

STAFF REPORT DEVELOPMENT COMMISSION ZONING MEETING CITY OF COLUMBUS, OHIO MAY 8, 2008

1.	APPLICATION: Location:	Z07-036 1350 NORTH HIGH STREET (43201) , being 3.48± acres located at the southeast corner of North High Street and East Seventh Avenue (University Area Commission; 010- 030432).
	Existing Zoning:	C-4, Commercial, and R-4 Residential Districts.
	Request: Proposed Use:	CPD, Commercial Planned Development District. Retail shopping center.
	Applicant(s):	Topvalco, Inc.; c/o David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
	Property Owner(s):	Topvalco, Inc.; 4111 Executive Parkway; Westerville, OH 43081.
	Planner:	Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- o The 3.48± acre site is developed with a grocery store zoned in the C-4, Commercial District, and vacant land in the R-4, Residential District. The applicant requests the CPD, Commercial Planned Development District to construct a 54,469 square-foot grocery store with an 1,850 square-foot attached mixed-use tenant space at the corner of North High Street and Sixth Avenue, and a separate 8,666 square-foot mixed use commercial building at the corner of North High Street and East Seventh Avenue.
- To the north across East Seventh Avenue are a retail shopping center in the C-4, Commercial District, and a church and multi-family residential development in the R-4, Residential District. To the east across Courtland Avenue is mixed-use residential development in the R-4, Residential District. To the south is a parking lot in the P-1, Parking, and R-4, Residential Districts, and across East Sixth Avenue is a sanitation supply company in the C-4, Commercial District. To the west across North High Street is a mixture of commercial and residential development in the C-4, Commercial District.
- The site is located within the Urban Commercial Overlay, and lies within the boundaries of the University Neighborhoods Revitalization Plan (1996), the Plan for High Street (2000), the University /High Street Development & Design Guidelines (2002), and the Weinland Park Neighborhood Plan (2006). Each Plan has considered redevelopment of the Kroger site as a priority, and the proposed development is consistent with each of the Plans' land use recommendations.
- o The site is located within the boundaries of the University Area Commission whose

recommendation is for approval of the requested CPD District.

- o The site is located within the boundaries of the University Planning Overlay, which requires a recommendation from the University Area Review Board for rezoning requests. The UARB has recommended approval of the requested CPD District.
- o The CPD text includes development standards that address landscaping, outdoor display and lighting controls, and includes variances to the Urban Commercial Overlay standards for window glass along the High Street façade for the Kroger store, screening for the trash compactor, and for the High Street access. Additional variances for loading area, maneuvering, a 50% parking reduction, and a loading space reduction are included in the request. The development plan illustrates the building and parking locations and proposed access points. The applicant has also committed to include bicycle parking on site to encourage other means of transport to the development.
- o The Columbus Thoroughfare Plan identifies North High Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

<u>CITY DEPARTMENTS RECOMMENDATION</u>: Approval.

The requested CPD, Commercial Planned Development District will allow a new grocery store development with mixed-use commercial components. The request is consistent with land use recommendations of the *University Neighborhoods Revitalization Plan* (1996), the *Plan for High Street* (2000), the *University /High Street Development & Design Guidelines* (2002), and the *Weinland Park Neighborhood Plan* (2006), and with the established zoning and development patterns of the area.







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At its regular meeting on April 16, 2008, the University Area Commission adopted the following resolutions:

1428 N. High Street – Rezoning from ARO to CPD

The UAC recommends approval of the rezoning from ARO to CPD in substantial compliance with the site plan dated 2/27/08 with the CPD permitting all C4 uses and including a parking reduction from 20 (based n 1st fl. retail use and 3 apts on 2nd fl.) spaces required to 9 spaces provided. **Approved** Vote: Unanimous

1350 N. High St. (Kroger site) - CPD

The UAC recommends approval of a CPD to permit redevelopment of this site in substantial compliance with the site plan and CPD text dated 4/16/08 with the following modifications:

The required 60% first floor glass area shall be between 6' and 14' above grade and shall consist of not less than 30% window glass complying with applicable code and up to 30% window glass for which the treatment and locations shall be approved by the University Area Review Board. All deciduous trees on street locations shall be a minimum caliper of 4 inches. Additionally, the UAC strongly recommends that the configuration of the High Street entrance/exit be revised to a more appropriate and pedestrian-friendly urban design. **Approved Vote: Unanimous**

Inherent in this recommendation is the understanding that the existing store will be demolished and separate action by the UAC to approve that demolition will not be required.

Ronald L. Hupman Office of the Ohio Insurance Liquidator 1366 Dublin Rd. Columbus, OH 43215 (614) 485-6234 (614) 487-9418 Fax rhupman@ohliq.com



City of Columbus Mayor Michael B. Coleman

University Area Review Board

109 North Front Street, Ground Floor Columbus, Ohio 43215-9031 (614) 645-6096 (614) 645-1483 fax

RECOMMENDATION

date property address issued to March 28, 2008 253 East 12th Avenue (Z07-036) David Hodge or Jeff Brown (Smith & Hale LLC)

To the members of City Council:

The University Area Review Board has reviewed the proposal for the said property and on <u>March 27</u>, <u>2008</u> passed the following motion:

To recommend City Council approve the rezoning and variance requests for 1350 North High Street (Z07-036) as set forth in the CPD text, drawings and application with the following conditions: Ted Goodman motions to approve the zoning for the site with the following conditions:

- 1) That a stronger pedestrian environment be considered throughout the site and specifically oalong High Street.
- 2) That the auto entrance on High Street be removed from the proposal; or that the right-in/right-out be redesigned with tighter radiuses and narrower lanes; or that the auto entrance be a full access entry no larger than 24' wide and a median on High Street be installed to not allow left turns too and from High Street.
- That the applicant should reconsider the loading bay and redesign it such that the trucks are routed to 6th Avenue and High Street and are not permitted on Courtland Avenue.
- 4) That the High Street (East elevation) facade should have sufficient activity to animate this portion of the street. Kroger should consider placing an entrance at High Street or have one of their departments located at this location.

Respectfully submitted,

Daniel B. Ferdelman, AIA University Area Review Board staff -----Original Message----From: Joyce Hughes [mailto:jhughes005@columbus.rr.com]
Sent: Thursday, May 01, 2008 9:58 AM
To: Pine, Shannon L.
Cc: Julius Jefferson; dhodge@smithandhale.com; jlbrown@smithandhale.com
Subject: Kroger Store Development at 7th and High Street

Good morning Ms. Pine.

My name is Joyce Hughes, and I am the president of our Weinland Park Community Civic Association. On Wednesday evening, April 23, 2008, Mr. Jeffrey Brown, and Mr. David Hodge met with the community to present Kroger's plans to build a new facility designed to adequately serve our community. During the presentation, the community had an opportunity to ask many questions, and received adequate and thoughtful answers.

The community supports the plan for an overdue updated facility that will meet our needs. Because of their commitment to meet with the community periodically, give updates, and address community concerns such as timelines and employment opportunities, we are encouraged and pleased to have Kroger as a community stakeholder.

Joyce Hughes, President Weinland Park Community Civic Association

It takes families to make a community; It takes the community to raise our children; It takes all of us working together for the good of our Community! 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 # 207-036

Being first duly cautioned and sworn (NAME) David L. Hodge / Smith & Hale LLC of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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

1. Topvalco, Inc. 4111 Executive Pkwy. Westerville, OH 43081	2. The Kroger Co. 4111 Executive Pkwy. Westerville, OH 43081		
Zero Columbus based employees	2,530 Columbus based employees		
3.	4.		
□ Check here if listing additional parties on a separate page.			
SIGNATURE OF AFFIANT	David L Harl		
Subscribed to me in my presence and before me this <u>12</u> th day of FERMAN , in the year 200			
SIGNATURE OF NOTARY PUBLIC	don Thirte		
My Commission Expires:	TAIAL S		
This Project Disclosure Statement expires six months after date of notarization AARON L. UNDERHILL ATTORNEY AT LAW			
Notary Seal Here	Metary Public, State or Onio My Commission Has No Expiration Section 147.03 R.C.		