

Marriage Place, an Ohio general partnership  
By: ME  
Charles Fraas, attorney/agent

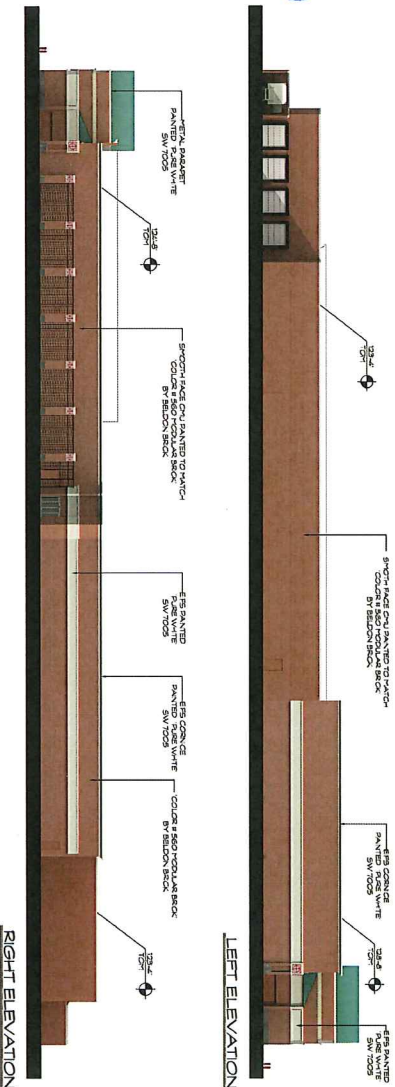
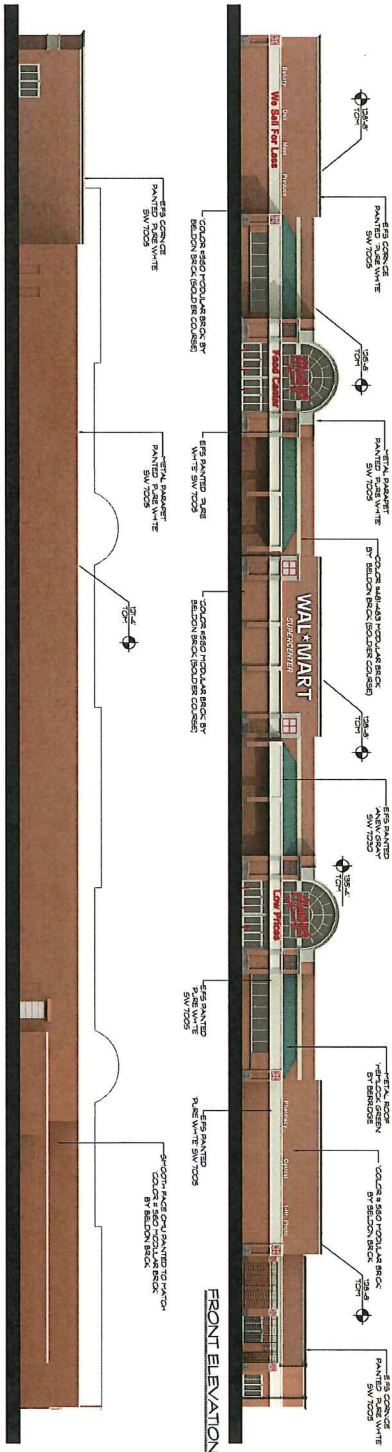
Store #3812

WAL★MART

215-040

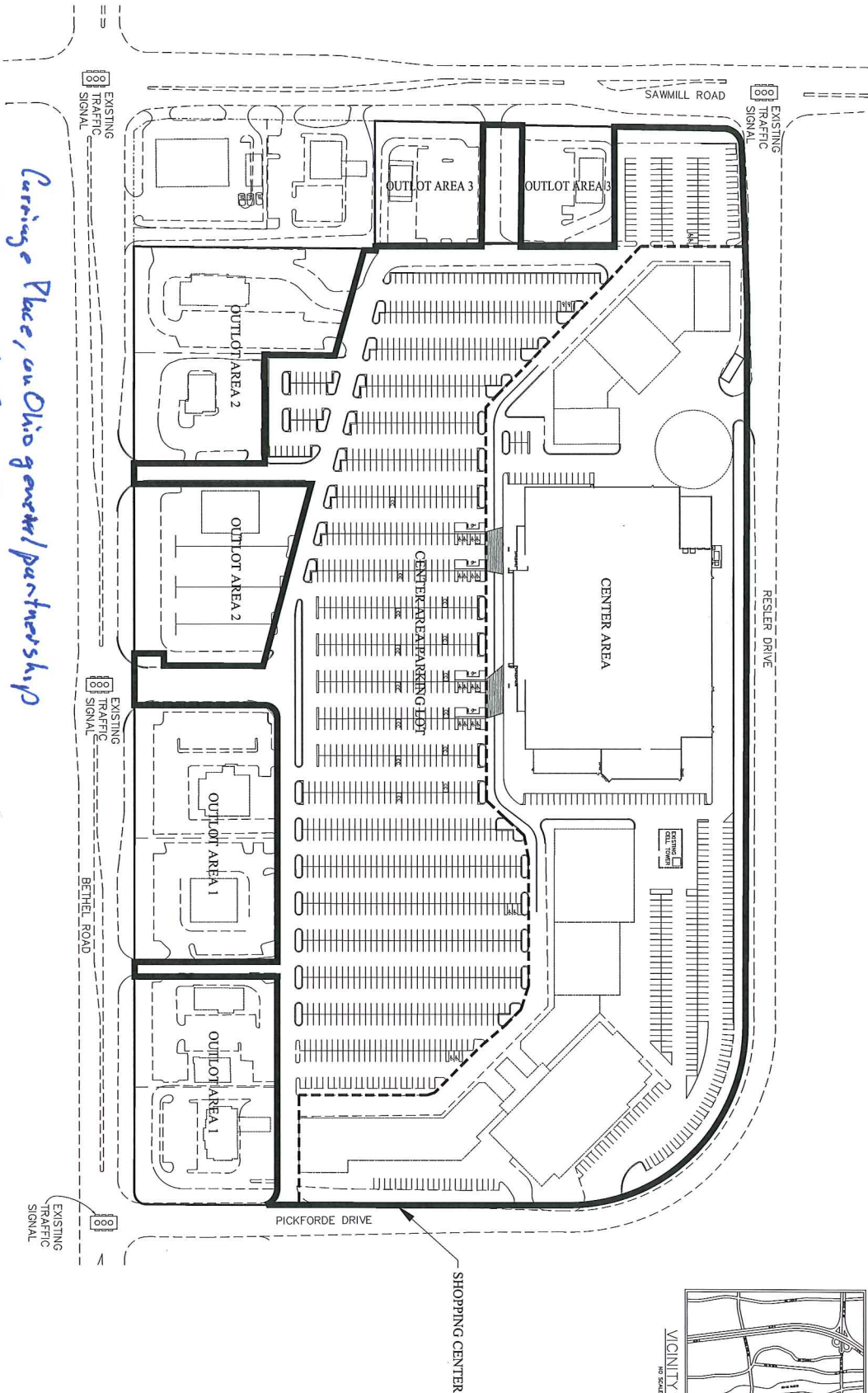
Final Received 1/26/16  
750 West Broad Street, Raleigh, NC 27601  
① of ③

**PBA**  
**Architecture**  
**& Engineering**



**CASTO**

191 W. Nationwide Blvd., Suite 200  
Columbus, Ohio 43215-2568  
614.235.5311  
castoindco.com



NORTH

SCALE: 1"=80'-0"

rev 10-28-15

SITE PLAN  
CARRIAGE PLACE

*Carriage Place, an Ohio general partnership*

By: *[Signature]*

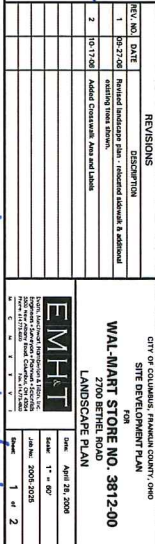
*Charles Evans, attorney/gent*

*1/26/16*

*Z15-048*

*Final Received 1/26/16 @ 08:3*





**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 14, 2016**

<b>2. APPLICATION:</b>	<b>Z15-048</b>
<b>Location:</b>	<b>2698 BETHEL ROAD (43220)</b> , being 29.05± acres located on the north side of Bethel Road, 550± feet east of Sawmill Road (590-214701; Northwest Civic Association).
<b>Existing Zoning:</b>	CPD, Commercial Planned Development District.
<b>Request:</b>	CPD, Commercial Planned Development District.
<b>Proposed Use:</b>	Increase permitted square footage of restaurant uses.
<b>Applicant(s):</b>	Carriage Place; c/o Charlie Fraas and Brent Myers; 250 Civic Center Drive; Suite 500; Columbus, OH 43215.
<b>Property Owner(s):</b>	The Applicant.
<b>Planner:</b>	Shannon Pine; 645-2208; <a href="mailto:spine@columbus.gov">spine@columbus.gov</a>

**BACKGROUND:**

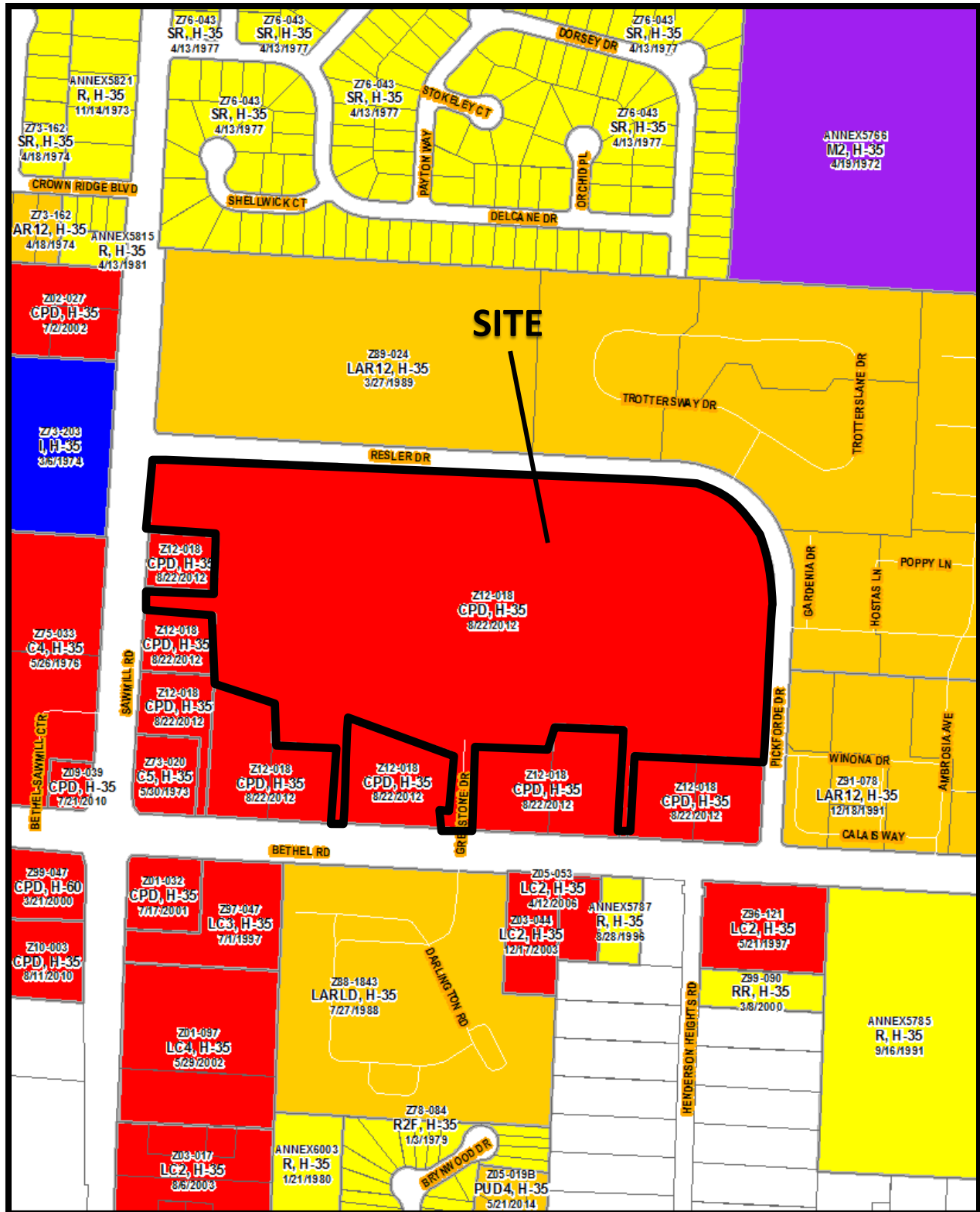
- The 29.05± acre site is zoned in the CPD, Commercial Planned Development District and is developed with a shopping center. The requested CPD, Commercial Planned Development District will remove size restrictions for the movie theater and restaurant space. The current text limits the size of the movie theater (no more than 2060 seats) and the total aggregate square footage for restaurants (18,200 square feet).
- To the north and east across Resler Drive are a park and a multi-unit residential development in the L-AR-12, Limited Apartment Residential District. To the south across Bethel Road are a multi-unit residential development in the L-ARLD, Limited Apartment Residential District, and an office in the L-C-2, Limited Commercial District. To the west across Sawmill Road are a bowling alley and retail strip center in the C-4, Commercial District, as well as an electric substation in the I, Institutional District. Outparcels of the shopping center in the CPD, Commercial Planned Development District also border the site to the south and west.
- The site lies within the planning area of the *Northwest Plan* (2007), which recommends retail uses to be concentrated at the intersection of Bethel and Sawmill Roads. The request to increase the allowable buildable space for retail or restaurant uses on the site is consistent with Plan recommendations.
- The site lies within the boundaries of the Northwest Civic Association whose recommendation is for approval of the requested CPD district.
- The CPD text includes provisions for permitted uses, square footage limitations, setbacks, landscaping, building elevations, and lighting. A variance to carry over the existing nonconforming increased number of parking spaces is included in the request.

- The *Columbus Thoroughfare Plan* identifies Sawmill and Bethel Roads as 4-2D arterials, each requiring a minimum of 60 feet of right-of-way from centerline.

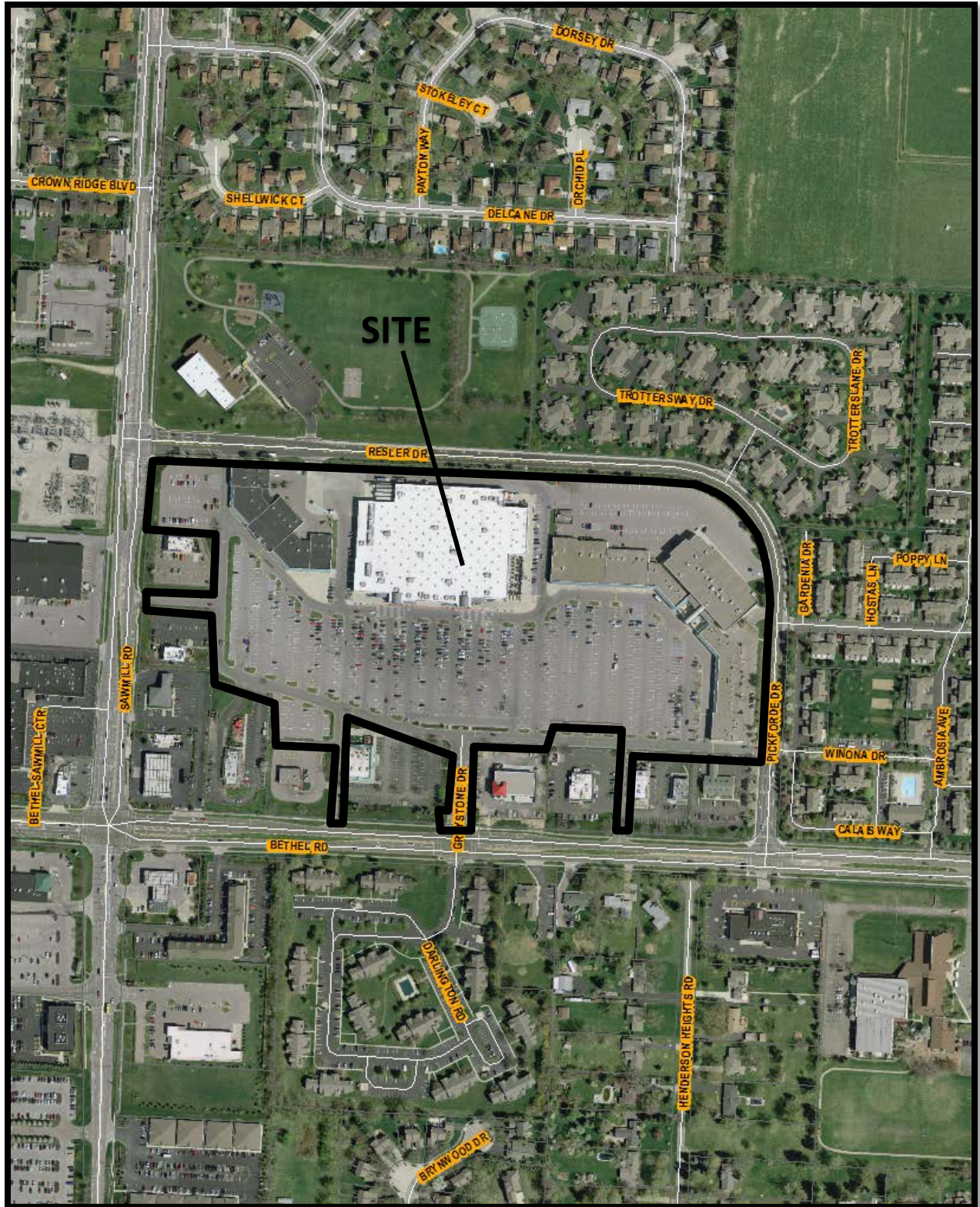
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District, is compatible with the surrounding development and zoning patterns of the area, and is consistent with the land use recommendations of the *Northwest Plan*. Staff supports removal of the restaurant and theater size limitations since the existing parking count of the shopping center still exceeds the maximum permitted. The size limitations will instead be controlled by the code-required minimum number of parking spaces in Chapter 3312, Off-Street Parking and Loading, of the Columbus Zoning Code.





Z15-048  
2698 Bethel Road  
Approximately 29.05 acres  
CPD to CPD



Z15-048  
2698 Bethel Road  
Approximately 29.05 acres  
CPD to CPD

**Pine, Shannon L.**

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**From:** Rosemarie Lisko <rosemarielisko@sbcglobal.net>  
**Sent:** Thursday, January 07, 2016 10:48 AM  
**To:** Pine, Shannon L.  
**Subject:** Z15-048 2698 Bethel Rd.

On January 6 the Northwest Civic Association heard the Rezoning Application for 2698 Bethel Rd.  
After a very lengthy discussion the vote was taken.

Approval 8 Disapproval 1

Rosemarie Lisko  
Zoning Chair  
Northwest Civic Association  
985-1150



**REZONING APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 # 215-048

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Charlie Fraas and Brent Myers  
of (COMPLETE ADDRESS) 250 Civic Center Drive, Suite 500, 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. Carriage Place, an Ohio General Partnership 250 Civic Center Drive, Suite 500 Columbus, OH 43215 Charlie Fraas and Brent Myers 614-228-5331	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 2nd day of November, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

09-14-2016



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

Helena Brus  
Notary Public, State of Ohio  
My Commission Expires 09-14-2016

**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**