

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 12, 2021**

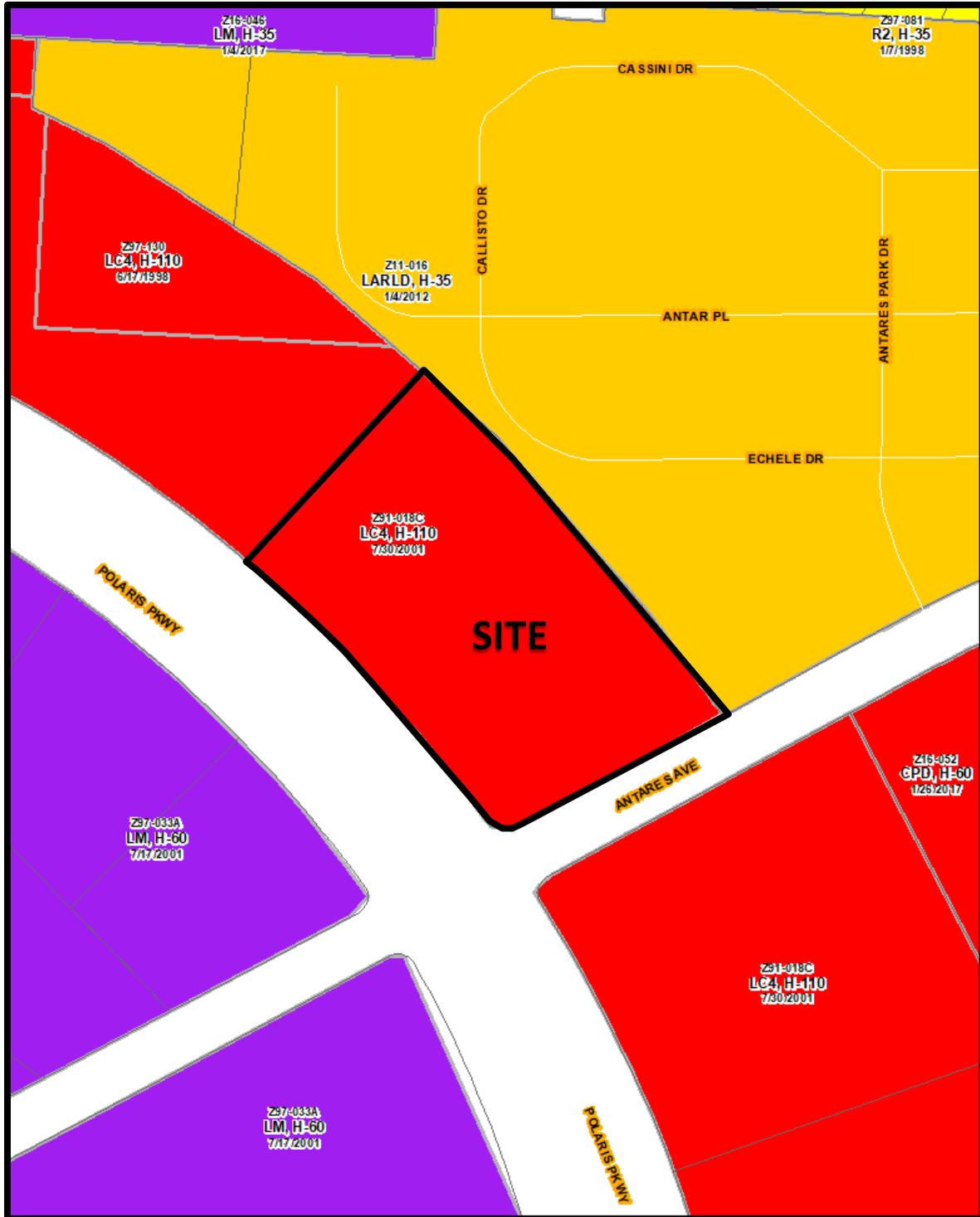
- 5. APPLICATION: Z21-035**
- Location:** **920 POLARIS PKWY. (43240)**, being 2.79± acres located at the northeast corner of Polaris Parkway and Antares Avenue (part of 31843201016000; Far North Columbus Communities Coalition).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use.** Fuel sales facility with accessory eating and drinking establishment and convenience store.
- Applicant(s):** SkilkenGold Development; c/o Beth Cotner, Agent. 4270 Morse Road; Columbus, OH 43230.
- Property Owner(s):** NP Limited Partnership; 8800 Lyra Drive, Suite 680; Columbus, OH 43240.
- Planner:** Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

BACKGROUND:

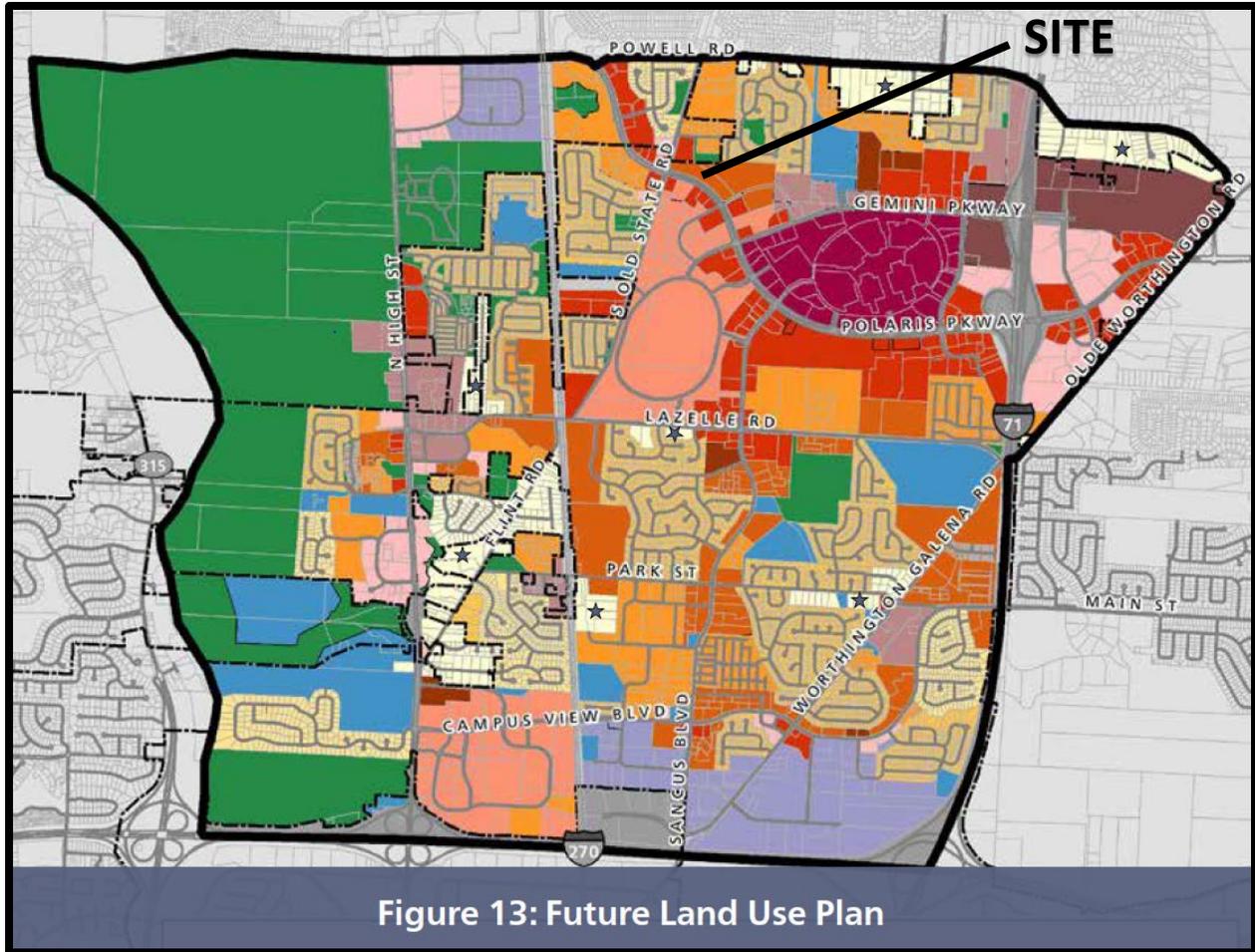
- The site consists of a portion of one undeveloped parcel zoned in the L-C-4, Limited Commercial District. The requested CPD, Commercial Planned Development District would allow the site to be developed with a fuel sales facility, eating and drinking establishment, and convenience store with accessory drive-in window service, and minimal outdoor display sales.
- To the north and east of the site is a multi-unit residential development in the L-ARLD, Limited Apartment Residential District. Southeast and southwest of the site across Polaris Parkway and Antares Avenue are commercial uses in the L-M, Limited Manufacturing, and L-C-4, Limited Commercial districts. West of the site across Polaris Parkway are commercial uses in the L-M, Limited Manufacturing District.
- This site is within the planning boundaries of the *Far North Area Plan* (2014), which recommends medium to high density residential land uses at this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The CPD text includes use restrictions and supplemental development standards that address setbacks, site access, landscaping, building materials, and graphics provisions. The text also includes a commitment to develop the site in accordance with the submitted site plan, landscaping plan, and elevations.
- A traffic impact study has also been completed and approved with this application.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Polaris Parkway as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the development of a fuel sales facility and convenience store with accessory eating and drinking establishment uses and minimal outdoor display sales. The CPD text establishes appropriate use restrictions and supplemental development standards, and includes commitments to develop the site in accordance with the submitted site plan, landscaping plan, and building elevations. Although the *Far North Area Plan* recommends medium to high density residential land uses at this location, staff recognizes the site's existing commercial zoning and location on a main corridor, and supports the use due to a high level of design and sufficient landscaping incorporated into the site plan and elevations. Planning Division staff continues to encourage that further options be explored to install a pedestrian connection to the east for greater consistency with plan design guidelines, but recognizes site limitations making this connection unfeasible, and therefore does not condition support on this request.



Z21-035
920 Polaris Pkwy.
Approximately 2.79 acres
L-C-4 to CPD



→ Medium-High Density
Ten-sixteen units/acre
A variety of dwelling types, including doubles, townhouses and multifamily are included in this category. It exists in both older neighborhoods and suburban areas. New development patterns should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities may be considered for areas that are immediately adjacent to a neighborhood's primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern of the area.

Z21-035
920 Polaris Pkwy.
Approximately 2.79 acres
L-C-4 to CPD



Z21-035
920 Polaris Pkwy.
Approximately 2.79 acres
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Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

nefeightner@ columbus gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z21-035

Address: 888 POLARIS PKWY

Group Name: FAR NORTH COLUMBUS COMMUNITIES COALITION

Meeting Date: 06-01-2021

Specify Case Type:

BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one and list basis
for recommendation below)

Approval
 Disapproval

NOTES:

Would like to add our belief that a traffic light at Polaris/Antares would be of great benefit.

Vote: 7-0

Signature of Authorized Representative: *James Palmisano*

SIGNATURE

FNCCC President

RECOMMENDING GROUP TITLE

614/848-8231

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



Rezoning Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-035

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

Being first duly cautioned and sworn (NAME) Eric Elizondo, Agent
of (COMPLETE ADDRESS) 4720 Morse Road, Columbus, Ohio 43230

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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. SkilkenGold, LLC - 4270 Morse Road, Columbus, OH 43230 / 35 Columbus based employees Contact: Frank R. Petruziello: 614-580-9400	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Eric N. Elizondo*

Sworn to before me and signed in my presence this 14 day of April, in the year 2021

Virginia Deam
SIGNATURE OF NOTARY PUBLIC

March 12, 2022 Notary Seal Here
My Commission Expires



VIRGINIA DEAM
Notary Public, State of Ohio
My Commission Expires March 12, 2022

This Project Disclosure Statement expires six (6) months after the date of this application.