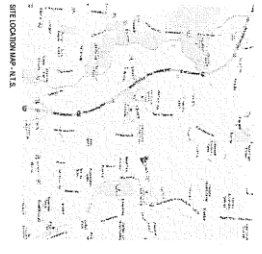


David A. Paisley
 KIRK A. PAISLEY
 M+A ARCHITECTS
 6-29-12



GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

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PRELIMINARY

RAISING CANE'S CHICKEN FINGERS

6511 EAST BROAD STREET | COLUMBUS, OH 43213

775 Third Street, Suite 435
 Columbus, OH 43215
 614.221.1111
 www.m-a-architects.com

m-a

m-a architects

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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 14, 2012**

1. **APPLICATION:** **Z12-021 (12335-00000-00169)**
Location: **6511 EAST BROAD STREET (43213)**, being 5.12± acres located on the south side of East Broad Street, 480± feet east of Outerbelt Street (010-121103; Far East Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: To allow C-3, restaurant uses.
Applicant(s): CORC Limited; c/o Kirk Paisley; M & A Architects; 775 Yard Street; Suite 325; Columbus, OH 43212.
Property Owner(s): Steve Walthen, Eastglen Land LLC c/o Equity Inc; 445 Hutchinson Avenue; Suite 800; Columbus, OH 43235.
Planner: Dana Hitt, 645-2395, dahitt@columbus.gov.

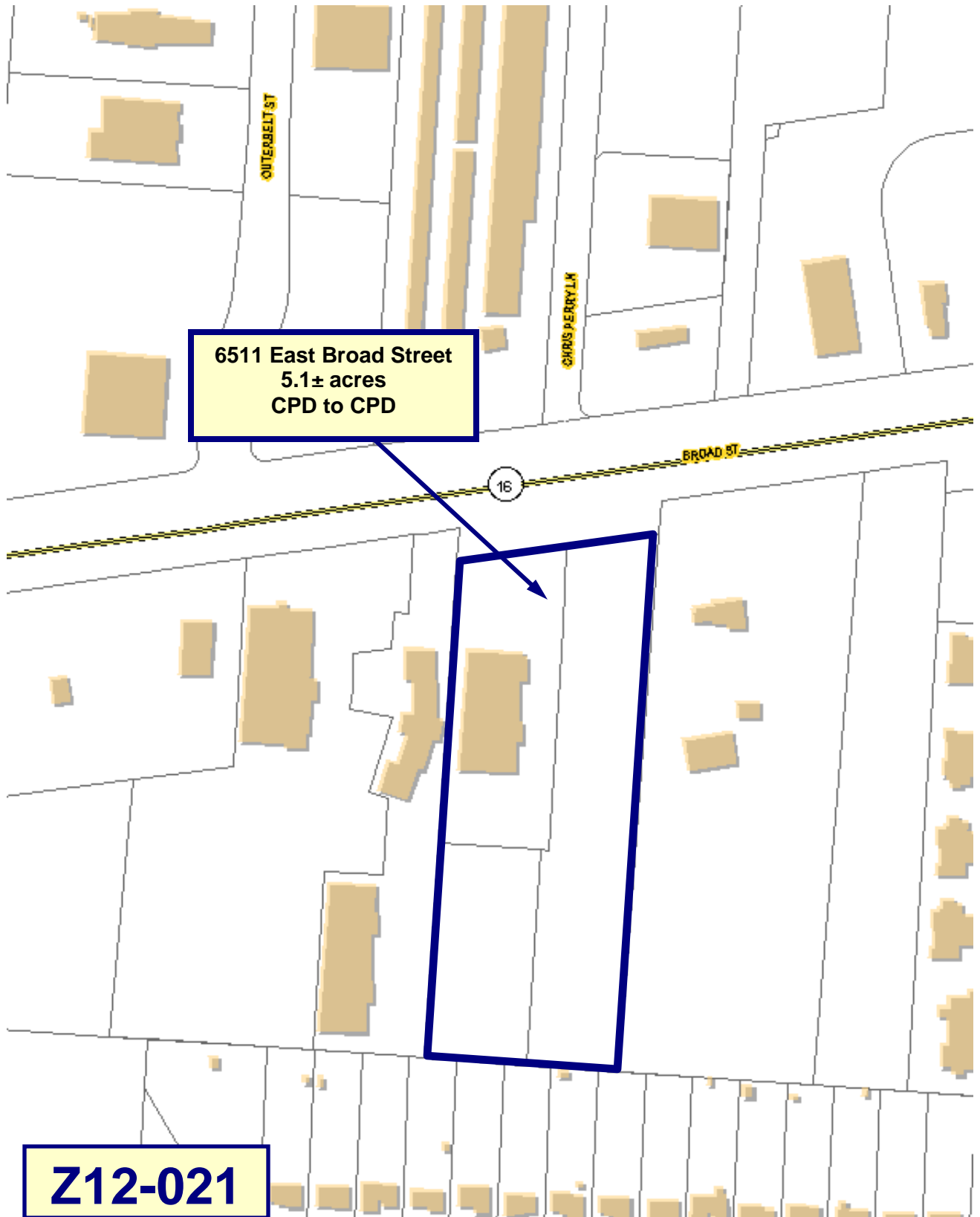
BACKGROUND:

- The applicant seeks to allow C-3, uses on a 1.01 acre portion of the site fronting on East Broad Street in order to develop a restaurant. Currently only C-2, office uses are allowed there.
- To the north is vacant land and warehouse development in the L-M, Limited Manufacturing and M-1 and M-2, Manufacturing Districts. To the east is a multi-family residential development in the PUD-8, Planned Unit Development District. Across East Broad Street to the south are fast-food restaurants in the CPD, Commercial Planned Development District, multi-family residential development in the ARLD, Apartment Residential District and a shopping center in the L-C-4, Limited Commercial District. To the west across Brice Road are a restaurant and a retail tire/service facility in the CPD, Commercial Planned Development District.
- This parcel is within *Broad-Blacklick Area Plan (2011)* which recommends "Employment Center", which includes offices, light industrial uses and retail as a secondary use.
- The CPD text includes development standards that address access onto East Broad Street, tree preservation, building and parking setbacks, lighting, screening and building height limitations.
- The *Columbus Thoroughfare Plan* identifies East Broad Street as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline.
- The Far East Area Commission recommends conditional approval of the proposal.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed Commercial Planned Development District will allow restaurant and office development which is appropriate and consistent with the development and zoning pattern in the area and the recommendation of the *Broad-Blacklick Area Plan* (2011). The screening, setbacks and height limits for the southern sub area will ensure compatibility with the adjacent dwellings while the access limitations should help maintain the traffic flow along East Broad Street.





This form is strictly for use of the Area Commission to help in the review of information and flow of handling this application while being reviewed by Area Commission. It is not to be construed as a legal document in content or meaning.

APPLICANT: TIM McCarty RAISING CANE

APPLICATION/ ZONING / DEVELOPMENT COMMISSION CASE NUMBER: Z12-021

DATE RECEIVED City of Columbus Dept Building & Zoning Service: 04/06/2012

AREA COMMISSION: FAR EAST AREA COMMISSION

DATE RECEIVED BY AREA COMMISSION: 04/072012

LOCATION AND ZONING REQUEST:

Certified address: 6511 EAST BROAD ST ZIP:

Parcel Number for Certified

Address: 010-121103

Current Zoning District: CPD **Requested Zoning District:** CPD

Proposed Use or reason for rezoning request:

PARCEL IS TO BE SUB DIVIDED INTO SUB A AND SUB B. SUB A IS TO BE ZONED C-2 (OFFICE) SUB B IS TO BE C-3 TO ALLOW FOR RESTAURANT OCCUPANY

Proposed Height District: H-35

APPLICANT CONTACT: Applicant / Property Owner / Attorney-Agent

Name KIRK PAISLEY

Phone: Fax Cell:

Email:

ADJACENT PROPERTIES CURRENT ZONE AND OCCUPANCIES:

NORTH: E BROAD ST

EAST: "R" VACANT HOUSE AND BUILDING

SOUTH: City of Reynoldsburg Residential

WEST: C-2

PROBLEMS/COMMENTS:

CPD = COLUMBUS PLANNED DEVELOPMENT APPLICATION SEEMS TO BE DETAILED. SUB-A C-2 PROVIDES BUFFER . FOR C-3 TO R-2. CONCERN IS OVER HEAVY TRAFFIC ON BROAD WITH CUT OUT FOR CURB AND LEFT TURN FROM ADJACENT SHARED EXIT FROM OFFICE COMPLEX

ZONING COMMITTEE RECOMMENDATION: CONDITIONAL APPROVAL

Approval is conditioned upon the finalization of traffic-related commitments to the satisfaction of the Public

Service Department, Planning and Operations Division.

SITE VISITED: **DATE:** 4-15 **BY:** W HAMNER / L MARSHALL

PICTURES: **DATE:** **BY:**



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • 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 # 212-021

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Kirk Paisley, M+A Architects
of (COMPLETE ADDRESS) 775 Yard Street, Suite 325, Columbus, Ohio 43212
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. Eastglen Land LLC c/o Equity Inc. 445 Hutchinson Avenue, Suite 800 Columbus, OH 43235 Steve Wathen, (614) 802-2900	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Kirk A. Paisley

Subscribed to me in my presence and before me this 3 day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC Kate Foster

My Commission Expires: 10-1-2013



Notary Seal Here

My commission expires six months after date of notarization.
Notary Public, State of Ohio
My commission expires 10-01-2013

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer