

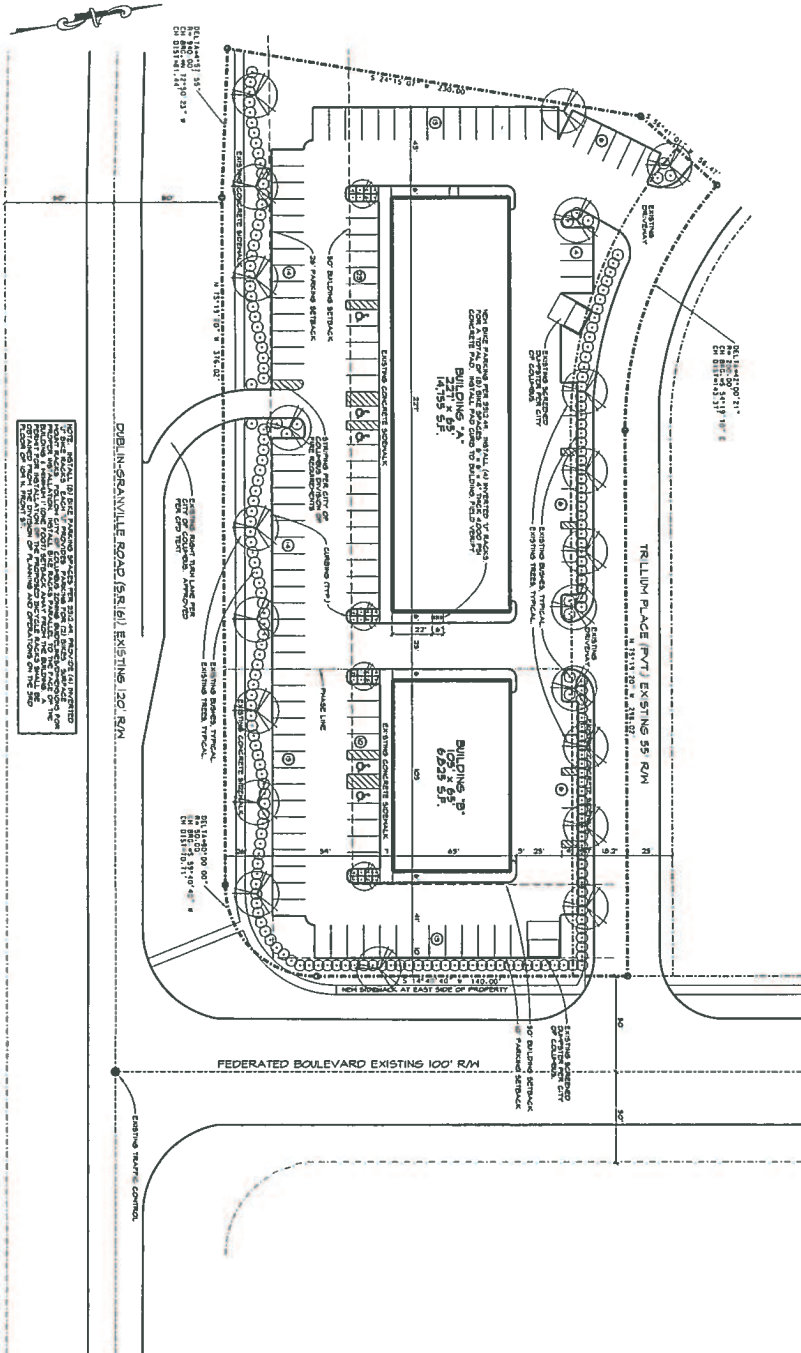
SITE ANALYSIS

SITE AREA: 3.25 ACRES  
BUILDING AREA: EXISTING 2180 SF  
USE: OFFICE, 14,811 S.F. 14-2  
EXISTING PARKING PROVISION: 128 SPACES  
PROPOSED PARKING: 118 SPACES

11200 St. Plan  
11/12/18

# SHOPPING CENTER

3502-3512 W. DUBLIN-GRANVILLE ROAD  
COLUMBUS, OHIO 43235



SITE PLAN  
SCALE: 1" = 50'-0"

PROPERTY OWNER  
3540 WING LLC  
MILLAND, OHIO 43088  
TRIBUT  
W/A  
DATE ISSUED: 10/10/2018 PROJECT NO. 18013

**James A. Monsui & Assoc.**  
592 office parkway, suite 100  
westerville, OH 43081  
email: jmonsui@jamsorch.net

**JAMES A. MONSUI**  
ARCHITECT  
1988  
DATE: 12/21/18

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 8, 2018**

- 6. APPLICATION: Z18-053**  
**Location:** **3522 WEST DUBLIN-GRANVILLE ROAD (43235)**, being 2.5± acres located at the northwest corner of West Dublin-Granville Road and Federated Boulevard (590-208810; Far Northwest Coalition).  
**Existing Zoning:** CPD, Commercial Planned Developed District.  
**Request:** CPD, Commercial Planned Developed District.  
**Proposed Use:** Commercial development.  
**Applicant(s):** 3540 WDG, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43232.  
**Property Owner(s):** 3540 WDG, LLC; 5087 Stonecroft Court; Hilliard, OH 43026.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

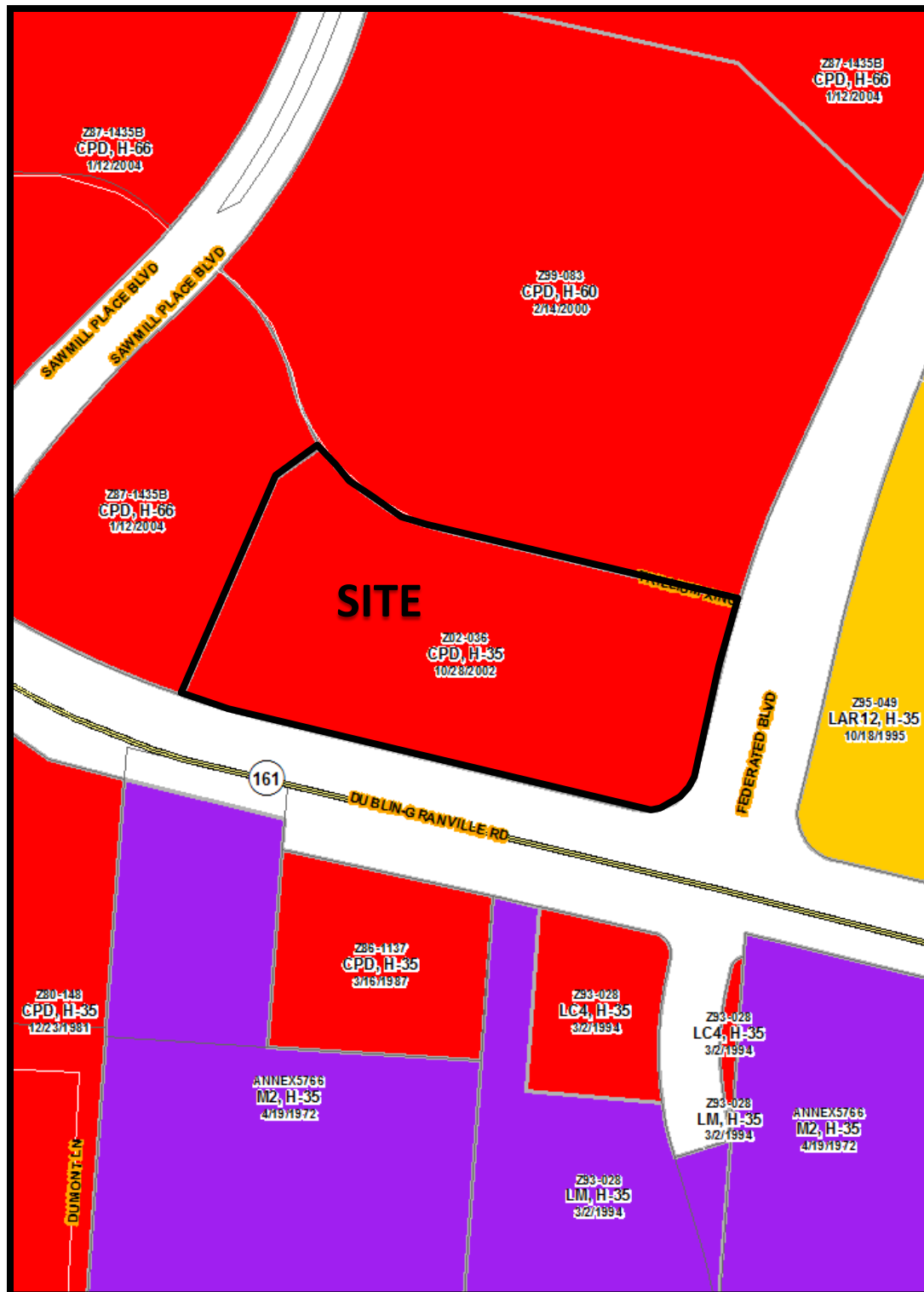
**BACKGROUND:**

- The 2.5± acre site is developed with a two multi-tenant commercial buildings in the CPD, Commercial Planned Development District. The applicant requests a new CPD district to change the required site plan under the current zoning district. The request includes additional variances.
- North of the site is senior housing in the CPD, Commercial Planned Development District. South of the site is office and extended stay hotel uses in the L-M, Limited Manufacturing, L-C-4, Limited Commercial, and CPD, Commercial Planned Development districts. East of the site is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District. West of the site is a bank in the CPD, Commercial Planned Development District.
- The site is within the boundaries of *The Northwest Plan* (2017), which recommends “Mixed-use 1” land uses at this location. This site is also within the SR 161 (Dublin-Granville Road) Regional Commercial Overlay.
- The site is located within the boundaries of the Far Northwest Coalition, whose recommendation had not been received when this report was written.
- The CPD text commits to a site plan and includes commitments to maintain existing permitted uses, building and parking setbacks, traffic access, landscaping, and building materials. Included in the text are variances to reduce the required number of loading spaces, parking lot trees, and Regional Commercial Overlay landscaping requirements. Additionally, the site will provide a total of 126 parking spaces for all 21,580± square feet of commercial space on site.

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

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The applicant is requesting a new CPD, Commercial Planned Development District to allow for an updated site plan and to include variances for parking spaces, loading space, and landscaping. *The Northwest Plan* (2017) recommends "Mixed-Use 1" for this site, which is consistent with this proposal, and the requested variances reflect existing conditions.



Z18-053  
3522 West Dublin-Granville Road  
Approximately 2.54 acres  
From CPD to CPD

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Approximately 2.54 acres  
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3522 West Dublin-Granville Road  
Approximately 2.54 acres  
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## Standardized Recommendation Form

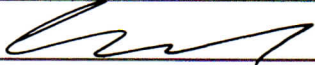
757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

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

Case Number	Z18-053
Address	3522 WEST DUBLIN-GRANVILLE ROAD
Group Name	FAR NORTHWEST COALITION
Meeting Date	OCTOBER 24, 2018
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

**NOTES:**

BASED ON APPLICATIONS TO THE APPLICATION TO MAINTAIN CURRENT  
LANDSCAPING, THE FAR NORTHWEST COALITION RECOMMENDS APPROVAL OF  
THE UPDATED SITE PLAN.

Vote	2-0 FOR APPROVAL
Signature of Authorized Representative	
Recommending Group Title	PRESIDENT
Daytime Phone Number	202-631-3370

Please e-mail this form to the assigned planner within 48 hours of 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.

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.



THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

### Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

## PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: 218-053

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 460, 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. 3540 WDG LLC 5087 Stonecroft Court Hilliard, OH 43026 Kevin Hsu 614-806-4113 zero Columbus based employees	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 28<sup>th</sup> day of August, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Commission Expires:

Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

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

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Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer