







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

- 1. APPLICATION: Z19-063**  
**Location:** **5438 N. HAMILTON RD. (43230)**, being 0.99± acres located on the east side of North Hamilton Road, 900± feet north of Thompson Road (Part of 010-0295572; Northland Community Council).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Retail bank or commercial development.  
**Applicant(s):** Brandon Garnett; Nelson Architecture; 30 West Monroe Avenue, Suite 200; Chicago, IL 60603.  
**Property Owner(s):** DS Hamilton LLC; 850 North Hamilton Road, Lower Level; Columbus, OH 43230.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

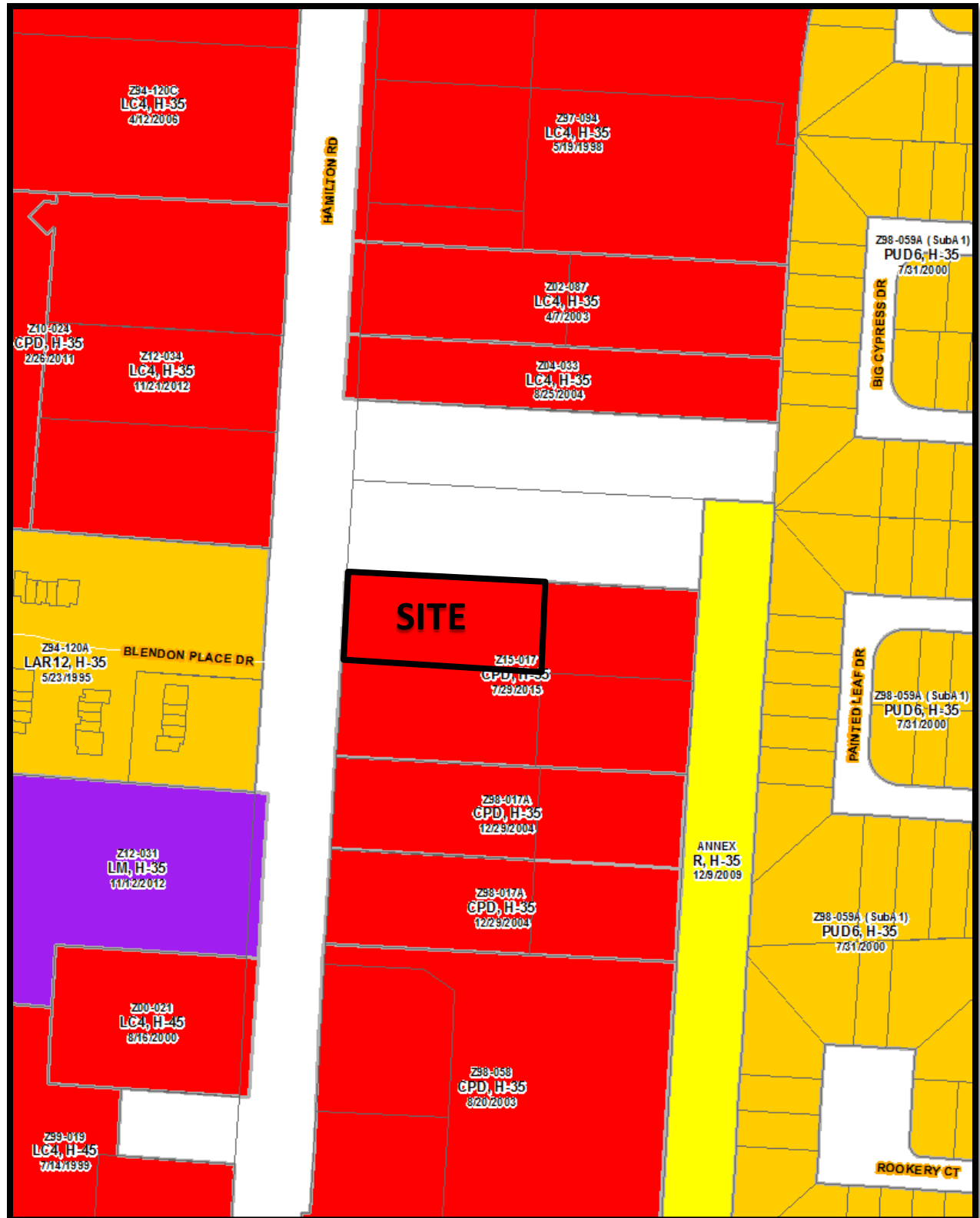
- The 0.99± acre site has remained undeveloped since it was zoned in the CPD, Commercial Planned Development District for commercial development in 2015 (Z15-017). The requested CPD, Commercial Planned Development District will permit a two-story retail bank. The current CPD district allows the proposed use but included elevation renderings for one-story buildings as part of the CPD plan.
- To the north and east are single-unit dwellings in Blendon Township and in the R, Rural District, respectively. To the south is a fuel sales facility in the CPD, Commercial Planned Development District. To the west is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District.
- The site is within the planning area of the *Northland Plan Volume II* (2002), in the “Preserve District,” which notes that infill development should be compatible with surrounding land uses. The Plan also states that a goal is to improve the quality of development in the Northland Area. Additionally, *Columbus Citywide Planning Policies* (C2P2) Guiding Principles note that building placement and design should contribute to a pedestrian-friendly streetscape. As such, the Planning Division requests the site plan be revised to reduce the space between the primary building and the right of way, which may potentially include the use of one way southbound circulation with parking being placed in the rear or to the side of the building.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval of the requested CPD district.
- The CPD text proposes C-4, Commercial District uses, commits to a site plan, and includes development standards addressing setbacks, site access, landscaping,

screening, and building materials. Variances for parking lot aisle, driveway, maneuvering, and to eliminate the loading space are included in the text.

- The *Columbus Thoroughfare Plan* identifies this portion of North Hamilton Road as a Suburban Community Corridor with 120 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

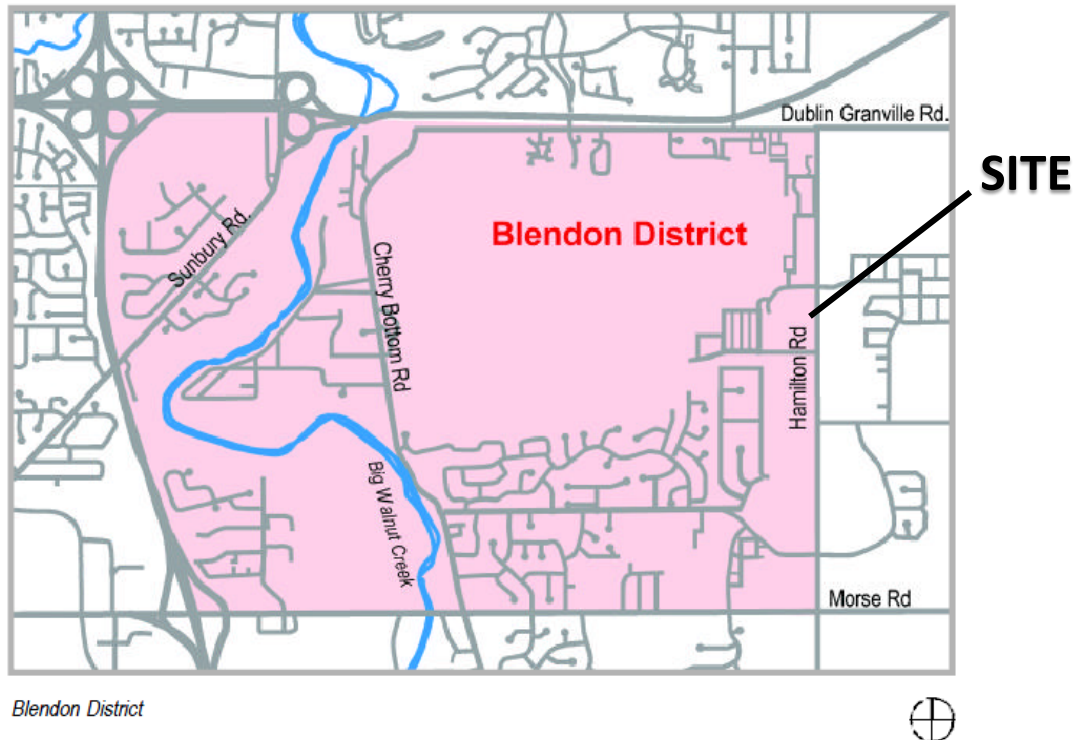
The requested CPD, Commercial Planned Development District removes a one-story building rendering that was included on the current CPD plan to facilitate the construction of a two-story retail bank facility. Relevant commitments within the CPD Plan and text are carried over from the existing CPD district, including development standards addressing setbacks, site access, landscaping, screening, and building materials. Additionally, *Columbus Citywide Planning Policies* (C2P2) Guiding Principles note that building placement and design should contribute to a pedestrian-friendly streetscape. The applicant has included additional pedestrian amenities on their site plan along North Hamilton Road that are consistent with the goals of C2P2 and the *Northland Plan Volume II*. Planning Staff continues to encourage, but does not condition support on, further revisions that would place parking exclusively to the side and/or rear of the building. Despite the recommendation from the Planning Division, Staff is supportive of the proposed configuration which follows the established zoning and development pattern in the corridor and allows for flexibility on the location of the future cross-access to the north, as requested by that adjoining property owner.



Z19-063  
5438 N. Hamilton Rd.  
Approximately 0.99 acres  
CPD to CPD

*Northland Plan Volume II (2002) – “Blendon District”***Blendon District**

This district is almost completely annexed and zoned in the city of Columbus. The district stretches from Hamilton Road to I-270 (east to west), and SR-161 to Morse Road (north to south). The predominant land-uses are the Blendon Woods Metro Park, Hap Cremean Water Plant (Columbus), detached single-family subdivisions, some condominium and apartment units, and burgeoning commercial uses along Hamilton Road. Additional roadways in this district include Sunbury and Broadview roads.

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

- *Future redevelopment or rezoning of parcels currently zoned in Columbus adhere to the Northland Development Standards*
- *Future development of the prime opportunity site at the southeast corner of SR-161 and I-270 take into consideration views from the freeway and buffer the residential areas to the south. Recreation and Parks consideration of this site for future recreation purposes is encouraged, however it is acknowledged that the site currently is zoned CPD, commercial planned development.*
- *Infill development that is compatible with surrounding land-uses be encouraged.*
- *Adequate buffering of any development adjacent to the Blendon Woods Metro Park be provided in consultation with Metro Parks.*

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Northland Community Council  
Development Committee

Report

July 31, 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: (15):* Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Cooper Woods (CWCA), Devonshire (DCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA).

**Case #1:** Application #Z15-017A (Amend 2015 CPD zoning to allow a two-story structure and 2 drive-through lanes for a bank)  
Brandon Garnett/Nelson Architecture *representing*  
DS Hamilton LLC  
(Bank of America/Merrill Lynch) 5438 N Hamilton Rd, 43230 (PID 010-295572)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by RRSHA, second by BCCA) to **RECOMMEND APPROVAL** of the application.<sup>1</sup>*

**Case #2:** Application #BZA19-075 (BZA variance from §3312.49 to permit a reduction in required onsite parking allowing the addition of a new express lane and gate to access the rear lumber yard)  
Rodney Wekkin *representing*  
Menard Inc.  
(Menards) 1805 Morse Rd, 43229 (PID 010-286106)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by CECA, second by KWPCA) to **RECOMMEND APPROVAL** of the application.*

**Case #3:** Application #GC19-018 (Graphics variance from §3372.806 and §3377.10 to permit a second pole sign matching the style of an existing sign and not compliant with requirements of the Morse Road RCO)  
Jeff Brown/Southland Real *representing*  
Gray Gables Realty  
(Twins Buick GMC auto dealership) 960 Morse Rd, 43229 (PID 010-125646)

- *The applicant's representative requested prior to the start of the meeting that the hearing of this case be postponed. Consequently, the agenda was revised to remove this case from this month's agenda and the case was not taken up by the Committee.*



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- Case #4:** Application #Z19-044 (Rezone two parcels, 2.17 AC± combined, from ARO to L-C-4 for expansion of adjacent automobile dealership)  
David Hodge/Underhill and Hodge *representing*  
Caldwell Automotive  
4617 Heaton Pl/4595 Heaton Rd, 43229 (PID 010-145124/010-145125)
- *The Committee approved (14-0 w/ 1 abstention) a motion (by FPCA, second by KWPCA) to **RECOMMEND APPROVAL** of the application.*<sup>2</sup>
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- Case #5:** Application #GC19-033 (Graphics variance from §3372.806(A) to permit automatic changeable copy signs for drive-thru menu boards in the Morse Road RCO)  
Drew Miller/Permit Solutions *representing*  
DaNite Sign Co.  
(McDonalds) 1661 Morse Rd, 43229 (PID 010-291660)
- *The Committee approved (12-1 w/ 2 abstentions) a motion (by RRSHA, second by BCCA) to **RECOMMEND DISAPPROVAL** of the application.*<sup>3</sup>
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- Case #6:** Application #CV19-065 (Council use variance to permit lease of a certain portion of church property zoned SR for the operation of a day care inside the premises)  
John Gleason/Porter Wright *representing*  
Community Montessori School  
(Karl Road Christian Church) 5400 Karl Rd, 43229 (PID 010-041673)
- *The applicant's representative requested that this hearing of this case be converted to an informal "look see." Consequently, the Committee developed **NO RECOMMENDATION**. The case will be rescheduled for formal hearing at a future meeting.*
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**Executive Session**

**10:00 pm**

**Meeting Adjourned**

**10:20 pm**

<sup>1</sup> The address for this parcel on the original application as shared with the Committee by the applicant and the City is 5420 N Hamilton Road. However, the applicant's representative advises that the site address has changed to 5438 North Hamilton Road (as stated on the Address Plat included in the applicant's packet, generated June 5, 2019, and on the latest site plan dated July 30, 2019). Additionally, we understand that this case may be retitled as a rezoning rather than an amendment to the current zoning. Unless the facts and/or commitments presented in a retitled application should change significantly, it is the intention of the Committee that this recommendation apply also to an application thus retitled, without rehearing.

<sup>2</sup> The applicant's representative advises that the City has requested that the applicant install sidewalks along Heaton Road along the east property line, south to Morse Road. While not within the scope of the Committee's recommendation concerning approval of the application, the Committee feels that the preservation of mature trees along the east property line, to which the applicant has committed in this application, is more beneficial to the community than the installation of sidewalks in this location, and that the construction of sidewalks immediately adjacent to the tree line is likely to damage or destroy these trees. The Committee therefore finds itself in the unusual position of encouraging the City to not pursue the installation of sidewalks in this area.

<sup>3</sup> The Committee is anxious to point out that its recommendation of disapproval does not indicate its opposition to the use of LED or other digital display panels specifically for internally-directed menu boards as proposed by the applicant, except within the Morse RCO. In the absence of any distinction in the Code between menu boards and any other graphic panel or sign element, the Committee feels the approval of LED menu boards in this case will weaken and/or invalidate, through precedent, the prohibition within the RCO district of other forms of automatic changeable copy, especially those that utilize LED or other digital panels. We encourage the City to modernize the Code to include definitions and/or distinctions necessary to permit the limited and specific use of digital panels for this purpose without invalidating the prohibition of less appropriate uses of ACC within the RCO.

**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 #: Z19-063STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brandon Garnett  
 of (COMPLETE ADDRESS) 30 West Monroe, Suite 200, Chicago, IL 60603  
 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. Brandon Garnett - Nelson Architecture 30 W Monroe, Suite 200, Chicago, IL 60603 0 Columbus based employees	2. Patrick Hassett - JLL 135 S LaSalle St, Suite 1711, Chicago, IL 60603 unknown number of Columbus based employees
3. Don Potter - Thompson Thrift Development 111 Monument Circle, Suite 1600, Indianapolis, IN 46204	4. DS Hamilton LLC 850 N Hamilton Road, Columbus, OH, 43230 unknown number of Columbus based employees

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

SIGNATURE OF AFFIANT

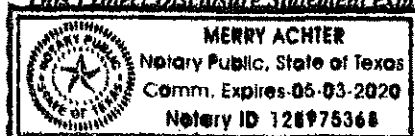
Subscribed to me in my presence and before me this 18<sup>th</sup> day of June, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

5/3/2020*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here



**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