

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2016**

- 9. APPLICATION: Z15-064**
Location: **3618 SUNBURY ROAD (43219)**, being 1.35± acres located at the southeast corner of Sunbury and McCutcheon Roads (010-104686; Northeast Area Commission).
Existing Zoning: L-C-2, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial retail.
Applicant(s): Core Resources, Inc.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Alwawi Amer; 4785 Brittonhurst Drive; Hilliard, OH 43026.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov

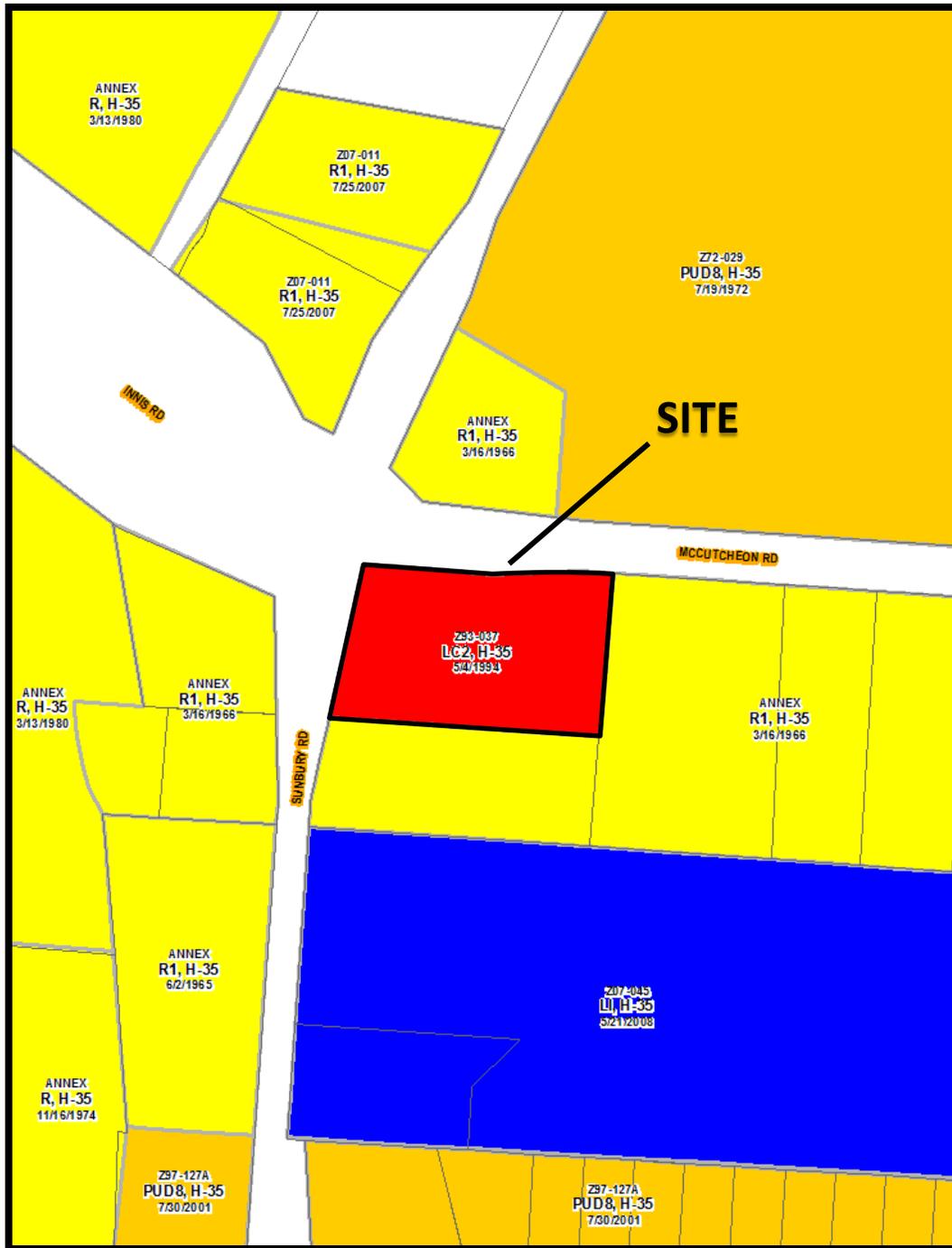
BACKGROUND:

- The 1.35± acre site consists of a single undeveloped parcel zoned L-C-2, Limited Commercial District. The applicant requests the CPD, Commercial Planned Development District to permit the development of an 8,247 square-foot retail building.
- North of the site across McCutcheon Road is a religious facility zoned in the R-1, Residential and PUD-8, Planned Unit Development Districts. To the south and east are single unit dwellings located in the R-1, Residential District. To the west across Sunbury Road are undeveloped parcels zoned in the R-1, Residential District.
- The site is located within the planning area of the *Northeast Area Plan (2007)*, which recommends neighborhood commercial land use at this location. The Plan also recommends that parking lots be provided to the rear of buildings (“hide” parking). The proposal would result in a retail building that fronts the intersection of Sunbury and McCutcheon Roads, and provides the parking to the side, which Planning Division views as adequately responding to the Plan’s recommendation to “hide” parking. The Plan further recommends that “Exceptional architectural quality should be focused on buildings anchoring intersections and other high visibility locations,” and “Building mounted signs and/or on-site monument ground signs that do not exceed ten feet in height”. Staff feels the applicant has met these requirements as demonstrated in the CPD Text and site plan.
- The CPD text commits to the provided site plan and elevations, allows all permitted uses within the C-4, Commercial District, and provides development standards, landscaping commitments, signage restrictions, and a variance for reduced minimum building setbacks from Sunbury and McCutcheon Roads.

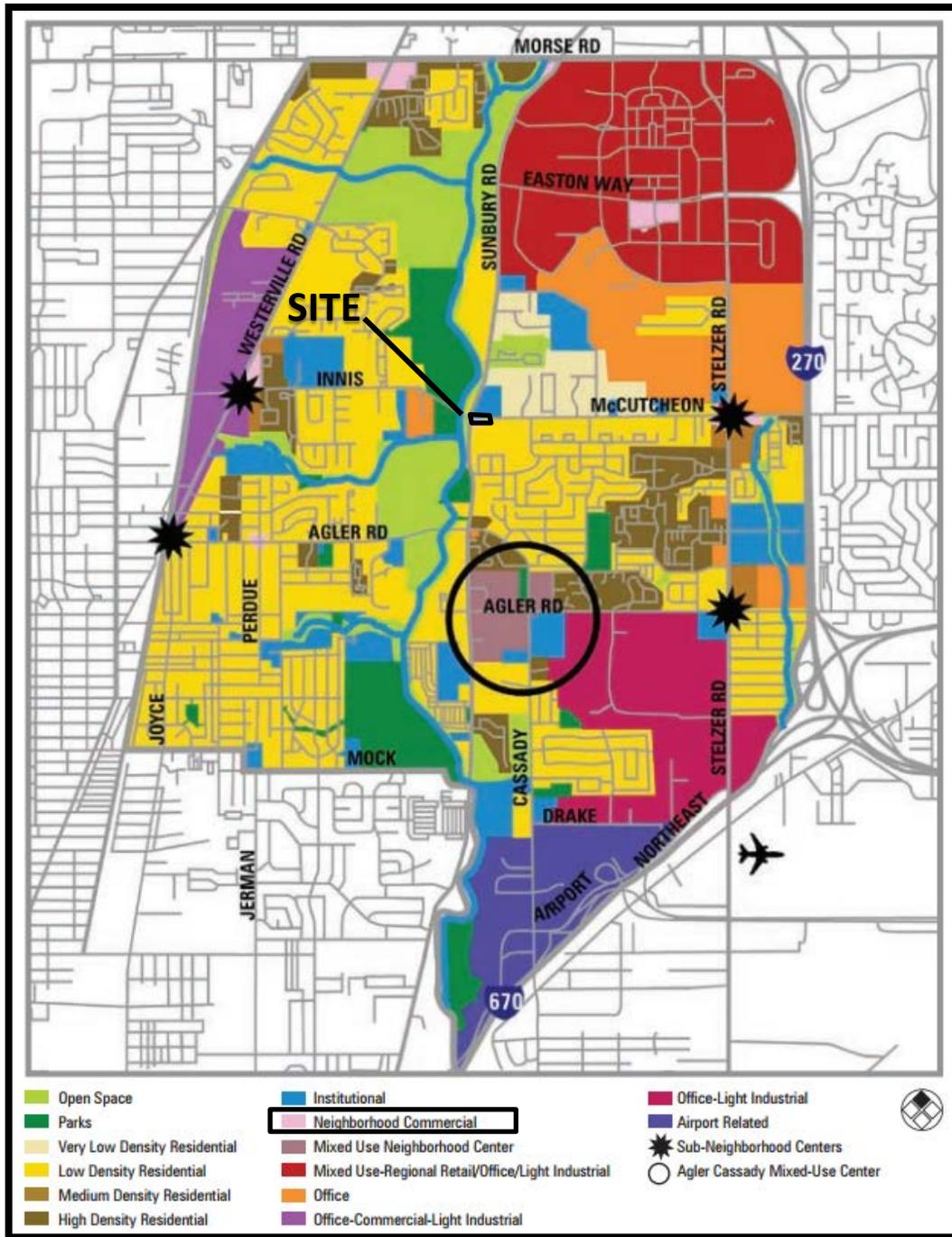
- The site is located within the boundaries of the Northeast Area Commission whose recommendation is for disapproval of the requested zoning district.
- The *Columbus Thoroughfare Plan* identifies Sunbury and McCutcheon Roads as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit the development of an 8,247 square foot retail building. The proposal would result in a retail use at the corner of Sunbury and McCutcheon Roads with parking placed to the east side of the building, and reduced setbacks from the right-of-way. The submitted elevations show clear glass windows along McCutcheon Road and clear glass on the first window bay along Sunbury Road. These elevations along with site plan and text commitments regarding landscaping, parking lot trees, sidewalks, and sidewalk connections, are considered by Staff to be appropriate responses to design guidelines in the *Northeast Area Plan*.



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



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

TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development
PROPERTY ADDRESS: 3618 Sunbury Road
OWNER: Alwawi Amer
APPLICANT: Core Resources Inc.
DATE OF TEXT: 5/5/16
APPLICATION: Z15-064

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 indicated 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 and the perimeter of the site shall be landscaped as shown on the submitted site plan.

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

1. The building shall be developed in accordance with the submitted building elevations plan. The building elevations plan may be slightly adjusted to reflect engineering, architectural, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments to the building elevations plan shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

2. The store front windows facing McCutcheon Road shall be clear glass, the northern most store front window section facing Sunbury Road shall be clear glass while the remaining two window sections facing Sunbury may be Spandrel glass.

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

N/A

F. Graphics and Signage Commitments

1. The freestanding sign shall be a monument style sign with a maximum height of ten feet.
2. 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

2. The site shall be developed in accordance with the submitted 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 to the site plan shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

(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.

3. 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.

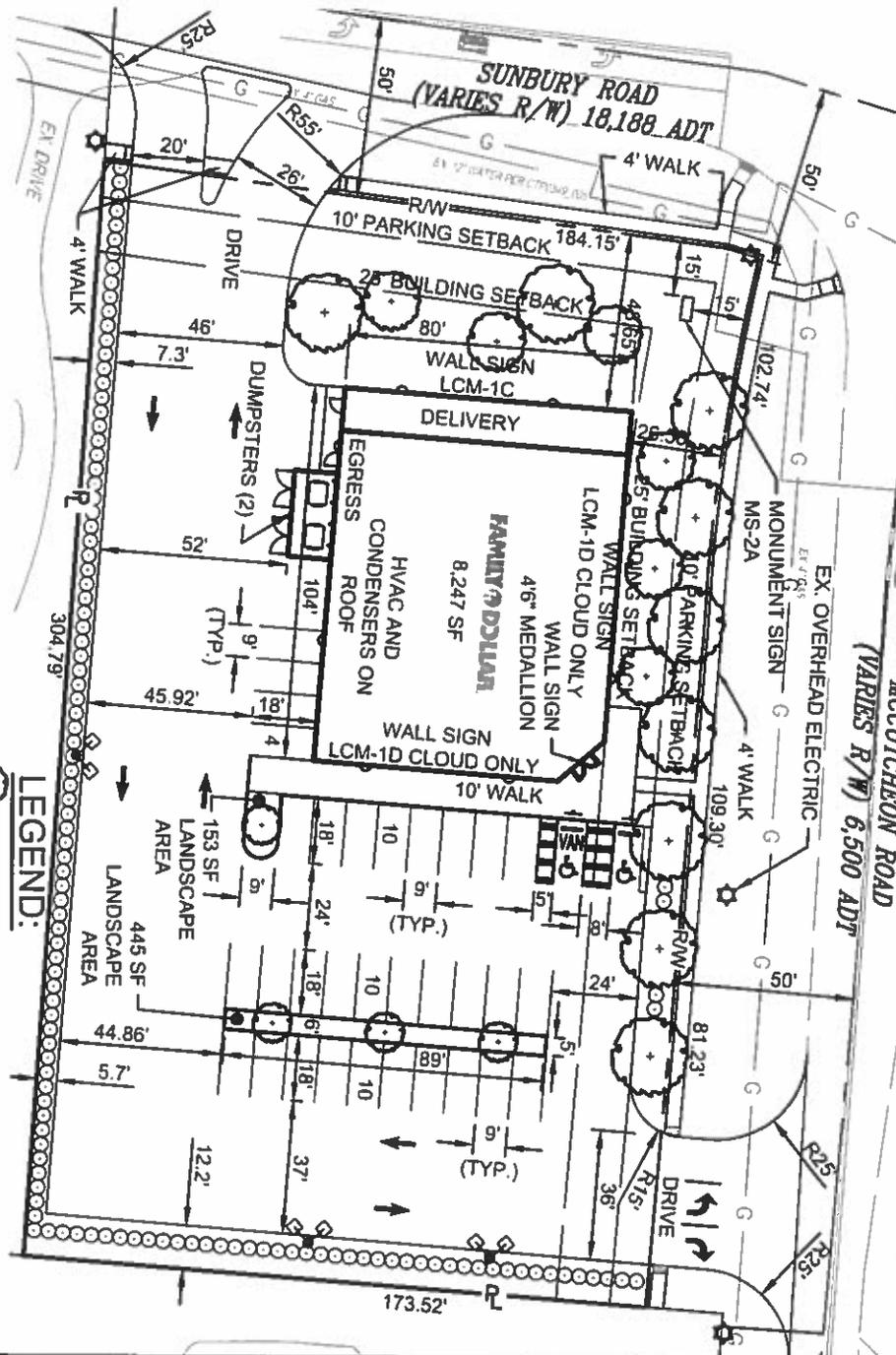
(g) Behavior Patterns: Existing development in the area has established the behavior pattern for the motorist in the area.

(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.4.txt (lms)
5/5/16 S:Docs/s&htexts/2016

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



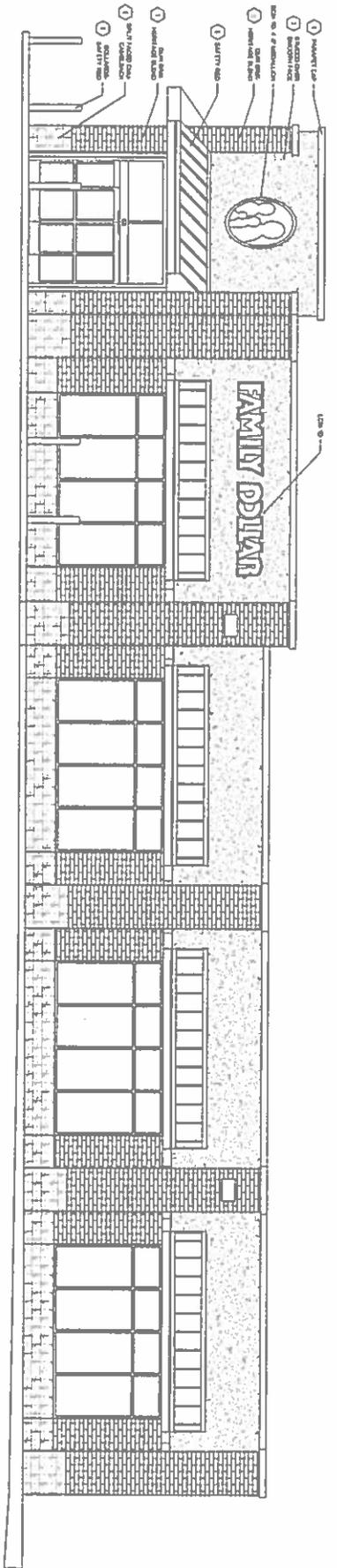
PROPERTY DATA

PARCEL ID NUMBERS: 010 - 104686
 ZONING DISTRICT: C2-COMMERCIAL
 ADJACENT ZONING DISTRICT: R1-RESIDENTIAL
 SITE AREA: 1.33 ACRES (58,021 SF)

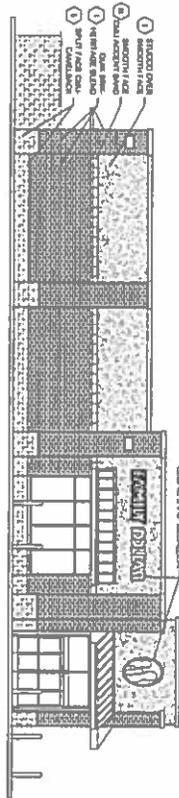
MIN. REQUIRED PARKING: 1 SPACE PER 250 SQ. FT. = 33 SPACES
 PROVIDED PARKING: 34 SPACES (2 HC, 32 REGULAR)
 REQUIRED BICYCLE PARKING: 2 + 1 SPACES/20 VEHICLES = 4 SPACES
 PROVIDED BICYCLE PARKING: 4 SPACES
 MAX BUILDING HEIGHT: 35 FEET

LEGEND:
 PROP. TREE
 PROP. SHRUB

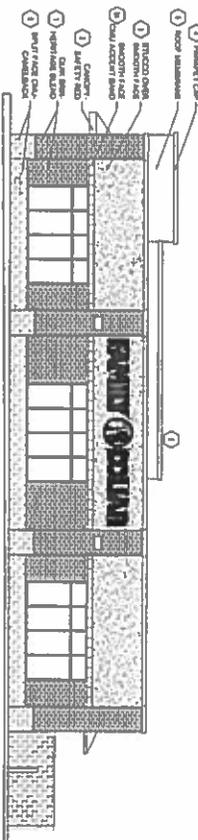
<p>THE KLEINGERS GROUP</p>	
<p>CIVIL ENGINEERING www.kleingers.com SURVEYING 350 Worthington Rd, Ste B LANDSCAPE ARCHITECTURE Worthington, OH 43082 614.982.4311</p>	
<p>FAMILY DOLLAR MCCUTCHEON COLUMBUS, OHIO 1.33 AC. (58,021 SF) 34 PARKING SPACES</p>	
<p>SITE PLAN</p>	
PROJECT NO:	150399.000
DATE:	05-03-2016
SCALE:	
SHEET NO.	C100



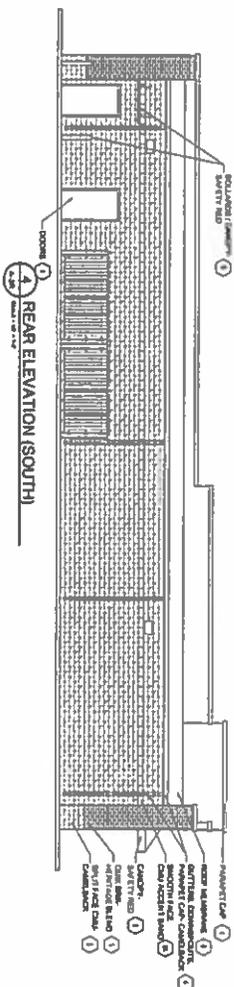
1 FRONT - MCCUTCHEON RD (NORTH)



2 LEFT ELEVATION (EAST)



3 RIGHT ELEVATION - SUNBURY RD (WEST)



4 REAR ELEVATION (SOUTH)

XTERIOR FINISH SCHEDULE

MATERIALS ARE TO BE APPROVED BY FAMILY DOLLAR STORE. COLORS ARE TO BE APPROVED BY FAMILY DOLLAR STORE REPRESENTATIVE IF THEY DIFFER FROM THE SAMPLES PROVIDED.

AREA	TYPE	COATS	COLOR / REMARKS
CLAM BRK	CLAM BRK	PRE-FINISHED	HERITAGE BLEND
METAL CANOPY	STAINING SEAL	PRE-FINISHED	MATCH SHERWIN WILLIAMS SW 4281 'SAFETY RED'
SOFFIT PANELS	LAYERS ON EQUAL	PRE-FINISHED	MATCH SHERWIN WILLIAMS SW 7007 'OLD BRICK WHITE'
STUCCO OVER SMOOTH FACE CMU SEE SECTION DETAILS A-4-C	A-4-C A-4	N/A	MATCH SHERWIN WILLIAMS SW 8148 'WOOL SNEAK'
DOORS, GUTTERS, DOWNSPOUTS, METAL TRIM & PARAPET CAP	N/A	PRE-FINISHED	MATCH SHERWIN WILLIAMS SW 8122 'CAMELBACK'
ARCHITECTURAL CONCRETE PARAPET UNIT	SPUIT FACE CMU	PRE-FINISHED	MATCH SHERWIN WILLIAMS SW 8122 'CAMELBACK'
SMOOTH FACED CMU	EXTENSION LATCH	2	PAINT TO MATCH 1
STEEL BOLTINGS	EXTENSION LATCH	2	MATCH SHERWIN WILLIAMS SW 4281 'SAFETY RED'
FLAT OVER INTERIOR FACE OF GLAZING	TBD	N/A	TBD
THO ROOF MEMBRANE	FRASITION ON EQUAL	WHITE	80 LAC. WHITE THO MEMBRANE, ROOFING W/ 20 FR WATER / WEATHERIGHT W/ARRANTY

<p>Sheet Description :</p> <p>COLOR RENDERING ELEVATIONS EXT. FIN. SCHEDULE</p>	<p>Project :</p> <p>FAMILY DOLLAR FOR CORE RESOURCES MCCUTCHEON RD COLUMBUS, OHIO</p> <p>DESIGN BASED ON 2013-01 FD PROTOTYPE</p>	<p>C.L. Hall, Architect Inc. 1136 Greenwood Cir Chillicothe, MO 65014 Ph: 704-342-1898 Fax: 704-342-1899 Email: cll@clhall.com ARCHITECT REG. NO. 0288</p>
		<p>DATE: 12-10-2015</p>

"Together We Can Make a World of Difference"
North East Area Commission



March 7, 2016

Mr. Tim Dietrich
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH 43224

Mr. Tim Dietrich:

Subject: Rezoning Application Z15-064, property known as 3618 Sunbury Road, Columbus, OH 43219. The North East Area Commission at a public meeting on March 3, 2016, voted to **disapprove** the above application.

Sincerely,

Alice Porter
3130 McCutcheon Place
Columbus, OH 43219

Cc: Elwood Rayford

Jeffery Brown – Attorney/Agent