

STAFF REPORT DEVELOPMENT COMMISSION ZONING MEETING CITY OF COLUMBUS, OHIO APRIL 14, 2005

5. APPLICATION: Z05-012

Location: 4389 ROBERTS ROAD (43228), being 1.49± acres located at the

southwest corner of Roberts and Wilson Roads (560-129701).

Existing Zoning: C-4, Commercial District.

Request: CPD, Commercial Planned Development District.

Proposed Use: Convenience store with fuel sales.

Applicant(s): Thornton's Inc.; c/o Jeffrey L. Brown, Atty., Smith and Hale; 37 West

Broad Street, Suite 725; Columbus, OH 43215.

Property Owner(s): Champakbhai Patel; 4508 Monticello Boulevard; South Euclid, Ohio

44143.

Planner: Don Bier, 645-0712, drbier@columbus.gov

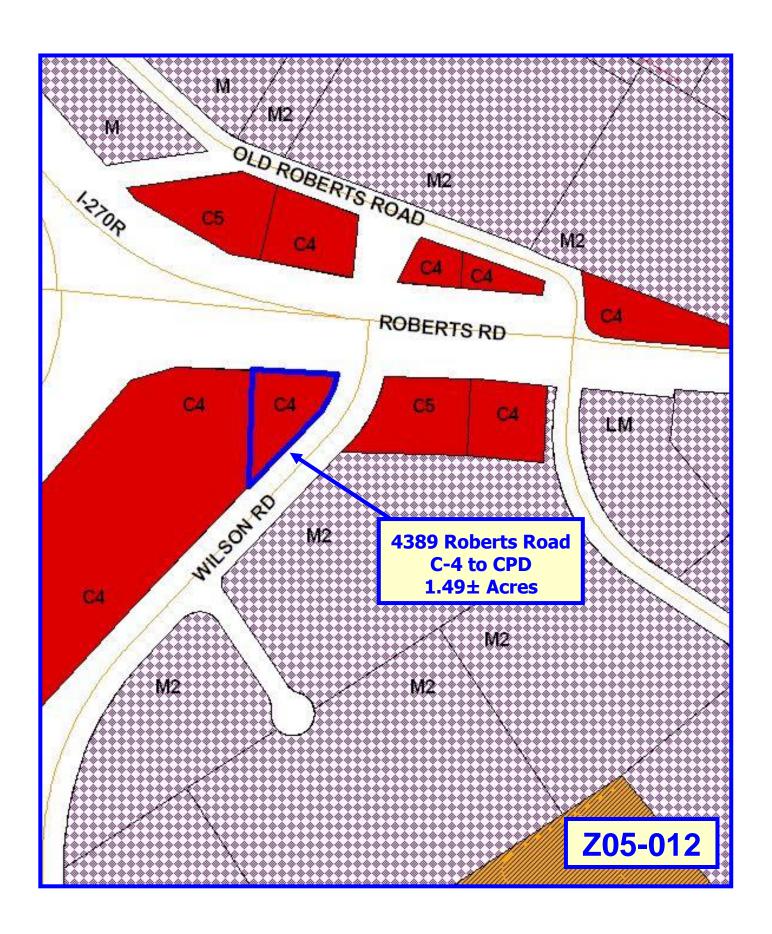
BACKGROUND:

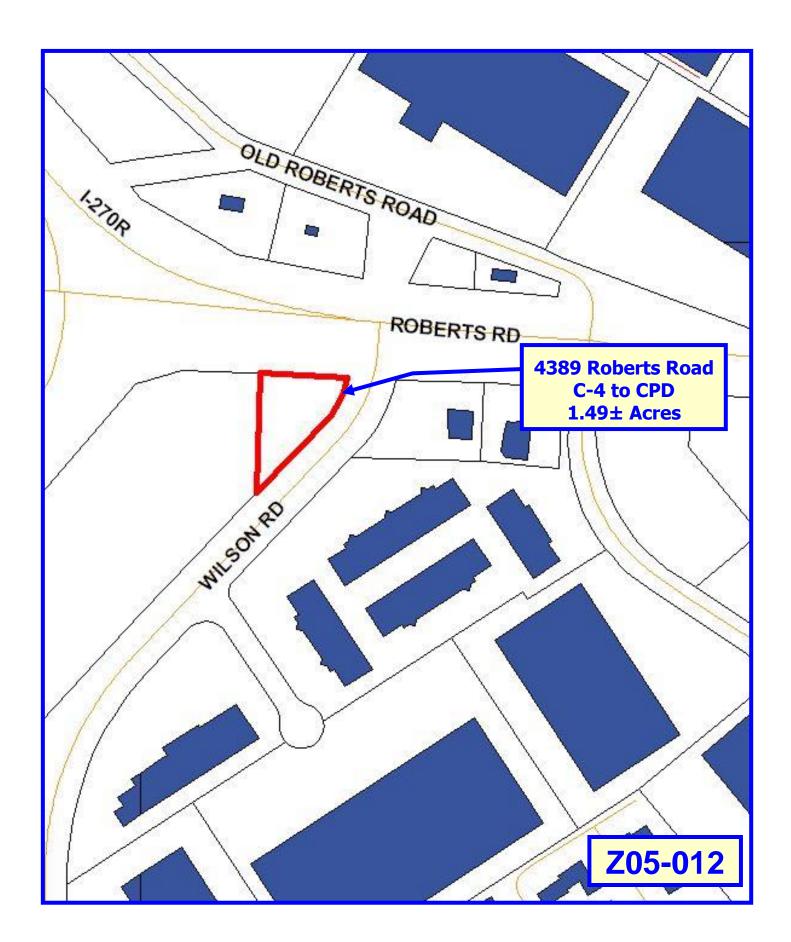
 The vacant 1.49± site is zoned in the C-4, Commercial District. The applicant is requesting the CPD, Commercial Planned Development District to develop a convenience retail store with fuel sales and a carwash.

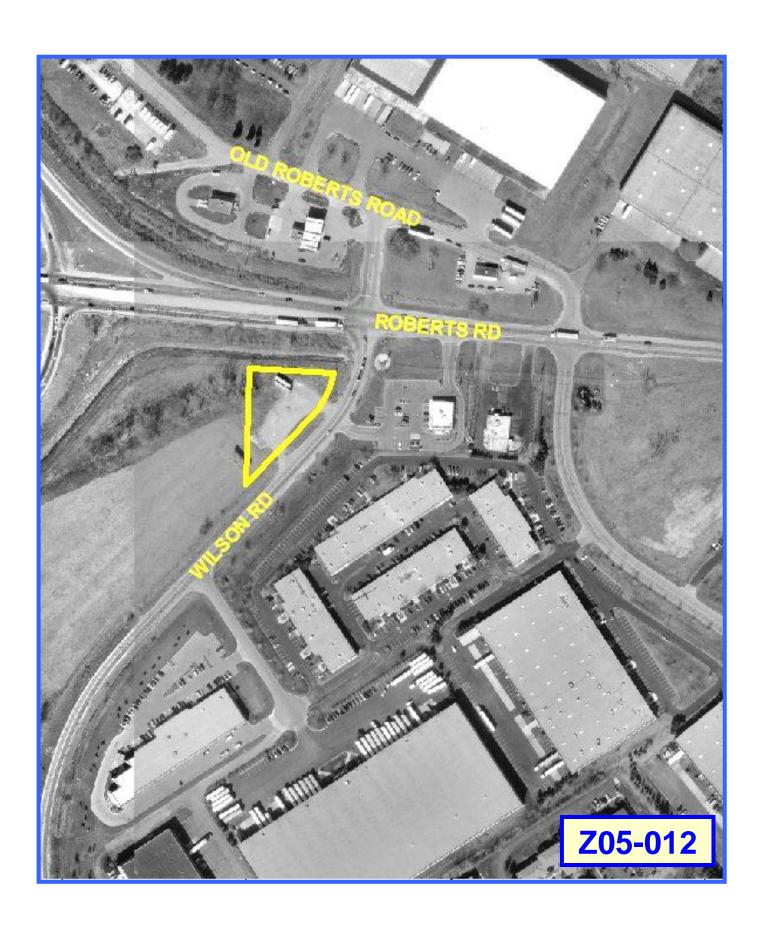
- A convenience store with fuel sales, restaurant and an office-warehouse are located north of the site
 across Roberts Road in the C-4, Commercial and M-2, Manufacturing Districts. A restaurant and
 office-warehouse are located east and southeast of the site across Wilson Road in the C-5,
 Commercial and M-2, Manufacturing Districts. Vacant land zoned in the C-4, Commercial District is
 located west of the site.
- The proposed CPD text limits land use to a convenience store with fuel sales and a carwash and
 includes customary development standards for building, canopy and parking setbacks, site access,
 headlight screening and street trees, outdoor display, lighting. A variance is requested to reduce
 building setbacks. The CPD site plan includes traffic improvements requested by the Transportation
 Division.
- The *Columbus Thoroughfare Plan* identifies Roberts and Wilson Roads as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

<u>CITY DEPARTMENT'S RECOMMENDATION</u>: Approval. The applicant's request for the CPD, Commercial Planned Development District to develop a convenience store with fuel sales and a carwash is consistent the existing development pattern at the intersection of Roberts and Wilson Roads. The CPD text includes use restrictions and development standards that address building, canopy and parking setbacks, site access, headlight screening and street trees, outdoor display, lighting restrictions, and a variance to reduce building setback lines. The CPD site plan includes traffic improvements requested by the Transportation Division.

ORD 0949-2005; Z05-012







PROJECT DISCLOSURE STATEMENT



	SD OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.
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of (COMPLETE ADDRESS) leposes and states that (he/s	if swom (NAME) <u>David L. Hodge</u> 37 W. Broad Street, Suite 725, Columbus, OH 43215 he) is the APPLICANT, ACENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following surfaceships, corporations or entities having a 5% or more interest in the project which is the d their mailing addresses:
NAME	COMPLETE MAILING ADDRESS
Thorntons, Inc. 10101 Linn Station	Road, Louisville, KY 40223
Patel Champakbhai 4508 Monticello Bi	Lvd., South Euclid, OH 44143
	,
SIGNATURE OF AFFIANT	David L. Hadil
Subscribed to me in my pro	sence and before me this 3/4 day of Armen , in the year 200
Signature of notary pu	BLIC
My Commission Expires: This Projec	t Disclosure Statement of the State of notarization.
Notary Seul Here	PAULA V. PRICE Holesy Pocade, Stato of Onio thy Consollesion Express 07-13-07

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