

M:\1138007\_UDFSmokey&Hard\DWG\Zoning\UDF - Zoning Site Plan.dwg ~Zoning Site Plan LAST EDITED BYJRAY ON 4/14/22

E.P. FERRIS & ASSOCIATES INC

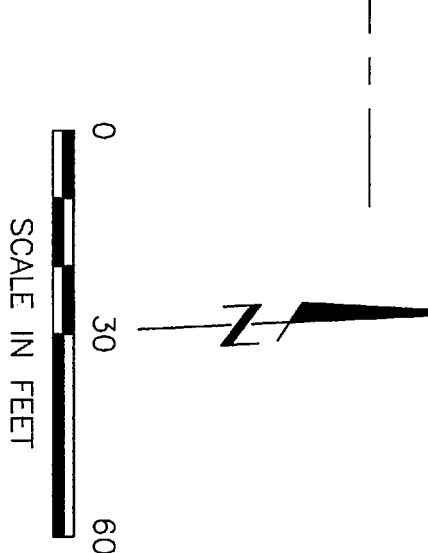
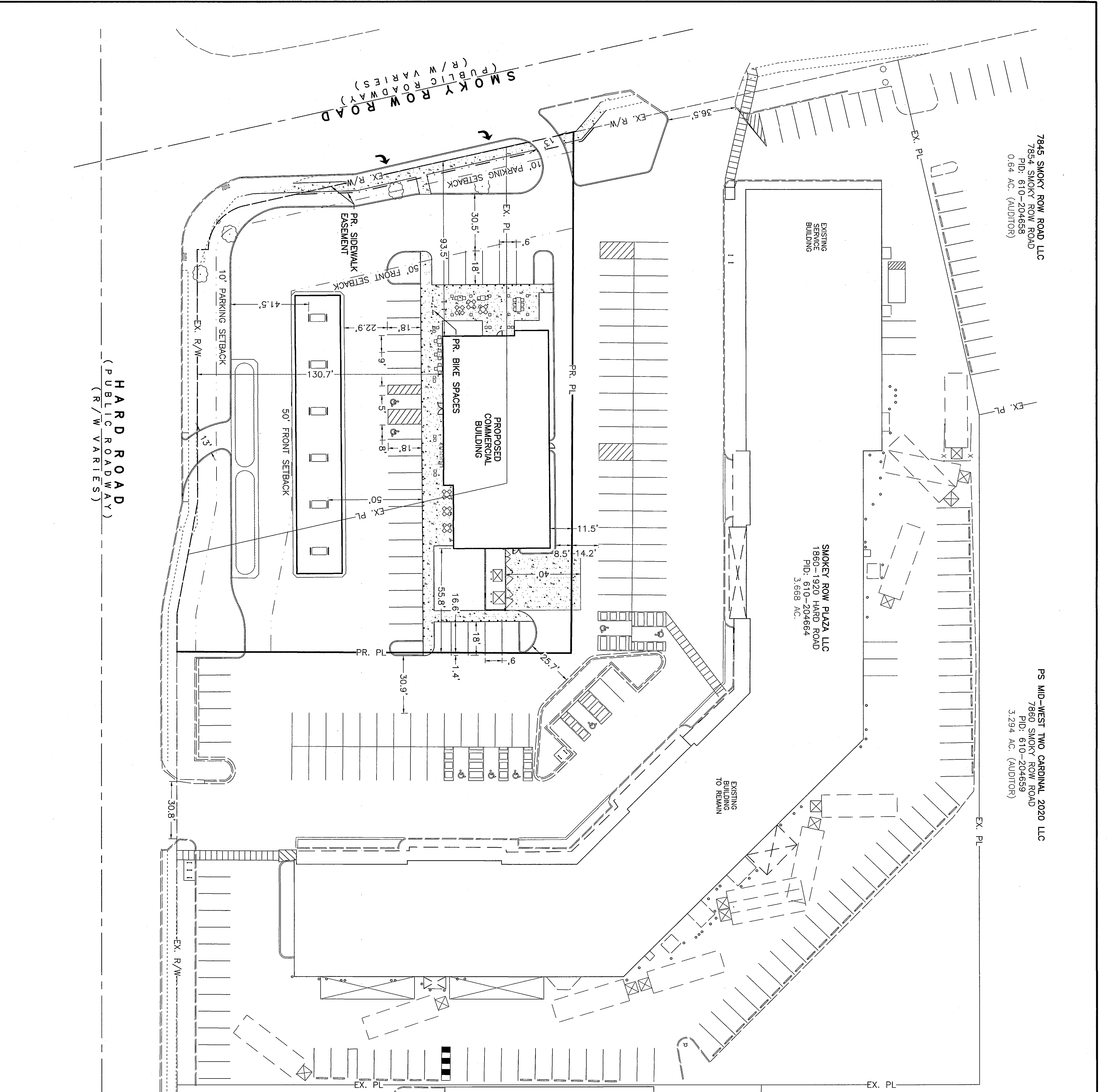
REVISIONS	DATE	BY	CHK

**E. P. FERRIS**  
 AND ASSOCIATES  
 INC.  
 Consulting Civil Engineers and Surveyors

880 KING AVENUE  
 COLUMBUS, OHIO 43212  
 (614) 299-2999  
 (614) 299-2992 (Fax)  
 WWW.EPFERRIS.COM

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
**UDF SMOKY AND HARD**  
 UNITED DAIRY FARMERS INC

JOB NO. 1138.007	DESIGNED BY: JAR	CHECKED BY: CLP	DATE: 04/14/22
DRAWN BY: JAR	APPROVED BY: CLP	SCALE: 1" = 30'	
SHEET NO. 1			OF 1
<b>ZONING SITE PLAN</b>			

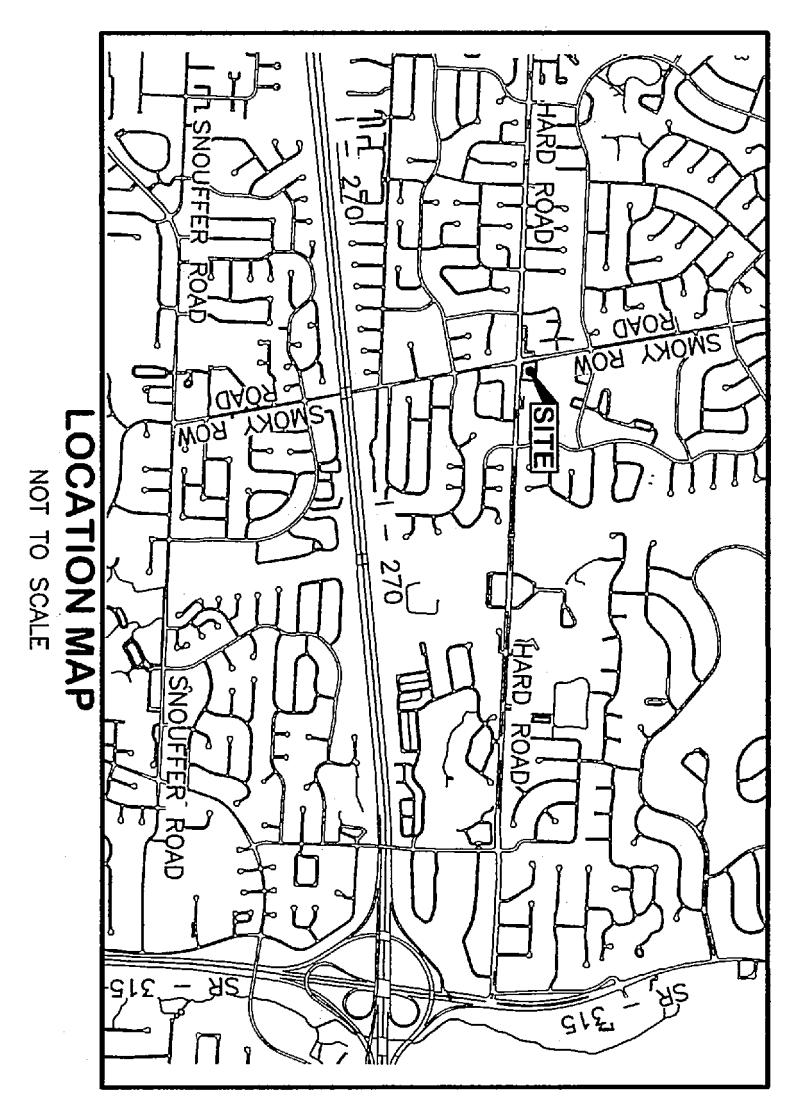


*Revised 9. Month  
 April 14, 2022*

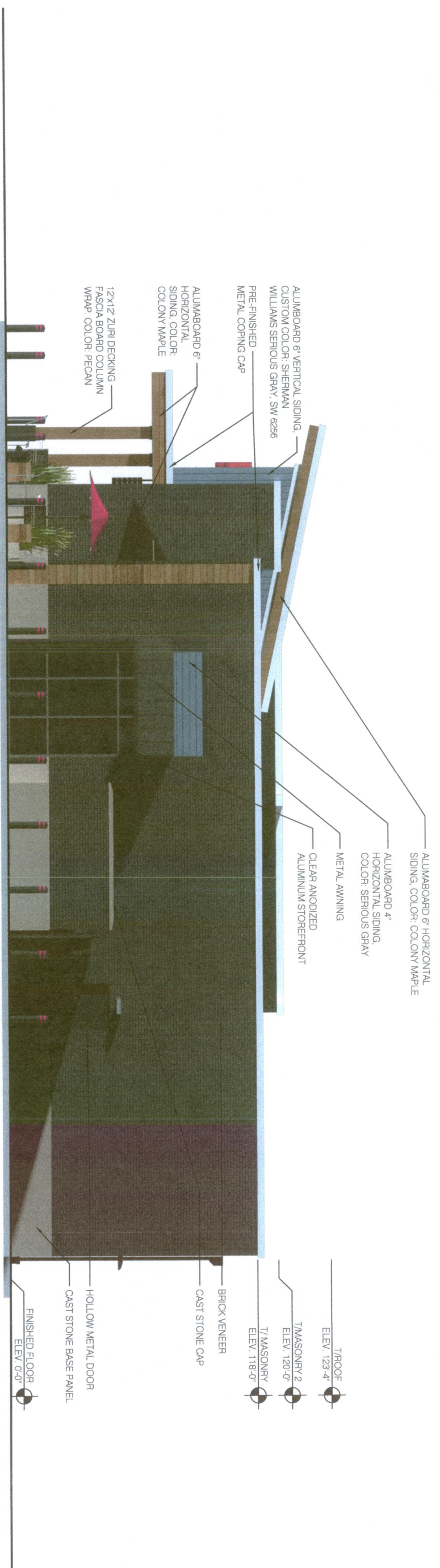
Z21-027 Final Received 4/14/2022

PARKING NOTE FOR SHOPPING CENTER (610-204664):  
 EXISTING PARKING SPACES: 177  
 PROPOSED PARKING SPACES: 163

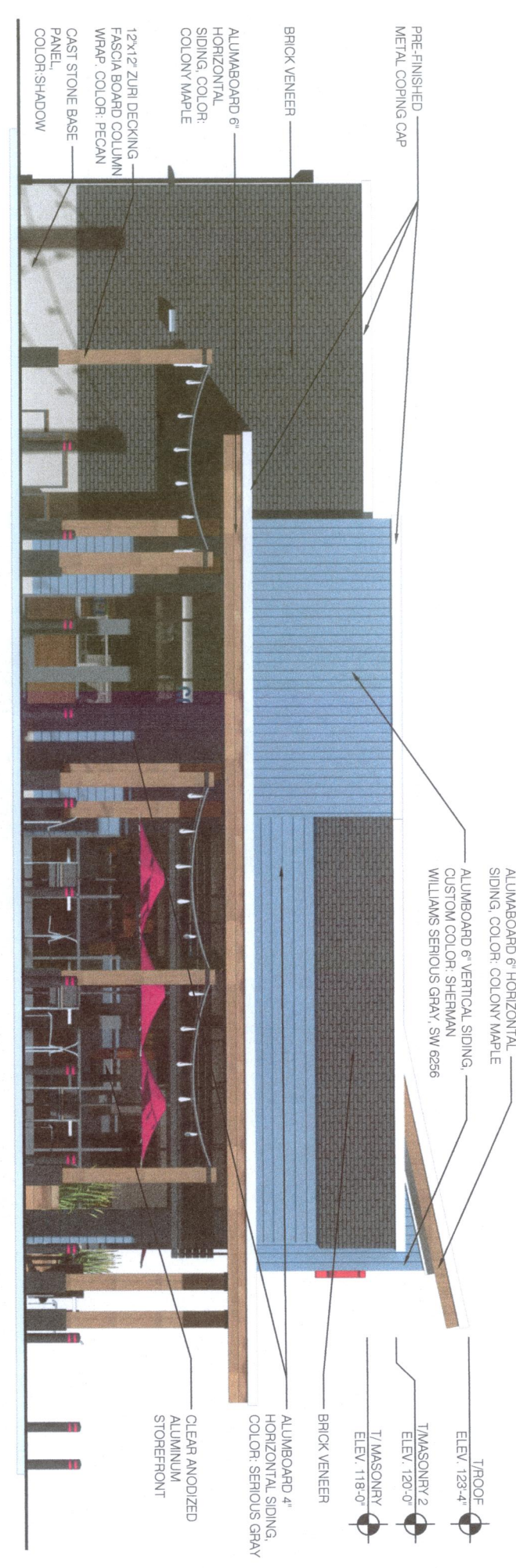
SITE & BUILDING INFORMATION			
ADDRESS:	1930 HARD ROAD		
PID:	610-204663		
SITE AREA:	1.181 AC.		
NET SITE AREA:	1.181 AC. (51,443 SF)		
EXISTING ZONING:	C4, COMMERCIAL (Z73-016)		
HEIGHT DISTRICT:	H-35		
EXISTING HEIGHT:	28'		
ZONING:	Z21-027		
EXISTING USE:	458 - GAS STATION / CONVENIENCE STORE		
PARKING:			
USE	AREA	MINIMUM REQUIREMENT	MAXIMUM REQUIREMENT
RETAIL	3988 SF	1:250 SF	1:200 SF
PATIO	680 SF	1:350 SF	2
ACCESSORY EATING AND DRINKING ESTABLISHMENT	2312 SF	1:175 SF	14
FUEL SALES	N/A	2 PER SITE	2
TOTAL EXISTING SPACES	16		
TOTAL REQUIRED SPACES (STRAIGHT ZONING)	34		
TOTAL PROVIDED SPACES (OPD TEXT)	31		
DEVIATION UNDER OPD TEXT (3 SPACES)			
ACCESSIBLE SPACES REQUIRED	2		
ACCESSIBLE SPACES PROVIDED	2		
REQUIRED BICYCLE PARKING	3		
PROPOSED BICYCLE PARKING	3		
SETBACKS:	AS NOTED.		
LOT COVERAGE:	13% BUILDING COVERAGE		
REFUSE:	SERVICE BY PRIVATE HAULER		
FLOOD ZONE:	"X"		
PANEL NO.:	39049C0152K (06/17/2008)		



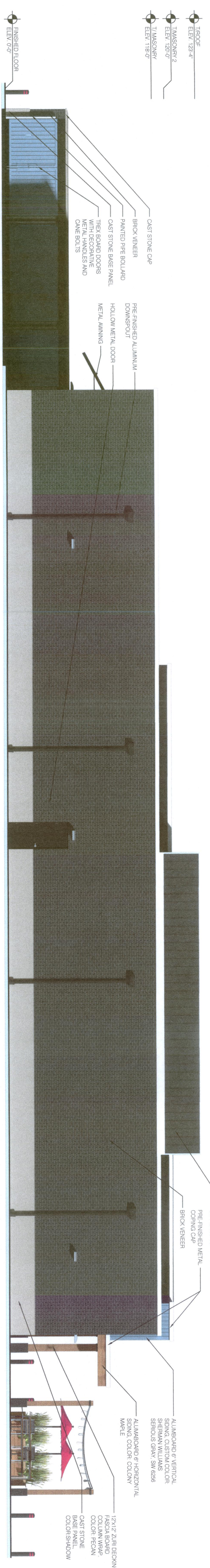




4 SIDE ELEVATION  
SCALE: 1/8"=1'-0"



3 SIDE ELEVATION  
SCALE: 1/8"=1'-0"



2 REAR ELEVATION  
SCALE: 1/8"=1'-0"



1 FRONT ELEVATION  
SCALE: 1/8"=1'-0"

GRAPHICS NOTE:  
ANY GRAPHICS SHOWN ON THIS PLAN ARE SHOWN CONCEPTUALLY AND ARE SUBJECT TO:  
(i) BEING CITY OF COLUMBUS GRAPHICS CODE COMPLIANT OR  
(ii) APPLICANT WILL REQUEST AND OBTAIN GRAPHICS COMMISSION VARIANCES FOR PROPOSED GRAPHICS THAT ARE NOT CITY OF COLUMBUS GRAPHICS CODE COMPLIANT.

**K4 ARCHITECTURE + DESIGN**  
555 Galt Street  
Columbus, Ohio 43203  
Tel: (614) 455-5008  
Fax: (614) 455-5009  
Website: www.k4architecture.com  
Email: info@k4architecture.com

NEW CONVENIENCE STORE FOR: **United Dairy Farmers**  
UNITED DAIRY FARMERS  
1930 HARD ROAD  
COLUMBUS, OH 43065

NO.	REVISIONS / SUBMISSIONS	DATE

Z21-027 Final Received 4/22/2022 Page 1 of 2

*Rebecca Q. Mott*  
April 22, 2022

EXTERIOR RENDERINGS

Drawn By: J.L. MUM  
Scale: AS NOTED  
LDD No.: 20-2042



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 12, 2022**

- 2. APPLICATION: Z21-027**  
**Location:** 1930 HARD RD. (43235), being 1.2± acres located at the northeast corner of Hard Road and Smoky Row Road (610-204663 & part of 610-204664; Far Northwest Coalition).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Retail fuel sales.  
**Applicant(s):** United Dairy Farmers, Inc.; c/o Rebecca J. Mott, Atty.; 411 East Town Street, Floor 2; Columbus, OH 43215.  
**Property Owner(s):** United Dairy Farmers, Inc.; 3955 Montgomery Road; Cincinnati, OH 45212; and Smoky Row Plaza LLC; 6494 Latcha Road; Walbridge, OH 43465.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 1.2± acre site consists of one parcel developed with a fuel sales facility, and part of another parcel developed with a shopping center, both zoned in the C-4, Commercial District. The requested CPD, Commercial Planned Development District will permit redevelopment of an expanded retail fuel sales facility with accessory convenience retail and eating and drinking components.
- To the north and east is a shopping center in the C-4, Commercial District. To the south across Hard Road is an apartment complex in the L-AR-12, Limited Apartment Residential District. To the west across Smoky Row Road is a retail pharmacy in the L-C-4, Limited Commercial District.
- The site is located within the boundaries of *The Northwest Plan* (2016), which recommends “Commercial” land uses for this location. The Plan’s design guidelines encourage buildings to be placed at corners with parking and circulation to the rear.
- The development text establishes use restrictions, commits to a site plan, landscape plan, and building elevations, and includes supplemental development standards that address setbacks, access, landscaping, building materials, dumpsters, screening, and graphics. Modification of code standards to permit parcel lines to divide parking spaces, aisles, and maneuvering areas, and for a parking space reduction from 34 required to 31 provided spaces are included in the request.
- A Board of Zoning Adjustment (Application #BZA21-139) is pending for the adjacent shopping center to permit parcel lines to divide parking spaces, aisles, and maneuvering areas, and for a parking space reduction.
- The site is located within the boundaries of the Far Northwest Coalition, whose

recommendation is for approval of the requested CPD district.

- At the time this Staff Report was finalized, the traffic impact study is still in progress, and the right-of-way dedication exception request is still pending the results of the traffic impact study. There may be a need for commitments for this site to implement offsite improvements or access changes based on the results of the approved traffic impact study which could result in site plan revisions. There may also be a need for additional right-of-way dedication along the Hard Road and/or Smoky Row Road frontages of this site, even if the dedication amount is ultimately determined to be less than the *Columbus Multimodal Thoroughfare Plan* dimensions.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Hard Road as a Suburban Commuter Corridor with 120 feet of right-of-way, and this portion of Smoky Row Road as a Suburban Community Connector with 100 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Conditional approval.\*

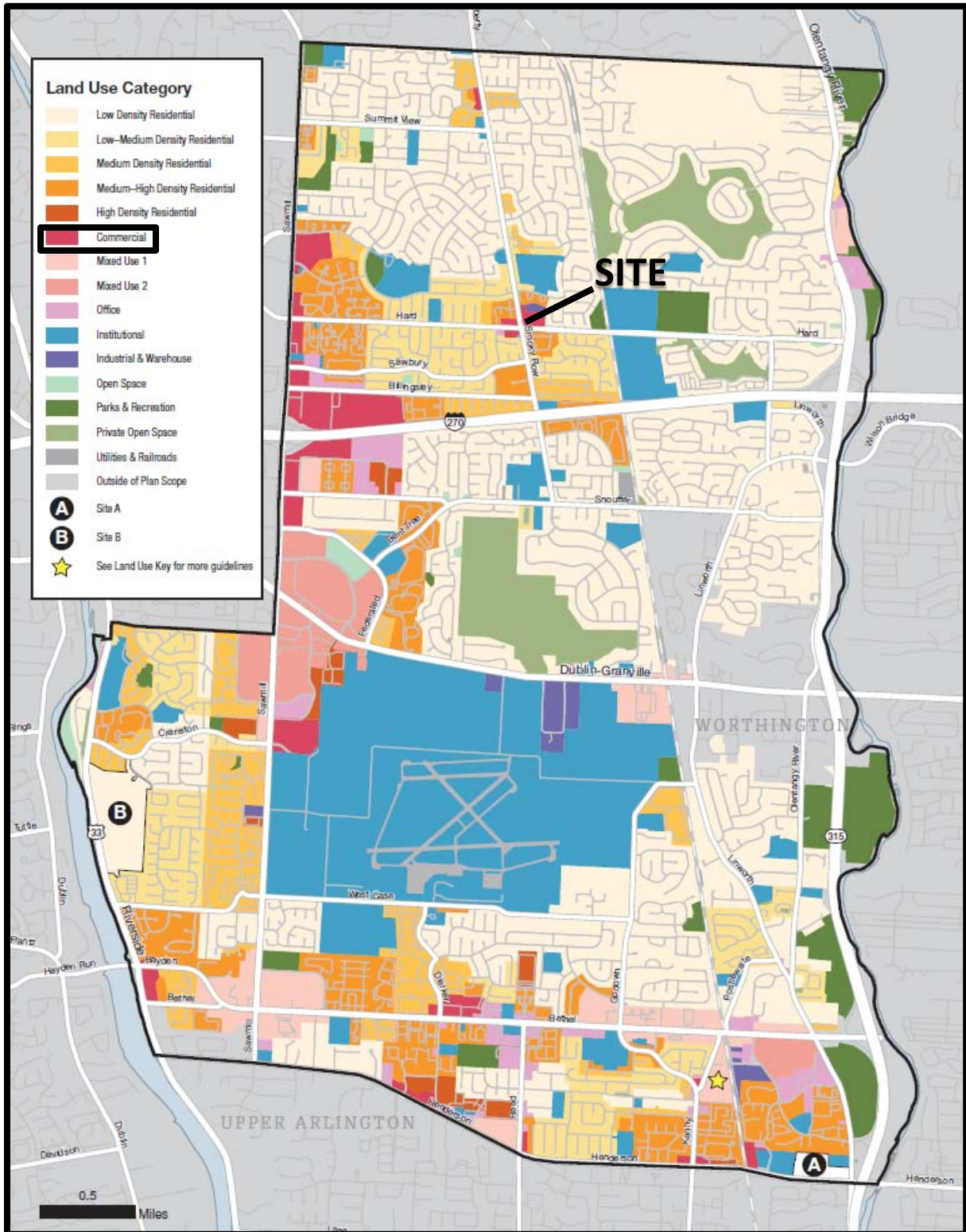
The requested CPD, Commercial Planned Development District will allow redevelopment of a retail fuel facility with accessory convenience retail and eating and drinking components. Although Planning Division staff encourages site design that places the building at the corner with parking and circulation to the rear for greater consistency with *Northwest Plan* guidelines, staff notes the proposal largely reuses the existing footprint, and parking and circulation areas fronting Hard Road and Smokey Row Road are screened with additional landscaping, consistent with Plan guidelines. Staff are thus supportive of the site plan and elevation renderings included with the request. Additionally, the proposal is consistent with the land use recommendations of *The Northwest Plan*. The recommendation will be updated to approval upon an approval of the traffic impact study, with necessary commitments added to the CPD text, resolution of the right-of-way dedication exception request, and site plan revisions as required by the Division of Traffic Management.

\*The traffic impact study has been approved with necessary traffic-related commitments included in the CPD text. The City Departments' recommendation is now for approval.



Z21-027  
1930 Hard Rd.  
Approximately 1.2 acres  
C-4 to CPD

Northwest Plan (2016)



Z21-027  
1930 Hard Rd.  
Approximately 1.2 acres  
C-4 to CPD





Z21-027  
1930 Hard Rd.  
Approximately 1.2 acres  
C-4 to CPD

### Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

Case Number: Z21-027

Address: 1930 HARD ROAD

Group Name: FAR NORTHWEST COALITION

Meeting Date: NOVEMBER 30, 2021

Specify Case Type:

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


Recommendation:  
(Check only one and list basis  
for recommendation below)

- Approval
- Disapproval

**NOTES:**

BASED ON THE APPLICATION AND INFORMATION PROVIDED AT THE FNWC HEARING, THE  
FNWC BOARD RECOMMENDS APPROVAL.

Vote: 2 TO APPROVE - 0 TO DISAPPROVE

Signature of Authorized Representative:   
SIGNATURE  
PRESIDENT  
RECOMMENDING GROUP TITLE  
202-631-3370  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-027

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

Being first duly cautioned and sworn (NAME) Rebecca J. Mott, Plank Law Firm, LPA  
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, Columbus, Ohio 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 (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

1. United Dairy Farmers, Inc. 3955 Montgomery Road, Cincinnati, Ohio 43212 Number of Columbus-based employees - 700	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Rebecca J. Mott, Attorney

Sworn to before me and signed in my presence this 26 day of April, in the year 2022

Lynette Mapes  
SIGNATURE OF NOTARY PUBLIC

8/10/2024  
My Commission Expires



Lynette Mapes  
Notary Public, State of Ohio  
My Commission Expires 08-10-24

**This Project Disclosure Statement expires six (6) months after date of notarization.**