

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 10, 2004**

4. **APPLICATION:** **Z03-037**
 Location: **1480 WORTHINGTON WOODS BOULEVARD (43085)**, being 0.47± acres located on the west side of Worthington Woods Boulevard, 505± north of Park Road.

 Existing Zoning: C-4, Commercial District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Fuel sales.
 Applicant(s): Kroger Co.; c/o Donald Plank, Attorney and Dave Perry, Agent; 145 East Rich Street; Columbus, Ohio 43215.
 Property Owner(s): Regency Centers, LP; c/o Donald Plank, Attorney and Dave Perry, Agent; 145 East Rich Street; Columbus, Ohio 43215.
 Planner: Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- o The 0.47± acre site is zoned in the C-4, Commercial District. The site is part of a shopping center parking lot. The applicant is requesting the CPD, Commercial Planned Development District to remove existing parking spaces that are not required by code to develop convenience retail and motor vehicle fuel sales adjacent to Worthington Woods Boulevard.
- o A restaurant and parking lot zoned in the C-4, Commercial District are located north of the site. Single-family dwellings zoned in the R-2F, Residential Two-family District are located east of the site across Worthington Woods Boulevard. A grocery store, other retail stores and associated parking lot, all zoned in the C-4, Commercial District, are located south and west of the site.
- o This site is located within the boundary of the *Far North Plan* (1994) which indicates that the site is an appropriate location for a commercial center.
- o The CPD text adds motor vehicle fuel sales and convenience retail sales to existing C-4, Commercial District uses. Development standards address site access, kiosk and canopy setbacks, maximum kiosk height, landscaping, exterior kiosk and gas canopy column building materials, outdoor retail displays, lighting and graphics restrictions, and hours of operation. The applicant is committing to CPD plans SD-1 and SD-2 and landscaping plan LS-1, all dated 1/15/2004. Text revisions are required for section 2.A.1 to specify that revisions are subject to submittal of appropriate data and staff approval and 2.E.3 to quantify the maximum height permitted for light poles.
- o The *Columbus Thoroughfare Plan* identifies Worthington Woods Boulevard as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would allow the removal of existing parking spaces that are not code required to add motor vehicle fuel and convenience retail sales to an existing shopping center zoned in the C-4, Commercial District. The parking lot is buffered from Worthington Woods Boulevard by an earth mound that will be landscaped with grass, shrubs, ornamental

trees and evergreens. CPD development standards address canopy location and design, building materials, site access, new and existing landscaping, hours of operation and outdoor display location. This proposal is consistent with a citywide zoning and development pattern that has added gasoline sales as a commercial use to shopping centers anchored by grocery stores.