

*Z06-029 Final Plan  
 Received 2/17/07  
 Andrew Steen*

*Full Service  
 Regional Portfolio Mgr - BP  
 1/31/07*

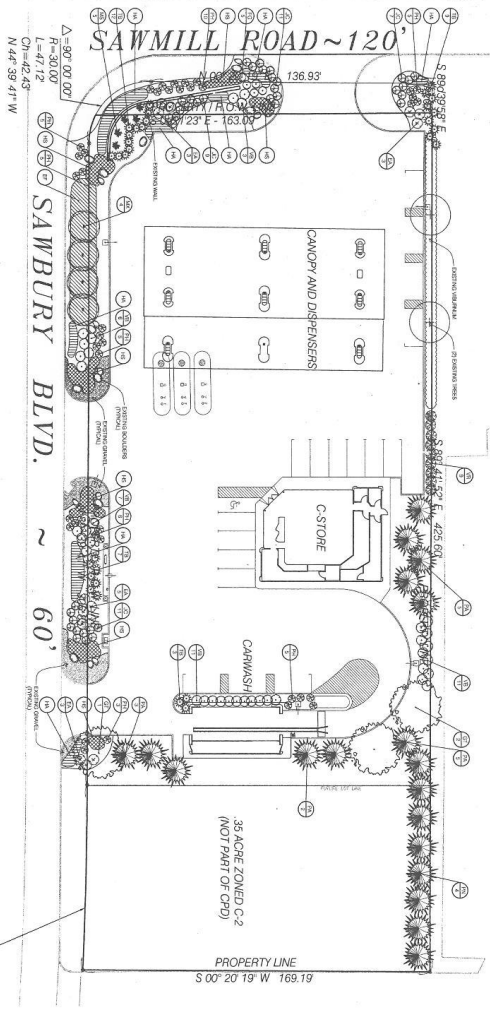
**C1**

**SITE LAYOUT**

**SAWBURY BLVD  
 SAWMILL RD  
 COLUMBUS, OH**



**WMD partners**  
 WMD PARTNERS  
 10000 WOODBURN RD  
 SUITE 100  
 COLUMBUS, OH 43240  
 614.863.7777  
 WWW.WMDP.COM



SYMBOL	NO.	DESCRIPTION
(Symbol)	1	PLANTING SCHEDULE
(Symbol)	2	PLANTING SCHEDULE
(Symbol)	3	PLANTING SCHEDULE
(Symbol)	4	PLANTING SCHEDULE
(Symbol)	5	PLANTING SCHEDULE
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(Symbol)	17	PLANTING SCHEDULE
(Symbol)	18	PLANTING SCHEDULE
(Symbol)	19	PLANTING SCHEDULE
(Symbol)	20	PLANTING SCHEDULE

206-029  
Fuel Landscape Plan  
Received 2/7/07  
M. De. Garcia

**CALL BEFORE YOU DIG!**  
Ohio Utilities Protection Service  
1-800-282-2744

P. J. Basse  
Regional Benefits Mgr. - BP  
1/15/07  
SCALE: 1" = 20.00'

**LANDSCAPE PLAN**

SAWBRURY BLVD  
SAWMILL RD  
C/SW/MS/SH/ST



**m&d**  
Landscape Architects

10000 DUNE CREEK RD  
OHIO CITY, OH 43084  
PH: 614.377.7777  
WWW.MANDLANDSCAPE.COM

ARCHITECT  
OWNER  
DESIGNER  
CONTRACTOR  
LAWYER  
ENGINEER

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 13, 2006**

1.     **APPLICATION:**             **Z06-029**  
        **Location:**             **7310 SAWMILL ROAD (43235)**, being 1.63± acres located at the northeast corner of Sawmill Road and Sawbury Boulevard (590-129758).  
        **Existing Zoning:**        CPD, Commercial Planned Development District.  
        **Request:**                CPD, Commercial Planned Development District.  
        **Proposed Use:**          Convenience store, gasoline sales, and car wash.  
        **Applicant(s):**          BP Products North America, Inc.; c/o Ryan Shrimplin, Agent; WD Partners; 1201 Dublin Road; Columbus, OH 43215.  
        **Property Owner(s):**    BP Products North America, Inc.; 1323 Bond Street, Suite 179; Naperville, IL 60563.  
        **Planner:**                Lisa Russell, 645-0716, [lrussell@columbus.gov](mailto:lrussell@columbus.gov)

**BACKGROUND:**

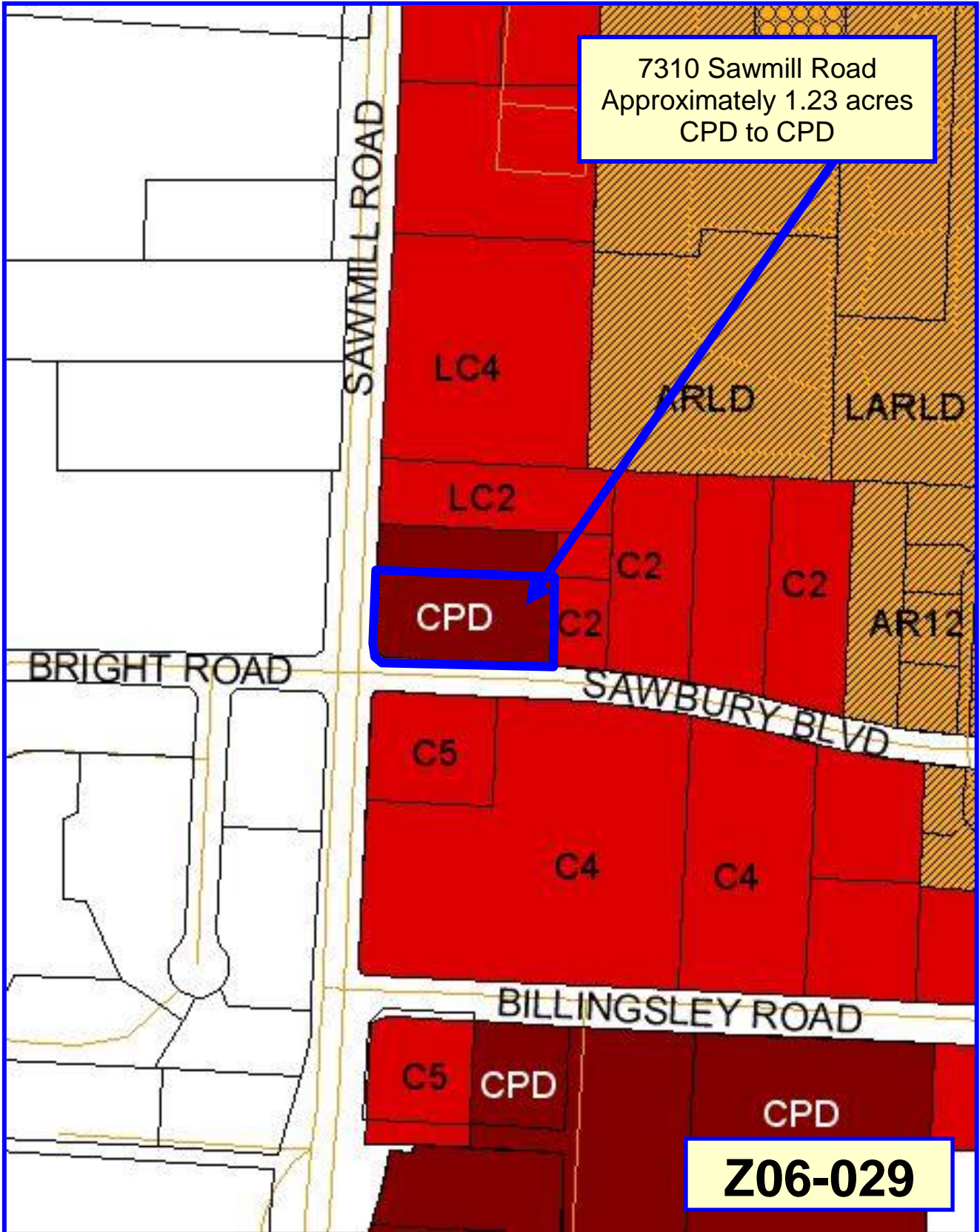
- The site is zoned CPD, Commercial Planned Development and is developed with a carry-out and accessory gas station and car wash. The applicant requests rezoning to change the CPD text to allow a deli in the convenience store; to amend the development standards to allow non-illuminated signs; eliminate the requirement of committed exterior elevations; modify the requirement for Graphics Commission approval; and eliminate language pertaining the formerly-proposed site improvements, which have since been completed.
- The site is part of a 1.629 acre parcel of land located at the northeast corner of Sawmill Road and Sawbury Boulevard. The western most 1.279 acre portion of the property is presently zoned CPD in the City of Columbus and is developed as a convenience store and deli with gasoline dispensers, a canopy, and a car wash. The balance of the tract, .35 acre, is currently vacant and zoned C-2.
- The property directly to the north of the subject site is zoned LC-2 and is developed with a church. Farther north are several strip shopping centers zoned LC-4, Limited Commercial. The property immediately east of and behind the subject property is zoned C-2. Part of the C-2 property is vacant and is owned by the Applicant, part of the C-2 property is owned by others and contains offices. The property directly south of the subject property, south of Sawbury Boulevard and east of Sawmill Road, is zoned C-4 and C-5 for new and used auto sales. The property on the west side of Sawmill Road, directly west of the subject property is in the City of Dublin and is currently undeveloped. Part of the property west of Sawmill Road, in the City of Dublin, and northwest of the current site is

zoned for residential use. However, Dublin's Master Plan calls for mixed office and mixed commercial uses.

- Traffic patterns have been depicted on the site plan and will not change. Existing access to the site is by three curb cuts, one on Sawmill Road and two on Sawbury Boulevard.
- The Far Northwest Coalition recommended approval after they negotiated an additional restriction in the CPD text, to limit changeable copy signs.
- The application is not inconsistent with either the adopted *Northwest Plan (1991)* or the draft *Northwest Plan (2006)*.
- Sawmill Road west of I-270 is classified as a 4-2D on the Columbus Thoroughfare Plan, requiring a minimum right-of-way of 60 feet from the centerline, requiring 60 feet of right-of-way from the centerline. Dedication of 20 feet of additional ROW is required before zoning clearance is issued.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

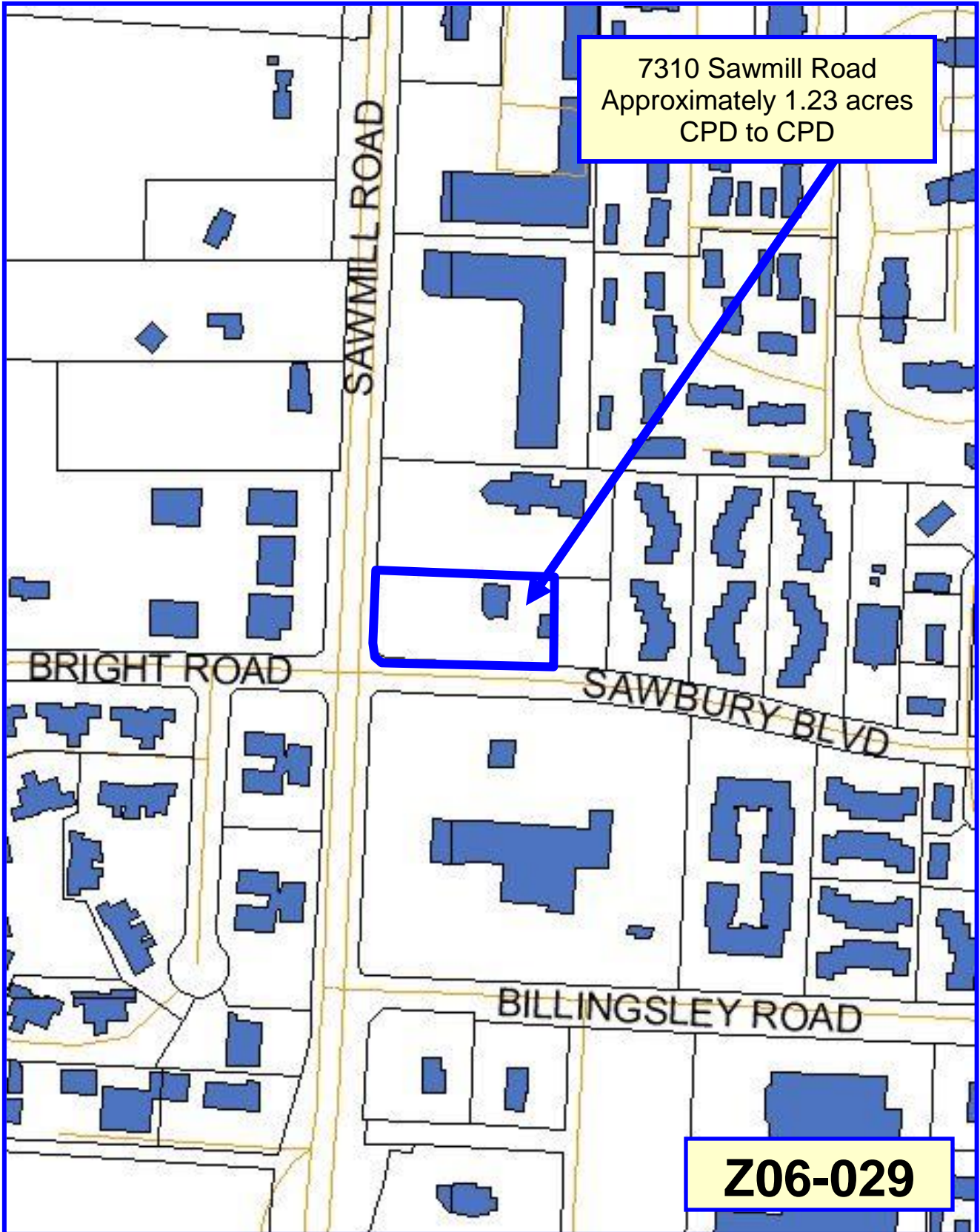
The proposed changes to the existing CPD text are minimal and reasonable and will not adversely affect the neighborhood. The CPD is consistent with existing development in the area.



7310 Sawmill Road  
Approximately 1.23 acres  
CPD to CPD

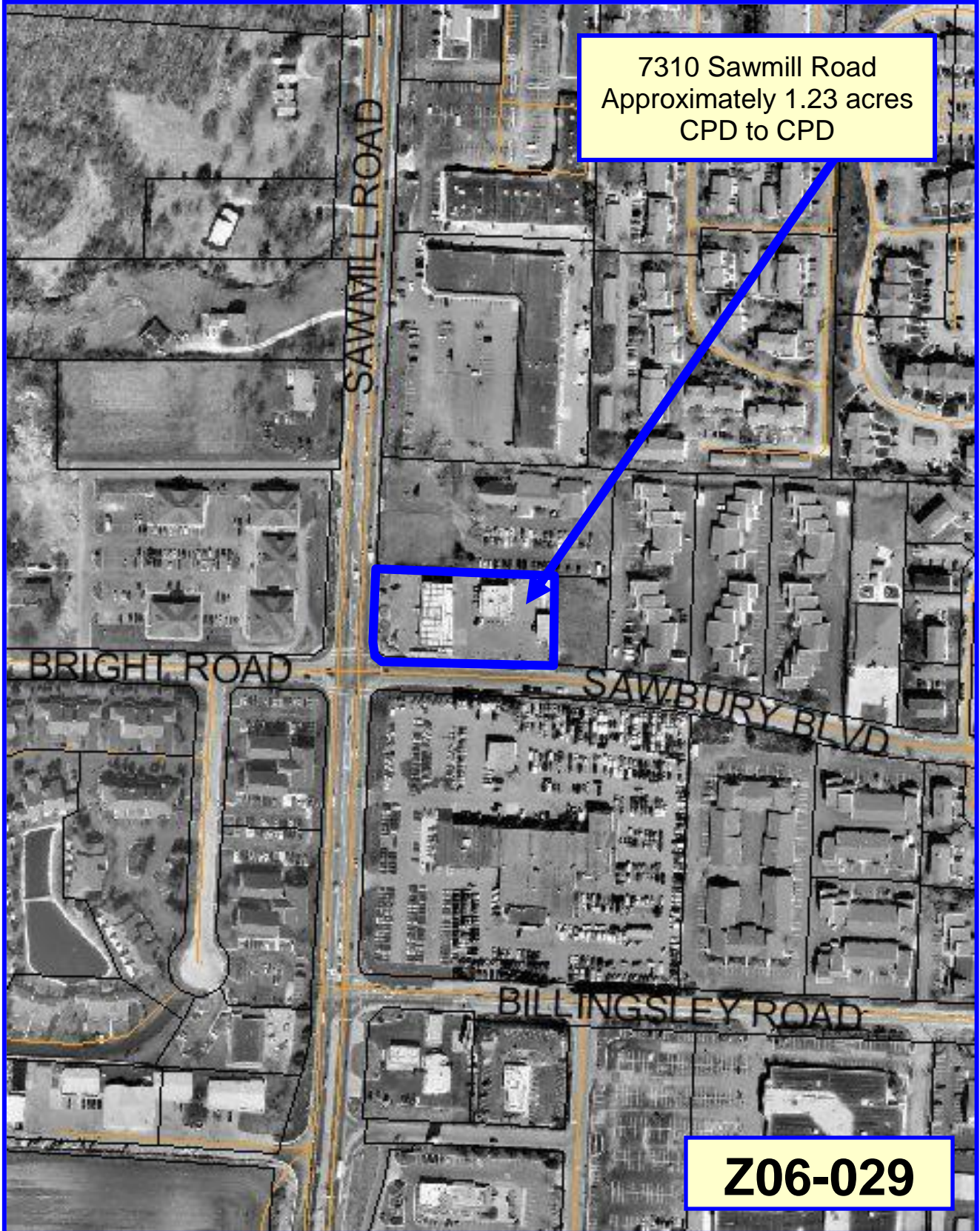
CPD

**Z06-029**



7310 Sawmill Road  
Approximately 1.23 acres  
CPD to CPD

**Z06-029**



7310 Sawmill Road  
Approximately 1.23 acres  
CPD to CPD

**Z06-029**

-----Original Message-----

**From:** John W Best [mailto:johnwbest@juno.com]

**Sent:** Saturday, April 29, 2006 11:30 PM

**To:** Ryan Shrimplin

**Cc:** LLRussell@Columbus.gov

**Subject:** BP - 7310 Sawmill Road - CPD Ordinance Amendment

Ryan (& Lisa),

Here is an excerpt of the March 29, 2006 Minutes of the Far Northwest Coalition. Let me know if you have any questions.

## MARCH 2006 FNWC MINUTES

Ryan Shrimplin, as representative of the ownership of the property located at 7310 Sawmill Road (BP station at the corner of Sawmill & Sawbury), made a presentation to the FNWC concerning a change in the CPD text language. The change would allow BP to make graphics and color scheme changes without having to go back and amend the CPD text each time. The text changes had been previously provided to FNWC members. The CPD text currently includes restrictions that commit to building elevations, colors, graphics and the like. Any planned changes would have to go back through the zoning process or get a variance to be allowed.

The applicant has spoken to City staff, and the staff agrees that the language should be modified to allow these types of changes as necessary. Shrimplin noted that the site plan, landscaping and lighting would all remain as currently outlined in the text. FNWC members were concerned about the possibility of electronic or changeable signs on the premises. Shrimplin noted that a prohibition of electronic signs could be added. He said the application is scheduled to be filed next Tuesday.

The FNWC then briefly discussed the CPD zoning text amendment request for the property located at 7310 Sawmill Road (BP station). The electronic/changeable sign issue again came up. It was then moved, and seconded, to conditionally approve the CPD zoning text changes for 7310 Sawmill Road as presented, subject to the addition of language that would prohibit electronic or changeable text signs. Motion passed.

Sincerely,

John W. Best, President  
Far Northwest Coalition

**[www.neighborhoodlink.com/columbus/farnorthwest](http://www.neighborhoodlink.com/columbus/farnorthwest)**  
(614) 761-2067



City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

### PROJECT DISCLOSURE STATEMENT



Parties having a 5% or more interest in the project that is the subject of this application. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # Z06-029

Being first duly cautioned and sworn (NAME) PHIL BRASSE, BP PRODUCTS NORTH AMERICA,  
of (COMPLETE ADDRESS) 1323 BOND ST., SUITE 179, NAPERVILLE, IL 60563 INC.  
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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. BP PRODUCTS NORTH AMERICA, INC. 1323 BOND ST., SUITE 179 NAPERVILLE, IL 60563  PHIL BRASSE (630) 308-4316	2.
3.	4.

SIGNATURE OF AFFIANT

P.W. Brasse

Subscribed to me in my presence and before me this 13 day of MARCH, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Judith P. Castanedo

My Commission Expires:

8-14-08

*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here

