

1 PROPOSED SITE PLAN
1/2" = 1'-0"

11 CPD Plans
7/2/15

<p>PROPOSED SITE PLAN A1.00B</p>	<p>NORTHBRIDGE PLAZA FACADE RENOVATION 5700 FRANTZ ROAD DUBLIN, OHIO 43016</p>	<p>DATE: 8.20.14 DRAWN BY: J.E.C. OPERATIONS: 12.24.15</p>		<p>DAVID R. MELECA ARCHITECT, LLC</p>	<p>15001</p>
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 8, 2015**

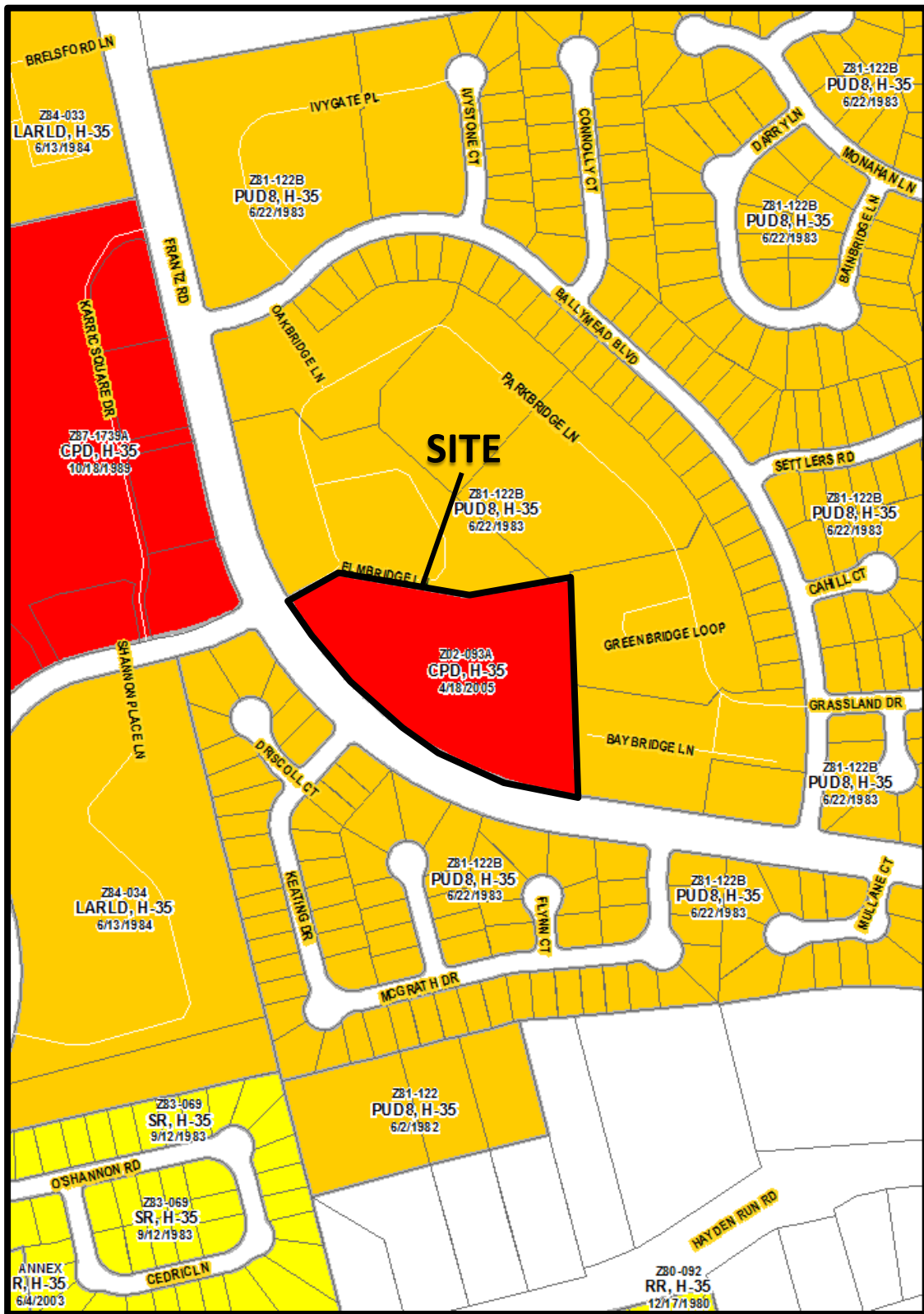
- 3. APPLICATION: Z14-048 (14335-00000-000763)**
Location: **5746 FRANTZ ROAD (43016)**, being 5.8± acres located on the east side of Frantz Road, across from the intersection with Keating Drive (590-205619).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Revised development standards for maximum square footage of permitted uses, parking, and signage.
Applicant(s): Chablis LLC; c/o Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

BACKGROUND:

- The 5.8± acre site is developed with a strip shopping center and is zoned in the CPD, Commercial Planned Development District. The applicant proposes to rezone the property to permit an increase in the amount of restaurant space permitted in an existing shopping center, to permit 2 freestanding signs, and to increase the number of parking spaces provided.
- To the north are multi-unit dwellings in the PUD-8, Planned Unit Development District. To the south and west across Frantz Road are single-unit dwellings in the PUD-8, Planned Unit Development District and commercial development in the CPD, Commercial Planned Development District.
- The CPD, Commercial Planned Development text addresses customary use restrictions, site access, landscaping and buffering, outdoor display controls and lighting standards, and is consistent with previous development texts for this site. The applicant has updated the text regarding the number of freestanding signs, parking spaces, and amount square footage to be used as restaurant space.
- The *Columbus Thoroughfare Plan* identifies Frantz Road as a “4-2” arterial requiring 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a second freestanding sign for a commercial center, and will increase maximum allowable square footage of restaurant uses with additional parking. The proposal will update the CPD text and site plan and remains compatible with the surrounding development.



Z14-048
5746 Frantz Road
Approximately 5.8 acres
CPD to CPD



Z14-048
5746 Frantz Road
Approximately 5.8 acres
CPD to CPD

Rezoning Application

CITY OF COLUMBUS BUILDING
710 EAST BROAD STREET

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. Chablis LLC 392 Morrison Road Gahanna, OH 43230 Jordan Braunstein 561-1102</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT

David Hodge

Sworn to before me and signed in my presence this 8th day of July, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires

9/4/15



Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

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 checks payable to the Columbus City Treasurer