

DEVELOPER

JERRY LEE
700 N. DUBLIN RD.
SUITE 100
COLUMBUS, OH 43215
PHONE: 614-531-0414
FAX: 614-531-0414
EMAIL: JERRY@MANNIKSMITH.COM

ENGINEER

THE MANNIK & SMITH GROUP, INC.
1180 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
CONTACT: STEVEN E. FOX, P.E.
EMAIL: STEVEN@MANNIKSMITH.COM

SITE DATA

ADDRESS: 6500-6544 HAYDEN RUN RD

PROJ. NO: 010-268814

EX. ZONING: R-RESIDENTIAL

PROJ. ZONING: CPO

BUILDING HEIGHT: NO BUILDING HIGHER THAN 35'

PARKING: SQUARE FOOTAGE CALCULATION

RESTAURANT 10,500 SF 1/275 57 SPACES REQUIRED

RESTAURANT 5,000 SF 1/175 18 SPACES REQUIRED

RESTAURANT 7,200 SF 1/75 96 SPACES REQUIRED

PATIO 2,800 SF 1/150 19 SPACES REQUIRED

SPACES REQUIRED = 190

SPACES PROVIDED = 147

BIKEWAY REQUIRED 1/70 = 9 SPACES

PROJECT DESCRIPTION

RETAIL SHOPPING CENTER WITH RESTAURANTS WITH ASSOCIATED PARKING

NOTE: THIS PROJECT WILL COMPLY WITH THE FOLLOWING SECTIONS OF COLUMBUS CITY CODE:

3312.21 LANDSCAPING AND SCREENING

3312.22 SIGNAGE AND MARKING

3312.43 REQUIRED SURFACE FOR PARKING

3312.45 WHEEL STOP DEVICES

3312.49 VISION CLEARANCE

NOTE: LIGHT POLE SHALL NOT EXCEED 16' IN HEIGHT.

ALL LIGHT POLES SHALL BE SAME COLOR, DESIGN & CUT OFF FIXTURES.

SITE IMPROVEMENTS PLAN

HAYDEN RUN RETAIL

PREPARED FOR:

JERRY LEE



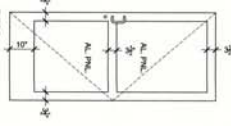
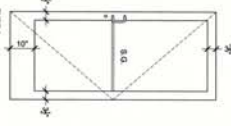
TECHNICAL SKILL
CREATIVE SPIRIT

1180 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

NO.	DATE	BY	DESCRIPTION

ZONING PLAN

FINAL Received 10/18/2019
October 17, 2019

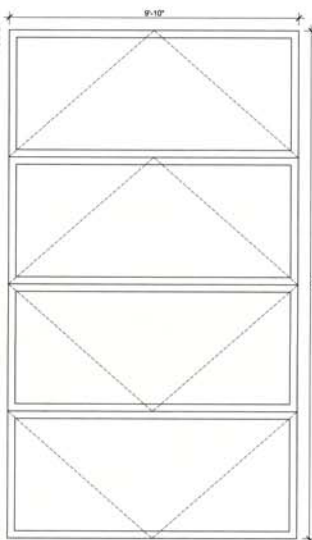


A2 **DOOR TYPES**
NOT TO SCALE

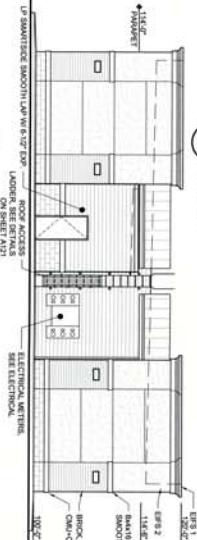
OPTION 1 KAMMEN CONTROLS GEAR IN/OUT	ALUM. KAMMEN 30 DOOR, 41T FRMCL. CLEAR ANODIZED, 1" INSULATED LOWE SAFETY GLASS, BUTT JOINTS, 100% NON-RESPONSIBLE P.N. ARCHITECTS CLASSIC HANGING CO-3 PULL AND CH-3 FISH BAR, DEAD LATCH WITH DEAD LATCH KNOB, ALUMINUM LATCH, FINISHED K&A THRESHOLD, BOTTOM DOOR SWEEP,	ALUM. KAMMEN 30 DOOR, 41T FRMCL. CLEAR ANODIZED, 1" INSULATED ALUM. PANELS, BUTT JOINTS, 100% NON-RESPONSIBLE P.N. ARCHITECTS CLASSIC HANGING CO-3 PULL AND CH-3 FISH BAR, DEAD LATCH WITH DEAD LATCH KNOB, ALUMINUM LATCH, FINISHED K&A THRESHOLD, BOTTOM DOOR SWEEP,
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ALUM. MANNER 350 DOOR, 451T
FRAME, CLEAN MOORED, 17"
INSULATED ALUM. PANELS,
13 1/2" x 4" BALL BEARING SLIT
WHEELS WITH NON-RETURNABLE PIN,
ACCOMMODATES CLASSIC HARVARD,
CO-8 PULL AND CO-8 PUSH BAR,
4560 LEVER WITH ACOUS RITE, 4515
DECK LATCH, CLOSER, NOTION 1801,
ALUMINUM MTL FINISH, 45A
THRESHOLD, BOTTOM DOOR SWEEP

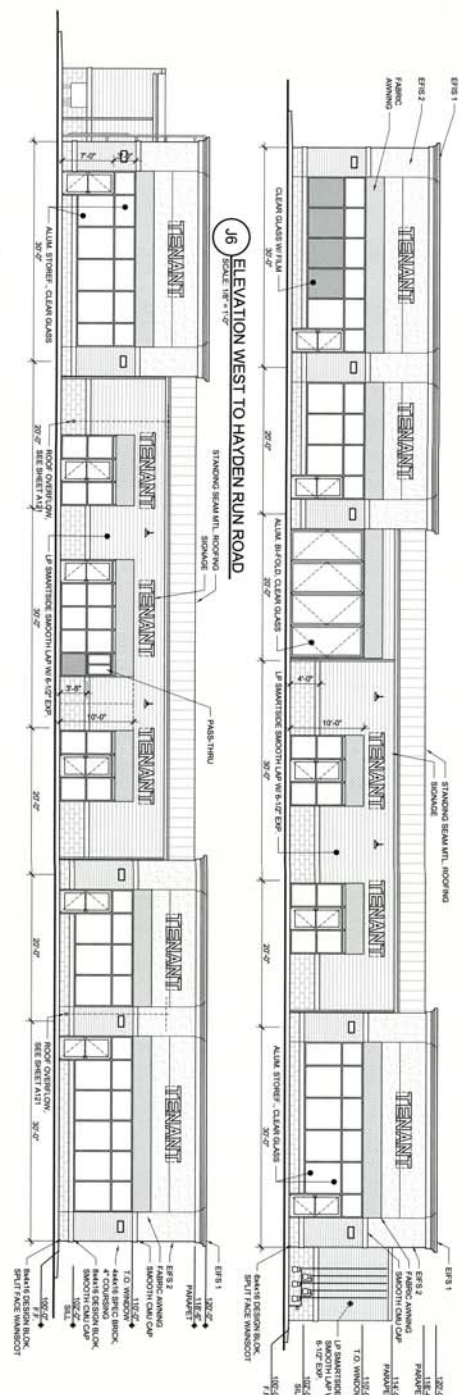
OPTION 1
MANNER CONTINUOUS GEAR
HANDLE



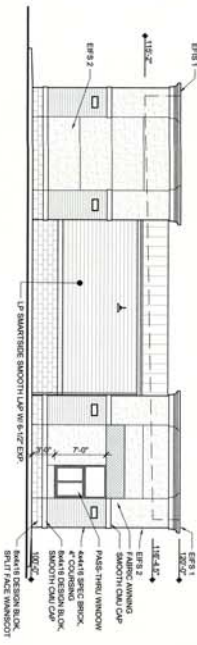
E6 ELEVATION SOUTH
SCALE: 1" = 1'-0"



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



E12 ELEVATION NORTH
SCALE 1" = 1'-0"



SIDING NOTES:

1. EXTENSION BOARD TO BE 1/2" PLUMMIT SIZE OR EQUAL.
2. LAP BOARD TO BE 7' MAX. 0.25" PLANKS SMOOTH, 10' SPANS.
3. REQUIRED PLANKING TO BE 2x6 GALVANIZED METAL.
4. INSTALLED WEATHER RESISTANT FANDED OVER SHEATHING.
5. PROVIDE TRIM BOARDS, PLANKING AND SLABTING WHERE NOTED DETAILS.
6. INSTALL BOARD PER MANUFACTURER'S INSTRUCTIONS FOR NAIL PLANKING, SEALING AND FINISHES.
7. FLOOR BOARDS TO BE ACTION FINISHED WITH TWO COATS OF FLOOR PAINT.

MASONRY VENEERS:

1. ALL MAJORITY VENEERS BASED ON OVERFIELD DESIGN BELOW AND DESIGN SPEC.
2. ALL VENEER TO BE COLORED PROVIDE COST FOR HIGHEST AVAILABLE COLOR SECTION.
3. PROVIDE COLORED GROUT.
4. SEE STRUCTURAL DRAWINGS FOR STANDARD MAJORITY NOTES.
5. PROVIDE INTERPOL AT AND FLASHING AT BASE OF VENEER.
6. PROVIDE TEST AT 1" ON CENTER EACH WAY.

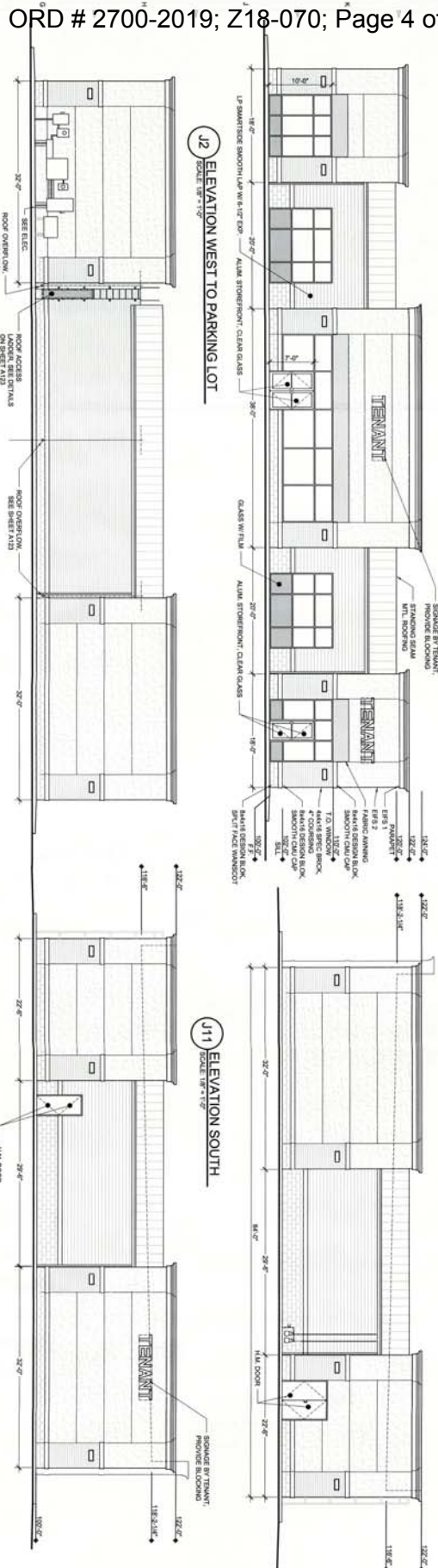
EIFS NOTES:

1. EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) BASED ON POLYSTYRENE BEAD INSULATION.
2. SYSTEM TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS, INCLUDING REQUIRED MOISTURE DRAINAGE, FLASHING AND SEALS.
3. REINFORCED FLASHINGS TO BE APG GALVANIZED METAL.
4. PROVIDE TWO LAYERS OF WEATHER RESISTANT BARRIER.
5. SEE SECTIONS AND DETAILS FOR FOAM BOARD THICKNESS.
6. SANDPAPERED, FINE FINISH.
7. OVERPAINT/COAT TO PROVIDE PERMANENT COLOR.

STOREFRONT NOTES:

1. BASED ON DESIGN KAWNEER THERMAL 45117, 4.5X27 FRAMING (THERMAL BREAK)
2. FINISH TO BE ANODIZED ALUMINUM
3. GLAZING TO BE 1" THERMAL WITH LOW E PROVIDE CORNER WITH OPTIONS FOR TINTING
4. EXTERIOR ENTRIES TO BE 300 MEDIAH STYLE WITH 1/2" ADA BASE

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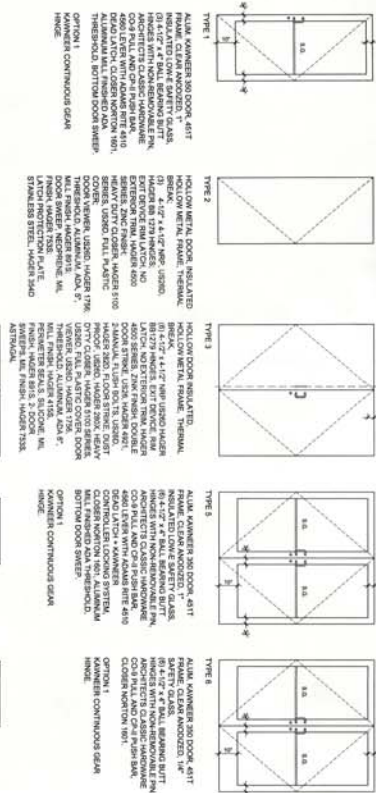


J2 ELEVATION WEST TO PARKING LOT
SCALE: 1" = 1'-0"

ELEVATION SOUTH
J11
SCALE 1/8" = 1'-0"

F2 **ELEVATION EAST**
SCALE: 1" = 1'-0"

F11 ELEVATION NORTH
SCALE 1/8" = 1'-0"



SIDING NOTES:

1. EXTENSION SCORD TO BE LE SLANT SCOR ON EQUAL.
2. LE SCORD TO BE 7.44 + 0.37 PLAINS SMOOTH, N SLINGS.
3. REQUIRED PLAINS TO BE 2400 PLAINS SMOOTH, N SLINGS.
4. INSTALLED WEATHER RESISTANT BARRIER OVER WEATHING.
5. PROVIDE TRIM BOARDS, FLASHING AND SEALANT WHERE NOTED IN DETAILS.
6. INSTALL SCORD PER MANUFACTURER'S INSTRUCTIONS FOR WIRE FLASHING, SEALING AND PARTITION.
7. SCORD BOARDS TO BE FACTOR PAINTED WITH TWO COATS OF FINISH PAINT.

EIFS NOTES:

1. EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) BASIS OF DESIGN. DRIVE DOWEL ANCHORS PLUS OR EQUAL.
2. SYSTEM TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS, INCLUDING REQUIRED MORTARE PRIMER, FLASHING AND SEALANTS.
3. REQUIRED FLASHINGS TO BE 24ga GALVANIZED METAL.
4. PROVIDE TWO LAYERS OF WEATHER RESISTANT BARRIER.
5. SET SECTIONS AND DETAILS FOR FOAM BOARD THICKNESS.
6. SANDPAPERED FINE FINISH.
7. CONCRETE/ARCHITECT TO PROVIDE SHERMAN WELLS COLOR.

MASONRY VENEERS:

1. ALL WOODEN WINDBARS BASED ON OFFSHORE DESIGN BELOW AND DESIGN HERE.
2. ALL WINDBARS TO BE COLORED PROVIDE COST FOR HIGHEST AVAILABLE COLOR SELECTION.
3. PROVIDE COLORED GRUNT.
4. SEE STRUCTURAL DRAWINGS FOR STANDARD WOODEN NOTES.
5. PROVIDE WETPAK AT 2" AND FLASHING AT BASE OF WINDBAR.
6. PROVIDE TIES AT 16" ON CENTER EACH WAY.

STOREFRONT NOTES

1. BASIS OF DESIGN UNKNOWN. TYPICAL 45' W/4, 4.00' FINISHING, 1" THERMAL INSULATION.
2. FRESH TO BE ANCHORED ALUMINUM.
3. GLAZING TO BE 1" THERMAL WITH LOW E, PROVIDE OWNER WITH OPTIONS FOR FINISH.
4. EXTERIOR FINISHES TO BE 300 MEDIUM STILE WITH 1/2" ADA BASH.

A2 **DOOR TYPES**
NOT TO SCALE

FINANCIAL RECEIVED 10/18/19 PAGE 4 OF 4

A203

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 10, 2019**

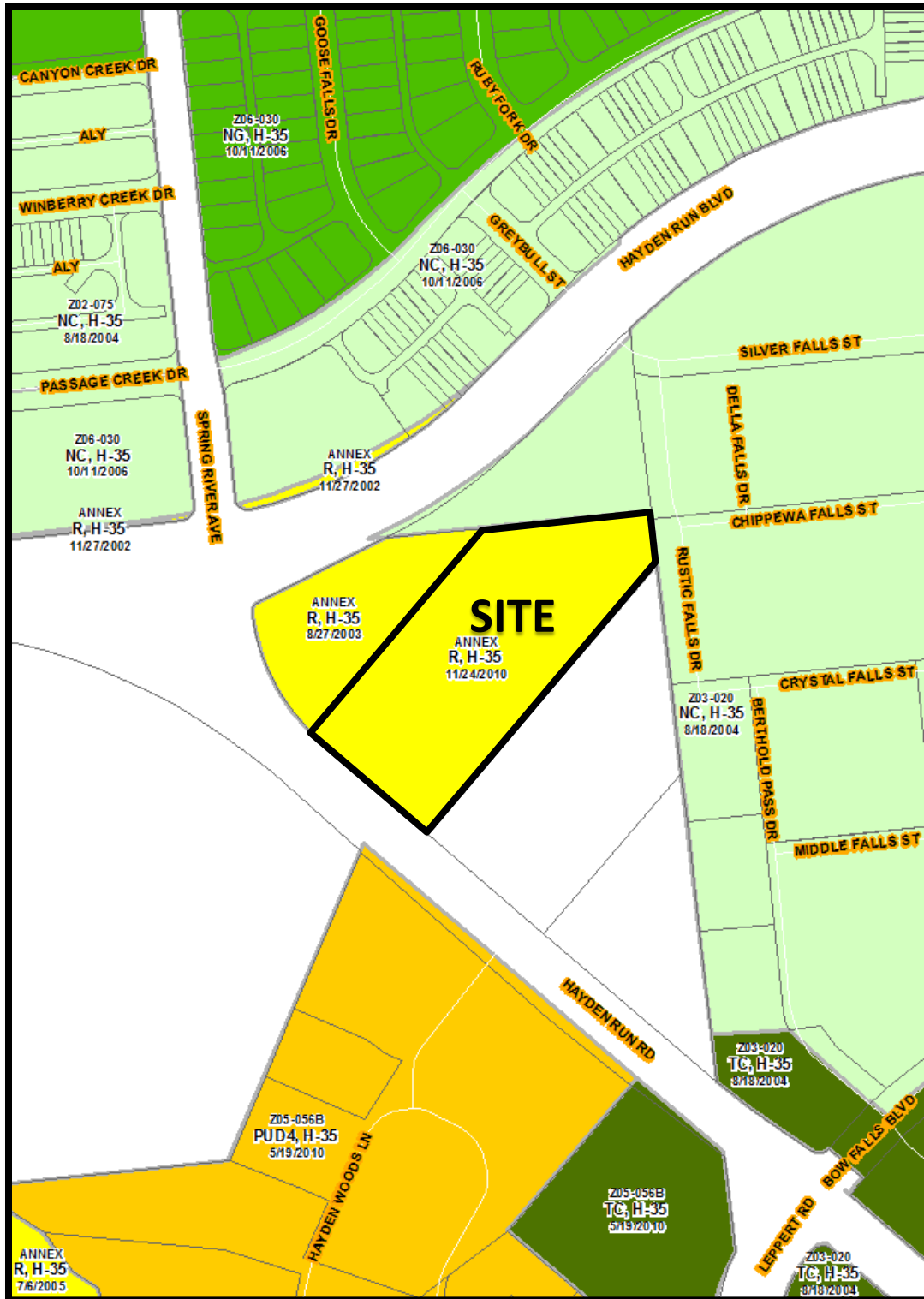
- 7. APPLICATION: Z18-070**
Location: **6514 HAYDEN RUN ROAD (43026)**, being 3.4± acres located east side of Hayden Run Road, 230± feet south of Hayden Run Boulevard (010-289814; Hayden Run Civic Association).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Commercial development.
Applicant(s): Hayden Development LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite #460; Columbus, OH 43215.
Property Owner(s): Ronald Wallace; 6488 Hayden Run Road; Hilliard, OH 43026.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

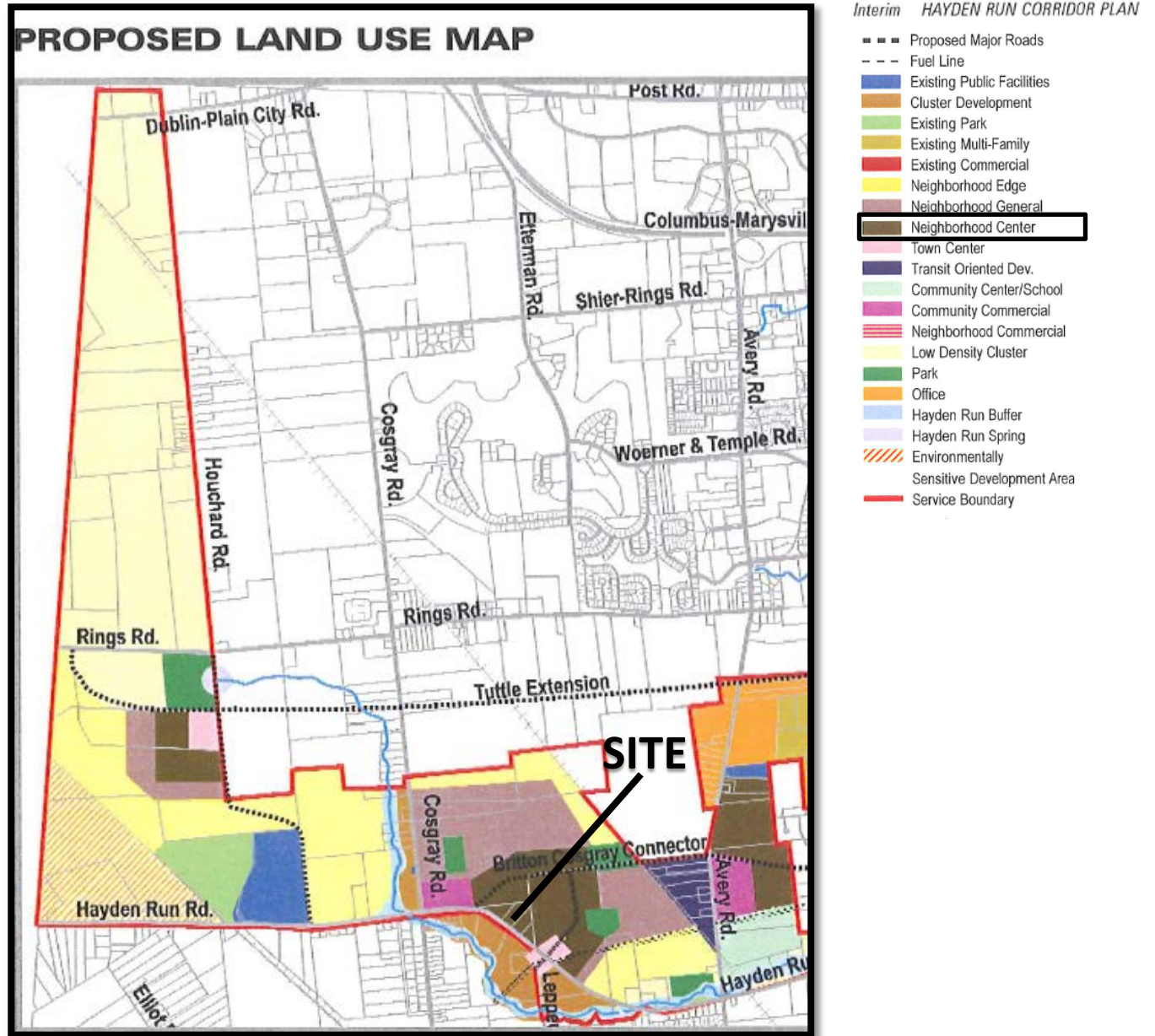
- o The 3.4± acre site consists of an undeveloped parcel zoned in the R, Rural District. The applicant proposes the CPD, Commercial Planned Development District to permit a commercial development on the site.
- o To the north and east are multi-unit residential complexes in the NC, Neighborhood Center District of a TND development. To the south and west are single-unit dwellings in the R-SRR, Semi-Rural Residential District of Washington Township and a multi-unit residential development in the PUD-4, Planned Unit Development District.
- o The site is within the planning area of the *Interim Hayden Run Corridor Plan* (2004), which recommends “neighborhood center” at this location. Additionally, this site is within a Planning area that adopted the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- o The site is located within the boundaries of the Hayden Run Civic Association, whose recommendation is for approval.
- o The development text includes establishes C-4, Commercial District uses and supplemental development standards that address setbacks, access, landscaping, and graphics, as well as a site plan and building elevations. Variances to building setback and minimum number of parking spaces required are included.
- o The *Columbus Thoroughfare Plan* identifies Hayden Run Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a commercial development on the site that is consistent with the recommendations of the *Interim Hayden Run Corridor Plan* and the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* and compatible with the surrounding multi-unit developments.



Z18-070
6514 Hayden Run Road
Approximately 3.4 acres
From R to CPD



Z18-070
 6514 Hayden Run Road
 Approximately 3.4 acres
 From R to CPD



Z18-070
6514 Hayden Run Road
Approximately 3.4 acres
From R to CPD

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

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

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

(PLEASE PRINT)

Case Number: Z18-070

Address: 6514 Hayden Run Road

Group Name: Jeff Brown - Attorney, Rep The Dollar Tree - The Hayden Run Civic Association

Meeting Date: October Zoning & November Hayden Run Civic Association Meetings 2018

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:

The Hayden Run Civic Association met with Jeff Brown - the Attorney representing the Dollar Tree Shopping Center proposed for the corner of Hayden Run and Hayden Run Blvd. and feel that this will be a valuable project for our area - anchored by the Dollar tree, but also incorporating much needed retail lots for our area that are potentially new restaurants and shops. One note: The Hayden Run Civic Association has worked with Mr. Jeff Brown/Dollar Tree to connect them with the Home Owner's Association Management Company in hopes of creating an opportunity for Dollar Tree to maintain the overflow retention pond in front of the property - as far as landscaping and trash removal with an eye to increasing property values and rental rates of the property which overlooks the pond. A land-lease or structured maintenance agreement would be ideal - but is not to hold up this development project as they are two separate property owners. The architecture of the proposed shopping center, including sidewalks, brick and stone treatments on the outside of the buildings, as well as decorative street lamps and native landscaping is in keeping with the Hayden Run Civic's adoption of C2P2 and initiation of curbside recycling for the City of Columbus - we are all about "green and urban". The Hayden Run Zoning Committee and was voted for in Approval by a unanimous vote of 4 in-favor no Nay-votes. And, also presented their proposal for public input at the November meeting of the Hayden Run Civic on the second Wednesday of November 2018 at 7pm at the Columbus Metropolitan - Hilliard Branch Library.

Vote: Approved by the Hayden Run Civic Association

Signature of Authorized Representative: Rebecca S. Obester - President & Founder of the Hayden Run Civic Association
SIGNATURE

The Hayden Run Civic Association
RECOMMENDING GROUP TITLE

614-702-8706
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 #: Z18-070

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West 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 (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. Hayden Development LLC 7434 Wyndle Court Dublin, OH 43016 Jerry Lee 614-873-0048 No Columbus based employees	2. Ronald Wallace 6488 Hayden Run Road Hilliard, OH 43206 No Columbus based employees 614-582-4046
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 10th day of October, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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