



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 #: 215-048
Date Received: 11/2/15
Application Accepted By: JB, TD, MM, SP Fee: \$12,480
Comments: Assigned to Shannon Pine; 645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2698 Bethel Road Zip 43220
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 590214701
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) CPD Requested Zoning District(s) CPD
Recognized Area Commission Area Commission or Civic Association Northwest Civic Association
Proposed Use or reason for rezoning request: Change to parking requirements under the CPD text to align with current code.
(continue on separate page if necessary)
Proposed Height District: 35 Feet Acreage 29.047
[Columbus City Code Section 3309.14]

APPLICANT:

Name Carriage Place
Address 250 Civic Center Drive City/State Columbus, OH Zip 43215
Phone # 614-228-5331 Fax # 614-469-8376 Email _____

PROPERTY OWNER(S):

Name Same as applicant
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Charlie Fraas & Brent Myers
Address 250 Civic Center Drive City/State Columbus Zip OH
Phone # 614-228-5331 Fax # _____ Email: cfraas@castoinfo.com; bmyers@castoinfo.com

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

APPLICANT SIGNATURE Carriage Place by Anderson Agn, authorized rep.
PROPERTY OWNER SIGNATURE Carriage Place Anderson Agn, authorized rep.
ATTORNEY / AGENT SIGNATURE Charlie Fraas Attorney/Agent

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

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AFFIDAVIT

(See instruction sheet)

APPLICATION # 215-048

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Charlie Fraas and Brent Myers
of (1) MAILING ADDRESS 250 Civic Center Drive, Suite 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 2698 Bethel Road, Columbus, OH 43220
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) 11/2/15

(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) Carriage Place
250 Civic Center Drive, Suite 500
Columbus, OH 43215

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

Carriage Place
614-228-5331

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

(5) Northwest Civic Association
Rosemarie Lisko
1035 Stoney Creek Road, Columbus, OH 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 (8) [Signature]
Subscribed to me in my presence and before me this 2nd day of November, in the year 2015
SIGNATURE OF NOTARY PUBLIC (8) Helena Brus
My Commission Expires: 09-14-2016

This Affidavit expires six months after date of notarization.

Notary Seal Here



Helena Brus
Notary Public, State of Ohio
My Commission Expires 09-14-2016



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 # 215-048

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Charlie Fraas and Brent Myers
of (COMPLETE ADDRESS) 250 Civic Center Drive, Suite 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. Carriage Place, an Ohio General Partnership 250 Civic Center Drive, Suite 500 Columbus, OH 43215 Charlie Fraas and Brent Myers 614-228-5331	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Carriage Place:
[Signature] [Signature]

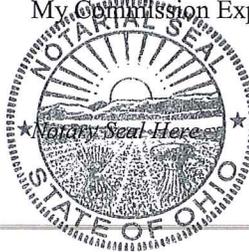
Subscribed to me in my presence and before me this 2nd day of November, in the year 2015

SIGNATURE OF NOTARY PUBLIC

[Signature: Helena Brus]

My Commission Expires:

09-14-2016



This Project Disclosure Statement expires six months after date of notarization.
Helena Brus
Notary Public, State of Ohio
My Commission Expires 09-14-2016

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

215-648

APPLICANT

Carriage Place
250 Civic Center Drive
Suite 500
Columbus, OH 43215

PROPERTY OWNER

Carriage Place
250 Civic Center Drive
Suite 500
Columbus, OH 43215

ATTORNEY

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

NEIGHBORHOOD GROUP

Northwest Civic Association
C/O Rosemarie Lisko
1035 Stoney Creek Road
Columbus, OH 43235

SURROUNDING PROPERTY OWNERS

NNN SAWMILL PROPERTY LLC
2163 Landcrest Drive
Lancaster, OH 43130

REAL PR LLC
4853 Etrick Drive
Columbus, OH 43220

MERCO IX LLC
555 Metro Place N.
Suite 524
Dublin, OH 43017

SILVER CENTURY HOLDINGS
PARTY LIMITED
PO Box 6162
South Yarra Victoria 3141
Australia

2014 NNN SAWMILL
250 Civic Center Drive, Suite 500
Columbus, OH 43215

JYOLAT CORP LLC
C/O Anil Gullapalli
8096 Hanover Circle
Dublin, OH 43016

LES IMBODEN
6133 Saint Paul Road
Ashville, OH 43103

STAR BOX LEARNING CENTER
2625 Bethel Road
Columbus, OH 43220

JAMIE ELY
5497 Gardenbrooke Street
Columbus, OH 43235

CARLOS GARCIA
2575 Trottersway Drive
Columbus, OH 43235

CONSTANCE & THOMAS DIXON
2583 Trottersway Drive
Columbus, OH 43235

MINDY BOBICH
2585 Trottersway Drive
Columbus, OH 43235

ROBERT & NANCY HAGER
2615 Trottersway Drive
Columbus, OH 43235

MICHAEL FITCH
5413 South Tonalea Drive
Salt Lake City, UT 84107

MERLE & VIRGINIA MILLER
2621 Trottersway Drive
Columbus, OH 43235

MICHAEL & SUE ANN
SOMMERFELD
2623 Trottersway Drive
Columbus, OH 43235

EPCON PROPERTIES INC
500 Stonehenge Parkway
Dublin, OH 43017

JULIE GEORGE
2627 Trottersway Drive
Columbus, OH 43235

JACQUELINE MEESE
2635 Trottersway Drive
Columbus, OH 43235

GALE & JANET HAGERTY
2637 Trottersway Drive
Columbus, OH 43235

LORETTA & LAURIE O'CONNOR
4128 Ruxton Lane
Columbus, OH 4322

TROTTERS CHASE VENTURES LLC
500 Stonehenge Parkway
Columbus, OH 43017

LIZABETH DESKINS
2647 Trottersway Drive
Columbus, OH 43235

MARY KILPATRICK
2653 Trottersway Drive
Columbus, OH 43235

TERRY BREESE
2659 Trottersway Drive
Columbus, OH 43235

ERIN MAY
2627 Trottersway Drive
Columbus, OH 43235

ROBERT & JUDITH SCHMITT
5115 Henderson Heights Road
Columbus, OH 43220

CITY OF COLUMBUS
Real Estate Management
90 W Broad Street
Columbus, OH 43215

COLUMBUS & SOUTHERN
OHIO ELECTRIC CO
Columbus Southern Power
Tax Dept 27th Floor
PO Box 16428
Columbus, OH 43216

LARRY FRAZIER
2577 Trottersway Drive
Columbus, OH 43235

CTTSIBS LLC
3260 Lilly Mar Ct
Dublin, OH 43017

GREGORY E RANDOLPH
2569 Trottersway Drive
Columbus, OH 43235

SHARON CRANE
5600 Dublin Road
Dublin, OH 43017

CARRIAGE PLACE OP LLC
250 Civic Center Drive, Suite 500
Columbus, OH 43215

ISTAR BOWLING CENTERS II LP
8100 AMF Drive
Richmond, VA 23111

DANIEL APPLEBAUM
2851 Gardenia Drive
Columbus, OH 43235

YING XIA & KUN BIAN
1751 Kenny Road, Apartment 34
Columbus, OH 43214

KRISTA JACOBS
2585 Gardenia Drive
Columbus, OH 43235

MATHEW SANDERS
2587 Gardenia Drive
Columbus, OH 43235

CEBRAIL ALTINDAG
5340 Pickforde Drive
Columbus, OH 43235

FEDERAL NATIONAL
MORTGAGE ASSOCIATION
3900 Wisconsin Avenue
Washington DC, 20016

GWENDOLYN GLOECKNER
5344 Pickforde Drive
Columbus, OH 43235

APRIL CLOUD & ERIK PETERSON
5346 Pickforde Drive
Columbus, OH 43235

RANDALL BOYCE
5360 Pickforde Drive
Columbus, OH 43235

LYNNE ADAMS
5362 Pickforde Drive
Columbus, OH 43235

JOHN & JUANITA ROSS
7883 Water Willow Court
Westerville, OH 43082

JOHN NOVOTNY
5366 Pickforde Drive
Columbus, OH 43235

STACIE CROSLEY
5374 Pickforde Drive
Columbus, OH 43235

MICHAEL TOBIN
5376 Pickforde Drive
Columbus, OH 43235

SARAH ALLEY
5378 Pickforde Drive
Columbus, OH 43235

AJAY & NEENA VAIDYA
5380 Pickforde Drive
Columbus, OH 43235

VRUSHALI PAWAR & NIKHIL
SOMKUWAR
5392 Pickforde Drive
Columbus, OH 43235

JUAN COVARRUBIAS
5394 Pickforde Drive
Columbus, OH 43235

AMY LILLY & SUSANNA
KAUFMAN
5396 Pickforde Drive
Columbus, OH 43235

ANDREW MORBITZER
5398 Pickforde Drive
Columbus, OH 43235

DAVID & ANNE ROBERS
182 Corbins Mill Drive

Dublin, OH 43017

TIMOTHY KENNEDY
5412 Coral Berry Drive
Columbus, OH 43235

B&B PROPERTIES GROUP, LTD
5414 Pickforde Drive
Columbus, OH 43235

JASON CHANG
5416 Pickforde Drive
Columbus, OH 43235

FAROOQ & MARYAM SALMAN
5418 Pickforde Drive
Columbus, OH 43235

SOUSAN POURNIK
5420 Pickforde Drive
Columbus, OH 43235



City of Columbus Zoning Plat



215-048

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: 590214701

Zoning Number: 2698

Street Name: BETHEL RD

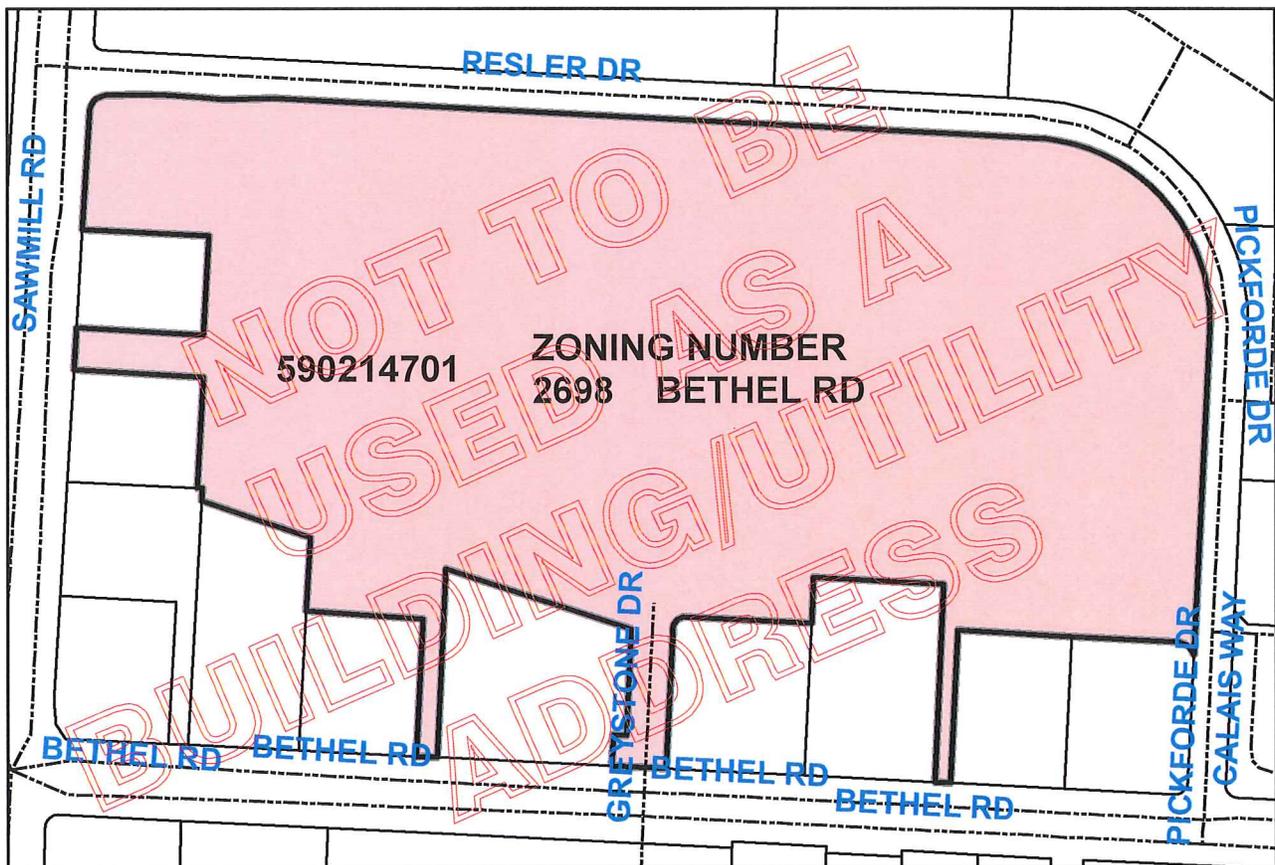
Lot Number : N/A

Subdivision: N/A

Requested By: CASIO (BRENT MEYERS)

Issued By: *Elyana Amarian*

Date: 10/7/2015



SCALE: 1 inch = 300 feet



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

GIS FILE NUMBER: 46197

215-048

26.955 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 19, United States Military Lands and being out of that tract of land conveyed to Carriage Place, by deeds of record in Official Record 14865D03 and Official Record 14859I19 (all references being to records in the Recorder's Office, Franklin County, Ohio), bounded and described as follows:

Beginning at an iron pin set in the southerly right-of-way line of Resler Drive, of record in Plat Book 70, Page 70, being South $86^{\circ} 57' 17''$ East, a distance of 87.37 feet and South $03^{\circ} 02' 43''$ West, a distance of 39.72 feet from the centerline of said Resler Drive with Sawmill Road;

thence with said northerly right-of-way line the following courses:

North $89^{\circ} 36' 42''$ East, a distance of 95.70 feet to an iron pin set;

South $86^{\circ} 57' 17''$ East, a distance of 84.38 feet to an iron pin set;

South $89^{\circ} 49' 02''$ East, a distance of 79.90 feet to an iron pin set;

South $86^{\circ} 57' 17''$ East, a distance of 748.90 feet to an iron pin set at the northwesterly corner of that 2.092 acre tract as conveyed to Carriage Place of record in Official Record 16178A08;

thence with the perimeter of said 2.092 acre tract, the following courses:

South $02^{\circ} 51' 08''$ West, a distance of 332.73 feet to a mag nail set at a southwesterly corner thereof;

South $87^{\circ} 08' 52''$ East, a distance of 274.31 feet to a mag nail set at a southeasterly corner thereof;

North $02^{\circ} 51' 08''$ East, a distance of 331.81 feet to an iron pin set in the southerly right-of-way line of said Resler Drive;

thence with said southerly right-of-way line, the following courses:

South $86^{\circ} 57' 17''$ East, a distance of 174.18 feet to an iron pin set at a point of curvature;

with a curve to the right-of-way a central angle of $89^{\circ} 48' 25''$ and a radius of 295.00 feet, a chord bearing and distance of South $42^{\circ} 03' 05''$ East, 416.49 feet to an iron pin set at a point of tangency in the westerly right-of-way line of Pickforde Drive;

thence South $02^{\circ} 51' 08''$ West, with said westerly right-of-way line, a distance of 503.22 feet to an iron pin set at the northeasterly corner of that 1.063 acre tract as conveyed to Carriage Place of record in Official Record 16096I02;

thence with a northerly line of said 1.063 acre tract, with a curve to the left, having a central angle of $68^{\circ} 57' 38''$ and a radius of 30.00 feet, a chord bearing and distance of North $52^{\circ} 40' 03''$ West, 33.97 feet to a mag nail set at a point of tangency;

thence North $87^{\circ} 08' 52''$ West, partly with a northerly line of said 1.063 acre tract and partly with the northerly line of that 1.014 acre tract as conveyed to Carriage Place of record in Official Record 19201J03, a distance of 350.00 feet to a mag nail set at the northwesterly corner of said 1.014 acre tract;

thence South $02^{\circ} 51' 08''$ West, with the westerly line of said 1.014 acre tract, a distance of 240.00 feet to an iron pin set in the northerly right-of-way line of Bethel Road;

215-048

thence North 87° 08' 52" West, with said northerly right-of-way line, a distance of 24.00 feet to an iron pin set at the southeasterly corner of that 1.461 acre tract as conveyed to Carriage Place of record in Instrument Number 199708070065814;

thence with a portion of the perimeter of said 1.461 acre tract, the following courses:

North 02° 51' 08" East, a distance of 312.00 feet to a mag nail set at a northeasterly corner thereof;

North 87° 08' 52" West, a distance of 204.00 feet to a mag nail set at a northwesterly corner thereof;

South 02° 51' 08" West, a distance of 72.00 feet to a mag nail set at the northeasterly corner of that 1.210 acre tract as conveyed to Carriage Place of record in Official Record 19201118;

thence with a portion of the perimeter of said 1.210 acre tract, the following courses:

North 87° 08' 52" West, a distance of 200.00 feet to a mag nail set at a point of curvature;

with a curve to the left, having a central angle of 90° 00' 00" and a radius of 20.00 feet, a chord bearing and distance of South 47° 51' 08" West, 28.28 feet to a mag nail set at a point of tangency;

South 02° 51' 08" West, a distance of 220.00 feet to a mag nail set in said northerly right-of-way line;

thence North 87° 08' 52" West, with said northerly right-of-way line, a distance of 85.00 feet to an iron pin set at the southeasterly corner of that 1.747 acre tract as conveyed to Carriage Place of record in Instrument Number 199802110031488;

thence with a portion of the perimeter of said 1.747 acre tract, the following courses:

North 02° 51' 08" East, a distance of 50.00 feet to a mag nail set;

South 87° 08' 52" East, a distance of 20.00 feet to a mag nail set;

North 02° 51' 08" East, a distance of 166.77 feet to a mag nail set at a northeasterly corner thereof;

North 72° 08' 52" West, a distance of 310.66 feet to a mag nail set at a northwesterly corner thereof;

South 02° 51' 08" West, a distance of 297.17 feet to an iron pin set in said northerly right-of-way line;

thence North 87° 08' 52" west, with said northerly right-of-way line, a distance of 34.00 feet to an iron pin set at the southeasterly corner of that 0.916 acre tract as conveyed to Carriage Place of record in Official Record 19201115;

thence with a portion of the perimeter of said 0.916 acre tract, the following courses:

North 02° 51' 08" East, a distance of 219.98 feet to a mag nail set at a northeasterly corner thereof;

North 87° 08' 52" West, a distance of 179.73 feet to a mag nail set in the easterly line of that 1.449 acre tract as conveyed to Carriage Place of record in Official Record 16096H20;

Thence with a portion of the perimeter of said 1.449 acre tract, the following courses:

North 03° 42' 15" East, a distance of 116.00 feet to a mag nail set to a northeasterly corner thereof;

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North 71° 17' 40" West, a distance of 181.15 feet to a mag nail set in the easterly line of that 1.115 acre tract as conveyed to Steve L. Cordle of record in Instrument Number 200005020085907;

thence with a portion of the perimeter of said 1.115 acre tract, the following courses:

North 03° 42' 15" East, a distance of 19.52 feet to a mag nail set;

North 87° 08' 52" West, a distance of 6.95 feet to a mag nail set at the southeasterly corner of that 0.821 acre tract as conveyed to Carriage Place of record in Official Record 19201112;

thence with a portion of the perimeter of said 0.821 acre tract, the following courses:

North 02° 51' 08" East, a distance of 174.99 feet to an iron pin set at the northeasterly corner thereof;

North 86° 17' 45" West, a distance of 201.43 feet to an iron pin set in the easterly right-of-way line of said Sawmill Road;

thence North 03° 42' 15" East, with said easterly right-of-way line, a distance of 64.90 feet to an iron pin set at the southwesterly corner of that 0.713 acre tract as conveyed to Carriage Place of record in Official Record 16096H17;

thence with a portion of the perimeter of said 0.713 acre tract, the following courses:

South 86° 17' 45" East, a distance of 200.92 feet to a mag nail set at a southeasterly corner thereof;

North 02° 51' 08" East, a distance of 157.00 feet to a mag nail set at a northeasterly corner thereof;

North 87° 08' 52" West, a distance of 198.61 feet to an iron pin set in the easterly right-of-way line of Sawmill Road;

thence with said easterly right-of-way line, the following courses:

North 03° 42' 15" East, a distance of 182.84 feet to an iron pin set at a point of curvature;

with a curve to the right, having a central angle of 85° 53' 45" and a radius of 30.00 feet, a chord bearing and distance of North 46° 39' 29" East, 40.88 feet to the True Point of Beginning and containing 26.955 acre of land, more or less.

Z15-048

2.092 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 19, United States Military Lands and being part of the 39.447 acre tract of land conveyed to Carriage Place, by deeds of record in Official Record 14865D03 and Official Record 14859I19 (all references being to records in the Recorder's Office, Franklin County, Ohio), bounded and described as follows:

Beginning at a point in the southerly right-of-way line of Resler Drive, (as dedicated by plat of record in Plat Book 70, Page 70 and being 60 feet in width), that is located South $86^{\circ} 57' 17''$ East, 1095.98 feet and South $2^{\circ} 51' 08''$ West, 30.00 feet from the intersection of the centerline of Resler Drive with the centerline of Sawmill Road;

thence South $86^{\circ} 57' 17''$ East, along said right-of-way line of Resler Drive, a distance of 274.31 feet to a point;

thence South $2^{\circ} 51' 08''$ West, a distance of 331.81 feet to a point;

thence North $87^{\circ} 08' 52''$ West, a distance of 274.31 feet to a point;

thence North $2^{\circ} 51' 08''$ East, a distance of 332.73 feet to the Place of Beginning, containing 2.092 acres, more or less.

PROPOSED DISTRICT: CPD, Commercial Planned District
PROPERTY ADDRESS: 2700 Bethel Road
OWNER: Carriage Place, an Ohio general partnership
APPLICANT: Same as Owner
DATE OF TEXT: 10/30/15
APPLICATION NUMBER: Z15-048

1. INTRODUCTION: The applicant seeks to bring the Development Text into compliance with the updated parking provisions in the Columbus Zoning Code.

2. PERMITTED USES:

1. Permitted uses shall be those permitted by Section 3356.03, C-4 of the Columbus City Code. However, no adult book store, adult theatre, adult entertainment establishment, cabaret, nightclub, arcades (except in the movie theatre), dancehall or billboard shall be permitted on the subject site.

2. The Center Area and the Center Area Parking Lot shown on the Site Plan may not be developed with any building or buildings having a total of more than 307,450 square feet of floor area. However, no single use shall occupy more than 147,900 square feet.

3. The area designated as Outlot Area 1 on the Site Plan may not be developed with more than 4 outlots.

4. The area designated as Outlot Area 2 on the Site Plan may not be developed with more than 3 outlots.

5. The area designated as Outlot Area 3 on the Site Plan may not be developed with more than 2 outlots.

6. The total floor area of all buildings in Outlot Area 1, Outlot Area 2 and Outlot Area 3 shall not, in the aggregate, exceed 45,000 square feet, and no building on any such Outlot Area shall exceed 7,600 square feet in floor area.

7. No buildings shall be permitted on any part of the subject site except in the areas designated as the Center Area, Outlot Area 1, Outlot Area 2, and Outlot Area 3.

8. One cellular tower shall be permitted on the subject site. Maximum height and location of said tower is subject to Section 3309.142 of the Columbus City Code.

9. Maximum building height shall be 38 feet.

3. DEVELOPMENT STANDARDS: Except as otherwise noted herein, the applicable development standards of Chapter 3356 and 3361 shall apply. In addition, the following general and specific development standards shall apply.

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

1. For all of the frontage along Sawmill and Bethel Roads, the setback for buildings and parking shall be a minimum of thirty (30) feet, except that where public and private roadways intersect with Sawmill Road or Bethel Road, an additional corner setback of sixty (60) feet, as measured along a line bisecting the angle formed by the intersection, shall apply.

2. For all of the frontage along Resler Drive and Pickforde Drive, the setback for the buildings and parking shall be a minimum of twenty (20) feet.

3. All landscaping, except grass and any ground cover and flowers, along Sawmill Road and Bethel Road shall have a minimum fifteen (15) feet setback.

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

1. A maximum of four (4) curbcuts onto Bethel Road may be provided. Two (2) of such curbcuts shall be full movement curbcuts, and two (2) shall be right-turn in, right-turn out only. A maximum of two (2) curbcuts onto Sawmill Road may be provided, with one such curbcut being a full movement curbcut, and the other curbcut being a right-turn in and right-turn out only curbcut. For the purpose hereof, curbcuts shall include intersections of dedicated streets as well as driveways.

2. The exact location, rights-of-way, and design of the above-described ingress and egress points shall be subject to review and approval by the Division of Transportation.

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

1. All parking and vehicular circulation areas adjacent to Sawmill Road, Bethel Road, Resler Drive and Pickforde Drive shall have headlight screening of thirty (30) inches minimum height along and parallel to such Sawmill Road, Bethel Road, Resler Drive and Pickforde Drive frontages as measured from the elevation of the nearest section of the adjacent parking or vehicular circulation area, except at curbcuts.

2. Landscaping shall be required in the setbacks along the Sawmill Road, Bethel Road, Resler Drive and Pickforde Drive frontages, except at curbcuts .

3. Lot coverage, including buildings, parking and service areas, shall not exceed 85% of the entire site.

4. For each loading area, opaque screening shall be provided between the loading area and Bethel Road and Sawmill Road. The screening shall be a minimum of seven (7) feet in height. Dumpsters shall be screened from view on all sides pursuant to C.C. 3312.01.

5. Landscaping shall be provided at the following ratio of lot coverage (both buildings and parking/loading) for all non-residential uses (in lieu of the landscaping required by Section 3312.21 of the Columbus City Code).

A. 0 to 20,000 square feet – 6” of trunk size plus 1” for every 4,000 square feet of coverage.

B. 20,000 to 100,000 – 10” of trunk size plus 1” for every 4,000 square feet of ground coverage over 20,000 square feet.

C. Over 100,000 square feet – 20” of trunk size plus 1” for every 6,500 square feet of coverage over 100,000 square feet.

Such tree planting material shall be used to provide plantings within parking areas, as part of frontage treatment, and to accent buildings. Commercial sites shall have at least 50% of the landscape ratio requirements provided within parking and service areas. Existing trees of 3” caliper or greater which are retained on a site may be used to offset 2/3 of the above requirements as long as such trees are not located in service areas.

6. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.

7. The carriage sculpture may be relocated to a planting area along the main entrance to the shopping center or may be donated to the City’s Recreation and Parks Center located behind the shopping center.

8. The Subject Site shall be developed in accordance with the landscape plan titled “Landscape Plan Option B” “LA-1.1”. The landscape 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 to the plan shall be reviewed and may be approved by the Director of Development Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

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

1. The building addition shall be developed in accordance with the submitted building elevations titled "Wal-Mart Supercenter Columbus (Upper Arlington), OH. The building elevations may be slightly adjusted to reflect engineering, architectural, topographical or other site data developed at the time development, engineering and architectural plans are completed. Any slight adjustment to the building elevations shall be reviewed and may be approved by the Director of Development Department 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 types of parking, pedestrian and other exterior lighting to be on poles shall be from the same or similar manufacturers' type and style in order to insure aesthetic compatibility.

2. No site lighting shall project upon Don Scott Airfield or the take-off and approach zones to said airport.

3. No lighting fixtures shall shine above the horizontal.

4. There are primarily three (3) types of lighting applicable to service the subject property:

A. High Intensity – Parking lot lighting for shopping areas only.

B. Street/Walkway-Pedestrian Lighting – Both for Bethel and Sawmill Roads and surrounding residential areas, where applicable.

C. Walkway Accent Lighting – Low level lighting for walkways, sidewalk markers, etc.

6. All lighting poles will be either of wood or black, brown or bronze colored metal construction.

7. Parking Lot Lighting will be either sodium or mercury vapor and the pole height will not be greater than 30 feet.

8. Street/Walkway-Pedestrian Lighting will be incandescent lamp or sodium or mercury vapor with a pole height of 12 feet for residential areas and 16 feet for Sawmill Road and Bethel Road wherever applicable.

9. Walkway Accent Lighting will be incandescent lamp and all posts with light fixtures shall be no greater than 48 inches in height.

10. Outdoor displays in front of a store shall be limited in area so that there is at least a five foot wide sidewalk adjacent to the outdoor displays. No outdoor display (other than cart corrals) or sales area shall be permitted in the parking lot.

11. Pallet storage areas shall be screened from Resler Drive by a masonry wall to the height of the pallet storage.

12. No outdoor storage containers other than dumpsters / trash compactor shall be permitted on the subject site.

F. Graphics and/or Signage Commitments.

1. All ground supported signage utilized shall reflect a uniform shape, except direction signs, and shall be set in a black, dark brown or bronze color frame with black, dark brown or bronze colored external signage supports, except that monument-type identification signs need not be uniform and need not be set in such frames and the poles for the pylon-type signs referred to in part II.B.4 shall be enclosed in stone columns.

2. Only internally illuminated signage will be used, except that monument-type identification signs may be illuminated otherwise.

3. All signage shall be subject to applicable building setbacks; and no sign shall be in a required front yard with the exception of any directional entry/exit signs which shall be ground type only.
4. The shopping center on the subject site shall have two 25-foot high pylon-type signs identifying the shopping center, with no tenant identification, one pylon-type sign each on Bethel and Sawmill Roads.
5. No ground-mounted graphics shall be permitted on any of the Outlots, although building-mounted graphics shall be permitted in those areas.
6. No billboards shall be permitted.
7. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. There is no parkland dedication requirement in this zoning.
2. The Subject Site shall be developed in accordance with the site plan titled, "Site Plan Carriage Place". The 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 to the plan shall be reviewed and may be approved by the Director of the Development Department or his designee upon submission of the appropriate data regarding the proposed adjustment.
3. The developer shall install a sidewalk along the north side of Resler and a portion of the east side of Pickforde Drive and a portion of the west side of Pickforde Drive from Sawmill Road to Bethel Road excluding access points as shown on the attached "Landscape Plan Option B" "LA-1.1". The developer shall also provide for a crosswalk on Resler Drive and a crosswalk on Pickforde Drive in the locations labeled "Proposed Crosswalk Area" as shown on the attached "Landscape Plan Option B" "LA-1.1". The developer will work with City of Columbus staff and the adjacent property owners on the final sidewalk layout and any related landscaping. The sidewalk, landscaping, sprinkler repair work and any other work associated with the installation of the sidewalk shall be completed by June 1, 2007.
4. CPD Criteria
 - a) NATURAL ENVIRONMENT The site is developed with a shopping center and outlots.
 - b) EXISTING LAND USES To the north across Resler Drive: City Recreational Center/Park and multi-family development; to the east across Resler Drive: multi-family development; to the south across Bethel Road: a mixture of commercial and residential uses; and to the west: commercial development and a utility installation.
 - c) TRANSPORTATION AND CIRCULATION This site has access to Sawmill Road, Bethel Road, Resler Drive and Pickforde Drive
 - d) VISUAL FORM OF THE DEVELOPMENT See development text
 - e) 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 the motorists and pedestrians.
 - f) PROPOSED DEVELOPMENT Commercial
 - g) EMISSIONS No adverse affects from emissions shall result from the proposed development.

215-048

h) BEHAVIOR PATTERNS The proposed development will serve the existing residential population as well as the motorist who uses Bethel or Sawmill Roads to get to his/her place of employment.

5. Variance to increase the maximum number of parking spaces permitted to 1,684.

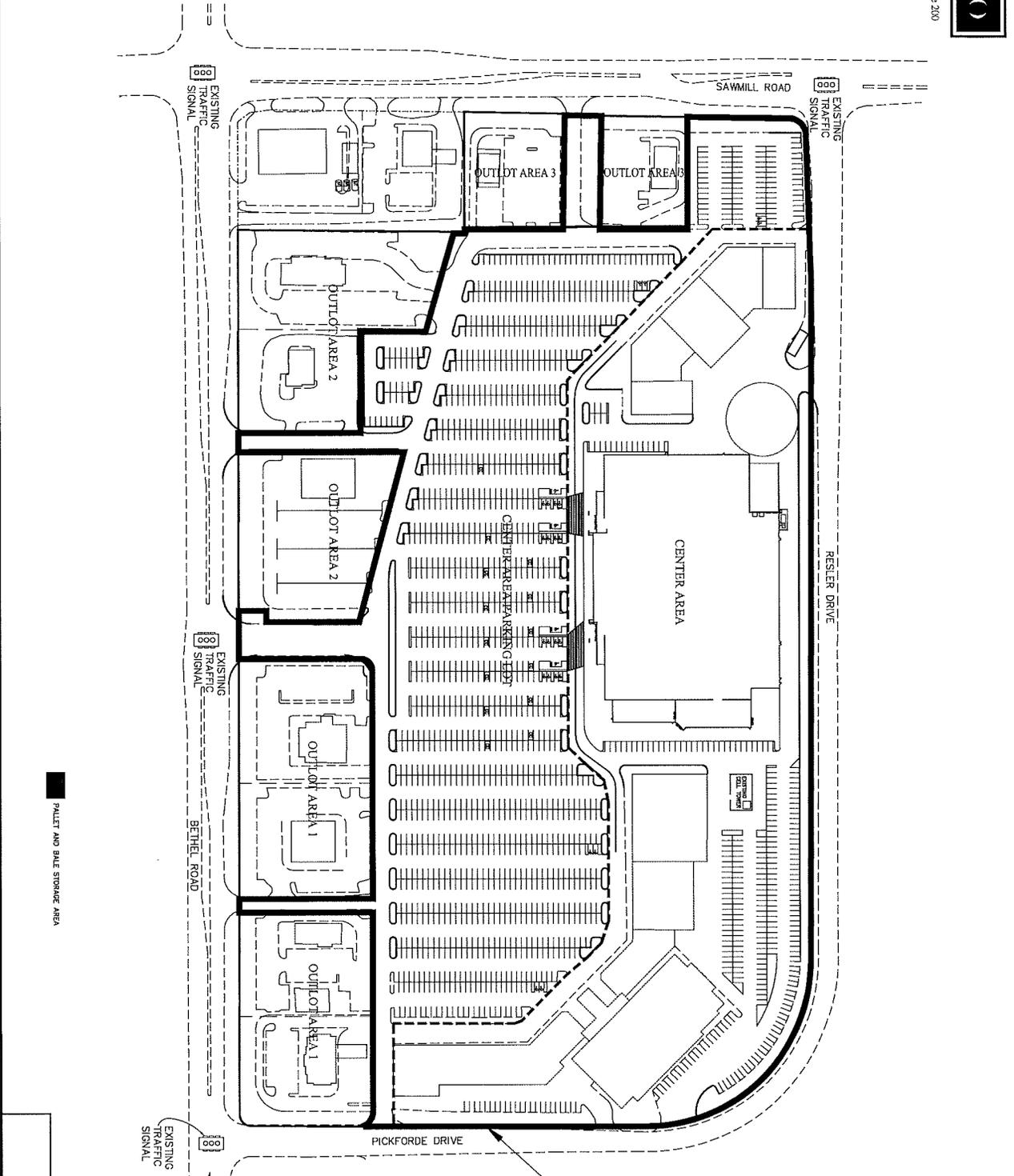
The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments 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:

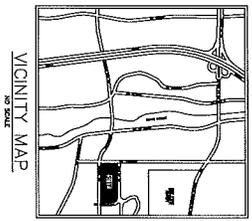
DATE:



191 W. Nationwide Blvd., Suite 200
Columbus, Ohio 43215-2568
614.228.5331
castoinfo.com



■ PALLET AND BALE STORAGE AREA



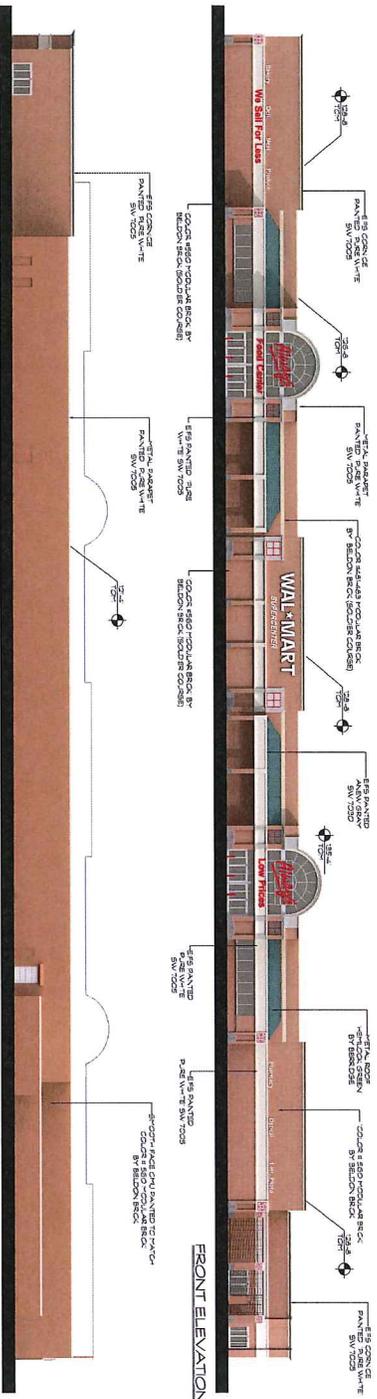
SITE PLAN
CARRIAGE PLACE



REV: 10-28-15

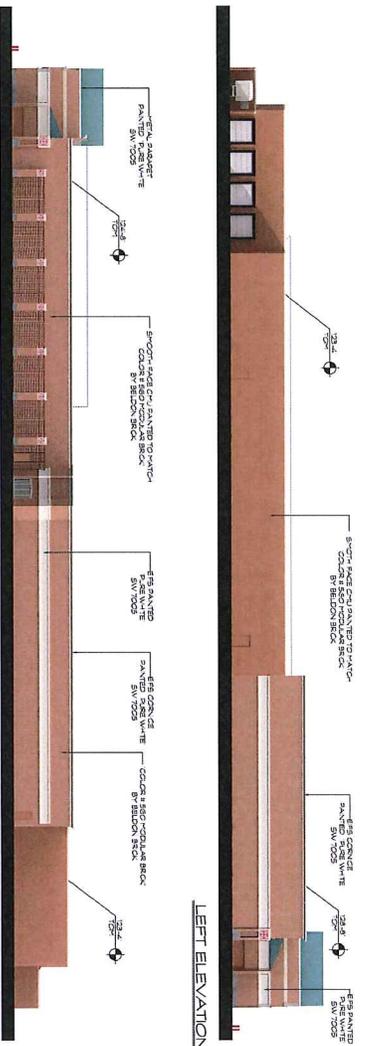


FRONT 2 e



FRONT ELEVATION

REAR ELEVATION



LEFT ELEVATION

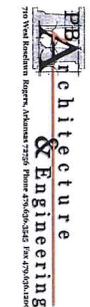
RIGHT ELEVATION

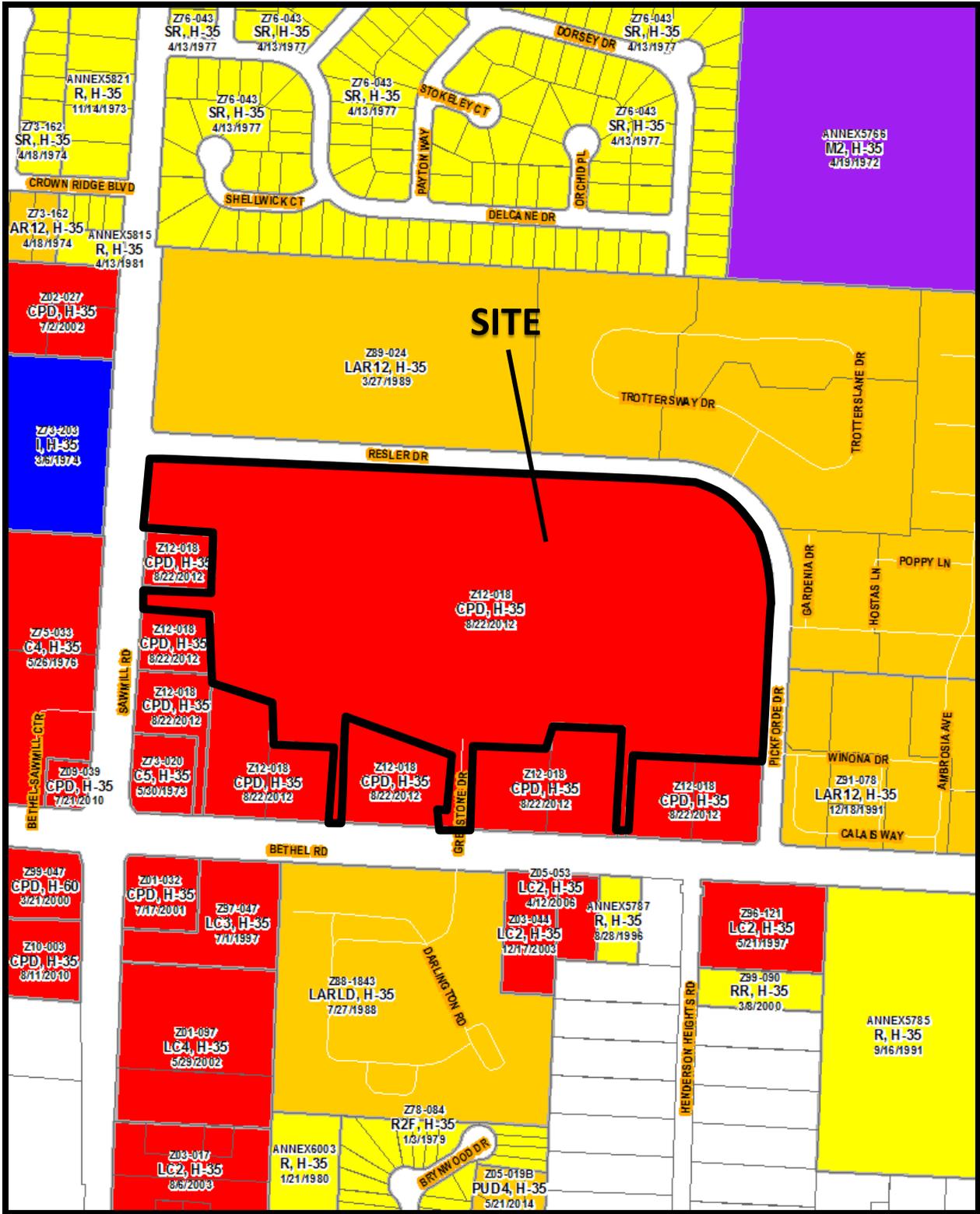
Columbus, Ohio

Store #3812

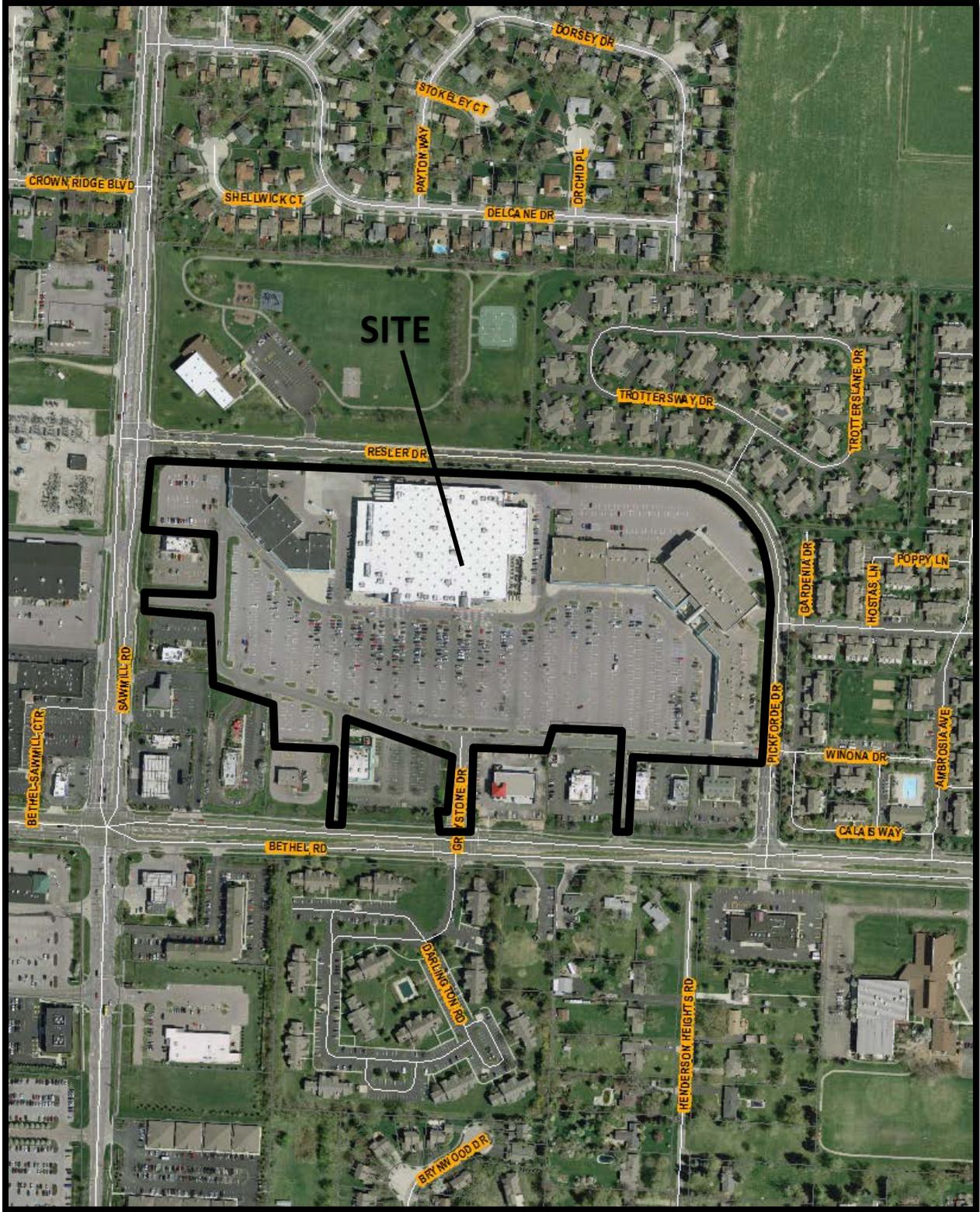
Project Name:	Walmart Supercenter
Project Number:	2024-001
Client:	Walmart
Architect:	PBA Architecture & Engineering
Scale:	1/8" = 1'-0"
Date:	10/2024

REPRESENTATION ONLY. NOT FOR CONSTRUCTION. All dimensions and materials are subject to change without notice. All materials and finishes are subject to availability and manufacturer's specifications.





Z15-048
 2698 Bethel Road
 Approximately 29.05 acres
 CPD to CPD



Z15-048
2698 Bethel Road
Approximately 29.05 acres
CPD to CPD