



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 #: 216-029
Date Received: 5/3/16
Application Accepted By: SP + JB Fee: \$4800
Comments: Assigned to Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shamon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2000 East Main Street, Columbus, Ohio Zip 43205
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 010-192091 and 010-022407

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

Current Zoning District(s) CPD Requested Zoning District(s) CPD

Area Commission or Civic Association: Near East Area Commission

Proposed Use or reason for rezoning request: To amend the existing zoning text and site plan.

(continue on separate page if necessary)

Proposed Height District: 35' Acreage 5.19 +/-
[Columbus City Code Section 3309.14]

APPLICANT:

Name The Kroger Co.

Address 4111 Executive Parkway City/State Westerville, Ohio Zip 43081

Phone # 614.898.3243 Fax # _____ Email lindsey.taylor@kroger.com

PROPERTY OWNER(S):

Name The Kroger Co.

Address 4111 Executive Parkway City/State Westerville, Ohio Zip 43081

Phone # 614.898.3243 Fax # _____ Email lindsey.taylor@kroger.com

Check here if listing additional property owners on a separate page

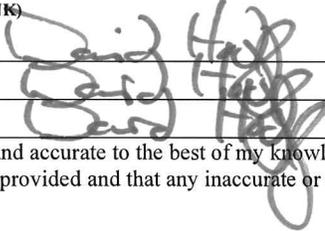
ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

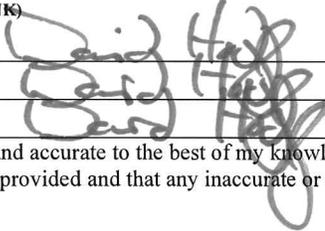
Name David Hodge, Esq.

Address Underhill & Hodge LLC, 8000 Walton Pkwy, Ste 260 City/State New Albany, Ohio Zip 43054

Phone # 614.335.9320 Fax # 614.335.9329 Email: david@uhlawfirm.com

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

APPLICANT SIGNATURE The Kroger Co. By: 

PROPERTY OWNER SIGNATURE The Kroger Co. By: 

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 all checks payable to the Columbus City Treasurer



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge, Esq.
of (1) MAILING ADDRESS Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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 2000 East Main Street, Columbus, Ohio 43205
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) 5/3/16
(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) The Kroger Co.
4111 Executive Parkway
Westerville, Ohio 43081

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

The Kroger Co.
614.898.3243

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

(5) Near East Area Commission
Annie Ross-Womack
874 Oakwood Avenue, Columbus, Ohio 43206

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) David Hodge
Subscribed to me in my presence and before me this 26th day of April, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) Kimberly R. Grayson
My Commission Expires: 1-11-2021

This Affidavit expires six months after date of notarization.

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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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 # 216-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge, Esq.
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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. The Kroger Co. 4111 Executive Parkway Westerville, Ohio 43081	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 26th day of April, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Kimberly R. Grayson
1-11-2021

My Commission Expires:



Notary Seal Here

Project Disclosure Statement expires six months after date of notarization.
KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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

APPLICANT:

The Kroger Co.
4111 Executive Parkway
Westerville, Ohio 43081

PROPERTY OWNER:

The Kroger Co.
4111 Executive Parkway
Westerville, Ohio 43081

AREA COMMISSION:

Near East Area Commission
Kathleen Bailey
489 Linwood Avenue
Columbus, Ohio 43205

ATTORNEY:

David Hodge, Esq.
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

KFC US Properties, Inc.
P.O. Box 35370
Louisville, Kentucky 40232-5370

Gary J. Galbreath, Tr.
6750 Blacksnake Road
Utica, Ohio 43080

Schmidt Enterprises LP
c/o JDS Companies
460 East Main Street
Columbus, Ohio 43215

Schmidt Enterprises LP
463 Holtzman Avenue
Columbus, Ohio 43205

Daniel Weisenbach
437 Holtzman Avenue
Columbus, Ohio 43205-1604

Garold and Betty Beim, Tr.
P.O. Box 9743
Columbus, Ohio 43209-0743

Solihull LLC
150 East Broad Street, Suite 200
Columbus, Ohio 43215

Enterprising Properties LLC
1737 Bideawee Park
Columbus, Ohio 43205

City of Columbus Ohio
90 West Broad Street, Suite 425
Columbus, Ohio 43215

Youssef M. Ballouz
7381 Christie Chapel Road
Dublin, Ohio 43017

Parkview-Main II LLC
P.O. Box 24550
Columbus, Ohio 43224

Parkview Arms (Ohio) LLC
P.O. Box 24550
Columbus, Ohio 43224

City of Bexley
2242 East Main Street
Columbus, Ohio 43209-2319

2020 EAST MAIN STREET (43205), being 5.19± acres located on the northeast corner of East Main Street and Holtzman Avenue, and being more particularly described as follows:

Tract 1: Being situated in the City of Columbus, Franklin County, State of Ohio and being part of Lot fifty-eight (58) of Martin & Stage's Fairwood Addition to the City of Columbus of record in Plat Book 2, Page 98 and being part of that land of record in Deed Volume 2152, Page 527 and Deed Volume 3674, Page 523 and Official Record 196, Page F-18 in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a chisel cross on the westerly headwall of bridge on Alum Creek, said point being the southeast corner of Lot 58;

Thence from the place of beginning North 87° 51' 02" West along the north line of Main Street (80 feet wide) a distance of 249.55 feet to a point;

Thence along the easterly boundary of The Kroger Co. (O.R. 20 P. E-17, O.R. 109, P. H-14, D.V. 3741 P. 868 and D.V. 3732 P. 88) the following seven (7) courses:

1. North 2° 08' 58" East a distance of 117.46 feet (passing over a spike at 2.00 feet) to a spike;
2. North 87° 51' 02" West a distance of 35.00 feet to a point;
3. North 2° 08' 58" East a distance of 107.01 feet to a point;
4. North 87° 51' 02" West a distance of 82.94 feet to a point;
5. North 3° 56' 47" East a distance of 16.00 feet to a point;
6. North 87° 51' 02" West a distance of 3.00 feet to a point;
7. North 3° 56' 47" East a distance of 149.00 feet to an iron pin;

Thence South 87° 51' 02" East a distance of 255.87 feet (passing over an iron pin at 178.00 feet) to a point in the centerline of Alum Creek;

Thence South 31° 07' 40" East along the centerline of Alum Creek also being the westerly boundary of Trust Realty Company (D.V. 3121 P. 559) a distance of 148.53 feet to a point;

Thence South 19° 21' 36" East along the centerline of Alum Creek and the west boundary of said Trust Realty Company a distance of 100.79 feet to a point;

Thence South 5° 09' 20" West along the east line of Lot 58 a distance of 171.68 feet to the place of beginning – containing 2.565 acres, more or less.

Tract 2: Situated in the City of Columbus, County of Franklin, State of Ohio, being located north and east of the intersection of East Main Street and Holtzman Avenue and being part comprised of Lots 6 through 17 of Henry Holtzman's Addition, as shown and recorded in Plat Book 5, pages 176 and 177, also part of lots 57 and 58 of Martin and Stages Fairwood Addition of record in Plat Book 2, page 98, and in part by portions of vacated Alley's platted within said Additions:

Being also those tracts of land deeded to the Kroger Company by the following instruments:
0.261 Acre Tract 1 and 0.989 Acre Tract 2 contained in deed recorded in D.B. 3741, pg. 868;

0.888 Acres out of that 1.017 Acre parcel recorded in Deed Book 3732, page 88;

0.261 Acres recorded in Official Record Vol. 20, page E-17;

0.144 Acres recorded in Official Record Vol. 109, page E-14; and including also 0.129 Ac. located within portions of alleys vacated by City of Columbus, Ordinance No. 1482-80 and being more particularly described as follows:

Beginning at the southwest corner of the herein described parcel, said point being located at the intersection of the north line of E. Main Street (80 foot right of way) with the east line of Holtzman Avenue (60 foot right of way), as shown on the plat of said Henry Holtzman Addition, said point being also the southwest corner of said 0.989 Ac Tract 2, (D.B. 3741, pg. 868),

Thence along said east line of Holtzman Ave. and west line of said 0.939 Ac. and 0.261 acre tract of record in Official Records Vol. 20 pg. E-17, N 3° 56' 47" E a distance of 389.59 feet to a point;

Thence along said north line of last mentioned 0.261 Acre parcel and said line extended to the center line of an alley vacated by City of Columbus, Ordinance No. 1482-80, S 87° 51' 02" E a distance of 180.01 feet to a point;

Thence along the centerline of said alley N 3° 56' 47" E a distance of 7.99 feet to a point;

Thence crossing said vacated alley and along the north line of said 0.144 Ac parcel S 87° 51' 02" E a distance of 50.00 feet to a point;

Thence along the east line of said 0.144 Ac. parcel S 3° 56' 47" W a distance of 157.00 feet to a point in the north line of said 1.017 Ac. parcel;

Thence along said north line S 87° 51' 02" E a distance of 3.03 feet to a point at the northwest corner or an 0.129 acre parcel deed to Diamond Harmony foods, Inc. by deed of record in O.R. Vol. 196. Page F-18:

Thence crossing through said 1.017 Ac. parcel along the boundary of said 0.129 Acre parcel the following four (4) courses:

- (1) S 3° 56' 47" W a distance of 16.00 feet to a point;
- (2) S 87° 51' 02" E a distance of 82.94 feet to a point;
- (3) S 2° 08' 58" W a distance of 107.01 feet to a point;
- (4) S 87° 51' 02" E a distance of 35.00 feet to a point in the east line of said 1.017 Ac. parcel;

Thence along said east line S 2° 08' 58" W a distance of 117.46 feet to a point in the north line of E. Main St.;

Thence along the north line of E. Main Street N 87° 51' 02" W a distance of 358.03 feet to the place of beginning.

This description is based on a survey of said land by Robert A. Hock, Ohio Registered Surveyor No. 5674.



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: 010022407, 010192091

Zoning Number: 2000

Street Name: E MAIN ST

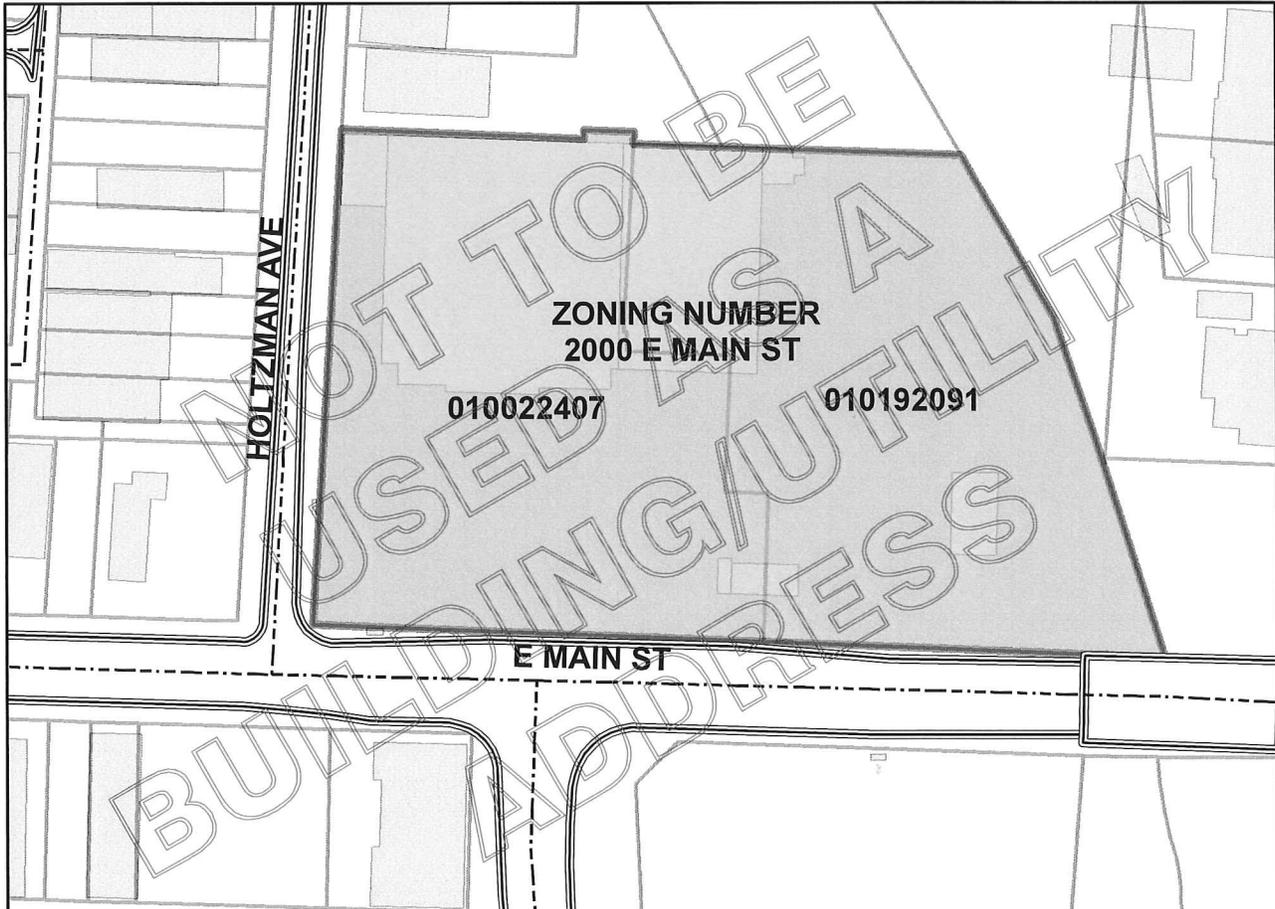
Lot Number: N/A

Subdivision: N/A

Requested By: UNDERHILL & HODGE (DAVID HODGE)

Issued By: *Adyana Amarian*

Date: 4/26/2016

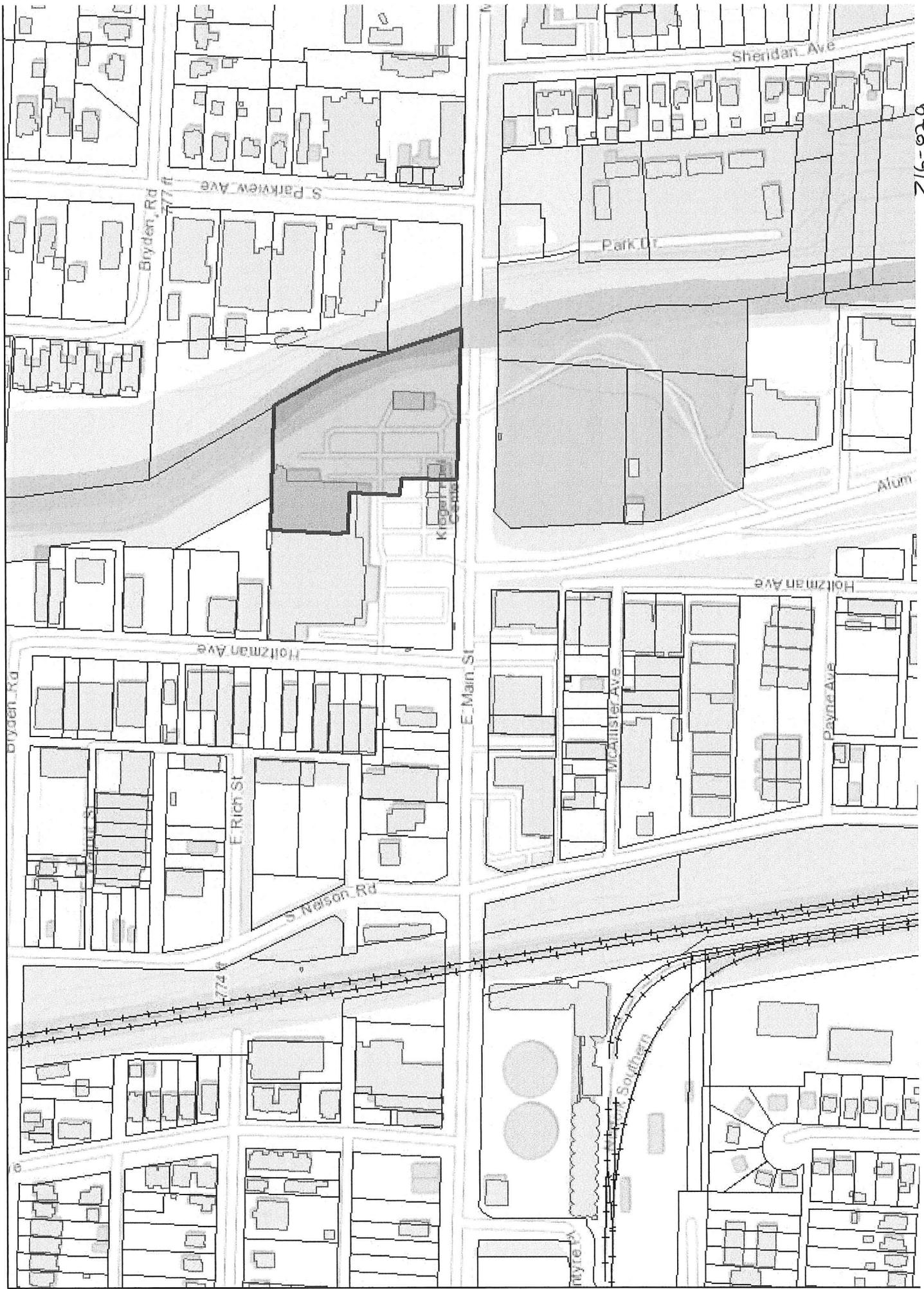


JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 62835

0101039 03101



216-029

CPD TEXT

PROPOSED DISTRICT: CPD
PROPERTY ADDRESS: 2000 East Main Street, Columbus, Ohio 43205
OWNER: The Kroger Co.
APPLICANT: The Kroger Co.
DATE OF TEXT: May 2, 2016
APPLICATION NUMBER: Z16- 029

1. **INTRODUCTION:** The Kroger Co. plans a minor expansion to its existing grocery store at this location, and also plans to raze the car wash located along the eastern portion of its property and to use that area for parking. As such the CPD Plan and CPD Text need to be revised.

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

3. **DEVELOPMENT STANDARDS:**

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

Parking and Building setbacks are as shown on the submitted site plan.

B. Access, Loading, Parking, and/or other traffic related commitments.

All circulation, curbcuts and access points shall remain in their existing configuration, as reflected on the CPD Plan.

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

1. Raised curbs and landscaping shall be maintained as shown on site plan.

2. All trees shall be a minimum of 2 ½ inch caliper for deciduous, 1 ½ inch for ornamental and 5 feet in height for evergreen, at installation.

3. All landscaping shall be maintained in a healthy condition, dead material shall be replaced with new landscaping within six months or the next planting season, whichever comes first.

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

1. All exterior treatments of the building shall be consistent with the existing Kroger store and fuel center canopy, maintaining similar colors and materials.

2. The fueling facility building(s) shall be finished on all sides/elevations with brick veneer.

3. The fueling facility canopy structure shall be finished with one or more of the following materials, individually, or in any combination thereof: a) brick, b) stucco (or comparable material), c) thru wall masonry units, d) split face, fluted, or polished masonry units, e) wood, f) glass, g) aluminum and glass framing and/or pre-colored metal or shingles.

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

1. An ice machine and soft-drink machine and/or displays may be placed along the front or side of the fueling facility building.

2. Notwithstanding the ice and soft-drink machines or displays, outside sales displays will be limited, at the fueling facility, to automotive displays as follows:

- a. In front of the building along the sidewalk, four (4) feet in depth and twelve (12) feet in width.
- b. A 4' x 4' area at the ends of the pump islands.
- c. The maximum height for any outside display areas shall be three (3) feet.
3. All external outdoor lighting shall be cut-off fixtures (down lighting), shall be recessed under the fueling facility canopy, shall be from the same or similar manufacturer's type and style and shall be designed and placed to minimize off-site light and glare and to prevent upward projection of light visible from the air.
4. All light poles and standards shall be white, bronze, navy blue, or black in color.
5. All light poles will conform in height to the height of the light poles in the adjacent shopping center.
6. All light poles on the subject property shall be placed as shown on the submitted drawing.

F. Graphics and/or Signage Commitments.

All graphics and signage shall comply with the City Graphics Code, Title 33, Article 15, of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Variances Requested.

1. Applicant requests a variance to the parking space requirement outlined in Section 3312.49 to reduce the minimum number of required parking spaces from 226 parking spaces to 188 parking spaces.
2. The parking and building setbacks shall be reduced on East Main Street and Holtzman Avenue as shown on the submitted site plan.

H. Miscellaneous Commitments.

1. Pursuant to agreement with the City of Columbus, Division of Recreation and Parks, a bike-path shall be constructed as shown on the site plan. Applicant shall donate all lands for construction of bike-path to the City of Columbus and the Division of Recreation and Pars shall be responsible for actual construction of the bike-path.
2. An underground storage tank for gasoline shall be located as shown on the submitted site plan.
3. The Subject Site shall be maintained in accordance with the Site Plan submitted herewith. The Site Plan may be slightly adjusted to reflect engineering, topographical or other unforeseen site data developed at the time of the contemplated improvement. Any slight adjustment shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

4. **CPD REQUIREMENTS:**

A. NATURAL ENVIRONMENT

This property is currently developed with a grocery store, fuel sales, and a car wash. It is located along the north side of East Main Street, north of the intersection of Main Street and Alum Creek Drive. Alum Creek is located to the east of the site.

B. EXISTING LAND USE

The existing land use is primarily a grocery store, with a supportive fuel sales center, car wash, and surface parking lot.

C. TRANSPORTATION AND CIRCULATION

The transportation and circulation pattern with this proposal will not change. The property will retain its two access points from East Main Street, and one from Holtzman Avenue. The easternmost access point shall remain a right-in / right-out access, the western access point is full service at the signal at East Main Street and Alum Creek Drive. The Holtzman Avenue access point shall remain a full service access.

D. VISUAL FORM OF THE ENVIRONMENT

East Main Street is a commercial corridor with the predominant land use in either direction being commercial. Alum Creek is located immediately to the east. Pumphouse Park is located to the south across East Main Street. Auto repair and salvage is located on the property to the north.

E. VIEW AND VISIBILITY

The proposed use and improvements will enhance the site and in no way diminish the neighborhood.

F. PROPOSED DEVELOPMENT

Applicant plans a minor addition to the grocery building to provide a better service to its customer base, and to raze the car wash to provide additional parking.

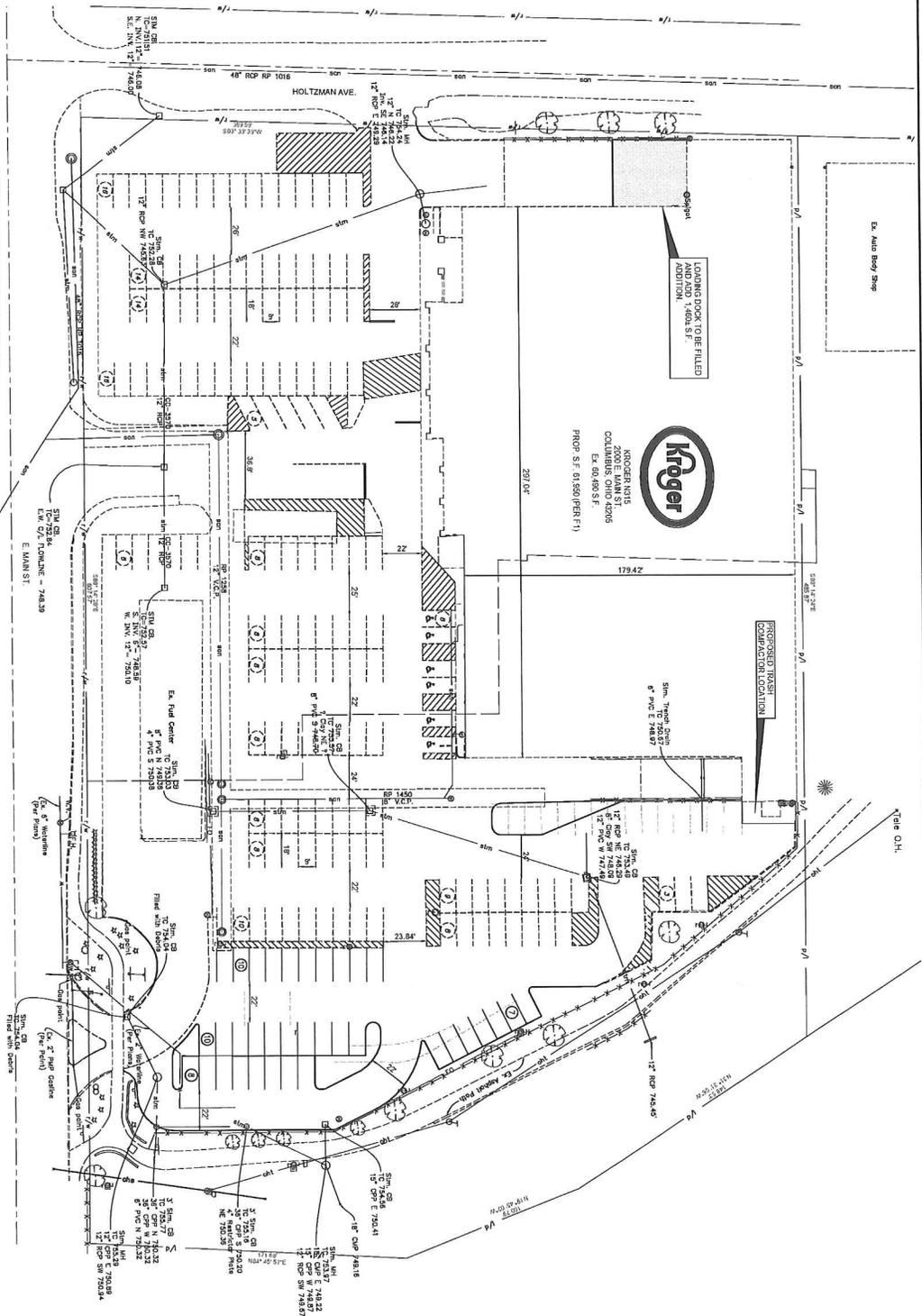
G. BEHAVIOR PATTERNS

The behavior patterns will not change from the existing development on the property, with the exception that additional parking will be provided on what is now the car wash.

H. EMISSIONS

Emissions generated from the use of this site will not substantially affect the environment or alter the use and enjoyment of the surrounding neighborhood or neighborhoods.

The undersigned, being the owner of the subject property, or their authorized representative, do hereby agree for themselves, and their 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 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(s) of the Columbus City Code.



CITY OF COLUMBUS PARKING CODE
 1 Space / 250 S.F. FOR ROSSER GROCERY STORE
 2 Spaces for Fuel Sales

PARKING CALCULATIONS

AREA	SQUARE FOOTAGE	TOTAL PARKING REQ'D	TOTAL PARKING PROVIDED	PARKING RATIO
EXISTING ROSSER AREA	60,400 S.F.	220	171	2,830/000 S.F. (1,654 S.F.)
EXISTING FUEL KIOSK	182 S.F.	1	1	5,200/000 S.F. (1,025 S.F.)
EX. TOTAL 2-TILE SPACES	60,582 S.F.	221	174	2,870/000 S.F. (1,649 S.F.)
PROPOSED ROSSER AREA PER FUEL PLAN	61,960 S.F.	226	187	3,020/000 S.F. (1,631 S.F.)
EXISTING FUEL KIOSK	182 S.F.	1	1	5,200/000 S.F. (1,025 S.F.)
TOTAL 2-TILE SPACES	62,142 S.F.	227	190	3,060/000 S.F. (1,627 S.F.)

TYPICAL PARKING STALLS ARE 10' x 5'
 TOTAL PROPOSED PARKING PROVIDED - 190 SPACES



Bird-Bull
 ENGINEERS & SURVEYORS

2577 W. Dublin-Groveville Road
 Columbus, OH 43240
 Phone: 614.791.1738
 Fax: 614.791.1861
 www.birdbull.com

OWNER / DEVELOPER

THE KROGER CO.
 2000 EASTMAN STREET
 COLUMBUS, OHIO 43206
 PHONE: 614.898.2200
 FAX: 614.791.1581
 E-MAIL: ALAN.MCDOUGHLIN@KROGER.COM

ENGINEERS/SURVEYOR

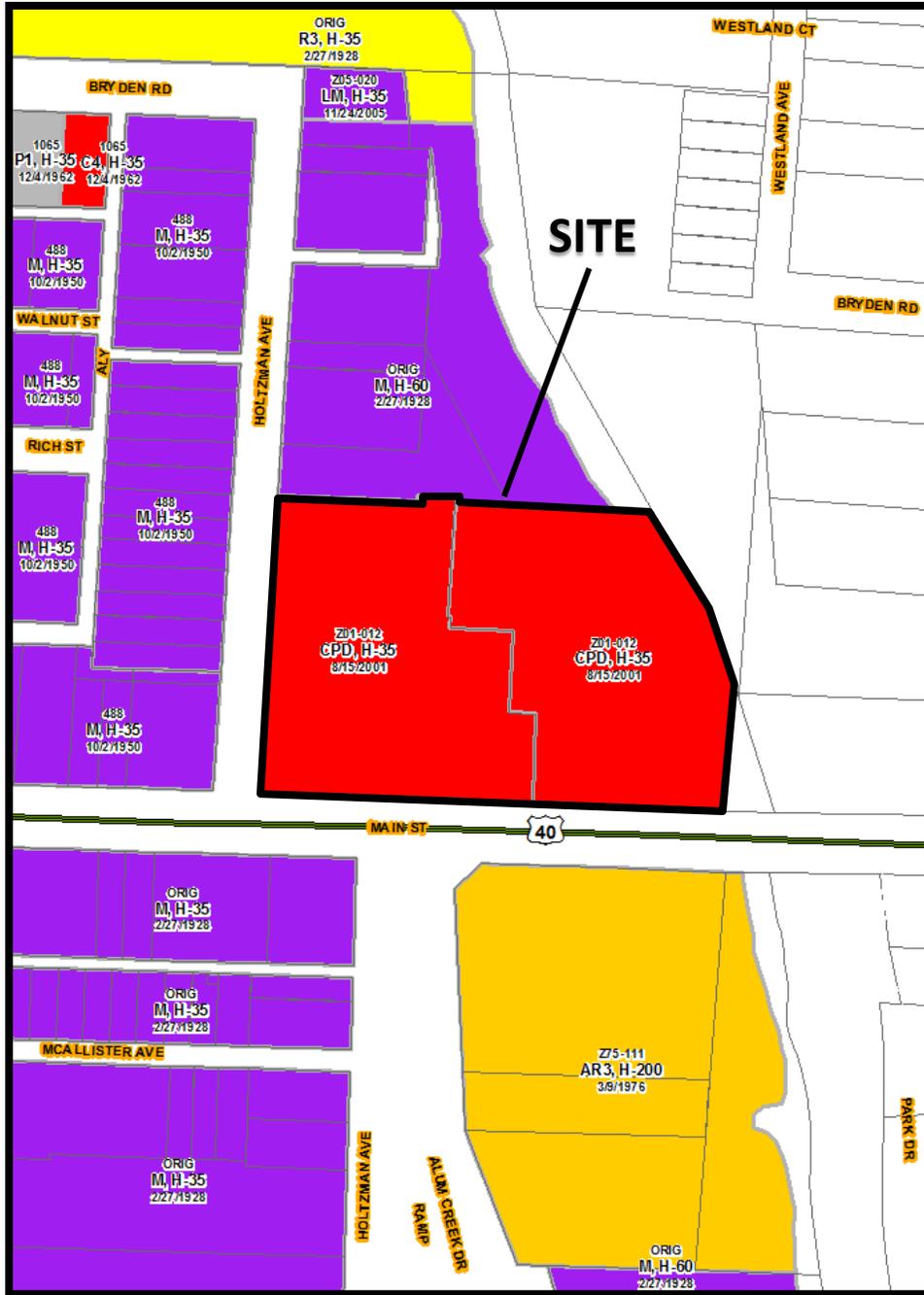
C.E. BIRD & J. BULL, INC.
 2895 W. DURBIN GRANVILLE ROAD
 COLUMBUS, OHIO 43234
 PHONE: 614.791.1738
 FAX: 614.791.1861
 E-MAIL: AOS@BIRDEN@BIRDBULL.COM

SITE PLAN 2

KROGER STORE
 2000 EASTMAN STREET
 COLUMBUS, OHIO 43206

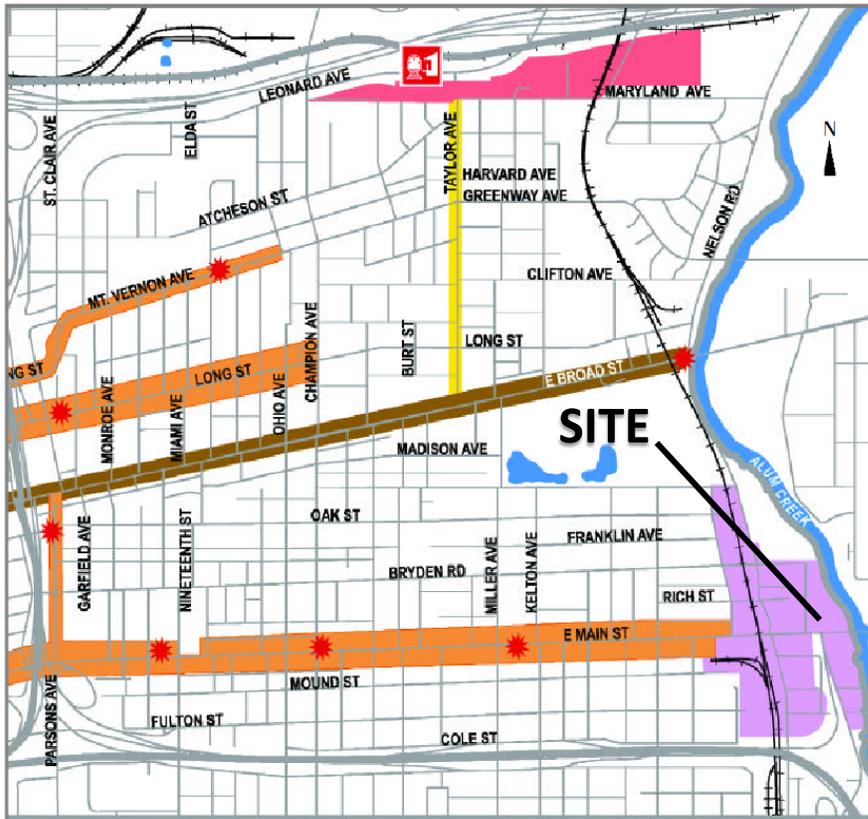
SCALE: 1" = 30'
 DWG NO. 16-029
 DATE: 04/27/2016
 JOB NO. 1

216-029



Z16-029
 2000 East Main Street
 Approximately 5.19 acres
 CPD to CPD

DEVELOPMENT STRATEGY



- » **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.
- » **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street
- Higher Density Residential/ Mixed Use Development:
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

Figure 5

Z16-029
 2000 East Main Street
 Approximately 5.19 acres
 CPD to CPD



Z16-029
2000 East Main Street
Approximately 5.19 acres
CPD to CPD