

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 #: 217-024 Date Received: 6/27/17
Application Accepted By: SP, MM, KP Fee: \$3,520
Assigned Planner: Kelsey Priebe: kpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 7490 Sawmill Road, Dublin, Ohio Zip 43016
Is this application being annexed into the City of Columbus ☐ Yes ☒ No (select 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 590-251717

☐ 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: Far Northwest Coalition

Proposed Use or reason for rezoning request: Redevelopment with multi-tenant retail.

Proposed Height District: 35' (continue on separate page if necessary)
Acreage 1.33 +/-
[Columbus City Code Section 3309.14]

APPLICANT:

Name MG Rome Hilliard LLC
Address 3100 Tremont Road, Suite 200 City/State Columbus, Ohio Zip 43221
Phone # 614.273.0553 Fax # _____ Email _____

PROPERTY OWNER(S):

Name MG Rome Hilliard LLC
Address 3100 Tremont Road, Suite 200 City/State Columbus, Ohio Zip 43221
Phone # _____ Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name David Hodge, Underhill & Hodge LLC
Address 8000 Walton Parkway, Suite 260 City/State New Albany, Ohio Zip 43054
Phone # 614.335.9320 Fax # 614.335.9329 Email: david@uhlfirm.com

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

APPLICANT SIGNATURE By: David Hodge - attorney
PROPERTY OWNER SIGNATURE By: David Hodge - attorney
ATTORNEY / AGENT SIGNATURE David Hodge

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

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 217-024

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge

of (1) MAILING ADDRESS Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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 7490 Sawmill Road, Dublin, Ohio 43016

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) 6/27/17

(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) MG Rome Hilliard LLC

3100 Tremont Road, Suite 200

Columbus, Ohio 43221

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

Fairway Realty

614.273.0553

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

(5) Far Northwest Coalition, John Murley

3607 Waterbury Lane

Powell, Ohio 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

Sworn to before me and signed in my presence this

(8)

27th day of June, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

1-11-2021

Notary Seal Here



KIMBERLY R. GRAYSON

Notary Public, State of Ohio

My Commission Expires

January 11, 2021

Affidavit expires six (6) months after date of notarization.

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PROPERTY OWNER:

MG Rome Hilliard LLC
3100 Tremont Road, Suite 200
Columbus, Ohio 43221

APPLICANT:

MG Rome Hilliard LLC
3100 Tremont Road, Suite 200
Columbus, Ohio 43221

ATTORNEY:

David Hodge
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

**AREA COMMISSION/CIVIC
ASSOCIATION:**

Far Northwest Coalition
c/o John Murley
3607 Waterbury Lane
Powell, Ohio 43235

**SURROUNDING PROPERTY
OWNERS:**

Sawmill Hard Center LLC
or current occupant
P.O. Box 24550
Columbus, Ohio 43224

Plainsboro Partners III Limited
or current occupant
6125 Frantz Road
Dublin, Ohio 43017

M&E REMDR LLC
or current occupant
284 Flathead Avenue, Suite 200
Whitefish, MT 59937-2659

Barbara R. Headlee, Tr.
or current occupant
7528 Stone Lake Drive
Dublin, Ohio 43017

Lee R. Headlee, Tr.
or current occupant
6125 Frantz Road
Dublin, Ohio 43017

Bryan and Brandi Frazer
or current occupant
5464 Sandy Drive
Lewis Center, Ohio 43035

JJ and Qiang Yu Chen
or current occupant
7518 Stone Lake Drive
Dublin, Ohio 43016

Ali Safak
or current occupant
7520 Stone lake Drive
Dublin, Ohio 43017

Tae Paek and Rong Yi
or current occupant
7522 Stone Lake Drive
Dublin, Ohio 43016

Vijay Sharma
or current occupant
7524 Stone Lake Drive
Dublin, Ohio 43016

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 # 217-024

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. MG Rome Hilliard LLC 3100 Tremont Road, Suite 200 Columbus, Ohio 43221 Jeff Gregg 614.273.0553	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 27th day of June, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Kimberly R. Grayson
1-11-2021

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

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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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: 590251717

Zoning Number: 7490

Street Name: SAWMILL RD

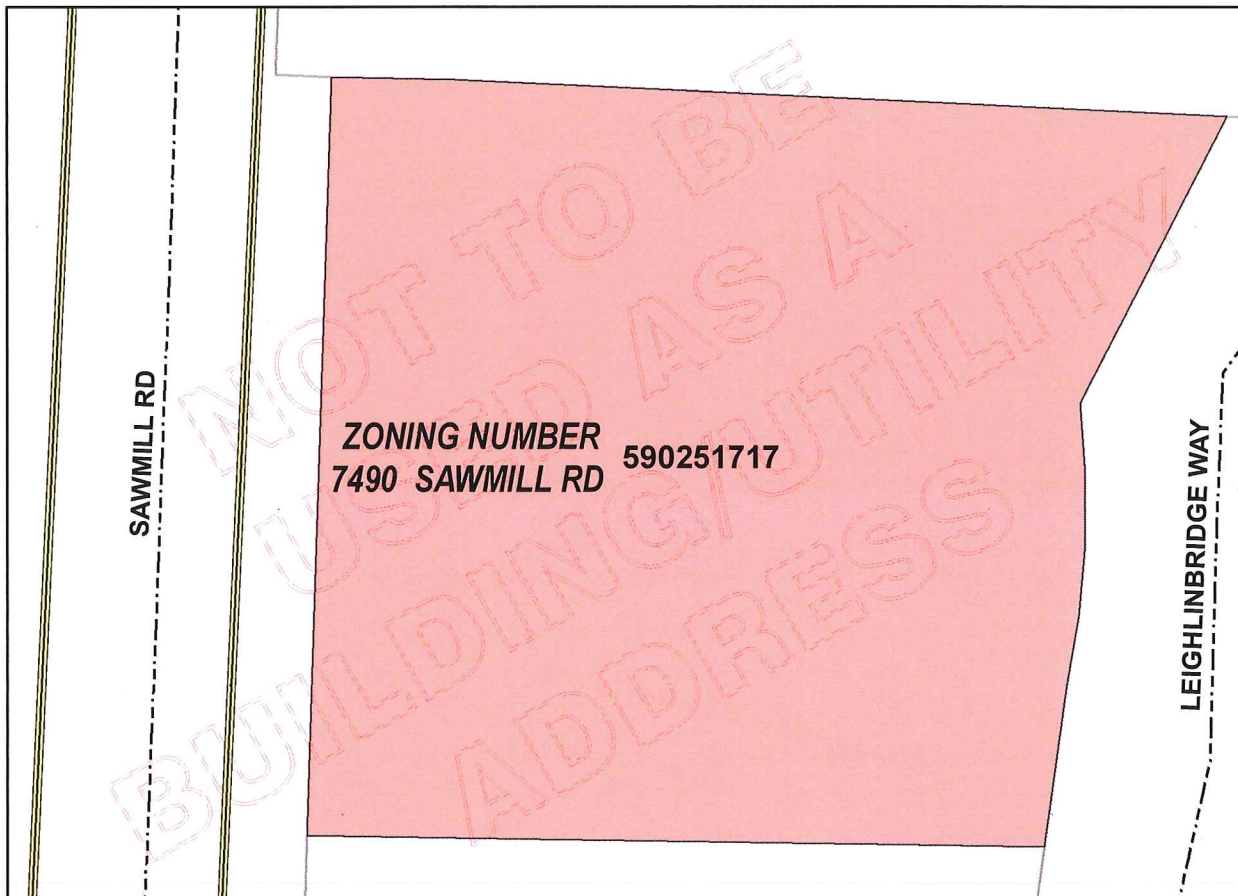
Lot Number: N/A

Subdivision: N/A

Requested By: UNDERHILL & HODGE (DAVID HODGE)

Issued By: *Edyana Amarian*

Date: 5/19/2017



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

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 92283

EXHIBIT "A"

Situated in the City of Columbus, County of Franklin and State of Ohio:

And known as being situated in part of Lot 18 of Tuller's Survey of Section 1, Township 2 North, Range 19 West, Perry Township, United States Military Lands, City of Columbus, Franklin County, State of Ohio, and being more particularly described as follows:

Beginning at monument box number 7772 (F.C.G.S.) found at the intersection of the centerlines of Sawmill Road and Hard Road;

Thence Northwardly with the centerline of Sawmill Road, North 02 deg. 34' 52" East, for a distance of fifty and 00/100 (50.00) feet;

Thence Eastwardly, South 87 deg. 40' 38" East, for a distance of seventy-three and 72/100 (73.72) feet, to the North line of Hard Road, by Instrument No. 199905130121125, said point being fifty and 00/100 (50.00) feet North of and at a right angle to the centerline of Hard Road;

Thence Northwestwardly with the right-of-way of Hard Road and Sawmill Road, North 40 deg. 06' 36" West, for a distance of twenty and 23/100 (20.23) feet, to the East right-of-way of Sawmill Road, being 60.00 feet East of and at a right angle to the centerline of Sawmill Road;

Thence Northwardly with the East line of said Sawmill Road, North 02 deg. 34' 52" East, for a distance of four hundred forty-two and 79/100 (442.79) feet, to the true point of beginning of the herein described tract of land;

Thence Northwardly continuing with the East line of said Sawmill Road, North 02 deg. 34' 52" East, for a distance of two hundred thirty-seven and 16/100 (237.16) feet, to the South line of Olde Sawmill On The Lake Condominium, as recorded in Condominium Book 27, Page 74;

Thence Eastwardly with the South line of said to Olde Sawmill On The Lake Condominium, South 87 deg. 15' 59" East, for a distance of two hundred seventy-five and 11/100 (275.11) feet, to the Northwest corner of land conveyed to Plainsboro Partners HI LIP, an Ohio Limited Partnership, by Official Record 26712, Page 514, in the records of Franklin County, Ohio;

Thence Southwardly with West line of said Plainsboro Partners III LIP land, for the following Three (3) Courses:

1. South 25 deg. 43' 01" West, for a distance of one hundred one and 44/100 (101.44) feet;
2. South 02 deg. 49' 29" East, for a distance of fifty-four and 31/100 (54.31) feet;
3. South 09 deg. 09' 31" West, for a distance of eighty-nine and 67/100 (89.67);

Thence Westward on a new dividing line, North 87 deg. 25' 08" West, for a distance of two hundred thirty and 09/100 (230.09) feet, to the true beginning of said herein described tract of land. Containing 1.3250 acres, more or less, subject, however, to all legal highways, easements, and restrictions of record.

NOTE:

The above described tract of land is part of that land conveyed to WEC 98H-38 LLC, a Delaware Limited Liability Company, by Instrument No. 199901110007656 in the records of Franklin County, Ohio, Iron pins found or set mark all corners of this conveyance.

NOTE:

This description is the result of a field survey by Reinke & Associates, Inc. In August 1998 under the supervision of Franklin K. Wright, III, Ohio Surveyor No. 6769.

NOTE:

Basis of bearing is centerline of Sawmill Road, per centerline survey plat (North 02 deg. 34' 52" East).

Commonly known as: 7490 Sawmill Road, Columbus, Ohio 43016

Tax Parcel Number: 590-251717-00

COMMERCIAL PLANNED DEVELOPMENT TEXT

Proposed District: CPD
Property Address: 7490 Sawmill Road
Owner: MG Rome Hilliard LLC
Applicant: Fairway Realty
Date of Text: June 26, 2017
Application No.: Z17 – 074

Introduction: The subject property consist of 1.3+/- acres located along the east side of Sawmill Road, north of its intersection with Hard Road. The property was formerly referred to as “Lot 3” in a Commercial Planned Development (CPD) rezoning of the property that occurred in 1998, Columbus City Ordinance 1078-1998. That rezoning consisted of 3 development lots, the subject lot being the northernmost of the 3. The southernmost, on the corner of Sawmill Road and Hard Road developed as a pharmacy. The central lot developed as a restaurant, and the subject lot developed as a bank. The bank tenant vacated the property and the property owner now seeks this rezoning to update the applicable zoning standards given the fact that development in the area has matured since the property was rezoned in 1998.

In December 2016, The Northwest Plan was adopted which recommends commercial use for the property. Consistent with that Plan, the applicant seeks rezoning to allow a raze and rebuild to accommodate a 10,072 square foot multi-tenant commercial building.

1. Permitted Uses: Those uses permitted by C.C. 3356.03 (C-4 permitted uses), excluding the following:

Automotive Sales, Leasing and Rental
Bars, Cabarets and Nightclubs
Check Cashing and Loans
Community Food Pantry
Missions / Temporary Shelters
Motorcycle, Boat, and Other Motor Vehicle Dealers
Motor Vehicle Accessories and Parts Dealers
Outdoor Power Equipment Stores
Pawn Brokers
Used Merchandise Stores
Garden, Landscaping and Nursery Centers and Sales
Lawn and Garden Equipment and Supplies Stores
Animal Shelter
Halfway House
Veterinarians (Unlimited practice)
Coin-Operated Laundries
Rooftop Telecommunications
Repossession Services
Astrology, Fortune telling and Palm Reading
Crematory

2. Development Standards: Unless otherwise indicated on the Zoning Site Plan, or in this Commercial Planned Development Text, the applicable development standards shall be those standards contained in

Chapter 3356, C-4, Commercial District, and the Regional Commercial Overlay standards of C.C. 3372.801 through 3372.809 of the Columbus City Code

A. Density, Height, Lot and/or Setback commitments.

Redevelopment of the site shall be as depicted on the submitted Zoning Site Plan which provides for a multi-tenant retail building of 10, 072 square feet with a drive-thru restaurant use along the north of the building of 2,100 square feet and retail uses of 7,972 square feet.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

Access to the site is provided via a right-in / right-out access point from Sawmill Road, and via cross-access agreements with the property owners of the two properties to the south. The applicant does not propose any modification to its access configuration unless otherwise approved by the City of Columbus Division of Traffic Management.

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

1. Existing mounding and landscaping along Sawmill Road may be maintained and preserved along Sawmill Road in lieu of the applicable landscaping and screening requirements of C.C. 3372.807.
2. All rooftop mechanical equipment shall be screened from the east and north property lines to the height of that equipment.

D. Building Design and / or Interior – Exterior Treatment Commitments.

The subject site shall be maintained in accordance with the Zoning Site Plan submitted herewith. The Zoning Site Plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

1. All waste and refuse shall be contained and fully screened from view by a solid wall or fence to a minimum height of six feet.
2. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside a permitted structure.
3. All external outdoor lighting shall be cut-off type fixtures (downlighting) and shall be from the same manufacturer or the same style to ensure aesthetic compatibility.
4. All light poles shall be gray, brown, bronze or black in color and shall not exceed 18 feet in height.

F. Graphics and Signage Commitments.

All signage shall conform to Graphics Code, Article 15, Title 33, of the Columbus City Code as it applies to the C-4, Regional Scale Commercial District, and any variance to those requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. No outside music shall be permitted.
2. No outdoor speakers shall be permitted except for those speakers customarily incidental to a permitted use of the property such as, but not limited to, a restaurant or financial institution.
3. Deliveries and trash pick-up shall be restricted to the hours of 7:00 a.m. to 11:00 p.m.
4. A variance to C.C. 3372.807 Landscaping and screening to allow a mound with landscaping in lieu of strict compliance with the landscaping and screening requirements of that section.
5. CPD Criteria:

a) NATURAL ENVIRONMENT.

This property will be redevelopment with a multi-tenant retail building, maintaining the access configuration, unless otherwise approved, and perimeter landscaping and other buffering treatment commitments. The use will not be detrimental in any way but rather is an appropriate land use at this location and will not have any off-site impacts beyond its current zoning entitlement.

b) EXISTING LAND USE.

The existing land use is a bank with drive-thru windows zoned in the CPD, Commercial Planned Development District.

c) TRANSPORTATION AND CIRCULATION.

There will be direct vehicular access to the site via an existing right-in / right-out curb-cut from Sawmill Road. No modification is proposed by this applicant. The site may also be access via the properties to the south and cross-access agreements. There is adequate circulation both from adjacent roadways and on the site around the building.

d) VISUAL FORM OF THE ENVIRONMENT.

The existing uses / zoning of the surrounding property are as follows:

North: Multi-family condominium development zoned in the AR-12 Zoning District.

East: Multi-family apartment development zoned in the L-ARLD Zoning District.

South: Restaurant zoned in the CPD Zoning District.

West: Retail shopping center development in the City of Dublin.

e) VIEW AND VISIBILITY.

The site is visible along the east side of Sawmill Road. The proposed development with not, with any great significance, alter the existing aesthetic of the property or this commercial corridor.

f) PROPOSED DEVELOPMENT.

The proposed development is redevelopment of a former bank with a multi-tenant retail building with a mix of retail and restaurant uses, appropriate along this Sawmill Road commercial corridor.

g) BEHAVIOR PATTERNS.

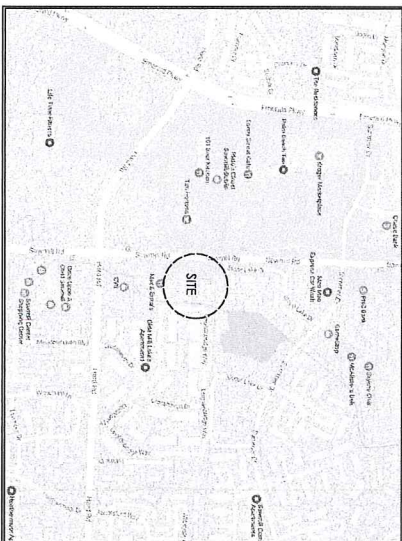
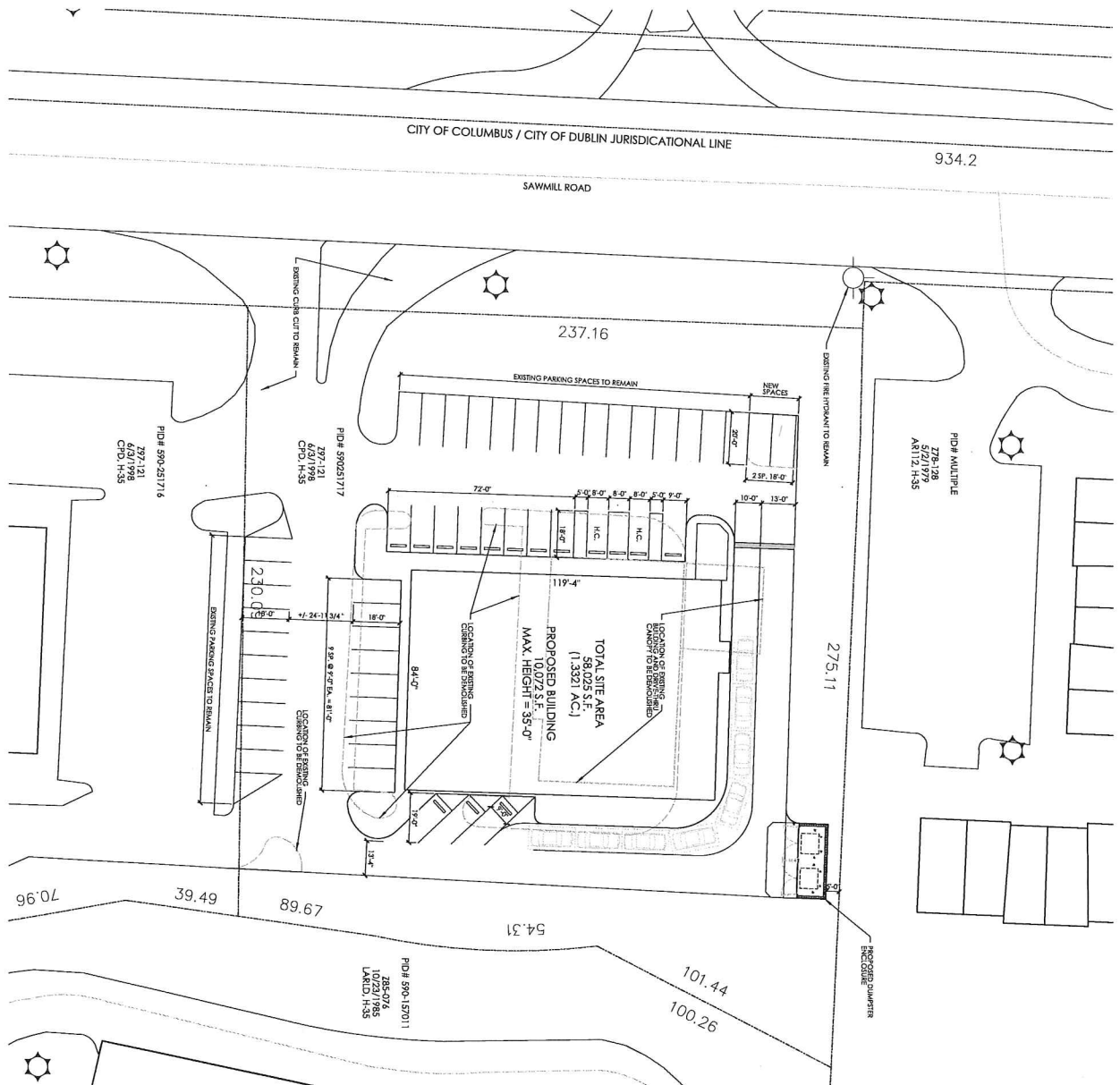
This rezoning will not significantly alter the existing behavior patterns for the property, or for its surroundings.

h) EMISSIONS.

No adverse emissions will occur as a result of this development.

The undersigned, being the owner of the subject property, or their authorized representative, do hereby agree for themselves, and their heirs, successors and assigns, to abide by the 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 provisions of the Columbus City Code.

Respectfully submitted,



TOTAL SITE AREA	1.33 ACRES
PROPOSED BUILDING AREA	10,072 S.F.
RESTAURANT W/ DRIVE-THRU	2,100 S.F.
@ 1 SPACE / 175 S.F.	12 SPACES
RESTAURANT PAVO	290 S.F.
@ 1 SPACE / 350 S.F.	1 SPACE
RETAIL	7,972 S.F.
@ 1 SPACE / 250 S.F.	32 SPACED
PARKING REQUIRED (MIN)	45 SPACES
PARKING PROPOSED	50 SPACES

7490 SAWMILL ROAD

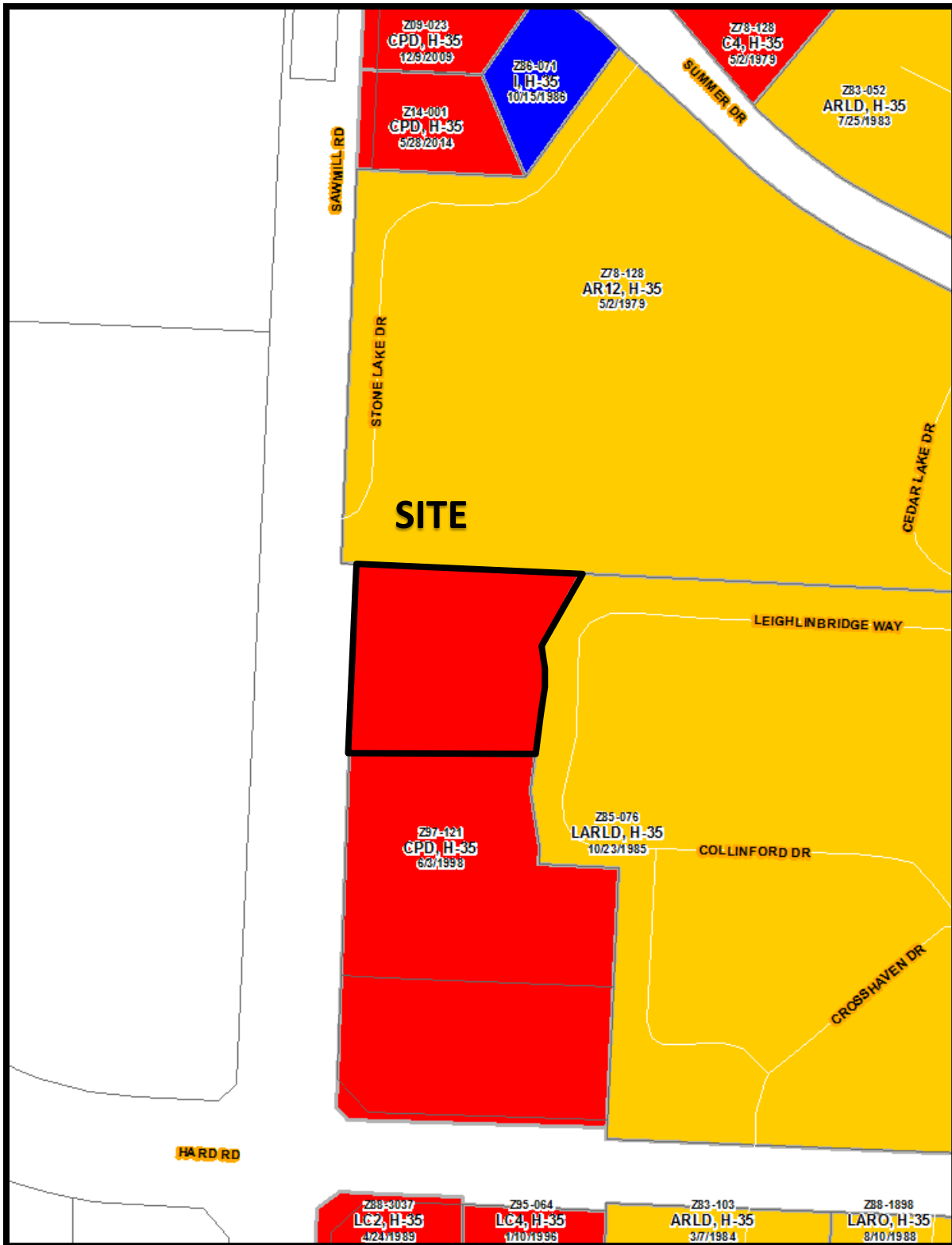
7490 SAWMILL ROAD
COLUMBUS, OHIO 43016

FOR
MG ROME HILLIARD, LLC
100 TREMONT ROAD, SUITE 200, COLUMBUS, OHIO 43221

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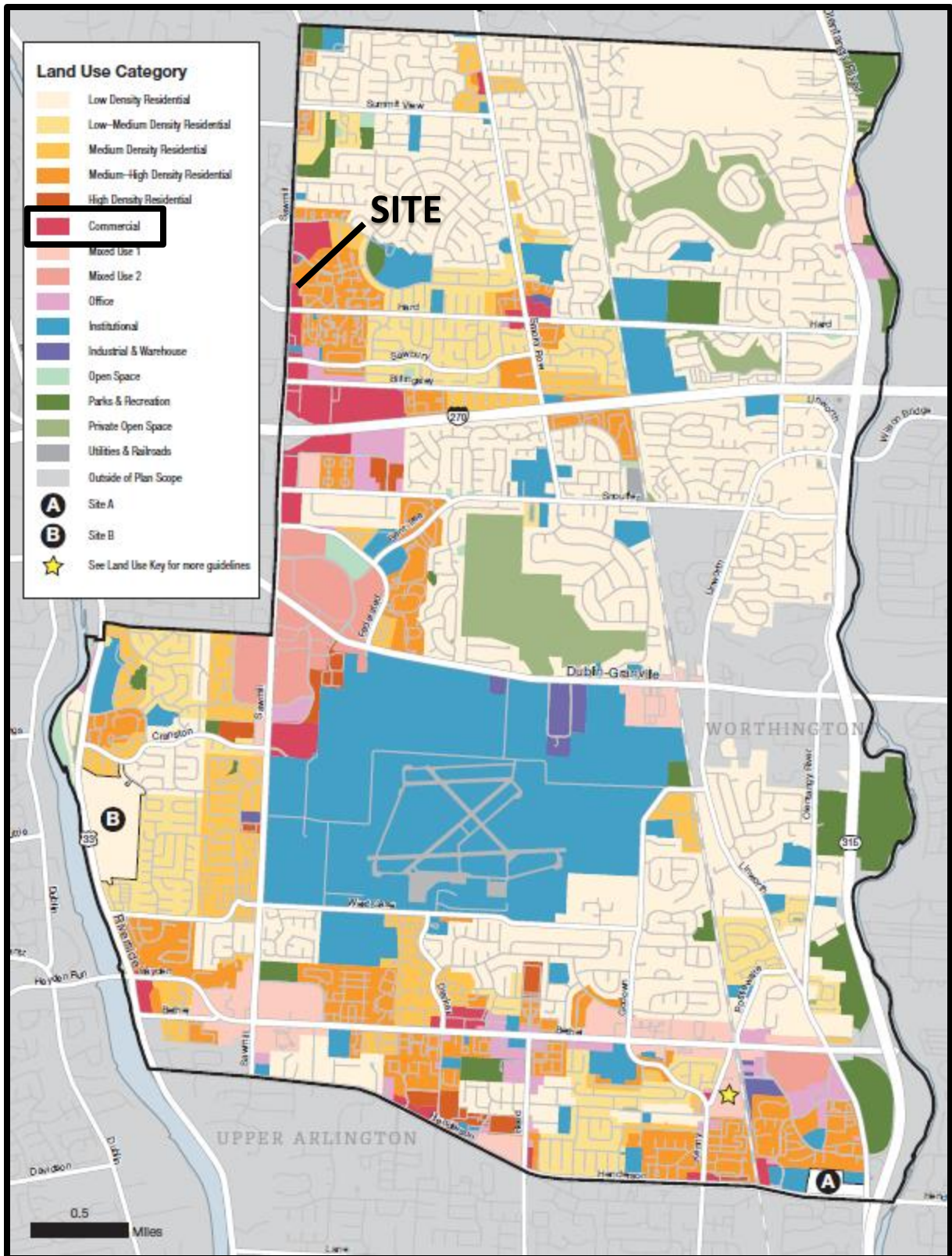
4500 Rte. 200, Box 100
 Lima, OH 45214
 Tel. 614-262-2329

217-024

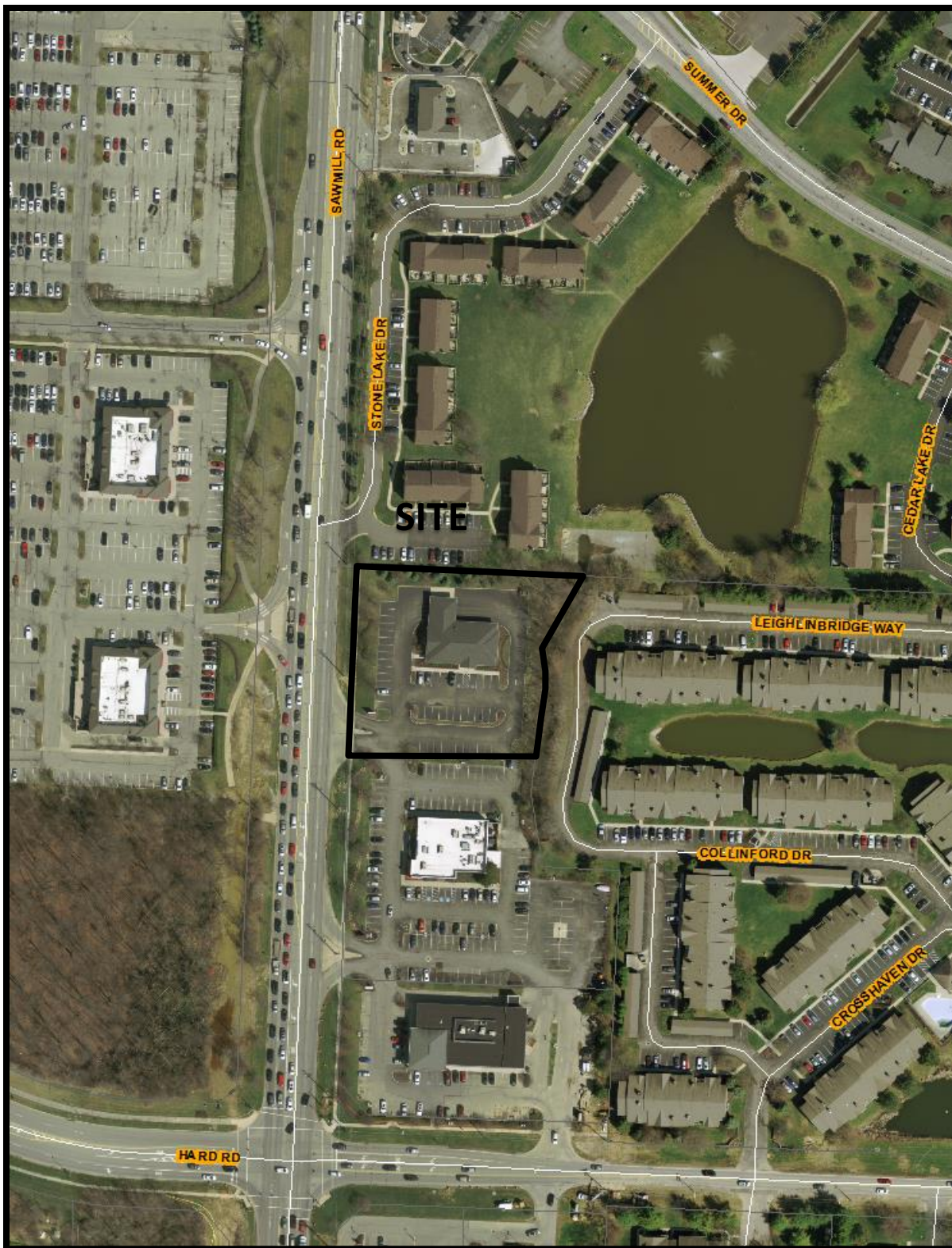


Z17-024
7490 Sawmill Road
Approximately 1.33 acres
CPD to CPD

The Northwest Plan (2016)



Z17-024
7490 Sawmill Road
Approximately 1.33 acres
CPD to CPD



Z17-024
7490 Sawmill Road
Approximately 1.33 acres
CPD to CPD