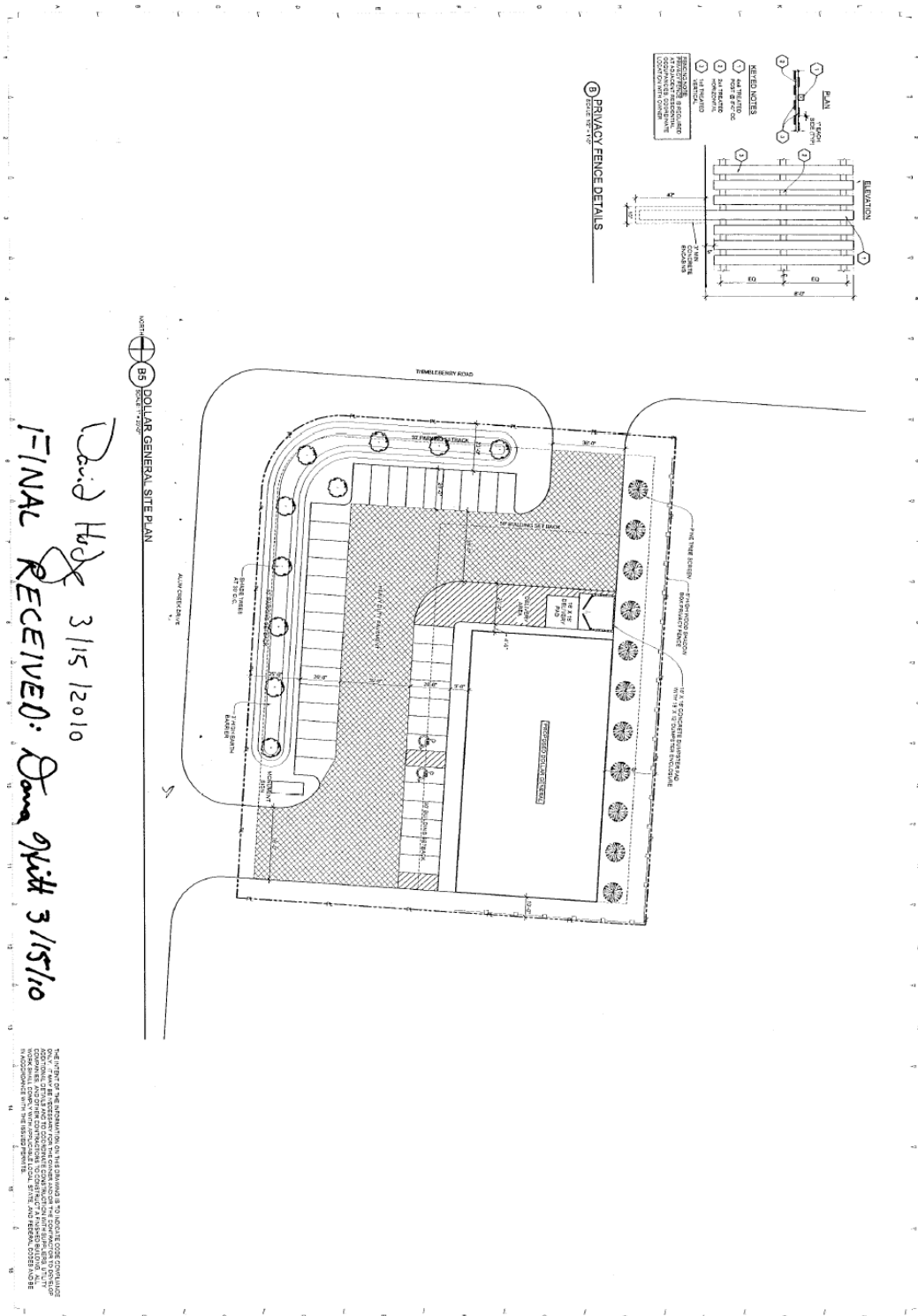


Z09-042



David Hix 3/15/2010  
 FINAL RECEIVED: Dana With 3/15/10

THE CITY OF THE UNIVERSITY OF THE STATE OF NEW YORK HAS REVIEWED THE ABOVE SET OF ARCHITECTURAL DRAWINGS FOR CONFORMANCE WITH THE CITY OF THE UNIVERSITY OF THE STATE OF NEW YORK ZONING REGULATIONS AND LOCAL LAWS AND ORDINANCES. THIS REVIEW IS LIMITED TO TECHNICAL ASPECTS OF THE DRAWINGS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE CITY OF THE UNIVERSITY OF THE STATE OF NEW YORK DOES NOT ASSUME ANY LIABILITY FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE DRAWINGS.

SHEET C-101	PROPOSED BUILDING FOR: DOLLAR GENERAL		507 Richland Avenue, Suite 301 Athens, Ohio 45701 Phone: 740.592.2400 Fax: 740.592.0004 Web: www.panich.com email: office@panich.com
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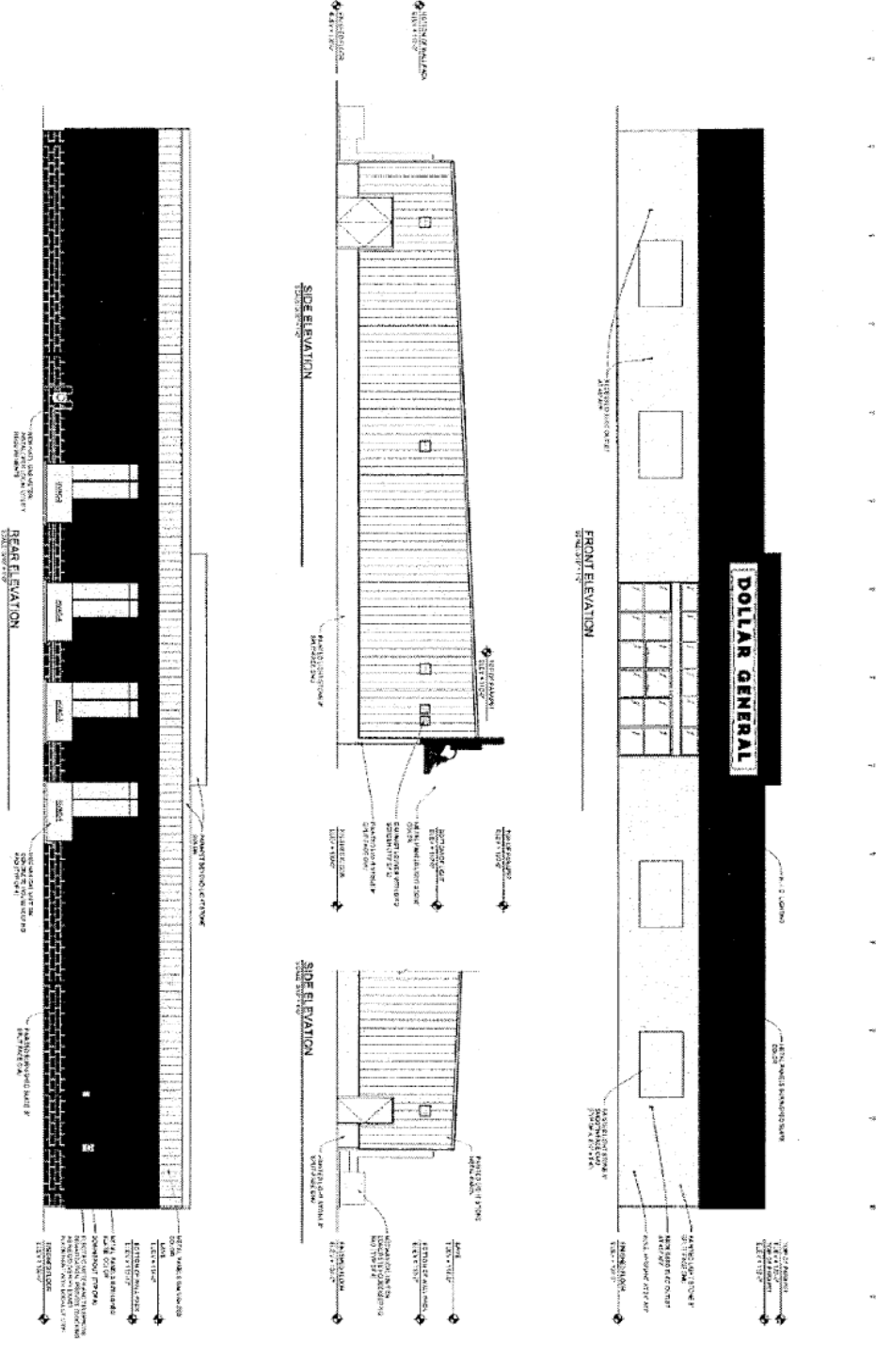
Z09-042

Z09-042

David Hodg 3/15/2010

FINAL RECEIVED: Dana Kiff

3/15/10



C-102

PROPOSED BUILDING FOR:  
DOLLAR GENERAL

**Panich + Noel**  
ARCHITECTS

6157 Rockwood Avenue, Suite 301  
Akron, Ohio 44320-1701  
Phone: 330.228.2400 Fax: 330.228.2401  
Web: www.panichnoel.com  
Email: info@panichnoel.com

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Z09-042

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 11, 2010**

2. **APPLICATION:** **Z09-042 (ACCELA # 09335-00000-00368)**  
**Location:** **2441 THIMBLEBERRY ROAD (43207)**, being 1.1± acres located at the southeast corner of Alum Creek Drive and Thimbleberry Road. (Far South Columbus Area Commission, 530-104473)  
**Existing Zoning:** ARLD, Apartment Residential District.  
**Request:** L-C-4, Limited Commercial District.  
**Proposed Use:** Retail development.  
**Applicant(s):** DGJL LLC; c/o David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Rebecca Shaeffer; 346 Lakeside Drive, Westerville, OH 43081.  
**Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- o The 1.1± acre site is undeveloped and is zoned in the ARLD, Apartment Residential District. The applicant requests the L-C-4, Limited Commercial District for retail and office uses.
- o To the north is across Thimbleberry Road is a retail shopping center zoned in the C-4, Commercial District. To the east are single-family dwellings zoned in the SR, Suburban Residential District. To the west across Alum Creek Drive is concrete fabrication facility in the City of Obetz. To the south is undeveloped land in the City of Obetz.
- o The site is located within the planning area of the *South Alum Creek Neighborhood Plan* (2003) which recommends single-family use for the site. Given the location on an arterial street across from a concrete fabrication facility and across Thimbleberry Road from a retail shopping center, Staff finds that single-family residential land uses to be inappropriate and recommends deviation from the Plan.
- o The limitation text incorporates use restrictions, landscaping, and lighting controls that are more stringent than the adjacent commercial district to the north. The applicant is providing for a cross access easement to the south. The applicant is committing to the site plan and elevations.
- o The *Columbus Thoroughfare Plan* identifies Alum Creek Drive as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

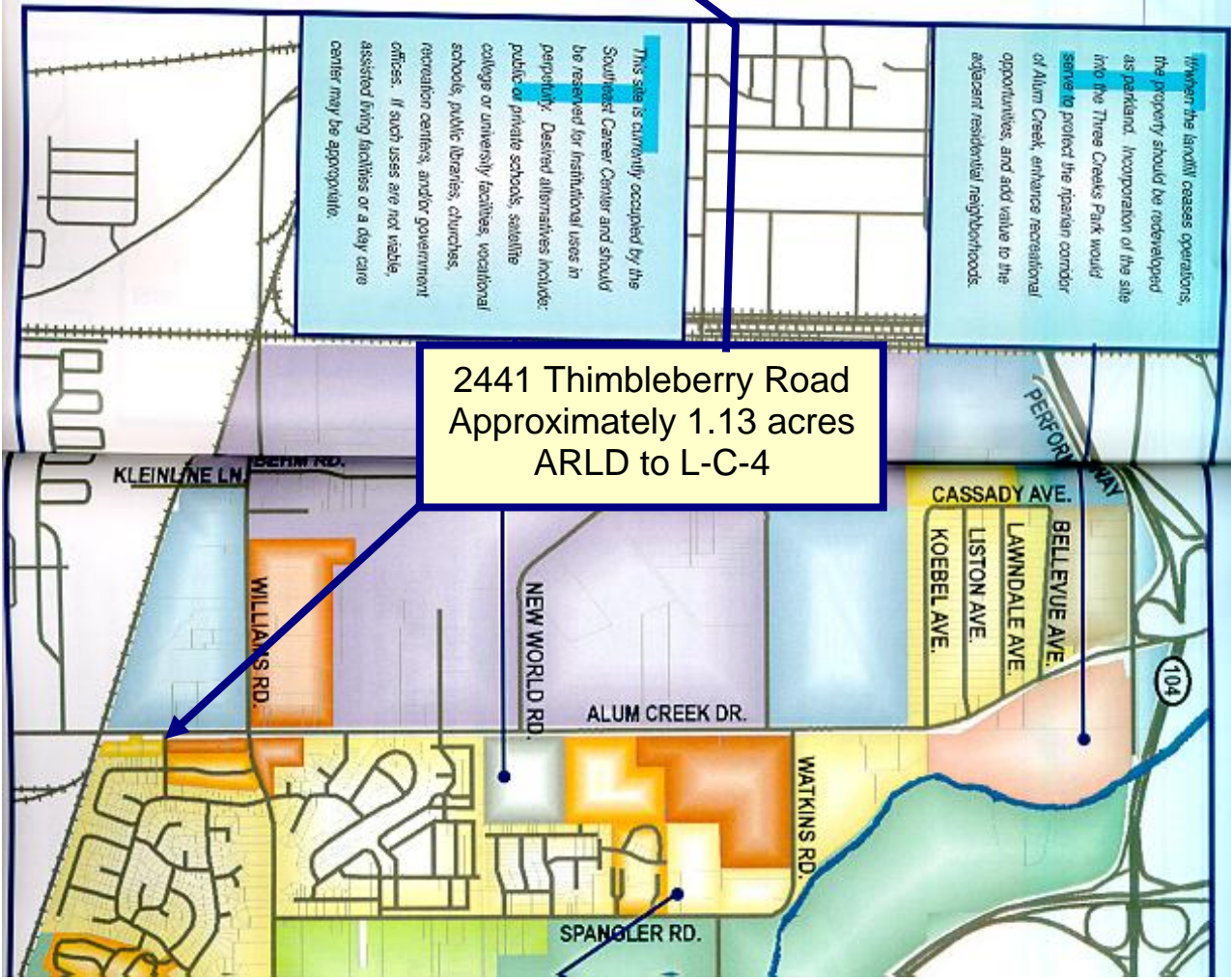
The requested L-C-4, Limited Commercial District will allow controlled retail and / or office

development. The limitation text incorporates use restrictions, landscaping, and lighting controls. The applicant is providing for a cross access easement to the south. The applicant is committing to the site plan and elevations. Given the location on an arterial street across from a concrete fabrication facility and across Thimbleberry Road from a retail shopping center, Staff finds single-family residential land uses to be inappropriate and recommends deviation from the *South Alum Creek Neighborhood Plan* (2003). Due to the location of the site and the buffering provisions next to the residential uses, Staff finds the proposed development consistent with the zoning and development patterns of the area.

# Recommended Land Use



- LEGEND**
- Railroads
  - Road
  - Water
  - Cemetery
  - Lanfill
  - Metropark
  - Rural Residential
  - Single Family Residential
  - Multi-Family Residential
  - Office and Retail Commercial
  - Institutional, Office, and Warehouse
  - Manufacturing and Industrial
  - Institutional





February 8, 2010

City Of Columbus  
Department of Development  
Building Services Division  
757 Carolyn Avenue  
Columbus, Ohio 43224

Mr. Dana Hitt,

I am happy to inform you that the Far South Columbus Area Commission at the February 4, 2010 meeting, voted unanimously to support the rezoning request at the address of 2441 Thimbleberry Road, Columbus, Ohio 43207 as presented by in application number Z09-042. Should you have any questions, please feel free to contact myself at 614-946-2980.

Sincerely,

Jimmy Sheppard, Correspondence Secretary  
Far South Columbus Area Commission

*Far South Columbus Area Commission*  
4080 South High Street  
Columbus, OH 43207



# 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 # Z09-042

Being first duly cautioned and sworn (NAME) David Hodge / Smith & Hale LLC  
of (COMPLETE ADDRESS) 37 W. Broad St., 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

<p>1. DGJL, LLC 7434 Wyndle Ct. Dublin, OH 43016</p>	<p>2. Rebecca Shaeffer 346 Lakeside Dr. Westerville, OH 43081</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 3rd day of November, in the year 2009

SIGNATURE OF NOTARY PUBLIC

Natalie C. Patrick

My Commission Expires:

9/4/2010

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



NATALIE C. PATRICK  
Notary Public, State of Ohio  
My Commission Expires 09-04-10