

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 13, 2014**

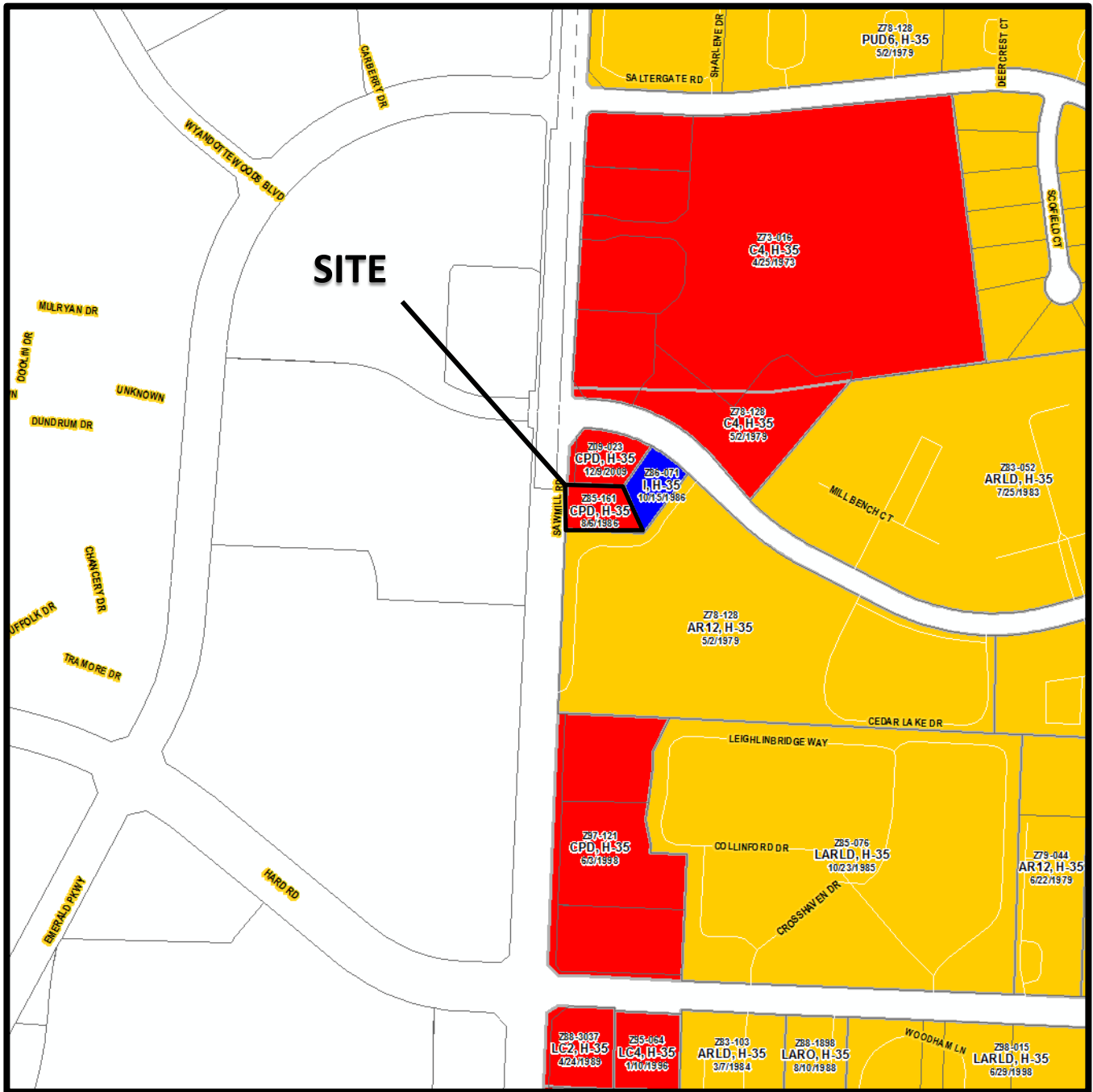
- 3. APPLICATION: Z14-001 (14335-00000-00002)**
Location: **7616 SAWMILL ROAD (43016)**, being 0.5± acres located on the east side of Sawmill Road, 160± feet south of Summer Drive (590-157012; Far Northwest Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Instant oil change facility.
Applicant(s): Mark Gilbertson, Ashland Inc.; 3499 Blazer Parkway; Lexington, KY 40509.
Property Owner(s): Cordle Cushman; c/o David L. Duren, Esq; 655 Metro Place South #210; Dublin, OH 43017.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

- The 0.5± acre site is developed with a vacant building and zoned in the CPD, Commercial Planned Development District. The applicant requests rezoning to the CPD, Commercial Planned Development District to allow an instant oil change facility.
- Surrounding the site is a car wash to the north in the CPD, Commercial Planned Development District. To the northeast is a school and commercial development in the I, Institutional and C-4, Commercial Districts. To the south and southeast is a multi-unit development in the AR-12, Apartment Residential District, and to the west is a commercial Development in the City of Dublin.
- The site is located within the planning area of the *Northwest Plan (2007)*, which does not have a specific land use recommendation for this area.
- The site is located within the boundaries of the Far Northwest Coalition, whose recommendation is for approval of this application.
- The CPD plan includes the 3,899 square foot building, with a total of 9 parking spaces provided. The CPD text includes commitments to a Site Plan and Exterior Elevations. It also includes standards for landscaping, other CPD requirements and variances to stacking/by-pass lane and parking and circulation.
- The *Columbus Thoroughfare Plan* identifies Sawmill Road as 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow commercial development, and the applicant intends to develop the site with an instant oil change facility. With the proposed development standards, the request is consistent with the zoning and development patterns of the area.



Z14-001
7616 Sawmill Road
Approximately 0.515 acres
Request: Rezoning from CPD to CPD, Commercial Planned
Development District



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Approximately 0.515 acres
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Development District

Proehl, Victoria J.

From: John Murley <jmurley@columbus.rr.com>
Sent: Monday, February 24, 2014 8:10 PM
To: 'Mark J Gilbertson'
Cc: Proehl, Victoria J.
Subject: RE: Response to Staff Review Results for Z14-001, VIOC 7616 Sawmill Road

Mark,

The Far Northwest Coalition has reviewed your plans for the Valvoline facility at 7616 Sawmill Road and approves your application. All concerns that we brought up when we met appear to have been addressed. Good luck as you move forward through the remainder of the process.

Respectfully,

John Murley
President, Far Northwest Coalition



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 # 214-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CUSHMAN CORDLE
of (COMPLETE ADDRESS) 460 RETREAT LANE POWELL, OH 43065
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>CORDLE CUSHMAN</u> <u>C/O DAVID L. DUREN, ESQ.</u> <u>655 METRO PL S # 210</u> <u>PURDUE, OH 43017</u> <u>614-792-7740</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Cushman Cordle*

Subscribed to me in my presence and before me this 30th day of DECEMBER, in the year 2013

SIGNATURE OF NOTARY PUBLIC *[Signature]* DUKE T. DUREN

My Commission Expires:

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

Notary Seal Here



Duke T Duren
Notary Public, State of Ohio
My Commission Expires **11-26-18**

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