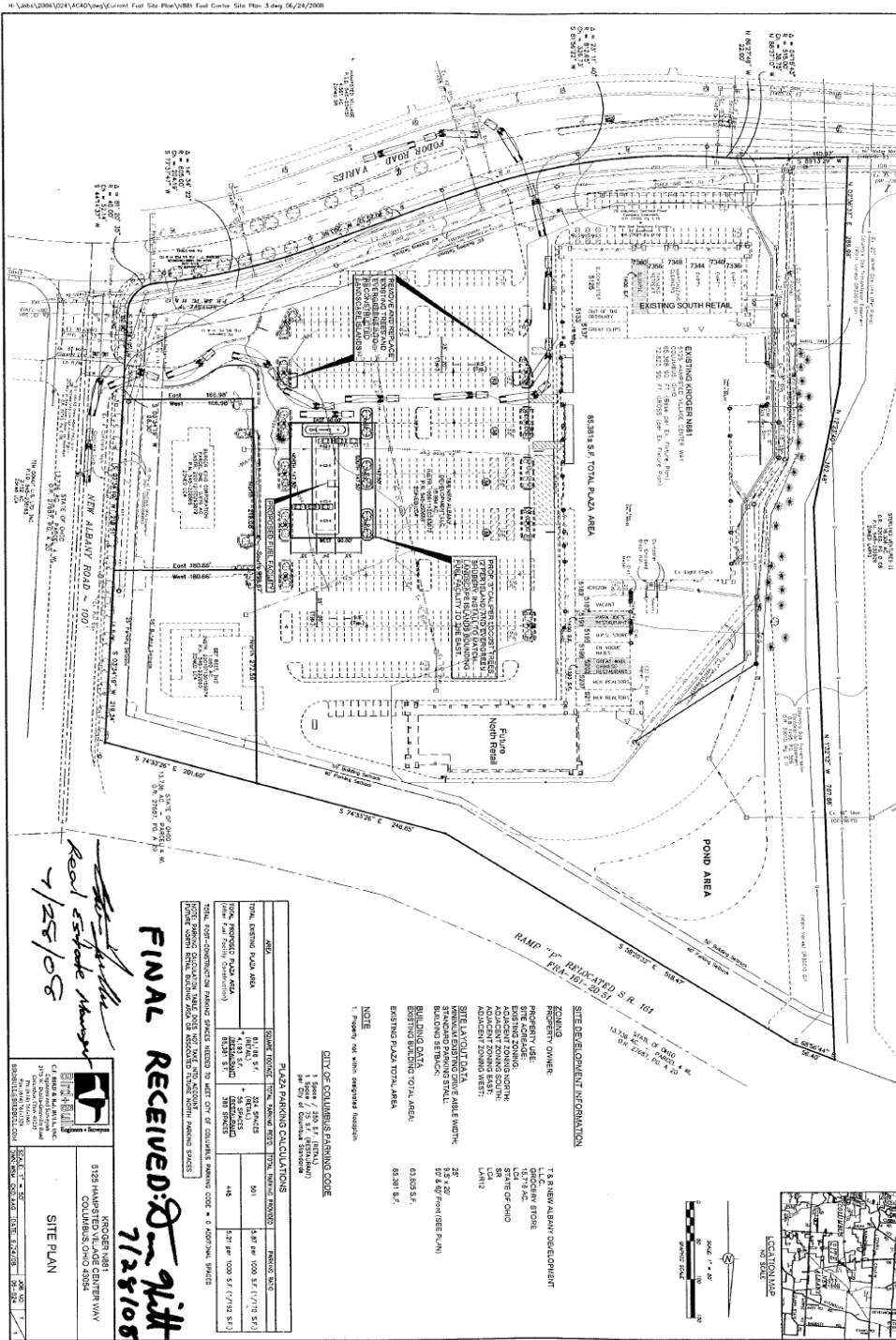


Z07-031



Red eschke manager
7/25/08

FINAL RECEIVED:
7/28/08

PLAZA PARKING CALCULATIONS

AREA	SOFT FRONT	TOTAL FRONT	TOTAL FRONT SPACES	TOTAL FRONT SPACES	MINIMUM SPACES
TOTAL EXISTING PLAZA AREA	14,200 S.F.	14,200 S.F.	14,200 S.F.	14,200 S.F.	501
TOTAL PROPOSED PLAZA AREA (New and Existing Combined)	14,200 S.F.	14,200 S.F.	14,200 S.F.	14,200 S.F.	501
TOTAL FRONT-CONTRACTOR FINISHED SPACES NEEDED TO MEET CITY OF COLUMBIAS PARKING CODE * 0.40/TOTAL SPACES	5,680 S.F.	5,680 S.F.	5,680 S.F.	5,680 S.F.	446

MINIMUM FRONT-CONTRACTOR FINISHED SPACES NEEDED TO MEET CITY OF COLUMBIAS PARKING CODE * 0.40/TOTAL SPACES

CITY OF COLUMBIAS PARKING CODE
 1. 1 Space / 200 S.F. (RETAIL/RESIDENTIAL)
 2. 1 Space / 300 S.F. (OFFICE)
 3. 1 Space / 400 S.F. (COMMERCIAL)
 4. 1 Space / 500 S.F. (INDUSTRIAL)
 5. 1 Space / 600 S.F. (WAREHOUSE)
 6. 1 Space / 700 S.F. (TRUCK/STORAGE)

NOTE
 1. Priority of which required provision

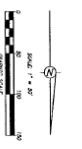
SITE DEVELOPMENT INFORMATION

ZONING
 T & R RECREATION DEVELOPMENT
 GENERAL STORE

PROPERTY OWNER
 T & R INC.

SITE ADDRESS
 16179 J.C. ROAD
 STATE OF OHIO
 ADJACENT ZONING NORTH
 ADJACENT ZONING EAST
 ADJACENT ZONING WEST
 LOT

SITE LAYOUT DATA
 SHOWN AS PARKING SPACES: 527
 SHOWN AS PARKING SPACES: 527
 BUILDING FOOTPRINT: 63,403 S.F.
 EXISTING PLAZA TOTAL AREA: 63,381 S.F.



Z07-031

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 10, 2008**

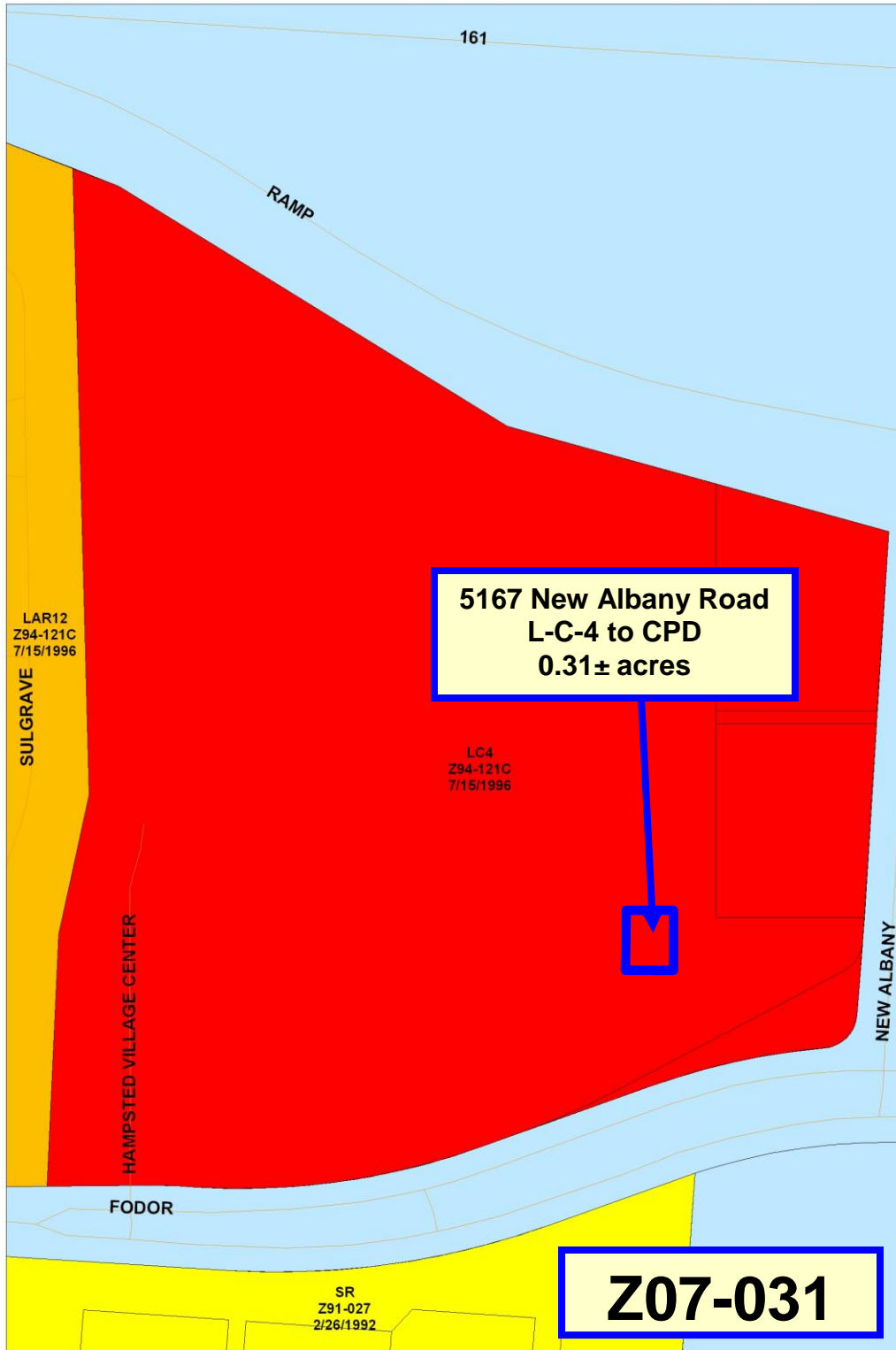
- 2. APPLICATION: Z07-031**
- Location:** **5157 NEW ALBANY ROAD (43054)**, being 0.31± acres located at the northwest corner of New Albany and Fodor Road (545-250659).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Retail fuel sales.
- Applicant(s):** The Kroger Co.; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** T & R New Albany Development LLC; 12655 Olive Boulevard, Suite 200; Saint Louis, MO 63141.
- Planner:** Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

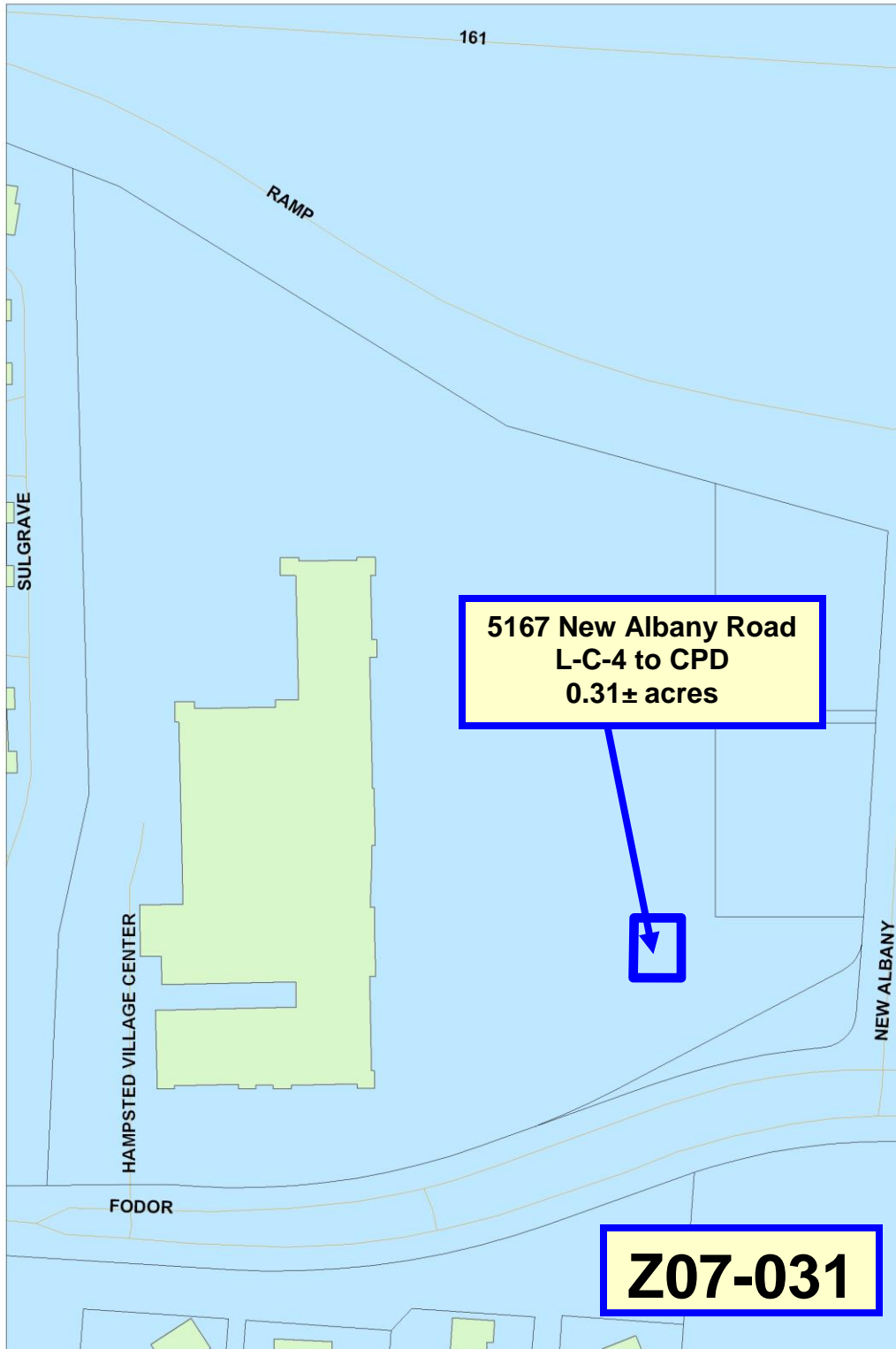
BACKGROUND:

- o The 0.31 acre site is developed with parking for a retail shopping center in the L-C-4, Limited Commercial District. The applicant wishes to rezone the property to the CPD, Commercial Planned Development District and remove existing parking spaces in order to develop a retail fuel center.
- o The site falls within the boundaries of the *Northland Plan, Volume II* (2002) which but no specific recommendation is provided.
- o To the north, south and west is parking for a retail shopping center zoned in the L-C-4, Limited Commercial District. To the east is a restaurant zoned in the L-C-4, Limited Commercial District.
- o The text provides development standards that address abandonment of the gas station, architectural, outdoor display, lighting and screening commitments. Even with the removal of parking to accommodate the gas station, the site still exceeds the minimum parking requirements.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant's CPD request is consistent with surrounding zoning and land uses and will still have more than the minimum Code required parking spaces after the removal of the parking spaces for the gasoline station.





Mr. Jeff S. Murray – Chairperson FAX 614-818-4399

**NORTHLAND
COMMUNITY
COUNCIL
DEVELOPMENT COMMITTEE**

Fax

To: Aaron Underhill	From: Jeff Murray
Fax: 614-221-4409	Pages: 5
Phone: 614-221-4255	Date: 7/9/07
Z07-031, 5167 New Albany Rd.	
Re:	Email: aunderhill@smithandhale.com

Dear Mr. Underhill,

The committee voted 11/0/0 –CONDITIONAL APPROVAL

The conditions are as follows:

- No pop or ice machines on the outside of the gas station structures
- Any displays that are put outside of the building must be within 2 feet of the structure and no higher than 4 feet tall

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray
Chairperson, Development Committee
Northland Community Council

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 # Z07-031

Being first duly cautioned and sworn (NAME) Aaron L. Underhill / Smith & Hale LLC
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, Columbus, 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. T&R New Albany Development LLC 12655 Olive Blvd., Suite 200 St. Louis, MO 63141	2. The Kroger Co. 4111 Executive Pkwy. Westerville, OH 43081
3. Casto Organization 191 W. Nationwide Blvd. Columbus, OH 43215	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Aaron L. Underhill

Subscribed to me in my presence and before me this 4th day of May, in the year 2009

SIGNATURE OF NOTARY PUBLIC

David Hodge

My Commission Expires:

does not expire



Project Disclosure Statement expires six months after date of notarization.

DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.