

P:\Land Projects 3\TURKEY HILL\_701\_Cleveland Ave\p\Zoning Site Plan\_3\_Cleveland Ave.dwg by jstinson on 11/15/2013 @ 04:05:33 pm - P & L Systems, Inc.

**NOTES:**

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (DATED JUNE 17, 2009), THE SITE IS LOCATED WITHIN CHANGE FLOOD PLAIN PER FEMA FIRM MAP NUMBER 38066-1774.
2. THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. INVESTIGATION, LOCATION, IDENTIFICATION AND REVISION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO CONSTRUCTION OF UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL THE CITY UTILITIES PROTECTION SERVICES, OFFICE AT 1-800-882-2784 TWO (2) WEEKS PRIOR TO THE START OF ANY CONSTRUCTION.
3. ZONING LIMITED COMMERCIAL ZONING ORDINANCE IS CURRENTLY LOCATED WITHIN THE CITY OF COLUMBUS.
4. WHEN STOP SQUARES OF ROAD VARIATION WILL BE SPACED 250 FT. PARKING SPACES IN ACCORDANCE WITH SECTION 3112.46 OF THE COLUMBUS ZONING CODE.
5. PARKING LOT LIGHTS WILL BE PROVIDED ACCORDING TO SECTION 3112.21 OF THE COLUMBUS ZONING CODE.
6. PARKING LOT STRIPING/PARKING MARKING WILL BE IN ACCORDANCE WITH SECTION 3112.43 OF THE COLUMBUS ZONING CODE.
7. PARKING LOT WILL BE PAVED IN ACCORDANCE WITH SECTION 3112.15 AND 3112.01 OF THE COLUMBUS ZONING CODE.
8. CURBWISE SCREENING SHALL BE IN ACCORDANCE WITH SECTION 3112.15 AND 3112.01 OF THE COLUMBUS ZONING CODE.
9. MAXIMUM ALLOWABLE BUILDING HEIGHT TO BE 35'.

**PARKING SPACE REQUIREMENTS**

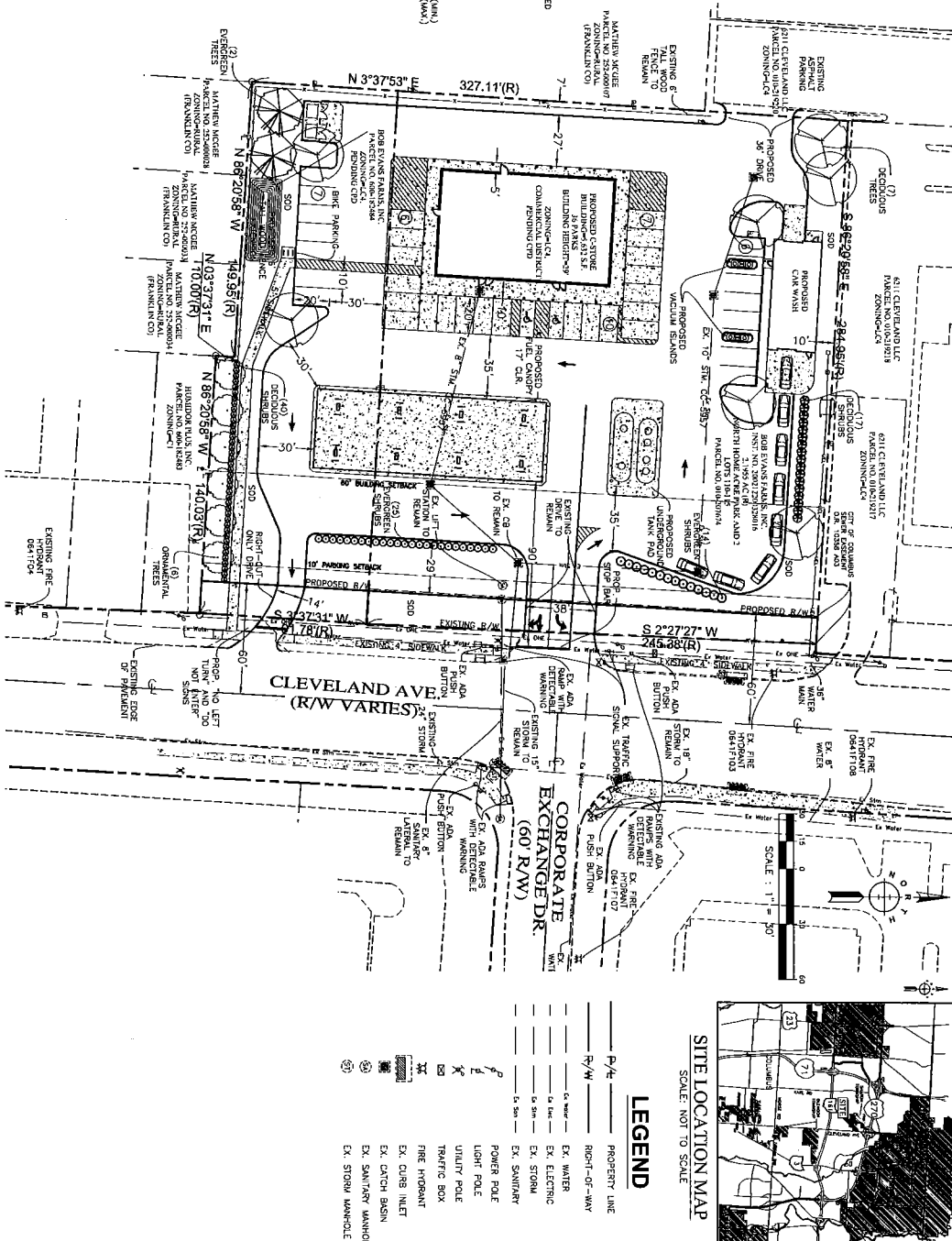
USAGE	PARKING REQUIREMENTS	AREA	REQUIRED
RETAIL COMMERCIAL USE	1 SPACE PER EX 250 SQ. FT. (MAX)	5,632	22
FUEL SALES	1 SPACE PER EX 200 SQ. FT. (MAX)	5,632	28
CAR WASH			2
			2
			28 (MAX)
			32 (MAX)

**SITE DATA TABLE**

TOTAL SPACES PROVIDED: 32  
 MAXIMUM SPACES PROVIDED: 2

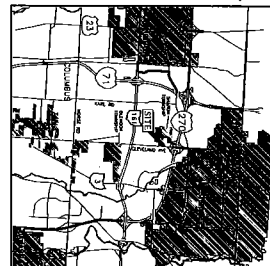
**SANITARY SEWER NOTE:**

CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM THE CITY OF COLUMBUS. PERMIT TO RELOCATE PERMIT, A PERMIT FOR SANITARY LATRINE TO BE OBTAINED FROM THE CITY OF COLUMBUS. PERMIT NO. 340 FLOOR, 645-7480



Z13-042 Final Plan Received 10/30/13

JFK 10/30/13



**LEGEND**

- P/W — PROPERTY LINE
- R/W — RIGHT-OF-WAY
- EX. WATER
- EX. ELECTRIC
- EX. STORM
- EX. SANITARY
- POWER POLE
- LIGHT POLE
- UTILITY POLE
- TRAFFIC BOX
- FIRE PROTECTANT
- EX. CURB INLET
- EX. CATCH BASIN
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE

<p><b>SITE PLAN</b></p> <p>TURKEY HILL #701                  6193 CLEVELAND AVE                  COLUMBUS, OHIO 43231</p>	<p><b>P &amp; L Systems, Inc.</b></p> <p>Surveyors &amp; Engineers</p> <p>174 Cleveland Ave. Dr.                  Columbus, OH 43204                  Phone: 614-891-2228                  Fax: 614-891-2626</p>	<p><b>Turkey Hill</b></p>
<p>DESIGN TEAM DATE</p> <p>DRAWN BY: JS</p> <p>CHECKED BY: MC</p> <p>SCALE: 1" = 30'</p> <p>SHEET: 701</p>	<p>NO. REVISIONS</p> <p>DATE</p>	<p>DATE</p>

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 14, 2013**

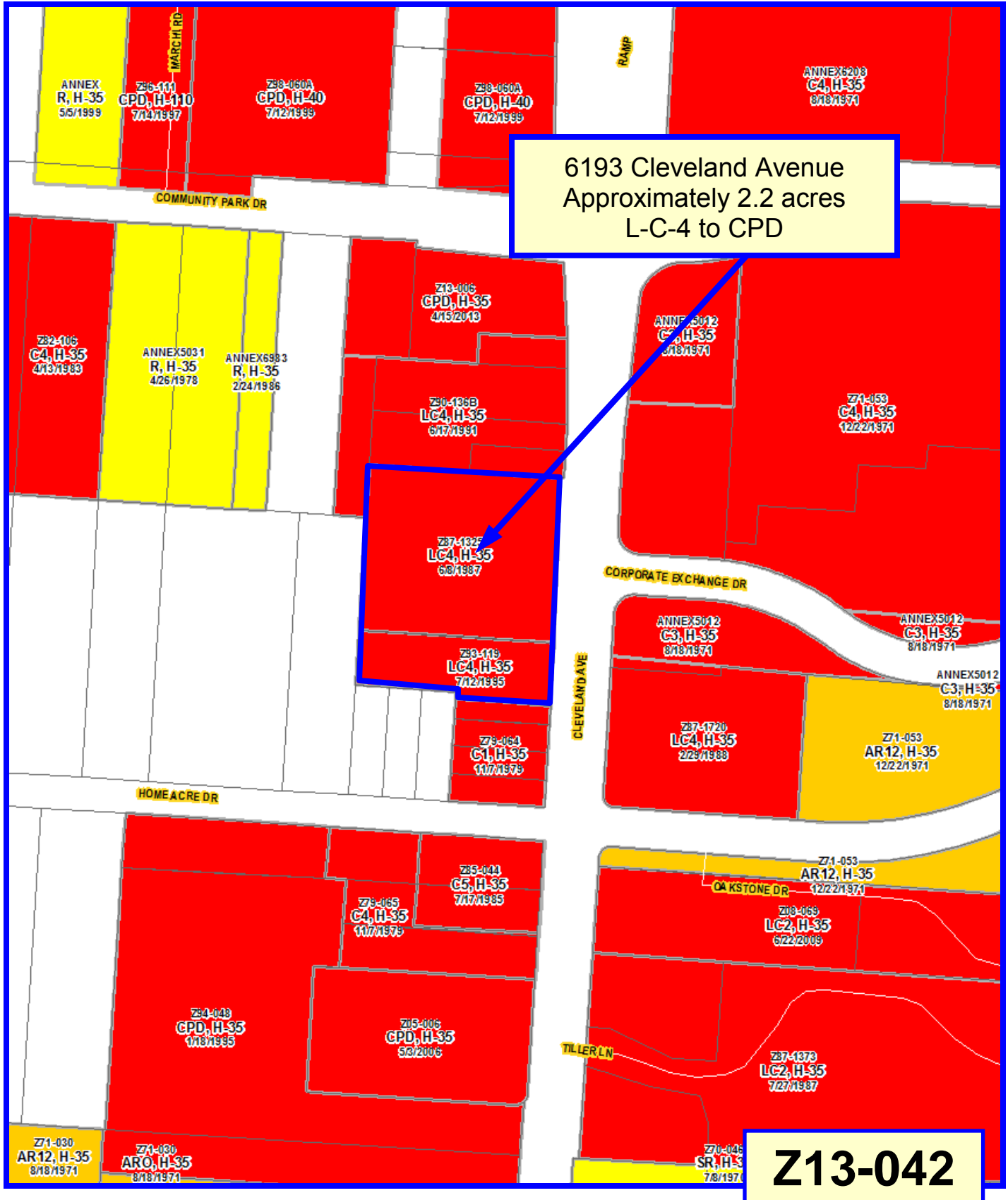
1.    **APPLICATION:**                   **Z13-042 (13335-00000-00386)**  
       **Location:**                    **6193 CLEVELAND AVENUE (43229)**, being 2.2± acres located on the west side of Cleveland Avenue, 150± feet north of Homeacre Drive (010-207674 & 600-182484).  
       **Existing Zoning:**            L-C-4, Limited Commercial District.  
       **Request:**                     CPD, Commercial Planned Development District.  
       **Proposed Use:**               Fuel sales and car wash in conjunction with convenience retail.  
       **Applicant(s):**                TH Midwest, Inc.; c/o Christopher A. Rinehart, Atty.; Rinehart Legal Services, Ltd.; 300 East Broad Street, Suite 450; Columbus, OH 43215.  
       **Property Owner(s):**        Bob Evans Farms, Inc.; c/o Victor Lane; 3776 South High Street; Columbus, OH 43207.  
       **Planner:**                     Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- o The 2.2± acre site is developed with a vacant restaurant and a parking lot, and is zoned in the L-C-4, Limited Commercial District. The requested CPD, Commercial Planned Development District will allow the site to be redeveloped with a fuel sales facility with convenience retail and a car wash.
- o To the north is a restaurant in the L-C-4, Limited Commercial District. To the east across Cleveland Avenue are a bar and a shopping center in the C-4, Commercial District, and an internet café in the C-3, Commercial District. To the south is a cigar shop in the C-1, Commercial District, and undeveloped land in Sharon Township. To the west is a parking lot in the L-C-4, Limited Commercial District, and a single-unit dwelling in Sharon Township.
- o The site is located within the planning area of the *Northland Plan Volume I* (2001), but it is not within a Subarea that gives land use recommendations. The site is also subject to *The Northland Development Standards* (1992), which recommend a thirty-foot landscaped setback (building and parking) along arterial streets as well as maximum lot coverage of 85%. Staff does not object to this proposal since the request does not represent a significant change in the existing conditions with respect to open space and setbacks.
- o The CPD text commits to a site plan, and includes use restrictions, setbacks, maximum lot coverage, landscaping, outdoor display, and abandonment provisions. Variances for car wash stacking spaces, maneuvering over a parcel line, and maximum number of parking spaces are included in the request.
- o The *Columbus Thoroughfare Plan* identifies Cleveland Avenue as 6-2 arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow redevelopment of the site with a fuel sales facility with convenience retail and a car wash. With the proposed development standards, the request is consistent with the zoning and development patterns of the area.







6193 Cleveland Avenue  
Approximately 2.2 acres  
L-C-4 to CPD

**Z13-042**



Northland Community Council  
Development Committee

Report

October 30, 2013 6:30 PM  
Northland Performing Arts Center  
4411 Tamarack Boulevard

**Meeting Called to Order:**

6:39 pm by chair **Dave Paul**

Members represented:

*Voting: (13):* Albany Park (APHA), Blendon Chase (BCCA), Blendon Woods (BWCA), Cooperwoods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Salem (SCA), Sharon Woods (SWCA), Westerville Woods (WWCA), Woodstream East (WECA). *Non-voting:* Advisory member Bob Thurman.

**Case #1:** Application 13310-00530 (*BZA variance from §3321.05 (2) to permit construction of 6' privacy fence in residential district with reduced vision clearance setback – Reconsideration from August 2013*)  
Michael Tiano  
*Residence*  
1164 Matthias Dr, 43224 (PID 010-120518)  

- *The Committee approved 12-0 (w/ 1 abstention) a motion (by KWPCA, second by WWCA) to recommend **DISAPPROVAL** of the application.*<sup>1</sup>

**Case #2:** Application CV13-034/13315-00726 (*Council variance to permit automotive maintenance and repair in an M-1 zoning*)  
Mark F. Taggart representing  
YDT Sinclair Road LLC  
942 930 Freeway Dr N, 43229 (PID 010-018239)  

- *The Committee approved 13-0 a motion (by SCA, second by MMTACA) to recommend **APPROVAL WITH THE FOLLOWING CONDITION:***<sup>2</sup>
  1. That the variance be conditioned upon the continued use of a portion of the 4800 SF structure identified as “Building #9” as a “minor automotive repair garage”; and that if a Certificate of Occupancy is issued for an alternative use the variance will become null and void.

**Case #3:** Application 13310-00645 (*BZA variance from §3312.49 (c) Minimum required parking spaces, §3312.49 (b) bicycle parking and §3312.25 maneuvering*)  
Mel Felty/Felty-Heinlein Architects & Planners representing  
Apostolic Church International USA  
1048 Morse Road, 43229 (*frmr Cloak & Dagger Dinner Theatre*)  
(PID 010-032810)  

- *The Committee approved 13-0 a motion (by SCA, second by KWPCA) to recommend **APPROVAL WITH THE FOLLOWING CONDITION:***<sup>3</sup>
  1. That the application be amended by the applicant to revise the variance requested from §3312.49 (c) to seek a reduction from 94 to 50 on-site spaces; and to withdraw requests for variance from §3312.49 (b) and §3312.25.

Next Meeting: *Wednesday, December 4, 2013*



**Case #4:** Application Z13-042 (*Rezone 2.2 AC± from LC4 to CPD “for convenience store with fuel sales and... car wash” – Tabled from July 2013*)  
 Christopher Rinehart/Rinehart Legal Services *representing*  
 TH Midwest, Inc. (Turkey Hill)  
 6193 Cleveland Ave, 43231 (*frmr Bob Evans*) (PID 010-207674/600-182484)

- *The Committee approved 13-0 a motion (by CWCA, second by MMTACA) to recommend **APPROVAL** of the application.*<sup>4</sup>

**Executive Session** 8:42 pm

**Meeting Adjourned** 9:19 pm

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<sup>1</sup> The Committee felt that the applicant did not adequately demonstrate the existence of all four conditions of hardship required by §3307.09 (A) for the Board to grant variance, and particularly the conditions set forth in paragraph 3 and 4 of that section. Additionally, at least one alternative was identified in our discussions with the applicant which the Committee believed would achieve his stated goals without requiring variance from §3321.05 (2).

<sup>2</sup> The Committee understood and supported the applicant’s desire to permit this accessory use to enable the provision of minor automotive repair services primarily to other tenants on his property, especially in light of other more intense uses already permitted in an M-1 zoning, but did not want to permit the resumption of the accessory use in perpetuity should it be once discontinued.

<sup>3</sup> The applicant agreed to abandon the proposal to create six spaces immediately north of the structure, avoiding any requirement for variance from §3312.25, and to instead utilize six additional spaces of those already secured off-site; and to withdraw the request for variance from §3312.49 (b) to reduce the number bicycle parking spaces to zero after discussion of the local transportation environment and the likelihood of their use.

<sup>4</sup> The Committee understood modifications to the application since our July hearing to address issues identified by Transportation, and voiced no other concerns about the application.



# 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 # 213-042

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Christopher A. Rinehart  
of (COMPLETE ADDRESS) Rinehart Legal Services, Ltd. / 300 East Broad Street, Suite 450 / Columbus / Ohio / 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

<p>1. TH Midwest, Inc. 2600 Corporate Exchange Blvd., Ste 170 Columbus, Ohio 43231 Address of Corporate Headquarters: 257 Centerville Road Lancaster, PA 17603 Number of Columbus based employees: 100+ Contact Name / Number: Steve Fuller / 614-981-3255</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 4th day of June, in the year 2013

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

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

Notary Seal Here

**JAMES ROBERT RISHEL**  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 1-47.02 R.C.

**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