

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

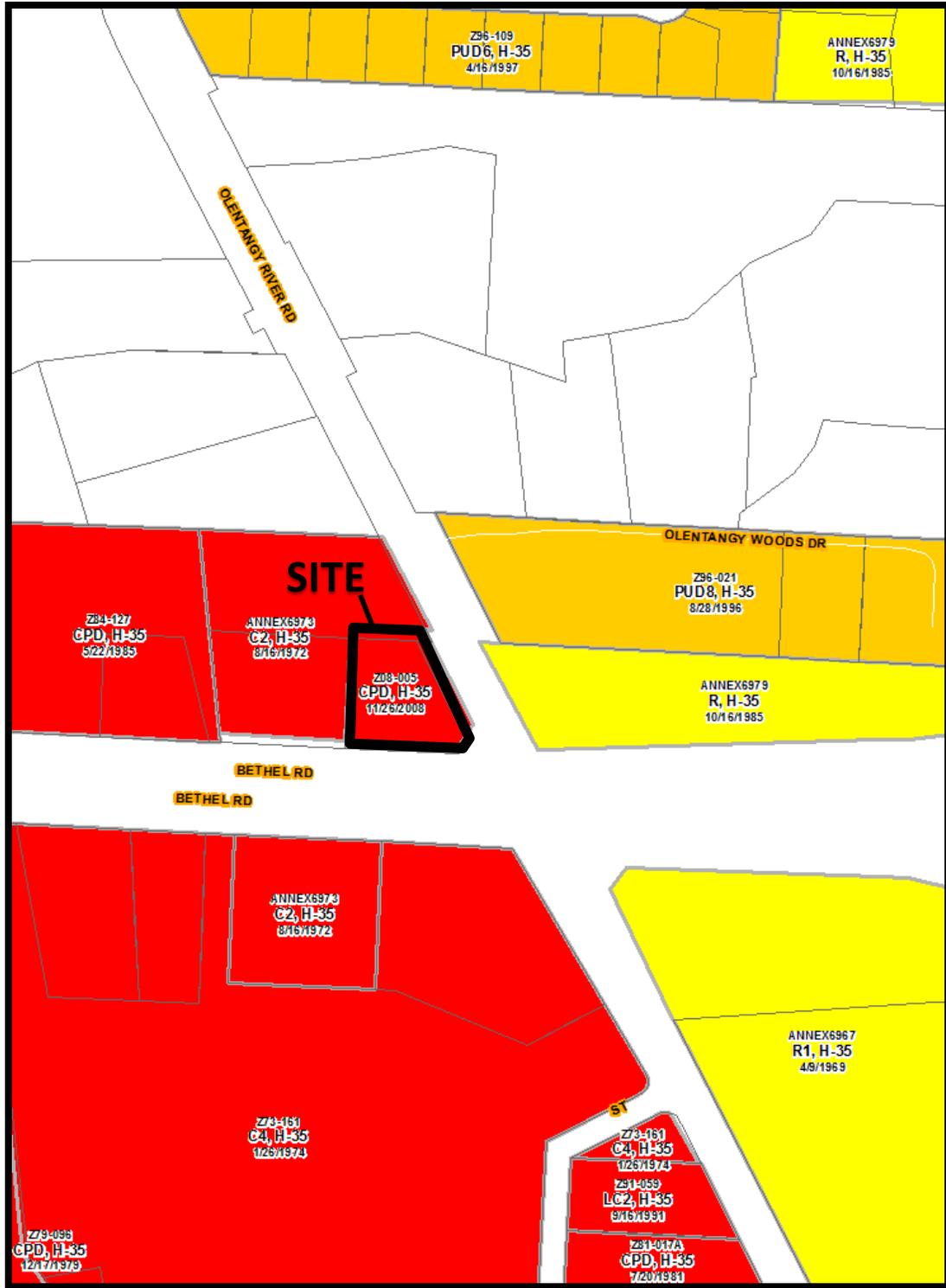
- 11. APPLICATION: Z16-053**
Location: **5067 OLENTANGY RIVER ROAD (43214)**, being 0.47± acres located at the northwest corner of Bethel Road and Olentangy River Road (010-102424; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: New fuel station with convenience store.
Applicant(s): Englefield Oil; c/o Laura MacGregor Comek, Atty.; 300 East Broad Street, Suite 450; Columbus, OH 43215.
Property Owner(s): Olentangy & Bethel Duchess LLC; c/o John Gordon; 447 James Parkway; Heath, OH 43056.
Planner: Michael Maret; 614-645-2749; mjmaretc@columbus.gov

BACKGROUND:

- The 0.47± acre site consists of a single parcel developed with a fueling station in the CPD, Commercial Planned Development District. The applicant proposes a new CPD, Commercial Planned Development District to construct a new fueling station and convenience store.
- The site is bordered to the north by a vacant parcel in the C-2, Commercial District and residential properties in Sharon Township. To the south and west are commercial businesses along the Bethel Road corridor in the C-2 and C-4, Commercial and CPD, Commercial Planned Development districts. To the east are multi-unit dwellings in the PUD-8, Planned Unit Development District, and a vacant property in the R, Rural District.
- The site is subject to the Bethel Road Regional Commercial Overlay and is within the planning area of *The Northwest Plan (2007)*, which does not recommend specific land uses.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval.
- The CPD text proposes fuel sales and convenience store uses, and includes commitments for C-4 development standards, building and site design, and a landscaping plan. A variance to the minimum number of parking spaces is also included.
- The *Columbus Thoroughfare Plan* identifies Olentangy River Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline, and Bethel Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD zoning classification would permit the construction of an updated fueling station with convenience store. This development is compatible with the density and development standards of adjacent commercial uses along the Bethel Road corridor. The current *Northwest Plan* (2007) does not have land use recommendations, however the community endorsed *The Northwest Plan* (2016), currently undergoing City Council consideration, recommends the site for "Mixed Use 1" which includes commercial uses.



Z16-053
 5067 Olentangy River Road
 Approximately 0.47 acres
 CPD to CPD



Z16-053
5067 Olentangy River Road
Approximately 0.47 acres
CPD to CPD

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development
PROPERTY ADDRESS: 5067 Olentangy River Road
Columbus, Ohio 43214
OWNER: Olentangy & Bethel Duchess LLC
APPLICANT: Englefield Oil, c/o
Laura MacGregor Comek, Esq.
Laura MacGregor Comek Law, LLC
300 East Broad Street, Suite 450
Columbus, Ohio, 43215
DATE OF TEXT: October 21, 2016
APPLICATION NUMBER: Z16-__

I. INTRODUCTION:

The Subject Site (PID: 010-102424) is approximately .47 acres in size located on the northwest corner of Bethel Road and Olentangy River Road.

The Site is currently developed as an existing gasoline service station with convenience store and canopy. Applicant proposes to demolish the existing building, canopy and associated structures and redevelop the Site with an improved convenience store, fuel sales area, display areas, and canopy. The requested rezoning is intended to replace the original CPD with this new CPD text, plan, and commitments. This plan includes updated landscaping.

II PERMITTED USES:

Fuel sales and convenience store shall be permitted.

III. DEVELOPMENT STANDARDS: Except as otherwise noted herein or on the CPD Plan incorporated herein, the applicable standards of Chapter 3356 (C-4) shall apply to this site.

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

1. The convenience store building shall be located in the area designed as "New Duchess" on the CPD Site Plan submitted with this rezoning (the "Site Plan").
2. The canopy and pump islands shall be located in the area designed as "Fuel Canopy" on the Site Plan.
3. The building (canopy) setback from Bethel Road shall be 56 feet and 6 inches and from Olentangy River Road shall be 50 feet, as shown on the CPD plan.
4. The building setback from Bethel Road shall be 140 feet and 6 inches as shown on the CPD plan.
5. The parking setback from Bethel Road shall be 20 feet and from Olentangy River Road shall 38 feet, as shown on the CPD plan.

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

1. The existing curb cut locations (one on Bethel Road and one on Olentangy River Road) shall remain.
2. The Site shall provide minimum 8 parking spaces, including 1 ADA accessible parking space.

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

1. The subject Property shall be landscaped as shown on the Landscape Plan. Site Plan notations and specifications attached to or made part of the Landscape Plan shall be part of this CPD text as if fully rewritten herein.
2. There shall be 6-foot high wood, board on board fence painted brown along the north and north west side of the site as shown on the CPD Plan.

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

1. Materials for the facility shall be brick, brick veneer or stone or stucco stone, metal, glass, stucco, synthetic stucco (EIFS), wood and glass. No exposed painted concrete block shall be permitted. Commercial decorative finish to block may be used.

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

1. The dumpster will be located as shown on the Site Plan. Three (3) of the sides shall be screened with either a minimum 6-foot high wood fence painted to match the brick on the station or a brick facade matching the exterior brick façade of the convenience store.
2. Any wall-mounted lighting shall be shielded to prevent offsite spillage. Rear wall packs shall be installed no higher than 7 feet.
3. Light poles in the parking lot shall not exceed a height of 18 feet.
4. No outdoor speakers shall be permitted on the Property other than an intercom system for communication between the pump islands and the convenience store.
5. The outdoor display area in the front of the building along the sidewalk will be limited to a maximum of 4 feet in depth, 12 feet in width, and 3 feet high. Display areas at the ends of the pump islands will be limited to 4 feet in length, 4 feet in width, and 3 feet high. The outdoor display areas shall contain only those items normally and customarily sold by a convenience store and other seasonal items and products, including, but not limited to, firewood, mulch, flowers, and Christmas or other holiday wreaths.

F. Graphic Commitments.

1. The applicable graphics standards shall be those contained in Columbus City Code Articles 15 as they apply to a C-4 Commercial District. Any variances to those requirements will be submitted to the City of Columbus Graphics Commission for consideration. Applicant agrees to submit the Graphics Plan for the site to the City of Columbus Graphics Commission and to incorporate brick into the monument signage, akin to that on the building façade.
- G. Miscellaneous Commitments.
1. The Property shall be developed in accordance with the CPD Plan and Landscape Plan; however, the CPD Plan and Landscape Plan may be slightly adjusted to reflect engineering, topographical, or other site data established at the time of development and engineering plans are completed. The Director of the Department of Building and Zoning Services Director's designee may approve any slight adjustment to the CPD Plan or Landscape Plan upon submission of the appropriate data regarding the proposed adjustment.
 2. Columbus City Code Section 3357.18 may apply if the Site is intentionally abandoned for a period of 1 year.

IV. CPD REQUIREMENTS:

- A. Natural Environment: The Property is currently a gasoline service station with a convenience store located at the northwest corner of Bethel Road and Olentangy River Road. The surrounding area is developed with mixed commercial and office uses. North and west of the site is a vacant C-2 lot that housed a former office building in disrepair. The property across the street to the south is a commercial shopping center zoned C-2 and C-C4. Property to the east across Olentangy River Road are various multi-family residential uses and is zoned PUD 6 and 8.
- B. Existing Land Use: Currently operating gasoline service station with convenience store, display areas, and canopy.
- C. Transportation and Circulation: The Property will retain its existing curb cuts, although improved for efficiency of movements.. The site has been reduced in size by right-of-way acquisitions by the City of Columbus for widening of Bethel Road and Olentangy River Road.
- D. Visual Form of the Environment: The adjacent commercial uses along the north side of Bethel Road and is located across from a long-developed commercial shopping center including 24 hour drive thru fast food restaurant. Property to the rear is developed with an office building and associated parking. Property to the east consists of multi-family use and the on-off ramp to State Route 315.
- E. View and Visibility: The Property is visible from Bethel Road and Olentangy River Road.
- F. Proposed Development: A convenience store with fuel sales, display areas, canopy, and associated parking.

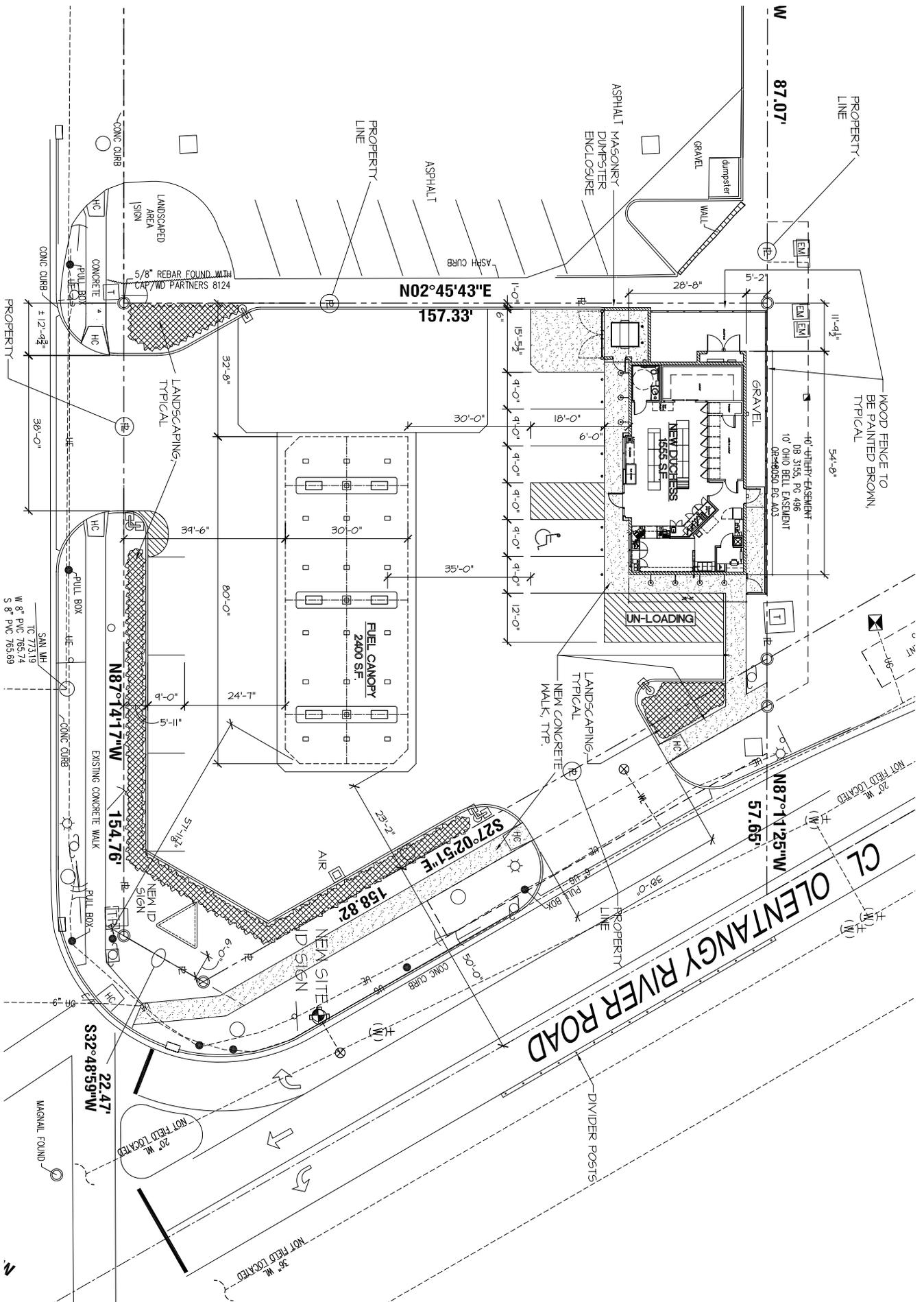
- G. Behavior Patterns: The Property will service existing traffic traveling on Olentangy River Road and Bethel Road.
- H. Emissions: No adverse effect from emissions is expected to result from the proposed development.

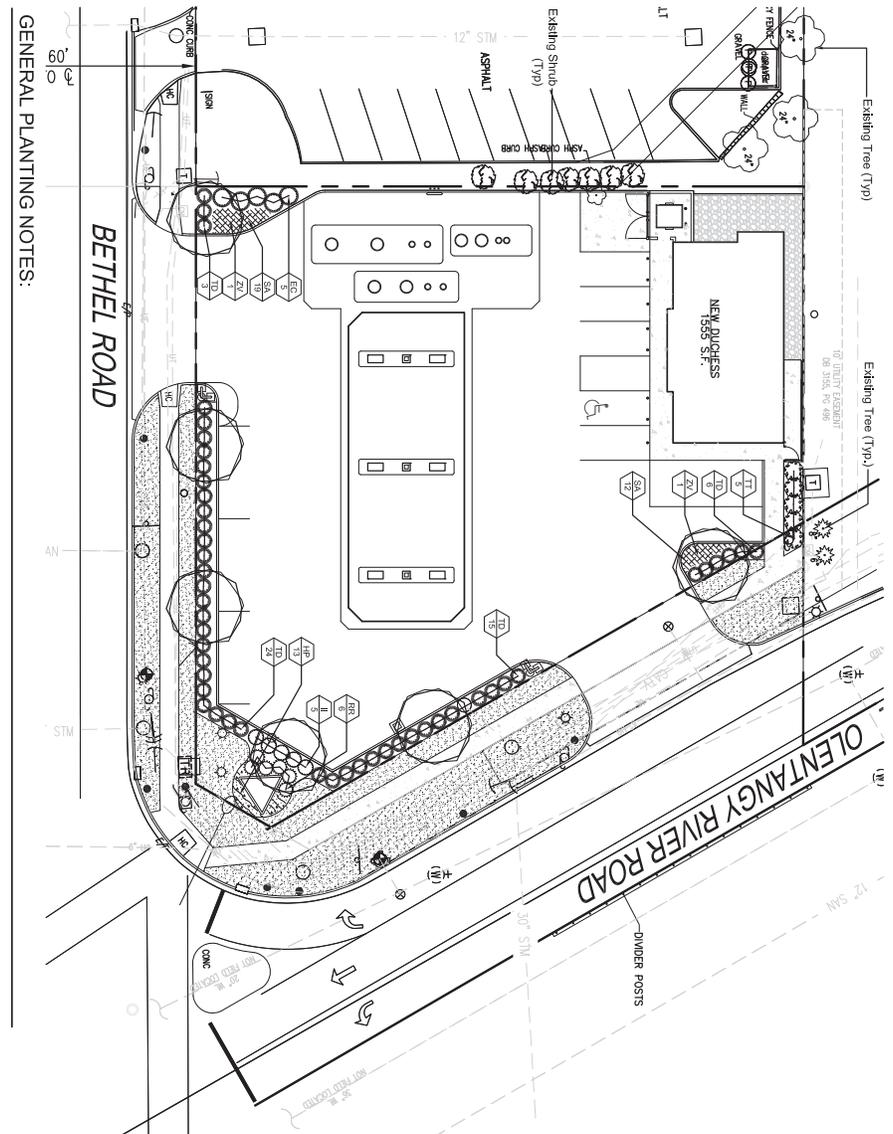
- V. Variances.
- A. This development includes a variance from C.C.C. 3312.49 - Minimum number of parking spaces, which section requires a minimum of 2 parking spaces for fuel sales use and a parking ratio of 1:250 square feet of retail of 10,000 square feet or less (1,555 square feet requires a minimum of 6.22 parking spaces) for a total minimum of 9 parking spaces required.

Respectfully submitted,

/s/ Laura MacGregor Comek

Laura MacGregor Comek





PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	REMARKS
	ZV	2	Shubert Zelkova / Zelkova serrata 'Village Green'	8.8 B	3'CAL	
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT.	REMARKS	
	EC	5	Compact Burning Bush / Eurythymus alatus 'Compact'	38' HT		
	II	5	Compact Forsythia / Forsythia Compacta	5 gal		
	RR	6	Rose / Rosa x 'Knockout' TM	3 gal		
	TD	48	Dense Yew / Taxus x media 'Devonians'	8.8 B		
	TT	5	Teddy Bearcreeper / Thuja occidentalis 'Teddy'	8.8 B	6' HT	
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT.	REMARKS	
	HP	13	Purple Dracaena / Hemerocallis x 'Purple Dracaena'	1 GAL	24" o.c.	
	LAWN	3,639 sf	Drought Tolerant Fescue Blend / Turf Hybridseed	seed		
	SA	31	Autumn Joy Sedum / Sedum x 'Autumn Joy'	1 GAL	24" o.c.	

- ### GENERAL PLANTING NOTES:
1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. VERIFY ALL DIMENSIONS AND BEARINGS FOR ACCURACY AND RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
 2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXISTING UTILITIES AND BE RESPONSIBLE FOR ANY DAMAGE TO COMMENSAL WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
 4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
 5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
 6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTORS IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
 7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD PRACTICE FOR THE PROPAGATION AND TESTING OF PLANTS. SIZE, GROWING AND BARS SPECIFICATIONS.
 8. ALL PROPOSED PLANTING BEDS TO BE FILLED TO A MINIMUM DEPTH OF 12".
 9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUIVALENT.
 10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 4-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF EACH SHRUB AND TREE AND TO BE AMENDED WITH GROUND SOIL CONTAINERS.
 11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED SOIL IS ENCOUNTERED, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE TO A MINIMUM OF FEET THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL, NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
 12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE INSTRUCTIONS TO THE OWNER IN THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE.
 13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLANS IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
 14. ALL SHRUBS AND GROUND COVER BEDS, EXISTING AND PROPOSED, TO BE REMOVED AND REPLACED WITH A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEIGHTS IN A CONTINUOUS BED.
 15. EXISTING GRASS TO BE REMOVED, IF PRESENT AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-DAMPED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOIL OR SEEDING.
 16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS). SEEDING OR SOAKING BY LANDSCAPE CONTRACTOR. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.

PLANT SCHEDULE

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	SA	31	Autumn Joy Sedum / Sedum x 'Autumn Joy'	1 GAL	24" o.c.	

Legend

- Existing Tree to Remain
- Existing Emergent to Remain
- Existing Shrub to Remain

Scale: 1/8" = 1'-0"

North Arrow: NORTH

ENGLEFIELD DUCHESS SHOPPE

5067 Olentangy River Road
Columbus, Ohio 43081
11 - 10

PLANT IT

7702 Oldcastle Rd., Columbus, OH 43228
761-233-8888
plantitstudio.com

STATE OF OHIO

LANDSCAPE ARCHITECT

ANDREW ENGLISH

1001

Signature: *Andrew English*

Date: 10/20/16

SHEET INFORMATION

CURRENT DATE: **October 20, 2016**

REVISIONS:

October 20, 2016

PLANTING PLAN

SCALE: AS NOTED

SHEET NO.:

L-1

Z16-053
5067 Olentangy River Rd.

The Northwest Civic Association met on Nov. 2 and heard the application for rezoning and variance for the above property.

Vote 10 yes - 0 no for both the rezoning and variance.

The attorney for the applicant met with the surrounding neighbors and worked to get all of them comfortable and in agreement with this rezoning. Before our vote was taken all questions and concerns were addressed and answered. Therefore our vote was unanimous in support of this application

Rosemarie Lisko
Zoning Chair
Northwest Civic Association
614-985110