REZONING APPLICATION
Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.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 Acreage 3.08 (Columbus City Code Section 3309.14) (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@maconsultants.com

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

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT 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
Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT
(See instruction sheet)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Heidi Tlachac
of (1) MAILING ADDRESS 2221 Schock 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
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)

APPLICATION # 216-026

(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.

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

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

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
Subscribed to me in my presence and before me this day of , in the year .

SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

This Affidavit 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

Revised 12/15/17
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

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

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

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

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

ATTORNEY/AGENT

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

AREA COMMISION/NEIGHBORHOOD GROUP

Rosemarie Lisko
1035 Stoney Creek Rd.
Columbus, Ohio 43235
REZONING APPLICATION
Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
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:

<table>
<thead>
<tr>
<th>Name of business or individual</th>
<th>Business or individual’s address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aldi Inc. Springfield Division</td>
<td>4400 S. Charlestown Pike, Springfield</td>
</tr>
<tr>
<td>01, 45502</td>
<td>Employees: 40; Boss White: 937-323-550x122</td>
</tr>
</tbody>
</table>

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

SIGNATURE OF AFFIANT

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer

Revised 12/15/15
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: Z-16-03

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: _________________________________
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