

TOPICS OF DISCUSSION 6/21/04

- 102 STANDARD PARKING SPACES
- 5 HANDICAPP SPACES
- 107 TOTAL PARKING SPACES
- 1. PARCEL PER DEVELOPER DRAWING
- 2. BUILDING SETBACK ALONG CHESTNUT HILL TO BE MODIFIED 40 FT.
- 3. ZONING RESEARCH NOT COMPLETE.
- 4. CHANGED TO BRICK/STUCCO PROTO BUILDING. 8/4/2004.

Site Plan Modification - 2/4/2019:
 Due to eminent domain proceeding FRA-CRI03-256 (Project No. 530103-100054), the following modifications are necessary:

- 1. Parking setback along Hamilton Road shall be modified to 25 ft.
- 2. Parking setback along Chestnut Hill Drive shall be modified to 5 ft.
- 3. Green space corridor along Hamilton Road shall be modified to 25 ft. with fencing and landscaping uniformity placed within the last 10 ft. at a minimum distance of 15 ft. from the right of way.
- 4. Green space corridor along Chestnut Hill Drive shall be modified to 5 ft.

AGENT OF RARE HOSPITALITY
 SIGNATURE: Scott A. ...
 DATE: 2/21/2019

CITY OF COLUMBUS
 SIGNATURE: Monica ...
 DATE: 2/21/2019

204-038 Final Permed

Donald Rank 2/14/19
 a fee key



204-038

PRELIMINARY SITE PLAN

14B3

PROTOTYPE LAYOUTS

THIS SHEET IS FOR INFORMATION ONLY

DATE: 2/21/2019

PROJECT NUMBER: 14B3

DATE: 2/21/2019

SCALE: 1" = 20.00"

14B3

PRELIMINARY SITE PLAN

Z04-038A

Exhibit "A"

Current Zoning District: CPD
Proposed Zoning District: CPD

Amendment to a limitation text involving a 1.69 acre tract of land north of Morse Road, east of S. Hamilton Road, south of E. Dublin Granville Road, and west of Johnstown Road.

The owner of the 1.69 acre tract of land consisting of Franklin County Auditor Tax Parcel Id. No.: 545-280873-00 (the "Property") is requesting an amendment to Z97-038, the current limitation text involving the Property (the "Limitation Text") to reflect the changes to the Property after City of Columbus project FRA-CR103-2.56 (the "Appropriation"). The Property's failure to meet the parking setback and landscaping requirements under the Limitation Text is attributable to the Appropriation. Thus, the Limitation Text must be amended in order to keep the Property in compliance with zoning restrictions.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 10, 2004**

- 9. APPLICATION: Z04-038**
Location: 4950 NORTH HAMILTON ROAD (43230), being 1.69± acres located at the southeast corner of North Hamilton Road and Chestnut Hill Drive (545-257082).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Restaurant development.
Applicant(s): Rare Hospitality, Inc.; c/o Brian Lorenz; 1201 Dublin Road; Columbus, Ohio 43215.
Property Owner(s): Lurie Family Ltd.; NCB Galleria; 20 South 3rd Street; Columbus, Ohio 43215-4206.
Planner: Shannon Pine, 645-2208; spine@columbus.gov

BACKGROUND:

- The 1.69± acre site is undeveloped and zoned in the L-C-4, Limited Commercial District. The applicant is requesting the CPD, Commercial Planned Development District to develop the site with a restaurant.
- The site is surrounded by a retail development to the north across Chestnut Hill Drive and undeveloped land to the east within the L-C-4, Limited Commercial District, a car wash to the south in the CPD, Commercial Planned Development District, and a bank to the west across North Hamilton Road in the L-C-4, Limited Commercial District.
- The site is located within the boundaries of *The Northland Plan Volume II* (2002), Preserve District, which recommends that rezoning of parcels adhere to the Northland Development Standards.
- The submitted CPD plans illustrate the location of the proposed building and landscaping areas, and commit to a parking setback of 15' and a building setback of 40' from Chestnut Hill Drive, and a parking setback of 40' and a building setback of 75' from North Hamilton Road. The CPD text includes use restrictions, maximum lot coverage, street trees, headlight screening, and lighting controls.
- The *Columbus Thoroughfare Plan* identifies North Hamilton Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant requests the CPD, Commercial Planned Development District to permit a restaurant development. The CPD plan and text include similar development standards as surrounding developments, and is consistent with the zoning and development patterns of the area.



Z04-038A
4950 North Hamilton Road
CPD
Approximately 1.69 acres



Z04-038A
4950 North Hamilton Road
CPD
Approximately 1.69 acres



Northland Community Council
Development Committee

Report

February 27, 2019 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

Voting: (15): Albany Park (APHA), Blendon Chase (BCCA), Blendon Woods (BWCA), Cooper Woods (CWCA), Devonshire (DCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA).

Case #1 Application #ZA19-001 (Zoning amendment to Z04-038A to amend requirements for setback and landscaping due to City appropriation of ROW)
Craig Moncrief/Plank Law Firm *representing*
The Lurie Family Limited Partnership
4950 N Hamilton Rd (Commercial: restaurant), 43230 (545-280873)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by APCA, second by SCA) to **RECOMMEND APPROVAL** of the application.*

Case #2 Application #ZA19-002 (Zoning amendment to Z90-166E to amend requirements for setback and landscaping due to City appropriation of ROW)
Craig Moncrief/Plank Law Firm *representing*
Thomas H. Lurie
5150 N Hamilton Rd (Commercial: bank/car repair), 43230 (545-254328/545-125868)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by BWCA, second by SCA) to **RECOMMEND APPROVAL** of the application.*

Case #3 Application #ZA19-003 (Zoning amendment to Z91-052D to amend requirements for setback and landscaping due to City appropriation of ROW)
Craig Moncrief/Plank Law Firm *representing*
Trustee of the Lurie Children’s Irrevocable Trust
4845 N Hamilton Rd (Commercial: retail store/restaurant/bank), 43230 (600-254098/600-267633/600-254194)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by LUCA, second by DCA) to **RECOMMEND APPROVAL** of the application.*

Case #4 Application #ZA19-004 (Zoning amendment to Z97-036A to amend requirements for setback and landscaping due to City appropriation of ROW)
Craig Moncrief/Plank Law Firm *representing*
Trustee of the Lurie Children’s Irrevocable Trust
4940 N Hamilton Rd (Commercial: car wash), 43230 (545-254329)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by FVRA, second by FPCA) to **RECOMMEND APPROVAL** of the application.*



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 204-038A

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald T. Plank, Plank Law Firm, LPA
of (COMPLETE ADDRESS) 411 E. Town Street, Floor 2, Columbus, Ohio 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

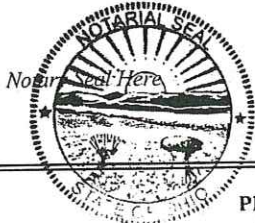
Table with 2 columns and 2 rows for listing parties with 5% or more interest.

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 25th day of January, in the year 2019

SIGNATURE OF NOTARY PUBLIC
My Commission Expires: Never



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

Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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