

LEGEND

NEW CONCRETE

CURBING TO REMAIN

1. THE PROPOSED PROJECT SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES, INCLUDING BUT NOT LIMITED TO THE ZONING ORDINANCE, BUILDING CODE, AND OTHER APPLICABLE REGULATIONS. THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED TO MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS.

2. THE PROPOSED PROJECT SHALL BE DESIGNED AND CONSTRUCTED TO MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO THE ZONING ORDINANCE, BUILDING CODE, AND OTHER APPLICABLE REGULATIONS. THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED TO MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS.

3. THE PROPOSED PROJECT SHALL BE DESIGNED AND CONSTRUCTED TO MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO THE ZONING ORDINANCE, BUILDING CODE, AND OTHER APPLICABLE REGULATIONS. THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED TO MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS.

4. ALL APPLICABLE REQUIREMENTS AND STANDARDS SHALL BE MET AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

5. THE PROPOSED PROJECT SHALL BE DESIGNED AND CONSTRUCTED TO MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO THE ZONING ORDINANCE, BUILDING CODE, AND OTHER APPLICABLE REGULATIONS. THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED TO MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS.

LEGEND - PROPOSED LANDSCAPE	
	PROPOSED 2' CALYPSO SHAKE TREE
	PROPOSED 1 1/2' CALYPSO ORNAMENTAL SMALL TREE
	PROPOSED 12' WALCUTT REPORT SPRUNER FOR INSTALLATION
	PROPOSED 12' WALCUTT REPORT SPRUNER FOR INSTALLATION

LEGEND - EXISTING LANDSCAPE	
	EXISTING CONTEMPORARY SPRINGFIELD 15' TYPICAL
	PROPOSED TREE INSTALLATION

DATE	11/16/25
DESIGNER	W. WASHINGTON
CHECKER	S. WASHINGTON
APPROVER	Z. WASHINGTON
PROJECT NO.	9265-ZC
DATE	11/16/25
PROJECT NO.	0009265

ZONING COMPLIANCE PLAN

REBUILD

2567 WALCUTT ROAD
FRANKLIN COUNTY
COLUMBUS, OHIO

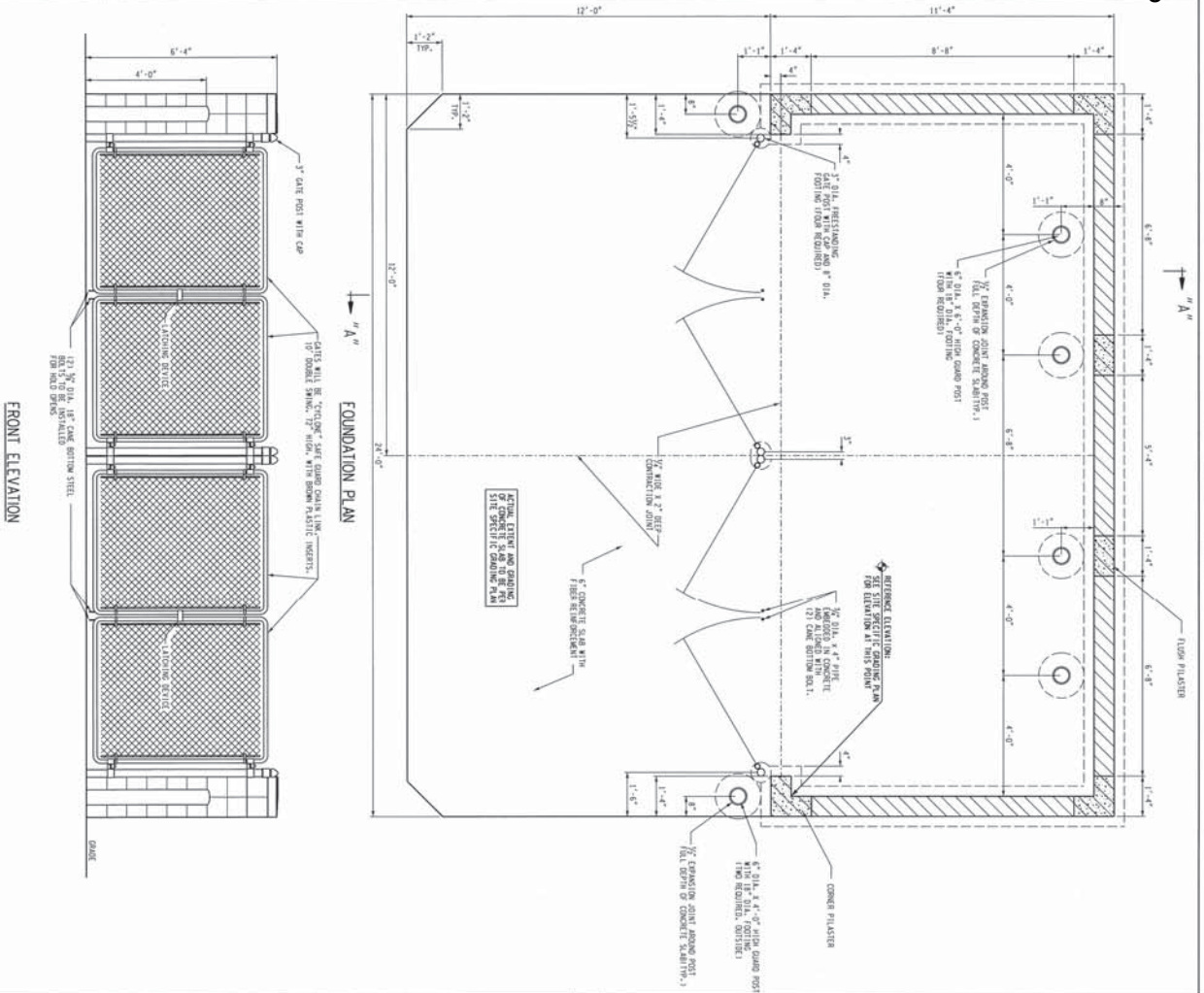
NO.	REVISIONS	DATE	BY	CHKD.

Speedway

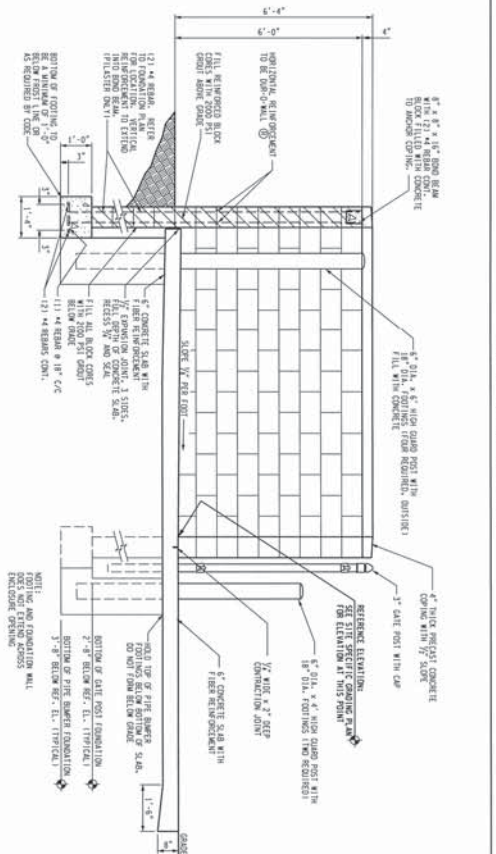
Provided by
Speedway Engineering and Construction Dept.
ENGR. OH 45323



PLAN & ELEVATION



SECTIONS & DETAILS



GENERAL NOTES

1. 6" DIA. 6-MILL. WOODEN REINFORCEMENT TO BE PLACED BETWEEN THE FIRST TWO COURSES ABOVE THE FOOTING. EXCEPT OTHER CODES, REINFORCEMENT, AND BETWEEN THE LAST TWO COURSES AT THE TOP OF THE WALL. REINFORCEMENT SHALL NOT BE CONTIGUOUS THROUGH CORNER JOINTS.
2. SLABS SHALL HAVE THE FOLLOWING SPECIFICATIONS: FIBERS SHALL BE 100% POLYPROPYLENE MULTIFILAMENT FIBERS MANUFACTURED FOR USE AS CONCRETE REINFORCEMENT. THEY SHALL BE TYPE TO 5/8" IN LENGTH WITH AN ADDITIONAL 3/8" OF CONCRETE REINFORCEMENT. THE USE OF THE FIBERS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS OR RECOMMENDATIONS.
3. THE MINIMUM LAP FOR BORN CONCRETE & WOODEN SHIELDS SHALL BE THE FOLLOWING:
44' - 2'-0"
48' - 2'-0"
48' - 3'-0"
4. STANDARD CONSTRUCTION TO BE 6" x 8" x 4" CONCRETE UNITS - (10) WITH BUILDING LATH IN REINFORCING BED. SEE FACT PLANS, SPECIFICATIONS, AND/OR OWNER'S REPRESENTATIVE FOR VARIATIONS.
5. REFER TO DRAWING PLAN FOR FINISH OF ELEVATIONS.
6. REFER TO DRAWING STD-SS-001 FOR CONSTRUCTION DETAILS.

NO.	REVISIONS	DATE	BY	CHKD.
1	REVISE PLASTIC SHEET FROM WHITE TO BROWN			

MASONRY DUMPSTER ENCLOSURE SIDE BY SIDE
STD-SS-2B
 SCALE: 1/8" = 1'-0"
 DATE: 7/13/13
 DRAWN BY: J. L. LINDSEY
 CHECKED BY: J. L. LINDSEY
 PROJECT NO.: 13-017



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 11, 2013**

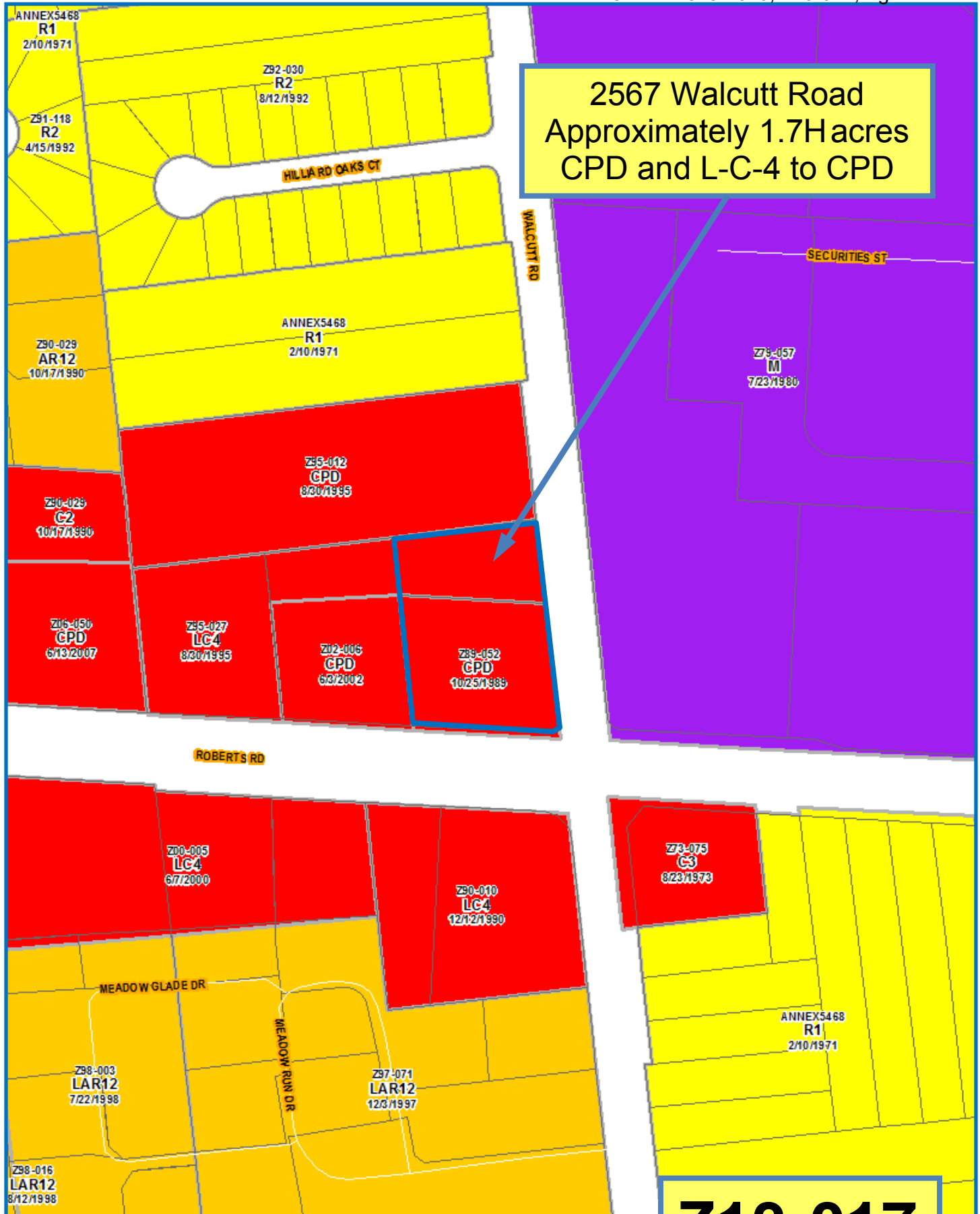
- 6. APPLICATION: Z13-017 (ACCELA # 13335-00000-00086)**
Location: **2567 WALCUTT ROAD (43026)**, being 1.73± acres located at the northwest corner of Walcutt and Roberts Roads (560-215159 & 560-267521).
Existing Zoning: CPD, Commercial Planned Development, and L-C-4, Limited Commercial Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Fuels sales facility with convenience retail.
Applicant(s): Speedway; c/o Robert Sweet; McBride Dale Clarion; 5725 Dragon Way, Suite 220; Cincinnati, OH 45722.
Property Owner(s): Speedway; 539 South Main Street; Findlay, OH 45840.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

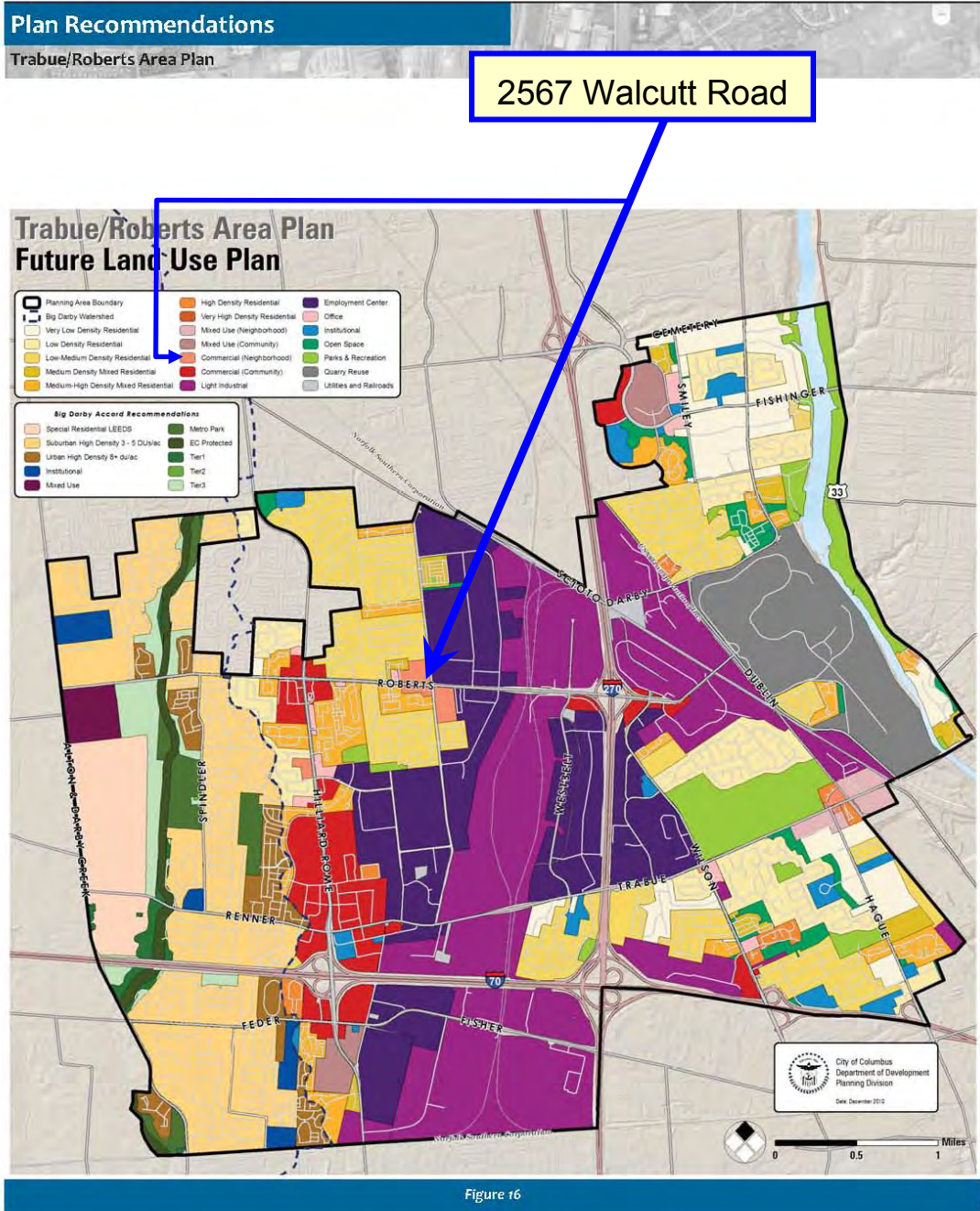
- The 1.73± acre site is developed with a fuel sales facility and convenience store in the CPD, Commercial Planned Development District and includes undeveloped land in the L-C-4, Limited Commercial District. The requested CPD, Commercial Planned Development District will allow a larger convenience store with more fuel pumps.
- To the north is a bar/drive-through in the CPD, Commercial Planned Development District. To the east across Walcutt Road is undeveloped land in the M, Manufacturing District. To the south across Roberts Road is a retail pharmacy in the L-C-4, Limited Commercial District. To the west is a car wash/auto maintenance facility in the CPD, Commercial Planned Development District.
- The CPD text proposes fuel sales and convenience store uses, and includes provisions for setbacks, access, landscaping, outdoor display, and abandonment.
- The site is located within the planning area of the *Trabue / Roberts Area Plan* (2011), which calls for neighborhood commercial uses for this location.
- The *Columbus Thoroughfare Plan* identifies Walcutt and Roberts Roads as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a larger convenience store with more fuel pumps at an existing fuel sales facility. The request is consistent with the established development pattern and the land use recommendations of *Trabue / Roberts Area Plan*, and can be further supported based on the zoning history of the site and its corner location.



Z13-017



2567 Walcutt Road
Approximately 1.7H acres
CPD and L-C-4 to CPD



Z13-017



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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.

APPLICATION # 213-017

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeff Frazer - Applicant
of (COMPLETE ADDRESS) 500 Speedway Drive, Enon, OH 45323
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. <u>Speedway LLC</u> <u>2567 Walcott Road, Cols., OH 43206</u> <u>500 Speedway Dr., Enon, OH 45323</u> <u>Approx. 18 employees</u> <u>Jeff Frazer 937-863-6280</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

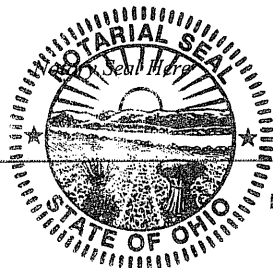
SIGNATURE OF AFFIANT Jeff D. Frazer applicant

Subscribed to me in my presence and before me this 1 day of Feb., in the year 2013

SIGNATURE OF NOTARY PUBLIC Lilly A Woolverton

My Commission Expires: 12-12-2016

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



Lilly A Woolverton
Notary Public, State of Ohio
My Commission Expires 12-12-2016

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