

Rezoning Application

DEPARTMENT OF ADMINISTRATION
PUBLIC WORKS & ENGINEERING

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: 215-014 Date Received: 3/30/15
Application Accepted by: ET Fee: \$4160
Comments: Assigned to Eliza Thrush, ecthrush@columbus.gov, 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 2500 Roberts Road Zip: 43026

Is this application being annexed into the City of Columbus? Select one: YES NO

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: 560-236167

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

Current Zoning District(s): CPD, C-2 Requested Zoning District(s): CPD

Area Commission or Civic Association: _____

Proposed Use or reason for rezoning request (continue on separate page if necessary):
add commercial uses, change site plan

Proposed Height District: 35 [per Columbus City Code Section 3309.14] Acreage 3.5

APPLICANT: BB Building Company of

Name: Western Ohio LLC Phone Number: 419-738-2511 Ext.: _____
c/o Mark Jarvis
Address: 1103 Gardenia Drive, Suite 3 City/State: Wapakoneta, OH Zip: 45895
Email Address: mrjarvis@wcoil.com Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

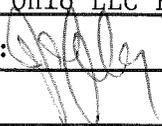
Name: Columbus One Investors Phone Number: _____ Ext.: _____
c/o BR Yalamanchili
Address: 9171 Falling Waters Drive E City/State: Burr Ridge, IL Zip: 60527
Email Address: _____ Fax Number: _____

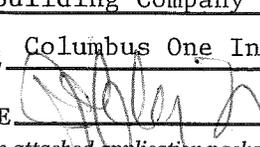
ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: Jeffrey L. Brown Phone Number: 221-4255 Ext.: _____
Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215
Email Address: jlbrown@smithandhale.com Fax Number: 221-4255

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE BB Building Company of Western Ohio LLC By: 

PROPERTY OWNER SIGNATURE Columbus One Investors By: 

ATTORNEY / AGENT SIGNATURE 

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

Rezoning Application

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

AFFIDAVIT (See instruction sheet)

Application Number: 215-014

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

deposes 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) per ADDRESS CARD FOR PROPERTY 2500 Roberts Road

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 5/30/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Columbus One Investors

c/o BR Yalamanchili
9171 Falling Waters Drive E

Burr Ridge, IL 60527

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

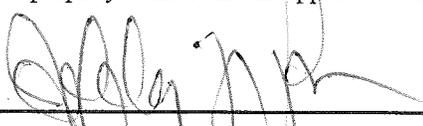
BB Building Company of Western Ohio LLC
419-738-2511

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

(5) _____

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)

(8) SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 30th day of March, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

9/4/15
My Commission Expires



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

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

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Please make checks payable to the Columbus City Treasurer

APPLICANT

BB Building Company of Western
of Western Ohio
c/o Mark Jarvis
1103 Gardenia Drive, Suite 3
Wapakoneta, OH 45895

PROPERTY OWNER

Columbus One Investors
9171 Falling Waters Drive E
Burr Ridge, IL 60527

215-014
ATTORNEY

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

SURROUNDING PROPERTY OWNERS

Windham Club LLC
135 Altaview Road
Westerville, OH 43081

Hilliard Park Partners LLC
2 Easton Oval, Suite 510
Columbus, OH 43219

MCM Partnership
2579 Walcutt Road
Hilliard, OH 43026

Elisa Bolanos
Cesar Reyes
370 South Murray Hill Road
Columbus, OH 43228

Limestone Pointe LLC
3800 Henderson Road
Columbus, OH 43220

Barbara J Dixon
2583 Roberts Court
Hilliard, OH 43026

Charlotte A Gurney
2585 Roberts Court
Hilliard, OH 43026

Delores Wilson
2591 Roberts Court
Hilliard, OH 43026

Patricia McVay
2480 Crystal Spring Drive
Hilliard, OH 43026

Roberta Fish
2482 Crystal Springs Drive
Hilliard, OH 43026

Betty J Christensen
2489 Crystal Springs Drive
Hilliard, OH 43026

Margaret B Johnson
2560 Roberts Court
Hilliard, OH 43026

Brenda K Smith
2564 Roberts Court
Hilliard, OH 43026

Barbara J Hilling
2566 Roberts Court
Hilliard, OH 43026

Mary A Joseph
2568 Roberts Court
Hilliard, OH 43026

Lawrence D & Mary C Upperman
2570 Roberts Court
Hilliard, OH 43026

Jamie Faulkner
2600 Roberts Court
Hilliard, OH 43026

Lucinda Farrell
5577 Chelsea Park Drive
Dublin, OH 43016

Simeon Enterprises Inc.
675 Wilson Road
Columbus, OH 43204

bb-building.lbl (nct)
3/27/15 S:\Docs\s&hlabels/2015

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD
EXISTING DISTRICT: CPD
PROPERTY ADDRESS: 2500 Roberts Court
OWNER: Columbus One Investors
APPLICANT: BB Building Company of Western Ohio LLC
DATE OF TEXT: 3/26/15
APPLICATION NUMBER: Z15-014

1. **INTRODUCTION:** The applicant wants to amend the existing CPD zoning to include a different site plan. The proposed use is a restaurant instead of a strip shopping center. This application also includes the ground to the north which will be used for landscaping and parking and the undeveloped property west of Roberts Court.

2. **PERMITTED USES:**

(A) for the east side of Roberts Court: Those uses permitted in Chapter 3356 of Columbus City Code (C-4, Commercial). The following uses shall not be permitted:

- Automobile sales, new and used
- Billboards
- Bowling alley
- Business college
- Commercial radio transmitting or television station and appurtenances including cellular towers
- Electric substation
- Funeral parlor
- Motor bus terminal
- Motion picture theater
- Off premises graphics (unless approved as part of a graphics plan)
- Pawn shop
- Private club
- Tattoo parlor

(B) for the west side of Roberts Court: Those uses permitted in Chapter 3353 of the Columbus City Code (C-2, Commercial) and parking for restaurant use on the east side of Roberts Court.

3. **DEVELOPMENT STANDARDS:** Unless otherwise specified in the following Development Standards, the Development Standards shall be as specified in Chapter 3356 of Columbus City Code (C-4, Commercial District).

A. **Density, Height, Lot and/or Setback Requirements**

1. For structures and paved areas lot coverage shall not exceed 85%.

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

1. All circulation, curbcuts and access points shall be subject to the approval of the City's Department of Public Services, Traffic Management Division.

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

1. The developer shall install one tree per forty-feet of frontage along both Roberts Road and Roberts Court.

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

1. Mechanical equipment or other utility hardware on the roof of a building shall be screened to the height of the equipment.

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

N/A

F. Graphics and 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 the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

1. The applicant shall contribute 25% of the cost of the signalization of the intersection of Roberts Road and Roberts Court up to a maximum of \$25,000. Said money shall be paid to the city at the time of installation of the traffic signal.

2. The subject site on the east side of Roberts Court shall be developed in accordance with the submitted site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time the development and engineering plans are completed. Any slight adjustment to the site plan 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.

3. Variances

(a) Section 3312.11 Drive-up stacking area: eliminate by pass lane for pick-up window.

4. CPD Criteria:

A. NATURAL ENVIRONMENT: The sites are currently undeveloped.

B. EXISTING LAND USES: The sites are located at the intersection of Roberts Road and Roberts Court, primarily a commercial area and multi-family area.

C. ACTIVITIES: The proposed use of a restaurant on the east side of Roberts Court is compatible with the existing development pattern and the site on the west side of Roberts Court will provide additional office opportunities.

D. BEHAVIOR PATTERNS: The proposed developments should not change the behavior patterns other than to attract customers from the proximate area. Existing development has established behavior patterns in the area.

E. TRANSPORTATION AND CIRCULATION: Access shall be from Roberts Court.

F. VISUAL FORM OF THE ENVIRONMENT: The applicant proposes a restaurant on the east side of Roberts Court and C-2 uses on the west side of Roberts Court.

G. VIEW AND VISIBILITY: In the development of the subject property and in the location of the buildings and access points, consideration shall be given to the visibility and safety of the motorist and pedestrian.

H. PROPOSED DEVELOPMENT: Office, restaurant with a drive-thru.

I. EMISSIONS: No adverse effects from emissions shall result from the proposed developments.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does 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.

bb-buildingco-roberts.txt (nct)
3/26/15 S:Docs/s&htxts/2015

Rezoning Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # 215-014

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

<p>1. BB Building Company of Western Ohio LLC c/o Mark Jarvis 1103 Gardenia Drive, Ste. 3 Wapakoneta, OH 45895</p>	<p>2. Columbus One Investors c/o BR Yalamanchili 9171 Falling Waters Drive E</p>
<p>3. 419-738-2511 no Columbus based employees</p>	<p>4.</p>

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 30th day of March, in the year 2015

[Signature]
SIGNATURE OF NOTARY PUBLIC

9/4/15
My Commission Expires

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

This Project Disclosure expires six (6) months after the date of notarization.

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City of Columbus Zoning Plat

215-014



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: 560236167

Zoning Number: 2500

Street Name: ROBERTS CT

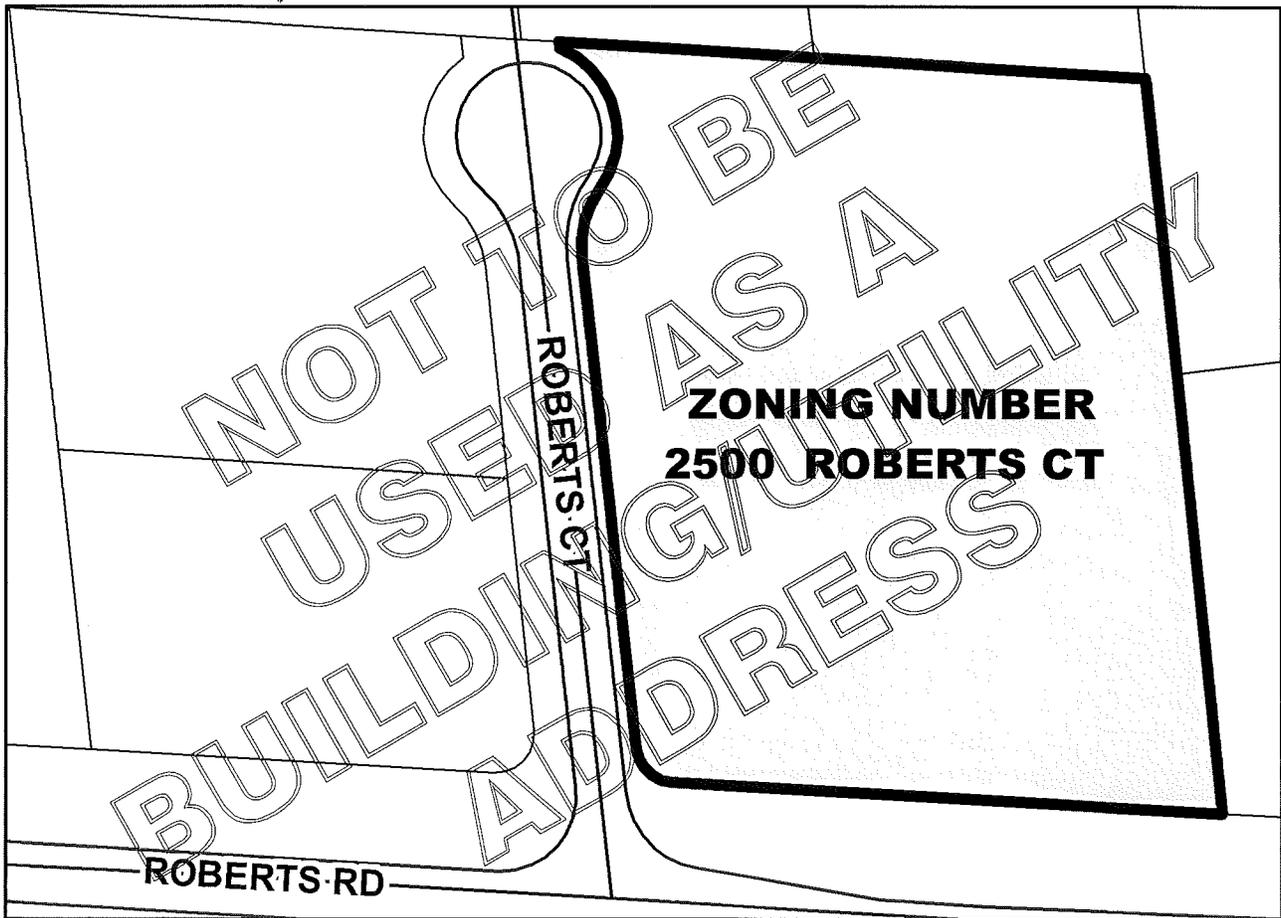
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Alfred Cameron*

Date: 3/27/2015

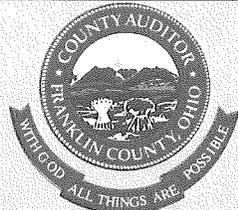


JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 30820

215-014



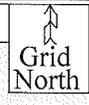
CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh DATE: 3/25/15



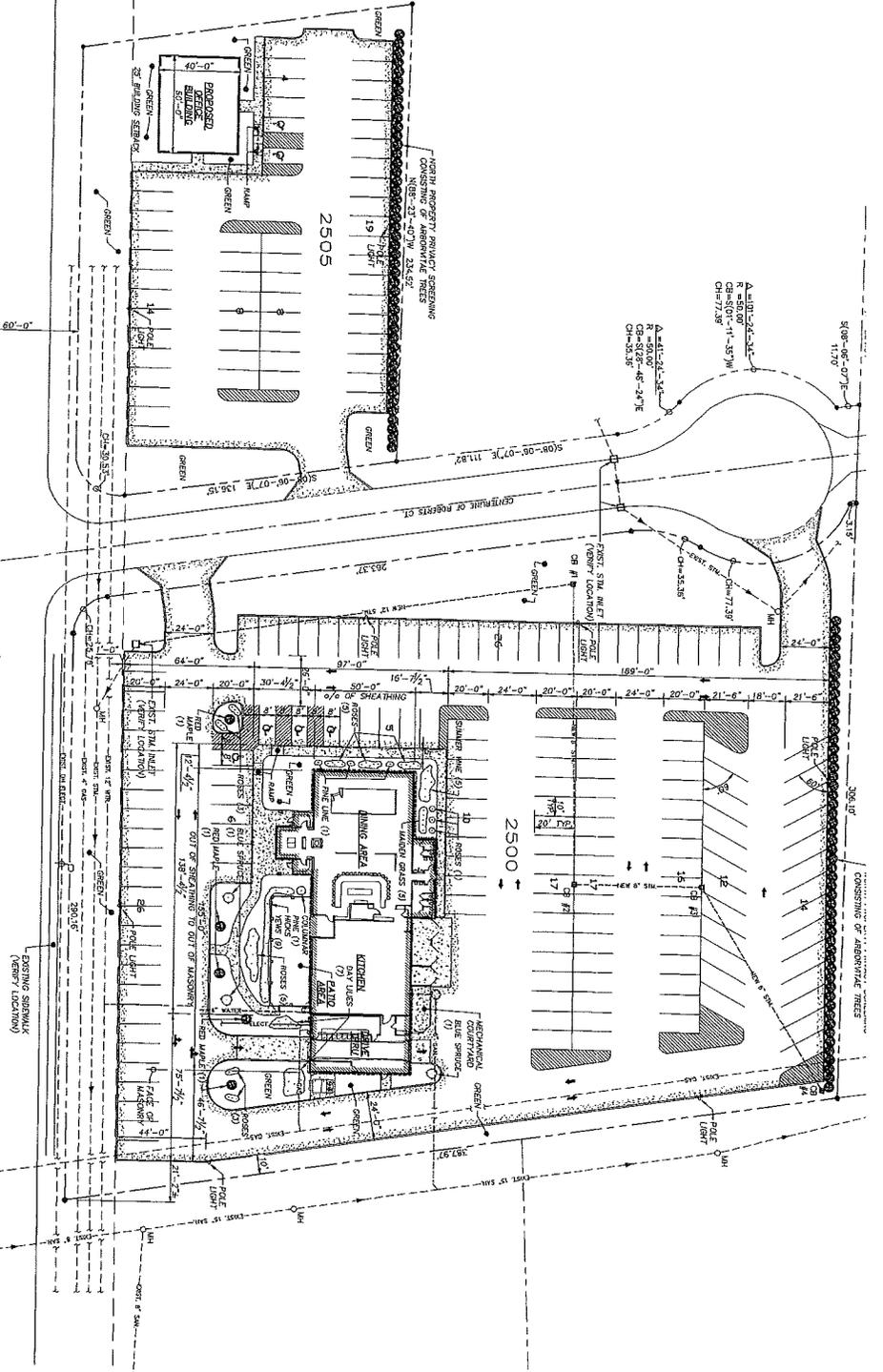
Disclaimer

Scale = 165'



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.

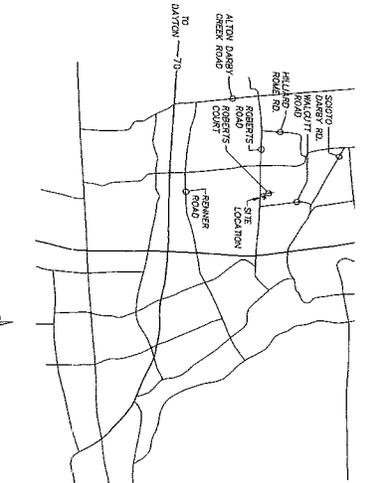
215-014



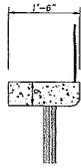
SITE PLAN
SCALE: 1/8" = 1'-0"



VICINITY MAP
SCALE: 1" = 100'



PARKING LOT CURB DETAIL
SCALE: 1/4" = 1'-0"



- PHASE OF DOCUMENTS
- PRELIMINARY
 - PERMITTING
 - FOR CONSTRUCTION

Miller Contracting Group Inc
Chowille, Ohio

PROPOSED RESTAURANT
2300 & 2505 ROBERTS CT.
HILLIARD, OHN
SCALE: 1/8" = 1'-0"

ALL NEW EXCEPT WHERE SHOWN OTHERWISE TO REMAIN. EXCEPT AS NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

REGULAR 10'x20' STALLS	149
BUILDING AREA	4,089 SF
OVERALL SPACE AREA	5,819 SF
AT RESURFACE OF PARKING	25,389 SF
PAVEMENT AREA	72,438 SF
TOTAL PROPERTY AREA	255,426 SF

4" THICK WITH 60-60% PATT WASH OVER
1/2" DIA. COAGULATED CRUSHED STONE BASE
6" THICK WITH 60-60% PATT WASH OVER
1/2" DIA. COAGULATED CRUSHED STONE BASE



Z15-014
 2500 Roberts Road
 Approximately 8.0 acres
 CPD to CPD



Z15-014
2500 Roberts Road
Approximately 8.0 acres
CPD to CPD