

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 14, 2016**

- 4. APPLICATION: Z15-059**  
**Location:** **1075 EAST MAIN STREET (43205)**, being 0.35± acres located at the southeast corner of East Main Street and South Ohio Avenue (010-047295; Near East Area Commission).  
**Existing Zoning:** ARLD, Apartment Residential District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Fuel sales with convenience retail.  
**Applicant(s):** Samira H. Jallaq; c/o Banwo Longé, P.E.; 1008 East Main Street; Columbus, OH 43205.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

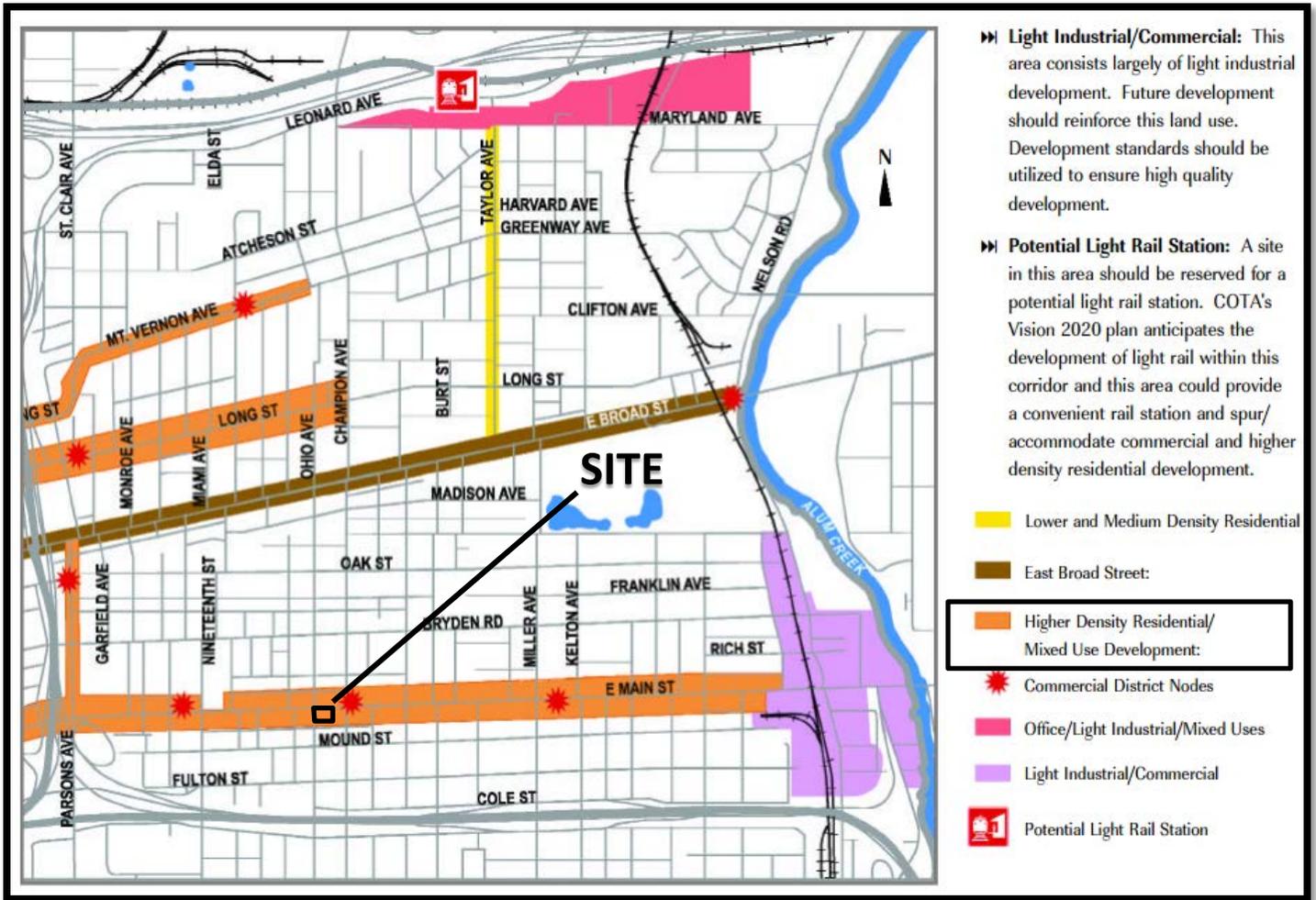
- The site is developed with a convenience store zoned in the ARLD, Apartment Residential District, and is within the Urban Commercial Overlay (UCO). It was previously used as a service station zoned in the C-4, Commercial District, but was rendered nonconforming with the Model Cities down-zoning in 1974. Council variance CV85-032 was approved to convert the service garage to the existing retail use, but not to conform the then-existing fuel pumps. The pumps and canopy were removed in the 1990's. The requested CPD, Commercial Planned Development District will allow the construction of a new canopy with fuel pumps and a 510 square-foot addition to the existing convenience store.
- The site is surrounded by a mixed-use commercial/apartment building to the northwest, a two-unit dwelling to the west, a single-unit dwelling to the south, and undeveloped land to the east, all in the ARLD, Apartment Residential District. North of the site across East Main Street is a retail store zoned in the L-C-4, Limited Commercial District.
- The site is within the planning area of the *Near East Area Plan (2005)*, which recommends high density residential and mixed uses at this location.
- The CPD text commits to a site plan and elevation renderings for the proposed development. The text includes provisions for landscaping, lighting controls, and outside display. Variances to UCO standards are also incorporated into the request.
- The site is located within the boundaries of the Near East Area Commission whose recommendation is for approval of the requested CPD district.
- The *Columbus Thoroughfare Plan* identifies East Main Street as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval.

The requested CPD, Commercial Planned Development District will allow the construction of a new canopy with fuel pumps and a 510 square-foot addition to the existing convenience store. The proposal would result in a development that is not compliant with the established Urban Commercial Overlay requirements. Staff is sympathetic to the circumstances involved with this site, but does not want to set a precedent for future development along this corridor. Staff would consider supporting a fuel sales facility that was designed in accordance with the provisions of the Urban Commercial Overlay.



Z15-059  
 1075 East Main Street  
 Approximately 0.35 acres  
 ARLD to CPD



Near East Area Plan (2005)

Z15-059  
 1075 East Main Street  
 Approximately 0.35 acres  
 ARLD to CPD



Z15-059  
1075 East Main Street  
Approximately 0.35 acres  
ARLD to CPD

## COMMERCIAL PLANNED DEVELOPMENT DISTRICT TEXT

**EXISTING DISTRICT:** ARLD

**PROPOSED DISTRICT:** CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT

**PROPERTY ADDRESS:** 1075 East Main Street, Columbus, Ohio 43205

**OWNER AND APPLICANT:** SAM IRA H. JALLAQ

**DATE OF TEXT:** 02/17/16

**APPLICATION NUMBER:** Z15-059

### INTRODUCTION:

The existing site is currently zoned ARLD and is subject to variance application CV85-032, passed on 06/17/85, which allowed for a convenience store in conjunction with gasoline sales, but did not conform the gasoline sales use. Presently, the property contains grocery store only, and the canopy and fuel pumps were removed in the 1990's. The new proposal is for addition of fuel sales and an addition to the existing grocery store. The existing grocery store and the proposed addition equals 1,860 square feet (1,350 existing + 510 proposed square feet) and two double sided fuel dispensers under a 1,458 square feet fuel canopy. Please see proposed site plan on Sheet 2 of 2, enclosed herewith. The site consists of Parcel No. 010-047295, containing 0.345 acre of land. The site is located on the southeast corner of East Main Street and South Ohio Avenue, and is within the Urban Commercial Overlay (UCO). The east side of the site is bordered by a vacant lot -Parcel No. 010-050260. South of the property is the 12.50 ft. alley. Please see Plan Sheet 1 of 2 included in the application for existing conditions.

**PERMITTED USES:** The existing use was approved via variance application CV85-032 for a convenience store in conjunction with gasoline sales. The permitted uses are fuel sales with grocery/convenience retail in accordance with Plan Sheet 2. All uses of the C-1, Commercial District are permitted in accordance with UCO development standards should the site be redeveloped.

**DEVELOPMENT STANDARDS:** Except as otherwise noted, the applicable development standards of Chapter 3351 C-1, Commercial District of the Columbus City Code shall apply.

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

Setbacks for the building and parking lot lay-out shall be as shown on Plan Sheet 2 of 2 included in this submission. The existing grocery store is at a setback of 61 feet from East Main Street. An addition of 510 square feet to the grocery is being proposed, and will be a minimum of 40 feet from South Ohio Avenue. A double sided gasoline sale dispenser at a distance of about 33 feet from East Main Street under a 1,458 square feet canopy is being proposed. The canopy setback is proposed to be 20 feet from East Main Street and 55 feet from South Ohio Avenue. Parking setbacks are proposed at 3.5 feet from East Main Street, and 5 feet from Ohio Avenue.

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

There are four existing curb cuts on the property. Two curb cuts are located on East Main Street and the two curb cuts are located on South Ohio Avenue. The proposed parking lot, including handicap and loading are as shown on Plan Sheet 2 of 2. The access western most access on East Main Street and the northern most access point on South Ohio Avenue will be closed as depicted on Plan Sheet 2 of 2.

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

A minimum 5-foot high solid wood privacy fence shall be erected along the southern and eastern property lines in order to meet the parking lot screening requirements along those boundaries.

**D. Building Design and/or Interior/Exterior Commitments:**

The existing grocery store building is a painted white concrete block building. The existing and the proposed building addition shall have the same elevation for uniformity and shall blend with the environment aesthetically. A proposed rendering is enclosed herewith. The building shall be designed in general conformance with the rendering which depicts the front of the existing building and the new addition.

**D. Lighting, Outdoor Display Areas and/or Environmental Commitments:**

1. Parking lot light poles shall not exceed a height of 18 feet above the ground. The existing light pole foundation and existing light poles -6 total -are shown on the Plan Sheets 1 and 2.
2. No outside display of tires/batteries; and outdoor display/sales area shall be limited as follows:
  - a. At the ends of fuel pump islands with the maximum footprint of displays being four (4) feet by four (4) feet by five (5) feet in height.
  - b. Propane display, air pump, and ice machine shall be permitted along the northern and western elevations of the building, provided that adequate sidewalk space remains for pedestrian use. The sidewalks shall be in place after the new construction is completed. Propane tank storage racks shall be located in an approved location by the Columbus Fire Department.

**E. Graphic Commitments:**

All graphic and signage shall comply with the graphic code standards contained in Article 15, Title 33 of the City of Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphic Commission for review and consideration.

**F. Miscellaneous Commitments:**

1. Site Plan: The subject site shall be developed in accordance with the submitted site plan for the proposed fuel sales and expanded grocery store uses. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plan are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of Building and Zoning services or his designee upon the proposed adjustment. Redevelopment of the site shall be in accordance with the C-1, Commercial District.
2. Abandonment: Should the fuel sales use be discontinued, the property owner will comply with the abandonment provisions in Section 3357.18.
3. Variances: Due to the site's existing configuration and previous use as a fuel sales facility, variances to the following are requested:

1. 3312.21(A), to eliminate parking lot trees.
2. 3312.21(D)(1), to reduce required four-foot width for parking lot screening to an area wide enough to accommodate a wood privacy fence.
3. To vary all Urban Commercial Overlay requirements except 3372.606, Graphics, for the proposed canopy/fuel sales and the existing grocery store and proposed addition.

Note: Redevelopment of the site will require conformance with parking lot landscaping and UCO requirements.

**CPD REQUIREMENTS:**

1. Natural Environment: The property is in the "Primary Street". This means the property is in the already developed area where traffic circulation, transportation and street development are already established. The property has been used in the past as a grocery store and gasoline sales, and is currently in use as grocery store.
2. Existing land use: the Property is currently in use as a convenience grocery store only.
3. Transportation and Circulation: The property is in the "Primary Street". Transportation and circulation are currently adequate. The curb cuts will be reduced to two as shown on Plan Sheet 2.
4. Visual form of the environment: Property is in the "Primary Street". Visibility and the safety of motorists and pedestrians are already available and functional. There are roads and sidewalks.
5. Proposed Development: The proposed is a 510 square feet addition to the existing convenience store building with fuel sales/canopy being added.
6. Behavior Pattern: Property is in the "Primary Street" established behavior pattern for the motorists and pedestrians have been adequately and properly ensured.
7. Emissions: Property is located in the "Primary Street". There is no adverse affection of emission.

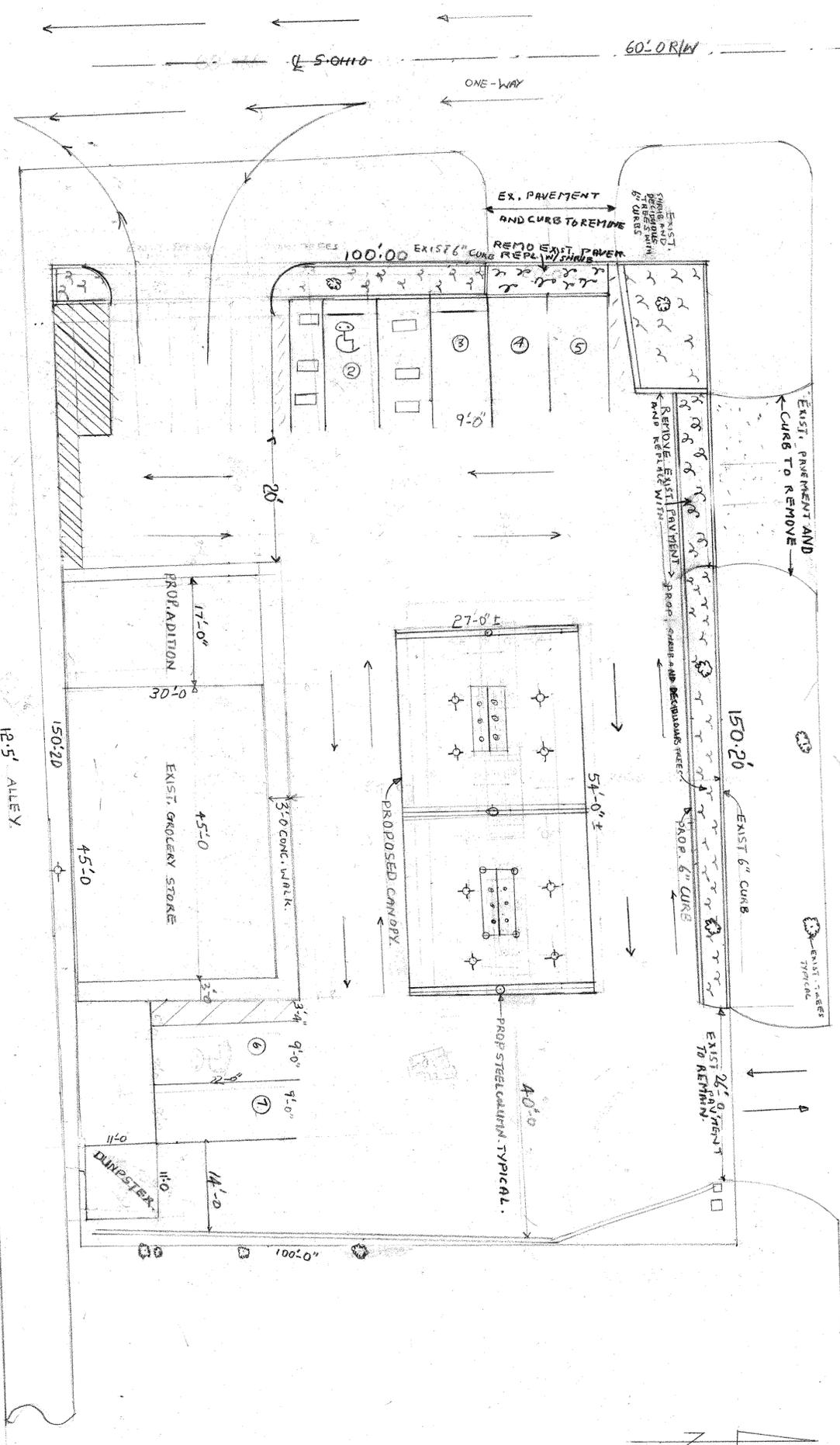
The undersigned, being the owner of the subject property together with the applicant in the subject application, do hereby agree singularly for herself, her heirs, successors and assigns, to abide by the above restrictions conditions, and commitments regarding development of the subject property and for such purpose each states that she 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 except as described within this CPD Text.

SIGNATURE: \_\_\_\_\_  
**SAMIRA H. JALLAQ**

DATE: \_\_\_\_\_



EAST MAIN ST. 80'-0" R/W



SCALE: 1" = 10'-0"

OWNER: TALLAQ SAMIRA H.  
1075 E. MAIN ST.  
COLUMBUS, OHIO

PROPOSED SITE PLAN LAY-OUT  
FOR GASOLINE STATION AND  
GROCERY STORE ADDITION

PREPARED BY: BANWU LONGE, P.E.  
1008 E. MAIN ST. COLUMBUS, OHIO

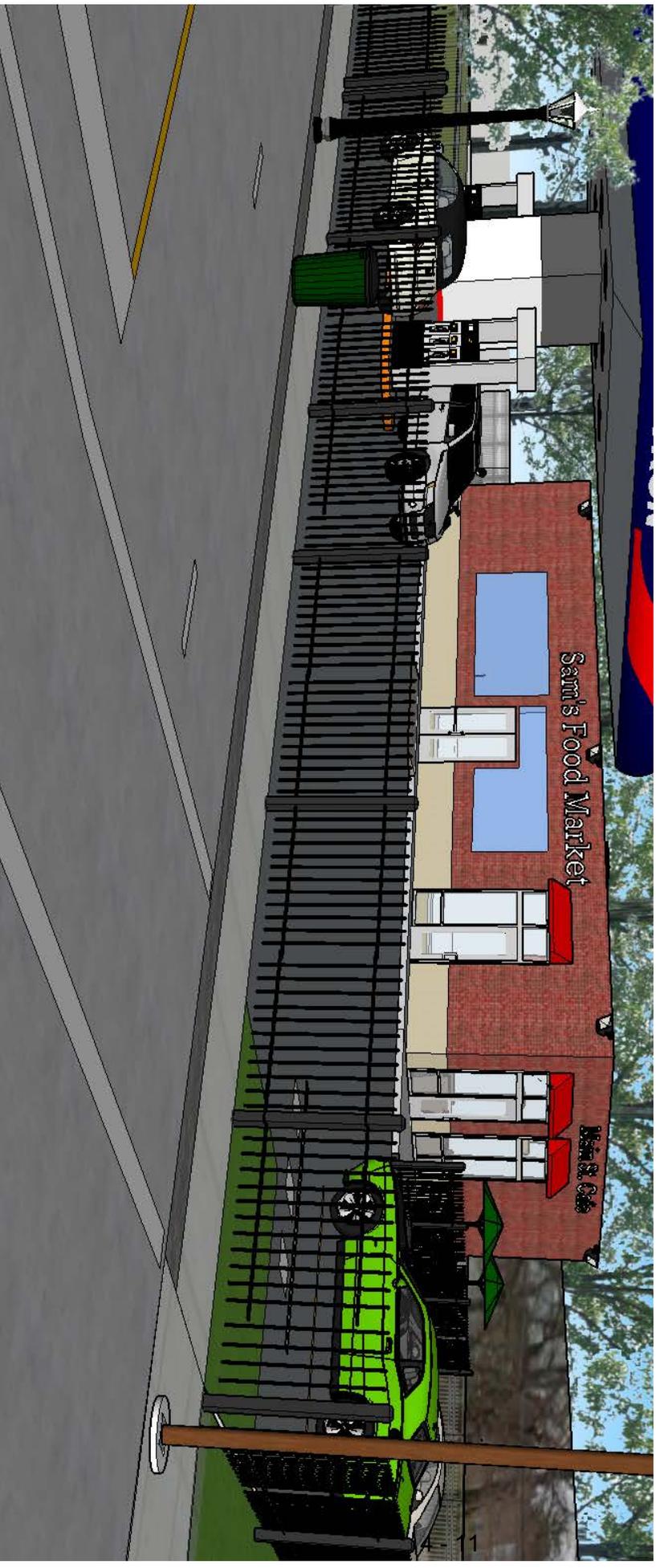


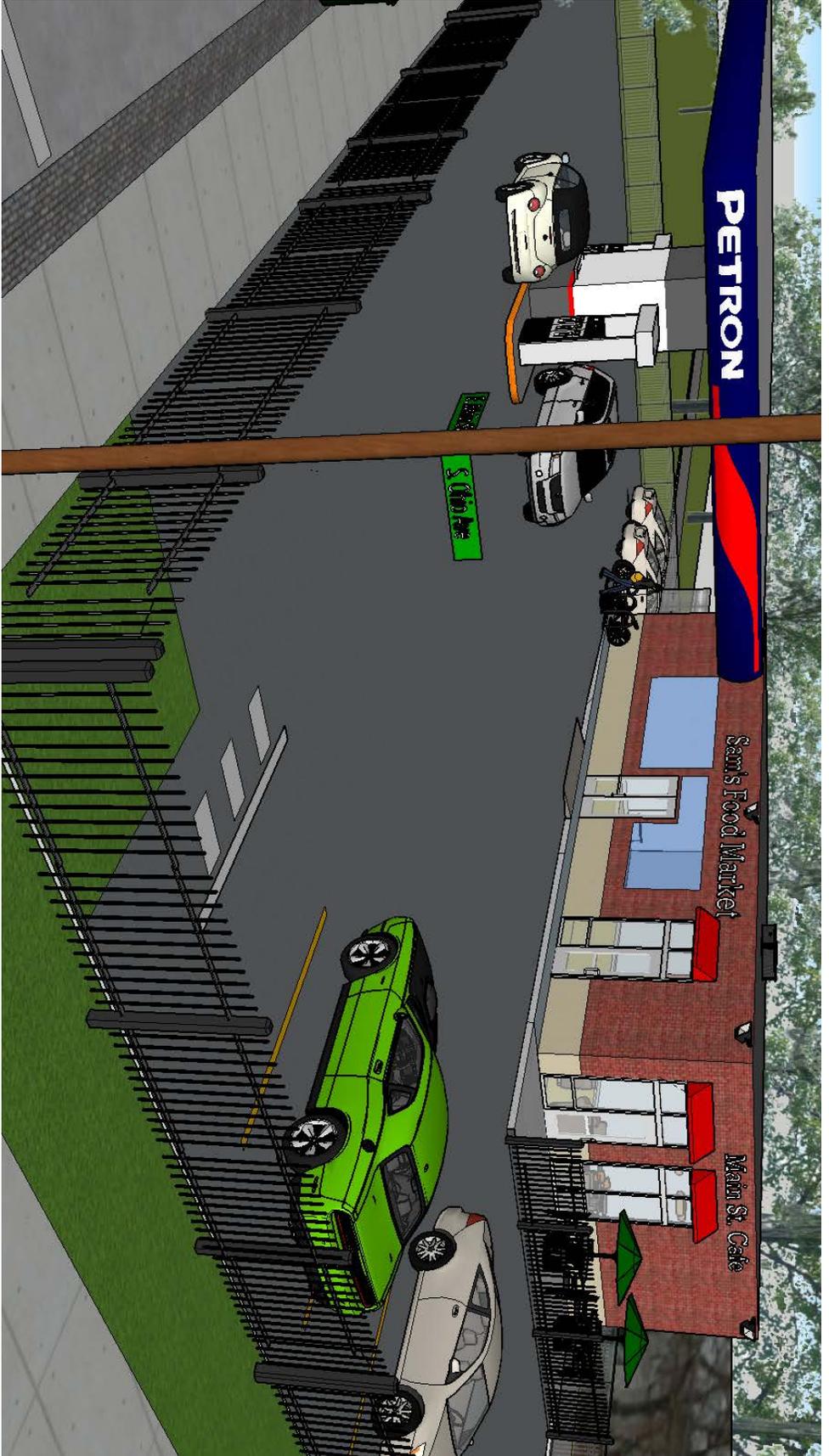
SHT. 2/2

# Gas Station and Café Proposal

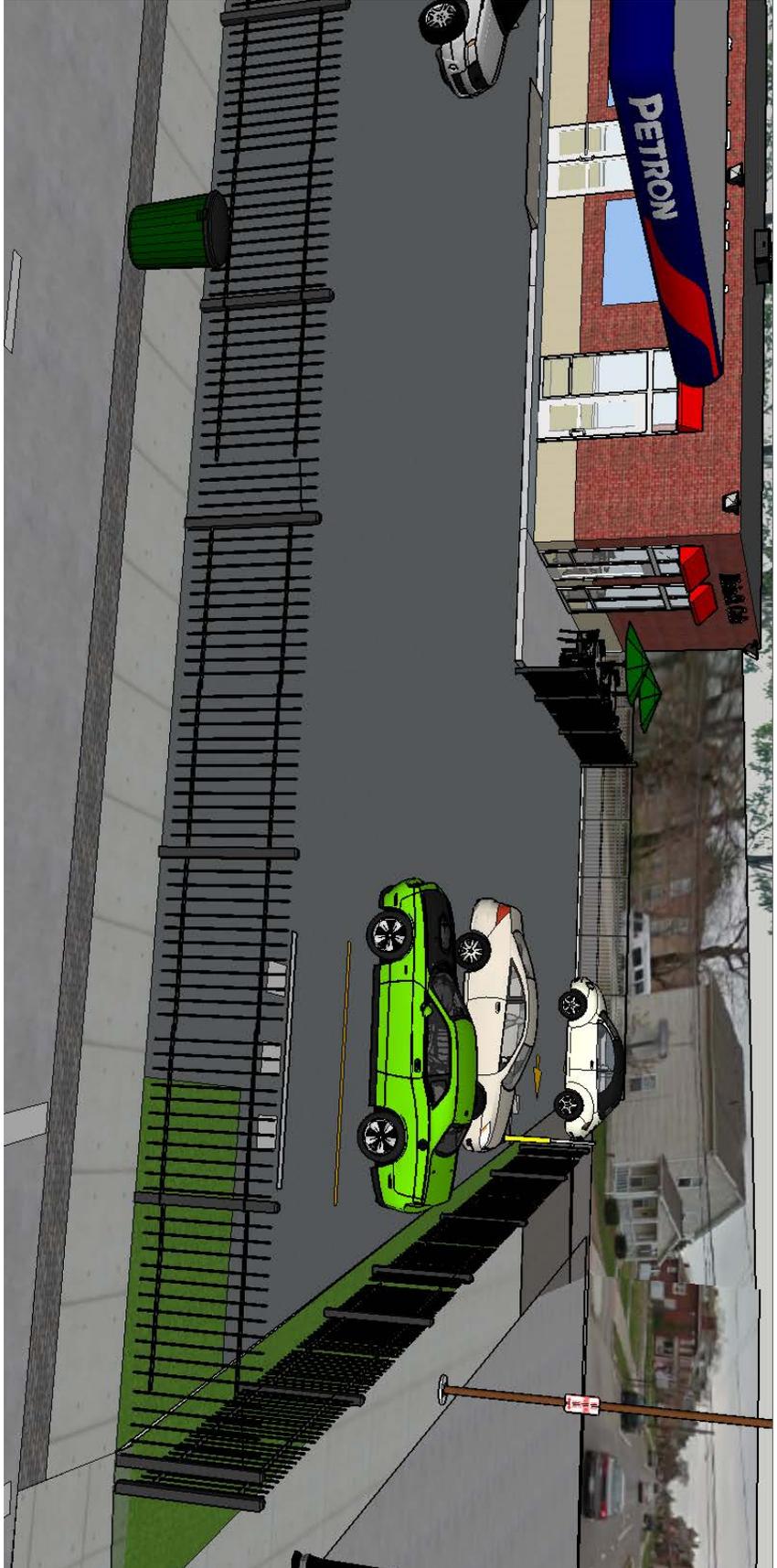
1075 E. Main Street

Columbus, Ohio 43205





Proposed gas station and cafe

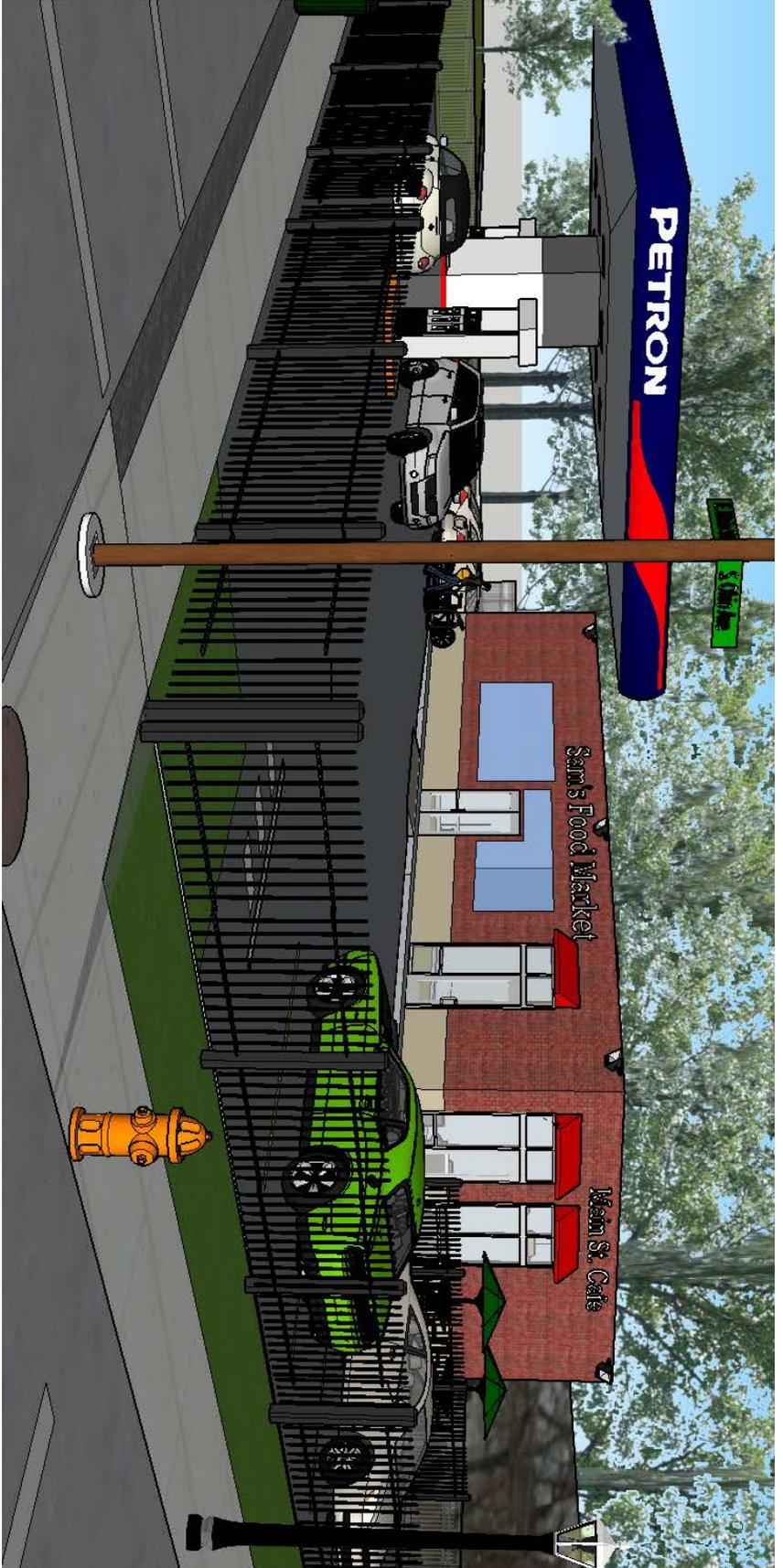


Proposed Design- Remove entrance and replace with parking and include 4ft fence similar to area businesses



View from S. Ohio Ave. of proposed cafe

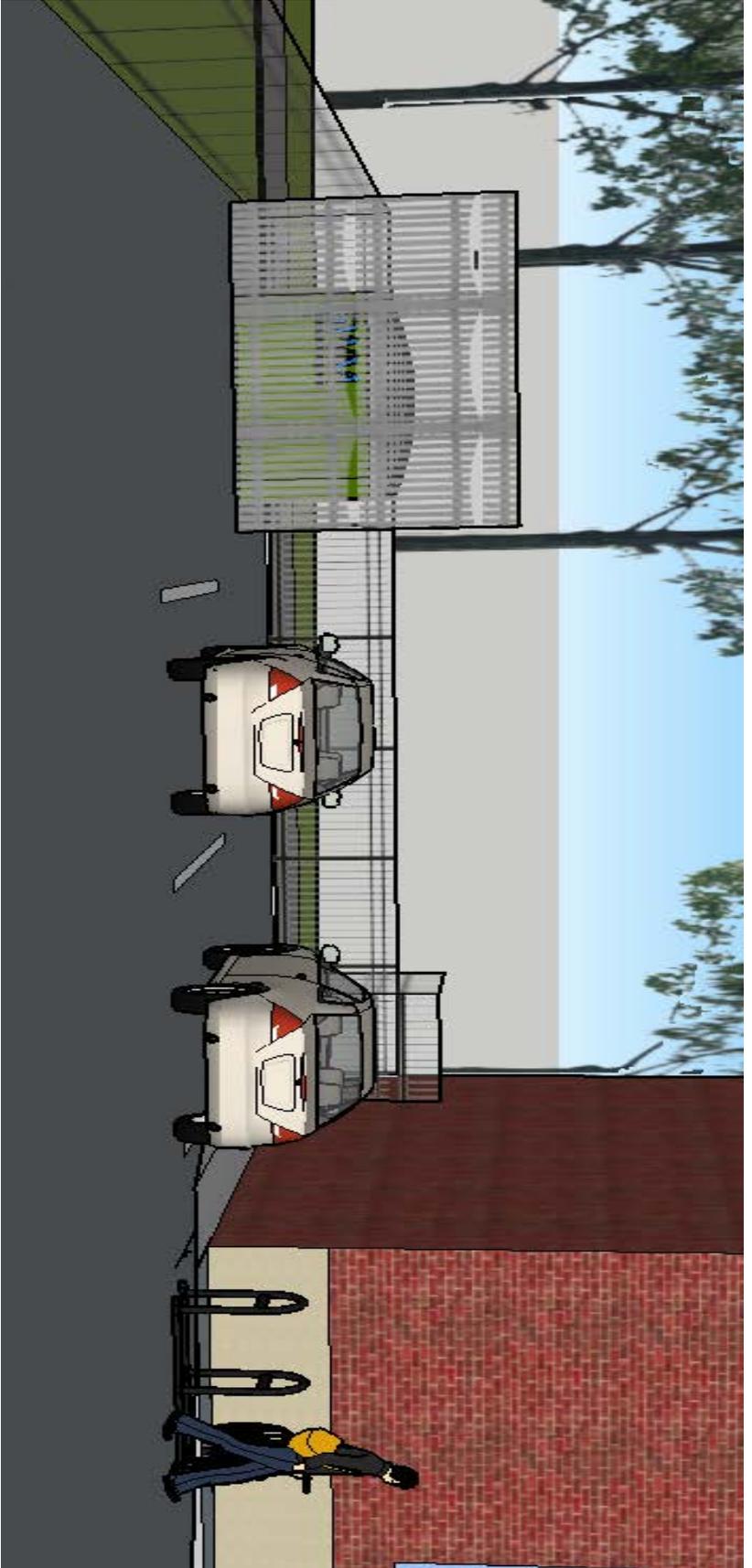
- Bushes removed, 1<sup>st</sup> entrance closed and replaced with grass and fencing, proposed patio for cafe



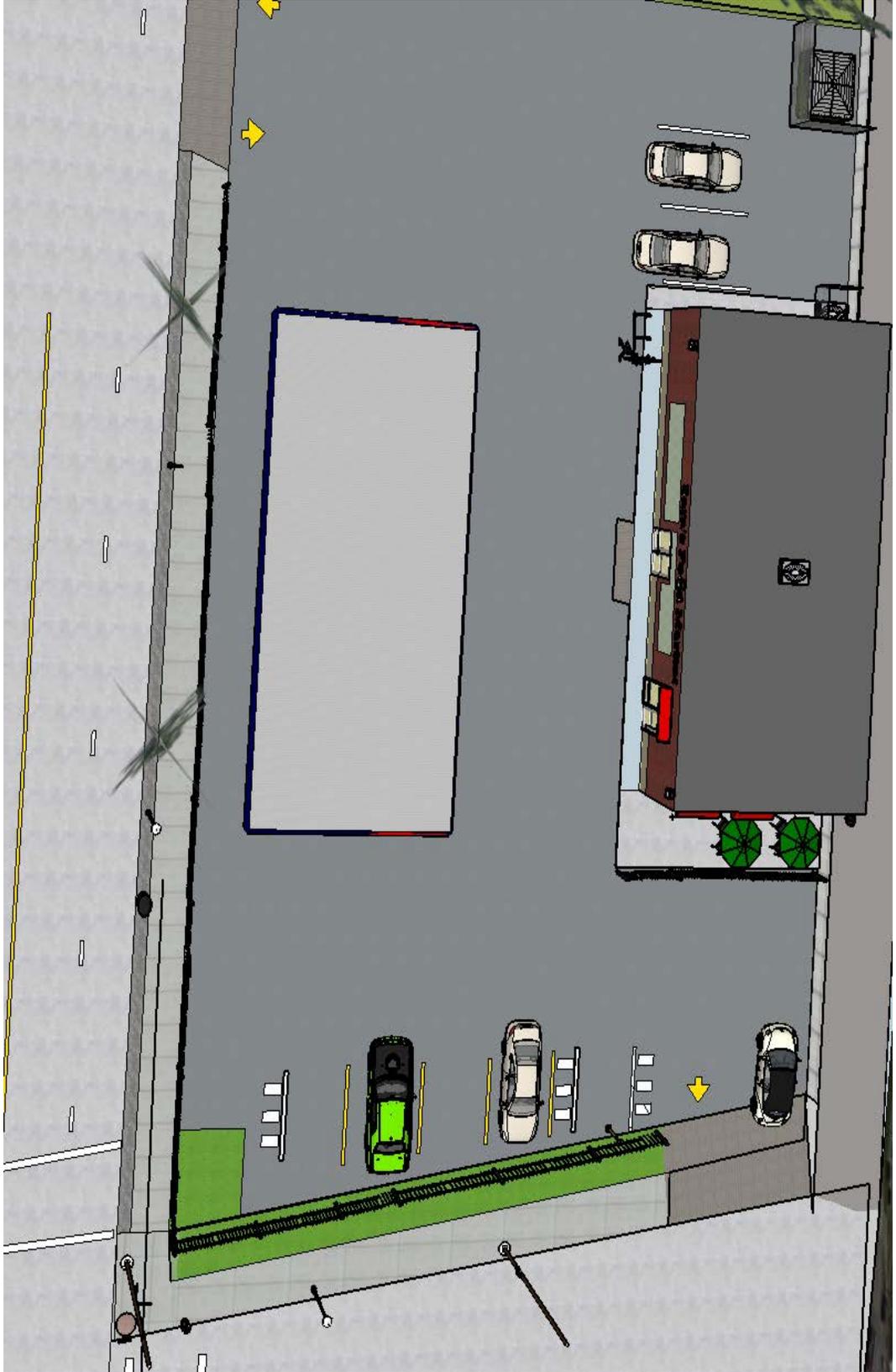
View from E. Main St. heading towards Bexely, (proposed)



Proposed view from E. Main St. heading towards downtown



View from E. main St. looking at east side of building, New Fence, bike rack, parking spots, removed chain link fence, removed clutter



Proposed view (Aerial)



Proposed view from corner of S. Ohio and Main st.

**Pine, Shannon L.**

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**From:** Kathleen Bailey <kathleendbailey@hotmail.com>  
**Sent:** Monday, March 28, 2016 11:24 PM  
**To:** Pine, Shannon L.  
**Subject:** NEAC Variances

**Importance:** High

The following variances were voted on by the Near East Area Commission (NEAC) at the March 10, 2016 General Business Meeting:

Poindexter Village Phase 2      13-0-1    Abstention John Waddy

1075 E. Main Z15-059            13-0-0