

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 12, 2004**

- 15. APPLICATION: Z04-042**
Location: **4775 SUNBURY ROAD (43021)**, being 1.58± acres located at the southwest corner of Sunbury and Morse Roads (North East Area Commission; 010-217422).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Gasoline sales and convenience store.
Applicant(s): United Dairy Farmers, Inc.; c/o Dave Perry, Agent; The Dave Perry Company; 145 East Rich Street; Columbus, Ohio 43215 and Donald Plank, Attorney, Plank and Brahm, 145 East Rich Street, Columbus, OH 43215
Property Owner(s): Mesa Properties; c/o Dave Perry, Agent; The Dave Perry Company; 145 East Rich Street; Columbus, Ohio 43215 and Donald Plank, Attorney, Plank and Brahm, 145 East Rich Street, Columbus, OH 43215.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

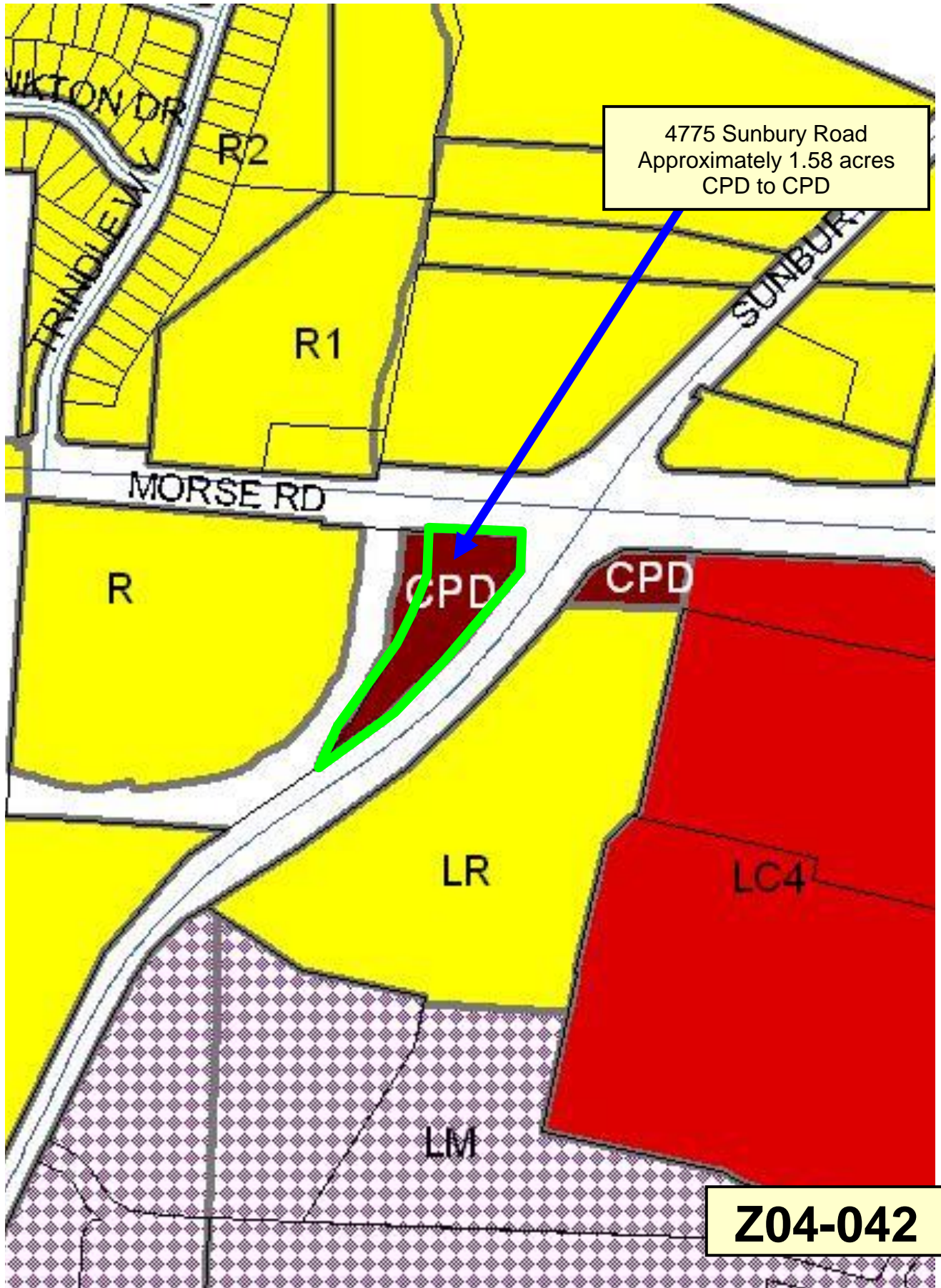
- The 1.58± acre site is developed with a convenience store and gasoline station and is zoned in the CPD, Commercial Planned Development District. The current CPD zoning was established in 1989 (Z89-064) and shows the convenience store, a single three (3) pump island canopy and accessory parking on the site plan. The applicant wishes to rezone the property to the CPD, Commercial Planned Development District to add a second three (3) pump island canopy south of the existing canopy. As a result of the pump/canopy addition, landscaping will be lost along Sunbury Road. Rezoning is required to change the CPD site plan to permit the addition of the second canopy and other site plan modifications related to the second canopy.
- To the north across Morse Road is vacant land that was rezoned to the CPD, Commercial Planned Development District on July 26, 2004 (Z03-123). To the east across Sunbury Road is a ravine zoned in the CPD, Commercial Planned Development and the L-R, Limited Rural Districts. To the south are athletic fields zoned in the L-R, Limited Rural District. To the west is Alum Creek beyond which is undeveloped land zoned in the R, Rural District. While a large portion of the site lies within the 100-year flood plain, most of the flood plain area is committed to open space.
- The Commercial Planned Development text includes customary use restrictions, parking and building setbacks, landscaping, down-lighting and a conservation easement. Open space and woodlot area commitments in the 1989 CPD are maintained. Site development is conditioned upon the referenced CPD site and landscaping plan. The proposed site development will result in improved vehicular access controls with redesign of the Morse

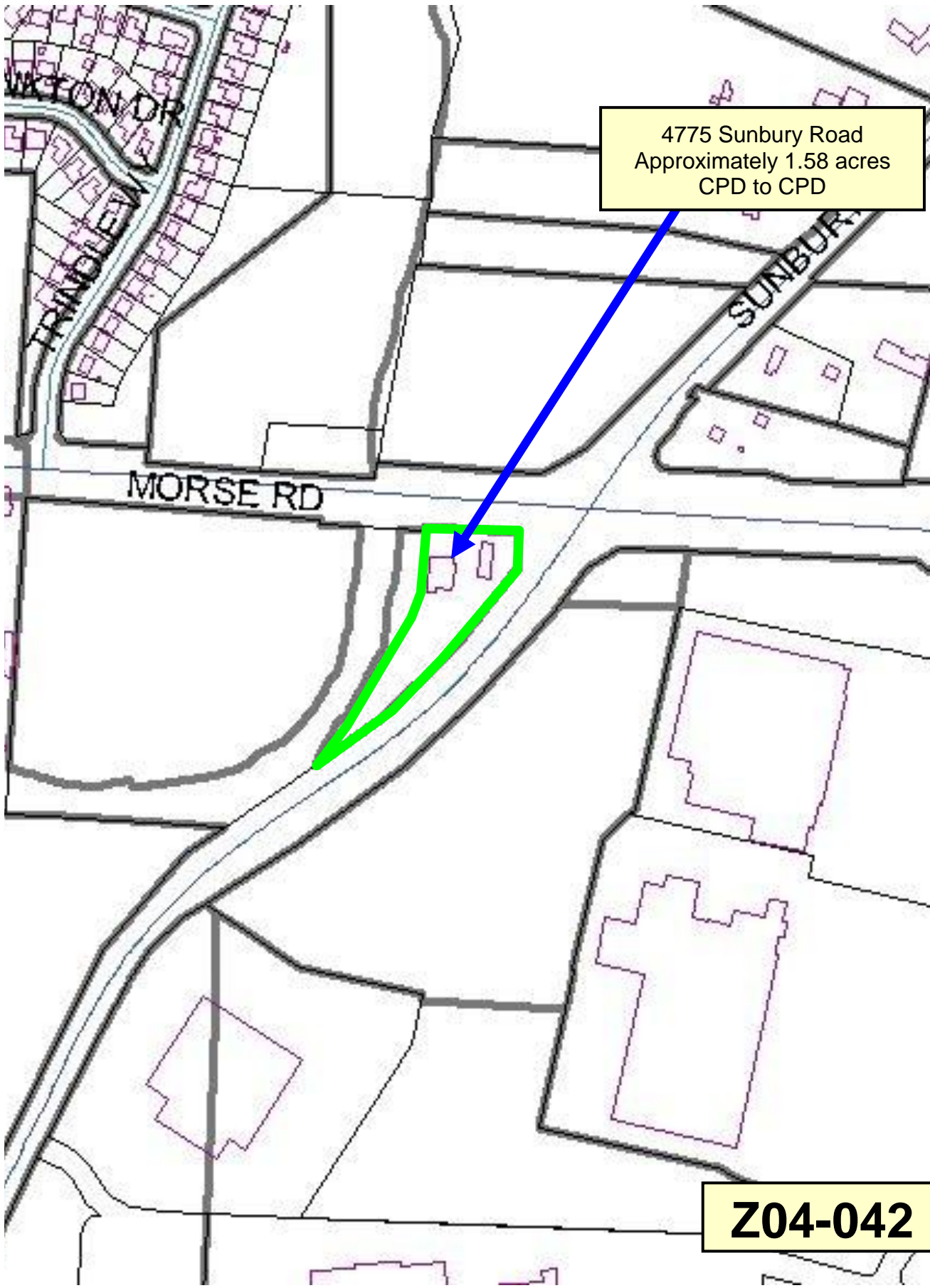
Road curbcut and the north curbcut on Sunbury Road. The proposed canopy will match the existing canopy in style and building materials.

- The site falls within the *North East Area Plan*, (1994) which proposes open space or park use of this parcel. However, the rezoning for the existing convenience store/fuel use and the construction of the existing site development predate the 1994 plan and open space committed to in the 1989 rezoning (Z89-064) is maintained with the proposed canopy/pump island addition.
- The Columbus Thoroughfare Plan identifies Morse Road as a 6-2D requiring a minimum of 80 feet of right-of-way from centerline and Sunbury Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

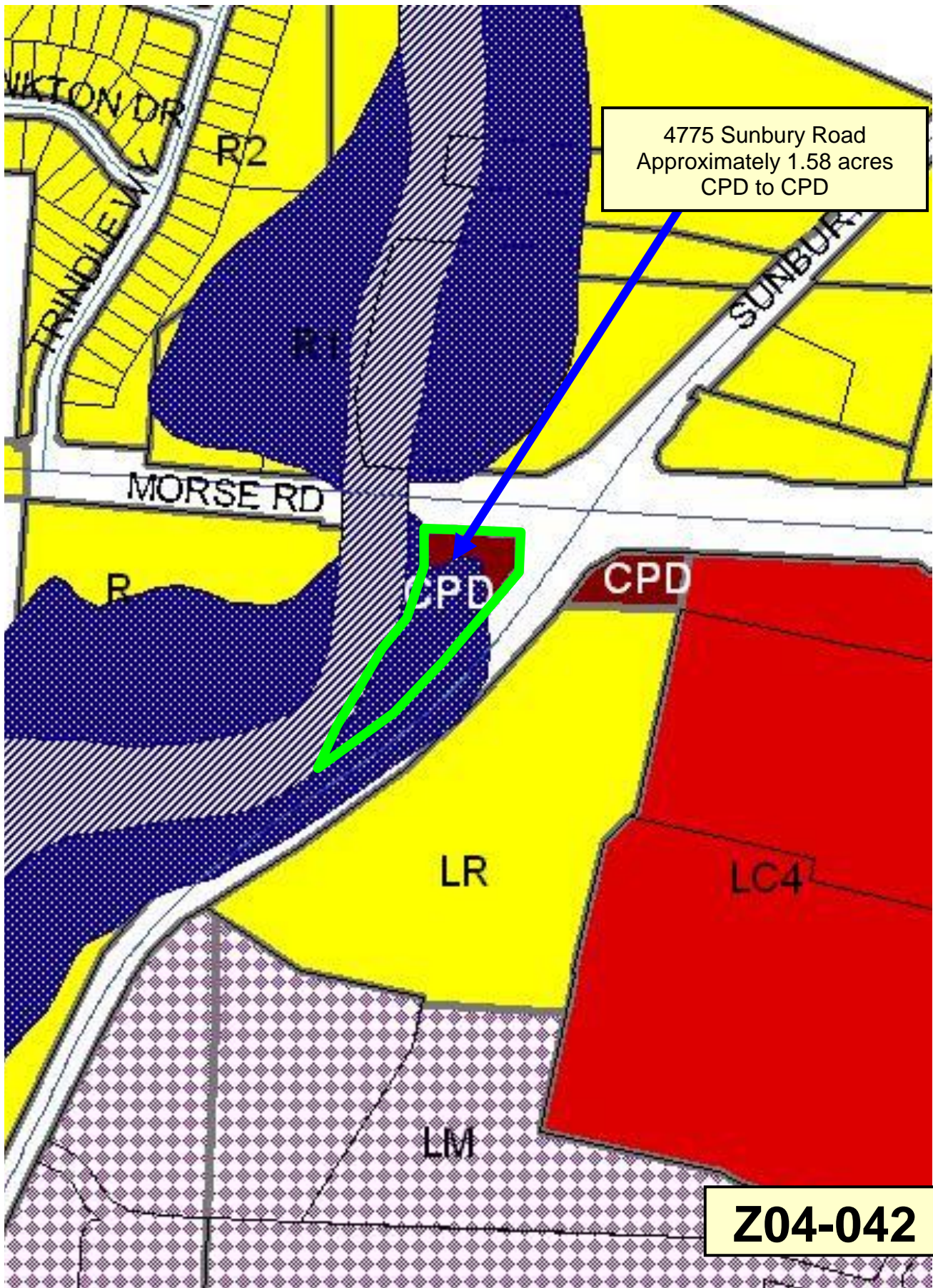
The proposed fueling expansion is minor, is consistent with the use established by the 1989 CPD, maintains and establishes appropriate development controls and is appropriate for this arterial intersection.





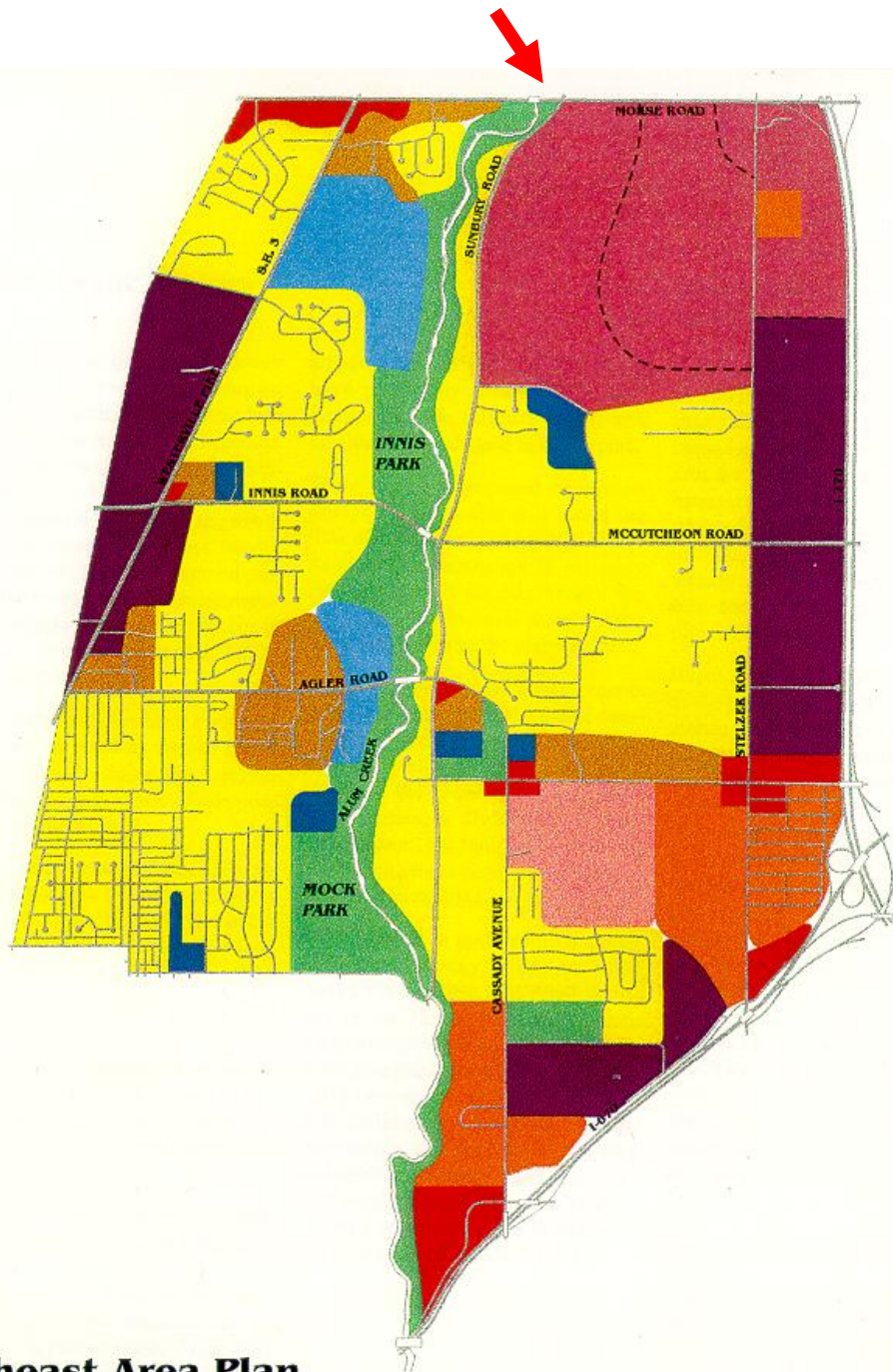
4775 Sunbury Road
Approximately 1.58 acres
CPD to CPD

Z04-042








4775 Sunbury Road
Approximately 1.58 acres
CPD to CPD






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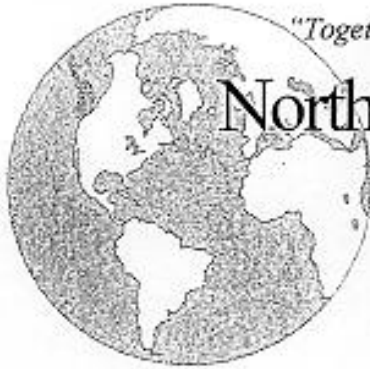
Northeast Area Plan

Proposed Land Use

	Low Density Residential - max. 8 - 9 du/acre
	Medium Density Residential
	Open Space/Park
	Golf Course
	Institutional: School, Church, Governmental

	Mixed Use: Warehouse, Office, Retail
	Office, Airport Related
	Commercial Retail
	Industrial
	Light Industrial, Office





"Together We Can Make a World of Difference"

North East Area Commission

August 10, 2004

Mr. Dana Hitt
Department of Development,
Bldg. Serv. Div.
757 Carolyn Ave
Columbus, OH 43224

Dear Mr. Hitt:


Subject: Application No. Z04-042; Request by United Dairy Farmers to zone property located at 4775 Sunbury Road from CPD to CPD, being 1.58+/- acres for the purpose to expand by three (3) island fueling pumps.

The Northeast Area Commission, at a public meeting on June 3, 2004, voted to recommend approval of the above application with conditions.

- a. Reconfigure of parking that relates to fuel pump islands.
- b. Landscape enhancement.
- c. Curb cut widen 20 feet to the southern boundary of property.
- d. Extend length of truck parking, scheduling gas and vendor deliveries.
- e. Right in only at Sunbury Road.

The revised text was received on August 6, 2004, and reflects noted conditions were met.

Sincerely,


Alice Porter, Chair
Northeast Area Commission
614-844-0992



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 # 204-042

Being first duly cautioned and sworn (NAME) Donald Plank
 of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich St., Columbus, OH 43215
 deposes and states that he 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Mesa Properties C/o United Dairy Farmers, Inc. 3955 Montgomery Road Cincinnati, Ohio 45212-3798 Contact: John Johnston # of Employees: 207	2. United Dairy Farmers, Inc. C/o John Johnston 3955 Montgomery Road Cincinnati, Ohio 45212-3798 # of Employees: 207 Contact: John Johnston
3. (513) 396-8743	4. (513) 396-8743

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 17th day of April, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08

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

Notary Seal Here



STACEY L. DANZA
 Notary Public, State of Ohio
 My Commission Expires 11-05-08