

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

- 4. APPLICATION: Z16-029**
- Location:** **2000 EAST MAIN STREET (43205)**, being 5.19± acres located at the northeast corner of East Main Street and Holtzman Avenue (010-022407 and 01019209; Near East Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Building and parking lot expansion.
- Applicant(s):** The Kroger Co.; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** The Kroger Co.; 4111 Executive Parkway; Westerville, OH 43081.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov

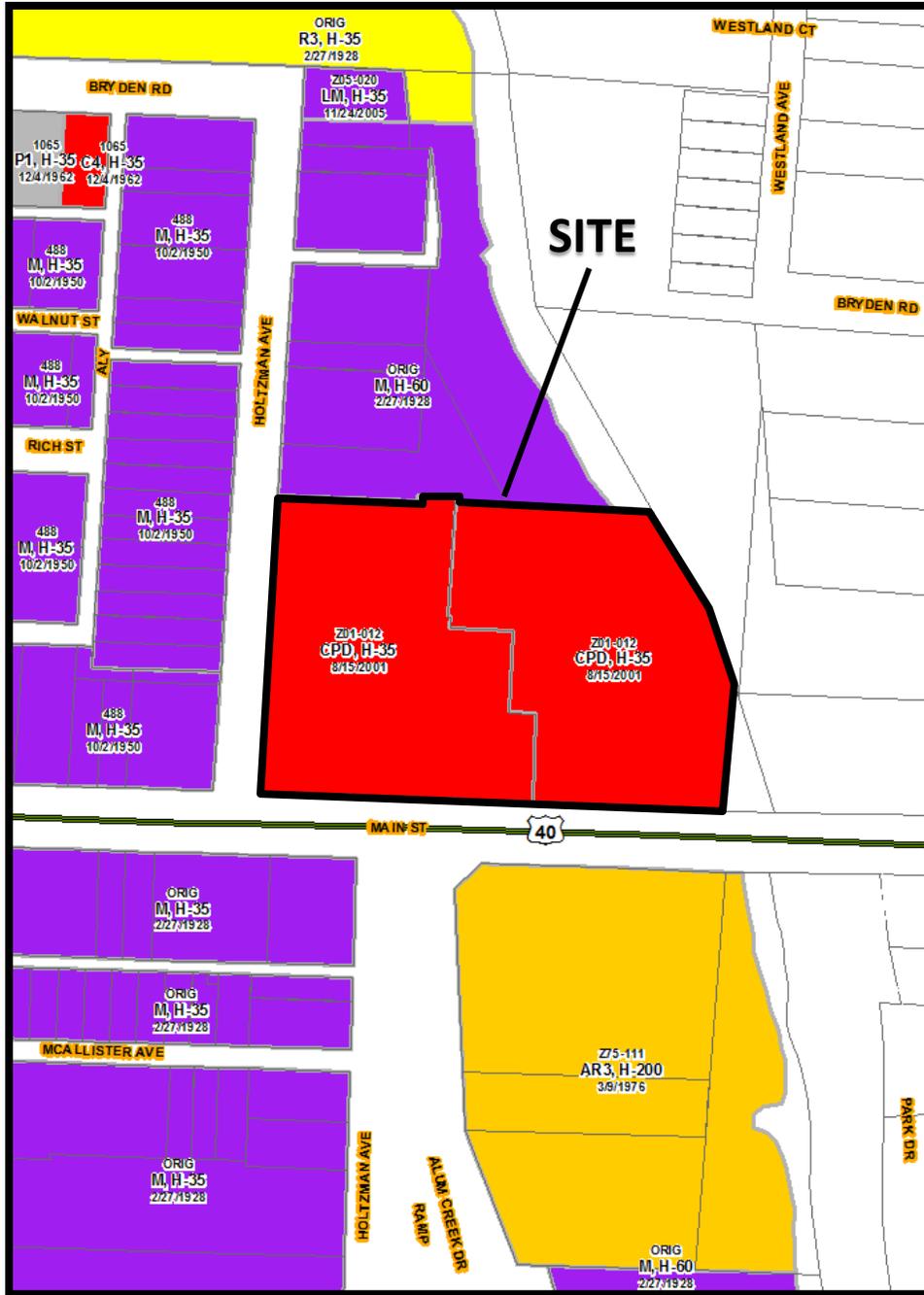
BACKGROUND:

- The 5.19± acre site consists of two parcels zoned in the CPD, Commercial Planned Development District and developed with a grocery store, car wash, and gas station. The applicant is requesting the CPD, Commercial Planned Development District in order to permit the expansion of the existing building, demolition of the existing carwash, and expansion of the parking lot.
- To the north of the site is an automobile service center zoned in the M, Manufacturing District. To the east across *Alum Creek* are apartment buildings and undeveloped land in the City of Bexley. To the south across East Main Street is a park zoned in the AR-3, Apartment Residential District and commercial buildings in the M, Manufacturing District. To the west across Holtzman Avenue is an eating and drinking establishment and smaller commercial buildings in the M, Manufacturing District.
- The site is located in the planning area of the *Near East Area Plan* (2005), which recommends light industrial or commercial uses at this location.
- The CPD text allows for all uses in a C-4, Commercial District and includes provisions for buildings and parking setbacks, site circulation, landscaping, buildings design, outdoor display area, and lighting. The request includes commitment to a site plan with requested variances to reduce the required number of parking spaces and a reduction of the parking and building setbacks along East Main Street and Holtzman Avenue.
- The site is located within the boundaries of the Near East Area Commission whose recommendation is for approval.

- 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.

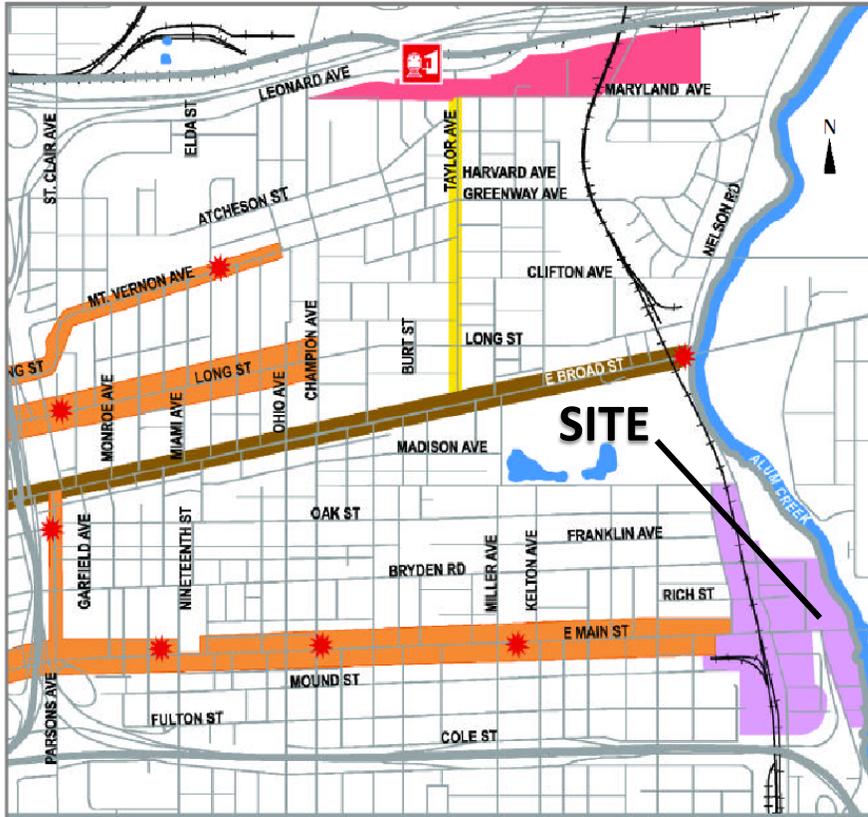
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a small expansion to the existing grocery store, demolition of an obsolete car wash facility, and expansion of the existing parking lot. The proposed CPD, Commercial Planned Development District is consistent with the land use recommendations of the *Near East Area Plan* (2005), continues to provide an appropriate transitional use from the manufacturing and commercial to the north and residential uses to the east, and is an appropriate use on a corridor such as East Main Street.



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

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: June 27, 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.

2. 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.
- 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 229 required parking spaces to 190 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. The property owner shall comply with C.C. 3357.18 Abandoned fuel sales establishments, in the event the fuel sales establishment on this property ceases operation.

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

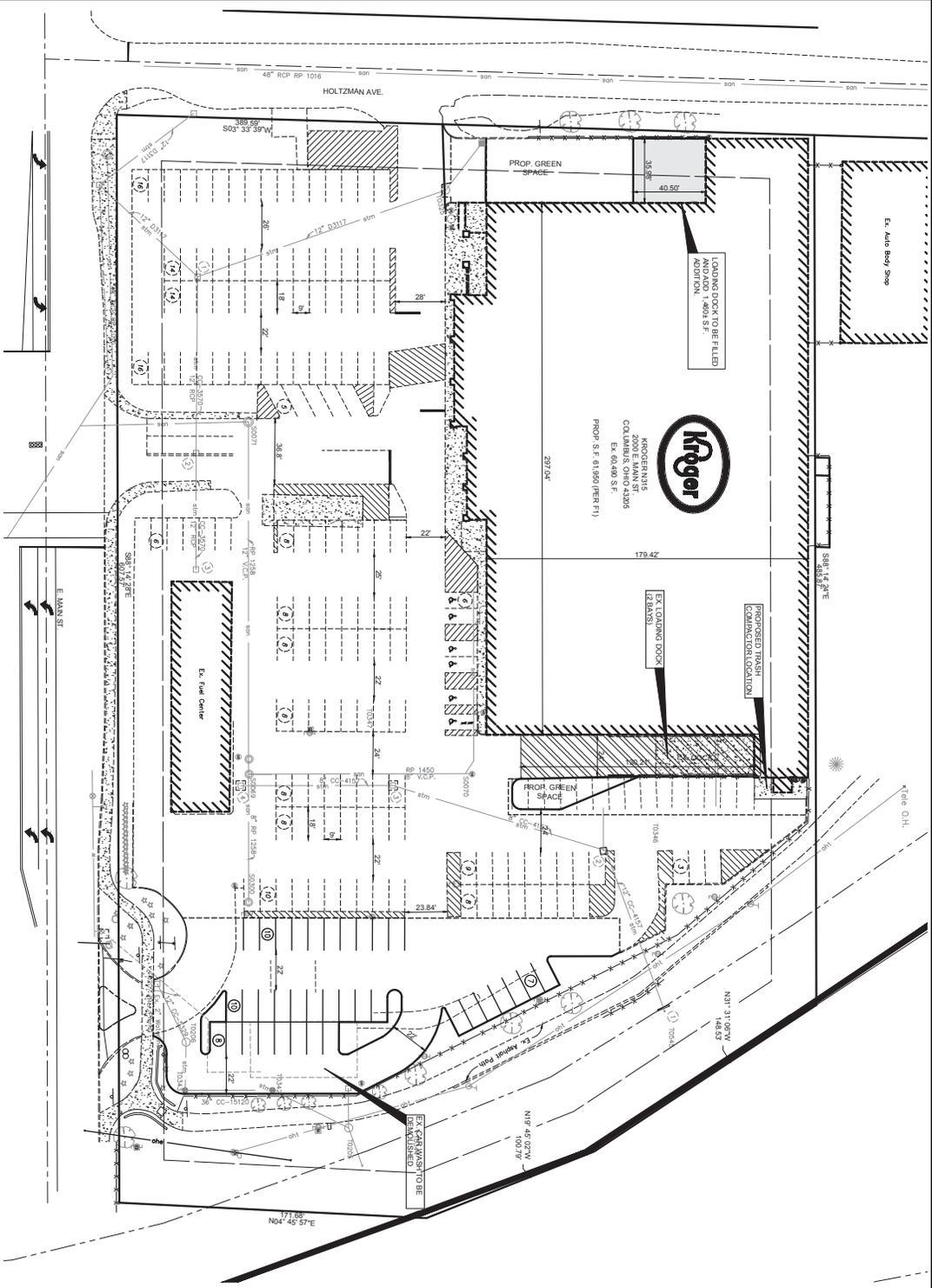
The behavior patterns will not change from the existing development on the property, with the exception that additional parking will be provided on what is now the car wash.

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.

Respectfully submitted,



PARKING CALCULATIONS

AREA	SQUARE FOOTAGE	TOTAL PARKING REQ'D	TOTAL PARKING PROVIDED	PARKING RATIO
EXISTING KROGER AREA	60,480 S.F.	220	171	2.80/1000 S.F. (1034 S.F.)
EXISTING FUEL KIOSK	102 S.F.	1	1	5.20/1000 S.F. (11925 S.F.)
EX. TOTAL 21-UEB SPACES	60,882 S.F.	221	174	2.87/1000 S.F. (12949 S.F.)
PROPOSED KROGER AREA	61,950 S.F.	226	197	3.02/1000 S.F. (1031 S.F.)
PER FUTURE PLAN				
EXISTING FUEL KIOSK	102 S.F.	1	1	5.20/1000 S.F. (11925 S.F.)
TOTAL 21-UEB SPACES	62,142 S.F.	229	190	3.05/1000 S.F. (10275 S.F.)

CITY OF COLUMBUS PARKING CODE
 1 Space / 275 S.F. FOR KROGER GROCERY STORE
 2 Spaces / 225 S.F. FOR KROGER GAS KIOSK
 2 Spaces for Fuel Sales

EXISTING LOADING SPACES

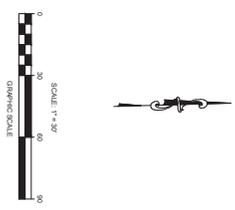
Bird + Bull
 Engineers & Surveyors

2875 W. Dublin-Germantown Road
 Dublin, OH 43017
 Ph: (614) 791-1328
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 WWW.BIRDBULL.COM

KROGER NAME
 2000 EAST MAIN STREET
 COLUMBUS, OHIO 43205

SITE PLAN

SCALE: 1" = 30'
 OWNER: C/D/AMG DATE: 2/27/2016 JOB NO. 16-029 1 1



OWNER / DEVELOPER
 THE KROGER CO.
 4111 BERGENTINE PARKWAY
 WESTERVILLE, OHIO 43081
 CONTACT: ALAN.MCDONOUGH@KROGER.COM
 E-MAIL: ALAN.MCDONOUGH@KROGER.COM

ENGINEERS/SURVEYOR
 C.F. BIRD & J. BULL, INC.
 2875 W. DUBLIN-GERMANTOWN ROAD
 COLUMBUS, OHIO 43205
 PHONE: 614-791-1328
 CONTACT: ANDREW.GARDNER@PE
 E-MAIL: AGARDNER@BIRDBULL.COM

From: [Kathleen Bailey](#)
To: [David Hodge](#); [Annie Ross-Womack](#)
Cc: [Dietrich, Timothy E.](#)
Subject: RE: Kroger Main Street Recommendation
Date: Tuesday, July 05, 2016 3:01:23 AM

The Near East Area Commission (NEAC) voted unanimously (13-0-0) in support of the proposed new CPD rezoning for the Kroger's Market at 2000 E. Main Street. As we understand it these changes will accommodate additional parking in the area where the car wash is located, fill in and landscape the loading dock area on the west side of the building to allow for more indoor space, and various upgrades to the landscaping.

The vote took place at the June 2016 NEAC General Business meeting. There was opportunity for public input at the June General Business meeting as well as the NEAC May 2016 Zoning meeting and a NEAC site hearing conducted by the Zoning Committee.

Please contact me with any questions or concerns.

Chair Bailey

614-582-3053

From: david@uhlfirm.com
To: awd44@aol.com; kathleendbailey@hotmail.com
CC: tedietrich@columbus.gov
Subject: Kroger Main Street Recommendation
Date: Fri, 1 Jul 2016 15:26:53 +0000

Ladies-

Attached is the City Zoning Recommendation Form for the Kroger rezoning on Main Street, and copied on this e-mail is Tim Dietrich who is handling this case with the City. I am working on finalizing everything for the July 14 Development Commission and I think the last item I need is for the City to hear from NEAC on the recommendation. I think it's okay for you to reply all to this e-mail, or if you want to print the form I'll come get it from you at an upcoming NEAC meeting, or at your office.

Thanks to you both. Enjoy the 4th!!

David Hodge