

# CPD PLAN

**CITY OF COLUMBUS, OHIO**  
0.320 AC.  
I.N. 200807100105811

**HAMILTON ROAD**  
(CR 103)  
(VARIABLE R/W)

**SUBAREA I**  
2.494 AC.  
THE NEW ALBANY COMPANY LLC  
I.N. 201212310201338

**THE NEW ALBANY COMPANY LLC**  
3.722 AC. (DEED)  
I.N. 201607190092673

**FIVE 14 CHURCH**  
10.652 AC. (DEED)  
I.N. 201610130139810

**SUBAREA I**  
9.30 AC.

**THE NEW ALBANY COMPANY LLC**  
65.122 AC. (DEED)  
I.N. 201212310201339

**SUBAREA I**  
1.87 AC.

**HAMILTON ROAD**  
P.B. 120, P. 64

**THE PRESERVE SECTION 4**  
P.B. 33, P. 26

**REVERSE T<sup>c</sup>**

**EMHIT**  
Survey, Mapping, Identification & Title, Inc.  
Engineers • Surveyors • Planners • Scientists  
3000 New Albany Road Columbus, OH 43204  
Phone: 614.779.1500 Fax: 614.779.1501  
emhit.com

**DATE:** 9/12/16  
**SCALE:** 1" = 100'  
**TITLE:** 10/13/16 Revised to remove Subarea J and reference Church tract

**REVISIONS**

NO.	DATE	DESCRIPTION
1	9/12/16	Revised to include 1.87 acre tract
2	10/13/16	Revised to remove Subarea J and reference Church tract

**Job No:** 2016-0363  
**Sheet:** 1 of 1

**Date:** July 28, 2016  
**Scale:** 1" = 100'  
**Title:** THE PRESERVE SECTION 4  
**Reserve %:** 29

Ann F. Phillips  
4/17/2017

[illegible]



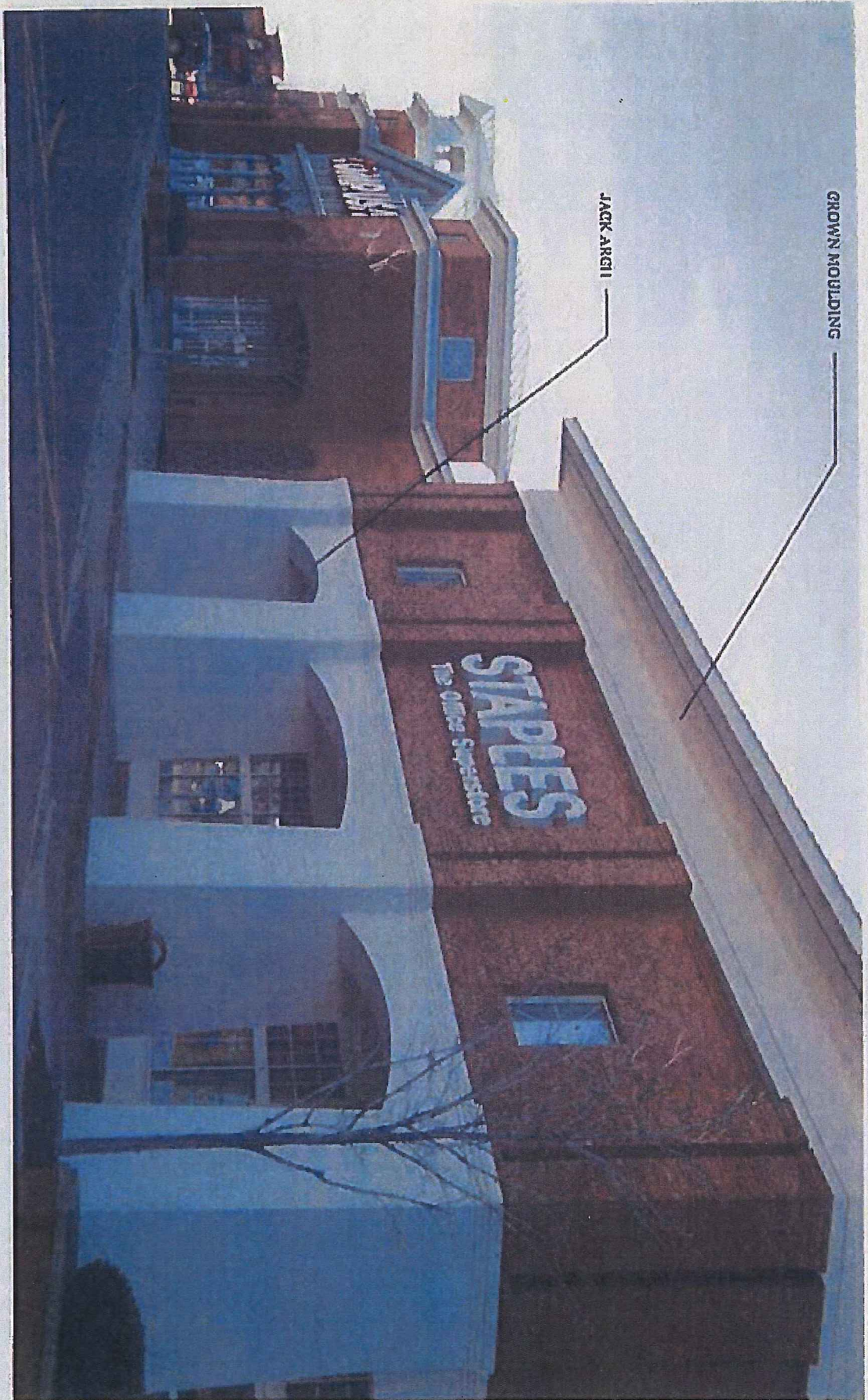


Exhibit B

*Alan L. Hall D.O.*

4/7/2017

Z16-043  
Final Received 4/7/17



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

- 2. APPLICATION: Z16-043**  
**Location:** **5806 NORTH HAMILTON ROAD (43230)**, being 13.86± acres located on the east side of North Hamilton Road, 667± feet north of Preserve Boulevard (545-291670; Northland Community Council).  
**Existing Zoning:** L-AR-O, Limited Apartment Office District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Commercial development.  
**Applicant(s):** The New Albany Company LLC; c/o Aaron Underhill, Atty.; 8000 Walton Parkway, Suite 260; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 13.86± acre site is currently undeveloped and zoned in the L-AR-O, Limited Apartment Office District (part of Subarea 1 of Z10-013). The site is also subject to CV10-021, which permitted a range of commercial uses. The applicant proposes the CPD, Commercial Planned Development District to update permitted uses and development standards that coincide with the recently approved CPD standards of Z14-044 located to the north of the subject site.
- To the north of the planned Hamilton Road right-of-way is undeveloped land in the CPD, Commercial Planned Development District. To the east are undeveloped land and a senior housing development under construction in the L-AR-O, Limited Apartment Office District. To the south are single-unit dwellings in the PUD-4, Planned Unit Development District, and undeveloped land in the L-AR-O, Limited Apartment Office District. To the west across North Hamilton Road are mixed-commercial development in the CPD, Commercial Planned Development District, and an apartment complex in the L-AR-12, Limited Apartment Residential District
- The site is located within the boundaries of the *Northland Plan: Volume II* (2002), which recommends mixed-use development for this location.
- The site is located within the boundaries of the Northland Community Council who recommends approval of the requested CPD district.
- The development text allows uses permitted in the C-4, Commercial District with several restrictions, and allows for one fuel sales user. The text includes provisions for setback requirements, lot coverage, and development standards that provide compatibility with adjacent properties. The CPD Plan depicts setbacks and access, and a building rendering exhibit is also included. Variances for reduced setbacks, and to allow parking lots to be divided by parcel lines.

- The *Columbus Thoroughfare Plan* identifies Hamilton Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from the centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD zoning classification updates permitted uses and development standards in order to provide a uniform development along the new portion of Hamilton Road. The proposed CPD text allows most C-4 district uses and one fuel sales user, and includes provisions for setback requirements, lot coverage, and development standards consistent with adjacent zoning districts. The *Northland Plan: Volume II* (2002) recommends mixed-use development for this location. The permitted uses of this CPD are consistent with this recommendation, and the provisions of the CPD text will ensure that future development is compatible with adjacent properties.

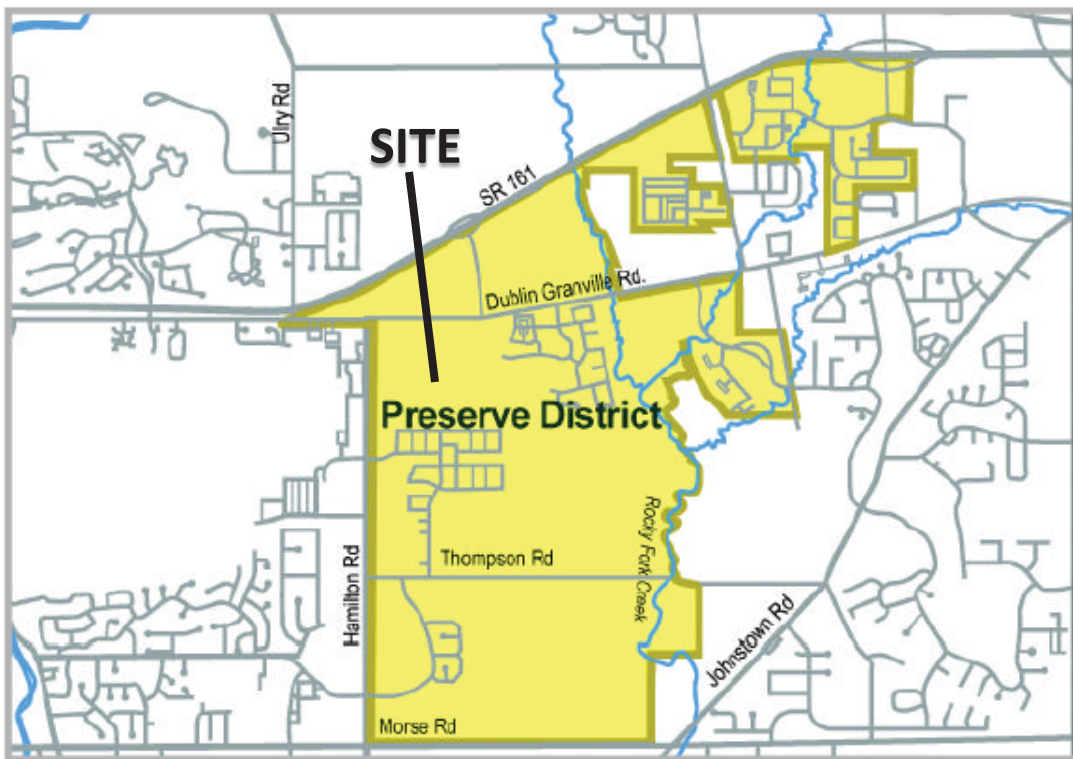
L-AR-O to CPD

## Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District



Z16-043  
5806 North Hamilton Road  
Approximately 13.86 Acres  
L-ARO to CPD

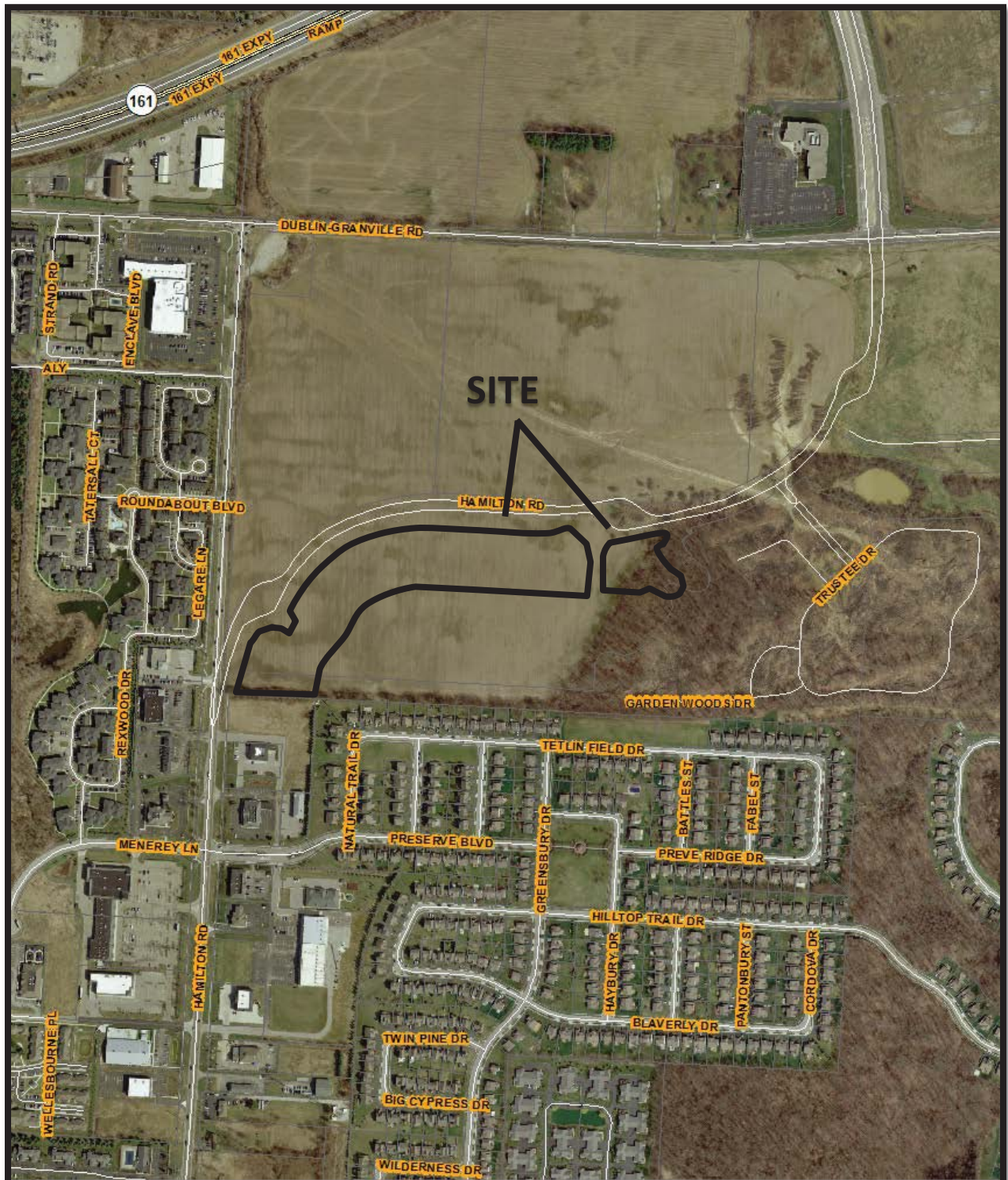


***It is the recommendation of Northland Plan – Volume II that:***

- *The current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-family residential encouraged.*
- *Future redevelopment or rezoning of larger parcels between SR-161 and Dublin Granville Road, currently zoned in Columbus, adhere to the Northland Development Standards. State Route 161 bisects a property of approximately 140 acres zoned LM2 in Columbus. The southernmost LM2 parcel falls within the Northland Plan-Volume II area. Mixed-use development, consisting of retail and multi-family uses on this parcel, with an office-use component either on this parcel or the parcel immediately to the north, is recommended as the future land-use for this area. Any future redevelopment of these parcels should take into consideration views from the highway and surrounding land-uses.*
- *To ensure that appropriate standards pertaining to freeway exposure and surrounding land-uses are met, major commercial development of five or more acres be zoned in planned or limited districts.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing re-zoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*







Z16-043  
5806 North Hamilton Road  
Approximately 13.86 acres  
L-AR-O to CPD





Northland Community Council  
Development Committee

Report

October 26, 2016 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

**Meeting Called to Order:**

**6:35 pm** by chair **Dave Paul**

Members represented:

*Voting: (17):* Albany Park (APC), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem Civic Association (SCA), Sharon Woods (SWCA), Village at Preston Woods (PWCA), Woodstream East (WECA).

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- Case #1:** Application #Z16-056 (Rezone 1.13 AC± from CPD to CPD to permit the repurposing of a closed car wash site for limited C-4 uses)  
Dave Perry/Dave Perry Co. *representing*  
KM22 Investment, LLC  
3380 Morse Road, 43231 (PID 010-255453)
- *The Committee approved (17-0) a motion (by KWPCA, second by PCHA) to*  
**RECOMMEND APPROVAL WITH ONE (1) CONDITION:**
    1. That paragraph 2 of the text be revised to specify that both “new and/or used” vehicle sales are prohibited and to additionally exclude *Billboards and off-premise graphics* as a permitted use.
- 

- Case #2:** Application #Z16-050 (Rezone 2.0 AC± from L-C-4 to CPD to allow construction of a senior living facility)  
Jack Reynolds/Smith and Hale LLC *representing*  
Stock Development Co. LLC  
5747 Menerey Lane, 43230 (PID 010-268355)
- *The Committee approved (17-0) a motion (by FPCA, second by APHA) to*  
**RECOMMEND APPROVAL** of the application.<sup>1</sup>
- 

- Case #3:** Application #Z16-043 (Rezone 21.13 AC± from L-ARO to CPD to permit limited C-4 uses)  
Aaron Underhill/Underhill and Hodge *representing*  
The New Albany Company LLC  
5806 North Hamilton Road, 43230 (PID 545-291670)
- *The Committee approved (17-0) a motion (by APHA, second by PWCA) to*  
**RECOMMEND APPROVAL WITH ONE (1) CONDITION:**
    1. That paragraph 1.B.3. of the text be revised to include additional prohibited uses routinely recommended by the Committee, specifically: *Animal Shelter; Blood and Organ Banks; Halfway House; Missions/Temporary Shelters; Motorcycle, Boat and Other Motor Vehicle Dealers(not including new car dealers); and Used Automobile Sales (not associated with a new car dealership).*

**Executive Session**

**7:40 pm**

**Meeting Adjourned**

**8:00 pm**

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<sup>1</sup> The text reviewed by the Committee was dated 10/26/2016.

## 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 # 216-043

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Aaron L. Underhill, Esq.  
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054  
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. The New Albany Company LLC 8000 Walton Parkway, Suite 120 New Albany, Ohio 43054	2.
3.	4.

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

SIGNATURE OF AFFIANT

Aaron L. Underhill

Subscribed to me in my presence and before me this 4th day of April, in the year 2017

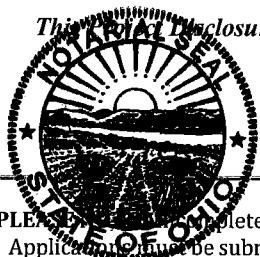
SIGNATURE OF NOTARY PUBLIC

Kimberly R. Grayson  
1-11-2021

My Commission Expires:

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

Notary Seal Here



**KIMBERLY R. GRAYSON**  
Notary Public, State of Ohio  
My Commission Expires  
January 11, 2021

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