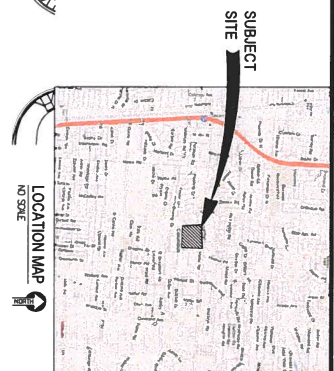


PROPOSED FUEL CENTER

KROGER N593
FRANKLIN COUNTY, OHIO
PARCEL I.D. NUMBER: 010-289673-00

ZONED: C-4

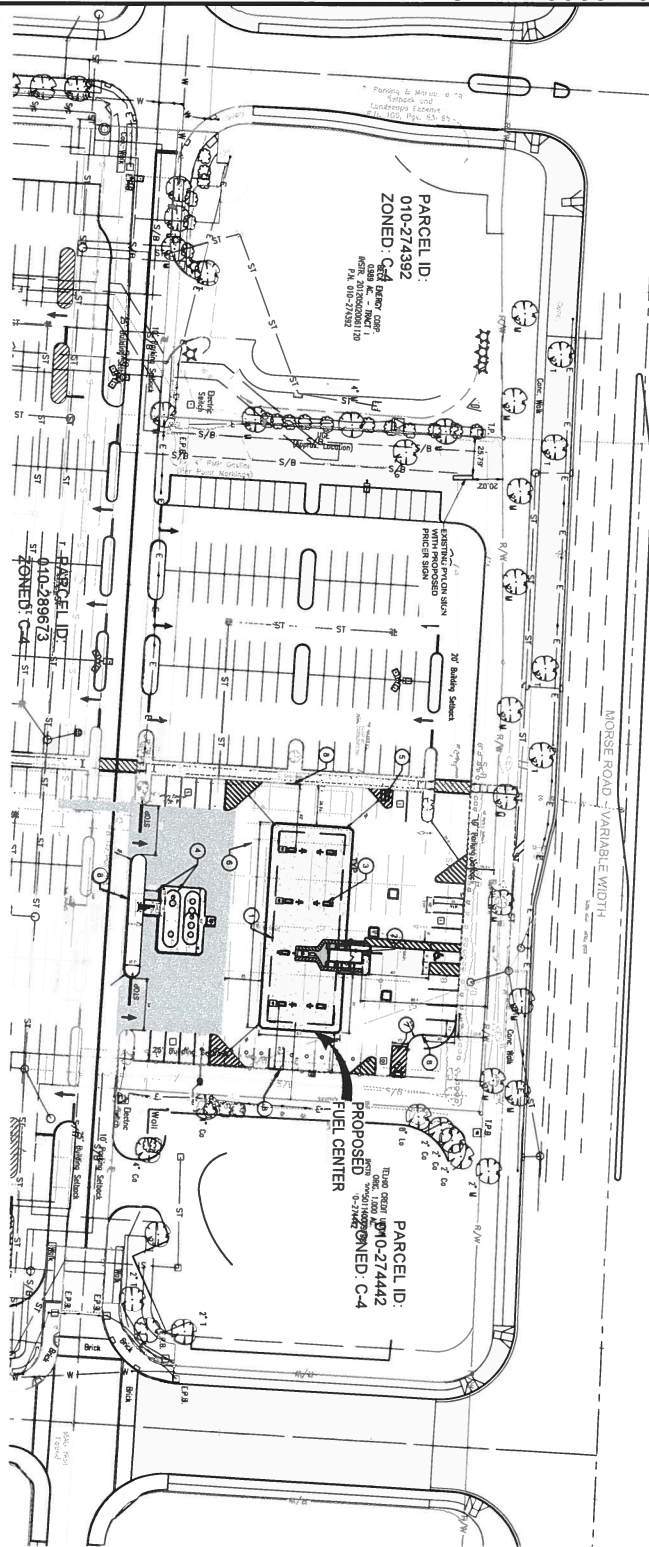


SITE DATA

AREA: 521,194 S.F.
ZONING: C-4-COMMERCIAL
BUILDING: 10,500 S.F. (PROPOSED)
REQUIRED: 2 SPACES PER SITE (FUEL, SALES)
PROPOSED: 22 SPACES
BICYCLE PARKING: 2 SPACES
PROPOSED: 2 SPACES
DRIVE ISLE: 36 FT. MIN.
PROPOSED: 36 FT. (REQUIRED MIN.)
SIDE YARD SETBACK: 18.1 FT. (10 FT. REQUIRED MIN.)
SIDE YARD SETBACK: 51 FT. (25 FT. REQUIRED MIN.)
LOADING SPACE REQUIRED: NONE
BUILDING HEIGHTS: 12' 6"
CANOPY: 12' 6"
FIRM DATA: 12' 6"
FLOOD ZONE: X-1A OR MINIMAL FLOOD HAZARD
EFFECTIVE DATE: 01/01/2019

OVERLAY DISTRICT

OVERLAY DISTRICT: COMMERCIAL OVERLAY
MORSE ROAD (VARIABLE WIDTH)
PARKING DATA: 22 SPACES
REMOVED: 73 PARKING SPACES
EXISTING: 517 SPACES TO REMAIN
PROPOSED: 517 SPACES TO REMAIN



SCHEDULE

- 4' x 8' x 8' CANOPY (3,856 S.F.) (PROPOSED)
- 8' x 11' x 17' NOSE (175 S.F.) (PROPOSED)
- 3' x 7' 5' 6" DRIVEWAY ISLAND (17' x 7') (PROPOSED)
- PROPOSED DOUBLE FUEL, UNFUELED, AND DOUBLE STORAGE TANK (10,000 GALLON EACH) (20,000 GALLON EACH) (PROPOSED)
- PREMIUM UNFUELED SINGLE COMPARTMENT TANK, 20,000 GALLON (PROPOSED)
- BICYCLE PARKING
- DRIVE WATER SEPARATOR
- PROPOSED SALES AREA
- PROPOSED CURB

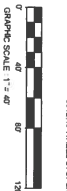
SHEET INDEX LEGEND

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SITE DATA TABLE	ON SITE	IN FRONT OF HWY
TOTAL SITE AREA	13.13 AC	13.13 AC
TOTAL DISTURBED AREA	6.8 AC	6.8 AC
PRE-DEVELOPED IMPERVIOUS AREA	10.79 AC	10.79 AC
POST-DEVELOPED IMPERVIOUS AREA	10.79 AC	10.79 AC
	10.79 AC	0.00 AC

STANDARD LEGEND

DESCRIPTION	PROPOSED	EXISTING
ELECTRIC	E	E
WATER	W	W
SEWER	S	S
COMBINATION	C	C
SEWER LINE	S/L	S/L
SEWER MANHOLE	S/M	S/M
PROPERTY LINE	P	P
CONCRETE	C	C
ASPHALT, HEAVY DUTY	A	A
ASPHALT, LIGHT DUTY	L	L
GRASS	G	G
TREES & SHRUBS	T	T



811
Know what's below.
Call before you dig.

REVISIONS

No.	DESCRIPTION	DATE
1	ZONING COMPLIANCE	04-05-2019
2	REVISIONS PER CLIENT	07-23-2019
3	SIGN APPLICATION SUBMISSION	08-15-2019
4	REVISED PER REVIEW COMMENTS	08-27-2019
5	REVISED PER REVIEW COMMENTS	10-28-2019

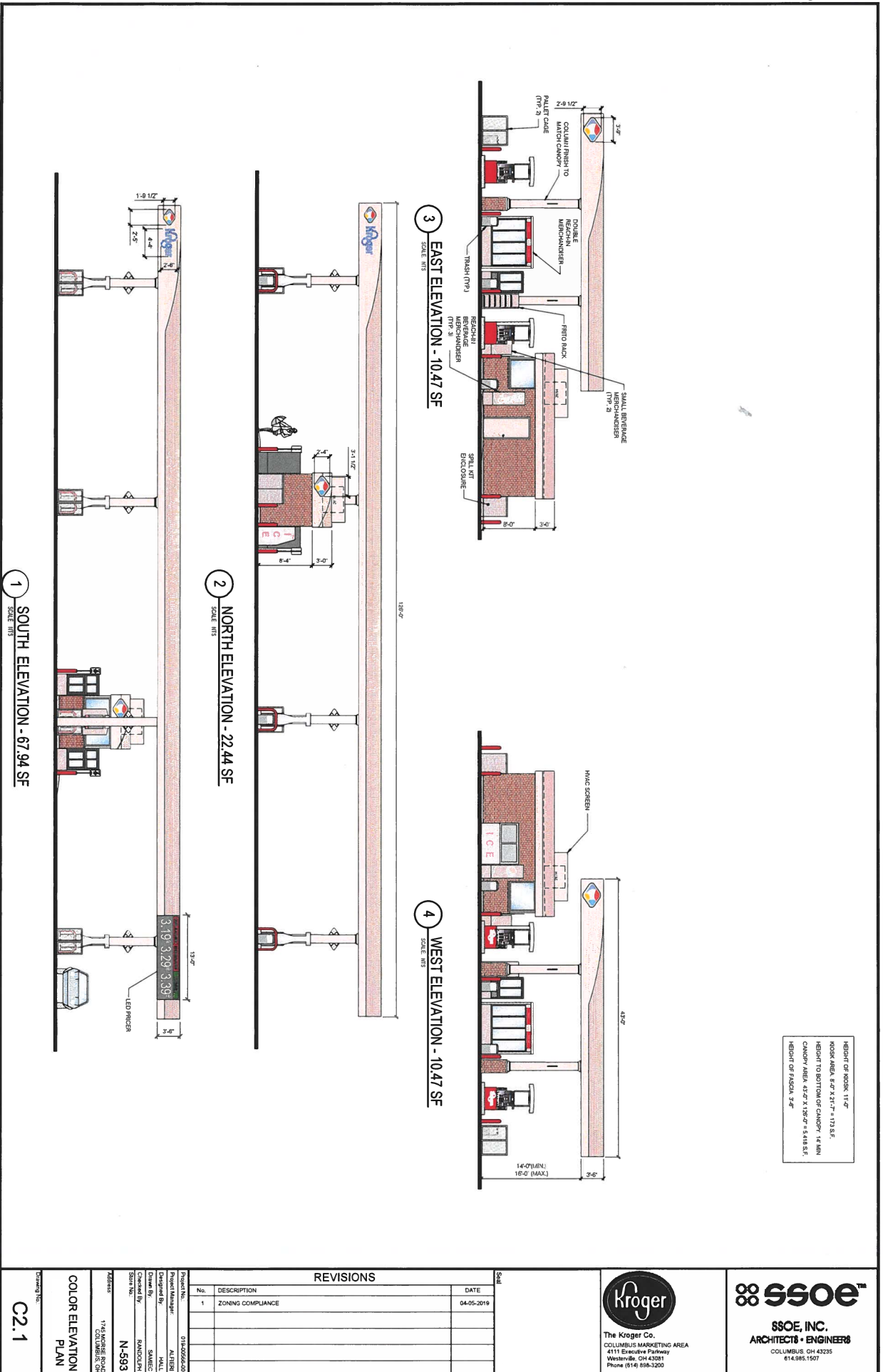


The Kroger Co.
COLUMBUS MARKETING AREA
4111 Executive Parkway
Westerville, OH 43081
Phone (614) 898-3200



SSOE, INC.
ARCHITECTS • ENGINEERS
COLUMBUS, OH 43235
614.885.1507

David Hodge
11-14-19
Z19-033; Final Received 11/14/19



*Note: Signage shown on Plan is conceptual only

David Hodge 11-14-19
 Z19-033; Final Received 11/14/19

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 12, 2019**

- 3. APPLICATION: Z19-033**
Location: **1745 MORSE RD. (43229)**, being 1.19± acres located on the south side of Morse Road, 210± feet west of Tamarack Boulevard (part of 010-289673; Northland Community Council).
Existing Zoning: C-4, Commercial District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Fuel sales.
Applicant(s): The Kroger Co.; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 4305.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

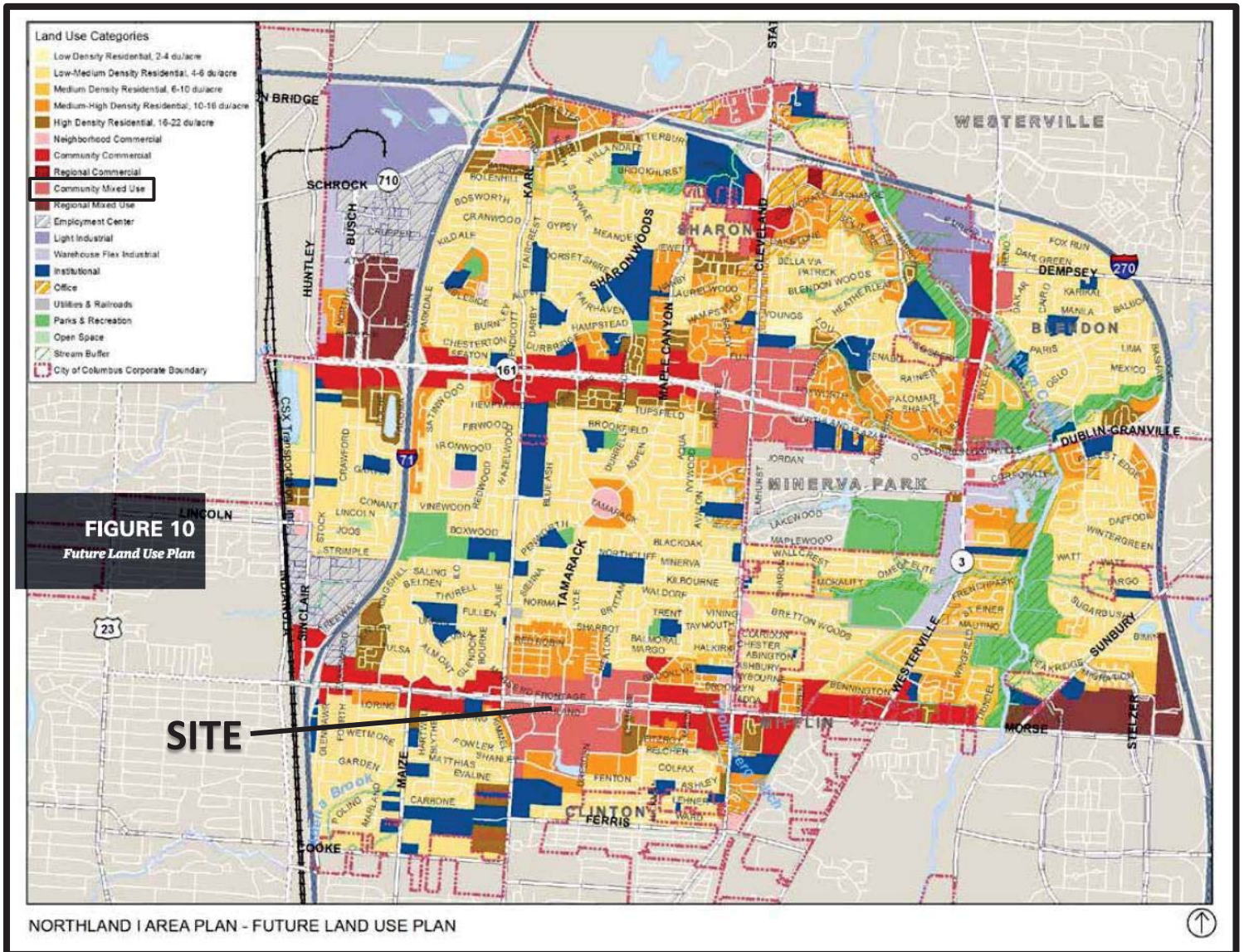
- The site is developed with a parking lot for a grocery store in the C-4, Commercial District. The applicant is requesting the CPD, Commercial Planned Development District to permit a fuel sales facility.
- The site is surrounded by commercial development in the C-4, Commercial District.
- The site is subject to the Morse Road Regional Commercial Overlay (RCO) and is located within the boundaries of the *Northland 1 Area Plan* (2014), which recommends “Community Mixed Use” land uses for this location. The plan also includes recommendations regarding graphics within the RCO.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The development text commits to a site plan and elevations and includes development standards addressing setbacks, site access, landscaping, building design, outdoor display areas, and graphics provisions.
- The *Columbus Thoroughfare Plan* identifies this portion of Morse Road as a Suburban Commuter Corridor with 220 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

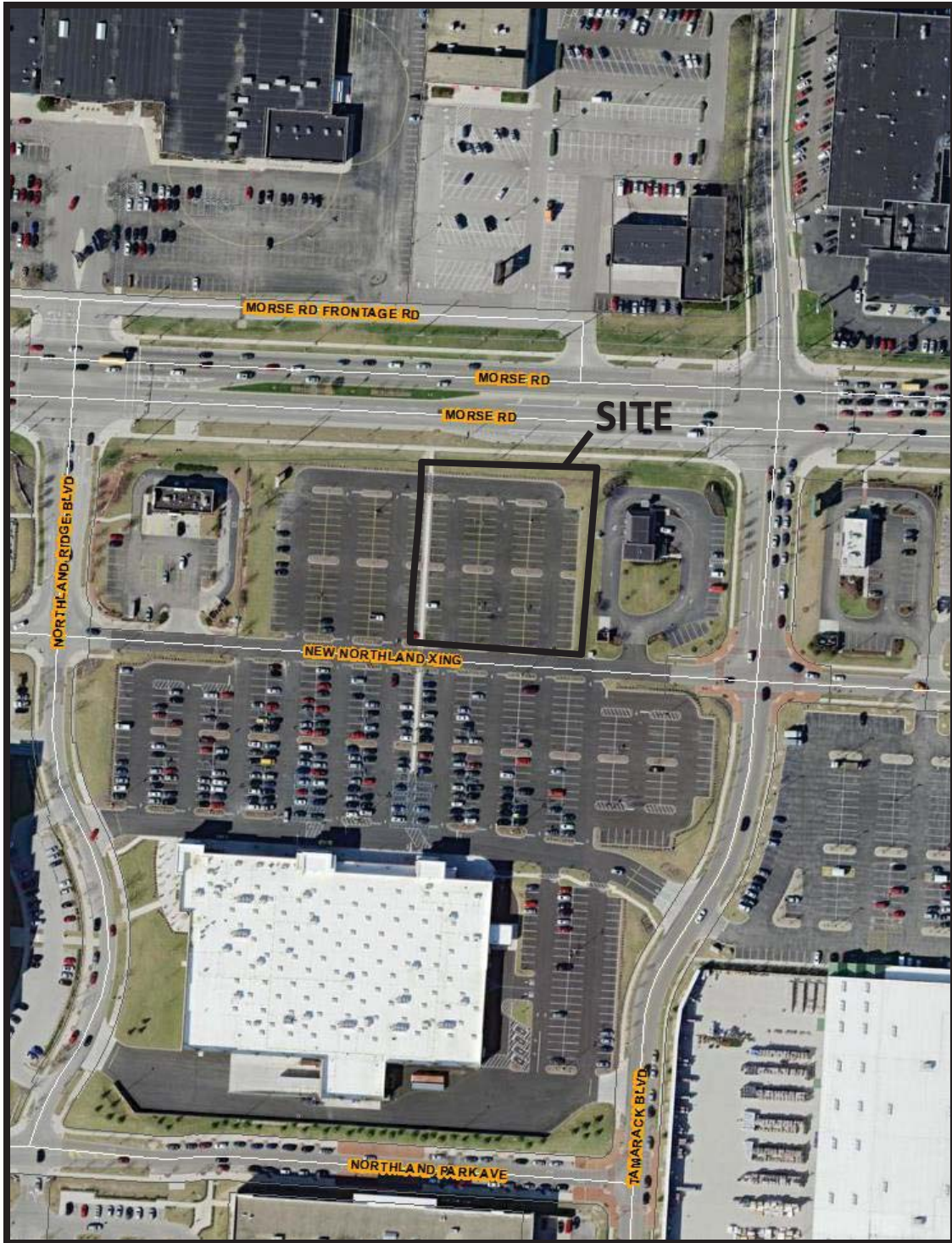
The requested CPD, Commercial Planned Development District will allow a fuel sales facility that is compatible with the development standards of adjacent commercial developments. The proposal is also consistent with the land use and graphics recommendations of the *Northland 1 Area Plan*.



Z19-033
1745 Morse Road
Approximately 1.19 acres
C-4 to CPD



Z19-033
1745 Morse Road
Approximately 1.19 acres
C-4 to CPD



Z19-033
1745 Morse Road
Approximately 1.19 acres
C-4 to CPD



Northland Community Council
Development Committee

Report

August 28, 2019 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

Voting: (13): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Devonshire (DCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Northland Alliance (NA), Northland Area Business Association (NABA), Salem (SCA), Sharon Woods (SWCA).

Case #1: Application #BZA19-088 (BZA variance from §3332.38 to permit expansion of a private residential garage from 2 bays @ 720 SF to 3 bays at 920 SF)
Dennis Sullivan
Residence
6050 Darby Ln (Sharon Woods), 43229 (PID 010-149267)

- *At the applicant's request, the Committee approved (13-0) a motion (by NABA, second by SWCA) to **TABLE** the application to our next meeting.*

Case #2: Application #Z19-033 (Rezone 1.189 AC± from C4 to CPD to allow the sale of fuel, with kiosk and outside display area(s); *revised site plan after NCC approval May 2019*)
Eric Zartman/Underhill & Hodge *representing*
The Kroger Company
1745 Morse Road (Kroger store outlot), 43229 (PID 010-289673)

- *The Committee approved (13-0) a motion (by KWPCA, second by FPCA) to **RECOMMEND APPROVAL** of the revised application.*

Case #3: Application #GC19-042 (Graphics variance from §3378.01(D) to permit an off-premises monument sign and from §3377.17 to reduce setback from 15 to 5 feet from ROW)
Eric Zartman/Underhill and Hodge *representing*
Hamilton II Retail LLC
5720 Hamilton Rd, 43230 (PID 545-175660)

- *The Committee approved (13-0) a motion (by APHA, second by AGCA) to **RECOMMEND APPROVAL** of the application.*



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 #: Z19-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman

of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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. The Kroger Co. 4111 Executive Parkway Westerville, Ohio 43081	2.
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 30th day of October, in the year 2019

SIGNATURE OF NOTARY PUBLIC



KIMBERLY R. GRAYSON

Notary Public, State of Ohio

My Commission Expires
January 11, 2021

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