

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 9, 2003**

- 11. APPLICATION:** **Z03-074**
5572 ALKIRE ROAD (43204), being 1.69± acres located at the northwest corner of Alkire and Norton Roads (Westland Area Commission; 570-103658).
- Existing Zoning:** CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Convenience store with gas sales, car wash and drive through.
Applicant(s): Chahine Properties, LLC; c/o Crabbe, Brown & James, LLC; 500 S. Front Street, Ste. 1200; Columbus, Ohio 43215.
Property Owner(s): The Applicant.
Planner: Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- The 0.187± acre site is developed with a single-family dwelling. The site was rezoned to the CPD, Commercial Planned Development District (Z02-063) to develop a convenience store with fuel sales, a drive-thru and car wash. The applicant is requesting the CPD, Commercial Planned Development District for the same uses and to increase the number of fuel pumps and size of the canopy and address other minor engineering and site design changes.
- To the north is undeveloped land zoned in the CPD, Commercial Planned Development District. An agricultural field zoned in the M-1, Manufacturing District is located to the east. A City of Columbus park and an undeveloped parcel zoned in the R-1, Residential District are located to the south. Single-family dwellings in Prairie Township are located to the west.
- The CPD text includes use restrictions and development standards that address site access, buffering and landscaping, building material and mechanical equipment screening, lighting, outdoor displays, graphics, PDO requirements, and the Hellbranch Watershed Protection Overlay. The CPD plan now includes a vacuum station for cars along the west side of the building and presents a site plan that is substantially over-parked. Staff recommends that the majority of parking spaces located along the west edge of the site be removed in favor of landscaping, leaving only spaces required for employee parking. This site plan revision would reduce site activity and noise along the western edge of the site and yield a site more in keeping with the goals of the Hellbranch overlay by reducing the area that would be paved. The CPD text needs to be revised to state that caliper is measured 6" above grade and ADA parking striping is incorrect on the CPD plan.
- The *Columbus Thoroughfare Plan* identifies Norton Road as a Class 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline. Alkire Road west of Norton Road is not listed in the thoroughfare plan.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The applicant's request for the CPD, Commercial Planned Development District to develop a convenience store with fuel sales expanded from four to eight pumps, a drive-thru and car wash remains consistent with the *Westland Area Plan* (1994). CPD text use restrictions and development standards established for rezoning Z02-063 (ORD 0001-03) are largely unchanged. New items on the CPD plan include four fuel pumps, a larger fuel island canopy, a vacuum station and air pump and an additional 15' of Norton Road frontage to improve east-west maneuvering on-site. The vacuum station and air pump are located along the west property line adjacent to a single-family use and should be relocated. The CPD text and development plan lack detail regarding locations, types and amounts of landscaping materials. Twenty-one parking spaces are required while 28 are provided. Over-parking is inconsistent with recommended development standards in the *Hellbranch Run Watershed Overlay*, which encourage providing only the number of parking spaces anticipated to be necessary for regular use. Excess parking on the CPD plan is far from the convenience store entrance and requires pedestrian transit across carwash/drive-thru entry and exit bays. Staff recommends that the applicant relocate the vacuum station and air pump, commit to a landscape plan, reduce the number of parking spaces provided to no more than 21, the maximum number required by City Code, and restrict outside speakers except as required for fuel pump operation.