

SHEET 1 OF 1, Z11-005

J. & J. SURVEYING SERVICES, INC.  
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**CPD PLAN - 4514 WINCHESTER PIKE**  
**June 27, 2011**

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 12, 2011**

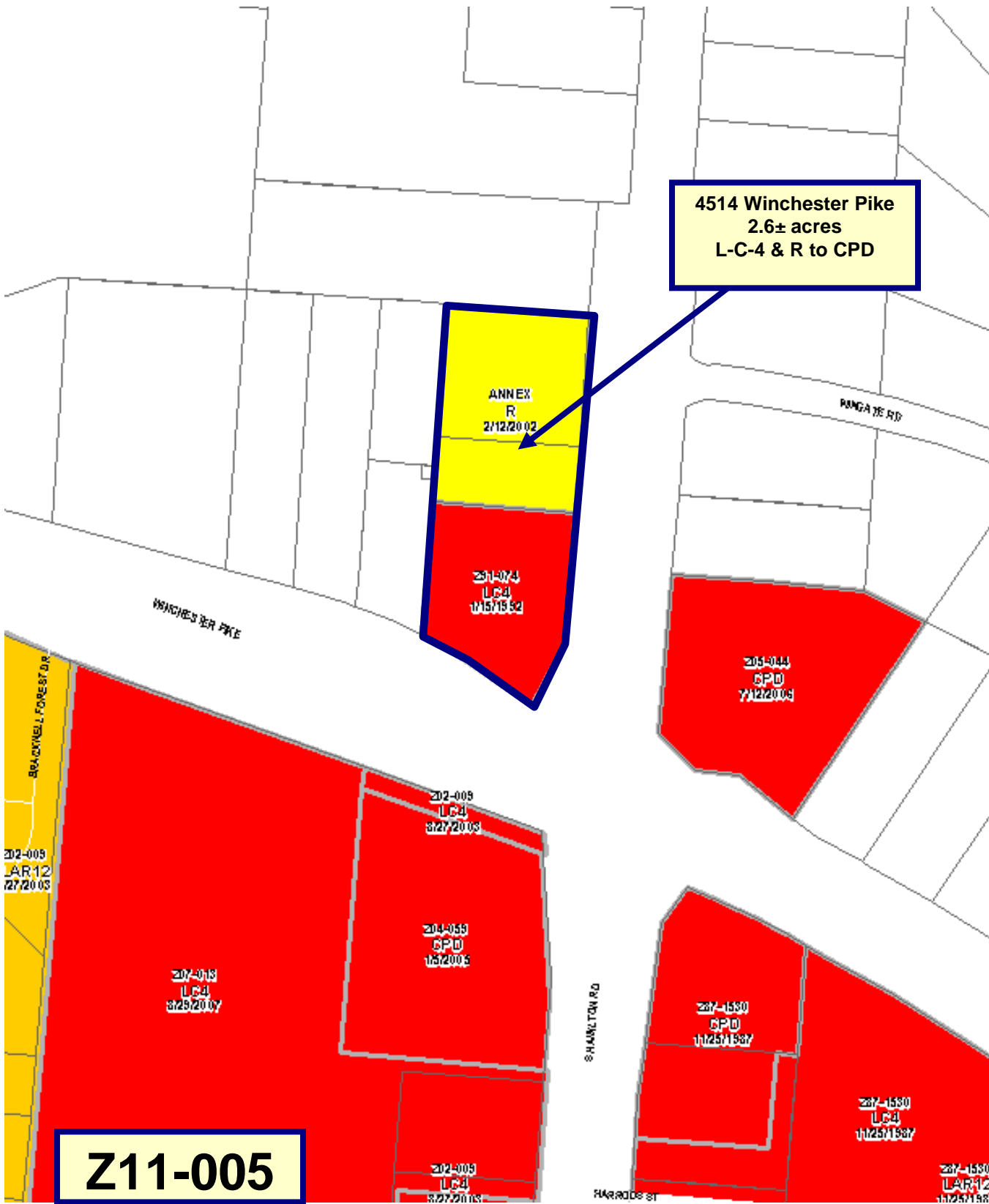
- 4. APPLICATION: Z11-005 (11335-00000-00065)**  
**Location:** **4514 WINCHESTER PIKE (43232)**, being 2.6± acres located at the northwest corner of Hamilton Road and Winchester Pike. (010-221380).  
**Existing Zoning:** L-C-4, Limited Commercial and R, Rural Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Commercial development.  
**Applicant(s):** Winham Investments LLC c/o David Perry; David Perry Co. Inc; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43201.  
**Property Owner(s):** The applicant.  
**Planner:** Dana Hitt, 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

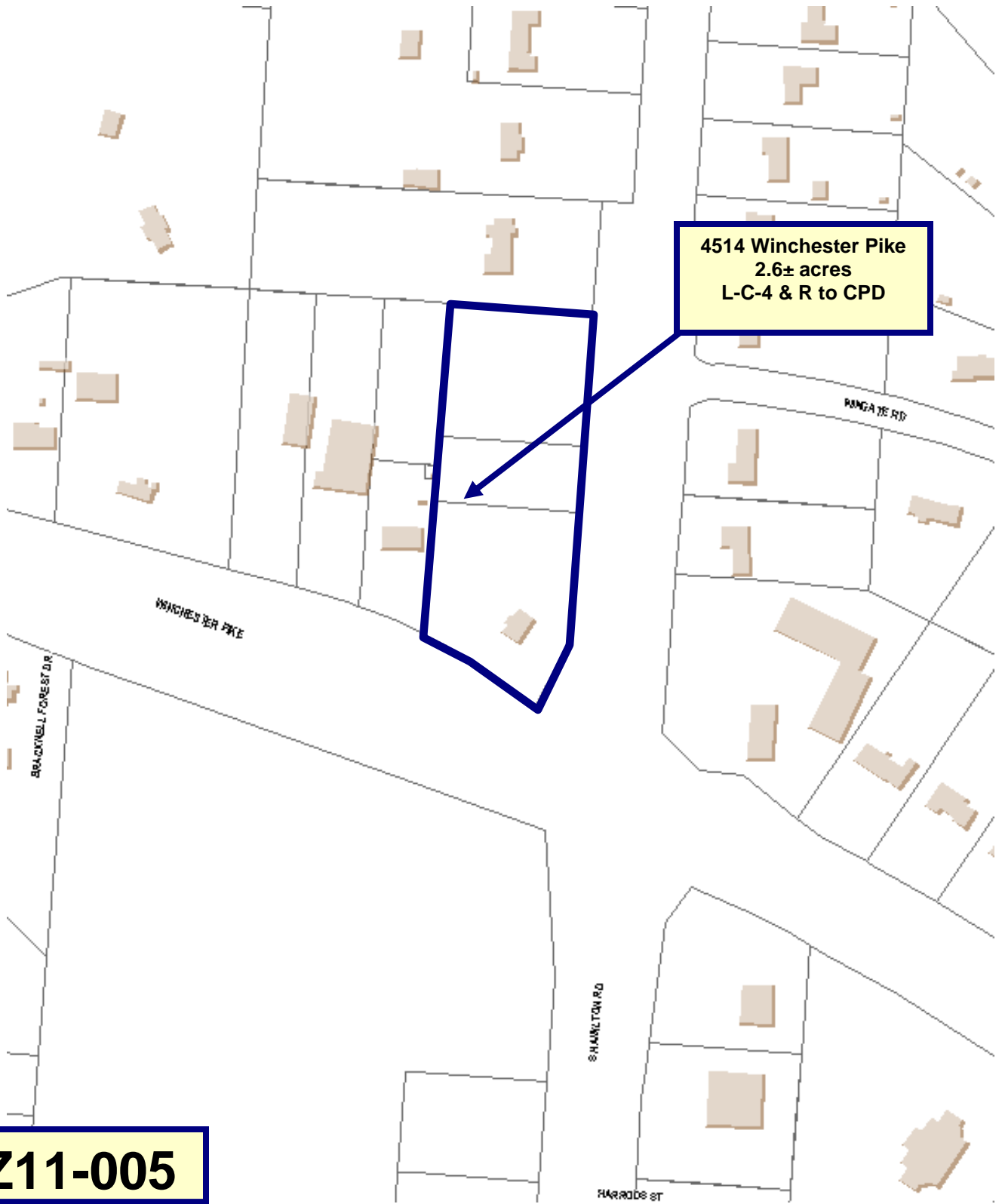
**BACKGROUND:**

- o The applicant is applying for a rezoning from the L-C-4 Limited Commercial and R, Rural Districts to allow commercial development. The applicant requests setback variances along Hamilton Road and Winchester Pike and variances to allow decreased parking standards due to potential lot splits.
- o To the north is a single-unit dwelling in Franklin County. To the south across Winchester Pike is vacant land zoned in the L-C-4 Limited Commercial District. To the east across Hamilton Road are single-unit dwellings in Franklin County and a gas station zoned in the CPD, Commercial Planned Development District. To the west is an office and former nursery in Franklin County.
- o The L-C-4 text includes use and access limitations, landscaping, and screening provisions. The Division of Planning and Operations supports the requested setback variances. Staff supports the variances to standards caused by the possible splitting of the property and views this as a technicality while in effect the standards being varied will still be met.
- o The Columbus Thoroughfare Plan identifies Hamilton Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline and Winchester Pike as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The proposed CPD, Commercial Planned Development District is compatible and consistent with the zoning pattern and development in the area. The Division of Planning and Operations supports the requested setback variances. Staff supports the variances to standards caused by the possible splitting of the property and Staff views this as a technicality while in effect the standards being varied will still be met.





**Z11-005**



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 #           Z11-005          

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DONALD PLANK, Plank Law Firm  
of (COMPLETE ADDRESS) 145 East Rich Street, 3rd Flr., Columbus, OH 43215  
deposes and states that (he/she) is the APPLICANT, AGENT or ~~SOLE 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. Winham Investments LLC 7921 Waterton Lane Lakewood Ranch, FL 34202 # of Columbus based employees: 0 Contact: Gary Shulte, (614) 431-9973	2. -----  
3. -----  	4. -----  

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Donald Plank*

Subscribed to me in my presence and before me this 31st day of JANUARY, in the year 2011

SIGNATURE OF NOTARY PUBLIC *Barbara A. Panter*

My Commission Expires: AUGUST 3, 2015

*This Project Disclosure Statement expires six months after date of notarization.*



**BARBARA A. PANTER**  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-8637  
**Please make all checks payable to the Columbus City Treasurer**