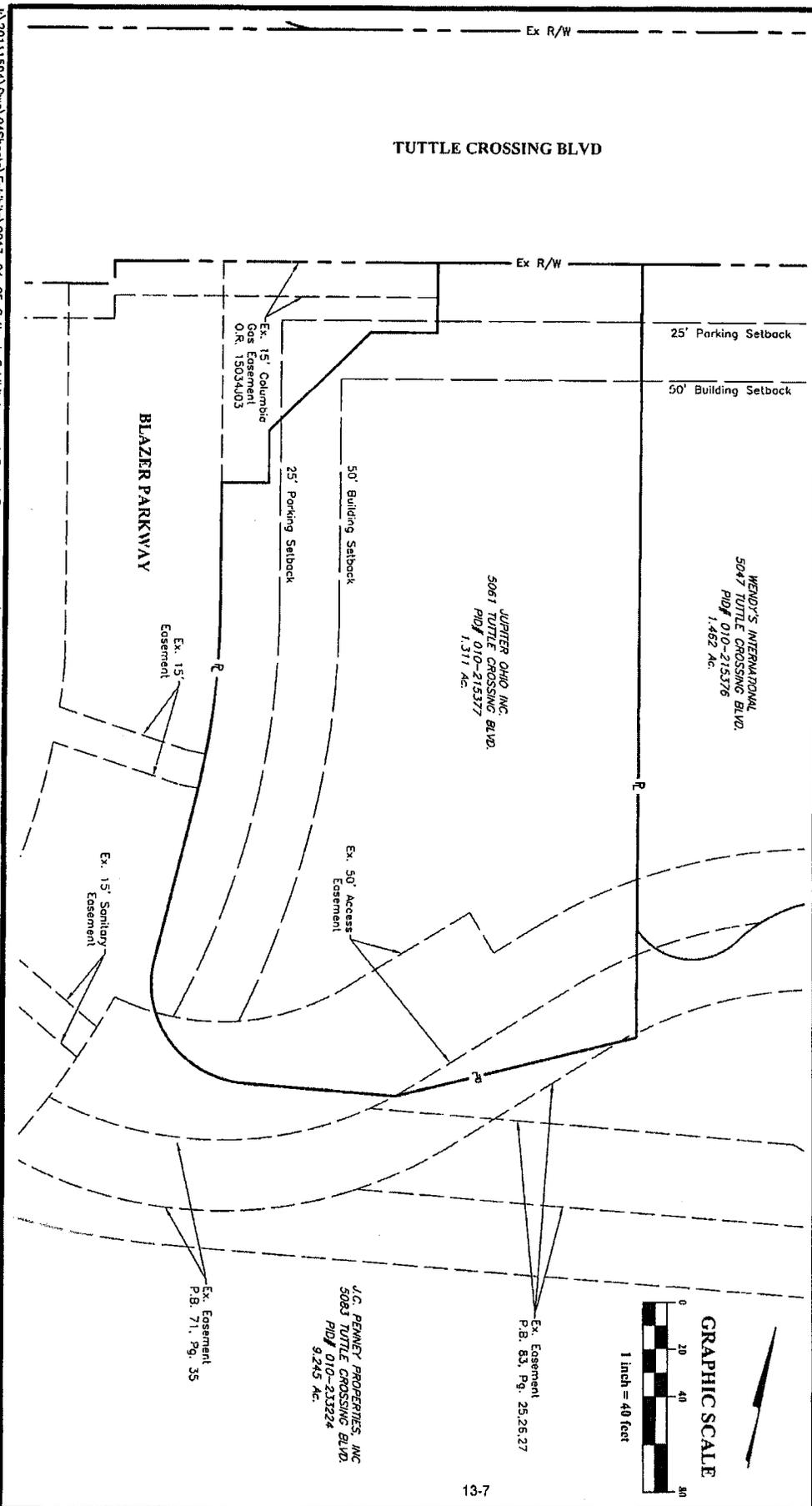


EMH&T
 Evans, Mechwert, Hombleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43254
 Phone: 614.775.4500 Toll Free: 888.775.3448
 emh.com

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 SETBACK EXHIBIT
JUPITER OHIO
 FOR
5061 TUTTLE CROSSING BOULEVARD

DATE: April 26, 2013
 SCALE: 1" = 40'
 JOB NO.: 2011-1594



J:\2011\1594\Draw\04\Sheets\Exhibit\2013-04-25 Setback Exhibit.dwg Last Saved By: nventrasco, 4/25/2013 11:05 AM Last Printed By: Ventresco, Nick, 4/26/2013 11:00 AM
 2 Xrefs: 2011\1594\VS-REFR-E.dwg, 2011\1594\XS-REFR-E.dwg

Z13-030 Final Received
 6/19/13

Jeffrey R. Penney
 June 19, 2013

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 9, 2013**

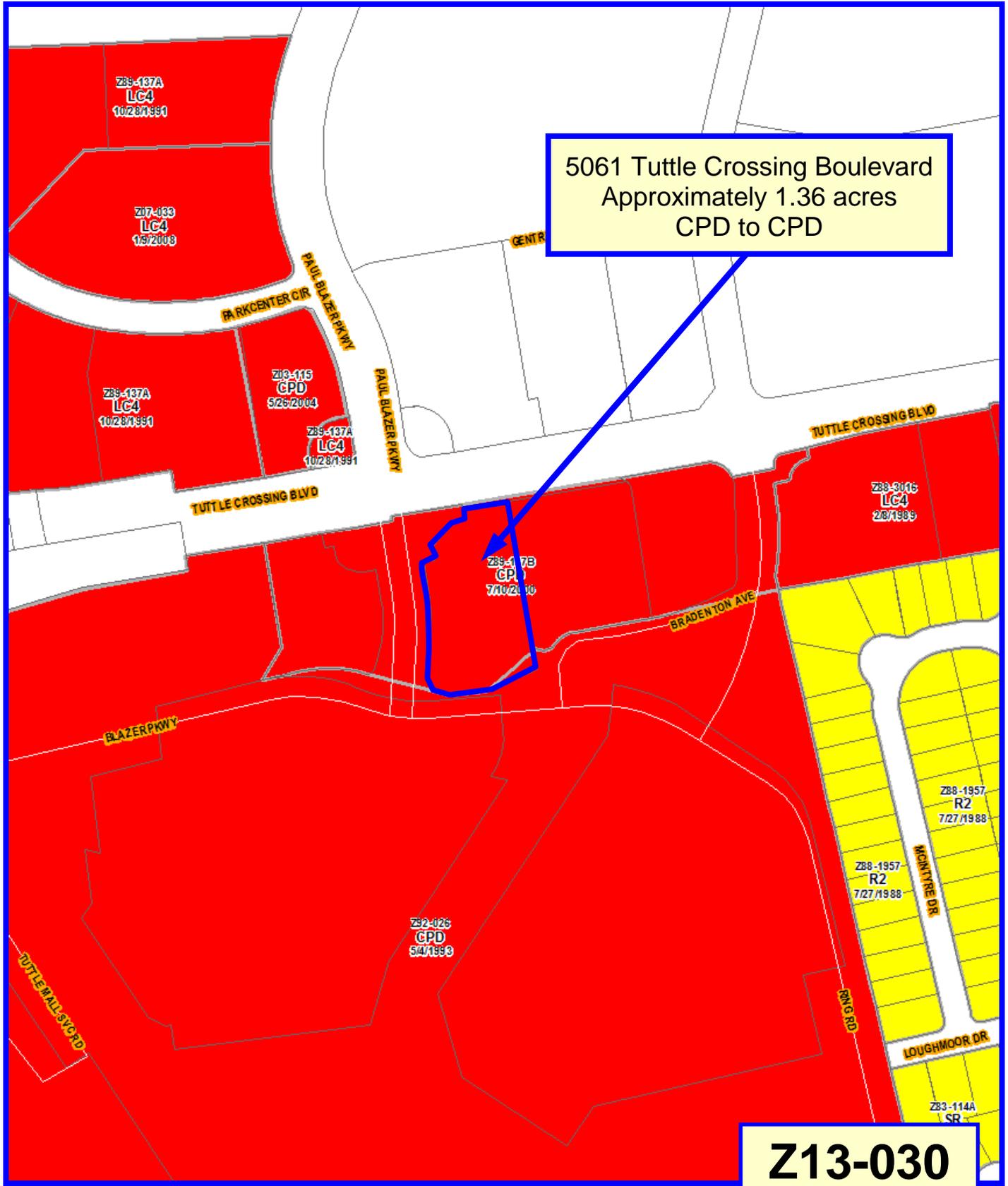
- 13. APPLICATION: Z13-030 (ACCELA # 13335-00000-00201)**
Location: **5061 TUTTLE CROSSING BOULEVARD (43017)**, being 1.4± acres located at the southeast corner of Tuttle Crossing Boulevard and Blazer Parkway (010-215377).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Expand C-4 commercial uses.
Applicant(s): Jupiter Ohio Inc.; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

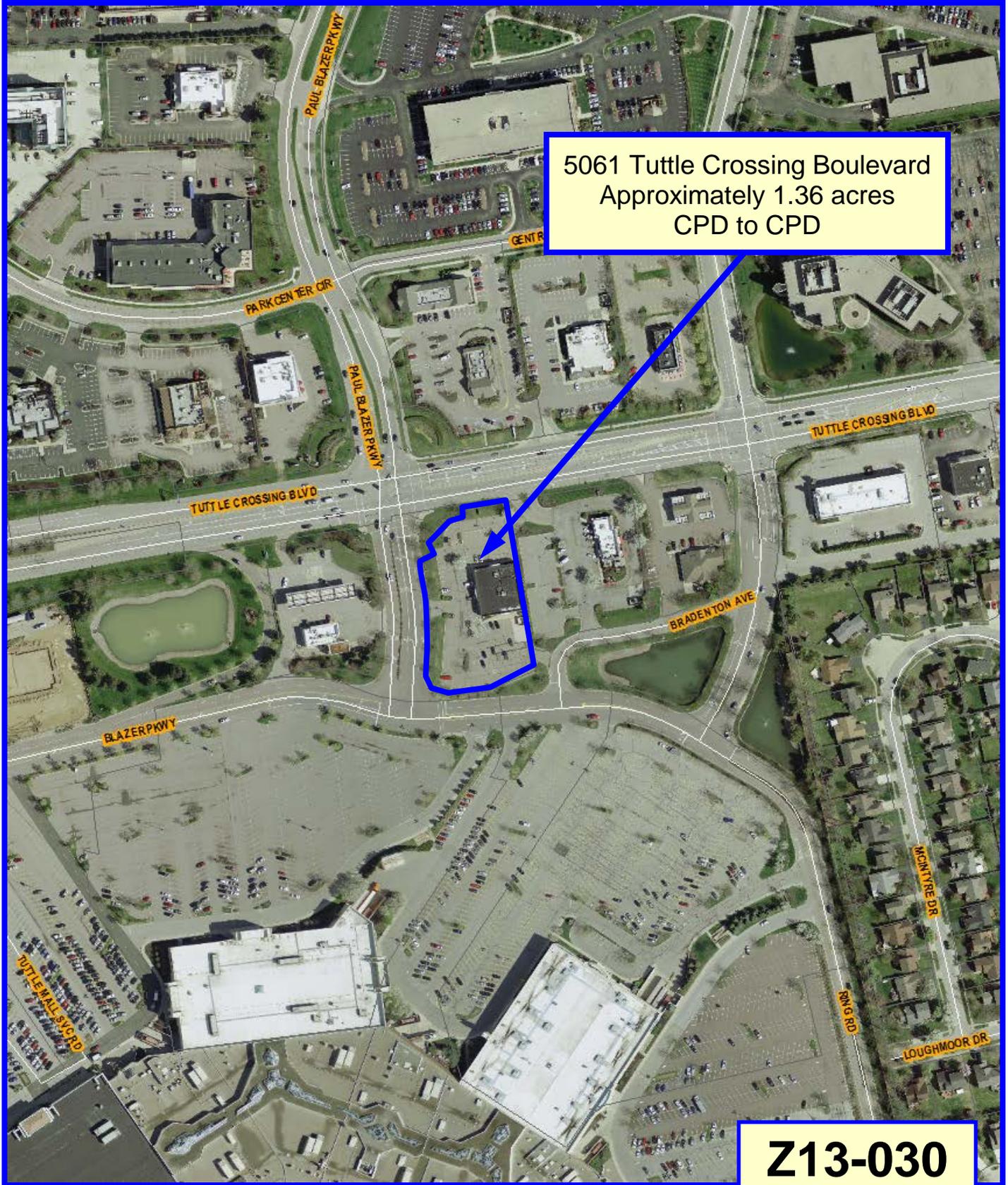
- The site is developed with a jewelry store in the CPD, Commercial Planned Development District and is restricted to restaurant, convenience retail, fuel sales, and jewelry store uses only. The requested CPD, Commercial Planned Development District will allow additional C-4, Commercial District uses.
- To the north across Tuttle Crossing Boulevard is a fast-food restaurant in the City of Dublin. To the east is a fast-food restaurant in the CPD, Commercial Planned Development District. To the south is a regional mall in the CPD, Commercial Planned Development District. To the west is a fuel sales facility in the CPD, Commercial Planned Development District.
- The CPD text includes appropriate use restrictions, setbacks, landscaping, and graphics controls.
- The *Columbus Thoroughfare Plan* identifies Tuttle Crossing Boulevard as 4-2D arterial requiring 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit a range of commercial uses on a site that is limited to only four uses on a major commercial thoroughfare. The CPD text includes appropriate development standards which will ensure compatibility with the surrounding development.



Z13-030



5061 Tuttle Crossing Boulevard
Approximately 1.36 acres
CPD to CPD

Z13-030



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • 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 # 213-030

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) Smith & Hale LLC, 37 West Broad Street, 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. Jupiter Ohio Inc. c/o Richard A Coombes 111 S. Meridian State , Suite 600 Indianapolis, IN 46225 no Columbus based employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28th day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15

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

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015



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