

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 13, 2017**

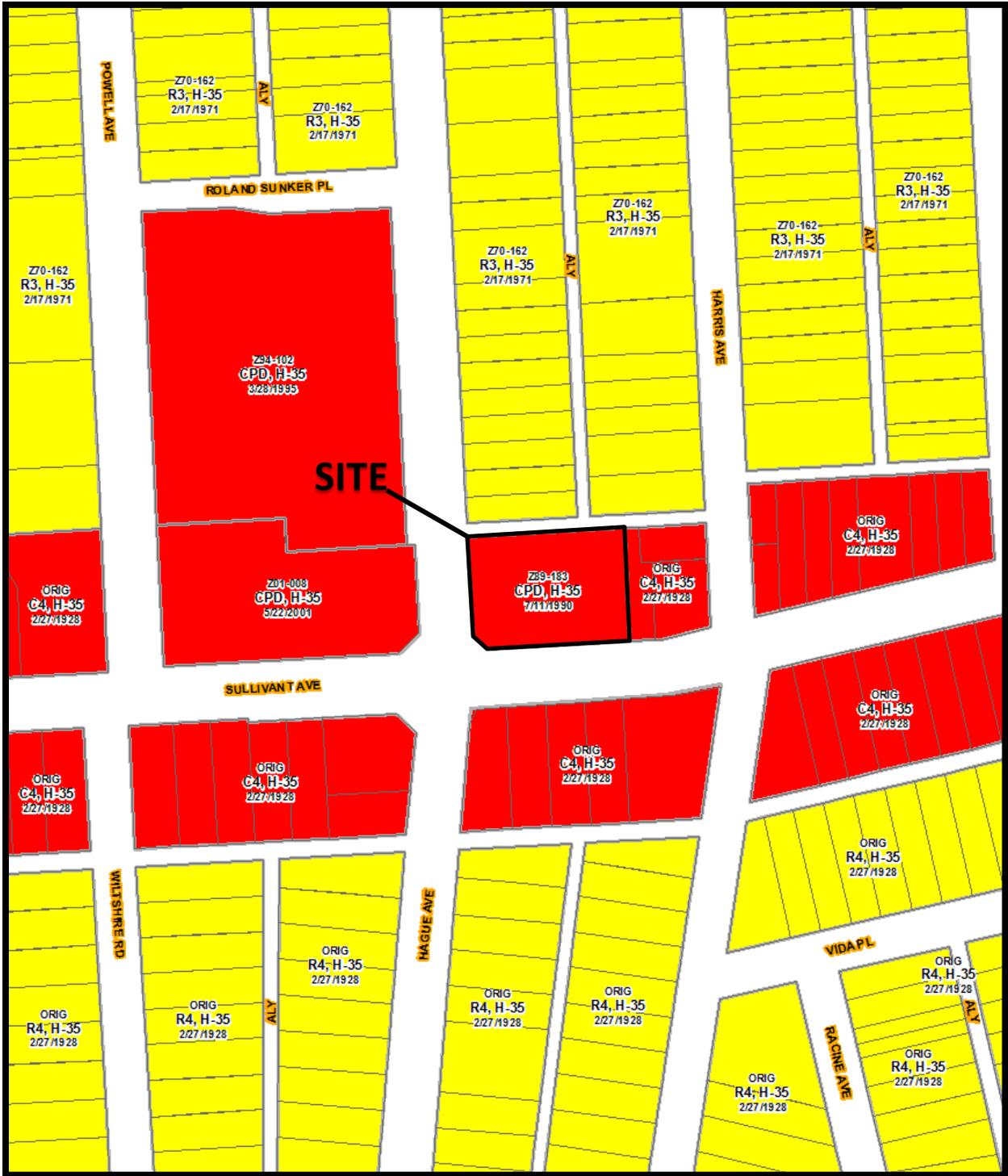
- 2. APPLICATION: Z17-014**  
**Location:** **530 SOUTH HAGUE AVENUE (43204)**, being 0.51± acres at the northeast corner of South Hague Avenue and Sullivant Avenue (010-066555; Greater Hilltop Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Conform existing fuel sales facility.  
**Applicant(s):** United Dairy Farmers, Inc.; c/o Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215  
**Property Owner(s):** Same as applicant.  
**Planner:** Michael Maret; 614-645-2749; [mjmare@ Columbus.gov](mailto:mjmare@ Columbus.gov)

**BACKGROUND:**

- The 0.51± acre site consists of a single parcel developed with a fuel sales facility in the CPD, Commercial Planned Development District. The applicant proposes a new CPD, Commercial Planned Development District to revise the existing site as a right-of-way taking by the City of Columbus has rendered signage, parking area, and building non-compliant.
- The site is bordered to the north by single-unit dwellings in the R-3, Residential District. To the south, east, and west are commercial businesses along the Sullivant Avenue corridor in the C-4, Commercial and CPD, Commercial Planned Development districts.
- The site is subject to the Sullivant Avenue / Greater Hilltop Urban Commercial Overlay and is within the planning area of the *Greater Hilltop Plan Amendment* (2010), which recommends “Neighborhood Mixed Uses” at this location.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for approval.
- The CPD text proposes maintaining an existing convenience store with ancillary eating area, retail sales of gasoline, and additional limited C-4 and C-5 uses. Also included are development standards addressing building and site design, setbacks, parking, landscaping, graphics and commitments to a site plan and landscape plan. A variance to the setback regulations for permanent on-premises ground signs is included in the request to make the existing sign compliant.
- The *Columbus Thoroughfare Plan* identifies Hague Avenue and Sullivant Avenue as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

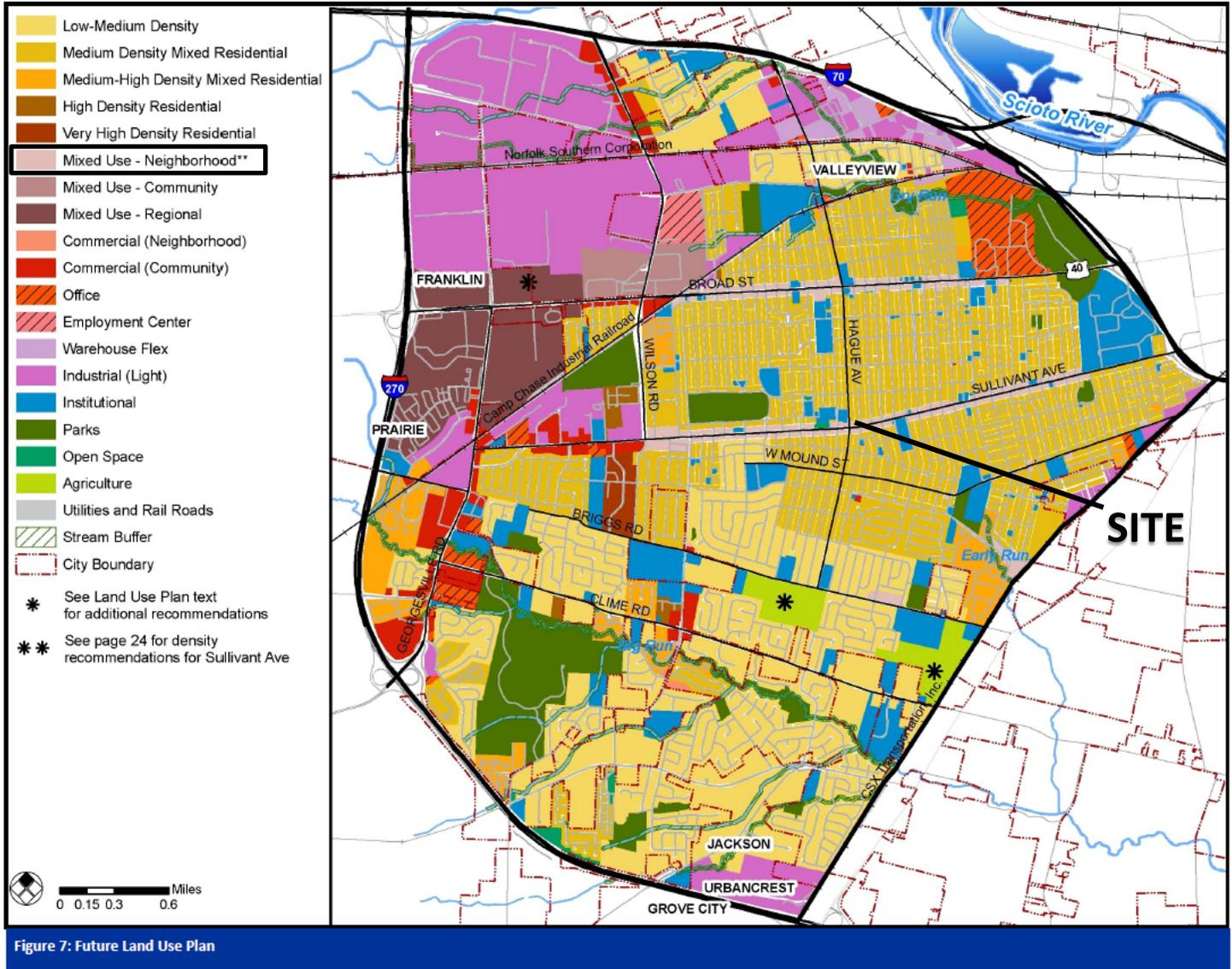
**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested CPD zoning classification would bring an existing fuels sales facility with convenience store into compliance after a right-of-way taking by the City of Columbus. This development is compatible with the development standards of adjacent commercial uses along the Sullivant Avenue corridor. Staff is supportive of the proposed use and bringing the site back into compliance. The proposal is consistent with the land use recommendations of the *Greater Hilltop Plan Amendment*, which recommends “Neighborhood Mixed Uses.”

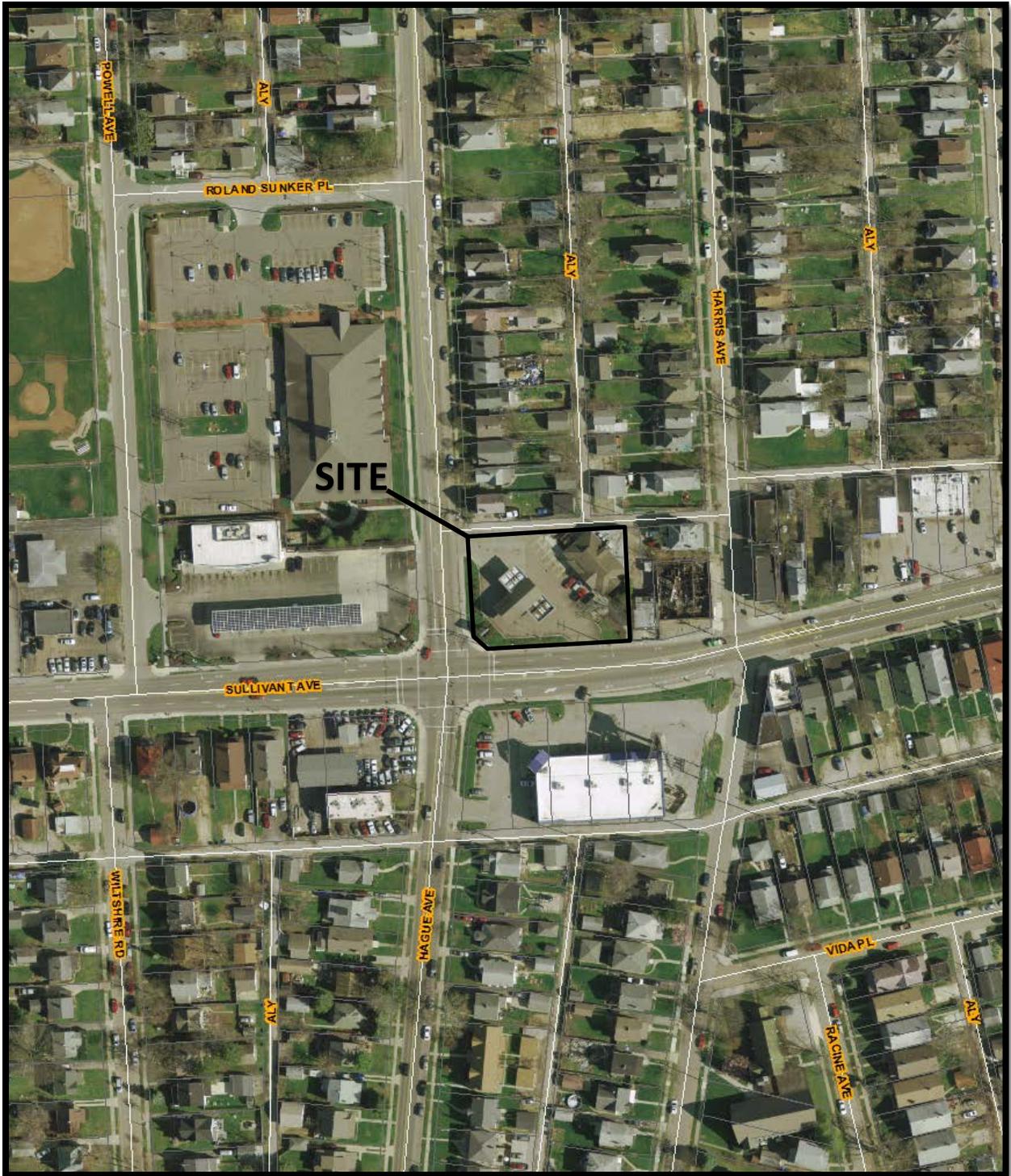


Z17-014  
 530 South Hague Avenue  
 Approximately 0.51 acres  
 CPD to CPD

Greater Hilltop Plan Amendment (2010)  
 "Mixed Use - Neighborhood" Recommended



Z17-014  
 530 South Hague Avenue  
 Approximately 0.51 acres  
 CPD to CPD



Z17-014  
530 South Hague Avenue  
Approximately 0.51 acres  
CPD to CPD

## Exhibit A

### 530 S. Hague Ave.

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The 0.51 +/- acre site is located at the northeast corner of Sullivant Ave. and S. Hague Ave. The site was rezoned in 1990 from the C-4, Commercial District, to CPD, Commercial Planned District (Z89-183).

Applicant requests an amendment to the existing CPD Development Plan to bring the signage, parking, and building setbacks in compliance. The portion of the site occupied by the signage is at the southwest corner of the site, closest to the Sullivant Ave. and S. Hague Ave. right-of-way. The request is due to City of Columbus recent right-of-way take, which have caused the signage, parking area, and building being closer to the right-of-way than permitted by the 1990 CPD Development Plan. The City's right-of-way acquisition makes the location of the existing sign structure noncompliant with the City Code. This amendment is necessary to permit Applicant to maintain its sign in its current location while permitting the City to acquire Applicant's land for right-of-way and will not affect surrounding properties.

Applicant requests the following amendments to the CPD Development Plan:

#### III. Applicable Development Standards

##### 1. Signage.

(A) Ground Graphic. An existing ground graphic with maximum height of 22' with a maximum copy area of 10' x 12' (120 S.F. each side) shall be permitted at a setback of 1' from the existing right-of-way.

*The ground graphic setback is reduced from 15' to 1' due to City's right-of-way take.*

8. Environmental Treatment. Landscaping on the Property shall consist of a mix of grass, mulch, and shrubs along the west and south property lines as set forth on the Landscape Plan dated May 27, 2017.

*The City's right-of-way take resulted in a reduction in the landscape area, which consists of grass, mulch, and shrubs.*

9. Setbacks. (all setbacks established shall be minimum requirements).

(B) East: 3' parking setback with 1' building setback

(C) South: 8' parking setback with 25' building setback

*Related to the South property line, the parking setback is reduced from 10' to 8' based on City's right-of-way take. Related to the East property line, the building setback is reduced from 3' to 1' to correct an existing condition.*

A complete copy of the CPD text, as amended, is submitted as part of the rezoning application.

**Exhibit D**

**EXISTING ZONING:** CPD  
**PROPOSED ZONING:** CPD  
**OWNER:** United Dairy Farmers, Inc.  
**APPLICANT:** United Dairy Farmers, Inc.  
c/o Donald Plank, Plank Law Firm  
**DATE OF TEXT:** April 25, 2017  
**APPLICATION:** Z17-014

**I. INTRODUCTION:** The subject property consists of approximately 0.51 acres located at the northeast corner of Hague and Sullivant Avenues, as more particularly described in the legal description submitted as part of the rezoning application (the "Property"). Applicant is seeking to amend the existing CPD, Commercial Planned District due to City of Columbus right-of-way takes, which have caused the signage, parking area, and the building to be closer to the right-of-way than permitted by the existing CPD Development Plan.

**II. PROPERTY: 0.51 +/- Acres (CPD)**

**1. PERMITTED USES:** Allowable uses for the Property shall include a convenience store with ancillary eating area, retail sales of gasoline, and carry-out. Other allowable uses shall include all uses permitted under Chapter 3356 and Chapter 3357 of the Columbus City Codes relative to C-4 and C-5, Commercial Districts, with the following excluded uses:

Adult book store, adult motion picture theatre, adults only entertainment establishment, arcades, automobile sales room, billboards, off premises graphic, bowling alley, cabaret, dance hall, garage repair shop, ice house, plumbing shop, poolroom, poultry (killing and dressing for sale on the premises), skating rink, supermarket and tinsmith.

**2. DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text or site plan dated April 10, 2017 (the "Site Plan"), the applicable development standards are contained in Chapter 3356, C-4, Regional Scale Commercial District of the Columbus City Code.

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

1. Thirty-five (35) foot height limitation shall be in effect.
2. The size of the building on the Property shall not exceed 3,449 S.F.
3. All setbacks established shall be minimum requirements:
  - (a) North: 0' parking setback with 0' building setback
  - (b) East: 3' parking setback with 1' building setback
  - (c) South: 8' parking setback with 25' building setback
  - (d) West: 10' parking setback with 25' building setback

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

1. As long as the Property is used as a convenience store, carry-out with ancillary eating area, the parking requirement for the Property, shall be thirteen (13) spaces.
2. The Property has access to and from Hague and Sullivant Avenues.

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

1. Landscaping on the Property shall consist of a mix of grass, mulch, plants, and shrubs along the west and south property lines as set forth on the Landscape Plan dated May 27, 2017.

D. Graphics and/or Signage Commitments

1. Ground Graphic. A ground graphic with maximum height of 22' with a maximum copy area of 10' x 12' (120 S.F. each side) shall be permitted at a setback of 1' from the existing right-of-way.
2. Wall Graphic. A wall graphic sign mounted to the building canopy, with a maximum copy area of 3' x 24' (72 S.F. total) shall be permitted.
3. Logos. A maximum of three (3) UDF internally illuminated identification logos shall be permitted to be placed onto the facing of the gas island canopy. The total combined copy area of the identification logos shall not exceed 30 S.F.

E. Miscellaneous

1. Variances. The existing ground graphic is non-conforming.
  - (a) A variance from Section 3377.17 to permit a setback of 1' from the right-of-way

F. CPD Requirements

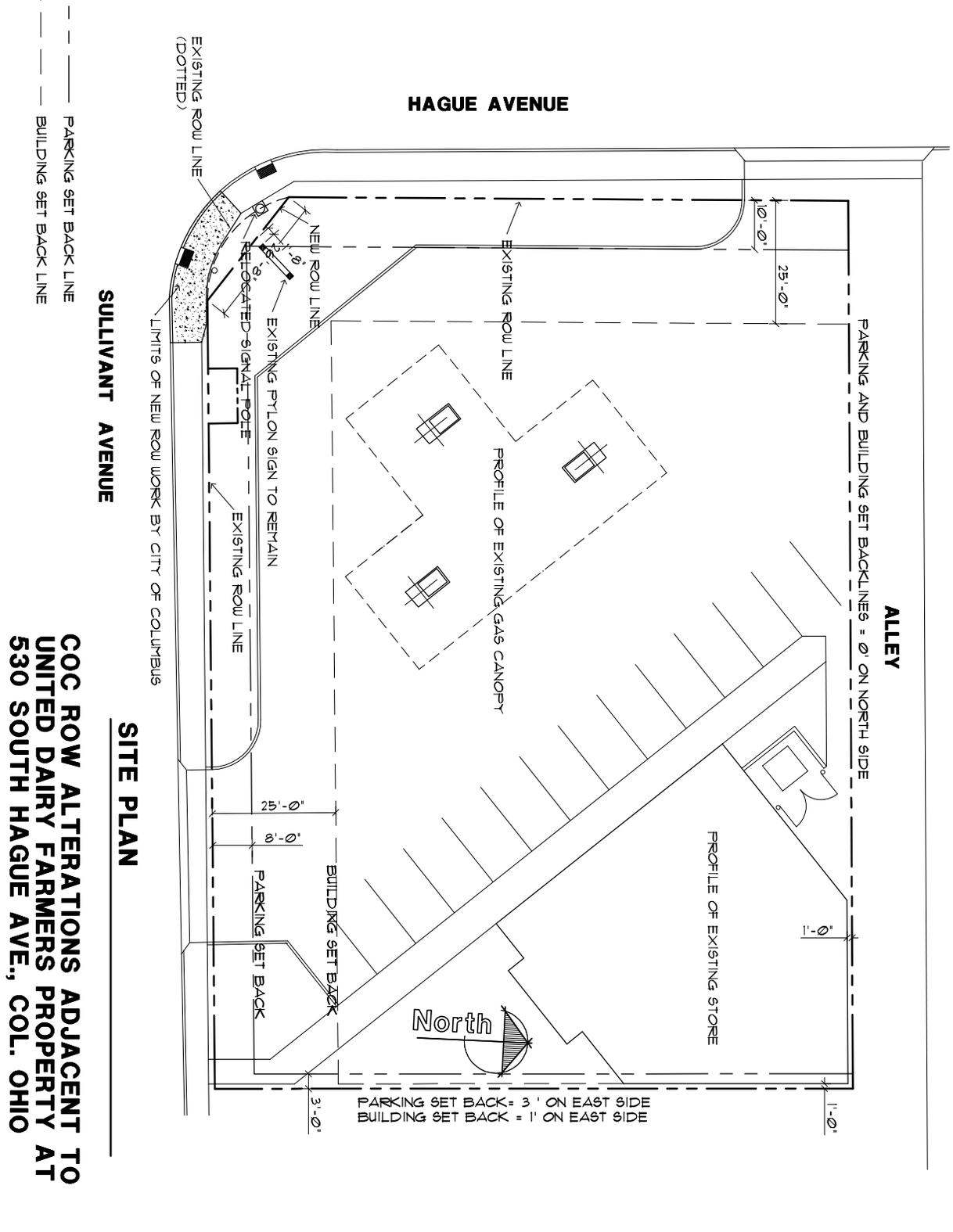
1. Natural Environment. The Property is not being redeveloped and will have no impact on the drainage run off or soil erosion or vegetation.
2. Circulation. Access to and from the Property are limited to the existing curb cuts previously approved by Traffic & Engineering. The Property complies with all other requirements of the Columbus City Codes pertaining to maneuvering and loading.
3. Existing Land Use. United Dairy Farmers store with assorted additional retail.
4. Visual Form. The area surrounding the Property is mostly commercial with residential north along Hague Avenue.
5. Visibility. The Property has excellent visibility from both Hague and Sullivant Avenues. The existing use is defined both physically and visually, with no large signs or other environmentally

distracting materials. Clear and unobstructed views are maintained and the structure is aesthetically pleasing for the passerby.

6. Proposed Development. The Property is developed as a convenience store, including ancillary eating area, with gasoline sales.
7. Behavior Patterns. The Property has access to and from Hague and Sullivant Avenues. There is a traffic signal at the intersection that facilitates traffic in the area. The existing use encourages people from the nearby residential areas to utilize the Property for the uses stated and will not create problems for neighbors, customers or passerby.
8. Emissions. The Property and the use thereof will not emit light, sounds, smells and/or dust adverse to the surrounding area.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, 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 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, alter or modify any more restrictive provision of the Columbus City Codes, except as permitted by the Development Text and drawings referenced herein.

 6/8/2017  
Donald T. Plank, Attorney for Property Owner



**COC ROW ALTERATIONS ADJACENT TO  
UNITED DAIRY FARMERS PROPERTY AT  
530 SOUTH HAGUE AVE., COL. OHIO**

**SITE PLAN**

06-08-2017 JDUJA

# PLANT SCHEDULE

**LIMITS OF WORK**  
 Removal of all existing plants, ground covers along Hague and Sullivant, between ROW and interior curbing within UDF landscape setback area where noted and detailed on this Landscape Plan.  
 Installation of plants, mulch and grass where noted and detailed on this Landscape Plan.

SYMBOL	QUANTITY	COPYION NAME	PLANTING SIZE
	11	Knock Out Strub Rose	"3
	4	Kar. Foerster Grass	"3
	28	Dwarf Burning Bush	"3
	20	Stella Dora Daylily	"
	A	AREAS OF GRASS	
	B	AREAS OF MULCH	



**LANDSCAPE PLAN TO SUPPORT**  
**COC ROW ALTERATIONS ADJACENT TO**  
**UNITED DAIRY FARMERS PROPERTY AT**  
**530 SOUTH HAGUE AVE., COL. OHIO**

05-21-2011 JDJA

# Standardized Recommendation Form

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 217-014

Address 530 S. HAGUE AVE

Group Name GREATER HILLTOP AREA COMMISSION

Meeting Date 6 JUN 2017

Specify Case Type

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

Recommendation (Check only one)

- Approval
- Disapproval

NOTES:

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Vote FOL = 9 AGAINST = 0 ABSTAIN = 0

Signature of Authorized Representative *Reg Jorg*

Recommending Group Title CO-CHAIR, ZONING COMTE, COMMISSION VICE-CHAIR

Daytime Phone Number 614-653-7653

Please e-mail this form to the assigned planner within forty-eight (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.

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