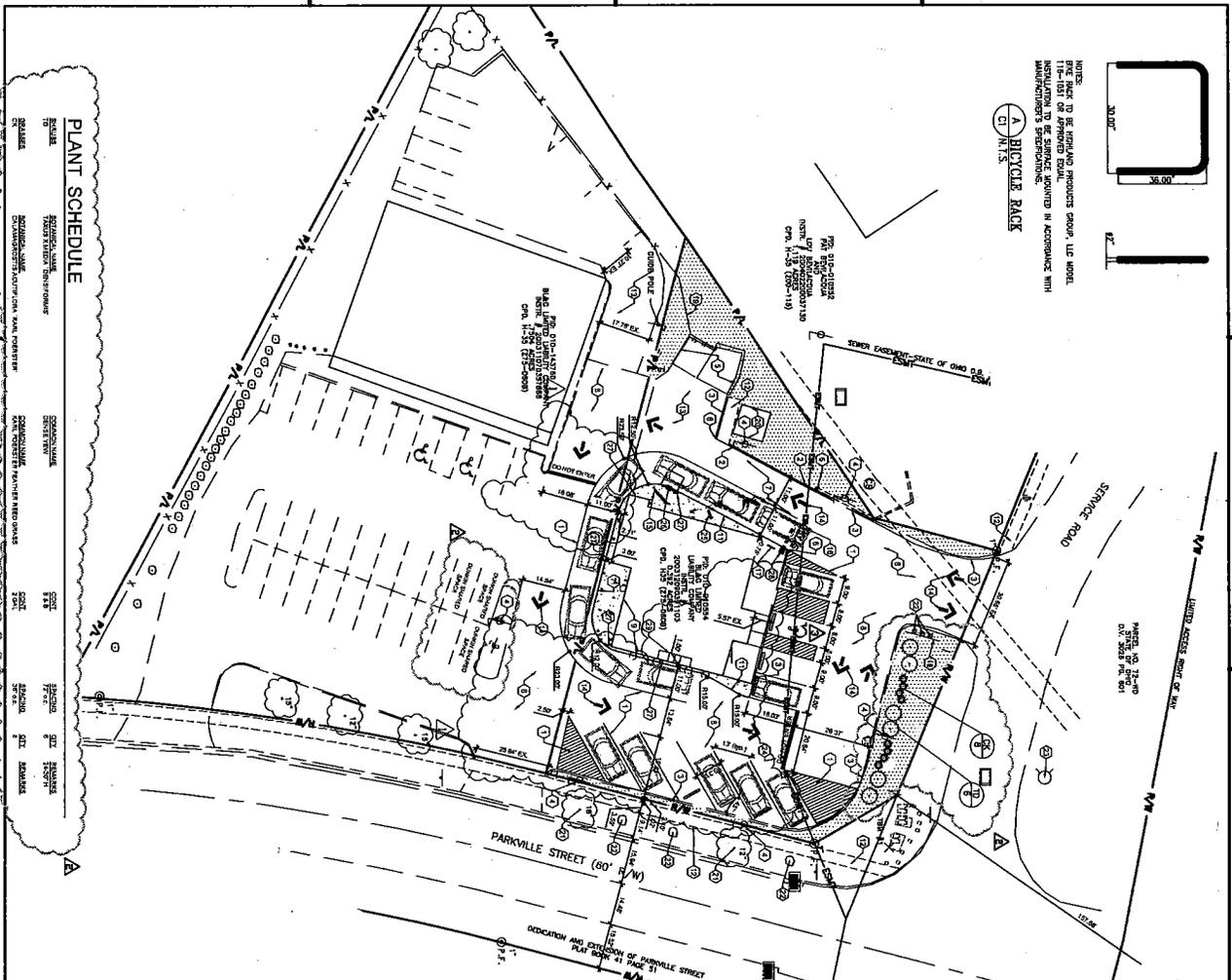


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NOTES:  
 1. SEE SHEET TO BE INSTALLED PRODUCTS SHOWS. USE MODEL 111-1011 OR APPROVED EQUAL.  
 2. MANUFACTURER'S SPECIFICATIONS APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
 3. SEE SHEET FOR DETAILS.

RECYCLE RACK  
 (1) N1.3

**PLANT SCHEDULE**

NO.	PLANT	QUANTITY	LOCATION
1	PLANT	1	PLANT
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**PARKING DATA**  
 Parcel # 010554

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**SITE DATA**

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**LEGEND**

[Symbol]	PROPOSED CONCERN
[Symbol]	PROPOSED ASPHALT PAVEMENT



- KEYED NOTES:**
1. PROPOSED CONCERN TO REMAIN.
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**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 13, 2014**

- 2. APPLICATION: Z13-062 (13335-00000-00868)**  
**Location:** **2255 EAST DUBLIN-GRANVILLE ROAD (43229)**, being 1.14± acres located at the southwest corner of East Dublin-Granville Road and Parkville Street (010-010554 and 010-143760; Northland Community Council).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Adding drive-thru lane to existing restaurant.  
**Applicant(s):** Tom Martin; 2221 Schrock Road, Columbus, Ohio 43229.  
**Property Owner(s):** BL&G LLC; 5930 Cleveland Avenue; Columbus, Ohio 43231.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

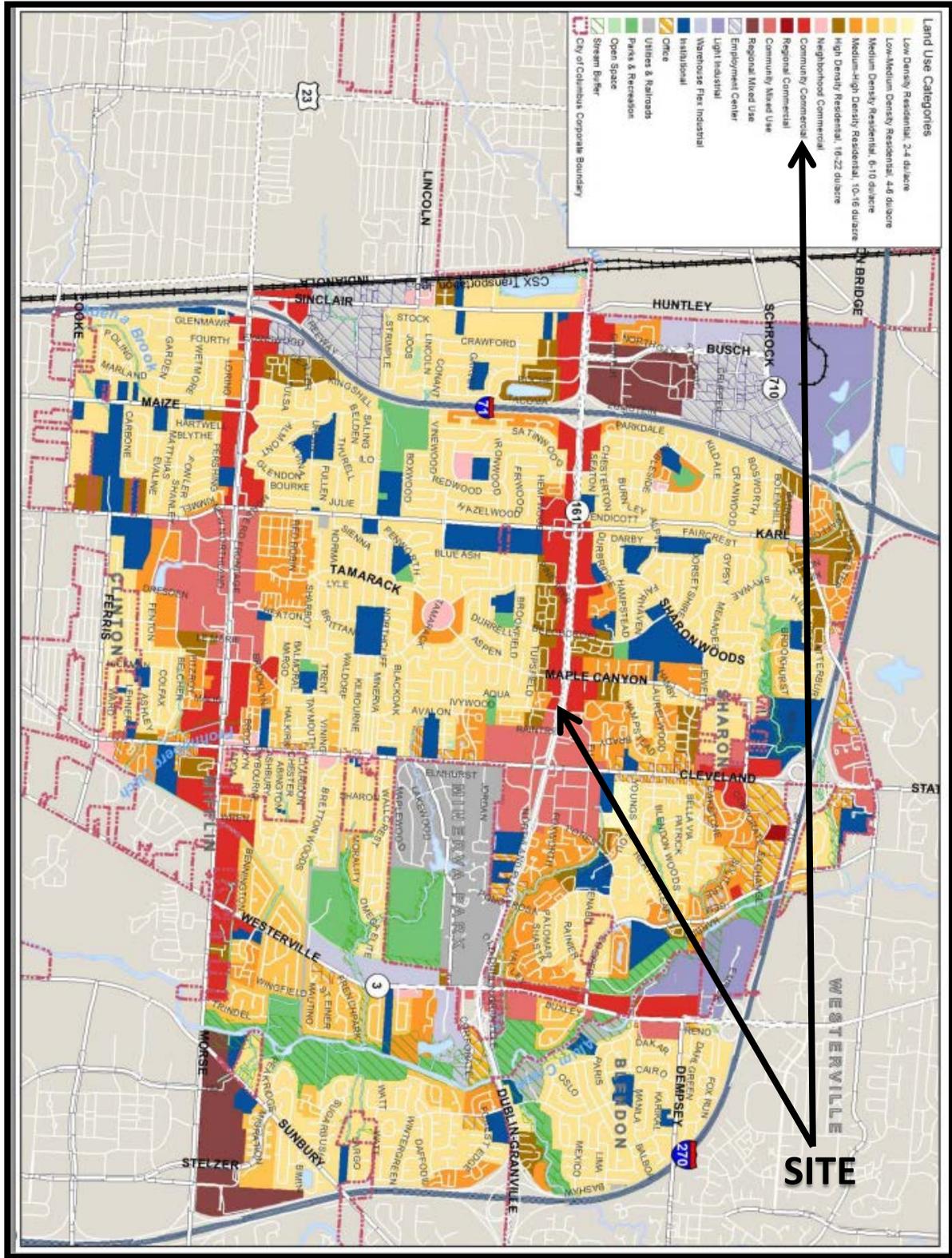
- The 1.14± acre site is developed with a restaurant and a mixed-use structure in the CPD, Commercial Planned Development District. The applicant requests the CPD, Commercial Planned Development District to add a pick-up unit with drive-thru lane for the restaurant which will cross over the parcel line to the south.
- To the north across East Dublin-Granville Road are a used car lot and a bank in the C-4, Commercial District. To the east across Parkville Street is a vacant restaurant in the C-4, Commercial District. To the south is an apartment complex in the AR-1, Apartment Residential District. To the west is a fast-food restaurant in the C-4, Commercial District.
- The site is within the planning area boundaries of the *Northland I Plan* (2014), which recommends community commercial uses for this location.
- The site is located within the boundaries of the Northland Community Council whose recommendation is for approval of the requested CPD, Commercial Planned Development District.
- The CPD text commits to a site plan, and includes use restrictions, setbacks, and landscaping. Variances for the proposed drive-thru lane crossing a parcel line, a reduction in the minimum number of parking spaces, and existing reduced parking lot landscaping and setbacks are included in the request.
- The *Columbus Thoroughfare Plan* identifies East Dublin-Granville Road as a 6-2DS arterial requiring a minimum of 110 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

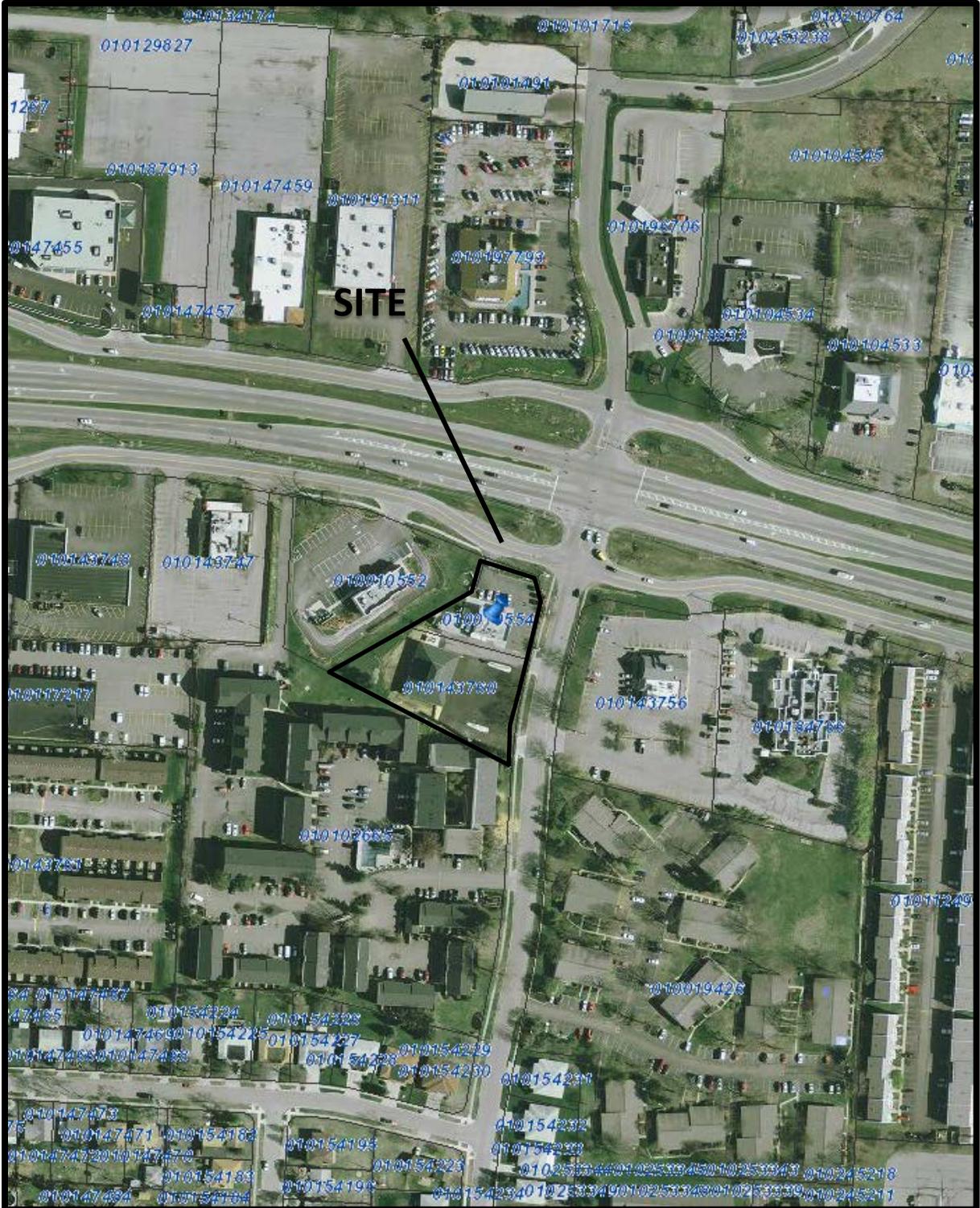
The requested CPD, Commercial Planned Development District will update the existing CPD Plan to allow a pick-up unit with drive-thru lane for an existing restaurant. With the proposed commitments within the CPD plan and text, the request is compatible with the established zoning and development pattern of the area.



Z13-062  
2255 E. Dublin-Granville Road  
Approximately 1.14 acres  
Request: CPD to CPD



Z13-062  
2255 E. Dublin-Granville Road  
Approximately 1.14 acres  
Request: CPD to CPD



Z13-062  
2255 E. Dublin-Granville Road  
Approximately 1.14 acres  
Request: CPD to CPD



Northland Community Council  
Development Committee

Report

February 26, 2014 6:30 PM  
Northland Performing Arts Center  
4411 Tamarack Boulevard

**Meeting Called to Order:**

6:30 pm by chair **Dave Paul**

Members represented:

*Voting: (15):* Albany Park (APHA), Blendon Chase (BCCA), Blendon Woods (BWCA), Cooperwoods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Minerva Park (MP), Northland Alliance (NA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPWCA), Westerville Woods (WWCA), Woodstream East (WECA).

**Case #1:** Application Z13-062 (*Rezone 0.392 acres to CPD from CPD to permit addition of drive-through lane; tabled from January 2014.*)  
Tom Martin/ms consultants, inc. representing  
BL&G LLC  
2255 E Dublin Granville Rd (Dunkin' Donuts), 43229 (PID 010-010554)

- *The Committee approved 15-0 a motion (by WWCA, second by MP) to recommend **APPROVAL WITH THE FOLLOWING CONDITION:***
  1. *That the applicant enter into a shared parking agreement with the owner of the adjoining parcel with PID 010-143760 providing for a minimum of 3 off-site parking spaces.*

**Case #2:** Application 14310-00015 (*BZA variance from §3312.49(C)(2)(c) to reduce required on-site parking spaces from 114 to 76*)  
Timothy McGrath representing  
Mt. Sinai Church of God in Christ  
4345 Cleveland Avenue, 43224 (PID 010-103745)

- *The Committee approved 15-0 a motion (by BWCA, second by WECA) to recommend **APPROVAL WITH THE FOLLOWING CONDITION:***
  1. *That the applicant enter into a shared parking agreement with the owner of the adjoining parcel with PID 010-103744 providing for a minimum of 40 off-site parking spaces.*

**Executive Session** 7:15 pm

**Meeting Adjourned** 7:32 pm



# 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 # Z13-002

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Tom Martin  
of (COMPLETE ADDRESS) 2221 Schrock Road, Columbus, OH 43229  
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. Pramukh Vandan LLC 8235 N High St, Columbus, OH 43235 8235 N High St Columbus, OH 43235 25 employees Tushar Patel (267) 249-7374	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 2<sup>nd</sup> day of December, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

**GERALD A. ROCCO, ATTORNEY AT LAW**  
NOTARY PUBLIC, STATE OF OHIO  
Section 147.03 R.C.

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

Notary Seal Here

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer