



October 18, 2024

Honorable Mayor and Councilors
 City Manager
 City Attorney
 Clerk of Council

This application comes at the request of Columbus Consolidated Government.

Various requests to the UDO from staff.

Subject: (REZN-9-24-2015) A request to amend the text of the Unified Development Ordinance (UDO) regarding convenience stores with gas sales.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS
 (Explanation of Revisions)

1. Explanation of Revisions: Amend Section 3.2.22 by adding subsections G, H, I, & J.

Due to the influx of new convenience stores with gas sales, it has been determined that said facilities need to have more stringent requirements.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 3.2.22. Convenience Stores with Gas Sales.</p> <p>Section 3.2.22. Convenience Stores with Gas Sales.</p> <p>Convenience stores with gas sales shall comply with the standards listed below.</p> <p>A. <i>Permitted Sales.</i></p> <p>1. <i>Food and Beverages.</i> Stores may sell convenience food items, including food, alcoholic and</p>	<p>Sec. 3.2.22. Convenience Stores with Gas Sales.</p> <p>Section 3.2.22. Convenience Stores with Gas Sales.</p> <p>Convenience stores with gas sales shall comply with the standards listed below.</p> <p>A. <i>Permitted Sales.</i></p> <p>1. <i>Food and Beverages.</i> Stores may sell convenience food items, including food, alcoholic and</p>

nonalcoholic beverages, snacks, tobacco products, ice, and other frequently needed household items.

2. *Fuel Sales.* Sale of gasoline and diesel products is permitted.

B. *Automatic Car Washes.* Installation of automatic car washes is permitted, provided the structures are located at least 100 feet from any residential zoning district.

C. *Bay or Garage Doors.* Bay or garage doors shall comply with the requirements of Section 4.2.5.

D. *Prohibited Activities.* Auto repairs, excluding drive-in oil change facilities, are prohibited.

E. *Minimum Setbacks.* All pump islands or other service structures shall be located at least 15 feet from any property line or existing or proposed right-of-way line.

F. *Collocation of Other Uses.* Collocation of fast food restaurants with convenience stores may be permitted subject to the following:

1. Hours of operation may be limited to ensure compatibility with adjacent properties and uses;
2. Adequate parking is provided onsite for all uses;
3. Additional screening and landscaping may be required to minimize the impact of co-locating businesses;
4. Dumpster, trash, recycling, compacting, and related equipment shall be located at least 100 feet from any property with a residential future land use plan or zoning designation;

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<p>5. Drive-through windows may be permitted, as limited herein; and</p> <p>6. The number, size, and location of permanent signs shall not increase due to the collocation of uses.</p> <p>XXX</p>	<p>5. Drive-through windows may be permitted, as limited herein; and</p> <p>6. The number, size, and location of permanent signs shall not increase due to the collocation of uses.</p> <p><i>G. Distance requirements.</i> After January 1, 2025, any new convenience store with gas sales shall be a minimum of 2,000 feet from any other currently licensed convenience store with gas sales on the same side of the street.</p> <p><i>H. Locations.</i> After January 1, 2025, NEW Convenience stores with gas sales shall only be permitted along arterial and collector streets.</p> <p><i>I. Lot size minimum.</i></p> <p>1. Permitted Use: Convenience stores with gas sales shall have a minimum lot size of 1 acre.</p> <p>2. Special Exception Use: Convenience stores with gas sales that have between ½ acre and 1 acre shall be permitted only as a special exception use.</p> <p><i>K. Minimum pumps:</i> Convenience stores with gas sales shall have a minimum of 6 pumps.</p>
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ADDITIONAL INFORMATION: N/A

Recommendations:

The Planning Advisory Commission (PAC) considered this text amendment at their meeting on October 16, 2024. PAC recommended **approval** by a vote of 8-0.

The Planning Department recommends **approval**.

Sincerely,

Will Johnson, Planning Director