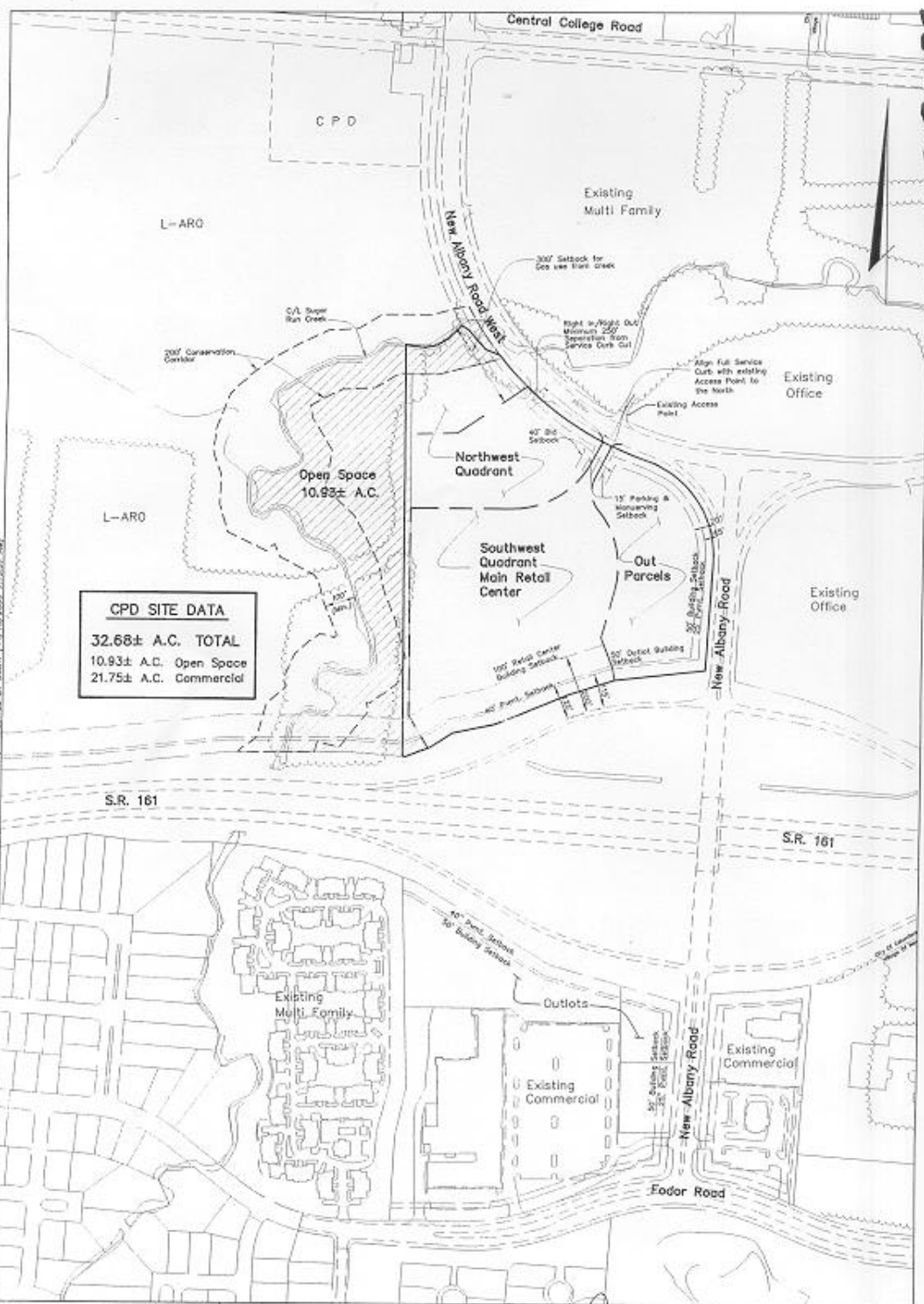


505-035



L:\WORK\2005\2005-10-10\PROJECT\2005-10-10\CPD SITE DATA PLAN.dwg - PLOTTED BY ADAM T. HARRIS 11/15/05 11:15 AM

**EMHT**  
 Evans, Mechwart, Hamblen & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 2500 New Albany Road, Columbus, OH 43204  
 Phone: 614.775.4300 Fax: 614.775.4800

CITY OF COLUMBUS, OHIO  
**CPD SITE DATA PLAN**  
**FINAL RECEIVED 11/23/05**  
*Dana Pitt 11/23/05*

Date:	June, 2005
Scale:	1"=300'
Job No:	2005-1031

205-035

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 8, 2005**

- 2. APPLICATION: Z05-035**  
**Location:** **5475 NEW ALBANY ROAD EAST (43054)**, being 32.68± acres located at the northwest corner of SR 161 and New Albany Road (010-220116).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Commercial development.  
**Applicant(s):** The New Albany Company, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215  
**Property Owner(s):** The New Albany Company, LLC; 6525 West Campus Oval, Suite 100; New Albany, OH 43054  
**Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The applicant is requesting the CPD, Commercial Planned Development District to modify the landscaping and setbacks. The site is within the planning area of the *Rocky Fork Blacklick Accord* (2004).
- To the north is an office building under construction in the L-AR-O, Limited Apartment Residential-Office District. To the south is the State Route 161 entrance ramp. To the east across New Albany Road is vacant land in the CPD, Commercial Planned Development District. To the west is vacant land in the L-AR-O, Limited Apartment Residential-Office District.
- The site is within the boundaries of the *Rocky Fork – Blacklick Accord* (2004). The Accord Implementation Panel recommended Conditional Approval of the proposed re-zoning on June 16, 2005.
- The CPD text limits lighting and signage on gas station canopies, allows the parking field for the main retail center to extend into the out parcel area, contains additional lighting and outdoor display limitations, however there are no provisions requiring motion sensors for lights or for landscaping around ground mounted lights per the Rocky Fork Blacklick Accord Implementation Panel recommendation of June 16, 2005.
- 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:** Disapproval.\*

The requested CPD, Commercial Planned Development District would permit commercial development that is consistent with the zoning and development patterns of the area however it is not is consistent with the June 16, 2005 recommendation of the Rocky Fork Blacklick Accord Implementation Panel.

\* After the preparation of the Staff Report and prior to the September 8, 2005 Development Commission hearing, the City's Representative reviewed a modified text and agreed with the changes made by the applicant. Therefore Staff amended its recommendation to Approval.

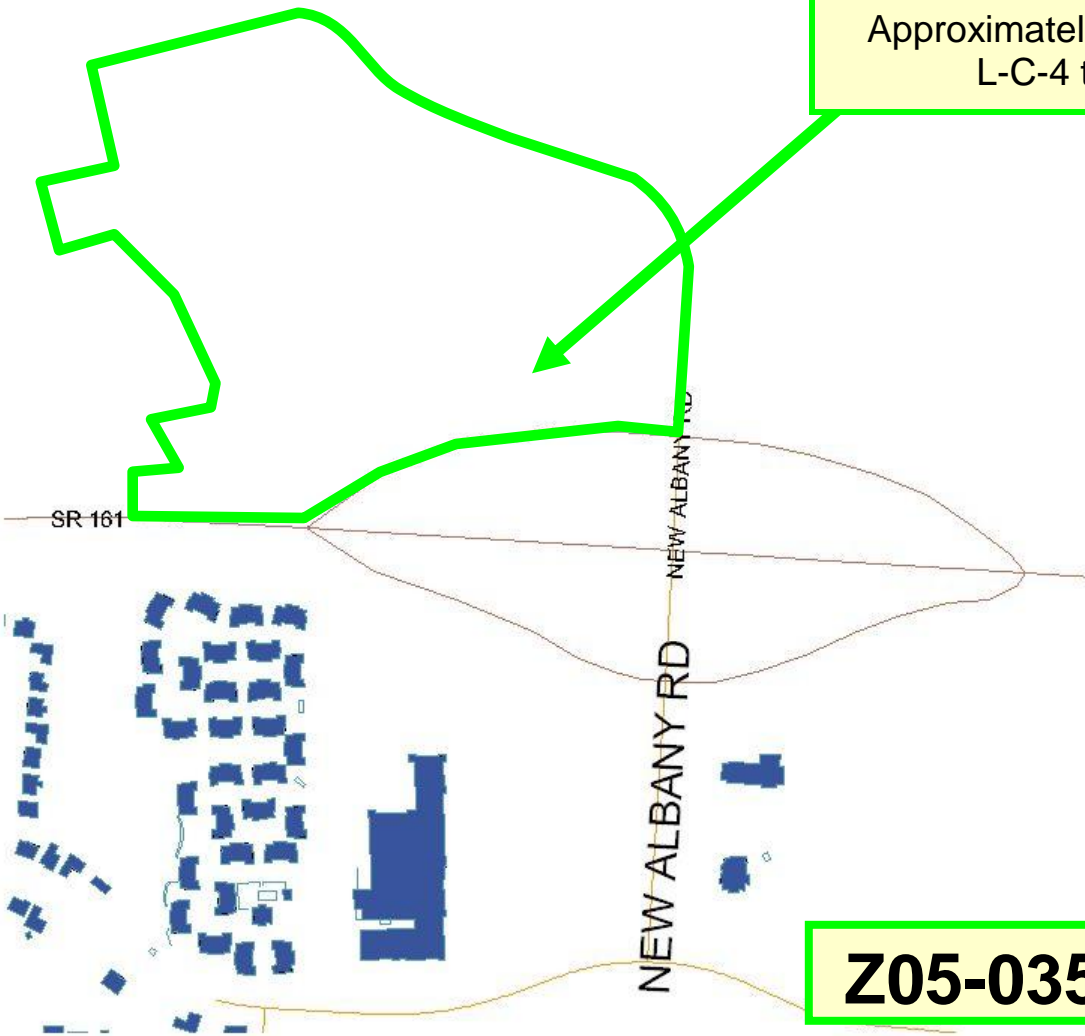


5475 New Albany Road East  
Approximately 32.68 acres  
L-C-4 to CPD

**Z05-035**

CENTRAL COLLEGE RD

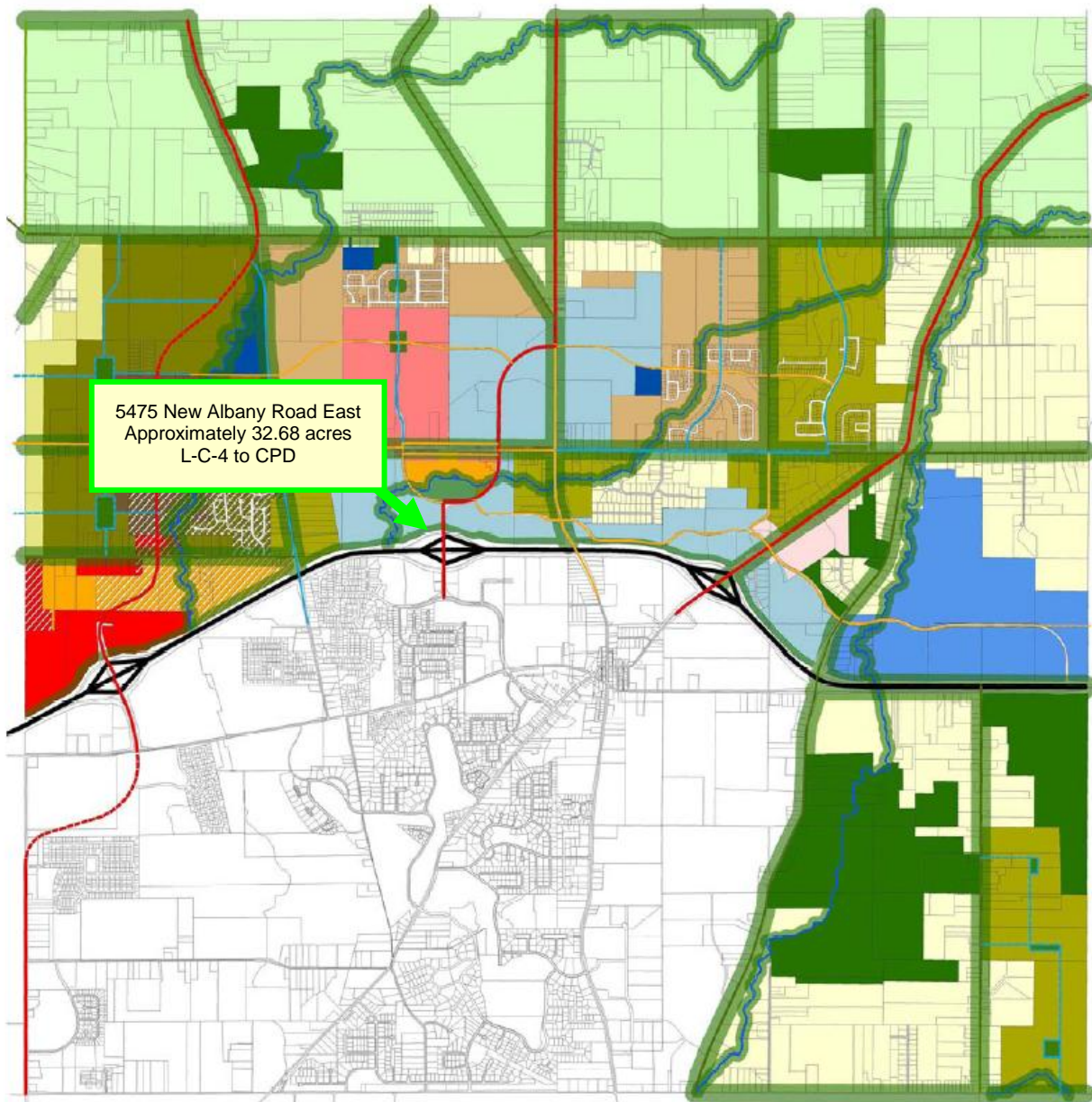
5475 New Albany Road East  
Approximately 32.68 acres  
L-C-4 to CPD



SR 161

NEW ALBANY RD

**Z05-035**



5475 New Albany Road East  
 Approximately 32.68 acres  
 L-C-4 to CPD

### Legend



- |  |   |  |
|--|---|--|
|  Office           |  Park/Open Space     |  Edge                           |
|  Office/Warehouse |  Village Mixed Use   |  Neighborhood                   |
|  Town Mixed Use   |  Town Residential    |  Neighborhood Center            |
|  Commercial       |  Village Residential |  Neighborhood Center Commercial |
|  Multi-Family     |  Rural Residential   |  Park Zone                      |
|  Civic/Schools    |   |  |

Preexisting zoning represented by hatching.

**Rocky Fork Blacklick Accord Implementation Panel  
June 16, 2005**

Address: 5475 New Albany Road East

Request: LC4 to CPD by New Albany Company, Applicant Represented by Jeff Brown

Motion made by panel member Bill Carleton to approve the request as presented with the following conditions:

1. Applicant commits to working with the Columbus Department of Recreation and Parks (CRPD) to determine whether a trail connection is desired to the existing tunnel under SR 161 from this site. Applicant will install connection between the tunnel and New Albany Road West if desired by CRPD.
2. Applicant agrees to work with Planning Division staff to develop standards specifically addressing any gasoline sales. These standards are to be incorporated in the limitation text and address restrictions on the following items:
  - a. Outdoor Storage/Sales
  - b. Lighting
  - c. Signage/Graphics
3. Applicant commits to complying with checklist item 3.2.5 – requiring that landscape designs be reviewed by a registered landscape designer or architect.
4. Applicant commits to working with staff to address checklist item 3.3.2, which stipulates that security lighting be of the "motion sensor" type. Building "wall pack" style lighting should have cut off fixtures and security lights that are needed for all hours should have a lower brightness setting with a motion trigger for brighter lighting.
5. Applicant commits to complying with checklist item 3.3.6, which requires that ground mounted lighting be shielded and landscaped.
6. Applicant commits to working with the Columbus Transportation Division staff to address any traffic issues associated with the main entrance to the site.

Panel member Michelle Shuster seconded the motion, which passed 6-0.



# 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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 205-035

Being first duly cautioned and (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. The New Albany Company, LLC 8000 Walton Parkway, Suite 120 P.O. Box 490 New Albany, OH 43054	2.
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 16th day of January, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



PAULA V. PRICE  
Notary Public, State of Ohio  
My Commission Expires 07-13-07