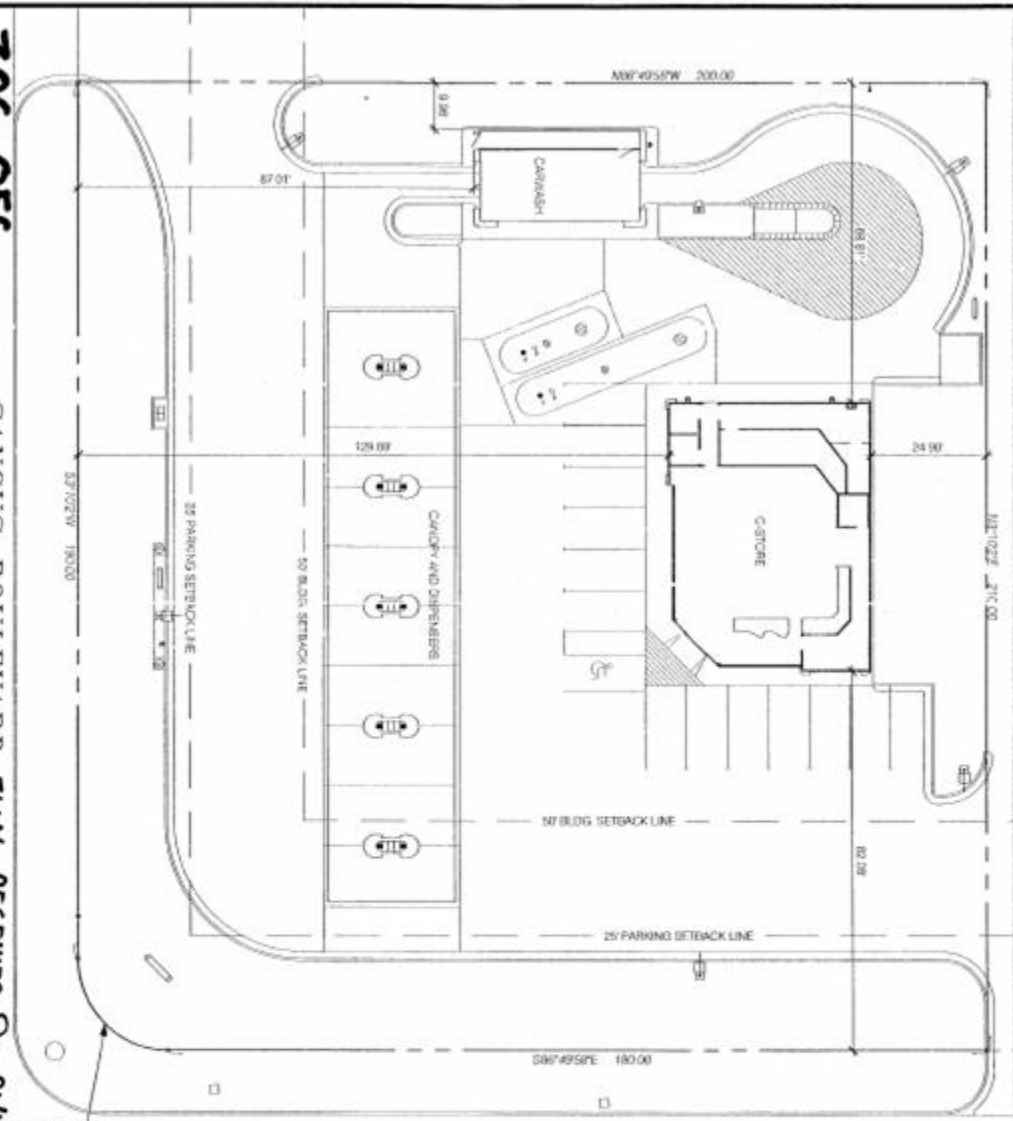


Z06-056

SANCUS BOULEVARD FINAL RECEIVED: *Shanika* 10/12/06



WORTHINGTON WOODS BOULEVARD

CLIMATE DATA
 PAID = \$0.00
 FEE = \$1.00
 TAX = \$0.00
 DED = \$0.00
 DED = \$0.00
 DED = \$0.00

PH Lines
 P.W. SANCUS
 SANCUS BOULEVARD
 WORTHINGTON WOODS BOULEVARD
 10/12/06

SCALE: 1" = 10.00'

THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

Z06-056

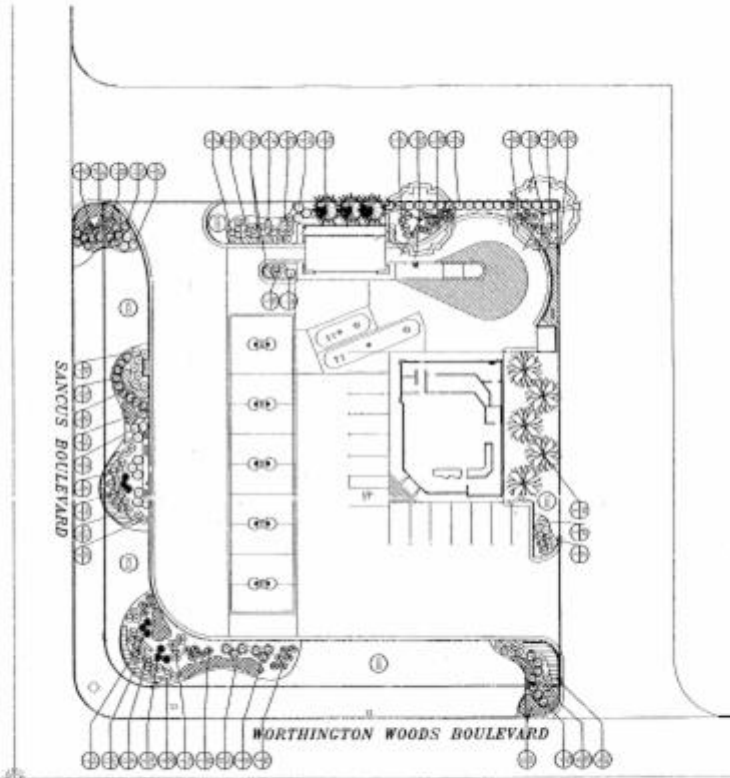
WMD PARTNERS

bp

SANCUS AUTO WORTHINGTON WOODS COLLEVENA, MO

C1 SITE LAYOUT

Z06-056



PLANTING SCHEDULE	
NO.	DESCRIPTION
1	SPRING PLANTING
2	WINTER PLANTING
3	PERENNIALS
4	ANNUALS
5	SHRUBS
6	TREES
7	GROUND COVER
8	ROCK PLANTING
9	WATER PLANTING
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50	WATER PLANTING

FINAL RECEIVED: *Pam Ritt*
10/12/06

P. V. Brown
R.V. BEASLEY
LANDSCAPE ARCHITECT
MANAGER - SR
WASH DC

SCALE: 1" = 20.00'



Z06-056

L1

LANDSCAPE PLAN

SANCUS BLVD
WORTHINGTON WOODS
COLUMBIA, OH

bp

TMD

STAFF REPORT
DEVELOPMENT COMMISSION

**ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 14, 2006**

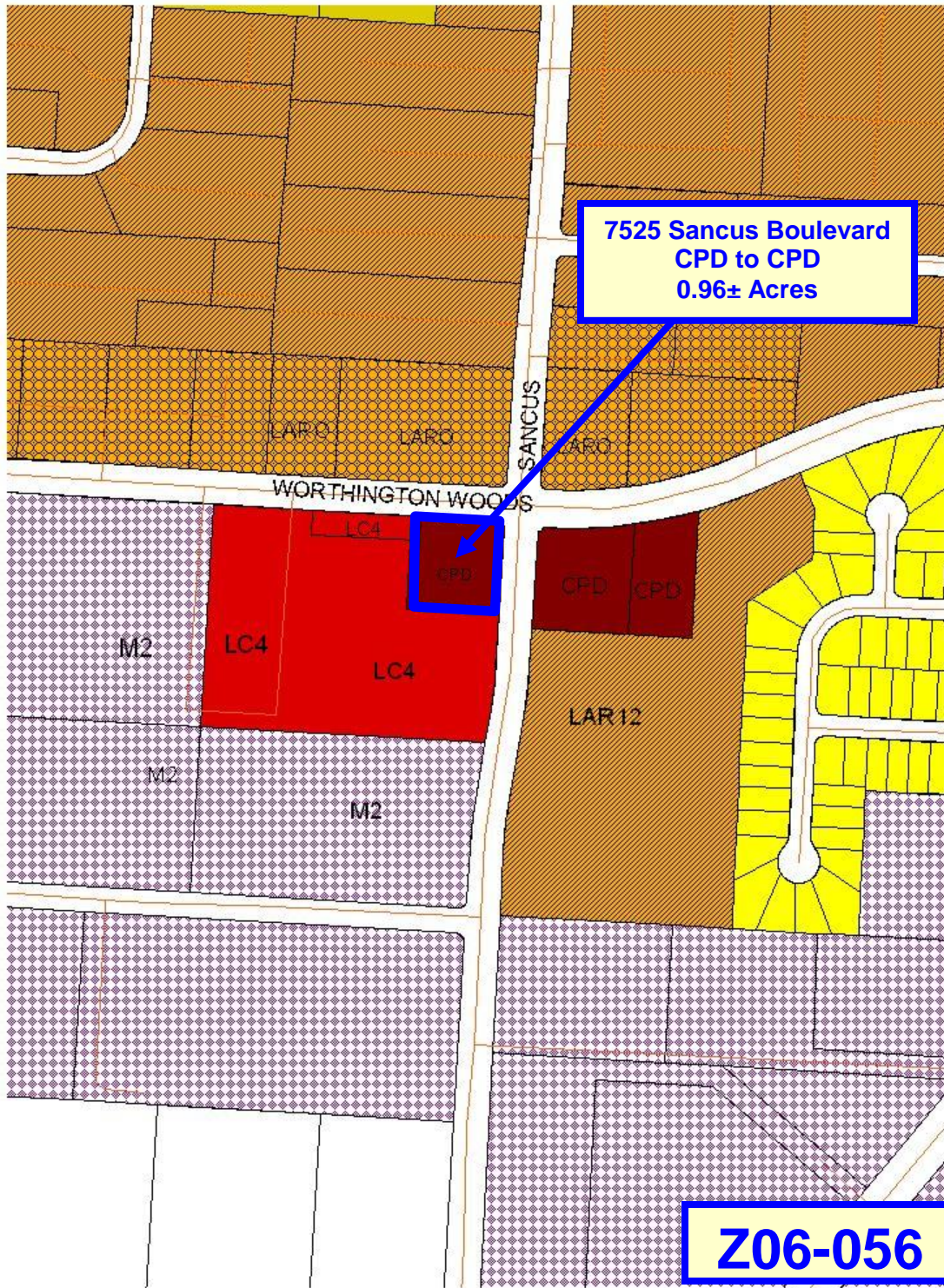
- 7. APPLICATION: Z06-056**
Location: **7525 SANCUS BOULEVARD (43085)**, being 0.96± acres located on the southwest corner of Sancus Boulevard and Worthington Woods Boulevard (610-252425).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Change building elevations and graphics commitments for existing fuel sales facility with convenience store 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): Giuseppe Pingue, Sr.; 1445 Worthington Woods Boulevard; Columbus, OH 43085.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- o The site is zoned CPD, Commercial Planned Development District and is developed with a gas station / convenience store and car wash. The applicant requests rezoning to change the CPD text to eliminate elevation commitments made in 2001 so they can change the exterior of the facility. There will be no changes to the site plan.
- o To the north across Worthington Woods Boulevard is a church zoned in the L-AR-O, Limited Apartment Office District. To the south and west is undeveloped land zoned in the L-C-4, Limited Commercial District. To the east across Sancus Boulevard is a fuel sales facility zoned in the CPD, Commercial Planned Development District.
- o The CPD text limits the site to the current uses, commits to the site and landscaping plans as built and provides lighting limitations.
- o The site is located within the boundaries of the *Far North Plan* (1994) in Subarea F2, which recommends neighborhood-oriented commercial for this site.
- o Sancus and Worthington Woods Boulevards are both “4-2” arterials, each requiring 50 feet of right-of-way from the centerline.

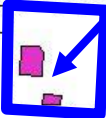
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will maintain the existing commitments for the existing fuel-sales facility while relieving the applicant of the obligation to seek a rezoning for every future change to the exterior of the facility.

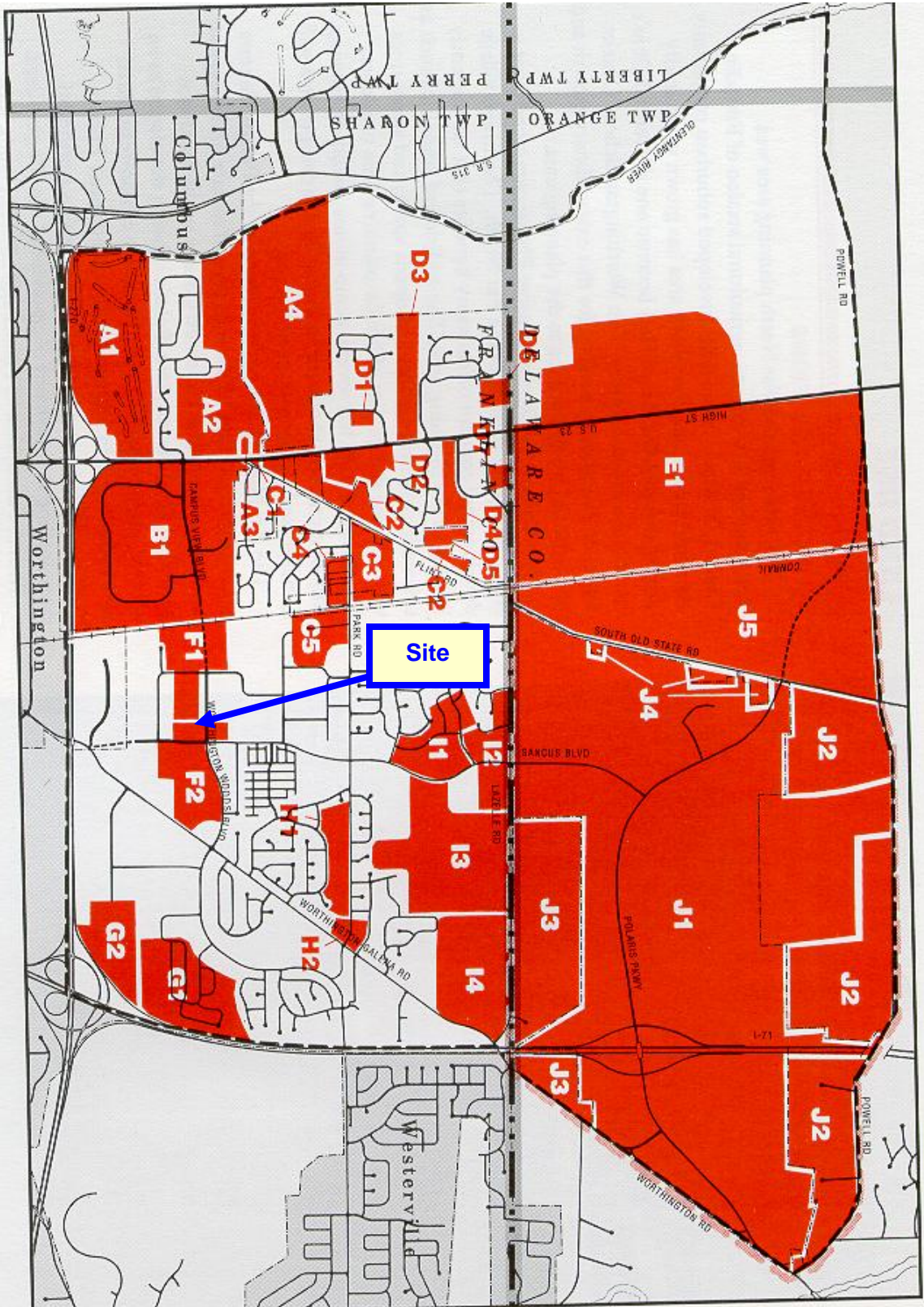


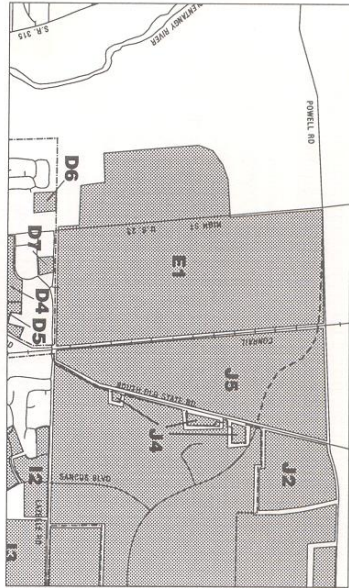


7525 Sancus Boulevard
CPD to CPD
0.96± Acres



Z06-056





Area E: High Street Corridor - North

Subarea E.1: This very large subarea consists of the land between Powell Road on the north, Lazelle Road on the south, the Conrail Railroad on the east, and the Highbanks Metropolitan Park on the west. This subarea has been designated an employment component of the fringe village. Existing development includes several automobile dealerships, retail marine sales, and a cemetery. The Nationwide training facility and an office/industrial park is located in the southeast quadrant of North High Street and Powell Road. The subarea is located in Delaware County and zoned under Orange Township jurisdiction.

- Support the Orange Township Land Use Plan's recommendation for commercial and light industrial development as the most appropriate land use for this subarea.
- Future development must be very sensitive to the natural characteristic of Highbanks Metropolitan Park.
- Development proposals should limit the number of curb cuts along North High Street to obtain efficiency of traffic movement.

Area F: Sancus and Worthington Woods

Subarea F.1: This subarea consists of the undeveloped land that fronts on Worthington Woods Boulevard. It is located in a portion of an employment and shopping component of the fringe village. Adjacent development includes an elementary school and multi-family housing on the north, an industrial park on the south, undeveloped land on the east, and offices and undeveloped land on the west. Existing zoning is Manufacturing (M2) south of Worthington Woods Boulevard; and Commercial Planned Development (CPD) and Limited Apartment Office (LARO) north of Worthington Woods Boulevard.

- Support development in accordance with current zoning districts. Future development of this subarea must be sensitive to the elementary school located to the north.
- Consider a portion of the subarea along the Conrail Railroad as a possible location for a mass transit terminal.

Subarea F.2: Subarea is located along Worthington Woods Boulevard and is zoned Commercial Planned Development (CPD) and Limited Apartment Office (LARO). The subarea is located in a portion of an employment and shopping component of the fringe village. Adjacent development consists of multi-family on the north, industrial on the south, a fast food restaurant on the east, and undeveloped land on the west. Subarea includes the undeveloped land at the Sancus/Worthington Woods intersection.

- Support neighborhood-oriented commercial uses as the most appropriate development of the subarea. Potential uses include grocery store, drug store, dry cleaners, video store, ice cream shop, and pizza restaurant or delicatessen.
- Support low-intensity commercial development as the most appropriate land use for the northwest quadrant of the Sancus/Worthington Woods intersection. Appropriate land uses include a bank, medical offices, and day care center.

Columbus, OH 43235
August 7, 2006

RE: Z06-056

Development Commission
City of Columbus
757 Carolyn Avenue
Columbus, OH 43224

Ms. Lisa Russell

We heard this rezoning at our FNCCC meeting August 1, 2006.

The proposed rezoning is for an existing property at 7525 Sancus Blvd. from CPD to CPD, with a limited text.

The FNCCC wishes to express our opinion that the rezoning be **APPROVED**. The vote was nine in favor, none opposed.

One condition was expressed, that the word "wall" be inserted, between "existing" and "signage", in the paragraph on signage. This would be in the new text as presented to us on August 1.

Thank you for your consideration and forwarding of this notice to the members of the Development Commission.

Truly,

Daniel Province, President of FNCCC and zoning chair.



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 # _____

Being first duly cautioned and sworn (NAME) PHIL BRASSE, BP PRODUCTS NORTH AMERICA, INC
 of (COMPLETE ADDRESS) 1323 BOND ST, SUITE 179, NAPERVILLE, IL 60563
 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 EIGHT (8) EMPLOYEES
 Contact name and number

1. <u>BP PRODUCTS NORTH AMERICA, INC</u> <u>1323 BOND ST, SUITE 179</u> <u>NAPERVILLE, IL 60563</u> <u>PHIL BRASSE (630) 388-4316</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

P.W. Brasse

Subscribed to me in my presence and before me this 21ST day of NOVEMBER, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Judith P. Castanedo

My Commission Expires: 8/14/2008

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

Notary Seal Here

