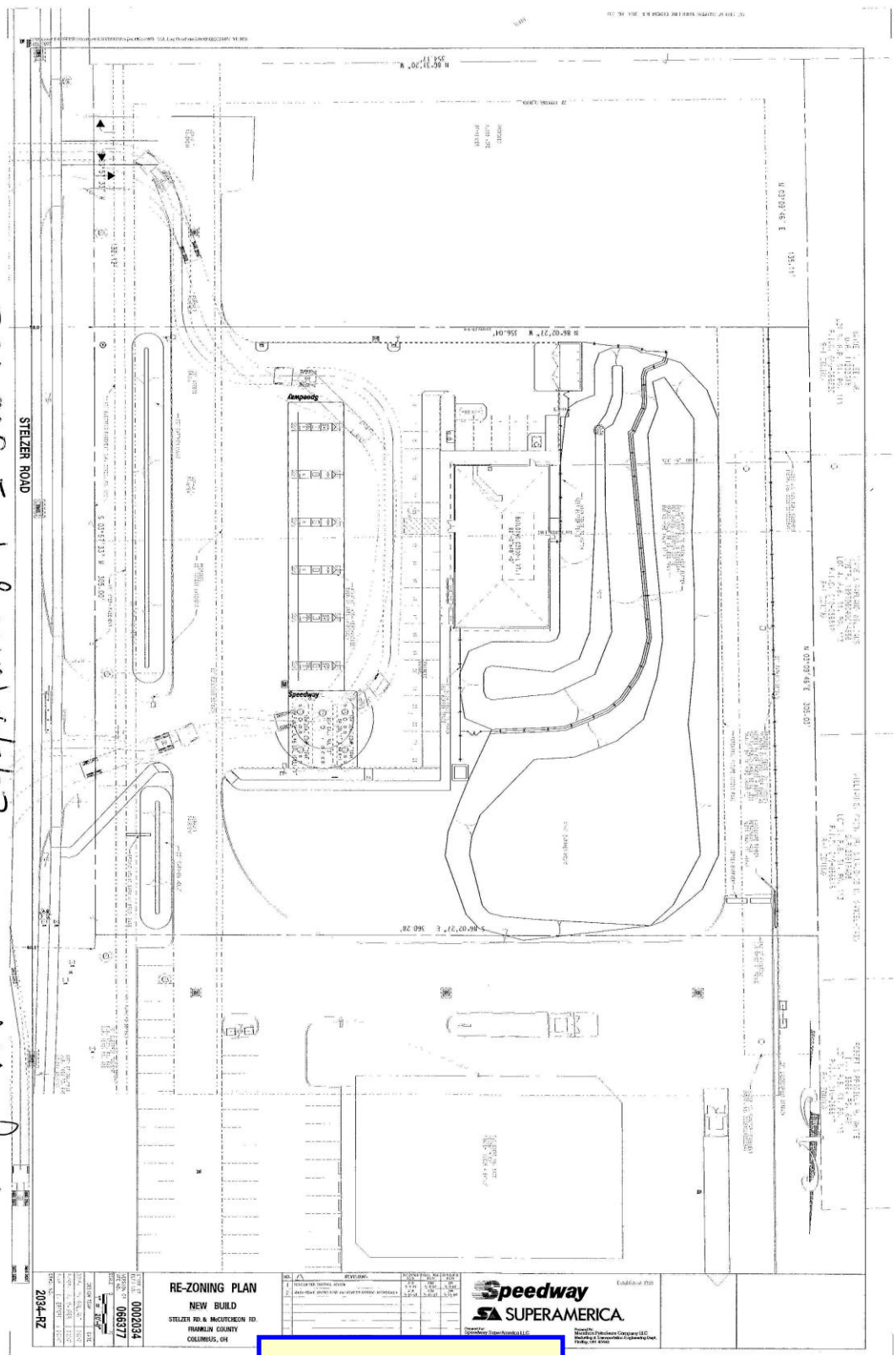


206-068 Final Received 6/7/07
by Shannon F. Rupp

Apply for June 7, 2007



2004-RZ
 089377
 0002934

RE-ZONING PLAN
NEW BUILD
 STELZER RD. & MCOUTCHEN RD.
 FRANKLIN COUNTY
 COLUMBUS, OH

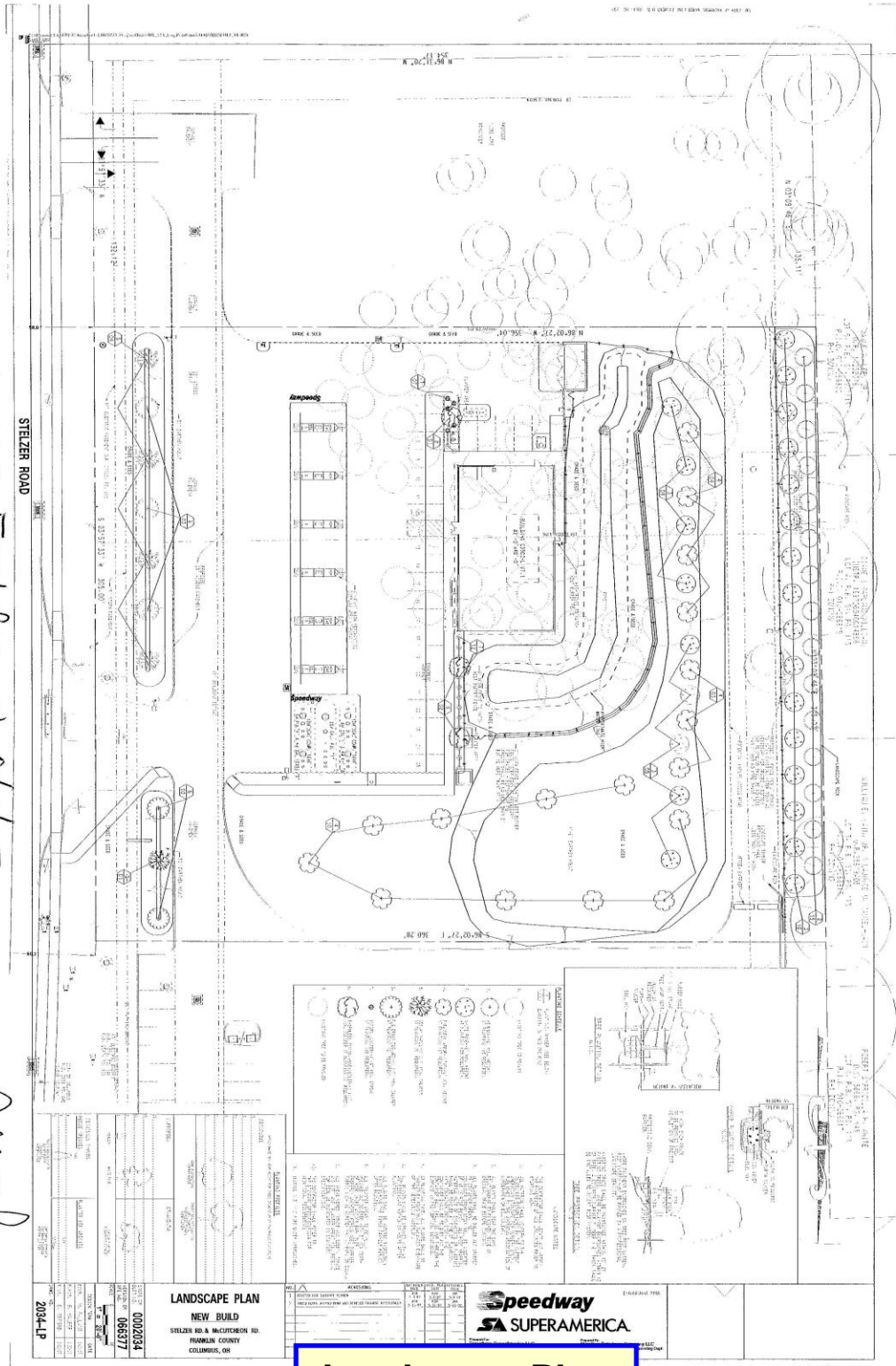
NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	11/11/06	...
2
3
4
5
6
7
8
9
10

Speedway
SA SUPERAMERICA
 Established 1958
 10000 Northway Drive
 Columbus, OH 43240
 (614) 291-1000

Rezoning Plan

206-068 Final Received 6/7/07
by Shannon Price

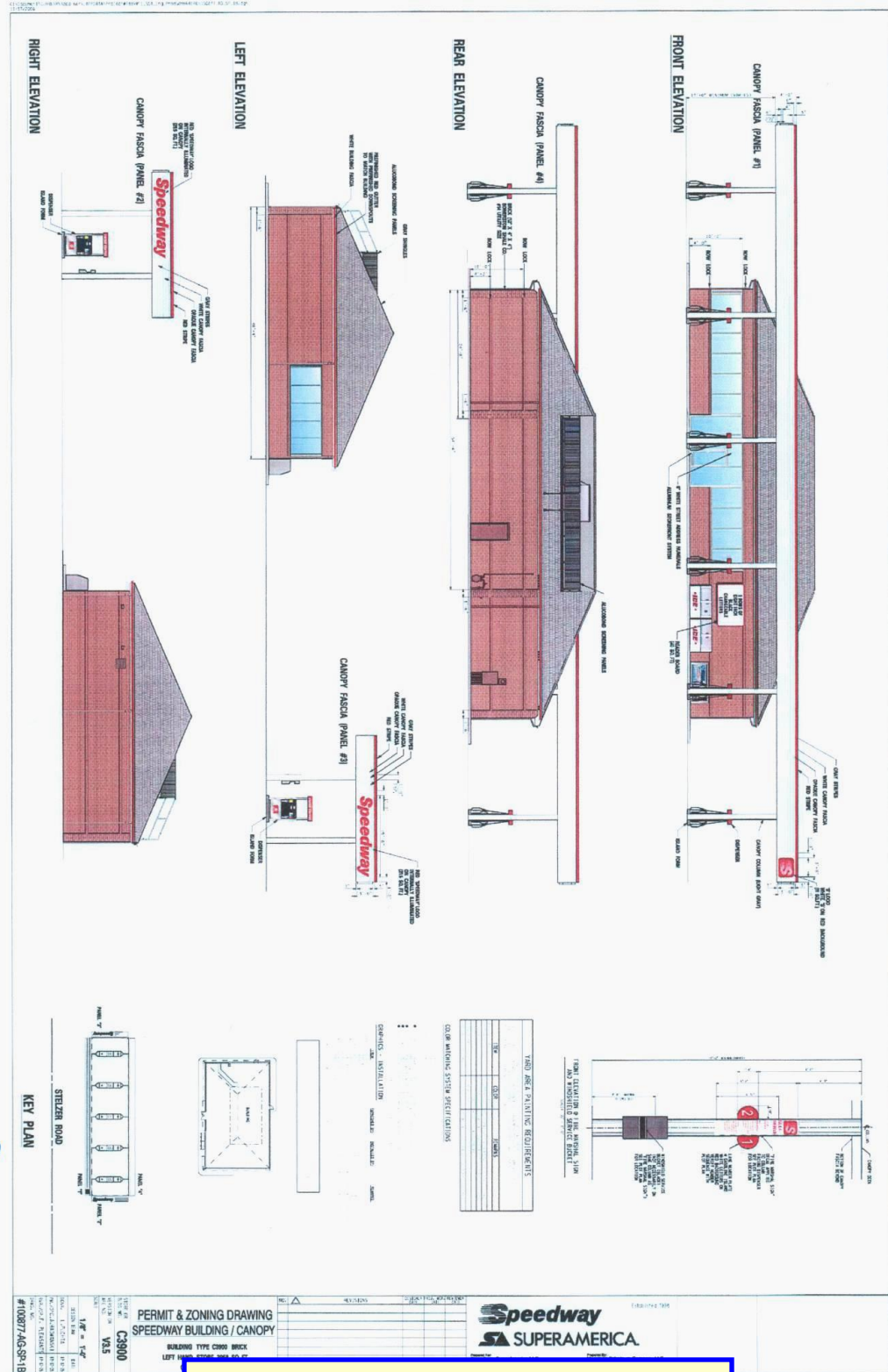
Applied for
June 7, 2007



Landscap Plan

206-008 Final Received 6/7/07 by Franroy & Pire

Approved by Franroy & Pire 6/7/07 gks



Building/Canopy Elevations

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 9, 2006**

1. **APPLICATION:** **Z06-068**
 Location: **2845 STELZER ROAD (43219)**, being 2.5± acres located on the west side of Stelzer Road, 260± feet south of McCutcheon Road (520-218741; Northeast Area Commission).

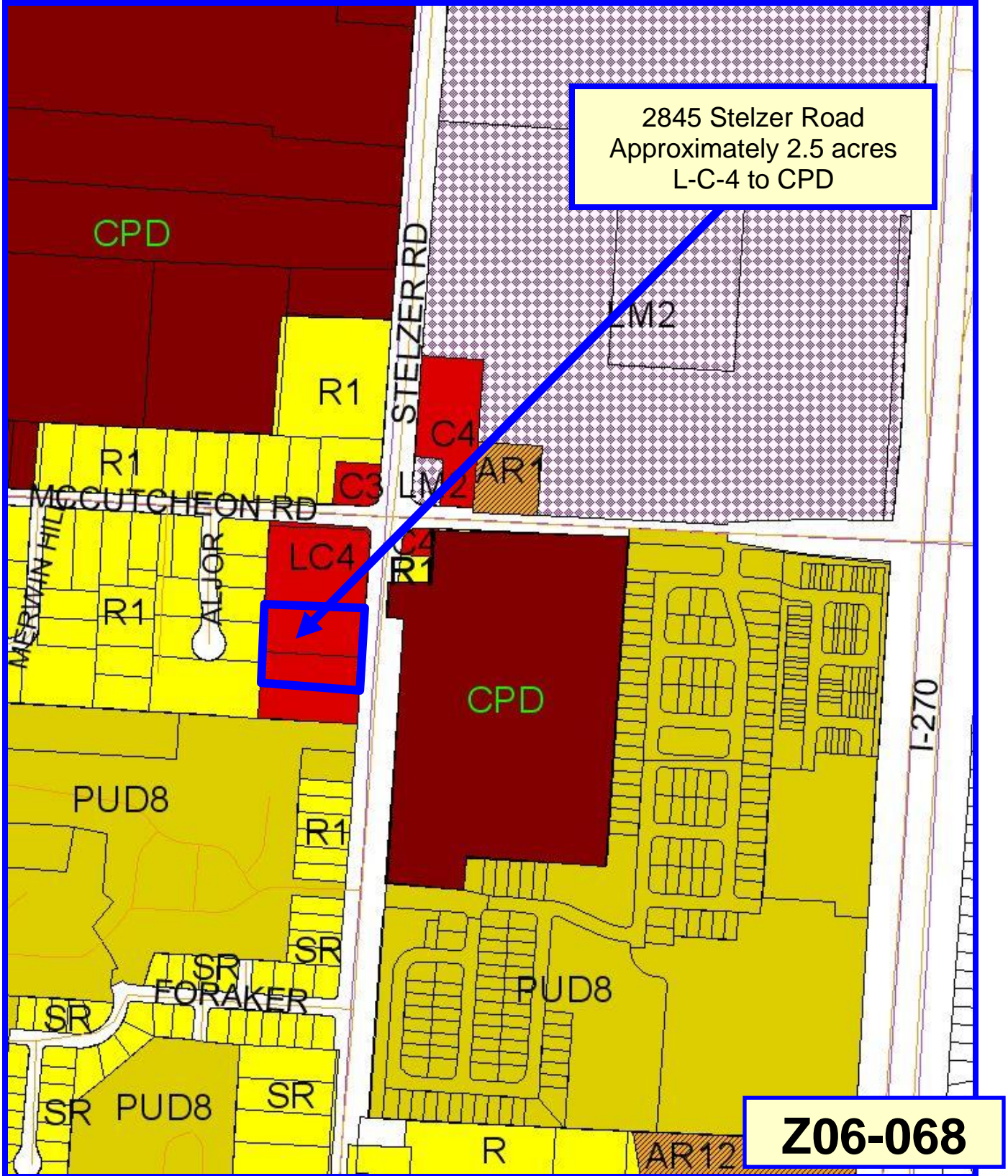
 Existing Zoning: L-C-4, Limited Commercial District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Retail filling station and convenience store.
 Applicant(s): Marathon Petroleum Company, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
 Property Owner(s): Marathon Petroleum Company, LLC; 539 South Main Street; Findlay, OH 45840.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

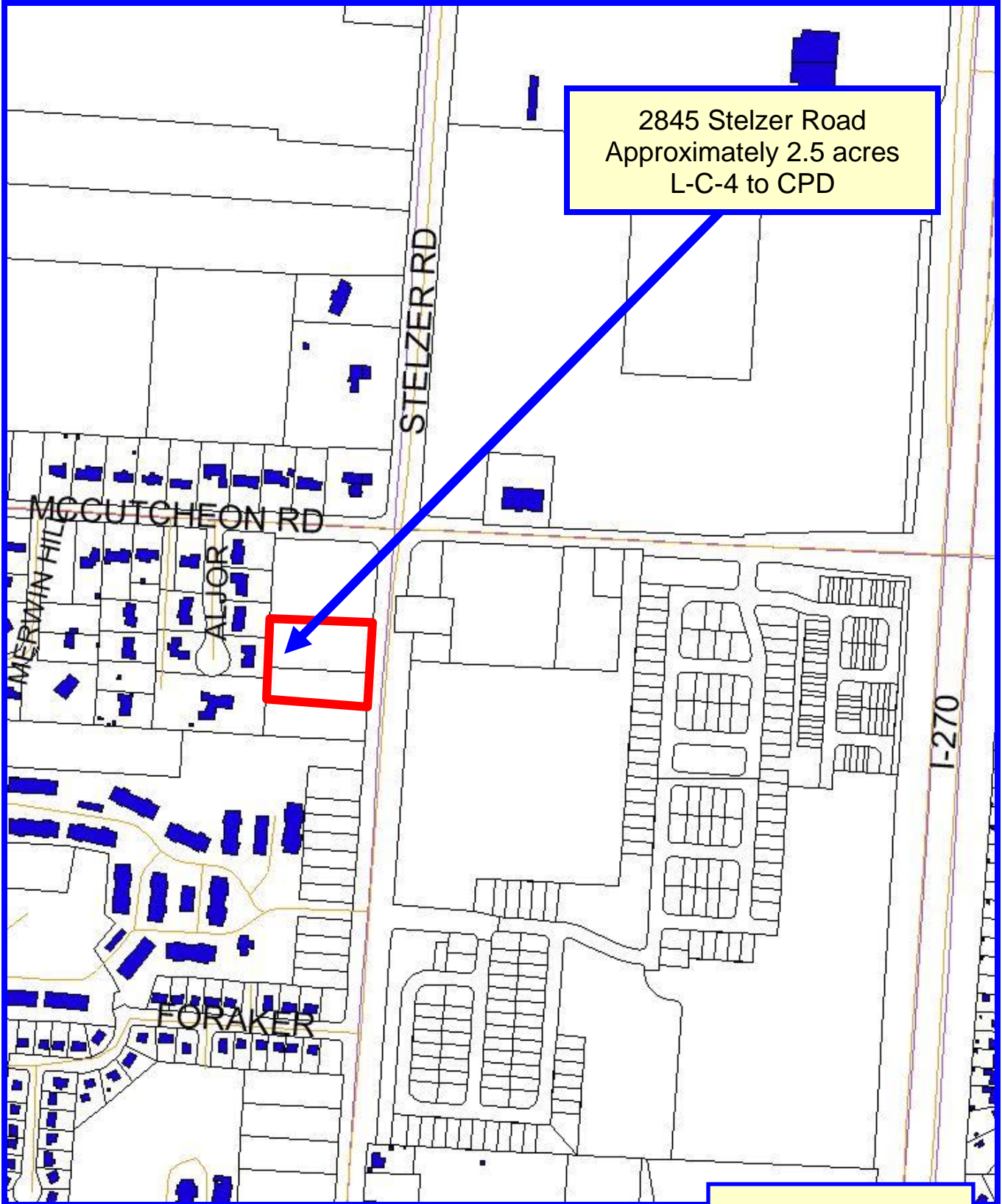
BACKGROUND:

- o The site is undeveloped and was included as part of a 2004 rezoning to the L-C-4, Limited Commercial District (Z04-061). The applicant requests the CPD, Commercial Planned Development District for a retail filling station and convenience store.
- o To the north is a retail pharmacy in the L-C-4, Limited Commercial District. To the east across Stelzer Road is undeveloped land in the CPD, Commercial Planned Development District. To the south is undeveloped land in the L-C-4, Limited Commercial District. To the west is single-family residential development in the R-1, Residential District.
- o The site is located within the planning area of *The Northeast Plan* (1994), which recommends low-density residential uses for the site. The Plan is currently being updated, and it has been determined that the proposed use is consistent with the development patterns in the area.
- o The site is located within the boundaries of the Northeast Area Commission whose response had not been received at the time this report was prepared.
- o The CPD plan and text incorporate use restrictions, building and parking setbacks of sixty feet and twenty feet, respectively, street trees, headlight screening, mounding, and a twenty-foot wide landscaped buffer to the residential uses to the west. The CPD text contains all of the restrictions and development standards contained in the current L-C-4 District.
- o The *Columbus Thoroughfare Plan* identifies Stelzer Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant requests the CPD, Commercial Planned Development District for the new construction of a retail filling station and convenience store. The CPD text includes appropriate use restrictions and development standards for the proposal to be consistent with established development patterns in the area.

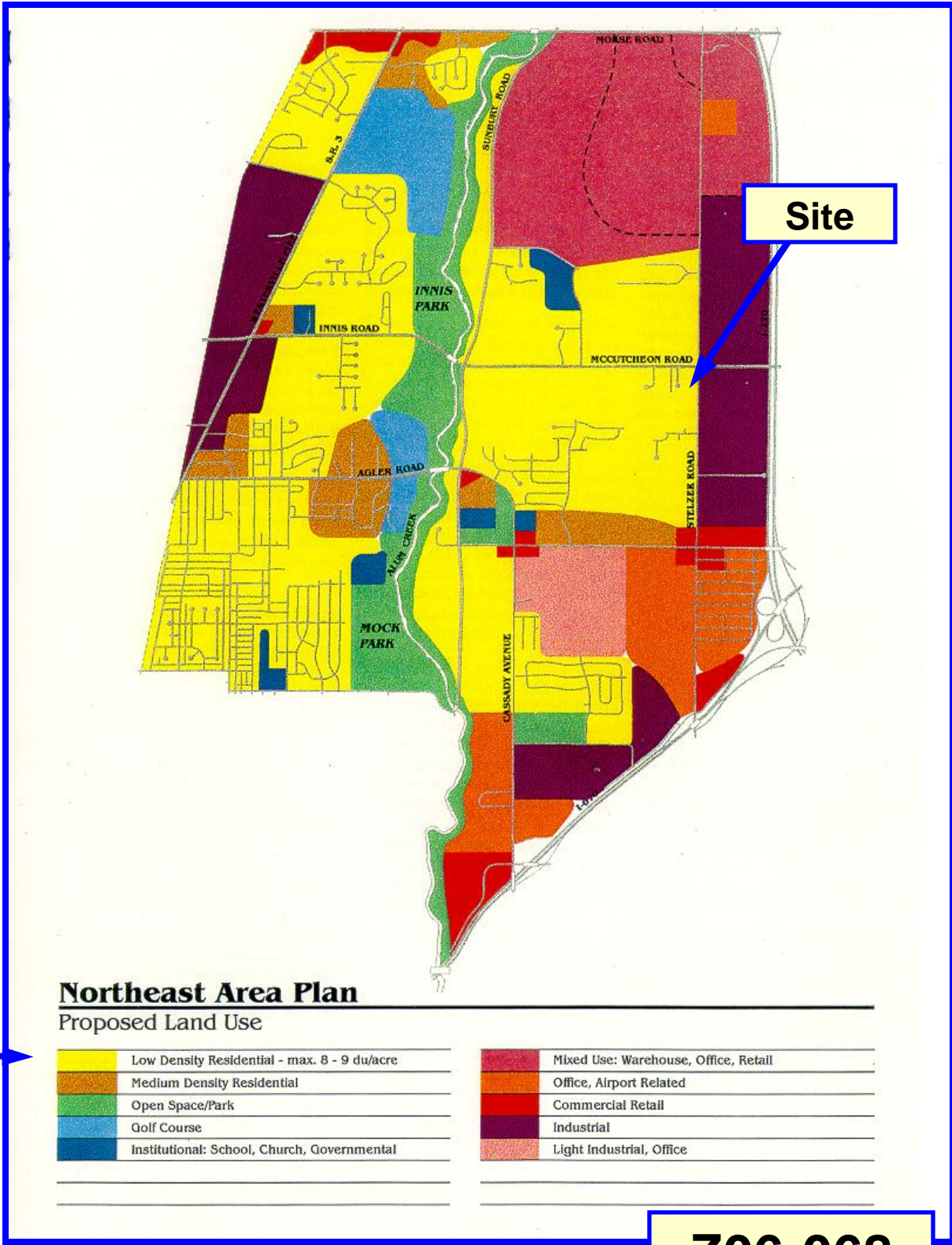




2845 Stelzer Road
Approximately 2.5 acres
L-C-4 to CPD













Z06-068



Northeast Area Plan

Proposed Land Use

	Low Density Residential - max. 8 - 9 du/acre		Mixed Use: Warehouse, Office, Retail
	Medium Density Residential		Office, Airport Related
	Open Space/Park		Commercial Retail
	Golf Course		Industrial
	Institutional: School, Church, Governmental		Light Industrial, Office

Z06-068



"Together We Can Make a World of Difference"

North East Area Commission

November 7, 2006

Mr. Walter Green
Department of Development
Building & Developing Services
757 Carolyn Ave
Columbus, OH 43224

Mr. Green

Subject: Z06-068, property known as 2845 Stelzer Road, Columbus, OH 43219. The North East Area Commission at a public meeting on Thursday, November 2, 2006, voted to recommend approval of this project with conditions to be included in revised text.

- 1. Revise text to include/reflect additional fencing and landscaping for seven parking spaces.*
- 2. No pay phone in or outside of the establishment*
- 3. No music projected from/speakers located within or on the outside of the structure.*

Sincerely,

A handwritten signature in cursive script, appearing to read "Alice Porter".

Alice Porter
C/o 1883 Ferntree Road
Columbus, OH 43219

Cc: Elwood Rayford
Jeff Brown
Mr. White



"Together We Can Make a World of Difference"

North East Area Commission

July 9, 2007

Mr. Walter Green
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH 43224

Mr. Green:

Subject: Z06-068, property known as 2845 Stelzer Road, Columbus, OH 43219. The North East Area Commission at a public meeting on Tuesday, June 19, 2007, voted to approve this *amendment* to the original text to include wording regarding the detention pond, landscape changes, fencing of detention pond, as well as any required maintenance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alice Porter".

Alice Porter
3130 McCutcheon Place
Columbus, OH 43219-3399

Cc: Elwood Rayford – NEAC Chair
Jeff Brown – Agent
Mr. White

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 # 206-068

Being first duly cautioned and sworn (NAME) David L. Hodge
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, Columbus, OH 43215
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)

<p>1. Marathon Petroleum Company, LLC 539 S. Main St. Findlay, OH 45840</p> <p>927 employees</p>	<p>2. Speedway Superamerica, LLC 539 S. Main St. Findlay, OH 45840</p> <p>927 employees</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT

David L. Hodge

Subscribed to me in my presence and before me this 20th day of February, in the year 2007

SIGNATURE OF NOTARY PUBLIC

Aaron L. Underhill

My Commission Expires:

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

Notary Seal Here



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