

- ELEVATION KEY NOTES**
1. SOUP FINISHED AND INSTALLED BY OTHERS. SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES.
 2. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 3. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 4. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 5. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 6. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 7. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 8. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 9. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 10. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 11. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 12. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 13. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 14. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 15. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 16. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 17. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 18. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 19. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 20. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.
 21. FINISHES TO BE MATCHED TO EXISTING BUILDING FINISHES.

DOLLAR GENERAL

NEW ONE STORY
RETAIL BUILDING

DOLLAR GENERAL 7,500 SF PROTOTYPE
SULLIVANT & WILSON
COLUMBUS, OHIO

CG BUCHALTER, LLC

381 SUMMIT BLVD., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 263-4584

ISSUE FOR

NO.	DESCRIPTION	DATE
1	DESIGN APPROVAL, REVISION	02/12/2016
2	DESIGN APPROVAL, REVISION	02/12/2016
3	DESIGN APPROVAL, REVISION	02/12/2016
4	DESIGN APPROVAL, REVISION	02/12/2016
5	DESIGN APPROVAL, REVISION	02/12/2016

EXTERIOR ELEVATIONS

A2

SHEET NO.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2016**

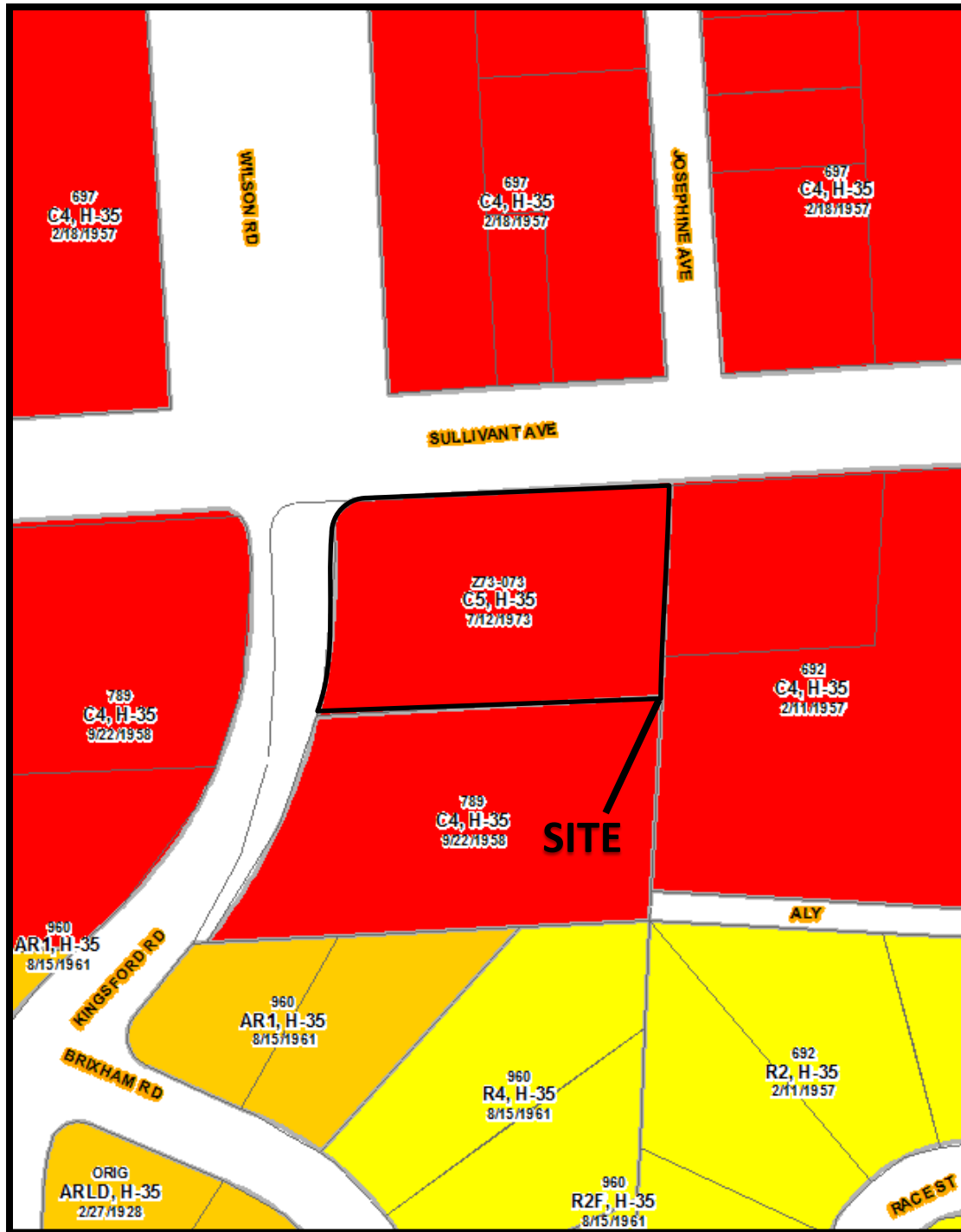
- 5. APPLICATION: Z16-012**
Location: **3561 SULLIVANT AVENUE (43204)**, being 0.79± acres located at the southeast corner of Sullivant Avenue and Kingsford Road (010-013786; Greater Hilltop Area Commission).
Existing Zoning: C-5, Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: General retail.
Applicant(s): Mark Bush, Capital Growth – Buchalter; c/o Travis Munn, Hurley & Stewart LLC; 2800 South 11th Street; Kalamazoo, MI 49009.
Property Owner(s): James D. Haenszel; 5727 Granada Avenue; Galloway, OH 43119.
Planner: James Burdin; 614-645-1341; jeburdin@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

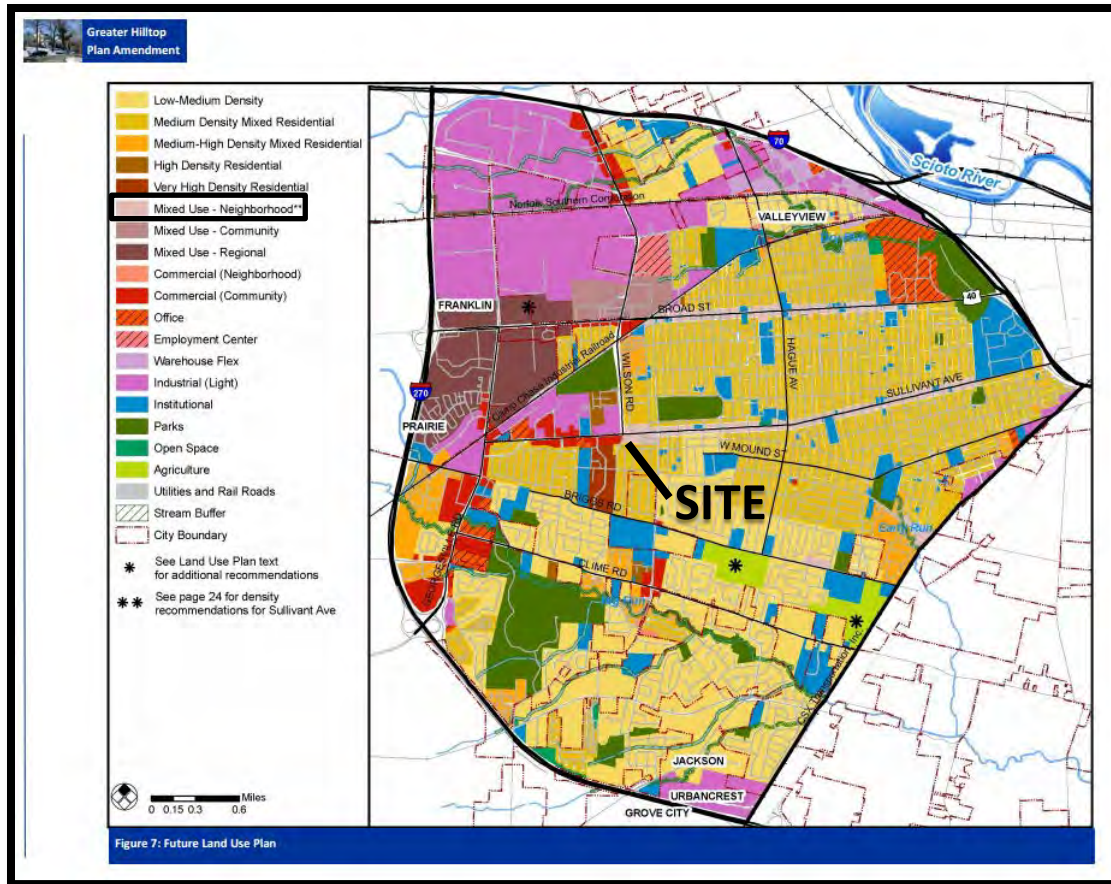
- The 0.79± acre site is developed with a car wash zoned in the C-5, Commercial District. The applicant proposes the CPD, Commercial Planned Development District to allow for general retail development. The site is located within the boundaries of the Sullivant Avenue/Greater Hilltop Community Commercial Overlay.
- The site is bordered to the north, east, and west by various commercial uses in the C-4, Commercial District, and to the south by a vacant parcel in the C-4, Commercial District.
- The site is located within the boundaries of the *Greater Hilltop Area Plan* (2010), which recommends neighborhood-scale mixed uses for this location. This classification is designed to function as a local center of economic activity, and recommends that commercial buildings conform to Urban Commercial Overlay standards. The Plan also recognizes Sullivant Avenue as a primary corridor in the area and encourages high-density uses to foster a walkable environment.
- The development text allows uses permitted in the C-4, Commercial District with several restrictions. The text includes provisions for building design and landscaping, and includes a commitment to a site plan and elevation. The text also requests variances to required interior landscaping and Community Commercial Overlay requirements for building setbacks, design standards, and landscaping and screening.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for approval.
- The *Columbus Thoroughfare Plan* identifies Sullivant Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The requested CPD zoning classification would permit most C-4 uses and allow the applicant to develop the site with a general retail building. The *Greater Hilltop Area Plan* recommends mixed uses for this site and recommends that commercial development comply with commercial overlay standards. While a general retail use is supportable at this location, staff does not support the variances to the Community Commercial Overlay, particularly as they relate to building design and the Overlay's window transparency standards.



Z16-012
3561 Sullivant Avenue
Approximately 0.79 acres
C-5 to CPD



Z16-012
3561 Sullivant Avenue
Approximately 0.79 acres
C-5 to CPD



Z16-012
3561 Sullivant Avenue
Approximately 0.79 acres
C-5 to CPD

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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

Case Number

216-012

Address

3561 SULLIVAN AVE

Group Name

GREATER HISTORIC AREA COMMISSION

Meeting Date

4/5/2016

Specify Case Type

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

Recommendation
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote

FOR = 10 AGAINST = 2 ABSTAIN = 0

Signature of Authorized Representative

Meg Jay

Recommending Group Title

ZONING CHAIR, COMMISSION VICE-CHAIR

Daytime Phone Number

614-653-7653

Please e-mail this form to the assigned planner within forty-eight (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.

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 checks payable to the Columbus City Treasurer

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, 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 # 216-012

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Columbus (Kingsford) DG, LLC
of (COMPLETE ADDRESS) 361 Summit Boulevard, Ste 110, Birmingham, AL 25243
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. Capital Growth Properties Operating Partners, LP 361 Summit Blvd, Suite 110 Birmingham, AL 35243 Columbus based employees - 0 Steve Camp (25) 968-9288	2. CGP Management II, LLC 361 Summit Blvd, Suite 110 Birmingham, AL 35243 Columbus based employees - 0 Steve Camp (205) 968-9288
3. Scott Smith 361 Summit Blvd, Suite 110 Birmingham, AL 35243 Columbus based employees - 0 Steve Camp (25) 968-9288	4.

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

SIGNATURE OF AFFIANT

Steve Camp

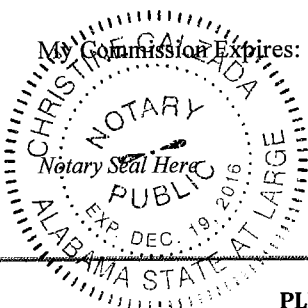
Subscribed to me in my presence and before me this 25 day of February, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Christie Campbell

My Commission Expires:

12/19/16



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

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