

Jeffery J. ...
 "CPD DISTRICT"
 4/2/07

Western Steam Fwd Plan
 Z06-067

THIS PLAN IS THE PROPERTY OF THE CITY OF WEST VALLEY, ILLINOIS. IT IS TO BE USED ONLY FOR THE PURPOSES AND CONDITIONS SPECIFIED IN THE ORDER. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF WEST VALLEY, ILLINOIS.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 9, 2006**

- 2. APPLICATION: Z06-067**
- Location:** **2814 STELZER ROAD (43230)**, being 21.3± acres located on the east side of Stelzer Road, 200± feet south of McCutcheon Road (520-146526; Northeast Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Commercial development.
- Applicant(s):** Continental Real Estate Companies; c/o Jeffrey Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
- Property Owner(s):** Abbott Laboratories; 625 Cleveland Avenue; Columbus, OH 43215.
- Planner:** Walter Green, 645-2485, wagreen@columbus.gov

BACKGROUND:

- The 21.3± acre site is undeveloped in the CPD, Commercial Planned Development District. The adopted CPD, approved by City Council on July 24, 2006, limits the size of the grocery store to 87,000 square feet and allows one fuel sales facility, but not a car wash. The applicant is requesting a CPD that has two changes from the adopted CPD. The permitted size of the grocery store would be increased to 110,000 square feet and one car wash would be allowed.
- To the north of the site, across McCutcheon Road, is property in the C-4, Commercial, the L-M-2, Limited Manufacturing, and a City of Columbus fire station in the AR-1, Apartment Residential Districts. To the east and south is property in the PUD-8, Planned Unit Development District. To the west, across Stelzer Road, is property in the L-C-4, Commercial, PUD-8, Planned Unit Development and R-1, Residential Development Districts.
- The site is located within the boundaries of the North East Area Commission. Their recommendation had not been provided to staff at the time that this report was completed.
- The site is located within the boundaries of the Northeast Area Plan (1994), which recommends industrial land use for the site. The 61 acres to the east and south of the site was rezoned to PUD-8 in 2005, permitting residential development. Development patterns have changed significantly enough in the last several years to warrant a deviation from the Plan to permit commercial development.
- The CPD text commits to development standards including maximum store size, street trees, screening, parking lot trees, sidewalks, landscaping, and lighting

controls. A grocery store would be permitted with a maximum of 110,000 square feet, but the remainder of the tenants would not be permitted to exceed 15,000 square feet each. The increase in the size of the grocery store does not alter the maximum development permitted on the site.

- The *Columbus Thoroughfare Plan* identifies Stelzer Road as a 4-2D arterial requiring a minimum of 60 feet right-of-way from Centerline and McCutcheon Road as a 4-2 arterial requiring a minimum of 50 feet right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The adopted CPD was approved by City Council in July, 2006 with recommendations of approval from the North East Area Commission, staff, and the Development Commission. The proposed revisions to the CPD include allowing a grocery store with a maximum size of 110,000 square feet and one car wash on the property. The increase in the size of the grocery store does not alter the maximum development permitted on the site. The staff recommendation is for approval. The Planning Division has recommended conditional approval, but the applicant has not satisfied their proposed conditions. The Planning Division does not oppose the increase in the size of the grocery store or the addition of one car wash, their conditions are proposed for 3.8 acres on the southwest part of the site. Their comments are provided below for consideration of the Development Commission. The applicant is committing to outdoor seating by the grocery store, street trees along Stelzer and McCutcheon Roads, and interior parking lot trees. Staff recommends approval as the proposed development remains compatible with the area taking into account the increase in the size of the grocery store and the addition of a car wash.

PLANNING DIVISION RECOMMENDATION

Conditional approval is recommended for this project.

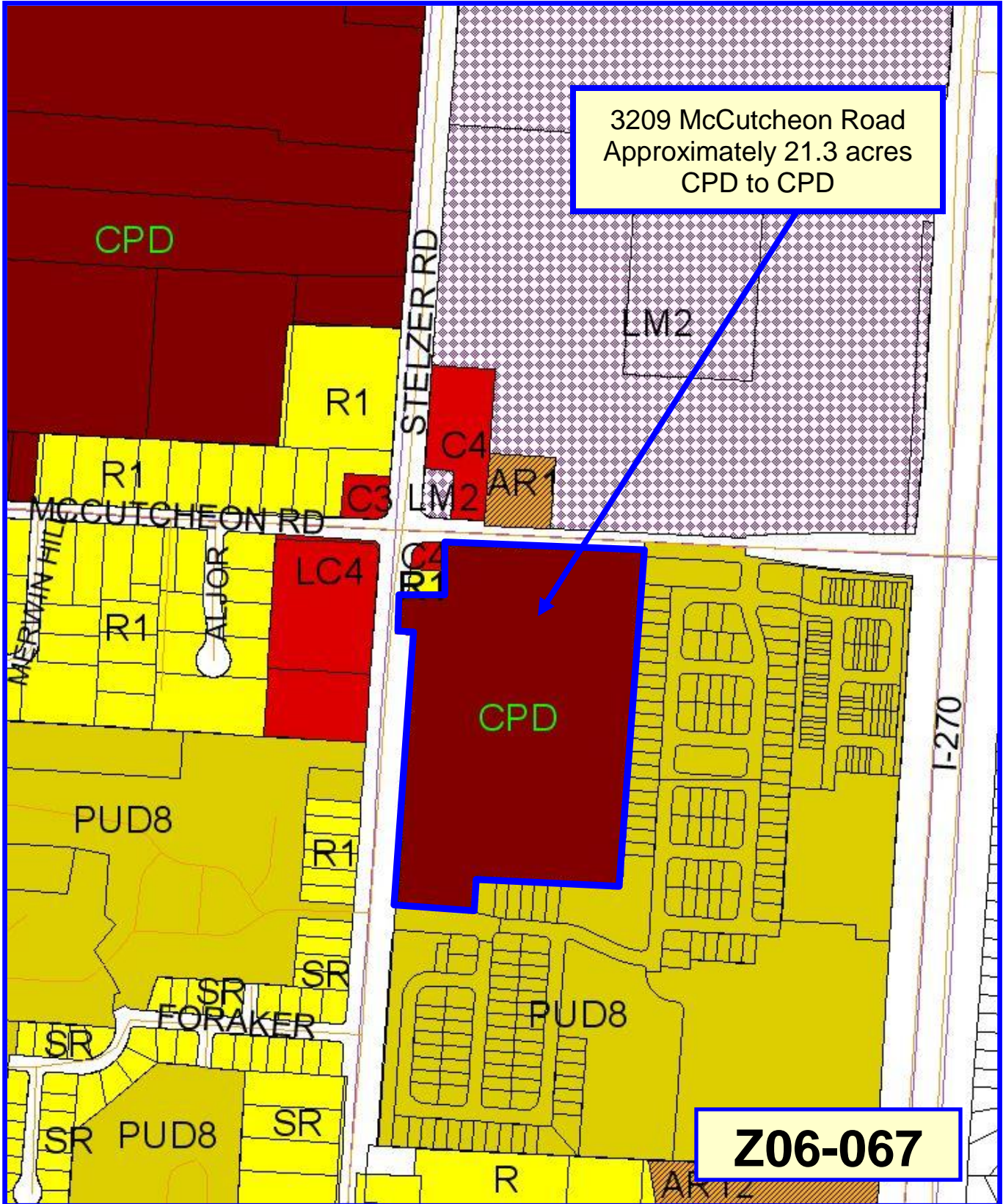
It is recognized that the site is currently zoned CPD, and the draft update to the Northeast Area Plan recommends the area as part of a sub-neighborhood center that could include commercial retail, office and/or medium/higher density uses. The draft plan suggests the area as appropriate for the type of neighborhood retail services proposed in the application. The draft plan also includes commercial design standards that should be utilized to enhance the applicant's proposal.

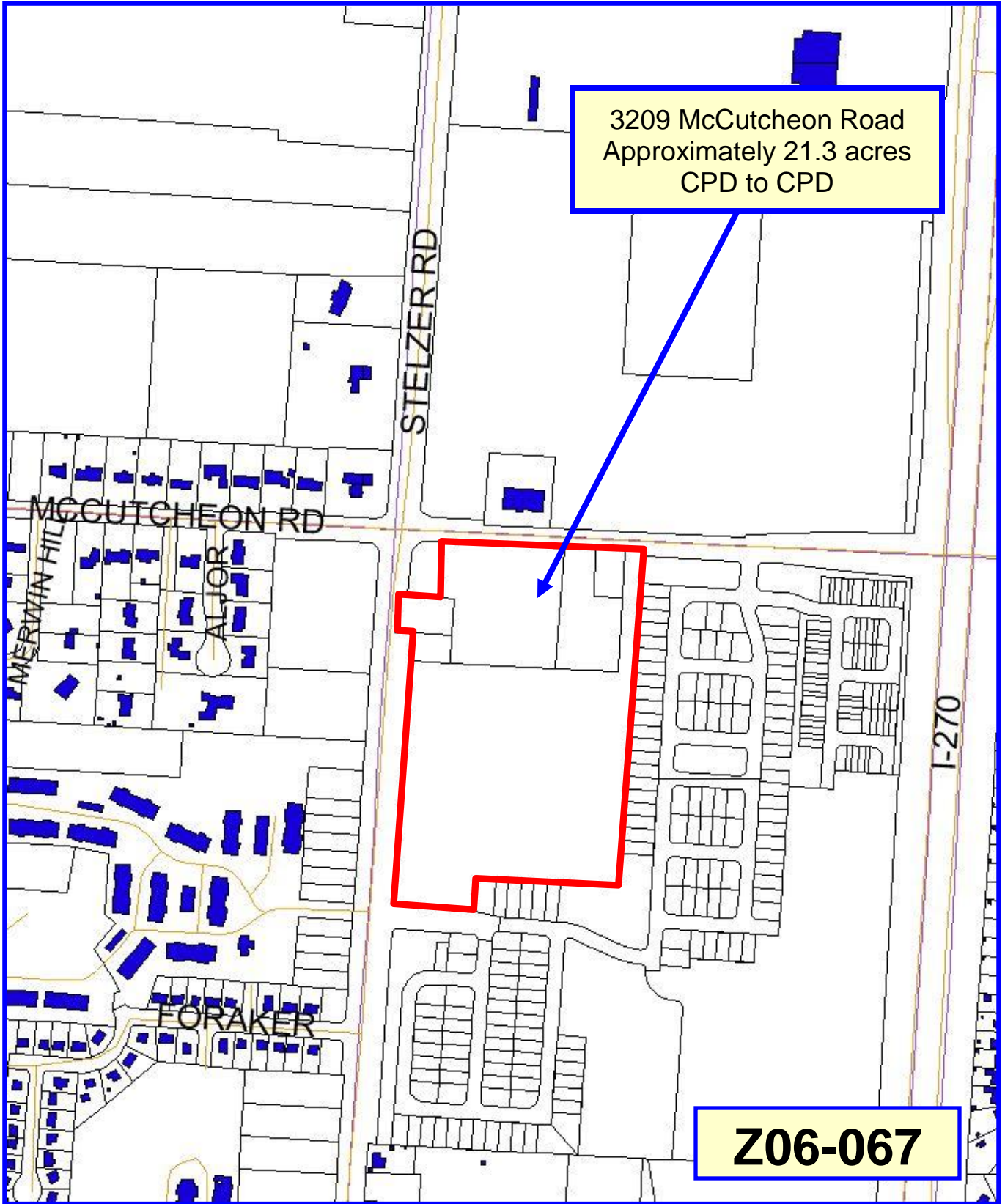
Conditions for approval include:

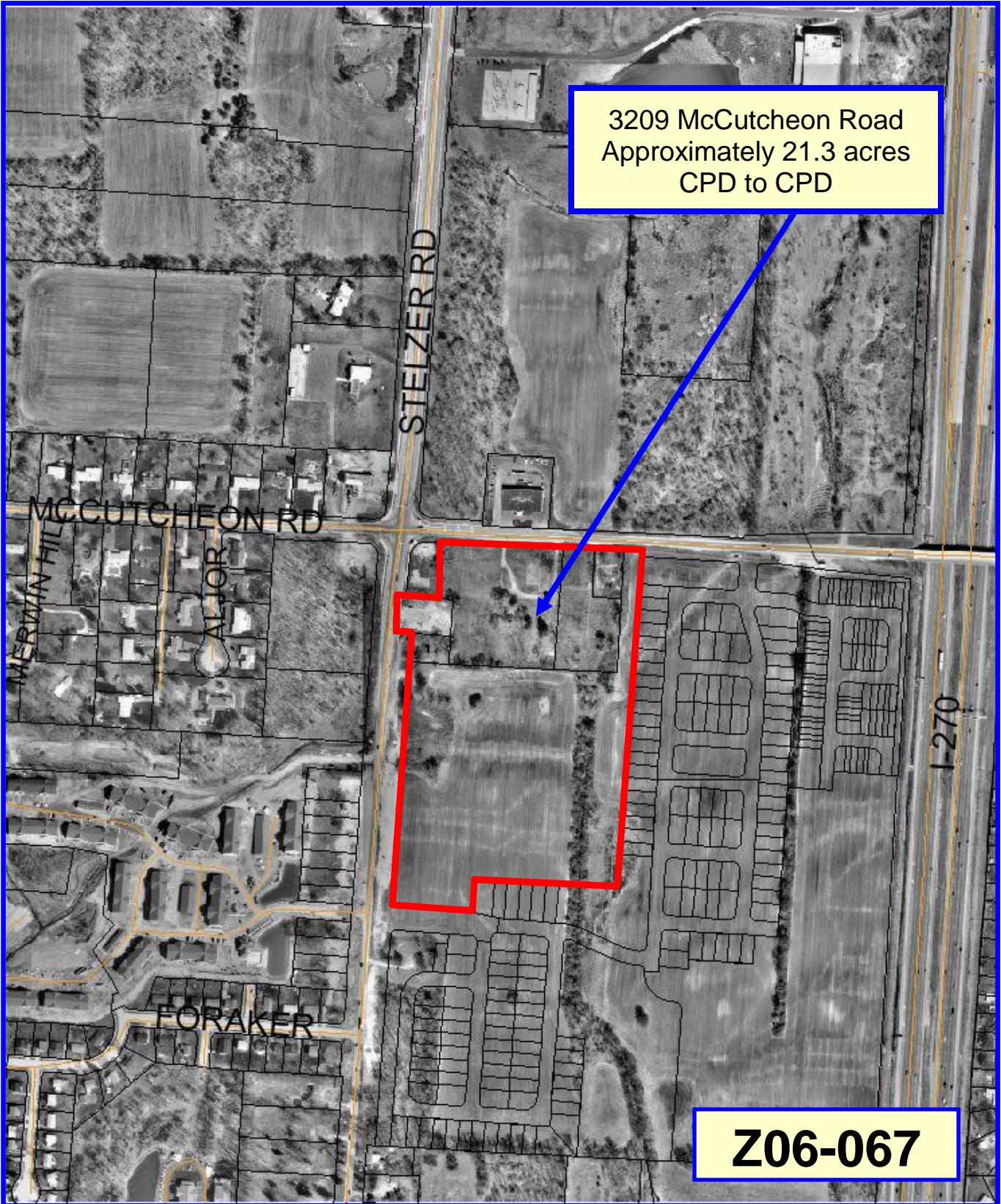
- Future retail development on the 3.8 acres identified on the southwest portion of the site should be built to standards consistent with the city of Columbus "community commercial overlay". Standards consistent with this overlay are recommended in the draft plan as commercial design standards. The sub-neighborhood centers identified in the draft plan, including the proposed site, were envisioned as pedestrian friendly developments. While it is recognized that it is not within reason to suggest that the grocery, retail strip, and gas station currently proposed be consistent with these standards, the 3.8 acres present an

opportunity for future development that would be consistent with the pedestrian friendly standards recommended in the draft. Parking for this future development could be shared with the currently proposed retail center and/or hidden to the rear of any future buildings (consistent with draft plan text). Finally, development consistent with these standards (community commercial overlay) would enhance the desirability of the retail center and provide a pedestrian destination for the existing/future residential development to the east.

- The draft plan recommends that attractive outdoor plazas and pedestrian spaces with sitting areas should be provided with retail development. The applicant should consider a potential location for the inclusion of a small plaza/sitting area as part of the proposed grocery and retail buildings.
- Per the draft plan, the applicant should provide street trees along Stelzer and McCutcheon Roads.
- Per the draft plan, at least half the parking lot trees should be located within the interior of the parking lot. A minimum soil area of 100 square feet should be provided for each tree.
- Per the draft plan, pedestrian/bicycle access should be provided to the residential areas to the east. This may come in the form of a sidewalk and/or multi-use trail connection via the south end of the development site, or whatever manner is most practical.
- Proposed buffering on the eastern property line should be enhanced to ensure a more opaque screening from the residential areas to the east.







3209 McCutcheon Road
Approximately 21.3 acres
CPD to CPD

Z06-067



"Together We Can Make a World of Difference"

North East Area Commission

November 7, 2006

Ms. Shannon Pine
Department of Development
Building & Developing Services
757 Carolyn Ave
Columbus, OH 43224

Ms. Pine:

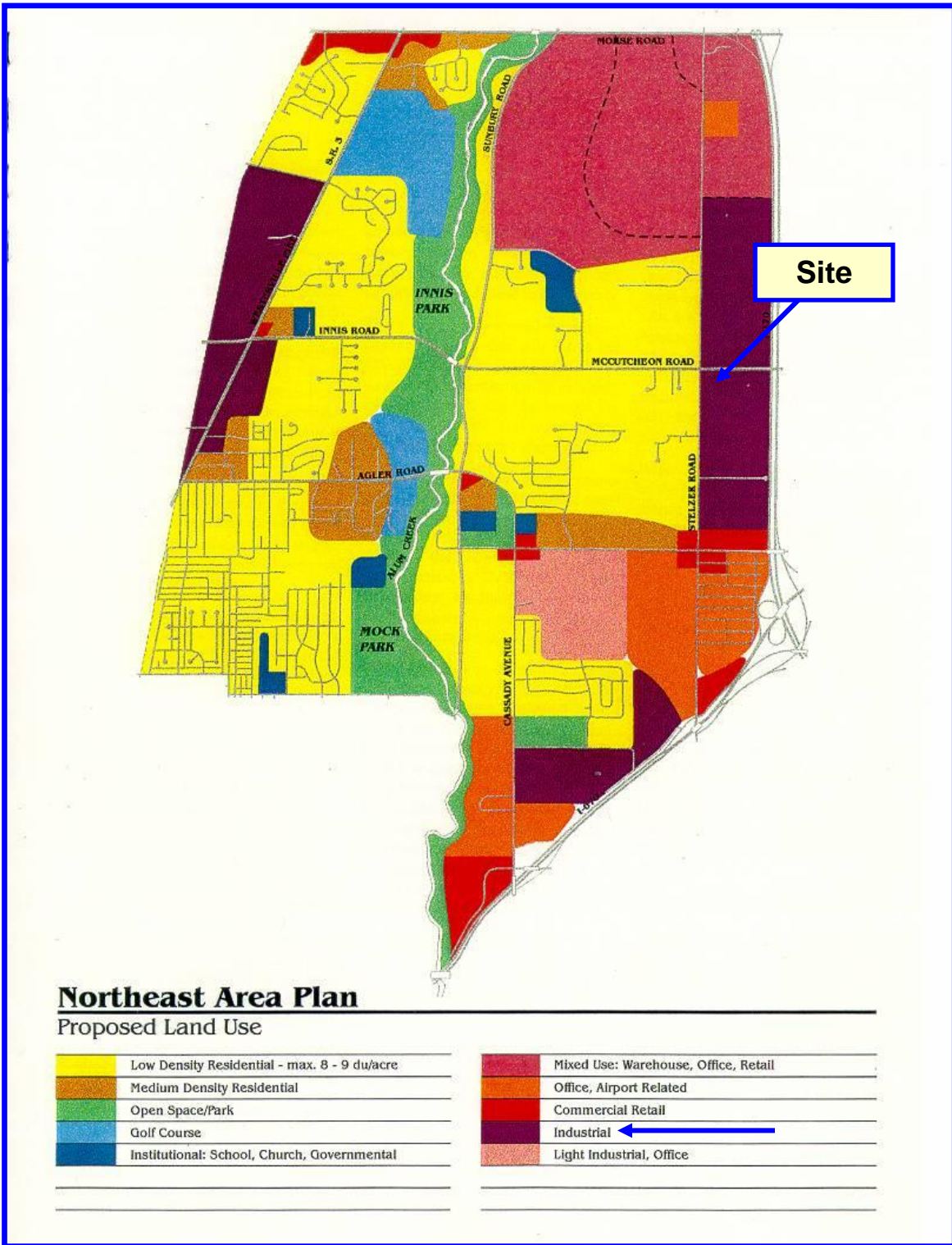
Subject: Variance 06310-00000-0004 for another change in square footage from 87,000 to 110,000 and to include an automatic car wash. The North East Area Commission at a public meeting on Thursday, November 2, 2006, voted to recommend approval of the above variance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alice Porter".

Alice Porter - Zoning Chair
C/O 1883 Ferntree Road
Columbus, OH 43219

Cc: Elwood Rayford
Jeff Brown
Mr. White



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 # 206-067

Being first duly cautioned and sworn (NAME) David L. Hodge / Smith & Hale
of (COMPLETE ADDRESS) 37 West Broad St., 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 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. Continental Real Estate Companies 150 East Broad St., Suite 800 Columbus, OH 43215 230 employees	2. McCutcheon GE, LLC 150 E. Broad St., Suite 800 Columbus, OH 43215
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 3rd day of April, in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

David L Hodge
Natalie C Patrick
9/4/2010

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



NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10