

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 9, 2015**

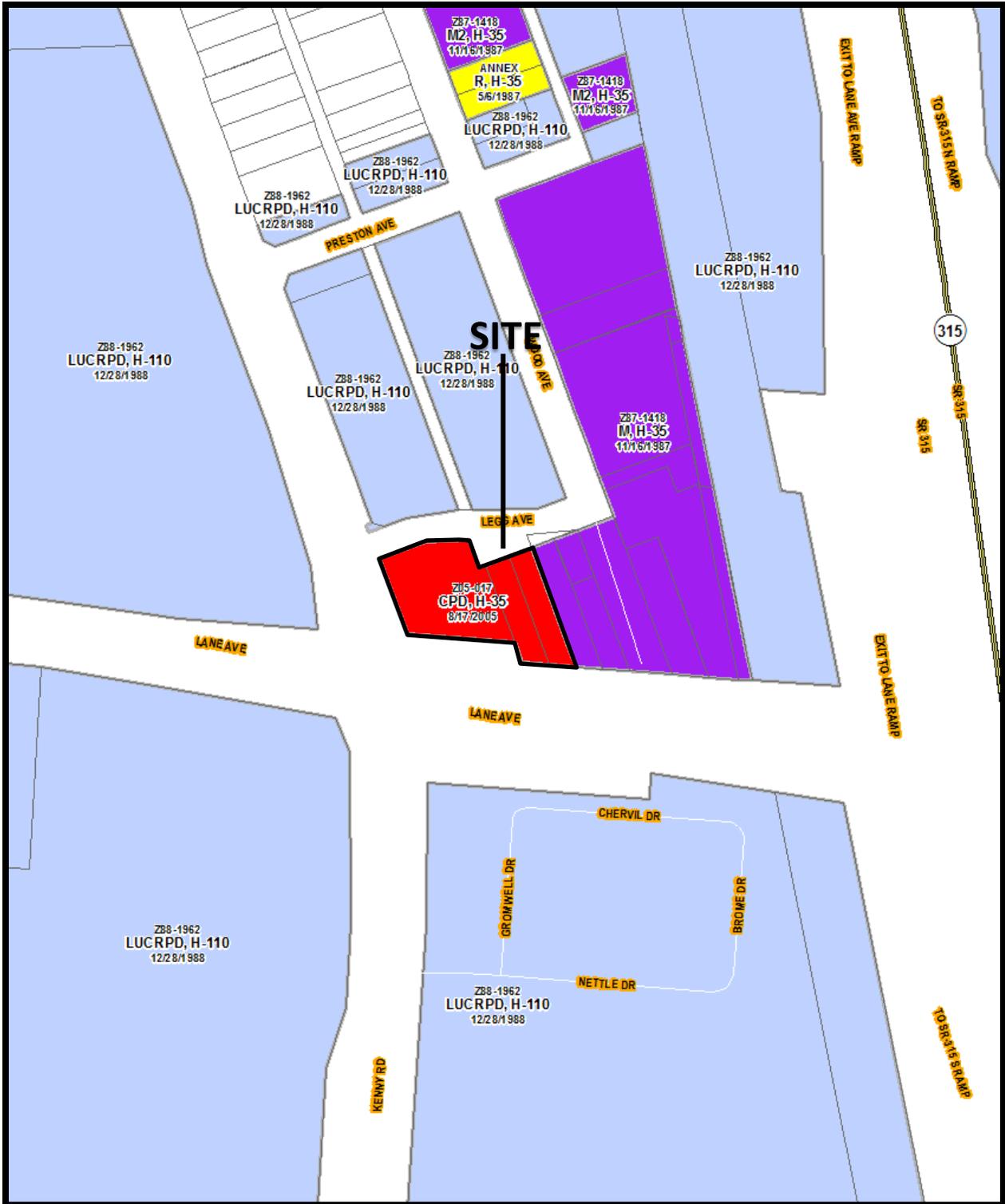
- 2. APPLICATION: Z15-003**
- Location:** **868 WEST LANE AVENUE (43221)**, being 0.83± acres located at northeast corner of West Lane Avenue and Kenny Road (010-245536, 010-245534 and 010-245535).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Mixed commercial development.
- Applicant(s):** Bruce Taylor; c/o Chris Vallette; DSA Architects; 1277 Worthington Woods Boulevard; Worthington, OH 43085.
- Property Owner(s):** Church on the Lane Antique and Gift Shop, Inc; c/o Bernard Bush; 2170 West Lane Avenue; Columbus, OH 43221.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

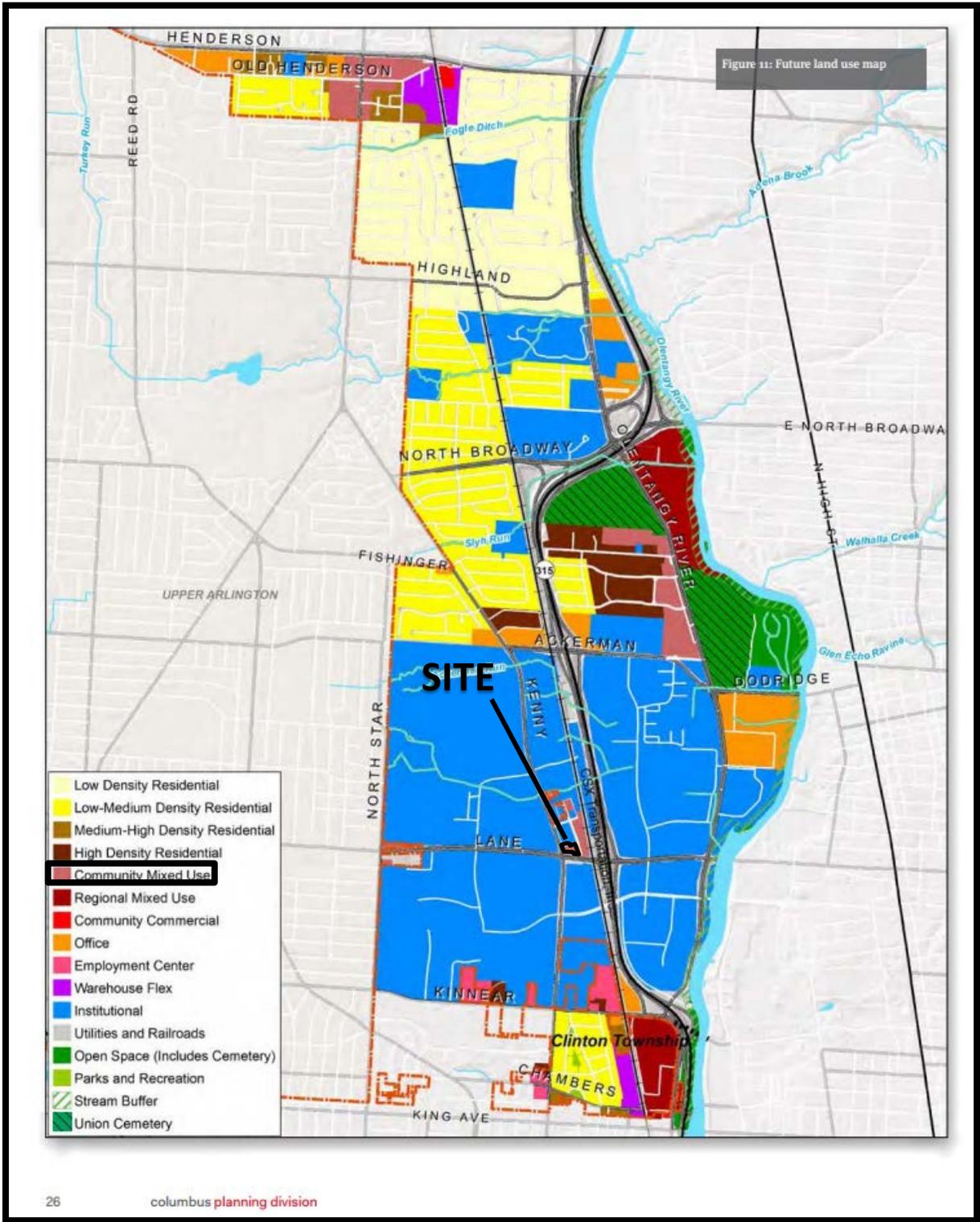
- The 0.83 acre site is developed with convenience store/truck rental facility and was zoned CPD, Commercial Planned Development District in 2005 (Z05-017) to allow limited commercial uses with limits on access, lot coverage, building size, and a commitment to a CPD plan. However, the site plan adopted in 2005 does not reflect conditions of the site. The site plan indicated the removal of two curb cuts, which the applicant proposes to remain for the existing development.
- The site is subject to active zoning code violations for noncompliance with the current CPD plan.
- To the north and west of the site are agricultural land and an equipment storage yard, respectively, both zoned in the L-UCRPD, Limited University-College Research Park Development District. To the east are warehouse/industrial uses in the M, Manufacturing District. To the south is an apartment complex zoned in the L-UCRPD, Limited University-College Research Park Development District.
- The site is located within the planning area of the *Olentangy West Plan* (2013), which recommends community mixed uses for the site.
- The proposed CPD would allow limited C-4 and C-5 uses, and includes provisions for outdoor retail displays, maximum square footage of buildings, and lot coverage. Variances for existing site conditions applicable to only the current development, future reduced building setback lines, and provisions for future access restrictions are also included in the text.
- The *Columbus Thoroughfare Plan* identifies West Lane Avenue and Kenny Road as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District, would conform the configuration of the existing site development in order to comply with zoning code violations. Access for the current development shall be as shown on the site plan; however, building expansion, demolition, change of use, or redevelopment will trigger removal of the access point on Kenny Road and the western access point on West Lane Avenue unless otherwise approved by the Department of Public Service. Code required landscaping and parking setbacks are also required to be installed upon redevelopment. Staff supports the intended use of the property, as the request is consistent with the land use recommendations of the *Olentangy West Plan* and with the zoning and development patterns of the area.



Z15-003
 868 West Lane Avenue
 CPD to CPD
 Approximately 0.83 acres



Z15-003
 868 West Lane Avenue
 Approximately 0.83 acres
 CPD to CPD
 Olentangy West Area Plan (2013)



Z15-003
868 West Lane Avenue
CPD to CPD
Approximately 0.83 acres

COMMERCIAL PLANNED DEVELOPMENT TEXT

Proposed District: CPD

Property Address: 868 W. Lane Avenue; Columbus, Ohio 43221

Owners: Church on the Lane Antique and Gift Shop, Inc.

Applicant: Bruce Taylor; c/o Chris Vallette; DSA Architects

Date of Text: April 1, 2015

Application Number: Z15-003

1. INTRODUCTION

The subject property is approximately eight-tenths (0.825+/-) acre located at the northeast corner of West Lane Avenue and Kenny Road, being Franklin County Auditor's Parcel Nos.010-245536, 010-245534, and 010-245535. The site previously operated as a gasoline service station was annexed into the City of Columbus in July 1998, and was rezoned in 2005 by the owner resulting in the current CPD district classification (Z05-017). The property surrounding the subject premises is zoned manufacturing directly to the east and on the south side of Legg Ave.(warehouse buildings used for dance lessons) as well as continuing on the east side of Legg Ave. to the railroad tracts (automotive repair shops). Directly to the north and across Legg Ave. from the subject property is the LUCRPD designation along with another rural district parcel (used as a storage yard for building materials). Owners wish to continue the present commercial zoning for this corner to allow for office, retail and highway-oriented businesses, including automobile service stations carryouts, and fast-food business. The purpose of this new CPD district is to allow the curb cuts to remain as is with no changes as required by Z05-017 for the current site development. Variances for existing site conditions which are only applicable to the current development, and for building setback lines are included in the proposed district..

2. PERMITTED USES

All C-4 permitted uses listed in Sections 3356.03 and 3356.05 of the Columbus City Code, excepting adult and child day care centers, schools as defined in C.C. 3303, dwelling units, veterinarians, pet day care or grooming, crematory, community food pantry, mission/temporary shelters, pawn brokers, astrology, fortune-telling and palm-reading, warehouse clubs and super centers, bowling centers, drive-in motion picture theaters, hotels and motels, hospitals, theaters, dance companies and dinner theaters, animal shelter, amusement arcade, halfway house, bars, cabarets and night clubs, billboards, and off-site signs, which shall be prohibited. Further, automobile service stations, carryouts, and fast-food business as permitted in the C-5 commercial district in section 3357 of the Columbus City Code, shall be allowed. All development shall be subject to the following development standards and requirements:

3. DEVELOPMENT STANDARDS:

A. Density Lot and/or setback commitments:

1.

The existing paved area, which is beyond the required setbacks on West Lane Avenue, Kenny Road and Legg Avenue, shall be maintained for the current development.

2. Building and Canopy setbacks: Other than the current existing building and canopy located on the site, which shall be allowed to remain on the property for any permitted use herein, canopies shall be set back at least 15 feet from Lane Avenue and Kenny Road, and all buildings, including any additions or improvements thereto, shall be set back at least 25 feet from Lane Avenue and Kenny Road. The building and canopy setbacks from Legg Avenue shall be 10 feet and the building and canopy set backs along the eastern property line abutting Loren S. Legg and Helen L. Detrick lands shall be in accordance with building code requirements upon site compliance review.

3. Height. The height of any building permitted shall not exceed 35 feet.

4. Building size: The maximum total size of all buildings on the property shall not exceed 8,000 square feet.

5. Lot Coverage: Upon redevelopment, lot coverage, including all paved areas and buildings, shall not exceed 85% of the Property Area.

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

2. Access: For the current development, access to the Property shall be located and limited as shown on the site plan dated March 20, 2015 which allows the existing curb cuts to remain along Legg Avenue, Lane Avenue and Kenny Road. If a building expansion, demolition, change of use, or redevelopment action takes place on this site, the access point on Kenny Road and the western access point to Lane Avenue shall be removed unless otherwise approved by the Department of Public Service. Upon removal of any access points, the former access areas shall be landscaped in accordance with applicable code requirements.

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

D. BUILDING DESIGN AND/OR INTERIOR-EXTERIOR TREATMENT COMMITMENTS:

1. The existing building shall be permitted to continue to be used, maintained or improved by utilizing comparable and compatible materials.

2.

E. DUMPSTERS, LIGHTING OUTDOOR DISPLAY AREAS AND/OR ENVIRONMENTAL COMMITMENTS:

1. Outdoor Display areas:

a. In front of any building, four feet in depth and twelve feet in width provided outdoor display on the sidewalk will only be permitted if a 5 foot wide section of sidewalk remains open along the entire length and a 4' x 4' area at each end of any pump island, if installed.

b. The maximum height for any outside display area shall be three feet.

c. The outdoor display area 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, Christmas wreaths, etc.

d. The 1,250 sq ft canopy may be used for seasonal sales such as Christmas trees and wreaths, pumpkins, and other seasonal items. This area may also be used as a temporary sales area.

2. Lighting:

Light poles in the parking lot shall not exceed 25 feet.

F. GRAPHICS AND/OR SIGNAGE COMMITMENTS:

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

4. CPD REQUIREMENTS

A. NATURAL ENVIRONMENT:

The site has already been developed for use as an automobile service station. The existing vegetation shall be located within the parking setbacks and shall be maintained or replaced with suitable or compatible screening materials.

B. EXISTING LAND USE:

Currently, the land use is an existing vacant automobile service station.

C. TRANSPORTATION AND CIRCULATION:

The site is located at the northeast corner of West Lane Avenue and Kenny Road from which vehicular access will be closed along Kenny Road, allowing vehicular access to and from Legg Avenue, and to and from Lane Avenue (right-in/right-out only) at least 165 feet from the western property line bordering Kenny Road.

D. VISUAL FORM OF ENVIRONMENT:

Owners/Applicant intends to continue using the existing building, if at all possible, for the permitted commercial uses. Owners/Applicant may also demolish the existing vacant structure and remove any overgrown landscaping in conjunction with the development of any new commercial structure with new landscaping that would also enhance the visual environment, if upon expiration of current lease with Shell Oil, owners/applicant are unsuccessful in finding a suitable user for the existing building.

E. VIEW AND VISIBILITY:

Repairing, remodeling or upgrading the existing building, together with the installation of new landscaping in the proposed paving set back areas, will assist in attracting the allowed commercial activity back to the Property and will enhance the surrounding neighborhood, which looks depressed because of the current vacancy.

F. PROPOSED DEVELOPMENT:

The proposed permitted commercial uses, including but not limited to, auto service stations, carryouts and fast-food business, will continue in the existing building, or if a new building structure becomes necessary, the improvements will be at least equal in size as the existing service station. No variances for parking will be needed and the existing curb cuts on Legg Avenue and one existing curb cut on Lane Avenue will be utilized.

G. BEHAVIOR PATTERNS:

The permitted commercial uses will not generate any more vehicular and pedestrian traffic than that generated by the previous automobile service station.

H. EMISSIONS:

The site is bordered on the three sides by public streets and manufacturing lots with warehouse buildings along the eastern property line to the east. Odors will be comparable to that already experienced by a motoring public traveling along the public thoroughfares bordering subject property for which there have been no complaints submitted to Code Enforcement. Outside noise from this traffic will continue regardless of the commercial permitted use allowed in this planned text. Trash from any commercial activity will be contained within a dumpster, situated to the satisfaction of the Division of Refuse Collection. Refuse will be dumped between the hours of 8 A.M. and 8 P.M. and will not unduly disturb adjoining properties.

I. MISCELLANEOUS:

Variances being requested for existing conditions and future building setbacks upon redevelopment are as follows:

(1) 3356.11 (A) (1) and (2): allowing existing building to remain on the property for any permitted use within the proposed setbacks as shown on the site plan; and any and all additions or any improvements thereto or new buildings would be permitted a variance from the setback requirements to 15 foot canopy

setback along Lane Avenue and Kenny Road, and 10 foot building and canopy setbacks from Legg Avenue (northern property line);

(2) 3312.21: to provide no required headlight screening along Lane Avenue, Kenny Road, and Legg Avenue and to not provide interior landscaping.

(3) 3312.27(4): to allow the existing reduced parking setbacks for the current development.

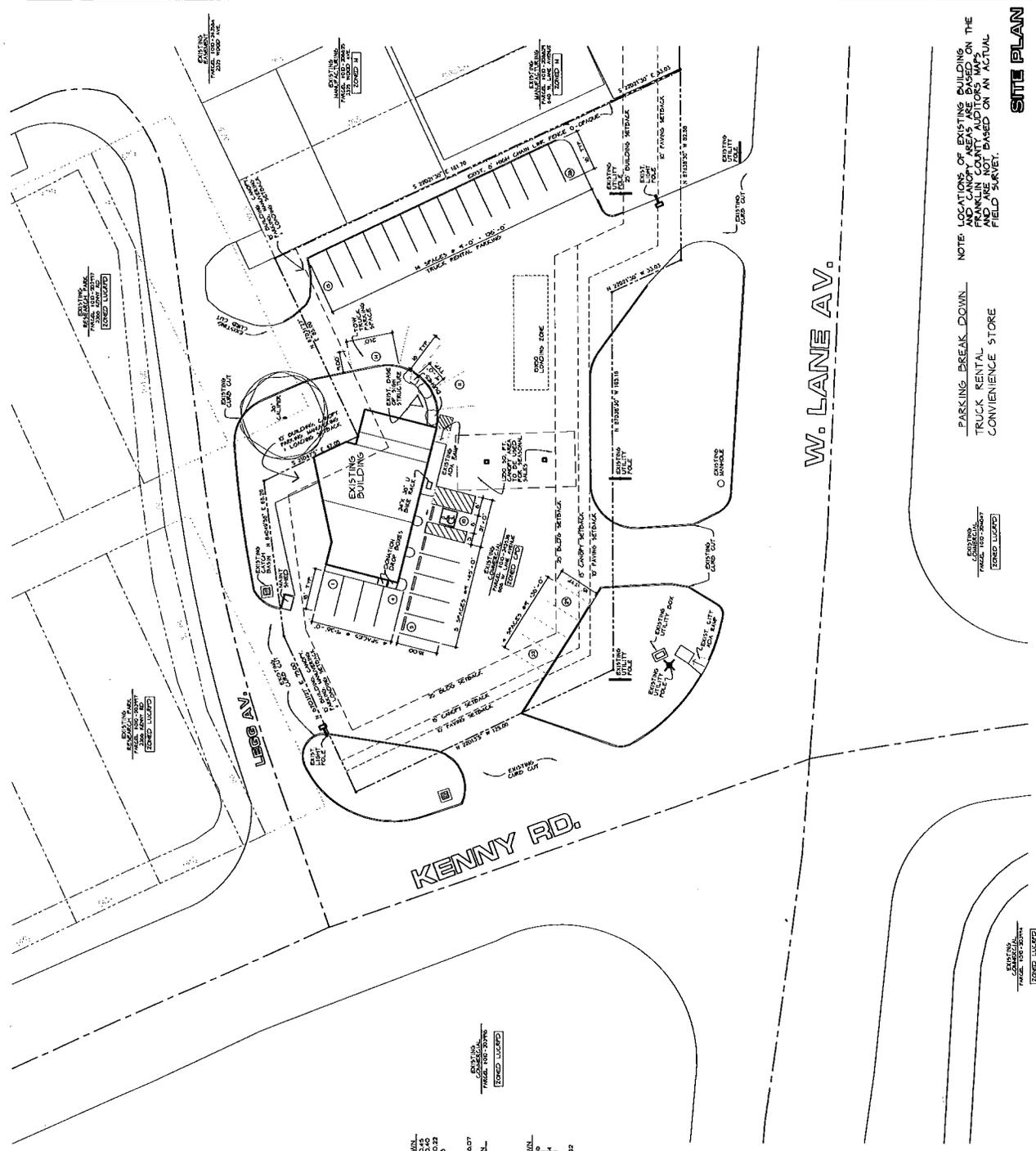
For the current development, the Subject Site shall be developed in general conformance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to 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. Future development of the site is subject to compliance with applicable zoning code requirements as they apply to parking, screening, and landscaping.

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 he 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 Codes, other than as specified herein.

Signature:

Date:

215-003



DATE	NO.	DESCRIPTION
11/11/11	1	ISSUED FOR PERMITTING

DONALD SCHOFIELD + ASSOCIATES, INC.
 1777 WORTHINGTON WOODS BLVD.
 WORTHINGTON, OHIO 43085
 TEL (614) 840-0988
 FAX (614) 840-0989

888 W. LANE AVE.
 868 W. LANE AVENUE
 COLUMBUS, OHIO 43221



SITE PLAN

PARKING BREAK-DOWN
 TRUCK RENTAL
 CONVENIENCE STORE

EXISTING TRUCK RENTAL BUILDING
 EXISTING CONVENIENCE STORE
 EXISTING TRUCK RENTAL BUILDING

EXISTING TRUCK RENTAL BUILDING
 EXISTING CONVENIENCE STORE
 EXISTING TRUCK RENTAL BUILDING

W. LANE AV.

KENNY RD.

LEGG AV.

REQUIRED PARKING BREAK-DOWN

TRUCK RENTAL	1200	0.15
RETAIL	2500	0.30
SEASONAL SALES	1500	0.20
TOTAL		0.65

SITE BREAK-DOWN

CUSTOMER PARKING	10
TRUCK RENTAL	4
RETAIL	1
TOTAL SPACES	15

PARKING SPACES SHOWN

CUSTOMER PARKING	10
TRUCK RENTAL	4
RETAIL	1
TOTAL SPACES	15

SITE DATA:

1. ZONING DEPARTMENT IS REQUIRED FOR THE CITY OF COLUMBUS
2. CITY OF COLUMBUS DEPARTMENT OF PUBLIC WORKS
3. LANDSCAPING SHALL COMPLY WITH SECTION 3302.07
4. SITE LIGHTING SHALL COMPLY WITH SECTION 3302.07
5. SITE LIGHTING SHALL COMPLY WITH SECTION 3302.07
6. SITE LIGHTING SHALL COMPLY WITH SECTION 3302.07
7. SITE LIGHTING SHALL COMPLY WITH SECTION 3302.07

