

DEVELOPER INFORMATION:
 OWNER: THAR, LLC
 3288 E. BROAD STREET
 COLUMBUS, OH 43213
 614-291-1111
 BRAD JAMES, INC.
 3288 E. BROAD STREET
 COLUMBUS, OH 43213
 (614)-593-6448 & (614)-923-9494

ENGINEER: CESO, INC.
 2800 CORPORATE EXCHANGE DRIVE, SUITE 160
 COLUMBUS, OH 43224
 CONTACT: JOHN BRAUNSCHEIDER, E.I.
 P. 614-724-7200 x1908
 E. BRAUNSCHEIDER@CESOINC.COM

PROPERTY INFORMATION:
 3288 & 3330 E. BROAD STREET, COLUMBUS, OH 43213
 010-08448; 010-02348; 010-02348
 0.881 AC, 0.189 AC, 0.427 AC (TOTAL = 1.377 AC - ADJTOR'S)

ZONING INFORMATION:
 CURRENT ZONING CATEGORY: COMMERCIAL
 SPECIAL DISTRICT: EAST BROAD STREET COMMUNITY COMMERCIAL OVERLAY
 SETBACK REQUIREMENTS: BUILDING - BROAD/JAMES 25'(MAX); ASHBURTON 10'(MIN)/25'(MAX); ALLEY 5'
 PARKING - BROAD/JAMES 25'; ASHBURTON 10'; ALLEY 10'

SITE DEVELOPMENT INFORMATION:
 SITE DATA:
 TOTAL UNIMPAVED AREA: 1.58 AC
 EXISTING IMPAVED AREA: 1.54 AC
 PROPOSED IMPAVED AREA: 1.01 AC
 PERCENT REDUCTION IN IMPAVED AREA: 34.42%

BUILDING INFORMATION:
 PROPOSED BUILDING USE: GROUP 1
 PROPOSED BUILDING CONSTRUCTION: V6 (2009 IBC / 2007 OBC)
 PROPOSED BUILDING AREA: 4,598 SF (~1-STORY)
 PROPOSED BUILDING HEIGHT: 12'-1" (3.67M)
 PROPOSED CANOPY 1 HEIGHT: 20'-6"
 PROPOSED CANOPY 2 AREA: 23' x 26' (2044 SF)
 PROPOSED CANOPY 2 HEIGHT: 20'-9"

PARKING INFORMATION:
 VEHICLE PARKING AREA: 30' (MIN. TRUCK-WAY TRAVEL)
 VEHICLE PARKING SPACE DIM.: 8' x 18' (MIN.)
 VEHICLE STANDING SPACES: NOT REQUIRED
 VEHICLE LOADING SPACES: 1 SPACE/250 SF (MAX.); 1 SPACE/200 SF (MAX.); 1 SPACE/250 SF (MAX.)
 VEHICLE PARKING REQUIREMENTS: 1.83 SPACES/200 SF (MAX.); 1.83 SPACES/200 SF (MAX.); 1.83 SPACES/200 SF (MAX.)
 BICYCLE PARKING REQUIREMENTS: 2 SPACES
 BICYCLE PARKING PROVIDER: RETAIL, RETAIL SALES

SPEEDWAY PROPOSED NEW BUILD STORE #100088 3288 & 3330 E. BROAD ST. COLUMBUS, OHIO 43213

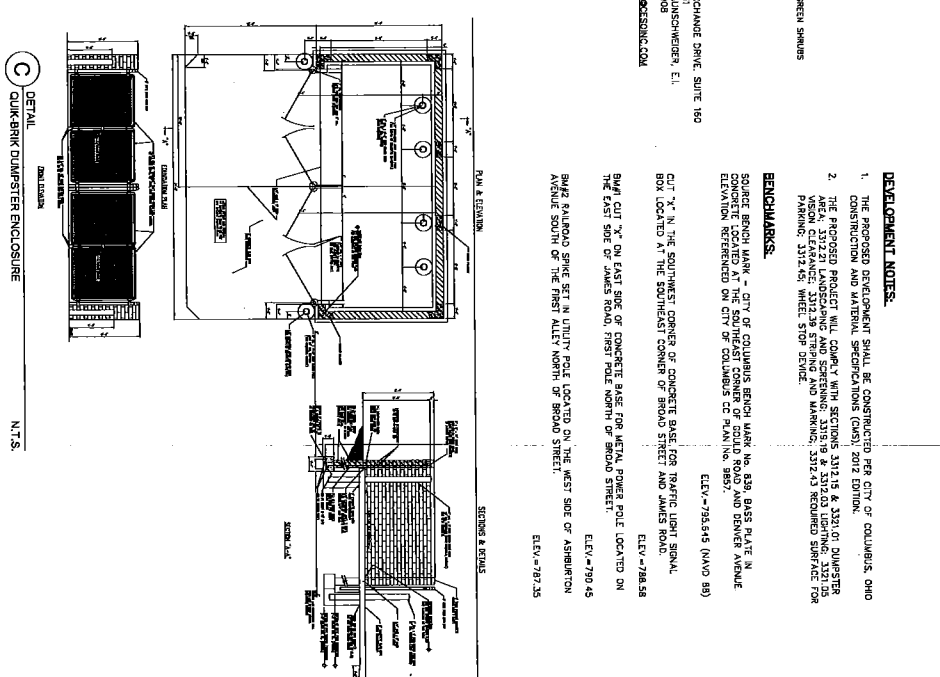
- DEVELOPMENT NOTES:**
1. THE PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED PER CITY OF COLUMBUS, OHIO CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMS), 2012 EDITION.
 2. THE PROPOSED PROJECT WILL COMPLY WITH SECTIONS 3113.15 & 3301.01 DUMESTER AREA, 3312.21 LANDSCAPING AND SPREADING, 3315.19 & 3312.03 LIGHTING, 3321.25 PAVING, 3321.26 WHEEL MARKING, 3372.43 REQUIRED SIGNAGE FOR PAVING, 3372.43 WHEEL SIGN DENIAL.

BENCHMARKS:
 SOURCE BENCH MARK - CITY OF COLUMBUS BENCH MARK # 139, 8125 PAVT. IN SQUARE CORNER OF CONCRETE BASE FOR TRAFFIC LIGHT SIGNAL, 1700 W. BROAD STREET, COLUMBUS, OH 43224 (ELEVATION REFERENCED ON CITY OF COLUMBUS CC PLAN NO. 9857)
 (ELEV.=784.56 (NAVD 85))

CUT "A" N. IN THE SOUTHWEST CORNER OF CONCRETE BASE FOR TRAFFIC LIGHT SIGNAL, BOX LOCATED AT THE SOUTHWEST CORNER OF BROAD STREET AND JAMES ROAD.
 (ELEV.=784.56)

BUMP CUT "B" ON EAST SIDE OF CONCRETE BASE FOR METAL POWER POLE LOCATED ON THE EAST SIDE OF JAMES ROAD, 1751 1/2' N. SIDE NORTH OF BROAD STREET.
 (ELEV.=791.45)

BUMP RAILROAD SPIKE SET IN UTILITY POLE LOCATED ON THE WEST SIDE OF ASHBURTON AVENUE SOUTH OF THE FIRST ALLEY NORTH OF BROAD STREET.
 (ELEV.=787.35)



REVISIONS

NO.	REVISION	DATE

REVISION BLOCK

REV. NO.	DESCRIPTION	REVISION NUMBER	SHEETS APPROVED

DETAIL B
 BIKE RACK
 N.T.S.

DETAIL A
 PRIVACY FENCE
 N.T.S.

DETAIL C
 CHAIRBRK DUMPESTER ENCLOSURE
 N.T.S.

REVISIONS

NO.	REVISION	DATE

SITE COMPLIANCE PLAN
 NEW BUILD
 3288 E. BROAD STREET
 FRANKLIN COUNTY
 COLUMBUS, OH

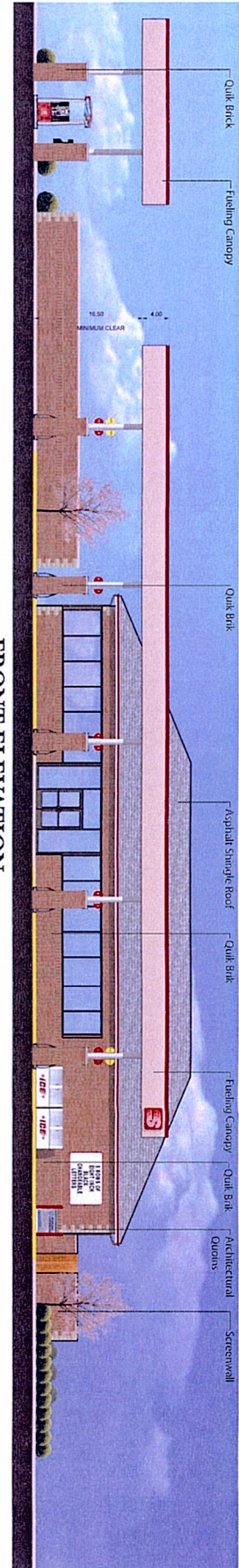
100088-Z1

Z13-018 Final Received 1/17/14
 Doc 4

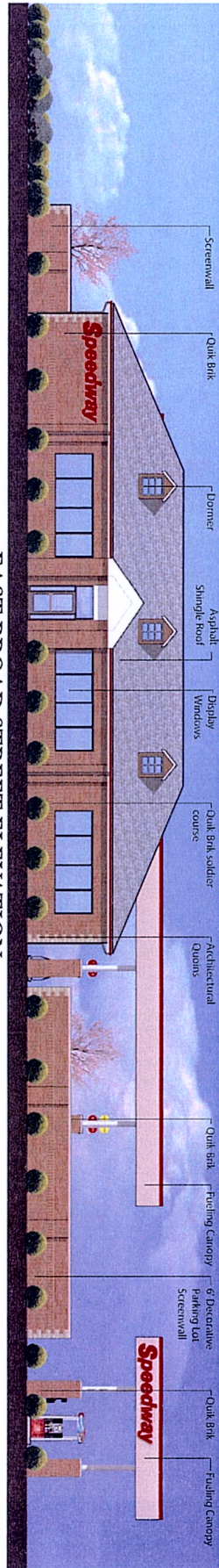
PROFESSIONAL SEAL

STATE OF OHIO
 JAMES H. FEEBLES
 REGISTERED PROFESSIONAL ENGINEER
 No. 65220
 Exp. 12/31/14

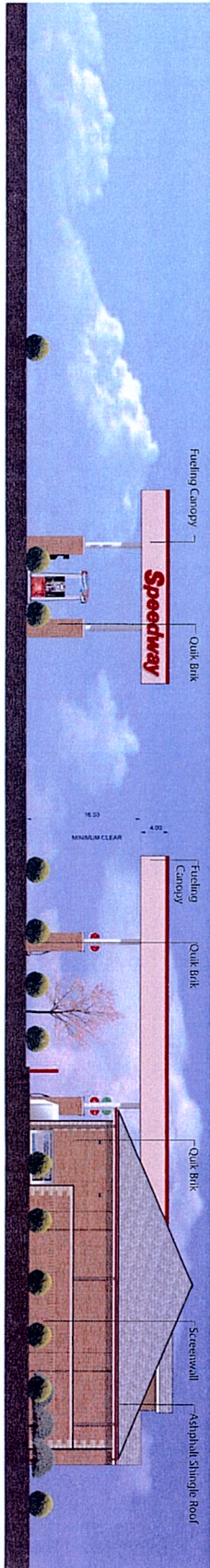
CESO
 www.cesoinc.com
 2800 CORPORATE EXCHANGE DRIVE, SUITE 160
 COLUMBUS, OHIO 43224
 PH (614) 724-7200 FAX (614) 724-4492
 PROJECT NO. 046



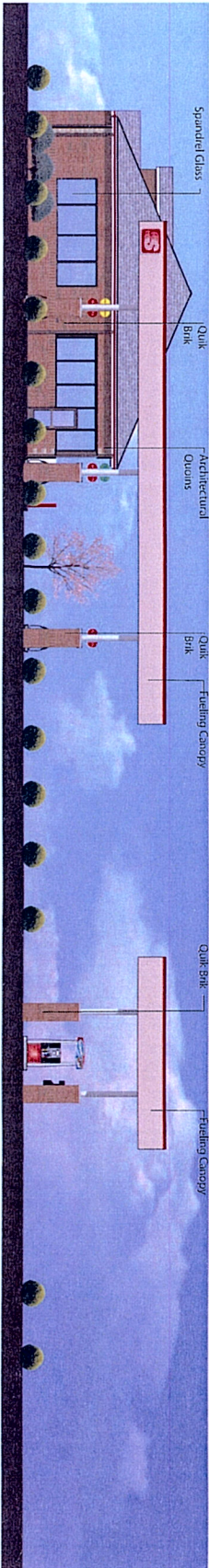
FRONT ELEVATION



EAST BROAD STREET ELEVATION



JAMES ROAD ELEVATION



ASHBURTON DRIVE ELEVATION

NO.	REVISIONS	DATE	BY	CHK

BUILDING ELEVATIONS
 NEW BUILD
 3288 E. BROAD STREET
 FRANKLIN COUNTY
 COLUMBUS, OH

DATE: 10/08/14
 VERSION: 117843
 SCALE: AS SHOWN
 SHEET: 100088-ELEV

Speedway

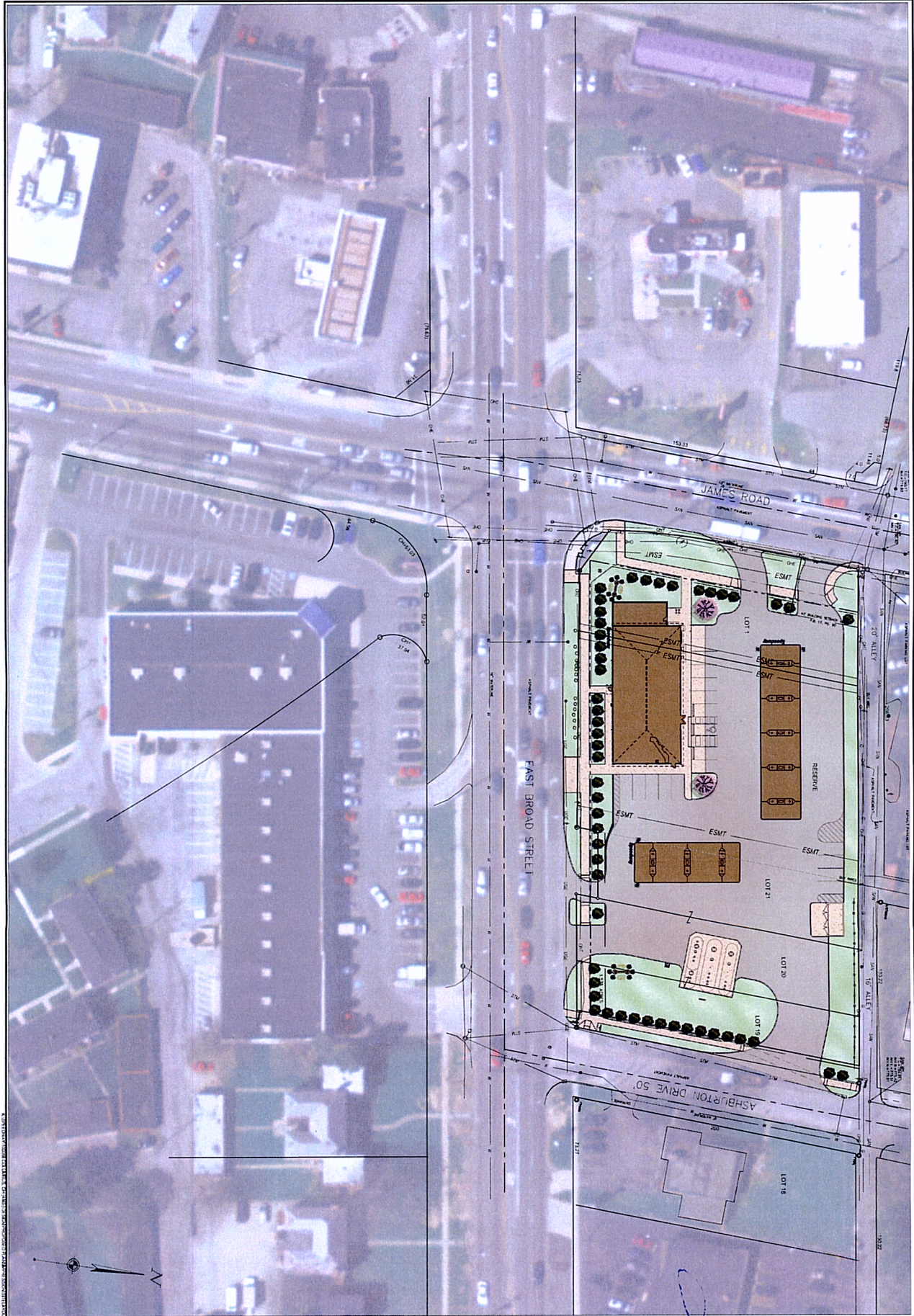
Prepared by: *[Signature]*
 Engineering and Construction Dept
 Elyria, OH 44020



ENGINEERS & ARCHITECTS
 SURVEYORS
 INCORPORATED EXCHANGE DIST. SURE 140
 COLUMBUS, OH 43221
 PH: 614.794.7000 FAX: 614.794.4400
 WWW.EMAC-SURE.COM

PROJECT NO. 4865

Z13-018 Final Received 1/7/14
 3 of 4



Z13-018 Final Received 1/17/14
 4 of 4

PROJECT NO.	100088
DATE	11/7/13
SCALE	AS SHOWN
DESIGN TEAM	CEISO
CLIENT	LANDSCAPE RENDERING NEW BUILD
ADDRESS	3288 E. BROAD STREET
CITY	FRANKLIN COUNTY
STATE	COLUMBUS, OH
PROJECT NO.	100088-X2

LANDSCAPE RENDERING NEW BUILD
 3288 E. BROAD STREET
 FRANKLIN COUNTY
 COLUMBUS, OH

NO.	REVISIONS	DATE	BY	CHKD.

Speedway
 PREPARED BY:
 SPEEDWAY
 ENGINEERING AND CONSTRUCTION DEPT.
 ENON, OH 43029

Handwritten signature in blue ink.

ceso
 www.cesoinc.com
 2800 CORPORATE EXCHANGE DRIVE, SUITE 300
 COLUMBUS, OH 43221
 PH (614) 754-7000 FAX (614) 754-4492
 PROJECT NO. 4582

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 9, 2014**

1. **APPLICATION:** **Z13-018 (ACCELA # 13335-00000-00087)**
 Location: **3310 EAST BROAD STREET (43213)**, being 1.58±
 acres located at the northeast corner of East Broad
 Street and North James Road (010-088348, 010-
 092948, & 010-092949).
 Existing Zoning: C-4, Commercial District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Fuels sales facility with convenience retail.
 Applicant(s): Speedway; c/o Robert Sweet; McBride Dale
 Clarion; 5725 Dragon Way, Suite 220; Cincinnati,
 OH 45722.
 Property Owner(s): TMJM LLC et al; 3288 East Broad Street;
 Columbus, OH 43213.
 Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- This application was tabled at the October 2013 Development Commission meeting at the recommendation of the DC Members to allow the applicant to continue working with Staff on site design. The 1.58± acre site is zoned C-4, Commercial District, and is developed with a pawn shop and an automobile repair facility that previously contained a fuel sales component. The requested CPD, Commercial Planned Development District will allow redevelopment of the site with a fuel sales facility and convenience retail. The site is located within the Eastmoor Community Commercial Overlay (CCO).
- To the north is a restaurant in the L-C-4, Limited Commercial District, and a single-unit dwelling in the R-3, Residential District. To the east across Ashburton Road is a veterinary office in the C-4, Commercial District. To the south across East Broad Street Road is a retail shopping center in the L-C-4, Limited Commercial District. To the west across James Road are a Laundromat and a fast-food restaurant in the C-4, Commercial District.
- The CPD text proposes fuel sales and convenience store uses, and includes provisions for setbacks, access, landscaping, outdoor display, and abandonment. Variances to CCO requirements for setbacks, building width, building entrance location, façade features, detached canopy, landscaping, dumpster location, and height of light poles are included in the request.
- The site is within the area covered by the *Eastmoor: Main and Broad Corridor Revitalization Plan* (2007). The intersection of Broad and James is identified as a key node in the area. Relevant plan recommendations include application of the CCO which was subsequently adopted by City Council in 2009. The Plan and Overlay seek to establish a new precedent for development at this key intersection. Staff notes the major site changes and improvements made to the

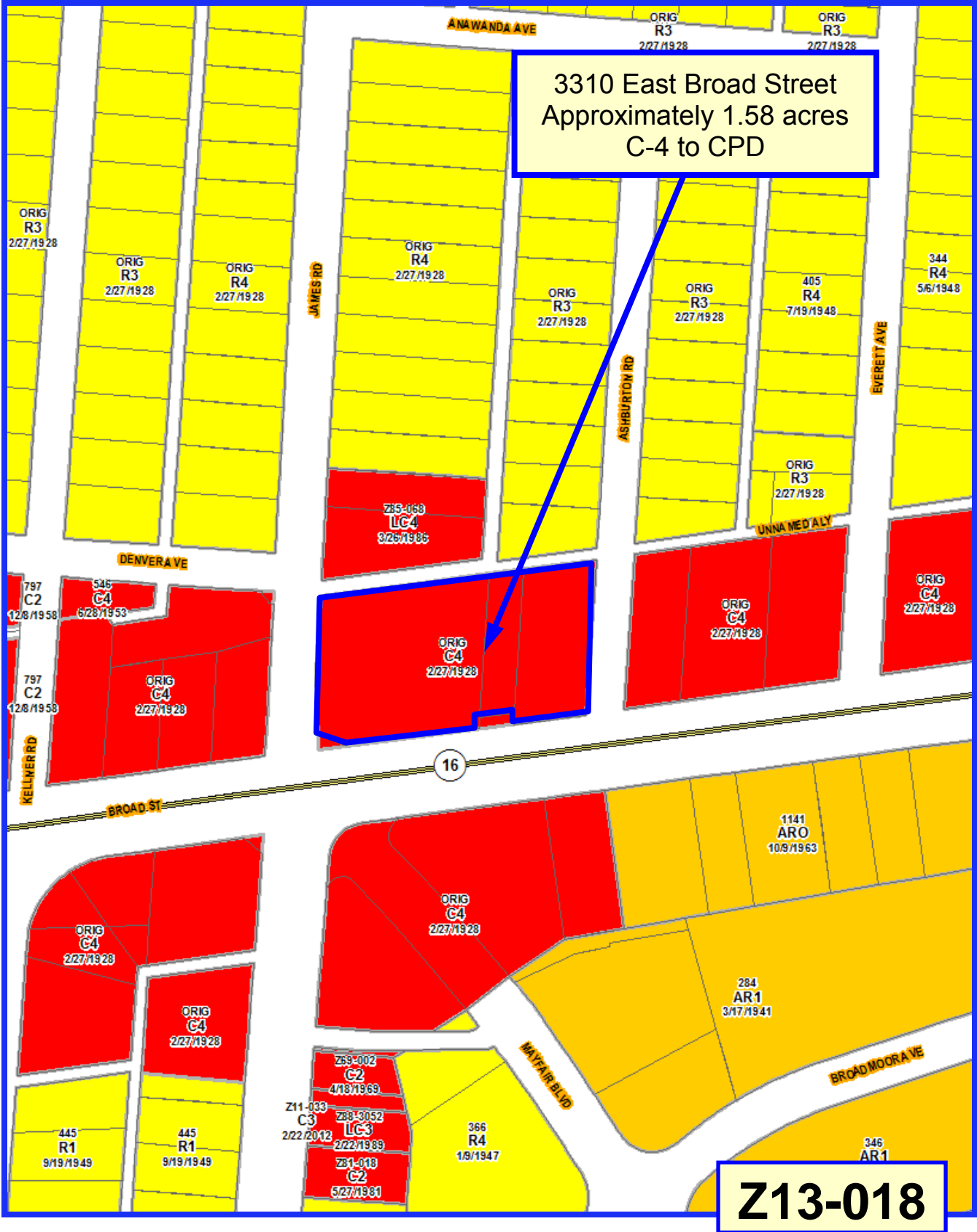
building design and location since the prior iteration, but the Planning Division conditions support of the proposal on transparent windows* being utilized on the Broad Street façade.

- The site is located within the boundaries of the Mideast Area Community Collaborative whose recommendation is for approval of the requested CPD District.
- The *Columbus Thoroughfare Plan* identifies East Broad Street and North James Road as 4-2D arterials requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Disapproval.

The requested CPD, Commercial Planned Development District, will allow redevelopment of the site with a fuel sales facility and convenience retail. Staff supports the intended use of the property and site design in relation to the Community Commercial Overlay requirements. The intersection of Broad and James is identified as a key node in the *Eastmoor: Main and Broad Corridor Revitalization Plan*, and both the Plan and Overlay seek to establish a new precedent for development at this key intersection. With the relocation of the store, a much stronger presence is established at the corner, but the use of non-transparent glass* along the Broad Street façade is contrary to an important aspect of the CCO design elements.

*The Development Commission conditioned their approval on the applicant utilizing transparent glass “display” windows along the East Broad Street elevation, and the applicant agreed. While the efforts of the Development Commission are appreciated, Staff believes that the transparency provision of the overlay is too fundamental to support this alternative. We note and appreciate the significant progress the project has seen since inception, but remain opposed based on this issue.



PROJECTS

BROAD & JAMES – FOUR CORNERS



Issues:

The intersection of James Road and Broad Street lies at the heart of Easton. It is the entryway into the area from both I-70 and the airport. Unfortunately, this highly visible intersection and surrounding area conveys a poor image to residents and visitors alike.

Character #1: participants identified specific land use and design concerns, which included billboards, overhead wiring, powerpoles, a bar and a convenience store. Character #2: expanded these issues and developed a course of action to improve this prominent intersection. Infrastructure and land use changes were considered – both in the short term and long term.

Recommendations:

Short Term

- Bus Stops were mentioned as problematic. Consider relocating stops further away from the intersection to lessen congestion. Install new and aesthetically improved bus stops and concrete pads for buses at stops.

Transportation

- Traffic calming and pedestrian safety was an issue. Improve pedestrian crossings with better marking and crossing mechanisms.

Aesthetics

- The importance of the intersection as an entryway has already been articulated. There are numerous smaller improvements that can be made on a short term basis. Signage and facade improvements can be assisted by the Columbus Neighborhood Design Center. The center can also assist in streetscape design – greening and landscaping within the right-of-way, including entry design.

Precedural (Zoning - Land Use)

- Some of these items are concerns articulated by character participants. Investigate ways to restrict or eliminate billboards and powerpoles.
- Consider application of overlays and down zoning.
- Make certain that high intensity uses such as restaurants and bars have adequate parking. Consider permitting parking on residential streets.

Long Term

Aside from the current negative appearance of this intersection, character participants envisioned a potential future of higher density and intensity of development. Four Corners in Linden and Campus Gateway at OSU are Columbus models of intersection developments. There are some local models of higher density uses. Consider:

- If development occurs bury overhead lines on Broad and James.
- Mixed use development
- Integrated bus transfer
- Structured parking

Existing Building Layout



Buildings set back from street with parking in the front



Buildings not set back with parking in the back



Proposed response involving a mix of building layouts illustrating a progression of alternatives from minor to major



3310 East Broad Street
Approximately 1.58 acres
C-4 to CPD

Z13-018



MidEast Area Community Collaborative

Far East Pride Center Neighborhood Pride Center, 2500 Park Crescent Dr. Columbus, OH 43232

MEMBER ORGANIZATIONS

Berwick Civic Association

Berwyn East Civic & Blockwatch

Berwyn West Civic Association

Easthaven Civic Association

Eastmoor Civic Association

Elizabeth Avenue Blockwatch

I on U Blockwatch

Leawood Gardens Neighborhood Association

Livingston Heights Place Civic Acco

North Eastmoor Civic Association

Peacekeepers Civic Association & Blockwatch

Thunderbird Acres Civic Association

Willis Park Civic Association

December 11, 2013

Robert Sweet
McBride Dale Clarion
5725 Dragon Way, Ste. 220
Cincinnati, Ohio 45227

Dear Mr. Sweet,

We appreciate your staff seeking input from us for a fourth time on the proposed Speedway design. On December 10, 2013, the MACC reached the following decisions concerning its effects on the Eastmoor: Main and Broad Corridor Revitalization Plan overlay:

- We support the overall intent of the revised site layout and building design.
- We support all of the requested variances being sought by Speedway from the Development Commission.

We feel that the proposed site layout and design aligns with the general intent of the Eastmoor: Main and Broad Corridor Revitalization Plan overlay. This revised plan acknowledges the time and effort put forth by the staff of those City departments who spent many hours developing and listening to our community in the development of this overlay. We are pleased with and supportive of the improvements that have been made since our last review of the project on June 4, 2013. We appreciate the flexibility Speedway has displayed in modifying their store design to better fit into our neighborhood.

We look forward to welcoming Speedway into our neighborhood. Please feel free to contact me at 614-216-6418 with any questions.

Sincerely,

Quay Barnes
President
MidEast Area Community Collaborative

Cc: Columbus City Councilman Troy Miller
Shannon Pine, Planner Columbus City Development Commission
Lynne LaCour, Manager Far East Neighborhood Pride Center

COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: January 9, 2014



Application #: Z13-018	Requested: CPD	Address: 3310 East Broad Street (43213)					
# Hearings:	Length of Testimony: 6:00 → 6:14 (14)	Staff Position:	Approval	Disapproval			
# Speakers Support: (1)	Opposition:	Development Commission Vote: (5) Yes (0) No (0) Abstain			Area Comm/ Civic Assoc:	Approval	Disapproval
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Anderson	Cooley	Conroy	Onwukwe	Coe
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use	+	+	+	+	+		
Use Controls	+	+		+	+		
Density or Number of Units				+	+		
Lot Size							
Scale							
Environmental Considerations							
Emissions							
Landscaping or Site Plans							
Buffering or Setbacks							
Traffic Related Commitments							
Other Infrastructure Commitments							
Compliance with City Plans	+	+	-	+	+ with new windows		
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	+	+	+	+	+		
Governmental or Public Input					+		
MEMBER COMMENTS:							
FITZPATRICK: IN LIEU OF "TRANSPARENT" WINDOWS, APPLICANT AGREES TO INSTALL "DISPLAY WINDOW UNITS" WITHIN WHICH SEASONAL DISPLAYS/PROMOTIONS (LITTED FROM INSIDE AFTER DARK)..... THIS ACHIEVING A "SIGN OF LIFE" FOR THIS STRATEGIC CORNER LOCATION,							
INGWERSEN: APPROVED CONDITIONAL USE OF TRANSPARENT WINDOWS ON THE BROAD ST. FACADE IS NECESSARY TO MEET THE SPIRIT OF THE COMMERCIAL OVERLAY. APPLICANT HAS BEEN RESPECTFUL OF THE PLANNING COMMISSION OVERLAY - THIS WILL BE AN IMPROVEMENT TO THIS CORNER							
ANDERSON: Approval conditioned upon compliance by applicant w/ planning request for modification of windows.							
COOLEY: 6010 Exhibit of Conditional Amends City Staff, 05/26/14, 01/16/14, & Dec. Commission.							
CONROY: Much improved design + great collaboration w/ community. Transparent but display only windows will enhance the design to address the Overlay intent.							
ONWUKWE:							
COE:							



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • 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 # 213-018

STATE OF OHIO
COUNTY OF ~~FRANKLIN~~ CLARK

Being first duly cautioned and sworn (NAME) Glenn M. Plumby, Vice President, Operations
of (COMPLETE ADDRESS) Speedway LLC, 500 Speedway Drive, Enon, Ohio 45323
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. Marathon Investment LLC 100% Owner of Speedway LLC 539 S. Main Street Findlay, OH 45840	2.
3.	4.

Check here if listing additional parties on a separate page.



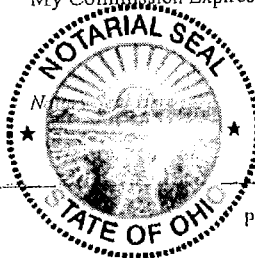
SIGNATURE OF AFFIANT *Glenn M. Plumby*

Subscribed to me in my presence and before me this 17th day of December, in the year 2013

SIGNATURE OF NOTARY PUBLIC *Katherine S. Borgwald*

My Commission Expires: March 16, 2014

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



Katherine S Borgwald
Notary Public, State of Ohio
My Commission Expires March 16, 2014

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