

11-15-16

Z16-059 Final Received 11/15/16

10-1-16

# PROJECT SUMMARY

## OWNER/DEVELOPER:

THE C. COMPANIES  
11111 DORCHESTER ST.  
N. 634-44-0000  
BANKEDIRECT.COM/COMPANIES.COM

## PLAN DESIGNER:

TERRELL F. JOHNSON  
33333 COLUMBIAN DR. #213  
COLUMBIAN, OHIO 43021  
F: (614) 385-1000  
T: (614) 385-1000

## ZONING DISTRICT:

0715 (COMMERCIAL PLANNED DEVELOPMENT)  
0715-0887, 11-15

## BUILDING HEIGHT:

21.50' ±  
0.723 AC (31,484 SF)  
0.723 ± AC

## SITE ADDRESS:

0.594 ± AC  
0.470 ± AC

## DISTURBED ACREAGE:

0.594 ± AC  
0.470 ± AC

## PRE-DEVELOPED IMPROVED AREA:

0.594 ± AC  
0.470 ± AC

## POST-DEVELOPED IMPROVED AREA:

0.594 ± AC  
0.470 ± AC

## DISTANCE TO NEAREST INTERSECTION:

PROPOSED DEVELOPMENT IS LOCATED ON THE GEORGESVILLE ROAD AND ATLANTA DRIVE INTERSECTION. THE SITE IS ADJACENT TO THE EXISTING RESTAURANT AND PARKING LOT. THE SITE IS ADJACENT TO THE EXISTING RESTAURANT AND PARKING LOT.

## STORM WATER MANAGEMENT:

PROPOSED DEVELOPMENT IS LOCATED ON THE GEORGESVILLE ROAD AND ATLANTA DRIVE INTERSECTION. THE SITE IS ADJACENT TO THE EXISTING RESTAURANT AND PARKING LOT. THE SITE IS ADJACENT TO THE EXISTING RESTAURANT AND PARKING LOT.

## SITE TRIBUTARY TO:

N/A

## NOI GENERAL PERMIT:

N/A

## FLOOD DESIGNATION:

N/A

## PARKING REQUIRED:

1 SPACE PER 175 SQ. FT. (1,484/175 = 8 SPACES)  
28 SPACES

## PARKING PROVIDED:

1 SPACE PER 20 PARKING SPACES (1,484/20 = 74 SPACES)  
2 SPACES (1-SHARED BIKER SPACE)  
BICYCLE PARKING REQUIRED:  
2 SPACES (1-SHARED BIKER SPACE)  
BICYCLE PARKING PROVIDED:  
2 SPACES (1-SHARED BIKER SPACE)  
THE PROPOSED PROJECT WILL PROVIDE 28 PARKING SPACES, WHICH IS IN EXCESS OF THE CITY OF GEORGESVILLE REQUIREMENT OF 28 SPACES. THE CITY OF GEORGESVILLE REQUIREMENT IS APPLICABLE.

# NOTES:

1. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. CURB RADI ARE 5' UNLESS OTHERWISE NOTED.

# VARIANCES:

1. REDUCE PARKING SETBACK FROM 10' TO 0'.

720 East Broad Street | Suite 203 | Columbus, OH 43215  
P: 614.385.1090 | F: 614.385.1005 | E: info@terrainevolution.com

CHANGE ORDER SCHEDULE

NO.	DESCRIPTION OF CHANGE	DATE

GRAPHIC SCALE

1" = 20' ±

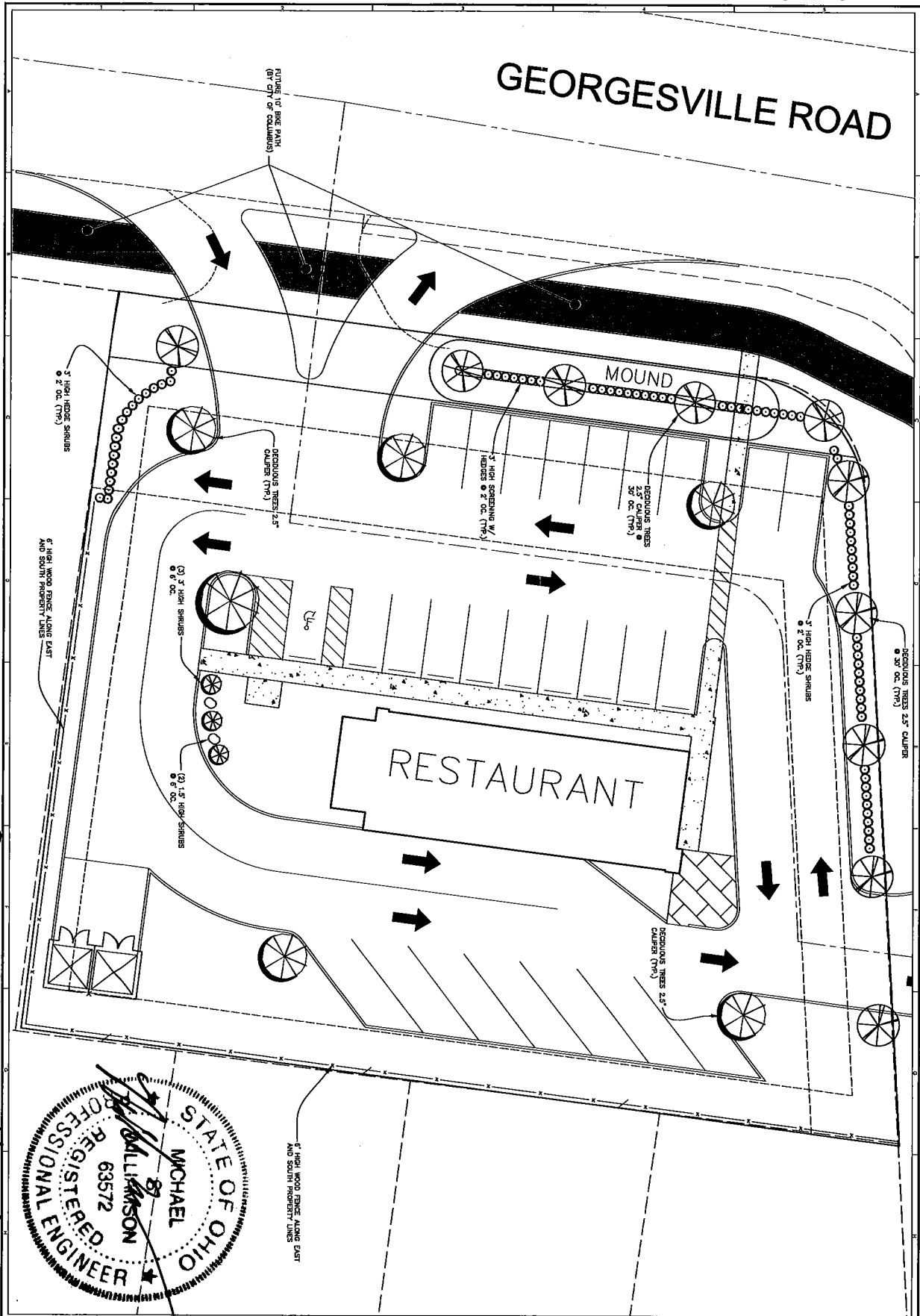
0 10 20 30

DATE: NOVEMBER 15, 2016

SCALE: 1" = 20'

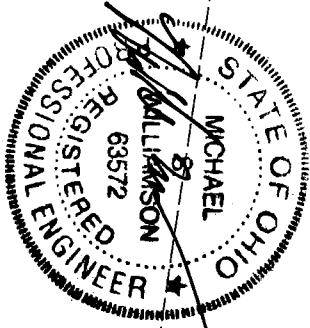
VERTICAL: N/A

SHEET NO.: 1/1



Z16-059 Final Received 11/5/16  
 @2016

11-15-16



COLUMBUS, OHIO <b>TACO BELL</b> 620 GEORGESVILLE ROAD LANDSCAPE PLAN		<b>TerrainEvolution</b> Your bridge between Vision and Success 720 East Broad Street   Suite 200   Columbus, OH 43215 P: 614.385.1090   F: 614.385.1085   E: info@terrainrevolution.com		CHANGE ORDER SCHEDULE <table border="1"> <thead> <tr> <th>DESCRIPTION OF CHANGE</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		DESCRIPTION OF CHANGE	BY	DATE																															GRAPHIC SCALE 1" = 20'	
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SHEET NO. 1/1		DATE: NOVEMBER 15, 2016 TIME: 11:30 AM DRAWN BY: N/A		CHECKED BY: N/A																																				

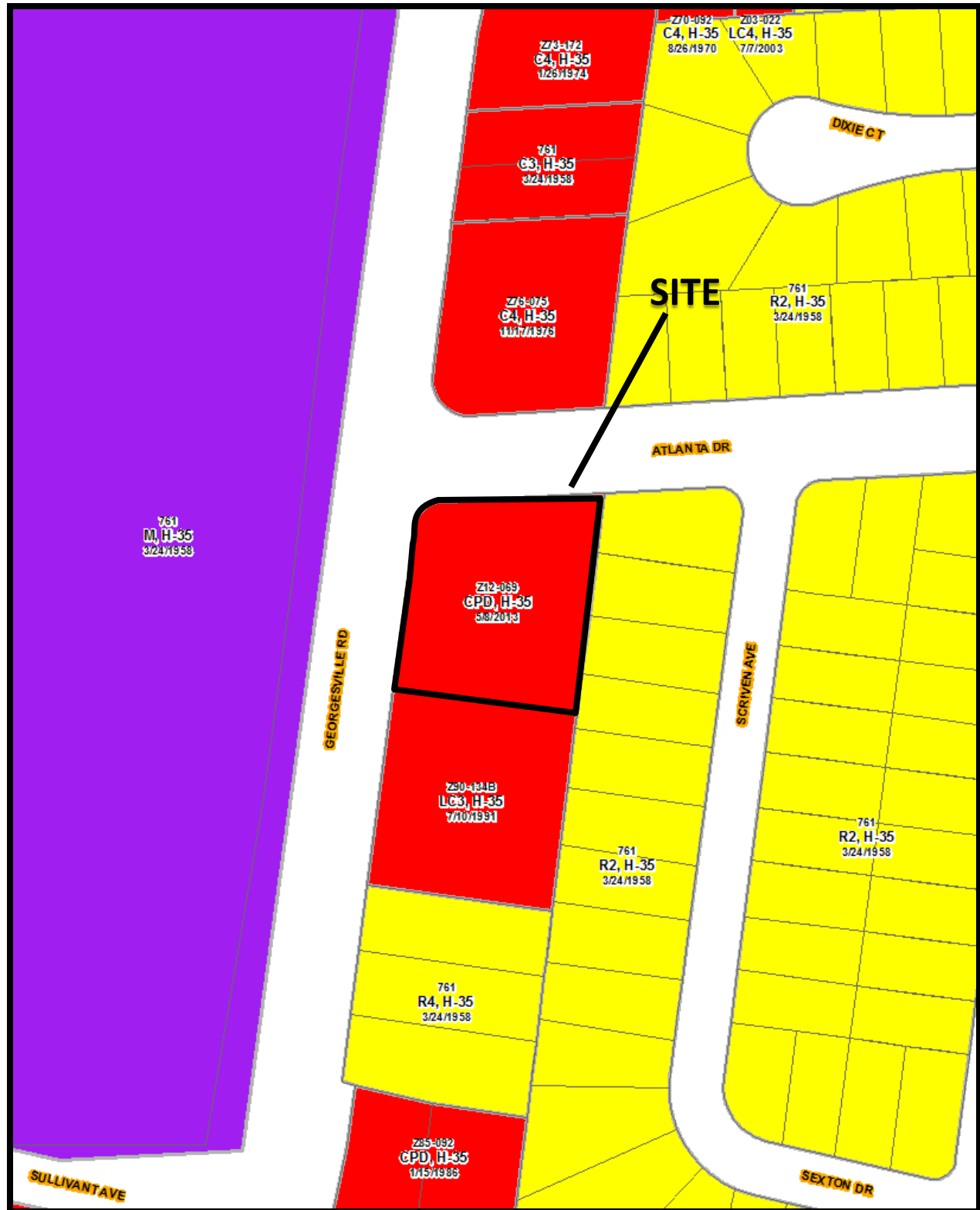
**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 10, 2016**

- 3. APPLICATION: Z16-059**  
**Location:** **620 GEORGESVILLE ROAD (43228)**, being 0.72± acres located at the southeast corner of Georgesville Road and Atlanta Drive (010-122507; Greater Hilltop Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Revise CPD plan to allow restaurant with drive-through.  
**Applicant(s):** 620 Georgesville Road, LLC; c/o Brian D. Biglin, Atty.; Nardone Limited; 300 East Broad Street, Suite 490; Columbus, OH 43215.  
**Property Owner(s):** MAMJ Enterprises, LLC; PO Box 3416; Dublin, OH 43016.  
**Planner:** Shannon Pine, 614-645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

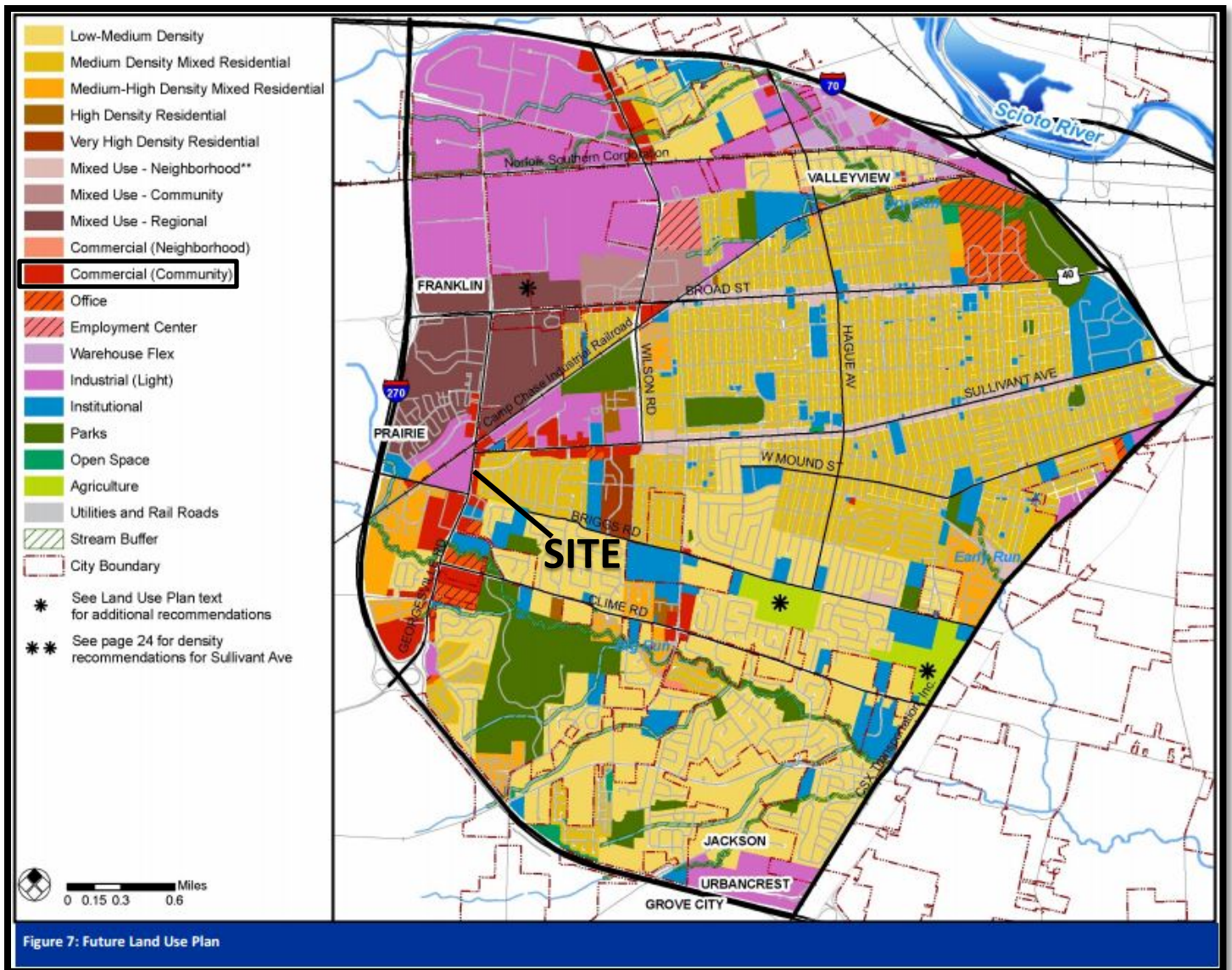
- The site consists of a single parcel, developed with a self-serve car wash facility, and is currently zoned in the CPD, Commercial Planned Development District. The requested CPD, Commercial Planned Development District, replaces the current CPD plan to accommodate a new fast-food establishment.
- To the north of the site across Atlanta Drive is a commercial property in the C-4, Commercial District. To the south is a fast-food establishment in the L-C-4, Limited Commercial District. To the east are single-unit dwellings in the R-2, Residential District. To the west across Georgesville Road is an office/warehouse in the M, Manufacturing District.
- The site is located within the planning area of *The Greater Hilltop Plan Amendment* (2010) which recommends community commercial uses for this location.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for approval.
- The CPD text proposes limited uses in the C-4, and C-5, Commercial districts, while maintaining the same list of prohibited uses from the existing CPD District. The CPD text includes appropriate development standards for access and screening which will ensure compatibility with the surrounding development. A variance for reduced parking setback is incorporated in the request, which is not opposed by the Department of Public Service.
- The *Columbus Thoroughfare Plan* identifies Georgesville Road a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District replaces the current CPD plan to accommodate a new fast-food establishment. The CPD text includes appropriate use restrictions and development standards which will ensure compatibility with the surrounding development.



Z16-059  
620 Georgesville Road  
Approximately 0.72 acres  
CPD to CPD



Z16-059  
 620 Georgesville Road  
 Approximately 0.73 acres





Z16-059  
620 Georgesville Road  
Approximately 0.72 acres  
CPD to CPD

THE CITY OF  
**COLUMBUS**

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

# STANDARDIZED RECOMMENDATION FORM

## Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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

Case Number

Z16-059

Address

620 GEORGETOWN ROAD

Group Name

GREATER HILLTOP AREA COMMISSION

Meeting Date

10/4/2016

Specify Case Type

- ☐ BZA Variance / Special Permit  
☐ Council Variance  
☒ Rezoning  
☐ Graphics Variance / Plan / Special Permit

Recommendation  
(Check only one)

- ☒ Approval  
☐ Disapproval

### NOTES:

Vote

FOR=11 AGAINST=0 ABSTAIN=0

Signature of Authorized Representative

SIGNATURE

GREATER ZONING VICE CHAIR

RECOMMENDING GROUP TITLE

614-653-7653

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at (614) 645-2463  
 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 # 216-059

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brian D. Biglin  
of (COMPLETE ADDRESS) Nardone Limited, 300 East Broad Street, Suite 490, 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. 620 Georgesville Road, LLC 114 Dorchester Square Westerville, OH 43081 Columbus employees: pending Contact: Brian Biglin (614) 372-7296	2.
3.	4.

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

SIGNATURE OF AFFIANT

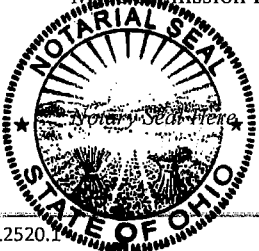
*Brian D. Biglin*

Subscribed to me in my presence and before me this sixth day of September, in the year 2016.

SIGNATURE OF NOTARY PUBLIC

*Darcy L. Fishback*  
11/3/2018

My Commission Expires:



*This Project Disclosure Statement expires six months after date of notarization.*  
**Darcy L. Fishback**  
Notary Public, State of Ohio  
My Commission Expires 11-03-2018