

Site Plan - Enlarged

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 11, 2005**

- 6. APPLICATION: Z05-038**
- Location:** **2674 FEDERATED BOULEVARD (43235)**, being 1.86± acres located on the north side of Federated Boulevard, 1,320± feet east of Sawmill Road (590-158949).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Parking lot expansion and patio.
- Applicant(s):** Delta Energy Holdings, LLC; c/o Juan Jose Perez and Angela Alexander Savino; 8000 Ravine's Edge Court, Suite 300; Columbus, OH 43235.
- Property Owner(s):** Mahlon Maxton Chevrolet, Inc; 771 Executive Boulevard; Delaware, OH 43015.
- Planner:** Walter Green, 645-2485, wagreen@columbus.gov

BACKGROUND:

- The 1.86± acre site is developed with an office building in the CPD, Commercial Planned Development District. The applicant is requesting a revised CPD, Commercial Planned Development District to add a patio to the existing building and expand the parking lot by 10 more parking spaces.
- To the north is single-family residential development in the R, Rural District. To the east is a multi-family residential development in the PUD-8, Planned Unit Development District. To the south is a shopping center and property owned by the State of Ohio Department of Natural Resources that is utilized for wetland mitigation, in the CPD, Commercial Planned Development District. To the west is retail development in the CPD, Commercial Planned Development District.
- The Department of Recreation and Parks staff has expressed that maintaining and improving Columbus as a Green Community means protecting and reversing the loss of tree cover. The original zoning for this site provided protection for a small urban forest lot with a very diverse tree species population. A quick glance revealed shagbark hickory, cherry, chinquapin oak, and other desirable forest species for seed stock and wildlife. This is a surviving remnant forest of what was typical of the area. The loss of any more of the tree cover will negatively impact the remaining trees as the site narrows away from the existing parking lot. A protected, mitigated wetland site is located across Federated Boulevard. These two sites support each other. They oppose the change to the commitments of tree protection on this site while on-street parking and other options for parking are available.
- The proposed CPD carries over development standards from the adopted CPD district including setbacks, a fence along the northern boundary, building materials, and outdoor lighting standards.

- The applicant proposes a maximum 6,000 square foot building. General office uses would be required to have a minimum of 20 parking spaces and medical office uses would be required a minimum of 24 parking spaces. The applicant is proposing a total of 34 parking spaces.
- A City of Columbus Public Service Ordinance requires the installation of sidewalks. The applicant has proposed a variance to the required construction of a sidewalk along Federated Boulevard. The applicant may request a waiver from the sidewalk requirement through the Transportation Division, but may not vary the sidewalk requirement through the CPD process. The Transportation Division requests that a sidewalk be provided along Federated Boulevard.
- *The Northwest Plan* (1991) recommends preservation of the site as wooded land. Staff recommended disapproval when the original zoning was approved, noting that the wooded parcel provided a better transition for the abutting single-family subdivision.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The proposed CPD, Commercial Planned Development District, will allow the addition of a patio and the expansion of the parking lot by 10 spaces. *The Northwest Plan* recommends that this wooded site be preserved. The previous zoning allowed limited development on the site for an office building and 24 parking spaces. The proposed parking lot expansion would further encroach on the limited forest preservation area and is inconsistent with the Plan recommendation. The Department of Recreation and Parks has noted that the loss of any more of the tree cover will negatively impact the remaining trees as the site narrows away from the existing parking lot. In addition, the applicant has proposed a variance to the required construction of a sidewalk along Federated Boulevard. Staff requests that a sidewalk be provided along Federated Boulevard.

Additional Information provided since the August 11, 2005 Development Commission Meeting

Information Provided by the Department of Recreation and Parks

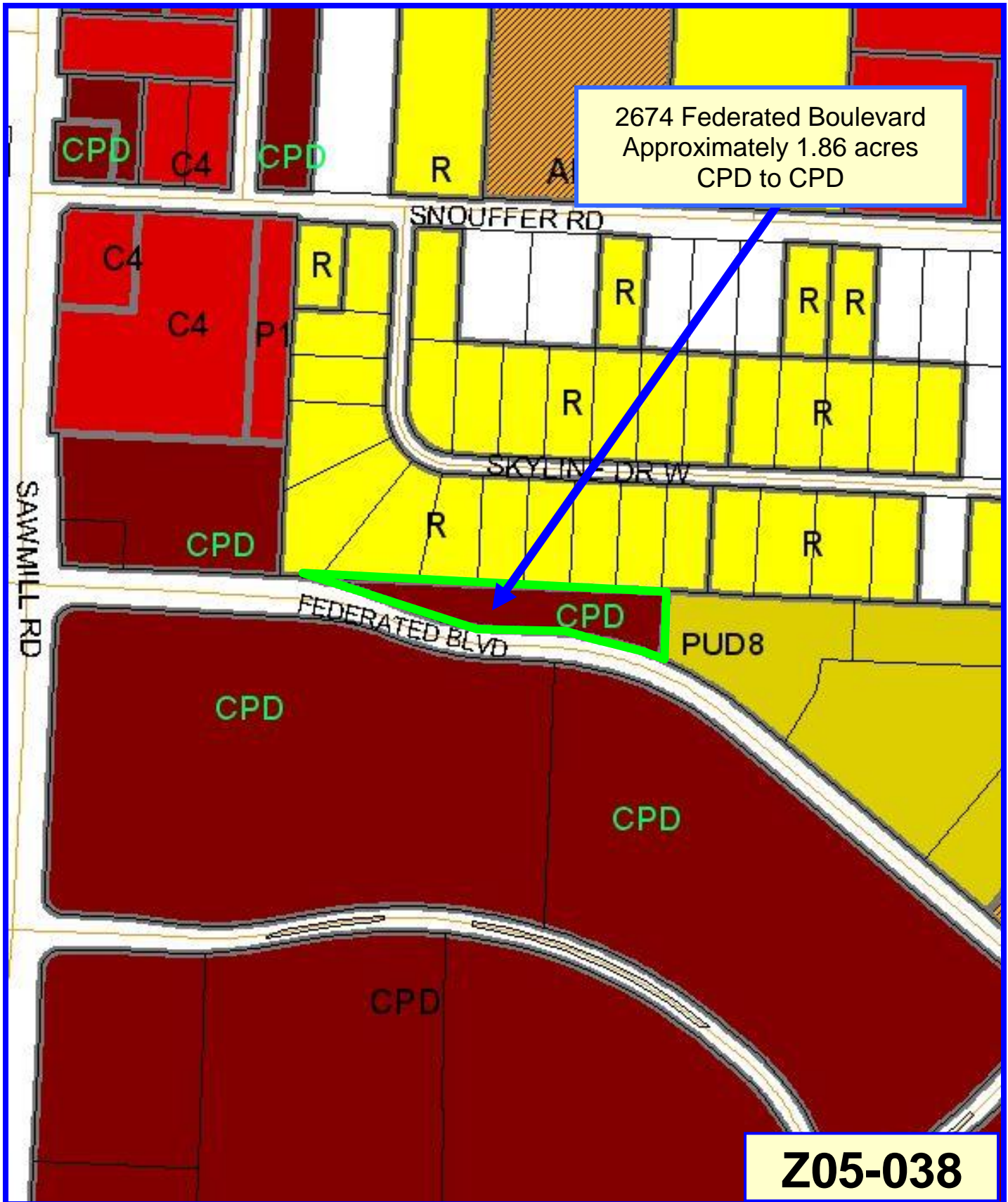
The city's naturalist strongly suspects the presence of forested wetlands on the site, possibly Category 2 wetlands. On street parking is permitted.

Information Provided by the Transportation Division

The applicant has received a sidewalk waiver for the site. Staff is no longer requesting a sidewalk along Federated Boulevard.

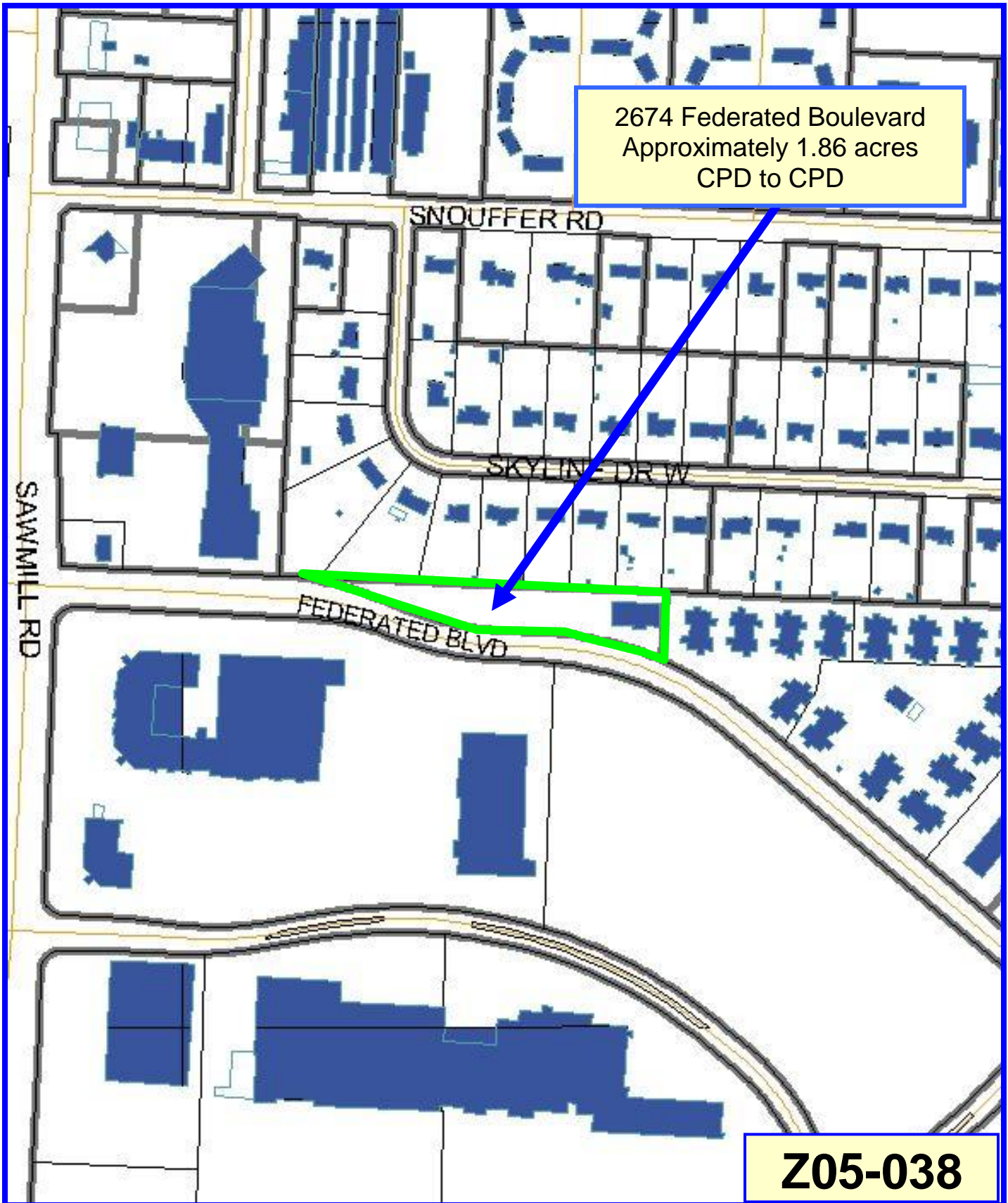
Information Provided by the Applicant

The applicant, Delta Energy Holdings, is now the owner of the property that is the subject of this rezoning request.



2674 Federated Boulevard
Approximately 1.86 acres
CPD to CPD

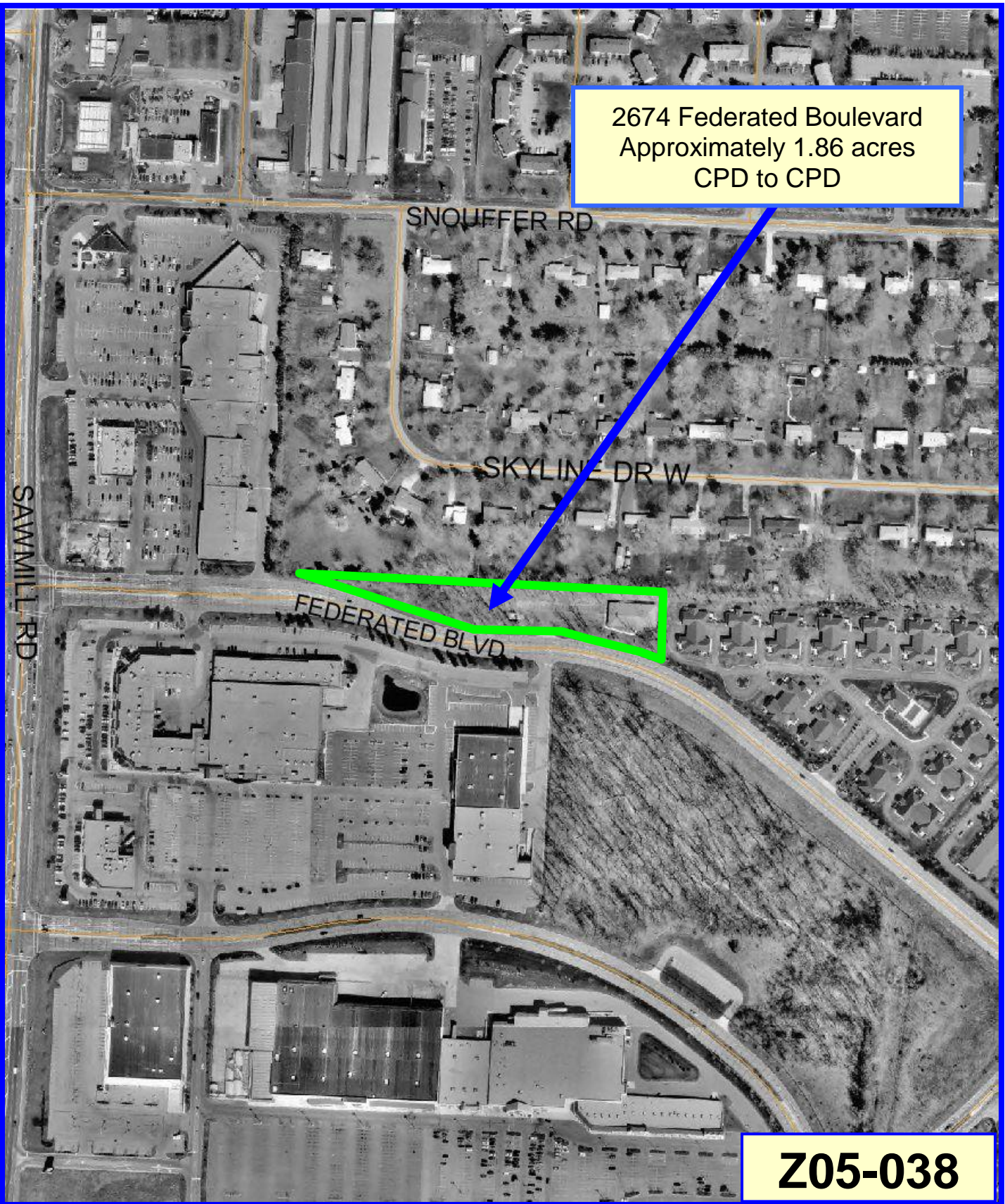
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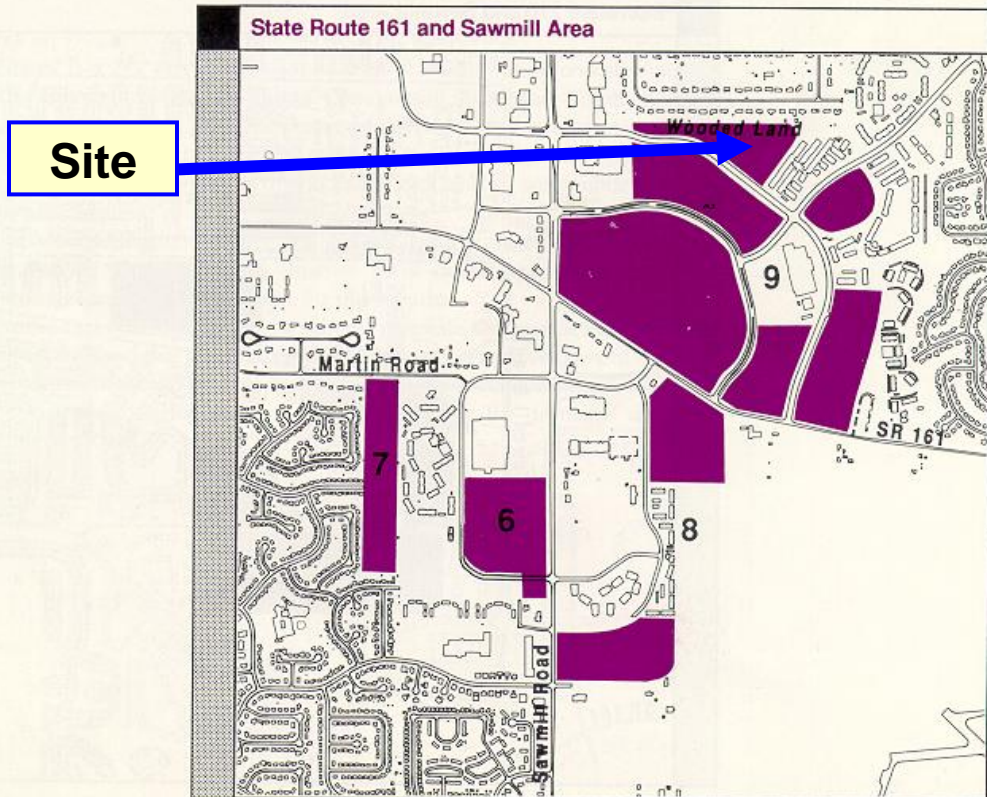


Z05-038

Subarea 9:

This subarea is a large tract of land that is located in the northeast quadrant of State Route 161 and Sawmill Road. The major portion of the subarea is zoned Commercial Planned Development (CPD). The subarea also contains several smaller parcels that are zoned Limited Commercial (LC2), and Limited Apartment Residential (LARLD). Anderson's General Store is the only existing development. The remainder of the subarea is undeveloped. A major shopping mall has been planned for the site since the early 1970s; however, the Army Corp of Engineers has declared a portion of the subarea as wetlands.

- If the wetlands issues are satisfactorily resolved, support development of the subarea under existing zoning.
- Preserve the wooded land that is located on the north side of Federated Boulevard between Cardinal Village and the Northwest Square Shopping Center. (See State Route 161 and Sawmill Area Map.)
- Apply the Sawmill Corridor Development Standards.





COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: August 11, 2005

Application #: Z05-038	Requested: CPD	Address: 2674 FEDERATED BOULEVARD (43235)						
# Hearings:	Length of Testimony: 6:43 → 6:55	Staff Position:	Approval	Disapproval				
# Speakers Support: 0	Opposition: 0	Development Commission Vote:	Area Comm/ Civic Assoc:	Approval	Disapproval			
Position Y=Yes N=No (write out ABSENT or ABSTAIN)		Y Fitzpatrick	ABSENT Ingwersen	NO Barnes	Y Anderson	NO Cooley	Y Onwukwe	Y BREHM
+ = 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	INTENSITY	-		-				
Lot Size					+			
Scale								
Environmental Considerations		-		-				
Emissions								
Landscaping or Site Plans		+		-				
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: VERY DIFFICULT SITE (TEAR-DROP SHAPE) APPLICANT DESIRES A SAFE SITE FOR EMPLOYEE/VISITOR PARKING & WILL REPLACE ANY TREE REMOVED WITH A NEW TREE.								
INGWERSEN:								
BARNES: SITE HAS APPROPRIATE PARKING CAPACITY. NO SIGNIFICANT HARSHIP FOR THIS PARTICULAR USER & USE. WE MUST SUPPORT PELS & PARKS WHEN APPROPRIATE								
ANDERSON: Close consideration; if the trees are replaced per commitment, that will ameliorate the loss								
ONWUKWE:								
COOLEY: High Priority Developments, Over Lack of Capacity w/ Expanding PARKING AT EXPENSE OF ENVIRONMENT.								
BREHM: This is an existing, high quality development requesting a slight increase in parking to remain in place.								

Far Northwest Coalition

Walter,

The following is an accurate account of what transpired when Sheri Tackett of **Delta Energy** met with the Far Northwest Coalition (FNWC) on June 29, 2005 regarding the property at **2674 Federated Boulevard**. Please let me know if you have any questions or concerns.

Sheri Tackett, President of Delta Energy LLC made a presentation to the group concerning a property her company plans to purchase located at 2674 Federated Blvd. With the purchase, they would like to increase the number of parking spots from 22 to 36 (an increase of 14 spots) which would require the removal of several trees on the lot. She noted the request is for an additional 14 spaces, but she could probably accept as few as 10 or 12 more. The request is for a change in zoning, though it was unclear whether the current zoning language requires no tree removal or whether there is an issue with the number of parking spots.

Tackett said she has 25 employees, as well as several company cars which is why they need the additional parking. She said an offer had been made to rent parking space across the street, but they would prefer to have all of their spots on their own property and not have to cross the street. She noted that there is a lot of debris and trash in the area and she would see that this was all cleaned up and she would spruce up the property in general. This would include repairing the patio and fence along the back. She would clear out the underbrush, move the dumpster to an inconspicuous location and generally put the place in an orderly condition. She wants to make the property inviting to both her employees and visitors. This property will be owner occupied, and being a neighbor in the community, she plans to keep it well maintained.

The property has just under 6000 usable square footage and all areas are well within required setbacks. She said all signage would conform to current zoning requirements as would any additional lighting, which she would like to maintain as close as possible to the current condition. She noted that the current lighting was no higher than 14 feet, and she would like to stay consistent with that presentation. The group discussed the necessity to keep any additional lighting low so it doesn't impact the adjacent properties, especially with trees being removed.

Tackett said she was willing to replace any trees removed with a like number of new ones. The tree preservation plans as well new landscaping plantings were discussed. Drainage issues were also touched on in the discussion because of the additional pavement necessary for the parking spots. Notification of the adjacent property owners was also mentioned to with Tackett.

Additional discussion was held on the rezoning request, including possible vandalism of any cars parked in the lot overnight. It was then moved, and seconded, that the FNWC conditionally approve the rezoning request for the property located at 2674 Federated Boulevard as presented; subject to notification of the adjacent neighbors, any additional lighting be limited in height to no greater than the height of the existing lights, that any drainage issues caused by the additional parking be addressed so as to not impact the adjacent property owners, that additional trees be planted to replace those removed as indicated by the applicant and that the parking expansion be limited to 10 additional spaces only.

Motion Passed.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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 # 205-038

Being first duly cautioned and sworn (NAME) Angela Alexander Savino
of (COMPLETE ADDRESS) 8000 Ravine's Edge Ct., Suite 300, Columbus, Ohio 43235

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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Delta Energy Holdings, LLC 5200 Blazer Parkway (DA-3) Dublin, Ohio 43017 Number of Columbus based employees is 26 Contact: Sheri Tackett, President, 614-790-6941	2.
3.	4.

SIGNATURE OF AFFIANT

Angela A. Savino

Subscribed to me in my presence and before me this 24 day of May, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Andrew D. Wachtman

My Commission Expires:

no expiration

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

Notary Seal Here



ANDREW D. WACHTMAN
Notary Public, State of Ohio
Atty - No Expiration Date - Rezoning Packet