

SCALE: 1" = 10'-0"

OWNER: TALLA, SAMRA, H.
1035 E. MAIN ST.
COLUMBUS, OHIO

PROPOSED SITE PLAN LAYOUT
FOR GASOLINE STATION AND
GROCERY STORE ADDITION

215-059 Final Review 9/26/16 George 05/26/16

2 of 3

PREPARED BY: ERIN WOOD TONGE, P.E.
1035 E. MAIN ST., COLUMBUS, OHIO



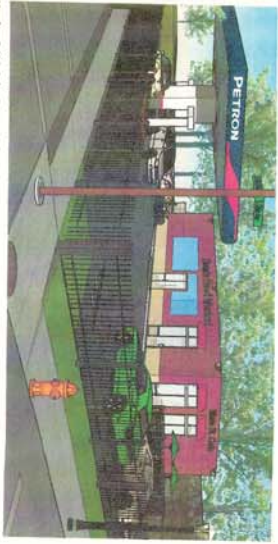


Proposed view from E. Main St. looking towards downtown



View from S. Ohio Ave. of proposed site

* Bushes removed, ** entrance closed and replaced with glass and flooring, proposed paint for site



View from E. Main St. looking towards South, (Proposed)



Proposed gas station and site

BUILDING RENDERING
1075 E. MAIN ST.
COLUMBUS OHIO

OWNER: SATHIKA H. TRULLAR
1075 E. MAIN ST.
COLUMBUS OHIO 43205

PREPARED BY: BRINDO LONIGNE, P.E.
1008 E. MAIN ST.
COLUMBUS, OHIO

Z15-059 Final Revised
Sj/aj/ll

3043
aj/aj/ll

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 14, 2016**

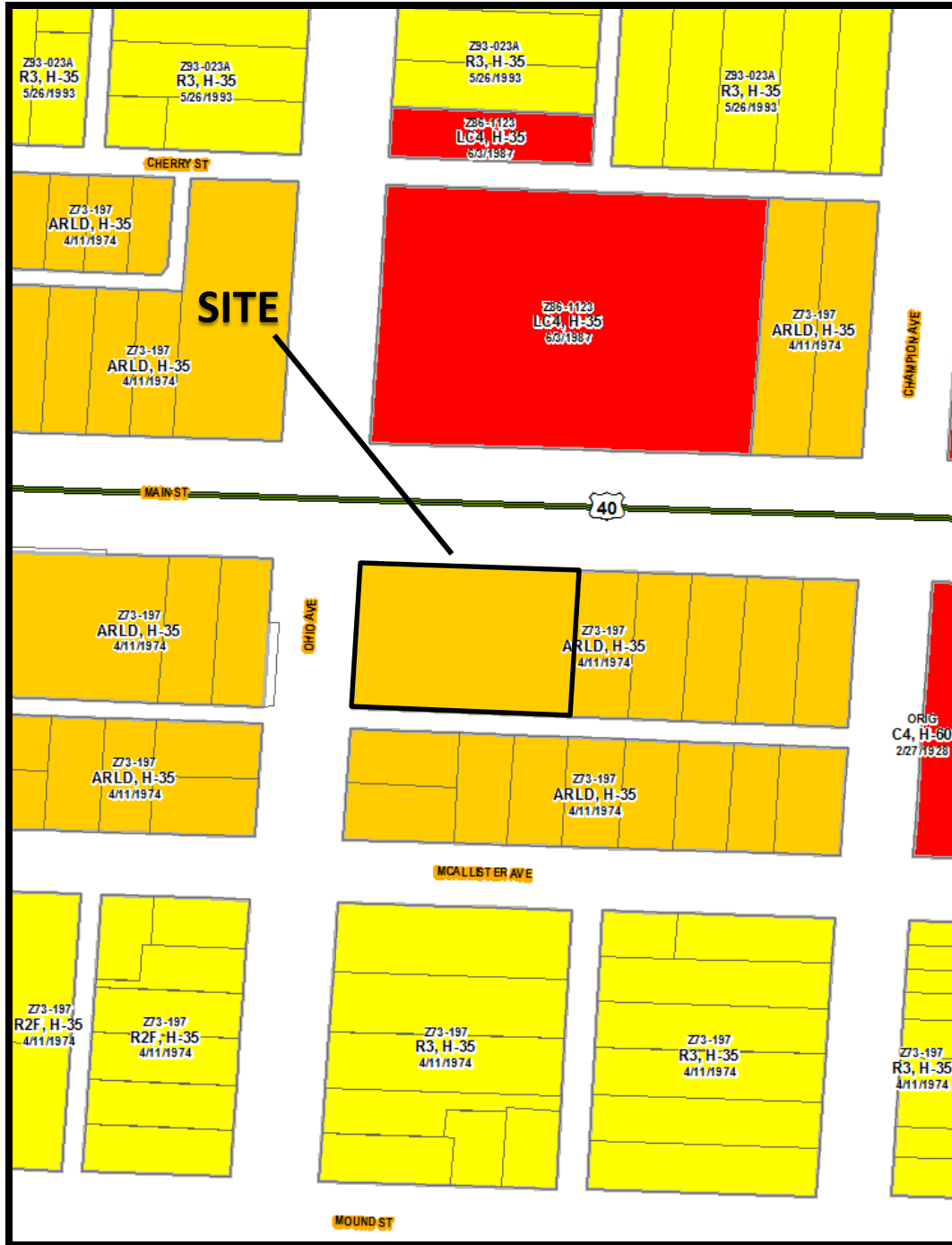
- 4. APPLICATION: Z15-059**
- Location:** **1075 EAST MAIN STREET (43205)**, being 0.35± acres located at the southeast corner of East Main Street and South Ohio Avenue (010-047295; Near East Area Commission).
- Existing Zoning:** ARLD, Apartment Residential District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Fuel sales with convenience retail.
- Applicant(s):** Samira H. Jallaq; c/o Banwo Longé, P.E.; 1008 East Main Street; Columbus, OH 43205.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

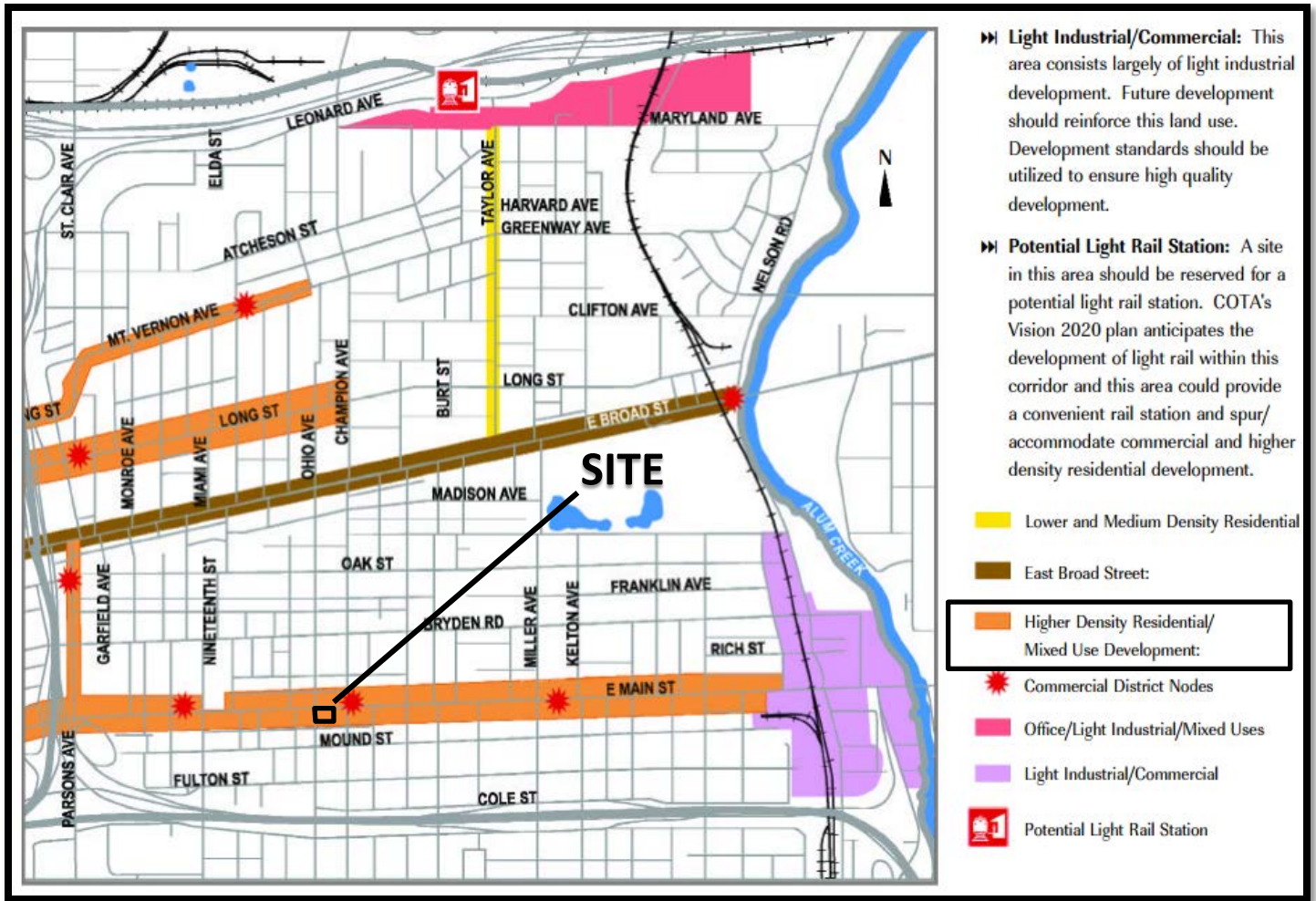
- The site is developed with a convenience store zoned in the ARLD, Apartment Residential District, and is within the Urban Commercial Overlay (UCO). It was previously used as a service station zoned in the C-4, Commercial District, but was rendered nonconforming with the Model Cities down-zoning in 1974. Council variance CV85-032 was approved to convert the service garage to the existing retail use, but not to conform the then-existing fuel pumps. The pumps and canopy were removed in the 1990's. The requested CPD, Commercial Planned Development District will allow the construction of a new canopy with fuel pumps and a 510 square-foot addition to the existing convenience store.
- The site is surrounded by a mixed-use commercial/apartment building to the northwest, a two-unit dwelling to the west, a single-unit dwelling to the south, and undeveloped land to the east, all in the ARLD, Apartment Residential District. North of the site across East Main Street is a retail store zoned in the L-C-4, Limited Commercial District.
- The site is within the planning area of the *Near East Area Plan (2005)*, which recommends high density residential and mixed uses at this location.
- The CPD text commits to a site plan and elevation renderings for the proposed development. The text includes provisions for landscaping, lighting controls, and outside display. Variances to UCO standards are also incorporated into the request.
- The site is located within the boundaries of the Near East Area Commission whose recommendation is for approval of the requested CPD district.
- The *Columbus Thoroughfare Plan* identifies East Main Street as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The requested CPD, Commercial Planned Development District will allow the construction of a new canopy with fuel pumps and a 510 square-foot addition to the existing convenience store. The proposal would result in a development that is not compliant with the established Urban Commercial Overlay requirements. Staff is sympathetic to the circumstances involved with this site, but does not want to set a precedent for future development along this corridor. Staff would consider supporting a fuel sales facility that was designed in accordance with the provisions of the Urban Commercial Overlay.



Z15-059
1075 East Main Street
Approximately 0.35 acres
ARLD to CPD



Near East Area Plan (2005)

Z15-059
 1075 East Main Street
 Approximately 0.35 acres
 ARLD to CPD



Z15-059
1075 East Main Street
Approximately 0.35 acres
ARLD to CPD

Pine, Shannon L.

From: Kathleen Bailey <kathleendbailey@hotmail.com>
Sent: Monday, March 28, 2016 11:24 PM
To: Pine, Shannon L.
Subject: NEAC Variances

Importance: High

The following variances were voted on by the Near East Area Commission (NEAC) at the March 10, 2016 General Business Meeting:

Poindexter Village Phase 2	13-0-1	Abstention John Waddy
1075 E. Main Z15-059	13-0-0	



REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 # Z15-059

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) SAMIRA H. JALLAQ
of (COMPLETE ADDRESS) 1075 E. MAIN ST, COLUMBUS, OHIO 43205
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

Table with 4 numbered rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Samira H. Jallaq

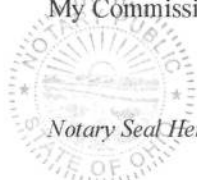
Subscribed to me in my presence and before me this 9th day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Notary Public

My Commission Expires:

11/09/2014



This Project Disclosure Statement expires six months after date of notarization.
Notary Public, State of Ohio
My Comm. Expires 11-09-2016

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