

Z09-011

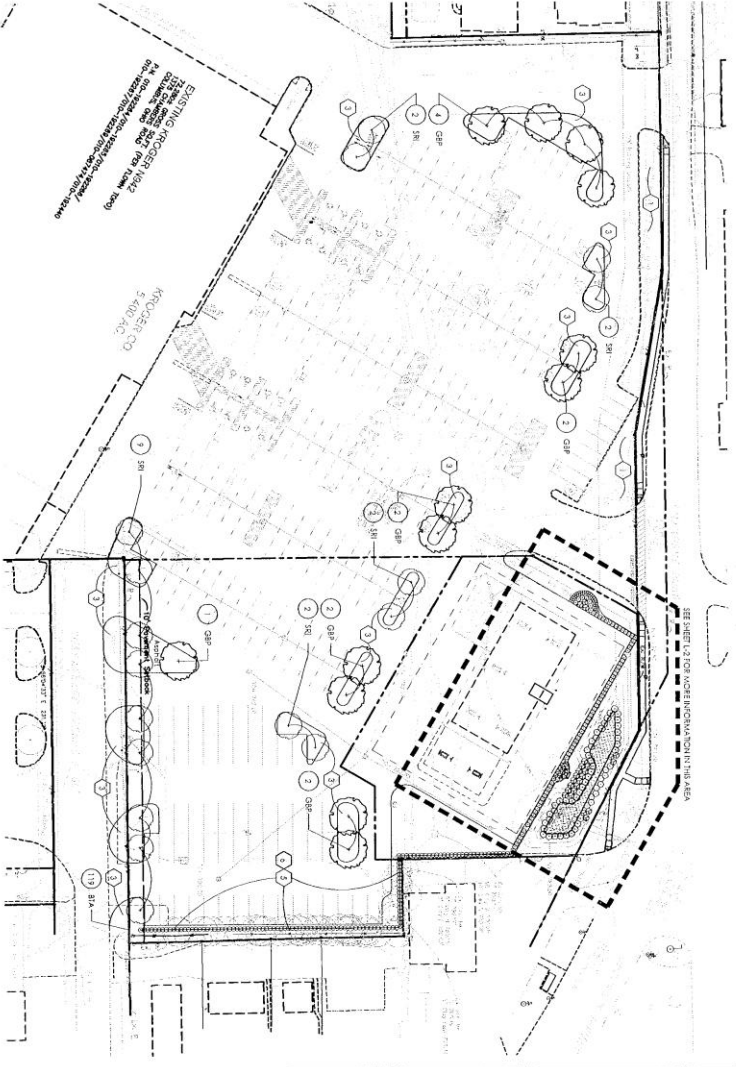
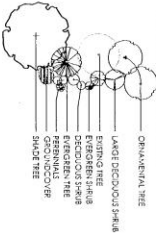
**GENERAL PLANTING NOTES:**

1. ALL PLANTING MATERIALS TO BE SPECIFIED BY THE USA STANDARD FOR NUMBER STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN STANDARD FOR NUMBER STOCK.
3. PROTECT EXISTING TREES AND SHRUBS FROM DAMAGE BY CONSTRUCTION AND REMOVE BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP HARDWOOD BARK MULCH, MULCH DEPTH IN A CONFINED BED SHALL BE 4" MINIMUM DEPTH OF 12".
5. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
6. SOILING / SEEDING BY LANDSCAPE CONTRACTOR.
7. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION AND DEPTH FOR THE CONTRACTOR TO VERIFY. THE EXACT LOCATION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHICH MUST BE IDENTIFIED AND MARKED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
8. ALL AREAS COVERED BY CONSTRUCTION ARE TO BE REPOSED, RE-GRADED AND BENTON PROTECTED.
9. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

**CONSTRUCTION NOTES:**

1. EXISTING TREES TO BE REMOVED AND REPLACED WITH ALL SPECIES.
2. LANDSCAPE AREA REMOVE FORMER EXISTING ALL SPECIES.
3. MULCH AREA REMOVE FORMER EXISTING ALL SPECIES.
4. NOT USED ON THIS SHEET.
5. EXISTING UNDERGROUND UTILITIES TO BE REMOVED FROM AROUND EXISTING TREES THAT WILL REMAIN.
6. EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE, REMOVE ALL DEAD WOOD.

**PLANT KEY TYPICALS**



**PLANT LIST**  
RESPONSIBLE FOR ALL PLANT SHOW OUTLINE

QTY	SYM	COMMON NAME	SIZE	COND.	REMARKS
1	1	CHRYSALEA TREE	22' CAL.	B.S.	
1	2	EXISTING TREE	12' CAL.	B.S.	
1	3	EXISTING SHRUB	3' HIG.	CON.	
1	4	EXISTING PERENNIAL	2' HIG.	CON.	
1	5	EXISTING ANNUAL	2' HIG.	CON.	
1	6	EXISTING SHADE TREE	24' HIG.	CON.	
1	7	EXISTING TREE	24' HIG.	CON.	
1	8	EXISTING TREE	24' HIG.	CON.	
1	9	EXISTING TREE	24' HIG.	CON.	
1	10	EXISTING TREE	24' HIG.	CON.	
1	11	EXISTING TREE	24' HIG.	CON.	
1	12	EXISTING TREE	24' HIG.	CON.	
1	13	EXISTING TREE	24' HIG.	CON.	
1	14	EXISTING TREE	24' HIG.	CON.	
1	15	EXISTING TREE	24' HIG.	CON.	
1	16	EXISTING TREE	24' HIG.	CON.	
1	17	EXISTING TREE	24' HIG.	CON.	
1	18	EXISTING TREE	24' HIG.	CON.	
1	19	EXISTING TREE	24' HIG.	CON.	

**LANDSCAPE REQUIREMENTS**

MARKING	REQUIRED	PROVIDED
11' NEW SPACES	11' NEW SPACES	30
TERRACING OR FINISHING	FINISHING	30
CONCRETE DRIVE	CONCRETE DRIVE	30

<p><b>REVISIONS</b></p>	<p><b>OVERALL LANDSCAPE PLAN</b></p>	<p><b>KROGER N942</b> 1375 CHAMBERS ROAD BIRD &amp; BULL 2833 W. EUBANK GRANVILLE RD. COLUMBUS, OH 43235</p>	<p><b>Faris Planning &amp; Design</b></p> <p>LAND PLANNING: 815 Grantlawn Avenue, Suite 220, Columbus, OH 43215, 614.461.1166</p> <p>LANDSCAPE ARCHITECTURE: 1514 G Street, Columbus, OH 43215, 614.461.1166</p>
			<p>DATE: 6/25/09</p> <p>PROJECT: 09027</p> <p>SHEET: 1</p>

Final Received: *Don With* 9/11/09  
*Let's Roll* 9/11/2009

Z09-011

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 13, 2009**

- 4. APPLICATION: Z09-011**
- Location:** **1729 NORTHWEST BOULEVARD (43212)**, being 1.85± acres located at the southwest corner of Northwest Boulevard and Chambers Road (010-192261, Fifth by Northwest Area Commission).
- Existing Zoning:** C-4, Commercial District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Fuel sales and parking.
- Applicant(s):** The Kroger Co; c/o Christopher A. Rinehart, Atty.; Rinehart & Rishel, Ltd; 300 East Broad Street, Suite 190; Columbus, OH 43215.
- Property Owner(s):** The Kroger Co. 4111 Executive Parkway; Westerville, OH 43081.
- Planner:** Dana Hitt, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

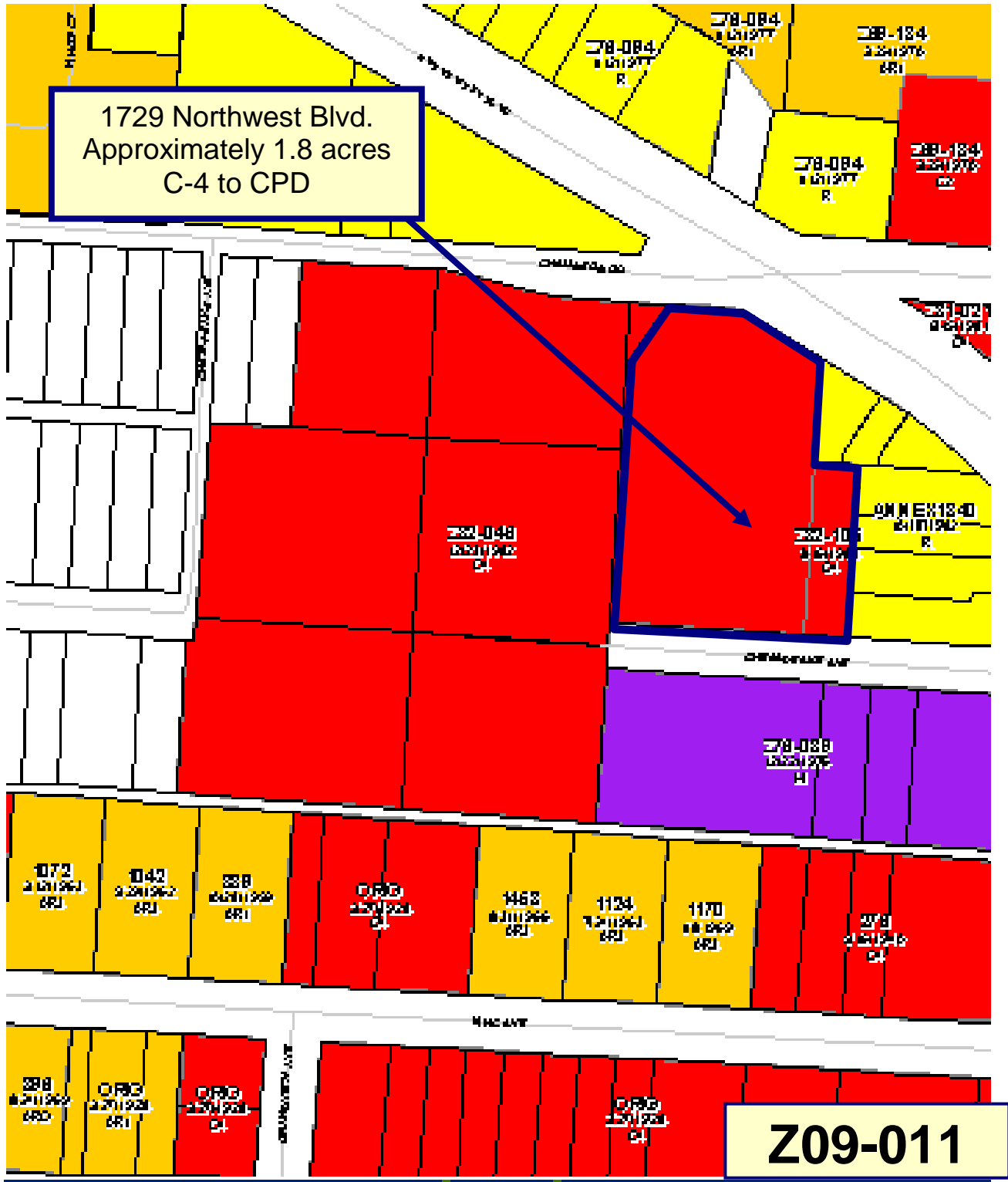
**BACKGROUND:**

- The applicant requests to rezone the property to the CPD, Commercial Planned Development District in order to develop a retail fuel center and additional parking spaces. An existing retail structure will be demolished to accomplish this.
- To the north across Northwest Boulevard is a nonconforming multi-family dwelling zoned in the R, Rural District. To the south across Chesapeake Avenue is a landscape nursery zoned in the M, Manufacturing District. To the east are non-conforming multi-family dwellings zoned in the R, Rural District. To the west is the grocery store associated with this rezoning which is zoned in the C-4, Commercial District.
- The site falls within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009) which calls for mixed use redevelopment of the site.
- The site falls within the boundaries of the Fifth by Northwest Area Commission whose response had not been received at the time this report was prepared.
- The Commercial Planned Development Text provides for parking lot landscaping, lighting controls, a brick or brick veneer on the kiosk, the screening of rooftop mechanicals on the kiosk and also provides for bike racks as requested by the Healthy Places program. Limits on the hours of operation are also in the CPD Text.
- The applicant is seeking a variance to allow parking spaces to cross lot lines. Staff recognizes as a technicality since the applicant controls all of the subject properties.

- The *Columbus Thoroughfare Plan* identifies Northwest Boulevard as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District would provide for the construction of additional parking at the site and a fuel station. The proposed rezoning would provide for development commitments more stringent than the C-4, Commercial District that now exists on the site. The proposal is consistent with the *Fifth by Northwest Neighborhood Plan* (2009), zoning and development patterns of the area.



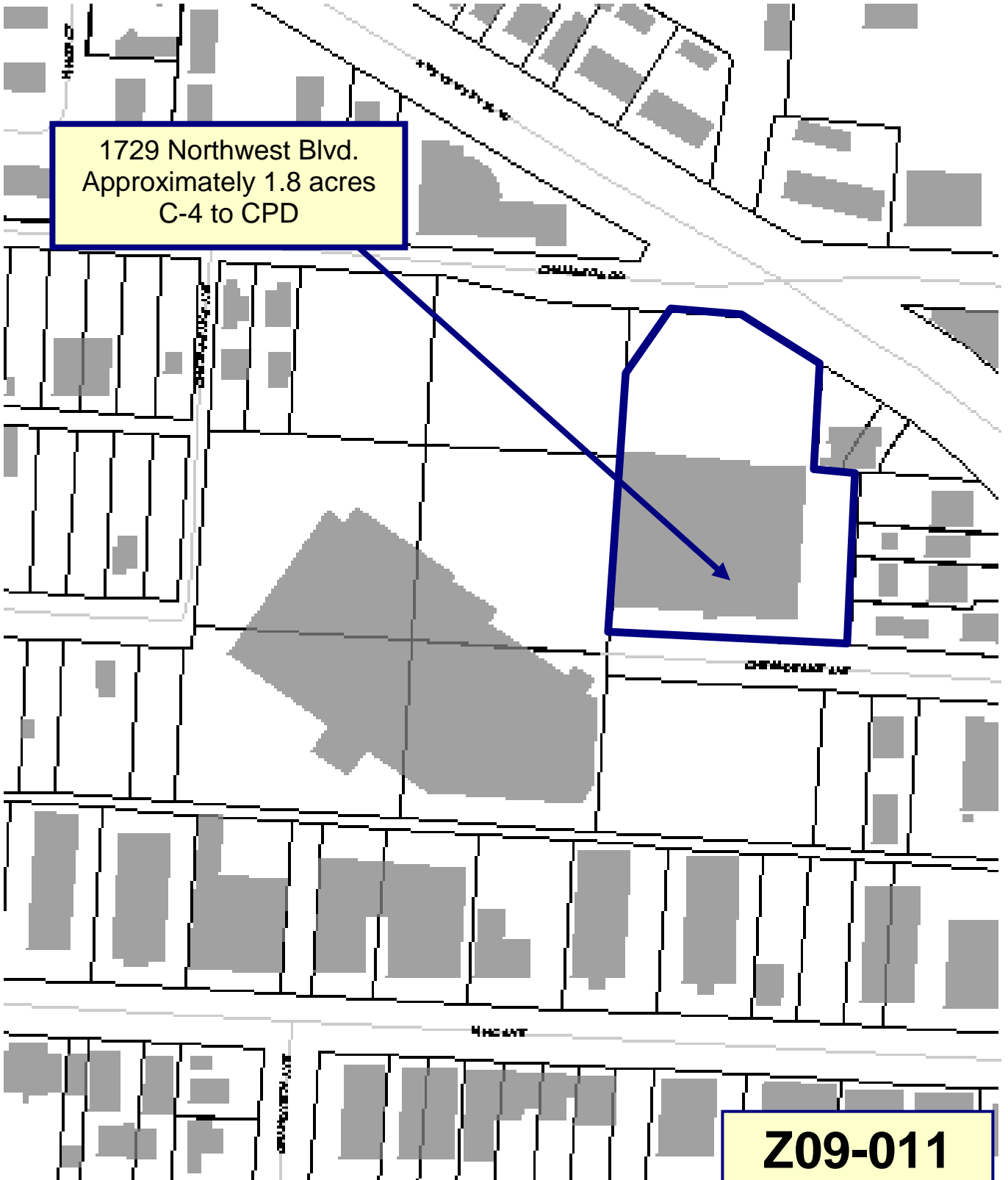
1729 Northwest Blvd.  
Approximately 1.8 acres  
C-4 to CPD

**Z09-011**

Z09-011

ORD1277-2009

1729 Northwest Blvd.  
Approximately 1.8 acres  
C-4 to CPD

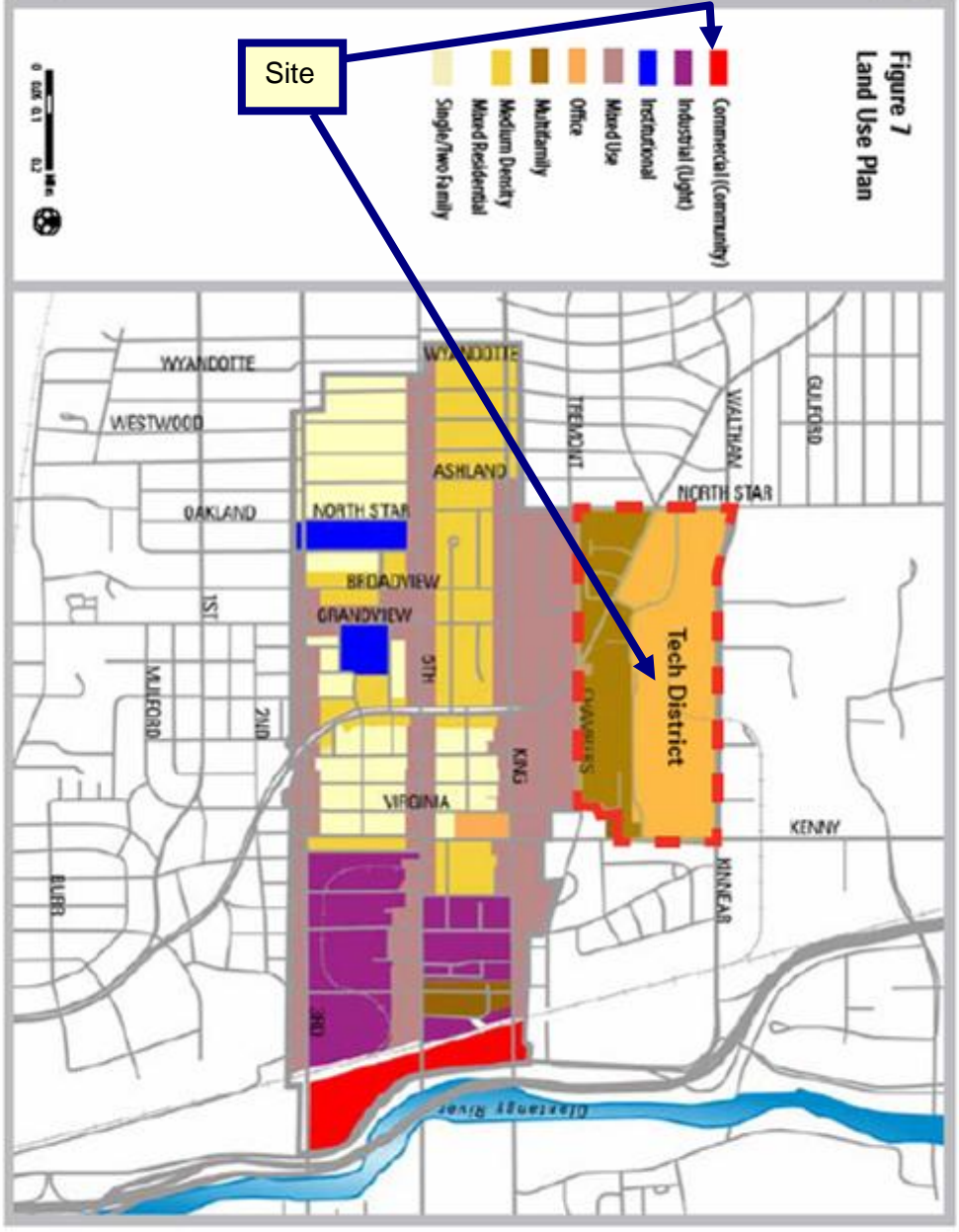


**Z09-011**

**Policy:**  
 Mixed use development should be common on Fifth by Northwest's primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

- Guidelines/Strategies**
- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
  - Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).

**Figure 7  
 Land Use Plan**





**5th by Northwest Area Commission**  
1601 West 5th Avenue, #131  
Columbus, Ohio 43212



The Kroger Co. Chambers Rd. 08.04.09

Rezoning approved with conditions to the project

Sidewalks to be constructed and maintained along all of Chambers Rd. and Northwest Blvd. on Kroger owned property, following city guidelines.

Fuel Station lighting is cut – off (down lighting) and designed to prevent offsite spillage.

Signage is to be back lit only.

Trees and shrubs are to be planted and maintained and replaced if necessary as shown on the .landscape / site plan both on parcel to be rezoned and throughout the Kroger parking lot.

Maintenance and replacement of trees along perimeter of Kroger property with special regard to the east side of fuel station.

Public Bike Racks to be incorporated at fuel station and both sides, (east and west ) of main Kroger store entrances.

Main Kroger Store sign is to be refaced (and repainted).

Fuel Station hrs generally will be 6am – 10pm. After hour lighting is to always be reduced.

Four sided architecture for the Kiosk, (all four sides to be brick).

All roof top mechanical equipment should be screened from public view (ac) The design, colors, materials should be compatible to the architecture of the building.

Strive to run all power underground pending final utility and city approval.

Storm water management to be developed and handled in the best possible manner meeting city codes.

Retention pond to be lined with (minimum) medium size river rocks (no crushed gravel ).

Street trees to be planted if proper space is available after completion of sidewalks based on the recommendations of City Forrester Jack Lowe.



**5th by Northwest Area Commission**

1601 West 5th Avenue, #131

Columbus, Ohio 43212



No Large trash dumpsters to be allowed at fuel station site. (main dumpsters behind the main Kroger Store are to be used only.

Street lights, if required or necessary should match the neighborhoods black vintage poles with the acorn shaped globes similar to Northwest Blvd.

All dead landscaping will be replace with new landscaping within six (6) months or the next planting season whichever comes first with appropriate size trees and or shrubs.





### 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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # Z09-011

Being first duly cautioned and sworn (NAME) Christopher A. Rinehart  
of (COMPLETE ADDRESS) Rinehart & Rishel, Ltd., 300 E. Broad St., Ste 190, 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. The Kroger Co. 4111 Executive Parkway Westerville, Ohio, 43081 1000+ employees Christopher A. Rinehart / 614-221-0717	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Christopher A. Rinehart

Subscribed to me in my presence and before me this 8<sup>th</sup> day of September, in the year 2009

SIGNATURE OF NOTARY PUBLIC

James Robert Rishel

My Commission Expires: \_\_\_\_\_

*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here

**JAMES ROBERT RISHEL**  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.