

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 13, 2003**

9. **APPLICATION:** **Z02-113**
 Location: **2070 BETHEL ROAD (43220)**, being 17.74± acres located at the northeast corner of Bethel and Dierker Roads, the Crown Pointe Shopping Center.

 Existing Zoning: CPD, Commercial Planned Development District.
 Proposed Use: Gasoline sales.
 Request: CPD, Commercial Planned Development District.
 Applicant(s): Kroger Company; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.

 Property Owner(s): New Plan Realty Trust; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.

 Planner: Dana Hitt, AICP, 645-2395; dahitt@columbus.gov

BACKGROUND:

- The 17.74± acre site is zoned in the CPD, Commercial Planned Development District and developed with a retail center anchored by a grocery store. The applicant requests the CPD, Commercial Planned Development District for the addition of gasoline sales to the existing grocery store. The applicant wishes to create three sub-areas, one of which will be developed with a retail fuel center, the other two contain existing retail and office uses.
- To the north are multi-family dwellings use zoned in the AR-12, Apartment-Residential and the PUD, Planned Unit Development Districts. To the east across McKittrick Boulevard are offices and medical offices zoned in the CPD, Commercial Planned Development District. To the south across Bethel Road is are multiple-family bank and child daycare uses zoned in the AR-12, Apartment-Residential and C-2, Commercial Districts respectively. To the west is a vacant retail building zoned in the CPD, Commercial Planned Development Districts and multi-family dwellings use zoned in the L-AR-12, Limited Apartment-Residential Districts.
- The CPD text commits to the customary use restrictions, development standards including outdoor display controls, landscaping and rooftop mechanical screening. The CPD Text contains variance requests to not require parking within the each subarea but to allow parking to be shared amongst the three subareas and a provision allowing the Board of Zoning Adjustment (BZA) to consider requests to vary development standards, including those depicted on the CPD plan.
- The site falls within the boundaries of Subarea 32 of the *Northwest Plan*, (1990) which proposes supporting development under the existing zoning.
- Bethel Road is identified by the *Columbus Thoroughfare Plan* as an 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

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