

6/19/18

PLANTING SCHEDULE				SPECIES NAME		COMMON NAME		PLANTING SCHEDULE		PLANTING SCHEDULE	
SPRINGS	KEY QUALITY	COMMON NAME	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE
14	1	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
15	2	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
16	3	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
17	4	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
18	5	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
19	6	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
20	7	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
21	8	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
22	9	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
23	10	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
24	11	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
25	12	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
26	13	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
27	14	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
28	15	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
29	16	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
30	17	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
31	18	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
32	19	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
33	20	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
34	21	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
35	22	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
36	23	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
37	24	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
38	25	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
39	26	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
40	27	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
41	28	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
42	29	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
43	30	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
44	31	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
45	32	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
46	33	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
47	34	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
48	35	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
49	36	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
50	37	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
51	38	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
52	39	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
53	40	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
54	41	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
55	42	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
56	43	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
57	44	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
58	45	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
59	46	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
60	47	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
61	48	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
62	49	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
63	50	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100
64	51	HYDRANGEA PAN. WINTER	100	100	100	100	100	100	100	100	100



SCALE: 1" = 20.00'

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 14, 2018**

- 10. APPLICATION: Z18-024**  
**Location:** **2800 SULLIVANT AVENUE (43205)**, being 0.93± acres located at the northwest corner of Sullivant Avenue and Hague Avenue (010-027061; Greater Hilltop Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Fuel sales with convenience retail.  
**Applicant(s):** Energy Management LLC; c/o Jackson B. Reynolds III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Premier Commercial Properties #2 LLC; 7002 Ballantrae Loop; Dublin, OH 43016.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

- The 0.93 acre site consists of a single parcel developed with fuel sales facility in the CPD, Commercial Planned Development District. The applicant proposes a new CPD, Commercial Planned Development District to remove automatic changeable copy signage restrictions and update the text and site plan to depict existing conditions. A Graphics Commission variance would be required to have automatic changeable copy for a fuel sales sign.
- The site is bordered to the north by a library in the CPD, Commercial Planned Development District. To the south, east, and west are commercial businesses along the Sullivant Avenue corridor in the C-4, Commercial and CPD, Commercial Planned Development districts.

The site is subject to the Sullivant Avenue / Greater Hilltop Urban Commercial Overlay and is within the planning area of *Greater Hilltop Plan Amendment* (2010), which recommends “Neighborhood Mixed Uses” at this location.

- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for approval.
- The development text restricts uses on the site to the existing convenience store, restaurant, fuel sales, canopy, and outdoor display areas. Also included are a site plan and development standards addressing setback, access, landscaping, building materials and design, lighting, and graphics provisions. The text also stipulates that upon redevelopment, the site shall comply with Urban Commercial Overlay requirements.
- The Planning Division does not support the request and views automatic changeable copy on fuel sales signage as a precedent for additional changeable copy signs within commercial overlay areas. A proliferation of automatic changeable copy signs would be inconsistent with the design objectives of the commercial overlays.

- The *Columbus Thoroughfare Plan* identifies Hague Avenue and Sullivant Avenue as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

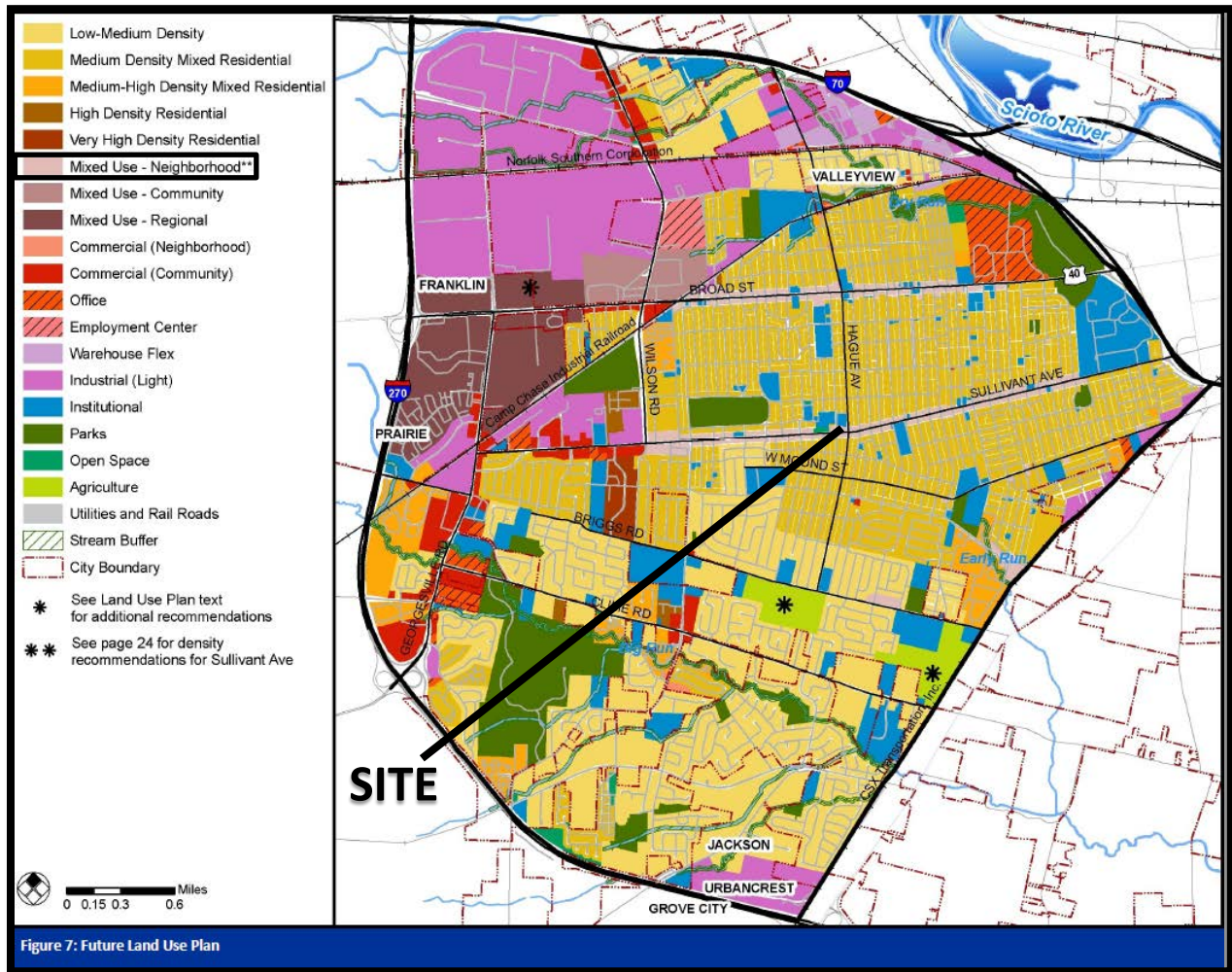
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District provides updates to the existing fuel sales and convenience retail facility. While this development is compatible with the development standards of adjacent commercial uses along the Sullivant Avenue corridor and with the recommendations of the Greater Hilltop Plan Amendment, which recommends "Neighborhood Mixed Use," Planning Division staff is not supportive of the proposed removal of language prohibiting automatic changeable copy signs within the CPD text. Zoning staff consider signage restrictions of this sort inappropriate within zoning texts and consider the Graphics Commission, where GC18-004 has been filed, the appropriate venue for deliberation of signage issues.

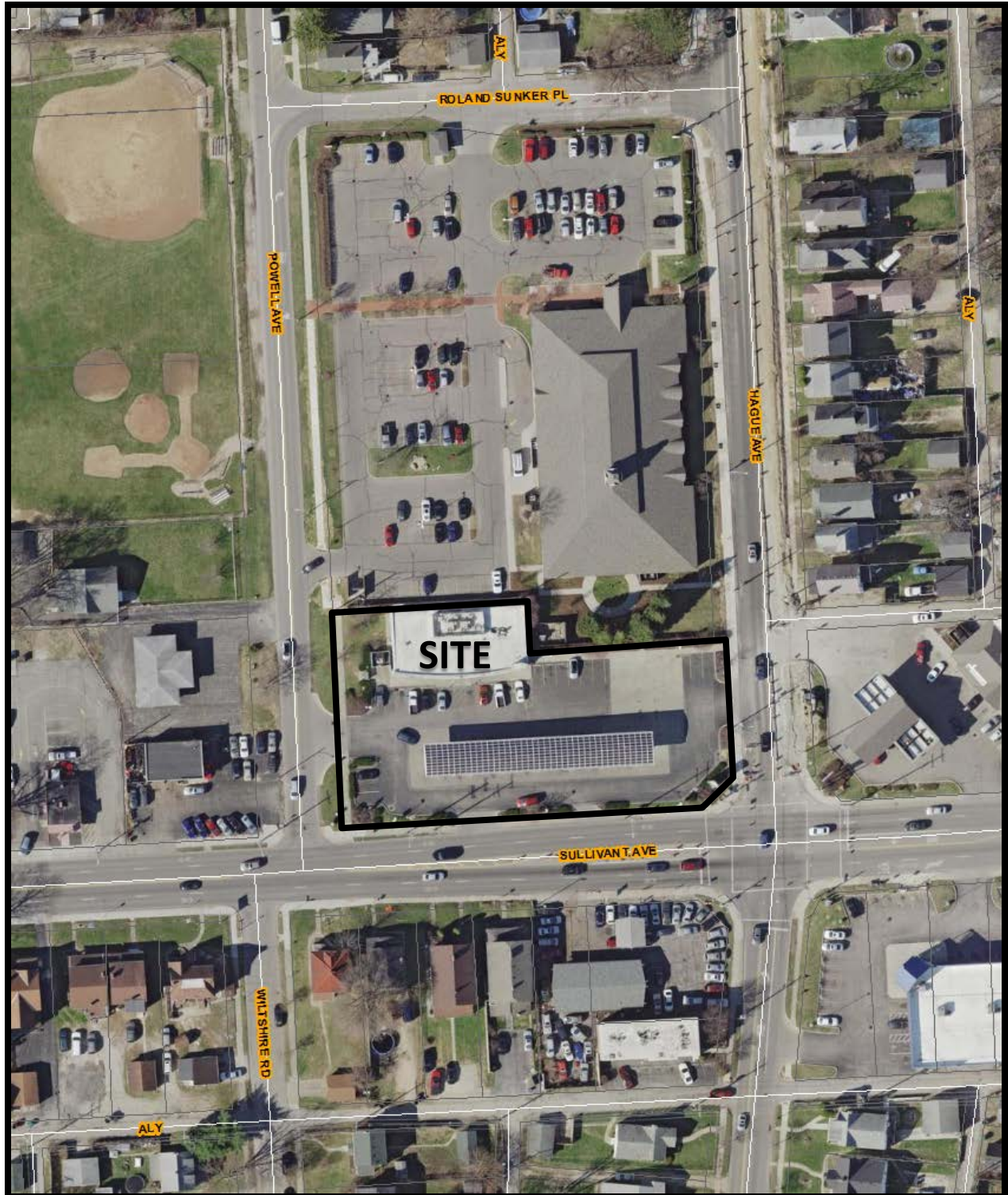


Z18-024  
2800 Sullivant Avenue  
Approximately 0.93 acres  
CPD to CPD

Greater Hilltop Plan Amendment – “Mixed Use (Neighborhood)” Recommended



Z18-024  
 2800 Sullivan Avenue  
 Approximately 0.93 acres  
 CPD to CPD



Z18-024  
2800 Sullivant Avenue  
Approximately 0.93 acres  
CPD to CPD

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**Standardized Recommendation Form**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

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

(PLEASE PRINT)

Case Number:

218.024

Address:

2800 JULLIVANT AVE

Group Name:

GREATER HILLTOP AREA COMMISSION

Meeting Date:

MAY 1, 2018

Specify Case Type:

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

Recommendation:

(Check only one and list basis  
for recommendation below)

- ☒ Approval  
☐ Disapproval

**NOTES:**

Vote:

FOR = 15 AGAINST = 0 ABSTAIN = 0

Signature of Authorized Representative:

SIGNATURE

COMMISSION VICE-CHAIR, ZONING COMMITTEE CHAIR

RECOMMENDING GROUP TITLE

614-653-7653

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: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

### PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: 218-024

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson Reynolds

of (COMPLETE ADDRESS) 37 W. Broad St., Suite 460 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. Energy Management LLC 2800 Sullivant Ave. Columbus, OH 43205 Abe Alami (614) 447-0639 13 Columbus based employees	2. Premier Commercial Properties #2 LLC 7002 Ballantrae Loop Dublin, OH 43016 Abe Alami 614-447-0639 No Columbus based employees
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 26<sup>th</sup> day of March, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here

**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**