

STAFF REPORT

BOARD OF ZONING ADJUSTMENT CITY OF COLUMBUS, OHIO FEBRUARY 28, 2012

5. **Application No.:** 11310-00732
Location: 1006 SOUTH HIGH STREET (43206), located at the southeast corner of South High Street and Stewart Avenue.
- Area Comm./Civic:** Brewery District
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.604(A), Setback requirements
To increase the South High Street building setback from 10 feet to 55 feet.
3372.604(B), Setback requirements
To allow parking on the side of a building.
3372.604(B), Setback requirements
To permit a parking and maneuvering setback of less than five (5) ft opposite the Pearl Street right-of-way line.
3312.09, Aisle.
To permit an aisle to be 16.2' ft wide for 75° angled parking spaces.
3372.609(A), Parking and circulation
To allow parking, stacking and circulation within the building setback and the street right of way.
- Proposal:** To raze and rebuild a McDonald's.
Applicant(s): GPD Group, c/o Lynsey Ondecker
1801 Watermark Drive, Ste 150
Columbus, Ohio 43215
- Property Owner(s):** McDonald's USA LLC, c/o David Warren
2 Easton Oval, Ste 209
Columbus, Ohio 43219
- Case Planner:** Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

RELEVANT DATA

- The site is currently developed with a McDonald's restaurant. Surrounding uses are primarily commercial. To the immediate east are residential dwellings.
- The applicant requests variances to the Urban Commercial Overlay- to increase the South High Street building setback from 10 feet to 55 feet, to allow parking on the side of a building, to permit a parking and maneuvering setback of less than five (5) ft opposite the Pearl Street right-of-way line, to permit an aisle to be 16.2' ft wide for 75° angled parking spaces and to allow parking, stacking and circulation within the building setback and the street right of way.

- The applicant proposes to raze and rebuild a McDonald's restaurant.
- In regards to site circulation, the Division of Planning and Operations would not be supportive of a proposal that would not provide a continuous bypass lane for the drive-through stacking area or create “dead ends” in the parking lot where circulating vehicles in the parking lot would be forced into using the drive-through lane or would be blocked by drive-through vehicles.
- In regards to deliveries to this site that are needed on a regular basis, this presents some additional difficulties. The location of the delivery truck as shown would not be permissible unless COTA would agree to relocate the bus stop at this location. Coordination with COTA would be needed to relocate this bus stop. The only other alternative for deliveries would be to have loading occur in Stewart Ave. The pavement width of Stewart Ave. would be adequate to permit a loading zone. However, such a configuration would result in trucks routing through the residential neighborhood to the east to get back to S. High St. If this proposal would move forward, we would prefer having truck loading occur along S. High St. rather than along Stewart Ave.
- The Brewery District has voted to recommend disapproval.

CITY DEPARTMENTS' RECOMMENDATION: DISAPPROVAL

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:

City Staff has discussed the proposed raze and rebuild of the McDonald's at 1006 South High Street at length over the past month and have come to the following conclusions:

None of the proposed site plans from GDP Group or from independent designers depicting a zero setback appear to be feasible because:

- They do not have a by-pass lane (Transportation Division will not approve a plan that does not have a continuous by-pass lane),
- They may require an additional curb-cut,
- Drive thru lines cause congestion within the site, as well as on High Street and Stewart, and
- Loading zone potentially blocks a COTA bus stop during deliveries.

However, all of the plans provide a minimum number of cars queuing up to the drive thru lane (8-9). The applicant argues that these numbers are necessary to the sustainability of the business. Staff is not convinced that this is true and notes similar sized restaurants (Wendy's, Taco Bell, Donato's) meeting Overlay standards and flourishing. Staff and the Brewery District Commission agree that on-site parking is not a necessity and though a parking variance would be necessary, the site could stand to lose a few spaces as it is 90% drive thru business. Finally, by reducing the number of potential cars in the queue, you minimize congestion and free up space on site for a by-pass lane.

City staff notes that the site has been in place and operational for years and commends the applicant for pursuing the improved appearance; however staff cannot support substantial deviation from the Urban Commercial Overlay for essentially new development.

THE DEVELOPMENT PROPOSED IN THIS APPLICATION IS SUBJECT TO COMPLIANCE WITH ALL OTHER CITY CODES.

PROPOSED HEARING TIME: 6:00 p.m. p.m. agenda

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