



CINCINNATI
COLUMBUS
DAYTON

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Westerville, OH 43082
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TYPE III VARIANCE REQUEST

September 15, 2016

City of Columbus, Division of Sewerage & Drainage
910 Dublin Road
Columbus, Ohio 43215

ATTN: Mr. Chad Holtzapfel, PE
Mr. Greg Fedner, PE, Private Development Section Manager

RE: Family Dollar Courtright Road
PID# 010-255480

Mr. Holtzapfel and Mr. Fedner,

We would like to request a Type III Variance from the City of Columbus' Storm Water Drainage Manual, revised August 2012, for the referenced project. The proposed development site includes a 125' Stream Corridor Protection Zone setback along Mason Run on the eastern side of the property. The planned development will encroach upon the existing Stream Corridor Protection Zone. The proposed development will not disturb Mason Run. We are seeking a Type III variance to seek approval for the proposed encroachment.

Fully Compliant Alternative (See Option 1)

A fully compliant alternative would render the site undevelopable for the proposed user. The distance between the building setback and the Stream Corridor Protection Zone limits is less than the proposed width of the building. The Fully Complaint Alternative would be to not develop the site.

Minimal Impact Alternative (See Option 2)

A minimal impact alternative would adjust the location of the building on the project site to sit on the existing 50' building setback. This shift of the proposed building would allow the impact of the Stream Corridor Protection Zone to be minimized. This alternative would impact 6,736 SF of the Stream Corridor Protection Zone. This proposed layout includes a drastic reduction to the proposed parking for the site and would be a hardship for the user. The minimum number of required parking spaces for a Family Dollar development is 25 parking spaces. The relocation of the building to the location shown for this option would only allow for seven parking spaces to be constructed. The impact to the parking will severely impact the operation of the store and the neighboring properties.

Preferred Alternative (See Option 3)

The preferred alternative for the development of this site would impact 14,509 SF of the Stream Corridor Protection Zone. The proposed variance would allow the site to provide the required number of parking spaces per the City's Zoning Code and create a second entry to the site from Petzinger Road. A second entry would allow for better fire protection and vehicle maneuvering through the site.

Mitigation for the proposed variance encroachment is planned to be provided onsite at the rate of 1:1. The mitigation area would be located to the south of the proposed building and parking lot. The anticipated site

JOB #: 160165.002



disturbance will be less than one acre but it is planned to utilize water quality principles to facilitate stewardship of the receiving Mason Run. The runoff from the proposed development will meet the City's requirement for stormwater quantity control. Additional landscaping could be provided along the eastern and southern edges of the property to provide a buffer between the proposed development and Mason Run.

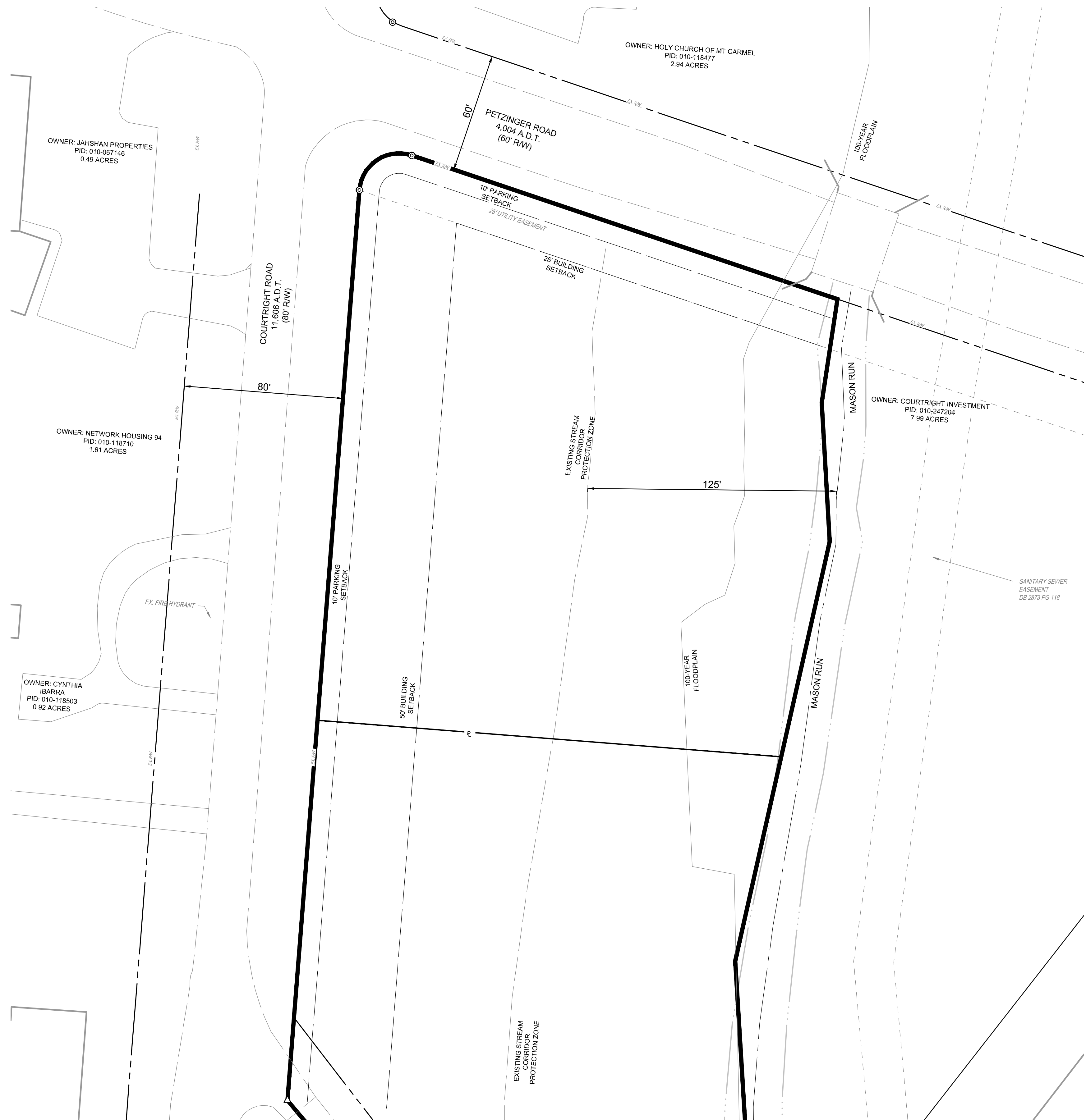
We appreciate your consideration. Thank you!

Sincerely,
THE KLEINGERS GROUP

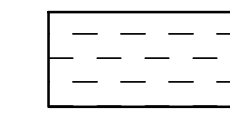
A handwritten signature in blue ink that reads "Megan Cyr". The signature is written in a cursive, flowing style.

Megan Cyr, PE, LEED AP
Project Manager

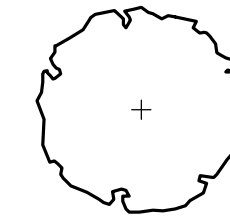
cc: Kyle Kitzmiller, Morning Star Partners, LLC
FILE



PROPOSED SYMBOLS



MITIGATION AREA



PROPOSED SHADE TREE



PROPOSED SHRUB

PROPOSED DIST. : 0 SQ. FT

MITIGATION AREA : 0 SQ. FT



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 Westerville, OH 43082
 614.882.4311

SEAL:

NO. DATE DESCRIPTION

**FAMILY DOLLAR
 COURTRIGHT RD
 COLUMBUS
 FRANKLIN
 COUNTY, OHIO**

PROJECT NO: 160165.002

DATE: 2016-09-15

SCALE:



SHEET NAME:

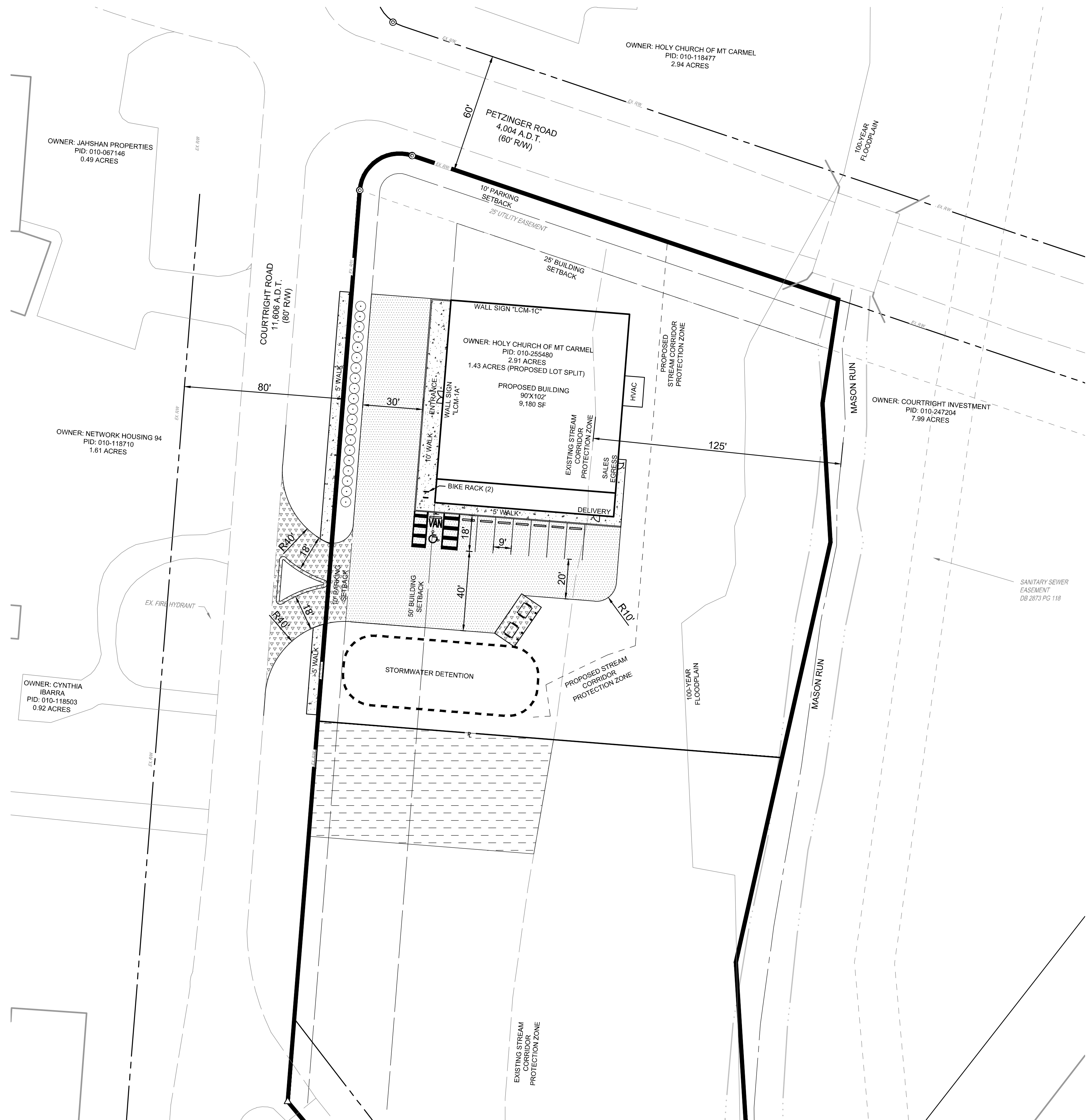
**STORM VARIANCE
 SUBMITTAL
 OPTION 1**

SHEET NO.

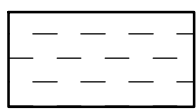
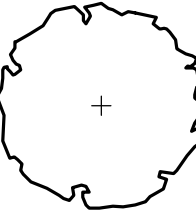

1/3



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PROPOSED SYMBOLS

-  MITIGATION AREA
-  PROPOSED SHADE TREE
-  PROPOSED SHRUB

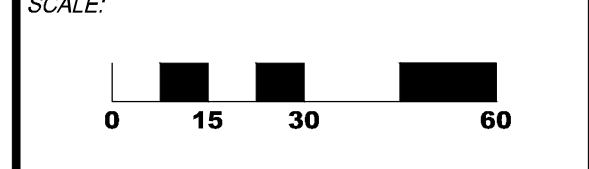
PROPOSED DIST. : 6,736 SQ. FT
 MITIGATION AREA : 6,736 SQ. FT

SEAL:

NO.	DATE	DESCRIPTION

**FAMILY DOLLAR
 COURTRIGHT RD
 COLUMBUS
 FRANKLIN
 COUNTY, OHIO**

PROJECT NO: 160165.002
 DATE: 2016-09-15

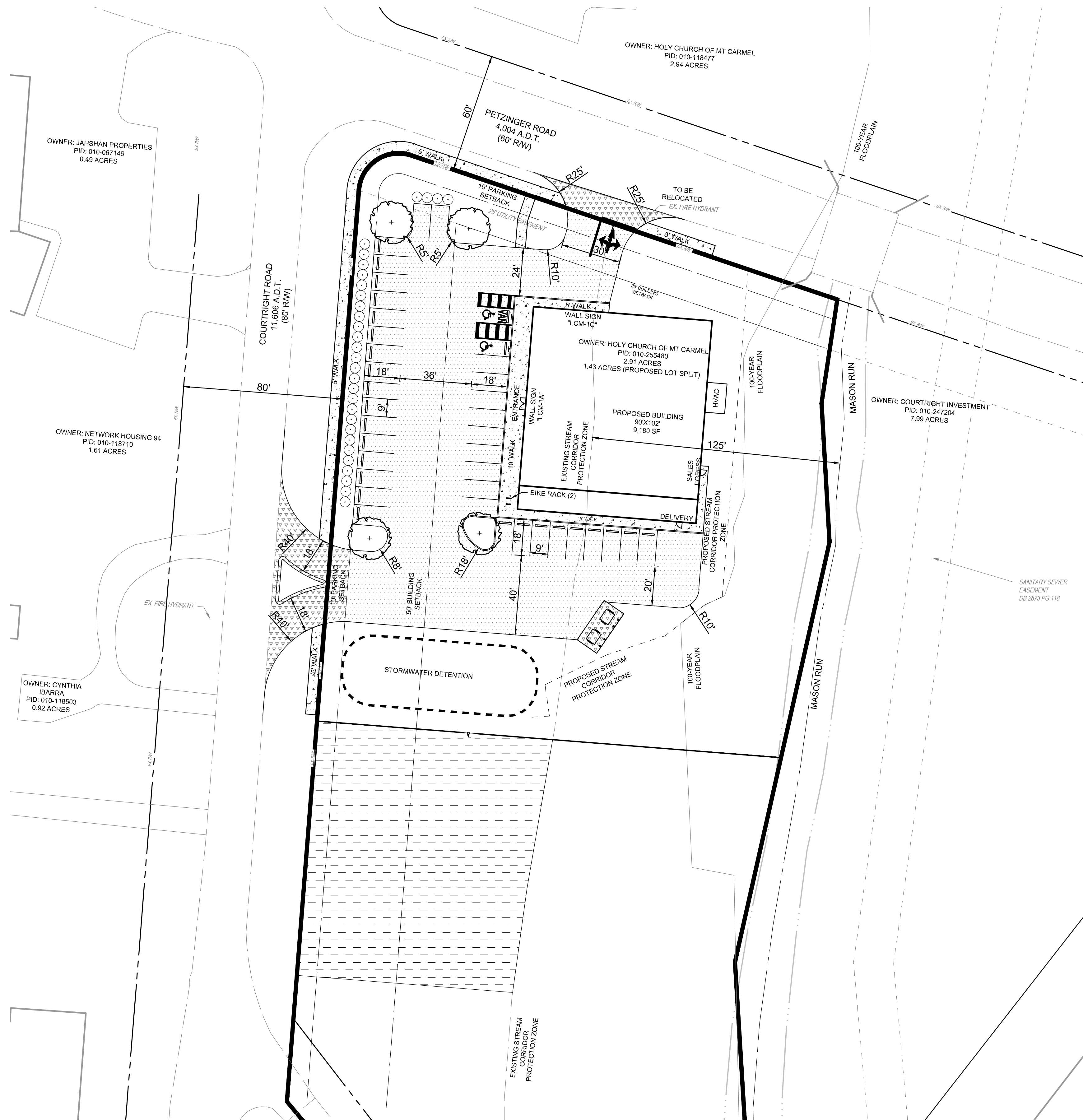


SHEET NAME:
**STORM VARIANCE
 SUBMITTAL
 OPTION 2**

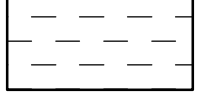
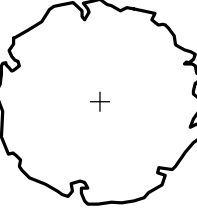

SHEET NO.
2/3



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PROPOSED SYMBOLS

-  MITIGATION AREA
-  PROPOSED SHADE TREE
-  PROPOSED SHRUB

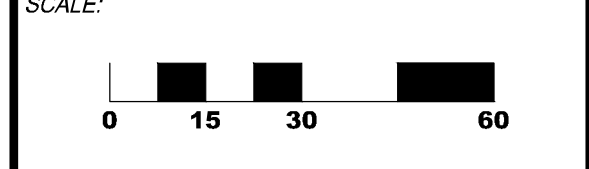
PROPOSED DIST. : 14,509 SQ. FT
 MITIGATION AREA : 14,509 SQ. FT

SEAL:

NO.	DATE	DESCRIPTION

**FAMILY DOLLAR
 COURTRIGHT RD
 COLUMBUS
 FRANKLIN
 COUNTY, OHIO**

PROJECT NO: 160165.002
 DATE: 2016-09-15



SHEET NAME:
**STORM VARIANCE
 SUBMITTAL
 OPTION 3**

SHEET NO:
3/3



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