

The developer stipulated on this drawing may be slightly adjusted engineering, topographic or other data developed at this time. Developmental data are completed. Any other data developed at this time may be adjusted. The developer of this drawing is the Planning and Zoning Services Department or its designee upon submission of the appropriate data regarding the proposed development.

David D. Perry Date: 2-1-19
 David D. Perry, Agent for Applicant
 Signature: Donald A. Brack Date: 2/1/2019
 Donald Perry, Alameda County Applicant

Z18-072

PRELIMINARY SITE PLAN
FOR
1000 E. DUBLIN-GRANVILLE RD
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



AMERICAN
STRUCTUREPOINT
INC.

2550 Corporate Exchange Drive | Suite 360
Columbus, Ohio 43231
TEL: 614.901.2235 | FAX: 614.901.2236
www.structurepoint.com

MILLER COMMERCIAL
PROPERTIES, LLC

C100

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 10, 2019**

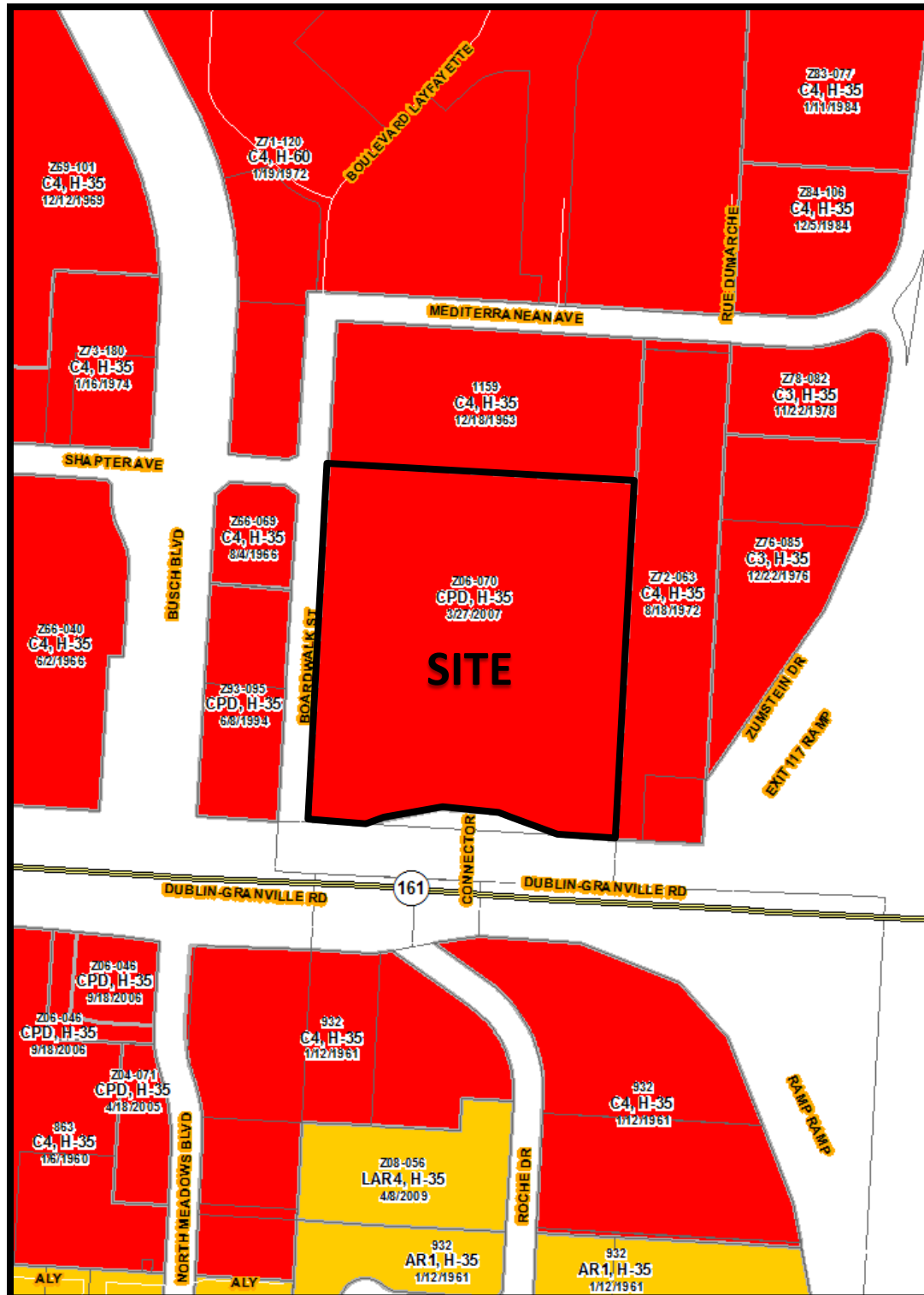
- 3. APPLICATION: Z18-072**
Location: **1000 EAST DUBLIN-GRANVILLE ROAD (43229)**, being 9.55± acres located on the northeast corner of East Dublin-Granville Road and Boardwalk Street (010-129679; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-M, Limited Manufacturing District and CPD, Commercial Planned Development District (H-35).
Proposed Use: Self-storage and commercial uses.
Applicant(s): RCG Ventures, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.
Property Owner(s): Simmerwood Associates; 560 Epsilon Drive; Pittsburgh, PA 15238.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

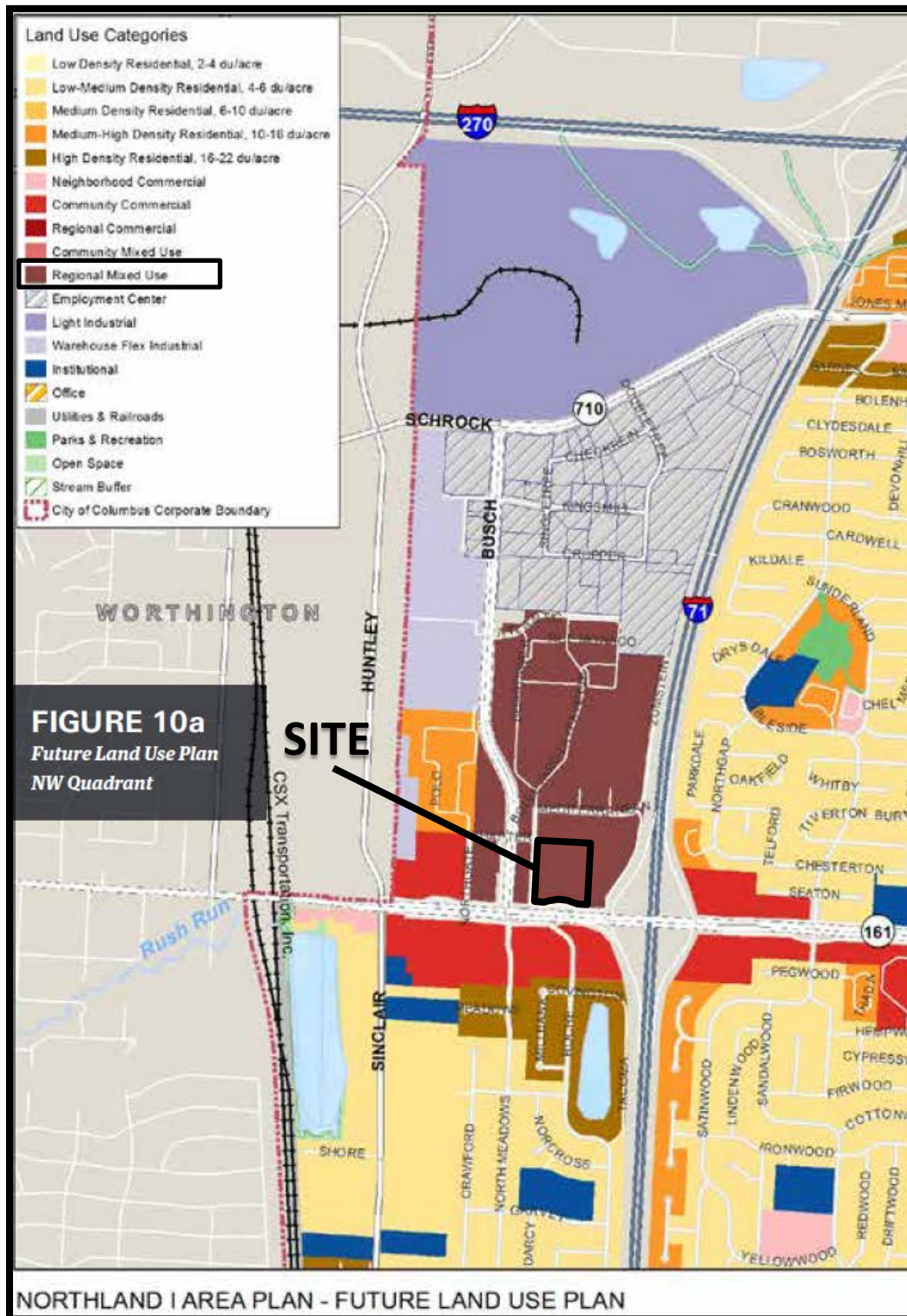
- o The 3.4± acre site is consists of a single parcel developed with a vacant grocery store and fuel sales facility zoned in the CPD, Commercial Planned Development District. The applicant proposes the L-M, Limited Manufacturing and CPD, Commercial Planned Development districts to allow a self-storage facility and limited commercial uses on the site within three subareas.
- o Surrounding the site on all sides are mixed commercial uses in C-4, Commercial and CPD Commercial Planned Development districts along the East Dublin-Granville Road and Busch Boulevard corridors.
- o The site is within the planning area of the *Northland I Area Plan* (2014), which recommends “regional mixed use” at this location. The Plan also recommends that Regional Commercial Overlay (RCO) standards apply along the Dublin-Granville corridor with additional considerations for signage.
- o The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- o The development text establishes use restrictions and supplemental development standards that address building height, access, parking, buffering and screening, dumpster location, and graphics. A variance for reduced building setback is also requested for the commercial subareas to meet RCO setback standards.
- o The *Columbus Thoroughfare Plan* identifies Dublin-Granville Road as a 6-2DS arterial requiring a minimum of 110 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow a self-storage facility and the requested CPD, Commercial Planned Development District will permit the future development of limited commercial uses. While self-storage is inconsistent with the Northland I Area Plan's "regional mixed use" recommendation, staff finds the use supportable given the commercial outparcels along the frontage of East Dublin-Granville Road that include RCO standards. The proposal includes a development text that provides signage standards and limitations of signage height, a site plan with considerations that are consistent with the Plan's recommendations, and development that is compatible with adjacent commercial uses along the East Dublin-Granville Road corridor.



Z18-072
1000 East Dublin-Granville Road
Approximately 9.55 acres
From CPD to L-M & CPD



Z18-072
1000 East Dublin-Granville Road
Approximately 9.55 acres
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RECOMMENDATIONS

PRINCIPLE 3: URBAN DESIGN

New development will respect community character and historic features.

Continued redevelopment and infill is certain for the Northland I planning area. Design guidelines for future development will help ensure these changes to the built environment make a positive contribution and help ensure the long-term viability of the planning area.

Policy:
New commercial and mixed use development should contribute to the quality of the built environment.

Guidelines/Strategies:

- A consistent level of detailing and finish should be provided for all sides of a building.
- New buildings should be compatible with development in the surrounding area, but should seek opportunities to create a “sense of place” through design and placement.
- Larger buildings should be divided into smaller modules or bays.
- Larger format retail buildings (50,000 square feet or larger in size) should be designed to include elements such as varying roof lines, mix of building materials, and use of individual store bays to provide visual interest when retail is a ground floor component.
- Buildings should be designed to address the street and enhance the pedestrian experience. Examples include the use of outdoor dining areas, transparent windows, or other means that emphasize human-scale design features at the ground floor level.
- Leadership in Energy and Environmental Design (LEED)—green building technologies, are encouraged for new buildings.
- Larger surface parking lots should be divided into smaller bays when possible.
- Signs are recommended to be placed and sized such that they are in keeping with the scale and size of the building facades and general streetscape, and do not obscure or interfere with architectural lines and details. Ground/monument style signs are recommended in areas where the city’s Regional Commercial Overlay is under consideration or may be developed.
- Freeway, pole signs, co-op signs, rotating signs, and flashing signs, billboards, “sign benches,” roof signs, larger overhanging signs, LED and other such electronic or digital signs, or excessively large signs that interfere with visual character are discouraged.



Buildings with ample windows and pedestrian amenities

Large commercial developments should utilize integrated signage, with an emphasis on wall signs and central identification signage rather than multiple freestanding signs. Commercial centers should generally be limited to one primary identification ground sign per arterial street.

Signs should be coordinated with building architecture in terms of material and color.

Note: Graphics guidelines are applicable to non-residential uses generally.

New development and redevelopment should provide features that contribute to a healthy lifestyle, encourage social interaction and sustain property values such as sidewalks, trails, bicycle paths, and open spaces.

Consider the development of additional commercial overlay designations for the Northland I planning area. Considerations include: the Regional Commercial Overlay (RCO) on SR 161 and the Community Commercial Overlay (CCO) on portions of Cleveland Avenue. The RCO seeks to enhance the built environment, screen parking and establish unified landscaping and graphic standards. The CCO: Code requirements that create development that features landscaping, façade transparency, rear/side parking lots, user-friendly access, consistent setbacks, and appropriately scaled lighting and signage along quasi-urban corridors.

Buildings along Alum Creek should address the stream in a positive way reflecting the aesthetic role of the stream-front as an open space corridor. Building faces adjacent to public open space and to streets should be treated as fronts and should activate the public environment. Buildings should be sited to create usable, open spaces.



Ground/monument (left) and wall (right) signage treatments within the Northland I planning area.

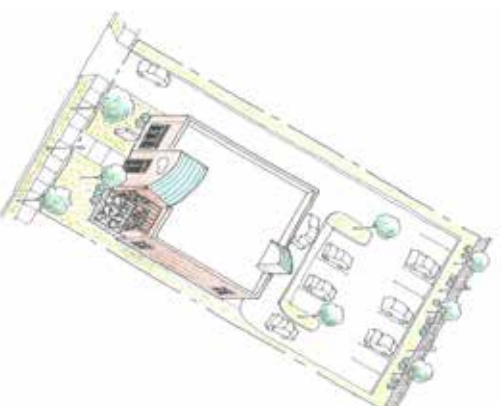


Figure 11 (left): Illustration of Community Commercial Overlay (CCO) development standards.
Figure 12 (right): Illustration of Regional Commercial Overlay (RCO) development standards.



Z18-072
1000 East Dublin-Granville Road
Approximately 9.55 acres
From CPD to L-M & CPD



Northland Community Council
Development Committee

Report

December 5, 2018 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:35 pm by chair Dave Paul

Members represented:

Voting: (16): Albany Park (APHA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Devonshire (DCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA).

Case #5: Application #Z18-072 (Rezone 9.55 AC± site as three subareas: 6.023 AC± as Subarea A from CPD to L-M with limited C-4 uses to enable reuse of former grocery store site for interior self-storage, and two commercial outlots, Subareas B (1.789 AC±) and C (1.735 AC±), zoned C-4)
Dave Perry/David Perry Co. *representing*
RCG Ventures LLC
1000 E Dublin Granville Rd, 43229 (010-129679)

- *The Committee approved (14-1 w/ 1 abstention) a motion (by SCA, second by CECA) to **RECOMMEND APPROVAL WITH TWO (2)***

CONDITIONS:

- That paragraph 1a of the text pertaining to Subarea A be modified to clarify that sales of automobiles, trucks and/or utility trailers is a prohibited use, and that the remainder of the paragraph be edited to resolve ambiguity concerning prohibited versus permitted uses; and
- That paragraph F of the text pertaining to Subarea A be modified to specify that graphics in that subarea will comply with Graphics Code requirements pertaining to the C-4 district, rather than the M district, mirroring the language of paragraphs F pertaining to Subareas B and C; and
- That paragraph G.2. of the text pertaining to Subarea A will be corrected to specify that only the rental of trucks and/or trailers associated with the self-storage use will be permitted (replacing the second occurrence of the word “sales” with “rental”).

Executive Session

9:00 pm

Meeting Adjourned

9:35 pm



ANDREW J. GINTHER, MAYOR

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 #: 218-072STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
 of (COMPLETE ADDRESS) Plank Law Firm; 411 East Town Street, Floor 2; Columbus, Ohio 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. RCG Ventures 3060 Peachtree Road NW, Suite 400 Atlanta, Georgia 30305 Number of Columbus-based Employees: Contact: Jeff Miller; Phone: 404.816.5454	2. Simmerwood Associates 560 Epsilon Drive Pittsburgh, Pennsylvania 15238 Number of Columbus-based Employees: Zero (0) Contact: Nicholas Meriwether; Phone: 412.850.5324
3. _____	4. _____

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

SIGNATURE OF AFFIANT

Donald Plank Donald PlankSubscribed to me in my presence and before me this 23rd day of October, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Craig J. Moncrief, Attorney At Law
 NOTARY PUBLIC, STATE OF OHIO
 My commission has no expiration date
 Sec. 147.03 R.C.

*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