

## REZONING APPLICATION

### Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 216-026

Date Received: 5/2/16

Application Accepted By: SP

Fee: \$4160 -

Comments: Assigned to Tim Dietrich; 614-645-6665; tdietrich@columbus.gov  
Shannon Pine; 614-645-2208; spine@columbus.gov

#### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 4664 Sawmill Road

Zip 43220

Is this application being annexed into the City of Columbus

☐ Yes

☒ No (circle one)

*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address 590175635

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) LC4

Requested Zoning District(s) LC4

Area Commission Area Commission or Civic Association: Northwest Civic Association

Proposed Use or reason for rezoning request: Modify the permitted site plan to allow for additional parking to be constructed due to increased business at this location

Proposed Height District: H-35

(Columbus City Code Section 3309.14)

Acreage 3.08

(continue on separate page if necessary)

#### APPLICANT:

Name Aldi Inc. Springfield Division, Russ White

Address 4400 S Charleston Pike

City/State Springfield, OH

Zip 45502

Phone # 937-323-5500x122

Fax # 937-323-0023

Email russ.white@aldi.us

#### PROPERTY OWNER(S):

Name Aldi Inc. Springfield Division, Russ White

Address 4400 S Charleston Pike

City/State Springfield, OH

Zip 45502

Phone # 937-323-5500x122

Fax # 937-323-0023

Email russ.white@aldi.us

☐ Check here if listing additional property owners on a separate page

#### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney

☒ Agent

Name Kailen Akers

Address 2221 Schrock Road

City/State Columbus, OH

Zip 43229

Phone # 614-898-7100

Fax # 614-898-7570

Email: kakers@msconsultants.com

#### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

**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

## REZONING APPLICATION

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## AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-026

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Heidi Tlachac

of (1) MAILING ADDRESS 2221 Schrock Rd., Columbus, OH 43229

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 4664 Sawmill Rd., Columbus, OH 43220

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 5/3/16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

☐ Check here if listing additional property owners  
on a separate page.

(4) Aldi Inc.

4400 S. Charleston Pike

Springfield, OH 45502-8933

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Aldi Inc.

937-323-5500 x122

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) Rosemarie Lisko - Northwest Civic Association

1035 Stoney Creek Rd.

Columbus, OH 43235

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8)

Heidi Tlachac

Subscribed to me in my presence and before me this

4

day of

May

, in the year

2016

SIGNATURE OF NOTARY PUBLIC

(8)

Teri L. Mompher

My Commission Expires:

December 26, 2017

*This Affidavit expires six months after date of notarization.*

Notary Seal Here



Teri L. Mompher  
Notary Public-State of Ohio  
My Commission Expires  
December 26, 2017

**SURROUNDING PROPERTY  
OWNERS** →

**APPLICANT** ↓

Aldi Inc.  
4400 S. Charleston Pike  
Springfield, OH 45502-8933

Lois K. & Robert L. Becker  
3267 Welsh Abbey Rd.  
Dublin, OH 43017-3651

Kathleen L. Cote  
5359-C Stonemeadow Ave.  
Columbus, OH 43220

Julie A. Cullen  
5321-D Stonemeadow Ave  
Columbus, OH 43220

Dogwood Enterprises LP  
NAI OHIO EQUITIES LLC  
605 S. Front St., Suite 200  
Columbus, OH 43215-5777

Matthew C. Dopkiss  
5353-D Stonemeadow Ave.  
Columbus, OH 43220

Mark & Brenda Gerhardt  
2052 Rosebery Dr.  
Columbus, OH 43220-3062

Inland Western Columbus Giant  
Eagle Inc. Real Estate  
101 Kappa Dr.  
Pittsburgh, PA 15238-2809

Intown Suites  
980 Hammond Dr., Suite 1400  
Atlanta, GA 30328-8144

**OWNER**

Aldi Inc. (Ohio)  
4400 S. Charleston Pike  
Springfield, OH 45502-8933

Lennel R. Lerion-Sisco  
3136 Frobisher Ave.  
Dublin, OH 43017-1617

John W. Mckitrick  
Englefield Oil Co. - BBC CO  
447 James Parkway  
Newark, OH 43056-6099

Benjamin J. Moore  
5359 Stonemeadow Ave. #D  
Columbus, OH 43220

Maureen F. OConnor  
5339-A Stonemeadow Ave.  
Columbus, OH 43220

Orthopaedic Medical Properties  
LLC  
4605 Sawmill Rd.  
Columbus, OH 43220-2246

PGPR LLC  
7520 Marston Lane  
Dublin, OH 43016-7029

**ATTORNEY/AGENT**

Kailen Akers  
ms consultants, inc.  
2221 Schrock Rd.  
Columbus, OH 43229

Hassan Saadat  
Farzaneh Saadat  
4810 Canterwood Ct.  
Hilliard, OH 43026-8656

Susan L. Schifer  
5321-A Stonemeadow Ave.  
Columbus, OH 43220

**AREA COMMISSION/  
NEIGHBORHOOD GROUP**

Rosemarie Lisko  
1035 Stoney Creek Rd.  
Columbus, Ohio 43235

Stone Meadow Enterprises LLC  
P.O. Box 196  
Lewis Center, OH 43035-0196

Pawel J. Trojanowski  
3089 Doris Ave.  
Columbus, OH 43202

Yana Development Group LLC  
8525 Avalon Lane  
Plain City, OH 43064-6000

Kristin A. Zedeker  
5345-A Stonemeadow Ave.  
Columbus, OH 43220

## REZONING APPLICATION

### Department of Building & Zoning Services

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Phone: 614-645-7433 www.columbus.gov

## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # 216-026

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Kailen Akers  
of (COMPLETE ADDRESS) 2221 Schrock Road, Columbus, OH 43229  
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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. <u>Aldi Inc. Springfield Division</u> <u>4400 S. Charleston Pike, Springfield</u> <u>OH, 45502</u> <u>Employees: 40; Russ White: 937-323-5500x122</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

Kailen Akers

Subscribed to me in my presence and before me this 4 day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Teri L. Mompher

My Commission Expires:

December 26, 2017



*This Project Disclosure Statement expires six months after date of notarization.*  
Teri L. Mompher  
Notary Public-State of Ohio  
My Commission Expires  
December 26, 2017

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Please make all checks payable to the Columbus City Treasurer

## LEGAL DESCRIPTION

3.040 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Quarter Township 1, Township 1 North, Range 19 West, United State Military Lands, and containing 3.040 acres of land, more or less, being all of those tracts of land (Parcels 2 and 3) conveyed to The Bigler Company, Ltd. of record in Instrument Number 200103070046960, (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 3.040 acres being more particularly described as follows:

Beginning for reference at Franklin County Engineer's Survey Monument Number 0036, at an angle point in the centerline of Bethel Road, 20 feet west of the centerline intersection with Sawmill Road, also being the northwest corner of Quarter Township 1, Township 1 North, Range 19 West, the northeast corner of Quarter Township 2, Township 1 North, Range 19 West, the southeast corner of Quarter Township 3, Township 2 North, Range 19 West, and the southwest corner of Quarter Township 4, Township 2 North, Range 19 West, also being the northwest corner of that tract of land shown for record on the "Dedication Plat of Sawmill Road and Bethel Road" of record in Plat Book 58, Page 24;

Thence with the westerly line of said Quarter Township 1, the easterly line of said Quarter Township 2, the westerly line of that portion of Sawmill Road dedicated in said Plat Book 58, Page 24, South 2°01'48" West, a distance of 368.46 feet to a point;

Thence South 87°09'25" East, passing the centerline of said Sawmill Road at 22.76 feet, a total distance of 80.01 feet to an iron pipe set in the easterly right of way line of said Sawmill Road, also being the southwest corner of a 2.109 acre tract of land conveyed to Suburban Holdings, LP of record in Official Record 34661 F13, said iron pipe marking the true point of beginning of the herein described tract;

Thence with the southerly line of said 2.109 acre Suburban Holdings, LP tract, South 87°09'25" East, a distance of 441.49 feet to an iron pipe set in the westerly line of that 12.062 acre (total) tract of land conveyed to Greystone Limited Partnership of record in Official Record 12107 G01 and Official Record 12107 G06;

Thence with the westerly line of said Greystone Limited Partnership tract, South 2°01'43" West, a distance of 300.00 feet to an iron pipe set at the northeast corner of that tract of land (Parcel 1) conveyed to The Bigler Company, Ltd. of record in Instrument Number 200103070046960;

Thence with the northerly line of said Bigler tract (Parcel 1), North 87°09'25" West, a distance of 441.49 feet to an iron pipe set at the northwest corner of said Bigler tract (Parcel 1), also being in the easterly line of Sawmill Road, said iron pipe being South 87°09'25" East, a distance of 55.00 feet from the centerline of Sawmill Road;

Thence with the easterly line of said Sawmill Road, North 2°01'43" East, a distance of 300.00 feet to the point of beginning.

Containing 3.040 acres of land, more or less.

Subject to all restrictions, easements and rights of way of previous record or otherwise legally established.

Basis of Bearings: The centerline of Sawmill Road was assigned a bearing of South 1°35'57" West, as shown on the Centerline Survey Plat, Henderson /Sawmill Road, prepared by Resource International, Inc.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo Graphics".

## **LIMITATION TEXT**

**PROPOSED DISTRICTS:** L-C-4, Limited Commercial

**PROPERTY ADDRESS:** 4664 Sawmill Road

**OWNER:** Aldi Inc. Springfield Division

**APPLICANT:** Aldi Inc. Springfield Division

**DATE OF TEXT:** May 03, 2016

**APPLICATION:** 216-026

**1. INTRODUCTION:** The subject property currently consists of one tax parcel, totaling 3.040 acres, located on the east side of Sawmill Road, South of Bethel Road. To the north are situated a BP gas station and an InTown Suites. To the east are multi-family residences. To the south are situated a commercial office center and High Point Evangelical Christian Church. To the west, across Sawmill Road, is situated a Giant Eagle grocery store and a medical building. The subject property currently has an Aldi grocery store.

**2. PERMITTED USES:** The permitted uses for the parcel shall be a supermarket and, subject to the prohibitions set forth below, for any other use permitted under the C-3 Commercial District Zoning designation. The following uses shall be prohibited on the property: no building of premises shall be used and no building shall be erected which is arranged, intended, or designed to be used as a billboard, commercial radio transmitting or television station and appurtenances thereto, electric substation, motor bus terminal, public parking for pay. There shall be no apartments (per Section 3355 of the Columbus City Zoning Code). There shall be no drive through uses.

### **3. DEVELOPMENT STANDARDS:**

A. Lot Coverage and Setback Commitments – The development of the property will comply with C-4 commercial development standards, but lot coverage to include buildings, parking and service areas which shall not exceed 85% of the designated lot.

#### **B. Access, Loading, Open Space and/or Screening Commitments**

1. All circulation, curb cuts, and access points shall be subject to the approval of the Columbus Division of Traffic Management.

2. The driveway entrance/exit shall be situated so as to be lined up with the existing traffic signal. Owner/Applicant shall be responsible at sole cost and expense for the construction and installation of intersection improvements, including, but not limited to, (a) installation of a traffic signal head to serve the subject property, (b) relocation of the pedestrian crosswalk across Sawmill Road from the north side of the intersection (its current location) to the south side thereof, and to install the required intersection improvements, including, but not limited to, sidewalk ramps and pavement markings.

3. Owner/Applicant shall enter into a traffic signal agreement with the City of Columbus, upon terms and conditions mutually acceptable to both parties.

#### **C. Buffering, Landscaping, Open Space and/or Screening Commitments**

1. Landscaping within parking areas and along the periphery of the property shall be provided at the following ratio of lot coverage (both buildings and parking/loading) with 10" of trunk size plus 1" for every 4,000 square feet of ground coverage over 20,000 square feet with at least 50% of the landscape ratio requirements provided within parking and service areas. Existing trees of 3" caliper or greater which



are retained on a site may be used to offset 2/3 of the above requirements as long as such trees are not located in service areas. It is strongly recommended that landscaping materials be utilized to define major traffic aisles or travel lanes within parking areas. Minimum tree trunk size shall not be less than 2" caliper.

2. Skyline Honey Locust (or similar) trees shall be planted evenly spaced along Sawmill Road at a ratio of one tree per 40 feet of frontage.

3. All trees include the following: 22 Honey Locust (or similar) - 11 feet in height; 5 Service Berry (or similar) - 6 feet in height; Evergreens - 6 feet in height. Tree caliper is measured 12 inches from the ground. Existing trees shall be maintained except where noted for replacement on site plan.

4. Buffering between the site and all adjacent residential uses shall be as shown on the landscape plan. A wood shadow box fence, 7 feet in height, shall be maintained along the east property line.

5. The site will have a hedge, comprised of Regal Privet (or similar) (91 total), each 36 inches high, with a minimum setback of 15 feet from the Sawmill Road right-of-way.

D. Building Design and/or Interior-Exterior Treatment Commitments: The building(s) on the property shall be constructed of any combination of the following: brick, stucco and glass.

E. Lighting and Dumpsters

1. Light poles in the parking lot shall not exceed 25 feet in height.

2. All dumpsters shall be enclosed on four sides (including the gate) by a 7 foot high enclosure or building area and screened from all adjoining properties and rights-of-way. All refuse and trash shall be collected from their container systems only between the hours of 8:00 a.m. and 6:00 p.m. Refuse enclosures shall be padlocked and keys thereto shall be held by building personnel.

F. Graphics and/or Signage Commitments. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and shall utilize a standard, uniform sign shape and a standard sign frame (rustic, dark in color) and only internally illuminated graphics shall be utilized. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments. When the parcel is developed, a sidewalk, 4 feet in width, shall be installed along its 300 feet of frontage on Sawmill Road.

The parcel shall be developed in accordance with the site plan submitted (Page C1, Aldi Inc. Site Plan and dated 05/03/16 by ms consultants, inc.). The site plan may be slightly adjusted to reflect engineering, topographical or other site data discovered at the time that development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

**Section 4.** That this ordinance shall take effect and be enforced from and after the earliest period allowed by law.

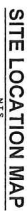
The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and

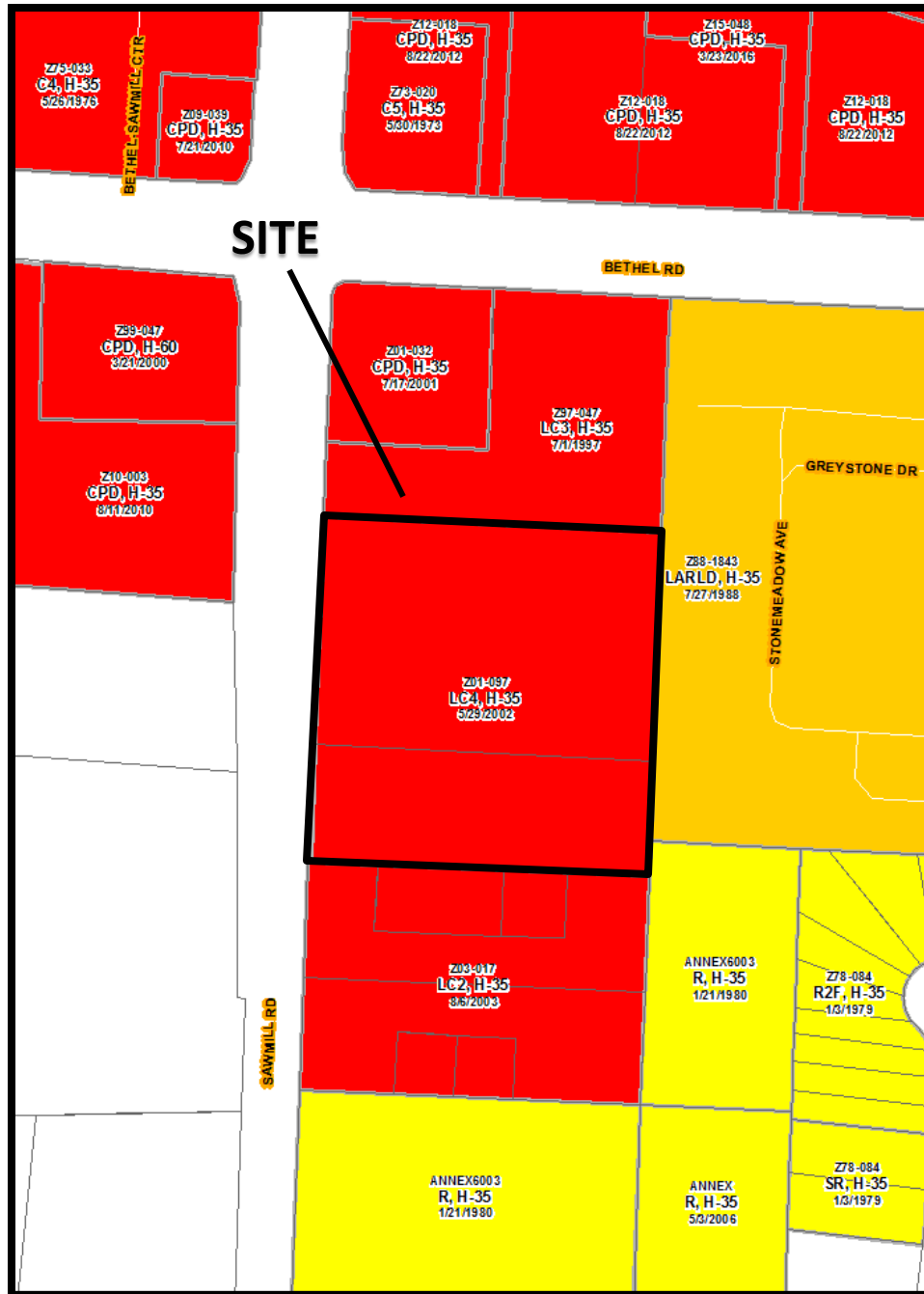
collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



[illegible]



Z16-026  
4664 Sawmill Road  
Approximately 3.08 acres  
L-C-4 to L-C-4



Z16-026  
4664 Sawmill Road  
Approximately 3.08 acres  
L-C-4 to L-C-4