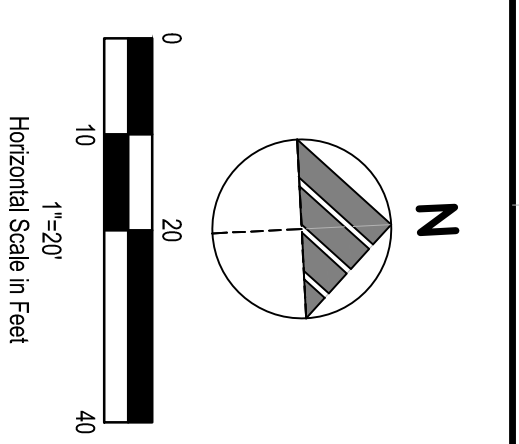


BENCHMARKS

Underground Utilities

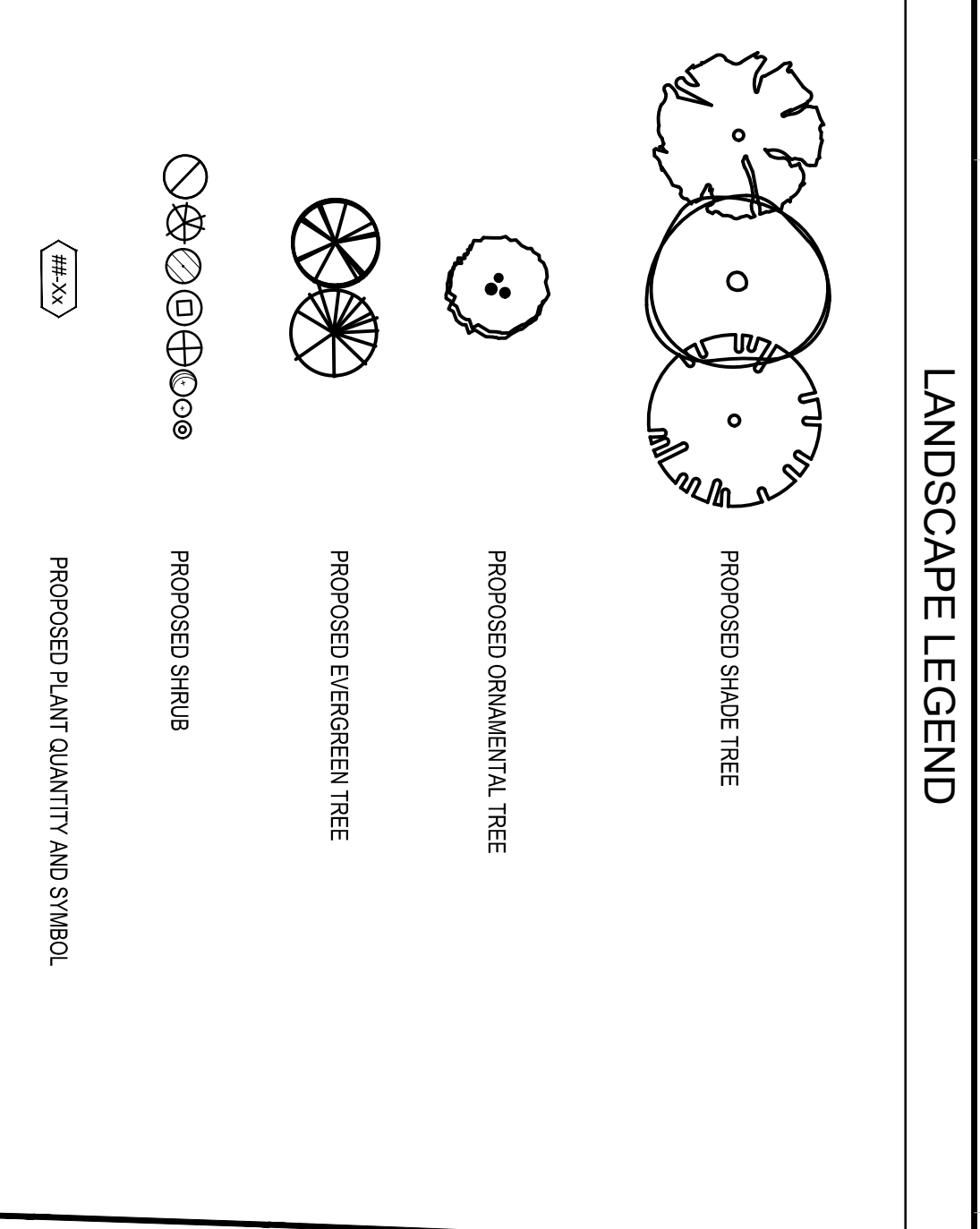
2 Working Days
Before You Dig
Call 800-382-2764 (Toll Free)
Ohio Utilities Protection Service
Non-members
Must be Called Directly

Call 800-925-0888 (Toll Free)
Oil & Gas Producers Utility Protection Service



PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Qty.	Min. Size	Condition	Remarks
Ab	<i>Achras concolor</i>	White Fr.	9	8" H. Min.	BBB	Per Plan
Ac	<i>Acer x freemanii 'Celebration'</i>	Celebration Maple	9	2" Cal. Min.	BBB	Per Plan
Am	<i>Ametanther x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	13	8" H. Min.	BBB	Mult. Stem
Bx	<i>Buxus x Green Velvet</i>	Green Velvet Boxwood	29	24" H. Min.	BBB	3" oc
Gt	<i>Quercus tinctoria f. nemus 'tinepaul'</i>	Imperial Honeylocust	8	2" Cal. Min.	BBB	Per Plan
Hh	<i>Hemerocallis 'Happy Returns'</i>	Happy Returns Daylily	108	No. 1	Cont.	1.5' oc
lg	<i>Ilex glabra 'Chimczar'</i>	Nordec Hiberny Holly	71	24" H. Min.	BBB	4" oc
Jc	<i>Juniperus chinensis 'Monter'</i>	Mon. Juniper Juniper	22	36" H. Min.	BBB	5" oc
Pg	<i>Picea Abies</i>	Norway Spruce	9	8" H. Min.	BBB	Per Plan
Pf	<i>Potentilla fruticosa</i>	Shrub Cinquifol	25	24" H. Min.	Cont.	4" oc
Ro	<i>Rosa 'Mingli'</i>	Peachy Bluff Groundcover Rose	89	No. 2	Cont.	2" oc
To	<i>Tilia cordata f. 'Strangif'</i>	Emerald Green Silverleaf Elm	18	6" H. Min.	BBB	4" oc
Ua	<i>Ulmus americana 'Princeton'</i>	Princeton American Elm	6	2" Cal. Min.	BBB	Per Plan
Sl	<i>Spiraea japonica 'Goldmound'</i>	Goldmound Spirea	27	24" H. Min.	Cont.	4" oc



LANDSCAPE CALCULATIONS

RESIDENTIAL LANDSCAPE BUFFER	PARKING LOT LANDSCAPE SCREENING	EXISTING TREE CALCULATIONS
REQUIRED: 5' HGT. 1' WIDED	REQUIRED: 5' HGT. 3' HGT. 3' HGT.	REQUIRED: 1' HGT. 3' HGT.
MINIMUM OF 3' HEIGHT EARTH MOUND	MINIMUM OF 3' HEIGHT CONTINUOUS ROW OF 5' HGT. SPACES	MINIMUM OF 1' TREE SHALL BE PLANTED FOR EVERY 10 PARKING SPACES
TOTAL PARKING SPACES = 45 SPACES	TOTAL PARKING SPACES = 45 SPACES	TOTAL PARKING SPACES = 45 SPACES
REQUIRED: 5	REQUIRED: 14	REQUIRED: 14
REMOVAL: 4	REMOVAL: 4	REMOVAL: 4
VARIANCE: 12:30	VARIANCE: 1	VARIANCE: 0
8:30*	8:30*	8:30*
5:30*	5:30*	5:30*
TOTAL: 19	TOTAL: 25	TOTAL: 25

NOTE

- ALL UNBUILT AREAS THAT ARE NOT TO BE PAVED OR MULCHED IN THE R.O.W. SHALL BE GRADED TO MATCH EXISTING CONDITIONS AND SOGGED PER SHEET L-102.
- ALL LANDSCAPE AREAS NOT TO BE SOGGED SHALL BE MULCHED WITH DOUBLE SHREDED BARK MULCH PER SHEET L-102.

SkilkenGold Development
Frank Petruzello, President of Development
8/25/2020

Z20-029 Final Received 8/25/2020

LANDSCAPE PLAN

GAS STATION W/ CONVENIENCE STORE
1380 BETHEL ROAD
COLUMBUS, OH 43220

ISSUED FOR PERMIT 7/14/2020
CONSTRUCTION RECORD
PROJECT MANAGER DESIGNER
JOB NO. 2019059_04
L-101

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 9, 2020**

- 5. APPLICATION: Z20-029**
- Location:** **1400 BETHEL RD. (43220)**, being 2.66± acres located at the northeast corner of Bethel Road and Godown Road (010-138788 & 010-132390; Northwest Civic Association).
- Existing Zoning:** C-4, Commercial District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use.** Fuel sales, convenience store, and eating and drinking establishment.
- Applicant(s):** SkilkenGold Development; c/o Connie Klema, Atty; PO Box 991; Pataskala, OH 43062.
- Property Owner(s):** Bucla, Inc.; 25380 Miles Road; Bedford Heights, OH 44146; and LAR JO LTD, LLC; 605 South Front Street, Suite 200; Columbus, OH 43215.
- Planner:** Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

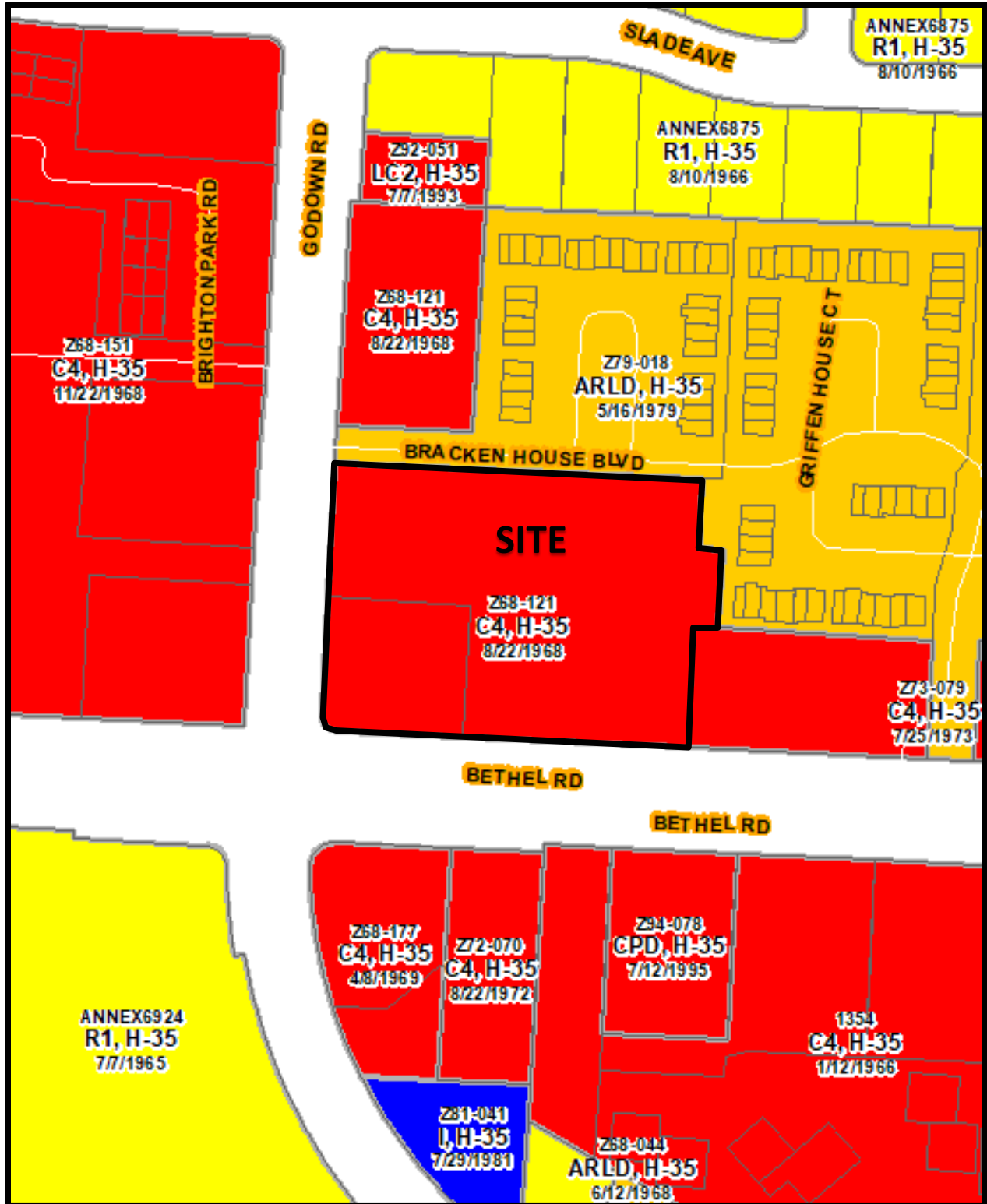
BACKGROUND:

- The 2.66± acre site consists of two parcels, one developed with a vacant eating and drinking establishment, and one developed with a vehicle rental business, both zoned in the C-4, Commercial District. The requested CPD, Commercial Planned Development District would allow the site to be redeveloped with a fuel sales and convenience store with accessory on-site food and beverage service.
- North and east of the site is a multi-unit residential development in the ARLD, Apartment Residential District. Also located east of the site is a bank in the C-4, Commercial District. South of the site across Bethel Road are several eating and drinking establishments, a fuel sales facility, and a doctor’s office in the CPD, Commercial Planned Development and C-4, Commercial districts. West of the site across Godown Road is commercial development and a fuel sales facility in the C-4, Commercial District.
- The site is within the boundaries of *The Northwest Plan* (2016), which recommends “Mixed Use 1” land uses at this location, which includes commercial classifications and supports residential uses. The site is also within the Bethel Road Regional Commercial Overlay.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval, with conditions to discuss options for turning left into Speedway from northbound Godown Road, and that traffic improvements be made to the intersection of Bethel Road and Godown Road prior to the proposed business opening.
- The CPD text establishes use restrictions and supplemental development standards that address building and parking setbacks, traffic access, landscaping and screening, building materials, and commits to developing the site in accordance with the submitted site plan. Additionally, the text includes a variance to locate the dumpster at the northwest corner of the property.

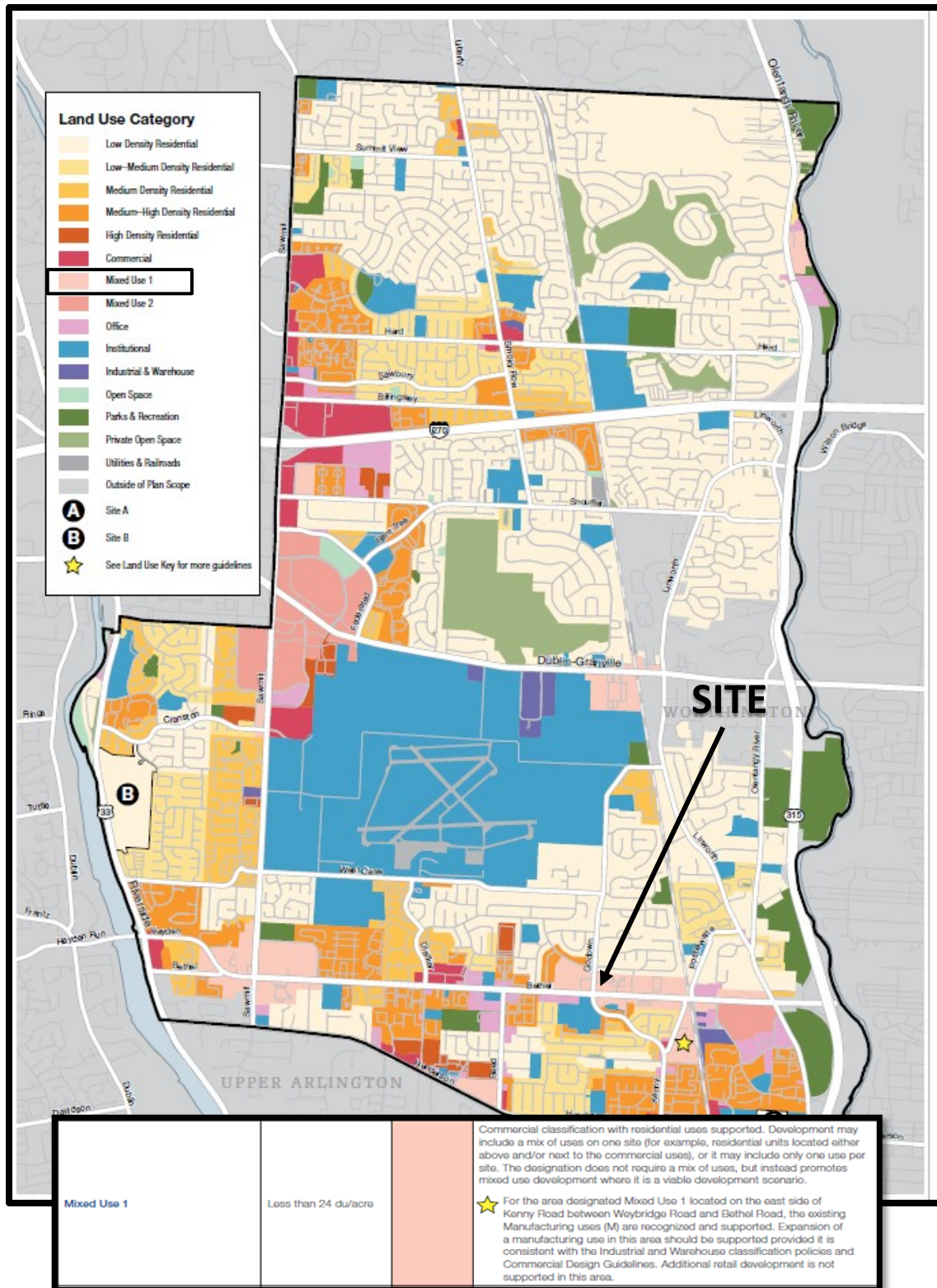
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Bethel Road as a Suburban Commuter Corridor with 160 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the development of a fuel sales facility and convenience store with accessory eating and drinking establishment uses and minimal outdoor display sales. The CPD text establishes appropriate use restrictions and supplemental development standards, and includes commitments to develop the site in accordance with the submitted site plan. Although *The Northwest Plan* recommends buildings be parallel to and facing the street with an entrance door connected to the public sidewalk, the Planning Division recognizes that the environmental studies conducted at the site revealed evidence of contamination from a previous gas station in the southwest quadrant, presenting constraints on site design to limit exposure. The Planning Division acknowledges these constraints and supports the submitted site plan which includes adequate landscaping and fencing to further mitigate the impact of the site design. The proposal is consistent with the Plan's land use recommendation and is compatible with the zoning and development pattern of the surrounding area.



Z20-029
1400 Bethel Rd.
Approximately 2.66 acres
C-4 to CPD



Z20-029
 1400 Bethel Rd.
 Approximately 2.66 acres
 C-4 to CPD



Z20-029
1400 Bethel Rd.
Approximately 2.66 acres
C-4 to CPD

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

Address:

Group Name:

Meeting Date:

Specify Case Type:

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

Recommendation:

(Check only one and list basis
for recommendation below)

- Approval**
- Disapproval**

NOTES:

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrppgt."Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

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

APPLICATION #: Z20-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Frank Petruziello, Agent
of (COMPLETE ADDRESS) 4270 Morse Road, Columbus, OH 43230
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 (include contact name and number)
Business or individual's address: City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Frank Petruziello

Subscribed to me in my presence and before me this 30th day of April, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Karen L. Baker

My Commission Expires:

3/23/24

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



KAREN L. BAKER
Notary Public, State of Ohio
My Commission Expires 3-23-24

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer