

SULLIVANT AVENUE

CO. CROW ALTERATIONS ADJACENT TO
UNITED DAIRY FARMERS PROPERTY AT
530 SOUTH HAGUE AVE., COL. OHIO

Dmed, Stark, attorney - 03-201-
7/19/17

SITEMPLAN

PLANT SCHEDULE

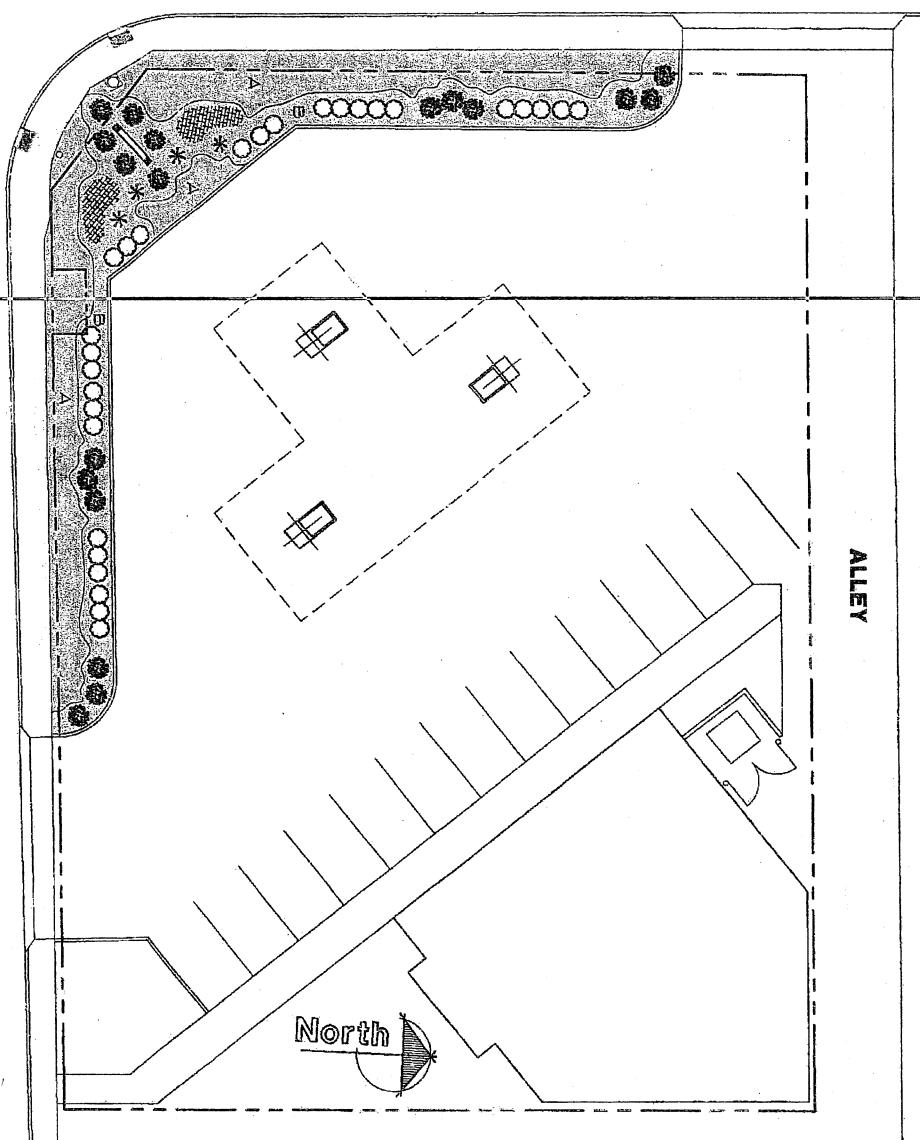
LIMITS OF WORK

Removal of all existing plants, ground covers, along Hague and Sullivan between ROU and Interior curbing within UDF landscape setback area where noted and detailed on the Landscape Plan. Installation of plants, mulch and grass where noted and detailed on the Landscape Plan.

| SYMBOL | QUANTITY | COMMON NAME | PLANTING SIZE |
|--------|----------|----------------------|---------------|
| * | 17 | Knock Out Shrub Rose | *3 |
| ○ | 4 | Karl Foerster Grass | *3 |
| ◎ | 28 | Dwarf Burning Bush | *3 |
| | 20 | Stella Doro Daylily | *3 |

A AREAS OF GRASS
B AREAS OF MULCH

HAGUE AVENUE



LANDSCAPE PLAN TO SUPPORT

**COC ROW ALTERATIONS ADJACENT TO
UNITED DAIRY FARMERS PROPERTY AT
530 SOUTH HAGUE AVE., COL. OHIO**

05-27-2017 JDJA

Daniel Park, Attorney
7/19/17

STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 13, 2017

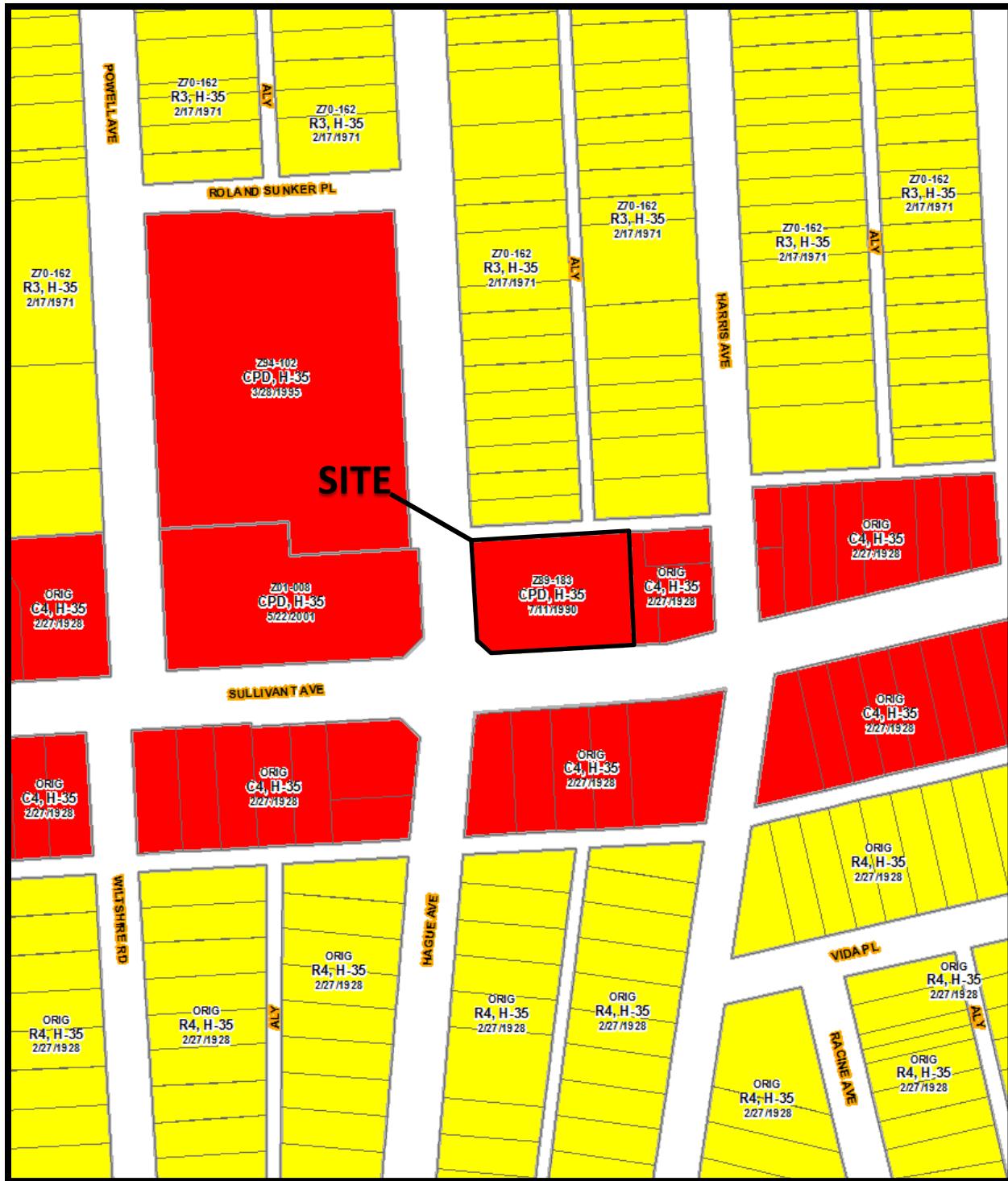
| | |
|---------------------------|---|
| 2. APPLICATION: | Z17-014 |
| Location: | 530 SOUTH HAGUE AVENUE (43204) , being 0.51± acres located at the northeast corner of South Hague Avenue and Sullivant Avenue (010-066555; Greater Hilltop Area Commission). |
| Existing Zoning: | CPD, Commercial Planned Development District. |
| Request: | CPD, Commercial Planned Development District. |
| Proposed Use: | Conform existing fuel sales facility. |
| Applicant(s): | United Dairy Farmers, Inc.; c/o Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215 |
| Property Owner(s): | Same as applicant. |
| Planner: | Michael Maret; 614-645-2749; mjmaret@columbus.gov |

BACKGROUND:

- The 0.51± acre site consists of a single parcel developed with a fuel sales facility in the CPD, Commercial Planned Development District. The applicant proposes a new CPD, Commercial Planned Development District to revise the existing site as a right-of-way taking by the City of Columbus has rendered signage, parking area, and building non-compliant.
- The site is bordered to the north by single-unit dwellings in the R-3, Residential District. To the south, east, and west are commercial businesses along the Sullivant Avenue corridor in the C-4, Commercial and CPD, Commercial Planned Development districts.
- The site is subject to the Sullivant Avenue / Greater Hilltop Urban Commercial Overlay and is within the planning area of the *Greater Hilltop Plan Amendment* (2010), which recommends “Neighborhood Mixed Uses” at this location.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for approval.
- The CPD text proposes maintaining an existing convenience store with ancillary eating area, retail sales of gasoline, and additional limited C-4 and C-5 uses. Also included are development standards addressing building and site design, setbacks, parking, landscaping, graphics and commitments to a site plan and landscape plan. A variance to the setback regulations for permanent on-premises ground signs is included in the request to make the existing sign compliant.
- The *Columbus Thoroughfare Plan* identifies Hague Avenue and Sullivant Avenue as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD zoning classification would bring an existing fuels sales facility with convenience store into compliance after a right-of-way taking by the City of Columbus. This development is compatible with the development standards of adjacent commercial uses along the Sullivant Avenue corridor. Staff is supportive of the proposed use and bringing the site back into compliance. The proposal is consistent with the land use recommendations of the *Greater Hilltop Plan Amendment*, which recommends “Neighborhood Mixed Uses.”



Z17-014
530 South Hague Avenue
Approximately 0.51 acres
CPD to CPD

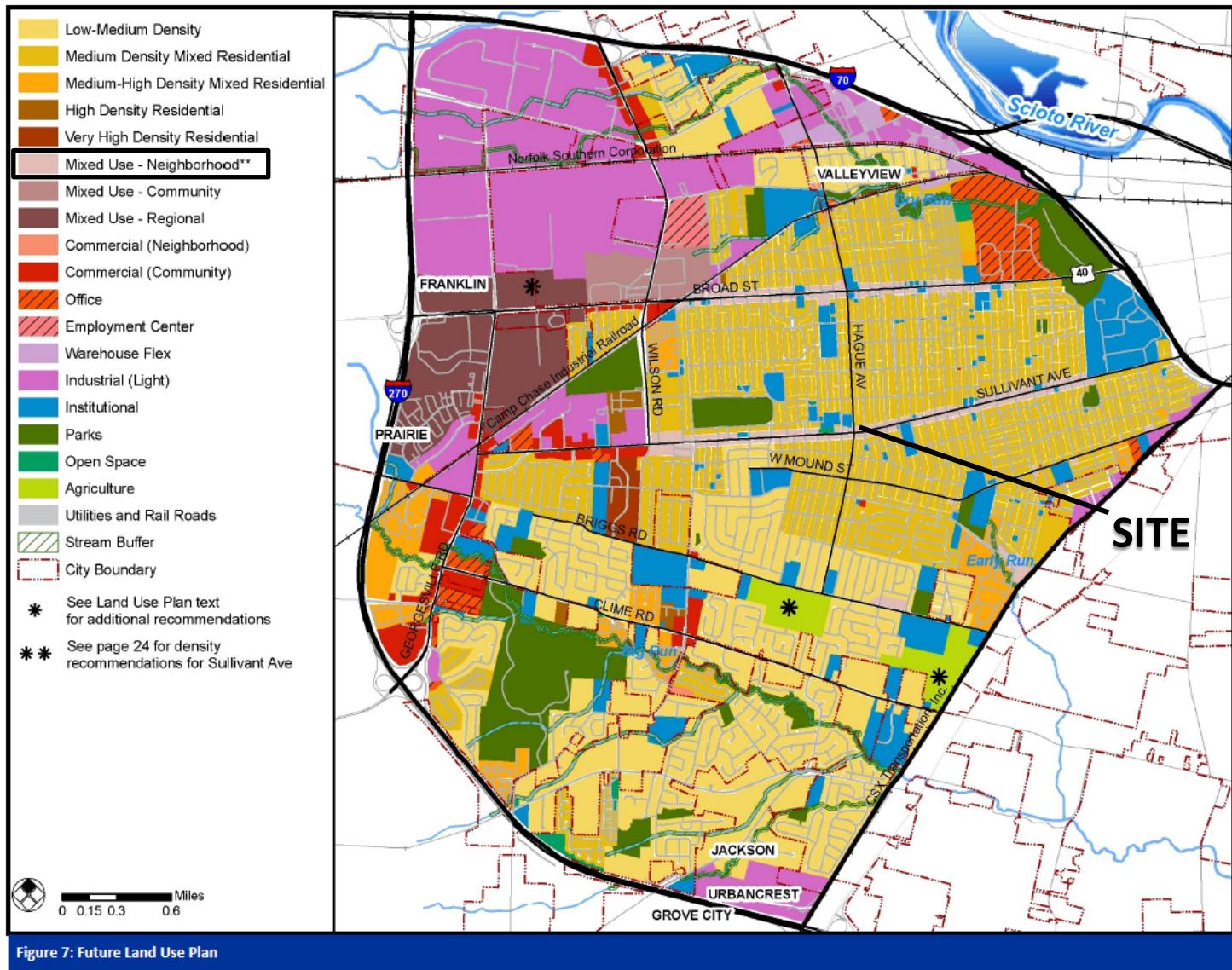
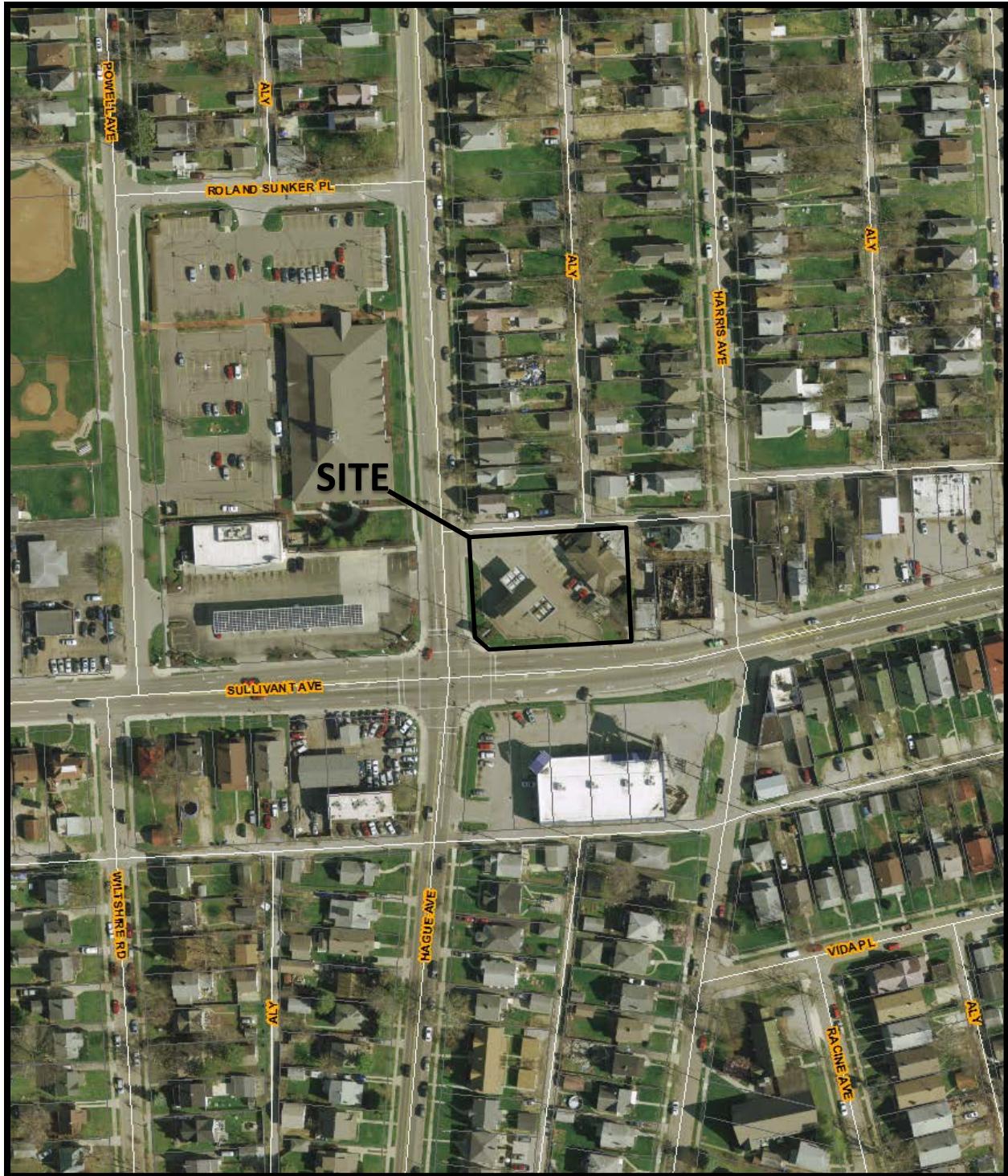
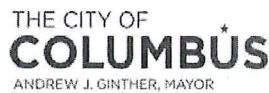


Figure 7: Future Land Use Plan

Z17-014
 530 South Hague Avenue
 Approximately 0.51 acres
 CPD to CPD



Z17-014
530 South Hague Avenue
Approximately 0.51 acres
CPD to CPD



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR
DEPARTMENT OF BUILDING
AND ZONING SERVICES

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REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # Z17-014

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald T. Plank -----
(COMPLETE ADDRESS) Plank Law Firm, LPA, 411 E. Town Street, FL 2, Columbus, OH 43215 -----
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
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

| | |
|---|----|
| 1. United Dairy Farmers, Inc. 3955 Montgomery Road Cincinnati, OH 45212 # of Columbus based employees: 700 per Tim Kling (513) 396-8744 | 2. |
| 3. | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 25th day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

AUGUST 3, 2020

This Project Disclosure Statement expires six months after date of notarization.
BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2020

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