

PRELIMINARY
SITE PLAN



DATE: _____
 DATE: _____
 DONALD N. SCHOFIELD
 ARCHITECT
 1827 NORTHINGTON WOODS BLVD.
 NORTHINGTON, OHIO 43085
 DATE: _____
 DATE: _____
 C. SCHOFIELD
 APPLICANT

DATE	BY	REVISION

DONALD SCHOFIELD + ASSOCIATES, INC.
ARCHITECTS
 1827 NORTHINGTON WOODS BLVD.
 NORTHINGTON, OHIO 43085
 TEL (614) 840-0928
 FAX (614) 840-0928

888 W. LANE AVE.
 806 W. LANE AVENUE
 COLUMBUS, OHIO 43223

DATE	BY	REVISION



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2005**

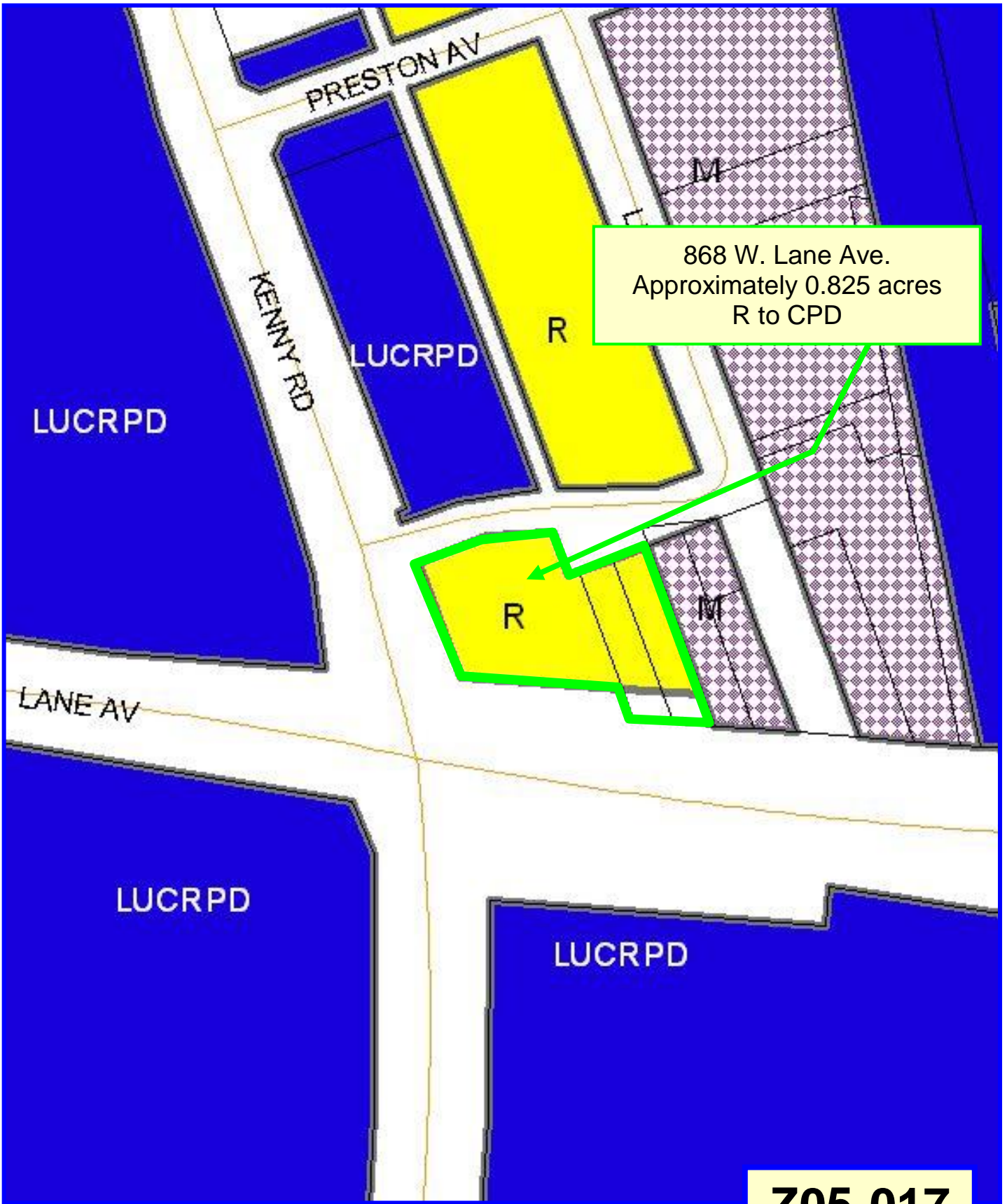
1. **APPLICATION:** **Z05-017**
Location: **868 WEST LANE AVENUE (43221)**, being 0.825± acres located at the northeast corner of West Lane Avenue and Kenny Road (010-245536).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Retail, Office, Highway-Oriented Businesses, Gas Station, Auto Service, Sales, Repair.
Applicant(s): Church on the Lane Antique and Gift Shop, Inc.; c/o C. Bernard Brush; 5530 Columbia Road; Pataskala, OH 43062.
Property Owner(s): Church on the Lane Antique and Gift Shop, Inc., 2170 W. Lane Avenue.
Planner: Walter Green, 645-2485, wagreen@columbus.gov

BACKGROUND:

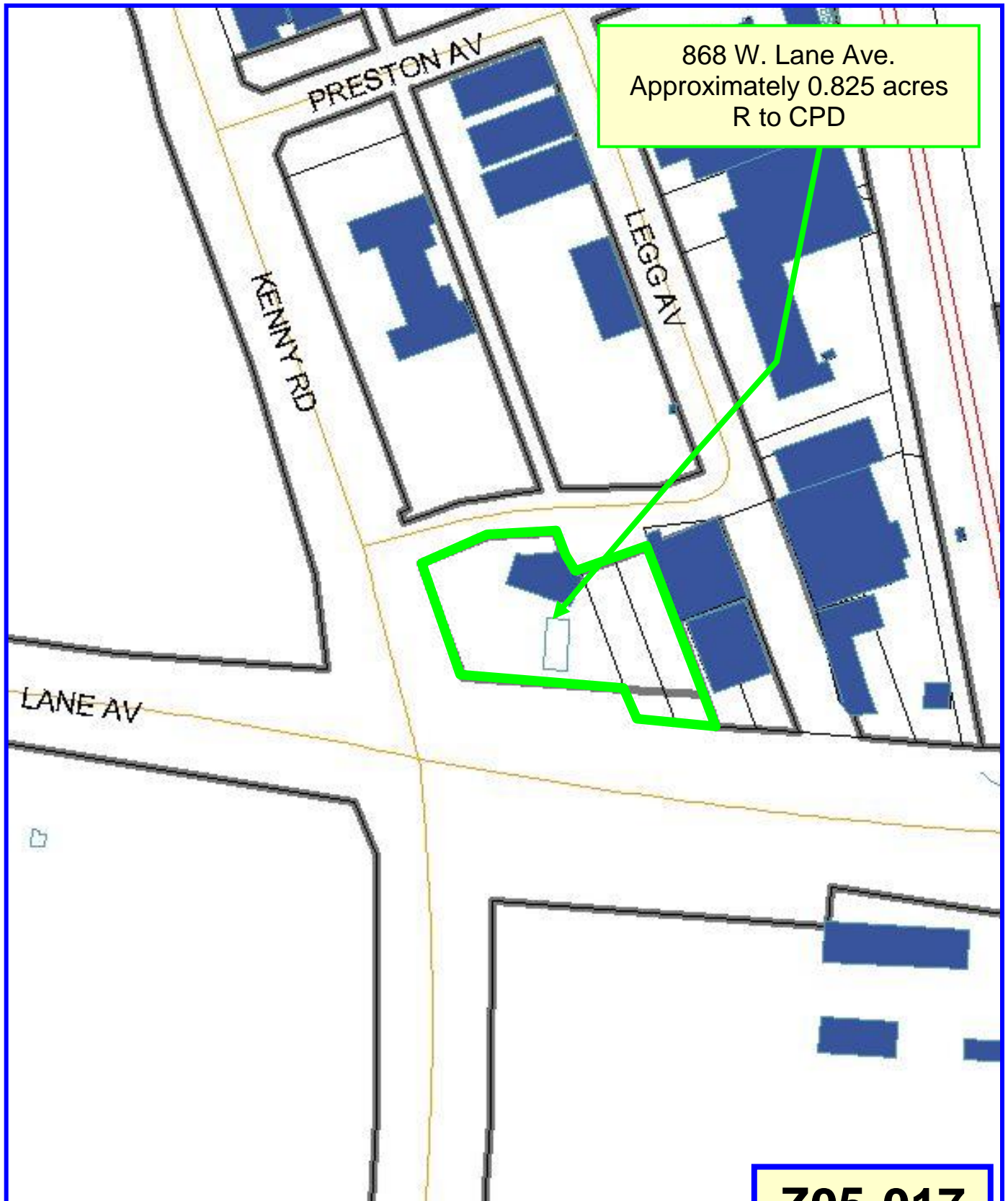
- The 0.825± acre site is developed with a vacant service station that has been zoned in the R, Rural District since it was annexed into the City in 1998. The applicant is requesting the CPD, Commercial Planned Development District, to bring the existing development into conformance with zoning and to provide additional options for future development.
- East of the site, along Lane Avenue, is property zoned M, Manufacturing District currently used for a fitness facility, dance studio and music academy. North, south, southwest, and west of the site is property zoned in the LUCRPD, Limited University-College Research Park Development District. Northeast of the site is property in the R, Rural District owned by the State of Ohio.
- The *Columbus Thoroughfare Plan* identifies Lane Avenue and Kenny Road as 4-2 arterials requiring a minimum of 50' of right-of-way from centerline.
- The proposed CPD would permit nearly all of the C-1, C-2, C-3, C-4 uses and limit C-5 uses to automobile service stations, carryouts and fast food businesses.
- The sign structure on the property is a non-conforming structure. The property is not adjacent to SR 315 so approval for any sign, including a motorists services use ground sign, from the Graphics Commission would be necessary to place a sign on the structure.
- The proposed CPD includes development standards for building, canopy and parking setback, site access, headlight screening, street trees, outdoor display and lighting.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

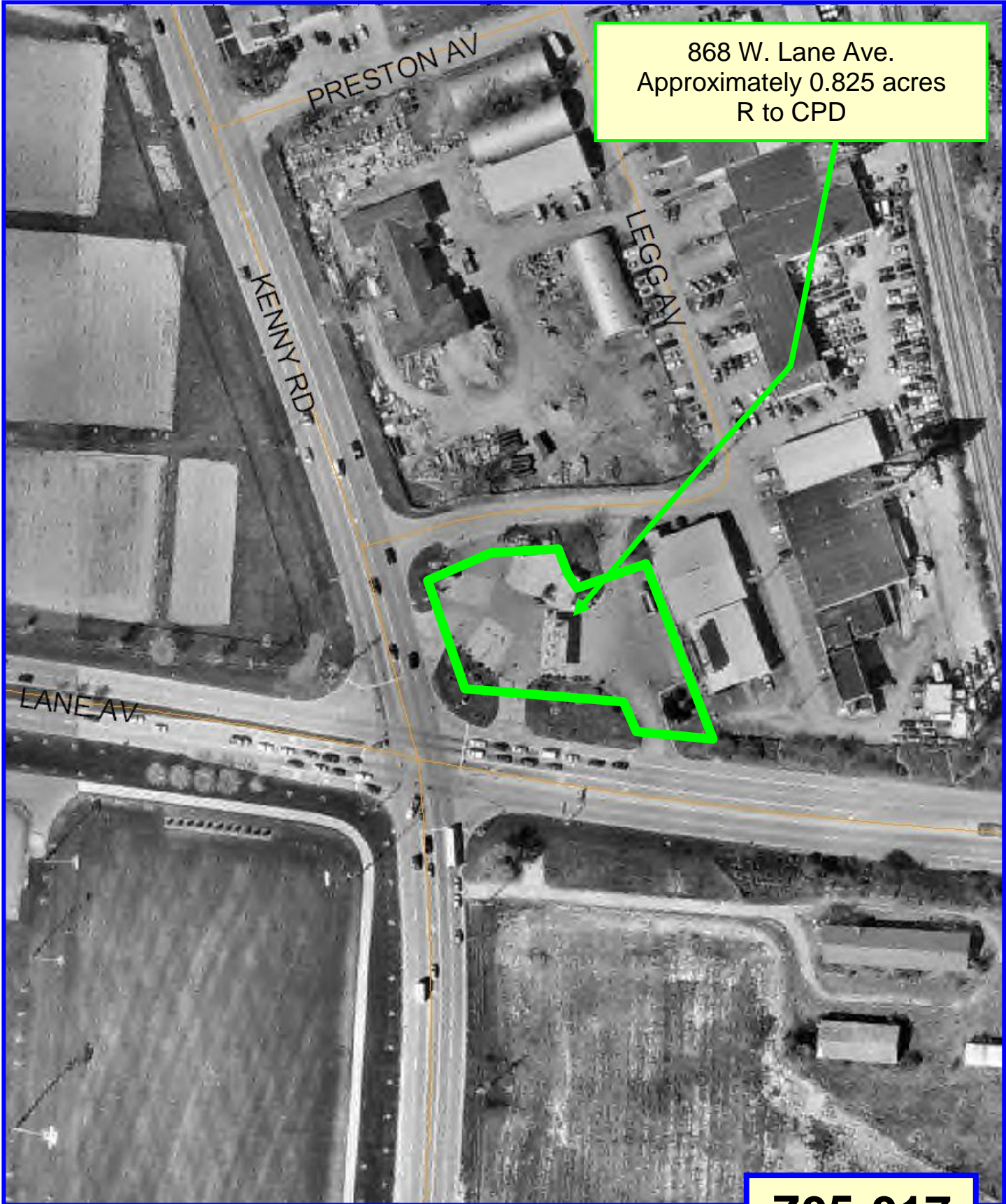
The proposed CPD, Commercial Planned Development District, would permit use of the existing building for a number of commercial uses and allow for future development of the site consistent with the established zoning and development patterns of the area. The CPD includes development standards for landscaping, site design and permitted uses.



Z05-017



Z05-017



868 W. Lane Ave.
Approximately 0.825 acres
R to CPD

Z05-017



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 APPLICATION # Z05-017
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) C. Bernard Brush
of (COMPLETE ADDRESS) 5530 Columbia Road, SW, Pataskala, Ohio 43062
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 and their mailing addresses:

NAME COMPLETE MAILING ADDRESS
VIRGINA C. STOLTZ 2170 W. Lane Ave., Columbus, Ohio 43221

ROBERTA B. FERGUSON, Trustee 515 Glen Ave. Lake Bluff, Illinois 60044
of Philip C. Stoltz Trust

EQUILON ENTERPRISES LLC Attn:Real Estate Admin., 12700 Northborough, Houston, TX 77002
(100% wholly-owned by subsidiaries of Shell Oil Company)

SIGNATURE OF AFFLIANT C. Bernard Brush

Subscribed to me in my presence and before me this 19th day of May, in the year 2005

SIGNATURE OF NOTARY PUBLIC Barbara Jean Scarberry

My Commission Expires: 5-26-08

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



BARBARA JEAN SCARBERRY
Notary Public, State of Ohio
My Comm. Expires 05-26-08