

CASTO

250 Civic Center Drive, Suite 500
Columbus, Ohio 43215
614.228.5331
castoindia.com

LOT COVERAGE
TOTAL AREA - 3.83 ACRES
LOT COVERAGE - 3.11 ACRES
GREEN SPACE - 0.72 ACRES
LOT COVERAGE - 81.3%

USE	SF	SF / PARKING SPACE	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED	DEFICIENCY OF SPACES
RETAIL	21,192 SF	250	85		
IN-LINE RESTAURANT	11,025 SF	75	147		
DRIVE-THRU OUTPARCEL RESTAURANT	4,764 SF	175	28		
TOTALS:			260	152	-108

REVISIONS

NO.	DATE
01	1-8-20

NORTH

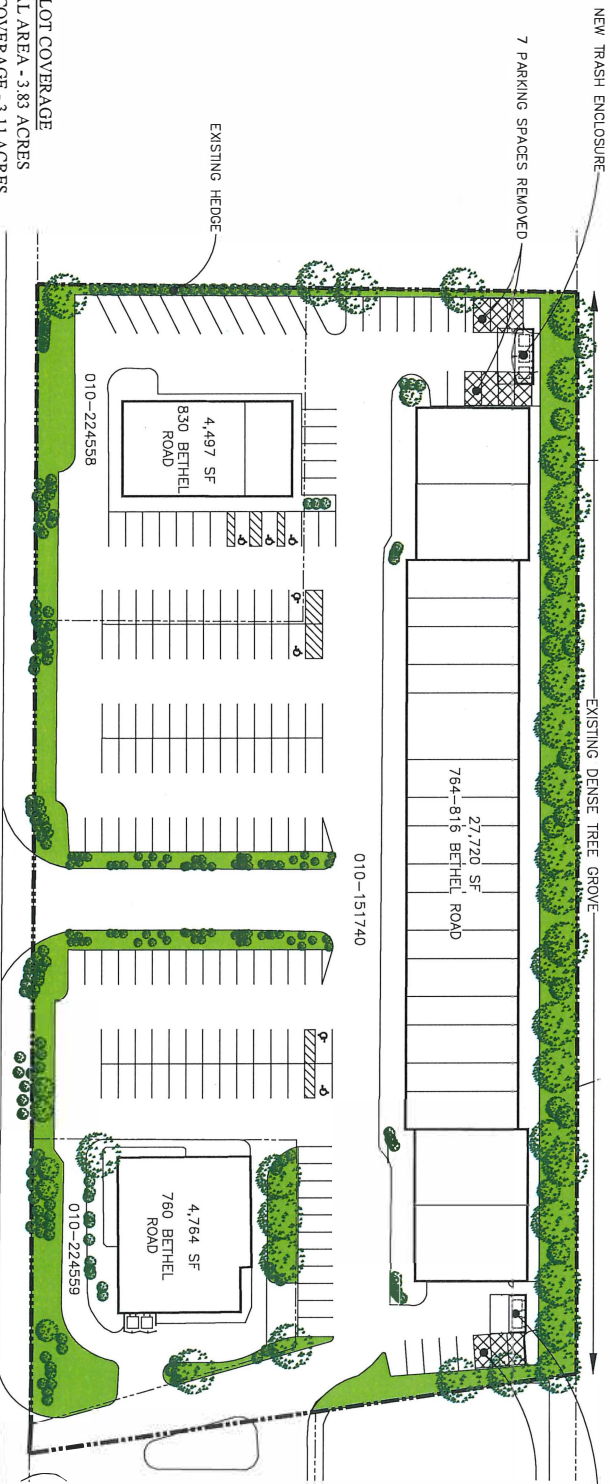
SCALE: 1"=30'-0"

SITE PLAN

Z19-090 Final Received 1/8/2020

OLENTANGY SQUARE

Olentangy Square L.L.B.
by: *[Signature]*
Charles Henry, AIA



EXISTING LANDSCAPING TO REMAIN

PARKING SPACES TO BE REMOVED

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 26, 2020**

- 2. APPLICATION: Z19-090**
- Location:** **760 BETHEL RD. (43235)**, being 3.83± acres located on the north side of Bethel Road, 350± feet west of Olentangy River Road (010-151740, 010-224558, and 010-224559; Northwest Civic Association).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use.** Add dumpsters to existing commercial development.
- Applicant(s):** Olentangy Square L.P.; c/o Charles Fraas and Derek Ehlers; 250 Civic Center Drive, Suite 500; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

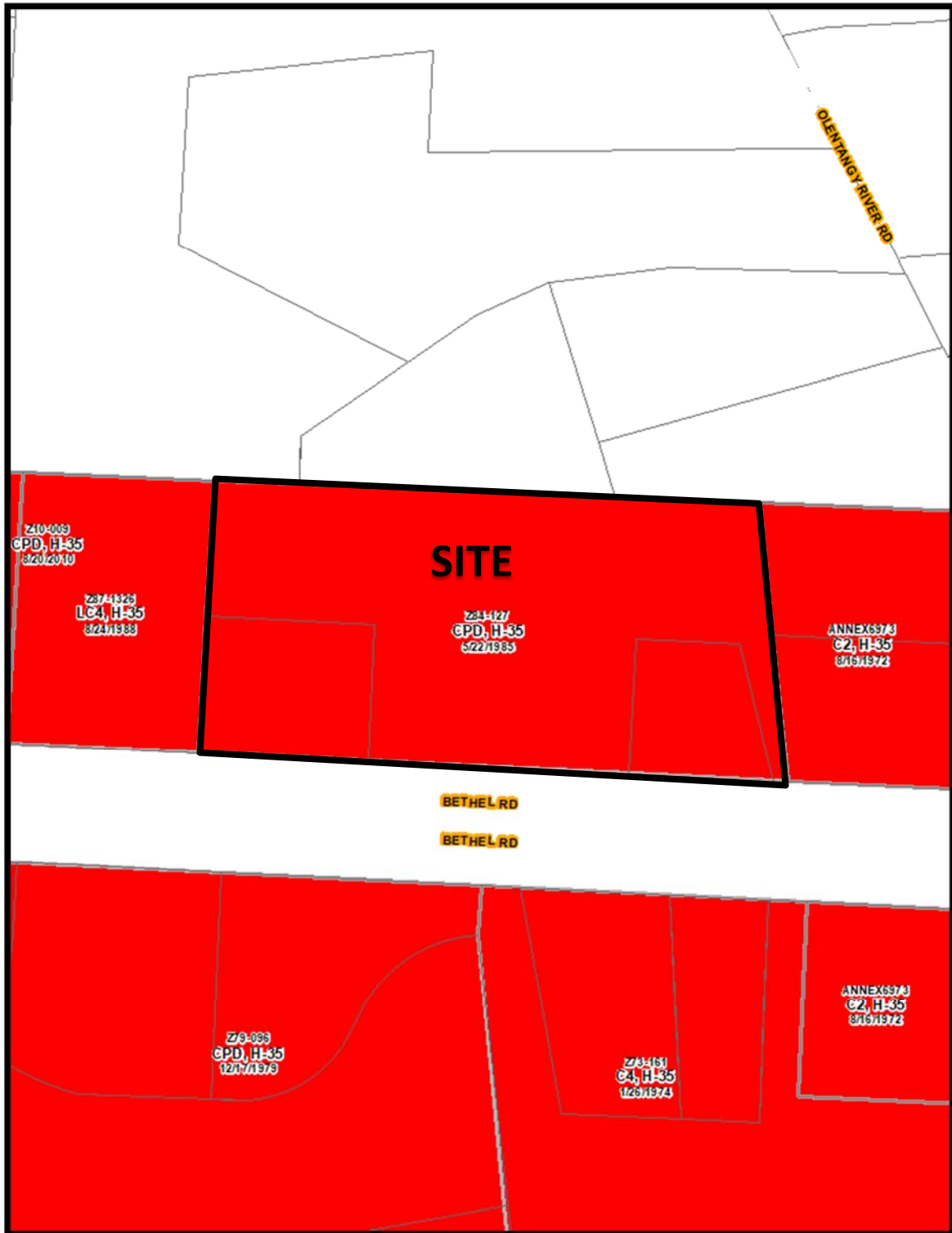
BACKGROUND:

- o The site consists of three parcels developed with three commercial buildings in the CPD, Commercial Planned Development District (Z84-127). The applicant is requesting a new CPD district to allow dumpsters to be placed on the property and to update development standards. The current CPD district prohibits outside storage of trash.
- o To the north are single-unit dwellings located in Sharon Township. To the east is a bank in the C-2, Commercial District. To the south across Bethel Road are commercial buildings in the C-4, Commercial and CPD, Commercial Planned Development districts. To the west is a single-unit dwelling in the L-C-4, Limited Commercial District.
- o The site is within the planning area of *The Northwest Plan* (2016), which recommends “Mixed Use I” at this location, supporting commercial and residential uses. The site is also located within the Bethel Road Regional Commercial Overlay (RCO).
- o The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval.
- o The CPD text establishes use restrictions and supplemental development standards that address site density, lot coverage, setbacks, building height, landscaping and screening, and building material commitments. The request also includes variances to allow aisles, driveways, and maneuvering areas to be divided by property lines, to eliminate wheel stop requirements where a property line intersects a parking area, to increase the maximum allowed height of existing light poles, and to reduce the minimum number of parking spaces to require no more than 147 parking spaces for the shopping center.
- o The *Columbus Thoroughfare Plan* identifies Bethel Road as a Suburban Commuter Corridor requiring a minimum of 80 feet of right-of-way from centerline. The Traffic Management Division has indicated that a right-of-way dedication exception request has

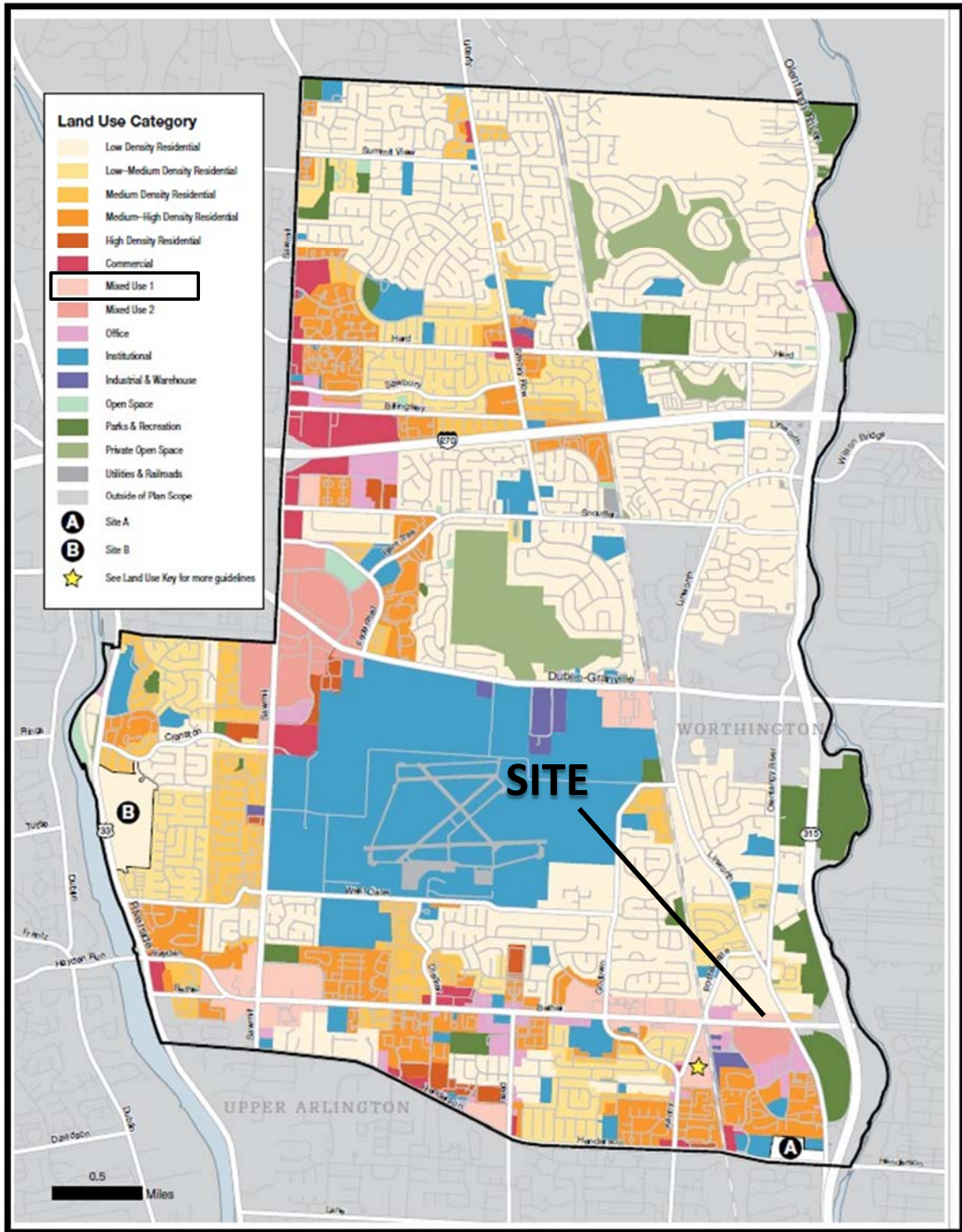
been submitted for this rezoning application. At the time this report was prepared, the request was still pending. Any final traffic commitments will be incorporated into the development text prior to the rezoning ordinance being submitted to City Council.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

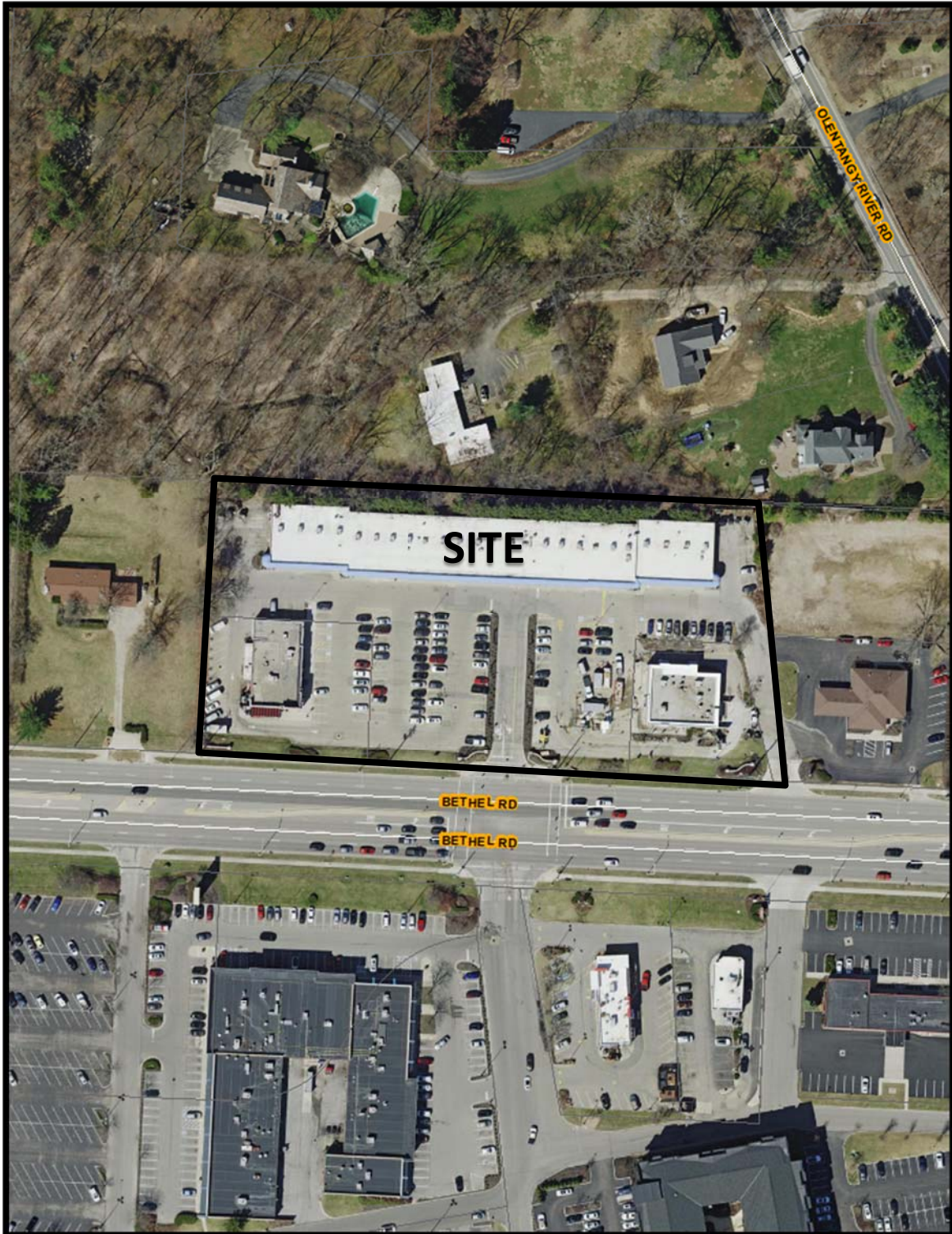
The proposed CPD, Commercial Planned Development district will allow the installation of dumpsters and will update the current development standards for an existing commercial shopping center site. The CPD text establishes appropriate use restrictions and addresses required updates to development standards to reflect existing site characteristics. Staff supports this proposal as *The Northwest Plan* recommends "Mixed Use I" land uses at this location and no changes are proposed to the existing commercial uses.



Z19-090
760 Bethel Road
Approximately 3.83 acres
CPD to CPD



Z19-090
 760 Bethel Road
 Approximately 3.83 acres
 CPD to CPD



Z19-090
760 Bethel Road
Approximately 3.83 acres
CPD to CPD



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 N. 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: Z19-090

Address: 760 Bethel Road

Group Name: Northwest Civic Association

Meeting Date: 01/08/2020

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:

Motion to recommend approval as presented.

Vote: 10-0

Signature of Authorized Representative: Amanda H Gibbs

SIGNATURE

Trustee

RECOMMENDING GROUP TITLE

614-204-3981

DAYTIME PHONE NUMBER

Digitally signed by Amanda H Gibbs
Date: 2020.01.09 14:01:42 -05'00'

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 #: 219-090

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Charles Fraas
of (COMPLETE ADDRESS) 250 Civic Center Drive, Suite 500, Columbus, Ohio 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. OLENTANGY SQUARE L.P., Contact: Charles Fraas 250 Civic Center Drive, Ste 500, Columbus, OH 43215 Phone: 614-227-3485, Fax: 614-221-4454	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 21st day of November, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



KARIN J. SIDES
NOTARY PUBLIC

FOR THE
STATE OF OHIO
My Commission Expires
March 20, 2021

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