

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS
Minutes of the April 9th, 2019 Meeting

Members Present: Mark O'Loughlin, Doug Owsley, Bill Gallaer, John Cardwell, Bruce Steele

Members Absent: None

Others in Attendance: Dana Scott and Connie Swisher from Zoning

Chairman O'Loughlin called the meeting to order at 7:00 P.M.

Mr. O'Loughlin swore in those wishing to speak.

Mr. O'Loughlin asked for a motion to approve the minutes of the March 12th, 2019 meeting.

Mr. Steele made a motion to approve and a second from Mr. Owsley. All members voted in favor to approve.

Old Business: None

New Business: A) Variance Application: 634-VA-19

Applicant: Daniel Morris, Red Architecture & Planning, 174 East Long Street, Columbus, Ohio 43215
Location: Chipotle, 4780 West Broad Street, Columbus, Ohio 43228, Parcel No. 240-004958
Request: To grant a Variance from the provisions of Sections 1803 (Building Orientation), 1806 (Parking), 1807 (Drive-Thru Facilities/Site Design), 1808 (Architectural Standards), 1810 (Landscape Standards), and 1812 (Open Space Provisions); to all the construction of a new restaurant with less building orientation requirements and architectural standards than the Resolution requires within the West Broad Street Corridor Overlay District.

Ms. Scott gave the facts of the Variance request. Applicant is Chipotle Mexican Grill, represented by Daniel Morris. Chipotle will be a stand-alone building located on the NE corner of West Broad Street and North Murray Hill in the parking lot located directly in front of Giant Eagle on a leased out lot. The lot will be approx. 185' x 125'. Zoning is the commercial gateway sub-district of the West Broad Street Overlay District. Underlying zoning is GB (General Business) and zoning to the East, West and South is the West Broad Street Overlay District and to the North is suburban office and multi-family residential. A 12" water main with a 15' easement located out front located near West Broad Street right of way and an 18" sanitary sewer main for the area that runs thru the parcel with a 10' easement located just north of the purposed structure. The Franklin County Utilities supervisor has informed the Township that the new structure would have to reroute mains or stay out of the easements. They will require plan review and plan approval prior to construction. The county could require additional easement space to be granted.

Ms. Swisher showed pictures of the property and explained the location of water and sanitary main

lines. Ms. Swisher read Sections 1803, 1806, 1807, 1808, 1810 and 1812 and explained each provision as it would pertain to Chipotle's building request. Ms. Swisher again showed pictures of property.

No current questions from the Board.

Speaking for was Daniel Morris (Applicant) saying that they tried to meet all of the zoning challenges to the best of their ability. This building is representative of Chipotle's new prototype store. Todd Kaiser also spoke (from real estate side of Chipotle) about the new building with better landscaping and trying to fit into Overlay District. Mr. Cardwell asked about the drive-thru and applicant responded that this was all relatively new. Ordering will be done thru an app on your phone and no drive up ordering will be done. Chipotle is excited about being a partner in the community. Two other restaurants in the area have this same set up.

There was a discussion about the flow of traffic in and out of the parking lot and access points.

Speaking for was Steve Segal (Representative for the landlord), and said that Giant eagle controls the parcel that Chipotle would be built on. Typically, in the past Giant Eagle has been very particular of their parking. Giant Eagle has been very supportive of trying to accommodate this new use on the site. The feeling is that Chipotle will drive more customers to the site and the landlord is supporting this 100%.

Open discussion among Board members at this time. Mr. Owsley stated his opinion is that the (#2) building on corner lot and (#3) 60% lot width is ok and he is fine with both as presented here today. He asked for input on drive-thru and rear facing structure. Mr. Cardwell said that there not is not really much difference between looks on any side of the building.

Ms. Swisher stated that staff did have a discussion about the 20% open space with architect and that be added to patio area and additional landscaping (pictures shown) be added.

Mr. Owsley stated the determining factors of whether or not to grant the request:

- | | |
|---|-----|
| 1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a Conditional Use | YES |
| 2) Whether the Conditional Use is substantial | YES |
| 3) Whether the essential character of the neighborhood be altered | NO |
| 4) Whether the Conditional Use adversely affect governmental services | NO |
| 5) Whether property owner purchased the property with knowledge of zoning restrictions. | YES |
| 6) Whether the property owner's predicament be obviated through some other method. | NO |
| 7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the conditional use. | YES |

Mr. Owsley made a motion to approve the Variance request with the following stipulations:

- 1) The drawing as submitted be included as part of the variance so that we can reference the traffic and parking in the NW corner and we will have the parking spaces flipped or otherwise adjusted so that the traffic flow aligns with North Murray Hill.**
- 2) The landscaping as shone in the drawings between W. Broad Street and the drive-thru lane be maintained, as well as all landscaping to include the walkway in the final.**

Mr. Steele seconded the motion.

Roll Call Vote:	Mr. Steele	For
	Mr. Owsley	For
	Mr. Cardwel	For
	Mr. Gallaer	For
Chairman	Mr. O'Loughlin	For

The Variances are APPROVED

Announcements:

- 1) Nothing for next month at this time.
- 2) Rain Barrel workshop last Saturday of clean up May 11th
- 3) Dumpster enclosures in the new section of the overlay require dumpsters enclosures to be landscaped and zoning is trying to notify everyone to be in compliance with zoning code. The old section says that they have to be screened and a lot of them are not. Notifications and postcards have been sent.

Adjournment: 7:30 pm

Submitted by Bill Gallaer