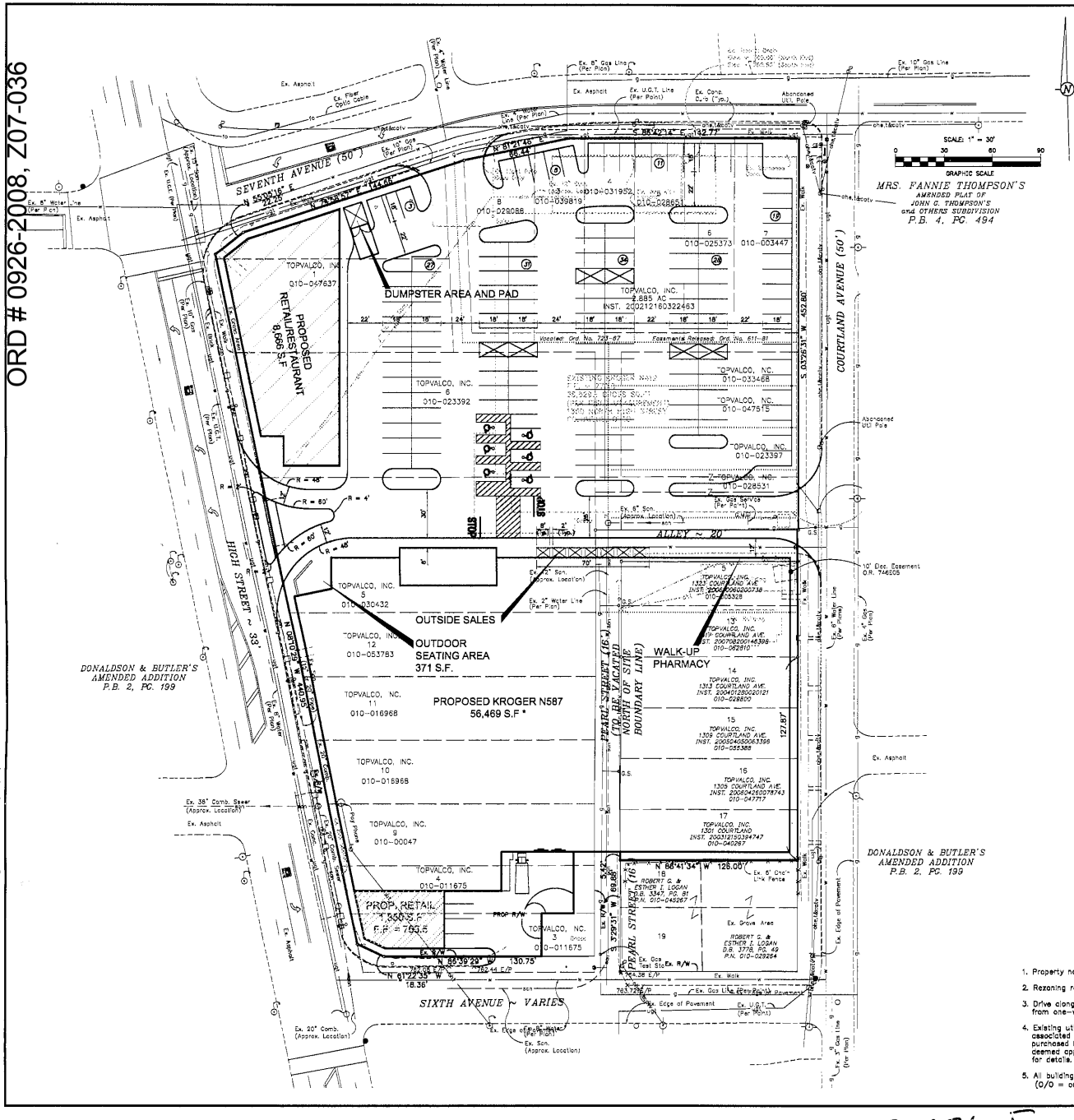
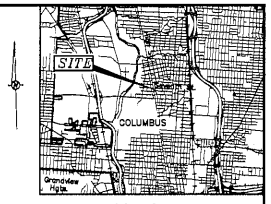
ORD # 0926-2008, Z07-036





LOCATION MAP
NO SCALE

SITE DEVELOPMENT INFORMATION

ZONING:

PROPERTY OWNER:	TOPVALCO, INC.
PROPERTY USE: SITE	GROCERY STORE
ACREAGE: EXISTING	3.48 AC.
ZONING: ADJACENT	C4 (SEE PLAN)
ZONING NORTH: ADJACENT	C4 & R4
ZONING SOUTH: ADJACENT	C4
ZONING EAST: ADJACENT	R4
ZONING WEST:	C4
PROPOSED ZONING:	CDP

NOTE:
THE PROPERTY LIES WITHIN THE JURISDICTION OF THE URBAN COMMERCIAL OVERLAY PLAN. ADJUSTED PARKING REQUIREMENTS & BUILDING SETBACKS ARE NOTED ON THE PLAN AND WITHIN THE TABLE BELOW.

SITE LAYOUT DATA:

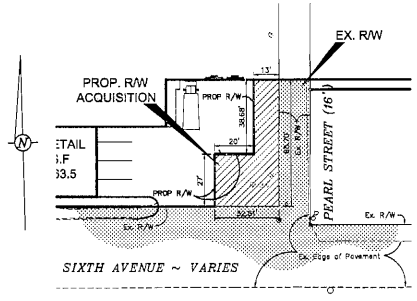
MINIMUM PROPOSED DRIVE AISLE WIDTH:	24'
STANDARD PARKING STALL:	9.5' x 18'
PARKING SETBACK / BUFFER:	SEE PLAN
BUILDING SETBACK:	SEE PLAN

PARKING CALCULATIONS

AREA	SQUARE FOOTAGE	TOTAL PARKING REQ'D. (PER OFFICIAL CODE)	TOTAL PARKING PROVIDED
TOTAL KROGER AREA	* 56,469	(1/250 S.F.)	–
RETAIL / RESTAURANT AREA	10,887	1/250 RETAIL 1/75 RESTAURANT	–
TOTAL	67,356		155

* Excludes grocery store outdoor display areas and office areas within the grocery store.

NOTE:
THE APPLICANT IS REQUESTING A VARIANCE TO COLUMBUS CITY CODE SECTION 3342.28, MINIMUM NUMBER OF PARKING SPACES REQUIRED, WHERE PARKING SHALL NOT BE REQUIRED FOR OUTDOOR DISPLAY AREAS, OUTDOOR SEATING, OR OFFICE AREAS ASSOCIATED WITH THE GROCERY STORE. A MAXIMUM OF A 50% REDUCTION IN THE MINIMUM NUMBER OF PARKING SPACES REQUIRED SHALL BE PROVIDED FOR THE GROCERY, RETAIL, AND RESTAURANT USES. ANY FURTHER VARIANCE TO THE PARKING REQUIREMENTS SHALL BE SUBMITTED TO THE COLUMBUS BOARD OF ZONING ADJUSTMENT.



RIGHT OF WAY DEDICATION DETAIL
SCALE: 1" = 30'

David L. Hodge 7/18/08

NOTES

1. Property not within designated floodplain.
2. Rezoning required for lots 13, 14, 15, 16 & 17.
3. Drive along south side of existing Kroger store to be changed from one-way West to two-way traffic.
4. Existing utility lines, utility structures, fencing, and pavement associated with the existing Kroger building and residences purchased by Kroger will also be included in demolition as deemed appropriate by the Engineer. See the site demolition plan for details.
5. All building dimensions are to exterior building face. (O/O = outside to outside).

Bird+Bull Engineers & Surveyors
C.F. BIRD & R.J. BULL, INC.
Engineers and Surveyors
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
BIRDBULL@BIRDBULL.COM

KROGER N587
1350 N. HIGH STREET
COLUMBUS, OHIO 43201

PRELIMINARY SITE PLAN

SCALE: 1" = 30'	JOB NO.	1
DWN: WSM CKD: MCT DATE: 7/14/08	05-123	1

1

Z07-036 Final Received 7/18/08
by Shannon Pine

H:\Jobs\2005\123\ACAD\Dwg\Current Site Plan\N587 Kroger Site Plan 33.dwg 07/15/2008

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

1.	**APPLICATION:**	**Z07-036**
	Location:	**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:	CPD, Commercial Planned Development District.
	Proposed Use:	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:

- 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.

- The site is located within the boundaries of the University Area Commission whose

recommendation is for approval of the requested CPD District.

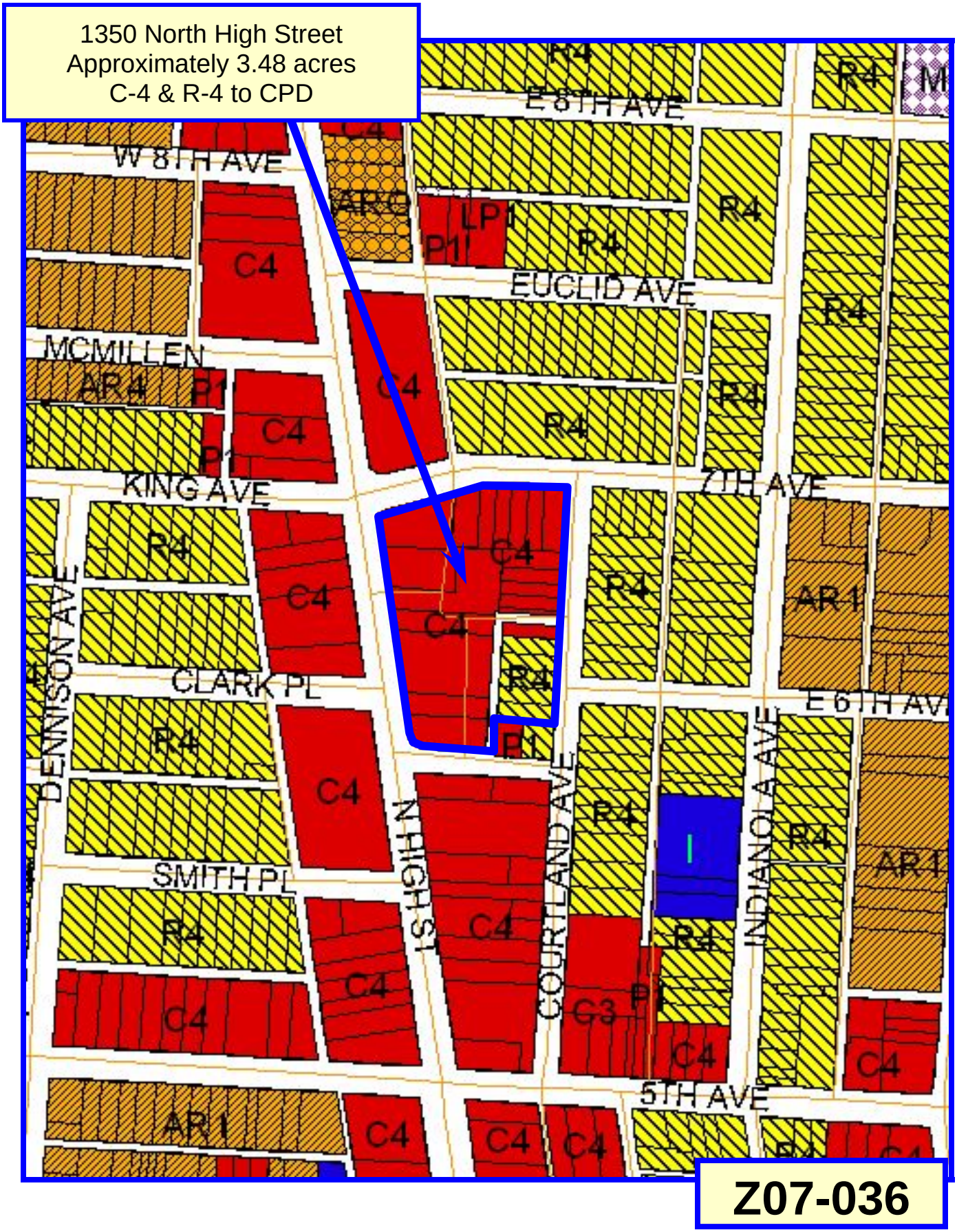
- The site is located within the boundaries of the University Planning Overlay, which requires a recommendation from the University Area Review Board for rezoning requests. The UARB has recommended approval of the requested CPD District.

- 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.

- 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.

CITY DEPARTMENTS RECOMMENDATION: 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.


1350 North High Street
Approximately 3.48 acres
C-4 & R-4 to CPD
E 8TH AVE
W 8TH AVE
EUCLID AVE
MCMILLEN
KING AVE
7TH AVE
CLARK PL
E 6TH AVE
SMITH PL
5TH AVE
DENNISON AVE
N HIGH ST
COURTLAND AVE
INDIANOLA AVE
C4
R4
AR1
AR4
LP1
P1
I
G3
Z07-036

1350 North High Street
Approximately 3.48 acres
C-4 & R-4 to CPD
E 8TH AVE
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MCMILLEN
KING AVE
7TH AVE
DENNISON AVE
CLARK PL
E 6TH AVE
SMITH PL
N HIGH ST
COURTLAND AVE
INDIANOLA AVE
5TH AVE
Z07-036

5 Redevelopment Concepts:

Kroger and North High Street -- Create a Gateway Linking the Neighborhood to North High Street

A

- Redevelop Kroger Site:
  - Extend supermarket to North High Street.
  - New library on North High Street.
- Share parking for all the above uses.
  - Former library site becomes new housing.
  - Dollar store redevelops as new housing.

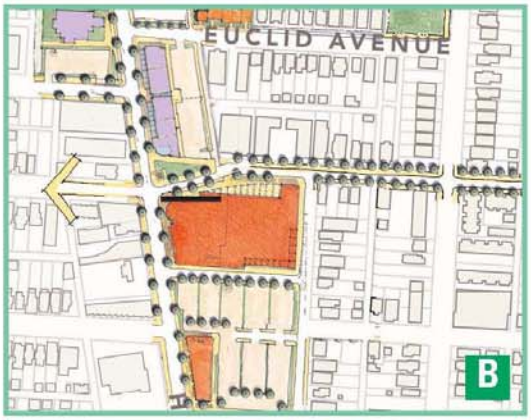
B

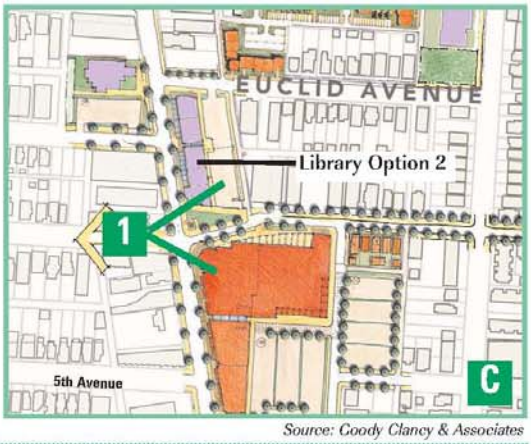
- Redevelop Kroger Site:
  - Extend supermarket to North High Street.
  - New retail: "out building" on North High Street.
  - Former library site becomes community center.
  - Dollar store redevelops as new library.

C

- Redevelop Kroger Site:
  - Extend supermarket to North High Street.
  - New retail: continuous frontage on North High Street.
  - Expand parking for Kroger to the east.
  - Former library site becomes community center.
  - Dollar store redevelops as new library.

	A	B	C
Housing	70 units	0 units	10 units
Commercial	0 s.f.	0 s.f.	0 s.f.
Retail	68,000 s.f.	72,000 s.f.	83,000 s.f.
Civic	24,000 s.f.	24,000 s.f.	24,000 s.f.





Source: Coody Clancy & Associates

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 **March 28, 2008**
property address **253 East 12th Avenue (Z07-036)**
issued to **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 March 27, 2008 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.
3) 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 # Z07-036

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 Zero Columbus based employees	2. The Kroger Co. 4111 Executive Pkwy. Westerville, OH 43081 2,530 Columbus based employees
3.	4.

☐ *Check here if listing additional parties on a separate page.*

SIGNATURE OF AFFIANT David L. Hodge

Subscribed to me in my presence and before me this 12th day of February, in the year 2008

SIGNATURE OF NOTARY PUBLIC Aaron L. Underhill

My Commission Expires:

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

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO

AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.