

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 14, 2015**

- 3. APPLICATION: Z15-021**
- Location:** **4580 ALKIRE ROAD (43228)**, being 1.23± acres located at the northeast corner of Alkire and Holt Roads (570-163184; Westland Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Expansion to existing convenience store with fuel sales facility.
- Applicant(s):** Certified Oil Co.; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Property Owner(s):** The Applicant
- Planner:** Eliza Thrush, 645-1341, ecthrush@columbus.gov

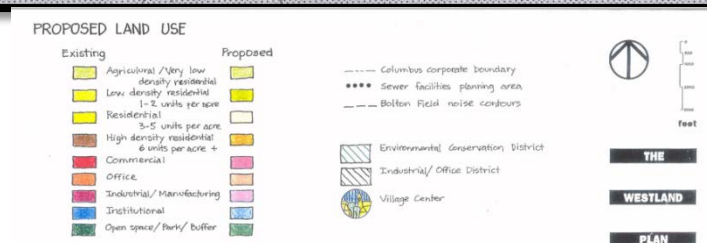
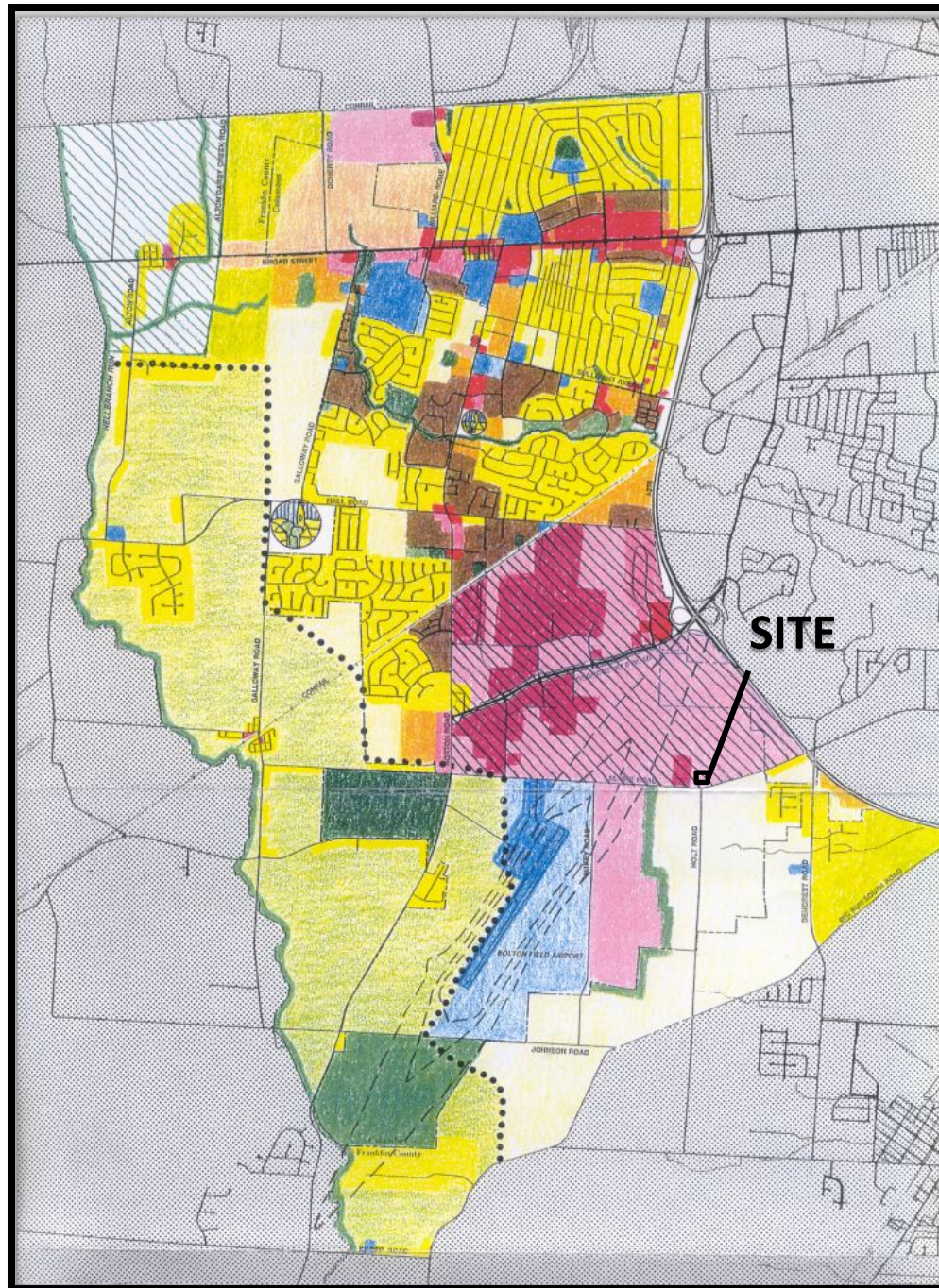
BACKGROUND:

- The 1.23 acre site is developed with convenience store/fuel sales facility and was zoned CPD, Commercial Planned Development District in 2000 (Z99-056) to allow the existing uses with limits on outdoor retail displays, building square footage, hours of operation, lighting, and commitment to a site plan. The applicant proposes to increase the size of the convenience store by 358 square feet to a total of 3,130 square feet and remove the limitation on hours of operation.
- To the north and east is multi-unit residential development in the L-AR12, Limited Apartment Residential District. To the south and southwest are single-unit dwellings in the R-2, Residential and LRR, Limited Residential Districts, respectively. To the west are single-unit dwellings in the L-R-2, Limited Residential District.
- The site is located within the planning area of the *Westland Area Plan* (1994), which recommends industrial/manufacturing uses for the site.
- The proposed CPD allows the existing retail fuel sales with an expanded convenience store, and includes provisions for setbacks, landscaping, maximum building square footage, and canopy height and square footage.
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for approval of requested CPD District.
- The *Columbus Thoroughfare Plan* identifies Alkire Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

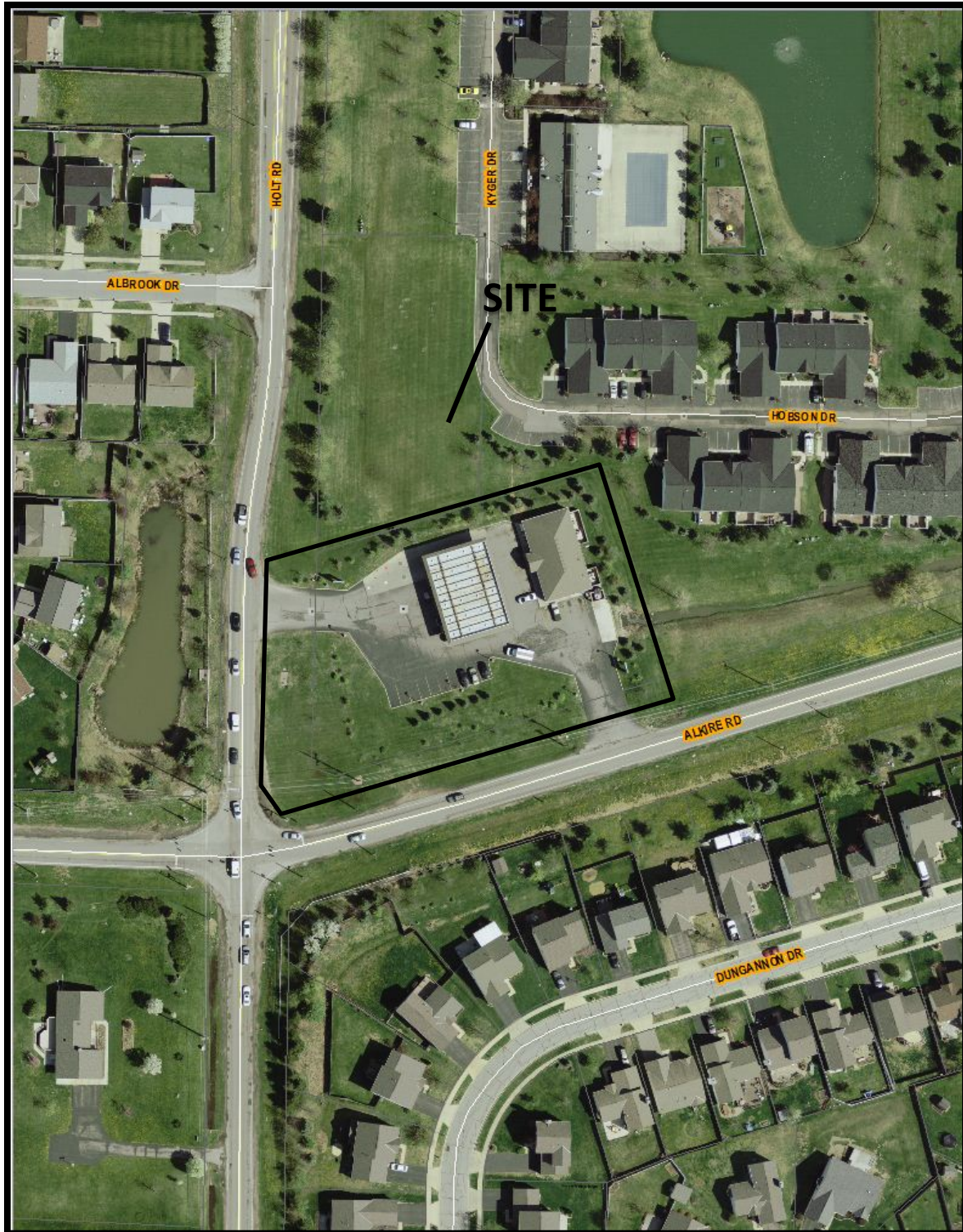
CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District, would permit a small addition to an existing convenience store. While the proposal differs from the land use recommendation of the *Westland Area Plan*, the existing use was established 15 years ago, and is more compatible with the surrounding residential development and less intense than the industrial/manufacturing uses recommended by the Plan. In consideration of the adjacent development, the CPD text prohibits outdoor retail displays, limits canopy and convenience store square footage, contains landscaping provisions, and commits to a site plan.

Z15-021
4580 Alkire Road
Approximately 1.23 acres
CPD to CPD



Z15-021
4580 Alkire Road
Approximately 1.23 acres
Westland Area Plan (1994)



Z15-021
4580 Alkire Road
Approximately 1.23 acres
CPD to CPD

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

Z15-021

Address

4580 Alkire Road

Group Name

Westland Area Commission

Meeting Date

April 15, 2015

Specify Case Type

- ☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation

(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote

14-0

Signature of Authorized Representative

Michael J. Mc Kay
SIGNATURE

Chairman, Zoning Committee
RECOMMENDING GROUP TITLE

614-745-5452
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at (614) 645-2463
OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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.

APPLICATION #

215-021

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, 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. Certified Oil Company 949 King Avenue Columbus, OH 43212 # Columbus based employees: 135 Contact: Richard Schulze (614) 421-7500	2.
3.	4.

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

SIGNATURE OF AFFIANT

Donald PlankSubscribed to me in my presence and before me this 30th day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer