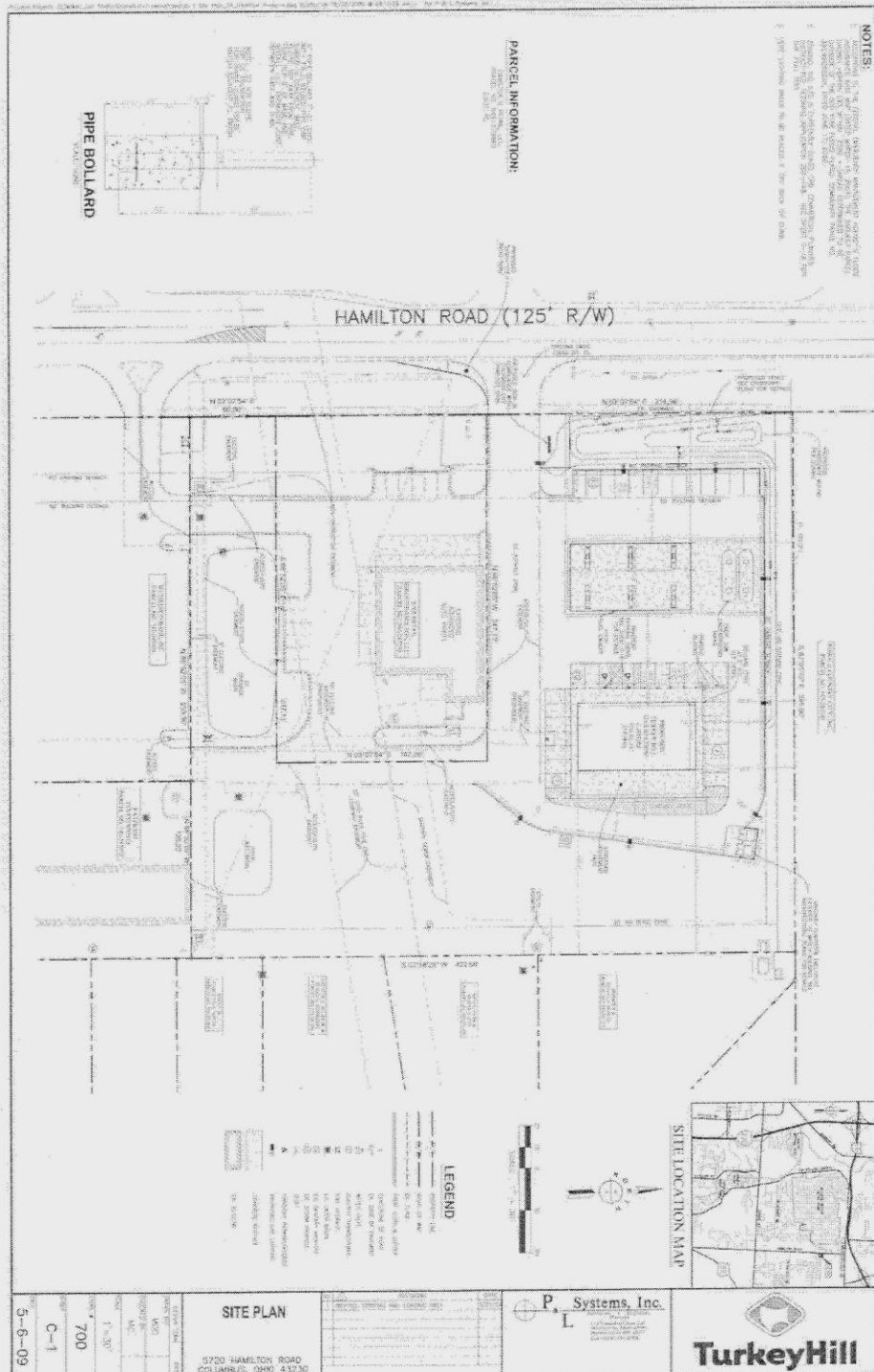


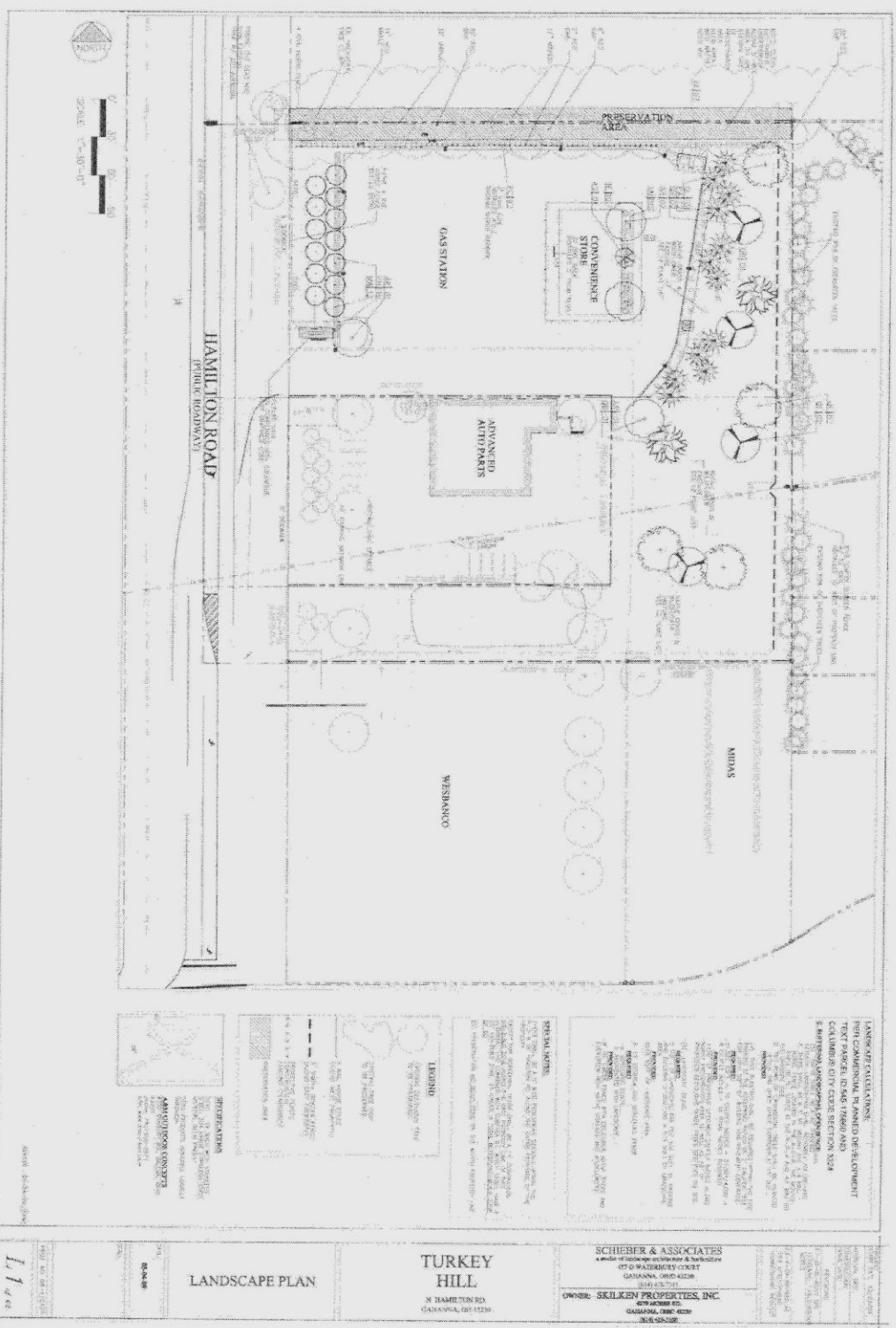
208-048 Final Received 6/9/09  
by: Shannon F. Pump  
D+B

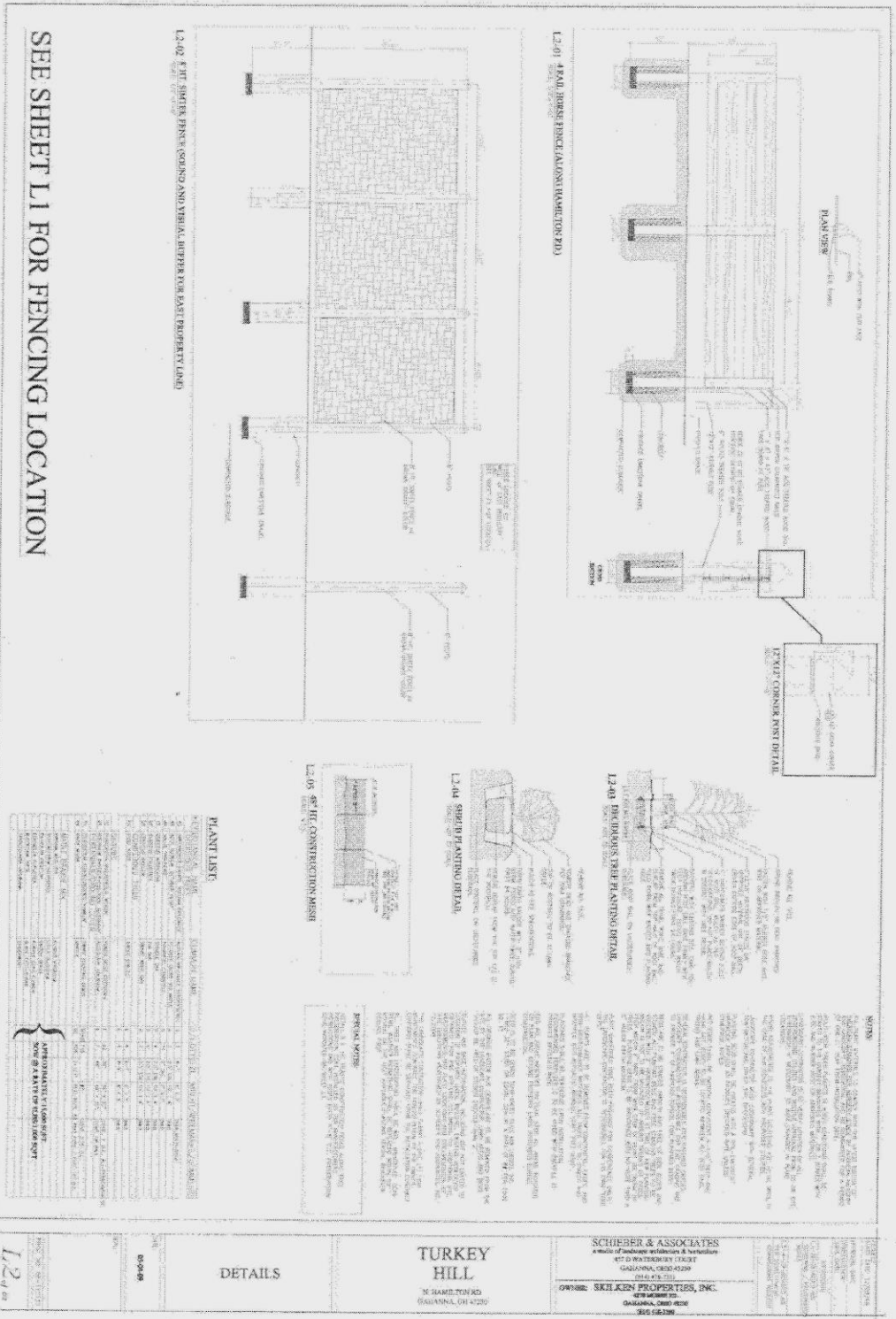
Revised 6/9/09



Z08-048 Final Received 6/9/09  
by: *Pharmacy Pump*  
Dot B

*Deluzsella 6/9/09*





SEE SHEET L1 FOR FENCING LOCATION

208-048 Final Received 6/9/09  
 by: Shannon Perry  
 3 of 3

Released by: 6/9/09

**PLANT LIST**

NO.	SYMBOL	PLANT NAME	QUANTITY	REMARKS
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DETAILS

**TURKEY HILL**  
 N. HAMILTON RD.  
 GAHANNA, OH 43230

**SCHLESER & ASSOCIATES**  
 a subsidiary of SCHLESER & ASSOCIATES, INC.  
 877 D WATERBURY STREET  
 COLUMBUS, OH 43260  
 (614) 478-2333  
**OWNER: SKILKEN PROPERTIES, INC.**  
 675 WILSON RD.  
 GAHANNA, OH 43230  
 (614) 478-2333

L2.01

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 12, 2009**

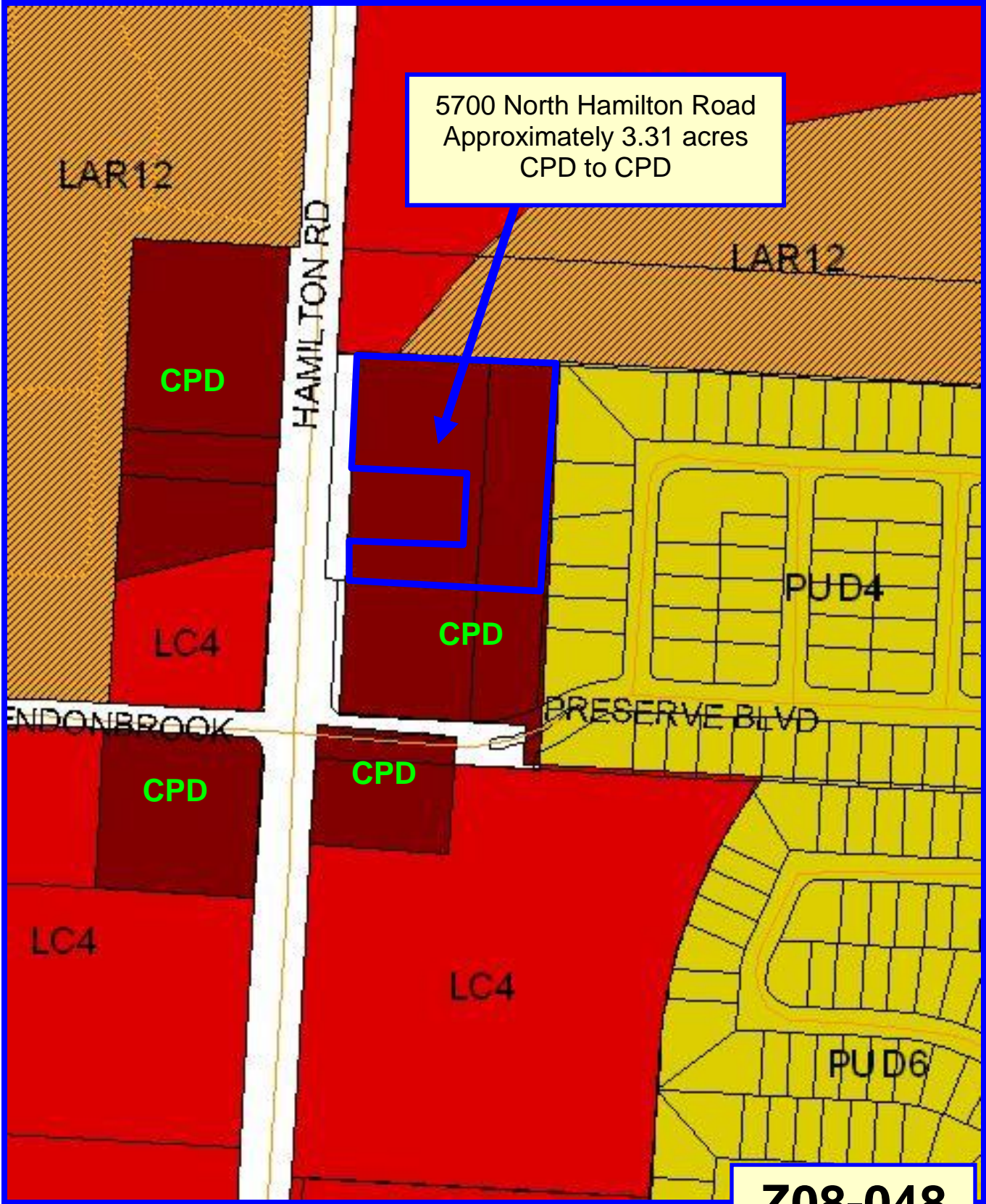
- 7. APPLICATION: Z08-048**  
**Location:** **5700 NORTH HAMILTON ROAD (43054)**, being 3.31± acres located on the east side of Hamilton Road, 438± feet north of Preserve Boulevard (545-175660).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Fuel sales with convenience retail.  
**Applicant(s):** Skilken Development LLC; c/o Sean Mentel, Atty.; 175 South Third Street, Suite 800; Columbus, OH 43215.  
**Property Owner(s):** Hamilton II Retail LLC; 100 East Wilson Bridge Road, Worthington, OH 43085.  
**Planner:** Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- o The 3.31± acre site is undeveloped and is zoned CPD (Z98-059A), Commercial Planned Development District. The requested CPD, Commercial Planned Development District will allow fuel sales and convenience retail uses.
- o To the north is vacant land currently zoned L-C-4, Limited Commercial and L-AR-12, Limited Apartment Residential Districts and is pending rezoning to the L-AR-12, Limited Apartment Residential District (Z08-044). To the east is single-family residential development in the PUD-4, Planned Unit Development District. To the south is a bank and automobile maintenance facility in the CPD, Commercial Planned Development District. To the west is an automobile parts store and across North Hamilton Road is mixed commercial development, all in the in the CPD, Commercial Planned Development District.
- o The site is located within the boundaries of the Preserve District of the *Northland Plan: Volume II* (2002). No specific land use guidelines apply to this site, however staff is supportive of commercial uses at this location given the existing pattern in the area.
- o The CPD plan depicts the locations of the proposed building and canopy, parking area, site access and landscaping. The CPD text contains customary use restrictions, landscaping and screening commitments, and lighting and graphics controls. A 15-foot landscaped and fenced buffer area is included along the eastern property line adjacent to the single-family residential development.
- o The *Columbus Thoroughfare Plan* identifies this portion of North Hamilton Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

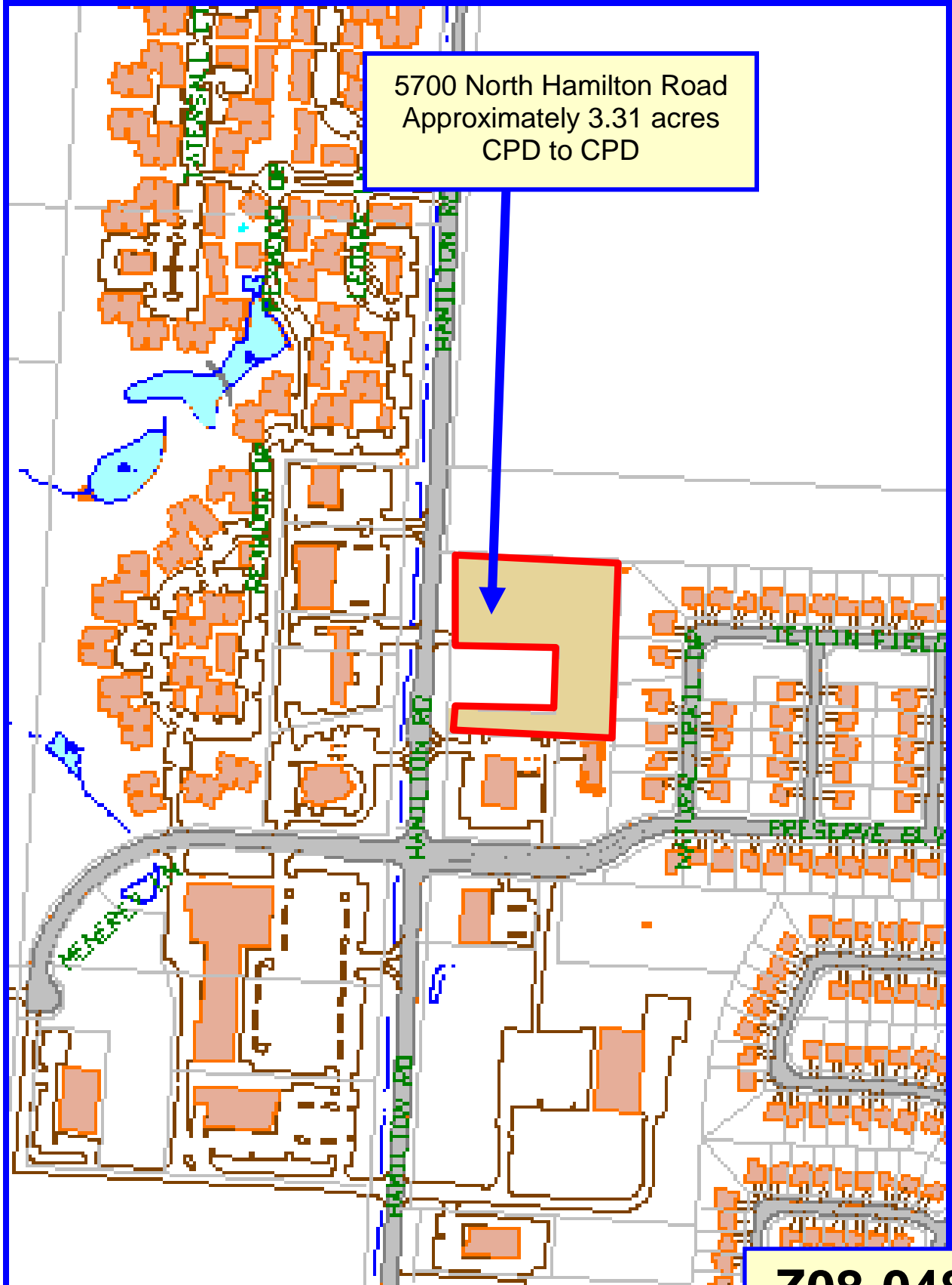
**CITY DEPARTMENTS' RECOMMENDATION:** Approval

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.



5700 North Hamilton Road  
Approximately 3.31 acres  
CPD to CPD

**Z08-048**



5700 North Hamilton Road  
Approximately 3.31 acres  
CPD to CPD

**Z08-048**

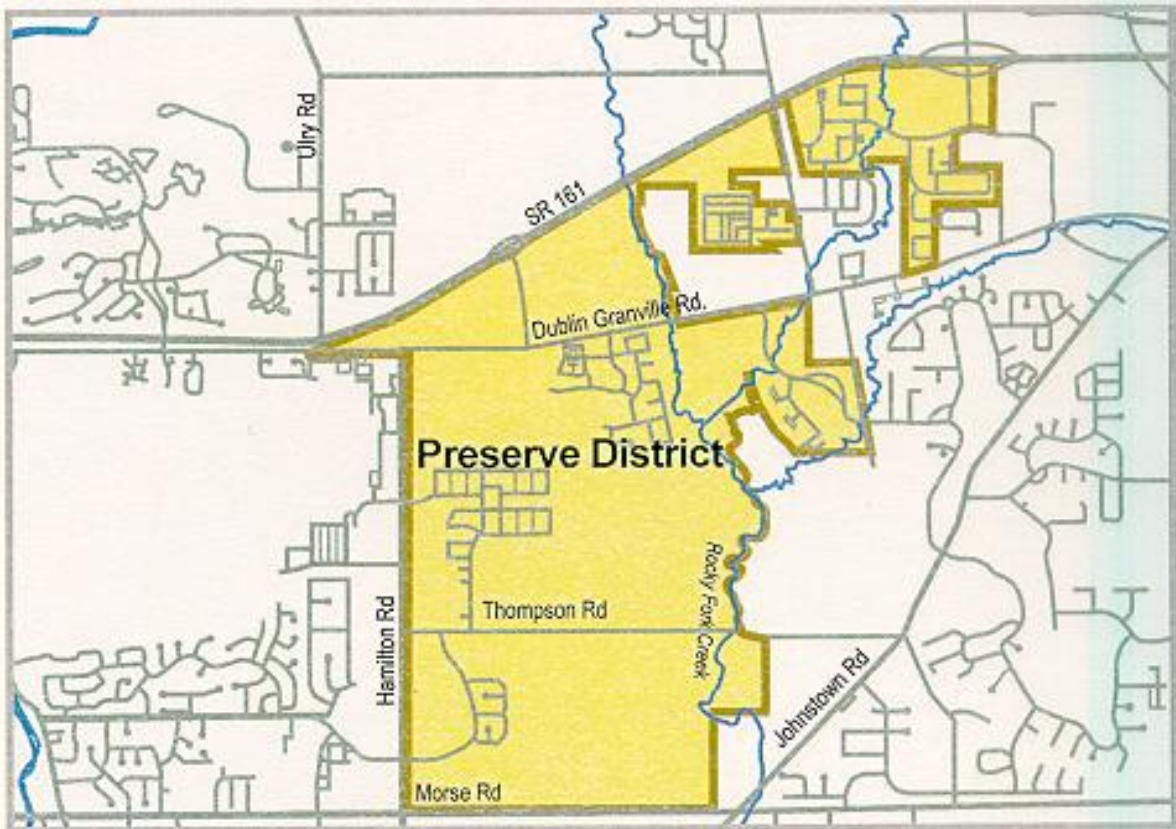
Proposed Land-Use/Preserve District

## Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District



**Z08-048**

***It is the recommendation of Northland Plan – Volume II that:***

- *The current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-family residential encouraged.*
- *Future redevelopment or rezoning of larger parcels between SR-161 and Dublin Granville Road, currently zoned in Columbus, adhere to the Northland Development Standards. State Route 161 bisects a property of approximately 140 acres zoned LM2 in Columbus. The southernmost LM2 parcel falls within the Northland Plan-Volume II area. Mixed-use development, consisting of retail and multi-family uses on this parcel, with an office-use component either on this parcel or the parcel immediately to the north, is recommended as the future land-use for this area. Any future redevelopment of these parcels should take into consideration views from the highway and surrounding land-uses.*
- *To ensure that appropriate standards pertaining to freeway exposure and surrounding land-uses are met, major commercial development of five or more acres be zoned in planned or limited districts.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing re-zoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*



**Z08-048**



Mr. Jeff S. Murray – Chairperson FAX 614-818-4399

**NORTHLAND  
COMMUNITY  
COUNCIL  
DEVELOPMENT COMMITTEE**

# Fax

<b>To:</b> Rebecca L. Egelhoff	<b>From:</b> Jeff Murray
<b>Fax:</b> 227-6041	<b>Pages:</b> 1
<b>Phone:</b> 227-6040	<b>Date:</b> 12/4/08
Z08-048	
<b>Re:</b> 5700 N. Hamilton Rd.	<b>Email:</b> Rebecca@thelosam.com

Dear Ms. Egelhoff

Our committee voted to not support this application. We feel a gas station is not an appropriate use for this location.

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray  
Chairperson, Development Committee  
Northland Community Council



**COLUMBUS DEVELOPMENT COMMISSION**  
Basis for Recommendation

Date: February 12, 2009

Application #: Z08-048	Requested: CPD	Address: 5700 NORTH HAMILTON ROAD (43054)					
# Hearings:	Length of Testimony: <u>5A</u> <del>5A</del> → 6:16-7:10	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
# Speakers Support: <u>3</u>	Development Commission Vote: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain	Area Comm/Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input checked="" type="checkbox"/> Conditional Approval					
<b>Position</b> Y=Yes N=No (write out ABSENT or ABSTAIN)	<b>Y</b> Fitzpatrick	<b>ABSTAIN</b> Ingwersen	<b>Y</b> Barnes	<b>Y</b> Anderson	<b>Y</b> Cooley	<b>DAVIS</b> Onwukwe	<b>Y</b> Conroy
+ = Positive or Proper - = Negative or Improper							
Land Use	+					+	+
Use Controls	+					+	+
Density or Number of Units	-						
Lot Size							
Scale						+	+
Environmental Considerations	✓						
Emissions							
Landscaping or Site Plans	+					+	+
Buffering or Setbacks	+					+	+
Traffic Related Commitments	.						
Other Infrastructure Commitments							
Compliance with City Plans	.						
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	-						
Governmental or Public Input							
<b>MEMBER COMMENTS:</b>							
FITZPATRICK: SITE ALREADY HAS COMMERCIAL ZONING WHICH WOULD ALLOW FAST FOOD & CONVENIENCE STORE USES (WITHOUT SPECIAL FEATURES). THE PROPOSED COMMERCIAL USE OFFERS MULTIPLE SPECIAL FEATURES (BUFFER, FENCE, LIGHTING, NOISE, & DELIVERY/PICK-UP HOURS 8AM TO 8 PM. IN MY OPINION THE PROPOSED USE IS EQUAL OR BETTER THAN PREVIOUS							
INGWERSEN:							
BARNES:							
ANDERSON:							
COOLEY: MORE THAN FUNDAMENTAL (STANDARD) APPROPRIATE LAND USE; AND A MAXIMUM ACCOMMODATION TO RESIDENTS IN PROXIMITY TO DEVELOPMENT.							
ONWUKWE: DAVIS: Commercial zoning exists on property in question. Reason required for but sales & activities had concerns on nuisance value & danger. Applicant has agreed to all committee suggested conditions which will address whatever concerns. Land use is consistent w/ the development.							
CONROY: <sup>smell</sup> Concerns re: noise & hours are not particular to gas stations, though applicant has addressed much of it. Stations can be good neighbors - safe neighbors, (see Vic Village etc).							

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 # 208-048

Being first duly cautioned and sworn (NAME) REBECCA L. EGELHOFF  
of (COMPLETE ADDRESS) 175 S. THIRD ST, STE 200, 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

1. SKILKEN DEVELOPMENT, LLC 4270 MORSE RD. COLUMBUS, OH 43230 APPROX. 1 COLUMBUS BASED EMPLOYEE CONTACT: JOANNE GOLDHAND (614) 418-3100	2. THE KROGER CO. 4111 EXECUTIVE PARKWAY WESTERVILLE, OH 43081 APPROX. 5,000 COLUMBUS BASED EMPLOYEES CONTACT: STEVE FULLER (614) 898-3322
3.	4.

Check here if listing additional parties on a separate page

SIGNATURE OF AFFIANT

Rebecca Egelhoff

Subscribed to me in my presence and before me this 17<sup>th</sup> day of June, in the year 2009

SIGNATURE OF NOTARY PUBLIC

Veronica Borchardt

My Commission Expires:

2/1/2014

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

Notary Seal Here



Veronica Borchardt  
Notary Public, State of Ohio  
My Commission Expires 02-01-2014