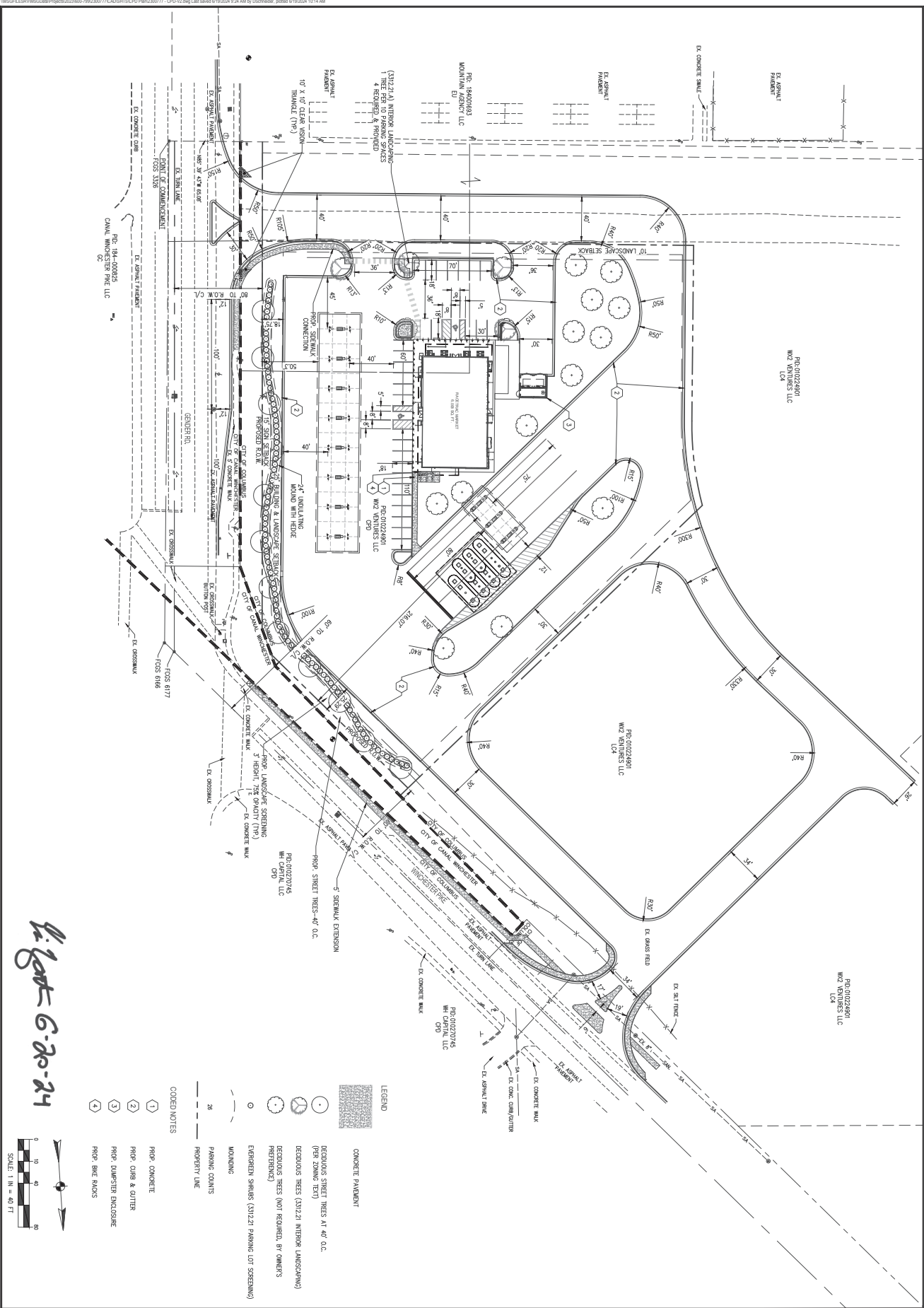


As per 6-20-24

GRAPHIC SCALE
1 inch = 80 feet

Issue Dates: 10/24/23: Issued For Zoning 12/08/23: Revised Subarea 3 02/15/24: Revised Setbacks 02/29/24: Address City Comments 04/09/24: Address Additional Comments 04/15/24: Address Additional Comments	CANAL WINCHESTER/ CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO WINCHESTER PIKE ASSEMBLEDGE	PLAN PREPARED FOR: INDUSTRIAL ZONING AREA	PLAN PREPARED BY: 781 Science Boulevard, Suite 100 Gahanna, Ohio 43230 ph 614-428-7700 fax 614-428-7705 ENGINEERS SURVEYORS
	BUILDING FOOTPRINT AND PARKING LAYOUT ARE CONCEPTUAL ONLY AND MAY CHANGE DURING FINAL ENGINEERING DESIGN	SUBAREA PLAN	PROJECT NUMBER: 19-0001-1004 DRAWING NUMBER: 1/1



Li. 6-20-24

LEGEND

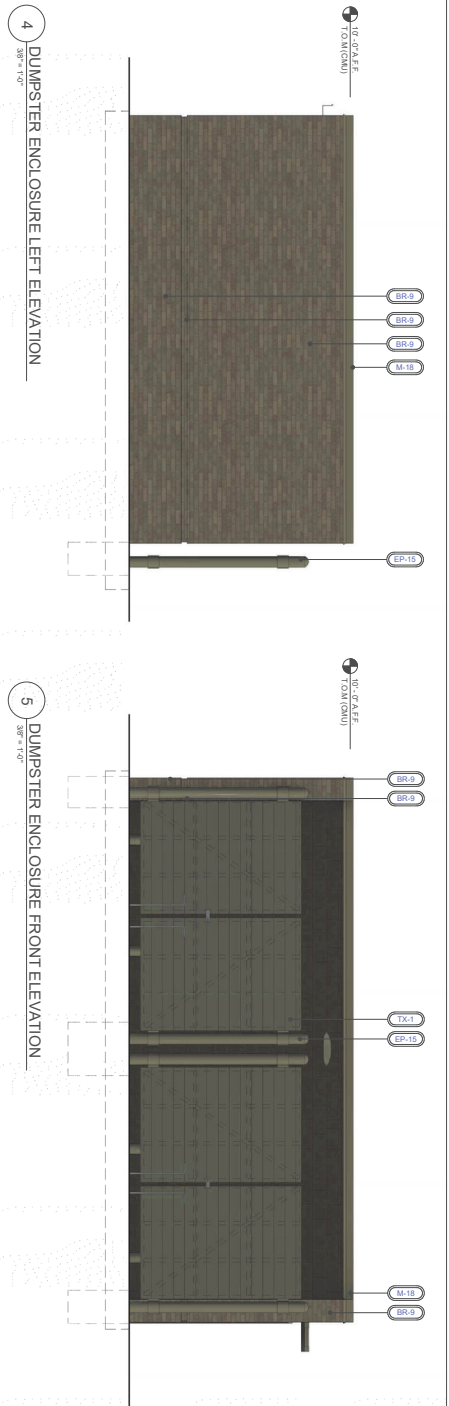
- DEODOROUS STREET TREES AT 40' O.C. (PER SCHEME TEXT)
- DEODOROUS TREES (31721 INTERIOR LANDSCAPING)
- DEODOROUS TREES (NOT REQUIRED, BY OWNER'S PREFERENCE)
- EVERGREEN SHRUBS (31721 PARKING LOT SCREENING)
- MONITORING
- PARKING COAINS
- PROPERTY LINE
- CONCRETE PAVEMENT
- PROG. CONCRETE
- PROG. CURB & OUTER
- PROG. DUMPSTER ENCLOSURE
- PROG. BREE KICKS

COVERED NOTES

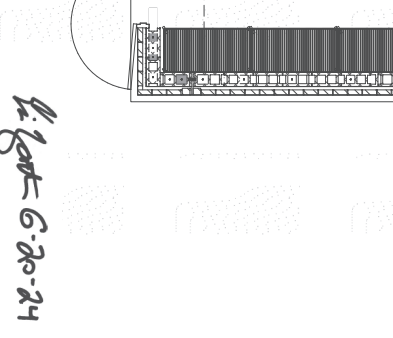
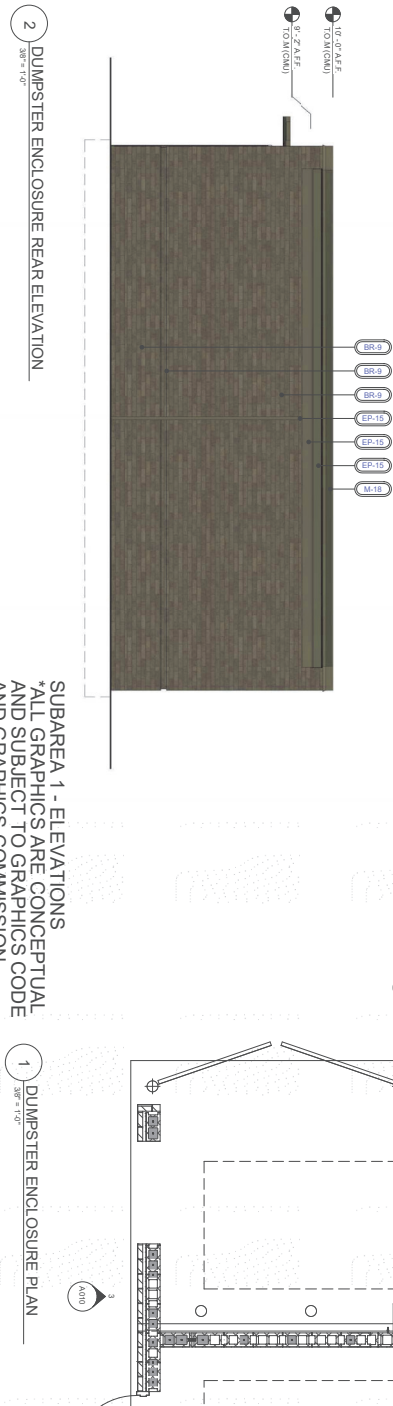
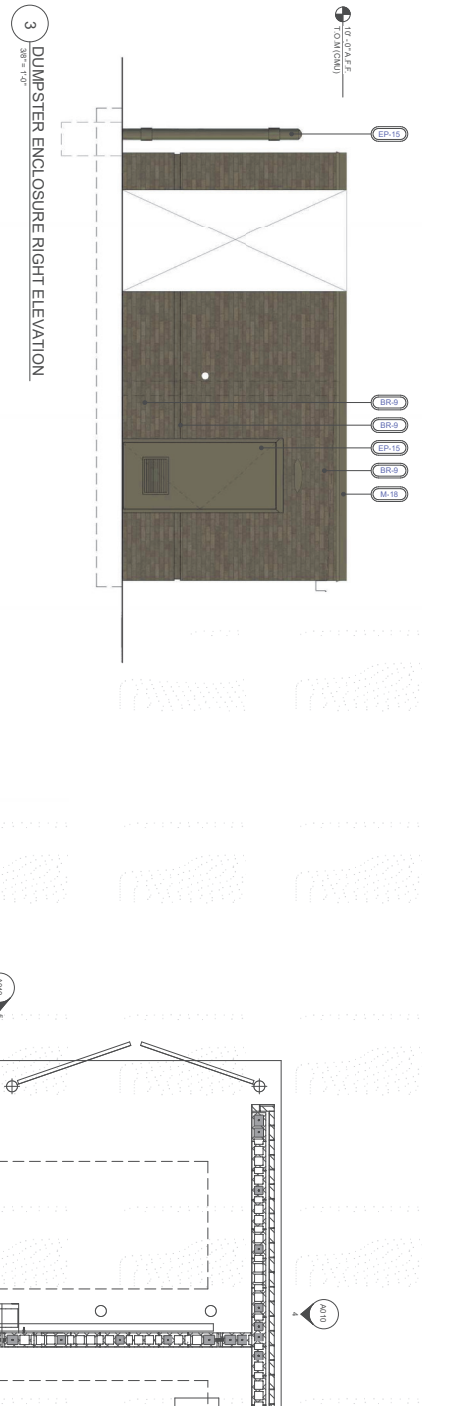
- 1) PROG. CONCRETE
- 2) PROG. CURB & OUTER
- 3) PROG. DUMPSTER ENCLOSURE
- 4) PROG. BREE KICKS

SCALE: 1" = 40' TT

1 / 3		Subarea - 1 Landscape Plan	COMMERCIAL PLANNED DEVELOPMENT PLAN	PREPARED FOR: RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SE SUITE 900 ATLANTA, GA 30339 (770) 431-7600	MANNIK SMITH GROUP TERRAZZO, ORAL ANALYTIC CONSULTING	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.7340 PROJECT DATE: 03/05/2024 PROJECT NO: 2300777 DRAWN BY: DOS CHECKED BY: KJM	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	BY	DESCRIPTION												
NO.	DATE	BY	DESCRIPTION																				



ID	MANUF.	MATERIAL	COMMENTS
BR-8	GENERAL	STONE MOUNTAIN GREEN	INDUSTRIAL HEAVY METAL POLY
BR-9	GENERAL	TRUCK CHROME	INDUSTRIAL HEAVY METAL POLY
M-18	GENERAL	TRUCK CHROME	INDUSTRIAL HEAVY METAL POLY
EP-15	GENERAL	TRUCK CHROME	INDUSTRIAL HEAVY METAL POLY
TX-1	GENERAL	TRUCK CHROME	INDUSTRIAL HEAVY METAL POLY



SUBAREA 1 - ELEVATIONS
 *ALL GRAPHICS ARE CONCEPTUAL
 AND SUBJECT TO GRAPHICS CODE
 AND GRAPHICS COMMISSION

16 Sept 6-20-24

RaceTrac
 3680 Pleasant Hill Road
 Cincinnati, OH 45223
 770.652.8838

PERMITS PROFESSIONALS
HILL FOLEY KOSS
 ARCHITECTURE ENGINEERING
 4197 Pleasant Hill Rd
 Cincinnati, OH 45223
 770.622.2270

GPV CONSULTING ENGINEERS
 4197 Pleasant Hill Rd
 Cincinnati, OH 45223
 770.622.2270

ISSUE/REVISION RECORD	DATE	DESCRIPTION
2024.02.01	2024.02.01	PERMITS ELEVATIONS

PROJECT NAME
CANAL WINCHESTER
 OHIO
 GENDER RD @ WINCHESTER PIKE
 CANAL WINCHESTER, OH
 CUYAHOGA COUNTY

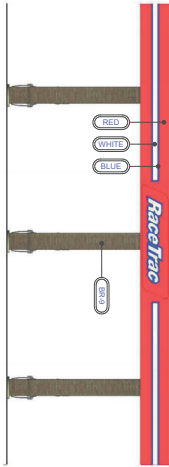
PROJECT NUMBER
#1676

PROFESSIONAL SEAL
 2023 LH MD
 2023 LS RD
 PLAN MODIFICATION NOTICE
 PER NO. 0208 DATE 10/04/23

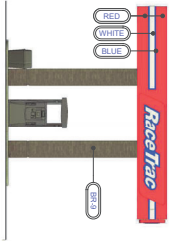
PROJECT NUMBER
 24.702

SHEET TITLE
 DUMPSTER ENCLOSURE ELEVATIONS

SHEET NUMBER
A010



2) EDO CANOPY FRONT ELEVATION
1/8" = 1'-0"



1) EDO CANOPY ELEVATION
1/8" = 1'-0"

SUBAREA 1 - ELEVATIONS
* ALL GRAPHICS ARE CONCEPTUAL
AND SUBJECT TO GRAPHICS CODE
AND GRAPHICS COMMISSION

NOTE: GRAPHICS ARE CONCEPTUAL AND SHOWN FOR REFERENCE ONLY

See page 6-20-24

FUEL CANOPY FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
RED		Z-BULB STAINLESS	
WHITE		SPRAY PAINT CHART	
BLUE		SPRAY PAINT CHART	
BLACK	GENSLER	STONE COGRITUM	WINDSOR ANZOS
GRAY	SHALE	QUADLEN (NO BOND)	MONOKALAN DARK
PAINT	SEIKEN	PAINTED STEEL	WILLIAMS 7.0
GLASS	WILLIAMS	WILLIAMS 7.0	

STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART		
COLOR	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION
GRAY	LANE CANOPYES	ETITANI FASCIA
GRAY	MADISON CANOPYES	PIERLO TANI FASCIA
GRAY	MADISON CANOPYES	TRO RED FASCIA
GRAY	MADISON CANOPYES	PROGAM RED FASCIA

PROJECT NUMBER	24-702
SHEET TITLE	EDO FUEL CANOPY ELEVATIONS
SHEET NUMBER	C200

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HILL FOLEY ROSS
 ARCHITECTURE ENGINEERING
 4197 PRESIDENT HILL RD
 SUITE 200
 CINCINNATI, OH 45215
 770.662.8838

ISSUE/EVISION RECORD

DATE	DESCRIPTION
2024.02.02	ISSUE/ELEVATIONS

RaceTrac
 RACING PRODUCTS, INC.
 208 QUALITY PARKWAY 500 BLDG
 ATLANTA, GEORGIA 30338
 (770) 421-1100

CANAL WINCHESTER
 OHIO
 GENDER RD @
 WINCHESTER PIKE
 CANAL WINCHESTER, OH
 CUYAHOGA COUNTY

MARKETING STORE NUMBER
#1676

INDUSTRIAL SERIES, SER. 2.0
2023 LH MD

PLAN MODIFICATION NOTICE
 SPR. NO. 0208 DATE 10/04/23

PROFESSIONAL SEAL

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 13, 2024**

- 8. APPLICATION:** **Z23-067**
- Location:** **6085 WINCHESTER PIKE (43110)**, being 18.84± acres located on the south side of Winchester Pike, 1100± feet east of Gender Road, and at the intersection of Winchester Pike and Gender Road (010-224901; Greater South East Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District and L-C-4, Limited Commercial District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Commercial and retail fuel sales.
- Applicant(s):** Wx2 Ventures LLC; c/o Tom Warner; 781 Science Boulevard, Suite 100; Columbus, OH 43230; and David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Owner(s):** The Applicant.
- Planner:** Joe Rose; 614-645-3526; jmrose@columbus.gov

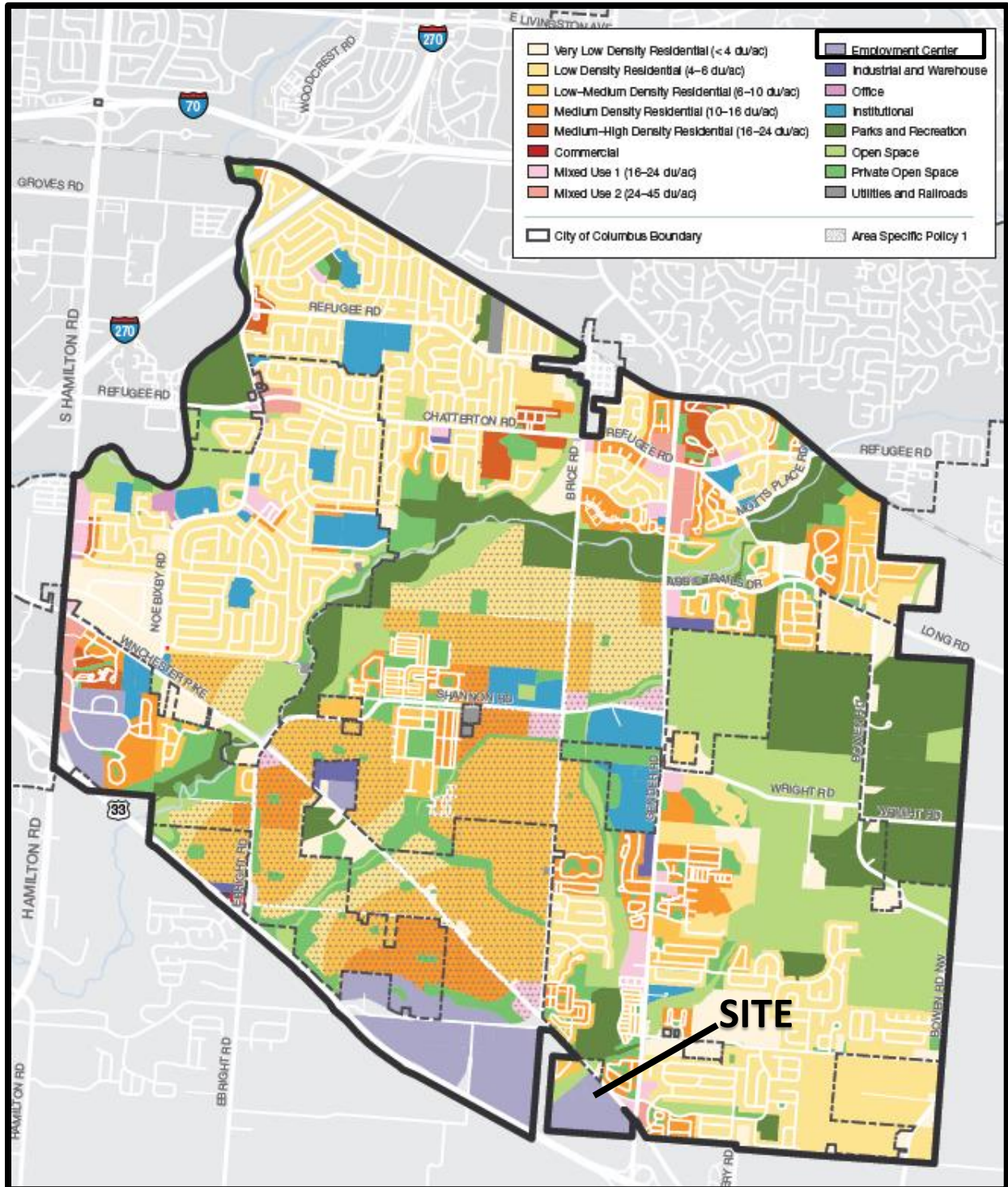
BACKGROUND:

- The site consists of one undeveloped parcel in the L-C-4, Limited Commercial and CPD, Commercial Planned Development districts. The requested CPD district will facilitate the site's development for commercial purposes, and will divide the site into three sub-areas, known as Sub-Area 1, 2, and 3.
- To the north of the site is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District, and a commercial building in the CPD, Commercial Planned Development District. To the south is a commercial development within the municipal boundary of Canal Winchester. To the east is commercial development in the C-4, Commercial District, and within the municipal boundary of Canal Winchester. To the west is a warehouse in the L-M-2, Limited Manufacturing District, and undeveloped land in the L-AR-12, Limited Apartment Residential District.
- The site is located within the planning boundaries of the *South East Land Use Plan* (2018), which recommends "Employment Center" land uses at this location, and designates a portion of Sub-Area 3 for "Open Space". The Plan includes the adoption of *Columbus Citywide Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Greater Southeast Area Commission, whose recommendation is for approval.
- The CPD text divides the 18.84± acre site into three sub-areas, Sub-Area 1, 2, and 3.
 - Sub-Area 1 consists of 3.70± acres and includes a commitment to develop the site in accordance with the submitted Subarea 1 – CPD Plan, Subarea 1 - Landscape Plan, and Subarea 1 - Elevations. The text establishes C-4 and C-5, Commercial District uses and supplemental developmental standards addressing building and parking setbacks, access, including the development of a private shared access drive and a shared use path along Winchester Pike and Gender

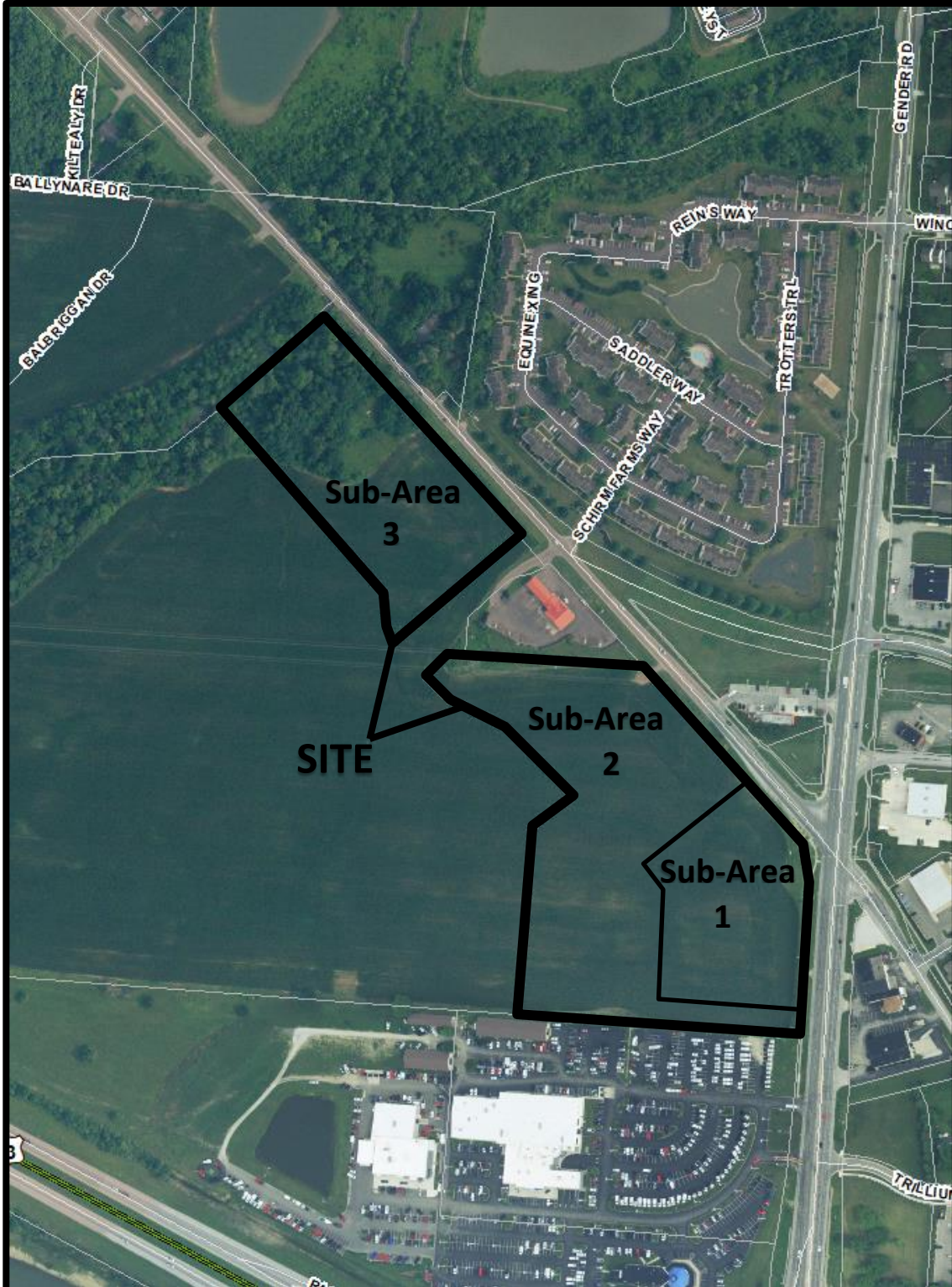
- Road. Modifications to Code Standards for building setbacks and to allow above ground utility boxes and water vaults within the front setback are also included.
- Sub-Area 2 consists of 9.02± acres and includes a commitment to develop the site in accordance with the submitted Subarea Plan. The text establishes C-4, Commercial District uses and supplemental development standards addressing building and parking setbacks, access, including the development of a private shared access drive and a shared use path along Winchester Pike and Gender Road. Modifications to Code Standards for building setbacks and to allow above ground utility boxes and water vaults within the front setback are also included.
 - Sub-Area 3 consists of 5.89± acres and includes a commitment to develop the site in accordance with the submitted Subarea Plan. The text establishes C-4, Commercial District uses and supplemental development standards addressing building and parking setbacks and stacked parking, access including the development of a private shared access drive and a shared use path along Winchester Pike, landscaping and screening, and building design. Modifications to Code Standards for building and parking setbacks and to allow above ground utility boxes and water vaults within the front setback, and parking setbacks are also included.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Gender Road as a Suburban Commuter Corridor requiring 160 feet of right-of-way. It also identifies this portion of Winchester Pike as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval~~ Approval

The requested CPD, Commercial Planned Development District will allow commercial development and retail fuel sales while dividing the site into three sub-areas. While the proposal is inconsistent with the *South East Land Use Plan's* recommendation for "Employment Center" land uses, Staff recognize that the locations fronting along Winchester Pike and Gender Road were part of a larger rezoning that included an adjacent employment center and therefore could support the proposed uses with additional standards. Staff continues to request revisions to the site design consistent with Commercial Overlay (CCO) standards, which is recommended by Area Specific Policy by the *South East Land Use Plan*. While the proposed elevations are consistent with C2P2 Design Guidelines, and the landscaped screening along Winchester Pike and Gender Road frontages could be considered mitigating factors. ~~Staff continues to not support the site plan as presented and continue to request revisions that would provide for an improved pedestrian experience consistent with CCO and C2P2 design standards, including a reconfigured layout that would bring the proposed building closer to the frontage for pedestrian access to the site.~~ Staff are in full support with the additional landscaping as a mitigating factor for screening parking and circulation areas.



Z23-067
6085 Winchester Pike.
Approximately 18.84 acres
CPD & L-C-4 to CPD



Z23-067
6085 Winchester Pike.
Approximately 18.84 acres
CPD & L-C-4 to CPD

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z23-067

Address 6085 WINCHESTER PIKE

Group Name GREATER SOUTH EAST AREA COMMISSIO

Meeting Date 1/23/2024

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
- Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 6 YES VOTES

Signature of Authorized Representative [Signature]

Recommending Group Title ZONING

Daytime Phone Number 614 634 2726

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z23-067

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

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Wx2 Ventures LLC 781 Science Boulevard, Suite 100 twarner@advancedcivildesign.com (zero employees)</p>	<p>2. Racetrac 200 Galleria Parkway SE, Suite 900 Atlanta, Georgia (zero employees)</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 27th day of JUNE, in the year 2024

SIGNATURE OF NOTARY PUBLIC [Signature]

N/A Notary Seal Here
My Commission Expires



AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

This Project Disclosure Statement expires six (6) months after date of notarization.