



OFFICE USE ONLY

11335-00000-00000

Application # 211-003

Fee: 1st acre (\$1,850 or \$3,200): _____

Each additional acre (\$185 or \$315) _____

Total: \$3200

Date of Submittal: 2/1/11

Planning Area: 5th by NW

Received by: S.P.

Planner: Shannon Pine
645-2208
spine@columbus.gov

REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 1555 Olentangy River Road Zip 43212

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 010-147407

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

Current Zoning District(s) M-2 / C-4 Requested Zoning District(s) CPD

Recognized Area Commission or Civic Association 5th by Northwest Area Commission

See instructions in "Things to Remember" on front of application packet.

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

Proposed Height District: 35' Acreage .7+/- acres

(Columbus City Code Section 3309.14)

APPLICANT

Name Michael Sabo, et al.

Address 755 Chambers Rd. City Columbus Zip 43212

Phone# 421-7250 Fax # _____ Email _____

PROPERTY OWNER(S)

Name Same as applicant.

Address _____ City _____ Zip _____

Phone# _____ Fax # _____ Email _____

If applicable, check here if listing additional property owners on a separate page (REQUIRED)

ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name David Hodge / Smith & Hale LLC

Address 37 W. Broad St., Suite 725 City Columbus Zip 43215

Phone# 221-4255 Fax # 221-4409 Email _____

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

Applicant Signature Michael Sabo, et al. By: David Hodge

Property Owner Signature Michael Sabo, et al. By: David Hodge

Attorney/Agent Signature _____ By: David Hodge

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 # 211-003

Being first duly cautioned and sworn (1) NAME David Hodge / Smith & Hale LLC
of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, 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 1555 Olentangy River Road
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) 2/1/11
(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) Michael Sabo, et al.
755 Chambers Rd.
Columbus, OH 43212

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

Michael Sabo, et al.
421-7250

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

(5) 5th by Northwest Area Commission
c/o Mr. Bruce Shalter
1635 B Grandview Ave.
Columbus, OH 43212

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) David Hodge
31st day of January, in the year 2011
Natalie C. Timmons
2/4/15

This Affidavit expires six months after date of notarization.

Notary Seal Here



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

211-003

**APPLICANT/
PROPERTY OWNER**

**AREA COMMISSION/
CIVIC ASSOCIATION**

ATTORNEY

Michael Sabo, et al.
755 Chambers Rd.
Columbus, OH 43212

5th by Northwest Civic Association
c/o Mr. Bruce Shalter
1635 B Grandview Ave.
Columbus, OH 43212

Jeffrey L. Brown
Smith & Hale LLC
37 W. Broad St., Ste. 725
Columbus, OH 43215

**SURROUNDING PROPERTY
OWNERS**

Victor & Helen Sabo TR
3591 Grafton Ave.
Columbus, OH 43220

Clifford & Craig Weisheimer
760 King Ave.
Columbus, OH 43212

The Ohio State University
Real Estate Property Management
53 W. 11th Ave.
Columbus, OH 43201-2013

John & Fredda Smallridge
26 Capitol St.
Charleston, WV 25301

Lennox Town Center Limited
3300 Enterprise Blvd.
PO Box 228042
Beachwood, OH 44122

Olentangy Properties
c/o Jeani Good
445 Hutchinson Ave. Ste. 800
Columbus, OH 43235

RMR 1 Ltd.
861 N. High St.
Columbus, OH 43215



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 # 211-003

Being first duly cautioned and sworn (NAME) David Hodge / Smith & Hale LLC
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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. Michael Sabo, et al. 755 Chambers Rd. Columbus, OH 43212 421-7250	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 31st day of January, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/15

This Project Disclosure Statement expires six months after date of notarization.



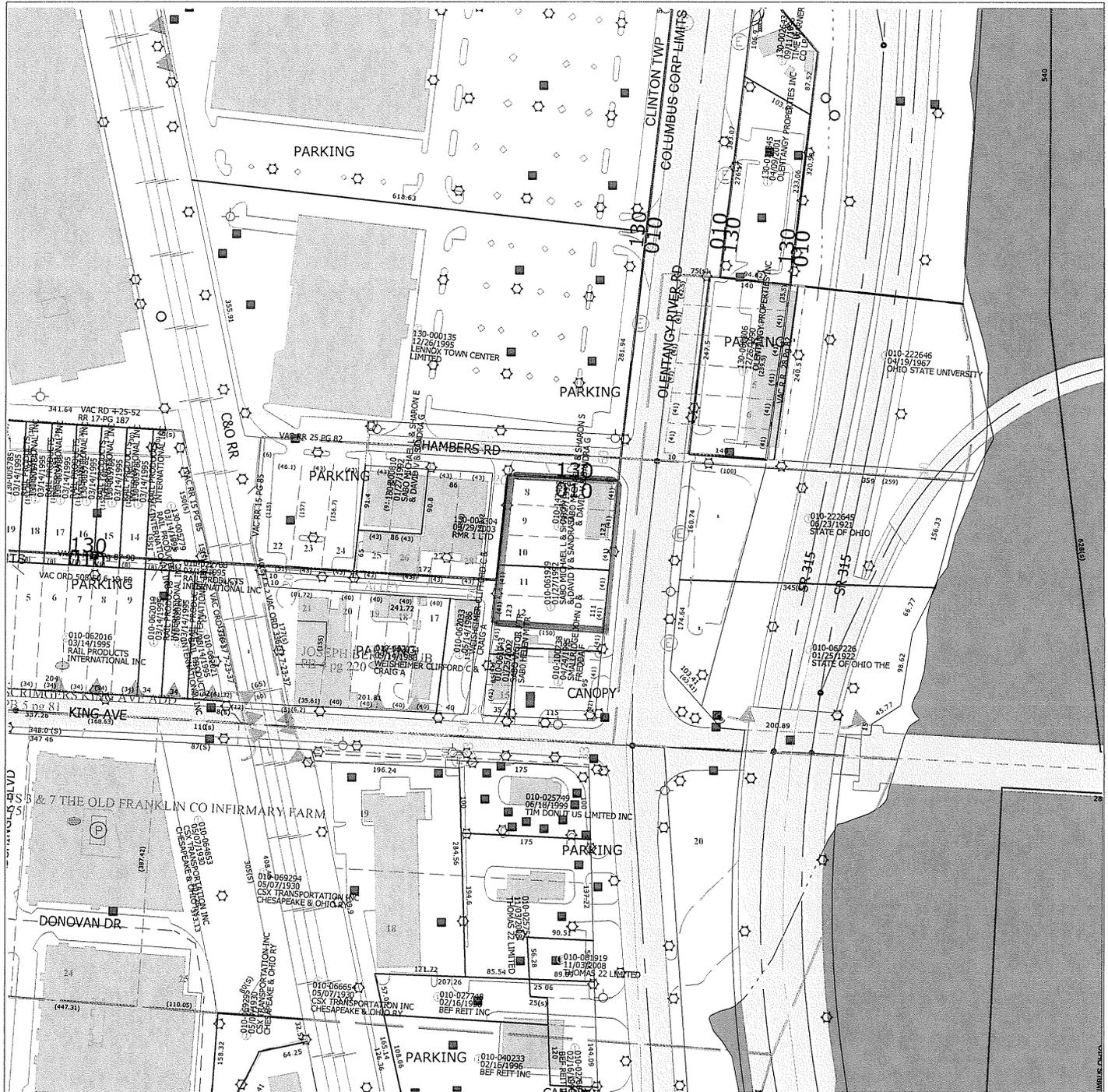
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 8/9/10



Disclaimer

Scale = 200



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.



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: 010147407

Zoning Number: 1555

Street Name: OLENTANGY RIVER RD

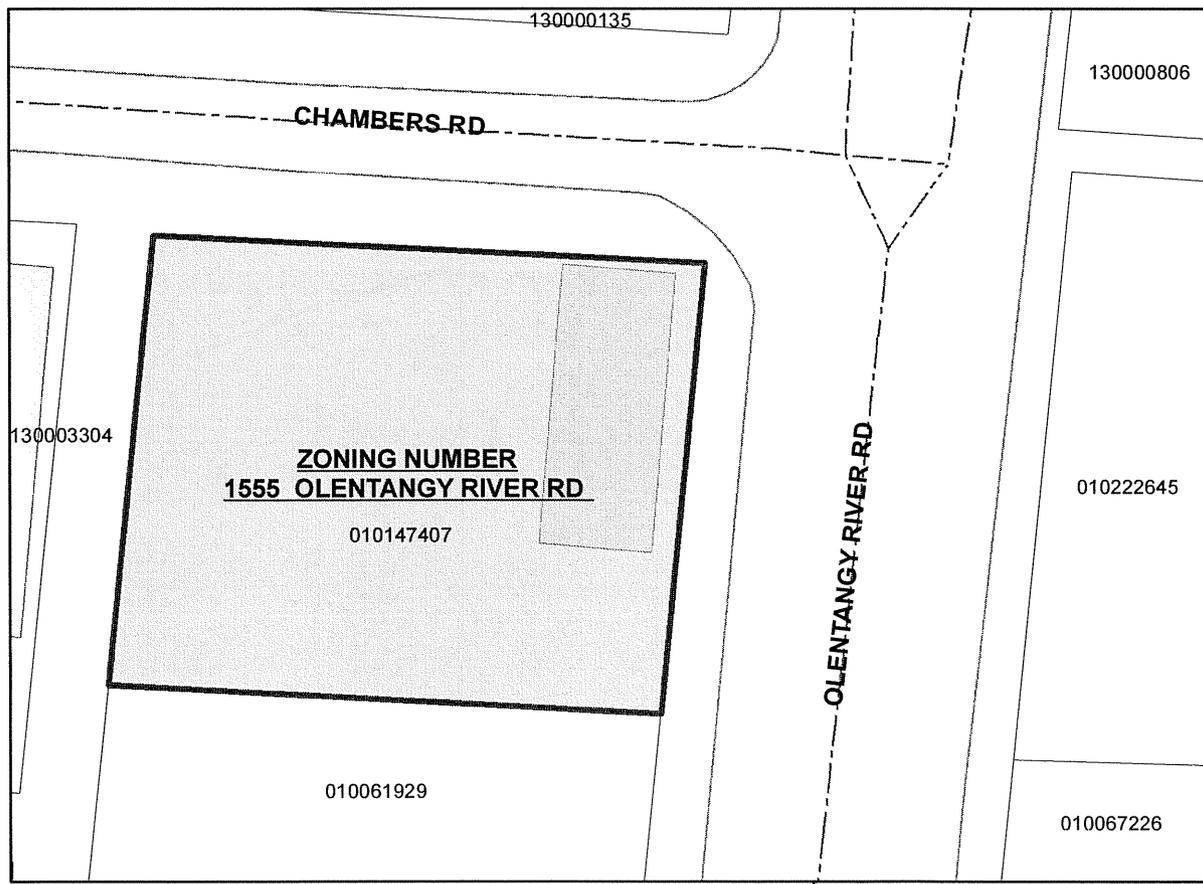
Lot Number: 8-10

Subdivision: BERGER

Requested By: SMITH AND HALE (DAVID HODGE)

Issued By: *Patricia A. Austin*

Date: 11/1/2010



SCALE: 1 inch = 50 feet

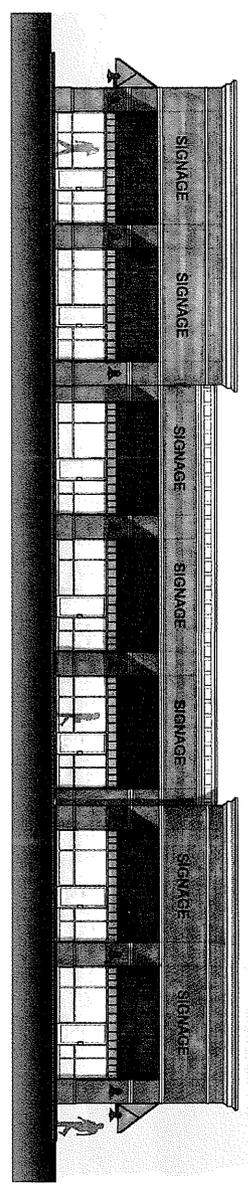
GIS FILE NUMBER: 7685



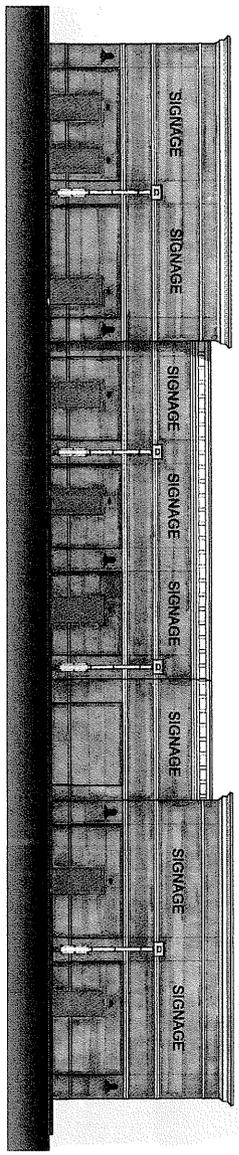
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

211-003

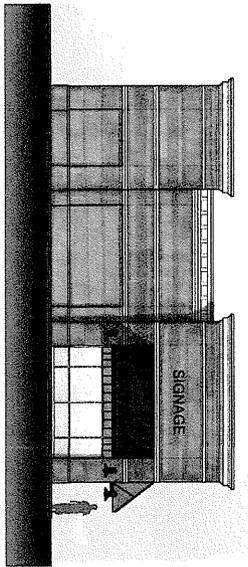
5050



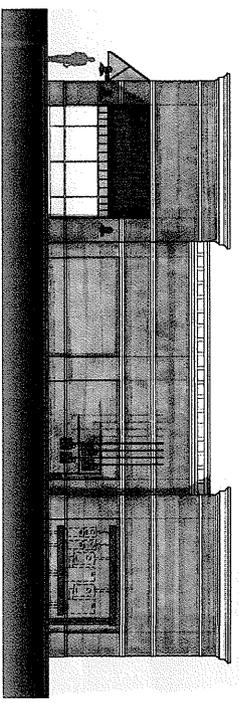
EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

Ford & Associates

ARCHITECTS

RETAIL BUILDING

COLUMBUS, OHIO

JANUARY 3, 2010

211-003

TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development

PROPERTY ADDRESS: 1055 Olentangy River Road

OWNER: Michael L. Sabo et al.

APPLICANT: Michael L. Sabo et al.

DATE OF TEXT: January 31, 2011

APPLICATION: Z10-003

1. **INTRODUCTION:** The site is located at the corner of Olentangy River Road and Chambers Road. There is an existing building which fronts Olentangy River Road on the property. The site is zoned a mixture of M-2 and C-4, Manufacturing Districts.

2. **PERMITTED USES:** These uses permitted in Chapter 3356 of C-4, Commercial of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text the applicable development standards are contained in Chapter 3356 C-4, Commercial of the Columbus City Code.

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

1. Building setback along Olentangy River Road shall be a minimum of 5 feet.

2. Parking setback along Chambers Road and the first alley west of Olentangy River Road shall be a minimum of 5 feet.

3. No maximum number of parking spaces for this site.

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

1. The width of the principle building along Olentangy River Road shall be a minimum of 50% of the lot width.

C. Graphics

1. Permit continued use of off premise sign on northeast corner of the site in addition to the permitted ground sign under Section 3372.706 of the Columbus City Code.

D. Miscellaneous

1. Variances.

a) Section 3372.704(A) Building Setback: to reduce the building setback from 25 feet to zero along Olentangy River Road.

b) Section 3372.705(B) Building Design Standards: to reduce the required building width from 140 feet to 117 feet.

c) Section 3312.49(c) to remove the cap on the number of parking spaces permitted on the site.

d) Section 3372.706 Graphics: permit continued use of existing off premise sign along with a ground sign.

e) Section 3373.707 Landscaping and Screening: to eliminate the street trees and shrubs

2. CPD Criteria.

- a) Natural Environment, The site is currently developed with a single building.
- b) Activities. The proposed development will provide commercial options for the surrounding commercial and residential neighborhoods.
- c) Behavior Patterns. Existing development in the area (ie Lennox Center) have established vehicular and pedestrian patterns for the area.
- d) Circulation. The site will have access to Chambers Road and Olentangy River Road.
- e) Form of the Environment. The site is subject to the Community Commercial Overlay which contains building design requirements.
- f) Emission. The site will not have negative effects on emission levels of light, sound, smell and dust.

3. Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments of the Zoning Site Plan shall be subject to review and may be approved by the Director of the Department of Building and Zoning Services, or 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 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.

1555 Olentangy River Road
Approximately 0.7 acres
C-4 & M-2 to CPD

CHAMBERS RD

OLENTANGY RIVER RD

RAMP

Z88-1962
LUCRPD
12.28/1.588

ORIG
C4
2/27/1928

ORIG
C4
2/27/1928

KING AVE

315

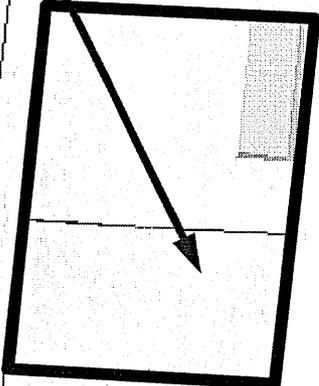
RAMP

ORIG
M
2/27/1928

Z11-003

1555 Olentangy River Road
Approximately 0.7 acres
C-4 & M-2 to CPD

CHAMBERS RD



OLENTANGY RIVER RD

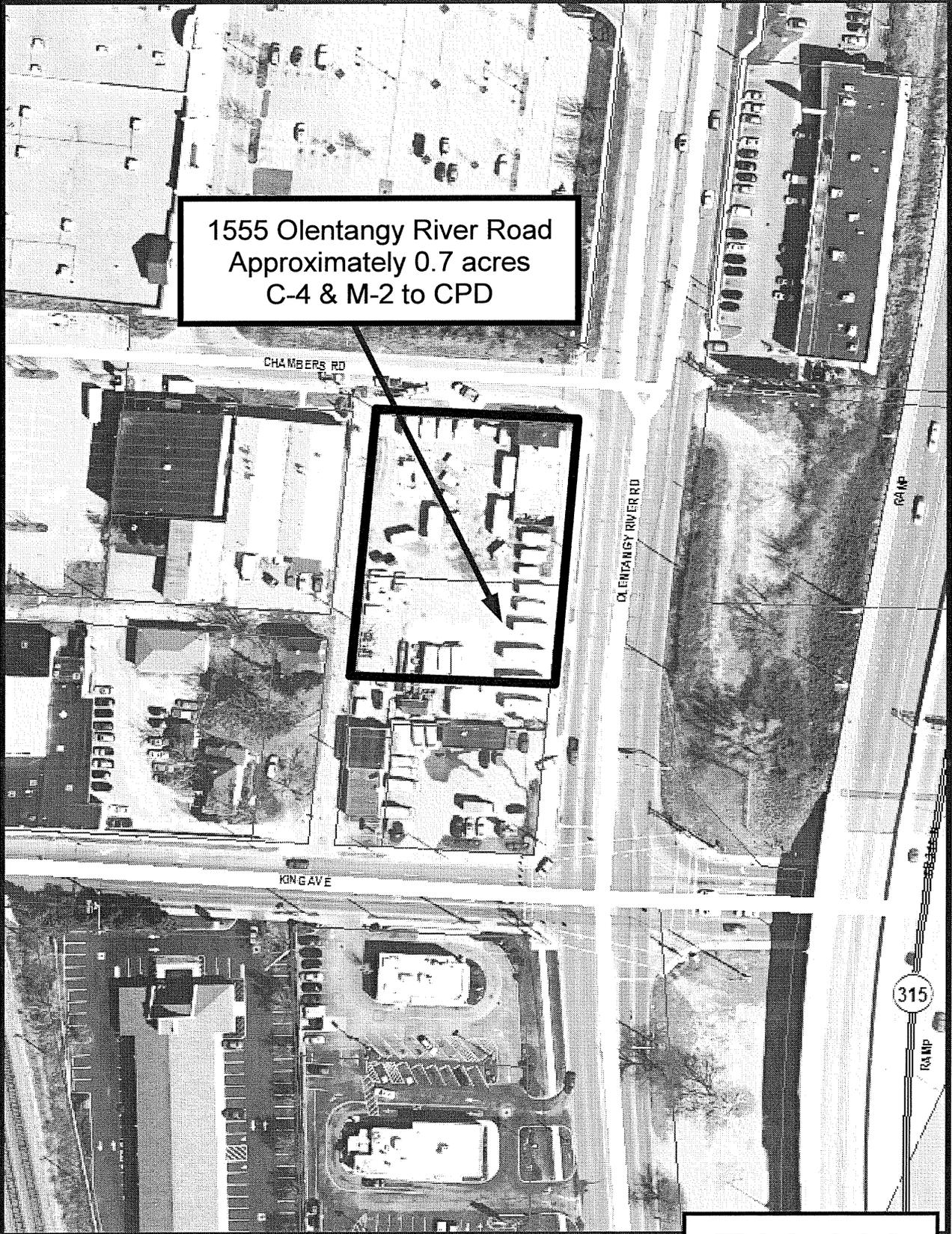
RAMP

KING AVE

315

RAMP

Z11-003



1555 Olentangy River Road
Approximately 0.7 acres
C-4 & M-2 to CPD



Z11-003