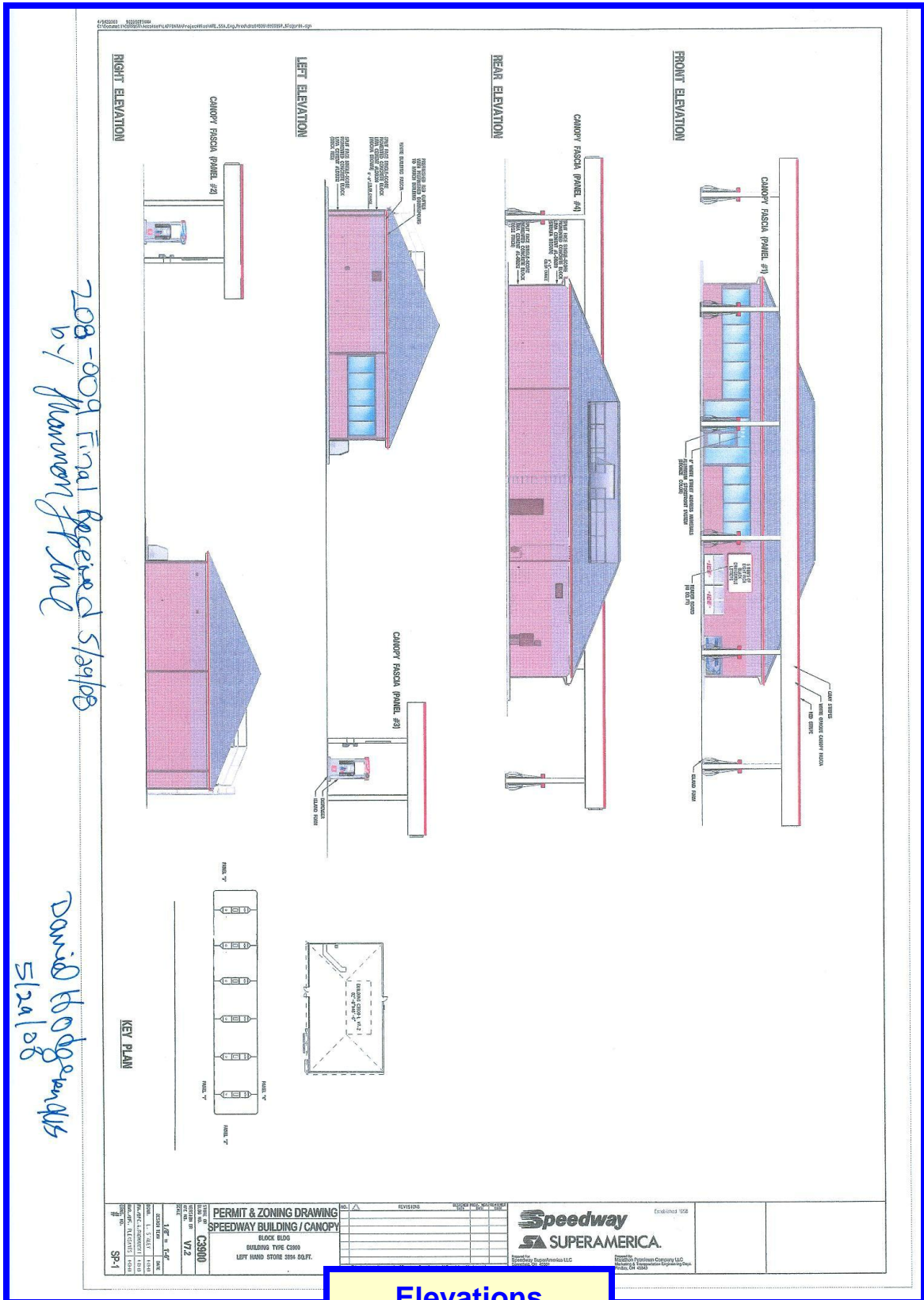


## Landscape Plan



Elevations

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 8, 2008**

- 5. APPLICATION:** **Z08-009**
- Location:** **6803 REFUGEE ROAD (43110)**, being 1.54± acres located at the southwest corner of Refugee and Gender Roads (530-219243).
- Existing Zoning:** CPD, Commercial Planned Development and C-4, Commercial Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Convenience store with fuel sales.
- Applicant(s):** Marathon Petroleum Company, LLC; c/o Jeffrey L. Brown, Attorney; 37 West Broad Street; Columbus, OH 43215.
- Property Owner(s):** EMRO Marketing Company; c/o Speedway Superamerica LLC, et al.; 539 South Main Street; Findlay, Ohio 45840.
- Planner:** Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

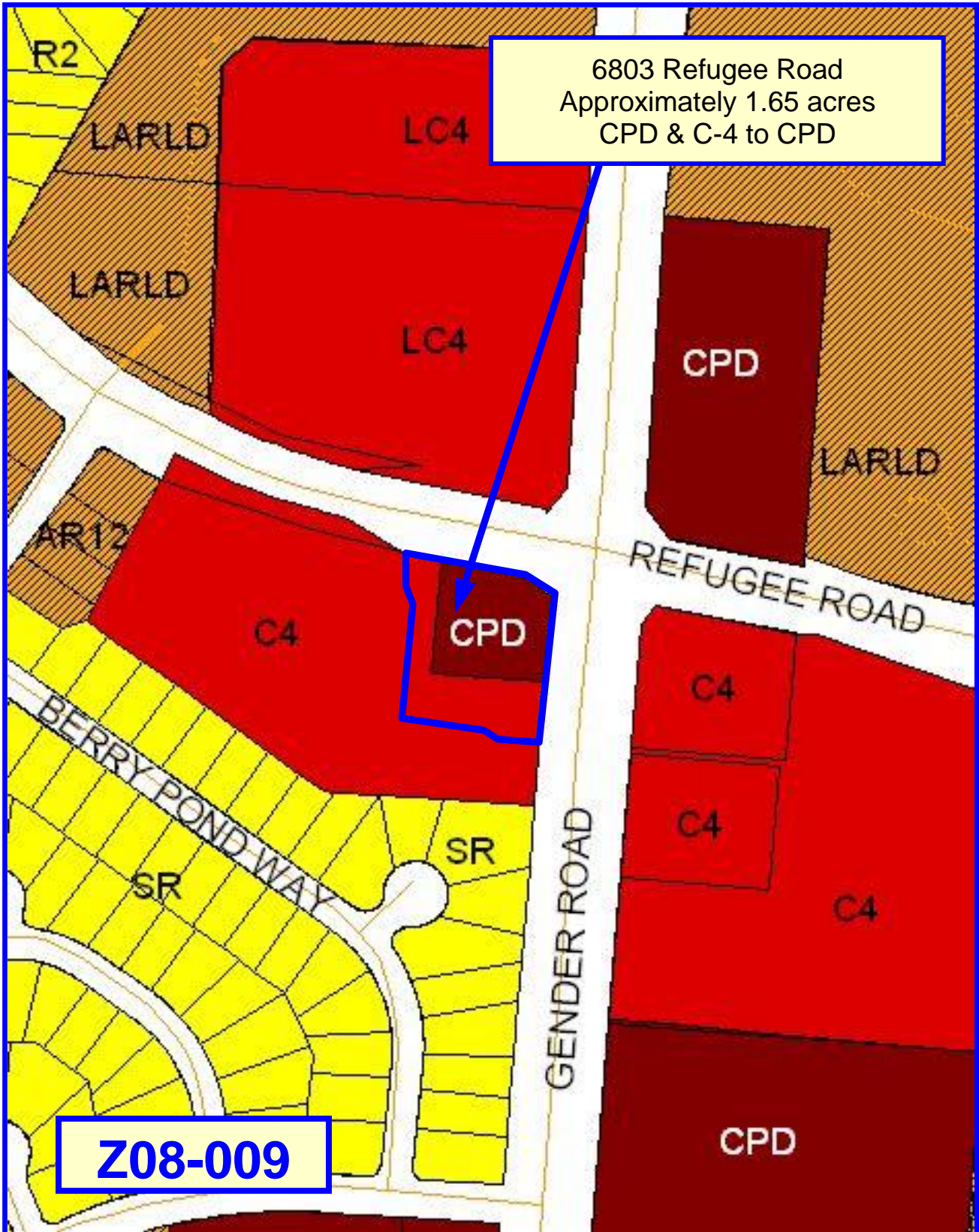
**BACKGROUND:**

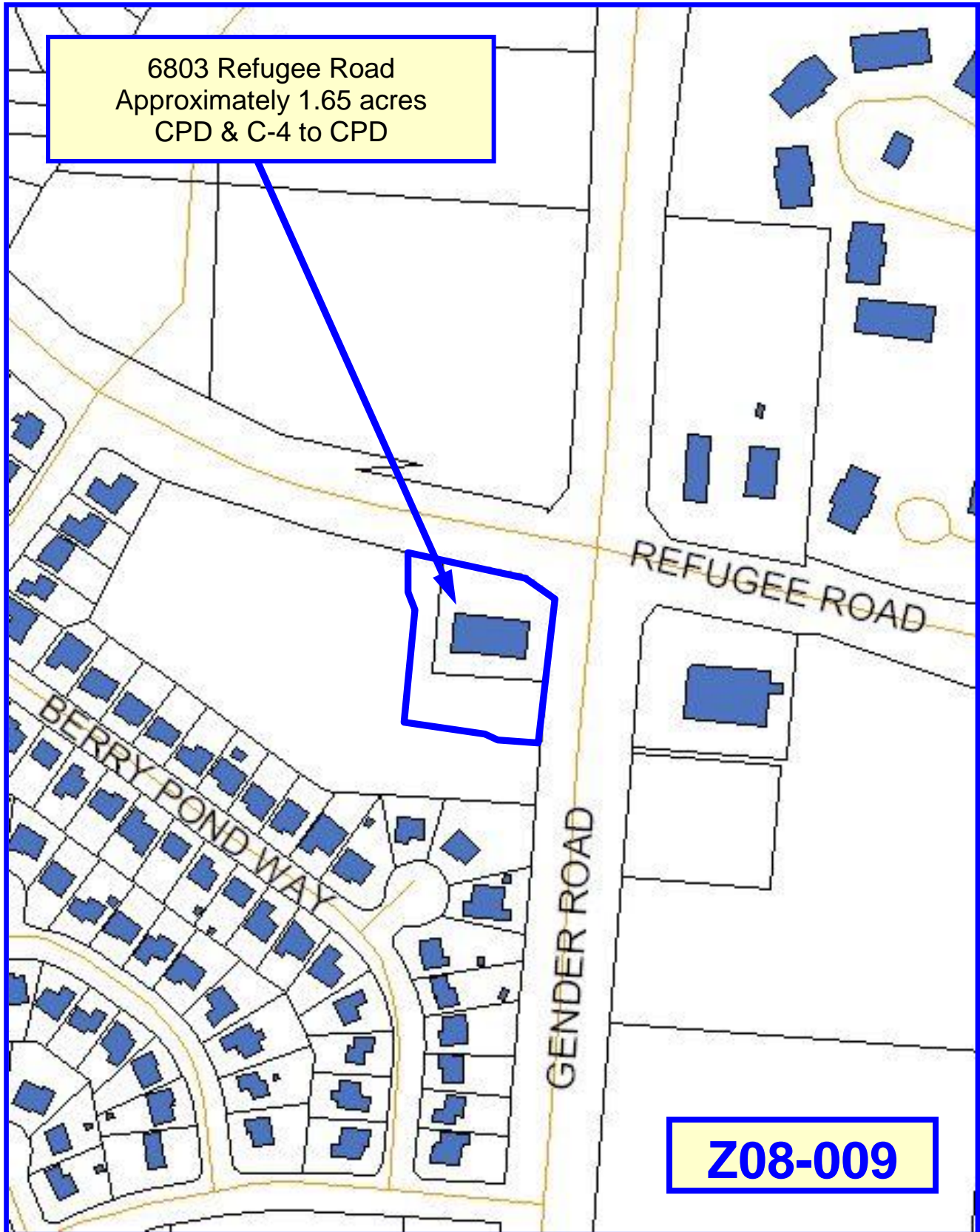
- The 1.65± acre site is developed with a convenience store and fuel pumps and zoned in the CPD, Commercial Planned Development District and C-4, Commercial District. The applicant is requesting the CPD, Commercial Planned Development District to expand the site and replace the store with a new convenience store and additional fuel pumps. The existing building is 1,680 square feet while the proposed building would be 3,936 square feet.
- To the north of the site, across Refugee Road, is undeveloped land zoned in the L-C-4, Commercial District. To the northeast is a convenience store with fuel pumps zoned in the CPD, Commercial Planned Development District. To the east is retail development zoned in the C-4, Commercial District. To the south is undeveloped land zoned in the C-4, Commercial District and single-family dwellings in the SR, Residential District. To the west is undeveloped land zoned in the C-4, Commercial District and multi-family residential development zoned in the AR-12, Apartment Residential District.
- The proposed CPD, Commercial Planned Development District, commits to landscaping, lighting and outdoor display controls, and requirements if the station is abandoned. The request includes variances for building and parking setbacks.
- The site is located within the boundaries of the *Brice/Tussing Area Plan* (1990) which recommends commercial development on the site.
- The *Columbus Thoroughfare Plan* identifies Refugee Road and Gender Road as 4-2d arterials requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The proposed CPD, Commercial Planned Development District, with the development standards in the text, permits an enlarged convenience store with fuel pumps. The request is compatible with development in the area.







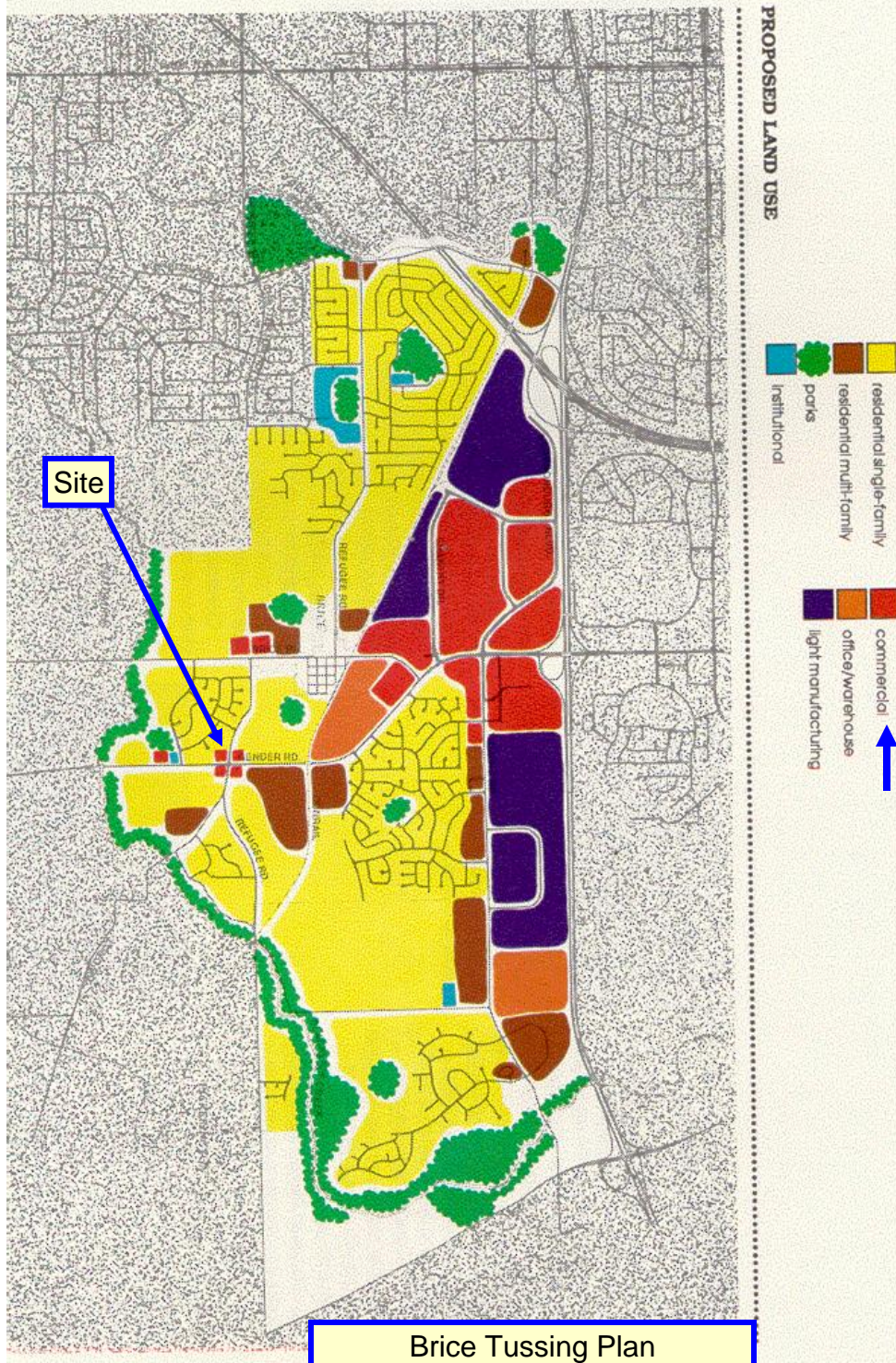




6803 Refugee Road  
Approximately 1.65 acres  
CPD & C-4 to CPD

**Z08-009**







SOUTHEAST COMMUNITY COALITION  
P.O. BOX 16  
BRICE, OH 43109  
MAY 3, 2008

This letter concerns zoning application Z08-009 for 1.65 acres at 6803 Refugee Road. The Southeast Community Coalition heard this application at the regularly scheduled February and March public meetings; applicant's counsel and other representatives were present at both meetings. At the March 6 meeting, SECC voted unanimously to support approval of the application, contingent on the elimination of seasonal items at the pump islands, the display of seasonal items to be only at the building. SECC believes this will allow adequate display area for such items without the visual clutter and possible safety hazards of displays at the pumps. This is a relatively compact site, and such displays will not contribute to the safe and orderly operation of the convenience store.

SECC understands that this change in the CPD will result in no increase in the height of the canopy or lights from those present on site now, that sidewalks or walkways will be added, that some additional land will be acquired on the perimeter which will allow an existing billboard to be removed, that the landscape buffer will be replaced with comparable or better material, and that an effort will be made to limit trash collection to after 8a.m. These are all positive and, with the elimination of the proposed pump island displays, SECC recommends the approval of the application.

The Southeast Community Coalition regret that no one will be able to attend the May 8 Development Commission meeting and offer our apologies to the staff and the Commission.

Thank you.



Judy White  
Zoning chair

Z08-009

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 # 208-009

Being first duly cautioned and sworn (NAME) David Hodge / Smith & Hale LLC  
 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

1. EMRO Marketing Company c/o Speedway Superamerica LLC 539 S. Main St. Findlay, OH 45849  Zero Columbus based employees	2. Ron Sabatino T & R Properties 3895 Stoneridge Ln. Dublin, OH 43017
3. Marathon Petroleum Company LLC 539 S. Main St. Findlay, OH 45840  100 Columbus based employees	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

7<sup>th</sup>

day of

David HodgeApril

in the year

2009

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Natalie C. Patrick  
9/4/2010

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



NATALIE C. PATRICK  
 Notary Public, State of Ohio  
 My Commission Expires 09-04-10