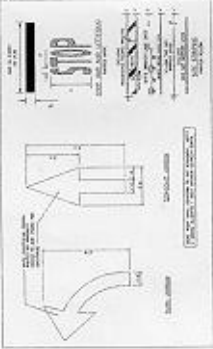
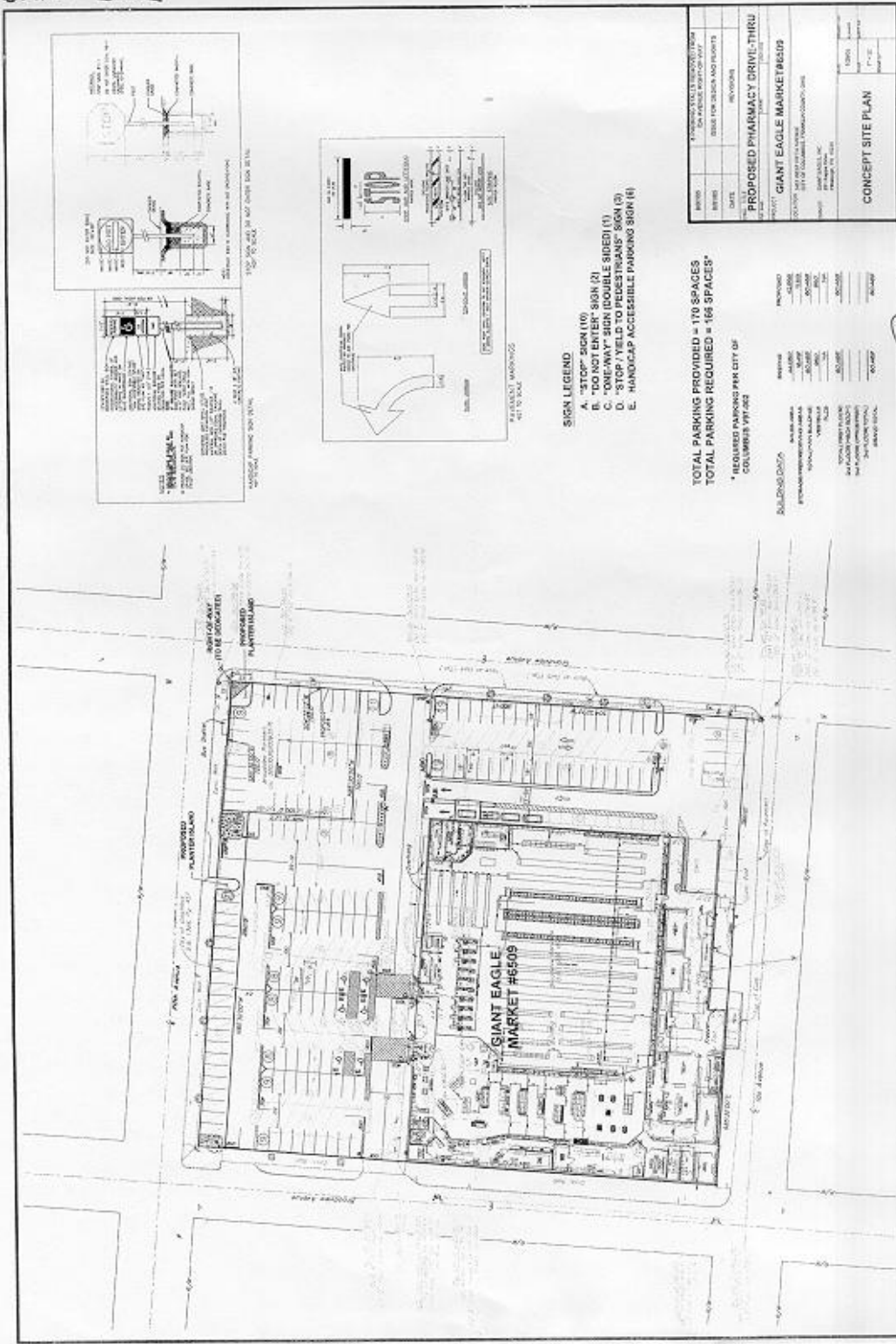


Z05-049



- SIGN LEGEND**
- A. "STOP" SIGN (6)
 - B. "ONE-WAY" SIGN (DOUBLE SIDED) (1)
 - C. "ONE-WAY" SIGN (SINGLE SIDED) (1)
 - D. "STOP / YIELD TO PEDESTRIANS" SIGN (2)
 - E. HANDICAP ACCESSIBLE PARKING SIGN (4)

TOTAL PARKING PROVIDED = 170 SPACES
 TOTAL PARKING REQUIRED = 168 SPACES*

* REQUIRED PARKING PER CITY OF COLUMBUS VTL 602

SUBSIDY DATA

DESCRIPTION	AMOUNT	PERCENTAGE
STATE	100000	10%
FEDERAL	100000	10%
TOTAL	200000	20%

PROPOSED PHARMACY DRIVE-THRU

DATE	REVISIONS

PROJECT: GIANT EAGLE MARKET #6009

CONCEPT SITE PLAN

J. B. Reynolds 9/22/05

FINAL RECEIVED: Dana Pitt 9/22/05

Z05-049

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 8, 2005**

- 8. APPLICATION: Z05-049**
- Location:** 1451 WEST FIFTH AVENUE (43212), being 3.19± acres located at the southwest corner of West Fifth Avenue and Grandview Avenue (010-062776).
- Existing Zoning:** C-4 and C-5, Commercial Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Conform existing grocery store.
- Applicant(s):** Giant Eagle Inc.; c/o Jackson B. Reynolds III, Atty., Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Broadview Partners; 4678 Larwell Drive; Columbus, OH 43220.
- Planner:** Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

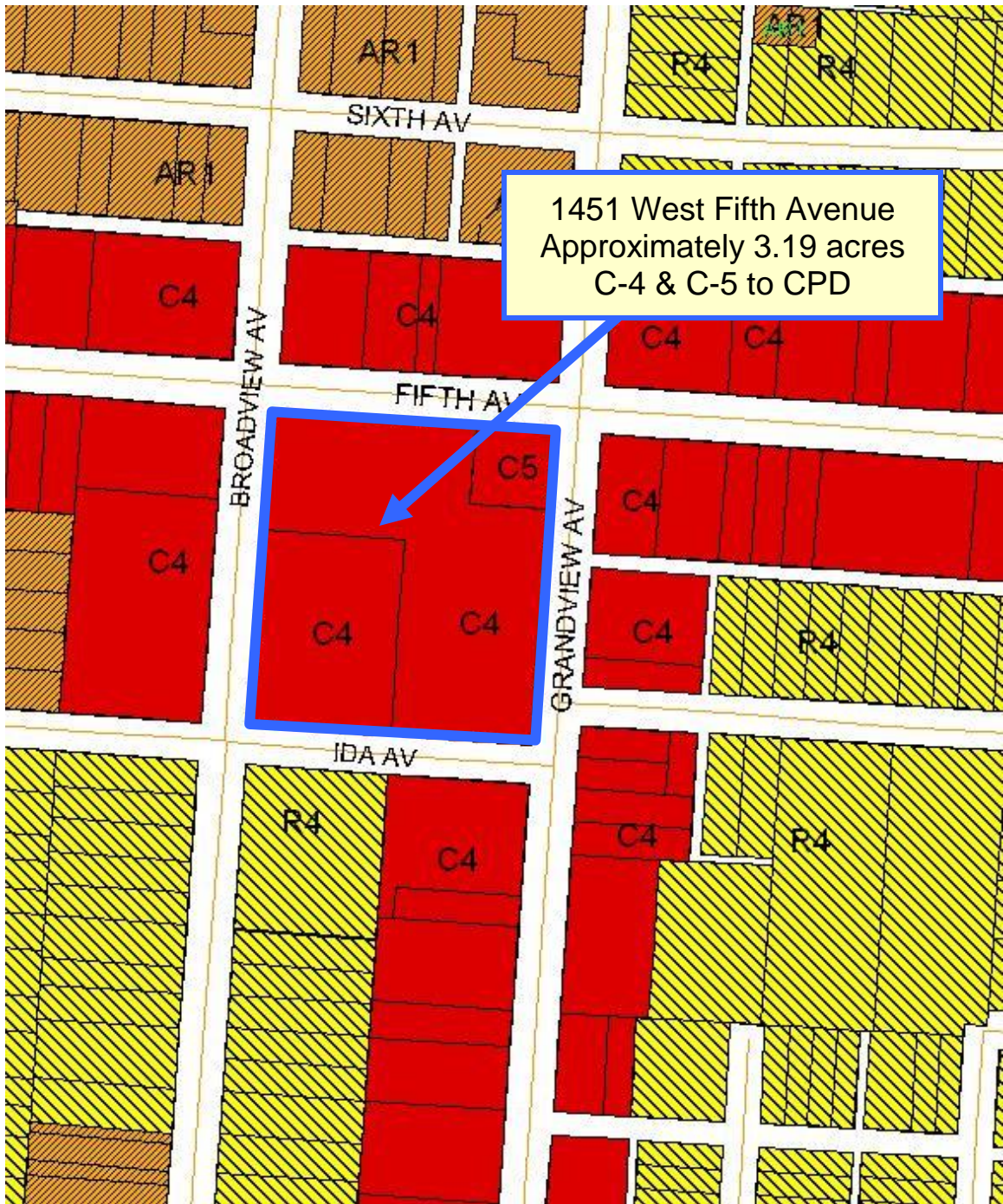
BACKGROUND:

- The 3.19-acre site is located at the southwest corner of Grandview and West 5th Avenues and was developed with a grocery store in the C-4 and C-5 Commercial Districts. The applicant requests the CPD, Commercial Planned Development District to conform the existing development and add a drive-through pharmacy.
- To the north across West Fifth Avenue and to the east across Grandview Avenue a variety of commercial uses zoned in the C-4, Commercial District To the south across Ida Avenue are commercial uses and multi-family dwellings zoned in the C-4 Commercial and R-4, Residential District respectively. To the west across Broadview Avenue are a variety of commercial uses zoned in the C-4, Commercial District
- Due to the proximity of the existing grocery store to the south property line, there is not an opportunity to provide screening for the existing multi-family dwellings. As part of Council variance CV02-046, which permitted a previous applicant to demolish a gas station at the southwest corner of Grandview and West Fifth Avenues, develop the site as surface parking and combine it with this site, several tree islands were to have been installed but were not. It would not make sense to install tree islands on just that corner of the site, however a more comprehensive landscape plan to provide some trees in the parking lot and /or along the street frontage is needed.
- The *Columbus Thoroughfare Plan* identifies Fifth Avenue as a 4-2D, Arterial requiring a minimum of 60 feet of right-of-way from centerline and Grandview Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

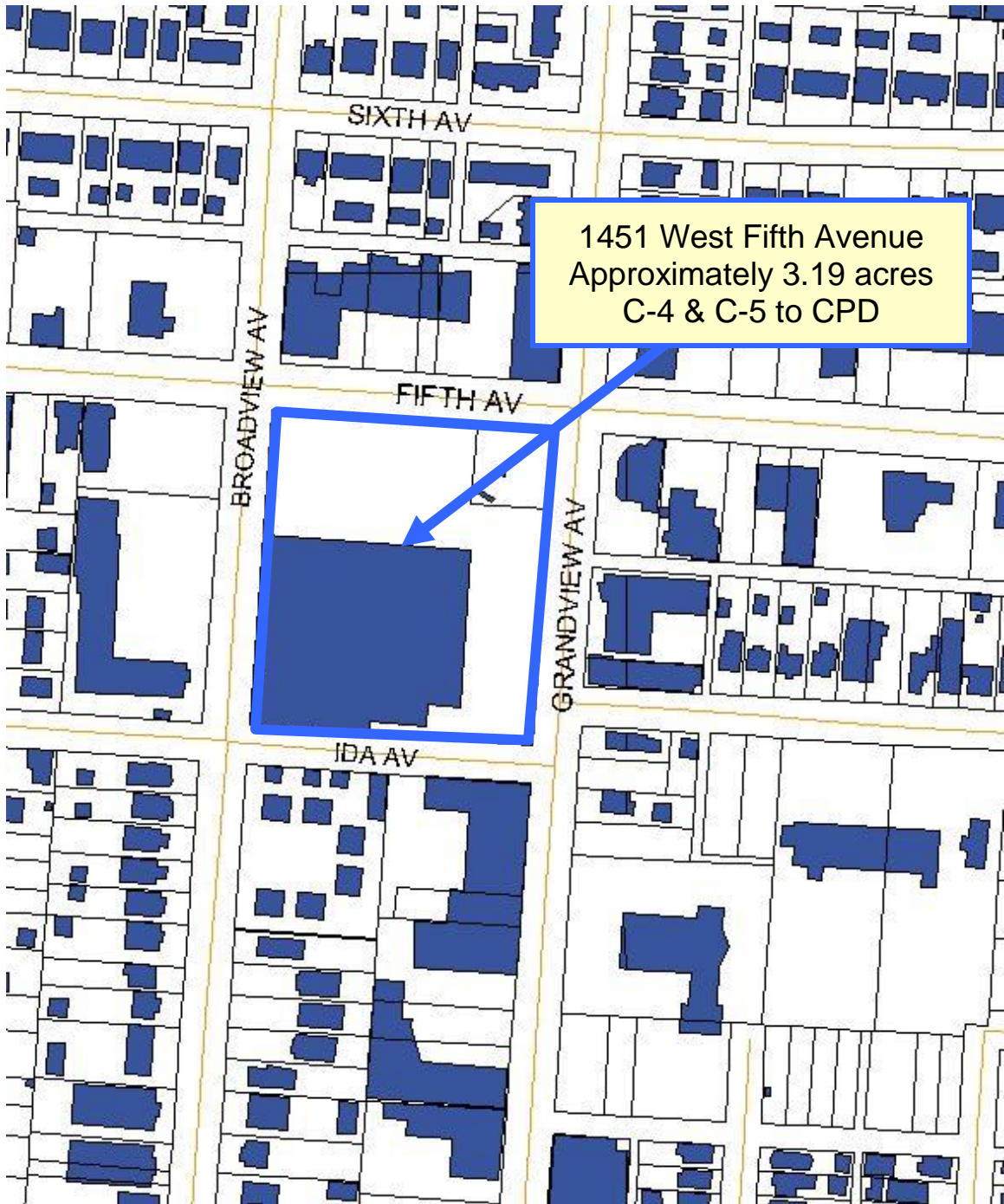
CITY DEPARTMENTS' RECOMMENDATION: Disapproval.*

The requested CPD, Commercial Planned Development District would conform an existing grocery store and allow for a drive-through pharmacy. Although Staff can support the existing use and the proposed drive-through pharmacy, a reasonable landscape plan in keeping with the spirit of prior landscaping commitments that were not followed through with is necessary. Until such a plan is provided, Staff must recommend disapproval.

- * At the September 8, 2005 Development Commission hearing, the applicant agreed to modify the request by providing an acceptable landscape plan. Therefore Staff amended its recommendation to Approval.



Z05-049



1451 West Fifth Avenue
Approximately 3.19 acres
C-4 & C-5 to CPD

Z05-049



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 # 205-049

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad Street, 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

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

1. Broadview Partners 4678 Larwell Drive Columbus, Ohio 43220	2. Margaret Fiore Bedford Investments 4645 Wicklow Middletown, OH 45042
3. Robert W. Setterlin Sandover Investments 4678 Larwell Drive Columbus, OH 43220	4. Lloyd Snyder, Jr. 1960 Concord Columbus, OH 43212

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Subscribed to me in my presence and before me this 30th day of June, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Jennifer T. Huette
04-25-09

My Commission Expires:

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



JENNIFER T. HUETTE
Notary Public, State of Ohio
My Commission Expires 04-25-09