

STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2005

6. APPLICATION:	Z05-081
Location:	1169 POLARIS PARKWAY (43240) , being *1.52± acre located on the east side of Sancus Boulevard, 800± feet south of Polaris Parkway (31843401021007). L-C-4, Limited Commercial District.
Existing Zoning:	CPD , Commercial Planned Development District.
Request:	Fuel sales.
Proposed Use:	The Kroger Co.; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street; Columbus, OH 43215; and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
Applicant(s):	Polaris Center, LLC; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street; Columbus, OH 43215.
Property Owner(s):	Shannon Pine, 645-2208, spine@columbus.gov
Planner:	

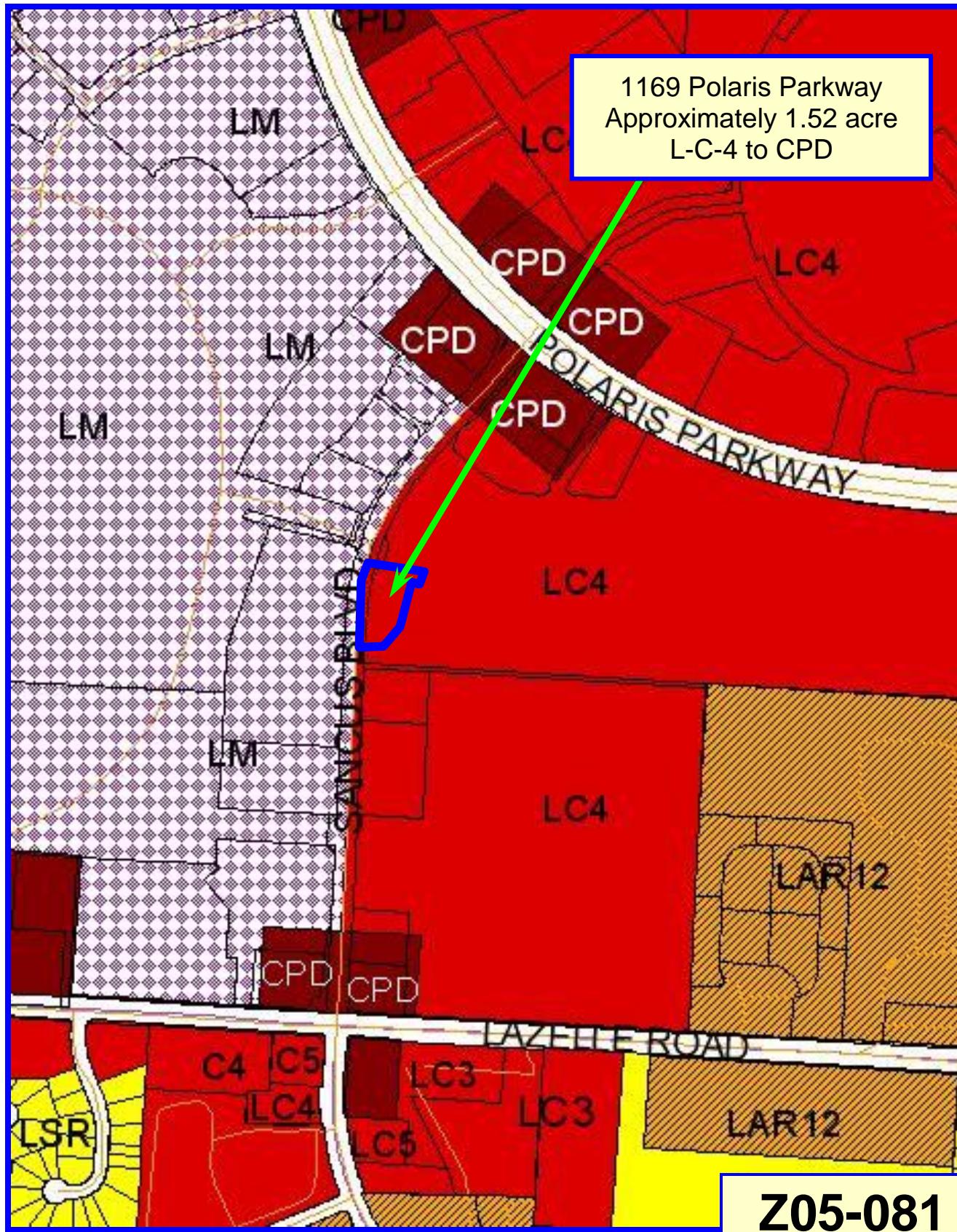
BACKGROUND:

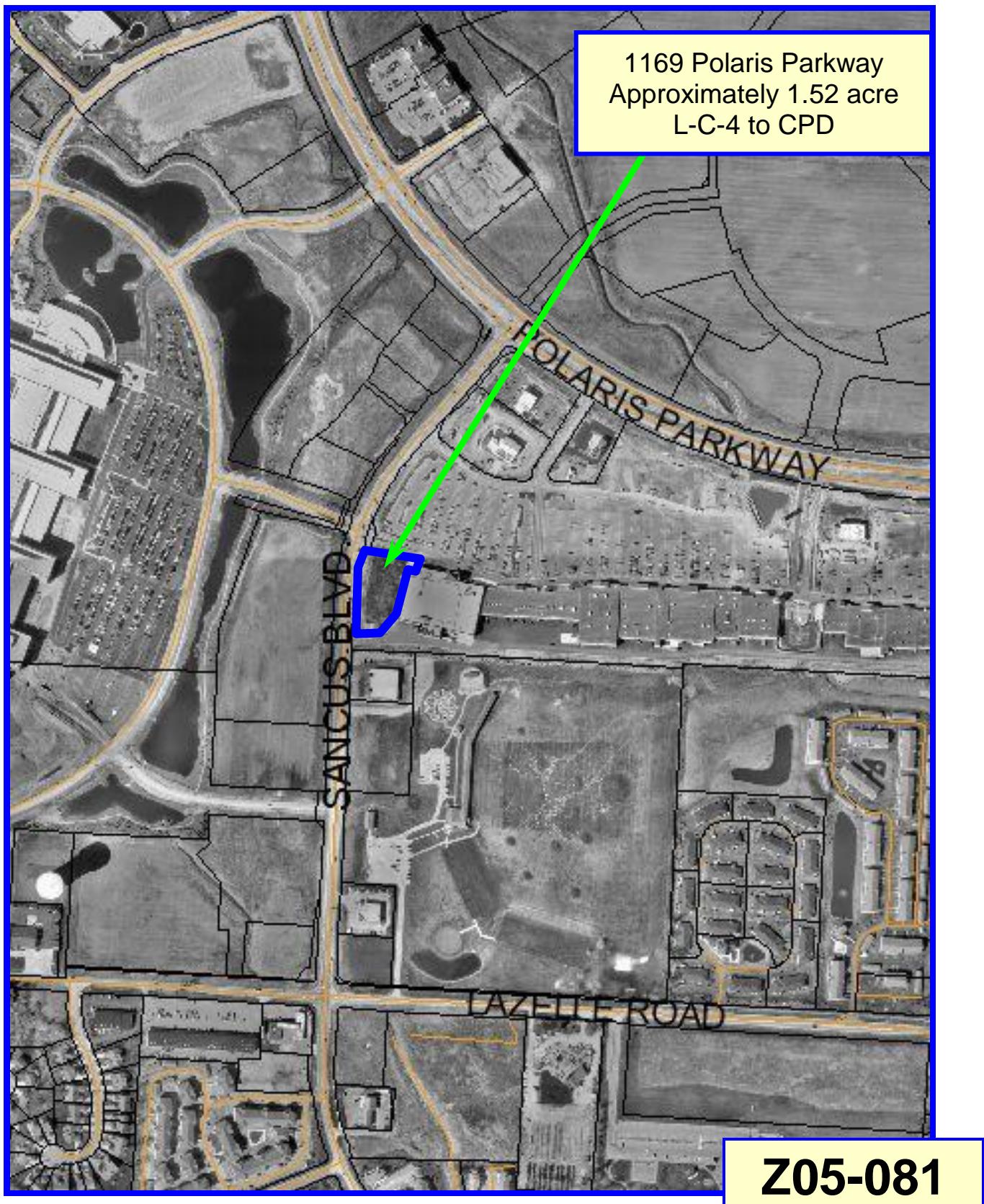
- o The 1.52± acre site is zoned in the L-C-4, Limited Commercial District. The site is an undeveloped out-parcel of a shopping center. The applicant is requesting the CPD, Commercial Planned Development District to develop convenience retail and motor vehicle fuel sales adjacent to Sancus Boulevard in conjunction with an existing grocery store located within the shopping center. The request also includes the addition of a drive-thru pharmacy pick-up window for the existing grocery store.
- o The site is surrounded by a mixed-use shopping center development to the north and east in the L-C-4, Limited Commercial District. To the south is retail development in the L-C-4, Limited Commercial District. To the west across Sancus Boulevard is a shopping center in the L-M, Limited Manufacturing District.
- o The site is located within Subarea J1 of *The Far North Plan* (1994), which recommends that auto-oriented commercial uses be located at major intersections along Polaris Parkway.
- o The CPD text adds motor vehicle fuel sales and convenience retail sales to existing C-4, Commercial District uses. Development standards address site access, building and canopy setbacks, maximum canopy height, landscaping, exterior kiosk and canopy column building materials, outdoor display location, and abandonment provisions.
- o The *Columbus Thoroughfare Plan* identifies Sancus Boulevard as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

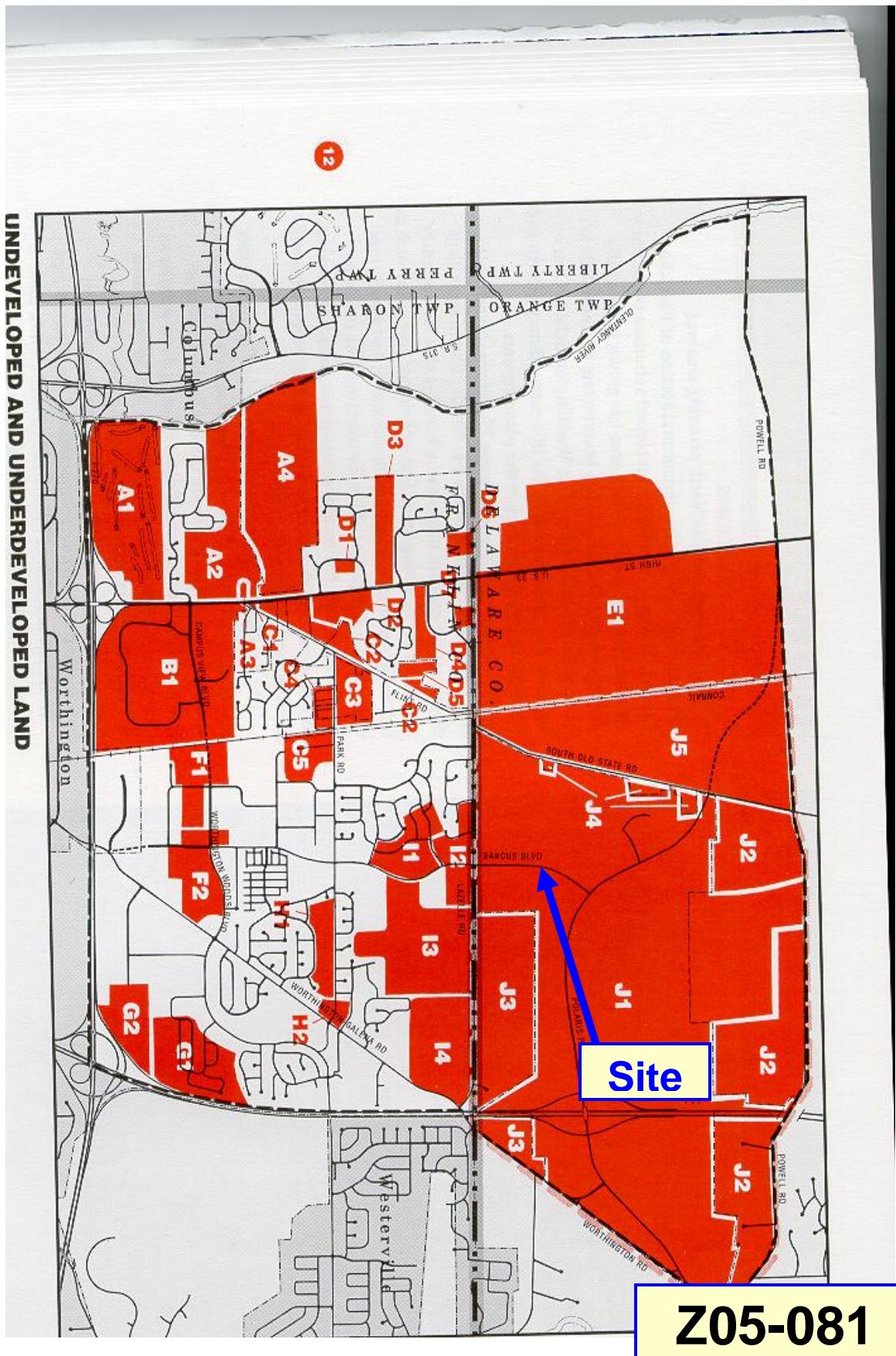
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would allow motor vehicle fuel and convenience retail sales in conjunction with an existing grocery store zoned in the L-C-4, Limited Commercial District. The request also includes the addition of a drive-thru pharmacy pick-up window for the grocery store. CPD development standards address use restrictions, canopy location and design, building materials, site access, landscaping, outdoor display location, and abandonment provisions. This proposal is consistent with a citywide zoning and development pattern that has added gasoline sales as a commercial use to shopping centers anchored by grocery stores.

*The site acreage was increased to 1.523 acres in March 2006.







Subarea I.2: This subarea is the undeveloped land fronting along the southside of Lazelle Road that is located adjacent to Sancus Boulevard. Bordering development includes Polaris Centers of Commerce, water tower, and site of future fire station on the north, single-family and multi-family development on the south and west, and undeveloped land on the east. The existing zoning is Commercial Planned Development (CPD) and Commercial (C2, C3, C4, and C5).

- Support auto-oriented commercial uses as the most appropriate development for the parcels fronting on the intersection.
- Support neighborhood-oriented commercial development for the remaining portions of the subarea.
- All future development must be sensitive to the residential development located south of the subarea.

Subarea I.3: This is a large, 93-acre undeveloped tract of land that is located south of Lazelle Road. The subarea is owned by the Worthington School District and has been reserved as a site for additional school buildings. Adjacent development consists of single-family homes on the south and multi-family apartments on the west. Undeveloped land borders the site on the north and east. The existing zoning is Rural (R) and Institutional (I).

- Support development of the subarea as school facilities for the Worthington School District.
- If the entire subarea is not needed for school buildings, develop with public uses such as a library, community park and recreation center, and police substation. Additional appropriate uses for the subarea include private recreation facilities, a church, or medical facilities.

Subarea I.4: This large, 65-acre subarea is located in the southwest quadrant of Lazelle Road and Worthington Galena Road. The major portion of the subarea is developed as Grace

Brethren Church. The undeveloped portion of the subarea has been reserved by the church as the location for a private high school. Adjacent development consists of single-family homes on the north, multi-family apartments on the south and east, and undeveloped land on the west. Current zoning is Institutional (I), Residential (R2F), and Rural (R).

- Support development of this subarea with land uses that support the mission of the church. Appropriate uses include: expanded church facilities, church parking, retirement housing, church-operated school, and church-related athletic facilities.

Area J: Polaris

Subarea J.1: This subarea is the 1200± acre Polaris Centers of Commerce that is currently being developed as a mixed-use industrial, office, and commercial complex. The subarea is designated as an employment and shopping component of the fringe village. Adjacent development consists of single-family homes that have been developed on large lots. The subarea is zoned Limited Manufacturing (LM), Commercial Planned Development (CPD), and Limited Commercial (LC4).

- Support development of subarea in accordance with current plans and existing zoning. The land uses planned for the subarea include a regional mall, auto-oriented commercial, corporate offices, and high-tech and light assembly industrial.
- Support auto-oriented commercial uses at the major intersections along Polaris Parkway and at the northwest and northeast corners of the Sancus Boulevard and Lazelle Road intersection.

Subarea J.2: This subarea is located in the northwest quadrant of Lazelle Road and Worthington Galena Road. The major portion of the subarea is developed as Grace

To the Development Commission,

The recommendation was Disapproval of this rezoning, as voted on 12-6-05.

The FNCCC voted three in favor and six opposed to the requested zoning for a gas station and pharmacy lane to the west of the present store, located off of Sancus.

Traffic concerns at the NW corner of Kroger were the main complaint.

Please feel free to email or call me, if you have questions. 888-8293

Dan Province, Zoning Chair FNCCC

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 # Z05-081

Being first duly cautioned and sworn (NAME) Donald Plank
 of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich Street, Columbus, Ohio 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.	Polaris Center, LLC C/o Glimcher Realty Trust 150 East Gay Street Columbus, Ohio 43215 No. of Employees: 0 Contact: Doug Campbell (614) 621-9000	2.	The Kroger Company 4111 Executive Parkway Westerville, Ohio 43081 No. of Employees: 3325 Contact: Tom Cowen (614) 898-3218
3.		4.	

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29th day of March, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

11-05-08

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



STACEY L. DANZA
 Notary Public, State of Ohio
 My Commission Expires 11-05-08