

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 10, 2016**

- 10. APPLICATION: Z16-051**  
**Location:** **1770 WEST HENDERSON ROAD (43220)**, being 0.84± acres located at the northeast corner of West Henderson and Reed Roads (010-129893 and 010-016275; Northwest Civic Association).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Automobile parts retailer.  
**Applicant(s):** AutoZone Development, LLC; c/o Wesley R. Berlin, Agent; 9137 Lyndenglen Court; Howell, MI 48843.  
**Property Owner(s):** Reed & Henderson Duchess, LLC; c/o F.W. Englefield IV & Benjamin B. Englefield; 447 James Parkway; Heath, OH 43056.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The 0.84± acre site consists of two parcels zoned in the CPD, Commercial Planned Development District, and is developed with a vacant gas station. The site is also within the Community Commercial Overlay. The applicant requests a CPD, Commercial Planned Development District to allow for the development of an automobile parts retail store.
- North of the site is an auto repair shop in the CPD, Commercial Planned Development District. South of the site is a mixed-use development zoned PMU, Planned Mixed-Use District in the City of Upper Arlington. East of the site are residential townhomes in the R-4, Residential District. West of the site is a gas station and auto repair shop in the C-4, Commercial District.
- The site is within the planning area of *The Northwest Plan (2007)*, which does not recommend specific land uses for this location.
- The site is located within the boundaries of the Northwest Civic Association whose recommendation is for approval.
- The CPD text includes height, setback, curb cut, landscaping, building design, and graphic commitments. Additionally, commitments to a site plan and building elevations are included in the text. Variances to setback requirements, building design standards, and parking circulation as prescribed in the Community Commercial Overlay are requested in the text.
- The *Columbus Thoroughfare Plan* identifies West Henderson Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline and Reed Road 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 the applicant to develop the site with an automobile parts retail store. *The Northwest Plan* does not recommend specific land uses for this site; however a retail establishment on this street corner is compatible with the surrounding land uses and development pattern at West Henderson and Reed Roads. The applicant has committed to a site plan and building elevations that have been scrutinized by City Staff, while committing to Community Commercial Overlay graphic standards. Additionally, several curb cuts will be eliminated and additional landscaping has been added to the site.



Z16-051  
 1770 West Henderson Road  
 Approximately 0.84 acres  
 CPD to CPD



Z16-051  
1770 West Henderson Road  
Approximately 0.84 acres  
CPD to CPD

## CPD TEXT

**PROPOSED DISTRICT: CPD, Commercial Planned Development**

**PROPERTY ADDRESS: 1770 W. Henderson Road**

**CURRENT OWNER: Reed and Henderson Duchess, LLC**

**FUTURE OWNER: AutoZone Development, LLC**

**APPLICANT: AutoZone Development, LLC, Mr. Jeff Kauerz**

**DATE OF TEXT: October 11, 2016 (revised)**

**APPLICATION: Zoning Number 1770 W. Henderson Road**

1. **INTRODUCTION:** The property subject to this rezoning is located at the northeast corner of Henderson and Reed Roads. The parcel address and parcel IDs are 1770 W. Henderson Road, and PID 010-129893 and 010-016275, respectively. There is an existing vacated building on the property formerly occupied as a BP gas station. The site is currently zoned CPD and lies within the Community Commercial Overlay (CCO) District. The proposal is to rezone the property to CPD consistent with the proposed redevelopment use of auto parts retail sales.

2. **PERMITTED USES:** The permitted use shall be auto parts retail sales, consistent with Chapter 3356, City of Columbus Zoning Code for use description Automotive Accessories, Parts and Tire Stores.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text the applicable development standards are contained in Chapter 3356 and 3372 of the Columbus City Code.

A. **Density, Height, Lot and/or Setback Requirements.** The site development, height, and setback commitments are depicted within the accompanying Site Plan

B. **Access, Loading, Parking and/or Traffic Related Commitments**

1. All circulation, curb cuts and access points are as shown on the Site Plan, and are subject to the approval of the Department of Public Service, Division of Traffic Management
2. The existing curb cut along Henderson Road shall be closed
3. The existing southern curb cut on Reed Road shall be closed
4. The existing northern curb cut on Reed Road shall remain at the current general location. Pavement repairs and/or geometric improvements may be performed as required to obtain City related approvals
5. Loading of merchandise into the building shall occur along the north wall of the building
6. Vehicular parking and bicycle parking shall be provided as calculated on the accompanying Site Plan
7. Reed Road, 85 foot current right-of-way width, is master planned for a 100 foot right-of-way. An additional 7.5 foot right-of-way width shall be dedicated to the City of Columbus prior to Final Site Compliance Plan approval by the City of Columbus

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

1. Street trees shall be planted along public street frontages at a rate of one tree per 40 lineal feet of frontage, subject to the review and approval of the Recreation and Parks Division
2. Interior parking area landscaping, parking lot setback landscaping, and buffering landscaping east of the proposed building shall be provided in general conformance with the information depicted on the accompanying Site Plan

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

1. The width of the principal building along Henderson road shall be a minimum of 32% of the lot width (excludes building overhang canopy as shown in the accompanying Site Plan)

2. The exterior elevation shall, in general, conform to the attached elevations

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

Dumpster shall be screened on three sides to a height of 6', with a gate on the fourth side as depicted on the accompanying Site Plan

F. Graphics and Signage Commitment All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the City of Columbus Code as it applies to the C-4 district, along with requirements of the Community Commercial Overlay specifically Section 3372.706. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

1. Variances.

The subject site is located at the northeast corner of Reed Road and Henderson Road. The dual roadway frontage, adjacent residential located immediately east, and the requirements of the Community Commercial Overlay (CCO) create unique hardships for this property. Redevelopment of this property in full compliance with the requirements of the zoning district and the CCO, while still meeting the needs of the Applicant, is not feasible thus resulting in the necessity for variances. The variances listed below are needed to allow for the site to be redeveloped, provide access and maneuvering of cars/delivery trucks, minimize impacts to the adjacent residential parcel to the east by maximizing the buffer between the parking and loading areas, all while still meeting all other aspects of the zoning and CCO requirements.

a) Section 3372.704 (B) Setback Requirements: To increase the permitted maximum building setback from a non-primary street (Reed Road) from 25 feet to 68' +/-

b) Section 3372.705 (B) Building Design Standards: To reduce the width of the principal building along the primary building frontage (Henderson Road) from 60% of the lot width to a minimum of 32% (32% excluding canopy, 40.8% including canopy)

c) Section 3372.709 (A) Parking and Circulation: To permit parking and circulation aisles between the principal building and a street right of way line (Reed Road).

2. Site Plan. The Property shall be developed in accordance with the Site Plan revision dated 10-11-16 prepared by Spartan Engineering Solutions, LLC, Agent for Applicant. The aforementioned plan may be slightly adjusted to reflect engineering, topographical, architectural or other data produced at the time of development and when engineering and architectural plans are completed. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

3. Building Elevation. The building shall be developed in accordance with the building elevation drawings. The building elevation may be slightly adjusted to reflect engineering, topographical, or other site data produced at the time of the development and when engineering and architectural plans are completed. Any slight adjustment to the Building Elevations shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the

appropriate data regarding the proposed adjustment. Signage shown on the elevation drawings is conceptual and shall comply with 3.F. above.

#### 4. CPD Criteria (3361.05)

a) Natural Environment: The property is located at the northeast corner of Reed and Henderson Roads. The site is currently occupied by a vacant gas station building, which will be demolished for the proposed redevelopment. All City of Columbus requirements for storm water drainage and runoff, soil erosion control, natural vegetation preservation etc. shall be adhered to as part of the proposed redevelopment.

#### b) Activities:

1. The proposed development will provide a commercial retail sales use complimenting the surrounding commercial and residential uses
2. The proposed development will meet the needs of the community by providing a business of need to local citizens, provide long term employment opportunities, improve traffic circulation and safety, and provide a long-term solution to the vacancy of the subject site

#### c) Behavior Patterns:

1.
  - a. Some of the existing development in the area has pedestrian sidewalk systems with access to both Reed and Henderson Roads. Sidewalk is proposed along Reed Road, and a sidewalk connection between the proposed building and the existing asphalt pathway along Henderson Road is proposed. Pedestrian access and safety will be improved with the proposed development
  - b. Vehicular traffic patterns will be improved with the proposed development. The subject site currently contains three (3) drive approaches, two on Reed Road and one on Henderson Road. The proposed redevelopment includes closure of two of the three approaches, which will improve traffic flows and safety
2. The proposed development will allow people to use the area in new ways by the proposed pedestrian access features as described above. Additionally, the building is positioned in close proximity to Henderson Road with a pedestrian sidewalk connection to the existing Henderson Road asphalt walkway. This, combined with the proposed bicycle parking spaces, will promote foot and bicycle traffic by users of the area

d) Circulation: As described in 4 c) above, vehicular and pedestrian traffic circulation and safety is significantly improved with the addition of the proposed sidewalks combined with closure of multiple curb cuts.

e) Form of the Environment: The site is subject to the Community Commercial Overlay which contains building design requirements. The building height, size and scale will compliment adjacent surrounding site uses.

f) Views and Visibility: As described in 4 c) above, vehicular and pedestrian traffic circulation and safety is significantly improved with the addition of the proposed sidewalks combined with closure of multiple curb cuts. The residential property immediately east will benefit from a less intense site use as compared to the previous gas station use. The strategic positioning of the proposed parking and loading areas, in conjunction with the landscape screening proposed, will greatly improve views from the parcel to the east and drastically increase the visual buffering from the parking and loading areas as compared to existing site conditions.

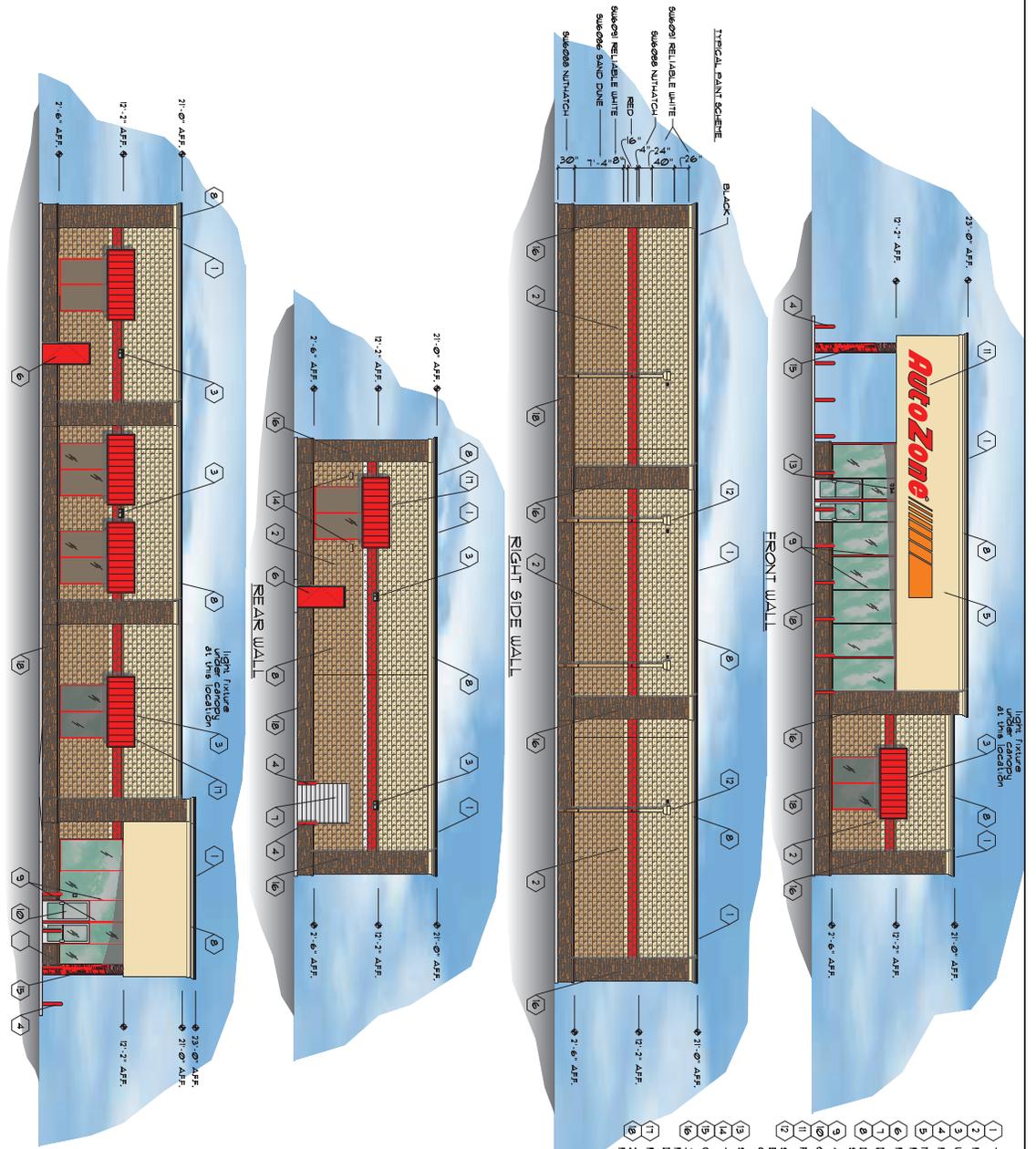
g) Emission: The proposed retail sales use will not have negative effects on emission levels of light, sound, smell or dust.

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.

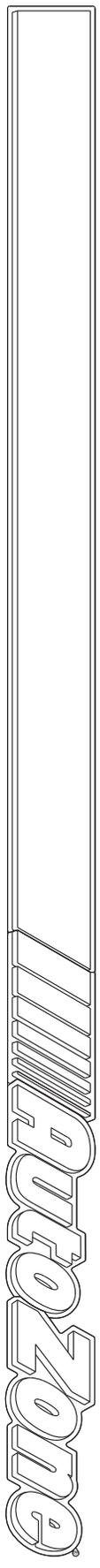
SIGNATURE: \_\_\_\_\_

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





- 1 TWO PIECE COMPRESSION TRIM
- 2 PAINTED GRILL FACE BLOCK
- 3 WALL MOUNTED LIGHT FIXTURE
- 4 PIPE GUARD WITH RED SLEEVE
- 5 TFG EXTERIOR INSULATED FINISH - PAINT SUBGOI - RELIABLE WHITE
- 6 PAINT MAIN DOOR RED 1 METAL FRAMES BLACK
- 7 DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BLACK
- 8 DECORATIVE HOAR CORNICE SEE COLOR SCHEME THIS SHEET
- 9 ALUMINUM STOREFRONT - RED KYNAR FINISH
- 10 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 11 FRONT WALL SIGN - 42 Right Strip Channel
- 12 SUGGEST AND CONSULTANTS PAINTED TO MATCH BACKGROUND WALL COLOR ADJACENT 42 H" ROOF OVERHUNG SCUMPER FLOLINE 2" ABOVE ROOF
- 13 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 14 TOILET WALL VENTS PAINT TO MATCH WALL
- 15 CONSOLIDATED COLUMN PAINT RED
- 16 3'-4" WIDE STONE VENEER PLASTER w/ 4" PROJECTION - SEE COLOR SCHEME DETAIL THIS SHEET
- 17 RED STANDING SEAM RAINING (TRP)
- 18 2'-6" TALL 4" PROJECTED STONE VENEER w/ PROJECTION PAINTED CONCRETE CAP



Color Elevation  
 AutoZone Store #44598  
 Columbus, OH  
 Date August 28, 2006  
 Rev: 04/29/06 October 21, 2006

# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number 216-051

Address 1770 W. Henderson Rd

Group Name NORTHWEST CIVIC ASSOC.

Meeting Date OCT 5, 2016

Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)  
 Approval  
 Disapproval

NOTES: Approval For both rezoning & Variance

Agree to DARK brown light poles

LANDSCAPING AT BASE OF SIGN

THIS APPLICANT HAS BEEN A JOY TO WORK WITH.

Vote 10 yes - 0 no

Signature of Authorized Representative Rosemarie Lisko

Recommending Group Title Zoning Chair

Daytime Phone Number 614-985-1150

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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 checks payable to the Columbus City Treasurer