

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 13, 2017**

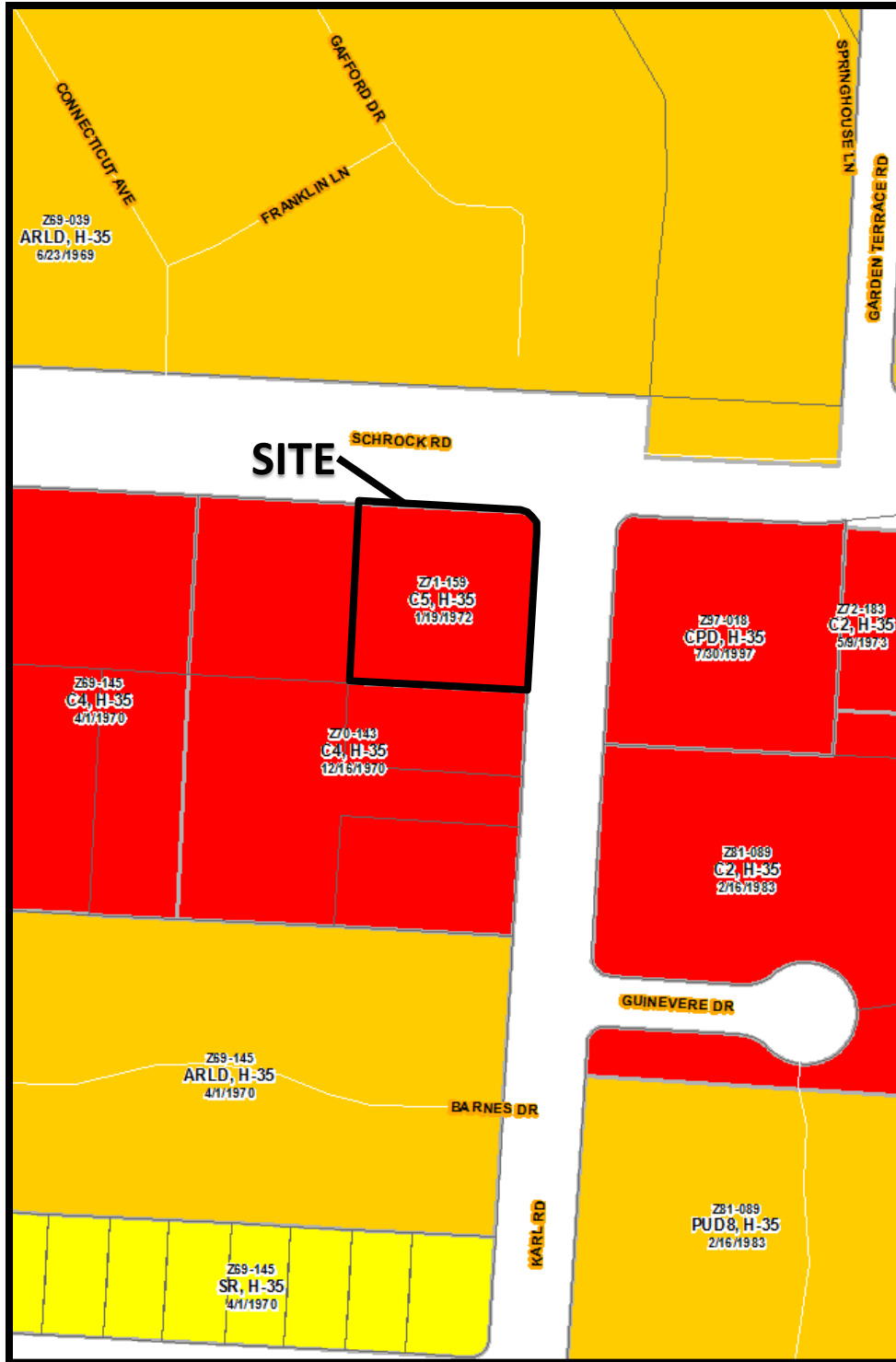
1. **APPLICATION:** **Z17-004**
 Location: **1541 SCHROCK ROAD (43229)**, being 0.7± acres located at the southwest corner of Schrock and Karl Roads (610-105223; Northland Community Council).
 Existing Zoning: C-5, Commercial District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: General retail.
 Applicant(s): Morning Star Partners, LLC; c/o Kyle Kitzmiller; 7795 Five Mile Road; Cincinnati, OH 45230.
 Property Owner(s): Rader Car Real Estate, LLC; 4964 Tempe Road; Powell, OH 43065.
 Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The 0.72± acre site is undeveloped and zoned in the C-5, Commercial District. The applicant proposes the CPD, Commercial Planned Development District to allow for general retail development. This application was tabled by the Commission at the June 2017 Development Commission meeting because the applicant and/or applicant’s representative was not present.
- To the north of the site is an apartment complex the ARLD, Apartment Residential District. To the south is a mixed-commercial development in the C-4, Commercial District. To the east is a fuel sales station in the CPD, Commercial Planned Development District. To the west is a fast food establishment in the C-4, Commercial District.
- The site is located within the boundaries of the *Northland I Area Plan* (2014), which recommends “Neighborhood Commercial” land uses for this location. The *Northland I Area Plan* also recommends that buildings be designed to address the street and enhance the pedestrian experience, that parking be located to the rear of the building, and that the parking needs are to be balanced with the goal of creating walkable, bikeable neighborhoods.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The CPD text allows uses permitted in the C-4, Commercial District with several restrictions. The text includes provisions for buffering and landscaping and a commitment to a site plan.
- The *Columbus Thoroughfare Plan* identifies Schrock Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline and Karl Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

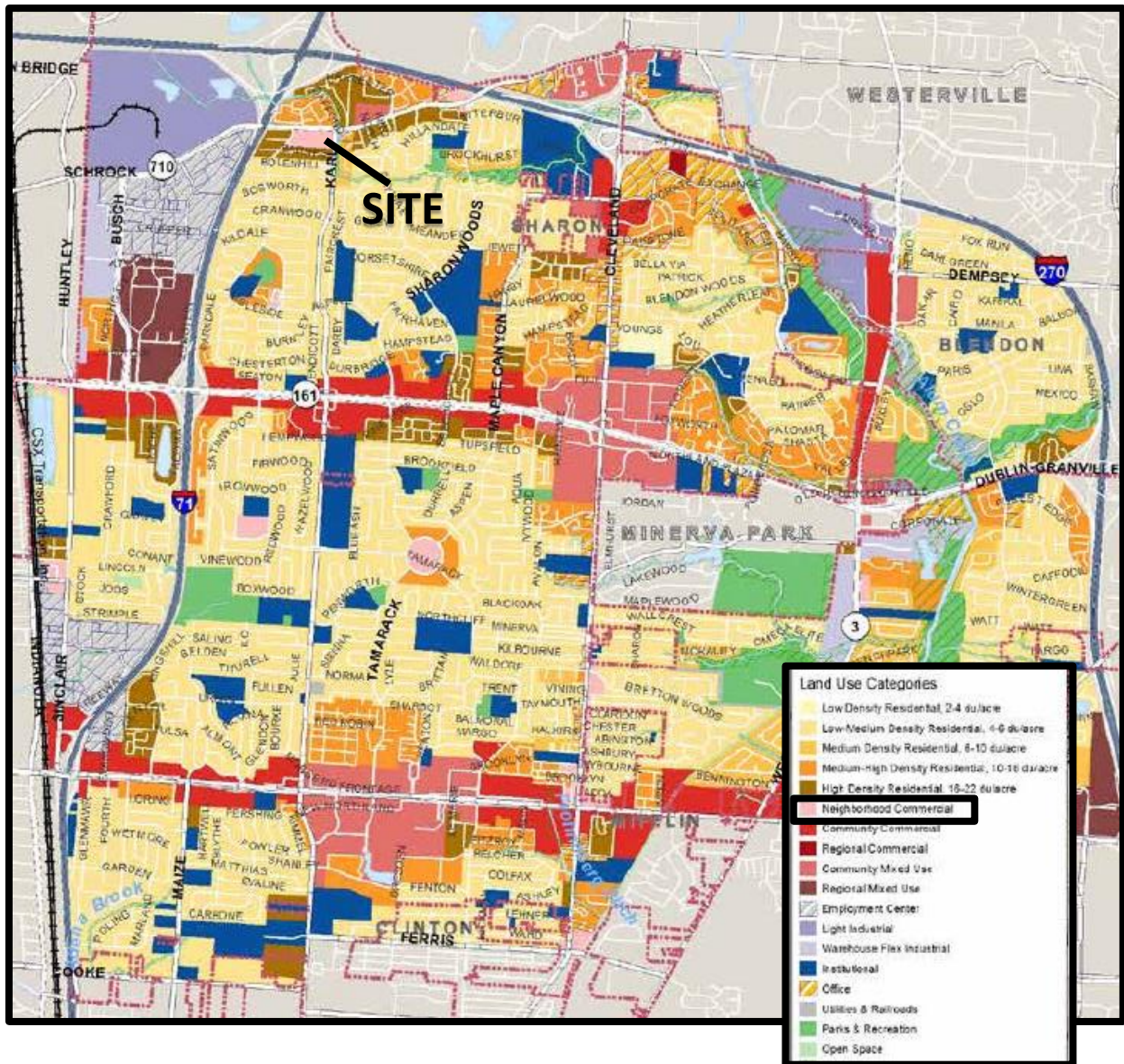
CITY DEPARTMENTS’ RECOMMENDATION: Disapproval.

The requested CPD, Commercial Planned Development District would permit general retail development. The proposed use at this location is compatible with the land use recommendation of the *Northland I Area Plan*, which recommends “Commercial Neighborhood” land uses for this location. Staff is supportive of the use, but requests the building be placed at the corner with parking to the rear, as recommended by the Plan. Staff does not believe that deviation from this provision is warranted on the subject site.



Z17-004
1541 Schrock Road
Approximately 0.7 acres
C-5 to CPD

Northland I Area Plan (2014)



Z17-004
1541 Schrock Road
Approximately 0.7 acres
C-5 to CPD

PRINCIPLE 3: URBAN DESIGN

New development will respect community character and historic features.

Continued redevelopment and infill is certain for the Northland I planning area. Design guidelines for future development will help ensure these changes to the built environment make a positive contribution and help ensure the long-term viability of the planning area.

Policy:

New commercial and mixed use development should contribute to the quality of the built environment.

Guidelines/Strategies:

- A consistent level of detailing and finish should be provided for all sides of a building.
- New buildings should be compatible with development in the surrounding area, but should seek opportunities to create a “sense of place” through design and placement.
- Larger buildings should be divided into smaller modules or bays.
- Larger format retail buildings (50,000 square feet or larger in size) should be designed to include elements such as varying roof lines, mix of building materials, and use of individual store bays to provide visual interest when retail is a ground floor component.
- Buildings should be designed to address the street and enhance the pedestrian experience. Examples include the use of outdoor dining areas, transparent windows, or other means that emphasize human-scale design features at the ground floor level.
- Leadership in Energy and Environmental Design (LEED)—green building technologies, are encouraged for new buildings.
- Larger surface parking lots should be divided into smaller bays when possible.
- Signs are recommended to be placed and sized such that they are in keeping with the scale and size of the building facades and general streetscape, and do not obscure or interfere with architectural lines and details. Ground/monument style signs are recommended in areas where the city’s Regional Commercial Overlay is under consideration or may be developed.
- Freeway, pole signs, co-op signs, rotating signs, and flashing signs, billboards, “sign benches,” roof signs, larger overhanging signs, LED and other such electronic or digital signs, or excessively large signs that interfere with visual character are discouraged.



Buildings with ample windows and pedestrian amenities



Policy:
 Parking needs should be balanced with the goal of reducing development’s impact on the natural environment, as well as the goal of creating walkable and bikeable neighborhoods and encouraging the use of transit.

Guidelines/Strategies:

- To the extent possible parking should be located to the rear or side of a building.
- Shared parking arrangements should be encouraged, particularly between users with differing peak hours to reduce the amount of pervious surface present. Shared parking may only be implemented if a mechanism can be developed that is recognized and enforced by both the property owners and city of Columbus.
- Parking lots are recommended to incorporate Low Impact Design (design that mitigates potential environmental impacts) features to minimize their impact on nearby waterways. For example, features could include use of alternative parking lot surfaces (e.g. permeable concrete, pavers) and stormwater detention swales. The use of pervious surfaces is ideal for areas with low vehicle traffic volumes.
- Surface parking lots and streets adjacent to Alum Creek should be set back an appropriate distance to achieve the following:
 - Create a riparian corridor between any structure or surface parking lot and the bank of the stream.
 - Development should not occur in the floodplain.
 - Create usable space along the stream for passive recreational use.
- Adjacent parking lots should provide pedestrian connections to better utilize parking spaces.



Z17-004
1541 Schrock Road
Approximately 0.7 acres
C-5 to CPD



Northland Community Council
Development Committee

Report

April 26, 2017 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

Voting: (18): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPW), Woodstream East (WECA).

- Case #1:** Application #Z17-004 (Rezone 0.7 AC ± from C-5 to CPD for construction of a Family Dollar store on a vacant lot)
Kyle Kitzmiller/Core Resources *representing*
Morning Star Partners, LLC
(Former BP station) 1541 Schrock Road, 43229 (PID610-105223)
- *The Committee approved (15-0 w/ 3 abstentions) a motion (by SWCA, second by FPCA) to **RECOMMEND APPROVAL WITH TWO (2) CONDITIONS:***
 - That paragraph 1 of the CPD Text be modified to strike *used merchandise stores, performing arts, spectator sports and related industries, theaters, and dance companies and dinner theaters* as prohibited uses, and to add *monopole communication antennas* as a prohibited use; alternatively to include all of the uses in the Committee's supplied list of *Recommended Prohibited Uses* in paragraph 1 of the Text;
 - That paragraphs 2.C.1 and 2.C.2 of the CPD Text be revised to commit to landscaping and headlight screening of the frontage along Karl Road equivalent to those committed to in the frontage along Schrock Road.

- Case #2:** Application #CV17-010 (Council variance to permit expansion of fraternal organization meeting space first allowed in CV03-012, zoned CPD)
Michael O'Reilly/O'Reilly Law Offices *representing*
Worthington Lodge #1427, Loyal Order of the Moose
1960-1970 Schrock Road, 43229 (PID 010-159551)
- *The Committee approved (15-0 w/ 3 abstentions) a motion (by SWCA, second by FPCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - That the legislation of the new Council variance include all of the provisions of the currently effective Council variance CV03-012 without substantial modification other than to reflect the revision of the property location address ("1960-70 Schrock Road") in Section 1 and the square footage of the combined spaces (an increase of approximately 2800 SF) as the maximum allowed square footage in Section 2.¹

#1

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Date: July 13, 2017

Application Z17-004	Requested: CPD		Address: 1541 Schrock Road				
# Hearings:	Length of Testimony: 6:02 → 7:02		Staff _____ Approval <input checked="" type="checkbox"/> Disapproval _____ Position: _____ Conditional Approval _____				
# Speakers Support: <input checked="" type="checkbox"/> # Speakers Opposition: <input checked="" type="checkbox"/>	Development Commission Vote: Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Abstain <input checked="" type="checkbox"/>		Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval _____ Disapproval _____ Conditional Approval _____				
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Y	Y	Y	Y	NO	Y	ABSTAIN
	Fitzpatrick	Ingwersen	Anderson	Cooley	Conroy	Onwukwe	Golden
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use							
Use Controls							
Density or Number of Units	+	+	+	+	+	+	
Lot Size							
Scale	+	+	+	+	+	+	
Environmental Considerations							
Emissions							
Landscaping or Site Plans	+					+	
Buffering or Setbacks	+	-	-	+	-	±	
Traffic Related Commitments							
Other Infrastructure Commitments							
Compliance with City Plans	-		-	-	-	-	
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	+	+	+	+	+	+	
Governmental or Public Input	+	m	-			-	
MEMBER COMMENTS:							
FITZPATRICK: INTERSECTION CORNER PROPERTY, THIS SITE IS AN "INFILL CONDITION". APPROPRIATE USE, PROPER FUNCTIONALITY. "EDGE" BACK PILES WILL CREATE A GROUNDWATER PRESERVE.							
INGWERSEN: ISSUE OF PEDESTRIAN SCALE VS AUTOMOBILE SCALE IS PRESENT - THIS APPLICATION REINFORCES ACCESS BY CAR VS ACCESS BY FOOT WHICH IS AT ODDS WITH THE PLANNING DEPARTMENT'S LONG TERM PLAN							
ANDERSON: A hesitant approval; would have liked to hear from Planning Staff. Discouraging pedestrian traffic is not a positive.							
COOLEY: AGREES WITH NORTHLAND COMMISSION THIS WAS NOT BECAUSE A WALKING AREA. WITH CHANGES, IT IS APPROPRIATE							
CONROY: While existing sites nearby are car-centric, the plan's call for change will happen one site at a time + this is the first. Changes will never happen if the argument is to be like the others. The existing site plan discourages change, walking even though there are many residential units nearby.							
ONWUKWE: In conformance with the existing building setbacks on both streets, the addition of the plans will add human scale and establish a datum for future development							
GOLDEN:							

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 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 # 217-004

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Kyle Kitzmiller
of (COMPLETE ADDRESS) 7795 Five Mile Road, Cincinnati, OH 45230
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. Morning Star Partners, LLC 7795 Five Mile Road Cincinnati, OH 45230 513-699-0877 Kyle Kitzmiller	2. Rader Car Real Estate, LLC 4964 Tempe Road Powell, OH 43065
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 20th day of February, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature: Carol Louise Hary]
11-25-2018

My Commission Expires



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

Notary Public, State of Ohio
My Commission Expires 11-25-2018

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