

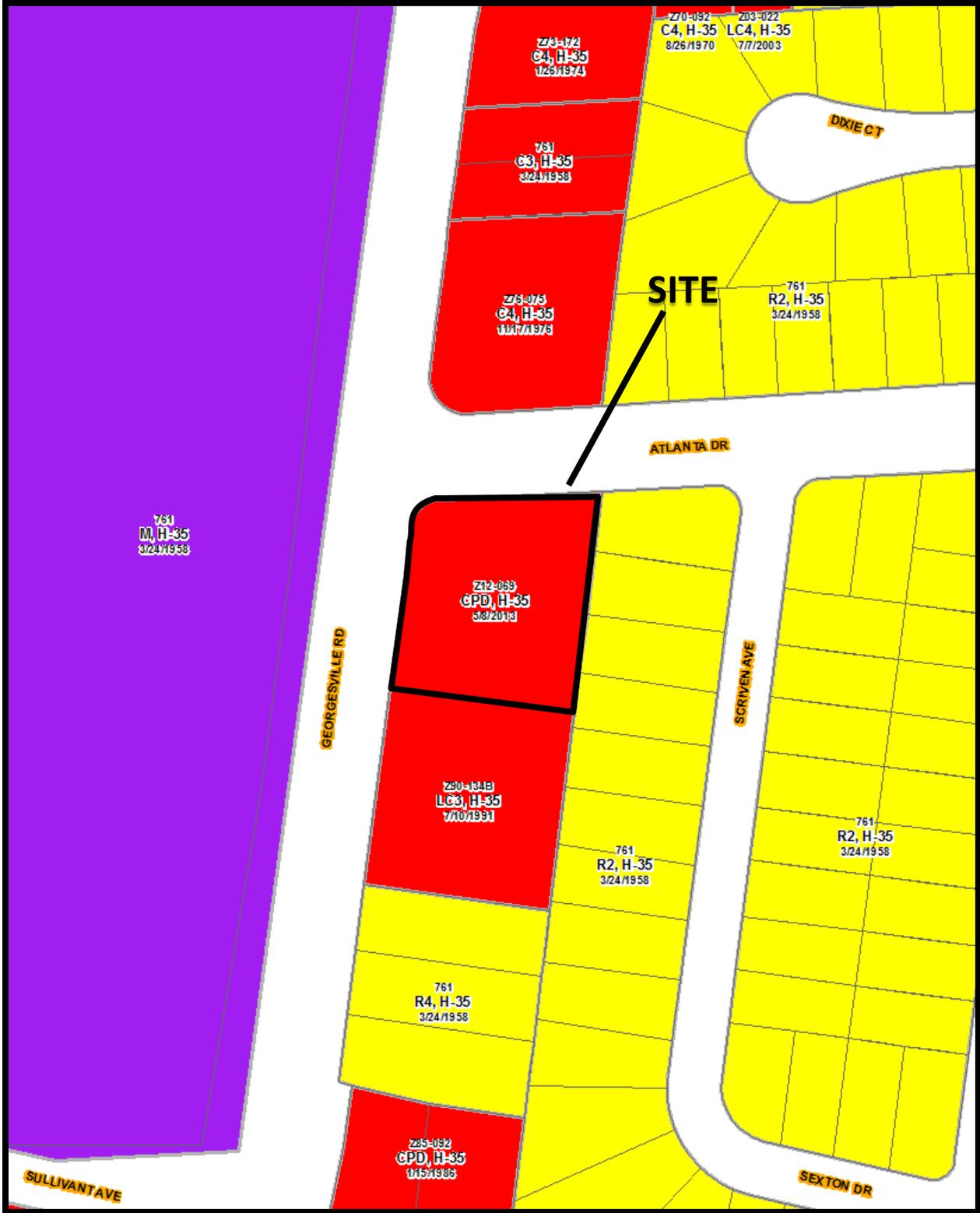
**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2016**

3. APPLICATION: Z16-059
Location: **620 GEORGESVILLE ROAD (43228)**, being 0.72± acres located at the southeast corner of Georgesville Road and Atlanta Drive (010-122507; Greater Hilltop Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Revise CPD plan to allow restaurant with drive-through.
Applicant(s): 620 Georgesville Road, LLC; c/o Brian D. Biglin, Atty.; Nardone Limited; 300 East Broad Street, Suite 490; Columbus, OH 43215.
Property Owner(s): MAMJ Enterprises, LLC; PO Box 3416; Dublin, OH 43016.
Planner: Shannon Pine, 614-645-2208, spine@columbus.gov

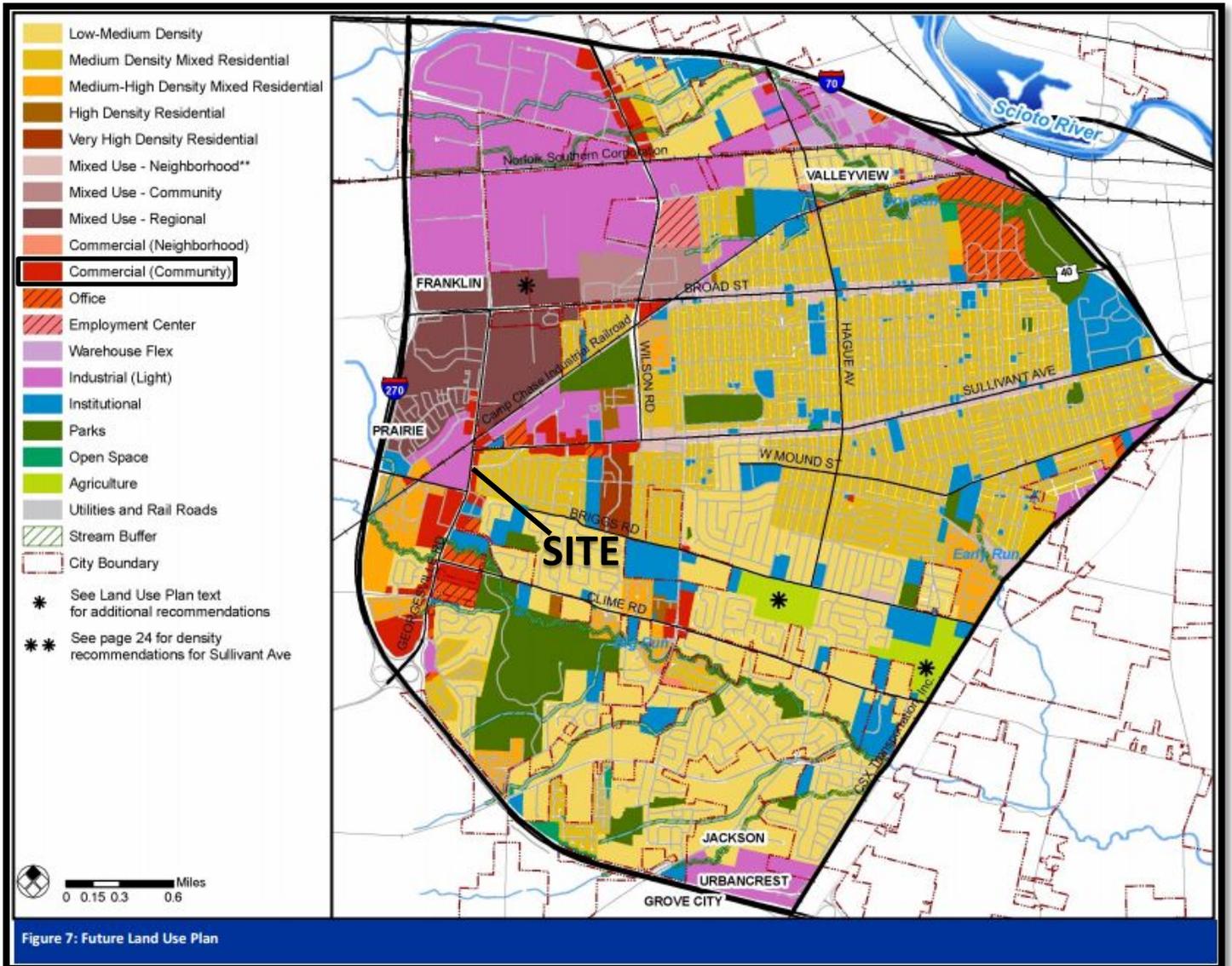
- The site consists of a single parcel, developed with a self-serve car wash facility, and is currently zoned in the CPD, Commercial Planned Development District. The requested CPD, Commercial Planned Development District, replaces the current CPD plan to accommodate a new fast-food establishment.
- To the north of the site across Atlanta Drive is a commercial property in the C-4, Commercial District. To the south is a fast-food establishment in the L-C-4, Limited Commercial District. To the east are single-unit dwellings in the R-2, Residential District. To the west across Georgesville Road is an office/warehouse in the M, Manufacturing District.
- The site is located within the planning area of *The Greater Hilltop Plan Amendment* (2010) which recommends community commercial uses for this location.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for approval.
- The CPD text proposes limited uses in the C-4, and C-5, Commercial districts, while maintaining the same list of prohibited uses from the existing CPD District. The CPD text includes appropriate development standards for access and screening which will ensure compatibility with the surrounding development. A variance for reduced parking setback is incorporated in the request, which is not opposed by the Department of Public Service.
- The *Columbus Thoroughfare Plan* identifies Georgesville Road a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District replaces the current CPD plan to accommodate a new fast-food establishment. The CPD text includes appropriate use restrictions and development standards which will ensure compatibility with the surrounding development.



Z16-059
 620 Georgesville Road
 Approximately 0.72 acres
 CPD to CPD



Z16-059
 620 Georgesville Road
 Approximately 0.73 acres



Z16-059
620 Georgesville Road
Approximately 0.72 acres
CPD to CPD

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development

PROPERTY ADDRESS: 620 Georgesville Road, Columbus, Ohio 43228; .723 ± Acres

OWNER: MAMJ Enterprises, LLC. P. O. Box 3416. Dublin, Ohio 43016

APPLICANT: 620 Georgesville Road, LLC, 114 Dorchester Square, Westerville, Ohio 43016

DATE OF TEXT: September 6, 2016

APPLICATION #: Z16-059

1. INTRODUCTION

The subject property (the "Site") (Parcel ID# **010-122507**) is located on the south-east corner of Atlanta Road and Georgesville Road. The Site is currently owned by MAMJ Enterprises, LLC. MAMJ Enterprises, LLC currently operates the car wash (10 self-serve bays) on the Site. The property was rezoned on February 14, 1994, from L-C-3 to CPD, Commercial Planned Development District, allowing C-4 uses—see exclusions set forth in Section 2 below—plus car wash and retail vehicle repair center uses.

Applicant proposes to rezone the Site to CPD, Commercial Planned Development District to allow all permitted C-4, Commercial District uses, specifically a restaurant. The approximate .723 acre site will be developed by demolishing all existing structures and constructing a Taco Bell restaurant. The Applicant also is requesting in this application for a variance regarding the set-back line along Georgesville Road to allow for appropriate parking for the newly constructed restaurant. This CPD text is submitted in support of the zoning application and variance request and is intended to comply with the Greater Hilltop Plan.

The CPD text also reflects the change of use for the Site to a restaurant, referencing the site plan. The site plan is compliant with Columbus City Code development standards. Any variances to the City Code requirements are identified in the CPD Text.

2. PERMITTED USES

A. This application proposes that the Site will be re-zoned to allow all permitted C-4 uses, plus a car wash, with the exception of those exclusions listed below in this Section 2. The permitted C-4 uses for this Site, will include, but not be limited to in any way, the construction of a restaurant in accordance with the site plan.

B. Exclusions From Use on This Site: The following exclusions from uses currently permitted under Section 3356.03, C-4 Commercial of the Columbus City Code will not be allowed on this Site:

Animal shelter; Armored car, investigation, guard and security services; Astrology, fortune telling and palm reading; Auto body repair; Blood and organ banks; Bars, Cabarets and nightclubs; Check cashing and loan facilities; Community food pantry; Crematory; Drive-in motion picture theaters; Funeral homes and services; Halfway houses; Missions/temporary shelters; Pawn brokers; Performing arts, spectator sports and related industries; Repossession services; Theaters, dance companies, and dinner theaters; Tire sales/service store.

3. DEVELOPMENT STANDARDS

Unless otherwise indicated in the submitted written text, the applicable development standards shall be those contained in Chapters 3356 (C-4, Commercial District), of the Columbus City Code.

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

The development of the Site will be changed to demolish the existing structures and construct a restaurant as shown on the site plan.

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

1. Access to and from the Site shall be provided via Atlanta Road and Georgesville Road, as illustrated on the attached site plan.
2. With this redevelopment of the Site as a restaurant, the access point to Georgesville Road shall become a right-in/right-out access point. For the purposes of this section, “redevelopment” shall be defined as action including both the demolition of the existing building and construction of a new building. The “right-in/right-out” is shown on the site plan utilizing a traffic diverting device.

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

The six foot high wood privacy fence along the east property line shall be maintained.

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

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

There shall be no exterior sound system either portable or permanent on this property, other than the drive-up speakers, that can be heard from the single-unit subdivision east of this Site.

F. Graphics and Signage Commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4, Commercial District, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Other CPD Requirements.

1. Natural Environment: The Site consists of .723 acres located on the east side of Georgesville Road and south of Atlanta Drive. Existing commercial properties are in existence on the south, west, and north sides of the development with residential to the east.
2. Existing Land Use: The Site is currently being utilized as a ten bay car wash with an equipment room. This structure will be demolished and replaced with a new restaurant.
3. Circulation: The Site is currently being serviced by a curb cut on Georgesville Road and an additional curb cut on Atlanta Drive. Access will be in accordance with a curb cut on Atlanta Drive and Georgesville Road as set forth in the site plan.
4. Visual Form of the Environment: The existing structure of the property will be demolished and replaced with the construction of a Restaurant.
5. Visibility: The Site is visible from the street along both Georgesville Road and Atlanta Drive; Applicant believes that the proposed improvements will enhance the Site and that the Site will continue to be utilized in a safe and effective manner.

6. Proposed Development: The proposed development consists of constructing a restaurant, plus C-4, Commercial District uses.

7. Behavior Patterns: This property is currently being operated without adverse effect to its neighbors. The area is primarily commercial except for a residential area to the east that is currently screened by a wooden fence. The proposed changes will not significantly alter the behavior patterns that currently occur on the site and will significantly enhance the Site with a newly constructed restaurant. This new development should not cause problems in relationship to its neighbors.

8. Emissions: There will be no additional emissions of sound, odor or dust of any kind in excess of that currently occurs on site. The Site will be fully supervised and only authorized activities will occur and then in an effective and lawful manner.

H. Modification of Code Standards.

Variance to the Columbus City Code requirements requested:

The Applicant is requesting a variance from Section 3312.27 to allow for a reduction in the parking setback from the Georgesville Road right of way from 10 feet to one foot. The request will not result in parking that encroaches onto the roadway, however, as the parking spaces will still be more than 40 feet from the existing edge of Georgesville Road. The addition of the proposed bicycle path along the Georgesville right of way will force the parking at the Site to begin further back to comply with the additional right of way requirements the construction of the bicycle path will entail. The owner and applicant have agreed to grant the City of Columbus additional set-back from the Georgesville Road right of way to construct the bicycle path. The parking will not intrude into the proposed bicycle path. The adjacent property owner to the south has parking that is situated similarly.

I. Miscellaneous Commitments.

The Site shall be developed for the proposed restaurant in accordance with the site plan and details. The plan may be slightly adjusted to reflect engineering, topographical or other Site data obtained at the time of development and when engineering plans are completed. Any slight adjustment to the 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. The setback and access depicted on the site plan will apply for any other permitted use at this Site.

The undersigned, being the Applicant in the subject application, agree singularly for itself, its 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 it 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.

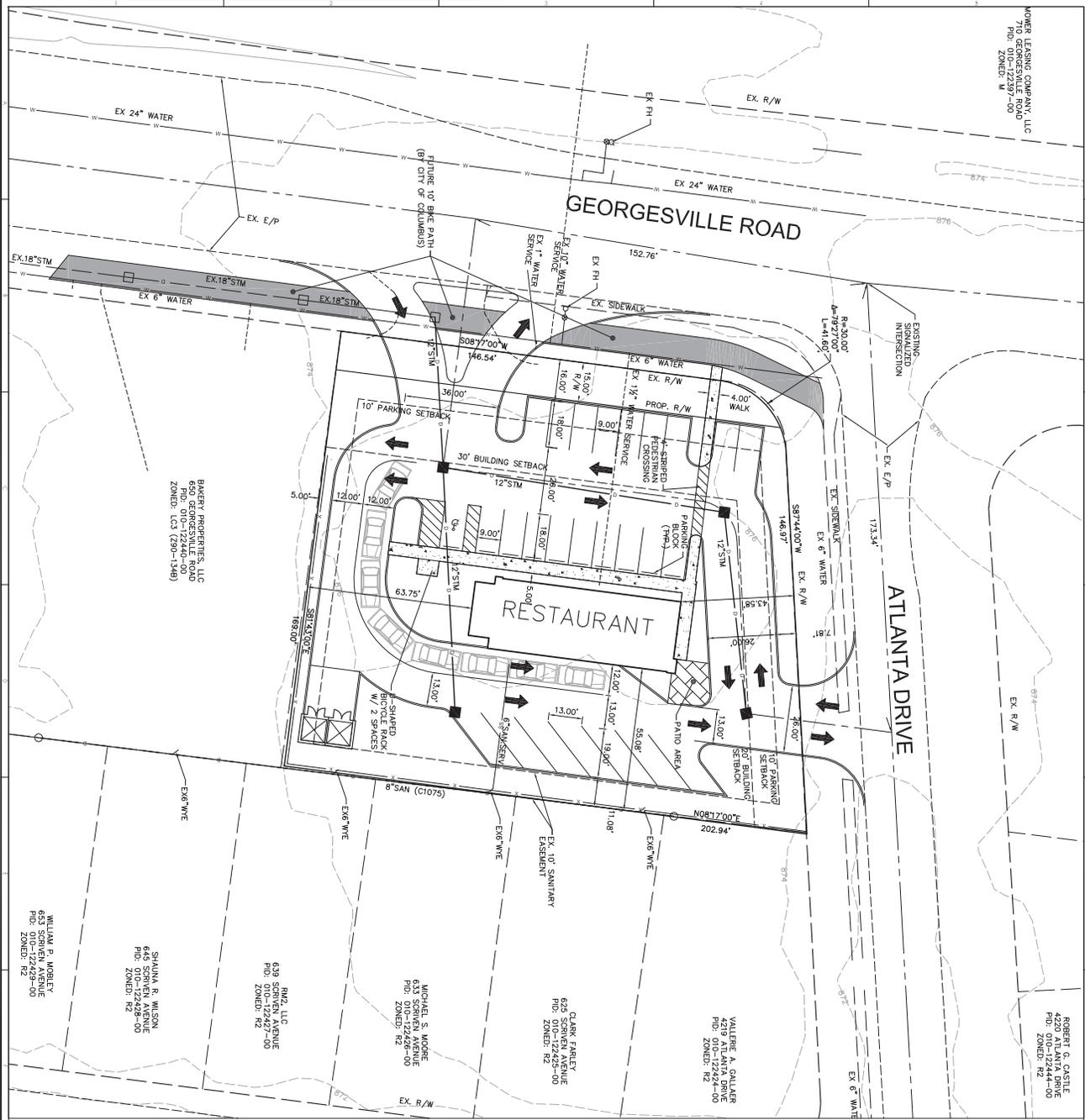
[SIGNATURES FOLLOW ON THE NEXT PAGE]

620 Georgesville Road, LLC,
An Ohio limited liability company

SIGNATURE: _____
Eric Laeufer, member Date

SIGNATURE: _____
Brian D. Biglin, Esq., Attorney Date

KAMER LEASING COMPANY, LLC
 710 GEORGEVILLE ROAD
 ZONED: M



PROJECT SUMMARY

OWNER/DEVELOPER: THE CL COMPANIES
 ARCHITECT: ERIC LAUFER
 114 DORCHESTER SQ
 W. (614)-888-9482
 F: (614)-251-0035
 EMAIL: CL@THECLCOMPANIES.COM

PLAN DESIGNER: TERRAN EVOLUTION
 10000 WOODBURN STREET
 COLUMBUS, OHIO 43215
 F: (614)-388-1090
 F: (614)-388-1093

ZONING DISTRICT: GRP (COMMERCIAL PLANNED DEVELOPMENT)
 615-0897, 11-50

BUILDING HEIGHT: 22'-1"
 BUILDING AREA: 2,159 SF
 SITE ACREAGE: 0.723 AC (31,494 SF)
 DISTURBED ACREAGE: 0.723 AC
 PRE-DEVELOPED IMPROVED AREA: 0.594 AC
 MOST DEVELOPED IMPROVED AREA: 0.470 AC

PROPOSED DEVELOPMENT IS LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF GEORGEVILLE ROAD AND ATLANTA DRIVE. NOT REQUIRED. REDEVELOPMENT SITE WITH REMOVED IMPROVED AREA AND BUILDING FOOTING.

STORM WATER MANAGEMENT: BIG RUN (SCOTO RIVER)

SITE TRIBUTARY TO: N/A

NO GENERAL PERMIT#

FLOOD DESIGNATION: N/A

PARKING REQUIRED: 29 SPACES
 1 SPACE PER 175 SQ. FT. (219/775 = 13 SPACES)

PARKING PROVIDED: 29 SPACES
 1 SPACE PER 20 PARKING SPACES (23/20 = 2 BICYCLE SPACES)
 2 SPACES (1-SHARED BIKE RACK)

BICYCLE PARKING PROVIDED: 2 SPACES (1-SHARED BIKE RACK)

THE PROPOSED PROJECT WILL COMPLY WITH ALL CITY OF COLUMBUS CODES, AS APPLICABLE.

PARKING LOT SHADE TREES: 1 TREE PER 6 PARKING SPACES (29/6 = 5 TREES)

NOTES:

- DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- CURB RADIUS ARE 5' UNLESS OTHERWISE NOTED.

VARIANCES:

- REDUCE PARKING SETBACK REQUIREMENT ALONG GEORGEVILLE ROAD FROM 10' TO 0'.

COLUMBUS, OH

TACO BELL

620 GEORGEVILLE ROAD

REZONING SITE PLAN

Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
 P: 614.385.1090 | F: 614.385.1093 | E: info@terrain-ev.com

CHANGE ORDER SCHEDULE

NO.	DESCRIPTION OF CHANGE	DATE
1		
2		
3		
4		

GRAPHIC SCALE

1 inch = 20 ft.

20
10
0
10
20

DATE: SEPTEMBER 2018

SCALE: HORIZONTAL 1" = 20'

VERTICAL 1" = 20'

SHEET NO.: 1/1

CONTRACT NO. 150499

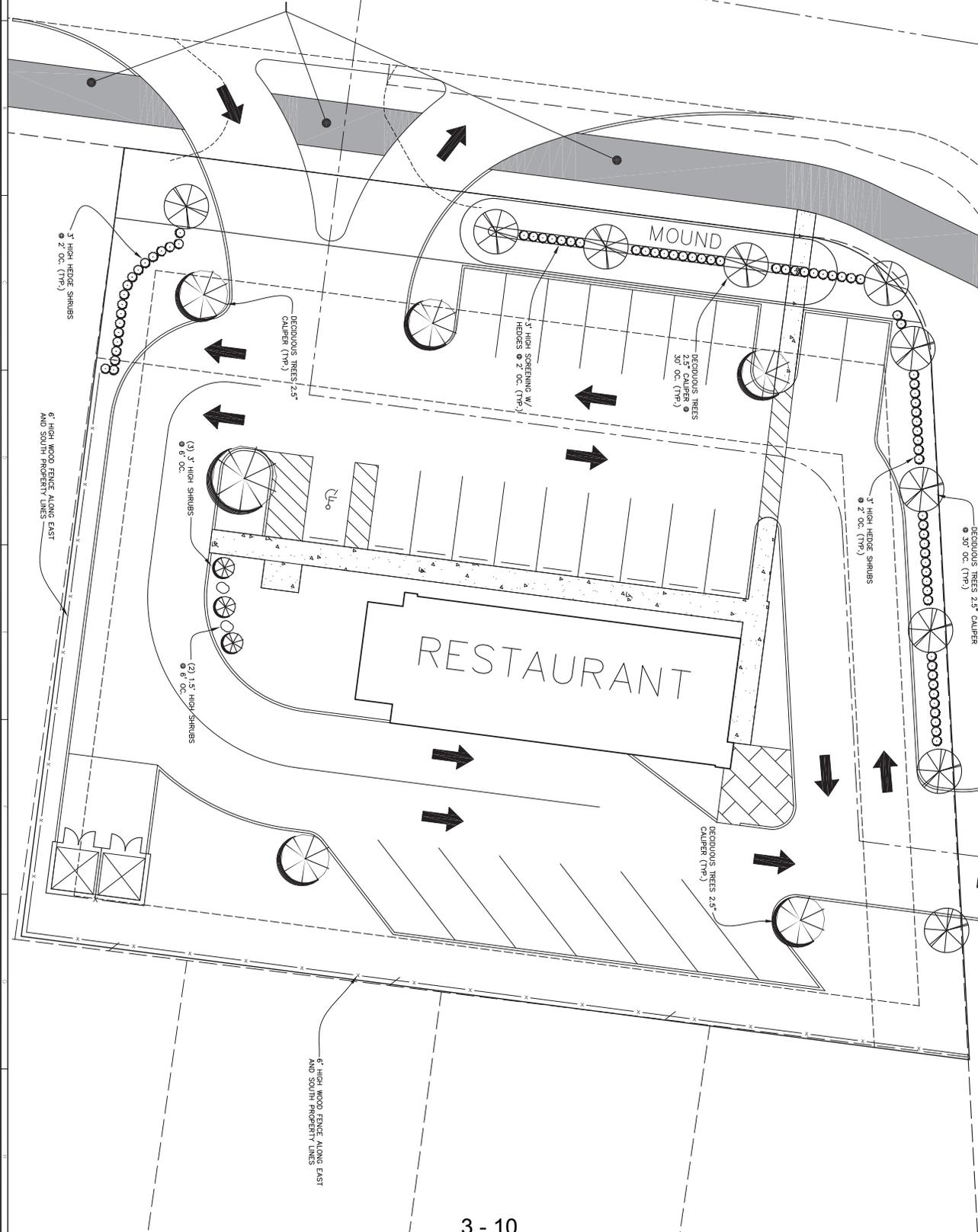
DATE: SEPTEMBER 2018

SCALE: HORIZONTAL 1" = 20'

VERTICAL 1" = 20'

SHEET NO.: 1/1

GEORGESVILLE ROAD



3 - 10

DATE	SEPTEMBER 2016
SCALE	1" = 20'
SHEET NO.	1/1

COLUMBUS, OH	TACO BELL
620 GEORGESVILLE ROAD	LANDSCAPE PLAN

TerrainEvolution
 Your bridge between Vision and Success
 720 East Broad Street | Suite 203 | Columbus, OH 43215
 P: 614.355.1090 | F: 614.355.1083 | E: info@terrain-ev.com

CHANGE ORDER SCHEDULE		
#	DESCRIPTION OF CHANGE	DATE

GRAPHIC SCALE
 1 inch = 20 ft.

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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

Case Number

216-059

Address

620 GEORGETOWN ROAD

Group Name

GREATER HILLTOP AREA COMMISSION

Meeting Date

10/4/2016

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation

(Check only one)

- Approval
- Disapproval

NOTES:

Vote

FOR=11 AGAINST=0 ABSTAIN=0

Signature of Authorized Representative

SIGNATURE

GRAC ZONING VICE CHAIR

RECOMMENDING GROUP TITLE

614-653-7653

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your 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.