1. APPLICATION: Z17-004
   Location: 1541 SCHROCK ROAD (43229), being 0.72± acres located at the northeast corner of Schrock and Karl Roads (610-105223; Northland Community Council).
   Existing Zoning: C-5, Commercial District.
   Request: CPD, Commercial Planned Development District.
   Proposed Use: General retail.
   Applicant(s): Morning Star Partners, LLC; c/o Kyle Kitzmiller; 7795 Five Mile Road; Cincinnati, OH 45230.
   Property Owner(s): Rader Car Real Estate, LLC; 4964 Tempe Road; Powell, OH 43065.
   Planner: Kelsey Priebe; 614-645-1341; kpriebe@columbus.gov

BACKGROUND:

- The 0.72± acre site is undeveloped and zoned in the C-5, Commercial District. The applicant proposes the CPD, Commercial Planned Development District to allow for general retail development. This application was tabled by the Commission at the June 2017 Development Commission meeting because the applicant and/or applicant’s representative was not present.

- To the north of the site is an apartment complex the ARLD, Apartment Residential District. To the south is a mixed-commercial development in the C-4, Commercial District. To the east is a fuel sales station in the CPD, Commercial Planned Development District. To the west is a fast food establishment in the C-4, Commercial District.

- The site is located within the boundaries of the Northland I Area Plan (2014), which recommends “Neighborhood Commercial” land uses for this location. The Northland I Area Plan also recommends that buildings be designed to address the street and enhance the pedestrian experience, that parking be located to the rear of the building, and that the parking needs are to be balanced with the goal of creating walkable, bikeable neighborhoods.

- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.

- The CPD text allows uses permitted in the C-4, Commercial District with several restrictions. The text includes provisions for buffering and landscaping and a commitment to a site plan.

- The Columbus Thoroughfare Plan identifies Schrock Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline and Karl Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.
CITY DEPARTMENTS’ RECOMMENDATION: Disapproval.

The requested CPD, Commercial Planned Development District would permit general retail development. The proposed use at this location is compatible with the land use recommendation of the Northland I Area Plan, which recommends “Commercial Neighborhood” land uses for this location. Staff is supportive of the use, but requests the building be placed at the corner with parking to the rear, as recommended by the Plan. Staff does not believe that deviation from this provision is warranted on the subject site.
Z17-004
1541 Schrock Road
Approximately 0.72 acres
C-5 to CPD
Z17-004
1541 Schrock Road
Approximately 0.72 acres
C-5 to CPD
Z17-004
1541 Schrock Road
Approximately 0.72 acres
C-5 to CPD

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INTRODUCTION:

The site in question is located at the northeast corner of Schrock & Karl Roads in the City of Columbus. The proposed application is to re-zone subject site from C-5 to a CPD.

1. PERMITTED USES:

Those uses permitted in Chapter 3356 of C-4, Commercial of the Columbus City Code, except the following uses, which shall be prohibited: bars, cabarets, nightclubs, blood/organ banks, check cashing/loans, halfway houses, missions/temporary shelters, pawn brokers, monopole telecommunication antennas, animal shelters, billboards & other off-premises signs, motorcycle, boat & other motor vehicle dealers (not including new car dealers), truck, utility trailer & RV (recreational vehicle) sales, rental & leasing, used automobile sales, unless associated with a new automobile dealership.

2. DEVELOPMENT STANDARDS:

Unless otherwise indicated in this text or submitted drawings, the applicable development standards are contained in Chapter 3356; C-4, Commercial of the Columbus City Zoning Code.

A. Density, Height, Lot and/or Setback Requirements:

N/A

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

N/A

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

1. The frontage along Schrock Road & Karl Road shall be landscaped as follows: 1 tree per 40 lineal feet, as shown on the site plan. Trees may be grouped or evenly spaced.

2. Parking lots shall be screened from Schrock Road & Karl Road by headlight screening a minimum of 3 feet in height, as shown on the site plan.

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

The building design shall be as indicated on the attached Building Elevation rendering, titled ‘Exhibit A’

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

N/A
F. Graphics and Signage Commitments:

All graphics and signage shall comply with the Graphics Code, Article 15; Title 33 of the Columbus City Code. Any variances to the above requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous:

The Subject Site shall be developed in accordance with the Site Plan & Elevations. The Site Plan may be adjusted to reflect engineering, topographical or other site data obtained at the time of development or when engineering plans are completed. Any adjustment to the Zoning Site Plan shall be reviewed and may be approved by the Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

Variance:

Section 3312.49(C), Table 2; Parking Requirements for Retail and Other Commercial Uses: To reduce the required number of parking spaces from 34 to 28.

The undersigned, being the owner of the subject property together with the applicant in the subject application, do 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 purposes each states that he fully understands and acknowledges the 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.

SIGNATURE: ____________________________
DATE: 1/4/17
Northland Community Council
Development Committee
Report
April 26, 2017 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:
Voting: (18): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPW), Woodstream East (WECA).

Case #1: Application #Z17-004 (Rezone 0.72 AC ± from C-5 to CPD for construction of a Family Dollar store on a vacant lot)
Kyle Kitzmiller/Core Resources representing
Morning Star Partners, LLC
(Former BP station) 1541 Schrock Road, 43229 (PID610-105223)
• The Committee approved (15-0 w/ 3 abstentions) a motion (by SWCA, second by FPCA) to RECOMMEND APPROVAL WITH TWO (2) CONDITIONS:
  o That paragraph 1 of the CPD Text be modified to strike used merchandise stores, performing arts, spectator sports and related industries, theaters, and dance companies and dinner theaters as prohibited uses, and to add monopole communication antennas as a prohibited use; alternatively to include all of the uses in the Committee’s supplied list of Recommended Prohibited Uses in paragraph 1 of the Text;
  o That paragraphs 2.C.1 and 2.C.2 of the CPD Text be revised to commit to landscaping and headlight screening of the frontage along Karl Road equivalent to those committed to in the frontage along Schrock Road.

Case #2: Application #CV17-010 (Council variance to permit expansion of fraternal organization meeting space first allowed in CV03-012, zoned CPD)
Michael O’Reilly/O’Reilly Law Offices representing
Worthington Lodge #1427, Loyal Order of the Moose
1960-1970 Schrock Road, 43229 (PID 010-159551)
• The Committee approved (15-0 w/ 3 abstentions) a motion (by SWCA, second by FPCA) to RECOMMEND APPROVAL WITH ONE (1) CONDITION:
  o That the legislation of the new Council variance include all of the provisions of the currently effective Council variance CV03-012 without substantial modification other than to reflect the revision of the property location address (“1960-70 Schrock Road”) in Section 1 and the square footage of the combined spaces (an increase of approximately 2800 SF) as the maximum allowed square footage in Section 2.  

Next meeting: Wednesday, May 31, 2017

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**Guidelines/Strategies:**

- Contribute to the quality of the built environment.
- New commercial and mixed-use development should be planned and developed with an eye towards energy and environmental design.

**Policy:**

- New development will respect community character.

**Principle 3: Urban Design**

- Scale design features at the ground floor level.
- Windows, doors, overhangs, eaves, and other such architectural elements should be designed to address the street.
- Buildings should be designed to be blended into the street.
- Interest when focused is critical to the ground floor character.
- Larger commercial buildings 50,000 square feet or modules of 50,000 square feet should be divided into smaller buildings.
- Larger, single-parkings should be divided into smaller, single-parkings.
- New buildings should be compatible with existing buildings.
- New development should be compatible with existing development in the surrounding area. This should seek rezoning to ensure these changes to the built environment make a positive contribution.

**Recommendations:**

- Ensure these changes to the built environment make a positive contribution.
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Guidelines/Strategies:

- Encourage neighborhoods and encouraging the use of transit.
- As well as the goal of creating walkable and bikeable environments.
- Reducing development’s impact on the natural environment.
- Parking needs should be balanced with the goal of

Policy:

For areas with low vehicle traffic volumes,
- The use of pervious surfaces is ideal
- Permeable concrete, pavers, and stormwater
- Would include use of permeable parking lot surfaces
- Impact on nearby waterways. For example, rainwater
- Environmental impacts, benefits to minimize their

Note: Parking lots are recommended to incorporate low-impact design (e.g., permeable pavements). Parking areas should also incorporate green spaces, as well as appropriate distance to buildings.

Shaded parking arrangements should be encouraged.
- To the rear of a building.
- Adjacent parking lots should provide pedestrian connections to better utilize parking spaces.
- Recreational use.
- Create usable space along the stream for passive
- Development should not occur in the floodplain.
- Surface parking lot and the bank of the stream.
- Create a riparian corridor between any structure or

The property owners and City of Columbus
- Be developed that is recognized and utilized by both
- Particulars between uses will differently be sought to
- Parking areas should be recognized and utilized by both
- Particulars between uses with different uses possibly to

RECOMMENDATIONS