

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 12, 2023**

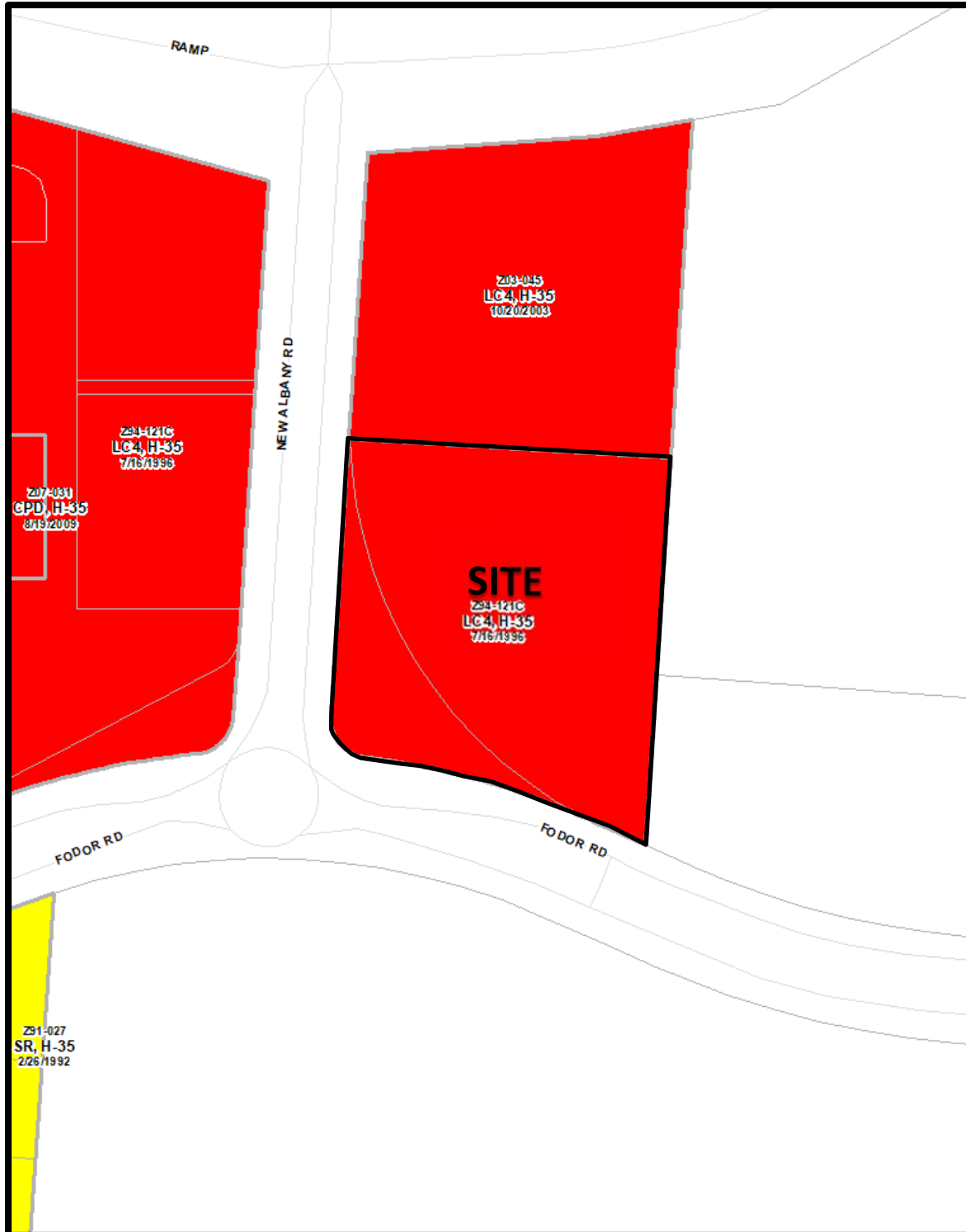
1.    **APPLICATION:**                    **Z22-088**  
      **Location:**                    **7400 FODOR RD. (43054)**, being 2.6± acres located at the northeast corner of Fodor Road and New Albany Road (545-236163 & 545-236162; Northland Community Council).  
  
      **Existing Zoning:**            L-C-4, Limited Commercial District.  
      **Request:**                    L-C-4, Limited Commercial District (H-35).  
      **Proposed Use:**                Commercial development.  
      **Applicant(s):**                Tim Donut U.S. Limited, Inc. c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
  
      **Property Owner(s):**        Tim Donut U.S. Limited, Inc.; P.O. Box 460389; Houston, TX 77056.  
  
      **Planner:**                    Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The 2.6± acre site consists of two parcels developed with a drive-through eating and drinking establishment in the L-C-4, Limited Commercial District. The requested L-C-4, Limited Commercial District will update the existing limitation text to remove graphics restrictions, therefore permitting electronic menu boards, which may be internally illuminated. No other changes to the site are proposed with this request.
- North of the site is commercial development in the L-C-4, Limited Commercial District. South of the site is parkland in the UC, Urban Center District in New Albany. East of the site is a school in the UC, Urban Center District in New Albany. West of the site is a shopping center in the L-C-4, Limited Commercial and CPD, Commercial Planned Development districts.
- The site is within the planning boundaries of the *Northland Plan – Volume II (2002) – Preserve District*, which does not contain specific land use recommendations.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The limitation text includes use restrictions and supplemental development standards that address building density, building and parking setbacks, traffic access, landscaping, screening, mounding, street trees, building design and materials, lighting, and graphics commitments.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-C-4, Limited Commercial District updates the existing limitation text, removing prohibitions to electronic menu boards, which may be internally illuminated, from being installed for the drive through lane. The requested L-C-4 district and associated limitation text does not represent a change to the use restrictions or any of the other development standards previously approved with Ordinance #1510-96 (Z94-121C). *The Northland Plan – Volume II* design guidelines do not explicitly discourage automatic changeable copy and no other changes to the site are proposed with this request.



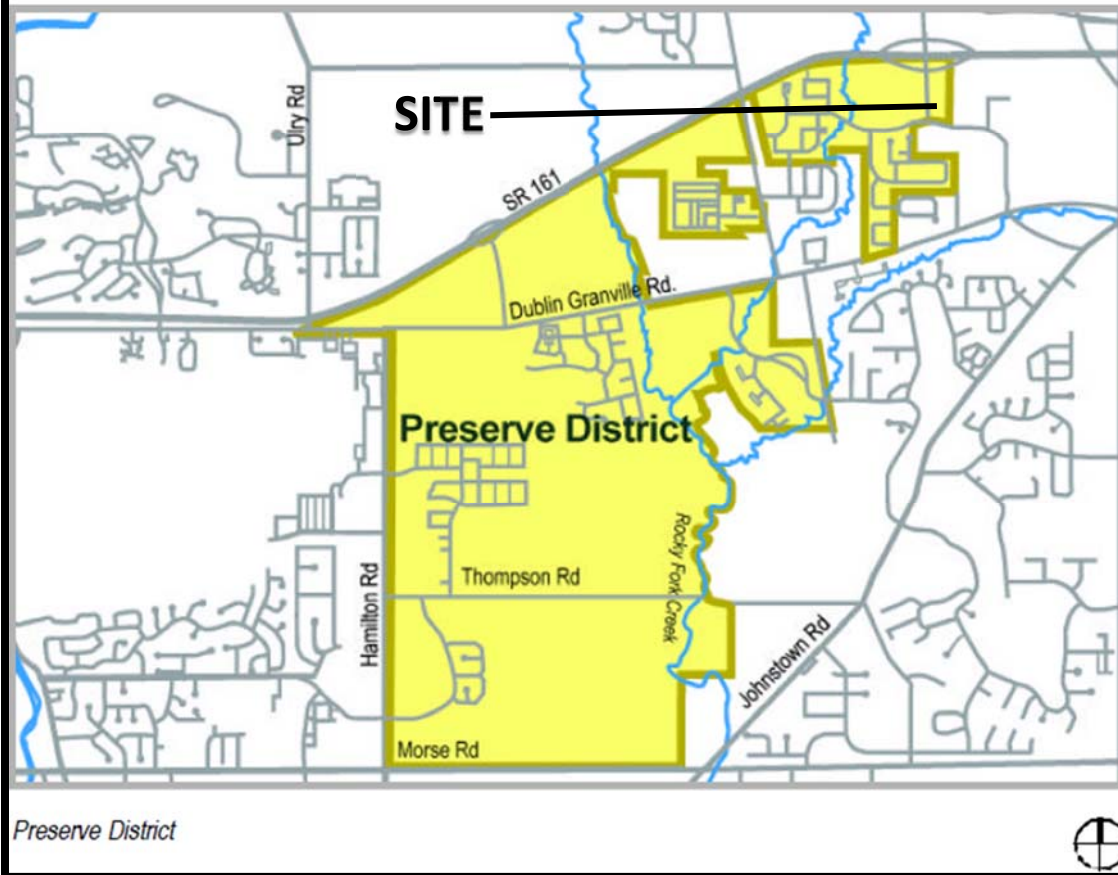
Z22-088  
7400 Fodor Rd.  
Approximately 2.6 acres  
L-C-4 to L-C-4

## Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Z22-088  
7400 Fodor Rd.  
Approximately 2.6 acres  
L-C-4 to L-C-4



Z22-088  
7400 Fodor Rd.  
Approximately 2.6 acres  
L-C-4 to L-C-4



Northland Community Council  
Development Committee  
**Report**

December 7, 2022 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

**Meeting Called to Order: 6:35 pm by co-chair Dave Paul**

Members represented:

*Voting: (16):* Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Westerwood (WRA).

<b>Case #1</b>	<p>Application #Z22-088 (Rezone LC-4 to LC-4 to update site development standards to permit the use of internally-illuminated signage, prohibited in the 1996 amended limitation text (Z94-121C) pertaining to the subarea of which the site was then part, in the form of digital menu boards employing automatic changeable copy.)</p> <p>Jeff Brown/Smith and Hale <i>representing</i> Tim Donut LLC 7400 Fodor Rd, 43054 (PID 545-236163/545-236162) <span style="float: right;">Dietrich</span></p> <ul style="list-style-type: none"> <li>• <i>The Committee approved (16-0) a motion (by APHA, second by EN) to <b>RECOMMEND APPROVAL</b> of the application.</i></li> </ul>
<b>Case #2</b>	<p>Application #Z22-078/CV22-103 (Rezone 2.476 AC± from C-4 (35' HD) to <del>AR-0</del> AR-2, with a 60' HD, to permit the construction of a multifamily affordable senior independent living facility. <b>POSTPONED</b> Council variance from §<a href="#">3312.49</a> to reduce required parking from 1.5 units to 1.25/unit; <i>reconsideration of applications heard and recommended for disapproval at the October 2022 meeting, amended to include changes recommended by the Committee to the applicant.</i>)</p> <p>Matt Bierlein and Stephanie Rhodes <i>representing</i> National Church Residences 5860 Roche Dr, 43229 (PID 010-085780) <span style="float: right;">Rose</span></p> <ul style="list-style-type: none"> <li>• <i>The hearing of these applications was postponed at the applicant's request.</i></li> </ul>
<b>Case #3</b>	<p>Application #CV22-120 (Council use variances from §<a href="#">3312.43</a> and §<a href="#">3332.49</a> to permit parking of vehicles, tractors and trailers on unimproved surfaces, and to allow unenclosed/open storage of lumber and building materials; vehicles, tractors, trailers, and parts for same; equipment [and] materials used in the construction trade; and machinery; on a residential lot in an R-1 district.)</p> <p>David Hodge/Underhill &amp; Hodge <i>representing</i> Clark Baltzell/Gloria Zaharoff 4444 Llewellyn Rd, 43230 (PID 600-155355) <span style="float: right;">Rose</span></p> <ul style="list-style-type: none"> <li>• <i>At the Committee's suggestion and with the applicant's agreement, the Committee approved (16-0) a motion (by NA, second by KWPCA) to <b>TABLE</b> the application.</i></li> </ul>

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-088

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.

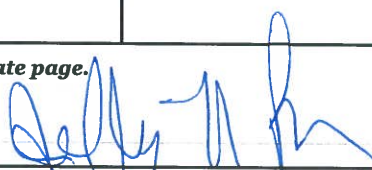
STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street STE 460 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:

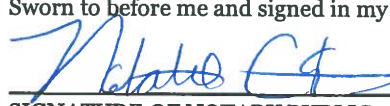
Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

1. Tim Donut U.S. Limited, Inc.c/o SamTrapasso 516-551-4273 PO Box 460389 Houston, TX 77056 <u>0</u> number of Columbus based employees.	2.
3.	4.

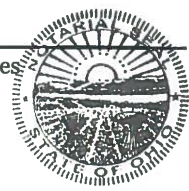
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 24~~th~~ day of October, in the year 2022

  
SIGNATURE OF NOTARY PUBLIC

9/4/2025  
My Commission Expires



Notary Seal Here  
**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2025

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