



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 13, 2013**

- 6. APPLICATION: Z13-038 (ACCELA # 13335-00000-00298)**  
**Location:** 6517 EAST BROAD STREET (43004), being 11.0± acres located at the southwest corner of East Broad Street and Brice Road (170-000181 plus 4 others; Far East Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development, L-C-2, Limited Commercial, and R, Rural Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Commercial development.  
**Applicant(s):** Equity, Inc.; c/o Donald Plank, Atty.; Plank Law Firm; 145 East Rich St., 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** Eastglen Exchange LLC, EG Medical LLC, and Eastglen Land LLC; c/o Donald Plank, Atty.; Plank Law Firm; 145 East Rich St., 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 11.0± acre site, zoned CPD, Commercial Planned Development, L-C-2, Limited Commercial, and R, Rural Districts, is primarily undeveloped except for a single-unit dwelling, and is comprised of 5 parcels, two of which are pending annexation from Jefferson Township. The requested CPD, Commercial Planned Development District will allow limited commercial development.
- Across East Broad Street to the north are a fast-food restaurant and an auto-body repair shop in the CPD, Commercial Planned Development District, and a restaurant in the L-M, Limited Manufacturing District. To the east is a multi-family residential development in the PUD-8, Planned Unit Development District. To the south is single-unit subdivision in Reynoldsburg. To the west is office development in the CPD, Commercial Planned Development District.
- The site is located within the boundaries of the *Broad-Blacklick Area Plan (2011)*, which recommends "Employment Center", including office and light industrial uses, and retail as secondary uses.
- The CPD text includes development standards that address use restrictions, setbacks, five-foot wide sidewalks as requested by the Healthy Places program, access, tree preservation/buffering, building design commitments, and screening. To address the *Broad-Blacklick Area Plan* recommendations regarding retail uses, the CPD text specifies that a maximum of 25,000 square feet of C-4 uses can only be developed to a depth of 360 feet along the frontage, with C-2 uses, hotels, and fitness centers permitted on the balance of the site. The text includes variances to parking-related provisions to allow parcel lines to divide parking lots/spaces/maneuvering, and a reduction in the required building setback line from 80 feet to 50 feet.

- The *Columbus Thoroughfare Plan* identifies East Broad Street as a 6-2D arterial requiring 80 feet from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed CPD, Commercial Planned Development District will allow commercial development which is appropriate and consistent with the development and zoning pattern in the area and the recommendations of the *Broad-Blacklick Area Plan*. The use restrictions, screening, setbacks and buffering for the southern part of the site will ensure compatibility with the adjacent dwellings, while the access provisions should help maintain the traffic flow along East Broad Street.



# Plan Recommendations

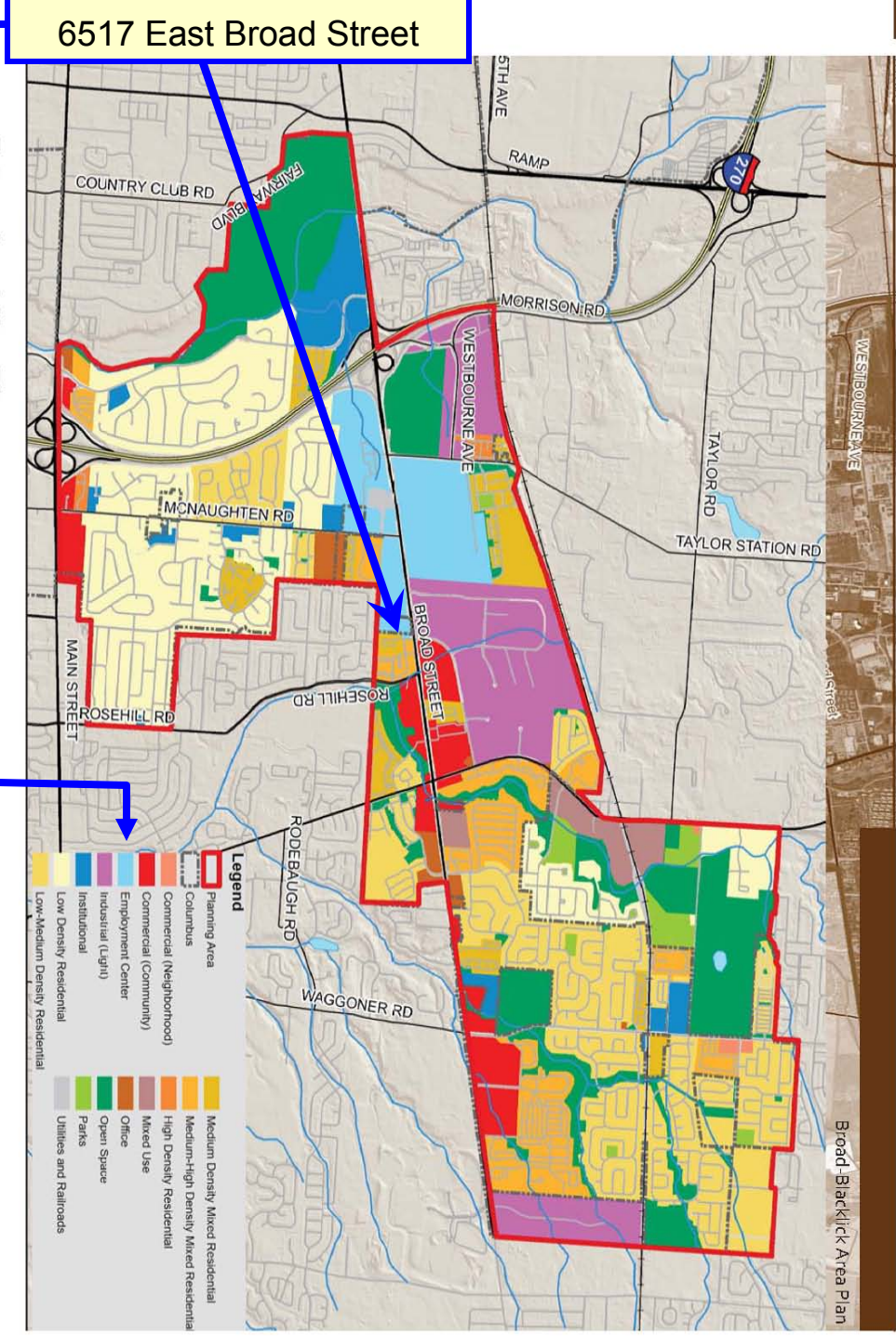


FIGURE 15: FUTURE LAND USE PLAN

City of Columbus  
 Department of Development  
 Planning Division  
 December 2010



**Z13-038**





6517 East Broad Street  
Approximately 11.0 acres  
CPD, L-C-2 & R to CPD

**Z13-038**



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 the Area Commission. It is not to be construed as a legal document in content or meaning.

**APPLICANT:** EQUITY, INC. C/O DONALD PLANK, PLANK, LAW FIRM  
**APPLICATION/ ZONING / DEVELOPMENT COMMISSION CASE NUMBER:** CV13-25 @ Z13-038

**DATE RECEIVED City of Columbus Dept Building & Zoning Service:** 4-30-13  
**AREA COMMISSION:** FAR EAST AREA COMMISSION  
**DATE RECEIVED BY AREA COMMISSION:** 5/2/2013

**LOCATION AND ZONING REQUEST:**  
**Certified address: 6633 E BROAD ST AND 6517 E BROAD ST 43004**  
  
**Parcel Number for Certified Address: 520-262365, 170-00829, 010-121103, 010-287951**  
  
**Current Zoning District: R, CPD, L-C-2**  
  
**Requested Zoning District: CPD**  
  
**Proposed Use or reason for rezoning request: Commercial development**  
  
**Proposed Height District: H-35**

**APPLICANT CONTACT: Applicant / Property Owner / Attorney-Agent**  
**Name** Donald Plank  
**Phone:** 228 0113                      **Fax** 614 228 1790                      **Cell:**  
**Email:**

**ADJACENT PROPERTIES CURRENT ZONE AND OCCUPANCIES:**  
**NORTH: E BROAD ST RAISING CANE FRIED CHICKEN**  
**EAST: VILLAS AT BROADMERE CONDOMINIUMS COLUMBUS**  
**SOUTH: R-2 REYNOLDSBURG**  
**WEST: C-2**

**PROBLEMS/COMMENTS:**  
Z13-038 IS A PROPOSED DEVELOPMENT OF THE VACANT LAND EAST OF RAISING CANE'S. IT INCLUDES ANNEXATION OF PARCELS THAT ARE CURRENTLY JEFFERSON TWP AND REZOING EXISTING PARCELS FROM R, CPD, and L-C-2 TO CPD FOR RETAIL DEVELOPMENT. ANNEXATION OF THE JEFFERSON TWP PARCELS SHOULD BE COMPLETE IN THE NEXT MONTHS.  
CV13-025 IS A VARIANCE TO ALLOW ACCESS TO THE STOP LIGHT AT THE ADJOINING CONDOMINIUM COMPLEX TO THE IMMEDIATE EAST.  
  
CONCERNS: CATCH BASINS AND GREEN SPACE BETWEEN THE DEVELOPMENT AND THE RESIDENTIAL AREAS (REYNOLDSBURG TO THE SOUTH AND CONDOS TO THE EAST) TRAFFIC INTO THE CONDO COMPLEX

**ZONING COMMITTEE RECOMMENDATION:**  
  
  
  
**SITE VISITED:                      DATE: 5-4-13                      **BY:** LARRY MARSHALL**  
  
**PICTURES:                      DATE:                      **BY:****

APPLICATION:

CV13-25 @ Z13-038

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AREA COMMISSION:

FAR EAST AREA COMMISSION

SCHEDULED TO BE PRESENTED TO FEAC ON: 5-7-2013

Notification of Identifiable Civic Organization recognized by the City:

DAVE PERRY LEGAL REPRESENTATIVE FOR THE APPLICANT WAS ASKED TO AND CONFIRMED HE HAD NOTIFIED THE CONDO ASSOCIATION OF THE MEETING BY

Organizations: LARRY MARSHALL

Emailed date: \_\_\_\_\_ Email Received Notification: \_\_\_\_\_ BY: \_\_\_\_\_

Notification of Applicant or legal representative:

DON PLANK

Emailed Date: 5-2-13 Email "Received" Notification: 5-2-13 BY: LARRY MARSHALL

**APPLICANT COMMENTS:**

APPLICANT WAS REPRESENTED BY DON PLANK AND STEVE FOX. IT WAS RELATED THAT THE CATCH BASINS ARE TO BE "DRY" BASINS AND NOT WET REDUCING THE ATTRACTIVE NUISANCE HAZARD WET BASINS CREATE. THE DRY BASINS WILL ABUTT THE PROPERTY LINE TO THE SOUTH WITH THE EXISTING TREE LINE BEING REMOVED. IT WAS POINTED OUT THAT THERE WAS A UTILITY EASMENT SOUTH OF THE PROPRTY LINE AND THE RESIDENTIAL PROPERTY OWNERS WOULD HAVE THEIR EXISTING TREE LINES AS A GREEN BARRIER. IT WAS RELATED BY MR. PLANK THAT THERE WERE AGREEMENTS IN PLACE WITH THE CONDO ASSOCIATION TO BUILD A CARD ENTRANCE GATE TO THE CONDOS TO PREVENT AUTOS ENTERING THE RETAIL AREA FROM ENTERING THE CONDO COMPLEX BY MISTAKE.

**CIVIC ORGANIZATION COMMENTS:**

5-7-2013 VILLAS AT BROADMERE WERE NOTIFIED OF THE MEETING BY APPLICANTS REPRESENTATIVE BUT REPRESENTATIVES WERE NOT AT THE MEETING

**AREA COMMISSION COMMENTS DECISION ACTIONS 5-7-2013 MEETING:**

RECOMMENDATION TO ACCEPT VARIANCE CV13-025 AND ZONING Z13-038 WITH NOTIFICATION BEING PRESENTED TO THE FEAC OF ANY FUTURE TEXT CHANGES AS DISCUSSED

9 MEMBERS PRESENT AND BEING A QUORUM:

VOTES: FOR: 9 AGAINST: 0 ABSTAINED: 0 .

DATE: 5-7-2013

**DECISIONS NOTIFICATION TO DEPT OF BUILDING & ZONING SERVICES/ DEPT OF DEVELOPMENT**

DATE: \_\_\_\_\_ TO: SHANNON PINE SPINE@COLUMBUS.GOV

**DECISIONS NOTIFICATION CONFIRMED:**

DATE:

BY:



**VILLAS AT BROADMERE CONDOMINIUM ASSOCIATION**

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Villas at Broadmere Condominium Association  
C/O Condo Management of Columbus  
P.O. Box 28249  
Columbus, Ohio 43228

June 13<sup>th</sup>, 2013

Columbus Development Commission  
c/o Shannon Pine  
Building and Zoning Services Department  
City of Columbus  
757 Carolyn Avenue  
Columbus, OH 43224

**RE: Rezoning application Z13-038, addressed as 6517 East Broad Street**

Dear Columbus Development Commission:

My name is Charles Hedges and I am writing on behalf of the Villas at Broadmere Condominiums (VB) regarding the referenced pending rezoning which you will be reviewing on June 13, 2013.

I am the President of the Villas at Broadmere Condominium Association.

VB abuts the entire east property line of the site to be rezoned. We are proud of our condominium community and appreciate the effort Equity, Inc. has made to meet with us and discuss the proposed development. The Board has had multiple meetings with representatives of Equity, Inc. for several months to review the proposed development and access to the East Broad Street traffic signal through VB property. On October 25<sup>th</sup>, 2012, we voted to support the rezoning request and the development of the property as proposed by Equity, Inc. We look forward to continuing to work with Equity, Inc. and request your approval of the rezoning request.

Sincerely,



Charles Hedges  
For the Board of Directors

C: John Brooks, Equity, Inc.



# 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 # 213-038

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DONALD PLANK  
of (COMPLETE ADDRESS) Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH  
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the 43215  
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 Exchange LLC 445 Hutchinson Avenue Suite 800 Columbus, OH 43235 # Columbus employees: 0 Contact: Steve Wathen, 802-2900	2. Eastglen Land LLC 445 Hutchinson Avenue, Suite 800 Columbus, OH 43235 # Columbus employees: 0 Contact: Steve Wathen, 802-2900
3. EG Medical West LLC 445 Hutchinson Avenue Suite 800 Columbus, OH 43235 # Columbus employees: 0; Contact: Steve Wathen, 802-2900	4. _____

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 15th day of APRIL, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

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



**BARBARA A. PAINTER**  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

**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