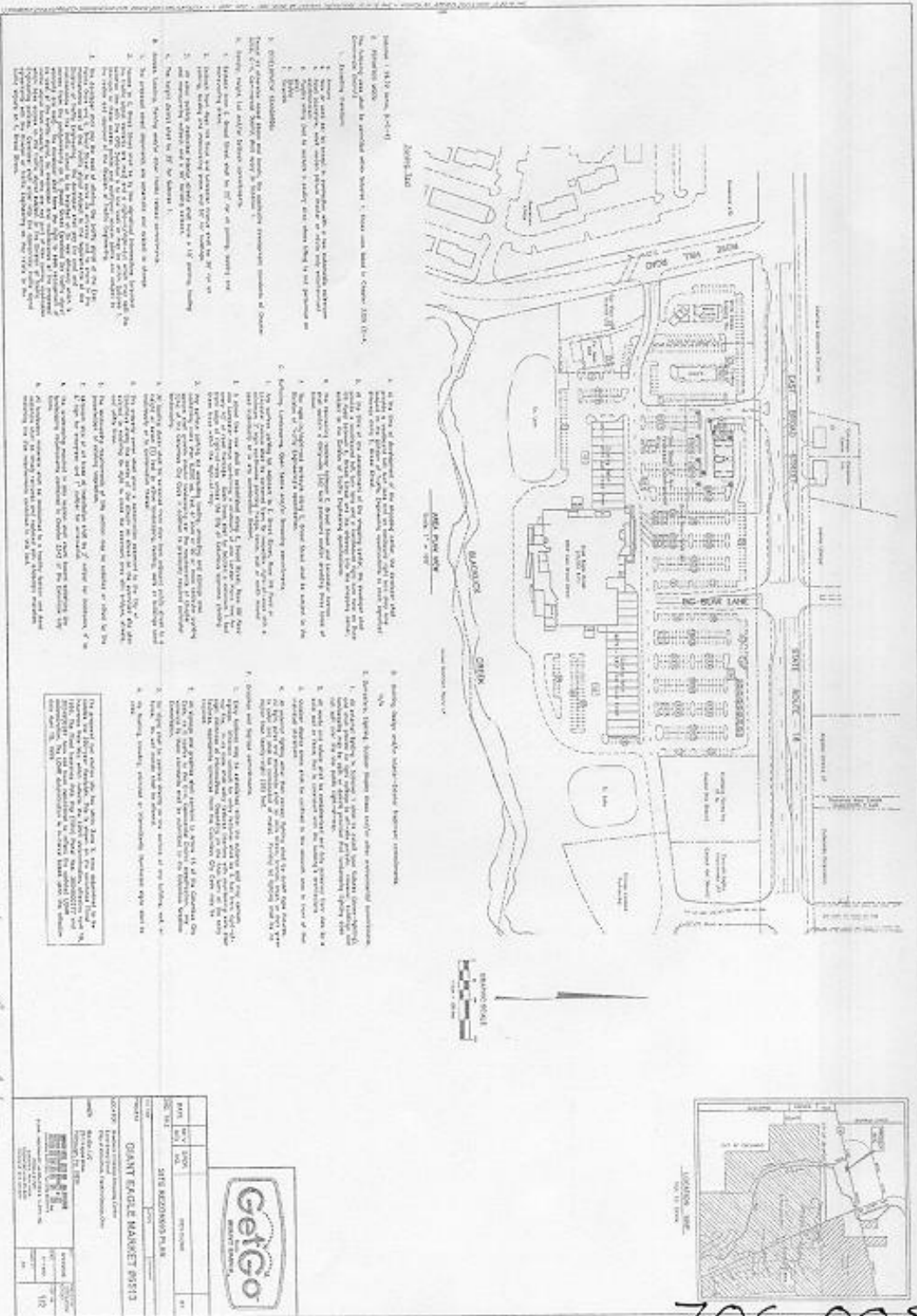


Z06-008

FINAL RECEIVED

*John B. Reynolds III*  
*5/10/06*  
*Dana Witt*



- 1. The City of Jacksonville shall have the right to... (text partially obscured)
- 2. The City of Jacksonville shall have the right to... (text partially obscured)
- 3. The City of Jacksonville shall have the right to... (text partially obscured)

- 4. The City of Jacksonville shall have the right to... (text partially obscured)
- 5. The City of Jacksonville shall have the right to... (text partially obscured)
- 6. The City of Jacksonville shall have the right to... (text partially obscured)
- 7. The City of Jacksonville shall have the right to... (text partially obscured)



**GRANT EAGLE MARKET #9513**

118

Z06-008

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

- 3. APPLICATION: Z06-008**  
**Location:** 6867 EAST BROAD STREET (43213), being 21.7± acres located on the south side of East Broad Street, 352± feet east of Rose Hill Road (010-241328).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Follow up rezoning to a Council Variance allowing a Retail Filling Station.  
**Applicant(s):** Giant Eagle Inc.; c/o Jackson B. Reynolds III, Atty., Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Broad Street Retail LLC; c/o Continental Real Estate; 150 East Broad Street; Columbus, OH 43215.  
**Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

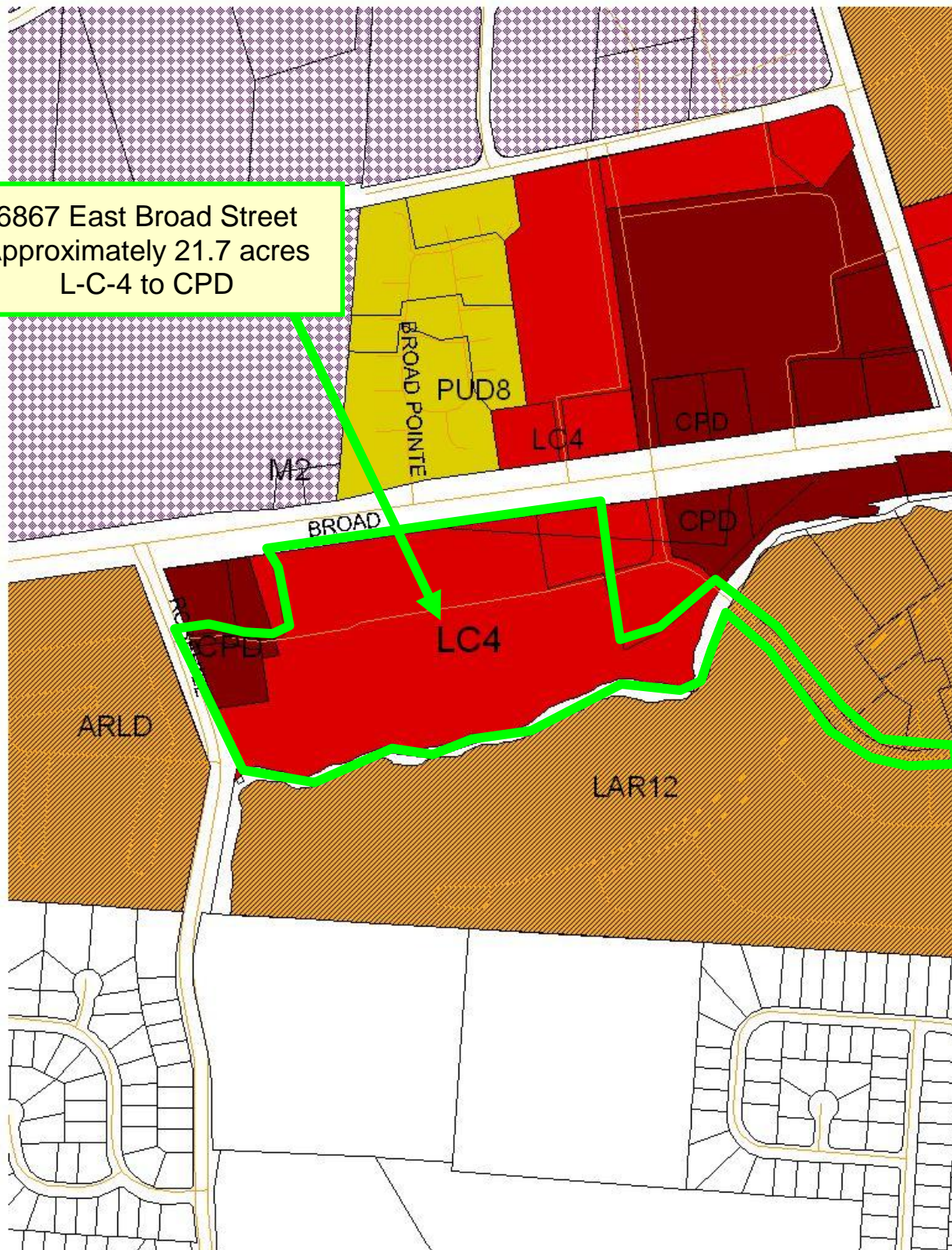
**BACKGROUND:**

- The Applicant requests the CPD, Commercial Planned Development Districts as a required follow up of Council Variance CV05-025 which was approved to allow a retail filling station in this developed shopping center. The filling station is not yet under construction and is located just east of the second outparcel from Rose Hill Road and is located in the Floodway fringe.
- To the north is undeveloped land in the M-2, Manufacturing District, multi-family development in the PUD-8 Planned Unit Development District, a single-family dwelling in the L-C-4, Limited Commercial District and commercial development in the CPD, Commercial Planned Development District. To the east is commercial development in the L-C-4, Limited Commercial and PD, Commercial Planned Development Districts To the south are multi-family dwellings zoned in the L-AR-12, Limited Apartment Residential District. To the west are multi-family dwellings zoned in the ARLD, Limited Apartment Residential District.
- The site lies within the boundaries of the *East Broad Street Study*, but not within a specific focus area.
- The CPD text commits to use limitation, street trees, parking lot and updates the 1997 L-C-4 Text.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District is consistent with the *East Broad Street Study*, and with the development and zoning patterns of the area.

6867 East Broad Street  
Approximately 21.7 acres  
L-C-4 to CPD



**Z06-008**

6867 East Broad Street  
Approximately 21.7 acres  
L-C-4 to CPD



**Z06-008**



# 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 # 206-008

being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 W. Broad Street, 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. Broad Street Retail LLC c/o Continental Real Estate 150 East Broad Street Columbus, OH 43215	2. Giant Eagle Inc. 261 Kappa Drive Pittsburgh, PA 15238
3.	4.

SIGNATURE OF AFFIANT

*Jackson B. Reynolds, III*

Subscribed to me in my presence and before me this 20th day of December in the year 2005

SIGNATURE OF NOTARY PUBLIC

*Jennifer T. Huette*

My Commission Expires:

04-25-09

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



JENNIFER T. HUETTE  
Notary Public, State of Ohio  
My Commission Expires 04-25-09