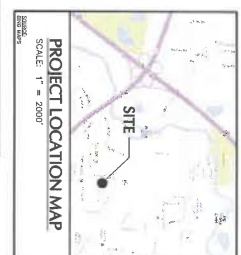


**LANGAN**  
 Langan Engineering and  
 Environmental Services, Inc.  
 6600 Cantabria Center, Suite 210  
 Cleveland, OH 44131  
 T: 216.326.3300 F: 216.326.3301 www.langan.com

[illegible]

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 12, 2019**

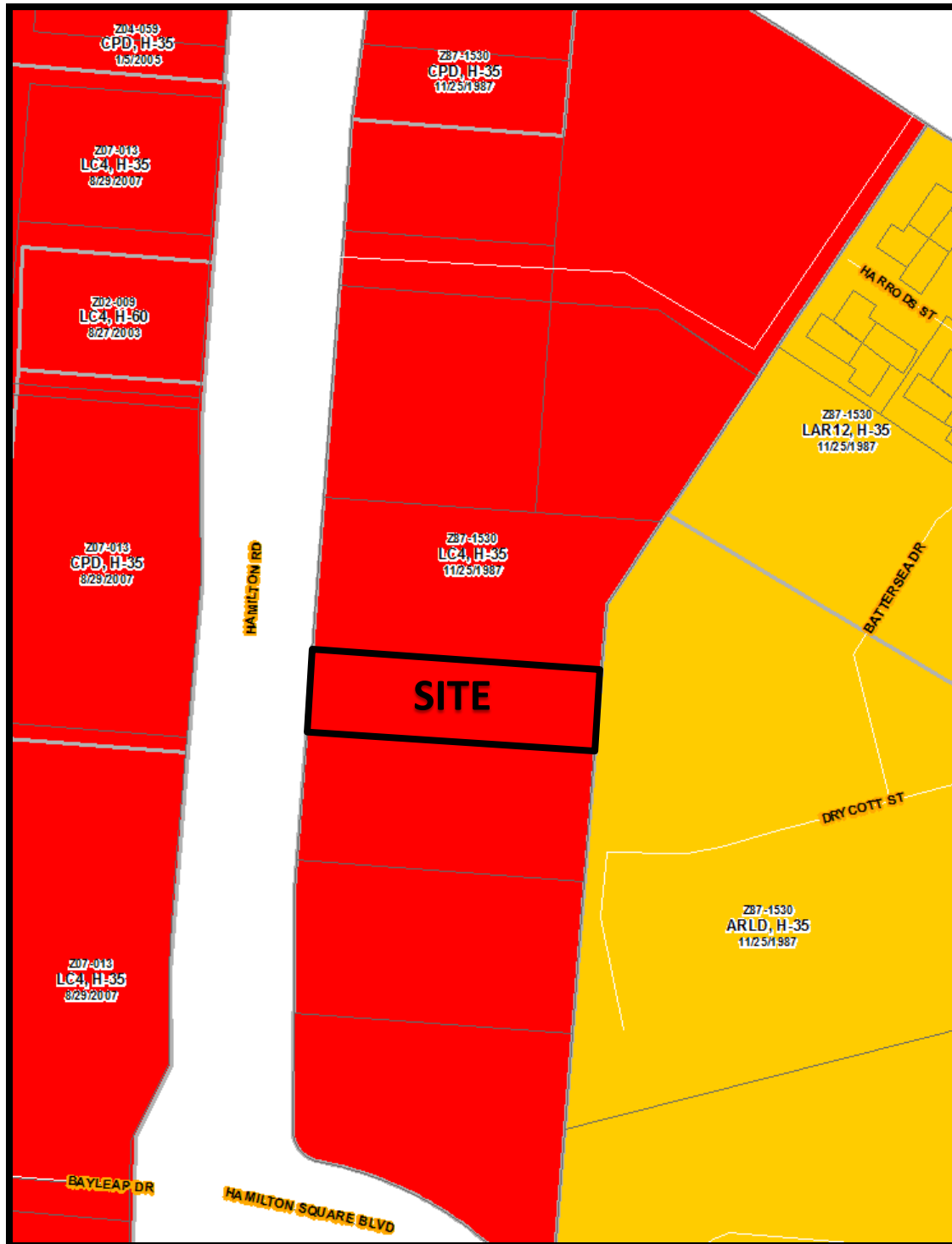
- 7. APPLICATION:** **Z19-055**  
**Location:** **3800 S. HAMILTON RD. (43125)**, being 0.51± acres located on the east side of South Hamilton Road, 490± feet north of Hamilton Square Boulevard (part of 530-299773; Greater South East Area Commission).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Drive-in restaurant.  
**Applicant(s):** Boos Development Group, Inc.; c/o Robert D. Boos; 410 Park Place Boulevard, Suite 100; Clearwater, FL 33759.  
**Property Owner(s):** M Five Limited Partnership; c/o Patrick Murphy; 4393 Arbor Lake Drive; Groveport, OH 43125.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

- The site is undeveloped and is zoned in the L-C-4, Limited Commercial District. The applicant is requesting the CPD, Commercial Planned Development District to permit a drive-in restaurant.
- To the north of the site is undeveloped land and to the south of the site is an eating and drinking establishment in the L-C-4, Limited Commercial District. To the west, across South Hamilton Road, is a fuel sales facility in the CPD, Commercial Planned Development District. To the east is a multi-unit residential development in the ARLD, Apartment Residential District.
- The site is located within the boundaries of the *South East Land Use Plan* (2018), which recommends “Mixed Use 2 (24-45 du/ac)” land uses for this location. The plan also includes an Area Specific Policy that recommends that Community Commercial Overlay (CCO) standards be used in areas designated for mixed-use.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- The development text commits to a site plan and includes development standards addressing setbacks, buffering, and graphics provisions. Variances to minimum numbers of parking spaces required and drive-up stacking area are included in this request.

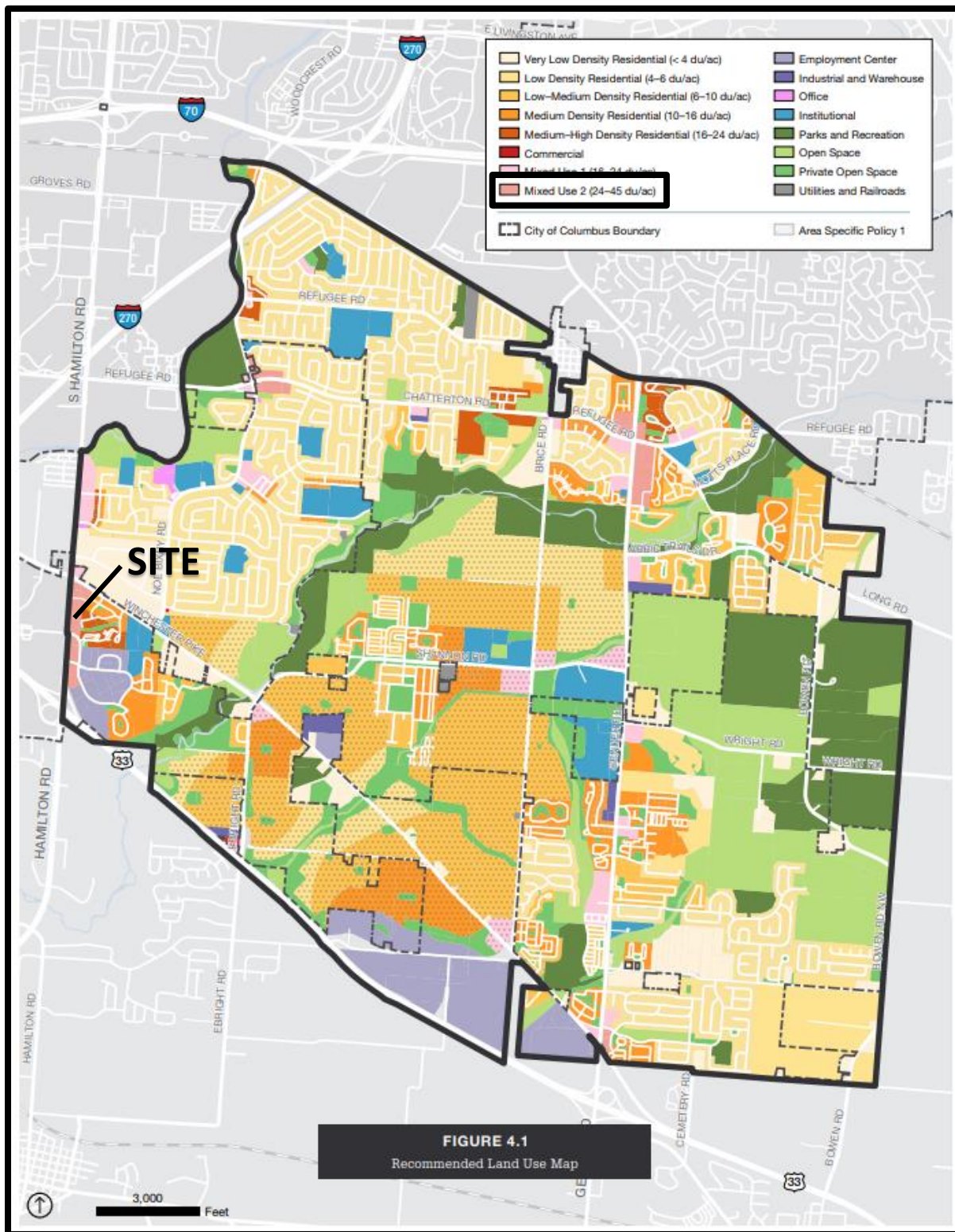
**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow a commercial development that is compatible with the development standards of adjacent commercial developments. The proposal is also consistent with the land use recommendations of the *South East Land Use Plan*.



Z19-055  
3800 S. Hamilton Rd.  
Approximately 0.51 acres  
L-C-4 to CPD

South East Land Use Plan (2018)



Z19-055  
3800 S. Hamilton Rd.  
Approximately 0.51 acres  
L-C-4 to CPD





Z19-055  
3800 S. Hamilton Rd.  
Approximately 0.51 acres  
L-C-4 to CPD

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

Case Number:

Z19-055  
(3800 S. Hamilton Road)

Address:

3850 S. HAMILTON RD, GROVEMONT

Group Name:

GREATER SOUTH EAST AREA COMMISSION 43125

Meeting Date:

AUG 27, 2019

Specify Case Type:

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

Recommendation:

(Check only one and list basis  
for recommendation below)

- ☒ Approval  
☐ Disapproval

**NOTES:**

Application WAS REVISED 8-26-19

ACTION WAS SOLELY ON PARCELA w/ ONE  
VARIANCE STATED @ END OF TEXT

Vote:

6 - PRESENT & AFFIRMATIVE

Signature of Authorized Representative:

L. Schacht

SIGNATURE

ZONING CHAIR

RECOMMENDING GROUP TITLE

614 496 5482

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: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

**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 #: Z19-055STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert D. Boos  
of (COMPLETE ADDRESS) Boos Development Group, 410 Park Place Blvd., Suite 100, Clearwater, FL. 33759  
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 (include contact name and number)  
Business or individual's address; City, State Zip Code  
Number of Columbus based employees  
(Limited to 3 lines per box)

1. M Five Limited Partnership - Patrick Murphy 4393 Arbor Lake Dr., Groveport, OH. 43125 Phone: 614-836-0606	2.
3.	4.

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

SIGNATURE OF AFFIANT

Robert D. BoosRobert D. Boos  
Chairman & CEOSubscribed to me in my presence and before me this 24 day of June, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Maureen Wolfe  
10/1/19

Maureen Wolfe

My Commission Expires:



Notary Seal

*This Project 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**