

VICINITY MAP:

LEGEND:

1. * TREES GREATER THAN SIX INCHES IN CALIPER SHOULD BE PROTECTED DURING AND AFTER CONSTRUCTION. THE PROTECTION ZONE SHOULD INCLUDE THE DRIP LINE TO AVOID COMPACTION OF THE ROOTS. SEE ZONING TEXT FOR ADDITIONAL DETAIL OF THE TREE PROTECTION ZONE.
2. * ALONG CLIME ROAD - FIVE FOOT PARKING SETBACK WITH SCREENING IN COMPLIANCE WITH CCC SECTION 3312.21.
3. * ALONG DEMOREST ROAD - TEN FOOT PARKING SETBACK WITH SCREENING IN COMPLIANCE WITH CCC SECTION 3312.21.
4. * THE CURB CUT ON CLIME ROAD SHALL BE DESIGNED AS A THREE MOVEMENT DRIVE: RIGHT-IN, RIGHT-OUT AND LEFT-IN.
5. * THE CURB CUT ON DEMOREST ROAD SHALL BE DESIGNED AS A THREE MOVEMENT DRIVE: RIGHT-IN, RIGHT-OUT AND LEFT-OUT. THE EXISTING CURB CUT ON DEMOREST ROAD SHALL BE REDESIGNED.
6. * TO BE TRANSFERRED TO THE CITY OF COLUMBUS FOR THE EXPANSION OF RIGHT-OF-WAYS ON CLIME AND DEMOREST ROADS.



CPD PLAN
UNITED DAIRY FARMERS INC.
3537 CLIME ROAD, COLUMBUS, OHIO 43228

Donald Plank 3/4/2013
 DONALD PLANK, ATTORNEY DATE

Z12-055

Final Received 3/4/13

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 8, 2012**

- 5. APPLICATION: Z12-055 (12335-00000-00522)**
Location: **3537 CLIME ROAD (43228)**, being 1.5± acres located at the southwest corner of Clime and Demorest Roads (570-138804 & part of 570-248379; Greater Hilltop Area Commission).
Existing Zoning: C-4, Commercial, and CPD, Commercial Planned Development Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Fuel sales in conjunction with convenience retail.
Applicant(s): United Dairy Farmers, Inc.; c/o Donald Plank, Plank Law Firm; 145 East Rich St., 3rd Floor; Columbus, OH 43215.
Property Owner(s): United Dairy Farmers, Inc.; c/o John Johnston, Architect; 3955 Montgomery Road; Cincinnati, OH 45212.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

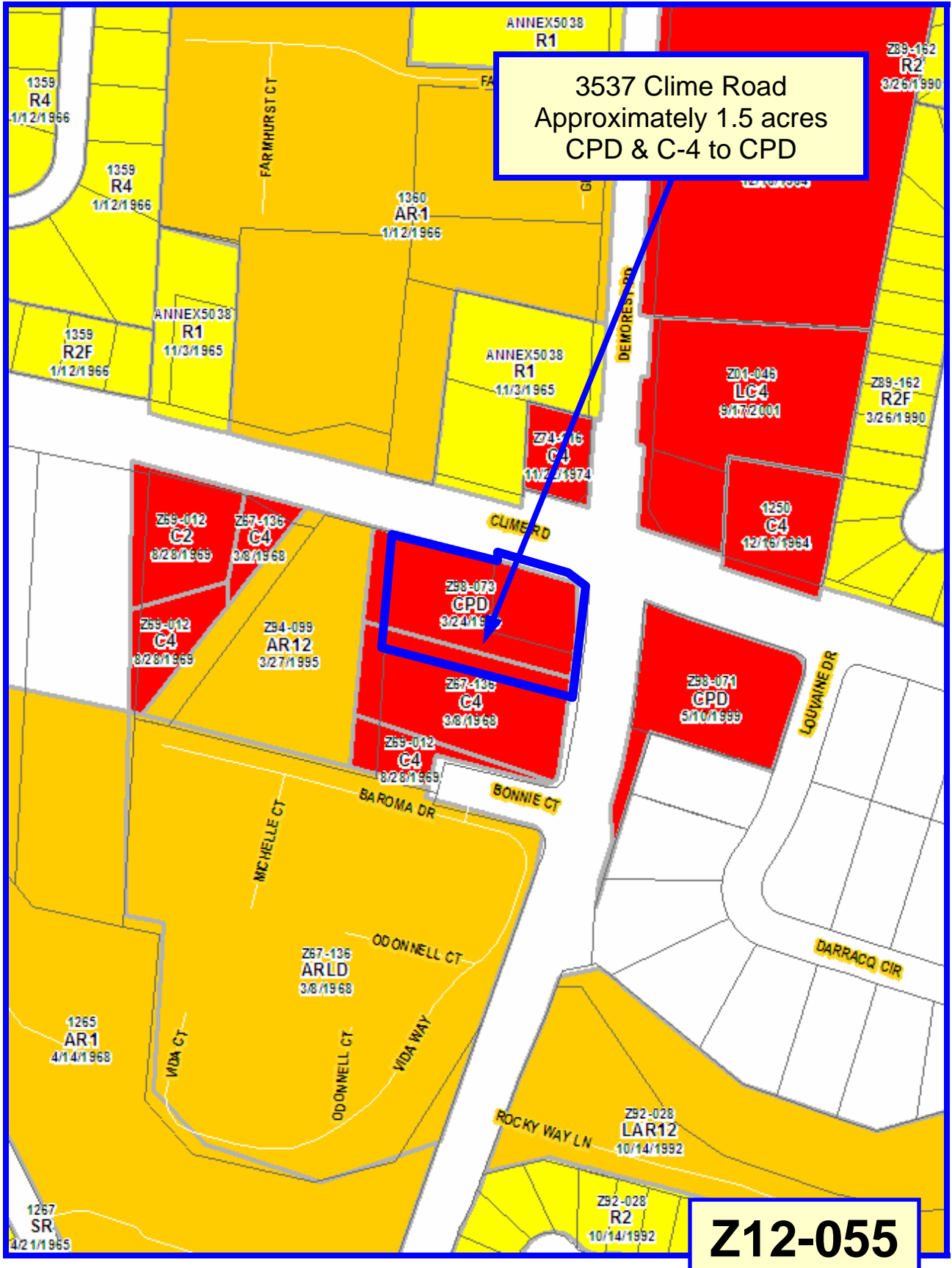
BACKGROUND:

- The 1.5± acre site with a fuel sales facility and convenience store in the CPD, Commercial Planned Development District and includes undeveloped land in the C-4 Commercial District. The requested CPD, Commercial Planned Development District will allow a larger convenience store and relocated fuel pumps.
- To the north across Clime Road is a single-unit dwelling in the R-1, Residential District, and a carry-out in the C-4, Commercial District. To the east across Demorest Road is a retail pharmacy in the CPD, Commercial Planned Development District. To the south is undeveloped land in the C-4, Commercial District. To the west is a senior apartment building in the AR-12, Apartment Residential District.
- The CPD text proposes C-3, Commercial uses in addition to the fuel sales and convenience store uses, and includes provisions for setbacks, landscaping, screening, tree preservation, building materials, outdoor display, and abandonment. A parking setback variance along Clime Road is included in the request.
- The site is located within the planning area of *The Greater Hilltop Plan Amendment* (2010) which recommends which recommends community commercial uses for this location.
- The site is located within the boundaries of the Greater Hilltop Area Commission whose recommendation is for approval of the requested CPD District.
- The *Columbus Thoroughfare Plan* identifies Clime Road as a 4-2D arterial

requiring a minimum of 60 feet of right-of-way from centerline, and Demorest Road as a 4-2 arterial, requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District, will allow a larger convenience store and relocated fuel pumps at an existing fuel sales facility. The request is consistent with the established development pattern and the land use recommendations of *The Greater Hilltop Plan Amendment*, and can further be supported based on the zoning history of the site and its corner location.



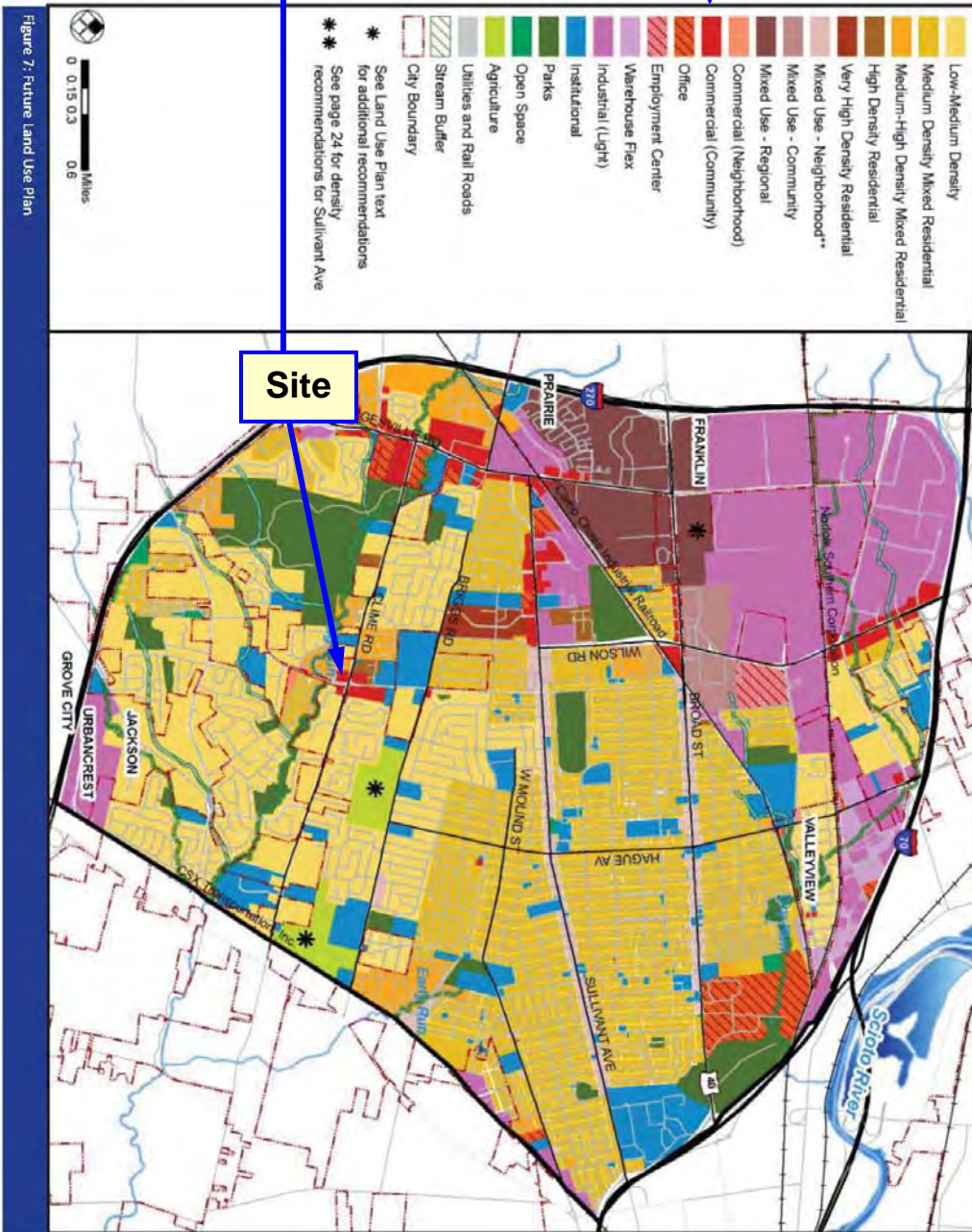
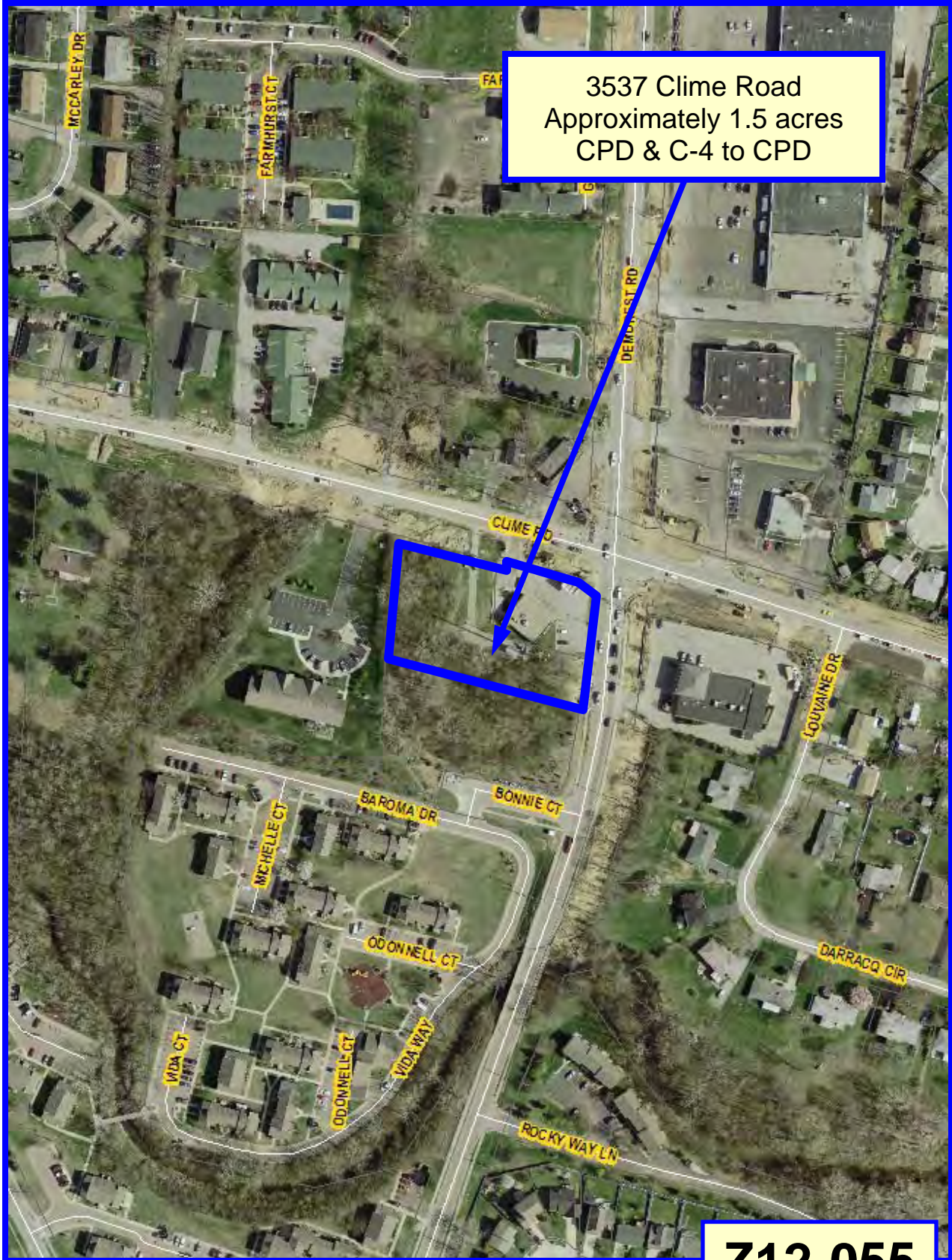


Figure 7: Future Land Use Plan

Z12-055



3537 Clime Road
Approximately 1.5 acres
CPD & C-4 to CPD

Z12-055



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME GREATER HILTOP AREA MEETING DATE 10/2/2012
CASE NUMBER 212-055 Case Type Council Variance Rezoning
ZONING ADDRESS 3537 CLINE RD 43228 APPLICANT UNITED DAIRY FARMERS
PERSON[S] REPRESENTING APPLICANT AT MEETING DONALD PLANK

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area Commission see note at the bottom.

Applicant Response

	Yes	No
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

Approval Disapproval Conditional approval (list conditions and applicant response above)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

Recommending Commission / Association / Accord Partner Vote: For 14 Against 0

Signature / Title of Authorized Representative Myra Jager, CHAIR ZONING COMMITTEE

Daytime Phone Number 614-653-7653

NOTE TO AREA COMMISSIONS: Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval". If, at the time the ordinance is sent to Council, any condition that has checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



REZONING APPLICATION

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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.

APPLICATION # Z12-055 12335-00000-00522

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald T. Plank
of (COMPLETE ADDRESS) Plank Law Firm, LPA, 145 E. Rich St., 3rd Floor, 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

1. United Dairy Farmers, Inc. 3955 Montgomery Road Cincinnati, OH 45323 No. of Columbus-based employees: 496 (per John Johnston, Architect 513-396-8700)	2. -----
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 14th day of MARCH, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

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

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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