

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 11, 2007**

- 2. APPLICATION: Z06-078**
- Location:** **5415 ROBERTS ROAD (43026)**, being 9.3± acres located on the south side of Roberts Road, 500± feet east of Hilliard-Rome Road (560-168621).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Drive-thru coffee shop.
- Applicant(s):** Karen S. Rofsky; 6290 Youngland Drive; Columbus, OH 43228.
- Property Owner(s):** Sun Life Assurance Company of Canada, c/o Grubb & Ellis / Adena Realty; 8800 Lyra Drive, Suite 150; Columbus, OH 43240.
- Planner:** Walter Green, 645-2485, wagreen@columbus.gov

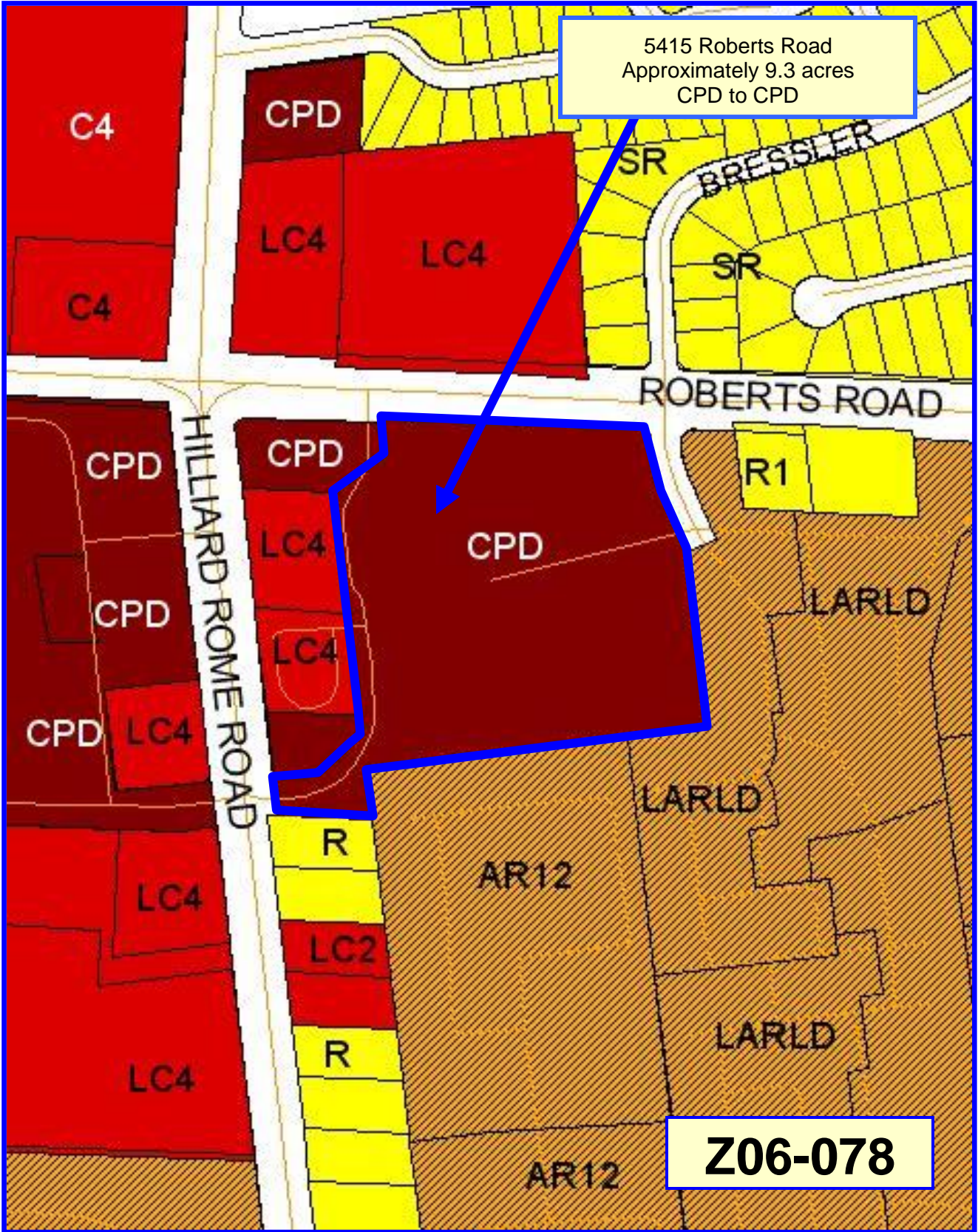
BACKGROUND:

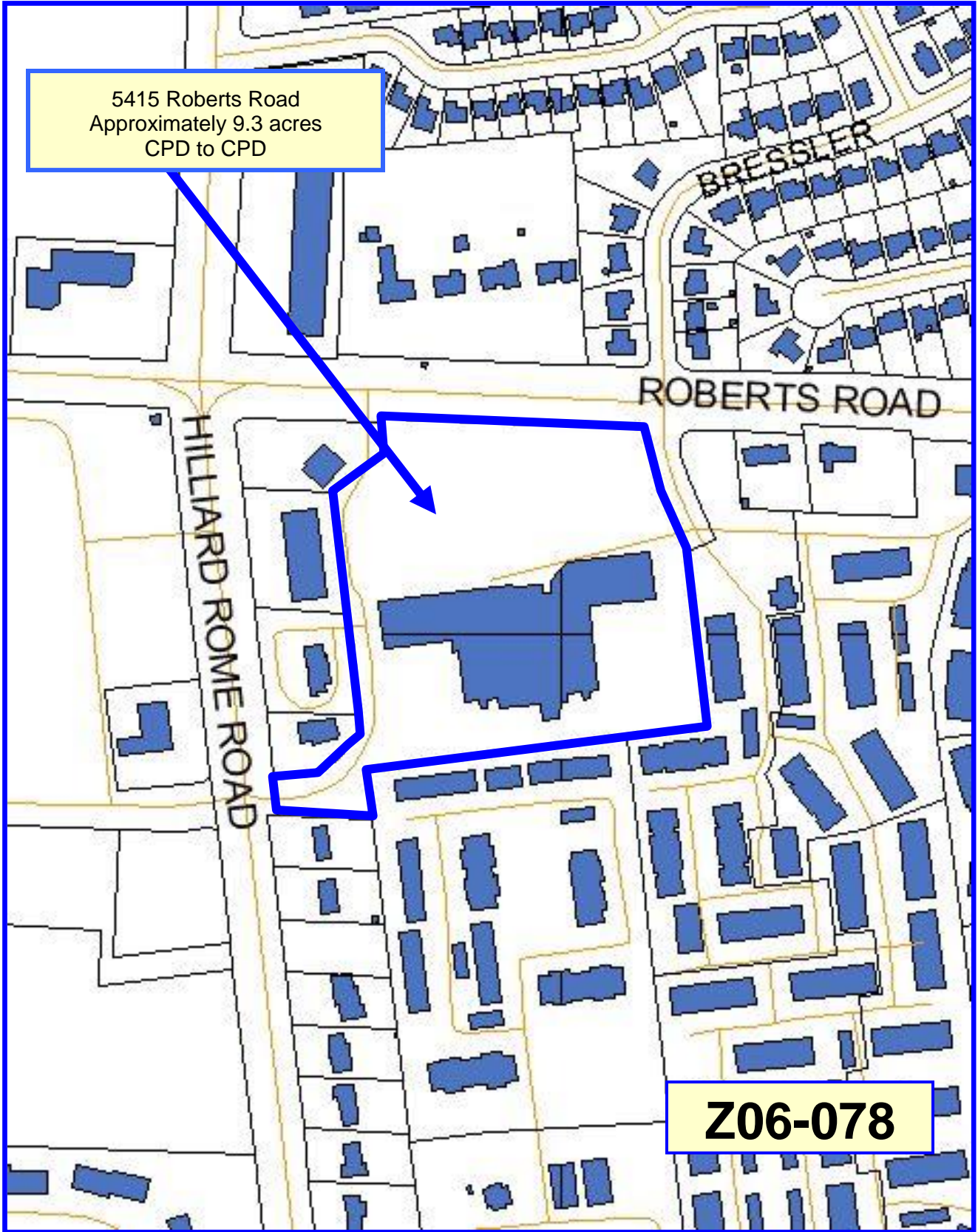
- The 9.3± site is developed with a shopping center in the CPD, Commercial Planned Development District, which allows C-4, Commercial District uses. The applicant is requesting a revision to the CPD to allow one C-5, Commercial District use, a maximum 200 square foot kiosk to serve food or beverages to customers in their automobiles. The applicant has indicated that they are planning on opening a coffee shop.
- The specific site for the kiosk is located in the parking lot of an existing shopping center. To the north of the site, across Roberts Road, is a shopping center in the L-C-4, Limited Commercial District. To the east, across Potts Place, is a multi-family residential development in the L-ARLD, Limited Apartment Residential District. To the south is a multi-family development in the L-AR-12, Apartment Residential District. To the west is a convenience store with fuel pumps in the CPD, Commercial Planned Development District and retail and restaurant development in the L-C-4, Limited Commercial District.
- The site has 405 parking spaces. The applicant has provided information indicating that the restaurant uses on site are required to have 176 spaces and the retail uses are required to have 284 spaces, for a total of 460 parking spaces. The proposed drive-thru coffee shop reduces the available parking spaces by 32. The applicant is requesting a variance of 87 parking spaces, from 460 to 373. One additional space is required for the new building, so the proposed variance will be for 88 parking spaces.
- The site is located within the boundaries of the *West Columbus Interim Development Concept Plan* (1991) which recommends commercial uses for the site.

- The *Columbus Thoroughfare Plan* identifies Roberts Road as a 4-2 arterial requiring a minimum of 50 feet right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

This proposed rezoning maintains the existing permitted uses and adds one new C-5 use, an establishment serving food or beverages to customers in their automobiles. This use is limited to a 200 square foot building on 0.2 acres on the site. The staff recommendation is for approval. The proposed use, as limited by size and location, is consistent with the zoning and development in the area.





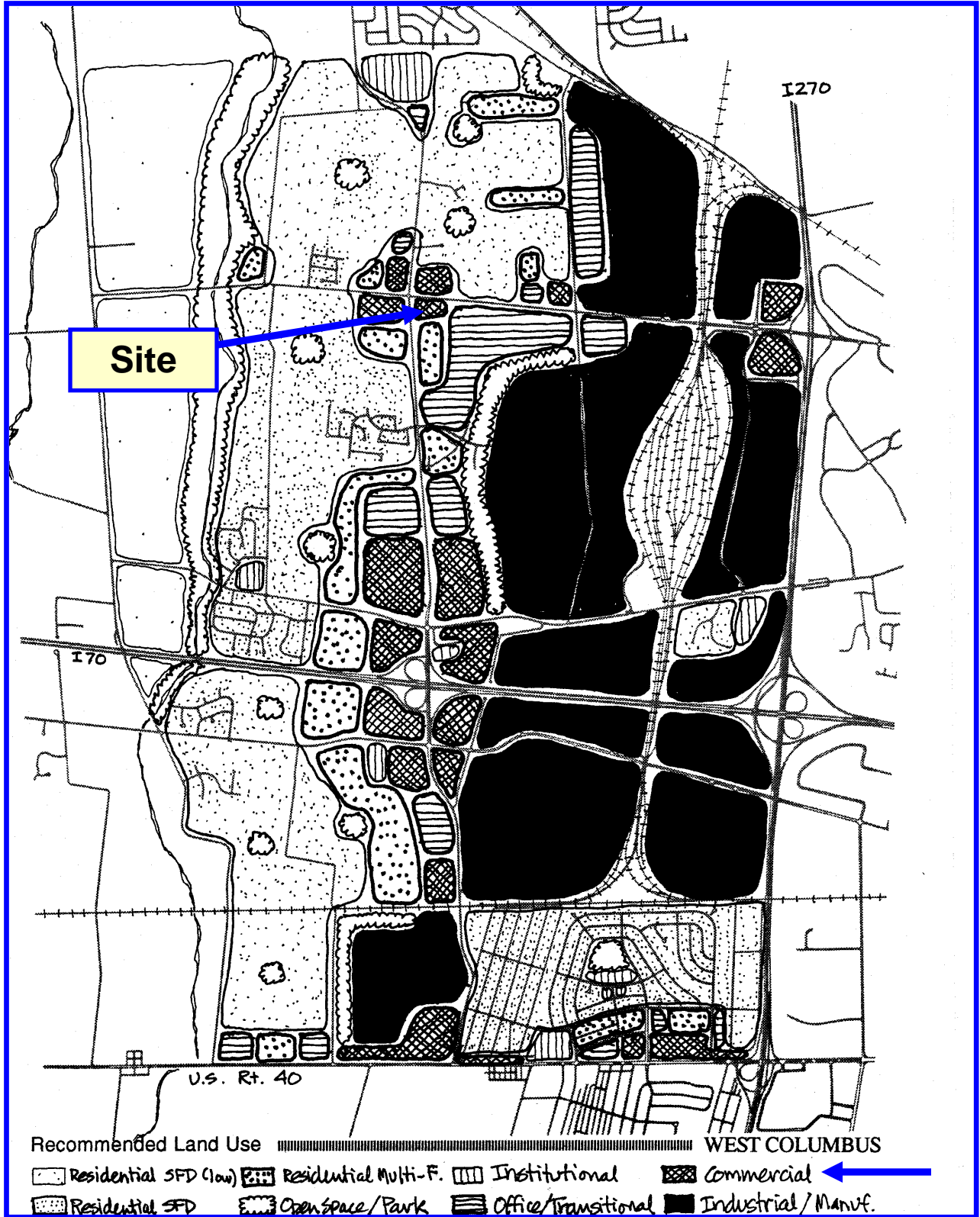
5415 Roberts Road
Approximately 9.3 acres
CPD to CPD

Z06-078



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Approximately 9.3 acres
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Z06-078



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 # _____

Being first duly cautioned and sworn (NAME) Karen S. Rofsky
of (COMPLETE ADDRESS) 6290 Youngland Drive, Columbus, Ohio 43228
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. Karen S. Rofsky 6290 Youngland Drive Columbus, OH 43228 Contact: Karen Rofsky (614) 851-8331	2. Sun Life Assurance Co. of Canada c/o Grubb & Ellis/Adena Realty Advisors 8800 Lyra Drive, Suite 150 Columbus, OH 43240 Contact: Amanda Abraham (614) 436-9800
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Karen Rofsky

Subscribed to me in my presence and before me this 7 day of February, in the year 2007

SIGNATURE OF NOTARY PUBLIC

William G. Weber

My Commission Expires:

WILLIAM G. WEBER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JULY 30, 2011

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

