

August 20, 2020

- 5. APPLICATION: Z20-060**
- Location:** **2340 S. HIGH ST. (43207)**, being 1.65± acres located at the southeast corner of South High Street and Forno Road (part of 010-007143; Far South Columbus Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Convenience store and fuel sales.
- Applicant(s):** Thortons LLC; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** Muze Property Management LLC; P.O. Box 1461; Grove City, OH 43123.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

Dear Mr. Shannon:

City staff reviewed the above referenced rezoning application, and the following considerations are a result of the review:

1. The Zoning Staff has the following comments:
 - 1.) A revised site compliance plan may be necessary for the auto sales/service site to the north to ensure there is adequate parking with this parking area being removed.
 - 2.) Please make the following text revisions: Section III.A.1., delete "shall" in front of "from"; Section III.A.2., delete "building" in front of "maximum"; delete Section III.A.3., height reference.
 - 3.) The CPD Text states the setback along S. High Street is 38 feet (III. Development Standards A1), however it also states the setback along S. High Street is 37 feet (III. Development Standards H 3372.704(A))
 - 4.) The introductory text and site plan, state the convenience store is approximately 4,516SF. The site plan shows the building dimensions to be 110' by 45', which equals 4,950SF.
 - 5.) The parking text on the site plan states there are 31 parking spaces on site. There are currently 29 parking spaces shown on the site plan.
 - 6.) The required parking on the site plan does not calculate the required parking for the retail portion of the site. Based on the structure being 4,950SF and the 2 required for fuel sales, 22 parking spaces would be required.
 - 7.) The building will need to meet the requirements of 3372.705 unless variances are requested.
 - 8.) 3372.707F requires the dumpster to be located behind the principle building. The site plan shows the dumpster in the front of the building. This would require a variance.
 - 9.) It is not evident that required parking lot landscaping and screening is provided. Section 3372.707/3312.21 will need to be met to address the shade tree requirement, along with the landscaping and screening requirements, unless variances are requested.
 - 10.) All signage should be removed from the CPD plan, and variances should be submitted to the Graphics Commission.
 - 11.) Please provide the recommendation from the Far South Columbus Area Commission when finalized. *Be advised that if changes occur to the proposal after the commission makes a recommendation, it is the applicant's responsibility to notify the commission of the changes.
 - 12.) Upon resolving comments with other review agencies and after the Development Commission meeting, please submit the final site plan(s) as: a pdf of a 2' x 3' print and a pdf of a 8 1/2" x 11"

reduction (all exact replicas of each other with the SAME signature, title and date on each), and the final, signed text as: a pdf and MS Word document.

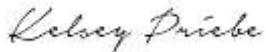
Contact Kelsey Priebe at krpriebe@columbus.gov if you have any questions.

2. The Department of Development, Planning Division has the following comments:
 - 1.) Planning supports the use, but requests revisions to the site plan to align with the Community Commercial Overlay (CCO) and C2P2 design guidelines, as well as additional information in the form of all elevations. The Scioto Southland Plan (2007) recommends commercial for the site, which is consistent with the proposed fuel sales facility and convenient store use. Columbus Citywide Planning Policies (C2P2) recommends that buildings be placed in such a way that they are parallel to and facing the street, with parking (and other automobile activities) placed to the rear of the building. As such staff requests site plan revisions that limit access to S. High St. and place the building fronting the street, with the pumps placed to the rear. Staff also request that landscaping and screening, as well as street trees, be placed on site.Contact the Planning Division at planninginfo@columbus.gov if you have any questions. Be sure to provide the case number, the specific nature of your question, and your email and phone number.
3. Department of Public Service, Division of Traffic Management has the following comments:
 - 1.) The currently proposed access configuration is not supported.
 - 2.) A traffic impact study is in progress in conjunction with this application.
 - 3.) Changes to the proposed access configuration will be needed based on the results of the approved traffic impact study,
 - 4.) Additional commitments may be needed based on the results of the approved traffic impact study.
 - 5.) Right-of-way dedication of 50 feet from the centerline of South High Street will be required per CCC 4309.17.
 - 6.) A pedestrian connection to the right-of-way will need to be provided.Contact Daniel Moorhead at demoorhead@columbus.gov if you have any questions.
4. The Recreation and Parks Department has the following comment:
 - 1.) Request parking lot shade trees.Contact Kathy Spatz at kaspatz@columbus.gov if you have any questions.
5. The Department of Public Utilities, Division of Sewerage and Drainage has the following comments:
 - 1.) Parcel/site has access to ex. 10 san main at front/west p/l of site. For fuel/gas station- drains under the fuel canopy (not the roof drain of the canopy) drain thru drains to an oil/water separator- and are connected to the sanitary - permits will be reqd. from dpu permit office.
 - 2.) See city Storm Water Drainage Manual- development into a fuel/gas station will most likely require a storm management cc plan.Contact Pat Hale at jphale@columbus.gov if you have any questions.
6. The Department of Health, Healthy Places Program recommends the following:
 - 1.) Healthy Places does not support the requested variances/code standard modifications and recommends the applicant reconfigure the site in keeping with the intent of the planning overlay, to bring the store up toward the High Street frontage and locate the canopy in the rear, as well as limiting or removing any existing or proposed curb cuts on South High Street.
 - 2.) In addition, under any configuration we recommend that a dedicated pedestrian pathway be provided from both the High Street and Dering Avenue sidewalks, through the parking/circulation area, to the building entrance.Contact Scott Ulrich at stulrich@columbus.gov if you have any questions.

Final materials must be submitted to Kelsey Priebe by **Tuesday, September 15, 2020 to be placed on the October 8, 2020 Development Commission meeting (*Subject to change due to COVID-19 pandemic). Modifications received after this date may not be considered.** Thank you in advance for your timeliness and cooperation in this matter.

Please Note: If the application contains a site plan that will regulate the layout of the proposed development, **other variances may be necessary**, and the plan may require review by other City Departments. It is **the Applicant's responsibility to identify all variances required for the proposal**, and to contact and discuss the proposal with those City Departments responsible for reviewing it. You may request a preliminary review of your site plan by contacting the Engineering Plan Review Section at engineeringinfo@columbus.gov or 614-645-6396. Staff from each of the reviewing agencies will provide feedback on your proposal. Site plans are subject to review by these departments during plan review processes. Any conflict with applicable policies or regulations of these departments could result in a denial of your site plan.

Sincerely,



Kelsey Priebe
krpriebe@columbus.gov