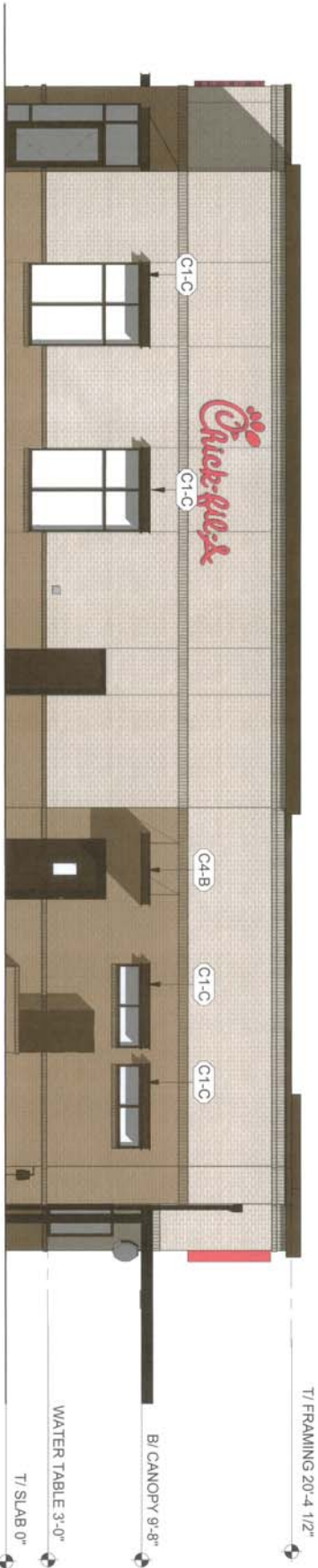




EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH

1/8" = 1'-0"

FINAL BUILDING ELEVATIONS RECEIVED 10.8.21 SHEET 1 OF 2 Z21-059
*Graphics shown are illustrative only and approval is subject to a separate process with the Graphics Commission

COLOR ELEVATIONS

04826, N. HIGH STREET & MORSE ROAD FSU, 4910 N. HIGHT STREET, COLUMBUS, OH 43214

THE CHICK-FILA DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.

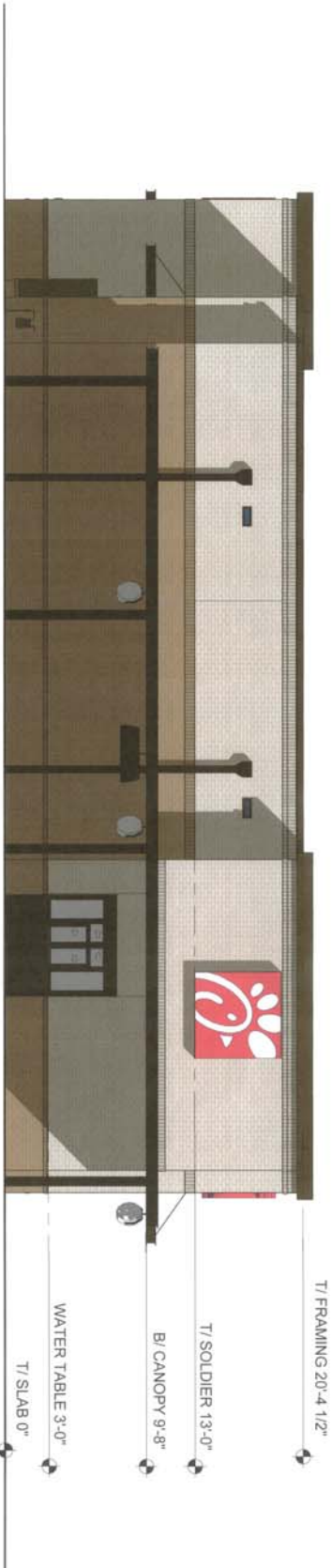
*Rebecca J. Mott, Attorney
October 8, 2021*

07/30/2021





EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

FINAL BUILDING ELEVATIONS RECEIVED 10.8.21 SHEET 2 OF 2 Z21-059
*Graphics shown are illustrative only and approval is subject to a separate process with the Graphics Commission

COLOR ELEVATIONS

Renee A. Mett, Attorney
October 8, 2021

07/30/2021



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 14, 2021**

- 10. APPLICATION: Z21-059**
- Location:** **4910 N. HIGH ST. (43214)**, being 2.25± acres located at the northeast corner of North High Street and Morse Road (010-015660 & 010-052186; Clintonville Area Commission).
- Existing Zoning:** R-3, Residential District, C-3, Commercial District, and C-4 Commercial District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Eating and drinking establishment and automotive maintenance and repair facility.
- Applicant(s):** Chick-Fil-A, Inc.; c/o Rebecca J. Mott, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** Shriners Hospitals for Children, et al; 2028 Melbourne Circle; Banning, CA 92220.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

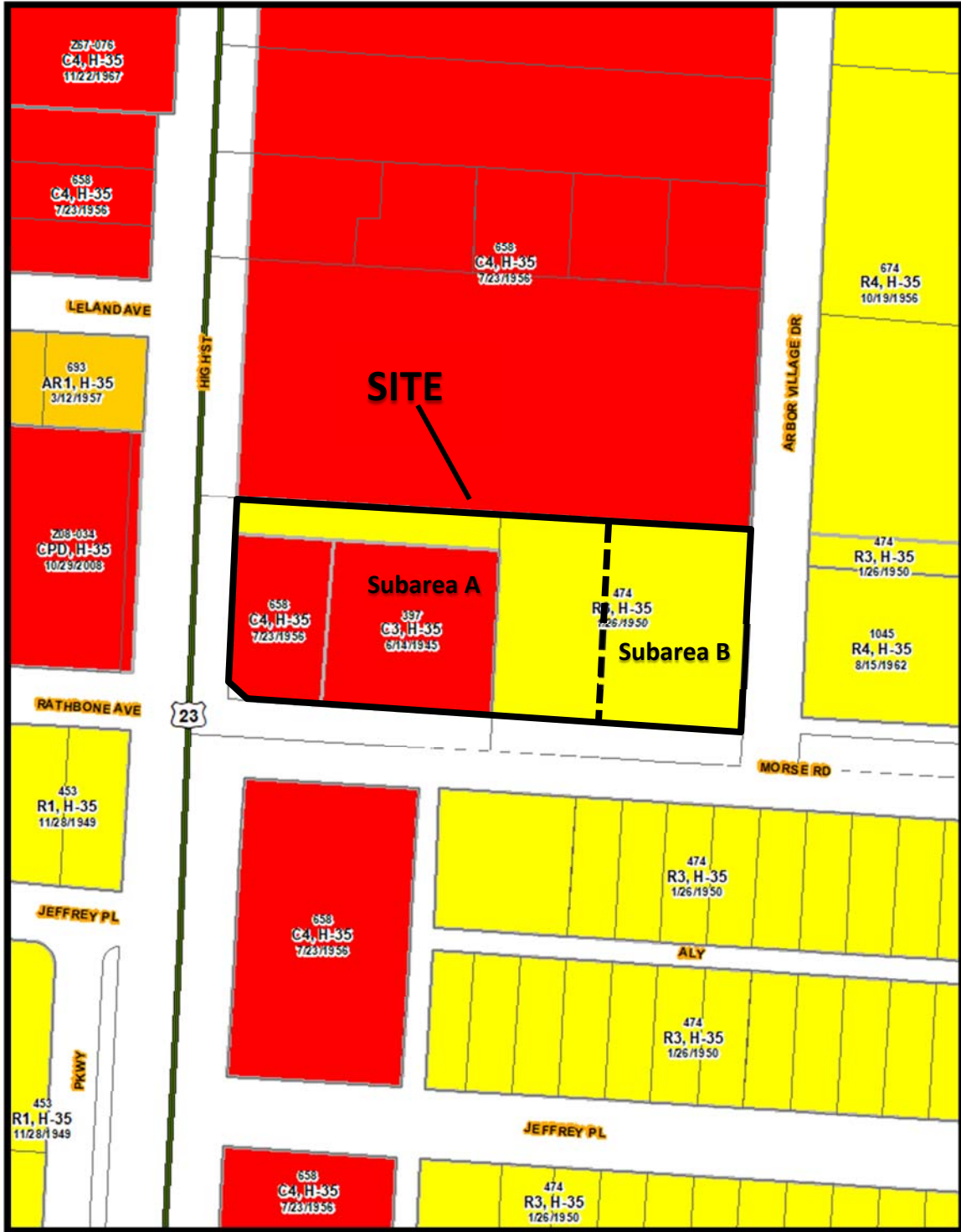
- The site consists of two parcels in the R-3, Residential, C-3, Commercial, and C-4, Commercial districts and is developed with an eating and drinking establishment. The site is subject to the North High Street Community Commercial Overlay (CCO). The requested CPD, Commercial Planned Development District will permit a new eating and drinking establishment in Subarea A, and an automotive maintenance and repair facility in Subarea B.
- North of the site is a commercial building in the C-4, Commercial District. South of the site is a commercial retail building in the C-4, Commercial District and a religious facility and single-unit dwellings in the R-3, Residential District. East of the site are four-unit dwellings in the R-4, Residential District. West of the site is a COTA parking lot in the CPD, Commercial Planned Development District.
- The site is within the planning boundaries of the *Clintonville Neighborhood Plan (2009)*, which recommends “Mixed Use” land uses at this location.
- The site is located within the boundaries of the Clintonville Area Commission whose recommendation is for approval.
- The CPD text establishes use restrictions and supplemental development standards that address building and parking setbacks, traffic access, traffic improvements, internal parking circulation and design, parking lot landscaping, building design, and includes commitments to develop the site as demonstrated on the submitted site plan and landscaping plan for each subarea. The CPD text also includes a commitment to building elevations for Subarea A. Additionally, code modifications to maneuvering, parking setback, building setbacks, parking lot and aisle location, dumpster area,

primary building frontage, building entrance on a primary building, and pick-up unit location are included in the text.

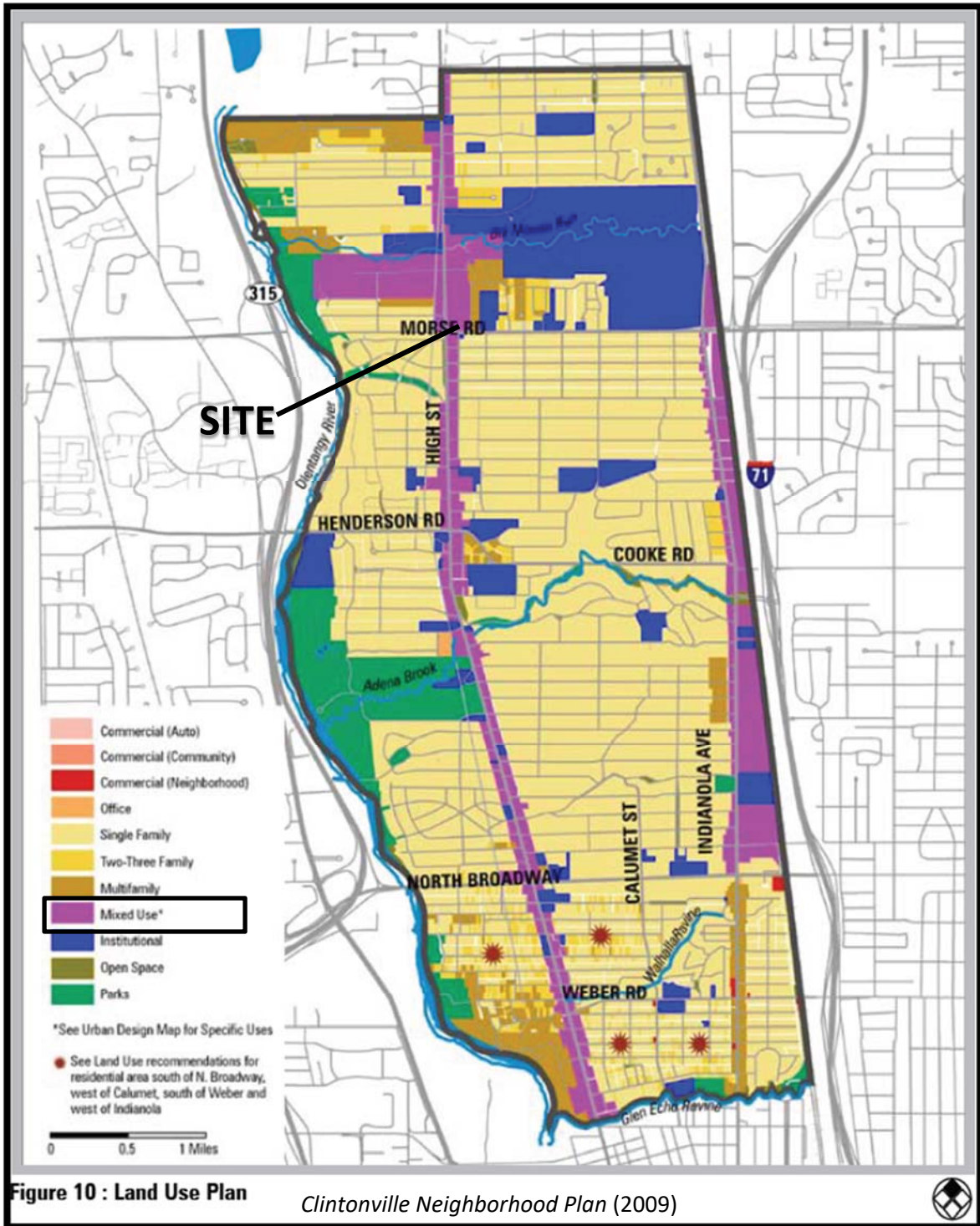
- The *Columbus Multimodal Thoroughfare Plan* identifies North High Street as a Signature Corridor requiring 100 feet of right-of-way and this portion of Morse Road as an Urban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

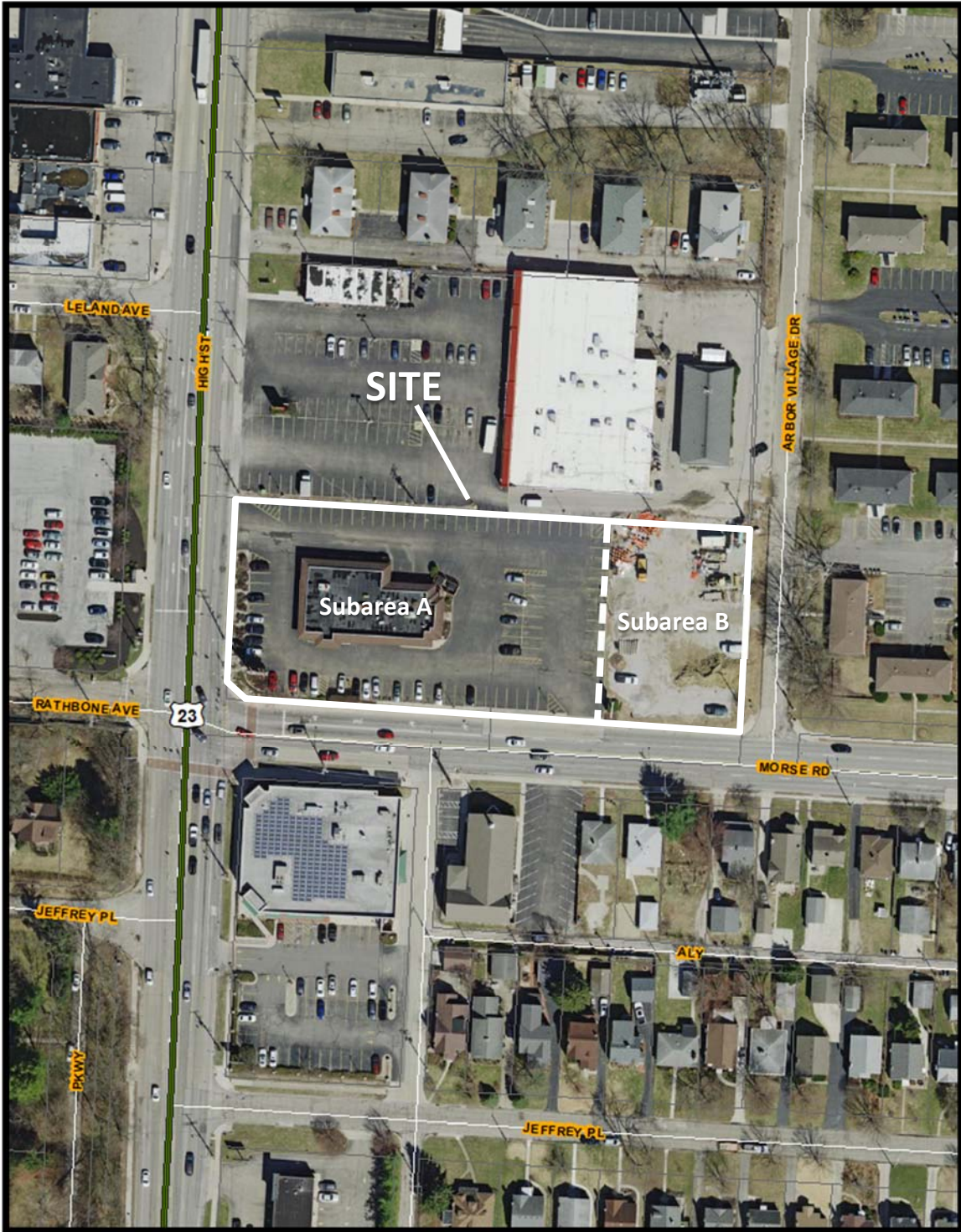
The proposed CPD, Commercial Planned Development District will permit redevelopment of the site with an eating and drinking establishment in Subarea A and an automotive maintenance and repair facility in Subarea B. The CPD text includes appropriate use restrictions and includes commitments to develop the site in accordance with the submitted site plan, landscaping plan, and building elevations. The proposed uses are consistent with the *Clintonville Neighborhood Plan's* recommendation for "Mixed Use" land uses at this location. The site plan demonstrates pedestrian connectivity to each subarea from the Morse Road frontage and includes a landscape plan that demonstrates adequate screening and landscaping throughout both subareas. Additionally, traffic commitments contained within the CPD text, including traffic access to the subareas and additional language for improvements identified in the traffic impact study, meet the satisfaction of the Division of Traffic Management.



Z21-059
4910 N. High St.
Approximately 2.25 acres
R-3, C-3 & C-4 to CPD



Z21-059
4910 N. High St.
Approximately 2.25 acres
R-3, C-3 & C-4 to CPD



Z21-059
4910 N. High St.
Approximately 2.25 acres
R-3, C-3 & C-4 to CPD

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number: Z21-059

Address: 4910 N High St. Columbus, OH

Group Name: Clintonville Area Commission

Meeting Date: 5 August 2021


Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation: Approval
(Check only one and list basis for recommendation below) Disapproval

NOTES: Commissioner Wetherholt voted no due the lack of having possession of Traffic department comments and believes that traffic at/around the location will be adversely affected. Commissioner Garrison noted appreciation of applicant having worked with the Commission on keeping the sign and efforts to accommodate suggestions/requests. Commissioner Vottero suggested applicant reference City of Columbus documents on landscaping and urban forestry for appropriate tree and landscaping selection. Public comments inquired about meeting needs of community, traffic circulation, and LEED certification on the building.

Vote: 5 yes, 1 no, 1 abstain; Approval

Signature of Authorized Representative:  _____
SIGNATURE

Secretary _____
RECOMMENDING GROUP TITLE

614-632-0867 _____
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-059

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Rebecca J. Mott, Plank Law Firm, LPA
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, Columbus, Ohio 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Chick-Fil-A, Inc., a Georgia corporation, has franchisee operations in Columbus, Ohio; Columbus, Ohio-based associates - 700</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Rebecca J Mott

Sworn to before me and signed in my presence this 22nd day of June, in the year 2021

Lynette Mapes
SIGNATURE OF NOTARY PUBLIC

8/10/2024 Notary Seal Here
My Commission Expires



Lynette Mapes
Notary Public, State of Ohio
My Commission Expires 08-10-24

This Project Disclosure Statement expires six (6) months after date of notarization.