

James B. Reynolds
 5/27/09

Scale:	1"=30'
Date:	5/27/09
Drawn By:	ACG
Checked By:	BRM
Project Number:	SZ-01

PROPOSED PHARMACY DRIVE-THRU FOR
GIANT EAGLE #6508
 280 East Whittier Street
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 SITE COMPLIANCE PLAN



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 14, 2009**

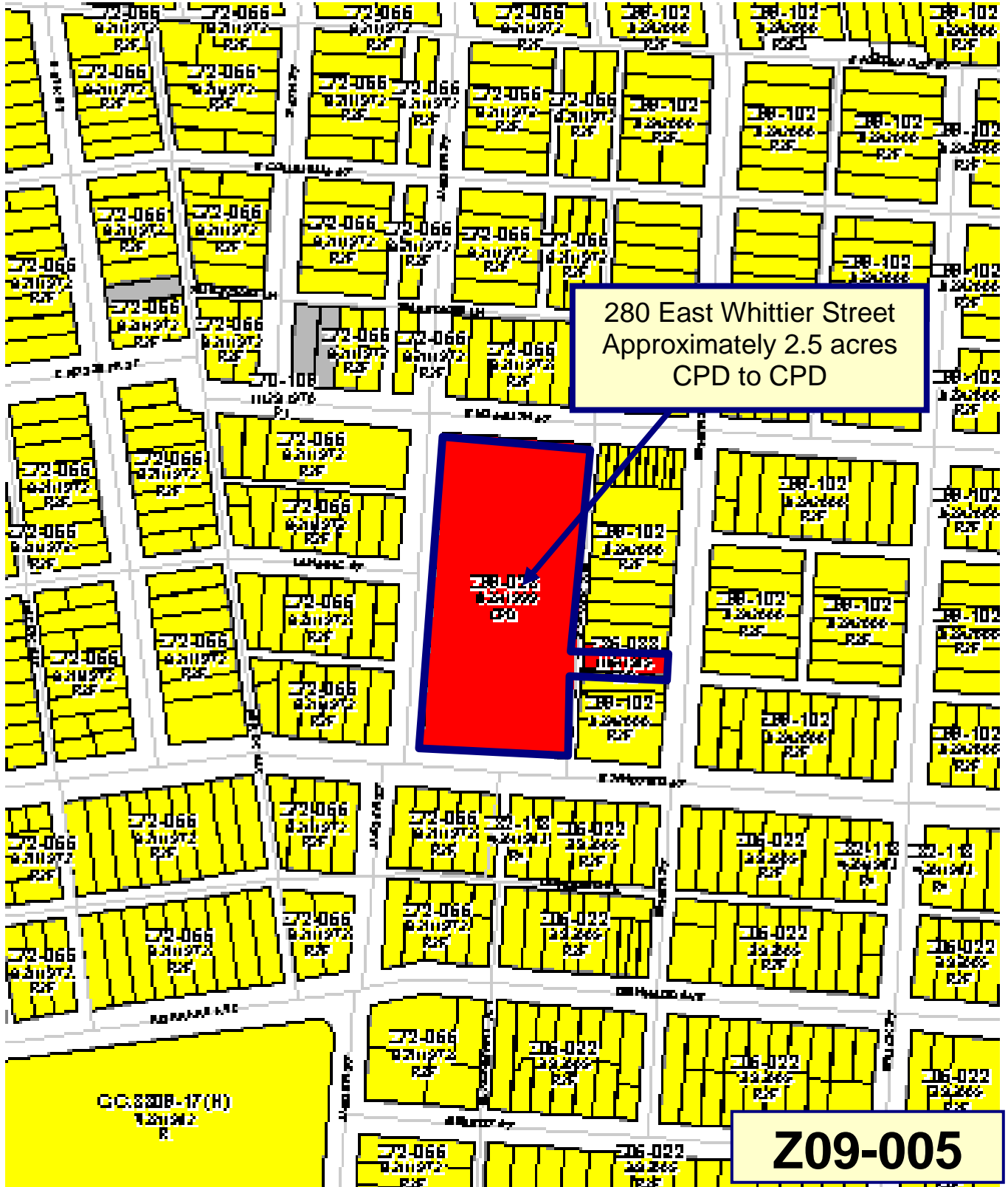
- 4. APPLICATION: Z09-005**
- Location:** **280 EAST WHITTIER STREET (43230)**, being 2.5± acres located at the northeast corner of Whittier and Jaeger Streets (010-030105,).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Drive-through pharmacy.
- Applicant(s):** Giant Eagle Inc; c/o Jackson B. Reynolds III, Atty.; Smith & Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Whittier-Two Eighty LLC; P.O. Box 06354; Columbus, OH 43206.
- Case Planner:** Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- o The site is developed with an existing grocery and zoned in the CPD, Commercial Planned Development District. The applicants request the CPD, Commercial Planned Development District to add a drive-through pharmacy and parking. The applicants are requesting a variance to provide a partial bypass lane.
- o To the north are single and two family dwellings zoned in the R-2F, Residential District. To the south across east Whittier Street are single and two family dwellings as well as a vacant commercial building. To the east across Grant Avenue are single-family and multi-family dwellings in the R-2F, Residential District. To the west across Jaeger Street are single-family and multi-family dwellings in the R-2F, Residential District as well as a commercial structure.
- o The site is located within the planning area of *South Side Plan – Merion Schumacher Amendment* (2008) and is consistent with that amendment.
- o The Department of Public Service, Division of Planning & Operations, formerly known as the Transportation Division, has determined that the variance to provide only a partial bypass lane area can be supported.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would allow for the addition of a drive-through pharmacy to an existing grocery store. The proposal is consistent *South Side Plan – Merion Schumacher Amendment* and with the development pattern of the area.



280 East Whittier Street
 Approximately 2.5 acres
 CPD to CPD

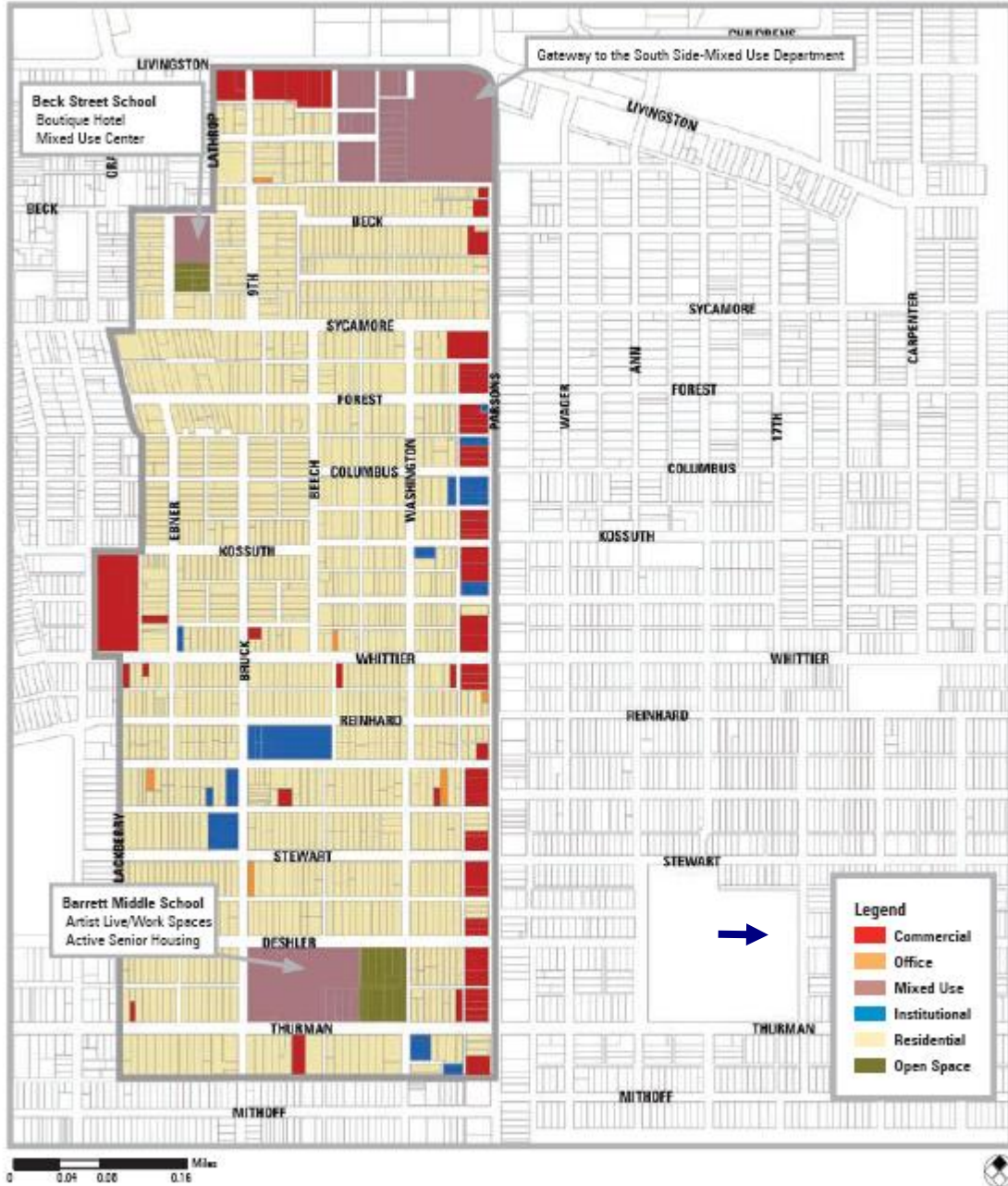
280-022
 281972
 CPD

Z09-005

ORD#0924-2009

Z09-005

Figure 9: Land Use Plan



May 6, 2009

Jackson B. Reynolds
37 W. Broad Street, Suite 725
Columbus, OH 43215

Mr. Reynolds,

This letter is to inform you that on Tuesday, April 28, 2009 the zoning case number Z09-005 for the property located at 280 Whittier Street was presented to the Columbus South Side Area Commission for consideration.

The Columbus South Side Area Commission recommended approval of the proposed variance requests.

If you have any questions please do not hesitate to contact me by phone at 614-440-5222 or via e-mail at scfulton7@yahoo.com.

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Fulton".

Scott Fulton
Columbus South Side Area Commission
Zoning Committee Chairman

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 # 209-005

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West 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. Giant Eagle, Inc. 101 Kappa Drive Pittsburgh, PA 15238 975 employees Pat Avolio (412)967-4919	2. Whittier-Two Eight LLC P.O Box 06354 Columbus, OH 43206 0 employees Frank Cipriano (614)565-8250
3.	4.

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Subscribed to me in my presence and before me this 23rd day of February, in the year 2009

SIGNATURE OF NOTARY PUBLIC

Natalie C. Patrick

My Commission Expires:

9/4/2010

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



NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10