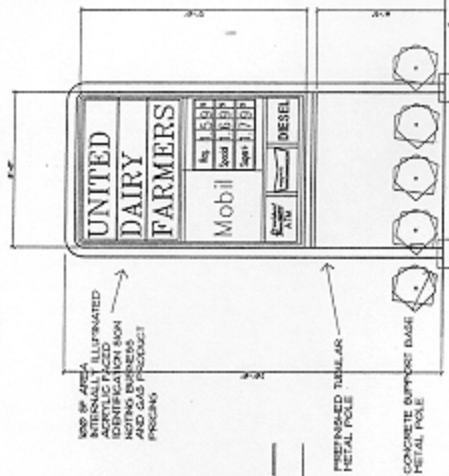


VICINITY MAP



ELEVATION
PYLON SIGN



BROAD STREET

DEVELOPMENT PLAN



SITE INFORMATION

ZONE CLASSIFICATION: C-2 (COMMERCIAL)
 AREA OF SITE: 2,400 SQ. FT. (LAND AREA)
 AREA OF BLDG.: 4,800 SQ. FT.
 AREA OF PAVEMENTED DRIVEWAY: 1,200 SQ. FT.
 AREA OF LANDSCAPING: 3,600 SQ. FT.
 PARKING PROVIDED: 12 SPACES (SEE PLAN)

BUILDING INFORMATION

NO. OF BLDGS.: 1
 CONSTRUCTION TYPE: 15 - PERMANENT CONCRETE
 GAS CANOPY: 1
 GAS CANOPY: 1

SIGNAGE

SIGNAGE: 1
 SIGNAGE: 1
 SIGNAGE: 1

PRINT DATE: 05-19-2005
 UPDATED: 03-21-2005

	UNITED DAIRY FARMERS 1041 WEST BROAD STREET COLUMBUS, OHIO 43204	SD 1
JOHN D. JOHNSTON ARCHITECTS ARCHITECTS & ARCHITECTS - ARCHITECTS	JOHN D. JOHNSTON ARCHITECTS 1041 WEST BROAD STREET COLUMBUS, OHIO 43204	646

Final Copy
Don Bay
 5-20-05

May 19, 2005
 All for UDF

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 14, 2005**

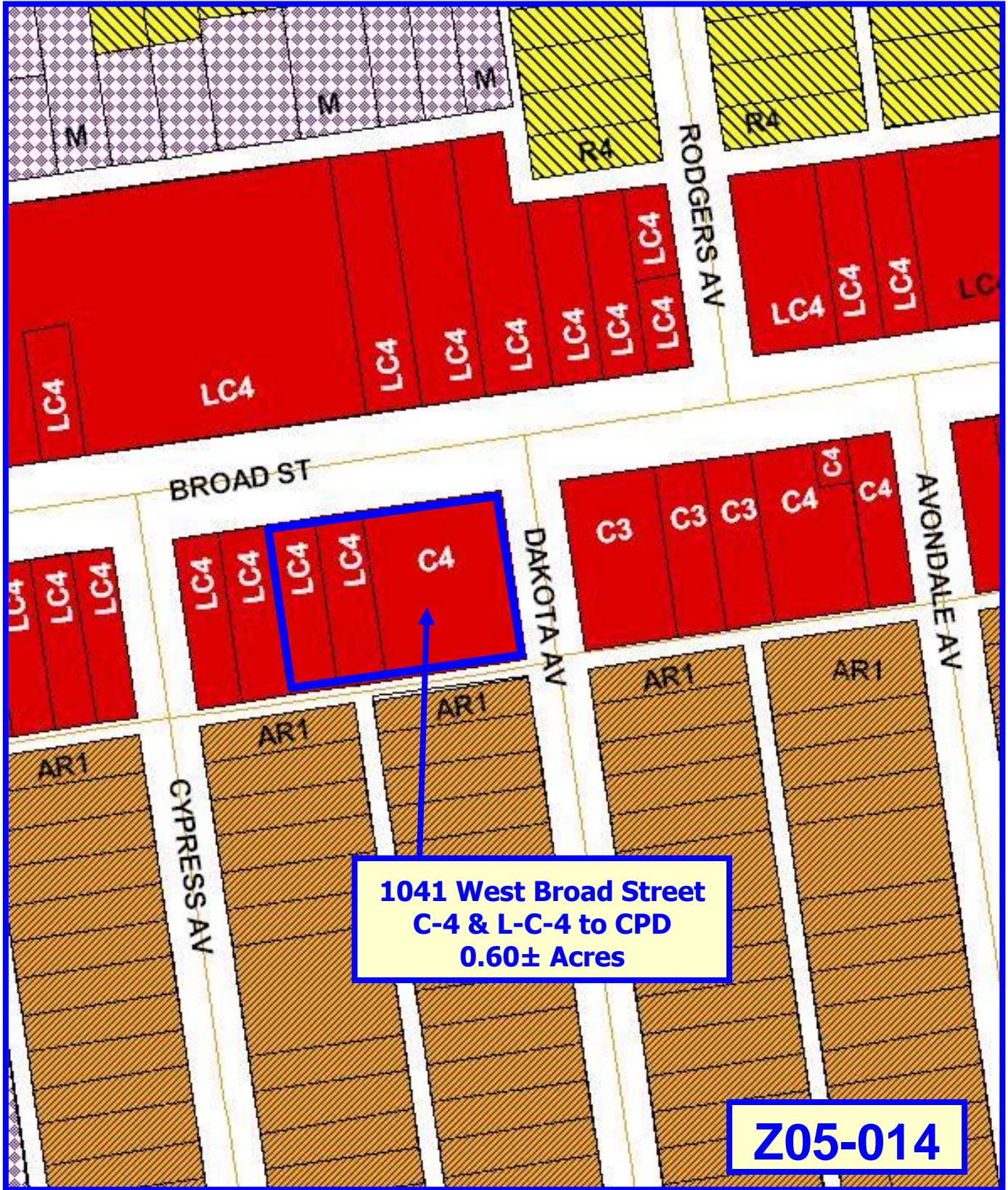
- 6. APPLICATION: Z05-014**
Location: 1041 WEST BROAD STREET (43222), being 0.60± acres located at the southwest corner of East Broad Street and Dakota Avenue (010-042705; Franklinton Area Commission).
Existing Zoning: C-4, Commercial and L-C-4, Limited Commercial Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Convenience store with fuel sales.
Applicant(s): United Dairy Farmers, Inc.; c/o Jill S. Tangeman, Atty., Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
Property Owner(s): United Dairy Farmers, Inc. and Gerald and Margaret Taylor; c/o Jill S. Tangeman, Atty., Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
Planner: Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- The 0.60± acre site is developed with a 3-family residential dwelling and convenience store, and is zoned in the L-C-4, Limited Commercial District. The applicant is requesting the CPD, Commercial Planned Development District to re-develop the site with a convenience retail store with fuel sales.
- Vacant land zoned in the L-C-4, Limited Commercial District is located north of the site across West Broad Street. A check cashing business is located to the east across Dakota Avenue in the C-3, Commercial District. Two single-family dwellings are located south of the site in the AR-1, Apartment Residential District. A retail store is located west of the site in the L-C-4, Limited Commercial District.
- The proposed zoning district and land-use are consistent with the *Franklinton Plan* (2003). Except for the building setback from Dakota Avenue, site design meets urban commercial overlay requirements.
- The site is located within the boundaries of the Franklinton Area Commission which voted to recommend approval of this zoning request.
- The proposed CPD text limits land-use to a convenience and ice cream store with fuel sales, and includes customary development standards for building, canopy and parking setbacks, site access, headlight screening, street trees, outdoor display, and lighting. Variances are requested to increase the Dakota Avenue building setback (see site plan), to reduce required parking from 17 to 13 spaces, and to reduce the height of screening along the south property line from five feet to 36 inches.
- The *Columbus Thoroughfare Plan* identifies West Broad Street as a 6-2 arterial requiring a minimum of 80 feet of right-of-way from centerline.

CITY DEPARTMENT'S RECOMMENDATION: Approval. The applicant's request for the CPD, Commercial Planned Development District to develop a convenience and ice cream store with fuel sales is consistent with the *Franklinton Plan*. Site design meets urban commercial overlay standards for the

building setback from West Broad Street and includes entrances on each street frontage. The CPD text includes customary development standards and requests variances to increase the building setback from Dakota Avenue, reduce required parking spaces, and to reduce the height of screening along the south property line. Staff supports each of the variance requests.







Franklinton Area Commission
183 Hawkes Avenue
Columbus, Ohio, 43223



Chair: Helen Evans – 227-1619
Vice-Chair: Carol J. Stewart - 279-9382
Secretary: Donna Woods - 227-1623

April 8, 2005

Don Bier
c/o Council Activity Staff
Carolyn Ave. Building
757 Carolyn Ave
Columbus, OH 43224

Dear Mr. Bier:

At the March 8th meeting of the Franklinton Area Commission, the membership reviewed United Dairy Farmers' commercial planned development request to rezone their property at 1041 W. Broad St. At this meeting, the Franklinton Area Commission approved a motion to "recommend that United Dairy Farmers be allowed to use very dense shrubbery as an alternative to fence along Broad St. and Dakota Ave., including the 18 foot strip along the parking lot near the building." The Franklinton Area Commission then voted to "support United Dairy Farmers' planned development request with the addition of the above recommendation."

If you have any questions concerning this application, please contact me at 227-1619.

Sincerely,

A handwritten signature in cursive script that reads "Helen Evans".

Helen Evans
Chair, Franklinton Area Commission

