

PARKING CALCULATIONS

AREA	SQUARE FOOTAGE	MIN. PARKING RECD	TOTAL PARKING PROVIDED	PARKING RATIO
SPORTS COMPLEX	51,862 S.F.	288	182	289/100 S.F.

ZONING:

PROPOSED ZONING: COMMERCIAL, SPORTS COMPLEX
 EXISTING ZONING: COMMERCIAL, LC4 H-35
 ADJACENT ZONING NORTH: COMMERCIAL, LC4 H-35
 ADJACENT ZONING EAST: MULTIFAMILY PUD6 H-35
 ADJACENT ZONING WEST: COMMERCIAL, LC4 H-35

ENGINEER

ANDREW A. GARDNER
 1211/2024

DEVELOPER/OWNER

REP ENTERTAINMENT LIMITED
 1211/2024

DATE: 12/11/2024

1 OF 3



550 Polaris Parkway,
 Suite 250
 Westerville, OH 43082
 614.781.1161 phone
 www.v3co.com

**CPD SITE PLAN
 REP FIELDHOUSE**

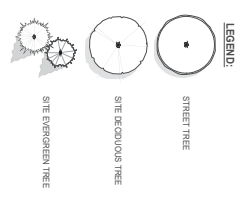
COLUMBUS S04 OHIO

PROJECT NO.	ORIGINAL ISSUE DATE:	REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
221413	11/28/2024				
AAG					
DSBY					
KMM					

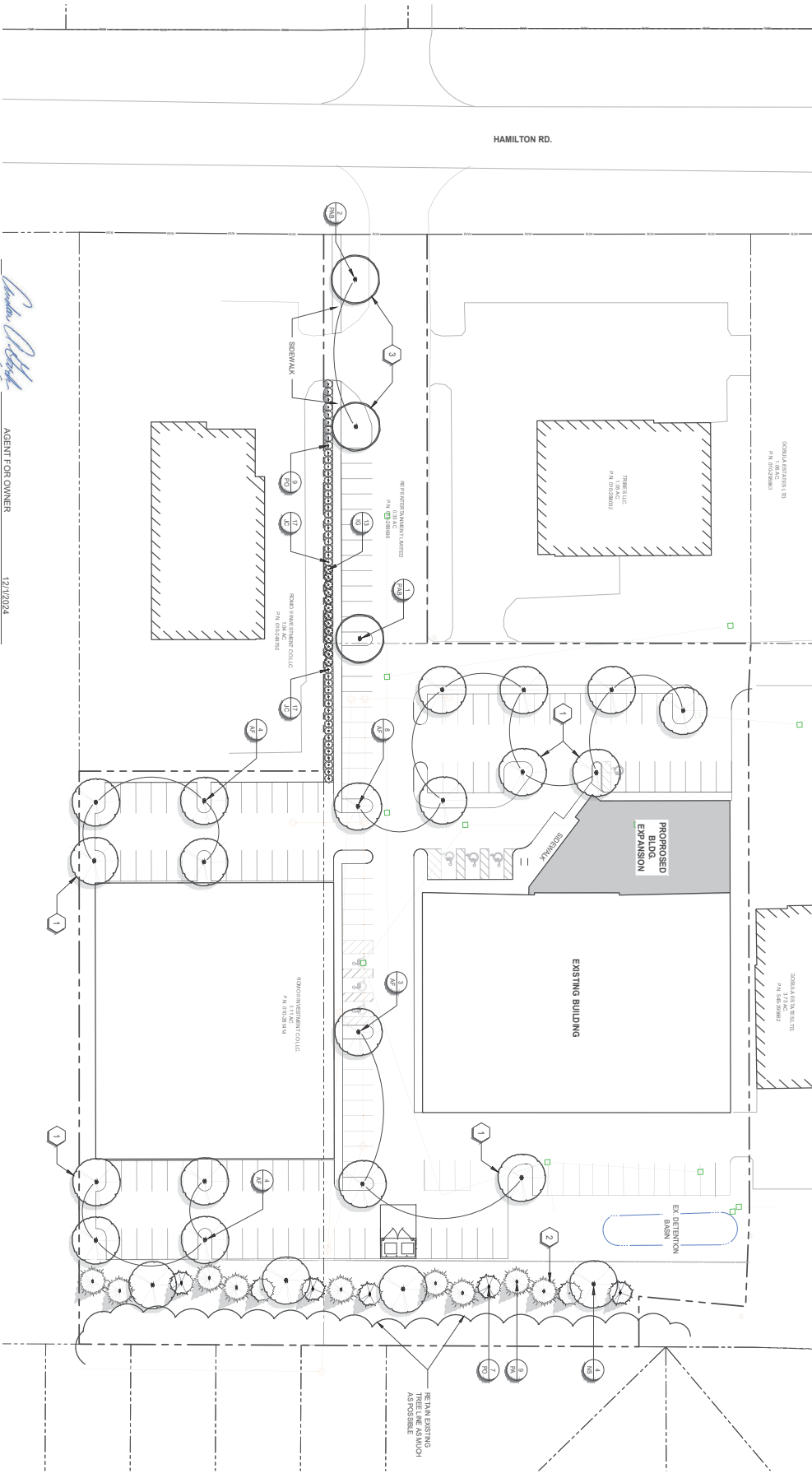
Z24-032 FINAL RECEIVED 12-1-2024 PAGE 1 OF 2

N:\3022\27413\Drawings\ACCD\LD\Site\Sheet\Drawings\CPD\Site\CPD.dwg 12/11/2024

TYPE	CODE	COMMON NAME	BOTANICAL NAME	INSTALL SIZE	CONDITION
DECIDUOUS TREES					
19	AF	AUTUMN BLENDED WALK	ACE FRUITBERRY MULBERRY	25' OAL.	BA8
3	PA8	BLOODGOOD LINDEN PALM TREE	FLORIDA LINDEN	25' OAL.	BA8
4	NS	BLACK GUM	NYSSA SYLVATICA	25' OAL.	BA8
EVERGREEN TREES					
9	PA	NORWAY SPRUCE	PICEA ABIES	6' HI.	BA8
7	PO	SERBIAN SPRUCE	PICEA OMORVICA	6' HI.	BA8
SHRUBS					
13	IG	COMPACT JINKERRY	L. EX. GARDIA COMPACTA	3' OAL.	CONT
14	JC	SEA GREEN JUMPER	JUMPER GINNENS SEA GREEN	5' OAL.	CONT
9	PO	LITTLE ENIL NUMBER 6	PHYSCOCARPUS SPULFOLIA LITTLE ENIL	5' OAL.	CONT



- LANDSCAPING CODED NOTES:** #
1. PARKING LOT TREES
 2. DECIDUOUS TREES PER TO PARKING SPACES
 3. LANDSCAPE BUFFER BETWEEN USERS
 4. LANDSCAPE BUFFER BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USERS
 5. STREET TREES
 6. ALONG SOUTHERN PORTION OF THE ENTRANCE OFF HAMILTON RD.



1 SITE LANDSCAPE PLAN
 Scale: 1" = 30'-0"
 ANDREW A. GARDNER, OHIO ENGINEER NO. E48869
 AGENT FOR OWNER
 DATE: 12/12/24

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NO.	DATE	DESCRIPTION
1	06-04-23	PERMITS ADDITION

PROJECT: **REP FIELDHOUSE**
 CITY OF COLUMBUS | FRANKLIN COUNTY, OHIO
SITE LANDSCAPE PLAN

Blendown Gardens
 417 N. HIGH ST.
 COLUMBUS, OH 43220

DATE: 11-20-24
 DRAWN BY: J. MEBANDA
 CHECKED BY: B. THORNTON
 PROJECT NUMBER:
 SHEET: 2 OF 3

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 14, 2024**

- 4. APPLICATION: Z24-032**
- Location:** **5524 N. HAMILTON RD. (43230)**, being 3.80± acres on the east side of North Hamilton Road, 725± feet South of Preserve Boulevard (010-289595, 010-281414 & 545-163684; Northland Community Council).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Commercial development.
- Applicant(s):** Adam H. Trautner; c/o Andrew Gardner, Agent; 550 Polaris Parkway, Westerville, OH 43082.
- Property Owner(s):** REP Entertainment Limited; 147 North High Street, Gahanna, OH 43230.
- Planner:** Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

The 3.80± acre site consists three parcels, one undeveloped, one developed with an indoor sports and athletic facility, and one containing the access driveway to the site, all in the L-C-4, Limited Commercial District. The requested CPD, Commercial Planned Development District will allow the expansion of the existing indoor sports and athletic facility, and proposes a second 21,225± square foot commercial building at this location.

- North of the site are commercial and retail uses in the L-C-4, Limited Commercial District. South are medical offices in the L-C-4, Limited Commercial District. East are single-unit dwellings in the PUD-6, Planned Unit Development District. And west is an animal shelter and retail uses in the L-C-4, Limited Commercial District.
- The site is located within the boundaries of the *Northland Plan – Volume II (2002)*, which recommends the “Preserve District” at this location, but does not include a specific land use recommendation.
- The site is located within the boundaries of the Northland Community Council whose recommendation is for approval.
- The CPD text commits to a site plan and establishes use restrictions and supplemental development standards addressing height, building and parking setbacks, access, and landscaping. Modifications to Code Standards to parking setbacks, loading space, building setbacks, and a reduced parking requirement from 208 spaces to 150 are also included.
- The *Columbus Multimodal Thoroughfare Plan (2019)* identifies this portion of North Hamilton Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

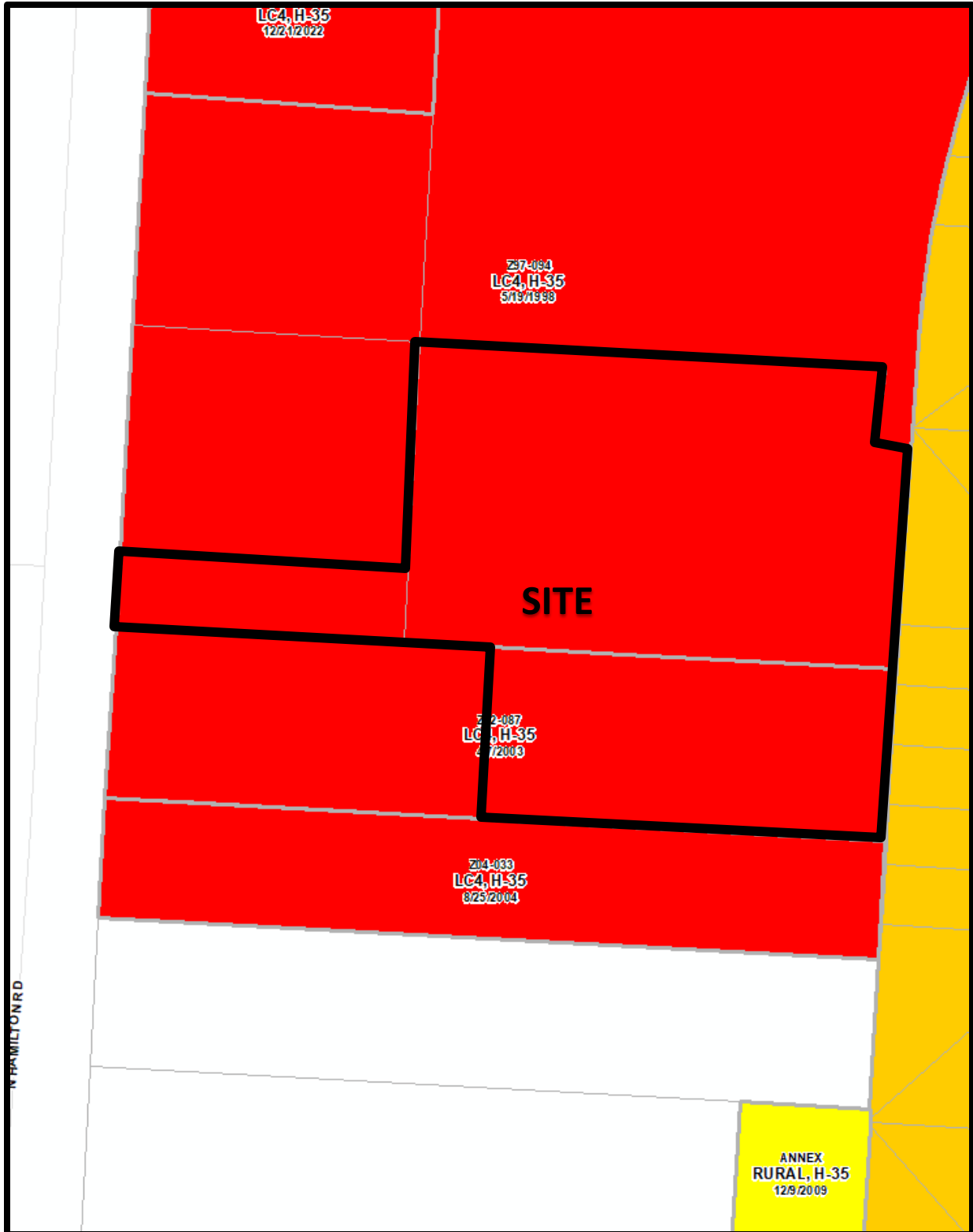
CITY DEPARTMENTS' RECOMMENDATION: Conditional Approval.

The proposed CPD, Commercial Planned Development District will allow limited commercial uses at this location. While the proposed commercial development is consistent with similar zoning districts along the North Hamilton Road corridor, the following items will need to be addressed prior to recommending full approval:

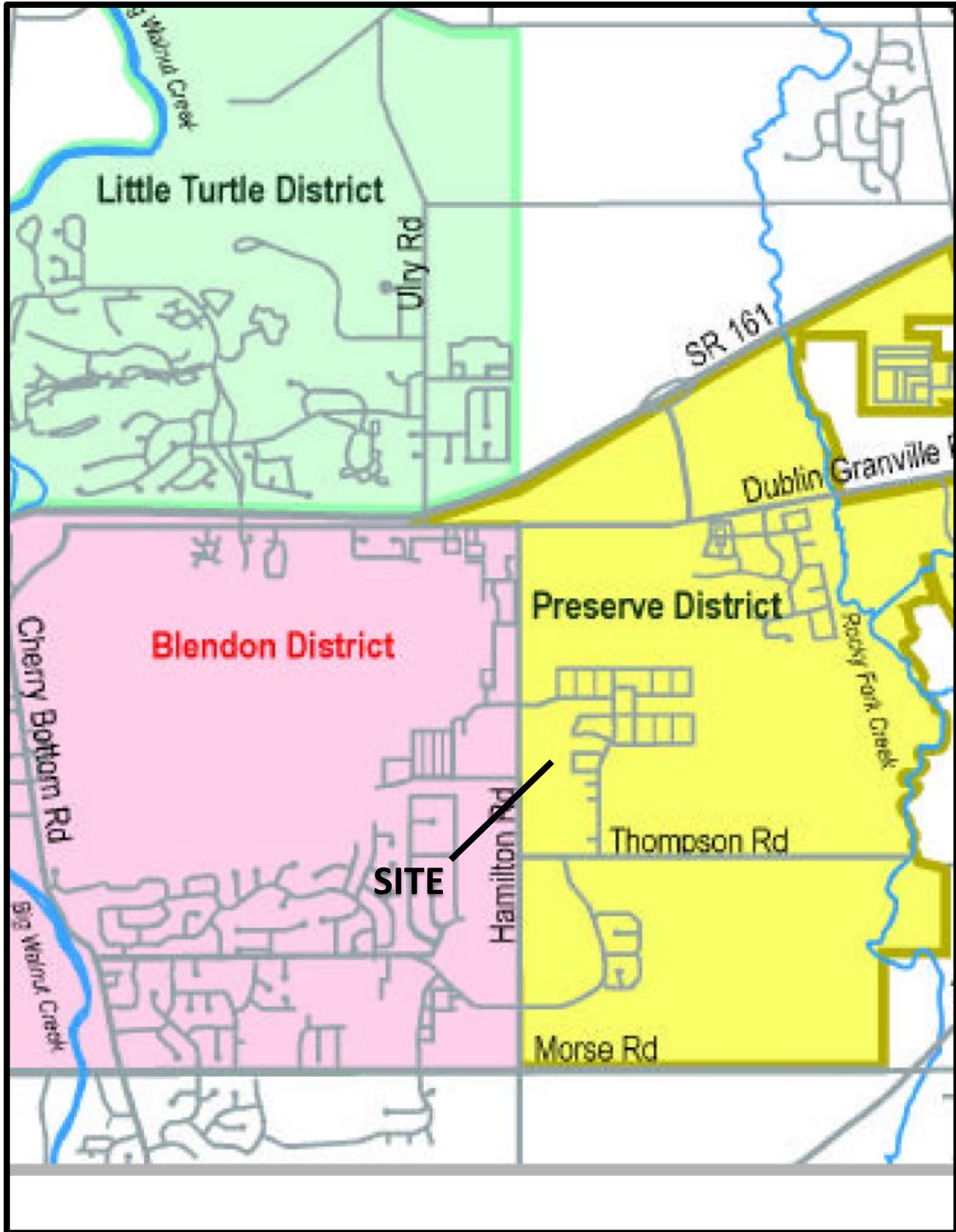
- ~~Provide documentation of correspondence from the Division of Mobility and Parking Services regarding the request to reduce the minimum number of required parking spaces.~~
- ~~Include a commitment in the CPD text to provided cross access easements to the properties immediately to the south (parcel numbers 010-249750 & 010-271215), consistent with the existing zoning text and to allow these properties to access Preserve Boulevard.~~
 - ~~The aisle to the west of the proposed Phase 1 building may be the most appropriate location for a potential future connection to the south, consistent with Item III.B.4 of the existing limitation text for this site.~~
- ~~Provide on-site landscaping along the driveway entering the site, consistent with Northland standards recommending buffering to define sites and separation from the roadway.~~
 - ~~Consult with the City Forester for the inclusion of street trees along the southern portion of the proposed drive aisle and confirm that parking lot trees are still being provided.~~

~~Upon completion of the comments above, City Departments' recommendation can be for full approval.~~

All City Department Comments have been resolved. Staff recommends full approval.



Z24-032
5524 N. Hamilton Rd.
Approximately 3.80 acres
L-C-4 to CPD



Z24-032
5524 N. Hamilton Rd.
Approximately 3.80 acres
L-C-4 to CPD



Z24-032
5524 N. Hamilton Rd.
Approximately 3.80 acres
L-C-4 to CPD



Northland Community Council
Development Committee

Report

September 25, 2024 6:00 PM
Columbus Metropolitan Library
5590 Karl Road (43229)

Meeting Called to Order: 6:00 pm by co-chairs Dave Paul and Bill Logan

Members represented:

Voting: (16): Albany Park (APHA), Asherton Grive (AGCA), Blendon Chase (BCCA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Little Turtle (LTCA), Maize Morse Tri-Area (MMTACA), Minerva Park (MP), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

Case #1

Application #Z24-032/~~CV24-089~~ (Rezone 3.796 AC± from LC-4 to ~~LC-4~~ *CPD Commercial Planned Development* to permit development of an athletic recreational complex incorporating a new facility on a parcel adjacent to the applicant’s parcel currently receiving such use, while maintaining existing access easements; to permit a 0’ setback between the parcels, which cannot be combined; and a concurrent Council variance from \$3312.49 to reduce the required number of required parking spaces from 208 to 152; tabled August 2024)

Rose

Andrew Gardner/V3 Companies *representing*
Adam Trautner/REP Entertainment Ltd.
5524 N Hamilton Rd, 43230 (PID 010-289595, 010-281414, 545-163084)

- *The Committee approved (15-1) a motion (by APHA, second by FPCA) to RECOMMEND APPROVAL of the application.¹*

Case #2

Application #BZA24-113 (BZA variance from \$3356.11 C-4 District Lines to reduce the building setback in an L-C-4 district from 110 to 50 feet to allow construction of an automotive showroom adjacent to Morse Road.

Trimmer

Jeff Brown/Smith & Hale *representing*
Renier Construction (applicant)/2950 Morse Road LLC (owner)
(Great Lakes auto dealership) 2960 Morse Rd, 43231 (PID 010-218971)

- *The Committee approved (16-0) a motion (by FPCA, second by APHA) to RECOMMEND APPROVAL of the application.*

Case #3

“LOOK SEE” – Application #Z24-042 (Rezone 19.80 AC± from LC-4 to L-AR-1 to construct an apartment complex (“The Langham at Chestnut Hill”) consisting of multiple buildings containing a total of 346 units and accessory uses with a planned density of 18 du/AC and maximum height of 48’)

Ashear

Matt Canterbury/The Daimler Group *representing*
The Daimler Group, Inc. (applicant)/Lurie Family LP (owner)
5295 N Hamilton Rd, 43230 (PID 545-257080)

-
- *The Committee appreciated the opportunity to speak with the applicant concerning this case. As this was an informal review (a “look see”), the Committee developed **NO RECOMMENDATION**.*

Case #4

“LOOK SEE” – Application #Z24-043 (Rezone 10.8 AC± from LC-4 to L-ARLD to construct an apartment complex (“The Langham Chestnut Hill Annex”) consisting of multiple buildings containing a total of 180 units and accessory uses with a planned density of 18 du/AC and a maximum height of 48’) Saltzman Matt Canterbury/The Daimler Group *representing* The Daimler Group, Inc. (applicant)/C Krisiewicz, Trustee (owner) 5097 N Hamilton Rd, 43230 (PID 600-298791/545-187777)

- *The Committee appreciated the opportunity to speak with the applicant concerning this case. As this was an informal review (a “look see”), the Committee developed **NO RECOMMENDATION**.*
-

Executive Session

7:10 pm

Meeting Adjourned

7:35 pm

¹ The Committee recommends, as suggested by a Committee member, that the applicant establish a dedicated, pavement-marked loading area for the proposed new structure in the area shown as “Loading Zone” on the site plan.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-032

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) Andrew Gardner
of (COMPLETE ADDRESS) 550 Polaris Parkway, Suite 250 Westerville Ohio 43082
deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. REP Entertainment Limited Attn: Adam H. Trautner 147 North High Street; Gahanna, Ohio, 43230 16	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 4th day of July, in the year 2024

[Signature]
SIGNATURE OF NOTARY PUBLIC

12-14-2025 Notary Seal Here
Commission Expires
Jaci Rae Coghlan
Notary Public, State of Ohio
My Commission Expires 12-14-25



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