7. APPLICATION: Z15-014
Location: 2500 ROBERTS COURT (43026), being 2.65± acres located at the northeast corner of Roberts Road and Roberts Court (560-236167).
Existing Zoning: C-2, Commercial, and CPD, Commercial Planned Development Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): BB Building Company of Western Ohio; c/o Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Columbus One Investors; PO Box 497, Lebanon, KY 40033.
Planner: Eliza Thrush, 645-1341, ectrush@columbus.gov

BACKGROUND:

- The site is undeveloped and zoned in the C-2, Commercial, and CPD, Commercial Planned Development Districts. The applicant proposes the CPD, Commercial Planned Development District to permit the construction of a restaurant.

- The site is surrounded by multi-unit residential development to the north in the AR-12, Apartment Residential District, and commercial development to the east in the CPD, Commercial Planned Development and C-2, Commercial Districts. To the south is commercial development in the L-C-4, Limited Commercial District and multi-unit residential development in the L-AR-12, Limited Apartment Residential District. To the west is a child daycare and undeveloped land in the C-2, Commercial District.

- The site falls within the boundaries of the Trabue/Roberts Area Plan (2011), which calls for neighborhood commercial uses for the site.

- The CPD text proposes limited C-4 uses with appropriate use restrictions, and contains provisions for street trees, maximum lot coverage, and commitments to a site plan and cost-sharing for the signalization of the intersection of Roberts Road and Roberts Court.

- The Columbus Thoroughfare Plan identifies Roberts Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested CPD, Commercial Planned Development District would allow for the development of a restaurant on the east side of Roberts Court. This proposal is consistent with the recommendations of the Trabue/Roberts Area Plan, and the zoning and development patterns of the area.
Z15-014
2500 Roberts Road
Approximately 2.65 acres
CPD to CPD
Z15-014
2500 Roberts Road
Approximately 2.65 acres
CPD to CPD
Trabue/Roberts Area Plan (2011)
Z15-014
2500 Roberts Road
Approximately 2.65 acres
CPD to CPD
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: 6/3/15
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 with a carryout drive-thru instead of a strip shopping center. This application also includes the ground to the north which will be used for landscaping and parking.

2. **PERMITTED USES:**

   Carryout drive-thru and 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

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

N/A

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. CPD Criteria:

A. NATURAL ENVIRONMENT: The site is currently undeveloped.

B. EXISTING LAND USES: The site is 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.

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.

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: Restaurant/carryout 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.