

10335-0-00083



OFFICE USE ONLY

Application # Z10-009
Fee: 1st acre (\$1,850 or \$3,200): \$3200
Each additional acre (\$185 or \$315) 9315
Total: \$3515

Date of Submittal: 4/1/10
~~March 31, 2010~~
Planning Area: Northwest
Received by: DH

REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 876 Bethel Road Zip 43220
Is this application being annexed into the City of Columbus? Y or N (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 010-203815
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD Requested Zoning District(s) CPD
Recognized Area Commission or Civic Association Northwest Civic Association
See instructions in "Things to Remember" on front of application packet.
Proposed Use or reason for rezoning request: Single Restaurant (continue on separate page if necessary)
Proposed Height District: 35' Acreage 1.124 Acres
(Columbus City Code Section 3309.14)

APPLICANT

Name Yun Hui Wada
Address 1140 Jackson Hole Dr. City Blacklick Zip 43004
Phone# _____ Fax # _____ Email _____

PAID
3515.00
APR 01 PAID

BUILDING SERVICES

PROPERTY OWNER(S)

Name CNL Net Lease, Funding 2001, LP - C/O GE Capital / Caroline C. Hardin, CCIM, CPM, RPA
Address 450 South Orange Avenue, 11th Floor City Orlando Zip 3201
Phone# 407-540-2160 Fax # 407-540-2523 Email caroline.hardin@ge.com
 If applicable, check here if listing additional property owners on a separate page (REQUIRED)

ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name Behzad Vedaie, Ph.D, P.E.
Address 1415 E. Dublin Granville Road, Suite 104 City Columbus Zip 43229
Phone# 614-888-2535 Fax # 614-888-2598 Email bvedaie@iegi.com

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

Applicant Signature Kuril **Kenneth R. Heimlich**
Property Owner Signature Yun Hui Wada
Attorney/Agent Signature Behzad Vedaie

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.
City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



AFFIDAVIT

(See instruction sheet)

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 210-009

Being first duly cautioned and sworn (1) NAME Behzad Vedaie
of (1) MAILING ADDRESS 1415 E. Dublin Granville Road, Suite 104 - Columbus, Ohio 43229
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 876 Bethel Road, Columbus Ohio 43214
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of
Development, Building Services Division on (3) 4/11/10

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS
 Check here if listing additional property
owners on a separate page.

(4) CNL NET LEASE FUNDING 2001, LP C/O GE Capital
450 South Orange Ave., 11th Floor
Orlando Fl, 32801

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

Yun Hui Wada

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

(5) Northwest Civic Association
Bill Carleton / Jeneffer Adler Adair
(614) 273-0873

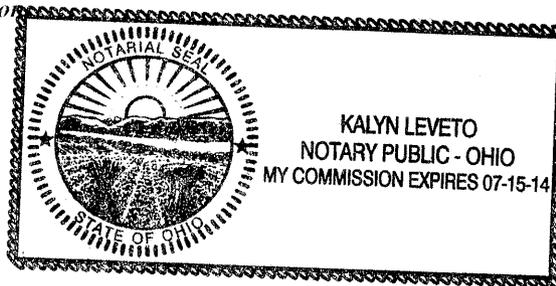
and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for 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
SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

8) [Signature]
11 day of April, in the year 2010
[Signature] 7/13/14

This Affidavit expires six months after date of notarization

Notary Seal Here



Applicant

Property Owner

Agent

Yun Hui Wada
1140 Jackson Hole Dr.
Blacklick, Ohio 43004

CNL Net Lease Funding 2001, LP
c/o GE Capital
450 South Orange Avenue 11th
Floor Orlando, FL 32801

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Columbus, Ohio 43229

Northwest Civic Association
Ms. Jennifer Adair
P.O. Box 20134
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OLENTANGY PLAZA 450 LLC
31500 NW HIGHWAY #300
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FARMINGTON HILLS MI 48334



City of Columbus Zoning Plat

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: 010203815

Zoning Number: 876

Street Name: BETHEL RD

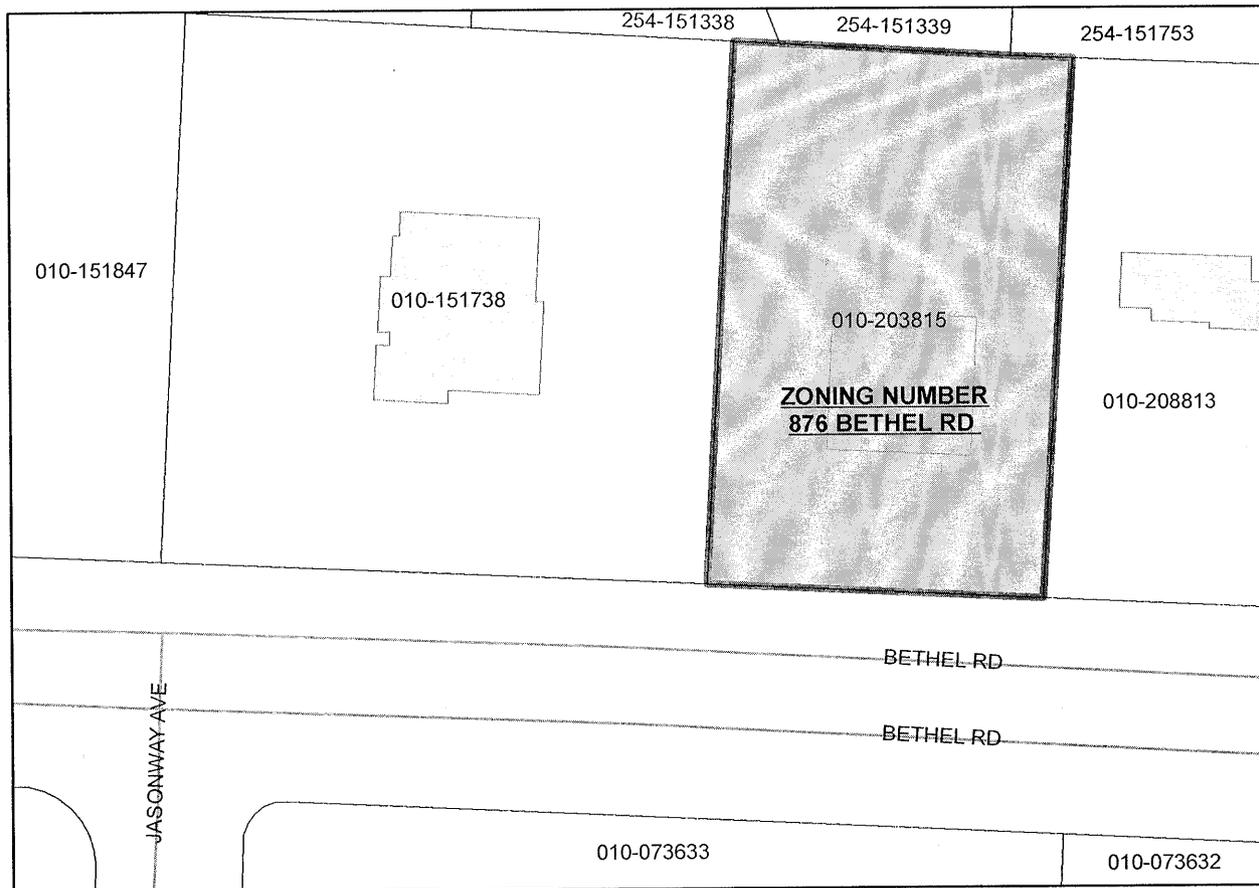
Subdivision: N/A

Lot Number: N/A

Requested By: INNOVATIVE ENGINEERING GROUP, INC.(BEHZAD VEDAIE)

Issued By: Patricia A. Austin

Date: 3/24/2010



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

GIS NOS FILE NUMBER: 3203



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: m

DATE: 3/25/10



Disclaimer

Scale = 180



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.



MAYOR MICHAEL B. COLEMAN
DIRECTOR ROYCE SAFFORD III

SHARON HLLDR

Z07-02
LC2
10/15/97

876 Bethel Road
Approximately 1.1 acres
CPD to CPD

Z06-024
CPD
10/24/99

Z06-025
CPD
10/24/99

Z07-1029
LC2
10/24/99

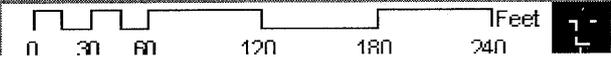
Z07-127
CPD
5/22/98

BETHEL RD

BETHEL RD

Z06-034
CPD
12/17/99

Z10-009

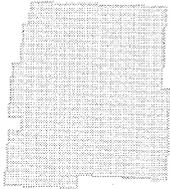
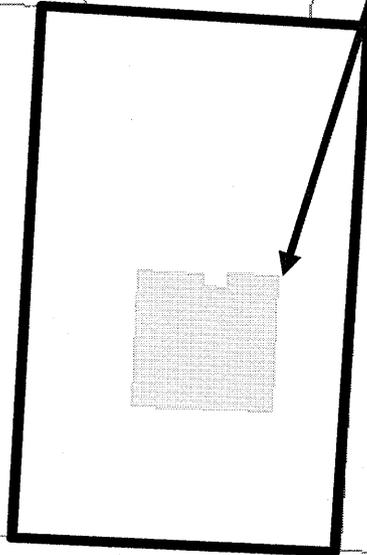




MAJOR: MICHAEL B. COLEMAN
DIRECTOR: BOYD ESKOFF RD III

SHARONHLLDR

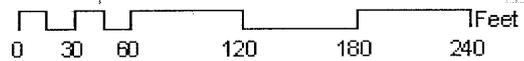
876 Bethel Road
Approximately 1.1 acres
CPD to CPD



BETHEL RD

BETHEL RD

Z10-009

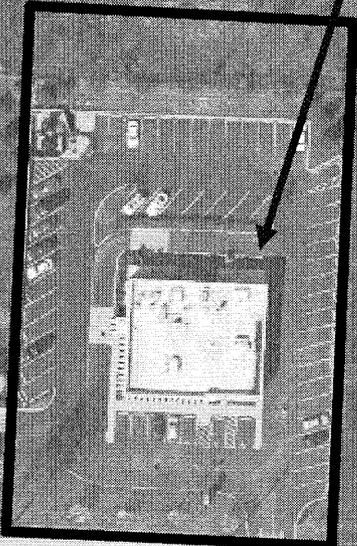




AMORIM, INEEL E. COLLEIAN
DIRECTOR, BUREAU OF SAFETY AND

SHARONHILL DR

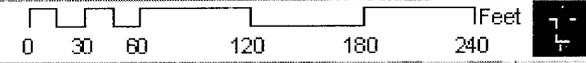
876 Bethel Road
Approximately 1.1 acres
CPD to CPD

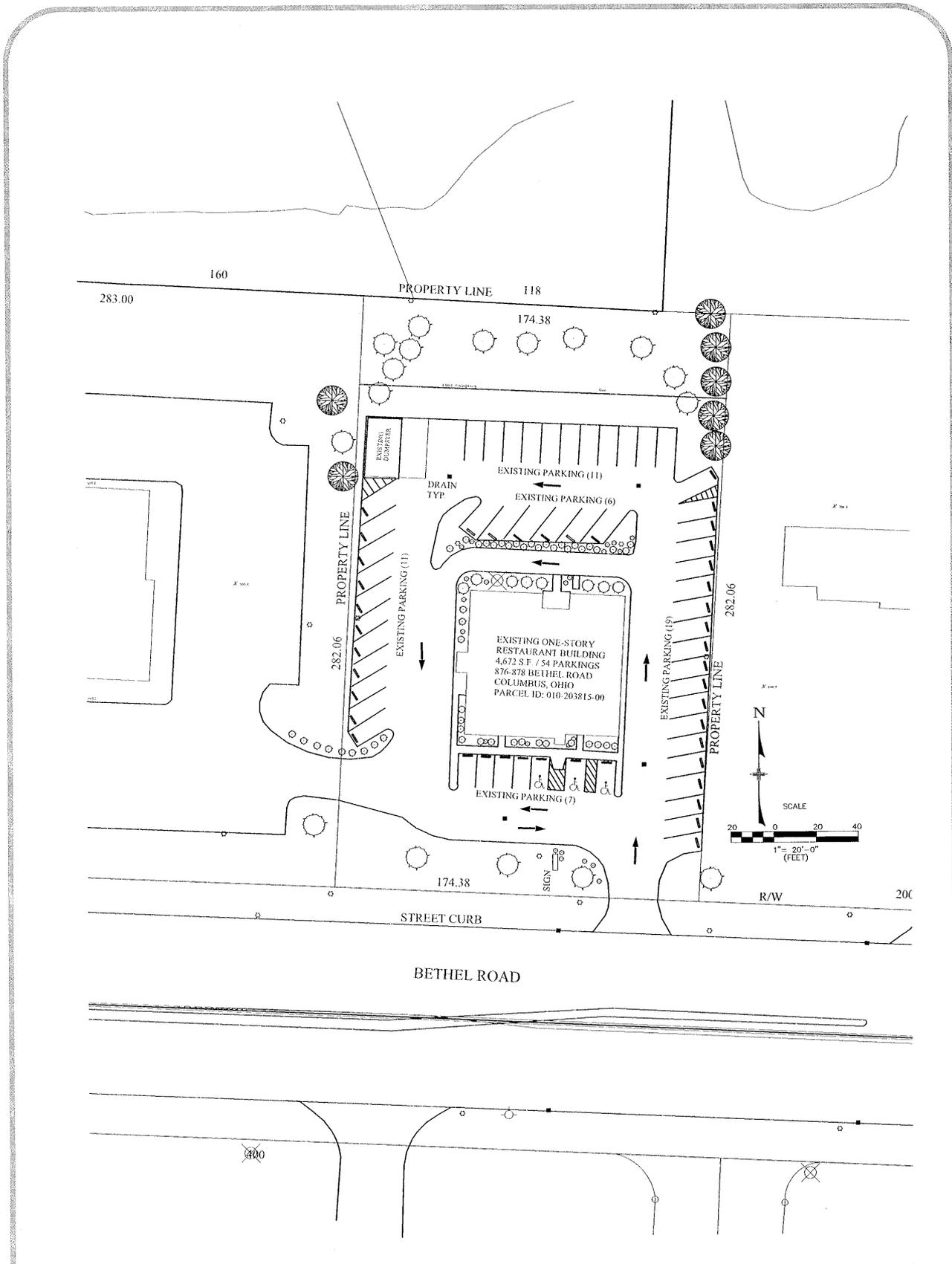


BETHEL RD

BETHEL RD

Z10-009





SCALE: AS NOTED	DATE: April, 2009	BID DOC. NO.	PROJECT NAME: REZONING OF PROPERTY AT BETHEL RD.	FIRM NAME AND ADDRESS: IEG INC. ARCHITECTURAL, ENGINEERING, & PLANNING INNOVATIVE ENGINEERING GROUP INC. 1415 E. DUBLIN GRANVILLE RD., SUITE 104 COLUMBUS, OH 43229 TEL: (614) 939-2535 FAX: (614) 939-2508 E-MAIL: MAIN@IEG.COM	NOTES
	SHEET NO. 1		LOCATION: 876-878 BETHEL Road Columbus, Ohio 43228	OWNER'S NAME: GE CAPITAL SOLUTIONS	
REVISIONS:			No. / Revision / Date		

LIMITATION OVERLAY TEXT

PROPOSED DISTRICT: CPD (Commercial Planned District)

PROPERTY ADDRESS: 876 – 878 BETHEL RD COLUMBUS, OH 43220

OWNER: CNL Net Lease Funding 2001, LP
C/O GE Capital
450 South Orange Avenue ,11th Floor
Orlando, FL 32801

APPLICANT: Yun Hui Wada
114 Jackson Hole Dr. – Blacklick, Ohio 43004.

DATE OF TEXT: 3/31/2010

APPLICATION NUMBER: Z10-009

INTRODUCTION

Cnl Net Lease Funding 2001, LP as the owner of property located at 876 -878 Bethel Road requesting to rezone existing CPD (Commercial Planned District) to a new CPD with modified zoning text allowing single restaurant rather than two separate restaurants at this property. All element of proposed CPD will remain the same as previously zoned except permitting additional use including single restaurant as C-4 use group.

PERMITTED USES:

The intended use of this site will be those allowed by proposed CPD and C-4 zoning district. All element of zoning text will remain the same as previously approved CPD text.

DEVELOPMENT STANDARDS:

1. Unless otherwise indicated in this text, the applicable development standards of Chapter 3353 C-4 Commercial District of the Columbus City codes shall apply.

A. Density, Lot, and/or Setback Commitments

1. Existing set back line for parking is 25 feet from Bethel Road right-of-way. Within the 25feet setback area, there is a 25 foot landscaped buffer.

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

1. The access at Bethel Rd will be "right in" and "right out" only at east curb cut. The required parking spaces for a restaurant use under section 3342.28 of the Columbus City

Code is (1) per 75 square feet of building floor space. The current dimensions the restaurant would require 62 parking spaces. The applicant intends to keep the 52 parking spaces which will constitute a reduction of 10 parking spaces from the code requirements.

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

1. Any surface parking lot area adjacent to public right-of-way shall be screened to a minimum of 30" in height by continuous planting, wood rail fence, wall or earth mound or any combination thereof. Along Bethel Road the use of such fencing and hedge shall be a minimum of 15 foot setback from the right-of-way. Any hedge at full height shall be equal to the height of any wood fence rail.
2. Any surface parking lot area adjacent to a residentially zoned property shall be completely screened for a total height of not less than eight feet. Screening shall include a wood fence, landscaped earthen mound, wall planting or a combination thereof as part of existing condition.
3. Existing site elements will be maintained and there would not be any modification to existing parking lot, and landscaping areas.
4. Existing dumpster in the back parking area will be fully enclosed and screened from all adjoining uses and the right-of-way. One side of existing dumpsters is screened by a movable gate system.

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

1. Existing building foot print will not change.
2. The existing structure will not be expanded or razed.

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

1. Existing outside lights used to illuminate the parking lot will be maintained and is shielded to prevent glare to the surrounding environment. No pole lighting standards shall exceed 24 feet in height.
2. Any outside lights will be recessed and aimed downward to prevent glare to the street.
3. Any accent lighting shall be directed toward the building, signage or landscaping shall not interfere with neighboring uses or right-of-way traffic.

F. Graphics and/or Signage Commitments.

1. All signage and graphics shall conform to Article 15 of the Columbus Graphics Code as it applies to a CPD, except that only one sign on Bethel Road no higher than 15 feet shall be permitted. Signage controlled on the building so no light will project above or to rear. No off premise graphics shall be permitted. Existing signage on site will be used

at minimum. Any variance to these requirements will be submitted to the Columbus Graphics Commission for consideration.

The Subject Site shall be developed in accordance with the site plan. The site plan may be slightly adjusted (if needed) 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 Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

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.

SIGNATURES:

CNL NET LEASE FUNDING 2001, LP, a Delaware limited partnership

By: **USRP (SFGP), LLC**, its sole, general partner

By: 

Date: 3/30/2010

Printed Name: Kenneth R. Heimlich
Its: Authorized Signatory


Yun Hui Wada (Applicant)

3/31/10
(Date)



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 210-009

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)

Behzad Vedraie
10715 E. Dublin Granville Rd. Ste 104 cd. oh ⁴³²²⁹

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. <u>CNL Net Lease Funding 2001, LP</u> <u>450 South Orange Ave, 11th floor</u> <u>Orlando, FL 32801</u> <u>Caroline Hardin 1-407-540-2160</u></p>	<p>2. <u>Yun Hui Wada</u> <u>1140 Jackson Hole Dr.</u> <u>Blacklick oh 43004</u></p>
<p>3. <u>Mehsan Moghadam</u> <u>Paradental Plus Realty</u> <u>285 South Liberty St.</u> <u>Powell oh 43065</u> <u>880-2800</u></p>	<p>4. <u>John Leffler</u> <u>Franklin & Ellis</u> <u>8800 Lyra Dr. Suite 15A</u> <u>Col. oh 43240 614-410-5638</u></p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Behzad Vedraie

Subscribed to me in my presence and before me this 1 day of April, in the year 2010

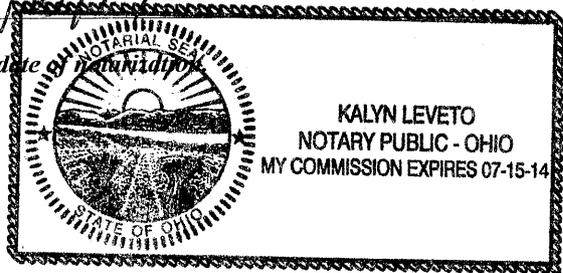
SIGNATURE OF NOTARY PUBLIC

Kalyn Leveto
4/15/10

My Commission Expires:

This Project Disclosure Statement expires six months after date of recording

Notary Seal Here



Applicant

Property Owner

Agent

Yun Hui Wada
1140 Jackson Hole Dr.
Blacklick, Ohio 43004

CNL Net Lease Funding 2001, LP
c/o GE Capital
450 South Orange Avenue 11th
Floor Orlando, FL 32801

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