AND USE DATA TABLE	
PROPURESS	FORTHCOMING
EXISTING PARCEL ID (LOT SPLIT IN PROGRESS)	010-007143-00
EXISTING AREA	NA
MAX. BUILDING HEIGHT	24 FT
EXISTING ZONING CATEGORY	CPD
PROPORT, ZONING CATEGORY	CPD (H-35)
ZONING ACATION NUMBER	Z20-080
	3.33 AC
TOTAL TTE AREA (AFTER LOT SPLIT AND DEDICATION)	1,59 AC
TOTAL DISTURBED AREA (INCLUDING RWI)	1.62 AC
PRE-DEV. IMPERVIOUS AREA	1.01 AC
POST DE IMPERVIOUS AREA	1.00 AC
BUILDINEA	4,500 S.F.
ONST CULAR CIRCULATION (PAVED)	34,404 S.F.
ONSITE AREN SPACE	15,422 S.F
ONSIDEMALK	3,479 S.F.
TANK PAD AREA	1,462 S.F.
CANDRY MEA	5,800 S.F.
RIGHT-OF-WAY DATA	
OFF-SITE SIDEWALK AREA	2,345 S.F.
DRIVEWAN APRONTURNOUT AREA	1,237 S.F.
OFF-SMERCOADWAY IMPROVEMENTS	1,078 S.F
-2	

PARKING SUMMARY	IX I	
39	REQUIRED	PROVIDED
INNA_402 TORE @ 1/250 + 2 FOR GAS SALES) 1500/2 <u>50 + 2</u> = 20	20	27
MATERIAL STATES	NIIO	NIA
RUCKIT PARKING	3	No.
OCCESSIBLE	- 1	2
ICYOLE DE BRONG (1 RACK = 2 SPACES) :+ (2 POLES / 20) = 3.35	٠	4

OF		
(SOUTH HIGH STREET OVERLAY DISTRICT COMPLIANCE TABLE	DISTRICT COMPLIANCE TABLE
SECTION #	REQUIREMENT	PROVIDED
3372.704(A)	25' MIN BLDG SETBACK, PRIMARY STREET	146.48' (BUILDING) & 42.10' (CANOPY) TO SOUTH HIGH STREET
3372.704(B)	25' MAX BLDG SETBACK, NON-PRIMARY STREET	MODIFICATION GRANTED PER ZZ0-260
3372.704(C)	50' MAX BLDG SETBACK, INTERIOR LOT	NOT APPLICABLE, CORNER LOT
3372.704(D)	25' PARKING SETBACK, PRIMARY STREET	MODIFICATION GRANTED PER Z20-060
3372.704(E)	25' ACTIVITY SETBACK, PRIMARY STREET	42.54' (GAS SALES) TO SOUTH HIGH STREET
3372.705(A)	BLDG NEARLY PARALLEL TO PRIMARY STREET	BUILDING IS NEARLY PARALLEL TO SOUTH HIGH STREET
3372.705(B)	BLDG WIDTH 60% OF LOT - PRIMARY STREET	MODIFICATION GRANTED PER 220-060
3372.705(C)	MIN, HEIGHT 16"-0" ABOVE GRADE	24' (TOP OF PARAPET); 17' (LOWER ROOF AREA)
3372.705(D)	PRIMARY ENTRANCE DOOR	PRIMARY ENTRANCE DOOR PROVIDED
3372.705(E)	VERTICAL ELEMENTS	THE ENTRY "STAPLE" PROVIDES A VERTICAL ELEMENT THAT PROVIDES A VISUAL DIFFERENCE ON THE FRONT FACADE
3372,705(F)	40% GLASS - 20"-100" ABV GRADE	59% OF THE AREA BETWEEN 2" AND 10" OF THE BUILDING FACADE IS PROVIDED WITH CLEARUNOBSTRUCTED GLASS
3372.705(G)	PICK UP UNIT OR CANOPY ON SIDE OR REAR	MODIFICATION GRANTED PER 220-080
3372.705(Н)	ROOF MTD MECHANICAL SHALL BE SCREENED	ROOF EQUIPMENT TO BE SCREENED
3372,705(I)	BACK-LIT AWNINGS NOT PERMITTED	THE AVAILING PROVIDED AT THE BUILDING IS NOT BACK-LIT
3372.707(A)	1 SHADE TREE PER 50 LF	8 ALONG SOUTH HIGH STREET & 9 ALONG DERING AVENUE
3372.707(B)	PLANTINGS IN LIEU OF 3372.707(A)	NOT APPLICABLE
3372.707(C)	2" CALIPER NEW SHADE TREE	MIN 2" CALIPER SHADE TREES WILL BE PROVIDED
3372.707(D)	SCREENING THAT BORDERS RESIDENTIALLY ZONED PROPERTIES	NOT APPLICABLE BECAUSE OF RIGHT OF WAY; SEE 3372,707(E)
3372.707(E)	SCREEN SURFACE PARKING LOT BY CONTINUOUS ROW OF SHRUBS BET 3-0" AND 50" HEIGHT	COMBINATION OF METAL FENCE AND MASONRY PIERS + SHRUB HEDGE
3372.707(F)	DUMPSTER SHALL BE LOCATED BEHIND THE PRINCIPAL BUILDING	MODIFICATION GRANTED PER ZZ0-060
3372.707(G)	SCREEN GROUND-MOUNTED MECH, EQUIPMENT	NOT APPLICABLE
3372.708(A)	LOT LIGHT POLES SHALL NOT EXCEED 18'-0"	POLE MOUNTING HEIGHT IS 18: ALL LIGHT POLE FOTURES SHALL BE BLACK WITH THE SAME DESIGN AND CUT OFF FIXTURES
3372.708(B)	WITHIN 25' OF RESIDENTIAL DISTRICT, LIGHTS SHALL NOT EXCEED 14'-0"	NOT APPLICABLE
3372.709(A)	PARKING, CIRCULATION NOT PERMITTED BETWEEN PRINCIPAL BLDG AND STREET RIGHT-OF-WAY	MODIFICATION GRANTED PER 220-060
	COLOR OF THE PARTY AND THE PAR	

E-STREET CONSTRUCTION PLAN. THE CONSTRUCTION AGREEMENT, SURETY AND INSPECTION MUST BE TAXEN CARE OF BEFORE A BUILDING PERMIT WILL BE ISSUED.	

- ERMIT FOR STREET EXCAVATION/OCCUPANCY
- CC-STORM WATER PLAN

- WATER SERVICE PLAN

- LOT COMBINATION LOT SPLIT

ZONING VARIANCE

N FEES

LOW TEST ID 2478 NO. OF TEST RUN I ATLAS PAGE 68 0

IS OF FORMOF RD ON SHIGH ST MONE

Columbus Division of Water Fire Flow Test

INDEX MAP

3

SITE DATA TABLE
TOTAL SITE AREA (AFTER SPLIT &
SITE OSTUBBED AREA:
RWO MALY DISTURBED AREA:
TOTAL DISTURBED AREA:
PRE-DEV. IMPERVIOUS AREA:
POST-DEV. IMPERVIOUS AREA:

1.59 ACRES 1.33 ACRES 0.29 ACRES 1.62 ACRES 1.01 ACRES 1.03 ACRES

- CC-SANITARY SEWER PLAN
- SANITARY SEWER TAP PERMIT

- EASEMENTS FOR UTILITIES AND/OR SIDEWALKS

remember when reviewing the results of the flow test that varying liction could

a the result, i.e., howing fluctuations waster levels at the client of Columbus waster.

The result i.e., to results fluctuations waster levels at the client of Columbus waster.

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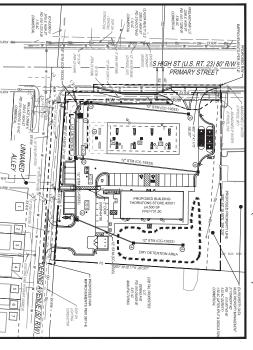




SNOIN

S. HIGH ST AND DERING AVE COLUMBUS, OHIO **STORE #2001**

EXISTING ZONING: CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT (H-35) PROPOSED ZONING (Z20-060): CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT (H-35) EXISTING PID: 010-007143-00 (TO BE SPLIT) DEVELOPER
THORNTON'S LIC
2000_AMES THORNTON WAY
LOUISVILLE, RY 402445
CONTACT: TODD SMUTZ
PHONE: [902] 572-1294
EMAIL: TODD.SMUTZ@MYTHOR



Ch 44 ω Ю

SEWER CAPOFF PERMIT IS REQUIRED PRIOR TO	
CONNECTION TO SEWER CANNOT BE MADE WITH (614-645-7490).	
SANITARY NOTES SANITARY SERVICES ARE SHOWN ON THIS PLAN SANITARY SERVICES, THEIR LOCATIONS, CONTA	
 ALTAINSPS LAND TITLE SURVEY PREPARED 	
 SUBSURFACE EXPLORATION AND GEOTECH APRIL 24, 2020. 	
REFERENCE DOCUMENTS THE DEVELOPER SHALL MAKE AVAILABLE TO TH CONSTRUCTION OF THE PROPOSED IMPROVEMENT	
PROJECT DESCRIPTION THIS PROJECT INCLUDES THE DEMOLITION OF A THORNTONS GAS STATION WITH ASSOCIATED P. MANAGEMENT CONTROL SYSTEM RIGHT OF VIA	

E CONTRACTOR ALL NEGESSARY REFERENCE INFORMATION PERTINENT TO THE INTS, THESE DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO:

ND SURVEY, INCORPORATED, DATED 07/02/2020.

EMSTING PAVEMENT, CURB. ETC. ON SITE. THE PROPOSED IMPROVEMENTS INCLUDE A KINGLOTI, GAS PUMP CAMOPY AREA, UTILITY CONNECTIONS, AND STORM WATER MPROVEMENTS ARE PER 3817-E.

ENGINEER
THE KLENGERS GROUP
SSO WORTH-MOTON ROAD, SUITE B
WEST FEWILLE, OH 45082
HONE; [64] 882-2311
CONTACT: REPOWN, FLEMING
EMAIL: BREYOWN, FLEMING

OWNER

MUZE PROPERTY MANAG
PO BOX 1461

GROVE CITY, OH 43123

SEWER PERMIT OFFICE AT 111 N FRONT STREET, 1ST FLOOR

FOR REFERENCE ONLY, APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF THE CT THE DPU PERMIT OFFICE AT 111 N. FRONT ST FOR SANITARY SERVICE APPROVAL

FEMA NOTES THIS SITE IS LOCATED IN ZONE X

MISCELLANEOUS ZONING COMPLIANCE NOTES
THE PROJECT WILL COMPLY WITH 3321/01 DUMPSTER; 3321/07 LANGSOAPE; 3321/03 LIGHTING;
SUMPACE AND 3312/45 WHEEL STOPSICHES, DUMPSTERS MUST BE SCREENED PER CCC 3321/07

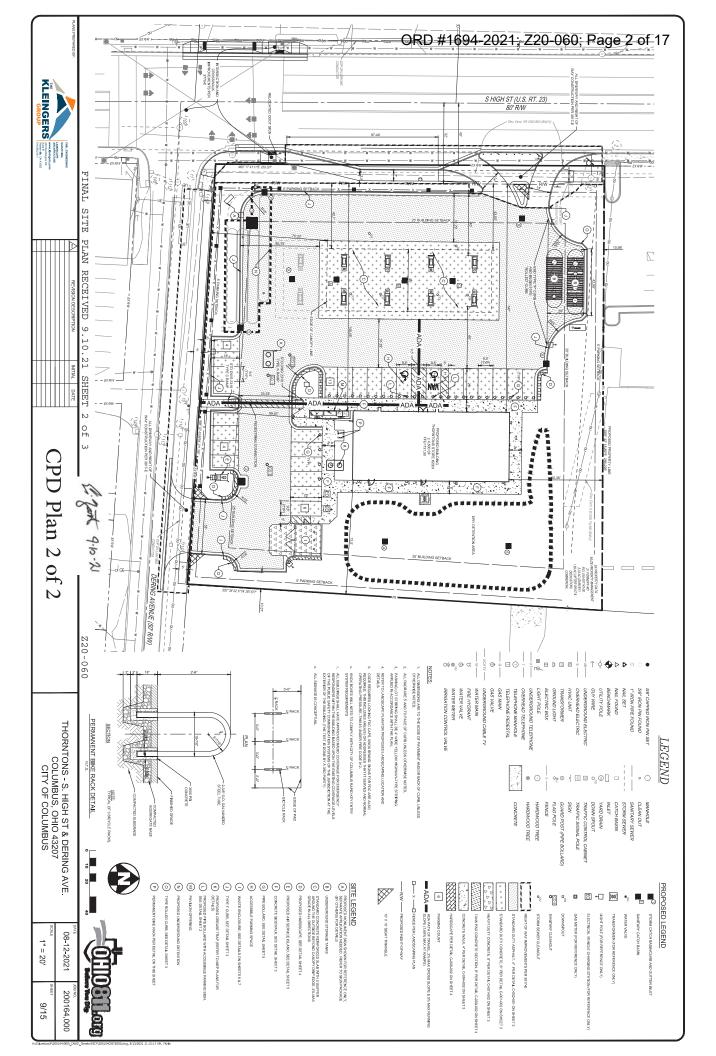
ООR THE DIVISION OF POWER. НЕ ВИЗВИ ОЕ РОВЕТОВ ПОМЕТИ В ОВТЕМЕНТ В ВИЗВИТЕЛЬНЫЙ В ВИЗВИТЕЛЬНЫЙ В ВИЗВИТЕЛЬНЫЙ В ВИЗВИТЕЛНИЕМ В ВИЗВИТИТЕЛЬНЫЙ В ВИЗВИТЕЛЬНЫЙ В ВИЗВИТЕЛЬН

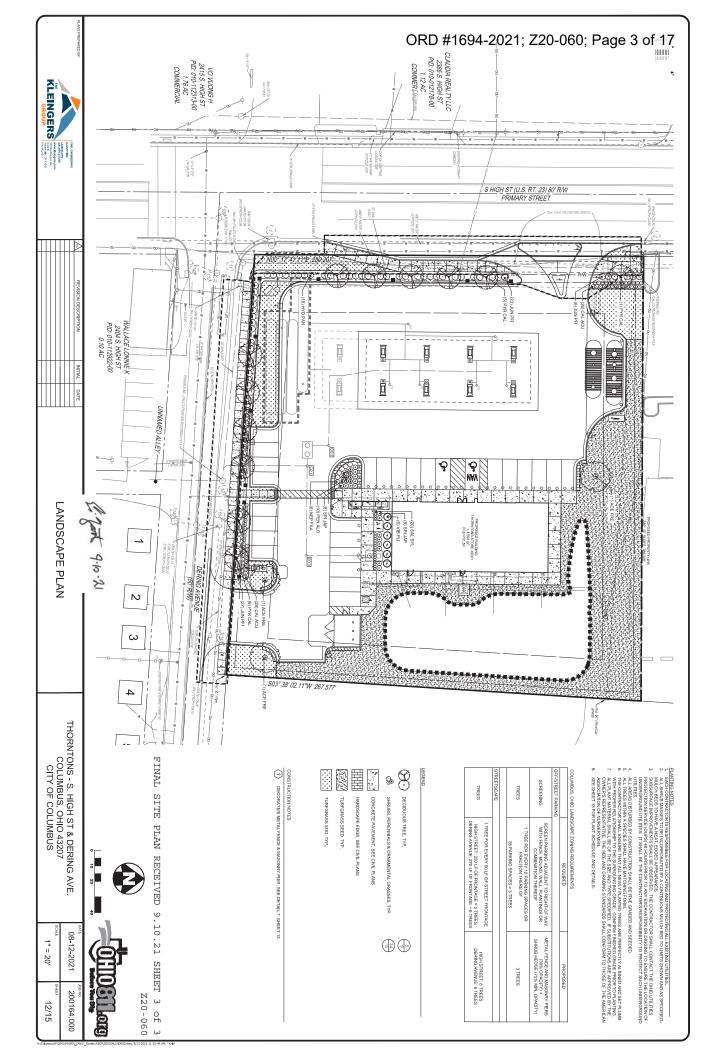
EIERTRE FALLTER BELOWER TO DOP IS GAMAGED MAY MANIER BY THE CONTRACTOR ITS AGRIETS, SERVAITS, DOPS ON EMPLOYEES, AND BES EIERTREAM, OTHER HE, THE DOP ISSENCE OF THE SHOULD BE CONTRACTED MORENATOR. AT 161 44 5475, DOPS ON EMPLOYEES, AND SAWY REPURAS, AND THE EXPOSE OF SUCH REPARS AND OTHER RELATED COSTS SHALL BE PAUD BY THE CONTRACTOR TO THE DIVISION OF CITY OF SOCIALISISTS, SHOW.

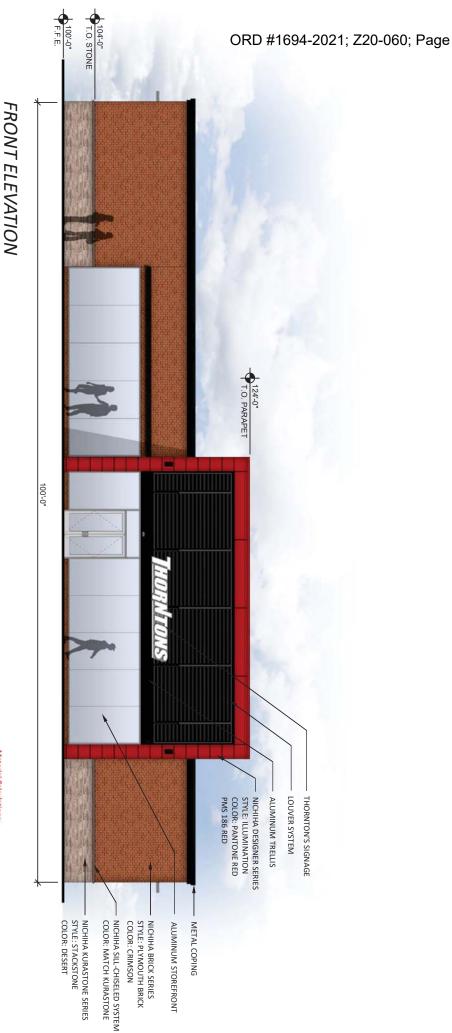
PERMIT ONLY NO DPS WORK IN THE RIGHT OF WAY

FINAL SITE PLAN RECEIVED 9.10.21 SHEET 1 of 3









FINAL BUILDING ELEVATIONS RECEIVED 6.16.21 SHEET 1 of 7 Z20-060

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*All shown graphics are conceptual and subject to the Graphics Code, Article 15, title 33 of the Columbus City Code



Total = Nichiha Brick Area = Nichiha Stone Area = Aluminum Storefront Area = Trellis and Louver Area =

1980 s.f. 622 s.f. (31%) 149 s.f. (8%) 561 s.f. (28%) 422 s.f. (21%) 158 s.f. (8%) 68 s.f. (4%)

- Between 2 and 10' = 427 s.f. (60%)

Material Calculations



REAR ELEVATION

FINAL BUILDING ELEVATIONS RECEIVED 6.16.21 SHEET 2 of 7 Z20-060

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Architecture | Engineering | Interior Design

*All shown graphics are conceptual and subject to the Graphics Code, Article 15, title 33 of the Columbus City Code



Nichiha Brick Area = Nichiha Stone Area = H.M. Doors =

1710 s.f. 1169 s.f. (68%) 379 s.f. (22%) 51 s.f. (4%) 111 s.f. (6%)

Material Calculations: Total =



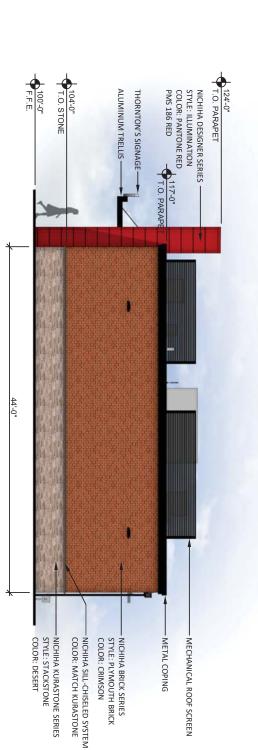
- NICHIHA BRICK SERIES STYLE: PLYMOUTH BRICK COLOR: CRIMSON

METAL COPING

COLOR: DESERT STYLE: STACKSTONE NICHIHA KURASTONE SERIES NICHIHA SILL-CHISELED SYSTEM COLOR: MATCH KURASTONE

SIDE ELEVATION (WITH SCREEN)

4400 PROTOTYPE



SIDE ELEVATION

FINAL BUILDING ELEVATIONS RECEIVED 6.16.21 SHEET 3 of 7 Z20-060

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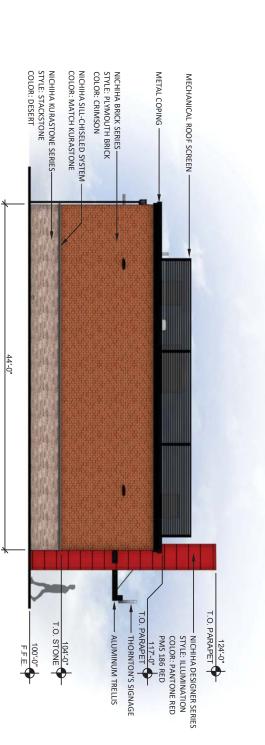


Nichiha Brick Area = Nichiha Stone Area = Misc. Metal = Material Calculations: Total =

757 s.f. 527 s.f. (70%) 180 s.f. (24%) 50 s.f. (6%)

SIDE ELEVATION (WITH SCREEN)

4400 PROTOTYPE



SIDE ELEVATION

FINAL BUILDING ELEVATIONS RECEIVED 6.16.21 SHEET 4 of 7 Z20-060

Nichiha Brick Area = Nichiha Stone Area = Material Calculations: Total =

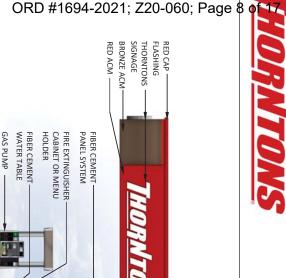
527 s.f. (70%) 180 s.f. (24%) 50 s.f. (6%) 757 s.f.

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1. East 6-16-21

EXTERIOR ELEVATION FUEL CANOPY



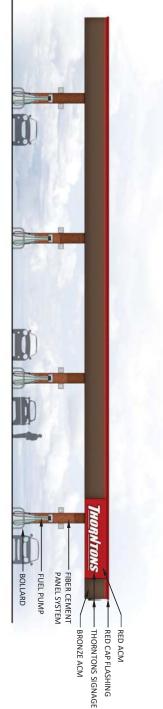
- SPEAKER

SIDE ELEVATION

BOLLARD -

- INTERCOM
CALL BUTTONS
AND SIGN

- SQUEEGEE BUCKET



FRONT ELEVATION

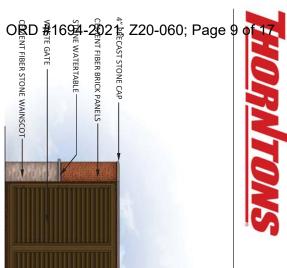
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FINAL BUILDING ELEVATIONS RECEIVED 6.16.21 SHEET 5 of 7 Z20-060

1. East 6-16-21 *All shown graphics are conceptual and subject to the Graphics Code, Article 15, title 33 of the Columbus City Code



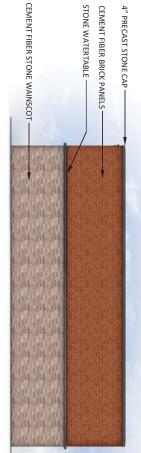




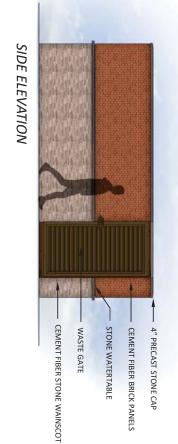
FRONT ELEVATION

CEMENT FIBER STONE WAINSCOT STONE WATERTABLE CEMENT FIBER BRICK PANELS 4" PRECAST STONE CAP

SIDE ELEVATION



REAR ELEVATION



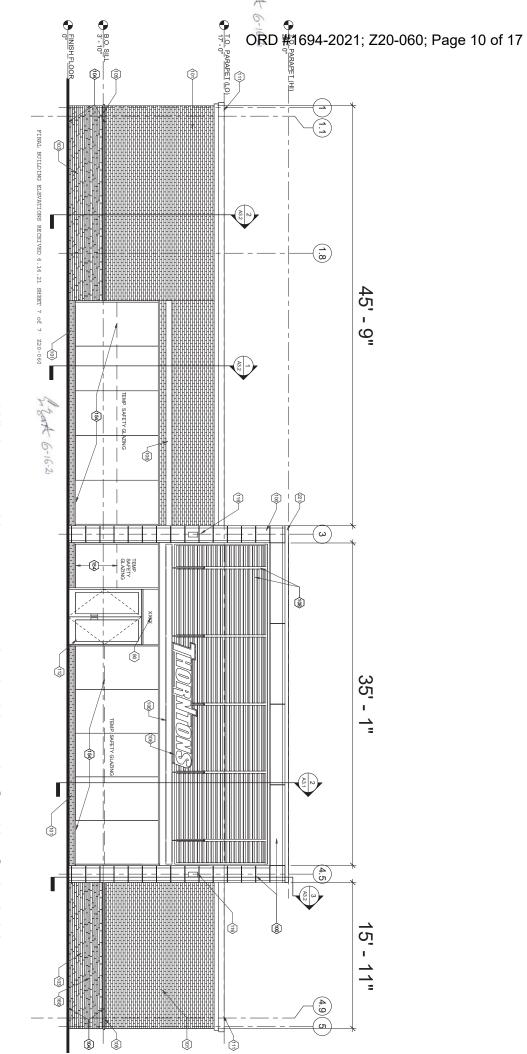
FINAL BUILDING ELEVATIONS RECEIVED 6.16.21 SHEET 6 of 7 Z20-060

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M. Q.W.A. 6-16-21

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*All shown graphics are conceptual and subject to the Graphics Code, Article 15, title 33 of the Columbus City Code

STAFF REPORT DEVELOPMENT COMMISSION SPECIAL ZONING MEETING CITY OF COLUMBUS, OHIO MAY 13, 2021

6. APPLICATION: Z20-060

Location: 2340 S. HIGH ST. (43207), being 1.65± acres located at the

northeast corner of South High Street and Dering Avenue (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.: Underhill & Hodge,

LLC; 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: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

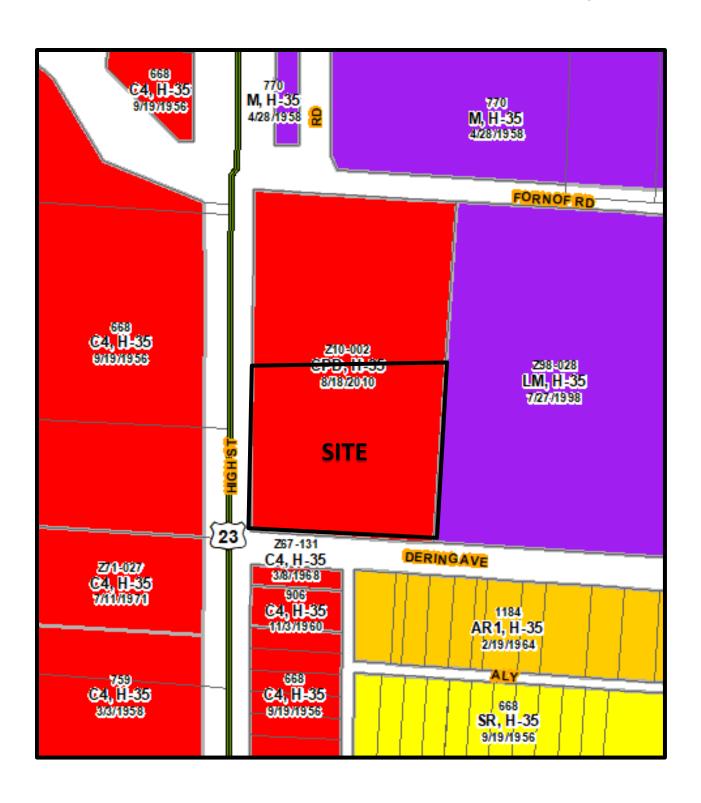
BACKGROUND:

- The site consists of one parcel developed as a parking lot in the CPD, Commercial Planned Development District. The site is within the South High Street Community Commercial Overlay. The applicant requests a new CPD, Commercial Planned Development District to redevelop the site as a fuel station and convenience store.
- North of the site is used car sales in the CPD, Commercial Planned Development
 District. South of the site is an office building in the C-4, Commercial District and a threeunit dwelling in the AR-1, Apartment Residential District. East of the site is vacant land in
 the L-M, Limited Manufacturing District. West of the site is used car sales in the C-4,
 Commercial District.
- The site is located within the planning boundaries of the Scioto Southland Plan (2007), which recommends "Commercial" land uses at this location. Additionally, the Plan includes early adoption of the Columbus Citywide Planning Policies (C2P2) Design Guidelines.
- The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation is for approval.
- The CPD establishes use restrictions and supplemental developments standards that address building setbacks, traffic access and parking circulation, building design and materials, and include commitments to redevelop the site in accordance with the submitted site plan, landscape plan, and building elevations. Additionally, the CPD text includes variances Community Commercial Overlay development standards including dumpster area, building setbacks, building design requirements and placement, minimum building width requirements, front yard landscaping, and parking and circulation.

o The Columbus Multimodal Thoroughfare Plan identifies this portion of South High Street as a Signature Corridor requiring 100 feet of right-of-way.

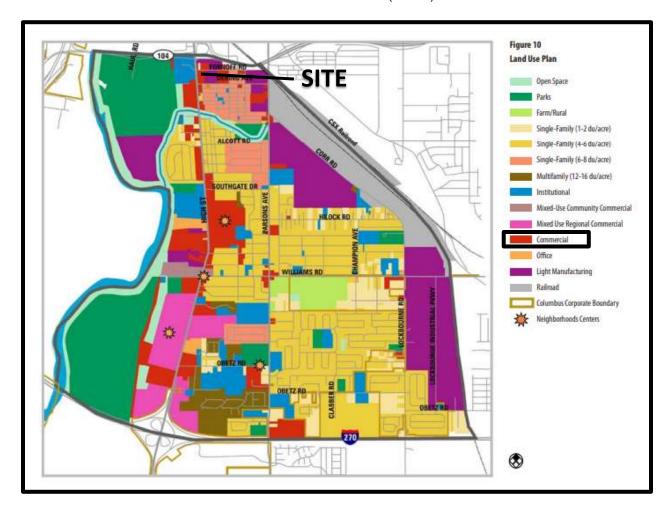
CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The requested CPD, Commercial Planned Development District will permit redevelopment of the site with a fuel station and convenience store. The CPD text establishes appropriate use restrictions and supplemental development standards, and includes commitment to develop the site in accordance with the submitted site plan, landscaping plan, and building elevations. The proposed CPD district is consistent with the *Scioto Southland Plan's* recommendation of "Commercial" land uses at this location. Staff supports the proposed uses and consolidation of proposed curb-cuts along South High Street, but continues to request building elevations and site plan revisions to align with Community Commercial Overlay and C2P2 Design Guidelines prior to moving to full support. Specifically, staff requests the building be placed fronting the street, with pumps in the rear, removal of chain link fencing as screening along the site's northeastern boundary, and additional landscaping on the site plan including street trees along both frontages in consultation with the City Forester.



Z20-060 2340 S. High St. Approximately 1.65 acres CPD to CPD

Scioto Southland Plan (2007)





Z20-060 2340 S. High St. Approximately 1.65 acres CPD to CPD



Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bzs.columbus.gov

FOR USE BY: AREA COM	MMISSION / COM	MUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
Case Number	Z20-060	
Address	2340 S. High S	t., Columbus
Group Name	FAR SOUTH C	COLUMBUS AREA COMMISSION
Meeting Date	January 7, 202	1
Specify Case Type	☐ Council Varian ■ Rezoning	/ Special Permit nce ance / Plan / Special Permit
Recommendation (Check only one)	✓ Approval☐ Disapproval	
The Columbiant's request w		ea Commission, in regular session, voted to approve the
Vote		Aye: 10, Nay:0, Abstain:1
Signature of Authorize	d Representative	Michael D. Walker, Sr
Recommending Group	Title	FAR SOUTH COLUMBUS AREA COMMISSION
Daytime Phone Numbe	er	740-649-5376

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR FAX to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



Rezoning Application

111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided

	APPLICATION #:	Z21-060			
STATE OF OHIO COUNTY OF FRANKLIN					
Being first duly cautioned and sworn (NAME) Eric Zartman of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260 New Albany, Ohio 43054 deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:					
	Name of business or individual Business or individual's address Number of Columbus based em (Limited to 3 lines per box)				
1.	2.				
Thorntons LLC	Muze Property Management L	LC			
4600 James Thornton Way	P.O. Box 1461				
Louisville, KY 40245	Grove City, Ohio 43123				
3.	4.				
Check here if listing additional parties in a s	eparate page.				
SIGNATURE OF AFFIANT	N/				
Subscribed to me in my presence and before me this	7th day of April	, in the year _ Zo Z/			
SIGNATURE OF NOTARY PUBLIC	Ch I Whille				
My Commission Expires	NIA				
Notary Seal Here					