

*David S. Polaris*  
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**COSTCO WHOLESALE**  
 COLUMBUS, OHIO

**PRELIMINARY SITE PLAN**

**PROJECT DATA**

DEVELOPER: COSTCO WHOLESALE  
 10000 WILSON BLVD  
 BETHLEHEM, PA 18015

SITE ADDRESS: 11200 AKERS RD  
 COLUMBUS, OH

TOTAL SITE AREA: 112.0 ACRES (3.94 ACRES PROPOSED FOR SETBACK)

ZONING: P-100 (COMMERCIAL)

PROPOSED: 112,000 SQ. FT. COSTCO WHOLESALE

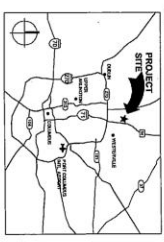
SETBACKS: 45' FRONT SETBACK, 10'-0" SIDE, 45' REAR

NOTE: THIS PRELIMINARY SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.

**VICINITY MAP**



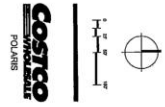
**REGIONAL MAP**

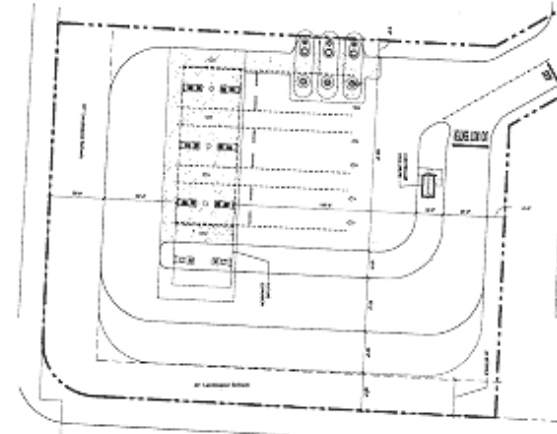
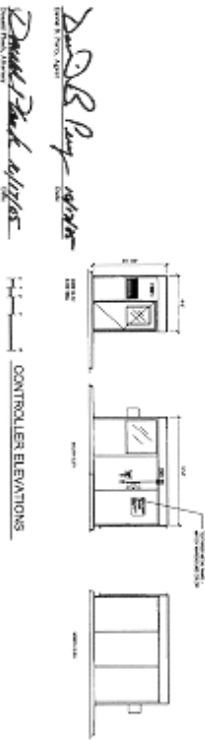
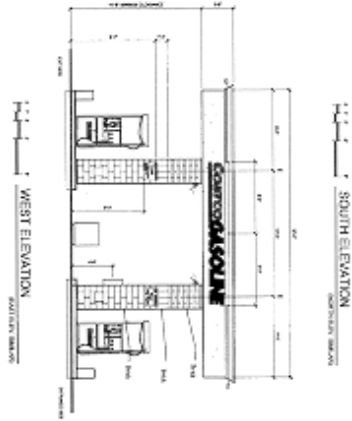
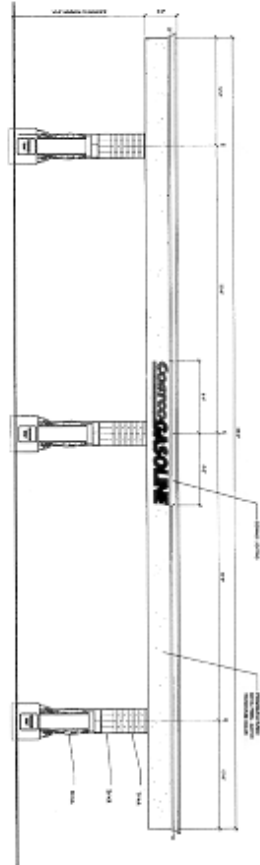


SHEET 1 of 2, Z05-051

October 11, 2005

105-0275-01  
 PRELIMINARY  
 SITE PLAN  
 P1.1-08





SHEET 2 of 2, Z05-051

**COSTCO WHOLESALE**      **PRELIMINARY FUEL FACILITY PLAN**

COLUMBUS, OHIO

ORDER # 11,000



**MOLLENBERRY, G2**  
ARCHITECTS  
10000 W. STATE ST.  
COLUMBUS, OHIO 43240  
TEL: 614.291.1000  
WWW.MOLLENBERRY.COM

06-0375-01  
PRELIMINARY  
FUEL FACILITY  
PLAN  
P4, 1-01

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 8, 2005**

- 3. APPLICATION: Z05-051**
- Location:** **1500 GEMINI PLACE (43240)**, being 1.19± acres located at the northwest corner of Gemini Place and Lyra Drive (45-31843101019000).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Fuel sales.
- Applicant(s):** Costco Wholesale and TJ Design Strategies, Ltd.; c/o David Perry, Agent.; The David Perry Company; 145 East Rich Street; Columbus, OH 43215; and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Property Owner(s):** NP Limited; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street; Columbus, OH 43215; and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Planner:** Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

**BACKGROUND:**

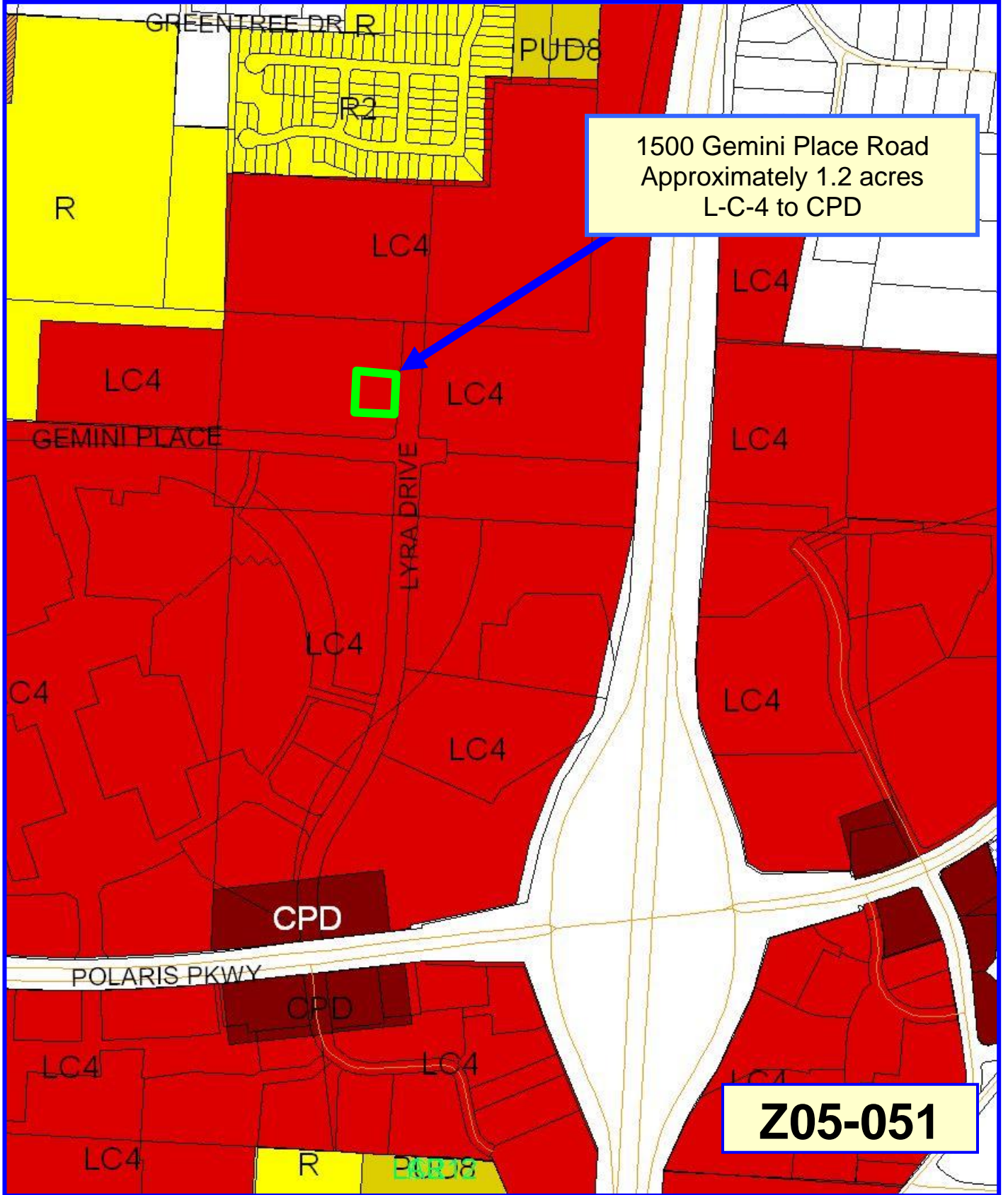
- The 1.19± acre site is vacant in the L-C-4, Limited Commercial District. The applicant requests the CPD, Commercial Planned Development District for the C-4 uses allowed by the current L-C-4 zoning district and for C-5, Commercial District uses including fuel sales.
- To the north, east, and west are vacant fields in the L-C-4, Limited Commercial District. To the south and southwest is Polaris Fashion Place in the L-C-4, Limited Commercial District. The site is located near the new I-71 interchange serving the Polaris area.
- The proposed CPD, Commercial Planned Development District text would allow the same C-4 uses allowed by the current zoning district, with the addition of the C-5, Commercial District uses. Car washes would be prohibited as the primary or sole use of the property. While the text does not limit any other C-5 uses, the site plan, as shown, limits the use allowed by this rezoning to fuel sales.
- The CPD includes building height limitations, building and parking setbacks, and lighting standards. The site plan identifies the location of the fuel pumps, the kiosk for an attendant, access and setbacks.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District would allow the same C-4, Commercial District uses that the current zoning district allows, with the addition of C-5 uses, including fuel sales. The C-5, Commercial District uses are described as highway commercial development in the Columbus code, which are appropriate uses near the new highway interchange. While the text allows the C-5 uses, the site plan, as shown, limits the use allowed by this rezoning to fuel sales. The proposed site plan and text are consistent with the zoning and development patterns of the area.

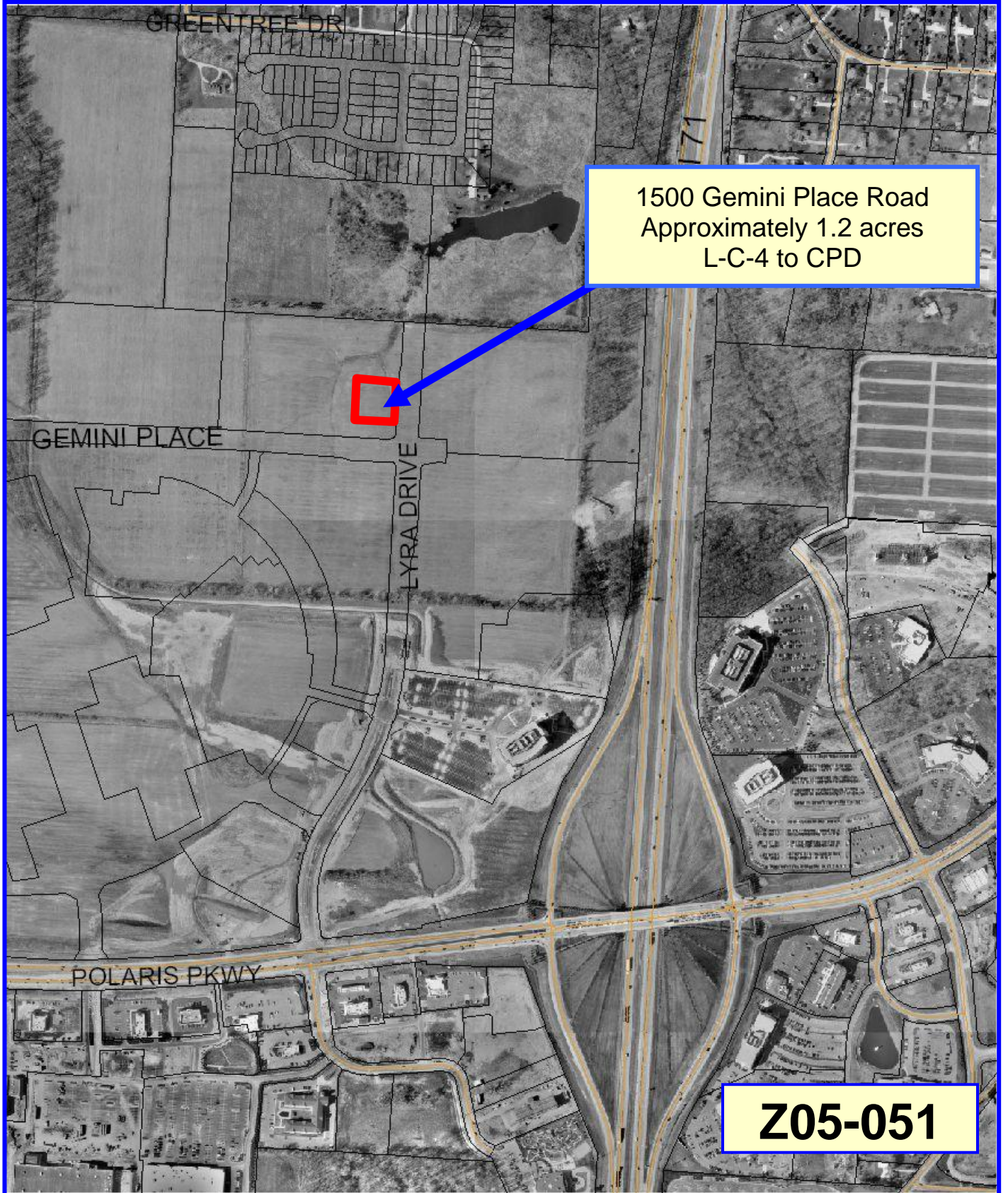
Revisions to the CPD text since the Development Commission:

The applicant has revised the text so that the only C-5, Commercial District use that is allowed is fuel sales.



1500 Gemini Place Road  
Approximately 1.2 acres  
L-C-4 to CPD

**Z05-051**



1500 Gemini Place Road  
Approximately 1.2 acres  
L-C-4 to CPD

**Z05-051**

- Subarea I.2:** This subarea is the undeveloped land fronting along the southside of Lazelle Road that is located adjacent to Sancus Boulevard. Bordering development includes Polaris Centers of Commerce, water tower, and site of future fire station on the north, single-family and multi-family development on the south and west, and undeveloped land on the east. The existing zoning is Commercial Planned Development (CPD) and Commercial (C2, C3, C4, and C5).
- Support auto-oriented commercial uses as the most appropriate development for the parcels fronting on the intersection.
  - Support neighborhood-oriented commercial development for the remaining portions of the subarea.
  - All future development must be sensitive to the residential development located south of the subarea.

- Subarea I.3:** This is a large, 93-acre undeveloped tract of land that is located south of Lazelle Road. The subarea is owned by the Worthington School District and has been reserved as a site for additional school buildings. Adjacent development consists of single-family homes on the south and multi-family apartments on the west. Undeveloped land borders the site on the north and east. The existing zoning is Rural (R) and Institutional (I).
- Support development of the subarea as school facilities for the Worthington School District.
  - If the entire subarea is not needed for school buildings, develop with public uses such as a library, community park and recreation center, and police substation. Additional appropriate uses for the subarea include private recreation facilities, a church, or medical facilities.

**Subarea I.4:** This large, 65-acre subarea is located in the southwest quadrant of Lazelle Road and Worthington Galena Road. The major portion of the subarea is developed as Grace

Brethren Church. The undeveloped portion of the subarea has been reserved by the church as the location for a private high school. Adjacent development consists of single-family homes on the north, multi-family apartments on the south and east, and undeveloped land on the west. Current zoning is Institutional (I), Residential (R2F), and Rural (R).

- Support development of this subarea with land uses that support the mission of the church. Appropriate uses include: expanded church facilities, church parking, retirement housing, church-operated school, and church-related athletic facilities.

**Area J: Polaris**

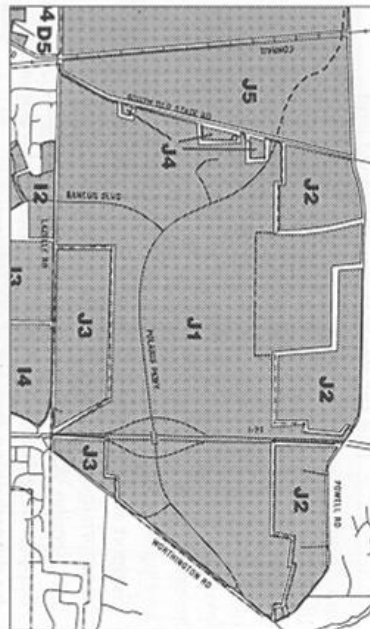
- Subarea J.1:** This subarea is the 1200± acre Polaris Centers of Commerce that is currently being developed as a mixed-use industrial, office, and commercial complex. The subarea is designated as an employment and shopping component of the fringe village. Adjacent development consists of single-family homes that have been developed on large lots. The subarea is zoned Limited Manufacturing (LM), Commercial Planned Development (CPD), and Limited Commercial (LC4).
- Support development of subarea in accordance with current plans and existing zoning. The land uses planned for the subarea include a regional mall, auto-oriented commercial, corporate offices, and high-tech and light assembly industrial.
  - Support auto-oriented commercial uses at the major intersections along Polaris Parkway and at the northwest and northeast corners of the Sancus Boulevard and Lazelle Road intersection.
  - Support the Special Development Standards contained in the zoning text for Polaris that are designed to protect

- adjacent single-family residential development from the negative impacts of commercial and industrial development.
- Provide pedestrian and bicycle connections between Polaris employment and shopping locations and the adjacent residential areas and the mass transit terminal.

**Subarea J.2:** This subarea incorporates the developed and undeveloped land located in Delaware County between Powell Road and the northern boundary of Polaris Centers of Commerce. The subarea is partially developed in various densities as single-family homes. Single family development abuts the subarea on the north. The subarea is zoned Planned Commercial (PC), Neighborhood Commercial (NC), Planned Residential (PRD), and Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.

- Preserve existing residential development as the best long-term land use for the area.
- Support infill residential development that is compatible with existing residential development. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the subarea.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and employment and shopping components of the fringe village.

**Subarea J.3:** The subarea consists of the unincorporated land that is situated in Delaware County between the southern boundary of Polaris and Lazelle Road. It is partially developed as large-lot single-family homes. Subarea J.3 is zoned Farm Residential (FR-1) under the jurisdiction of Orange Township. The subarea is one of the residential components of the fringe village.



- Support land uses that are compatible with the existing and planned development in Polaris. Appropriate development includes offices, institutional uses, and public or private recreational facilities. Retail development is not appropriate for this area.
- Support a mixture of single-family and multi-family residential development as an alternative land use for the subarea. The sanitary sewer agreement between the city of Columbus and Delaware County will determine the residential density for this portion of the fringe village.
- The entire subarea should be planned and developed as one project. Incremental development of this land is not appropriate.
- Development proposals should limit the number of curb cuts along Lazelle Road to improve efficiency of traffic movement.
- Provide appropriate pedestrian and bicycle linkages from the subarea to schools, parks, and the employment and shopping components of the fringe village.



**From:** DANIEL PROVINCE

**Sent:** Wednesday, September 07, 2005 12:07 PM

**To:** Dave Perry

**Cc:** Green, Walter A.; Makley, Richard P.

**Subject:** Re: Z05-051, 1500 Gemini Place

Walter Green,

As stated in Dave Perry's email, the FNCCC did vote 8-1-3 to recommend the rezoning of Z05-051 at 1500 Gemini Place.

The one vote against was missed my me in the first count, since the hand went up only slightly.

Still it is a strong vote for the rezoning.

If you have any further questions, please feel free to contact me by email or phone 888-8293.

Daniel Province, Zoning Chair for FNCCC

**Dave Perry <dave@daveperryco.com>** wrote:  
Dan Province, Far North Columbus Communities Coalition (FNCCC)  
Walter Green (City of Columbus)

Dan –

Pursuant to the discussion and motion at the FNCCC last night on the referenced case, I have attached a WORD document with the updated text. We agreed that there will be no direct vehicular access to either Lyra Drive or Gemini Place if and for as long as the site is developed with a gasoline station (sale of motor vehicle fuel). Per the site plan, Costco has not designed the site with direct access to either Gemini or Lyra. The updated text is dated 09/06/05. The access language is in **Section B. Access, Loading, Parking and/or Traffic Related Commitments**, and reads as follows:

1). Access: Vehicular access to Gemini Place and Lyra Drive shall be as approved by the Division of Transportation, *except if the site is used for the sale of motor vehicle fuel(s), in which case there shall be no direct vehicular access to either Gemini Place or Lyra Drive.*

This application is on the Thursday September 8, 2005 Development Commission. Walter Green is the case planner. Walter's e-mail address is: [wagreen@columbus.gov](mailto:wagreen@columbus.gov) and his fax number is 645-2463. I have copied Walter on this e-mail. Please e-mail or fax to Walter, copy to me please, the response of the FNCCC. Thank you.

Walter –

The FNCCC voted last night (9/6/05) by a vote of 8 – 0 – 3, to recommend approval of the rezoning as submitted, subject to the addition of the vehicular access language related to use of the property for the sale of motor vehicle fuel. I have updated the text per the explanation above and the text is attached. Please put this text (dated 9/6/05) in the Supplemental Packet for the Development Commission meeting tomorrow night. I would like the Development Commission to act on the 9/6/05 text. From the original text version that you have, dated 7/1/05, the 9/6/05 version also includes the following changes: brick canopy columns are required, the maximum canopy height is 19 feet and any ground sign shall be monument-style. I don't think there would be any staff objection to the brick, canopy height and ground sign style provisions that I have added, nor the access restriction, since we have previously shown internal access for the fuel area. Dan Province will be sending you the response of the FNCCC for the Development Commission. Thank you.

Dave Perry  
The David Perry Co., Inc  
145 East Rich Street  
Columbus, OH 43215

Office: (614) 228-1727  
Fax: (614) 228-1790  
E-Mail: [dave@daveperryco.com](mailto:dave@daveperryco.com)

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

**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 # 205-051

Being first duly cautioned and sworn (NAME) DONALD PLANK  
of (COMPLETE ADDRESS) Plank and Brahm, 145 East Rich Street, 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. Costco Wholesale c/o Gordon Thomas, Esq. 45949 Horseshoe Drive, Suite 150 Sterling, VA 20166 Number of Columbus based employees: 0 Gordon Thomas 703-406-6800	2. TJ Design Strategies, Ltd. c/o Theodore R. Johnson 2311 W. 22nd Street, Suite 208 Oak Brook, IL 60523 Number of Columbus based employees: 0 Theodore R. Johnson 630-368-0840
3. NP Limited c/o Franz Geiger 8800 Lyra Drive, Suite 550 Columbus, OH 43240 Number of Columbus based employees: 2 Franz Geiger 614-841-1000	4. -----

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 5<sup>th</sup> day of July in the year 2005

SIGNATURE OF NOTARY PUBLIC

Kelly L Ackley

My Commission Expires:

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



KELLY L. ACKLEY  
Notary Public, State of Ohio  
My Commission Expires 06-08-08