

204-009 Final Rezoned 11/17/04 by *Matthew P. ...*

Matthew P. ...

PLANING LEGEND

- EXISTING LOT CENTERLINE
- EXISTING LOT CENTERLINE
- EXISTING LOT CENTERLINE
- EXISTING LOT CENTERLINE

SITE DATA

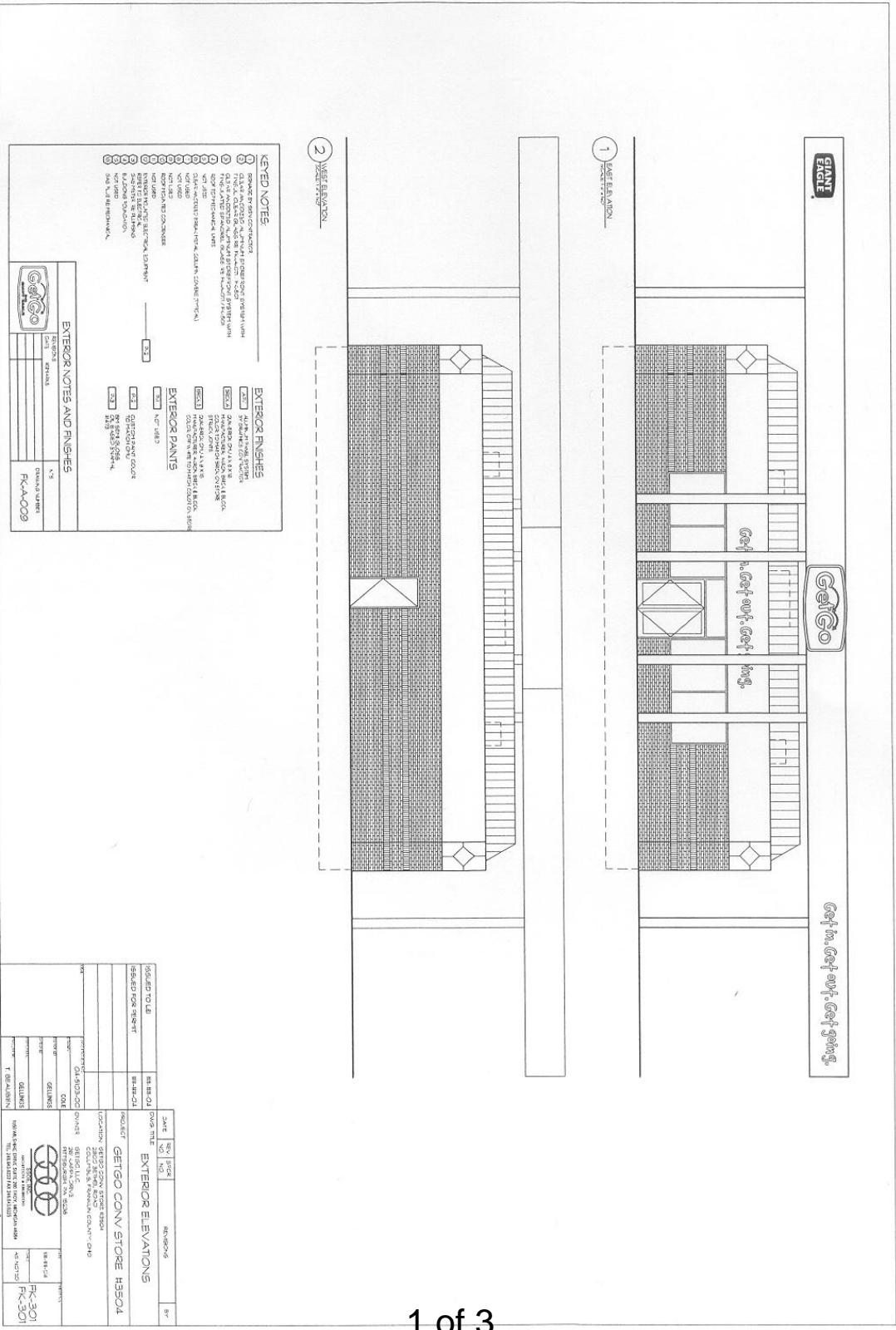
- 2470 sq. ft.
- 1.26 AC.
- 200
- 17 Spaces (1 Space / 200 sq. ft. Ratio)
- 4 Spaces (1 Space / 50 sq. ft. Ratio)
- 22 Spaces (1 Space / 110 sq. ft. Ratio)
- 10 Spaces (1 Space / 245 sq. ft. Ratio)
- 10 Spaces (1 Space / 245 sq. ft. Ratio)

DATE: 11/17/04

SCALE: 1" = 20'

EMMHT ENVIRONMENTAL MANAGEMENT & HEALTH TECHNOLOGIES 1111 N.	
SITE REZONING PLAN SHEET NO. 111	DATE: 11/17/04 SCALE: 1" = 20'





KEYED NOTES

- 1 FINISH BY ARCHITECT
- 2 FINISH BY ARCHITECT
- 3 FINISH BY ARCHITECT
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EXTERIOR FINISHES

- 101 3/4" x 7 1/2" x 13" BRICK
- 102 3/4" x 7 1/2" x 13" BRICK
- 103 3/4" x 7 1/2" x 13" BRICK
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- 119 3/4" x 7 1/2" x 13" BRICK
- 120 3/4" x 7 1/2" x 13" BRICK

EXTERIOR PAINTS

- 101 1/2" x 4" x 8" BRICK
- 102 1/2" x 4" x 8" BRICK
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- 120 1/2" x 4" x 8" BRICK

EXTERIOR NOTES AND FINISHES

EXTERIOR FINISHES	PK-A-009
EXTERIOR PAINTS	PK-A-009

204-009 Final Received by:
 Shannon Price 5/13/04

Shannon B. Reynolds III
 5/13/04

204-009 Final Review by:
Thammy Pung 5/13/04

*Richard B. Leonard & Co
 Studio*

3 SOUTH ELEVATION

4 NORTH ELEVATION

DATE	NO.	DESCRIPTION	BY

REVISION	DATE	BY	DESCRIPTION

PROJECT	GETGO CONV STORE #3504
LOCATION	1000 S. ...
CLIENT	GETGO INC.
DATE	...
SCALE	...
DRWING	...
DESIGNER	...
CHECKER	...
DATE	...
PROJECT	...
LOCATION	...
CLIENT	...
DATE	...
SCALE	...
DRWING	...
DESIGNER	...
CHECKER	...
DATE	...

204-009 Final Received by:
 Hammer & Poiré 5/13/04

James S. Hammett III
 5/13/04

1 WEST ELEVATION
 SEE TITLE SHEET FOR THE NAME
 AND ADDRESS OF THE WORK

2 SOUTH ELEVATION
 SEE TITLE SHEET FOR THE NAME
 AND ADDRESS OF THE WORK

3 EAST ELEVATION
 SEE TITLE SHEET FOR THE NAME
 AND ADDRESS OF THE WORK

4 NORTH ELEVATION
 SEE TITLE SHEET FOR THE NAME
 AND ADDRESS OF THE WORK

DATE	NO.	REVISION	BY

PROJECT: EXTERIOR ELEVATIONS
 CLIENT: GETGO CONV STORE #3504
 ADDRESS: 2200 MARKET BLVD
 CITY: ST. LOUIS, MO 63103
 ARCHITECT: HAMMETT & POIRE
 3715 OLIVE ST. ST. LOUIS, MO 63104
 PHONE: (314) 433-7328
 FAX: (314) 433-7329
 WWW: WWW.HAMMETTPOIRE.COM

100% MEANS SHALL BE FURNISHED BY THE CONTRACTOR
 UNLESS OTHERWISE NOTED

SCALE: AS SHOWN
 1/4" = 1'-0"

PK-302

STAFF REPORT

**DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 13, 2004**

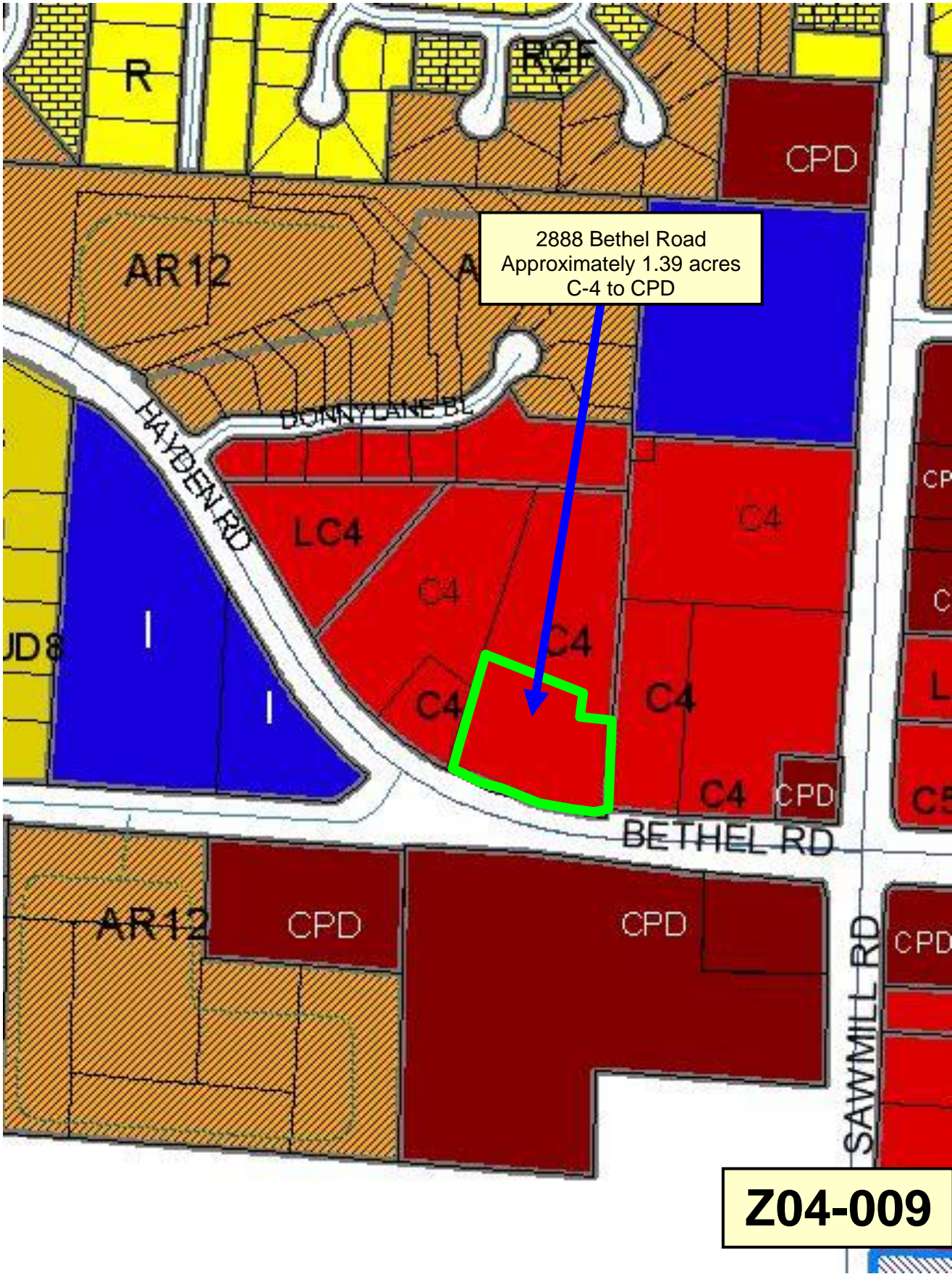
- 2. APPLICATION: Z04-009**
- Location:** **2888 BETHEL ROAD (43220)**, being 1.39± acres located on the north side of Bethel Road, 480± feet west of Sawmill Road (590-137470).
- Existing Zoning:** C-4, Commercial District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Convenience store with fuel sales and carwash.
- Applicant(s):** Giant Eagle, Inc.; c/o Jackson B. Reynolds, III, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
- Property Owner(s):** Adams Real Estate Investment Co.; c/o Jackson B. Reynolds, III, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
- Planner:** Shannon Pine, 645-2208; spine@columbus.gov

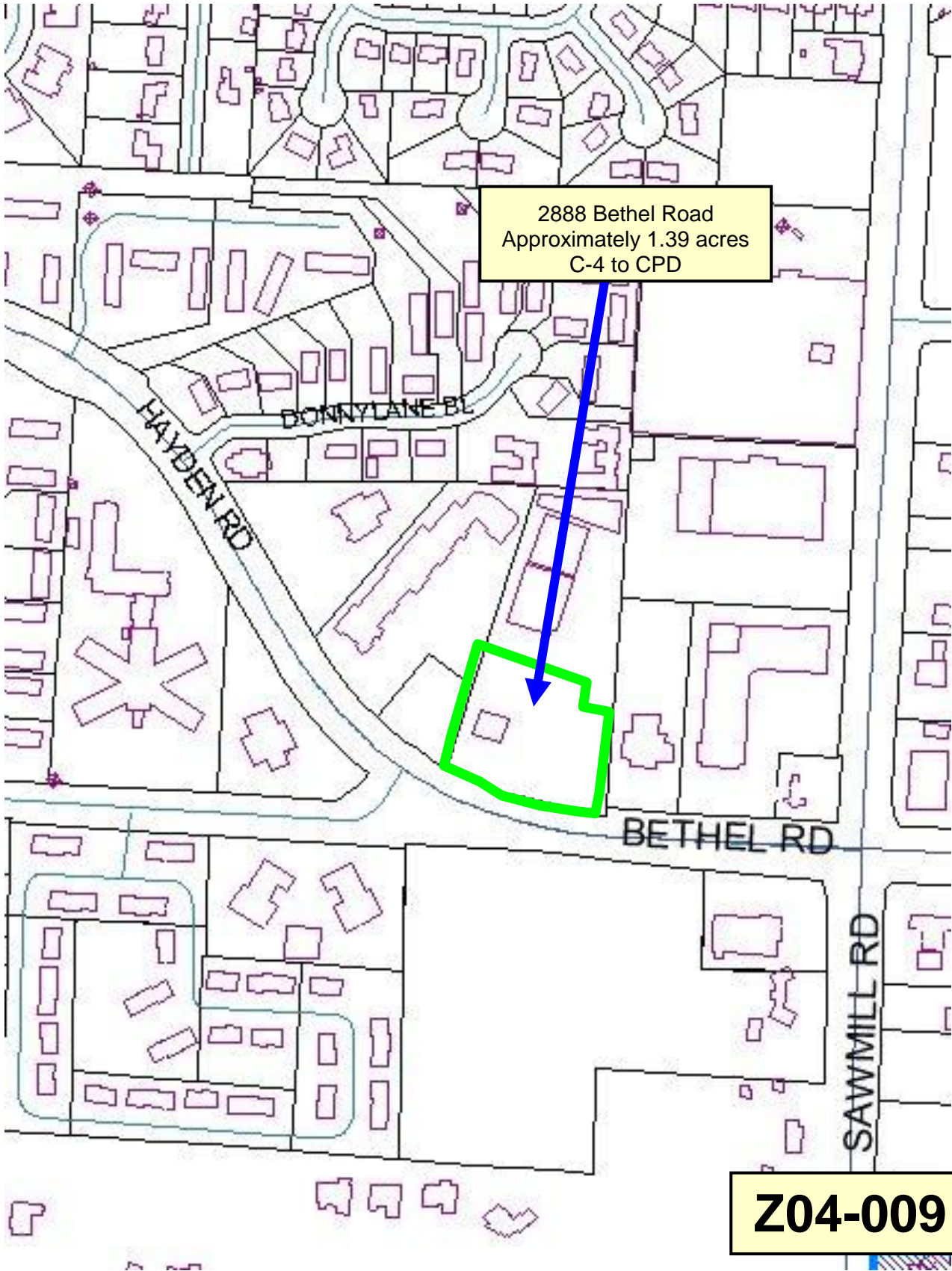
BACKGROUND:

- The site is developed with a vacant retail structure and is currently zoned in the C-4, Commercial District. The applicant requests the CPD, Commercial Planned Development District to permit a fuel sales facility with a convenience store and car wash.
- The site is surrounded by a retail garden center to the north and an adult nightclub to the east in the C-4, Commercial District, a supermarket to the south across Bethel Road in the CPD, Commercial Planned Development District, and a shopping center to the west in the C-4, Commercial District.
- The submitted CPD plan illustrates the location of the proposed buildings and landscaping areas, and shows 10' parking and 60' building setbacks from Bethel Road. The text includes use restrictions, maximum lot coverage, street trees, headlight screening, outdoor display provisions, and lighting controls. Landscaping was designed to reflect the supermarket landscaping across Bethel Road.
- The site is located within the boundaries of *The Northwest Plan (1991)*, which provides no specific land use recommendations for the site.
- The *Columbus Thoroughfare Plan* identifies Bethel Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant requests the CPD, Commercial Planned Development District to construct a fuel sales facility with a convenience store and car wash. Commercial use of this site has been established by the existing zoning, as well as by surrounding development and proximity to a major street intersection. As a policy, staff has preferred intense automotive uses to be located at the corners of major street intersections and not mid-block, but the trip generation data has indicated that the current C-4, Commercial District could allow other uses that would generate as much if not more automobile trips.







EVANS, MECHWART, HAMBLETON & TILTON INC.

170 MILL STREET, GAHANNA, OHIO 43230-3036
614-471-5150 • FAX 614-471-9286

November 17, 2004

Patricia A. Austin, P.E.
City Of Columbus
Transportation Division
109 N. Front St, 2nd Floor
Columbus, OH 43215

Re: Bethel Road GetGo Site

Dear Ms. Austin:

The proposed GetGo fueling facility, located on Bethel Road west of Sawmill Road in Columbus, Ohio, intends to modify the number of proposed vehicle fueling positions, such that the expected number of generated trips will be less than that of other land uses supported under the C4 zoning classification.

The analysis contained in the Bethel Road GetGo Traffic Access Study, submitted to the City of Columbus on May 7, 2004, was based on the ITE land use "Gasoline/Service Station with Convenience Market and Car Wash" (Code #946) with 16 fueling positions. Under these assumptions, it was expected that the proposed GetGo site would generate 2,445 trip ends per day. The proposed GetGo site has been modified to accommodate only 12 fueling positions with expected trip generation of 1,834 trip ends per day. This modification is expected to decrease the site-generated traffic volumes to 1,834 trip ends, well below what would be expected based on a 24 hour convenience market (2,214 trip ends/day) or fast food restaurant with drive-thru window (1,984 trip ends/day), both allowable uses under the C4 zoning district. A revised site plan has been enclosed with this letter. Detailed trip generation calculations and comparisons have been included on the attached **Table 1**.

The results of the May 2004 traffic access study, based on 16 fueling positions, indicated the following:

- Virtually no impact to the Bethel Road/Sawmill Road intersection levels-of-service
- Eastbound left turn queue on Bethel Road (approaching Sawmill Road) expected to increase by one to two vehicle lengths
- Adequate eastbound left turn storage to accommodate increased traffic volumes
- Adequate horizontal and vertical sight distance on Bethel Road
- GetGo site drive is consistent with general design and treatment of access locations in the Bethel Road corridor

It stands to reason that a decrease in site-generated traffic volumes, resulting from a decrease in fueling positions, will correspond to a decrease in impact to the surrounding

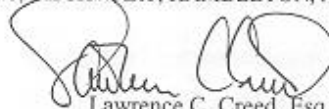
Patricia A. Austin, P.E.
November 17, 2004

Bethel Road GetGo
Page 2

street system. Therefore, given the minimal impacts associated with GetGo site based on 16 fueling positions, no additional impacts are anticipated as a result of the modifications proposed for the GetGo fueling facility.

If you should have any questions or comments, please feel free to contact me at 614-470-9385.

Sincerely,
EVANS, MECHWART, HAMBLETON, AND TILTON, INC.



Lawrence C. Creed, Esq., P.E.
Associate and Senior Transportation Engineer

LCC/elc
Enc.

cc: File
Shannon Pine
Jack Reynolds

TABLE 1
Comparison of Trip Generation for C4 Land Uses
 Institute of Transportation Engineer, 7th Edition
 Trip Generation Rates

Land Use	Square Feet or Units	Time Period	ITE Code	ITE Formula	Trips	Internal Trip Reduction	In	Out
Convenience Market (Open 24 Hours) ¹	3,000 sf	ADT	851	Average Rate = 737.99	2,214		1107	1107
		PM Peak	851	Average Rate = 52.41	157	0%	80	77
		AM Peak	851	Average Rate = 67.03	201		101	101
Fast-Food Restaurant ² w/ Drive-Through Window	4,000 sf	ADT	934	Average Rate = 496.12	1,984	0%	992	992
		PM Peak	934	Average Rate = 34.64	139	0%	72	67
		AM Peak	934	Average Rate = 53.11	212	0%	108	104
Gasoline/Service Station ¹ with Convenience Market and Car Wash	12 Fueling Pos.	ADT	946	Average Rate = 152.84	1,834		917	917
		PM Peak	946	Average Rate = 13.33	160	0%	80	80
		AM Peak	946	Average Rate = 10.64	128	0%	65	63
Pharmacy/Drugstore with ² Drive-Through Window	14,000 sf	ADT	881	Average Rate = 88.18	1,234	0%	617	617
		PM Peak	881	Average Rate = 8.62	121	0%	59	62
		AM Peak	881	Average Rate = 2.66	37	0%	21	16
Pharmacy/Drugstore Without ² Drive-Through Window	11,000 sf	ADT	880	Average Rate = 90.08	991	0%	495	495
		PM Peak	880	Average Rate = 8.42	93	0%	45	47
		AM Peak	880	Average Rate = 3.20	35	0%	20	15
Drive-in Bank ²	4,000 sf	ADT	912	$T=182.34*(x)-256.87$	886	0%	493	493
		PM Peak	912	Average Rate = 45.74	183	0%	91	91
		AM Peak	912	Average Rate = 12.34	49	0%	28	22
High-Turnover ² Sit-Down Restaurant	6,000 sf	ADT	932	Average Rate = 127.15	763	0%	381	381
		PM Peak	932	Average Rate = 10.92	66	0%	40	26
		AM Peak	932	Average Rate = 11.52	69	0%	36	33
Tire Store ²	5,000 sf	ADT	848	$\ln(x)=1.10\ln(x)+3.03$	122	0%	61	61
		PM Peak	848	Average Rate = 4.15	21	0%	9	12
		AM Peak	848	Average Rate = 2.89	14	0%	9	5

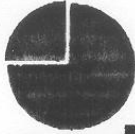
End Notes:¹ Trip generation calculations based on 12 fueling positions planned for the proposed GetGo site² Trip generation calculations based on average size land use per ITE Trip Generation, 7th Edition

05/12/2004 04:38

6148460826

R LISKD

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northwest
COMMUNITY ENRICHMENT THROUGH PARTICIPATION

CIVIC ASSOCIATION • BOX 20134 • COLUMBUS • OHIO 43220

May 10, 2004

Michael Fitzpatrick, AIA, Chair
City of Columbus Development Commission
757 Carolyn Ave.
Columbus, Ohio 43224

RE: Z04-009 2888 Bethel Rd. (Giant Eagle, Inc.)

Dear Mr. Fitzpatrick,

The applicant came before us on April 7 and May 5, 2004. They made no changes to the site plan but did agree not to have outdoor storage, displaying or sale of products.

After much discussion about traffic problems that we presented to them and about the concern of having another fuel station, convenient store and car wash in the Sawmill-Bethel Rd. area we voted 5 against, 3 approval and 1 abstention.

On two corners of Bethel and Sawmill Rds. There are currently 2 fuel stations with car washes and convenient stores. If patrons of Giant Eagle want to access this proposed development they would need to pass both of these service stations. Less than a quarter of a mile from this intersection of Sawmill and Bethel Rd is a new car wash with several bays on Sawmill.

This site is currently zoned C-4 which does not permit fuel sales and car wash. We would like to maintain the C-4 zoning and not have it rezoned to a CPD.

We did not address the sale of alcohol at the convenient store but like to have the sale of alcohol prohibited.

I am asking the Development Commission to vote for disapproval of this rezoning.

Thank you for your consideration. There will be no one at the meeting to speak against this application so I am asking that this letter be read into the record.

Sincerely

Rosemarie Lisko
President, Northwest Civic Association



COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: May 13, 2004

Application #: Z04-009	Requested CPD	Address: 2888 Bethel Road					
# Hearings:	Length of Testimony: (18) 6:30 → 6:48	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
# Speakers Support: (1) Opposition:	Development Commission Vote: (3) Yes (2) No Abstain	Area Comm/ Civic Assoc: <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Y Fitzpatrick	NO Cianelli	X Frye	ABSENT Hutchins	Y McCoy	NO Barnes	Y Ingwersen
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use							
Use Controls	+						+
Density or Number of Units							
Lot Size							
Scale							
Environmental Considerations							
Emissions							
Landscaping or Site Plans					?	A	
Buffering or Setbacks							
Traffic Related Commitments	-	-			-	-	-
Other Infrastructure Commitments							
Compliance with City Plans	+						+
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	-	-			-	-	-
Governmental or Public Input							
MEMBER COMMENTS:							
FITZPATRICK: <ul style="list-style-type: none"> POTENTIALLY <u>LESS</u> INTENSE THAN ALREADY APPROVED C & USES MAJOR SHORTCOMING IS ENCOURAGING GIANT ERASE CUSTOMERS TO CUT <u>ACROSS</u> BETHEL TO GET TO GAS/CONVENIENCE STORE. 							
CIANELLI: <ul style="list-style-type: none"> ROAD INTERSECTIONS AND CONFIGURATION ALONG THIS SITE ARE PROBLEMATIC. 16 BAY SERVICE STATION WOULD AGGRAVATE TRAFFIC CONDITIONS. I SUPPORT NORTHWEST'S OPPOSITION. 							
FRYE:							
HUTCHINS:							
MCCOY: <ul style="list-style-type: none"> potentially problematic from traffic standpoint - however - many permissible C & uses would have the same conflict. Streets that landscape should not be omitted, but filtered to permit sightlines 							
BARNES: <ul style="list-style-type: none"> serious traffic conditions make this use problematic, regardless of existing permitted uses. This area needs anything but another fuel store/car wash. I believe other uses would create more selective use of access (bank, retail...) 							
INGWERSEN: <ul style="list-style-type: none"> LESS INTENSE THAN ALREADY APPROVED C & USES TRAFFIC ENCOURAGED TO CROSS BETHEL IS A (-) 							



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 APPLICATION # 204-009
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
 of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Giant Eagle Inc.</u>	<u>261 Kappa Drive, Pittsburg, PA 15238</u>
<u>Adams Real Estate Investment Co.</u>	<u>2050 Coventry Road, Columbus, OH 43212</u>

SIGNATURE OF AFFIANT *Jackson B. Reynolds III*
 Subscribed to me in my presence and before me this 2nd day of February, in the year 2004
 SIGNATURE OF NOTARY PUBLIC *Nicholas Cavalari*
 My Commission Expires: does not expire

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



Nicholas C. Cavalari, Attorney at Law
 NOTARY PUBLIC, STATE OF OHIO
 My Commission has no expiration date
 Section 147.03-R.C.
 page 7 — Rezoning Packet