

**PARKING CALCULATIONS**

AREA	SCALE FOOTING	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED	PARKING RATIO
EXISTING KROGER AREA	58,410 S.F.	220	171	2.81/1000 S.F. (1124 S.F.)
EXISTING FUEL DOCK	182 S.F.	1	1	3.27/1000 S.F. (1192 S.F.)
EX. TOTAL - 2 FUEL SPACES	58,592 S.F.	221	172	2.80/1000 S.F. (1133 S.F.)
PROPOSED KROGER AREA	61,550 S.F.	228	187	3.29/1000 S.F. (1121 S.F.)
PROPOSED FUEL DOCK	192 S.F.	1	1	3.27/1000 S.F. (1182 S.F.)
EXISTING FUEL DOCK	182 S.F.	1	1	3.27/1000 S.F. (1192 S.F.)
TOTAL - 2 FUEL SPACES	62,422 S.F.	229	190	3.29/1000 S.F. (1097 S.F.)

TYPICAL PARKING SPACES ARE 18' X 9'  
TYPICAL PROPOSED PARKING PROVIDED - 18' SPACES

**CITY OF COLUMBUS PARKING CODE**

1. Street / 275 S.F. Minimum  
2. Street / 180 S.F. Minimum  
3. Street / 100 S.F. Minimum  
4. Street / 75 S.F. Minimum



*Handwritten:* Done by [Signature] 5/19/2016 - [Signature]

**Bird + Bull**  
A Division of Architects & Engineers, Inc.  
2015 W. Dublin-Granville Road  
Columbus, Ohio 43233  
Tel: (614) 761-1323  
WWW.BIRDBULL.COM

**KROGER N315**  
2000 EAST MAIN STREET  
COLUMBUS, OHIO 43205

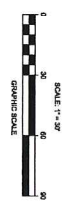
**SITE PLAN**

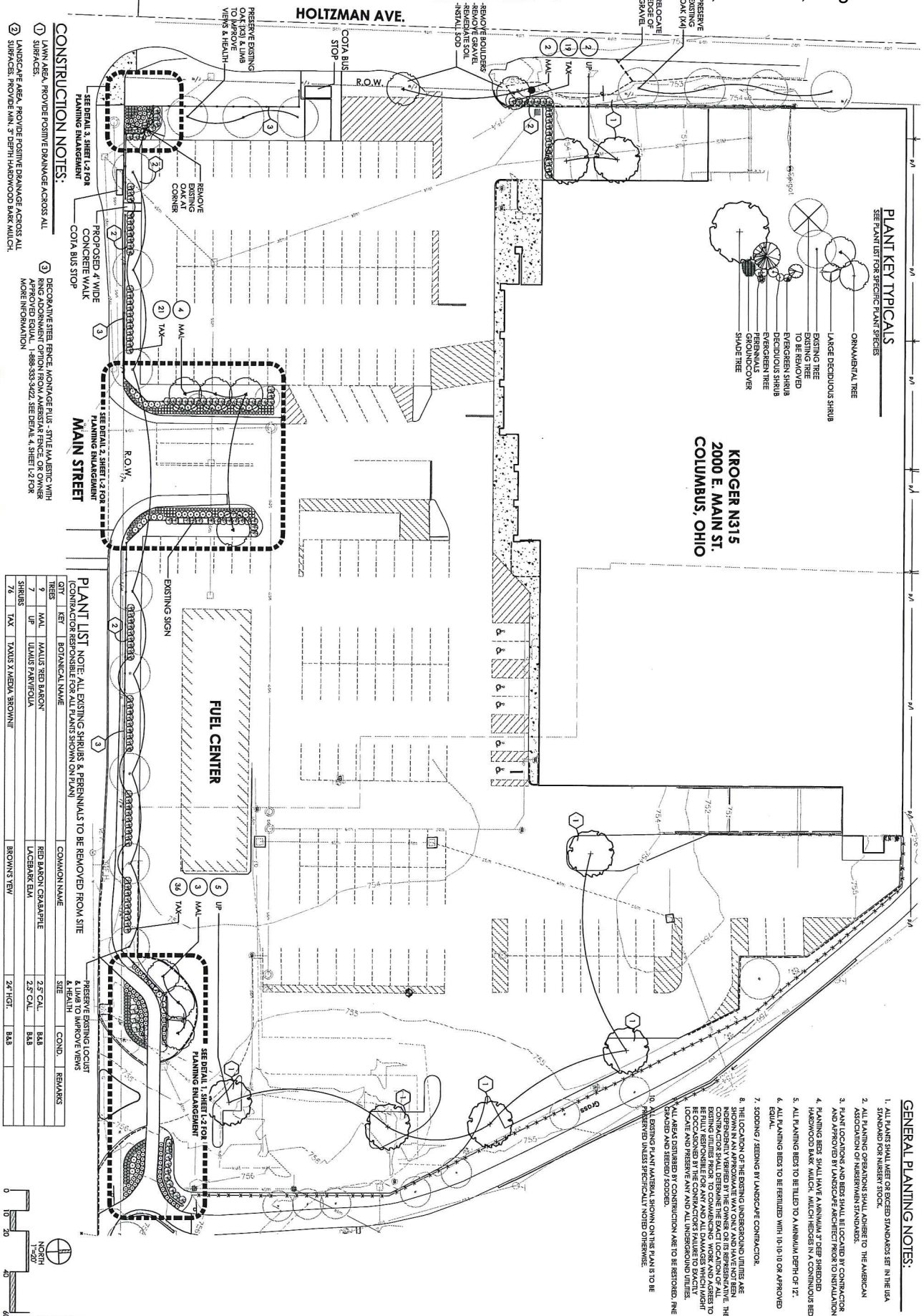
DATE: 5/17/16  
DRAWN: [Name]  
CHECKED: [Name]  
DATE: 7/19/2016

JOB NO: [Number]  
PAGE: [Number]  
1

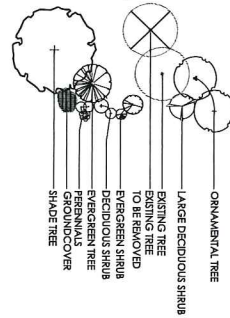
**OWNER / DEVELOPER**  
THE KROGER CO.  
411 BENTLEY PARKWAY  
WESTVILLE, OHIO 43081  
CONTACT: ALAN MCGOUGHAN  
EMAIL: ALAN.MCGOUGHAN@KROGER.COM

**ENGINEER/SURVEYOR**  
C/E BIRD & BULL, INC.  
2015 W. DUBLIN-GRANVILLE ROAD  
COLUMBUS, OHIO 43233  
PHONE: 614-761-1323  
FAX: 614-761-1324  
CONTACT: ANDREW GARDNER, P.E.  
EMAIL: AGARDNER@BIRDBULL.COM





**PLANT KEY TYPICALS**  
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



**KROGER N315**  
**2000 E. MAIN ST.**  
**COLUMBUS, OHIO**

**CONSTRUCTION NOTES:**

- 1. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES, PROVIDE MIN. 9" DEPTH (14" DEPTH) DARK MULCH.
- 3. DECORATIVE STEEL FENCE, MOUNTAGE PLUS - STYLE MAJESTIC WITH RING ADJUSTMENT OPTION FROM AMERSTAR FENCE, OR OWNER APPROVED EQUIV. CALL: 1-888-333-3422. SEE DETAIL 4, SHEET 1/2 FOR MORE INFORMATION.

**PLANT LIST** NOTE: ALL EXISTING SHRUBS & PERENNIALS TO BE REMOVED FROM SITE (CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
9	MAL	MALUS RED BAYRON	RED BAYRON CRABAPPLE	2.5" CAL.	B&B	
7	UP	ULMUS PARVIFOLIA	LACEBARK Elm	2.5" CAL.	B&B	
2	TAX	TAXUS X MEDIA 'BIRCHMILL'	BIRCHMILL TEAK	24" HGT.	B&B	

**GENERAL PLANTING NOTES:**

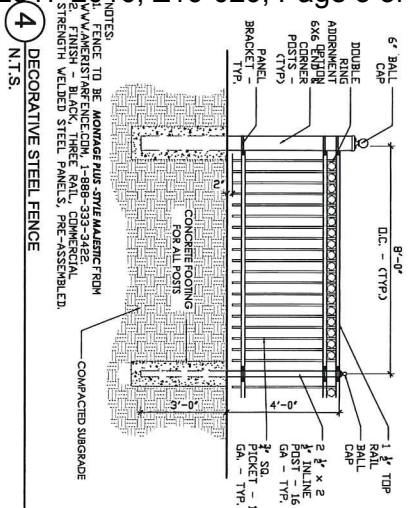
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE ISA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEES SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEES SHALL HAVE A MINIMUM 2" DEEP SHROUDED HARDWOOD BARK MULCH, MULCH BEES IN A CONTINUOUS BEE.
5. ALL PLANTING BEES TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEES TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. STAKING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN PLAN APPROVED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THE EXISTING LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR TO ANY UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
9. ALL UTILITIES IDENTIFIED BY CONSTRUCTION ARE TO BE RESTORED, RE-PAVED AND SEEDING / SOODED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THE PLAN IS TO BE REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE.

*David H. H. = forms*

*Suly 19, 2016*

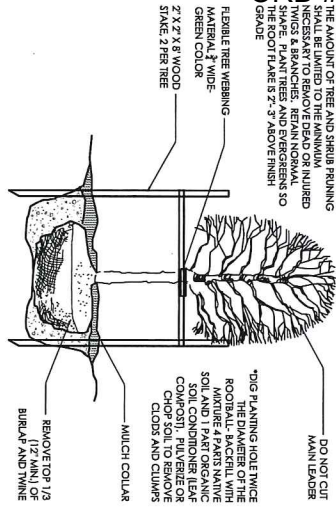
<b>REVISIONS</b>	<b>OVERALL LANDSCAPE PLAN</b>	<b>KROGER N315 BEXLEY</b> PREPARED FOR: BIRD & BULL ENGINEERS & SURVEYORS	<b>Paris Planning &amp; Design</b> LAND PLANNING      LANDSCAPE ARCHITECTURE 243 N. 5th Street      Suite 401      Columbus, OH 43215 p (614) 487-1944      www.parisplanninganddesign.com
			<b>DATE:</b> 6/20/2016 <b>PROJECT:</b> 16054 <b>SHEET:</b> L-1





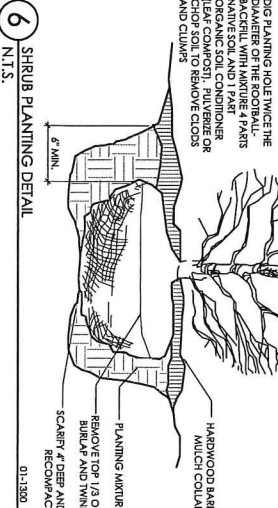
**4 DECORATIVE STEEL FENCE**  
N.T.S.

NOTE: THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NUMBER TWIGS & BRANCHES REMAIN NORMAL SHAPE, PLANT TREES AND EVERGREENS TO THE ROOT FLARE 8"-2'-3" ABOVE FINISH GRADE.

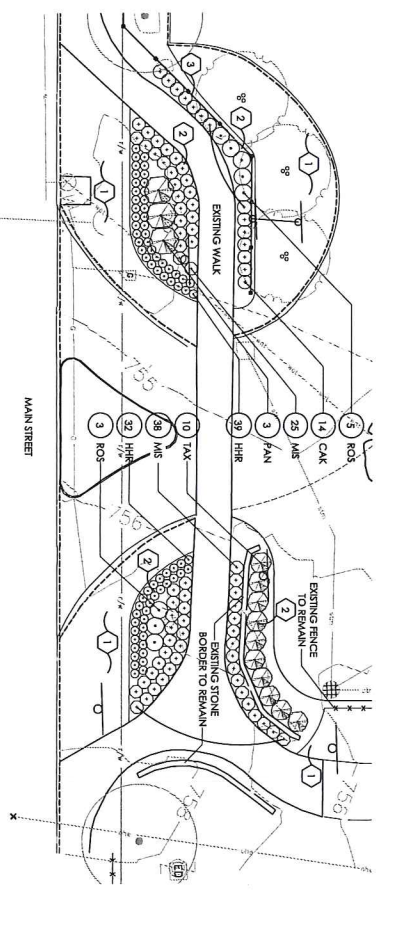


**5 DECIDUOUS TREE**  
N.T.S.

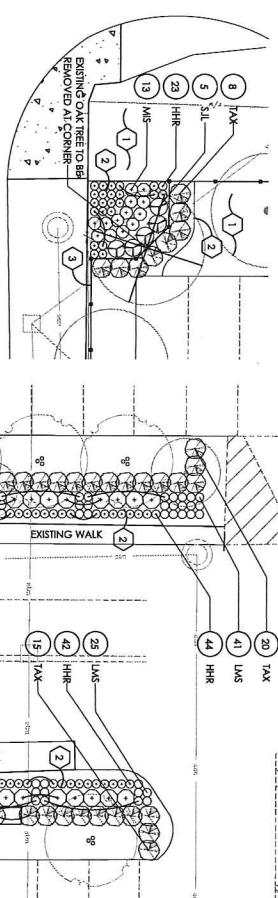
NOTE: THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NUMBER TWIGS & BRANCHES REMAIN NORMAL SHAPE, PLANT TREES AND EVERGREENS TO THE ROOT FLARE 8"-2'-3" ABOVE FINISH GRADE.



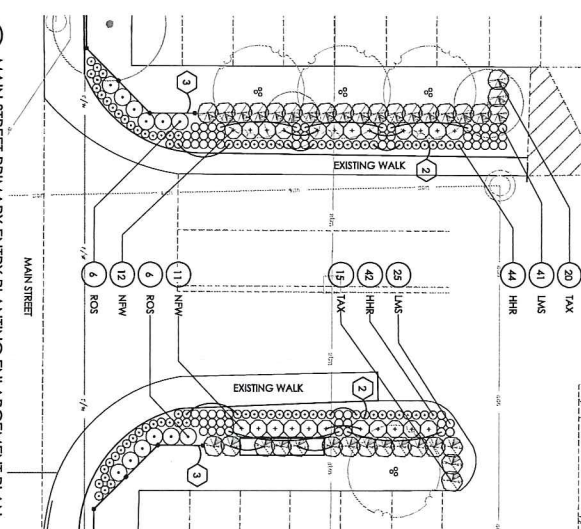
**6 SHRUB PLANTING DETAIL**  
N.T.S.



**1 MAIN STREET (EAST) SECONDARY ENTRY PLANTING ENLARGEMENT PLAN**  
SCALE: 1" = 10'



**3 MAIN STREET (WEST) PLANTING ENLARGEMENT PLAN**  
SCALE: 1" = 10'

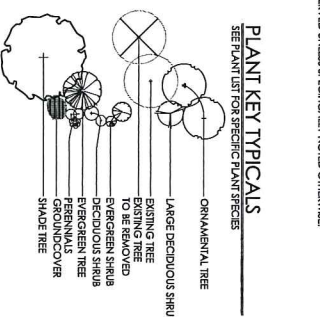


**2 MAIN STREET PRIMARY ENTRY PLANTING ENLARGEMENT PLAN**  
SCALE: 1" = 10'

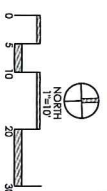
**PLANT LIST** NOTE: ALL EXISTING SHRUBS & PERENNIALS TO BE REMOVED FROM SITE  
CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
23	TAX	TAXUS MEDIA BRITANNICA	BROOKS PINE	27' HGT.	BA3	
3	SI	SILVIA MARITIMA	SEA BUCKTHORN	24' SHDB.	DB3	
20	ROS	ROSA VANDARZ KNOCK OUT	KNOCK OUT SHRUB ROSE	18' HGT.	BA3	
14	CAK	CALAMAGROSTIS X ACUTIFLOA KARL FOERSTER	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT.	
23	NFW	NERITA X FRAGRANS WALKERS LOW	WALKERS LOW CALANINI	NO. 1	CONT.	
63	MIS	MISCANTHUS SINEGRIS YAKUSHIMA	DWARF MAIDEN GRASS	NO. 1	CONT.	
180	HHR	HEBERCALLIS HAPPY RETURNERS	HAPPY RETURNERS DAIJILY	NO. 1	CONT.	
66	LMS	LIRIODENDRON SILVER SUNROOF	SILVER SUNROOF ELDTUNE	NO. 1	CONT.	

- GENERAL PLANTING NOTES:**
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
  2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
  3. PLANT LOCATIONS AND BEES SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  4. PLANTING BEES SHALL HAVE A MINIMUM 3" DEEP SHROUDED HARDWOOD BARK MULCH. MULCH BEES IN A CONTINUOUS BED.
  5. ALL PLANTING BEES TO BE TILLED TO A MINIMUM DEPTH OF 12".
  6. ALL PLANTING BEES TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
  7. SOODING / SEEDING BY LANDSCAPE CONTRACTOR.
  8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN IDENTIFIED OR VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE EXISTING UTILITIES PRIOR TO COMMENCING WORK AND ACCESS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO ENACT PROTECTIVE MEASURES FOR ALL UNDERGROUND UTILITIES.
  9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED, AS APPROPRIATE.
  10. ALL EXISTING PLANT MATERIAL SHOWN ON THE PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.



- CONSTRUCTION NOTES:**
1. LAWN AREA: PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
  2. LANDSCAPE AREA: PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. PROVIDE MIN. 3" DEPTH HARDWOOD BARK MULCH.
  3. DECORATIVE STEEL FENCE: MOUNTAGE PLUS - STYLE W/ MONUMENTAL POSTING. MOUNTING OPTION FROM 1-888-333-3422. SEE DETAIL 4, SHEET 1, 2 FOR MORE INFORMATION.



DATE	6/20/2016
PROJECT	16054
SHEET	L-2

**Faris Planning & Design**  
LAND PLANNING & LANDSCAPE ARCHITECTURE  
243 N. 5th Street • Suite 401 • Columbus, OH 43215  
p (614) 487-1964 • www.farisplanninganddesign.com

**KROGER N315 BEXLEY**  
PREPARED FOR: **BIRD & BULL ENGINEERS & SURVEYORS**

REVISIONS

*David Hely-athans - SLS 19, 2016*

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

- 4. APPLICATION: Z16-029**
- Location:** **2000 EAST MAIN STREET (43205)**, being 5.19± acres located at the northeast corner of East Main Street and Holtzman Avenue (010-022407 and 01019209; Near East Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Building and parking lot expansion.
- Applicant(s):** The Kroger Co.; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** The Kroger Co.; 4111 Executive Parkway; Westerville, OH 43081.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)  
Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

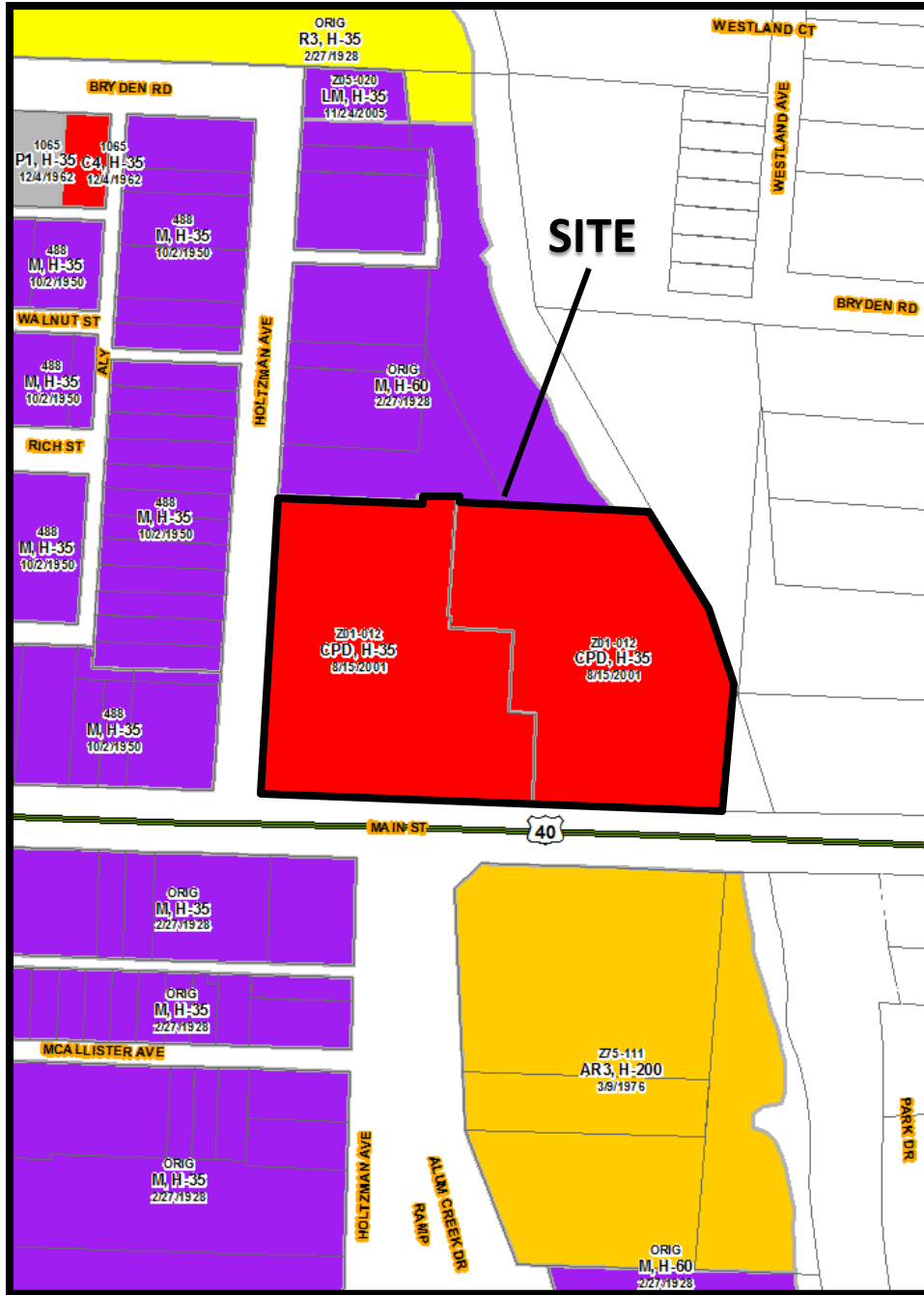
**BACKGROUND:**

- The 5.19± acre site consists of two parcels zoned in the CPD, Commercial Planned Development District and developed with a grocery store, car wash, and gas station. The applicant is requesting the CPD, Commercial Planned Development District in order to permit the expansion of the existing building, demolition of the existing carwash, and expansion of the parking lot.
- To the north of the site is an automobile service center zoned in the M, Manufacturing District. To the east across *Alum Creek* are apartment buildings and undeveloped land in the City of Bexley. To the south across East Main Street is a park zoned in the AR-3, Apartment Residential District and commercial buildings in the M, Manufacturing District. To the west across Holtzman Avenue is an eating and drinking establishment and smaller commercial buildings in the M, Manufacturing District.
- The site is located in the planning area of the *Near East Area Plan* (2005), which recommends light industrial or commercial uses at this location.
- The CPD text allows for all uses in a C-4, Commercial District and includes provisions for buildings and parking setbacks, site circulation, landscaping, buildings design, outdoor display area, and lighting. The request includes commitment to a site plan with requested variances to reduce the required number of parking spaces and a reduction of the parking and building setbacks along East Main Street and Holtzman Avenue.
- The site is located within the boundaries of the Near East Area Commission whose recommendation is for approval.

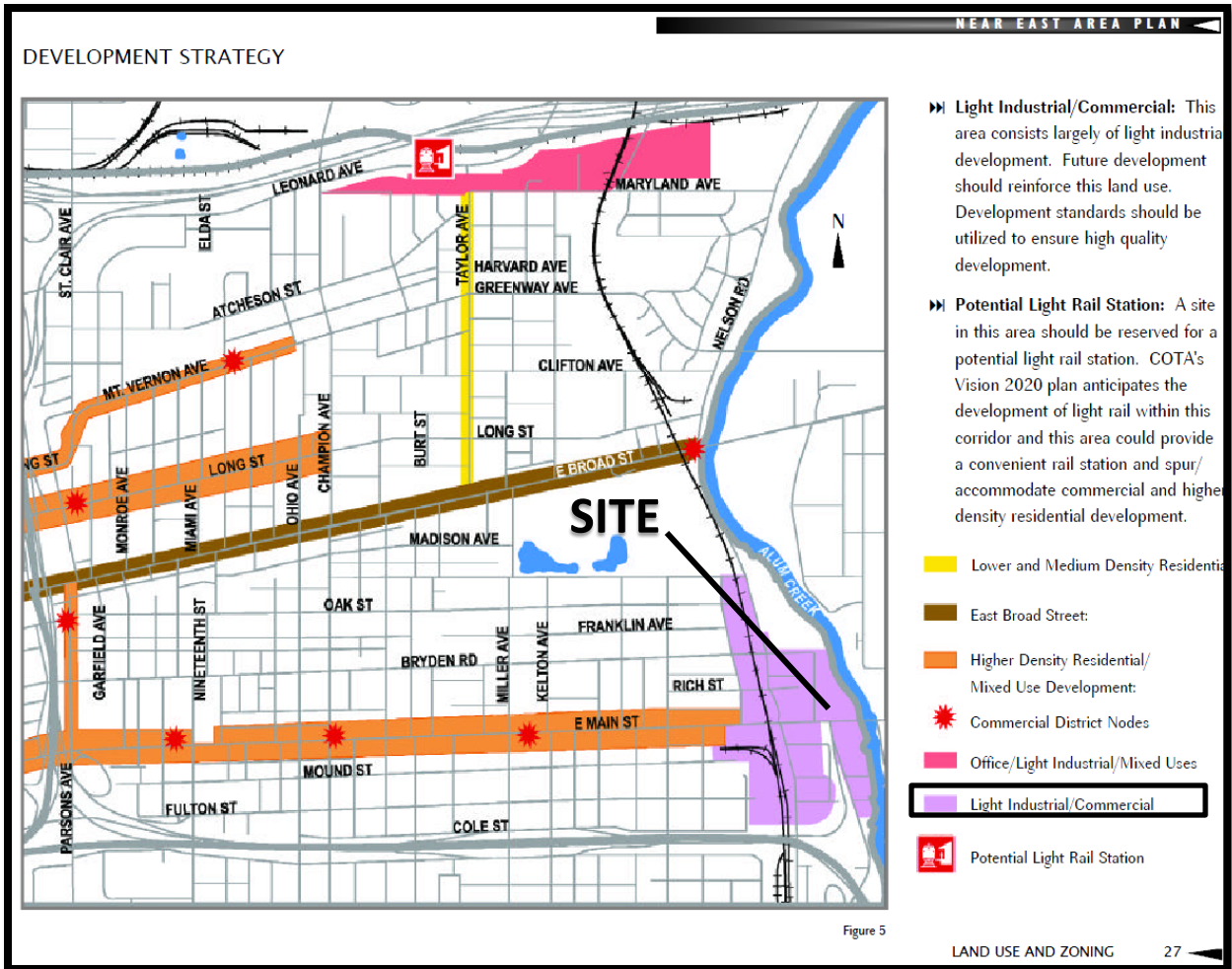
- The *Columbus Thoroughfare Plan* identifies East Main Street as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow a small expansion to the existing grocery store, demolition of an obsolete car wash facility, and expansion of the existing parking lot. The proposed CPD, Commercial Planned Development District is consistent with the land use recommendations of the *Near East Area Plan (2005)*, continues to provide an appropriate transitional use from the manufacturing and commercial to the north and residential uses to the east, and is an appropriate use on a corridor such as East Main Street.



Z16-029  
2000 East Main Street  
Approximately 5.19 acres  
CPD to CPD



Z16-029  
 2000 East Main Street  
 Approximately 5.19 acres  
 CPD to CPD





Z16-029  
2000 East Main Street  
Approximately 5.19 acres  
CPD to CPD



**From:** [Kathleen Bailey](#)  
**To:** [David Hodge](#); [Annie Ross-Womack](#)  
**Cc:** [Dietrich, Timothy E.](#)  
**Subject:** RE: Kroger Main Street Recommendation  
**Date:** Tuesday, July 05, 2016 3:01:23 AM

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The Near East Area Commission (NEAC) voted unanimously (13-0-0) in support of the proposed new CPD rezoning for the Kroger's Market at 2000 E. Main Street. As we understand it these changes will accommodate additional parking in the area where the car wash is located, fill in and landscape the loading dock area on the west side of the building to allow for more indoor space, and various upgrades to the landscaping.

The vote took place at the June 2016 NEAC General Business meeting. There was opportunity for public input at the June General Business meeting as well as the NEAC May 2016 Zoning meeting and a NEAC site hearing conducted by the Zoning Committee.

Please contact me with any questions or concerns.

Chair Bailey

614-582-3053

---

From: david@uhlfirm.com  
To: awd44@aol.com; kathleendbailey@hotmail.com  
CC: tedietrich@columbus.gov  
Subject: Kroger Main Street Recommendation  
Date: Fri, 1 Jul 2016 15:26:53 +0000

Ladies-

Attached is the City Zoning Recommendation Form for the Kroger rezoning on Main Street, and copied on this e-mail is Tim Dietrich who is handling this case with the City. I am working on finalizing everything for the July 14 Development Commission and I think the last item I need is for the City to hear from NEAC on the recommendation. I think it's okay for you to reply all to this e-mail, or if you want to print the form I'll come get it from you at an upcoming NEAC meeting, or at your office.

Thanks to you both. Enjoy the 4<sup>th</sup>!!

David Hodge



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## 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 # 216-029

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge, Esq.  
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054  
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

1. The Kroger Co. 4111 Executive Parkway Westerville, Ohio 43081	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 26<sup>th</sup> day of April, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Kimberly R. Grayson  
1-11-2021

My Commission Expires:



Notary Seal Here

*Project Disclosure Statement expires six months after date of notarization.*  
**KIMBERLY R. GRAYSON**  
Notary Public, State of Ohio  
My Commission Expires  
January 11, 2021

**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**