

**EXISTING TREES**  
 1" = 1" SCALE  
 1" = 1" SCALE  
 1" = 1" SCALE

**PROPOSED TREES**  
 1" = 1" SCALE  
 1" = 1" SCALE  
 1" = 1" SCALE

**PROPOSED SHRUBS**  
 1" = 1" SCALE  
 1" = 1" SCALE  
 1" = 1" SCALE

**PROPOSED PLANTS**  
 1" = 1" SCALE  
 1" = 1" SCALE  
 1" = 1" SCALE

**LEGEND**  
 ○ EXISTING ASPHALT PAVEMENT  
 ○ EXISTING ASPHALT DRIVE  
 ○ EXISTING ASPHALT DRIVE

**PLANT LIST:**

NO.	PLANT NAME	QUANTITY	PLANT SIZE	PLANT TYPE
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
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43	...	...	...	...
44	...	...	...	...
45	...	...	...	...
46	...	...	...	...
47	...	...	...	...
48	...	...	...	...
49	...	...	...	...
50	...	...	...	...

**L1-01 4x4x11 BRICK PIER**  
 1" = 1" SCALE  
 1" = 1" SCALE  
 1" = 1" SCALE

**NOTES**  
 1. ALL PLANTS ARE TO BE INSTALLED BY THE CONTRACTOR...  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...  
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES...  
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES...  
 5. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL PLANTING...  
 6. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL PLANTING...  
 7. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL PLANTING...  
 8. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL PLANTING...  
 9. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL PLANTING...  
 10. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL PLANTING...

**L1-01**

**10-01-10**

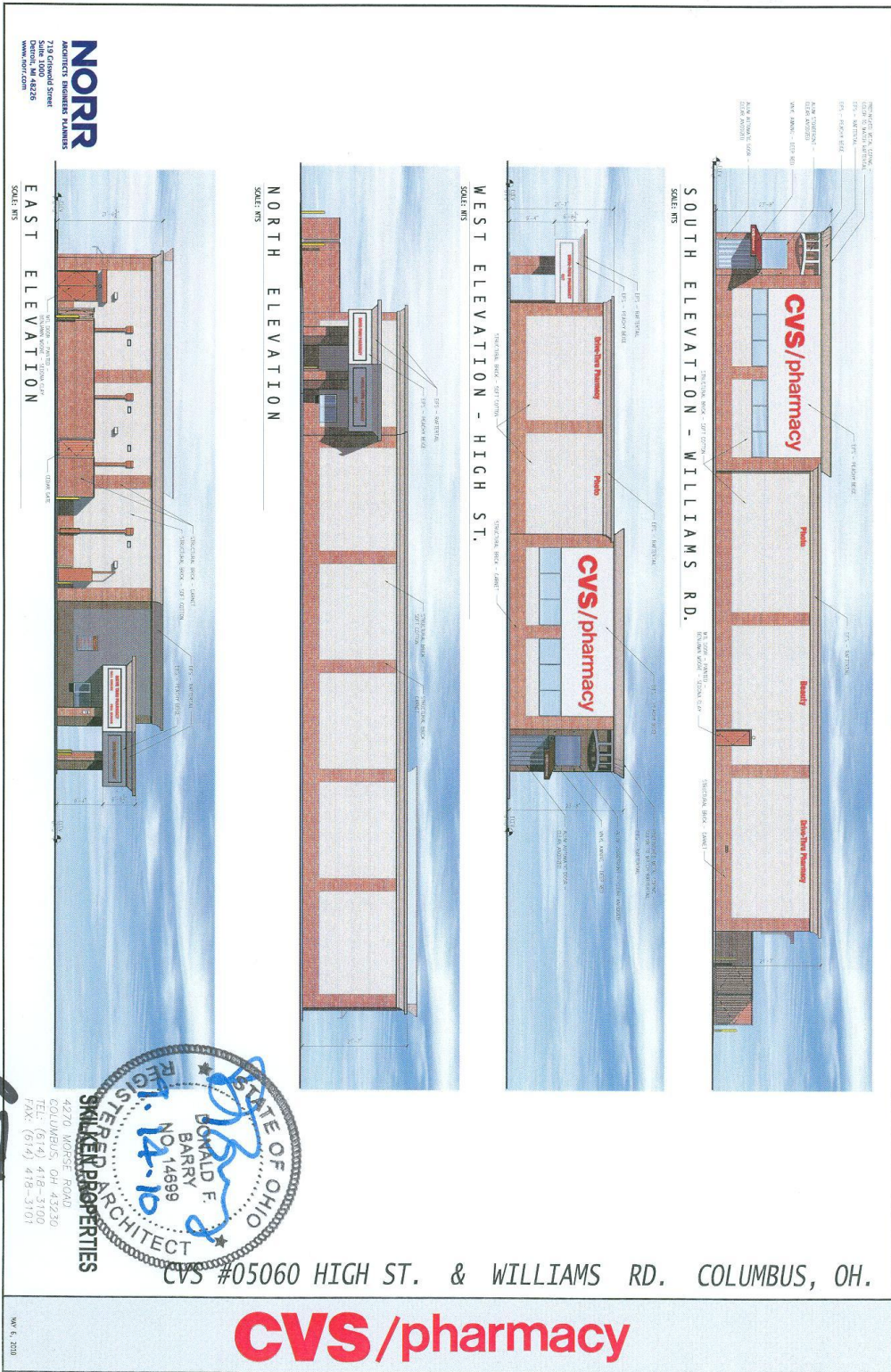
**LANDSCAPE PLAN**

**CVS PHARMACY**  
 3406 S. HIGH ST.  
 COLUMBUS, OH 43207

**SCHIEBER & ASSOCIATES**  
 a studio of landscape architecture & horticulture  
 457 D WATERBURY COURT  
 GAITHERSBURG, OHIO 43229  
 (614) 478-7781



# BUILDING ELEVATIONS



*Barry*  
Agent

*10/1/10*

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 12, 2010**

1. **APPLICATION:** **Z09-040 (ACCELA # 09335-00000-00363)**  
**Location:** **3408 SOUTH HIGH STREET (43207)**, being 2.13± acres located at the northeast corner of South High Street and Williams Road (010-113912; Far South Columbus Area Commission).  
**Existing Zoning:** C-4, Commercial, L-C-4, Limited Commercial, and R-2, Residential Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Retail pharmacy with drive-thru.  
**Applicant(s):** Skilken D.S.; c/o Seth Dorman, Agent; 4270 Morse Road; Columbus, OH 43230.  
**Property Owner(s):** F & R LP, et al; P.O. Box 27130; Columbus, OH 43227.  
**Planner:** Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov).

**BACKGROUND:**

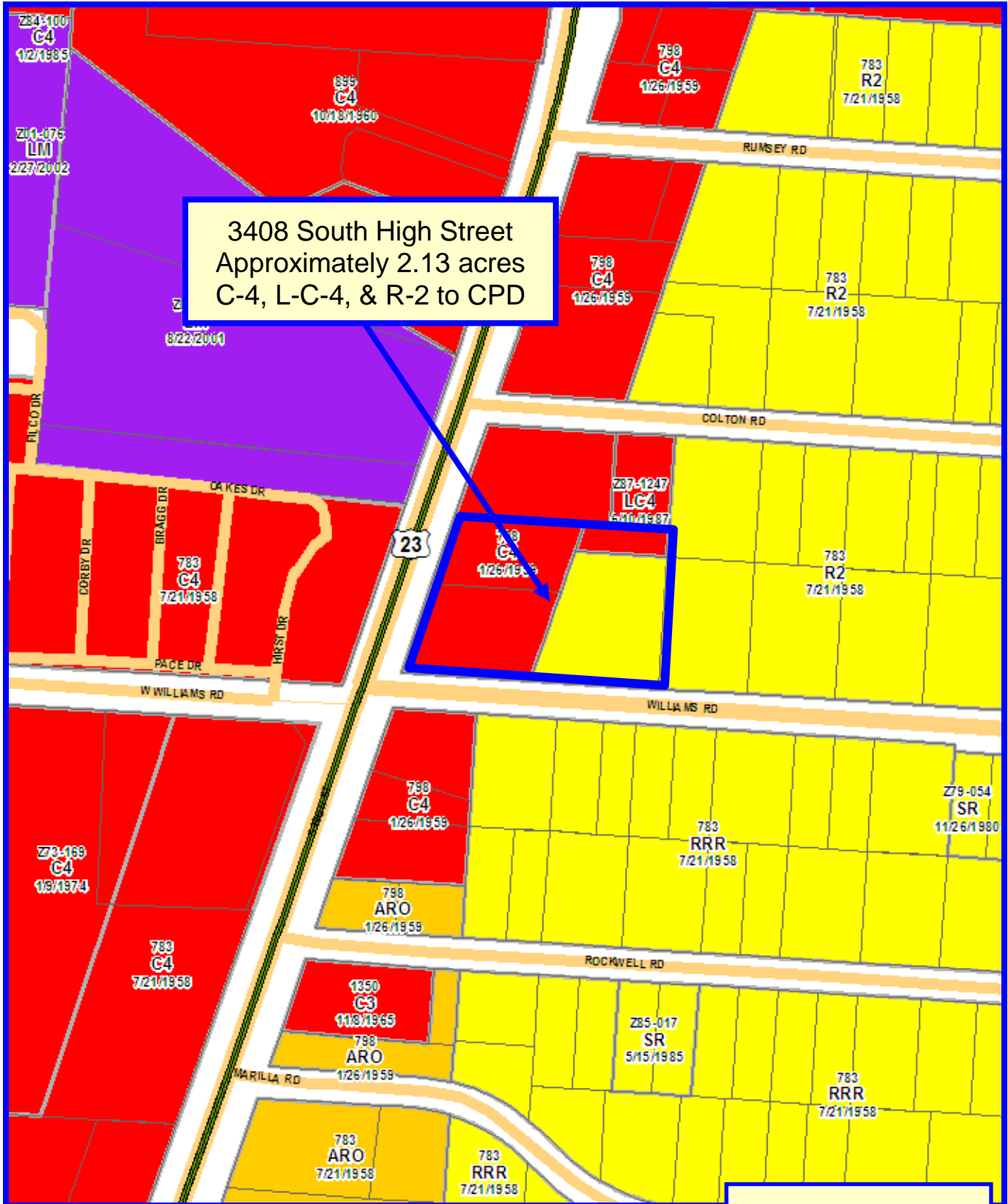
- o The application was tabled by the Development Commission at the July 2010 meeting to allow the applicant time to discuss site access alternatives with adjacent property owners and the Public Service Department. As a result, no adjustments have been made to the proposal. The 2.13± site encompasses a vacant used car lot in the C-4, Commercial District, a vacant residential lot in the R-2, Residential District, and an unutilized portion of a parcel that is used for the neighboring fast-food restaurant's drive-thru circulation in the L-C-4, Limited Commercial District. The applicant requests the CPD, Commercial Planned Development District for a retail pharmacy with a drive-thru.
- o To the north is a fast-food restaurant in the C-4, Commercial District. To the east are single-unit dwellings in the R-2, Residential District. To the south across Williams Road are a restaurant in the C-4, Commercial District, and a trailer park and single-unit dwellings in R-2, Residential District. To the west across South High Street is a trailer park in the C-4, Commercial District.
- o The site is located within the planning area of the *Scioto Southland Plan (2007)*, which identifies the intersection of South High Street and Williams Road as a neighborhood center, and recommends mixed-use commercial development for this location in accordance with the Community Commercial Overlay (CCO).
- o The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation is for approval of the requested CPD District.
- o The CPD plan and text commit to a landscape plan and elevation drawings, and include use restrictions and development standards that address building and parking setbacks, screening, landscaping, outside display provisions, bicycle parking, and lighting controls. Variances for CCO requirements pertaining to building and parking setbacks, building width percentage, window glass percentage, and parking and circulation are included in

the request. Staff is not supportive of the requested variances and believes that there is no reason that a new development cannot comply with the Overlay requirements. However, Staff does recognize that the development is generally compliant with the Regional Commercial Overlay (RCO), and that this portion of South High Street was originally to be designated within the RCO as it was along the west side of South High Street, but the community ultimately wanted the east side to be designated in the CCO.

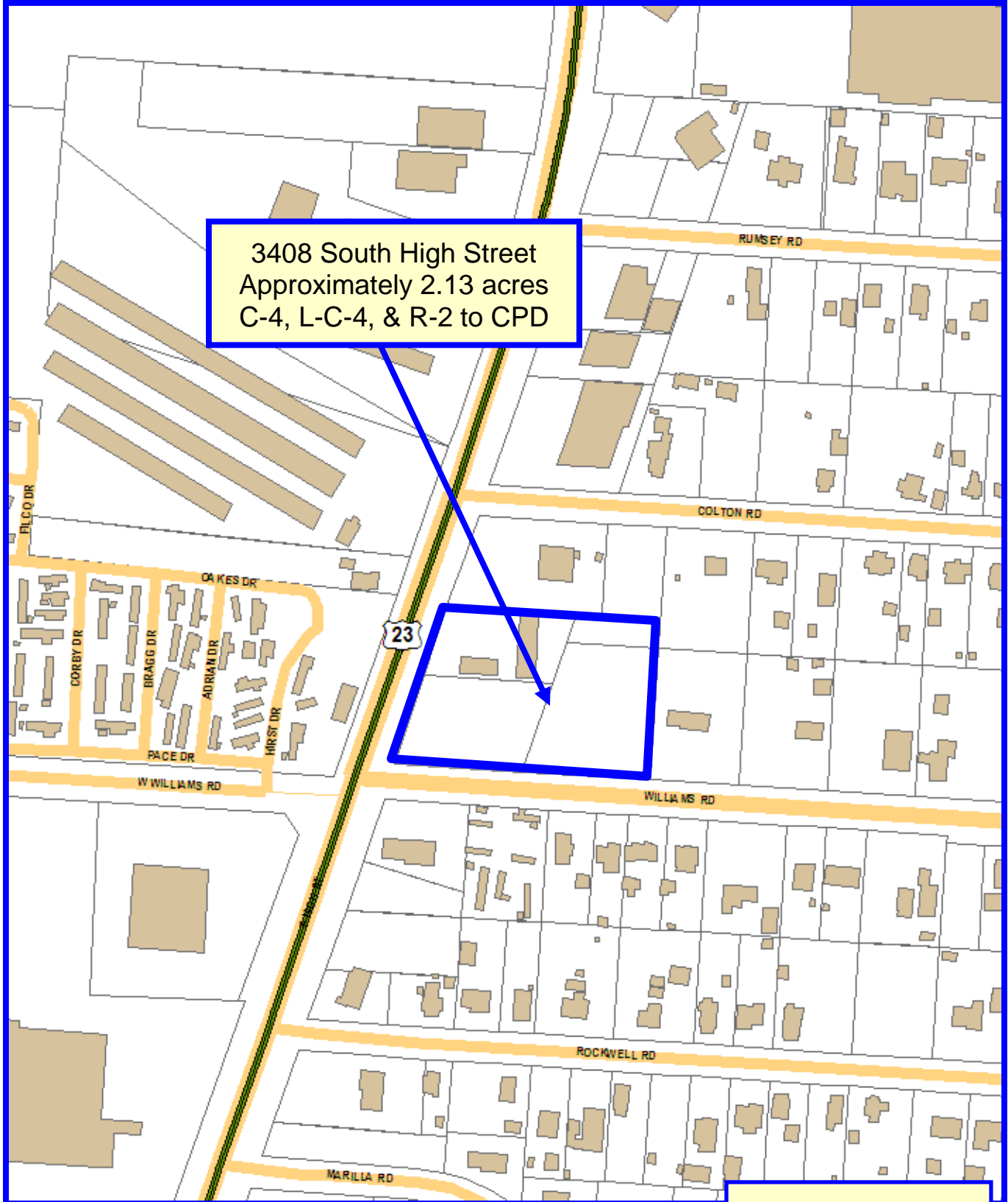
- o The landscaping plan identifies ground sign locations which will require setback variances through the Columbus Graphics Commission. Approval of this CPD District will not include any variances to the graphics requirements.
- o The Columbus Thoroughfare Plan identifies High Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Disapproval.

The proposed CPD, Commercial Planned Development District would allow a retail pharmacy with a drive-thru. Staff is supportive of the proposed use and landscaping plan, but is not supportive of the requested variances to the Community Commercial Overlay, and believes that there is no reason that a new development cannot comply with the Overlay requirements.



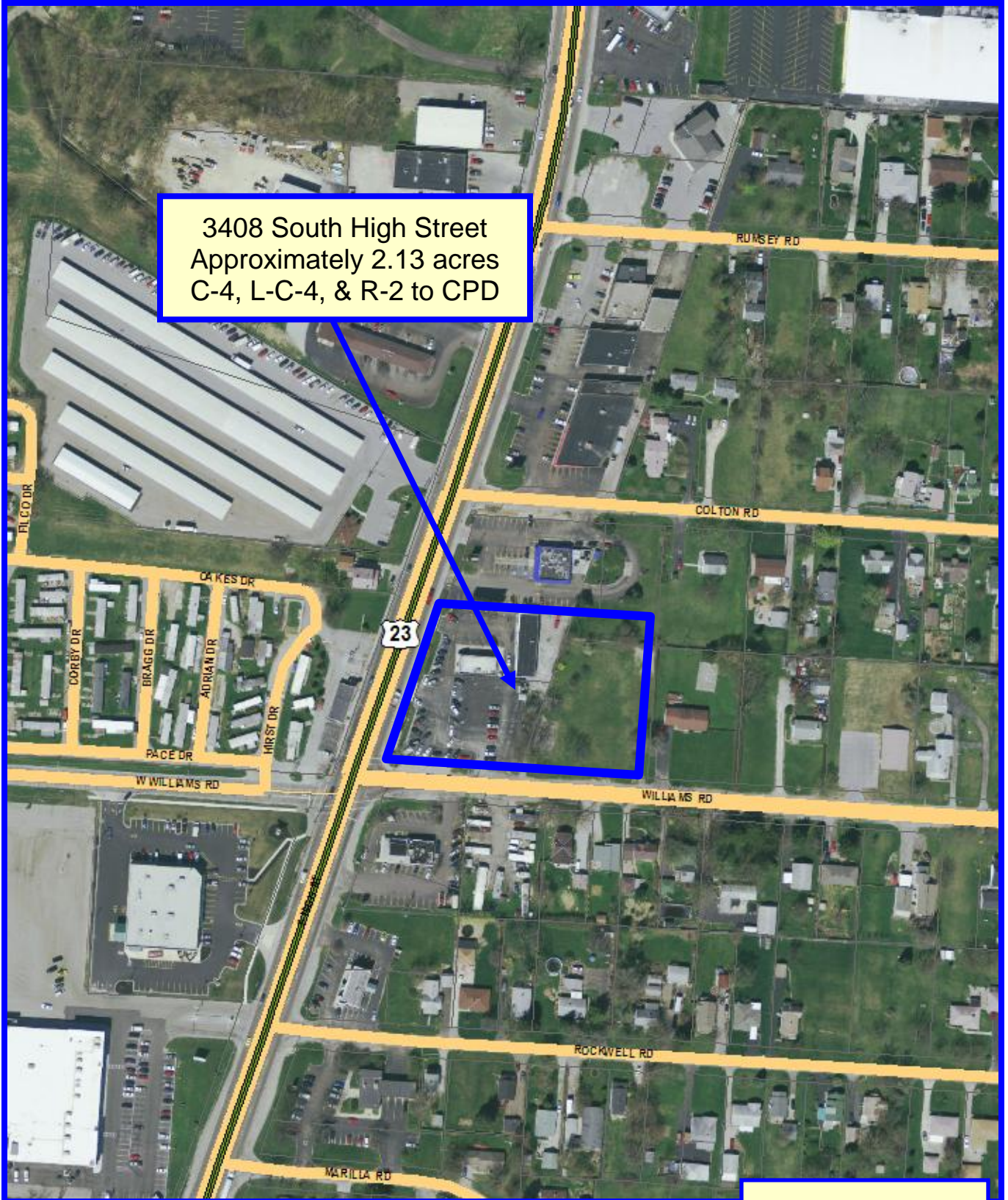
**Z09-040**



3408 South High Street  
Approximately 2.13 acres  
C-4, L-C-4, & R-2 to CPD

**Z09-040**





**Z09-040**



3408 South High Street  
Approximately 2.13 acres  
C-4, L-C-4, & R-2 to CPD

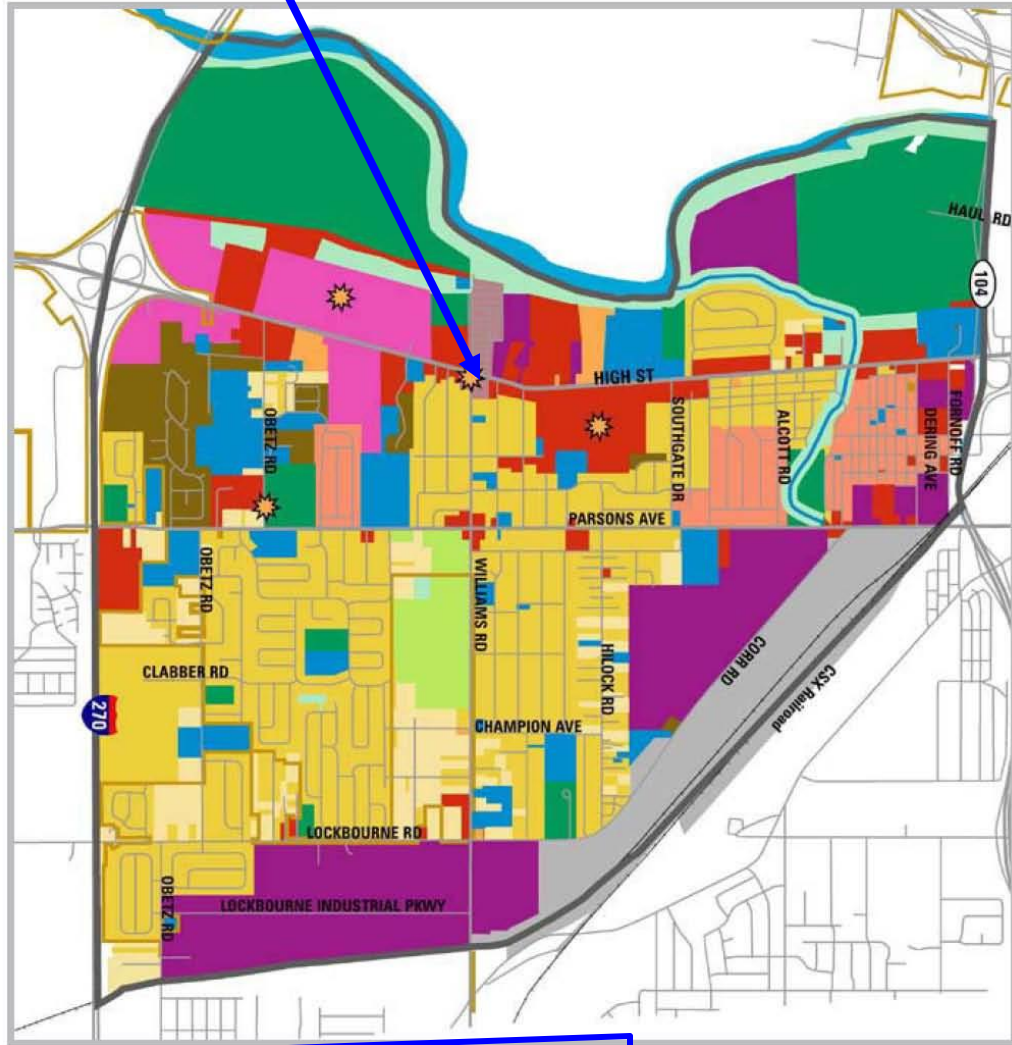


Figure 10  
Land Use Plan

- Open Space
- Parks
- Farm/Rural
- Single-Family (1-2 du/acre)
- Single-Family (4-6 du/acre)
- Single-Family (6-8 du/acre)
- Multifamily (12-16 du/acre)
- Institutional
- Mixed-Use Community Commercial
- Mixed Use Regional Commercial
- Commercial
- Office
- Light Manufacturing
- Railroad
- Columbus Corporate Boundary
- Neighborhoods Centers

Salem Southland Area Plan 2007

Z09-040

**From:** TED EISLEBEN [mailto:beesign@sbcglobal.net]  
**Sent:** Friday, May 28, 2010 4:05 PM  
**To:** mhardgrow@gmail.com; Pine, Shannon L.  
**Cc:** Baldwin, Mathew S.; St. Clair, Jo Anne; Bob Patterson  
**Subject:** Re: Far South Columbus AC Recommendations

Shannon,

We are sorry that communications have not been transmitted as of yet. We have been unable to contact Matt Baldwin, so I am returning a notice to you that the Far South Columbus Area Commission has reviewed and voted in favor of recommending the application numbers contained in this email elsewhere. This email should be taken as our official communication as such.

We will strive to do better in the future.

Sincerely,  
Ted Eisleben Co- Chair Zoning  
FSCAC  
614-449-3233  
614-296-5797 cell

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**From:** Mindi <mhardgrow@gmail.com>  
**To:** "Pine, Shannon L." <SPine@Columbus.gov>  
**Cc:** msbaldwin@columbus.gov; TED EISLEBEN <beesign@sbcglobal.net>  
**Sent:** Tue, May 25, 2010 1:30:31 AM  
**Subject:** Re: Far South Columbus AC Recommendations

Shannon,

Thank you for the email. I have cc'd Matt Baldwin who composes these letters for us and also Ted Eisleben, our Zoning chair. I will follow up with them both on Tuesday.

Thank you,  
Mindi

**From:** Pine, Shannon L.  
**Sent:** Monday, May 24, 2010 1:12 PM  
**To:** 'contactfscac@gmail.com'  
**Cc:** 'mindi@childrensacademy.org'  
**Subject:** Far South Columbus AC Recommendations

Hello,

I am in need of four recommendations from your Area Commission. They are for the following applications:

CV10-004, 239 Dering Avenue  
Z10-002, 2372 South High Street  
Z10-008, 3201 South High Street  
Z09-040, 3408 South High Street

The applicants have informed me that you have recommended approval on these applications. Please forward the recommendations to me at your earliest convenience. E-mail is fine. Feel free to contact me if you have any questions.

Thank you,

*Shannon Pine*  
*City of Columbus Zoning Office*  
*Council Activities Section*  
*(614) 645-2208-phone; (614) 645-2463-fax*  
*spine@columbus.gov*



**COLUMBUS DEVELOPMENT COMMISSION**  
Basis for Recommendation

Date: August 12, 2010

Application #: Z09-040	Requested: CPD	Address: 3408 SOUTH HIGH STREET (43207)					
# Hearings:	Length of Testimony: 6:05 → 6:35	Staff: _____ Approval <input checked="" type="checkbox"/> Disapproval <input checked="" type="checkbox"/>	Position: _____ Conditional Approval				
# Speakers Support: (2)	Opposition: (1)	Development Commission Vote: (5) Yes (1) No (0) Abstain	Area Comm/ Civic Assoc: _____ Approval <input checked="" type="checkbox"/> Disapproval _____ Conditional Approval				
<b>Position</b> Y=Yes N=No (write out ABSENT or ABSTAIN)	<b>YES</b> Fitzpatrick	<b>ABSENT</b> Ingwersen	<b>NO</b> Anderson	<b>YES</b> Cooley	<b>YES</b> Conroy	<b>YES</b> Onwukwe	<b>YES</b> Coe
+ = 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	+		+	+	+	+	+
Buffering or Setbacks	+		-	+	-	+	+
Traffic Related Commitments	OK			+		+	
Other Infrastructure Commitments					-		
Compliance with City Plans	+		-	+	-	-	-
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	+			+	+	+	+
Governmental or Public Input				+	+		
<b>MEMBER COMMENTS:</b>							
FITZPATRICK: THIS IS AN APPROPRIATE USE ON A DIFFICULT SITE. APPLICANT'S COMMITMENTS TO NEIGHBOURS ON SOUTH SIDE OF WILLIAMS ROAD ARE EFFECTIVE AND ACCEPTABLE TO THESE HOME OWNERS. THE AREA COMMISSION VOTED IN FAVOR. TRAFFIC ISSUES REMAINS A SUBJECT OF CONCERN.							
INGWERSEN:							
ANDERSON: I support the staff request that the applicant comply with the overlay - exceptions will generate additional exceptions.							
COOLEY: THE AREA COMMISSION HAS CAREFULLY CONSIDERED US AS THE ONLY TOOL IS COMPATIBLE WITH AN EXCEPTION. IN ADDITION, THE DEVELOPER HAS WORKING COMMITMENT AND RESPECTFULLY WITH RESIDENTS.							
CONROY: I support only because of community support. Would have preferred better compliance.							
ONWUKWE: I support the proposal due to the additional requirements imposed on the applicant and the applicant's willingness to work with the neighbours to reach a compromise.							
COE I support the proposal because the community groups are in support and developer has worked with the community & local residents to address their individual concerns.							



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 # 209-040

Being first duly cautioned and sworn (NAME) SETH DURMAN [SKILKEN D.S.]  
 of (COMPLETE ADDRESS) 4270 MORSE ROAD, COLUMBUS, OHIO 43230  
 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

<p>1. <b>F&amp;R LP</b>  <b>PAUL RICART</b>  <b>P.O. BOX 27130</b>  <b>COLUMBUS, OH 43227</b>  <u># OF COLUMBUS BASED EMPLOYEES: 0</u>  <u>CONTACT &amp; PHONE #: ROBERT L. CARUTHERS (614) 836-6452</u></p>	<p>2. <b>RF VENTURE I, LLC</b>  <b>4255 S. HAMILTON ROAD</b>  <b>GRANESPORT, OHIO 43125</b>  <u># OF COLUMBUS BASED EMPLOYEES: 0</u>  <u>CONTACT &amp; PHONE #: ROBERT L. CARUTHERS (614) 836-6452</u></p>
<p>3. <b>BURGER KING CORP.</b>  <b>ATTN: HELGA VENEGAS</b>  <b>P.O. BOX 020783</b>  <b>MIAMI, FL 33102</b>  <u># OF COLUMBUS BASED EMPLOYEES: 390</u>  <u>CONTACT &amp; PHONE #: JACQUELINE GRAHAM (614) 264-0759</u></p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Seth Durman*

Subscribed to me in my presence and before me this 13<sup>th</sup> day of September, in the year 2010

SIGNATURE OF NOTARY PUBLIC

*Audra L. Cordell*

My Commission Expires:

12-10-10

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



**AUDRA L. CORDELL**  
 Notary Public, State of Ohio  
 My Commission Expires 12-10-10