THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

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

OFFICE USE ONLY

Application Number: 215-064 Date Received: 12-1-15

Application Accepted by: SP+TD Fee: $3,520

Comments: Assigned to Tim Dietrich; 645-6665; tedietrich@columbus.gov and Shannon Pine; 645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 3618 Sunbury Road Zip: 43219

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: 010-104686

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

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

Area Commission or Civic Association: Northeast Area Commission

Proposed Use or reason for rezoning request (continue on separate page if necessary):
commercial

Proposed Height District: 35 [per Columbus City Code Section 3309.14] Acreage: ~~1.1±~~ 1.35

APPLICANT:

Name: Core Resources Inc Phone Number: 513-699-0877 Ext.:

Address: 1404 Vine Street City/State: Cincinnati, OH Zip: 45202

Email Address: kkitzmiler@core-1.com Fax Number:

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

Name: Alwawi Amer Phone Number: Ext.:

Address: 4785 Brittonhurst Drive City/State: Hilliard, OH Zip: 43026-8650

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: 221-4409

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

APPLICANT SIGNATURE Core Resources Inc By:

PROPERTY OWNER SIGNATURE Alwawi Amer

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

tmt 01/15

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Rezoning Application

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

AFFIDAVIT (See instruction sheet) Application Number: 215-064

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 3618 Sunbury 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)** 12-1-15
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS **(4)** Alwawi Amer
4785 Brittonhurst Drive
Hilliard, OH 43026-8650

APPLICANT'S NAME AND PHONE # (same as listed on front application) Core Resources Inc.
513-699-0877

AREA COMMISSION OR CIVIC GROUP **(5)** Northeast Area Commission
AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS Mrs. Alice Porter
3130 McCutcheon Place
Columbus, OH 43219

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 4th day of December, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/4/2020

Notary Seal Here

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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

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Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

tmt 01/15

APPLICANT

Core Resources Inc.
1404 Vine Street
Cincinnati, OH 45202

PROPERTY OWNER

Amer Alwawi
4785 Brittonhurst Drive
Hilliard, OH 43026

AREA COMMISSION

Northeast Area Commission
Attn: Alice Porter
3130 McCutcheon Place
Columbus, OH 43219

ATTORNEY

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

SURROUNDING PROPERTY OWNERS

Bobjan Properties LLC
1021 Willow Bluff Drive
Columbus, OH 43235

Destiny Thompson
2133 McCutcheon Road
Columbus, OH 43219

Allegheny West Conference et al.
1339 East Broad Street
Columbus, OH 43205

Nicholas Mwangi et al.
4337 Cricket Place
Columbus, OH 43231

City of Columbus
90 West Broad Street, Room 425
Columbus, OH 43215

coreresources-mccutcheon.lbl (nct)
11/25/15 S:Docs/s&hlabels/2015

215-064

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 # Z15-064

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. Core Resources Inc. 1404 Vine Street Cincinnati, OH 45202 Kyle Kitzmiller - 513-731-8885 1 Columbus based employees	2. Alwawi Amer 4785 Brittonhurst Drive Hilliard, OH 43026-8650 ____ Columbus based employees
3.	4.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 1st day of December, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 9/4/2020

Notary Seal Here

NOTARIAL SEAL
STATE OF OHIO

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
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tmt 01/15

1.347 ACRES

Situated in the City of Columbus, County of Franklin, State of Ohio; also being a part of Section 2, Township 1, Range 17, United States Military Lands; also being a part of a 2.992 acre tract as conveyed to Amer Alwawi as described in Instrument No. 201103290042312; being more particularly described as follows:

Beginning at the intersection of the southerly right-of-way line of McCutcheon Road (right-of-way varies) and the easterly right-of-way line of Sunbury Road (right-of-way varies), said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the southerly right-of-way line of McCutcheon Road, ***South 84° 39' 48" East, for a distance of 168.53'*** to a point; thence,

Along the southerly right-of-way line of McCutcheon Road, ***North 89° 28' 17" East, for a distance of 100.50'*** to a point; thence,

Along the southerly right-of-way line of McCutcheon Road, ***South 84° 49' 05" East, for a distance of 30.62'*** to a point along the easterly line of said 2.992 acre tract; thence,

Along a portion of the easterly line of said 2.992 acre tract, ***South 06° 27' 00" West, for a distance of 196.18'*** to the southeasterly corner of said 2.992 acre tract; thence,

Along a portion of the southerly line of said 2.992 acre tract, ***North 84° 49' 06" West, for a distance of 322.44'*** to a point along the easterly right-of-way line of Sunbury Road; thence,

Along the easterly right-of-way line of Sunbury Road, ***North 13° 36' 08" East, for a distance of 188.62'*** to the point of beginning, containing 1.347 acres of land, more or less.

The above-described lands are based on record documents only, and are described for zoning purposes only. A boundary survey and determination were not performed.

Basis of bearings for the herein-described courses is a portion of the centerline of McCutcheon Road being South 84° 49' 06" East as described in Instrument No. 201103290042312.

215-064

City of Columbus
Zoning Plat

N
W E
S

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

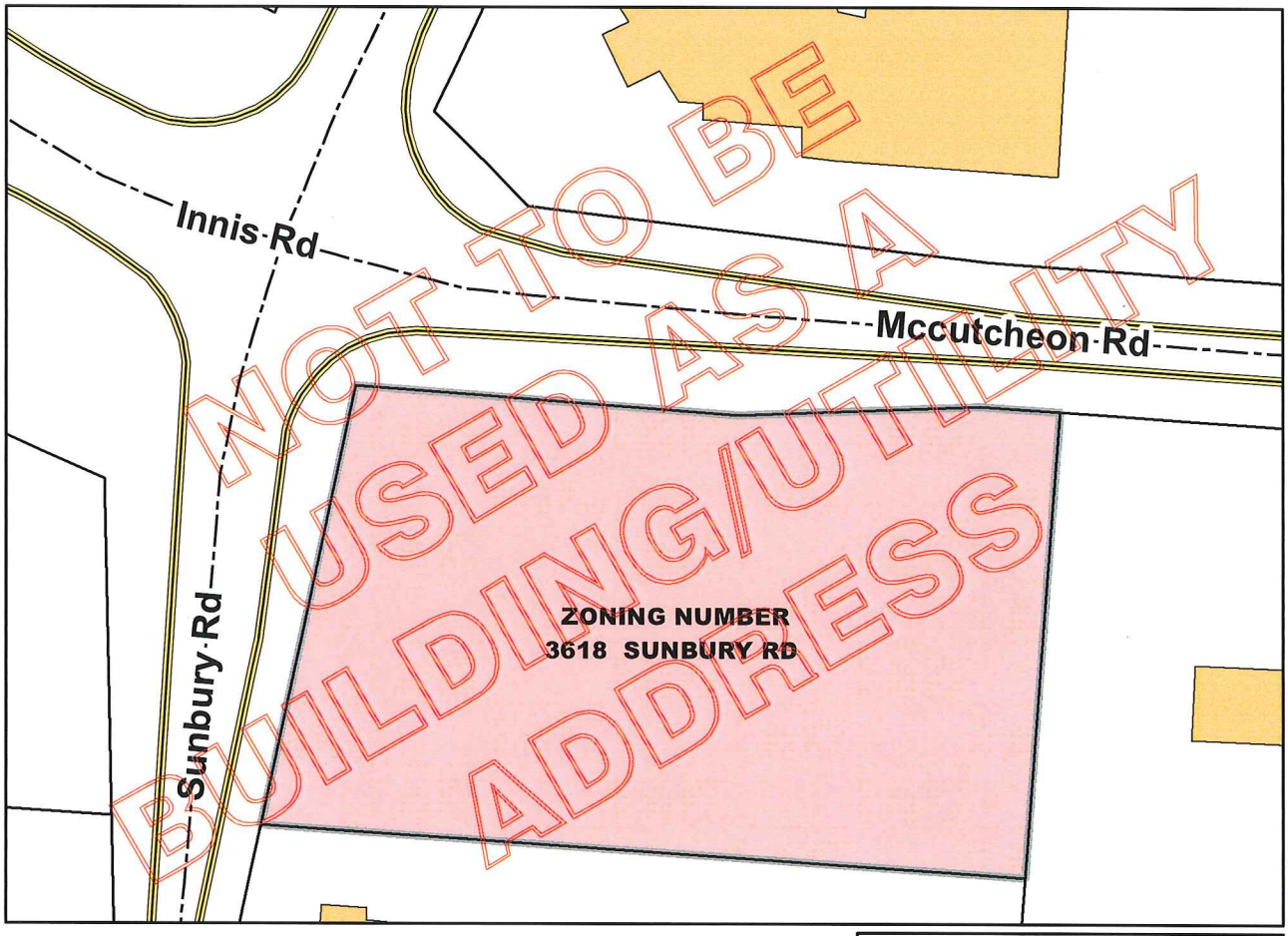
Parcel ID: 010104686

Zoning Number: 3618 **Street Name: SUNBURY RD**

Lot Number: N/A **Subdivision: N/A**

Requested By: SMITH & HALE (LIESEL SCHMADER)

Issued By: Adriana Ahmadian **Date: 11/25/2015**



SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 50364

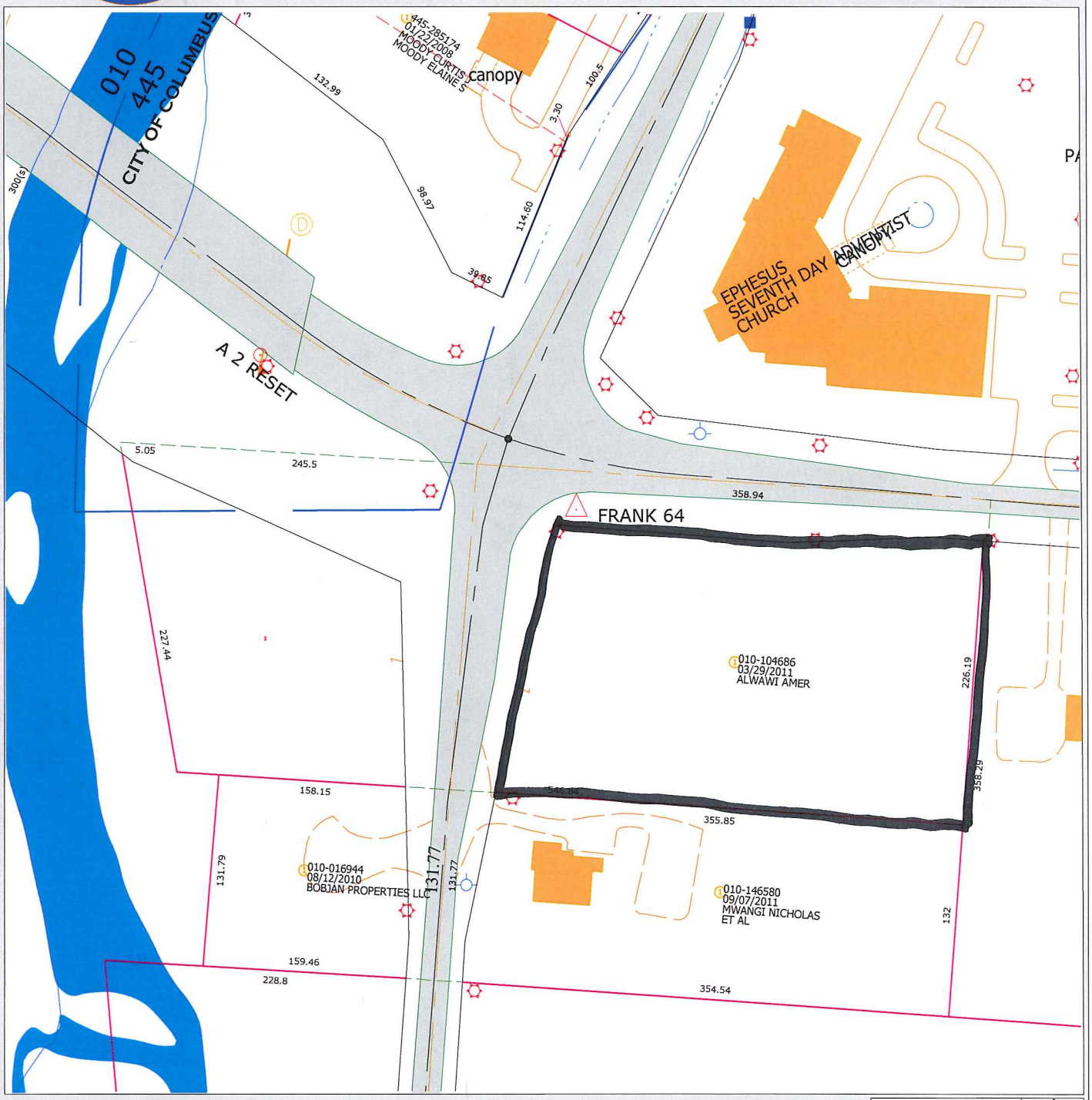
JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

215-064

printed: 11/25/2015 8:32:31 AM - U:\

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 11/24/15**



Scale = 100

Grid North

Disclaimer

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.

Real Estate / GIS Department

215-064

TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development
PROPERTY ADDRESS: 3618 Sunbury Road
OWNER: Alwawi Amer
APPLICANT: Core Resources Inc.
DATE OF TEXT: 12/1/15
APPLICATION: 215-064

1. **INTRODUCTION:** This site is located at the southeast corner of Sunbury Road and McCutcheon Road.

2. **PERMITTED USES:**

Those uses permitted under Chapter 3356, C-4, Commercial District of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicted in the text or submitted drawings the applicable development standards are contained in Chapter 3356 C-4, Commercial District of the Columbus City Code.

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

1. Building setback 25 feet from Sunbury Road and McCutcheon Road.

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

N/A

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

1. The frontage along Sunbury Road and McCutcheon Road shall be landscaped as follows: 1 tree per 30 linear feet. Trees maybe grouped or evenly spaced.

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

All signage and graphics shall conform to Article 15 of the Columbus City Code as it applies to the appropriate C-4, Commercial District. Any variance to the standards of Graphics Code shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. Variances

(a) Section 3356.11 C-4 district setback line: To reduce the building setback from 50 feet to 25 feet along McCutcheon Road and Sunbury Road.

2. CPD Criteria

(a) Natural Environment: The site is located at the southeast corner of Sunbury Road and McCutcheon Road.

(b) Existing Land Use: Undeveloped.

(c) Circulation: Access to the site shall be from Sunbury Road and McCutcheon Road.

(d) Visual from the Environment: Conceptual elevations of the building has been submitted.

(e) View and Visibility: Consideration has been given to the visibility and safety of the motorists and pedestrian in the layout of the site.

(f) Proposed Development: Commercial.

(g) Behavior Patterns: Existing development in the area has established the behavior pattern for the motorist in the area.

(h) Emissions: No adverse effect from emissions should result from the proposed development.

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.

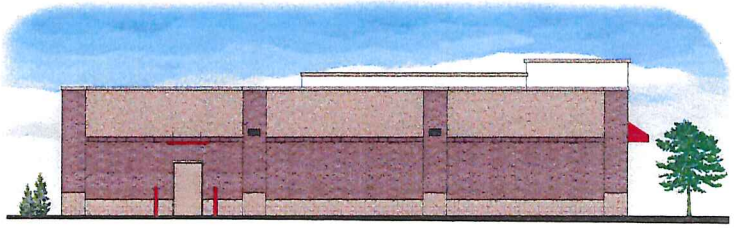
_____

core-mccutcheon.txt (nct)
12/1/15 S:Docs/s&htexts/2015

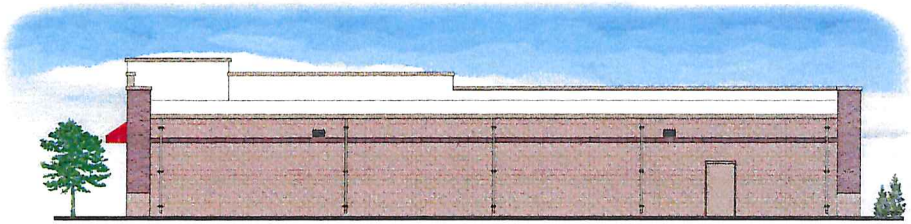
215-064

1 A-2R FRONT- McCUTCHEON RD (NORTH)

2 A-2R RIGHT- SUNBURY RD (WEST)



3 A-2R LEFT ELEVATION (EAST)



4 A-2R REAR ELEVATION (SOUTH)

EXTERIOR FINISH SCHEDULE

MATERIALS ARE TO BE APPROVED BY FAMILY DOLLAR STORE. COLORS ARE CRITICAL AND MUST BE APPROVED BY FAMILY DOLLAR STORE REPRESENTATIVE IF THEY DIFFER FROM THE SHERWIN WILLIAMS COLORS SHOWN BELOW.

NO.	AREA	TYPE	COATS	COLOR / REMARKS
1	QUIK BRIK	QUIK BRIK	PRE-FINISHED	HERITAGE BLEND
2	METAL CANOPY	STANDING SEAM	PRE-FINISHED	MATCH SHERWIN WILLIAMS SW 4081 "SAFETY RED"
2A	SOFFIT PANELS	MAPES OR EQUAL	PRE-FINISHED	MATCH SHERWIN WILLIAMS SW 7007 "CLG BRIGHT WHITE"
3	STUCCO OVER SMOOTH FACE CMU SEE SECTION DETAILS A-4c	A-4c & A-4	N/A	MATCH SHERWIN WILLIAMS SW 6148 "WOOL SKEIN"
4	DOORS, GUTTERS, DOWNSPOUTS, METAL TRIM & PARAPET CAP	N/A	PRE-FINISHED	MATCH SHERWIN WILLIAMS SW 6122 "CAMELBACK"
5	ARCHITECTURAL CONCRETE MASONRY UNIT	SPLIT FACE CMU	PRE-FINISHED	MATCH SHERWIN WILLIAMS SW 6122 "CAMELBACK"
5A	SMOOTH FACED CMU	EXTERIOR LATEX	2	PAINT TO MATCH 1
6	STEEL BOLLARDS	EXTERIOR LATEX	2	MATCH SHERWIN WILLIAMS SW 4081 "SAFETY RED"
7	FILM OVER INTERIOR FACE OF GLAZING	TBD	N/A	TBD
8	TPO ROOF MEMBRANE	FIRESTONE OR EQUAL	WHITE	60 MIL WHITE TPO MEMBRANE ROOFING W/ 20 YR WATER / WEATHERTIGHT WARRANTY

C.L. Helt, Architect Inc.
1136 Greenwood Cliff
Charlotte, NC 28204
Ph. 704-342-1686
Fx. 704-343-0054
E-MAIL INFO @ CLHELT.COM

ARCHITECT'S PROJECT # 1506

Project #
FAMILY DOLLAR
FOR
CORE RESOURCES
McCUTCHEON RD
COLUMBUS, OHIO
DESIGN BASED ON 2013-01 FD PROTOTYPE

Sheet Description
ELEVATIONS \
EXTERIOR FINISH
SCHEDULE

Seal

THIS DRAWING AND ITS DETAILS ARE THE COPYRIGHT OF THE ARCHITECT. THEY MAY NOT BE USED FOR PROJECTS OTHER THAN THE DESIGNATED PROJECT WITHOUT THE SPECIFIC WRITTEN APPROVAL OF C. L. HELT ARCHITECT INC. AND/OR TIMOTHY JOHNSTON ARCHITECT

Drawn By :
A. FOOR

Checked By :
D. MYERS
T. JOHNSTON

Revisions

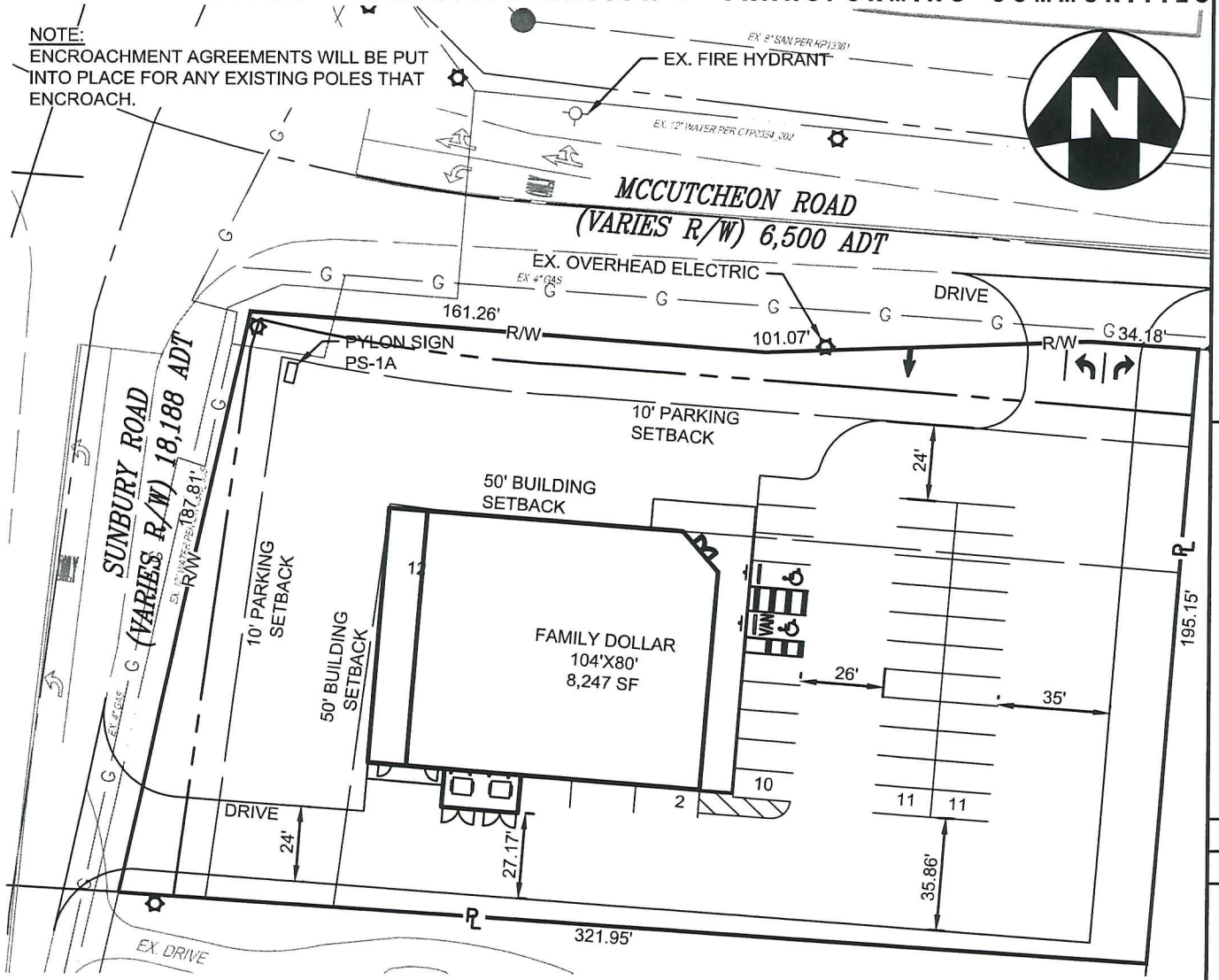
Date :
11-09-2015

Sheet No.
A-2R

215-069

INSPIRED PEOPLE ▸ CREATIVE DESIGN ▸ TRANSFORMING COMMUNITIES

NOTE:
ENCROACHMENT AGREEMENTS WILL BE PUT INTO PLACE FOR ANY EXISTING POLES THAT ENCROACH.



PROPERTY DATA

PARCEL ID NUMBERS:	010 - 104686
ZONING DISTRICT:	C2-COMMERCIAL
ADJACENT ZONING DISTRICT:	R1-RESIDENTIAL
SITE AREA:	1.33 ACRES (58,021 SF)
MIN. REQUIRED PARKING:	1 SPACE PER 250 SQ. FT. = 34 SPACES
PROVIDED PARKING:	34 SPACES (2 HC, 32 REGULAR)
REQUIRED BICYCLE PARKING:	2 + 1 SPACE/20 VEHICLES = 4 SPACES
PROVIDED BICYCLE PARKING:	4 SPACES
MAX BUILDING HEIGHT:	35 FEET

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
350 Worthington Rd, Ste B
Westerville, OH 43082
614.882.4311

FAMILY DOLLAR MCCUTCHEON

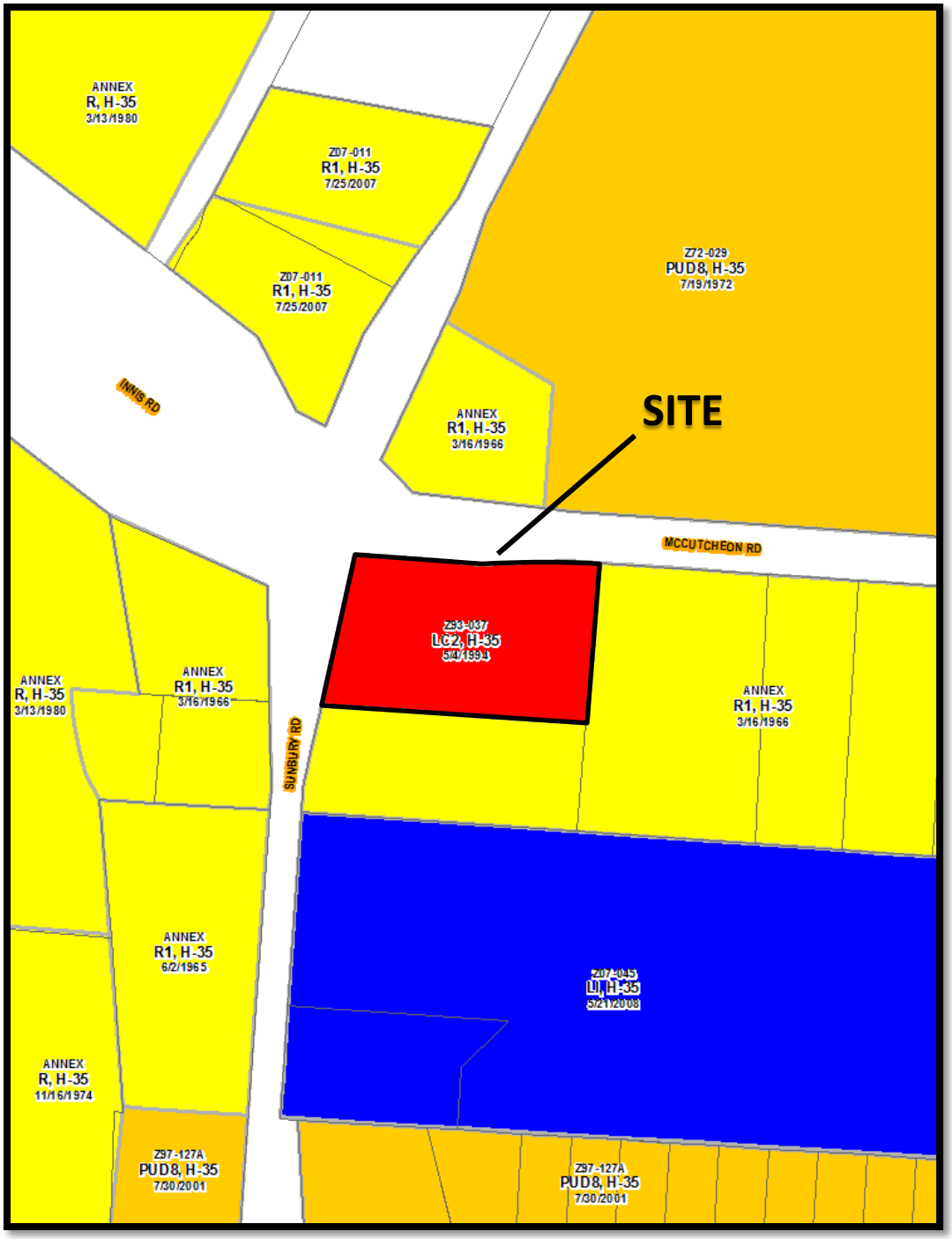
COLUMBUS, OHIO
1.33 AC. (58,021 SF)
34 PARKING SPACES

SITE PLAN

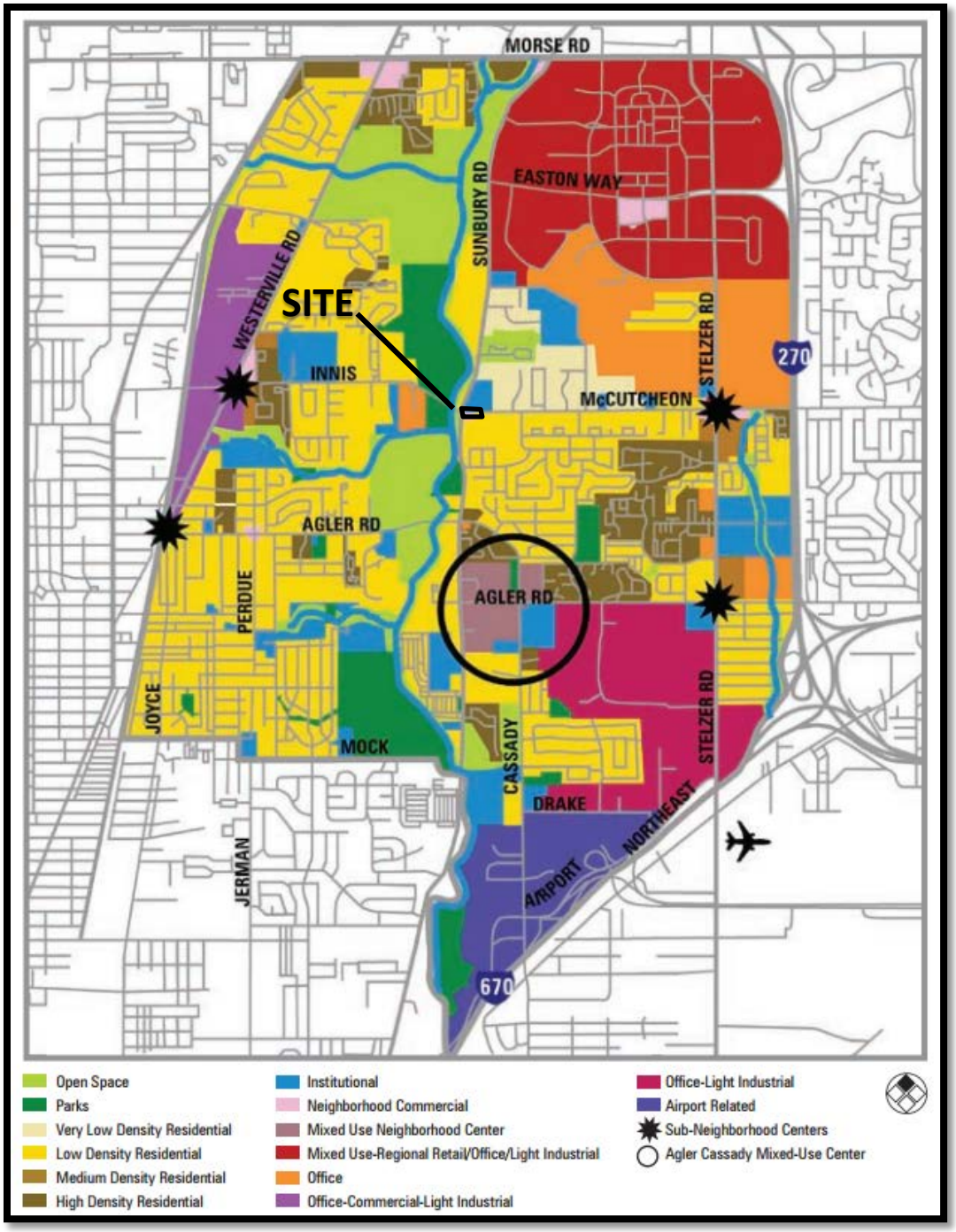
PROJECT NO:	150399.000
DATE:	11-24-2015
SCALE:	0 25 50 100
SHEET NO.	C100

215-064

H:\Columbus\P\150399\DWG\000\SHEETS\150399SITE_PLAN000.dwg, 11/24/2015 6:35:23 AM, mcyr



Z15-064
3618 Sunbury Road
Approximately 1.35 acres
C-2 to CPD



Z15-064
3618 Sunbury Road
Approximately 1.35 acres
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