

Family Dollar
675 East Hudson Street
Columbus, OH 43215

Plan
PLANNING STUDIOS, LLC
Columbus, OH 43225
(614) 595-1270 (614) 594-4524

SANDS DECKER CPS
SINCE 1978
1641 GOLFVIEW DR
COLUMBUS, OH 43221
(614) 595-0992
Fax: (614) 595-0990

MARK	DATE	DESCRIPTION
SH/08/11	2011	ISSUED
SH/08/11	2011	REVISION
SH/08/11	2011	REVISION

PROJECT NUMBER: 011-1-007
SHEET NUMBER: 2 OF 2

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 10, 2011**

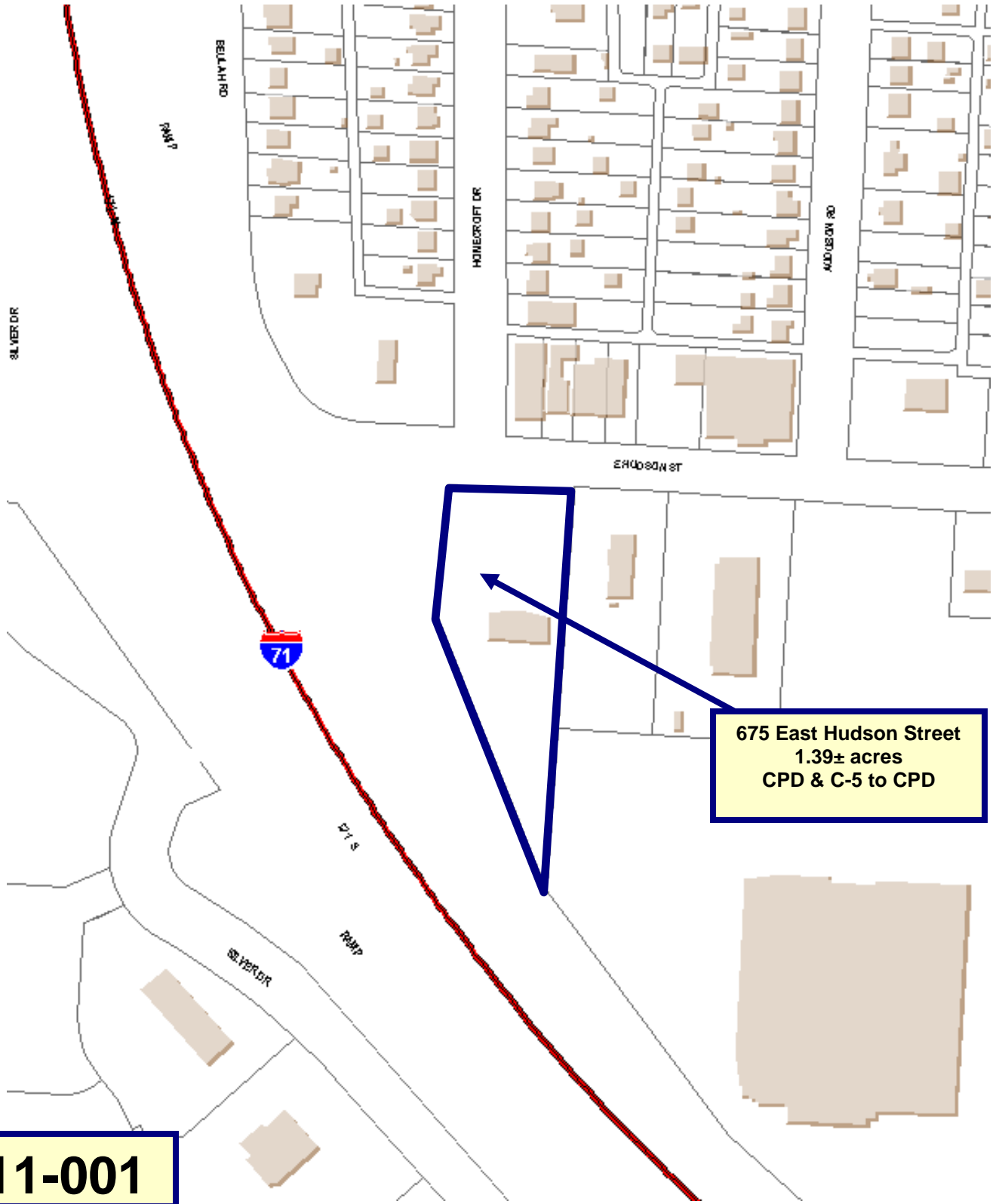
1. **APPLICATION:** **Z11-001 (11335-00000-00004)**
Location: **675 EAST HUDSON STREET (43235)**, being 1.4± acres located at the southeast corner of Interstate 71 and East Hudson Street. (South Linden Area Commission, 010-076526).
Existing Zoning: CPD, Commercial Planned Development and C-5, Commercial Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): The Hutton Company c/o Laura MacGregor Comek; 500 South Front Street; Suite 1200; Columbus, OH 43215.
Property Owner(s): BP Exploration & Oil Inc; PO Box 1548; Warrenville, IL 60555.
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov.

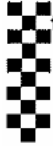
BACKGROUND:

- The applicant is applying for a rezoning to redevelop an abandoned gasoline station zoned in the CPD and vacant property zoned in the C-5 with retail development.
- To the north across Hudson Street are a gasoline station, and carwash zoned in the CPD, Commercial Planned Development District and restaurant and retail uses zoned in the C-4, Commercial District. To the south and west is Interstate 71. To the east is a restaurant and a service center for the Columbus Public Schools, both zoned in the C-4, Commercial District.
- The Commercial Planned Development text commits to the site plan and relies on updated development standards in the Zoning Code that have made many of the commitments commonly seen in CPD Texts unnecessary.
- The applicant requests a variance to reduce the building setback along I-71 from 25 feet to 10 feet. Staff supports this variance since the setback in question is adjacent to the right-of-way for Interstate 71 and the site sits much higher than the adjacent Interstate. Staff is confident it will have no adverse impact on the Interstate whatsoever.
- The site lies within the boundaries of the *South Linden Area Plan (2003)* which is being amended.
- The Columbus Thoroughfare Plan identifies Hudson Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Staff supports the proposed CPD, Commercial Planned Development District to allow the proposed retail use. The site is surrounded by commercial zoning and Interstate 71 making the use and zoning consistent with the zoning and development patterns of the area. The Commercial Planned Development text commits to the site plan and relies on updated development standards in the Zoning Code that have made many of the commitments commonly seen in CPD Texts unnecessary.





11-02-23 11:58

>> 6142294659

P 1/1



South Linden Area Commission

410 Cleveland Ave., Suite 1 - P. O. Box 11593 - Columbus, Ohio 43211
www.greaterlinden.org/comm_slac.html

Phone: (614) 294-9600

Fax: (614) 294-9601



February 17, 2011

*The Hutton Company, c/o
Crabbe, Brown & James LLP
500 S. Front St, Suite 1200
Columbus, Ohio 43215
Ph # 229-4557*

Dear Laura MacGregor Comek, Esq.,

*Per your request of the South Linden Area Commissions, we are providing
You with a letter of support for a Variances at 675 E Hudson St, The
Community New Family Dollar. Provided you receive all necessary permits
And approval from the City.*

*The South Linden Area Commission believes in economic development is
Vital to our community, and commends The Hutton Company for supporting
Our community.*

*If there is anything else that you may need, please don't hesitate to contact
us.*

Sincerely,

George M Walker Jr.
George M Walker Jr.
South Linden Area Commission Chair



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # Z11-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Laura MacGregor Comek
of (COMPLETE ADDRESS) 500 South Front Street, Suite 1200, 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. The Hutton Company 423-643-9236 736 Cherry Street Chattanooga, TN 37402 c/o Susan Crosbie - 0 - employees	2. BP Exploration & Oil P.O. Box 1548 Warrenville, Indiana 60555 - 0 - employees
3.	4.

Check here if listing additional parties on a separate page.



[Signature]

 Subscribed to me in my presence and before me this 4th day of January, in the year 2011

 SIGNATURE OF NOTARY PUBLIC
Carol A. Stewart

 My Commission Expires: _____
 CAROL A. STEWART
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES 08/28/2014

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

Notary Seal Here

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-8637
Please make all checks payable to the Columbus City Treasurer