

# Existing Site Plan - 5770 Karl Road

FINAL SITE PLAN RECEIVED 5.14.21

Z20-112

Columbus, Franklin County, Ohio, #20079 05.03.2021

## Site Data: 5770 Karl Road

Total Site:	± 1.095 Acres
Existing Zoning:	C2
Height District:	H-35
Karl Road Building setback (from proposed 80' ROW)	34.9'
Karl Court Building setback: (± ROW 60')	25'
Karl Road Parking Setback:	10'
Karl Court Parking Setback:	10'

Total Building Square Footage: ± 10,225 s.f.

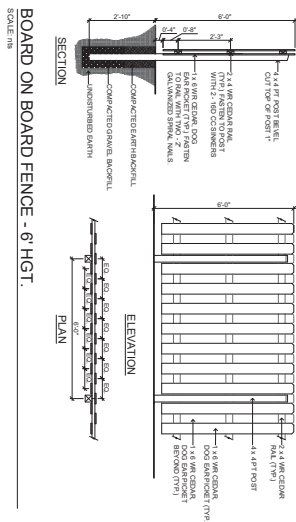
- Medical Office ± 7,625 s.f.
- Pharmacy ± 2,600 s.f.

Parking Required: 37 Spaces

- Med Office (7,625 / 300)
- Pharmacy (2,600 / 250)

Parking Shown: 40 Spaces

- Regular Parking Space 34
- Handicap Parking Spaces 6



BOARD ON BOARD FENCE - 6' HGT.

### Notes

The Site shall comply with the dumpster screening requirement per 3321.01(c).



*Clayton L. Brown*  
5-14-21

0 20 40 60



**STAFF REPORT  
DEVELOPMENT COMMISSION  
SPECIAL ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 8, 2021**

- 3. APPLICATION: Z20-112**  
**Location:** **5770 KARL RD. (43229)**, being 1.10± acres located at the southeast corner of Karl Road and Karl Court (010-025380; Northland Community Council).  
**Existing Zoning:** C-2, Commercial District & C-4, Commercial District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Commercial development.  
**Applicant(s):** 480 Properties, LLC; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** The Applicant.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

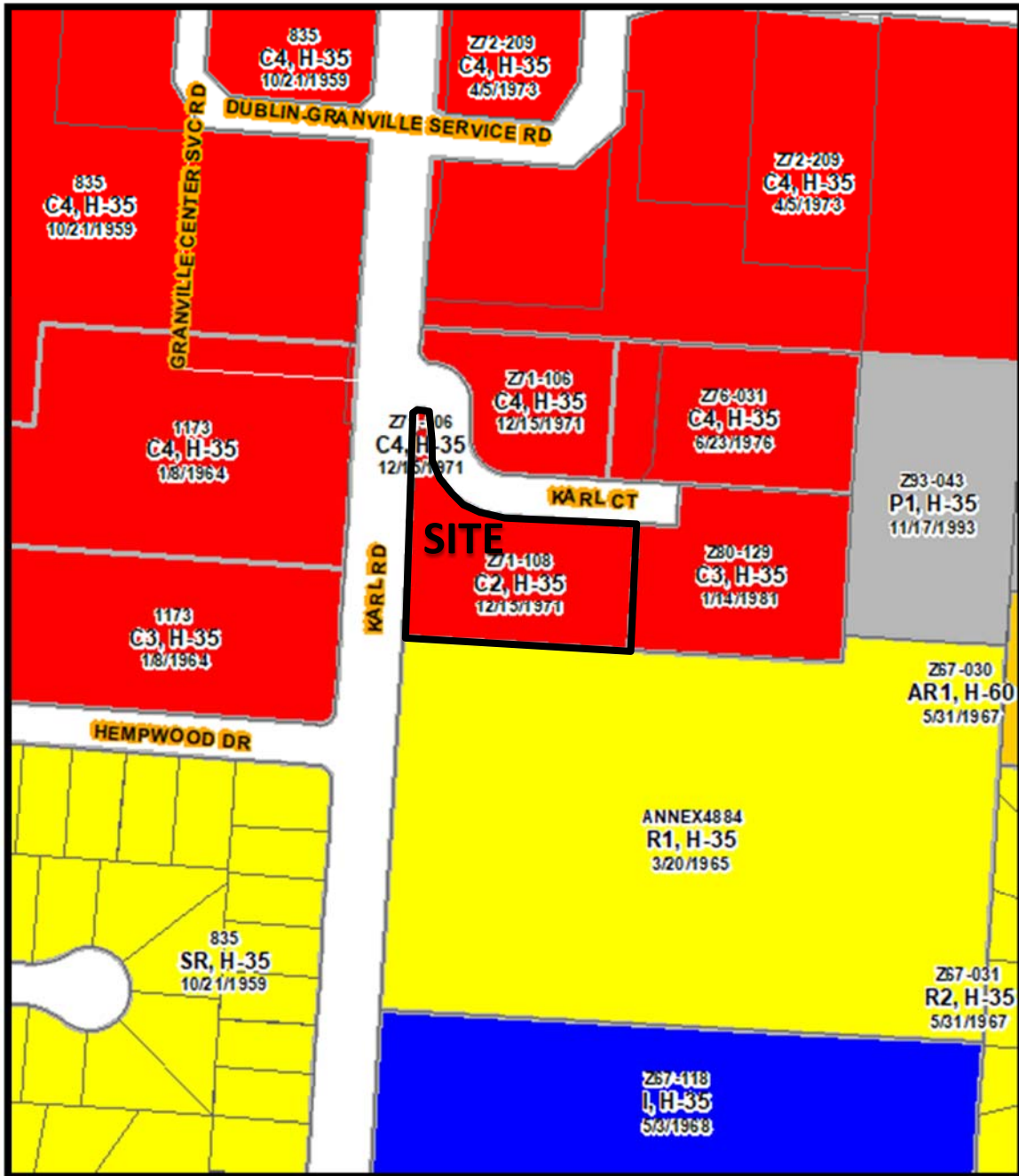
**BACKGROUND:**

- The site consists of one parcel developed with a medical office and pharmacy. The majority of the site is in the C-2, Commercial District, while the northwest corner of the site is in the C-4, Commercial District. The site is subject to Ordinance #1713-00 (CV00-031), which permits a pharmacy of up to 2,000 square feet. The applicant requests a CPD, Commercial Planned Development District that will permit all C-3 commercial uses, allowing the existing pharmacy to expand within the existing building.
- North of the site is a religious facility in the C-4, Commercial District. South of the site is a religious facility in the R-1, Residential District. East of the site is commercial building in the C-3, Commercial District. West of the site is a shopping center in the C-4, Commercial and C-3, Commercial districts.
- The site is within the planning boundaries of the *Northland I Area Plan* (2014), which recommends “Community Commercial” land uses at this location.
- The site is located within the boundaries of the Northland Community Council whose recommendation is for disapproval based on two conditions for their support not being met.\*
- The CPD text establishes use restrictions and supplemental development standards that address building and parking setbacks, traffic access, parking lot landscaping and screening, and dumpster screening. The text includes variances to interior parking lot landscaping, parking lot screening, dumpster screening, screening between commercial and residential districts, and the building setback from Karl Road. Additionally, the text includes a commitment to maintain the property as shown on the submitted site plan.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Karl Road as a Suburban Commuter Connector requiring 80 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

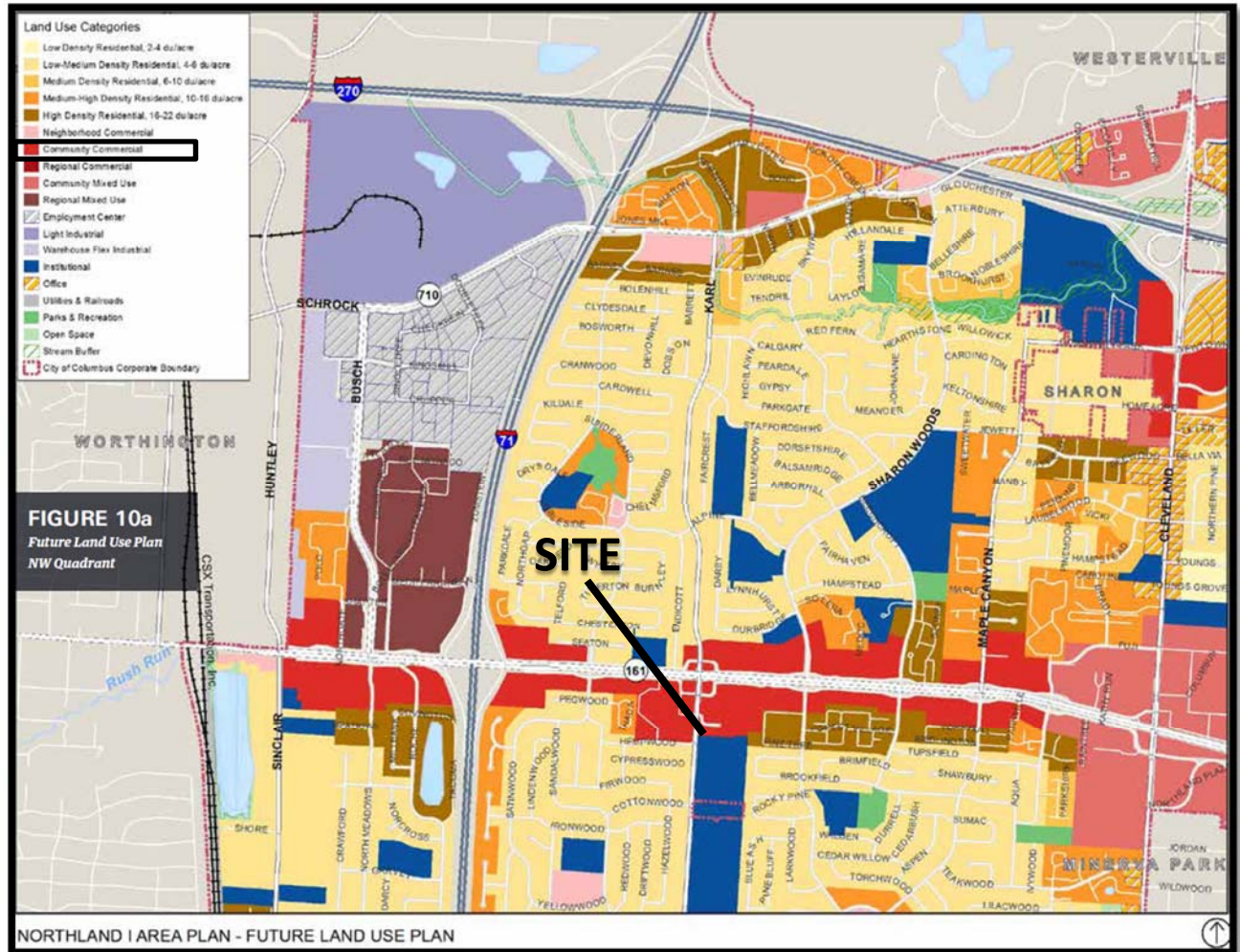
The requested CPD, Commercial Planned Development District will permit C-3 uses that allows an existing pharmacy to expand within the existing building on site. The CPD text establishes appropriate use restrictions and development standards that will maintain the property as it is currently developed. The proposed CPD district is consistent with the *Northland I Area Plan's* land use recommendation for "Community Commercial" land uses at this location and is compatible with the zoning and development pattern along this section of Karl Road.

**\*Since the April 8<sup>th</sup> Development Commission Meeting, the applicant has revised their CPD text and site plan to meet the conditions of the Northland Community Council, resulting in a recommendation of approval.**

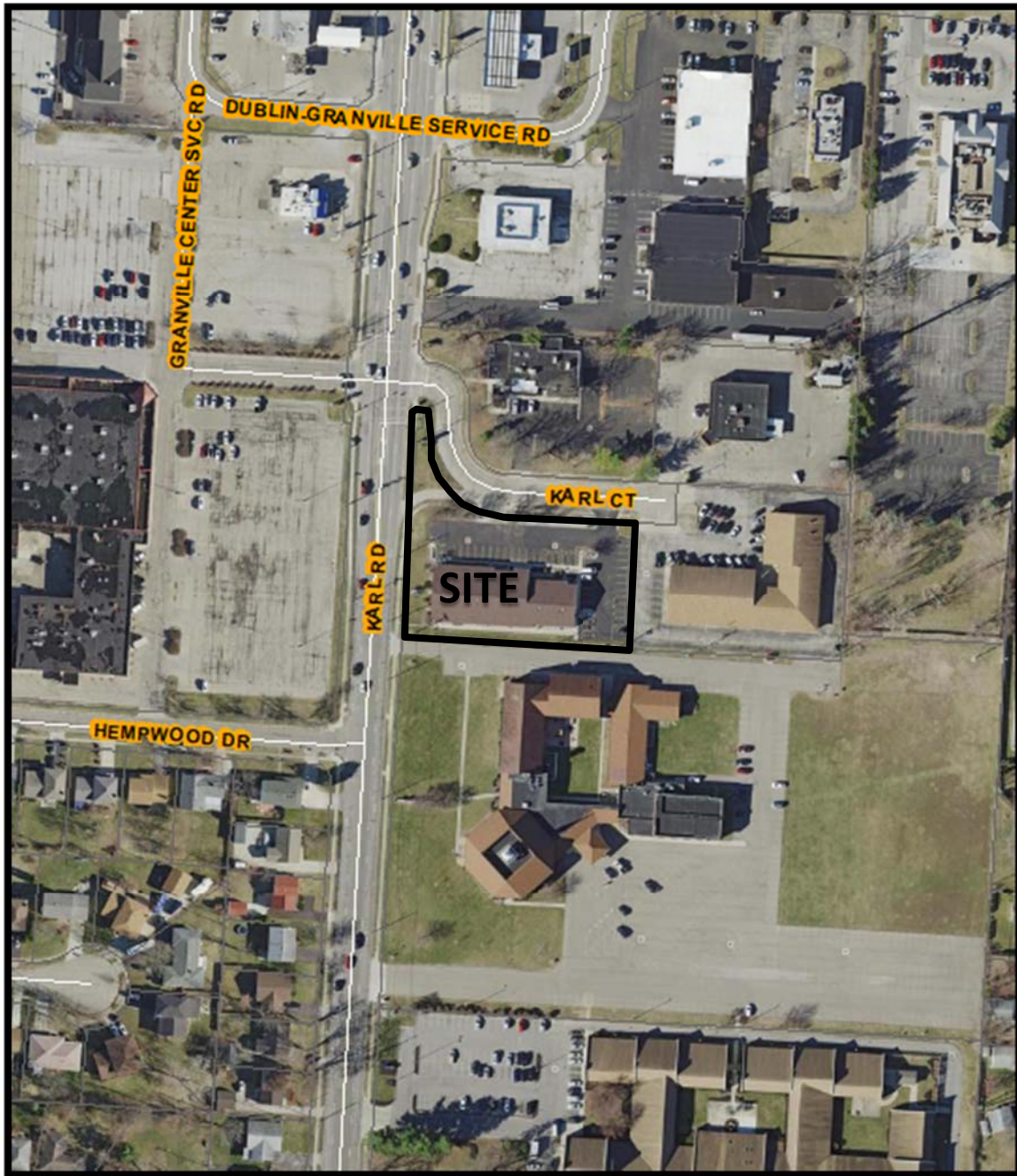


Z20-112  
5770 Karl Rd.  
Approximately 1.10 acres  
C-2 & C-4 to CPD





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**Meeting Called to Order:** **6:30 pm** by chair **Dave Paul**

Members represented:

*Voting: (14):* Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Cooperwoods (CWCA), Elevate Northland (EN), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse (MMTACA), Northland Alliance (NA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA)

- 
- Case #1:** Application #GC20-052 (Amend graphics plan GC18-017, previously amended as GC20-020, to increase size of previously approved roof signs on the screen walls of the north and south elevations from 300 SF to 681.5 SF)  
Erin Prosser *representing*  
The Ohio State University  
6100 N Hamilton Rd, 43054 (PID 010-285960)
- *The Committee approved (13-1) a motion (by LUCA, second by LTCA) to **RECOMMEND APPROVAL** of the application.*
- 
- Case #2:** Application #GC20-053 (Graphics variance from \$3375.15 to permit (4) banners in excess of 16 SF, specifically (2)14' x 80' (1120 SF) banners at the top of the north and south elevations and (2) 14' x 200' (2800 SF) banners at the top of the east and west elevations, and to increase the allowable display time for the banners from 30 days to 7 months)  
Erin Prosser *representing*  
The Ohio State University  
6100 N Hamilton Rd, 43054 (PID 010-285960)
- *The Committee approved (13-1) a motion (by FPCA, second by RRSHA) to **RECOMMEND DISAPPROVAL** of the application.*
- 
- Case #3:** Application #GC20-056 (Graphics plan for hotel site)  
Dave Perry/David Perry Company *representing*  
Easton Innkeepers LLC  
(Homewood Suites) 3600 Morse Rd, 43230 (PID 010-242734)
- *The Committee approved (14-0) a motion (by FPCA, second by PCHA) to **RECOMMEND APPROVAL** of the application.*
-



- Case #4:** Application #Z20-112 (Rezone  $\pm 1.10$  AC from C-2 to CPD to add all C-3 uses permitted under §3355.03 and to permit graphics applicable to the C-3 district, including variances from §3312.21(A), §3312.21(B), §3321.01, §3321.09 and §3355.09)  
David Hodge/Underhill & Hodge *representing*  
480 Properties LLC  
5770 Karl Rd, 43229 (PID 010-025380)
- *The Committee approved (14-0) a motion (by FPCA, second by PCHA) to **RECOMMEND APPROVAL WITH TWO (2) CONDITIONS:**<sup>1</sup>*
    - That the request for variance from §3321.01 be deleted from the application, and that the dumpster area be screened on all sides; and
    - That the request for variance from §3321.09 be deleted from the application, and that screening be provided along the southern property line adjoining the church property.

- Case #5:** Application # BZA20-119 (BZA variance from §3312.19 to expand the width of a residential driveway from 16' by 8' 3" to 24' 3", and from §3312.25 to allow maneuvering within the 25' setback)  
David & Rebeca Saurez  
*Residence*  
5607 Lynx Dr, 43081 (PID 545-206002)
- *The Committee approved (8-6) a motion (by LTCA, second by BCCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
    - That the applicant will arrange to restore the driveway where it meets the right-of-way line to a width of 20 feet and recreate the curb and apron, removing the concrete from and re-sodding the portion of the tree lawn which has been improperly paved.

- Case #6:** Application # CV21-005 (Council use variance from §3332.29 to permit operation of a Type A in-home day care facility as an accessory use in a residence in a SR Suburban Residential district, permitting day care of a maximum of 12 children within a single-unit dwelling, versus a Type B facility which permits care of up to 6 children without variance)  
Tashianna Kwakwe *representing*  
Thalia Osei  
*Residence*  
5876 Mall View Ct, 43231 (PID 600-169558)
- *The Committee approved (10-4) a motion (by PCHA, second by RRSOA) to **RECOMMEND DISAPPROVAL** of the application.*

**Executive Session**

**9:55 pm**

**Meeting Adjourned**

**11:30 pm**

<sup>1</sup> Though not a condition of support for this application, the Committee also joins City Planning staff in encouraging the applicant to consider installing enhanced landscaping in the Karl Road frontage to contribute to the appearance of this heavily travelled corridor. The Committee also expressed concerns about unresolved graphics issues on the site, pertaining to the existence of two ground signs directed to Karl Road on the parcel and the improperly installed, unpermitted and inactive automatic changeable copy signs attached to the base of one of the ground signs.



## 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 #: Z20-112

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge  
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Pkwy., Suite 260, New Albany, OH 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 (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. 480 Properties LLC P.O. Box 126 Plain City, OH 43064	2.
3.	4.

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

SIGNATURE OF AFFIANT

*[Signature]*

Subscribed to me in my presence and before me this 29 day of December, in the year 2020

SIGNATURE OF NOTARY PUBLIC

*[Signature]*

My Commission Expires:

N/A

Notary Seal Here



**AARON L. UNDERHILL**  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

**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**