


**SITE DATA**  
ADDRESS: 8951 S OLD STATE RD  
P.O. BOX: LOT 6607, 3103410007000  
SITE AREA: 4.538 +/- ACRES  
ZONING: PLANNED COMMERCIAL & OFFICE DISTRICT, PC  
PROPOSED: AS DEPICTED  
SETBACKS: 100' SIDESET  
PARKING PROVIDED: 180 SPACES  
8 PARKING SPACES

THE SITE PLAN MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL OR OTHER DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED. ANY SUCH ADJUSTMENT TO THE SITE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF THE BUILDING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL. THE SUBMISSION OF THE APPROPRIATE DATA REQUIRING THE PROPOSED ADJUSTMENT.

SIGNATURE:  DATE: 11/11/16  
HARRY M. LUTZ, SR. OWNER  
Managing Member



<div>DDM POLARIS – SITE PLAN</div> <div>8909–8951 SOUTH OLD STATE ROAD</div> <div>COLUMBUS, OH</div>	<div>PREPARED FOR:</div> <div>BREXTON, LLC</div> <div>815 GRANDVIEW AVE</div> <div>SUITE 300</div> <div>COLUMBUS, OH 43215</div>	<div></div> <div>www.MannikSmithGroup.com</div>	<div>TECHNICAL SKILL</div> <div>CREATIVE SPIRIT</div>	DATE: 08/02/2016	NO.	DATE	BY	DESCRIPTION
				JOB#: 8224000				
				DRAWN BY: SEF				
				CHECKED BY: SEF				

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 13, 2016**

4.    **APPLICATION:**                   **Z16-047**  
      **Location:**                   **8931 SOUTH OLD STATE ROAD (43235)**, being 4.54± acres located at the southeast corner of South Old State Road and Candlelite Lane (31834103007000; Far North Columbus Communities Coalition).  
  
      **Existing Zoning:**           R, Rural District (Annexation Pending).  
      **Request:**                   CPD, Commercial Planned Development District.  
      **Proposed Use:**           Commercial shopping center.  
      **Applicant(s):**           Brexton; c/o Melanie Wollenberg, Agent; 815 Grandview Avenue; Columbus, OH 43215.  
  
      **Property Owner(s):**   DDM Polaris LLC; 6610 Chatsworth Street; Canton, OH 44718.  
      **Planner:**               Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

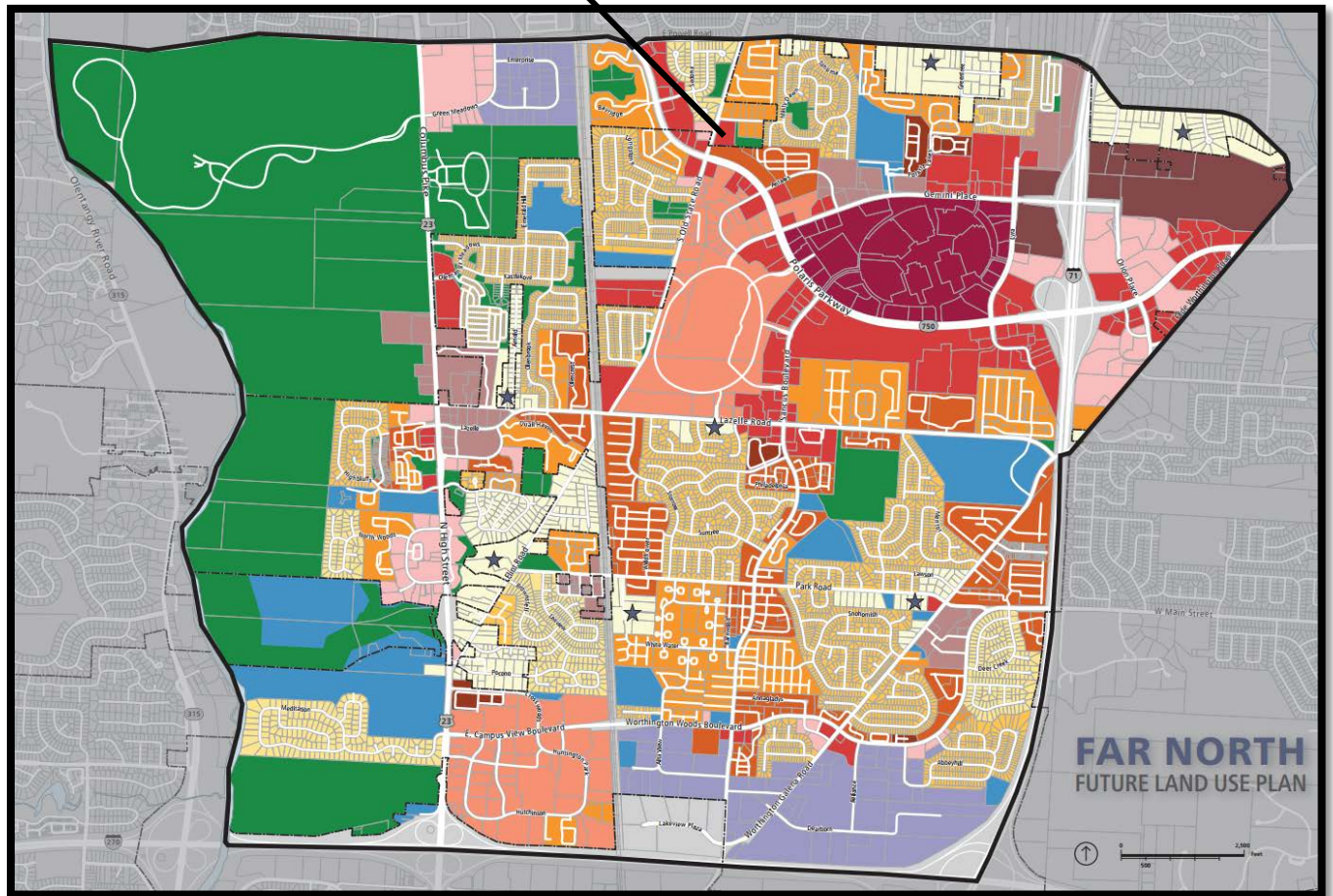
- The site consists of a single parcel, developed with a shopping center, currently undergoing annexation from Orange Township and having the PC, Planned Commercial and Office District zoning designation from said township. A rezoning to the CPD, Commercial Planned Development District is comparable to the township zoning, and is necessary to limit potential uses while conforming the existing shopping center.
- To the north of the site are single-unit dwellings in Orange Township. To the south is undeveloped land in the L-C-4, Limited Commercial District. To the east is an undeveloped parcel undergoing annexation and rezoning (Z16-046) to the L-M, Limited Manufacturing District for a self-storage facility. To the west are commercial businesses along Old State Road in the CPD, Commercial Planned Development District and in Orange Township.
- The site is located within the boundaries of the *Far North Area Plan* (2014) which recommends “Community Commercial” for this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The CPD text includes commitments to prohibit uses, to development standards that conform the existing site design as per the submitted site plan, and signage for an off-site tenant panel.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

The requested CPD, Commercial Planned Development District will conform an existing commercial shopping center and no changes are proposed. A pending annexation will place the site into the Rural District. The request to rezone the property to CPD provides a more compatible zoning district for the existing use, and the existing conditions are consistent with the Plan recommendations.

Z16-047  
8931 South Old State Road  
Approximately 4.54 acres  
R (Annexation Pending) to CPD

**SITE**



**→ Commercial (Community)**

The Commercial (Community) classification supports retail, office, or institutional uses that serve multiple neighborhoods, but generally do not attract residents from outside the area. An example includes neighborhood shopping centers. Gas stations built to Community Commercial Overlay design standards may be supported. Commercial (Community) uses should be located along arterials and at key intersections.

Z16-047  
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**STANDARDIZED RECOMMENDATION FORM**

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)

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number 216-046 & 216-047

Address 1520 Candlelite Ln.

Group Name Far North Columbus Communities Coalition

Meeting Date 9/6/2016

Specify Case Type

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

**NOTES:**Approved as submitted.**Vote**11-0**Signature of Authorized Representative**James Calmeson

SIGNATURE

FNCCC President

RECOMMENDING GROUP TITLE

614/832-9083

DAYTIME PHONE NUMBER

Please **FAX** this form to **Zoning** at (614) 645-2463 within **48 hours** of your meeting day; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 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.

APPLICATION # 216-047

STATE OF OHIO  
COUNTY OF FRANKLIN

DOM

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS)

Melanie Wellerburg  
410 Brexton 815 Grandview Ave Colso H 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. <u>See attached</u>	2.
3.	4.

☒ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Melanie Wellerburg

Subscribed to me in my presence and before me this 8th day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Liana Daubner  
6-2-19

My Commission Expires:



Notary Seal Here

**LIANA M. DAUBNER**  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Franklin County  
My Comm. Exp. 6/2/19

**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**

Page 2 of 2  
216-047**DDM Polaris Ownership**

(None of the following companies have Columbus based employees)

- 20% Dunlap Family LLC  
12 Grandview Circle  
Canonsburg, PA 15317
- 20% Urbanic Family LLC  
4665 Allen  
Stow, OH 44224
- 5% GL Service Company LLC  
150 Woodburn  
Chagrin Falls, OH 44022
- 5% Brehmer Family LLC  
10114 Timothy Lane  
Twinsburg, OH 44087
- 21.20% Chatsworth Enterprises LLC  
6610 Chatsworth St NW  
Canton, OH 44718
- 7.10% Castlebar Holding Company LLC  
4835 Castlebar NW  
Canton, OH 44708
- 7.10% Doral Holding Company LLC  
7934 Strausser NW  
Canton, OH 44720
- 7.10% Rex Holding Company LLC  
5654 Rex Drive  
Canton, OH 44718

Contact info for all :  
Harry Giltz III  
330.494-6688