

C-STORE #058 COLUMBUS, OH

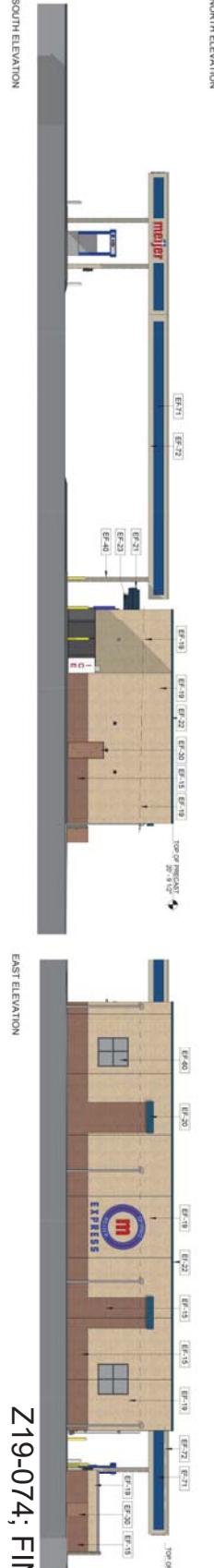
WOOLPERT
W
ARCHITECTURE | ENGINEERING | GEOSPATIAL

Z19-074; FINAL RECEIVED 12/18/19
12/18/19

11/25/2019

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF MM VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO REFER TO THE ACTUAL COLOR OF THE MATERIAL SAMPLES PROVIDED.

meijer



RENDERING FINISH LEGEND			
CODE	PRODUCT	COLOR	
EF-10	REGULATED PRECAST CONCRETE	WHITE	
EF-11	SPECIFIED BLOCK, BENTONITE BACKED	SHERWIN WILLIAMS	SW 6001 TANHAK
EF-12	REGULATED PRECAST CONCRETE SPECIFIED FOR MORTAR CONCRETE ICE MELTING SYSTEM	SHERWIN WILLIAMS	SW 6142 MACARONIA
EF-13	SHERWIN WILLIAMS SW 7020 DUSK	SHERWIN WILLIAMS	
EF-20	METAL ACCENT TRELLIS	PAC-CLAD	INTERSTATE BLUE
EF-21	SHRINK METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	INTERSTATE BLUE
EF-22	SHRINK METAL FLASHING AND TRIM - ROOF EDGE FLASHING AND TRIM -	PAC-CLAD	INTERSTATE BLUE
EF-23	FRAMING AND CONCRETE ASSEMBLY AND CONCRETE ANCHOR FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 6151 LOYAL BLUE
EF-24	FRONT HANDED STEEL HOLLOW WELL HANDED STEEL HOLLOW	SHERWIN WILLIAMS	SW 6001 TANHAK
EF-40	FUEL ISLAND CANOPY COLUMNS	ALUMINUM	ETT PAN
EF-40	ALUMINUM CLOU INSULATED	SPRONGEL PANEL	CLEAR ANODIZED
EF-42	INSULATED PANELS	ALUMINUM	TERRA COTTA
EF-70	WOOD FENCE	PRO PROFILE	REDWOOD
EF-71	FUEL ISLAND CANOPY GRAPHIC FILM	PVC CLAD	AWARD BLUE
EF-72	FUEL ISLAND CANOPY	ALUMINUM	ETT PAN

SOUTH ELEVATION

NORTH ELEVATION

EAST ELEVATION

WEST ELEVATION

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 12, 2019**

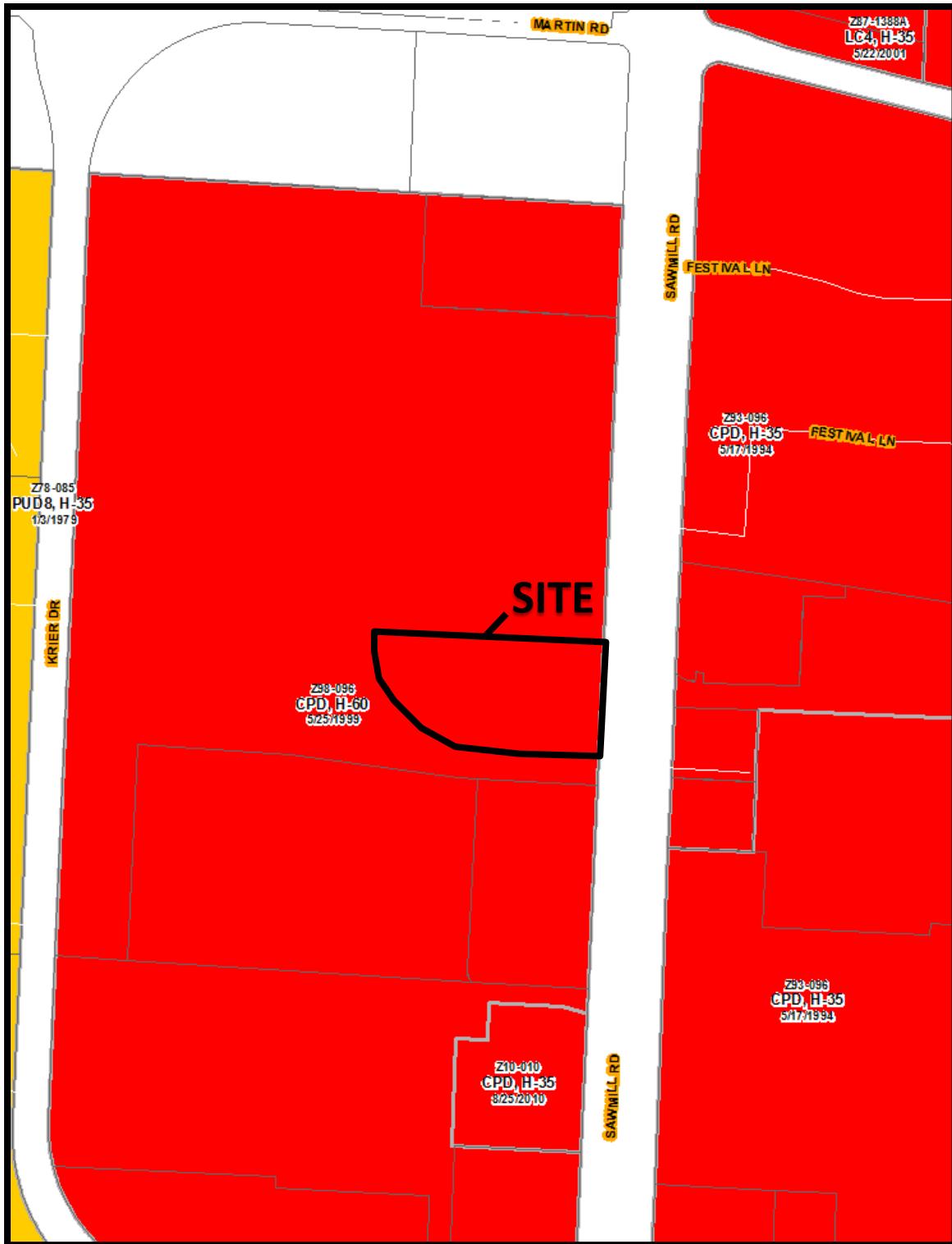
6. APPLICATION:	Z19-074
Location:	6175 SAWMILL RD. (43017) , being 1.50± acres located on the west side of Sawmill Road, 1,000± feet south of Martin Road (590-205711; Northwest Civic Association).
Existing Zoning:	CPD, Commercial Planned Development District.
Request:	CPD, Commercial Planned Development District (H-60).
Proposed Use:	Fuel sales.
Applicant(s):	Meijer Realty Company; c/o Brian Smallwood; 1203 Walnut Street, 2 nd Floor; Cincinnati, OH 45202.
Property Owner(s):	Meijer Realty Company; c/o Matt Levitt; 2929 Walker Road; Grand Rapids, MI 49544.
Planner:	Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site is developed with a parking lot for a grocery store in the CPD, Commercial Planned Development District. The applicant is requesting the CPD, Commercial Planned Development District to permit a fuel sales facility on a portion of the site.
- The site is surrounded by commercial development in the CPD, Commercial Planned Development District.
- The site is subject to the Sawmill Road Regional Commercial Overlay (RCO) and is located within the boundaries of *The Northwest Plan* (2016), which recommends "Mixed Use 2" land uses for this location. The plan also recommends that larger shopping centers incorporate outlet development designed in such a way as to screen parking areas, and that buildings should be parallel to the street, with entrance doors connected to the public sidewalk and a pedestrian area delineated through any parking lot.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval, conditioned on support from the Planning Division, the Division of Traffic Management, the Recreation and Parks Department, and the Department of Health, Healthy Places Program. ~~Healthy Places continues to recommend that the proposed internal sidewalk along the Access Road be continued to the west/north as far as possible. Until the sidewalk is revised on the site plan, the Northwest Civic Association is for disapproval.~~ ***NOTE: Civic Association conditions have been met.**
- The development text commits to a site plan and elevations and includes development standards addressing setbacks, landscaping, building design, outdoor display areas, and graphics provisions.
- The *Columbus Multimodal Thoroughfare Plan* identifies Sawmill Road as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

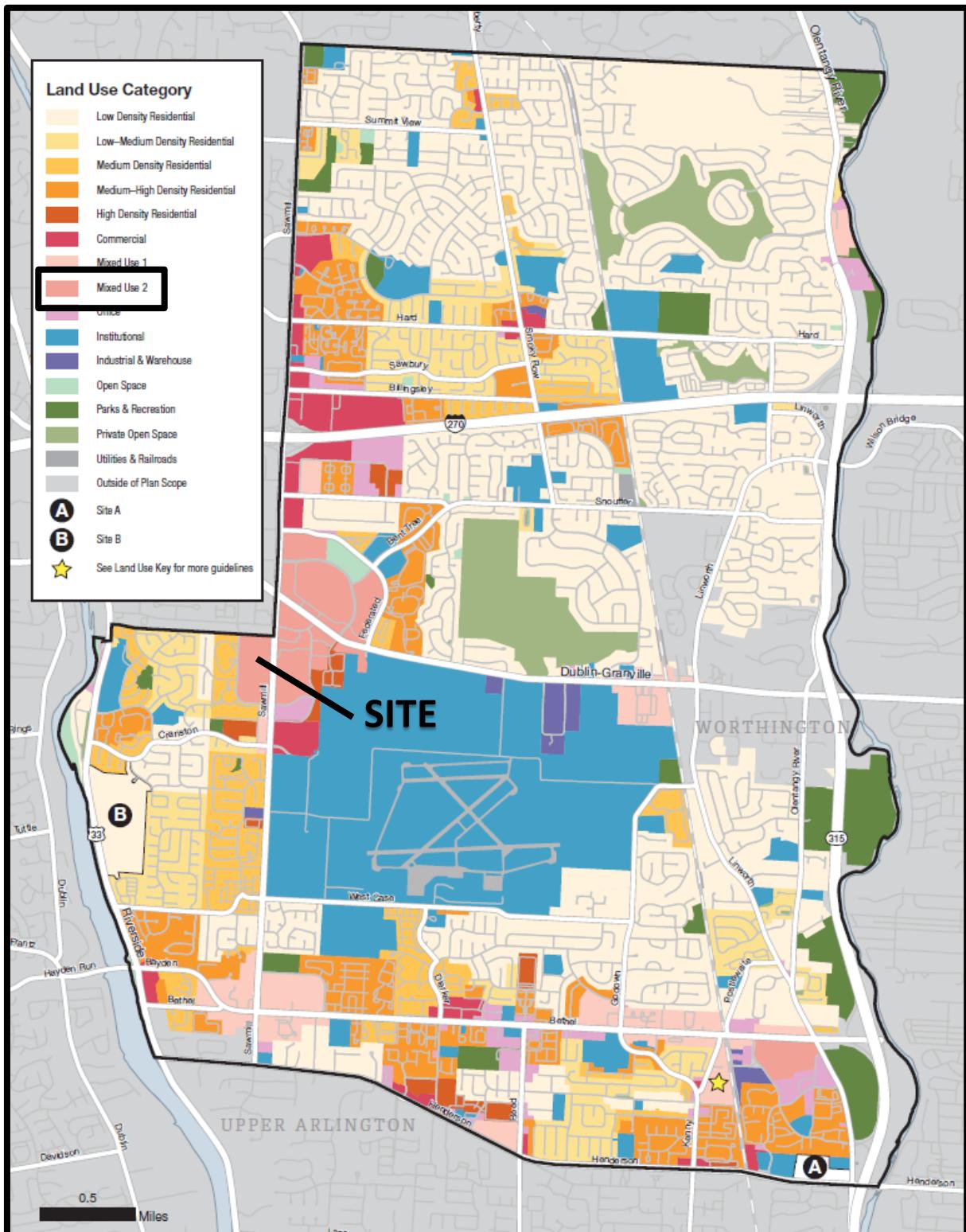
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a fuel sales facility that is compatible with the development standards of adjacent commercial developments. The proposal is consistent with the land use recommendations of *The Northwest Plan*. Planning Division Staff is also in support of the site plan and elevations that include appropriate site design elements, building orientation, and landscaping.

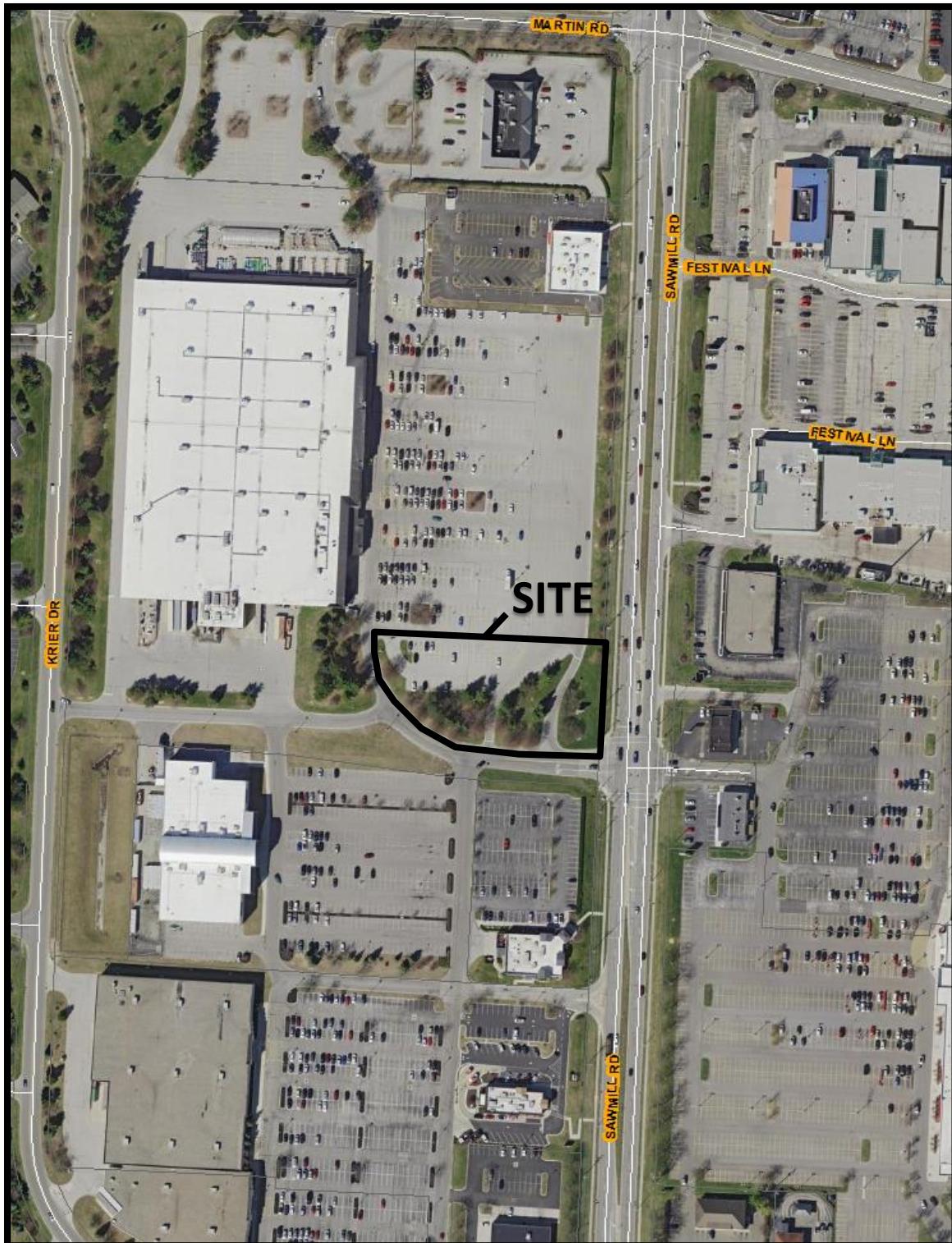


Z19-074
6175 Sawmill Rd.
Approximately 1.50 acres
CPD to CPD

Northwest Plan (2016)



Z19-074
 6175 Sawmill Rd.
 Approximately 1.50 acres
 CPD to CPD



Z19-074
6175 Sawmill Rd.
Approximately 1.50 acres
CPD to CPD

Standardized Recommendation Form

ORD # 0016-2020; Z19-074; Page 8 of 9
111 N. Front Street, Columbus, Ohio 43215

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

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; or **FAX** to Zoning at **614-645-2463**; or
MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 #: 219-074

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Meijer Realty Company
of (COMPLETE ADDRESS) 2929 Walker Road, Grand Rapids, MI 49544

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)

1. Meijer Realty Company/Matt Levitt/616-791-3909 2929 Walker Road, Grand Rapids, MI 49544 <i>200-250 Employees Depending on Season</i>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 19 day of September, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

1-1-2022

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

Notary Seal Here

Mary E Vanderlind
Notary Public
State of Michigan
County of Kent
My Commission Expires 1-7-2022

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

