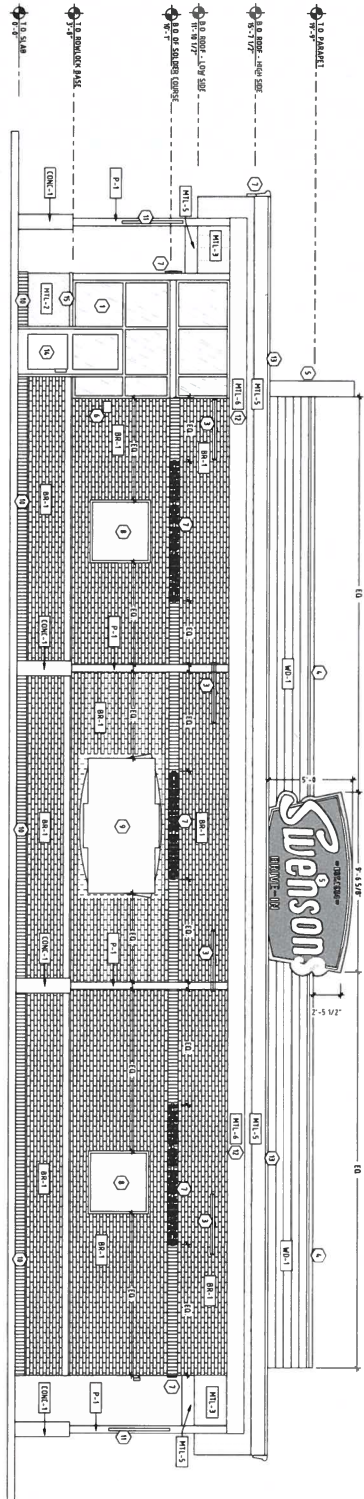


1 NORTH ELEVATION
ANS SCALE UP - 1/4"

- KEY NOTES**
1. NEW ALUMINUM STOREFRONT 5151 PM, FINISHALLY BROWN, CLAS ANODIZED, ON APPROVED
 2. EXTERIOR LIGHTS TO 420V AND 480V FOR EXTERIOR INFORMATION
 3. WALL SECTION FROM EXTERIOR INFORMATION
 4. EXTERIOR LIGHTS TO 420V AND 480V FOR EXTERIOR INFORMATION
 5. EXTERIOR LIGHTS TO 420V AND 480V FOR EXTERIOR INFORMATION
 6. EXTERIOR LIGHTS TO 420V AND 480V FOR EXTERIOR INFORMATION
 7. EXTERIOR LIGHTS TO 420V AND 480V FOR EXTERIOR INFORMATION
 8. EXTERIOR LIGHTS TO 420V AND 480V FOR EXTERIOR INFORMATION
 9. EXTERIOR LIGHTS TO 420V AND 480V FOR EXTERIOR INFORMATION
 10. EXTERIOR LIGHTS TO 420V AND 480V FOR EXTERIOR INFORMATION
 11. EXTERIOR LIGHTS TO 420V AND 480V FOR EXTERIOR INFORMATION
 12. EXTERIOR LIGHTS TO 420V AND 480V FOR EXTERIOR INFORMATION
 13. EXTERIOR LIGHTS TO 420V AND 480V FOR EXTERIOR INFORMATION
 14. EXTERIOR LIGHTS TO 420V AND 480V FOR EXTERIOR INFORMATION
 15. EXTERIOR LIGHTS TO 420V AND 480V FOR EXTERIOR INFORMATION



2 WEST ELEVATION
ANS SCALE UP - 1/4"

David
5-10-19 (ESZ)

EXTERIOR FINISH TYPE SCHEDULE

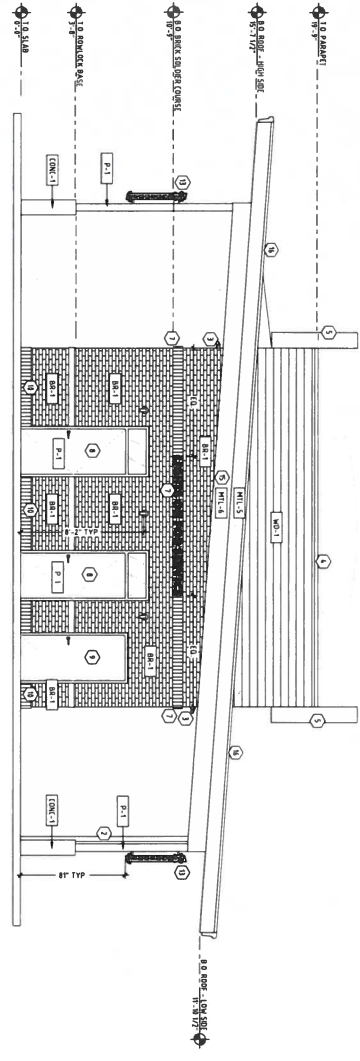
MARK	DESCRIPTION	FINISH TYPE	REMARKS	FINISH TYPE
BR-1	BRICK	BRICK	BRICK	BRICK
BR-2	BRICK	BRICK	BRICK	BRICK
BR-3	BRICK	BRICK	BRICK	BRICK
BR-4	BRICK	BRICK	BRICK	BRICK
BR-5	BRICK	BRICK	BRICK	BRICK
BR-6	BRICK	BRICK	BRICK	BRICK
BR-7	BRICK	BRICK	BRICK	BRICK
BR-8	BRICK	BRICK	BRICK	BRICK
BR-9	BRICK	BRICK	BRICK	BRICK
BR-10	BRICK	BRICK	BRICK	BRICK
BR-11	BRICK	BRICK	BRICK	BRICK
BR-12	BRICK	BRICK	BRICK	BRICK
BR-13	BRICK	BRICK	BRICK	BRICK
BR-14	BRICK	BRICK	BRICK	BRICK
BR-15	BRICK	BRICK	BRICK	BRICK
BR-16	BRICK	BRICK	BRICK	BRICK
BR-17	BRICK	BRICK	BRICK	BRICK
BR-18	BRICK	BRICK	BRICK	BRICK
BR-19	BRICK	BRICK	BRICK	BRICK
BR-20	BRICK	BRICK	BRICK	BRICK
BR-21	BRICK	BRICK	BRICK	BRICK
BR-22	BRICK	BRICK	BRICK	BRICK
BR-23	BRICK	BRICK	BRICK	BRICK
BR-24	BRICK	BRICK	BRICK	BRICK
BR-25	BRICK	BRICK	BRICK	BRICK
BR-26	BRICK	BRICK	BRICK	BRICK
BR-27	BRICK	BRICK	BRICK	BRICK
BR-28	BRICK	BRICK	BRICK	BRICK
BR-29	BRICK	BRICK	BRICK	BRICK
BR-30	BRICK	BRICK	BRICK	BRICK

EXTERIOR ELEVATION 1

5720 N HAMILTON ROAD
NEW ALBANY, OH 43230

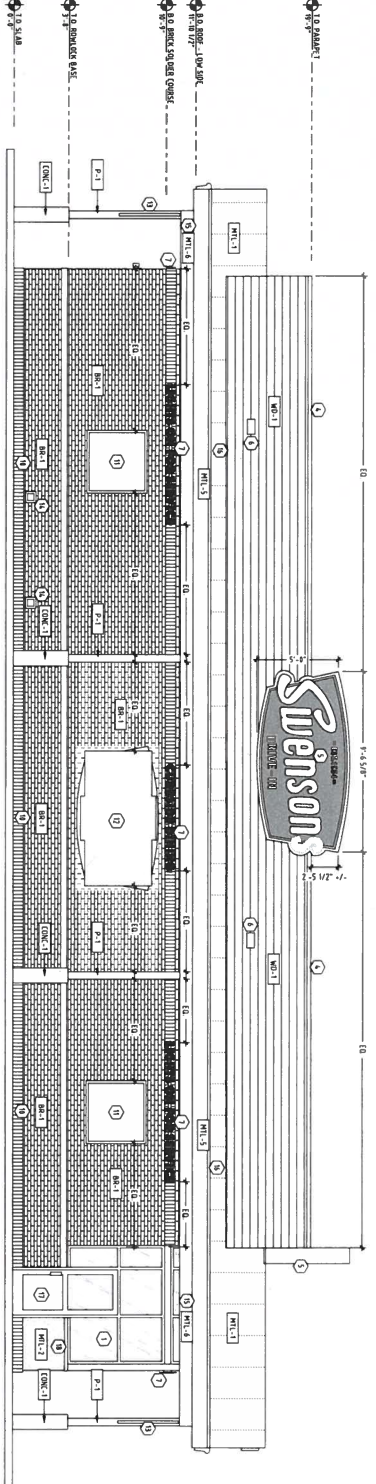


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



- KEY NOTES**
1. NEW ALUMINUM SINGLED RAIL SYSTEM, INSTALLED BY SWENSON'S, SEE DETAIL 101, OR APPROVED EQUAL.
 2. WALL FINISHES ALUMINUM COMPOSITION, TO BE FINISHED TO MATCH ADJACENT COLOR FOR SEE DETAIL 101.
 3. SLOTTED ALUMINUM EXTERIOR LIGHT FIXTURE, INSTALLED AT 3' INTERVALS, REFER TO DETAIL 101.
 4. ALUMINUM SINGLED RAIL SYSTEM, TO BE INSTALLED AT 3' INTERVALS, REFER TO DETAIL 101.
 5. ALUMINUM SINGLED RAIL SYSTEM, TO BE INSTALLED AT 3' INTERVALS, REFER TO DETAIL 101.
 6. ALUMINUM SINGLED RAIL SYSTEM, TO BE INSTALLED AT 3' INTERVALS, REFER TO DETAIL 101.
 7. WALL FINISHES ALUMINUM COMPOSITION, TO BE FINISHED TO MATCH ADJACENT COLOR FOR SEE DETAIL 101.
 8. ALUMINUM SINGLED RAIL SYSTEM, TO BE INSTALLED AT 3' INTERVALS, REFER TO DETAIL 101.
 9. ALUMINUM SINGLED RAIL SYSTEM, TO BE INSTALLED AT 3' INTERVALS, REFER TO DETAIL 101.
 10. ALUMINUM SINGLED RAIL SYSTEM, TO BE INSTALLED AT 3' INTERVALS, REFER TO DETAIL 101.
 11. ALUMINUM SINGLED RAIL SYSTEM, TO BE INSTALLED AT 3' INTERVALS, REFER TO DETAIL 101.
 12. ALUMINUM SINGLED RAIL SYSTEM, TO BE INSTALLED AT 3' INTERVALS, REFER TO DETAIL 101.
 13. ALUMINUM SINGLED RAIL SYSTEM, TO BE INSTALLED AT 3' INTERVALS, REFER TO DETAIL 101.
 14. ALUMINUM SINGLED RAIL SYSTEM, TO BE INSTALLED AT 3' INTERVALS, REFER TO DETAIL 101.
 15. ALUMINUM SINGLED RAIL SYSTEM, TO BE INSTALLED AT 3' INTERVALS, REFER TO DETAIL 101.
 16. ALUMINUM SINGLED RAIL SYSTEM, TO BE INSTALLED AT 3' INTERVALS, REFER TO DETAIL 101.
 17. ALUMINUM SINGLED RAIL SYSTEM, TO BE INSTALLED AT 3' INTERVALS, REFER TO DETAIL 101.
 18. ALUMINUM SINGLED RAIL SYSTEM, TO BE INSTALLED AT 3' INTERVALS, REFER TO DETAIL 101.

EAST ELEVATION
SCALE: 1/8" = 1'-0"



EXTERIOR FINISH TYPE SCHEDULE

MARK	DESCRIPTION	FINISH TYPE	FINISH TYPE
FIN-1	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-2	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-3	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-4	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-5	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-6	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-7	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-8	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-9	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-10	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-11	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-12	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-13	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-14	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-15	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-16	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-17	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-18	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-19	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM
FIN-20	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM	ALUMINUM SINGLED RAIL SYSTEM

David Sparks
5-10-19 (552)

EXTERIOR ELEVATION 2

5720 N HAMILTON ROAD
NEW ALBANY, OH 43230



PAGE TITLE:
LOCATION:
SCALE:
MEDIA SIZE:
DRAWN BY:
CHECKED BY:
DATE:
PROJECT #:

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 9, 2019**

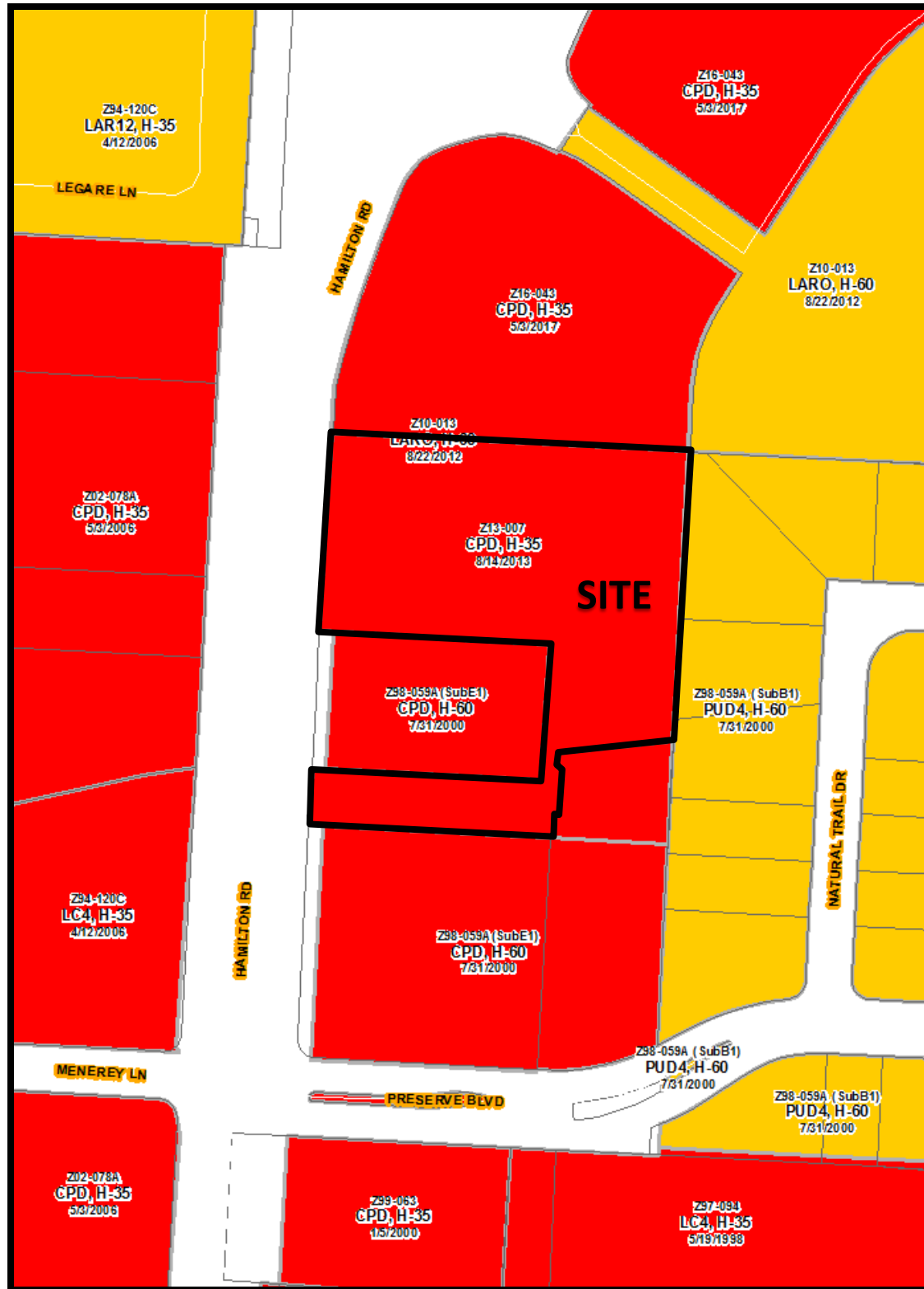
- 5. APPLICATION: Z19-029**
Location: **5720 N HAMILTON RD (43230)**, being 2.6± acres located on the east side of Hamilton Road, 275± feet north of Preserve Boulevard (545-175660; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Drive-in restaurant.
Applicant(s): Swenson's Drive-In Restaurants; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Hamilton II Retail LLC; 100 East Wilson Bridge Road; Worthington, OH 43085.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The 2.9± acre site has remained undeveloped since it was zoned in the CPD, Commercial Planned Development District for fuel sales or commercial development in 2013. The requested CPD, Commercial Planned Development District will remove fuel sales as a permitted use and provides for a drive-in restaurant on a portion of the site, while enhancing existing negotiated buffering commitments along the north property line and to the eastern residential perimeter.
- To the north is undeveloped land in the CPD, Commercial Planned Development District. To the south and west is commercial development in the CPD, Commercial Planning Development District. To the east are single-unit dwellings in the PUD-4, Planned Unit Development District.
- The site is within the planning area of the *Northland Plan Volume II* (2002), which recommends "Preserve District" for this location, calling for a mix of single and multi-unit residential development with some commercial uses. No specific land use guidelines apply to this site, however, staff is supportive of commercial uses at this location given the existing development pattern in the area.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The CPD text commits to a site plan and includes development standards addressing site access, landscaping, building design, lighting, and graphics provisions. A variance to increase the maximum number of parking spaces from 34 permitted to 70 provided is included in this request, and is supported given the nature of the proposed use.
- The *Columbus Thoroughfare Plan* identifies this portion of North Hamilton Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

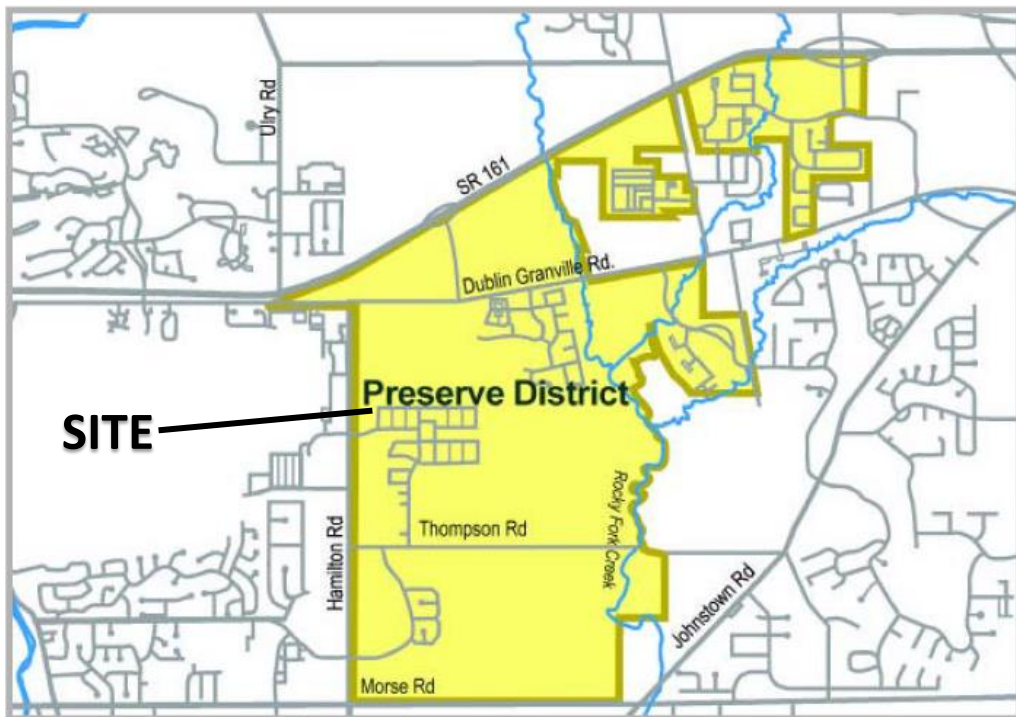
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will update the permitted uses, development standards, and CPD Plan for a proposed drive-in restaurant. With the commitments within the CPD Plan and text, the request is compatible with the established zoning and development pattern of the area.



Z19-029
5720 B Hamilton Road
Approximately 2.6 acres
CPD to CPD

Northland Plan Volume II (2002) – “Preserve District”



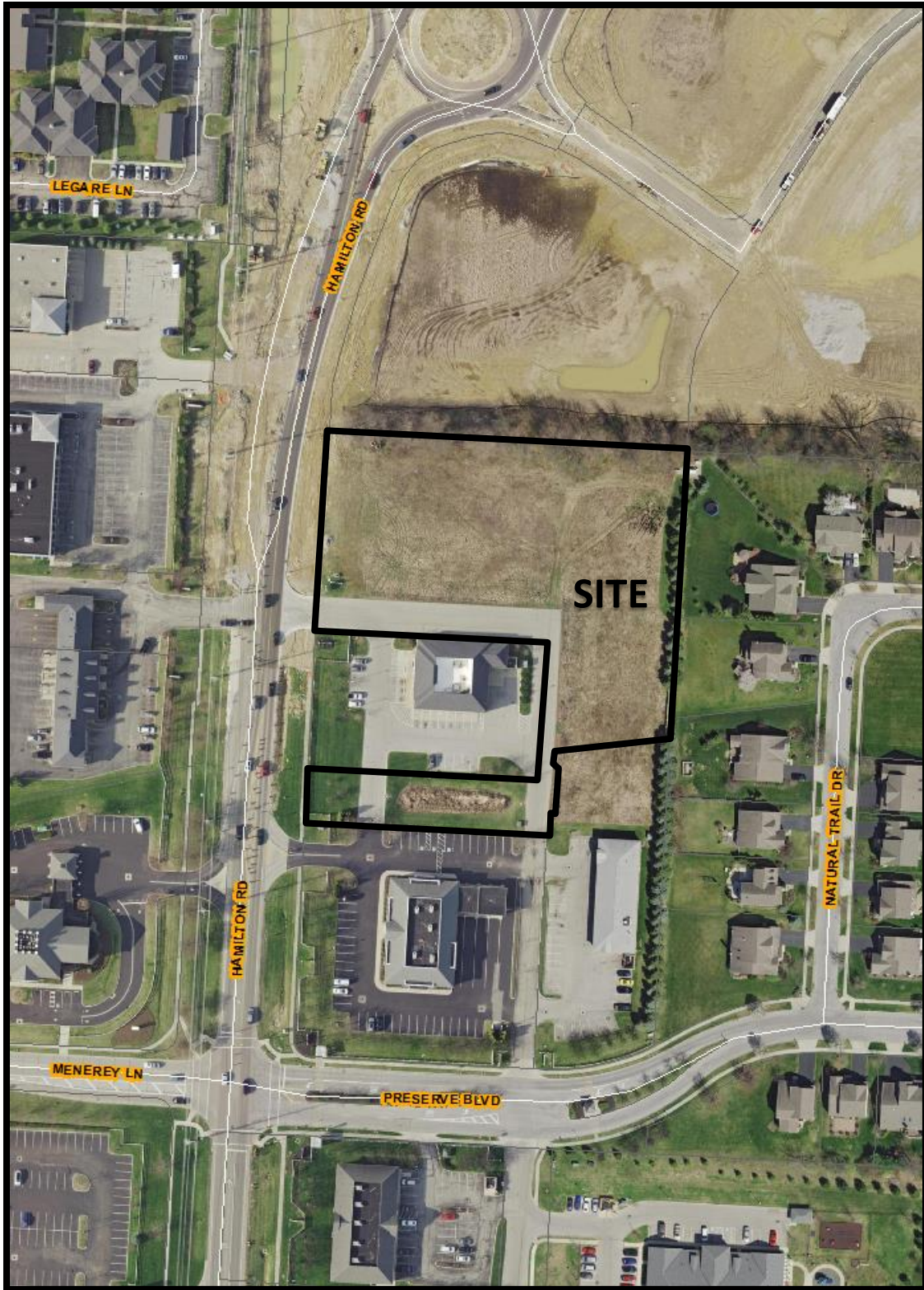
Preserve District



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.

Z19-029
5720 B Hamilton Road
Approximately 2.6 acres
CPD to CPD



Z19-029
5720 B Hamilton Road
Approximately 2.6 acres
CPD to CPD



Northland Community Council
Development Committee

Report

April 24, 2019 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: (19): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Devonshire (DCA), 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), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

-
- Case #1** Application #GC19-015 (Graphics plan for a drive-in restaurant incorporating variances from §3377.10(A), §3372.806(C) and §3372.806(E), as well as a special permit under §3378.01(D) for an existing pylon sign located on the applicant's parcel and now effectively an off-premise ground sign as a result of parcel split.)
Jim Maniace/Taft Law *representing*
Checkers Drive-In Restaurants, Inc.
2110 Morse Rd, 43229 (010-291879)
- *The Committee approved (18-0 w/ 1 abstention) a motion (by FPCA, second by FVRA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - *That the application be revised to remove requested variances from from §3372.806(C) for sign height, maximum area and graphic area (designated variances "2" and "3" in item 6 of the Plan), and from §3372.806(E)(3) for sign base material (designated "4" in item 6 of the Plan), and that Exhibit A of the Plan be revised to describe a sign that is compliant with the requirements of the Morse Road RCO contained in these sections.*

-
- Case #2** Application #Z19-029 (Rezone 2.6± AC from CPD to CPD to remove fuel sales as a permitted use and to allow a drive-in restaurant while maintaining buffering commitments in former CPD text from adjoining properties to the north and east)
David Hodge/Underhill & Hodge *representing*
Swensons Drive-In Restaurants
5720 N Hamilton Rd, 43230 (545-175660)
- *The Committee approved (18-0 w/ 1 abstention) a motion (by APHA, second by PCHA) to **RECOMMEND APPROVAL** of the application.¹*
-

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 #: Z19-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
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. Hamilton II Retail LLC 100 East Wilson Bridge Road Worthington, Ohio 43085	2. Swensons Drive-In Restaurants 680 East Cuyahoga Falls Avenue Akron, Ohio 44310
3.	4.

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

SIGNATURE OF AFFIANT

Eric Zartman

Subscribed to me in my presence and before me this 11th day of April, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Kimberly R. Grayson
1-11-2021

My Commission Expires

Notary Seal



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