



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 214-048/14335-00000-00703
Date Received: 10/20/14
Application Accepted By: SP+TP Fee: 184800
Comments: Assigned to Eliza Thrush, ecthrush@columbus.gov, 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5746 Frantz Road Zip 43016
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 590-205619-00
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) CPD Requested Zoning District(s) CPD
Area Commission or Civic Association: N/A
Proposed Use or reason for rezoning request: NEW SIGNAGE
(continue on separate page if necessary)
Proposed Height District: 35 Acreage 5.8
[Columbus City Code Section 3309.14]

APPLICANT:

Name Chablis LLC
Address 392 Morrison Road City/State Gahanna, OH Zip 43230
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Chablis LLC
Address 392 Morrison Road City/State Gahanna, OH Zip 43230
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jeffrey L. Brown - Smith & Hale LLC
Address 37 West Broad Street, Suite 460 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jlbrown@smithandhale.com

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

APPLICANT SIGNATURE Chablis LLC By: [Signature]
PROPERTY OWNER SIGNATURE Chablis LLC By: [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



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AFFIDAVIT

(See instruction sheet)

APPLICATION # 714-048

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, 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 _____
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) 10/20/14
(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) Chablis LLC
392 Morrison Road
Gahanna, OH 43230

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

Chablis LLC
614-561-1102

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

(5) N/A

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 20th day of October, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C Timmons
9/4/15

My Commission Expires:

This Affidavit expires six months after date of notarization.



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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APPLICANT/PROPERTY OWNER**AREA COMMISSION****ATTORNEY**

Chablis, LLC.
392 Morrison Rd.
Gahanna, OH 43230

Jeffrey L. Brown
Smith & Hale LLC
37 W. Broad Street, Suite # 460
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Robert & Amber Adkins
3906 Driscoll Ct.
Dublin, OH 43016

George E. Caruso, Jr.
3900 Driscoll Ct.
Dublin, OH 43016

Adam Holderman
3894 Driscoll Ct.
Dublin, OH 43016

Cheryl M. Tanedo
3888 Driscoll Ct.
Dublin, OH 43016

Peter A. Missick, SR.
1219 Ridgeview Circle
Lake Orion, MI 48362

Dick Daniel Jr.
5683 Sheehan Ct.
Dublin, OH 43016

David & Tiffany McFeeture
5686 Sheehan Ct.
Dublin, OH 43016

Michael & Catherine Kimble
5680 Sheehan Ct.
Dublin, OH 43016

Gregory & Diana Jones
5673 Flynn Ct.
Dublin, OH 43016

Subbi Museifif
5670 Flynn Ct.
Dublin, OH 43016

Jerry & Maria Paxton
3750 McGrath Dr.
Dublin, OH 43016

Spencer H. Hobe
3783 Baybridge Lane
Dublin, OH 43016

Paige Nesper
3787 Baybridge Lane
Dublin, OH 43016

Kimberly L. Mogan
Timothy G. Judy
567 E. Lincoln Ave.
Columbus, OH 43214

Lynn A. Luciano
3795 Baybridge Lane
Dublin, OH 43016

Christina A. Hiles et. al.
3799 Baybridge Lane
Dublin, OH 43016

Deborah A. Strawn
3788 Baybridge Lane
Dublin, OH 43016

Christopher J. Campbell
3792 Baybridge Lane
Dublin, OH 43016

Mark & Lisa McCullough
3796 Baybridge Lane
Dublin, OH 43016

Laura L. Dunasky
3800 Baybridge Lane
Dublin, OH 43016

Julie A. Perkins
3787 S. Greenbridge LP
Dublin, OH 43016

Robert L. Jones
Martha Chaatsmith
3793 S Greenbridge LP
Dublin, OH 43016

Mary Millisor
2407 Farleigh
Columbus, OH 43221

Sheila M. Hanna Tr.
3801 S. Greenbridge LP
Dublin, OH 43016

Audree Notoras
3804 S. Greenbridge LP
Dublin, OH 43016

Jessica M. Klinker
3800 N. Greenbridge LP
Dublin, OH 43016

John & Victoria Federico
3796 N. Greenbridge LP
Dublin, OH 43016

Heidi LeCroy
3786 N. Greenbridge Lp
Dublin, OH 43016

Gaines L. Strouse III
Hiroko H. Strouse
3790 N. Greenbridge LP
Dublin, OH 43016

Chaug Development LLC
8742 Sweetwater Ct.
Powell, OH 43065

Laurie L. Bethge
5783 Parkbridge Lane
Dublin, OH 43016

Marianne G. Kozsely
5787 Parkbridge Lane
Dublin, OH 43016

Cynthia J. Zengler
5791 Parkbridge Lane
Dublin, OH 43016

Donald L Feinsten TR
1328 Dublin Rd. Ste. 102
Columbus OH 43215

Judy M. Gaier
5803 Parkbridge Lane
Dublin, OH 43016

Betsy R. Zimmerman
3855 Ivygate PL.
Dublin, OH 43016

Duane Stanek
3737 Baybridge Lane
Dublin, Oh 43016

Neda Hagee et. al.
1464 Woodland Hall Ln.
Delaware, OH 43015

Kelli D. Laird
5815 Elmbridge Lane
Dublin, OH 43016

Gary Balster
5817 Elmbridge Lane
Dublin, OH 43016

Susan Hetrick
5819 Elmbridge Lane
Dublin, OH 43016

Sherry L. Frey
5821 Elmbridge Lane
Dublin, OH 43016

Lilia Petrosian
5814 Elmbridge Lane
Dublin, OH 43016

Vahid & Neda Hagee
5812 Elmbridge Lane
Dublin, OH 43016

Sharon K. Bowers
25521 Schrader Rd.
Sturgis, MI 49091

Steven R. Basford
5808 Elmbridge Lane
Dublin, OH 43016

Matthew M. Gorecki
6092 Landsbury Ct.
Dublin, OH 43017

Charlotte L. Rhoades
5804 Elmbridge Lane
Dublin, OH 43016

314-048

Beth L. Mirka
3836 Cherrybridge Lane
Dublin, OH 43016

Hite- Jett Strother Jett Lee
3834 Cherrybridge Lane
Dublin, OH 43016

Alohna K. Elliott
John P. Drake Jr.
3832 Cherrybridge Lane
Dublin, OH 43016

Nicholas Vaccari
6276 Trafalgar Loop
Dublin, OH 43016

Ashley B. Shute
3828 Cherrybridge Lane
Dublin, OH 43016

bramstein.frantz.lbl
10/3/14 f:docs/lbl



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # 214-048

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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. Chablis LLC 392 Morrison Road Gahanna, OH 43230 Jordan Braunstein 614-561-1102	2.
3. <input checked="" type="checkbox"/> Columbus based employees	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 20th day of October, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15

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

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015



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EXHIBIT 'A'

214-048

150505-TTA

LEGAL DESCRIPTION

Situated in the City of Columbus, County of Franklin, State of Ohio, and is described as follows:

Parcel 1:

Situated in the State of Ohio, County of Franklin, City of Columbus, Being Located in Virginia Military Survey No. 2418 and being part of the 144.984 acre tract conveyed to Physicians Insurance Company of Ohio, by Deed of Record in Official Record Volume 1808, page D-12, All references being to records in the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

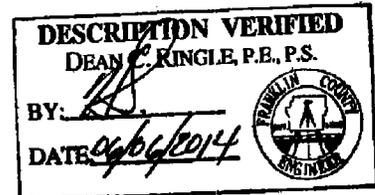
Beginning for reference at the point of intersection of the centerline of McGrath Drive and the centerline of Frantz Road as the same is shown and delineated on the plat of "BALLYMEAD AT DUBLIN, SECTION 3, PART 1", of record in Plat Book 61, pages 61,62 and 63;
Thence North 77° 01' 57" West, along said centerline of Frantz Road, a distance of 240.00 feet to a point of curvature of a curve to the right;
Thence North 12° 58' 03" East, radial to said curve, a distance of 50.00 feet to an iron pin at a point of curvature in the northerly right-of-way line of Frantz Road and being the true point of beginning of the tract herein intended to be described;
Thence along said right-of-way line of Frantz Road, being the arc of a curve to the right (sub-delta equals 53° 22' 36", Radius equal 950.0 feet), a chord bearing and distance of North 50° 20' 39" West, 853.36 feet to an iron pin at the intersection to said right-of-way line with the centerline of Shannon Heights Boulevard produced easterly;
Thence North 66° 20' 39" East, along said centerline of Shannon Heights Boulevard produced easterly and radial to said curve, a distance of 133.75 feet to an iron pin;
Thence South 75° 00' 00" East, a distance of 325.51 feet to an iron pin;
Thence North 86° 00' 00" East, a distance of 267.05 feet to an iron pin in the westerly line of "Northbridge Village Section 1", of record in Plat Book 63, page 33;
Thence South 3° 00' 00" West, along said westerly line of "Northbridge Village Section 1", a distance of 537.56 feet to an iron pin at the southwesterly corner of said plat and being in the northerly right-of-way line 01 Frantz Road;
Thence North 77° 01' 57" West along said right-of-way line, a distance of 18.67 feet to the true point of beginning, Containing 5.881 acres, more or less.

Parcel 2

Easement for ingress and egress over a 30 foot by 133.75 foot tract of land as more fully described in Official Record Volume 7881, page F-16, Recorder's Office, Franklin County, Ohio.

0-111-H
ALL OF
(590)
205619

For informational Purposes only:
Property Address: 5700-5800 Frantz Road Dublin, Ohio 43016
Parcel No.:590-205619-00





City of Columbus Zoning Plat



714-048

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: 590205619

Zoning Number: 5746

Street Name: FRANTZ RD

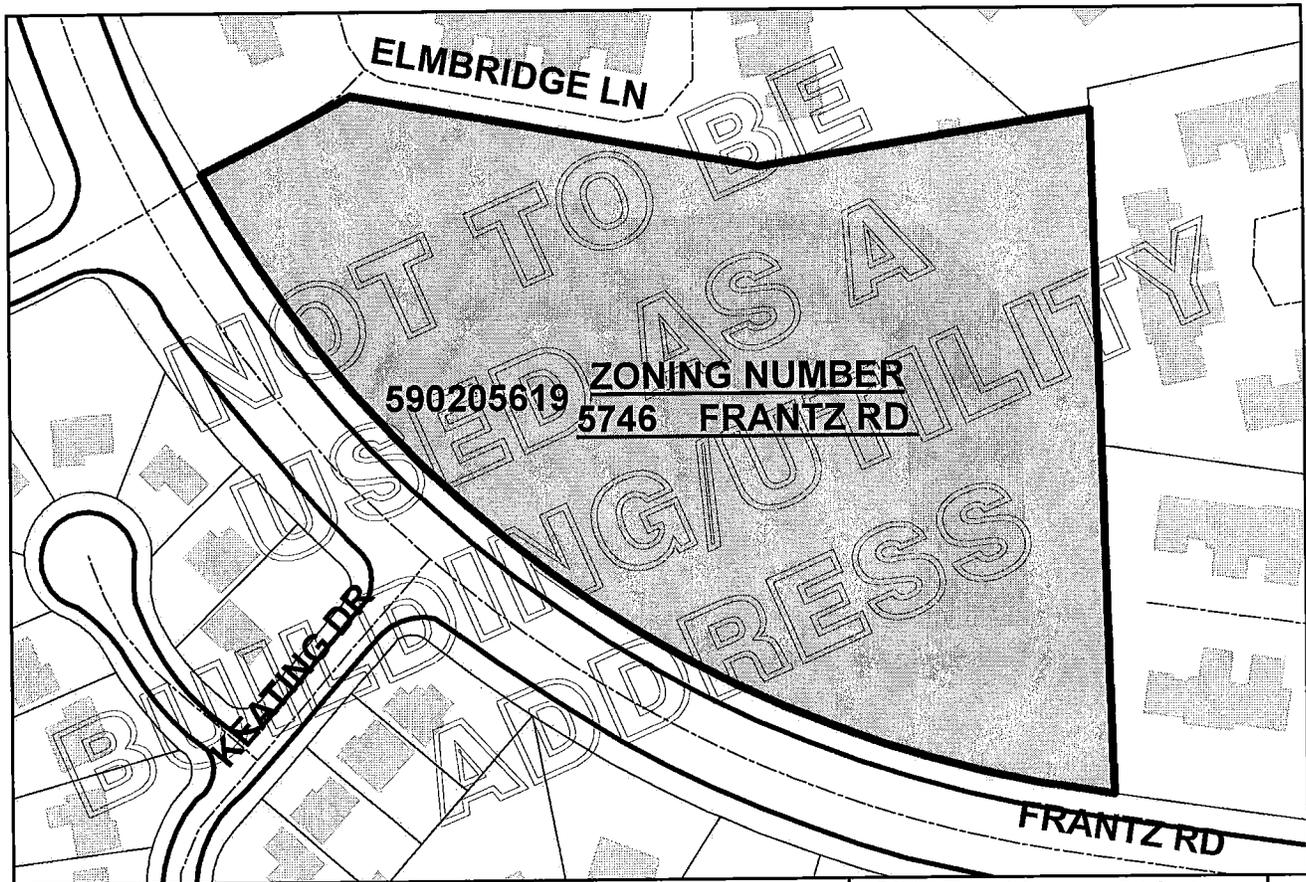
Lot Number : N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Adyana Harrison*

Date: 10/2/2014



SCALE: 1 inch = 150 feet

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

GIS FILE NUMBER: 23464



214-048



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 10/2/14



Disclaimer

Scale = 200



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

CPD TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 5746 Frantz Road

OWNER: Chablis LLC

APPLICANT: same as owner

DATE OF TEXT: 10/10/14

APPLICATION NUMBER: Z02-093A

1. INTRODUCTION: The applicant wants to install a second freestanding sign along the Frantz Road frontage which would be permitted under the zoning code. The zoning text needs to be revised to permit a second sign and to update the restaurant square footage and the number of parking spaces.

2. PERMITTED USES: Those uses permitted in Section 3356.03, C-4, Commercial of the Columbus City Code. The following uses are prohibited:

- a. Automobile sales or service uses
- b. Nightclub or poolroom
- c. Hotel or motel
- d. Newspaper substation
- e. Assembly hall
- f. Trade school
- g. Business college
- h. Electric substation
- i. Funeral parlor
- j. Greenhouse or nursery
- k. Motor bus terminal
- l. Outdoor theater
- m. Off-premise graphic
- n. Bowling alley
- o. Book bindery
- p. Cabaret, dance hall
- q. Garage repair shop
- r. Nightclub or discotheque
- s. Plumbing shop
- t. Poolroom or arcade, amusement arcade
- u. Laboratory
- v. Tire repair shop
- x. Veterinarian hospital, clinic or office
- y. Sales of boats, campers, trailers or mobile homes
- z. Recreational facilities such as miniature golf or swimming pools
- aa. Amusement arcades

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3355 of the Columbus City Code.

A. Density, Lot, and/or Setback Commitments.

N/A

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

1. All circulation, curb cuts and access points shall be subject to the approval of the Department of Public Service.
2. The developer shall provide joint access to the north driveway to the residential units to the north. Cost of maintenance of said driveway shall be shared jointly between the commercial property and the residential use to the north.
3. The existing development consists of 46,000 sq. ft. of space with 353 parking spaces. Up to 22,370 sq. ft. of the building may be used for restaurant space while maintaining the 353 parking spaces. If the developer wants to increase the amount of restaurant space beyond that figure, it may prepare a shared parking analysis subject to the requirements of the City's Department of Public Service. If the Department of Public Service agrees with the parking analysis then no additional parking shall be required. If the Department of Public Service does not accept the parking analysis then the developer may file a variance request with the City's Board of Zoning Adjustment.

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

1. The developer shall maintain the existing headlight screening along Frantz Road (minimum height of 30 inches).
2. Along the east property line and at the northeast corner of the site, the developer shall install and maintain a six foot wood fence and add 15 8 to 12 foot tall flowering trees on the east side of the wood fence on the adjacent property provided that the owner grant permission for such plantings: the location of the fence and trees are shown on the submitted drawing.
3. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.
4. All trees meet the following minimum size at the time of planting:

Shade trees 2 ½" caliper; Ornamental trees 1 ½" caliper; Evergreen trees 5 feet in height. Tree caliper is measured six (6) inches from the ground.

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

1. The rear elevation of the building shall be finished with the same materials as the front and side elevations of the building.

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

Lighting

1. All external lighting shall be cut-off fixtures (down-lighting) and shall be designed to prevent offsite spillage.
2. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturers type to insure compatibility.
3. Light poles in the parking light shall not exceed 28 feet in height.

F. Graphics and/or Signage Commitments.

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

G. Miscellaneous Commitments.

A. SITE PLAN

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

B. CPD CRITERIA

1. Natural Environment

The site is developed with a shopping center building and parking.

2. Existing Land Use

To the north and east and across Hayden Run Road are residential uses.

3. Proposed Use: Commercial

4. Transportation and Circulation

The access points for this development have already been established.

5. Visual Form of the Environment

The visual form of the site has been established with the construction of the shopping center.

6. View and Visibility

The location of the curb cuts and buildings has been established by the prior development.

7. Emissions

The existing development does not create adverse emissions.

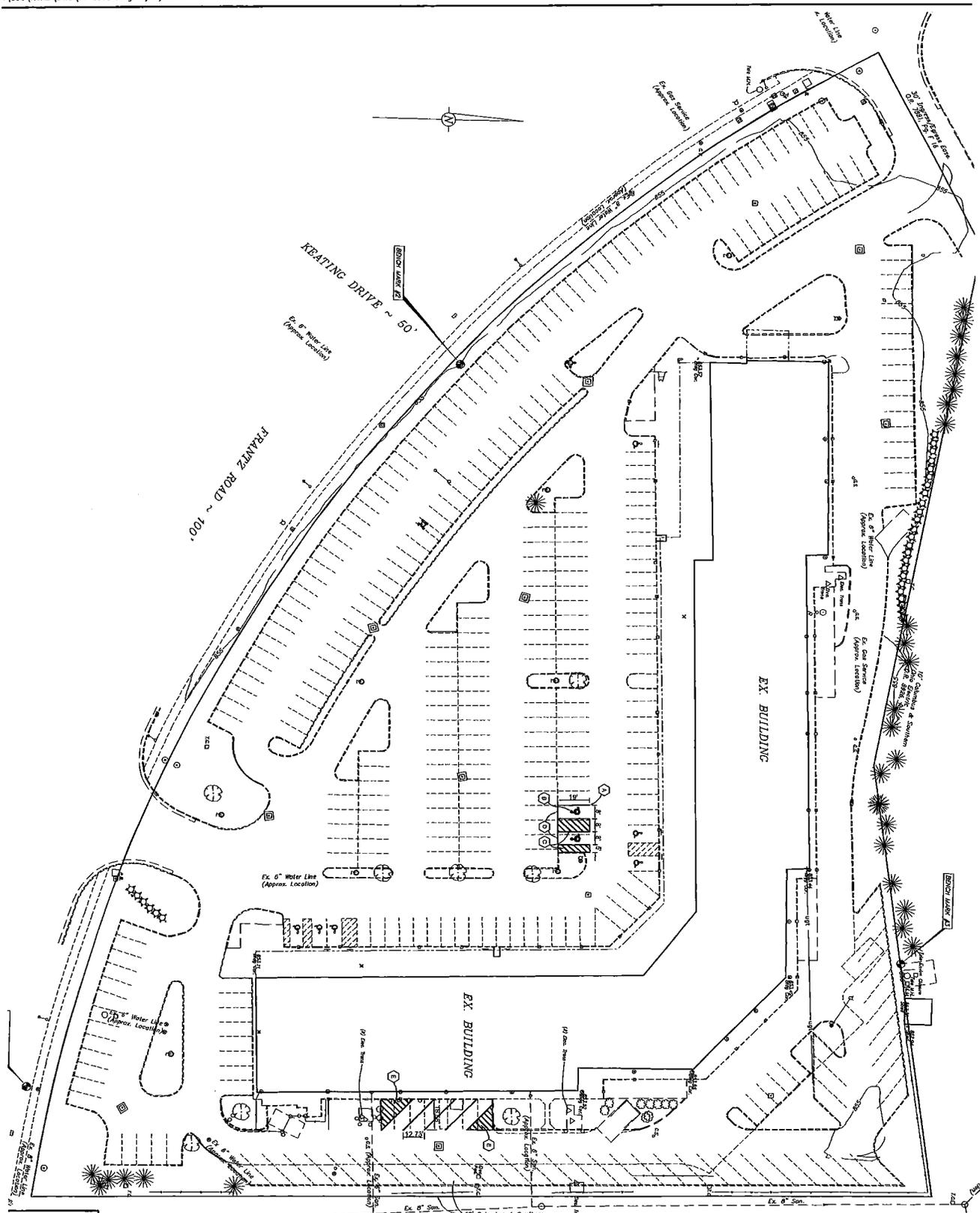
C. VARIANCE

Due to the mixed use nature of the tenants in the shopping center, additional parking spaces for the restaurant tenants are not necessary. The retail tenant has a different parking demand peak then the restaurant tenant. The reduction in parking is from 392 spaces to 350 spaces.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other 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 Code.

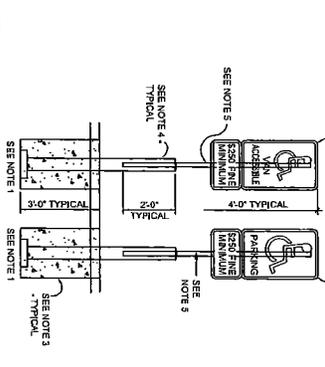
SIGNATURE: _____

DATE: _____



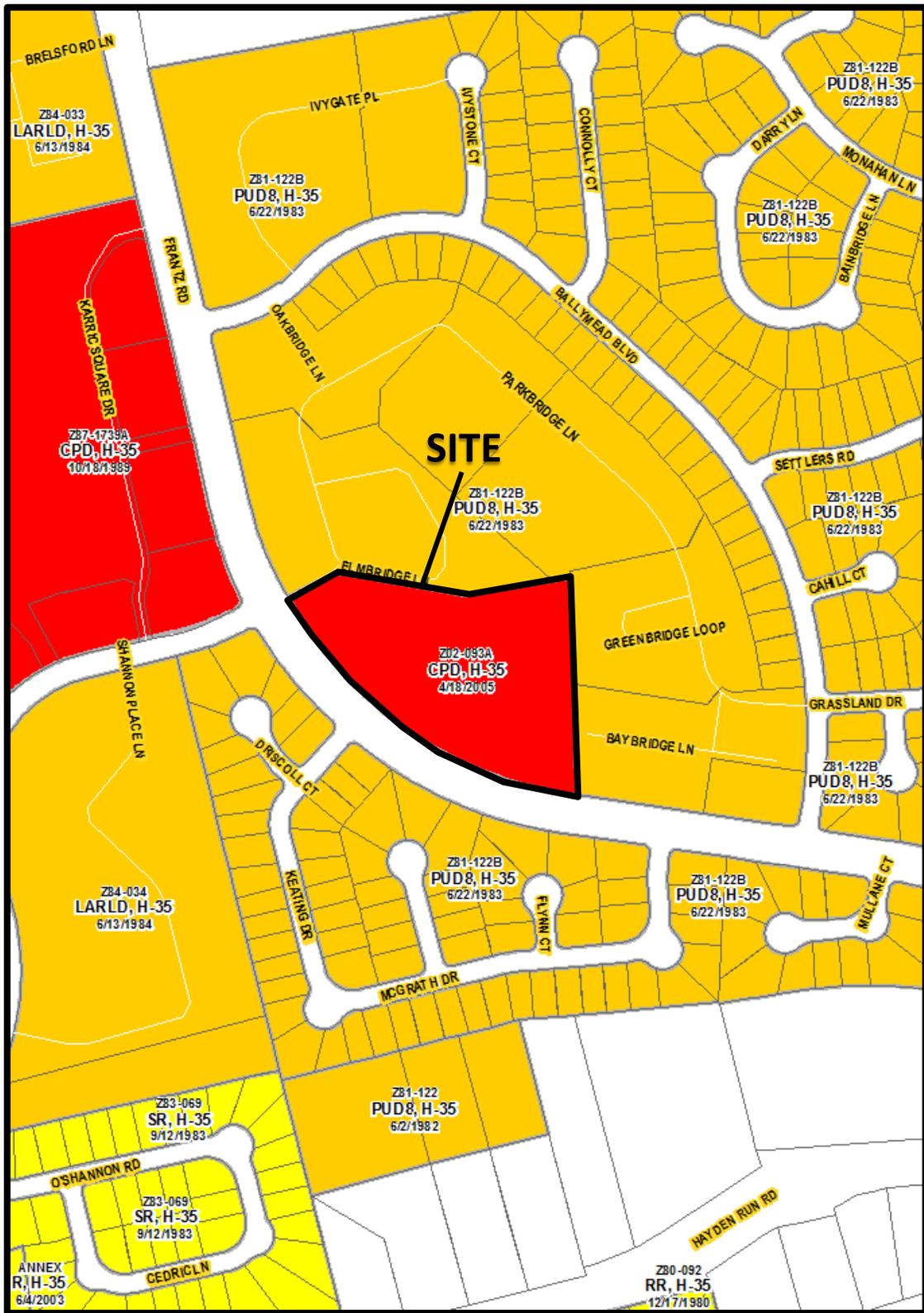
NORTHERIDGE PLAZA
FRANTZ ROAD
COLUMBUS, OHIO
STRAIDING DI ANI

- NOTES**
1. INSTALL ALL SIGNS WHERE INDICATED ON SITE PLAN. SIGNS SHOWN AGAINST THE BUILDING SHALL BE MOUNTED TO THE BUILDING WALL.
 2. ADJUST MOUNTING HEIGHTS TO MEET LOCAL CODES WHERE APPLICABLE.
 3. SET ALL POSTS IN 18" DIA. AFTER X 36" DEEP CONCRETE FOUNDATION.
 4. 4" X 6" CONCRETE FLEED STEEL POST (CENTERED IN FOUNDATION). PAINTED TO SEE SPECS.
 5. 2 1/4" WIDE X 6'0" LONG U-SHAPED POST WITH BARRER ON GREEN SIGNAL. PINK HEAVY DUTY - LANGSCHEP ASLARS AND AREAS NOT SUBJECT TO VERTICAL CLEARANCE.
 6. LIGHT DUTY - LANGSCHEP ASLARS AND AREAS NOT SUBJECT TO VERTICAL CLEARANCE.



- TRAFFIC CONTROL SIGNS**
1/8" SCALE
- 17" X 18" PLATE SIGN ON STEEL SIGN POST WITH 18" DIA. POST. SIGN SHALL BE MOUNTED TO THE BUILDING WALL. BACKGROUND TO COMPLY WITH ADA GUIDELINES. SEE DETAIL FOR SIGN MOUNTING AND SIGN POST DETAIL. (TYPICAL) WHERE INDICATED. (TYPICAL)

- CODED NOTES**
1. 4" CHANNEL LED LINE - BLUE
 2. HANDICAP SYMBOL ON PAVEMENT - BLUE
 3. TRANSVERSE STRIPING - BLUE
 4. HANDICAP SIGN PER DETAIL - THIS SHEET
 5. TRANSVERSE STRIPING - YELLOW



Z14-048
 5746 Frantz Road
 Approximately 5.8 acres
 CPD to CPD



Z14-048
5746 Frantz Road
Approximately 5.8 acres
CPD to CPD