

Z09-036

**THE PROJECT WILL COMPLY WITH THE FOLLOWING ZONING CODES:**

1. THE PROJECT WILL COMPLY WITH THE FOLLOWING ZONING CODES: CITY OF COLUMBUS ZONING CODE SECTION 3342.01, 3342.02, 3342.03, 3342.04, 3342.05, 3342.06, 3342.07, 3342.08, 3342.09, 3342.10, 3342.11, 3342.12, 3342.13, 3342.14, 3342.15, 3342.16, 3342.17, 3342.18, 3342.19, 3342.20, 3342.21, 3342.22, 3342.23, 3342.24, 3342.25, 3342.26, 3342.27, 3342.28, 3342.29, 3342.30, 3342.31, 3342.32, 3342.33, 3342.34, 3342.35, 3342.36, 3342.37, 3342.38, 3342.39, 3342.40, 3342.41, 3342.42, 3342.43, 3342.44, 3342.45, 3342.46, 3342.47, 3342.48, 3342.49, 3342.50, 3342.51, 3342.52, 3342.53, 3342.54, 3342.55, 3342.56, 3342.57, 3342.58, 3342.59, 3342.60, 3342.61, 3342.62, 3342.63, 3342.64, 3342.65, 3342.66, 3342.67, 3342.68, 3342.69, 3342.70, 3342.71, 3342.72, 3342.73, 3342.74, 3342.75, 3342.76, 3342.77, 3342.78, 3342.79, 3342.80, 3342.81, 3342.82, 3342.83, 3342.84, 3342.85, 3342.86, 3342.87, 3342.88, 3342.89, 3342.90, 3342.91, 3342.92, 3342.93, 3342.94, 3342.95, 3342.96, 3342.97, 3342.98, 3342.99, 3342.100.

**CP-2.0 LAYOUT PLAN**

**GRISSMER TIRE**  
 6235 E. Broad Street  
 City of Columbus  
 Franklin County, Ohio

**Calibre Engineering**  
 10555 S. Lancaster Lane  
 Columbus, OH 43240  
 614.885.8281  
 info@calibreeng.com



Scale not official unless signed, dated  
 Date: \_\_\_\_\_

NO.	DATE	ISSUED	REV

**PROJECT INFORMATION**  
 Project No. = 2010-0380  
 Site Address = 6235 E. Broad Street  
 Total Paving Provided = 24 Stacks  
 Total Building Area = 7,133 SF

**ZONING:**  
 Existing Zoning = C-2  
 Planned Use = Commercial  
 Building Height District = H-35  
**BUILDING ANALYSIS**  
 Floor Area = 5,533 SF  
 New Floor Area = 3,000 SF  
 Total Building Area = 7,133 SF

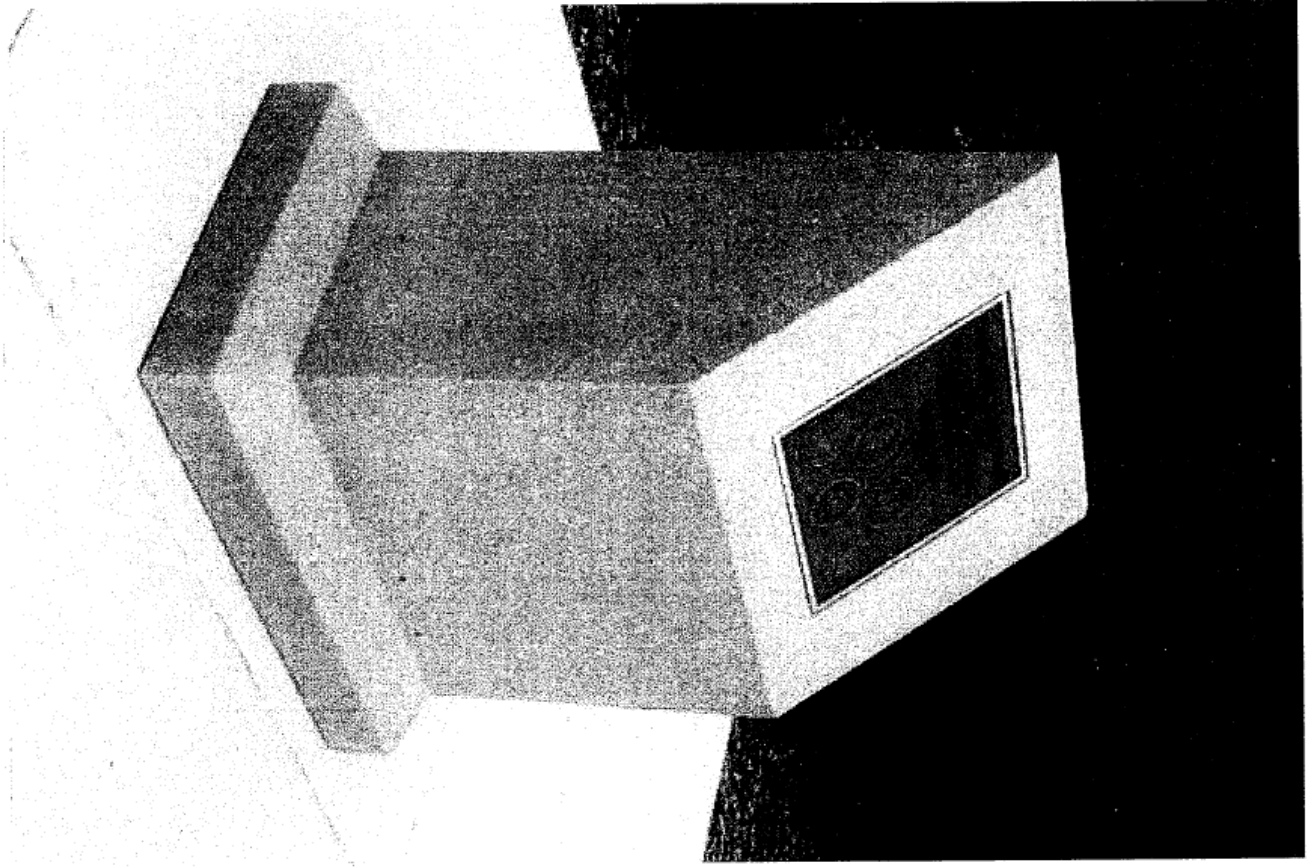
Boundary Information is Based On Record Data



**BENCHMARK:**  
 TOP WEST CORNER OF FIRE HOUSARY  
 ELEVATION: 824.28

**FINAL RECEIVED** [Signature]

**ATTACHMENT**



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 14, 2010**

- 3. APPLICATION: Z09-036 (ACCELA # 09335-00000-00313)**  
**Location:** **6265 EAST BROAD STREET (43213)**, being 1.1± acres located at the southeast corner of East Broad Street and McNaughten Road (520-122636).  
**Existing Zoning:** C-2, Commercial District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Automobile services.  
**Applicant(s):** Wellesley LLC; c/o David L. Hodge; Smith & Hale, LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** State Savings Bank; 38 Fountain Square Plaza; Cincinnati, Ohio 45263  
**Planner:** Dana Hitt, AICP; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The 1.1± acre site is zoned in the C-2, Commercial District and is the site of a former bank that is now vacant. The applicant is rezoning to the CPD, Commercial Planned Development District to permit the construction of an automotive maintenance facility, specifically a tire store, on the site.
- To the north across East Broad Street is an office in the CPD, Commercial Planned Development District. To the south and east are medical offices in the C-2, Commercial and L-C-2, Limited Commercial Districts, respectively. To the west across McNaughten Road is a commercial development in the CPD, Commercial Planned Development District.
- The site is within the extended study area (Appendix A) of the *East Broad Street Study* (2000). The Study recommends limiting large retail sites but supports neighborhood-scale retail uses.
- The CPD text provides for customary use and lighting limitations as well as street trees. Variances to reduce the building setback along East Broad Street from 80 to 55 feet and the parking setback along East Broad Street from 10 feet to 0 feet are requested.
- 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, and McNaughten Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested CPD, Commercial Planned Development District would allow redevelopment of the site with customary use and lighting limitations as well as street trees. The proposed uses and site plan are consistent with the zoning and development patterns of the area.



CITY OF COLUMBUS, OHIO  
DEPARTMENT OF DEVELOPMENT

MAYOR: MIKE HANLON  
DIRECTOR: RICHARD BOYD

CPD  
427/2005

Z04-036  
CPD  
427/2005

Z04-036  
CPD  
427/2005

16

E BROAD ST

Z04-001  
CPD  
11/22/2008

Z04-006  
C2  
3/8/1971

Z69-128  
LC2  
12/17/1989

Z67-104A  
CPD  
7/24/2000

6265 E. Broad Street  
1.1± acres  
C-2 to CPD

Z69-045  
LC2  
10/25/1989

JOHN MCGHEE RD

Z69-146  
ARLD  
5/13/1970

STORANWAY DR N

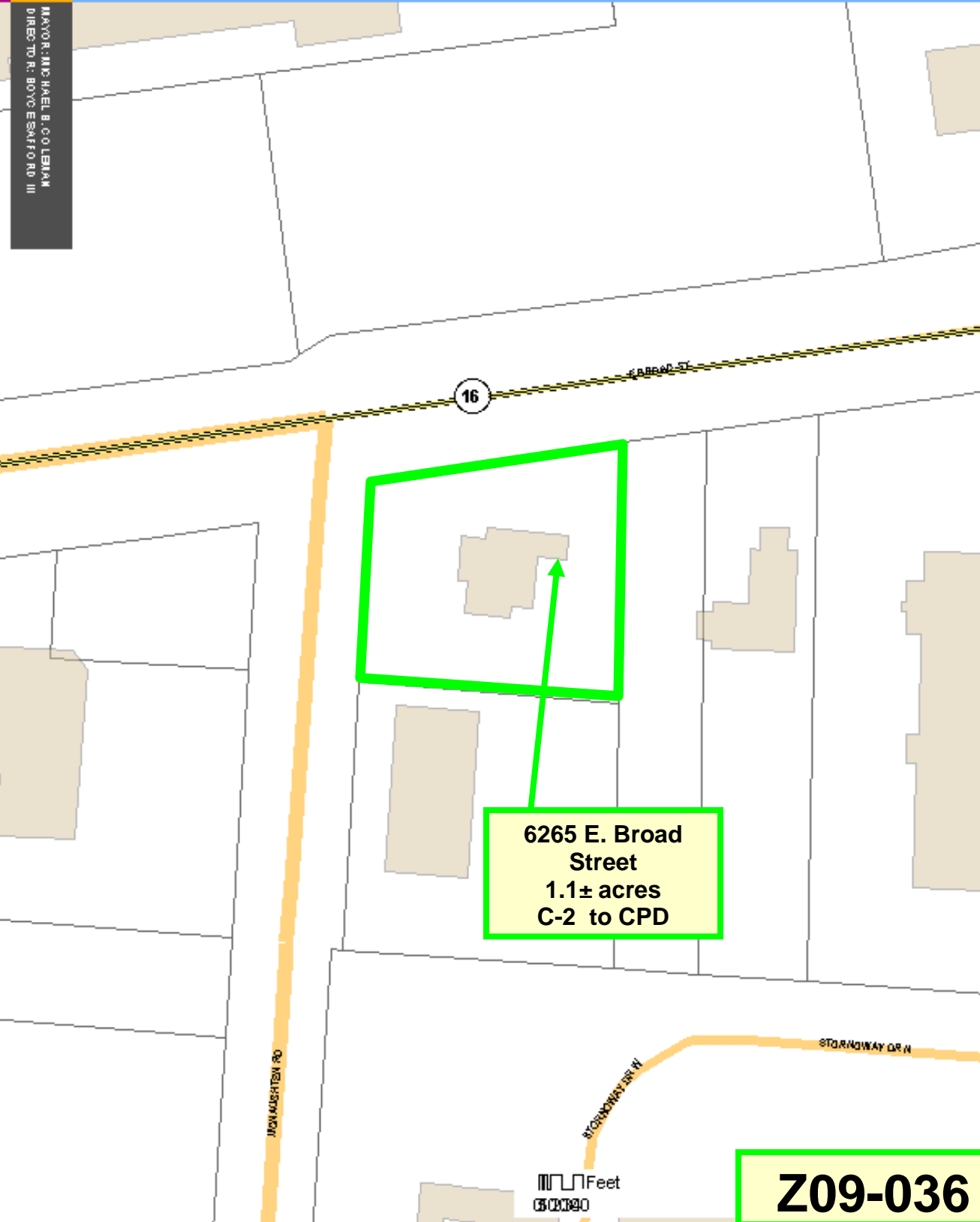
Z09-036

0 10 20 Feet  
0 0 0 0

CITY OF COLUMBUS, OHIO  
DEPARTMENT OF DEVELOPMENT



MAYOR: MICHAEL B. COLLIAN  
DIRECTOR: R. BOYD ESMITH III



6265 E. Broad  
Street  
1.1± acres  
C-2 to CPD

**Z09-036**

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



### 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 # Z09-036

Being first duly cautioned and sworn (NAME) David Hodge  
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

1. Wellesley LLC P.O. Box 337 Dayton, OH 45401  Zero Columbus based employees	2.
3.	4.

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 15<sup>th</sup> day of March in the year 2010

SIGNATURE OF NOTARY PUBLIC

Natalie C. Patrick

My Commission Expires:

9/4/2010

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

Notary Seal Here



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