

Z07-034 Final Revised 9/22/08 by *Shannon Fulp*

CPD Plan

Z07-034

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 13, 2007**

- 2. APPLICATION: Z07-034**
Location: **965 BETHEL ROAD (43214)**, being 0.45± acres located on the south side of Bethel Road, 250± feet west of Jasonway Avenue (216-151116).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Coffee shop.
Applicant(s): RGM Real Estate, LLC; c/o Sean Mentel, Atty.; 175 South Third Street, Suite 800; Columbus, OH 43215.
Property Owner(s): RGM Real Estate, LLC; 2200 Cloverdale Court; Columbus, OH 43235.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

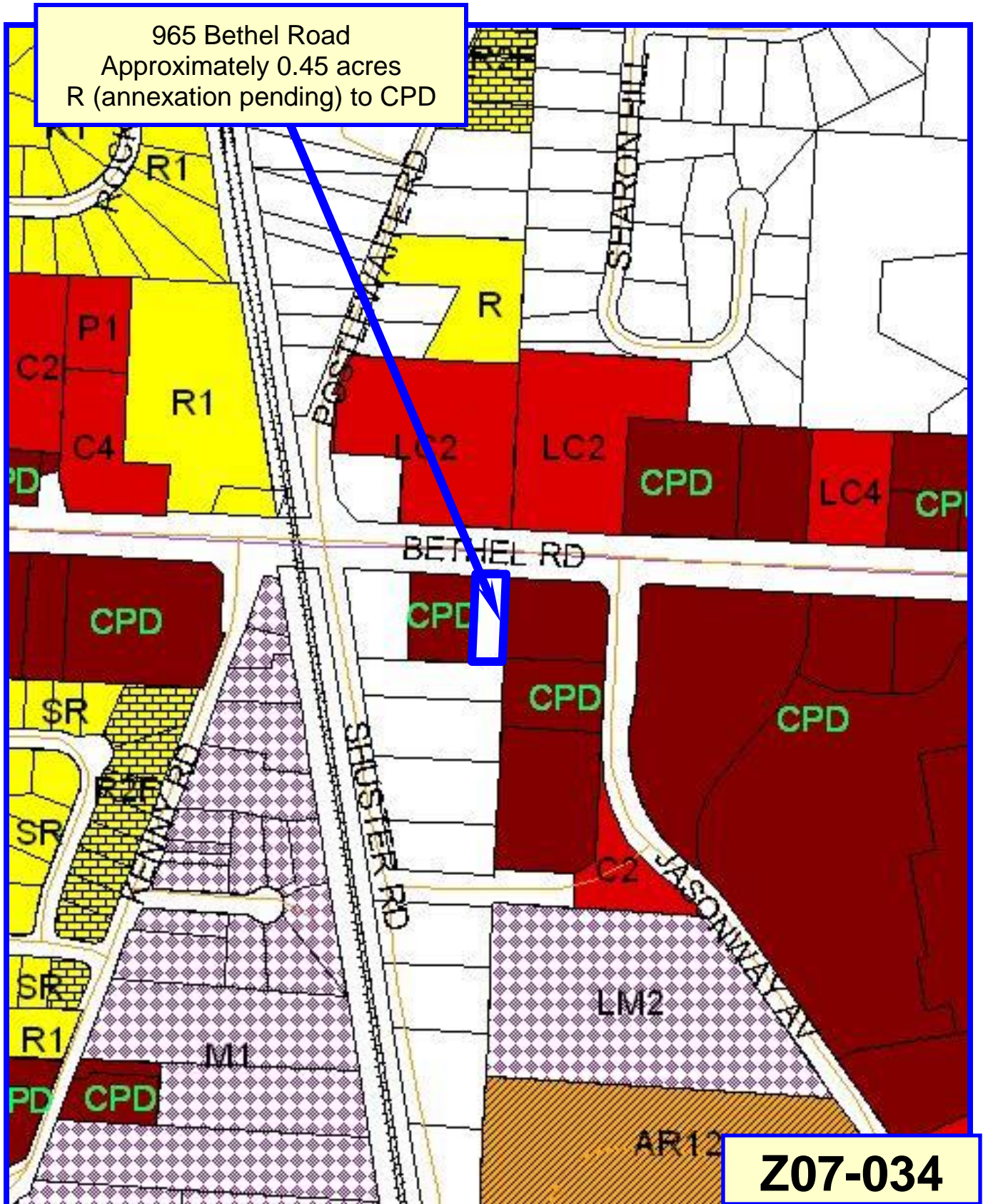
BACKGROUND:

- The 0.45± acre site was annexed into to the City of Columbus on September 26, 2007, and is currently zoned R, Rural District. It was formerly zoned in the Community Commercial District in Perry Township. The applicant is requesting a comparable rezoning to the CPD, Commercial Planned Development District for a coffee shop development that was constructed with the approval of Perry Township and the State of Ohio. The coffee shop has just recently opened for business.
- To the north across Bethel Road is an office development in the L-C-2, Limited Commercial District. To the east is a retail pharmacy in the CPD, Commercial Planned Development District. To the west and south is office development in the CPD, Commercial Planned Development District and in Perry Township respectively.
- The CPD plan depicts the as-built conditions of the site. The CPD text includes use restrictions and development standards that address setbacks, landscaping, and lighting and graphics controls. Variances for a building setback reduction from sixty (60) feet to twenty-five (25) feet, a by-pass lane, and for four (4) required parking spaces are included in the request.
- The site is located within the planning area of *The Northwest Plan* (2007) which recommends that commercial development fronting on Bethel Road should adhere to the *Bethel Road Development Standards* (1990). Planning Division staff has determined that the CPD text substantially complies with the *Bethel Road Development Standards* (BRDS). Deviations from the Standards related to landscape materials and setback are minor and appropriate given the small size of the subject parcel, while still upholding the functional and aesthetic goals of the BRDS.

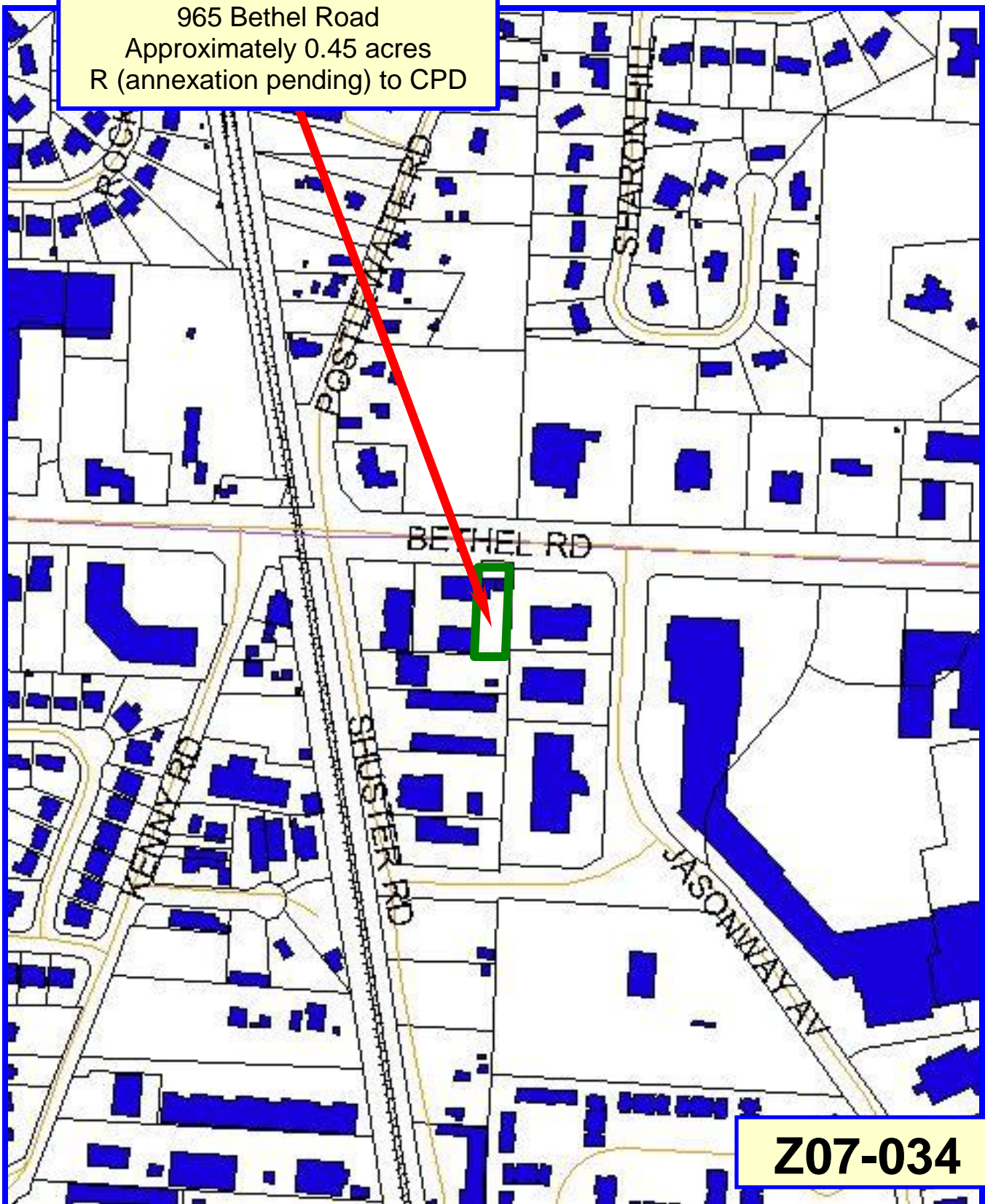
- The *Columbus Thoroughfare Plan* identifies Bethel Road as a 4-2D arterial requiring a minimum of sixty feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will conform a coffee shop development that was permitted and constructed in Perry Township. The site is currently undergoing annexation into Columbus. The proposal establishes development standards that substantially comply with the *Bethel Road Development Standards* and are consistent with surrounding commercial development.



965 Bethel Road
Approximately 0.45 acres
R (annexation pending) to CPD



Z07-034



Post Office Box 20134
Columbus, OH 43220

*Community Enrichment
Through Participation!*

December 13, 2007

Development Commission
City of Columbus Department of Development
757 Carolyn Avenue
Columbus OH 43224

Re: Z07-034; 965 Bethel Road

Dear Commissioners:

The Northwest Civic Association Board ***disapproved*** the applicant's request for variance at our meeting on December 5, 2007 with a vote of 11 (no) to 1 (yes). It was reasonable for the applicant to know that the property would have to be annexed into the city of Columbus because of water needs. Instead of presenting to the NWCA at either the September, October or November meetings as was offered, the applicant chose to delay appearance in front of the Board until after the business---Starbucks---had already opened.

Sincerely,

John Ehlers
President
NWCA Board

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 FRANKLINAPPLICATION # 207-034

Being first duly cautioned and sworn (NAME) Rebecca L. Egelhoff
 of (COMPLETE ADDRESS) 175 S. Third St., Ste 800 Cols, 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. <u>R6M Real Estate, LLC</u> <u>6300 NE 1st Ave, 3rd FL</u> <u>Ft. Lauderdale, FL 33334</u> <u>0-Columbus based employees</u> <u>Brian Smith - 954-343-2470</u>	2. <u>Starbucks (Coffee Company) Corporation</u> <u>2401 Utah Avenue South</u> <u>Seattle, Washington 98134</u> <u>Brian Smith - 954-343-2470</u>
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 25th day of September, in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



GARY L. JONES
 Attorney at Law
 Notary Public, State of Ohio
 My Commission Has No Expiration
 Section 147.03 R.C.