

The Elevations depicted hereon may be slightly adjusted to reflect engineering, architectural or other site developments at the time when final development, engineering and architectural plans are completed. Any slight adjustment to the Elevations shall be reviewed and approved by the Director of the Building and Zoning Services Department, or his designee, upon submission of the appropriate data regarding the proposed adjustments. Graphics depicted hereon are illustrative and shall comply with the applicable provisions of the Columbus City Code, as may be modified by the Columbus Graphics Commission by variance.

Signature: *Donald Plank*  
Donald Plank, Attorney for the Applicant

Date: *11/17/14*

**ELEVATIONS**  
UNITED DAIRY FARMERS PROPERTY REDEVELOPMENT  
2204 WEST DUBLIN-GRANVILLE ROAD  
COLUMBUS, OHIO

Z13-037, SHEET 2 OF 3

11/17/2014

*Z13-037 Final Received 11/17/14*



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 13, 2014**

- 2. APPLICATION: Z13-037 (13335-00000-00296)**  
**Location:** **2204 WEST DUBLIN-GRANVILLE ROAD (430, 5),**  
 being 0.63± acres located at the northeast corner of  
 West Dublin-Granville and Linworth Roads (610-  
 217753; Far Northwest Coalition).  
**Existing Zoning:** R, Rural District.  
**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, Atty.,  
 Plank Law Firm; 145 East Rich St., 3<sup>rd</sup> Floor; Columbus,  
 OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 0.63± acre site is developed with a fuel sales facility and convenience store, and is zoned in the R, Rural District as a result of a 1990 annexation from Perry Township. The requested CPD, Commercial Planned Development District will allow a larger convenience store and relocated fuel pumps, with the majority of the expanded site being located on the adjacent parcel to the east and north in the City of Worthington.
- The site is surrounded on three sides by property in the jurisdiction of the City of Worthington: To the north is a medical office. To the east is a bank; said property to be incorporated into the expanded fuel sales facility site, and further east bordering the bank property is a { } To the south across West Dublin-Granville Road is a fast-food establishment. To the west across Linworth Road is a fuel sales facility in the CPD, Commercial Planned Development District.
- The site is located within the planning area of *The Northwest Plan* (2007), which does not have specific land use recommendations or other guidance relevant to this proposal. Subsequent to the application filing, commercial overlays on West Dublin-Granville Road were approved by the Northwest Civic Association and the Columbus Development Commission. The overlays were adopted by City Council on February 3, 2014, making them effective on March 5. This site lies within the Community Commercial Overlay (CCO). A number of factors make this proposal unique/complex:
  - The site is split between Columbus and Worthington.

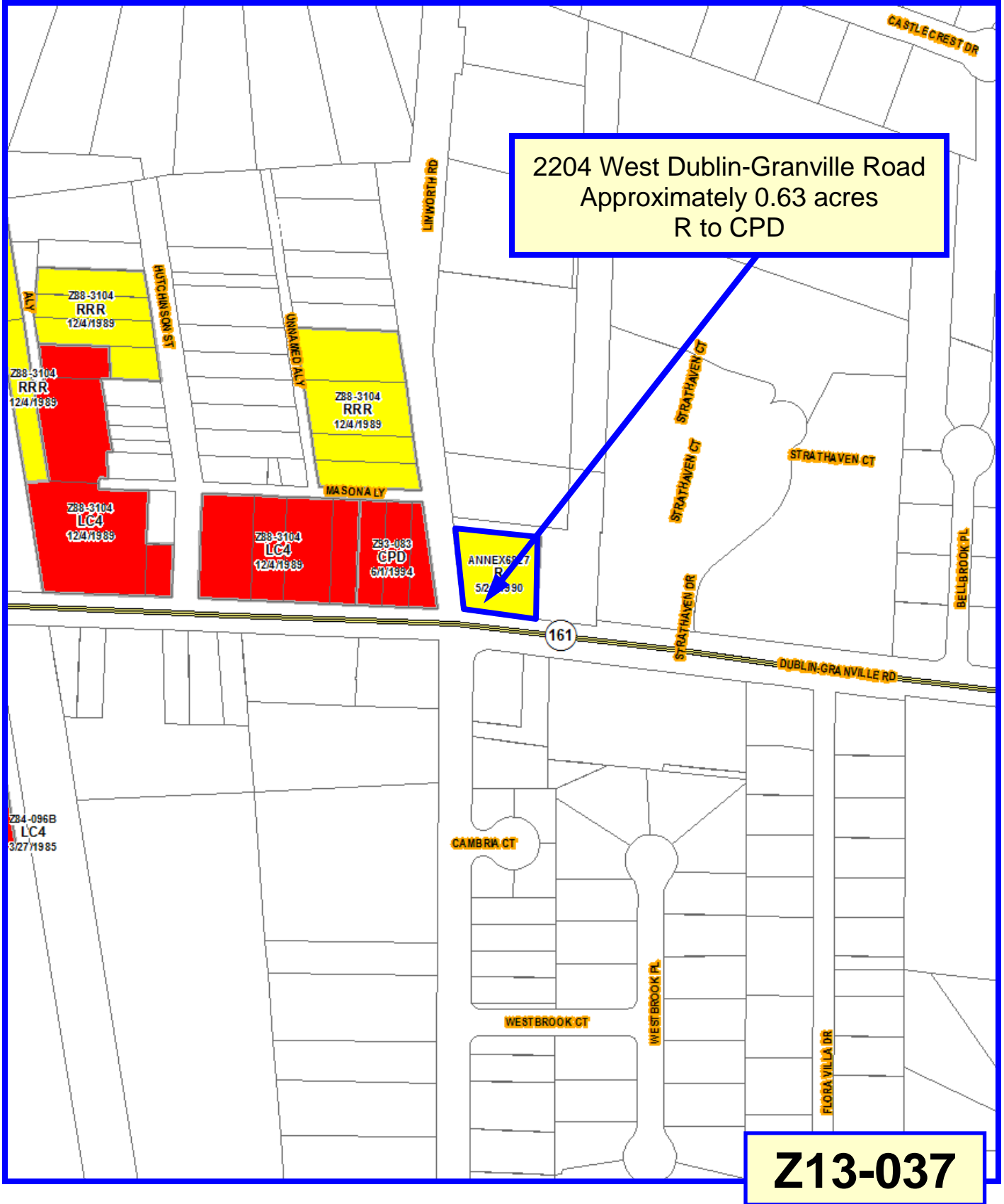
- Adjacent ROW is controlled by four jurisdictions: Columbus, Worthington, Franklin County, and ODOT. All four entities were involved in reviewing the traffic access study for the project.
- The property is subject to a substantial ROW dedication (30' additional along SR 161 frontage and 10' additional along Linworth Rd. frontage).
- The intersection and overall corridor is subject of ongoing discussion regarding needed roadway improvements.
- The applicant has agreed to work with Columbus and ODOT in making intersection improvements, which are currently planned to take place in tandem with this project.
- The applicant has worked with community groups in both Columbus and Worthington prior to the effective date of the overlay.
- Timing of this zoning going to Development Commission/Council is overlapping with adoption of the CCO.

The timing of the CCO adoption has required the applicant to include a series of overlay variances in their proposal. While the Planning Division would not generally support such variances to established commercial overlays, staff does not object to this proposal due to fact that the CCO standards were not in place when the application was filed or during the extensive coordination and review process leading up to this point.

- The site is located within the boundaries of the Far Northwest Coalition whose recommendation is for conditional approval of the requested CPD 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, building materials, outdoor display, and abandonment. Variances to the CCO are included in the request.
- The *Columbus Thoroughfare Plan* identifies West Dublin-Granville Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline, and Linworth Road as a C arterial, requiring a minimum of 30 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 with the majority of the expanded site being located on the adjacent parcel to the east and north in the City of Worthington. The request is consistent with the established development pattern, and can further be supported based on the history of the site and its corner location. Due to the extensive coordination and review process leading up to the adoption of the CCO and the timing for consideration of this zoning request, staff does not object to the proposed variances to CCO standards that were not in place when the application was originally filed in May 2013.







2204 West Dublin-Granville Road  
Approximately 0.63 acres  
R to CPD

**Z13-037**



**From:** David Perry [mailto:dave@daveperryco.net]  
**Sent:** Wednesday, February 05, 2014 3:58 PM  
**To:** Wheeler, Kevin J. (Planning)  
**Cc:** Pine, Shannon L.  
**Subject:** FW: FNWC: UDF -- UDF rezoning, Linworth and Dublin Granville Road, Z13-037

Kevin:

The FNWC response on the UDF rezoning (Z13-037) is attached.

#1 is OK.

#2 is OK subject to firewood, per our call. Firewood is an important seasonal merchandise item to UDF.

#3 is OK subject to Worthington Architectural Review Board (WARB) not requiring the canopy gable. If WARB requires the gable, then we will have to leave the canopy gable.

I am working on updated text and will send to you and Shannon Pine.

Dave

**Dave Perry**

David Perry Company, Inc.  
Zoning/Real Estate Development Consultants  
145 East Rich Street, 3<sup>rd</sup> Floor  
Columbus, OH 43215  
(614) 228-1727 office  
(614) 228-1790 Fax  
[dave@daveperryco.net](mailto:dave@daveperryco.net)

**From:** John Murley [mailto:jmurley@columbus.rr.com]  
**Sent:** Friday, January 31, 2014 11:03 PM  
**To:** David Perry  
**Cc:** 'Kelly Thompson'; [johnwbest@juno.com](mailto:johnwbest@juno.com); [PhilH@SBArch.com](mailto:PhilH@SBArch.com); [rherner@fcbohio.com](mailto:rherner@fcbohio.com)  
**Subject:** RE: FNWC: UDF

Dave,

You have our support with three stipulations:

1. No outside displays on pump island end caps.
2. No outside displays stacked on sidewalk in front of building.
3. Simplify canopy by removing the gable element. This is a very large canopy in comparison to the space available on that corner. This will allow more visibility to the gable on the building.

Note: I will be out of the country skiing this coming week, so please direct any questions to our group by replying to all on this email.

Thanks,  
John





# REZONING APPLICATION

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

## 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 # Z13-037

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank

of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, Columbus, OH 43215-5240

deposes and states that (he/she) is the APPLICANT, AGENT or SOLELY 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

<p>1. United Dairy Farmers, Inc. 3955 Montgomery Road Cincinnati, OH 45212 # of Columbus Based Employees: 496 per John Johnston, Architect 513-396-8700</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

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 24th day of OCTOBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

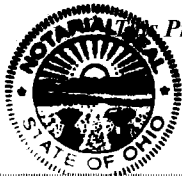
*Barbara A. Painter*

My Commission Expires:

AUGUST 3, 2015

*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

**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**