

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 13, 2007**

- 2. APPLICATION: Z07-034**
Location: **965 BETHEL ROAD (43214)**, being 0.45± acres located on the south side of Bethel Road, 250± feet west of Jasonway Avenue (216-151116).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Coffee shop.
Applicant(s): RGM Real Estate, LLC; c/o Sean Mentel, Atty.; 175 South Third Street, Suite 800; Columbus, OH 43215.
Property Owner(s): RGM Real Estate, LLC; 2200 Cloverdale Court; Columbus, OH 43235.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

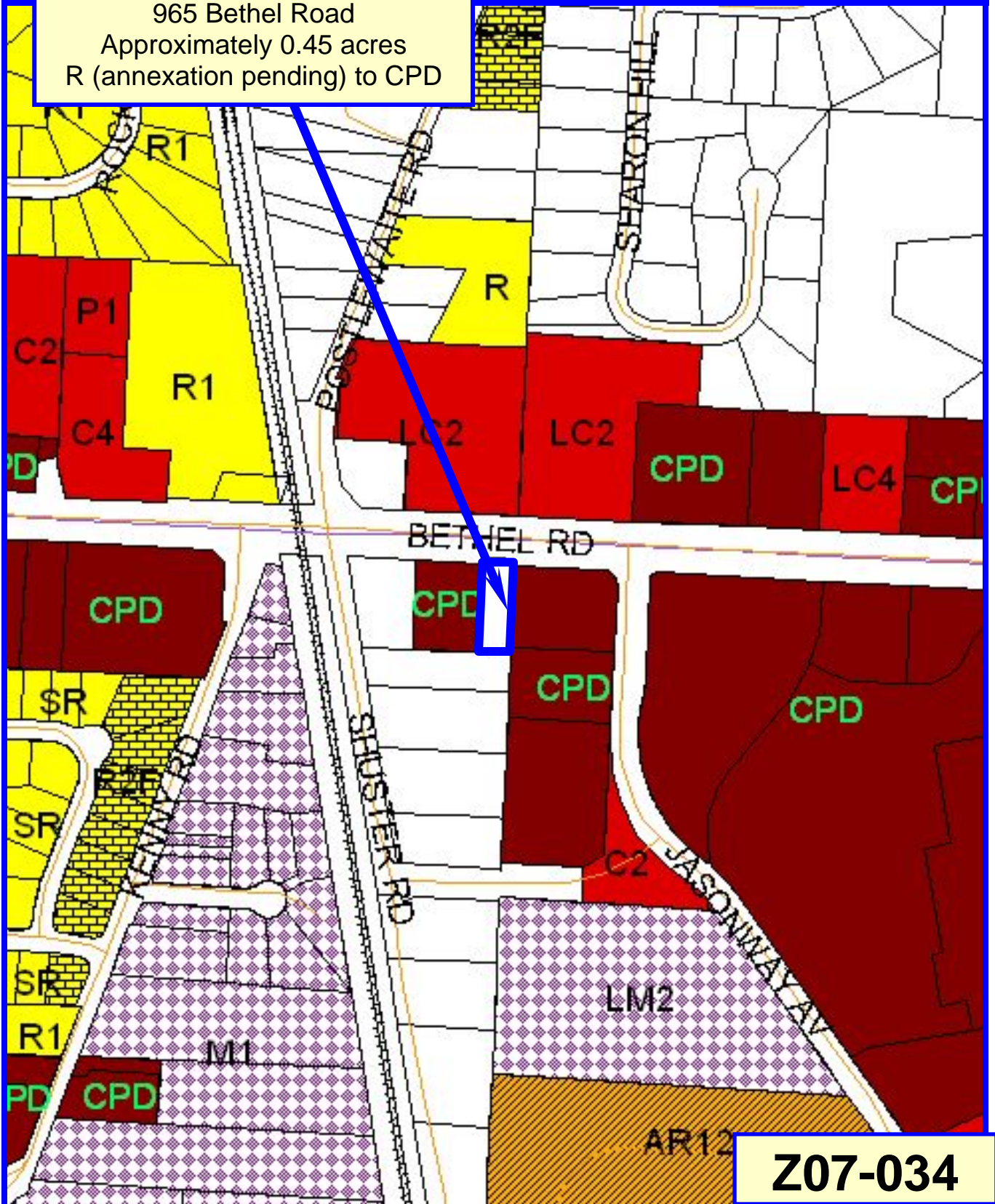
- The 0.45± acre site was annexed into to the City of Columbus on September 26, 2007, and is currently zoned R, Rural District. It was formerly zoned in the Community Commercial District in Perry Township. The applicant is requesting a comparable rezoning to the CPD, Commercial Planned Development District for a coffee shop development that was constructed with the approval of Perry Township and the State of Ohio. The coffee shop has just recently opened for business.
- To the north across Bethel Road is an office development in the L-C-2, Limited Commercial District. To the east is a retail pharmacy in the CPD, Commercial Planned Development District. To the west and south is office development in the CPD, Commercial Planned Development District and in Perry Township respectively.
- The CPD plan depicts the as-built conditions of the site. The CPD text includes use restrictions and development standards that address setbacks, landscaping, and lighting and graphics controls. Variances for a building setback reduction from sixty (60) feet to twenty-five (25) feet, a by-pass lane, and for four (4) required parking spaces are included in the request.
- The site is located within the planning area of *The Northwest Plan (2007)* which recommends that commercial development fronting on Bethel Road should adhere to the *Bethel Road Development Standards (1990)*. Planning Division staff has determined that the CPD text substantially complies with the *Bethel Road Development Standards (BRDS)*. Deviations from the Standards related to landscape materials and setback are minor and appropriate given the small size of the subject parcel, while still upholding the functional and aesthetic goals of the BRDS.

- The *Columbus Thoroughfare Plan* identifies Bethel Road as a 4-2D arterial requiring a minimum of sixty feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

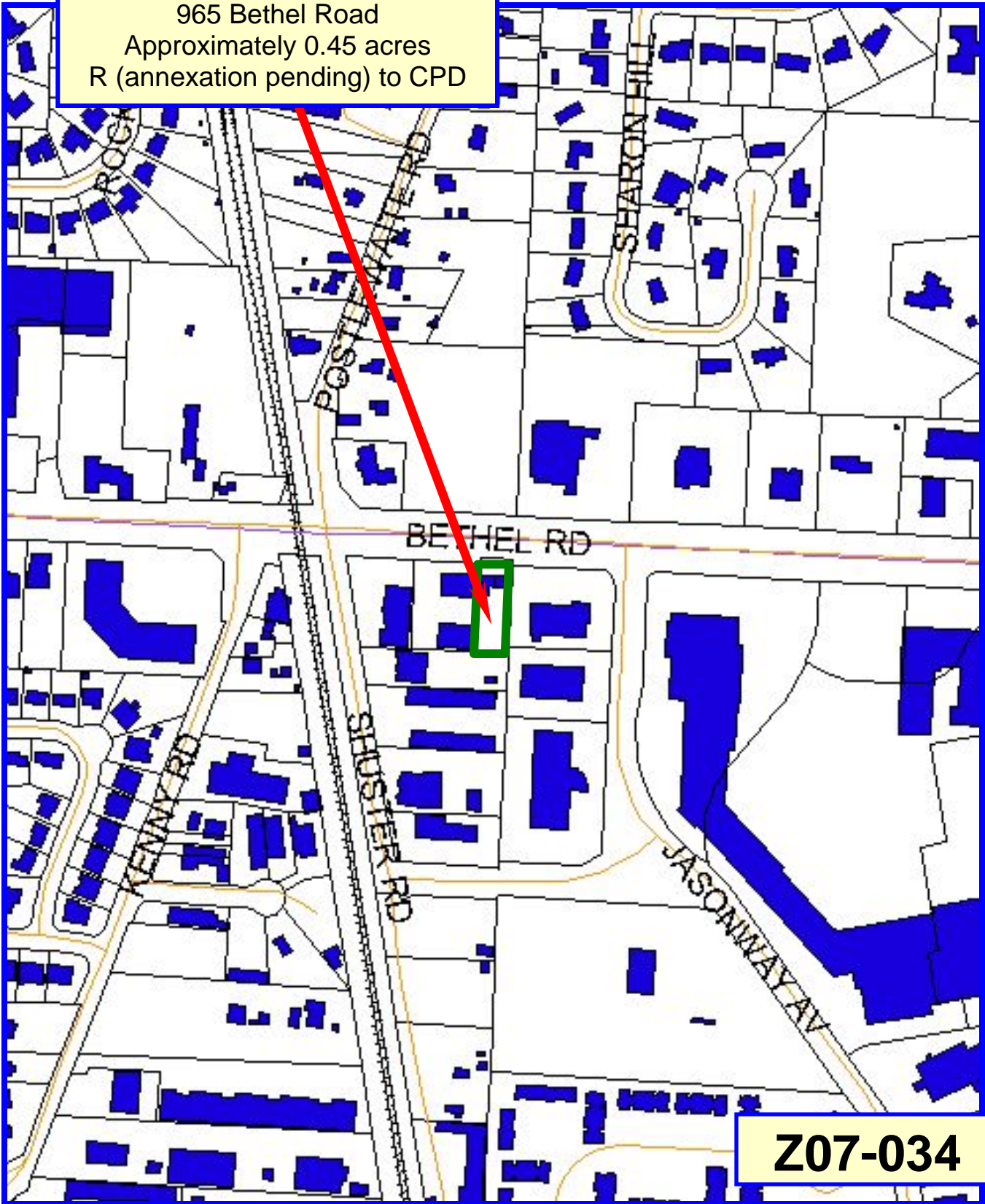
The requested CPD, Commercial Planned Development District will conform a coffee shop development that was permitted and constructed in Perry Township. The site is currently undergoing annexation into Columbus. The proposal establishes development standards that substantially comply with the *Bethel Road Development Standards* and are consistent with surrounding commercial development.

965 Bethel Road
Approximately 0.45 acres
R (annexation pending) to CPD



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COMMERCIAL PLANNED DEVELOPMENT TEXT
965 Bethel Road

PROPOSED DISTRICT: CPD, Commercial Planned Development District
PROPERTY ADDRESS: 965 Bethel Road
OWNER: RGM Real Estate, LLC
APPLICANT: Same as Owner
DATE OF TEXT: November 29, 2007
APPLICATION NUMBER: Z07-034

1. INTRODUCTION: This parcel is part of an unincorporated island of Perry Township located on Bethel Road. The parcel is being annexed into the City of Columbus as a condition of the provision of utility services by the City of Columbus. The planned development is a coffee shop with no additional curb cut, but an additional access point through an ingress/egress easement to Jasonway Avenue. The development on this site is in general conformity with the Bethel Road Development Standards and the Northwest Plan.

2. PERMITTED USES: The following uses shall be permitted: Those uses listed in Chapter 3356 (C-4, Community Scale Commercial Development) of the Columbus City Code.

The following uses are prohibited:

- a. Automobile salesroom, new or used car lot, motor vehicle sales or leasing
- b. Billboards (except for temporary billboards advertising adjacent residential developer)
- c. Bowling alley
- d. Commercial radio transmitting or television station appurtenances
- e. Funeral parlor
- f. Animal kennels/shelters

3. DEVELOPMENT STANDARDS: Except as otherwise noted above and therein, the applicable development standards of Chapter 3356, C-4, shall apply.

A. Density, height, Lot, and/or Setback Commitments.

1. Setback (build-to lines) from Bethel Road shall be 25 feet for all buildings, loading and maneuvering areas.
2. The setback from Bethel Road shall be 10 feet for all parking areas.
3. The height district shall be 35'.
4. Attached is Exhibit A. All development shall be in general conformance with Exhibit A.
5. The maximum density of this area shall not exceed 5,000 square feet per acre.

6. Lot coverage, including buildings, parking and service areas shall not exceed 85% of the lot area.

B. Access, Loading, Parking, and/or Other Traffic Related Commitments.

1. Changes or modifications to Bethel Road to accommodate increased traffic shall be resolved to the satisfaction of the Department of Public Service, Transportation Division.
2. Pick-up windows shall be permitted within the area provided that a pick-up window is not fronting Bethel Road.

The following parking ratios shall be provided:

Retail: 1 parking space for every 250 sq. ft. of gross floor area

Restaurant: 1 parking space for every 105 sq. ft. of gross floor area

Office (general and medical): 1 parking space for every 333 sq. ft. of gross floor area.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments.

1. Landscaping shall be uniform in design and type of materials. It may vary in density, spacing and other treatments to reflect variations in topography, existing landscape or land uses.
2. For parking area along Bethel Road a minimum screening of 30 inches shall be maintained along the frontage for the screening of auto headlights as measured from the elevation of the nearest section of an adjacent parking area. Such screening can be accomplished by the use of mounding, brick or stone structure, or other landscaping materials.

D. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. All external lighting in the area shall be cut-off type (down lighting) or decorative fixtures and shall provide no light spillage to offsite parcels. Buildings and landscaping at entry location may be up-lit or down-lit provided that landscaping lighting does not spill over into the public right-of-way.
2. All external outdoor lighting fixtures shall be from the same or similar manufacturer's type to insure compatibility. All light poles and standards shall be dark in color and shall either be constructed of dark wood or dark metal.
3. Parking lot lighting standards shall not exceed 20 feet in height.
4. All new or relocated utility lines shall be installed underground.
5. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view from ground level by same materials utilized on buildings

roof or exterior. Color shall also match building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view from ground level by wall, fence or landscape material utilizing the same material or character of the building.

E. Graphics and Signage Commitments.

1. All sign frames, poles and supports shall be dark in color and constructed of dark wood or dark metal.
2. Types of signs prohibited include signs with flashing lights or electronic changeable copy, projecting signs, roof signs, billboards, co-op signs, rotating signs, and trailer type signs. Any directory signs shall be more than 25 feet from the right-of-way so as not to impede vehicular traffic.
3. Excepting the above provisions, all signage and graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4, Commercial District classification and any variance to those requirements shall be submitted to the Columbus Graphics Commission.

F. Variances Required

1. A variance to section 3342.07 to allow a drive-in stacking area without an exclusive by-pass lane.
2. A variance to section 3342.28 to allow a minimum of 16 parking spaces.
3. A variance to section 3356.11 to allow a building setback of 25 feet.

G. Miscellaneous Commitments

Natural Environment

The site is a coffee shop and is located on the south side of Bethel Road.

Existing Land Use

The site is presently a coffee shop.

Circulation

Access to the site will be from Bethel Road and an ingress/egress easement through the CVS parking lot to Jasonway Avenue.

Visual form of the Environment

The front of the structure has a brick exterior and the sides and back are stucco. The landscaping is in conformance with this CPD text and depicted on the site

plan. The project is aesthetically pleasing and provides adequate visibility from Bethel Road.

View and Visibility

This is currently an aesthetically pleasing property, consistent with surrounding developments.

Proposed Development

The size, type and character of the proposed development will meet the zoning, land use and standards set forth in this development text.

Behavior Patterns

Primary access to this site shall be from Bethel Road. The access will be consistent with surrounding developments on Bethel Road with the added access to Jason Way.

Emissions

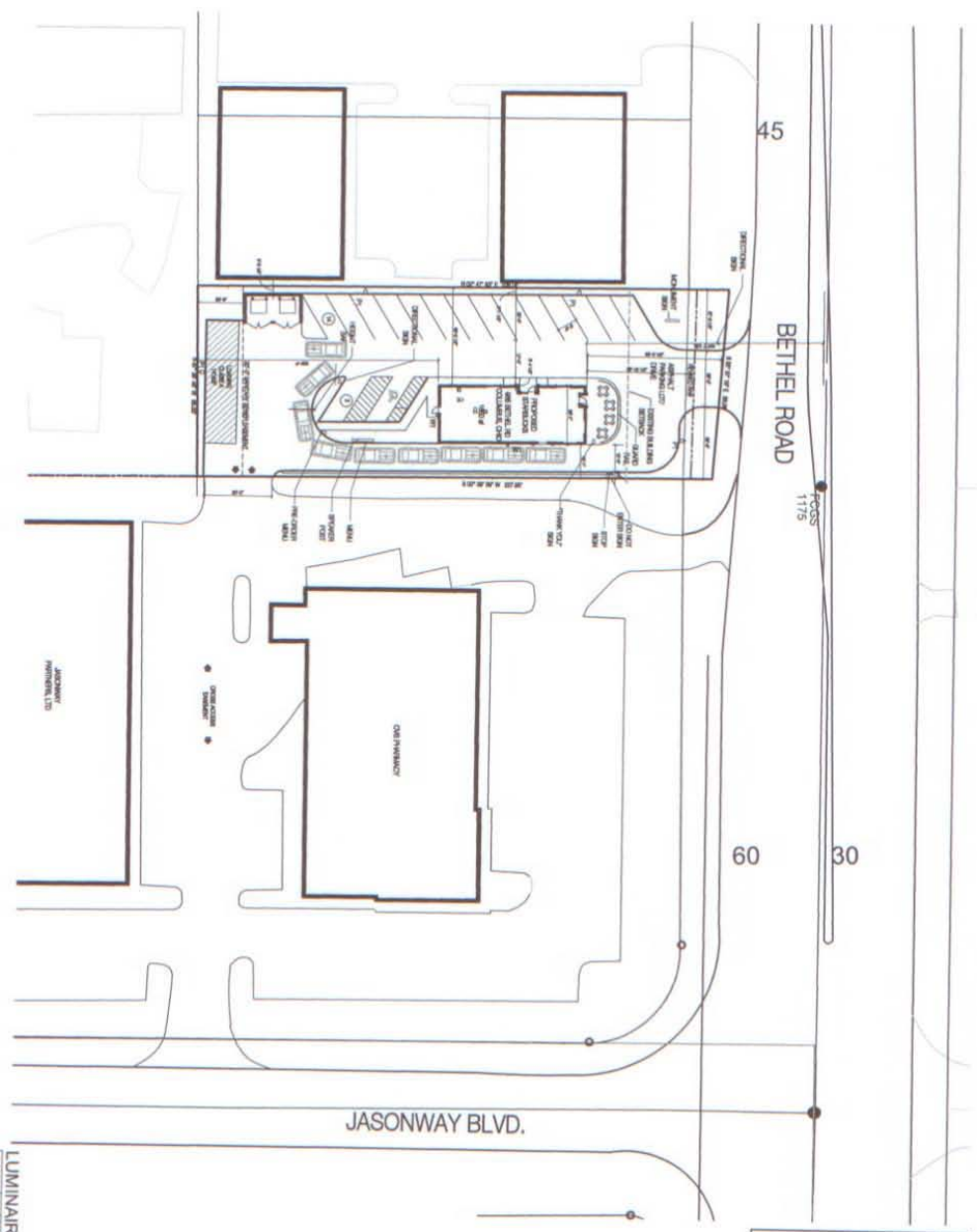
Other than is provided above and is customary for comparable land uses, the site will not generate measurable levels of light, sound, smell or dust. Trash from coffee shop is contained within a dumpster, situated to the satisfaction of the Division of Refuse Collection.

The Subject Site shall be developed in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and when engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

SIGNATURE:

DATE:



ZONING DATA

KODER: 00 BETHEL ROAD, COLUMBUS, OHIO
 ZONING DISTRICT: RFRY-2000-01
 LOT AREA: 48,400 S.F. (1.11 AC)
 LOT COVERAGE: 4.6% (1,818 S.F.)

STRUCTURE PERMITS

100' X 120' X 10' FT. 10.5 SIZES
 TOTAL SPACES: 15
 15' X 60' X 10' FT. 10.5 SIZES
 TOTAL SPACES: 15
 TOTAL SPACES: 30

LUMINAIRE SCHEDULE

NO.	TYPE	DESCRIPTION	AMOUNT	DATE
1	1	15' X 60' X 10' FT. 10.5 SIZES	15	06/08/2007
2	2	100' X 120' X 10' FT. 10.5 SIZES	1	06/08/2007

STARBUCKS SHELL BUILDING

883 BETHEL ROAD
 COLUMBUS, OHIO 43214

PERMIT SET

DATE: 6 JUNIE 2007

A1.0

CPD Plan

Z07-034