




Wesley R Berlin
Nehru R Bala
11-14-16
2-16-05 i

[illegible]

**FOR REZONING APPLICATION
NOT FOR CONSTRUCTION**

PREPARED FOR: AUTOZONE DEVELOPMENT, LLC <small>123 S. FRONT STREET, 3RD FLOOR WYOMING, WY 84002</small>	<div style="text-align: center;">  </div>
PROJECT: AUTOZONE COLUMBUS OH4596 <small>1718 S. HENDERSON ROAD CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO</small>	<div style="text-align: center;">  </div>
SHEET TITLE: SITE PLAN	<div style="text-align: center;">  </div>

DATE: 11-15-2016

SCALE: 1" = 20'

BY: **BRADLEY J. BROWN**
REGISTERED PROFESSIONAL ENGINEER
 NO. 10456

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SCALE: 1" = 20'

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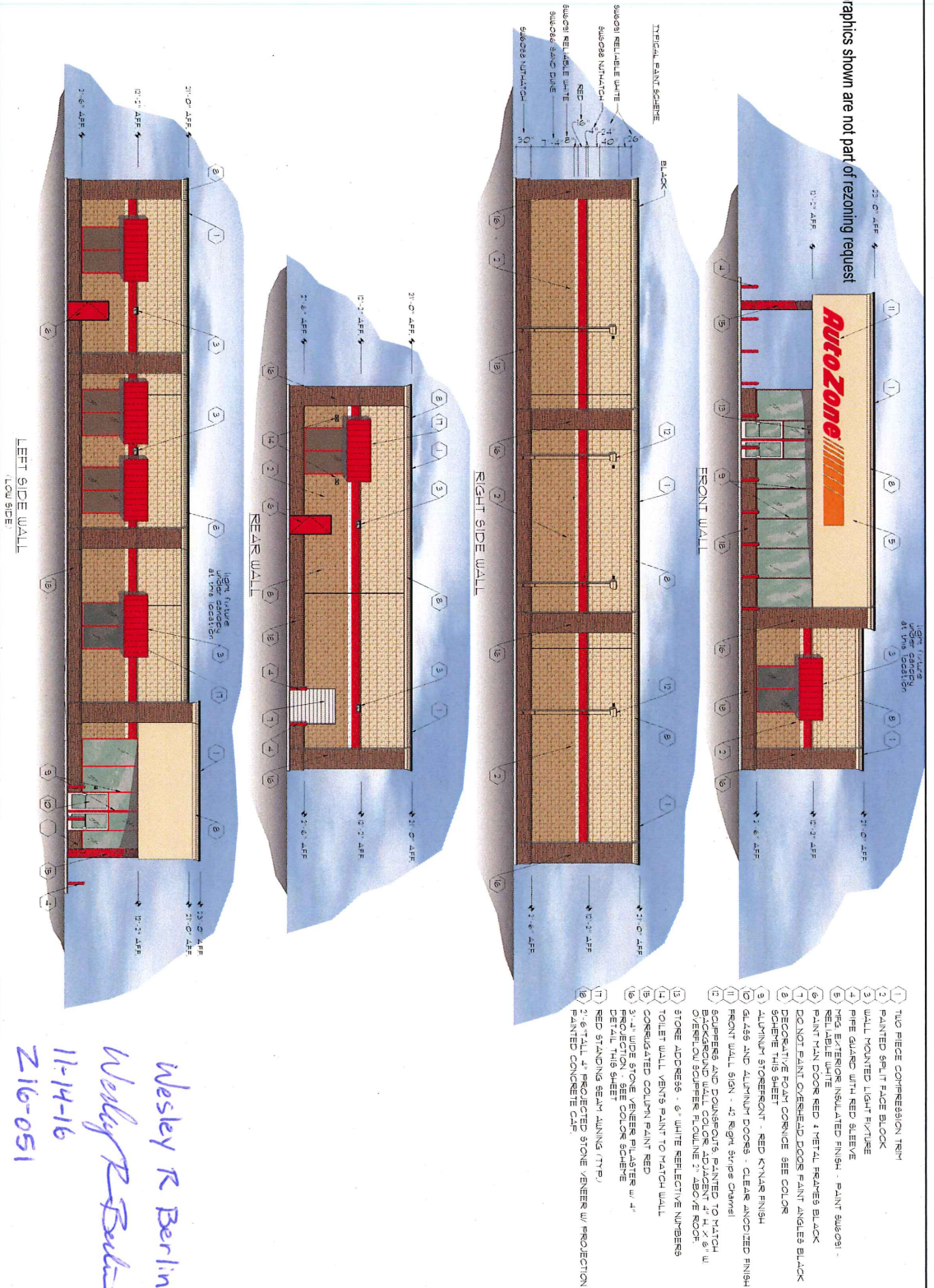
BY: **BRADLEY J. BROWN**
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NOTE: Graphics shown are not part of rezoning request



AutoZone

Color Elevation
Autozone Store #4596
Columbus, OH
Date August 28, 2016
Revised Date 10/11/16 1:00P

Wesley R Berlin
11-14-16
Z16-051

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2016**

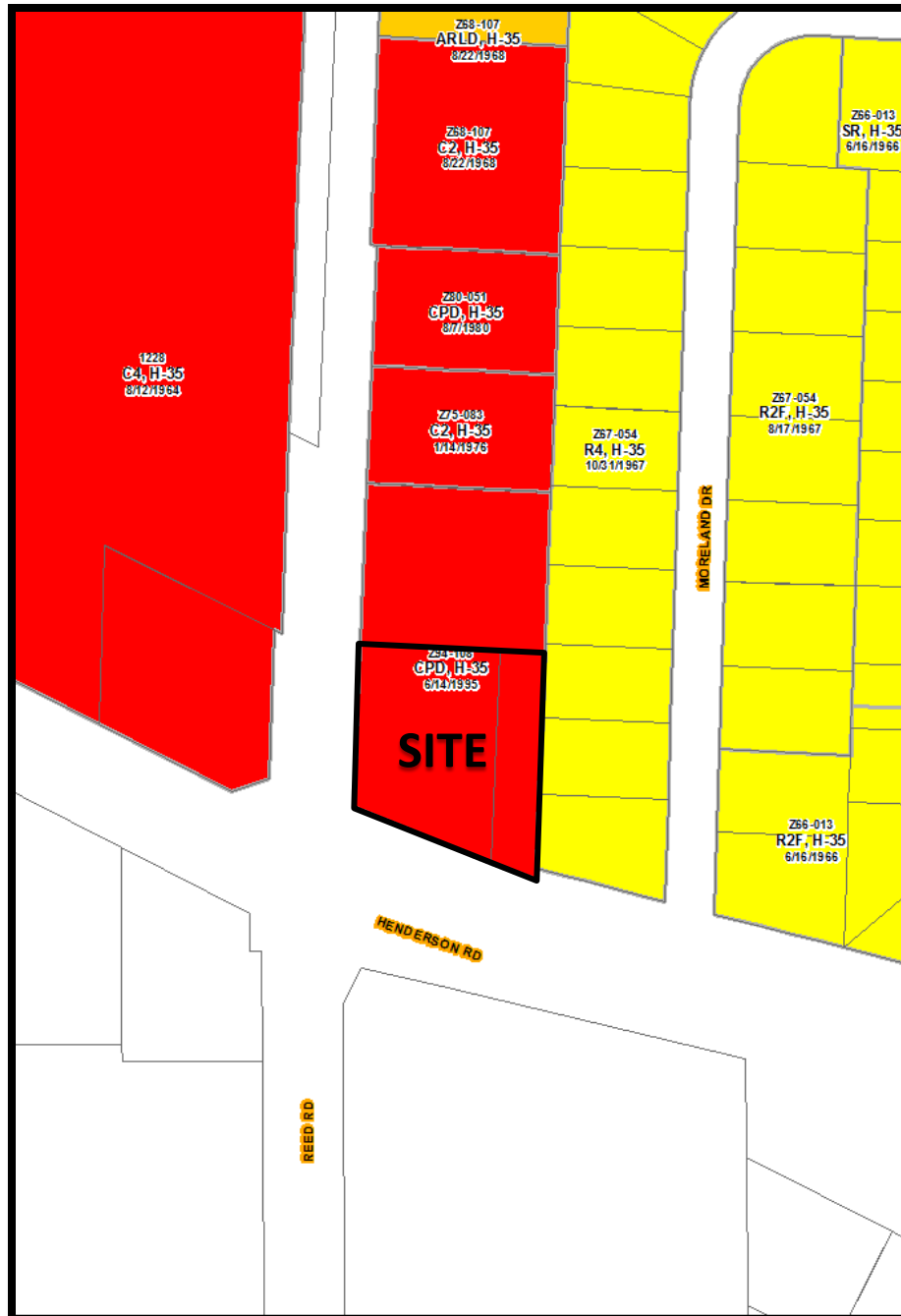
- 10. APPLICATION: Z16-051**
Location: **1770 WEST HENDERSON ROAD (43220)**, being 0.84± acres located at the northeast corner of West Henderson and Reed Roads (010-129893 and 010-016275; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Automobile parts retailer.
Applicant(s): AutoZone Development, LLC; c/o Wesley R. Berlin, Agent; 9137 Lyndenglen Court; Howell, MI 48843.
Property Owner(s): Reed & Henderson Duchess, LLC; c/o F.W. Englefield IV & Benjamin B. Englefield; 447 James Parkway; Heath, OH 43056.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 0.84± acre site consists of two parcels zoned in the CPD, Commercial Planned Development District, and is developed with a vacant gas station. The site is also within the Community Commercial Overlay. The applicant requests a CPD, Commercial Planned Development District to allow for the development of an automobile parts retail store.
- North of the site is an auto repair shop in the CPD, Commercial Planned Development District. South of the site is a mixed-use development zoned PMU, Planned Mixed-Use District in the City of Upper Arlington. East of the site are residential townhomes in the R-4, Residential District. West of the site is a gas station and auto repair shop in the C-4, Commercial District.
- The site is within the planning area of *The Northwest Plan* (2007), which does not recommend specific land uses for this location.
- The site is located within the boundaries of the Northwest Civic Association whose recommendation is for approval.
- The CPD text includes height, setback, curb cut, landscaping, building design, and graphic commitments. Additionally, commitments to a site plan and building elevations are included in the text. Variances to setback requirements, building design standards, and parking circulation as prescribed in the Community Commercial Overlay are requested in the text.
- The *Columbus Thoroughfare Plan* identifies West Henderson Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline and Reed Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the applicant to develop the site with an automobile parts retail store. *The Northwest Plan* does not recommend specific land uses for this site; however a retail establishment on this street corner is compatible with the surrounding land uses and development pattern at West Henderson and Reed Roads. The applicant has committed to a site plan and building elevations that have been scrutinized by City Staff, while committing to Community Commercial Overlay graphic standards. Additionally, several curb cuts will be eliminated and additional landscaping has been added to the site.



Z16-051
1770 West Henderson Road
Approximately 0.84 acres
CPD to CPD



Z16-051
1770 West Henderson Road
Approximately 0.84 acres
CPD to CPD

THE CITY OF
COLUMBUS
ANDREW J. BENTLEY, 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 216-051
Address 1770 W. Henderson Rd
Group Name NORTHWEST CIVIC ASSOC.
Meeting Date OCT 5, 2016
Specify Case Type
☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit
Recommendation (Check only one)
☒ Approval
☐ Disapproval

NOTES: Approval For both Rezoning & Variance
Agree to DARK brown light poles
LANDSCAPING AT BASE OF SIGN
THIS APPLICANT HAS BEEN A JOY TO WORK
WITH.

Vote 10 yes - 0 no
Signature of Authorized Representative Rosemarie Lusk
Recommending Group Title Zoning Chair
Daytime Phone Number 614-985-1150

Please e-mail this form to the assigned planner within 48 hours of 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

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 # Z16-051

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Wesley R. Berlin, PE
of (COMPLETE ADDRESS) 9137 Lyndenglen Court, Howell, Michigan 48843
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. Reed and Henderson Duchess, LLC F.W. Englefield IV & Benjamin B. Englefield 447 James Parkway Heath, OH 43056 0 Columbus Based Employees Contact: Bill Englefield Jr. 740-404-0665	2. AutoZone Development, LLC 123 S. Front Street, 3RD Floor Memphis, TN 38103 Columbus Based Employees: 0 (current); 8-12 (future) Contact: Jeff Kauerz 901-495-8771
3.	4.

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

SIGNATURE OF AFFIANT

Wesley R. Berlin

Subscribed to me in my presence and before me this 23 day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Patricia M. Franklin

My Commission Expires:

07/31/2019

PATRICIA M. FRANKLIN

Notary Public, State of Ohio
County of Oakland

My Commission Expires 07-31-2019
Acting in the County of Livingston

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