

FRONT ELEVATION

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

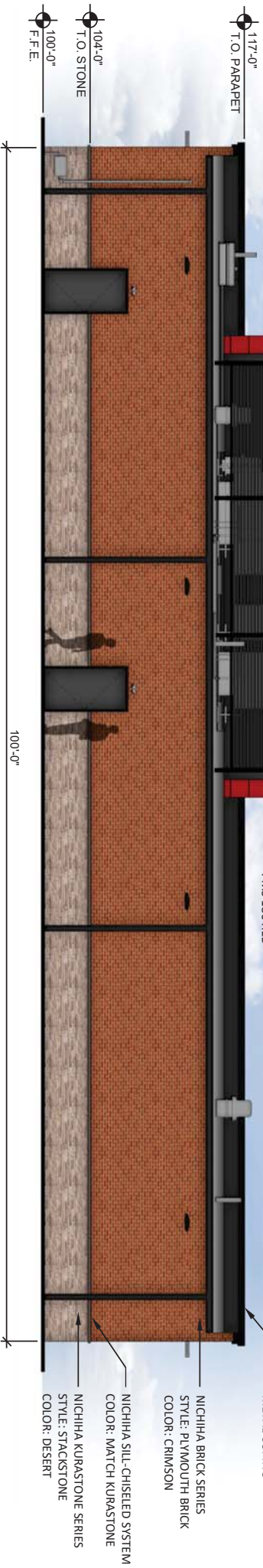
Material Calculations:

Total =	3980 s.f.
Nichia Brick Area =	622 s.f. (13%)
Nichia Stone Area =	149 s.f. (8%)
Aluminum Storefront Area =	561 s.f. (28%)
Trellis and Louver Area =	422 s.f. (21%)
Staple (Red Nichia) =	158 s.f. (8%)
Misc. Metal =	68 s.f. (4%)

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

6-16-21

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



REAR ELEVATION

MECHANICAL ROOF SCREEN
NICHIIA DESIGNER SERIES
STYLE: ILLUMINATION
COLOR: PANTONE RED
PMS 186 RED

METAL COPING

NICHIIA BRICK SERIES
STYLE: PLYMOUTH BRICK
COLOR: CRIMSON

NICHIIA SIL-CHISELED SYSTEM
COLOR: MATCH KURASTONE
NICHIIA KURASTONE SERIES
STYLE: STACKSTONE
COLOR: DESERT

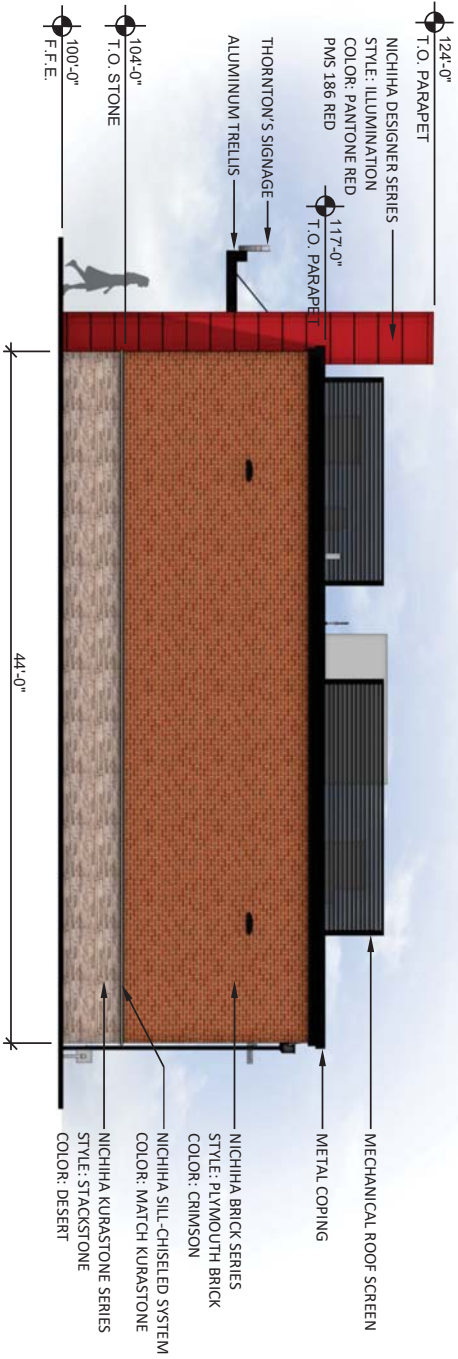
FINAL BUILDING ELEVATIONS RECEIVED 6.16.21 SHEET 2 OF 7 Z20-060

Material Calculations:

Total =	1710 s.f.
Nichia Brick Area =	1169 s.f. (68%)
Nichia Stone Area =	379 s.f. (22%)
H.M. Doors =	51 s.f. (4%)
Misc. Metal =	111 s.f. (6%)

Handwritten signature and date: 6-16-21

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SIDE ELEVATION

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

Material Calculations:

Total =	757 s.f.
Nichiiha Brick Area =	527 s.f. (70%)
Nichiiha Stone Area =	180 s.f. (24%)
Misc. Metal =	50 s.f. (6%)

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Handwritten signature and date: 6-16-21



SIDE ELEVATION

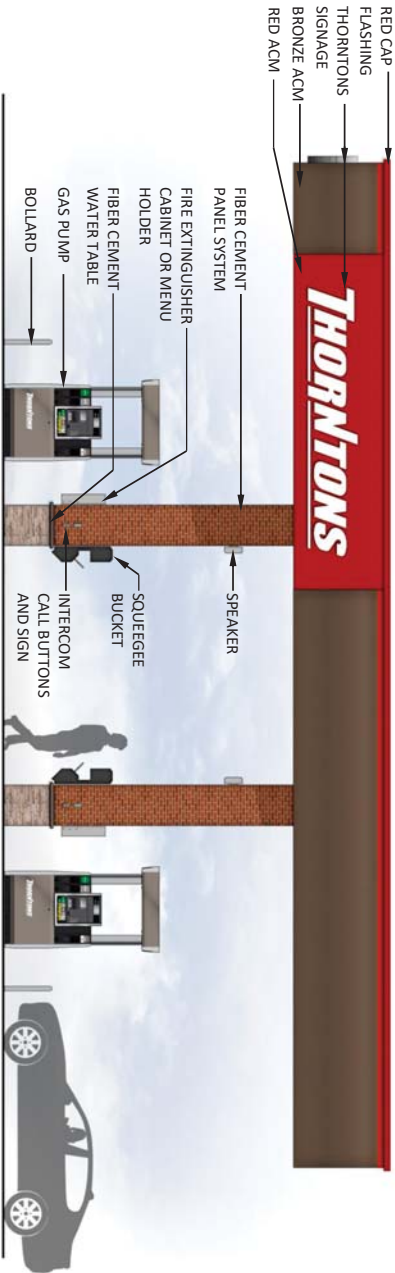
Material Calculations:

Total =	757 s.f.
Nichha Brick Area =	527 s.f. (70%)
Nichha Stone Area =	180 s.f. (24%)
Misc. Metal =	50 s.f. (6%)

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

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SIDE ELEVATION



FRONT ELEVATION

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

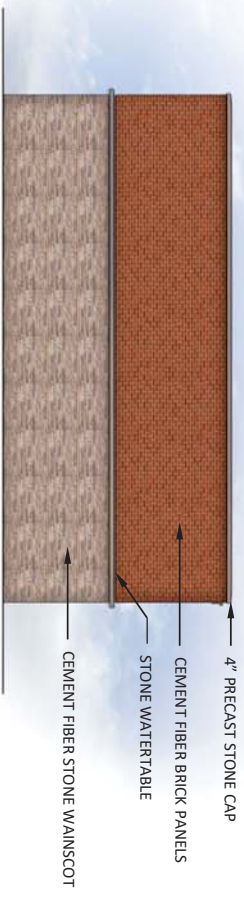
Luckett-Farley.com
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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



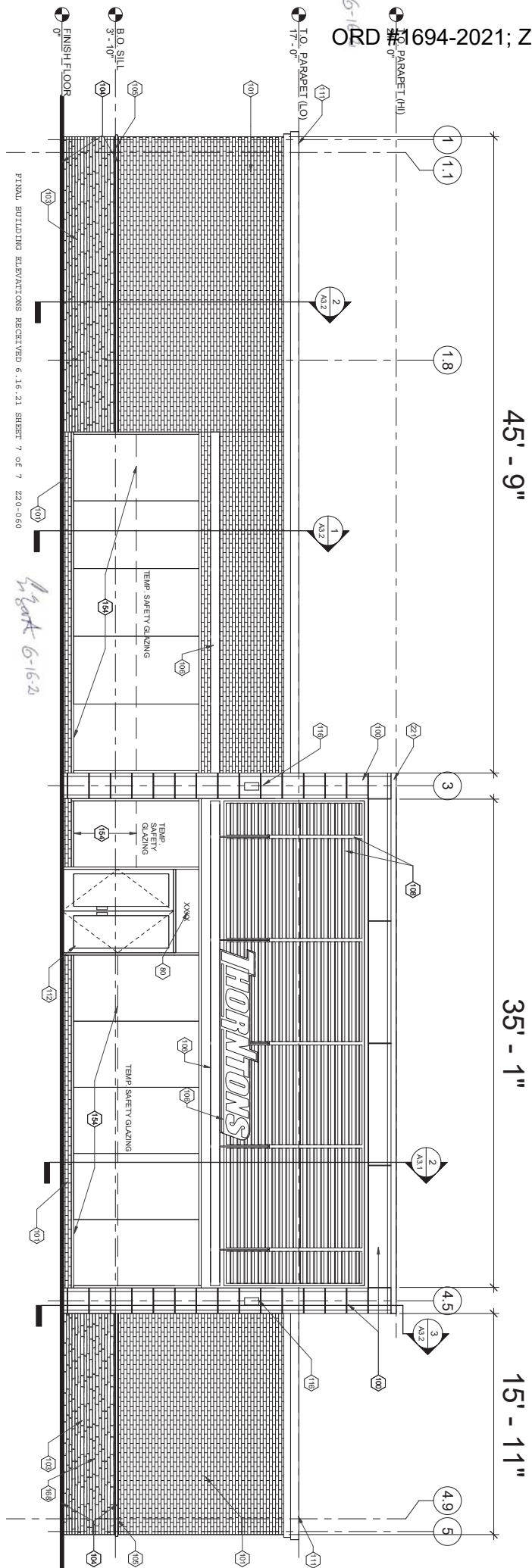
SIDE ELEVATION

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

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**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

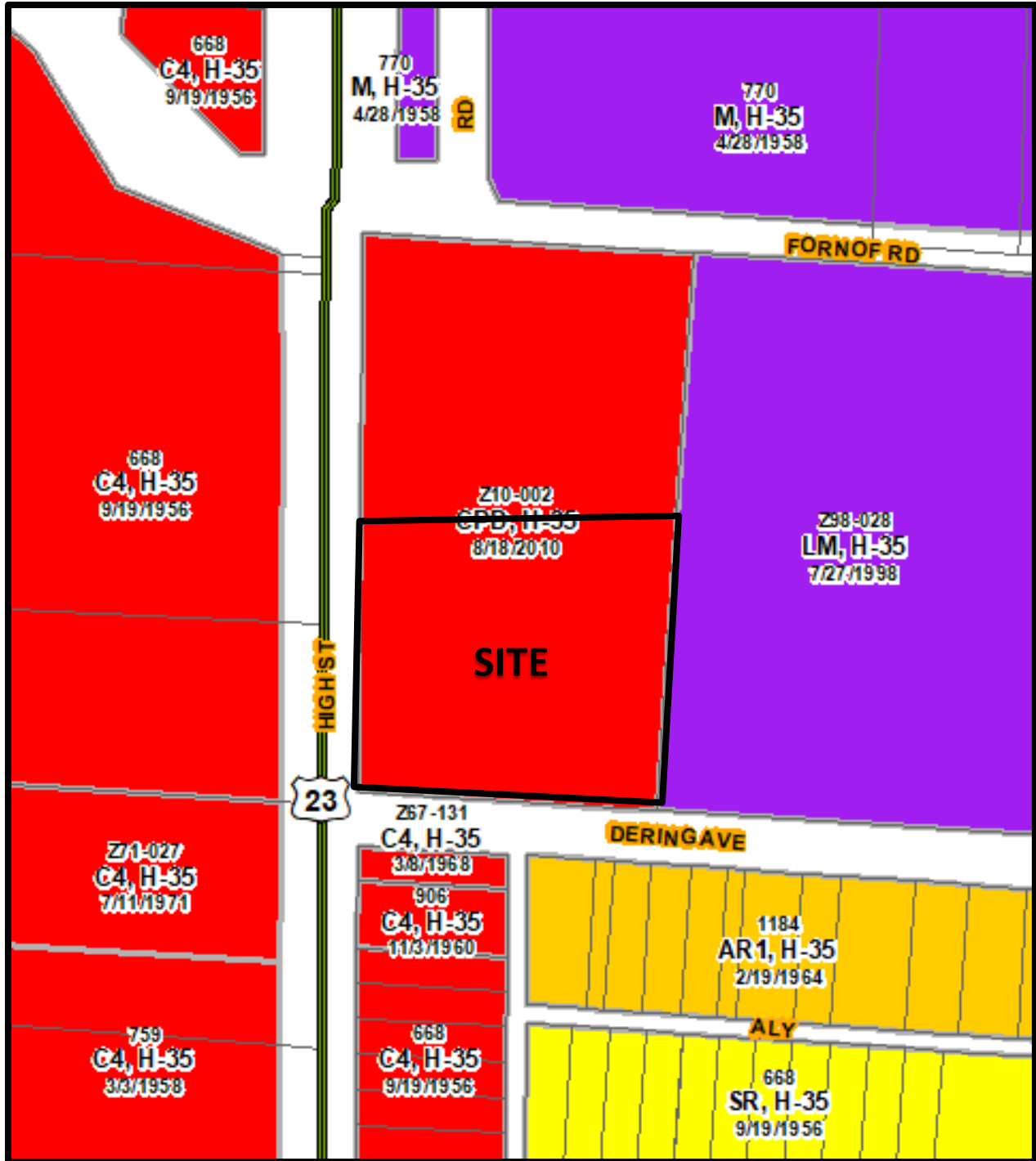
BACKGROUND:

- 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 three-unit 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.

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

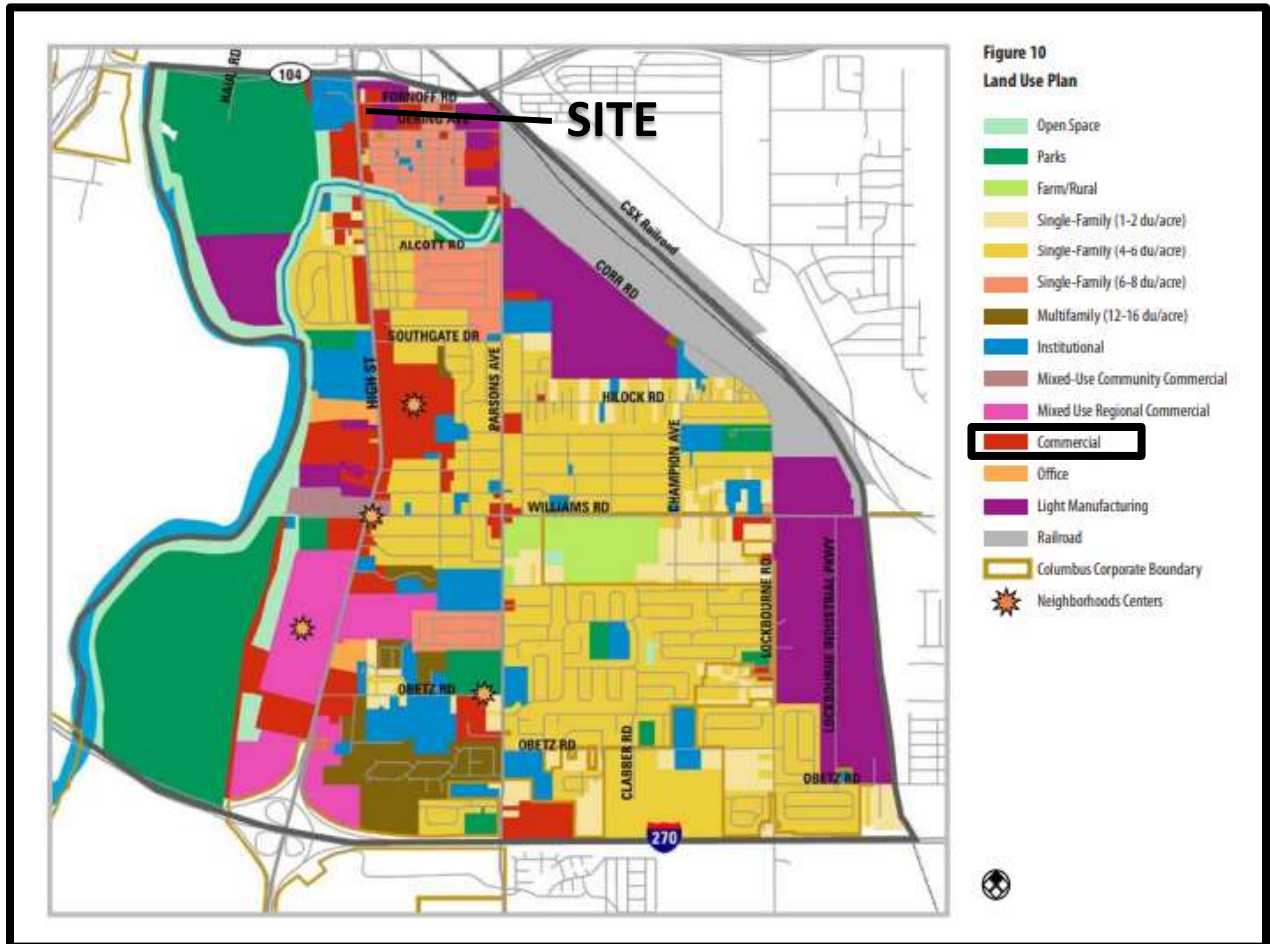
CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

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



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 COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z20-060

Address 2340 S. High St., Columbus

Group Name FAR SOUTH COLUMBUS AREA COMMISSION

Meeting Date January 7, 2021

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
- Disapproval

NOTES: The Columbus Far South Area Commission, in regular session, voted to approve the applicant's request without amendment.

Vote Aye: 10, Nay:0, Abstain:1

Signature of Authorized Representative Michael D. Walker, Sr

Recommending Group Title FAR SOUTH COLUMBUS AREA COMMISSION

Daytime Phone Number 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.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer



DEPARTMENT OF BUILDING AND ZONING SERVICES

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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows. Row 1: 1. Thorntons LLC, 4600 James Thornton Way, Louisville, KY 40245; 2. Muze Property Management LLC, P.O. Box 1461, Grove City, Ohio 43123. Row 2: 3. (empty), 4. (empty).

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature]

Subscribed to me in my presence and before me this 27th day of April, in the year 2021

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature]

My Commission Expires

N/A



AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.
This Project Disclosure Statement expires six months after date of notarization.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer