

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 #: 218-008 Date Received: 2/20/2018

Application Accepted By: SP Fee: \$15,000

Assigned Planner: Shannon Pine, 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 5980 N. Hamilton Rd. Zip 43081

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 See attached supplemental sheets

☒ 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 consolidate zoning districts.

(continue on separate page if necessary)

Proposed Height District: H-60 (60 Foot Height District) Acreage 38.49
[Columbus City Code Section 3309.14]

APPLICANT:

Name Hamilton Crossing LLC

Address 1533 Lake Shore Dr. City/State Columbus OH Zip 43204

Phone # (614) 227-3485 Fax # (614) 221-4454 Email cfraas@custinfo.com

PROPERTY OWNER(S):

Name Hamilton Crossing LLC

Address 1533 Lake Shore Dr. City/State Columbus OH Zip 43204

Phone # (614) 227-3485 Fax # (614) 221-4454 Email cfraas@custinfo.com

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Charles Fraas

Address 250 Civic Center Dr., Suite 500 City/State Columbus, OH Zip 43215

Phone # (614) 227-3485 Fax # (614) 221-4455 Email: cfraas@custinfo.com

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

APPLICANT SIGNATURE [Signature] attorney for Applicant

PROPERTY OWNER SIGNATURE [Signature] attorney for property owners

ATTORNEY / AGENT SIGNATURE [Signature] attorney

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

218-008

**REZONING APPLICATION
(Supplemental Sheet 1)**

LOCATION AND ZONING REQUEST:

Parcel Number for Certified Address:

010-295521
010-285960 (portion)
010-295522 (portion)

PROPERTY OWNER(S):

Additional Owners:

HC Office Sub 6 LLC
1533 Lake Shore Dr.
Columbus, OH 43204
Phone: (614) 488-4424
Fax: (614) 488-0603

Target Corp.
c/o Aaron Hemquist
1000 Nicollet Mall, TPN-12L
Minneapolis, MN 55440

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 #: 218-008

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Charles Finas
of (1) MAILING ADDRESS 250 Civic Center Dr., Ste. 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 5780 N. Hamilton Rd. Westerville, OH 43081
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) 2/20/2018

(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

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

Hamilton Crossing LLC
(614) 227-3485

(5) Northland Community Council Attn: Dave Paul
P.O. Box 297836
Columbus, OH 43229

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) [Signature]

Sworn to before me and signed in my presence this 20th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires

09-14-2021

Notary Seal Here



HELENA BRUS
Notary Public, State of Ohio
My Commission Expires 09-14-2021

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

**AFFIDAVIT
(Supplemental Sheet)**

218-008

(4) SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS:

Additional Owners:

HC Office Sub 6 LLC
1533 Lake Shore Dr.
Columbus, OH 43204
Phone: (614) 488-4424
Fax: (614) 488-0603

Target Corp.
c/o Aaron Hemquist
1000 Nicollet Mall, TPN-12L
Minneapolis, MN 55440

218-008

APPLICANT

Hamilton Crossing, LLC
Suite 100
1533 Lake Shore Dr.
Columbus, OH 43204

PROPERTY OWNERS

Hamilton Crossing, LLC
Suite 100
1533 Lake Shore Dr.
Columbus, OH 43204

AGENT

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

NEIGHBORHOOD GROUP

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

Target Corp
1000 Nicollet Mall
Minneapolis, MN 55440

SURROUNDING PROPERTY OWNERS

WESLEY WOODS AT NEW ALBANY
LLC
Or Current Occupant
5155 N High St.
New Albany, OH 43214

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

RS 161 EAST LLC
Or Current Occupant
PO Box 780
Worthington, OH 43085

TARGET CORP
Or Current Occupant
1000 Nicollet Mall
Minneapolis, MN 55440

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

ALBANY PARK ASSOCIATION
Or Current Occupant
P.O. Box 334
New Albany, OH 43054

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

MEGAN ROBIDEAU
Or Current Occupant
PO Box 538
New Albany, OH 43054

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

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

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

HAMILTON CROSSING LLC
Or Current Occupant
Suite 100
1533 Lake Shore Dr
Columbus, OH 3204

HAMILTON CROSSING BL LLC
Or Current Occupant
Suite 100
1533 Lake Shore Dr
Columbus, OH 3204

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 #:

218-008

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

Charles Fraas

of (COMPLETE ADDRESS)

250 Civic Center Dr., Ste. 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. <u>See Attached Supplemental Sheet</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 20th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

09-14-2021



HELENA BUSCH
Notary Public, State of Ohio
My Commission Expires 09-14-2021
This 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

**PROJECT DISCLOSURE STATEMENT
(Supplemental Sheet)**

218-008

1. Hamilton Crossing LLC
1533 Lake Shore Dr.
Columbus, OH 43204
Contact: Charles Fraas
Phone: (614) 488-4424
Fax: (614) 488-0603

2. HC Office Sub 6 LLC
1533 Lake Shore Dr.
Columbus, OH 43204
Contact: Charles Fraas
Phone: (614) 488-4424
Fax: (614) 488-0603

3. Target Corp.
1000 Nicollet Mall, TPN-12L
Minneapolis, MN 55440
Contact: Charles Fraas
Phone: (614) 488-4424
Fax: (614) 488-0603

City of Columbus Zoning Plat



218-008

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: 010295521, 010285960, 010295522

Zoning Number: 5980

Street Name: N HAMILTON RD

Lot Number: N/A

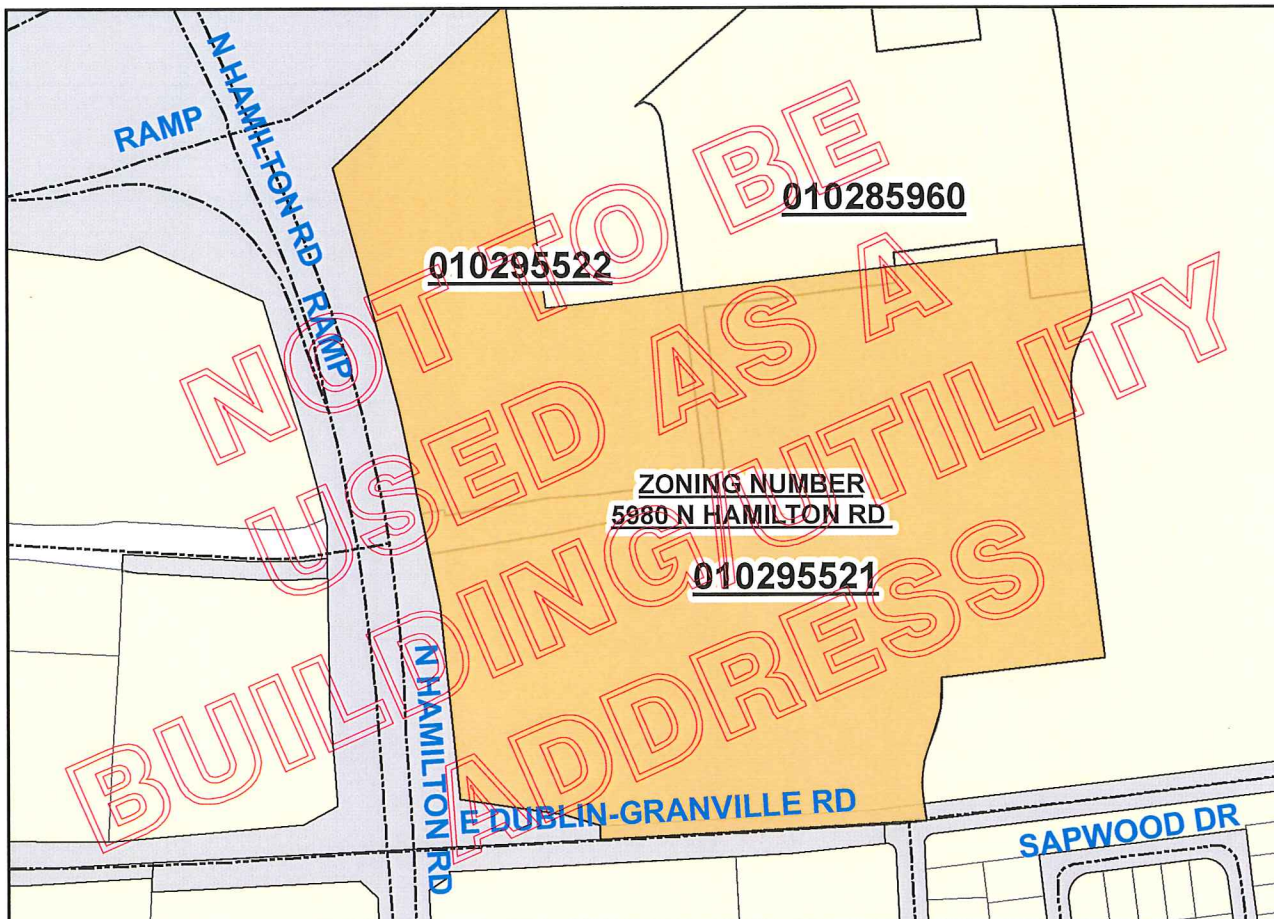
Subdivision: N/A

Requested By: CASTO (CHARLIE FRAAS)

Issued By:

Adugna amariam

Date: 2/15/2018



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

SCALE: 1 inch = 400 feet

GIS FILE NUMBER: 115014

218-008
CPD to CPD

ZONING DESCRIPTION

~~38.49~~ ACRES

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 2, Range 16, United States Military Lands, being all of those 7.483 acre, 1.496 acre and 0.151 acre tracts conveyed to HC Office Sub 6 LLC by deed of record in 201802160022858, all of the remainder of those 26.195 acre and 25.832 acre tracts conveyed to Hamilton Crossing LLC by deeds of record in Instrument Numbers 201510300154503 and 201602110017560, and part of that 12.097 acre tract conveyed to Target Corporation by deed of record in Instrument Number 200711130195580, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Dublin-Granville Road (formerly State Route 161) with Hamilton Road, as depicted on State of Ohio Department of Transportation Plan FRA-161-16.75/LIC-161-0.00, 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 $02^{\circ} 48' 55''$ 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 $07^{\circ} 09' 20''$, a radius of 2864.79 feet, an arc length of 357.77 feet, a chord bearing of North $06^{\circ} 23' 35''$ West and chord distance of 357.54 feet to a point;

Thence North $80^{\circ} 01' 45''$ East, across said Hamilton Road, a distance of 105.23 feet to a point 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, being a common corner of said 12.097 and 26.195 acre tracts;

Thence North $12^{\circ} 10' 08''$ West, with said easterly right-of-way, a distance of 221.84 feet to a point at a southeasterly corner of that 32.168 acre tract conveyed as Parcel 102-WL to State of Ohio by deed of record in Instrument Number 199905240130003, being the southerly terminus of the southerly limited access right-of-way line of State Route 161 (Relocated);

Thence with said southerly limited access right-of-way line, the line common to said 26.195 and 32.168 acre tracts, the following courses and distances:

North $15^{\circ} 25' 07''$ West, a distance of 521.88 feet to a point;

North $47^{\circ} 10' 55''$ East, a distance of 499.66 feet to a point; and

North $34^{\circ} 52' 30''$ East, a distance of 44.65 feet to the northeasterly corner of that 15.646 acre tract conveyed to HC Office Sub 6 LLC by deed of record in Instrument Number 201802160022858;

Thence South $06^{\circ} 54' 39''$ East, with the line common to the remainder of said 26.195 acre tract and said 15.646 acre tract, a distance of 662.28 feet to a point;

ZONING DESCRIPTION

38.49 ACRES

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Thence North $83^{\circ} 05' 21''$ East, with the northerly line of the remainder of said 26.195 acre tract, the northerly line of said 1.496 acre tract, the southerly line of said 15.646 acre tract, and across said 12.097 and 7.483 acre tracts, a distance of 1115.64 feet to a point in the westerly line of the remainder of that 102.657 acre tract conveyed to Stephen L. Harper, Trustee, by deed of record in Instrument Number 200404290096691;

Thence with the easterly line of said 12.097, 7.483 and 25.932 acre tracts, the westerly line of the remainder of said 102.657 acre tract, the following courses and distances:

South $06^{\circ} 54' 39''$ East, a distance of 135.50 feet to a point of curvature;

with the arc of a curve to the right, having a central angle of $38^{\circ} 06' 52''$, a radius of 101.00 feet, an arc length of 67.19 feet, a chord bearing of South $12^{\circ} 08' 47''$ West and chord distance of 65.96 feet to a point of reverse curvature;

with the arc of a curve to the left, having a central angle of $38^{\circ} 06' 52''$, a radius of 199.00 feet, an arc length of 132.38 feet, a chord bearing of South $12^{\circ} 08' 47''$ West and chord distance of 129.95 feet to a point of tangency;

South $06^{\circ} 54' 39''$ East, a distance of 553.88 feet to a point;

South $83^{\circ} 05' 21''$ West, a distance of 345.10 feet to a point on the arc of a curve;

with the arc of a curve to the right, having a central angle of $30^{\circ} 44' 03''$, a radius of 251.00 feet, an arc length of 134.64 feet, a chord bearing of South $10^{\circ} 04' 01''$ West and chord distance of 133.03 feet to a point of reverse curvature;

with the arc of a curve to the left, having a central angle of $32^{\circ} 20' 42''$, a radius of 199.00 feet, an arc length of 112.34 feet, a chord bearing of South $09^{\circ} 15' 42''$ West and chord distance of 110.85 feet to a point of tangency; and

South $06^{\circ} 54' 39''$ East, a distance of 57.83 feet to a point in the centerline of said Dublin-Granville Road;

Thence with said centerline, the southerly line of said 25.832 acre tract, the following courses and distances:

South $83^{\circ} 05' 21''$ West, a distance of 53.81 feet to a point; and

South $87^{\circ} 12' 08''$ West, a distance of 629.36 feet to a point at the common corner of said 25.832 and 6.851 acre tracts;

Thence North $02^{\circ} 48' 55''$ West, across the right-of-way of said Dublin-Granville Road, a distance of 30.00 feet to a point at the intersection of the northerly right-of-way line thereof with the easterly right-of-way line of said Hamilton Road;

ZONING DESCRIPTION

38.49 ACRES

-3-

Thence with said easterly right-of-way line, the line common to said 25.832 and 6.851 acre tracts, the following courses and distances:

North 73° 41' 36" West, a distance of 79.38 feet to a point;

North 81° 30' 19" West, a distance of 219.26 feet to a point;

North 05° 49' 33" West, a distance of 407.58 feet to a point; and

North 12° 10' 08" West, a distance of 193.69 feet to the TRUE POINT OF BEGINNING, containing 38.49 acres, more or less.

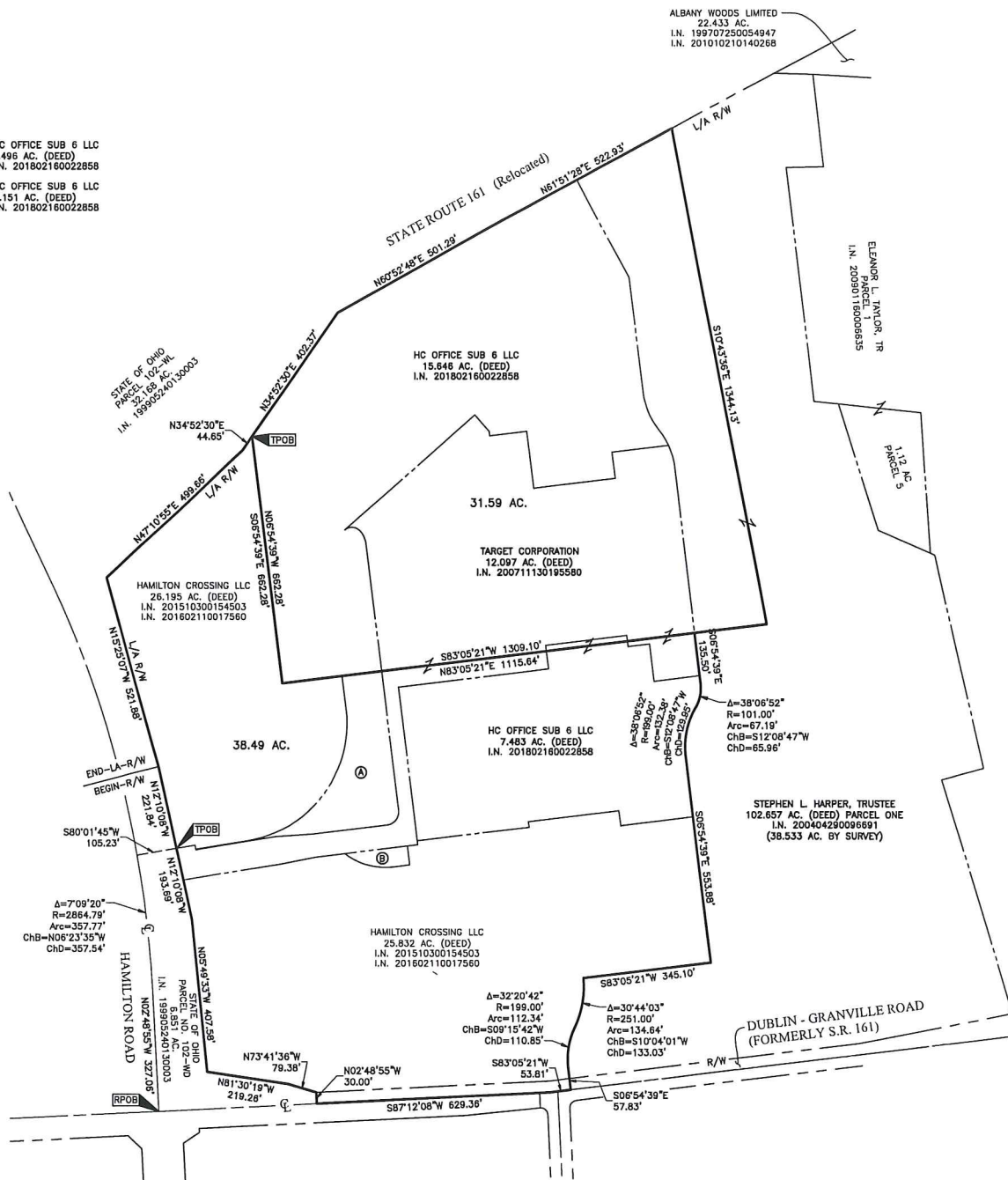
EVANS, MECHWART, HAMBLETON & TILTON, INC.

HLK

38_49 ac 20170914-VS-EXHB-ZONE-02.docx

218-008

⑧ HC OFFICE SUB 6 LLC
0.151 AC. (DEED)
I.N. 201802160022858



- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.

[illegible]

DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD
PROPERTY ADDRESS: 5980 N. Hamilton Road
OWNER: Hamilton Crossing LLC; Target Corp.
APPLICANT: Hamilton Crossing LLC
DATE OF TEXT: February 20, 2018
APPLICATION NUMBER: Z18-009

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 Zoning Case Numbers Z16-038 and Z16-039. This rezoning does not propose any changes in permitted uses on the subject property.

The real property that is the subject of this text is 38.49+/- acres in size. It will consist of one subarea, generally described as follows: 38.49+/- acres located to the east of and adjacent to Hamilton Road, to the north of and adjacent to East Dublin-Granville Road, and to the south of contiguous land which is subject to a separate rezoning request (to be referred to herein as the "Adjacent Property"). Prior to the effective date of the approval of this rezoning the property was part of Subarea 6 as identified in Zoning Case No. Z05-054, Subarea G1 as identified in Zoning Case No. Z16-038, and Subarea G2 as identified in Zoning Case No. Z16-039. Upon approval of this rezoning, the property that is subject to this text will be known as Subarea J.

1. **SUBAREA J: CPD**

A. LOCATION: Subarea J contains 38.49+/- acres and is located to the east of and adjacent to Hamilton Road, to the north of and adjacent to East Dublin-Granville Road, and to the south 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 J 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. Automobile and light truck dealers, except in the portion of the subarea located north of the Hamilton Road entrance
2. Automotive accessories, parts and tire stores (this restriction does not prohibit any user who installs these products on motor vehicles within a building), except in the portion of the subarea located north of the Hamilton Road entrance
3. Automotive sales, leasing and retail except in the portion of the subarea located north of the Hamilton Road entrance
4. Billboards
5. Cabaret
6. 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.
7. Dance hall
8. Funeral parlor
9. Motor bus terminal (but transit-oriented developments and/or park-and-ride stations are permitted)
10. Motion picture theater
11. Motor vehicles accessories and parts dealers, except in the portion of the subarea located north of the

Hamilton Road entrance

12. Nightclub
13. Pawn shop
14. Poolroom
15. Private club
16. Recreational vehicles dealers
17. 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 north of the main entry drive on Hamilton Rd. and 25 feet for parking and maneuvering areas and buildings and canopies south of the main entry drive on Hamilton Rd.
3. Setbacks from East Dublin-Granville Road shall be 20 feet for parking and maneuvering areas and buildings and canopies for the western portion of Dublin-Granville Road frontage as shown on Exhibit A. Setbacks from East Dublin-Granville Road shall be 50 feet for parking and maneuvering areas and buildings and canopies for the eastern portion of Dublin-Granville Road frontage as shown on the Exhibit A.
4. There shall be a zero foot 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 J 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, provided, however, that buildings within five hundred feet (500') of the right-of-way for East Dublin-Granville Road shall be subject to a thirty-five foot (35') height district exclusive of architectural features, parapets, and/or roof accents.
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 J and Hamilton Road shall be provided via the access point as shown on the CPD plan.
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. Along the East Dublin-Granville Road frontage west of Hamilton Road, the access configuration and the necessary roadway improvements shall be based on the traffic study dated May 10, 2006, prepared by MS Consultants, Inc., which was prepared as part of Zoning Case Number Z05-053. The approved traffic studies 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 drive aisle between them shall be permitted between the right-of-way for Hamilton Road and/or Dublin Granville Road and buildings located on any outparcel within the subarea that is under two acres in size with frontage on Hamilton Road and/or Dublin Granville Road.

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

1. Landscaping within the required building setback along Hamilton Road shall contain one or more of the following: a shrubbery screen (minimum 3-foot high), deciduous trees, evergreen trees, shrubbery, decorative walls, decorative fencing, and/or other landscaping features. Landscaping within these areas shall be adequate to meet the screening requirements of City Code Section 3312.21, where applicable.

2. 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.

3. 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.

4. Dumpsters shall be screened from off-site view by an enclosure consisting of materials comparable to those used on adjacent building(s) except those located behind in-line shops along the eastern half of the property greater than 500 feet from Dublin-Granville Rd.

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

6. All parking spaces which are adjacent to East Dublin Granville Road or 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, wall or some combination consistent with City Code Section 3312.21, where applicable. 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.

7. The owner(s) of Subareas J 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 Zoning Case Number Z05-054) 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 Zoning Case Number Z05-054) as may be necessary for the proper storm water management of Subareas J and 8 with the exception of the existing delineated mitigation wetland. The owner(s) of Subareas J and/or 8 shall retain ownership and maintenance responsibilities of the ponds located in Subarea 8.

8. At the time of development in Subarea J, the developer shall install (if such installation has not already occurred) a four board fence, as shown in **Exhibit B**, 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.

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

10. Parkland, green or open space requirements beyond what is included in this Subarea J 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.

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

3. Permitted primary building materials for any in-line retail buildings where no individual user is greater than 35,000 square feet shall be limited to the following (either alone or in some combination): brick, brick veneer, stone, stone veneer (including manufactured stone), metal, fiber cement siding or comparable material, EIFS, painted/pigmented CMU (rear and side only), painted/pigmented precast concrete panels (rear and side only), wood (including synthetic wood products), and/or glass. Nothing herein shall prohibit the use of the aforementioned materials or other materials as secondary or trim materials.

4. Permitted primary building materials for users of in-line retail buildings which are greater than 35,000 square feet in size shall be limited to the following (either alone or in some combination): brick, brick veneer, stone, stone veneer (including manufactured stone), metal, fiber cement siding or comparable material, EIFS, painted/pigmented CMU, painted/pigmented precast concrete panels, wood (including synthetic wood products), and/or glass. Nothing herein shall prohibit the use of the aforementioned materials or other materials as secondary or trim materials.

4. Any side of a building which is visible from a public street, right-of-way, or green shall utilize materials described in 1.G.2 above and shall be of compatible materials, color, trim, and style as the front facade of the building.

5. In addition to other permitted locations, outdoor seating for restaurants shall be permitted between the front facades of buildings and Hamilton Road and East Dublin-Granville Road.

6. 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 screened as per section 1.F.4.
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.
9. Mechanical equipment or other utility hardware on the roof of a building shall be screened from ground level at a distance of 500 feet from the building by building materials, organized unit placement on the roof, mechanical equipment screens, 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 screened from view at ground level by wall, fence, landscape material or a combination thereof to prevent the equipment from being visible from 500 feet from the equipment. If a wall is used it shall match the materials on the adjacent building elevation. Whenever live plants are installed pursuant to this section, alone or in combination with other materials, the plants shall be selected to achieve the height equal to the height of the equipment, and a density not less than 75 percent opacity within three years of installation and shall comply with general landscaping standards set out in Chapter 3321 of the Columbus City Code.

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. The existing Graphics Plans/Variations/Special Permits approved by the Graphics Commission for the property (GC17-20, GC17-21, and GC17-22 shall remain in effect.

J. MODIFICATION OF CODE STANDARDS: It is anticipated that the property subject to this rezoning (Subarea J) 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 3312.45, Wheel Stops, to permit contiguous parking lot line to not be required to install a wheel stop.
5. Section 3312.49, Minimum Numbers of Parking Spaces Required, code required parking may occur on separate tax parcels within Subarea J provided that the sum of parking on Subarea J shall be used to determine compliance with core required parking for uses within separate tax parcels located within Subarea J.
6. 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.
7. Section 3321.11, Screening of Mechanical Systems, to define the distance (500 feet) from which rooftop mechanical equipment must be screened.
8. 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 commercial; to the east is future office; to the west is future office and commercial and existing office; and to the south is future commercial and existing residential.
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.E.3 above, by a future amendment to the approved traffic

study or by subsequent engineered design plans approved by the Department of Public Service.

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: _____



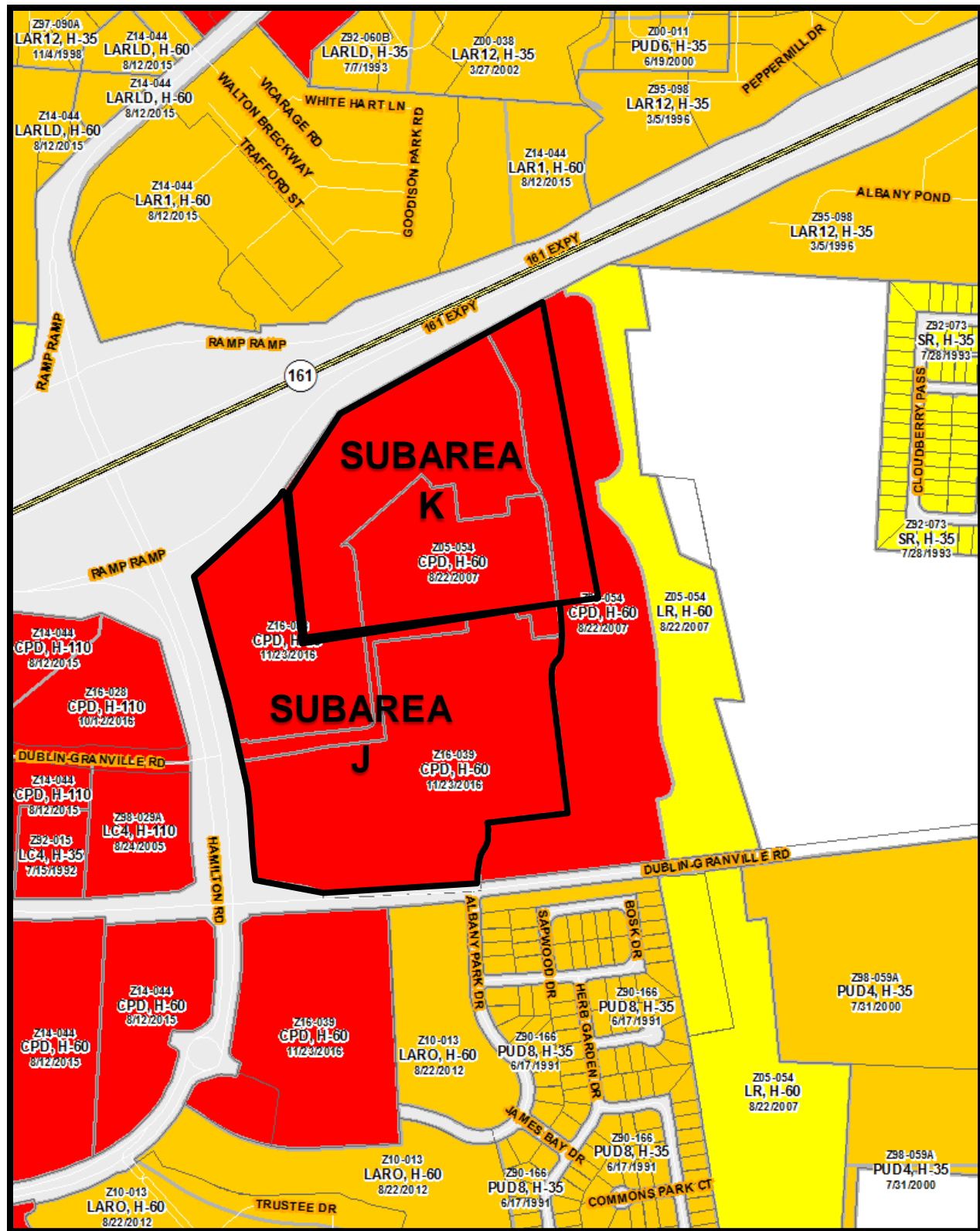
CASTO
250 Civic Center Drive
Columbus, Ohio 43215
614.228.5331
castoinfo.com

EXHIBIT A - CPD PLAN HAMILTON QUARTER - SUBAREA J



REVISIONS	
NO.	DATE
01	2-19-18

218-008



Z18-007 (SUBAREA K)
Z18-008 (SUBAREA J)

6060 North Hamilton Road
5980 North Hamilton Road

Approximately 31.59 acres
Approximately 38.49 acres

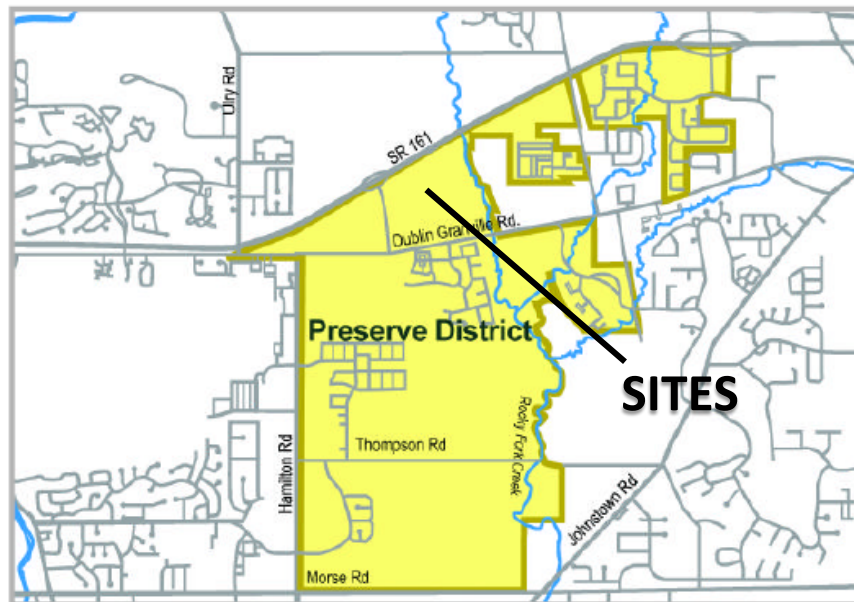
CPD to CPD

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.

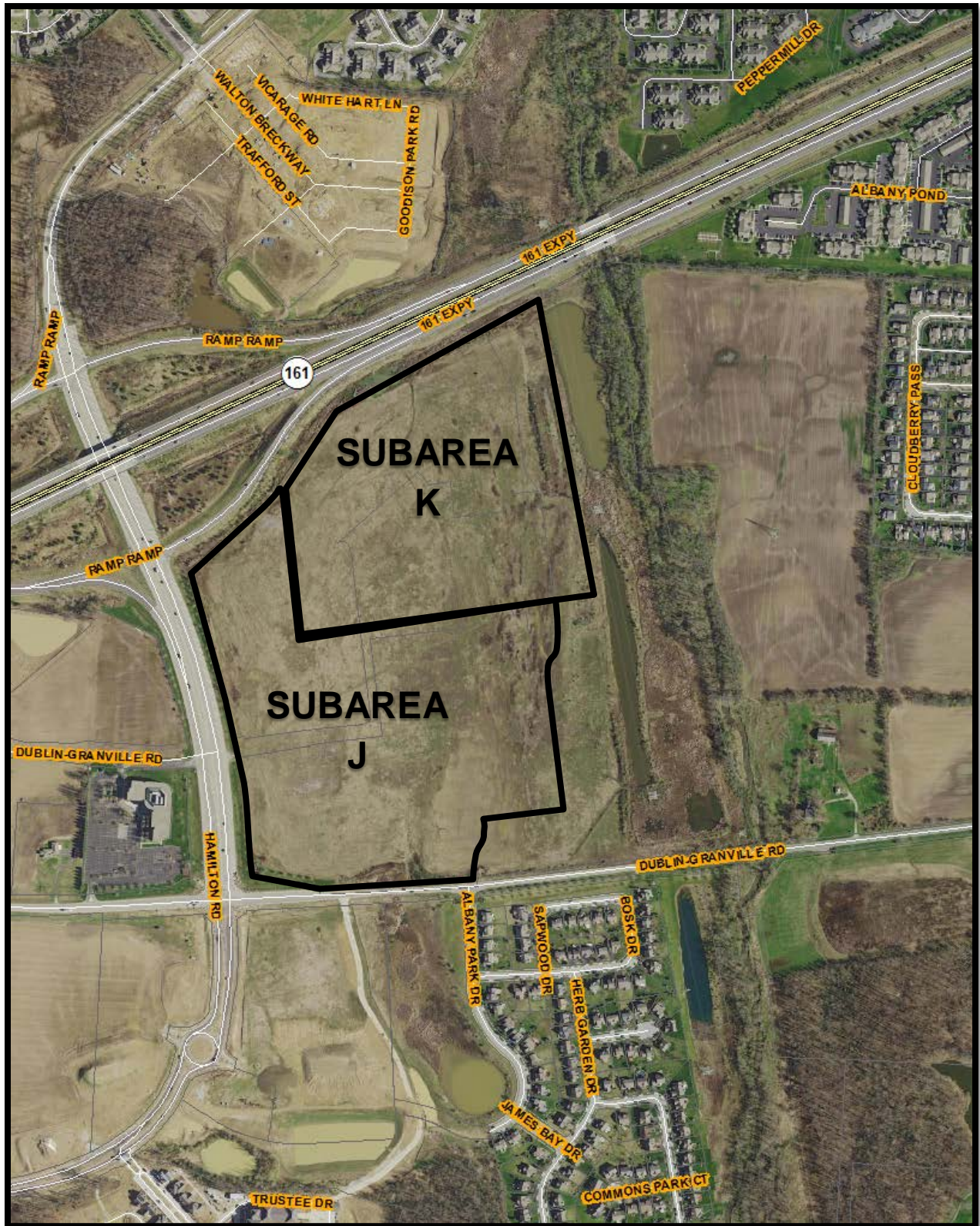


Preserve District

Z18-007 (SUBAREA K)
Z18-008 (SUBAREA J)

6060 North Hamilton Road
5980 North Hamilton Road

Approximately 31.59 acres
Approximately 38.49 acres



Z18-007 (SUBAREA K)
Z18-008 (SUBAREA J)

6060 North Hamilton Road
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Approximately 31.59 acres
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