



SUBAREA J
38.49 AC

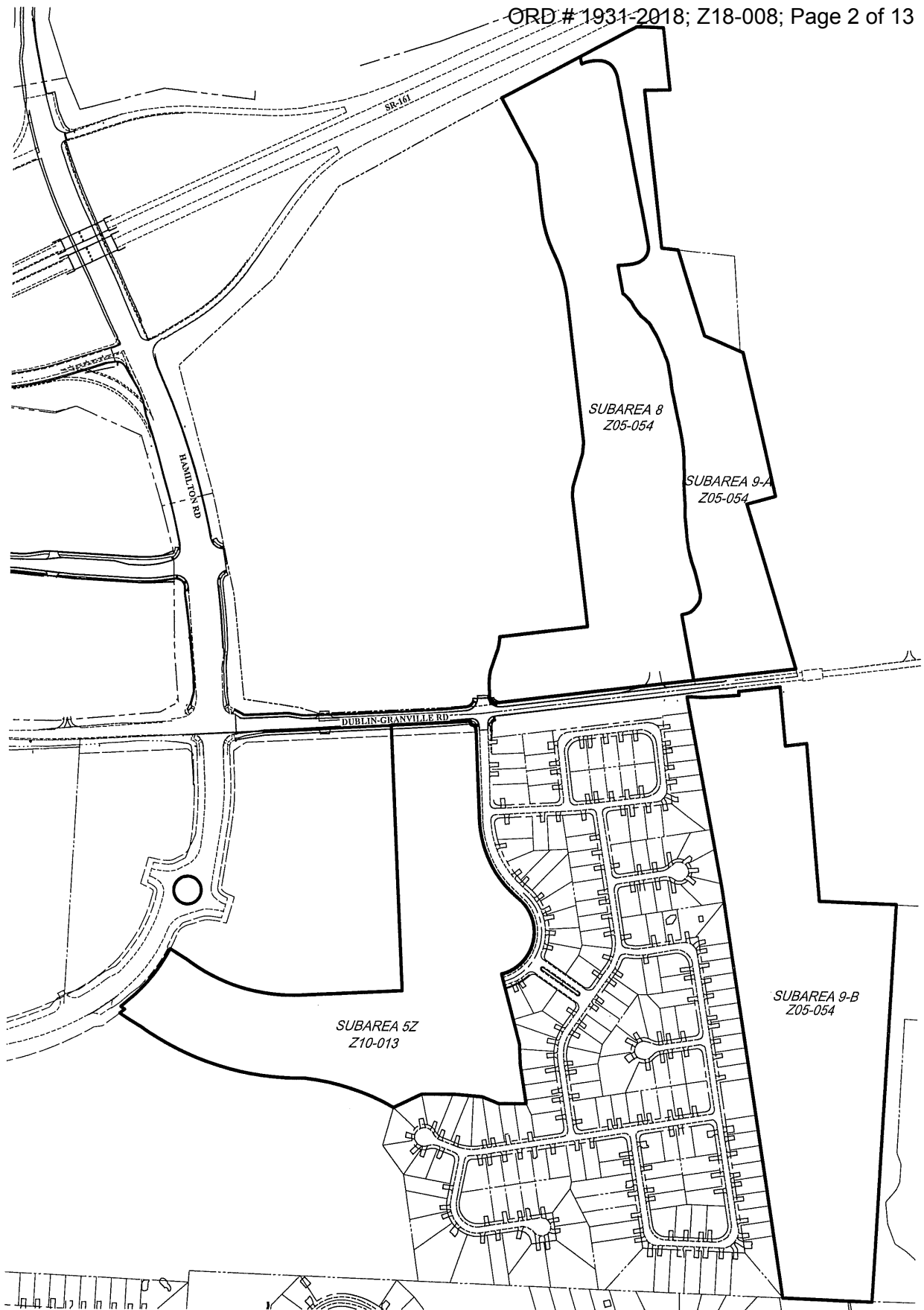
EXHIBIT A - CPD PLAN
HAMILTON QUARTER - SUBAREA J



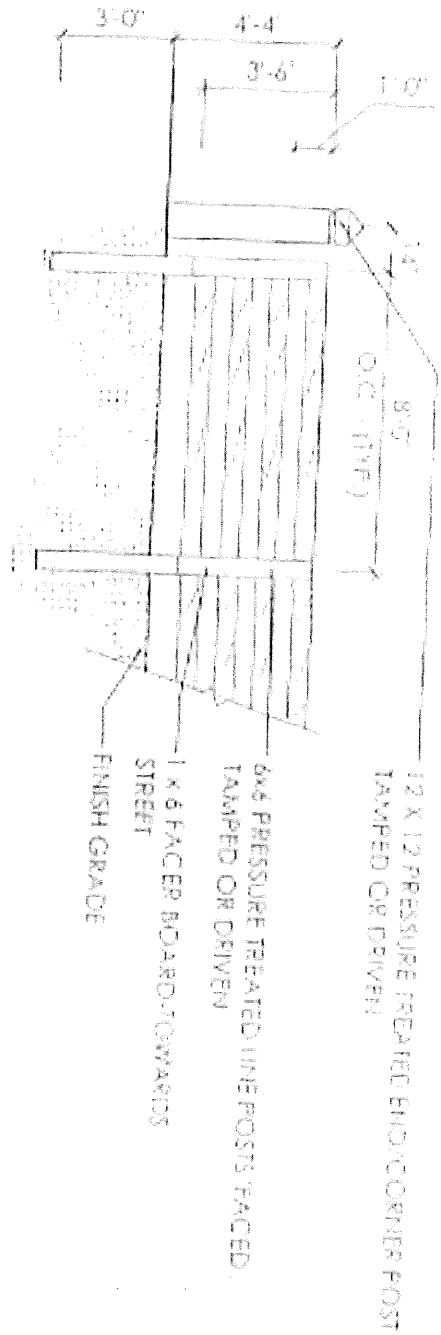
REVISIONS	
NO.	DATE
01	2-19-18

Handwritten: Hamilton Crossing LLC
B-1
Charles Frazier, City for LLC
6/18/18

CASTO
250 Civic Center Drive
Columbus, Ohio 43215
614.228.5331
castoinfo.com



Hamilton Crossing LLC
By: [Signature] 6/18/18
Charles Fraus, attorney for HCLLC



NOTES:

POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELD THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAVED SQUARE

FENCE BOARDS

BOARDS SHALL BE 1" X 6" X 16' POPLAR PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES

PAINT

PAINT SHALL BE A SEMI GLOSS WHITE

FASTENERS

NAILS-10D PLAIN SHANK BOX GALVANIZED

5 4 RAIL FENCE
N.T.S.

Hamilton Crossings LLC

by:

[Signature]

Charles Francis, with HCLC

6/18/18

EXHIBIT C

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 10, 2018**

- 4. APPLICATION: Z18-008**
- Location:** **5980 NORTH HAMILTON ROAD (43081)**, being 38.49± acres located at the southeast corner of North Hamilton Road and State Route 161 (Portions of 010-295522, 010-285960, & 010-295521; Northland Community Council).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Commercial development.
- Applicant(s):** Hamilton Crossing LLC; c/o Charlie Fraas, Agent; 250 Civic Center Drive, Suite 500; Columbus, OH 43215.
- Property Owner(s):** Hamilton Crossing LLC and HC Office Sub 6 LLC; 1533 Lakeshore Drive, Suite 100; Columbus, OH 43204; and Target Corporation; 1000 Nicollet Mall; Minneapolis, MN 55440.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

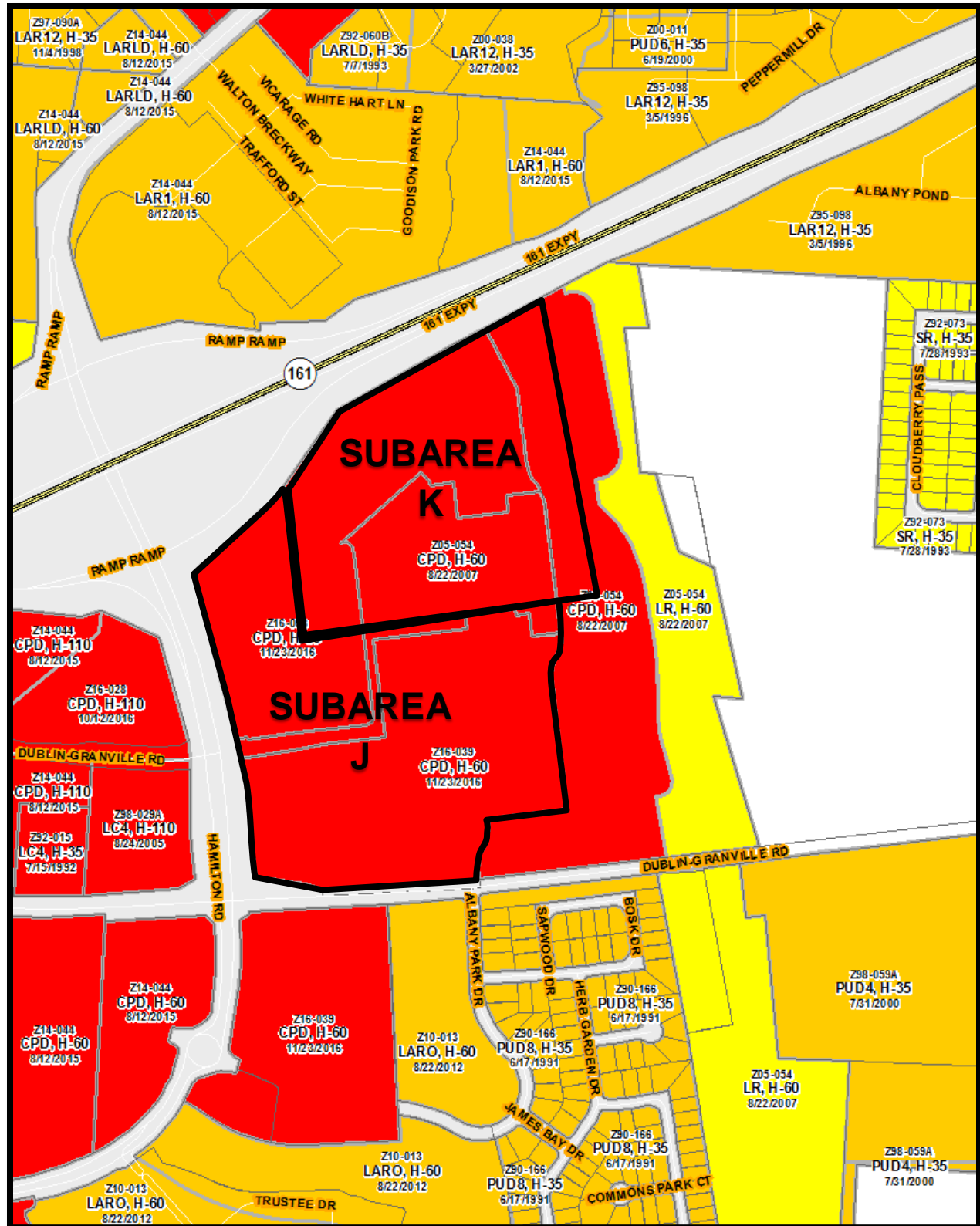
- The 38.99± acre site is currently undeveloped and zoned in the CPD, Commercial Planned Development District (portions of Subarea 6 in Z05-054, portions of Subarea G-1 in Z16-038, and portions of Subarea G-2 in Z16-039). The existing CPD districts were approved without a specific use or user being known or identified, and the applicant desires to consolidate the entire subject site into one subarea as a result of property to the north being consolidated into a new subarea for medical facility uses. The proposed CPD district retains permitted uses and clarifies development standards on the subject property. The subject site will be known as Subarea J.
- The site is bordered to the north by State Route 161, and undeveloped land currently zoned CPD, Commercial Planned Development District, most of which is pending zoning to a new CPD district (Z18-007). To the east is undeveloped land in the CPD, Commercial Planned Development District. To the west across North Hamilton Road is undeveloped land in the CPD, Commercial Planned Development District, and a university office building in the L-C-4, Limited Commercial District. To the south across East Dublin-Granville Road is undeveloped land in the CPD, Commercial Planned Development and L-AR-O, Limited Apartment Office districts, and single unit residential development in the PUD-8, Planned Unit Development 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 CPD text allows uses permitted in the C-4, Commercial District with several restrictions. The text includes provisions for height limits, setback requirements, and

development standards that provide compatibility with adjacent properties. The CPD Plan depicts setbacks and site access, and fence details are included. Variances for reduced setbacks, to allow parking lots to be divided by parcel lines, to eliminate wheel stop devices where parcel lines cross parking lots, for increased light pole height, and for sign base requirements are included in the request.

- The *Columbus Thoroughfare Plan* identifies East Dublin-Granville Road as a C, collector, and Hamilton Road and as a 4-2D arterial, requiring a minimum of 30 feet and 60 feet of right-of-way from centerline, respectively.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District updates development standards in order to provide a uniform development within this newly-defined subarea, and it remains consistent with nearby properties that were recently or are being rezoned. The proposed CPD text allows most C-4 district uses, and includes provisions for height limits, setback requirements 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 district are consistent with this recommendation, and the provisions of the CPD text will ensure that future development is compatible with adjacent properties.



Z18-007 (SUBAREA K)
Z18-008 (SUBAREA J)

6060 North Hamilton Road
5980 North Hamilton Road

Approximately 31.59 acres
Approximately 38.49 acres

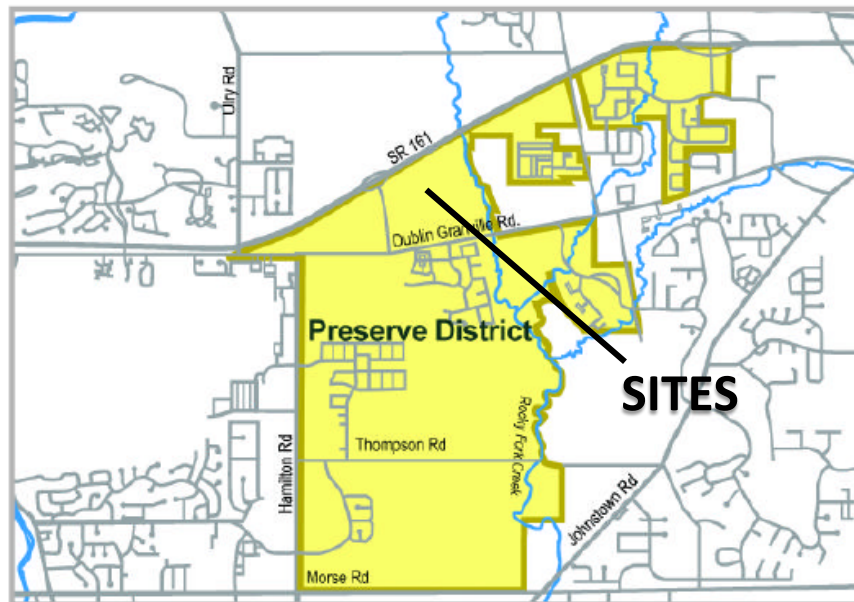
CPD to CPD

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

Z18-007 (SUBAREA K)
Z18-008 (SUBAREA J)

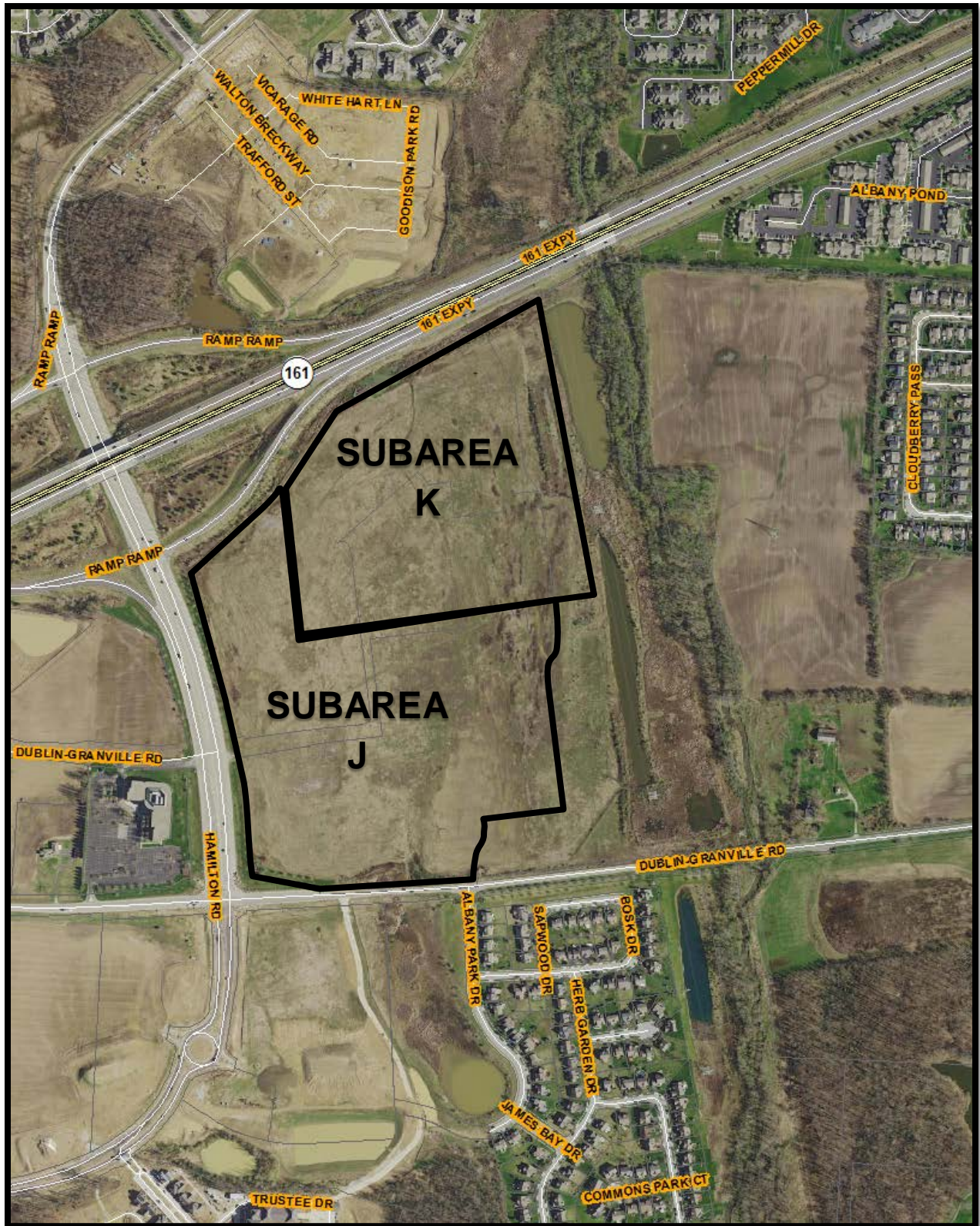
6060 North Hamilton Road
5980 North Hamilton Road

Approximately 31.59 acres
Approximately 38.49 acres

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.*





Z18-007 (SUBAREA K)
Z18-008 (SUBAREA J)

6060 North Hamilton Road
5980 North Hamilton Road

Approximately 31.59 acres
Approximately 38.49 acres

CPD to CPD



Northland Community Council
Development Committee

Report

March 28, 2018 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: (16): Albany Park (APHA), Asherton Grove (AGCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

Case #1: Application #GC18-011 (Graphics variances from §3376.09(4) to permit two wall signs on separate structures in excess of 12' in height)
Stan Young/Columbus Sign Company *representing*
HQ Flats 1, LLC
5166 & 5178 Goodison Park Road, 43081 (PID 010-247888)

- *The Committee approved (14-0 w/ 2 abstentions) a motion (by APHA, second by KWPCA) to **RECOMMEND APPROVAL** of the application.*

Case #2: Application #Z18-007 (Rezone 31.59±AC CPD to CPD to update and clarify development standards for medical-related uses)
David Hodge/Underhill & Hodge LLC *representing*
The Ohio State University
6060 N Hamilton Road, 43054 (PID 010-295522 *et al*)

- *The Committee approved (14-0 w/ 2 abstentions) a motion (by FPCA, second by APHA) to **RECOMMEND APPROVAL WITH THREE (3)***

CONDITIONS:

- That paragraph B of the text will be amended to add the following as prohibited uses:

- Automobile and light truck dealers;
- Automotive accessories, parts and tire stores; and
- Automotive sales, leasing and retail;

and subsequent references in the text specifically to these uses (e.g., paragraph F item 6) will be removed.

- That paragraph I will be replaced with text (perhaps similar to paragraph I in the text of Z18-008) that indicates that all signage and graphics will conform with the requirements of the Graphics Code *except* as provided by existing Graphics Plans/Variances/Special Permits.and/or subsequent/replacement Graphics Plans/Variances/Special Permits yet to be obtained.
- That item 3 of paragraph J, pertaining to the elimination of interior landscaping requirements in parking areas, will be stricken from the text.

Next meeting: *Wednesday, April 25, 2018*

-
- Case #3:** Application #Z18-008 (Rezone 38.49±AC CPD to CPD to consolidate zoning districts for retail and office development)
Charlie Fraas *representing*
Hamilton Crossing LLC
5980 N Hamilton Road, 43054 (PID 010-295521 *et al*)
- *The Committee approved (14-0 w/ 2 abstentions) a motion (by APHA, second by CWCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - That item 8 of paragraph J, pertaining to C-4 district setback lines, will be stricken from the text.
-

- Case #4:** Application #Z17-012 (Rezone 0.74±AC L-M to CPD to permit auto sales uses; reconsideration of revised application in conjunction with lot split)
Scott Klingensmith/Klingensmith Construction *representing*
Ronald and Ruby Passen
3419 Dublin Granville Road, 43081 (PID 600-187730)
- *At the Committee's suggestion, the applicant, Mr. & Mrs. Passen, agreed that the Committee would **TABLE** the case pending further discussions by the chair with the applicant's representative Mr. Klingensmith and City staff to discuss issues, identified during our discussion of the case, which the Committee felt precluded any other action by the Committee at this time.*
-

Executive Session

9:05 pm

Meeting Adjourned

9:40 pm



DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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 #: 218-008

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Charles Fraas
of (COMPLETE ADDRESS) 250 Civic Center Dr., Ste. 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. <u>See Attached Supplemental Sheet</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 20th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC

[Signature]

09-14-2021



HELENA BUSCH
Notary Public, State of Ohio
My Commission Expires 09-14-2021
This disclosure Statement expires six months after date of notarization.

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

**PROJECT DISCLOSURE STATEMENT
(Supplemental Sheet)**

218-008

1. Hamilton Crossing LLC
1533 Lake Shore Dr.
Columbus, OH 43204
Contact: Charles Fraas
Phone: (614) 488-4424
Fax: (614) 488-0603
2. HC Office Sub 6 LLC
1533 Lake Shore Dr.
Columbus, OH 43204
Contact: Charles Fraas
Phone: (614) 488-4424
Fax: (614) 488-0603
3. Target Corp.
1000 Nicollet Mall, TPN-12L
Minneapolis, MN 55440
Contact: Charles Fraas
Phone: (614) 488-4424
Fax: (614) 488-0603