

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 #: 216-038
Date Received: 7/1/16
Application Accepted By: SP & TD Fee: \$11,500
Comments: Assigned to Sharon Pine; 614-645-2208; spne@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5980 N Hamilton Rd Zip _____
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 010-295522
☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD Requested Zoning District(s) CPD
Area Commission Area Commission or Civic Association: Northland Community Council
Proposed Use or reason for rezoning request: To update the development text.

(continue on separate page if necessary)

Proposed Height District: 60 Feet (with limitations in the CPD Text) Acreage 26.195
[Columbus City Code Section 3309.14]

APPLICANT:

Name Hamilton Crossing LLC
Address 1533 Lake Shore Drive City/State Columbus, OH Zip 43204
Phone # 614-488-4424 Fax # 614-488-0603 Email paulg@daimlergroup.com

PROPERTY OWNER(S):

Name Hamilton Crossing LLC
Address 1533 Lake Shore Drive City/State Columbus, OH Zip 43204
Phone # 614-488-4424 Fax # 614-488-0603 Email paulg@daimlergroup.com
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Charlie Fraas See attached sheet for Attorney
Address 250 Civic Center Drive, Suite 500 City/State Columbus, OH Zip 43215
Phone # 614-227-3485 Fax # 614-221-4454 Email: cfraas@castoinfo.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

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 #: 216-0309

Date Received: _____

Application Accepted By: _____ Fee: _____

Comments: _____

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) _____ Zip _____

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 _____

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

Current Zoning District(s) _____ Requested Zoning District(s) _____

Area Commission Area Commission or Civic Association: _____

Proposed Use or reason for rezoning request: _____

(continue on separate page if necessary)

Proposed Height District: _____ Acreage _____

[Columbus City Code Section 3309.14]

APPLICANT:

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney

☐ Agent

Name Aaron Underhill

Address 8000 Walton Parkway, Suite 260 City/State New Albany, OH Zip 43054

Phone # 614-353-9321 Fax # _____ Email: aaron@uhlfirm.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.

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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)

APPLICATION # 216-038

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Charlie Fraas

of (1) MAILING ADDRESS 250 Civic Center Drive, Suite 500, Columbus, OH 43215

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 5980N Hamilton Rd., Columbus

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) 7-1-16

(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) Hamilton Crossing LLC
1533 Lake Shore Dr.
Columbus, OH 43204

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

Hamilton Crossing LLC
614-488-4424

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

(5) Northland Community Council
C/O Dave Paul P.O. Box 297836

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 30th day of June, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Helena Brus
09-14-2016

This Affidavit expires six months after date of notarization.

Notary Seal Here



Helena Brus
Notary Public, State of Ohio
My Commission Expires 09-14-2016

WESLEY WOODS AT
NEW ALBANY LLC
5155 N High St
Columbus, OH 43214

MEGAN ROBIDEAU
PO Box 538
New Albany, OH 43054

RS 161 EAST LLC
PO Box 780
Worthington, OH 43085

PHILLIP J HINSON & GREGORY D
HINSON TR
4779 Sapwood Dr
New Albany, OH 43054

STEPHEN L HARPER TRUSTEE
250 Civic Center Drive
Suite 500
Columbus, OH 43215

CHARLES & SABRINA GIBSON
4784 Albany Park Dr
New Albany, OH 43054

TOWN & COUNTRY CITY INC
250 Civic Center Drive
Suite 500
Columbus, OH 43215

NORTHLAND
COMMUNITY COUNCIL
C/O Dave Paul
PO Box 297836
Columbus, OH 43229

NEW ALBANY CO LLC
8000 Walton Pkwy. Suite 120
New Albany, OH 43054

AARON UNDERHILL
8000 Walton Parkway
Suite 260
New Albany, OH 43054

161 HAMILTON LLC
2027 North St.
Granville, OH 43023

CHARLIE FRAAS
250 Civic Center Dr
Suite 500
Columbus, OH 43054

CENTER STATE ENTERPRISES LLC
C/O David Martin
259 W Schrock Rd
Columbus, OH 43204

HAMILTON CROSSING LLC
1533 Lake Shore Dr
Columbus, OH 43024

BLENDON-BEECHAM
605 S Front St, Suite 200
Columbus, OH 43215

TARGET CORP
1000 Nicollet Mall
Minneapolis, MN 55440

ALBANY PARK ASSOCIATION
5501 Frantz Rd
Dublin, OH 43017

APPLICANT

Hamilton Crossing, LLC
1533 Lake Shore Dr.
Columbus, OH 43204

PROPERTY OWNER

Hamilton Crossing, LLC
1533 Lake Shore Dr.
Columbus, OH 43204

AGENT

Charlie Fraas
250 Civic Center Drive
Suite 500
Columbus, OH 43215

NEIGHBORHOOD GROUP

Northland Community Council
C/O Dave Paul
P.O. Box 297836
Columbus, OH 43229

ATTORNEY

Aaron Underhill
8000 Walton Parkway
Suite 260
New Albany, OH 43054

SURROUNDING PROPERTY OWNERS

WESLEY WOODS AT NEW ALBANY
LLC
5155 N High St.
NEW ALBANY OH 43214

ALBANY PARK ASSOCIATION
5501 Frantz Rd
Dublin, OH 43017

RS 161 EAST LLC
PO Box 780
Worthington, OH 43085

MEGAN ROBIDEAU
PO Box 538
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161 HAMILTON LLC
2027 North St.
Granville, OH 43023

CENTER STATE ENTERPRISES LLC
C/O David Martin
259 W Schrock Rd
Columbus, OH 43204

STATE OF OHIO
N/A

BLENDON-BEECHAM
605 S Front St, Suite 200
Columbus, OH 43215

TARGET CORP
1000 Nicollet Mall
Minneapolis, MN 55440

216-038

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 # 216-038

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Charlie Fraas
of (COMPLETE ADDRESS) 250 Civic Center Drive, Suite 500, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Hamilton Crossing LLC 1533 Lake Shore Dr. Columbus, OH 43204 614-488-4424	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 30th day of June, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

09-14-2016

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

Helena Brus

Notary Public, State of Ohio

My Commission Expires 09-14-2016



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Please make all checks payable to the Columbus City Treasurer



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010295522

Zoning Number: 5980

Street Name: N HAMILTON RD

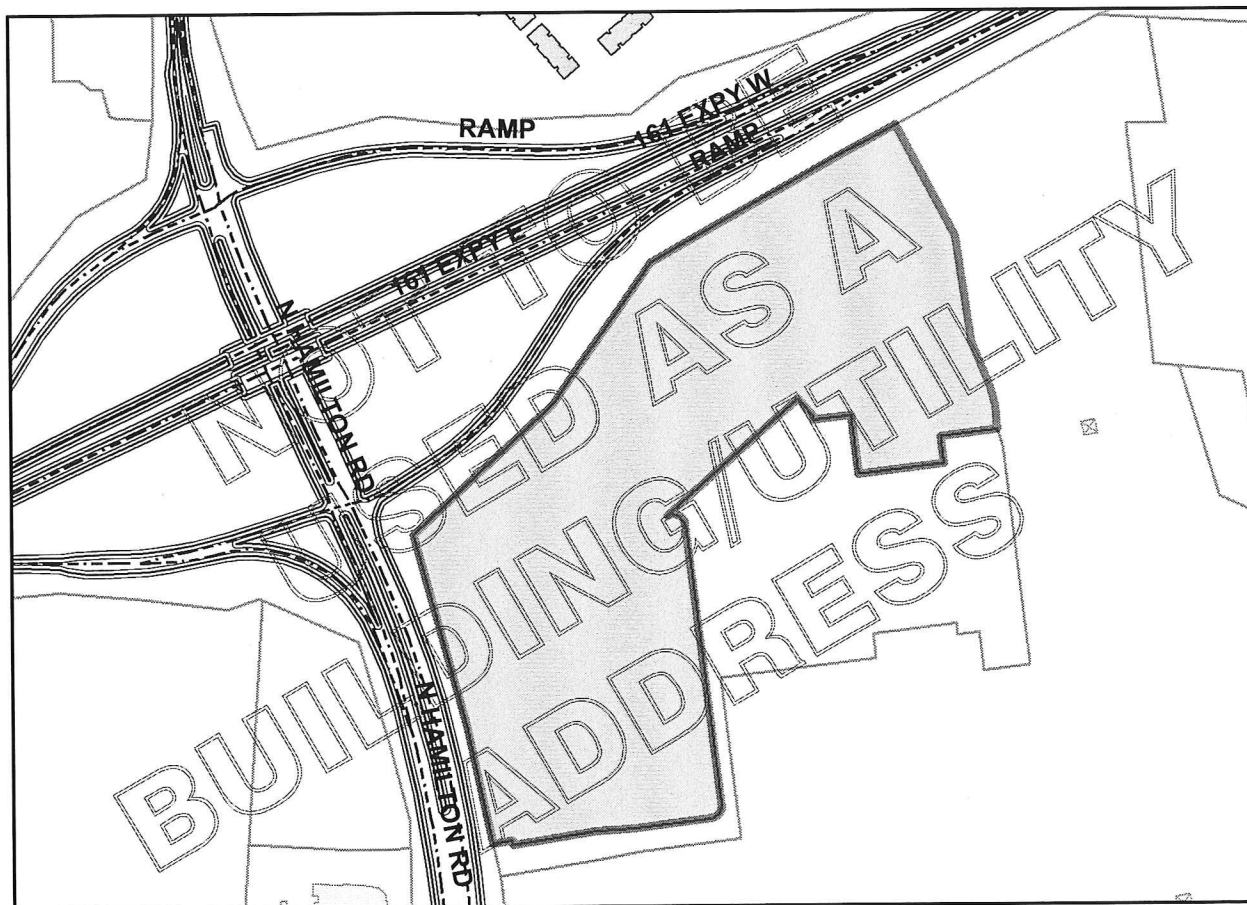
Lot Number: N/A

Subdivision: N/A

Requested By: CASTO (BRENT MYERS)

Issued By: *Adyana Amariam*

Date: 7/7/2016



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 500 feet

GIS FILE NUMBER: 68277

26.195 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 2, Range 16, United States Military Lands, and being part of that 102.657 acre tract conveyed as Parcel One to Stephen L. Harper, Trustee by deed of record in Instrument Number 200404290096691 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail found at the centerline intersection of Dublin-Granville Road (formerly State Route 161) and Hamilton Road, being in the southerly line of that 6.851 acre tract conveyed as Parcel 102-WD to the State of Ohio by deed of record in Instrument Number 199905240130003;

Thence North 02° 48' 55" West, with the centerline of said Hamilton Road, a distance of 327.06 feet to a point of curvature;

Thence continuing with said centerline, with the arc of a curve to the left, having a central angle of 07° 09' 20", a radius of 2864.79 feet, an arc length of 357.77 feet, a chord bearing of North 06° 23' 35" West and chord distance of 357.54 feet to a point;

Thence North 80° 01' 45" East, across said Hamilton Road, a distance of 105.23 feet to an iron pin set in the easterly right-of-way line of said Hamilton Road, the easterly line of that 6.851 acre tract conveyed as Parcel No. 102-WD to State of Ohio by deed of record in Instrument Number 199905240130003, at a common corner of the remainder of said 102.657 acre tract and that 12.097 acre tract conveyed to Target Corporation by deed of record in Instrument Number 200711130195580, being the TRUE POINT OF BEGINNING;

Thence North 12° 10' 08" West, with said right-of-way line, the line common to the remainder of said 102.657 acre tract and said 6.851 acre tract, a distance of 221.84 feet to an iron pin set at a common corner of the remainder of said 102.657 acre tract, said 6.851 acre tract, and that 32.168 acre tract conveyed as Parcel No. 102-WL to State of Ohio by deed of record in Instrument Number 199905240130003, being the intersection of said right-of-way line and the southerly limited access right-of-way line of State Route 161;

Thence with said southerly limited access right-of-way line, the line common to the remainder of said 102.657 acre tract and said 32.168 acre tract, the following courses and distances:

North 15° 25' 07" West, a distance of 521.88 feet to an iron pin set;

North 47° 10' 55" East, a distance of 499 .66 feet to an iron pin set;

North 34° 52' 30" East, a distance of 447.02 feet to an iron pin set;

North 60° 52' 48" East, a distance of 501.29 feet to an iron pin set; and

North 61° 51' 28" East, a distance of 231.94 feet to an iron pin set;

Thence across the remainder of said 102.657 acre tract, the following courses and distances:

South 28° 08' 32" East, a distance of 294.60 feet to an iron pin set;

South 06° 54' 39" East, a distance of 308.26 feet to an iron pin set at a point of curvature;

with the arc of a curve to the left, having a central angle of 31° 56' 02", a radius of 199.00 feet, an arc length of 110.91 feet, a chord bearing of South 22° 52' 40" East and chord distance of 109.48 feet to an iron pin set at a point of reverse curvature; and

with the arc of a curve to the right, having a central angle of 13° 43' 54", a radius of 201.00 feet, an arc length of 48.17 feet, a chord bearing of South 31° 58' 44" East and chord distance of 48.06 feet to an iron pin set at the northeasterly corner of said 12.097 acre tract;

Thence with the line common to the remainder of said 102.657 acre tract and said 12.097 acre tract, the following courses and distances:

South 83° 05' 21" West, a distance of 152.94 feet to an iron pin set;

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South 06° 54' 39" East, a distance of 69.92 feet to an iron pin set;

South 83° 05' 21" West, a distance of 221.11 feet to an iron pin set;

North 06° 54' 39" West, a distance of 153.25 feet to an iron pin set;

South 83° 05' 21" West, a distance of 99.43 feet to an iron pin set;

North 06° 54' 39" West, a distance of 12.00 feet to an iron pin set;

North 41° 13' 05" West, a distance of 57.93 feet to an iron pin set;

South 48° 46' 55" West, a distance of 465.35 feet to an iron pin set on the arc of a curve;

with the arc of a curve to the right, having a central angle of 90° 39' 21", a radius of 29.00 feet, an arc length of 45.89 feet, a chord bearing of South 85° 53' 24" East and chord distance of 41.25 feet to an iron pin set a point of compound curvature;

with the arc of a curve to the right, having a central angle of 33° 39' 04", a radius of 69.00 feet, an arc length of 40.53 feet, a chord bearing of South 23° 44' 11" East and chord distance of 39.95 feet to an iron pin set at a point of tangency;

South 06° 54' 39" East, a distance of 712.44 feet to an iron pin set at a point of curvature;

with the arc of a curve to the right, having a central angle of 90° 00' 00", a radius of 34.00 feet, an arc length of 53.41 feet, a chord bearing of South 38° 05' 21" West and chord distance of 48.08 feet to an iron pin set at a point of tangency;

South 83° 05' 21" West, a distance of 200.00 feet to an iron pin set;

South 85° 52' 34" West, a distance of 98.82 feet to an iron pin set;

South 80° 54' 07" West, a distance of 220.34 feet to an iron pin set;

North 12° 10' 08" West, a distance of 12.02 feet to an iron pin set; and

South 80° 54' 07" West, a distance of 50.07 feet to the TRUE POINT OF BEGINNING, containing 26.195 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (2007 Adjustment). Control for bearings was from coordinates of monuments FCGS 8815 & FCGS 8816, having a bearing of North 03° 23' 04" East for a portion of the centerline of Hamilton Road (Relocated), established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD
PROPERTY ADDRESS: ~~2980 N~~ Hamilton Road
OWNER: Hamilton Crossing LLC
APPLICANT: Hamilton Crossing LLC
DATE OF TEXT: July 1, 2016
APPLICATION NUMBER: 216-039

INTRODUCTION: The purpose of this rezoning is to update the development standards that apply to certain real property that is located to the southeast of the State Route 161/Hamilton Road interchange to ensure that they are consistent with the standards for nearby property that was recently rezoned in City Ordinance 1758-2015 (Zoning Case Number Z14-044). This rezoning does not propose any changes in permitted uses on the subject property.

The real property that is the subject of this text consists of 26.195+/- acres. It is located to the east of and adjacent to Hamilton Road, to the south of and adjacent to the State Route 161 Expressway, and to the north of and adjacent to Franklin County Auditor Parcel Number 010-285960 (to be referred to herein as the "Adjacent Property"). Prior to the effective date of the approval of this rezoning the aforementioned property was part of Subarea 6 as identified in Zoning Case No. Z05-054. Upon approval of this rezoning, the property that is subject to this text will be known as Subarea G1.

1. SUBAREA G1: CPD

A. **LOCATION:** Subarea G contains 26.195+/- acres and is located to the east of and adjacent to Hamilton Road, to the south of and adjacent to the State Route 161 Expressway, and to the north of and adjacent to the Adjacent Property (as such term is defined above). The CPD plan for this subarea is attached hereto as **Exhibit A**.

B. **PERMITTED USES:** Permitted uses for Subarea G1 are contained in Sections 3356.02 (C-4, Commercial) and 3357.01 (C-5, Commercial) of the Columbus City Code unless otherwise indicated within this text. The following uses shall not be permitted in this subarea:

1. Billboards
2. Cabaret
3. Commercial radio transmitting or television station and appurtenances including cellular towers unless it is located on top of a building. Notwithstanding the previous sentence, no full size regional cell towers will be located on the top of a building if such cell tower exceeds ten (10) feet above the height of the building.
4. Dance hall
5. Funeral parlor
6. Motor bus terminal
7. Motion picture theater
8. Nightclub
9. Pawn shop
10. Poolroom
11. Private club
12. Testing or experimental laboratory
13. RV (recreational vehicle), sales, rental and leasing

C. **DEVELOPMENT STANDARDS:** The applicable development standards for this subarea are contained in Chapter 3356 (C-4 Commercial) and 3357 (C-5 Commercial) of the Columbus City Code unless otherwise indicated within this text.

D. DENSITY, HEIGHT, LOT AND/OR SETBACK COMMITMENTS

1. The permitted maximum site density for the subject property shall not exceed the ratio of 12,000 gross square feet of building per net acre of the subarea except that office development shall not exceed the ratio of 18,000 gross square feet of building per net acre of the subarea. Net acreage shall be the gross acreage of the property less public right-of-way.
2. Setback from Hamilton Road shall be 20 feet for parking and maneuvering areas and buildings and canopies.
3. Setbacks from State Route 161 shall be 40 feet for parking and maneuvering areas and buildings and canopies.
4. There shall be a zero setback requirement for parking and maneuvering areas and buildings and canopies for interior property lines within this subarea and along the shared boundary line between this Subarea G1 and the Adjacent Property (as such term is defined above).
5. Building setbacks shall not apply to landscape features such as, but not limited to, planters or walls six (6) feet high or less or ornamental fencing which may or may not contain signage.
6. The height district for the subject property shall be 60 feet. Notwithstanding the foregoing sentences, no building shall exceed a height of twenty-five feet (25') in the Visibility Preservation Area shown on **Exhibit B**.
7. Lot coverage shall not exceed 80%. Internal sidewalks and bikeways shall not be considered as part of the lot coverage.

E. ACCESS, LOADING, PARKING AND/OR OTHER TRAFFIC-RELATED COMMITMENTS:

1. Overnight parking of semi-tractor trailers, box trucks, commercial vehicles or recreational vehicles outside of loading areas shall be prohibited. Trucks located within loading areas shall not be permitted to leave engines running overnight.
2. Vehicular access between Subarea G1 and Hamilton Road shall be provided via the access point on the west side of the Adjacent Property (as defined above) pursuant to a cross access easement between the owners of Subarea G1 and the Adjacent Property. Subarea G1 shall not be entitled to another vehicular access point on Hamilton Road.
3. A traffic study dated July 9, 2015, prepared by Carpenter Marty Transportation, Inc., has been prepared on behalf of the applicant and has been reviewed and approved by the City of Columbus, Department of Public Service as part of Zoning Case Number Z14-044. The same traffic study shall apply to this subarea. This subarea shall be serviced from vehicular access points that are identified in the approved traffic study. These access points shall be designed with turn movement commitments and/or restrictions that are identified in the study. The approved traffic study may be amended from time-to-time in the future to address actual development patterns in the area if agreed upon by both the developer and the Department of Public Service.
4. No more than two rows of parking with one (two-way) drive aisle between them shall be permitted between the right-of-way for Hamilton Road and buildings located on any outparcel within the subarea that is under two acres in size with frontage on Hamilton Road.

F. BUFFERING, LANDSCAPING, OPEN SPACE AND/OR SCREENING COMMITMENTS:

1. A street tree row shall be established within all publicly dedicated rights-of-way containing 1 tree for every 30-40 feet of street frontage. The spacing and species of street trees shall be subject to the approval of the City of Columbus Forester. Minimum street tree size at installation shall be 2 ½ caliper inches.
2. Deciduous trees shall be planted along both sides of any internal private access road that serves outparcels in this subarea, at a rate that is not less than 1 tree per 50 feet of access road.

3. Dumpsters and mechanical equipment shall be fully screened from off-site view by a solid wall or fence consisting of materials that are used on the nearest structure that is served by the relevant dumpster or mechanical equipment.

4. The property owner or its assigns shall maintain the fencing and landscaping permitted or required in this section.

5. All parking spaces which are adjacent to Hamilton Road shall have headlight screening parallel to the frontage with a minimum height of 30 inches as measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding, fence, or wall. The requirements of this paragraph may be included as part of the landscaping treatment required within the parking setback described in this subarea text so long as the total number of trees planted and the height of the screening meet the requirements of these two sections.

6. The owner(s) of Subareas G1 shall have the right to continue to drain into the existing ponds and/or creeks located on the east side of Subarea 8 (as such subarea is identified in City Ordinance 1307-2012) for purposes of storm water management and shall have the right to maintain, modify, and alter such ponds to allow for proper storm water management practices to be used and storm water management facilities to be utilized. This shall include the right to install such storm drainage facilities in or across Subarea 9-A (also as such subarea is identified in City Ordinance 1307-2012) as may be necessary for the proper storm water management of Subareas G1 and 8 with the exception of the existing delineated mitigation wetland. The owner(s) of Subareas G1 and/or 8 shall retain ownership and maintenance responsibilities of the ponds located in Subarea 8.

7. At the time of development in Subarea G1, the developer shall install (if such installation has not already occurred) a four board fence, as shown in **Exhibit C**, along the west side of Albany Park Drive, and along the south side of the East Dublin-Granville Road frontage in front of the single family homes in the Albany Park subdivision (if the necessary permission is given by the Albany Park Homeowners Association in a timely manner). In addition to the fence the developer shall install along the above referenced street frontages one (1) street tree per thirty (30) feet of frontage if the necessary permission is given by the Albany Park Homeowners Association in a timely manner. Any existing trees along East Dublin-Granville Road shall count towards meeting these landscape requirements for that frontage area.

8. Automobile body shops shall screen all cars to be repaired within a building or behind a six foot (6') high solid wall or fence.

9. Parkland, green or open space requirements beyond what is included in this Subarea G1 shall be fulfilled by the open/green space L-R zoning classification labeled as 9-A and 9-B in Zoning Case Number Z05-054.

G. BUILDING DESIGN AND/OR INTERIOR-EXTERIOR TREATMENT COMMITMENTS:

1. The architectural design for buildings in this subarea shall be consistent with the standards set forth in this Section 1.G.1 and shall be coordinated between the various uses and proposed building types. However, these standards shall not apply to buildings in which the primary use is office. For purposes of the immediately preceding sentence, the primary use of a building shall be determined based on the anticipated uses that are to be contained within the building at the time a building permit is issued, which shall be deemed to be office if no more than 20% of the total gross square footage of the building is to contain uses other than office uses. Examples of the intent with respect to the quality of architectural design intent for buildings (other than office) in this subarea are attached to this text as **Exhibit D**.

2. Permitted primary building materials shall include and shall be limited to the following (either alone or in some combination): brick, brick veneer, stone, stone veneer, metal, fiber cement siding or comparable material, wood, and/or glass. Nothing herein shall prohibit the use of the aforementioned materials or other materials as secondary or trim materials.

3. Any side of a building which is visible from a public street, right-of-way, or green shall have a finished appearance and shall be of compatible materials, color, trim, and style as the front facade of the building.

4. In addition to other permitted locations, outdoor seating for restaurants shall be permitted between the front facades of buildings and the right-of-way for Hamilton Road.

5. Drive-thrus and pick-up windows shall be prohibited along the front facades of buildings on outparcels with frontage on Hamilton Road.

H. DUMPSTERS, LIGHTING, OUTDOOR DISPLAY AREAS AND/OR OTHER ENVIRONMENTAL COMMITMENTS:

1. Rear service area lighting shall be provided through the use of cut-off style down lighting with concealed light sources.

2. Direct lighting fixtures for a ground sign shall be shielded with landscaping and shall be positioned in a manner that prevents glare.

3. The maximum height of light poles shall not exceed 39 feet in height, except that (i) light poles on outparcels with frontage on a public street and (ii) light poles located within 100 feet of property with a residential zoning classification shall not exceed 18 feet in height.

4. All new or relocated utility lines shall be installed underground.

5. All refuse shall be containerized. Such container and containment area shall be fully screened from view by a solid wall or fence that is compatible with the associated building's architecture and materials.

6. Lighting fixtures used to illuminate the area below a freestanding canopy shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy. However, indirect lighting may be used where a shielded source of light is beamed upward and then reflected down from the underside of the canopy.

7. An outdoor display area for convenient store / gas sales shall contain only those items normally and customarily sold by such store and such seasonal items/products including but not limited to firewood, mulch, flowers, and Christmas wreaths. Such display area shall be located adjacent to the building and is limited to fifty (50) square feet in area with a maximum height of three (3) feet. A five foot (5') wide pedestrian travel zone shall be maintained on a store sidewalk. Self-illuminated items such as ice/soda and vending machines are not permitted outside of a structure.

8. All new or relocated utility lines shall be installed underground.

9. All refuse shall be containerized. Such container and containment area shall be fully screened from view by a solid wall or fence that is compatible with the associated building's architecture and materials.

10. The screening of mechanical equipment or other utility hardware on the roof of a building shall be of building materials, parapets or mansards compatible and consistent with the building roof or exterior. Color shall also match the building roof or exterior. The screening of mechanical and all other equipment on the ground shall be a wood fence or brick wall (matching the brick on the nearest building elevation).

11. Mechanical equipment or other utility hardware on the roof of a building shall be screened from ground level by building materials, parapets or mansards compatible and consistent with the building roof or exterior. Color shall also match the building roof or exterior. Mechanical and all other equipment on the ground shall be fully screened from view at ground level with a wood fence or brick wall (matching the brick on the nearest building elevation) that screens the equipment.

I. GRAPHICS AND SIGNAGE COMMITMENTS: All signage and graphics shall conform to the requirements of the Regional Commercial Overlay (RCO) found in Chapter 3372 of the Columbus City Code unless otherwise

approved by the Graphics Commission. Electronic changeable copy displaying only fuel pricing shall be omitted from the graphics requirements contained in the RCO.

J. MODIFICATION OF CODE STANDARDS: It is anticipated that the property subject to this rezoning (Subarea G1) will be split to form separate tax parcels. In anticipation of the split, the following City of Columbus code modifications are requested:

1. Section 3312.09, Aisle, to permit aisle(s) to be divided by a property line, subject to applicable total code required aisle width being provided and applicable easement(s).
2. Section 3312.13, Driveway, to permit driveways to be divided by property lines, subject to applicable total code required driveway width being provided and applicable easement(s).
3. Section 3312.25, Maneuvering, to permit maneuvering areas (including aisles, driveways, and parking spaces) to be divided by property lines, subject to applicable total code required maneuvering being provided for parking spaces and applicable easement(s).
4. Section 3312.49, Minimum Numbers of Parking Spaces Required, code required parking may occur on separate tax parcels within Subarea G1 provided that the sum of parking on Subarea G1 shall be used to determine compliance with core required parking for uses within separate tax parcels located within Subarea G1.
5. Section 3321.03, Lighting, to increase the permitted maximum height of light poles from 28 feet to 39 feet, subject to the limitations provided in this text.
6. Section 3356.11, C-4 District Setback Lines, to reduce the setback requirements identified in that provision in accordance with this text.

K. CPD CRITERIA:

1. Existing land uses: To the north is future multi-family residential; to the east is future office; to the west is future office and commercial and existing office; and to the south is future office and/or commercial.
2. Transportation and circulation: Access to the site shall be via existing Hamilton Road and East Dublin-Granville Road.
3. Visual form of the development: The site shall be developed in accordance with the zoning text.
4. View and visibility: In the development of the subject property and the location of the buildings and access points consideration has been given to the visibility and safety of motorists and pedestrians.
5. Proposed development: Commercial as permitted under this text.
6. Emissions: No adverse effects from emissions shall result from the proposed development.
7. Behavior patterns: The proposed development would serve the growing Columbus residential population as well as the motorists who use State Route 161, Hamilton Road and Dublin-Granville Road.

L. MISCELLANEOUS COMMITMENTS:

1. Exhibit A shall not be utilized as a basis for determining access configurations for this site or the configurations and traffic control of adjacent roadways and intersections. Rather, the access configurations for this site and the configurations and traffic control of adjacent roadways and intersections shall be determined by the approved traffic study referenced in Section 1.05.A above, by a future amendment to the approved traffic study or by subsequent engineered design plans approved by the Department of Public Services.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, 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 Codes.

Signature: By: _____

Date: _____



230 Civic Center Drive
Columbus, Ohio 43215
614.228.5531
castoinfo.com

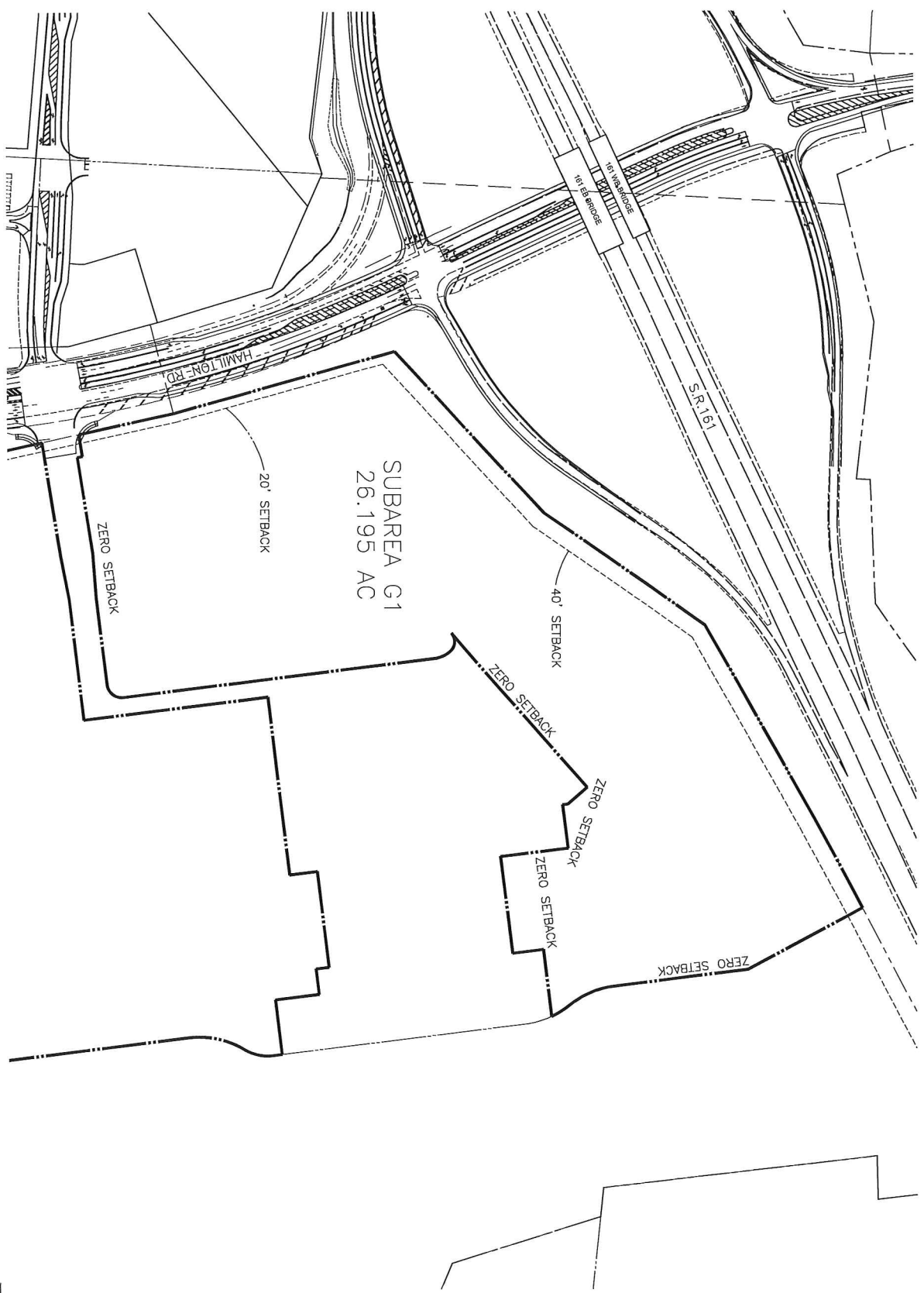


EXHIBIT A



REVISIONS	
NO.	DATE
01	6-30-16

HAMILTON QUARTER - SUBAREA G1



191 W. Nationwide Blvd., Suite 200
Columbus, Ohio 43215-2568
614.228.5351
castoohio.com

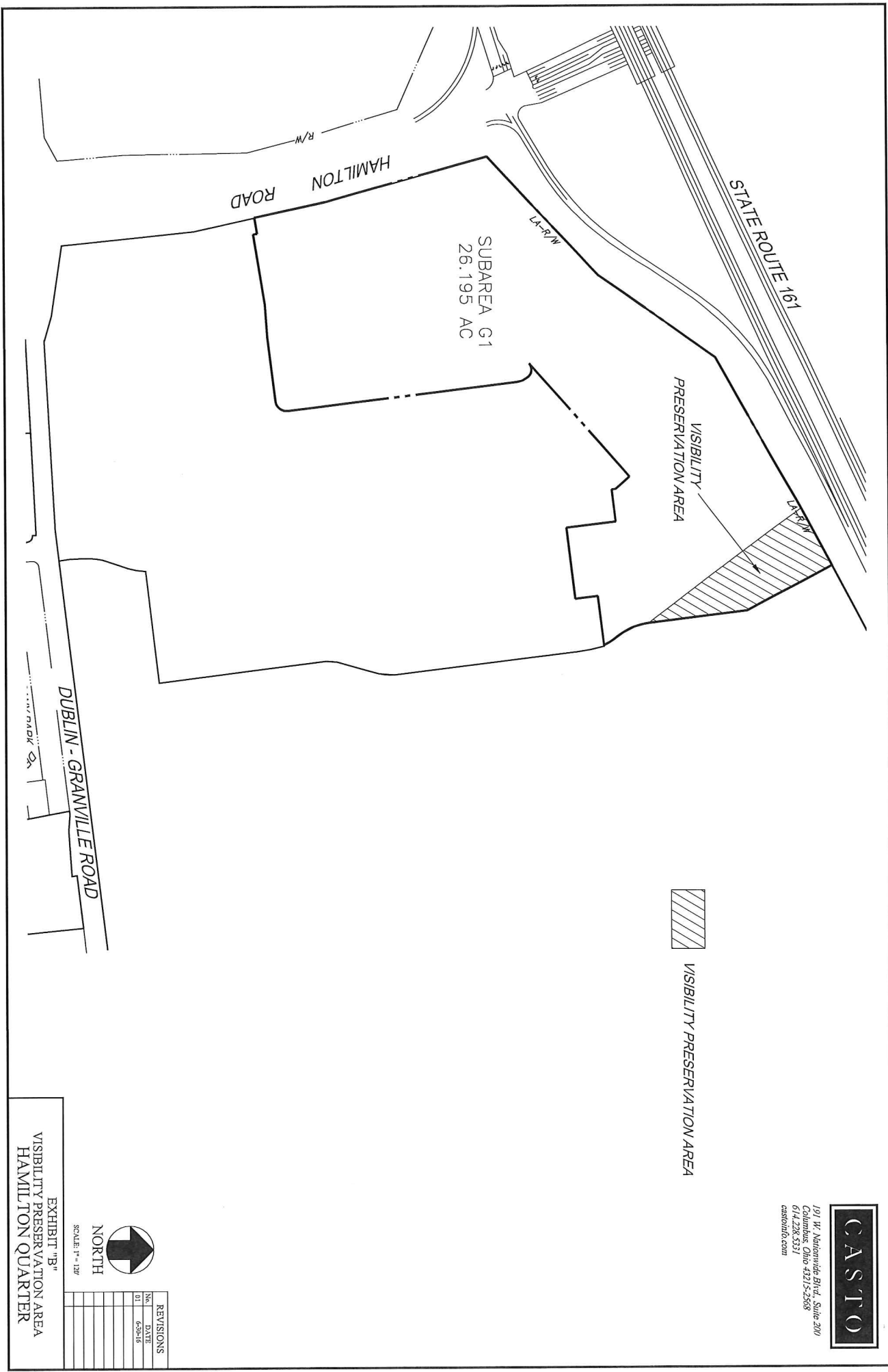
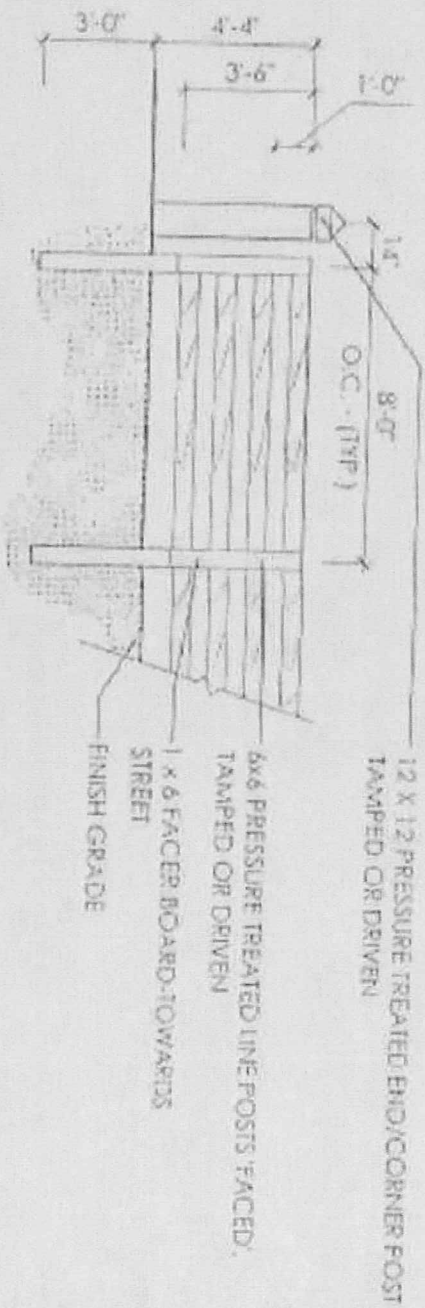


EXHIBIT "B"
VISIBILITY PRESERVATION AREA
HAMILTON QUARTER

REVISIONS	
No.	DATE
01	6-29-16

216-038



NOTES:

POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE

FENCE BOARDS

BOARDS SHALL BE 1" X 6" X 16' POPLAR, PRESSURE TREATED, THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES

PAINT

PAINIT SHALL BE A SEMI GLOSS WHITE

FASTENERS

NAILS-10D PLAIN SHANK BOX GALVANIZED

5 4 RAIL FENCE
N.T.S.

EXHIBIT C

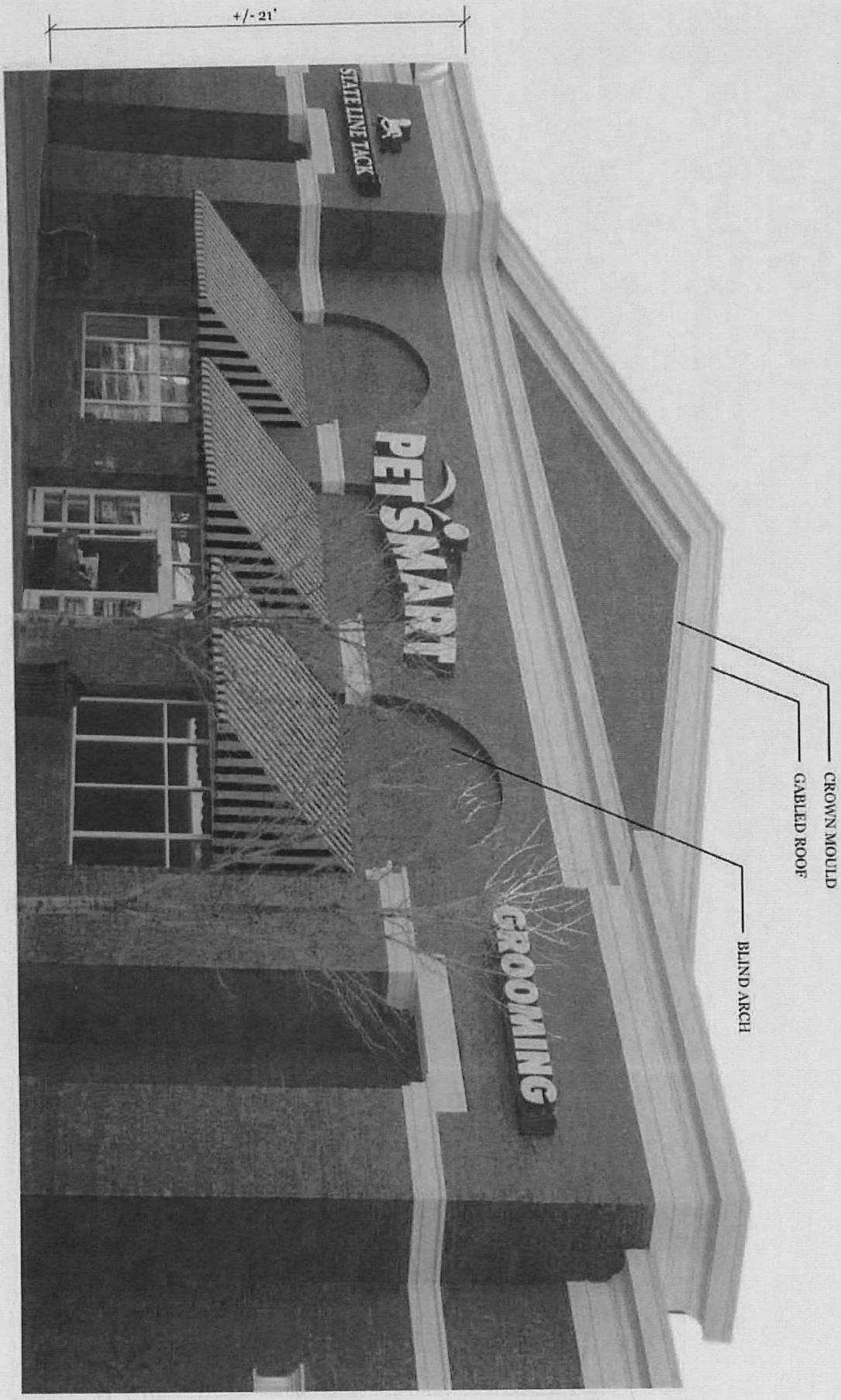


EXHIBIT D - Page 1 of 2

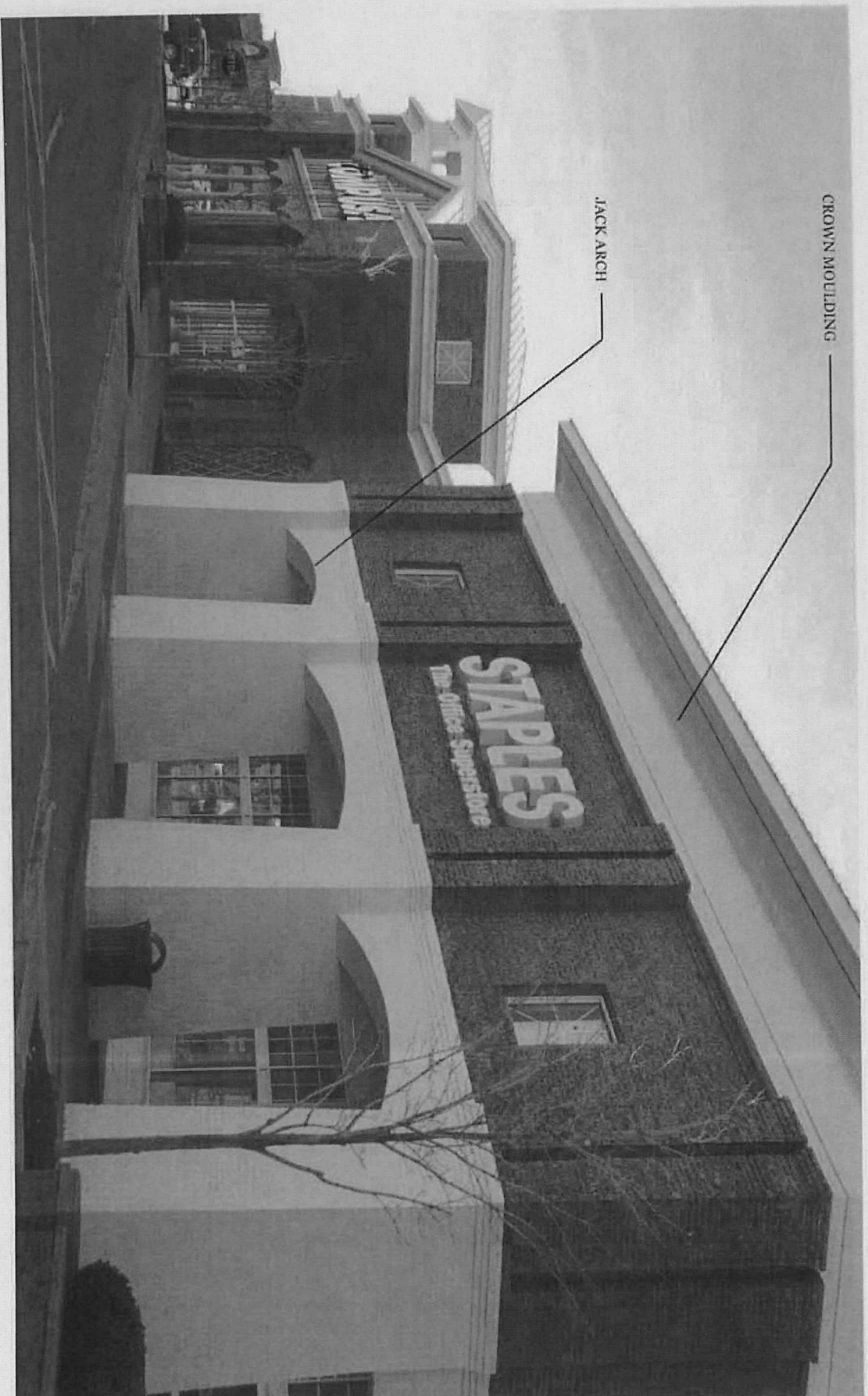


EXHIBIT D - Page 2 of 2

CASTO

280 Civic Center Drive
Columbus, Ohio 43215
614.228.5531
castoinfo.com

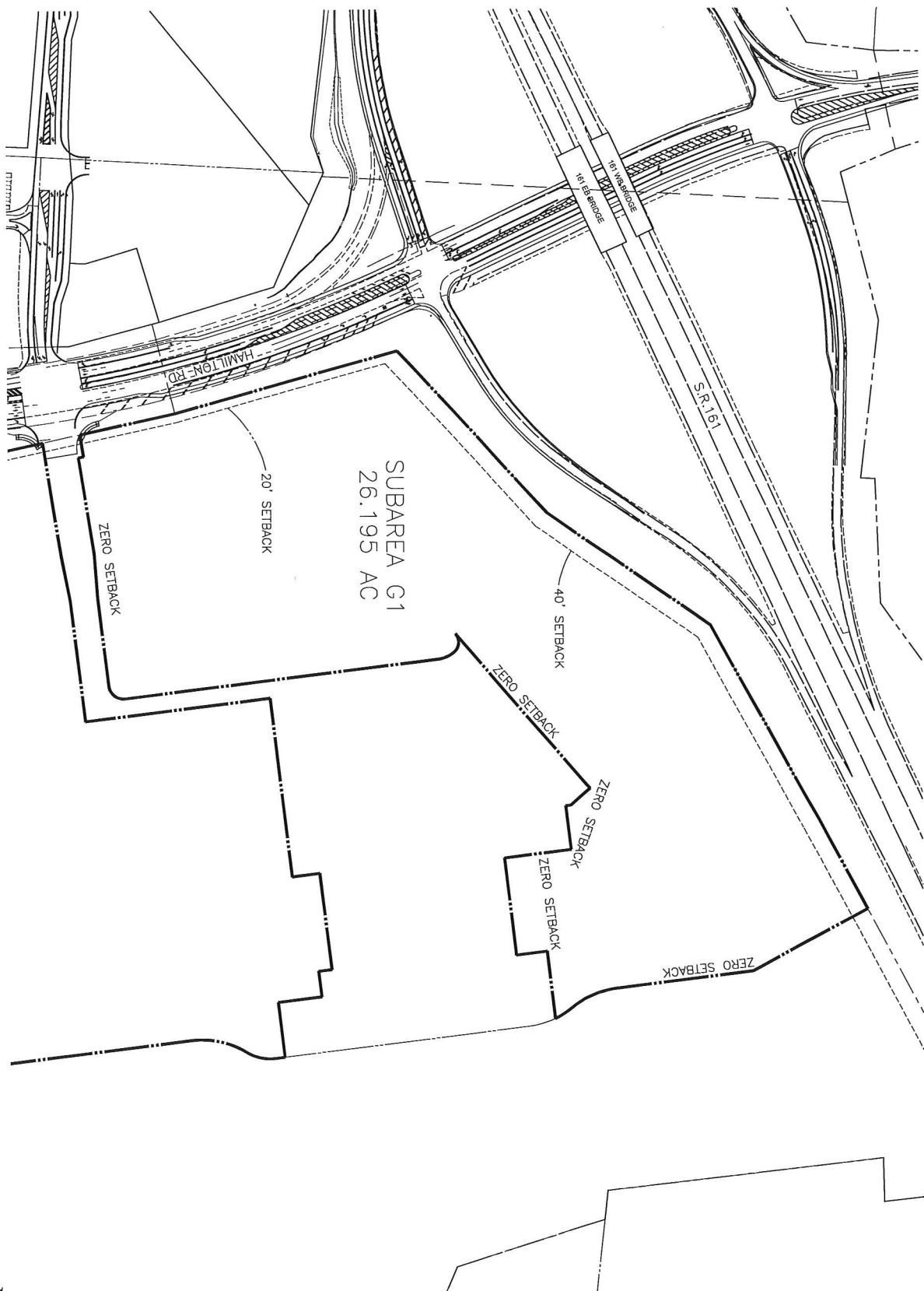


EXHIBIT A

HAMILTON QUARTER - SUBAREA G1

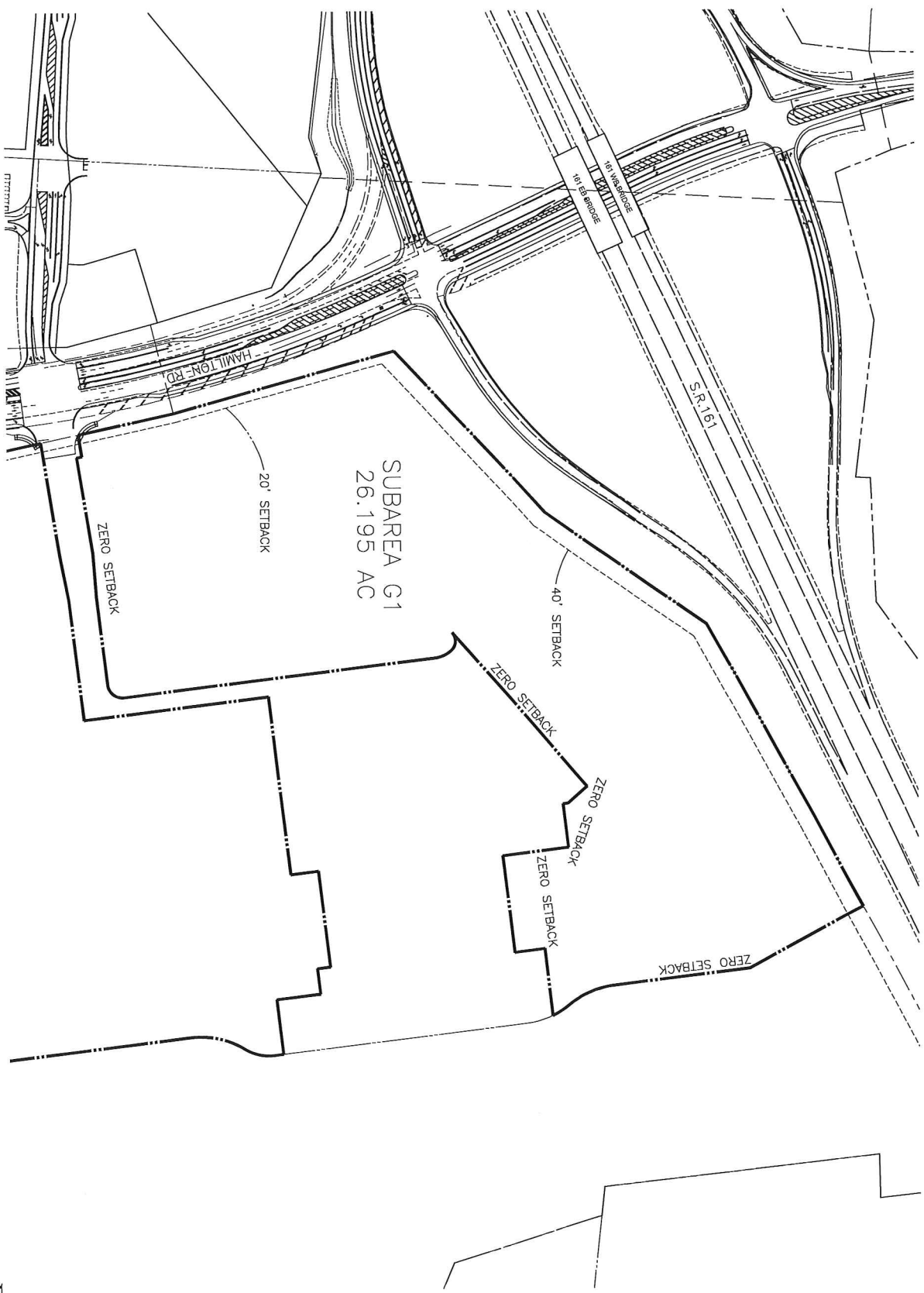
REVISIONS	
No.	DATE
01	6-30-16



216-038



250 Civic Center Drive
Columbus, Ohio 43215
614.228.5531
castoinfo.com



NORTH
SCALE: 1" = 100'

EXHIBIT A

HAMILTON QUARTER - SUBAREA G1

REVISIONS	
No.	DATE
01	6-30-16

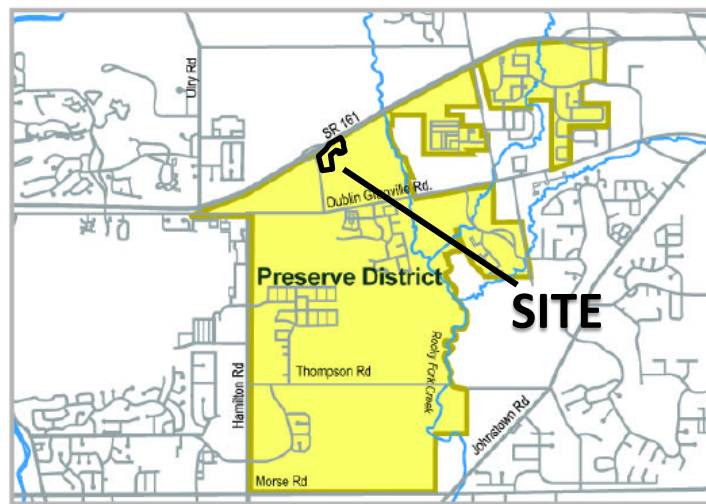
216-038

Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

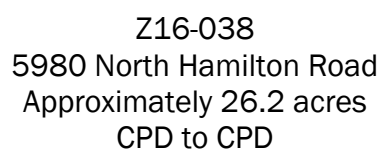
The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District

Z16-038
5980 North Hamilton Road
Approximately 26.2 acres
CPD to CPD



CPD to CPD