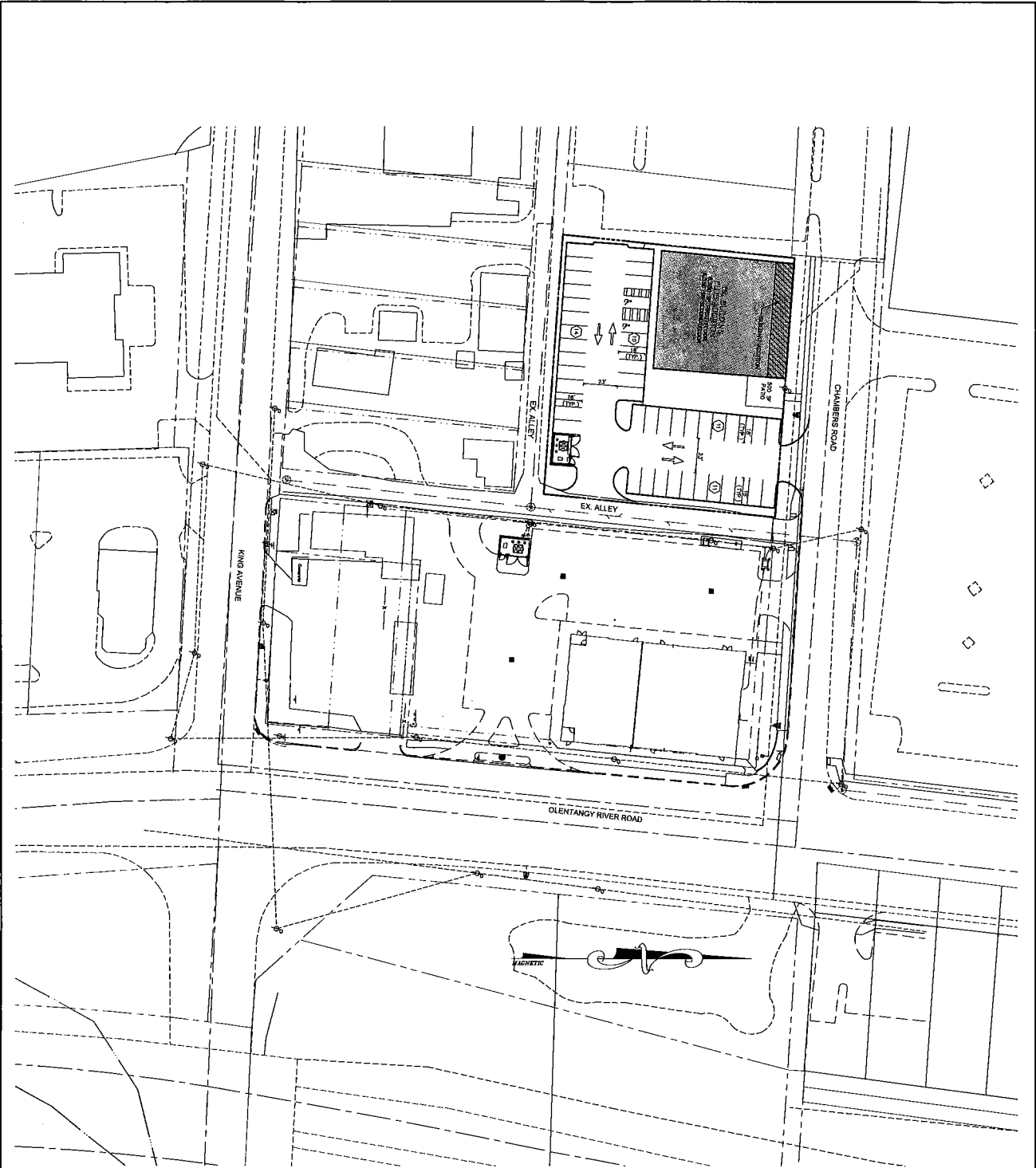
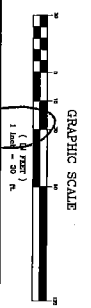


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Handwritten signature and date:
 [Signature]
 October 29, 2013

Handwritten notes:
 Z12-044
 Final Received
 10/29/13



SITE STATISTICS
 PROPERTY AREA: 6.013 Acres
 TOTAL BUILDING AREA: 12,700 SF

PARKING REQUIREMENTS PER ORDINANCES ***
 CITY OF COLUMBUS COMMERCE DISTRICT
 PARKING REQUIRED - FIRST FLOOR (6,250 SF): 1,850 SF
 PARKING REQUIRED - SECOND FLOOR (6,250 SF): 1,850 SF
 PROPOSED RESTAURANT SPACES: 2 SPACES
 PARKING REQUIRED: 75 SF PLUS 250 SF PER SPACE
 PROPOSED PAVED SPACES: 1,850 SF
 PARKING PROVIDED: 1,850 SF PLUS 252 REDUCTION
 PROPOSED RETAIL SPACES: 2,800 SF
 PARKING REQUIRED: 1 SPACE / 500 SF
 PARKING PROVIDED: 2,800 SF
 PROPOSED OFFICE SPACES: 2 SPACES
 PARKING REQUIRED: 1 SPACE / 800 SF
 PARKING PROVIDED: 2,800 SF

PARKING PROVIDED: 2,800 SF SPACES (WITH 252 SF REDUCTION)
 2,800 SF SPACES

NOTES:
 * RETAIL PARKING IN THE OLONTANGY RIVER ROAD COMMUNITY COMMERCIAL OVERLAY IS ELIGIBLE FOR A 50% REDUCTION FOR RETAIL SPACES WITH LESS THAN 5,000 SF OF GROSS FLOOR AREA.
 ** OFFICE PARKING IN THE OLONTANGY RIVER ROAD COMMUNITY COMMERCIAL OVERLAY IS ELIGIBLE FOR A 50% REDUCTION FOR OFFICE SPACES WITH LESS THAN 10,000 SF OF GROSS FLOOR AREA.
 *** THE ALLOCATION OF SQUARE FOOTAGE FOR SPECIFIC USES MAY CHANGE. SEE ZONING TEXT FOR DETAILS.

Issue Date:	
Drawn By:	1005
Checked By:	
Date:	10/25/2013
Scale:	1" = 20'
Project Number:	11-0004-390
Drawing Number:	1/11

CITY OF COLUMBUS, OHIO
PROPOSED RETAIL IMPROVEMENTS
SITE PLAN
 FOR
SABO PROPERTY II RETAIL CENTER

PLAN PREPARED FOR:
INDUS COMPANIES
 511 N. PARK STREET
 COLUMBUS, OHIO 43215

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
 100 North Hill
 Columbus, Ohio 43215
 614.291.1100
 www.advancedcivil.com

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 10, 2013**

2. **APPLICATION:** **Z12-044 (12335-00000-00444)**
 Location: **753 CHAMBERS ROAD (43212)**, being 0.6± acres located on the south side of Chambers Road, 170± feet west of Olentangy River Road (130-003304 and 130-000810).

 Existing Zoning: R, Rural District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Commercial development.
 Applicant(s): Lennox Town Plaza LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.

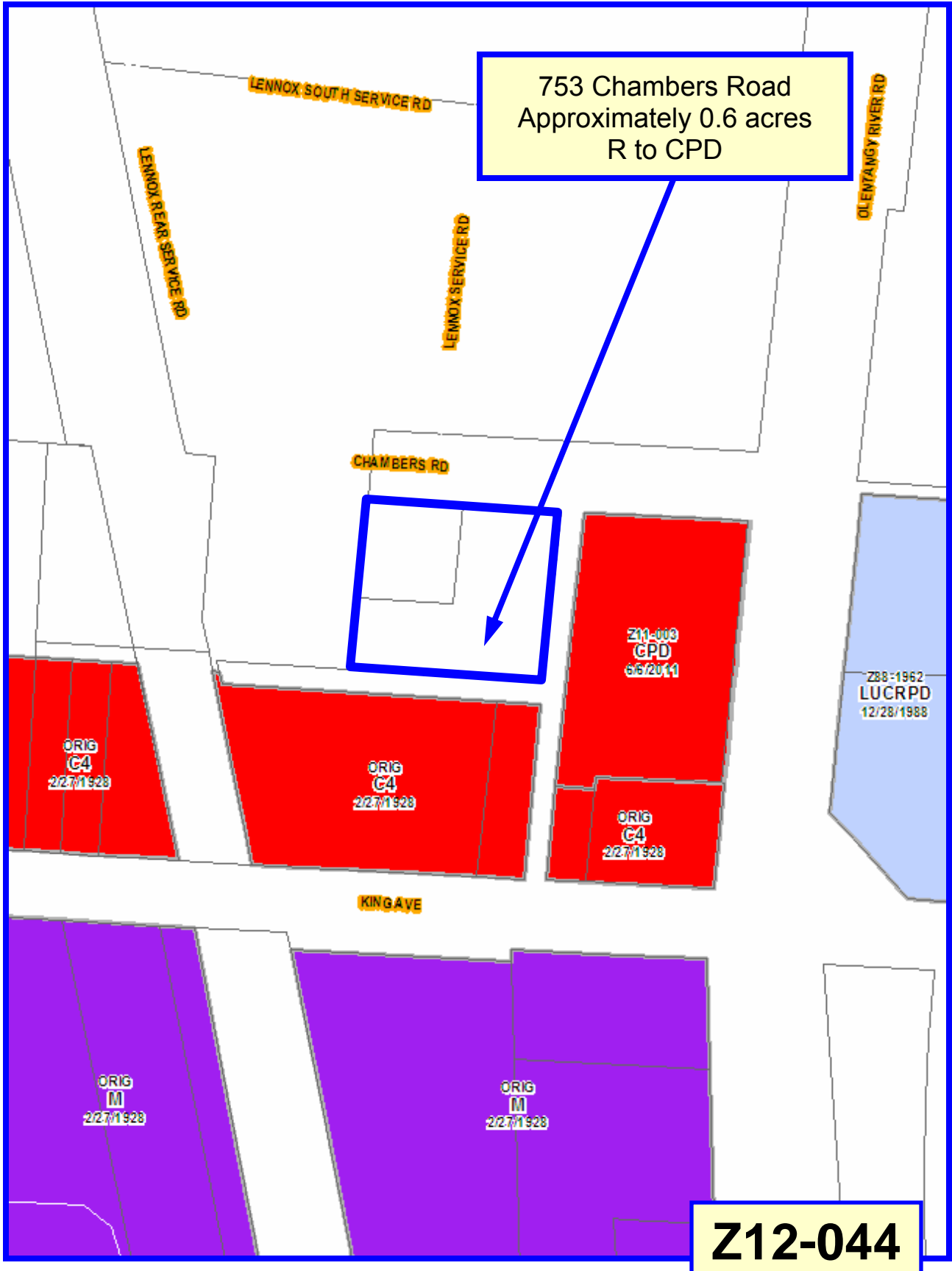
 Property Owner(s): The Applicant.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- This application was tabled at the February 2013 meeting as requested by the applicant to allow resolution of issues with an adjacent property owner. The site is comprised of 2 separate parcels developed with a camping supply store and a second-hand store currently zoned in the R, Rural District as a result of a September 2012 annexation from Clinton Township. The applicant requests the CPD, Commercial Planned Development District for commercial redevelopment.
- To the north across Chambers Road is a shopping center in Clinton Township. To the east is a mixed commercial center in the CPD, Commercial Planned Development District. To the south are single-unit dwellings and an office/warehouse in the C-4, Commercial District. To the west is a parking lot in Clinton Township.
- The CPD plan proposes a 12,700± square foot building with a 500 square foot outdoor dining area. The CPD text includes variances for setbacks, reduced width for headlight screening planting area, and 35 required parking spaces. Since the site abuts property that is within the Olentangy River Road Community Commercial Overlay (CCO), and the CCO allows parking reductions for certain commercial uses, Staff is supportive of the proposed parking variance.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow commercial redevelopment that is consistent with the zoning and development patterns of the area.





753 Chambers Road
Approximately 0.6 acres
R to CPD

Z12-044



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 212-044

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown - Smith & Hale LLC
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Lennox Town Plaza LLC 511 North Park Street Columbus, OH 43215 David Kosar, 614-280-0367 - no employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this

17th day of September, in the year 2013

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

My Commission Expires:

9/4/15



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer