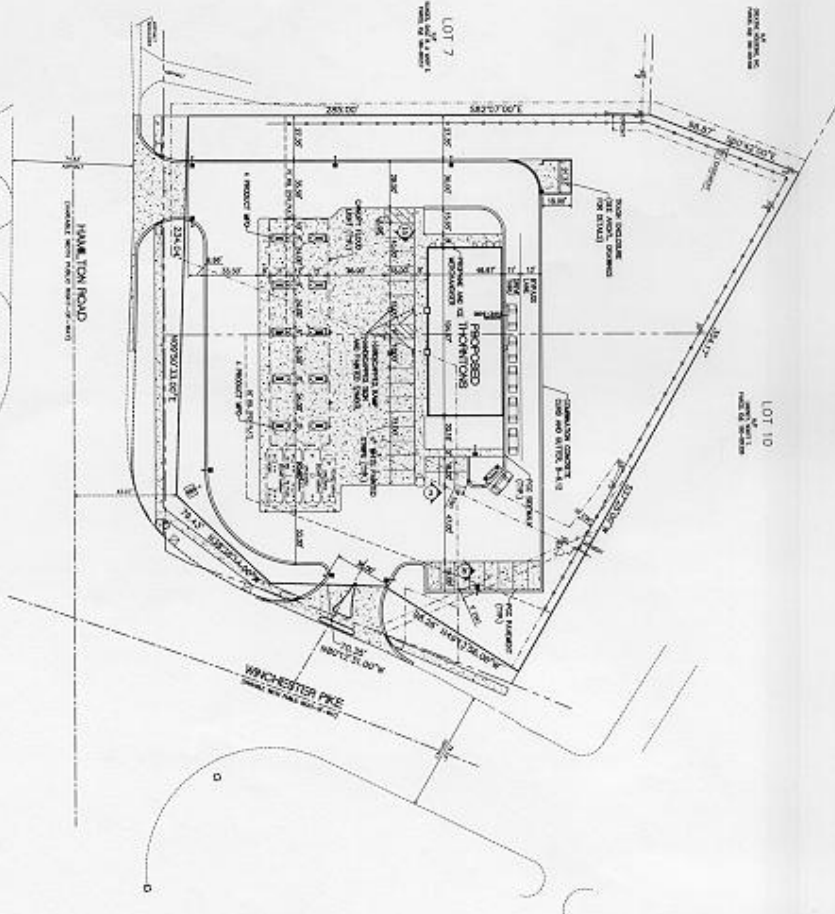




Z05-044 FINAL RECEIVED 2/6/06

Dave C. H. dg  
2/1/06

NO. 010  
1:1 SCALE  
DATE 2/1/06

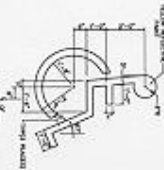


**GEOMETRIC PLAN**

NOTES: 1. THIS PLAN IS BASED ON THE PROPOSED AND EXISTING SURVEY DATA.  
2. FOR EXISTING ROADWAY CONDITIONS, SEE ARCHITECTURAL PLANS.



**HANDICAPPED STRIPING**



**HANDICAPPED PARKING SIGN DETAIL**



200 N.C. 09-101  
CE-1

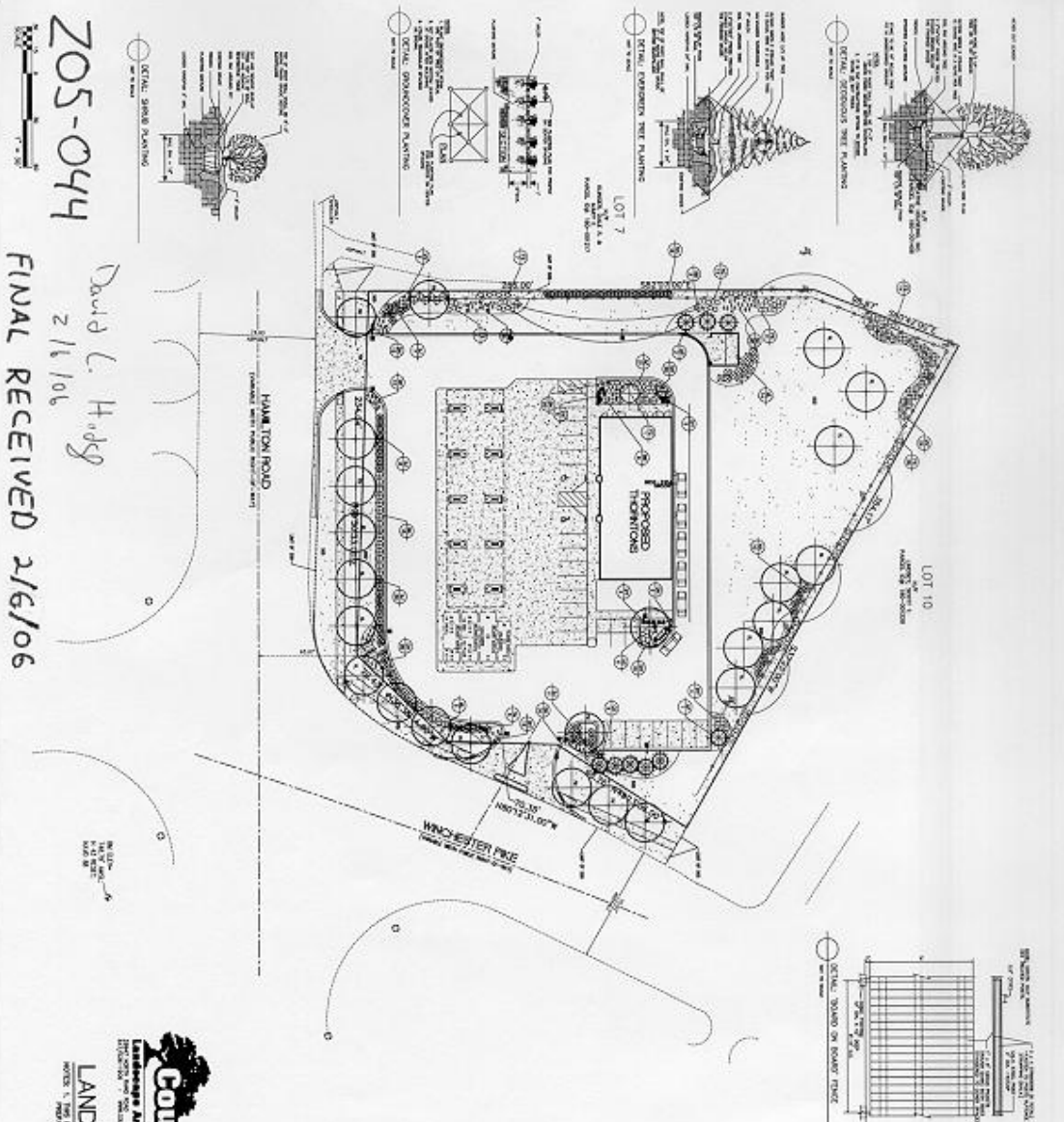


**MARCHRIS ENGINEERING, LTD.**  
CONSULTING ENGINEERS  
100 EAST STATE PARKWAY - SCHAMBERG, IL 60173 - 847-883-8337  
DESIGN: KML DRAFTING: KML  
SCALE: 1"=32' DATE: SEPT. 15, 2005



NO.	DATE	REVISIONS
001	09/15/05	REV. DESIGN
002	09/15/05	REV. CIVIL
003	09/15/05	REV. CIVIL
004	09/15/05	REV. CIVIL
005	09/15/05	REV. CIVIL
006	09/15/05	REV. CIVIL
007	09/15/05	REV. CIVIL
008	09/15/05	REV. CIVIL
009	09/15/05	REV. CIVIL
010	09/15/05	REV. CIVIL

Z05-044



Z05-044  
 David C. Hodge  
 2/16/06  
 FINAL RECEIVED 2/6/06

**Countryside**  
 Landscape Architects & Constructors  
 100 EAST STATE PARKWAY - SCHAUMBURG, IL 60193 - 647-605-8357  
 LANDSCAPE PLAN

- PLAN NOTES**
1. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  2. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  3. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  4. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  5. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  6. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  7. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  8. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  9. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  10. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  11. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  12. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  13. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  14. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  15. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  16. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  17. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  18. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  19. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.
  20. ALL PLANTING SHALL BE DONE BY THE END OF THE YEAR.

**PLANT SCHEDULE**

PLANT	QUANTITY	DATE	REMARKS
1. PLANTING	100	2005	
2. PLANTING	200	2005	
3. PLANTING	300	2005	
4. PLANTING	400	2005	
5. PLANTING	500	2005	
6. PLANTING	600	2005	
7. PLANTING	700	2005	
8. PLANTING	800	2005	
9. PLANTING	900	2005	
10. PLANTING	1000	2005	
11. PLANTING	1100	2005	
12. PLANTING	1200	2005	
13. PLANTING	1300	2005	
14. PLANTING	1400	2005	
15. PLANTING	1500	2005	
16. PLANTING	1600	2005	
17. PLANTING	1700	2005	
18. PLANTING	1800	2005	
19. PLANTING	1900	2005	
20. PLANTING	2000	2005	

LS-1

**MARCHIS ENGINEERING, LTD.**  
 CONSULTING ENGINEERS  
 100 EAST STATE PARKWAY - SCHAUMBURG, IL 60193 - 647-605-8357  
 DESIGN: KML  
 DRAFTING: KML  
 LANDSCAPE PLAN  
 SCALE: 1"=20'  
 DATE: SEP. 15, 2005

**THORNTONS**  
 4000 WIND-ESTER PIKE  
 COLUMBIANA, OHIO

**REVISIONS**

NO.	DATE	DESCRIPTION
001		FOR CLIENT
002		FOR DFC
003		FOR DFC
004		FOR CLIENT
005		FOR CLIENT
006		FOR CLIENT
007		FOR CLIENT
008		FOR CLIENT
009		FOR CLIENT
010		FOR CLIENT

Z05-044

STAFF

**REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 13, 2005**

- 4. APPLICATION: Z05-044**  
**Location:** **4600 WINCHESTER PIKE (43232)** being 1.5± acres located at the northeast corner of Hamilton Road and Winchester Pike (530-104454).  
**Existing Zoning:** C-5 and C-2, Commercial Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Commercial development including fuel sales and a car wash.  
**Applicant(s):** Thornton Oil, Inc., c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Thornton Oil, Inc.; 10101 Linn Station Road; Louisville, KY 40223; and Smile Partnership; P.O. Box 27248; Columbus, OH 43227.  
**Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

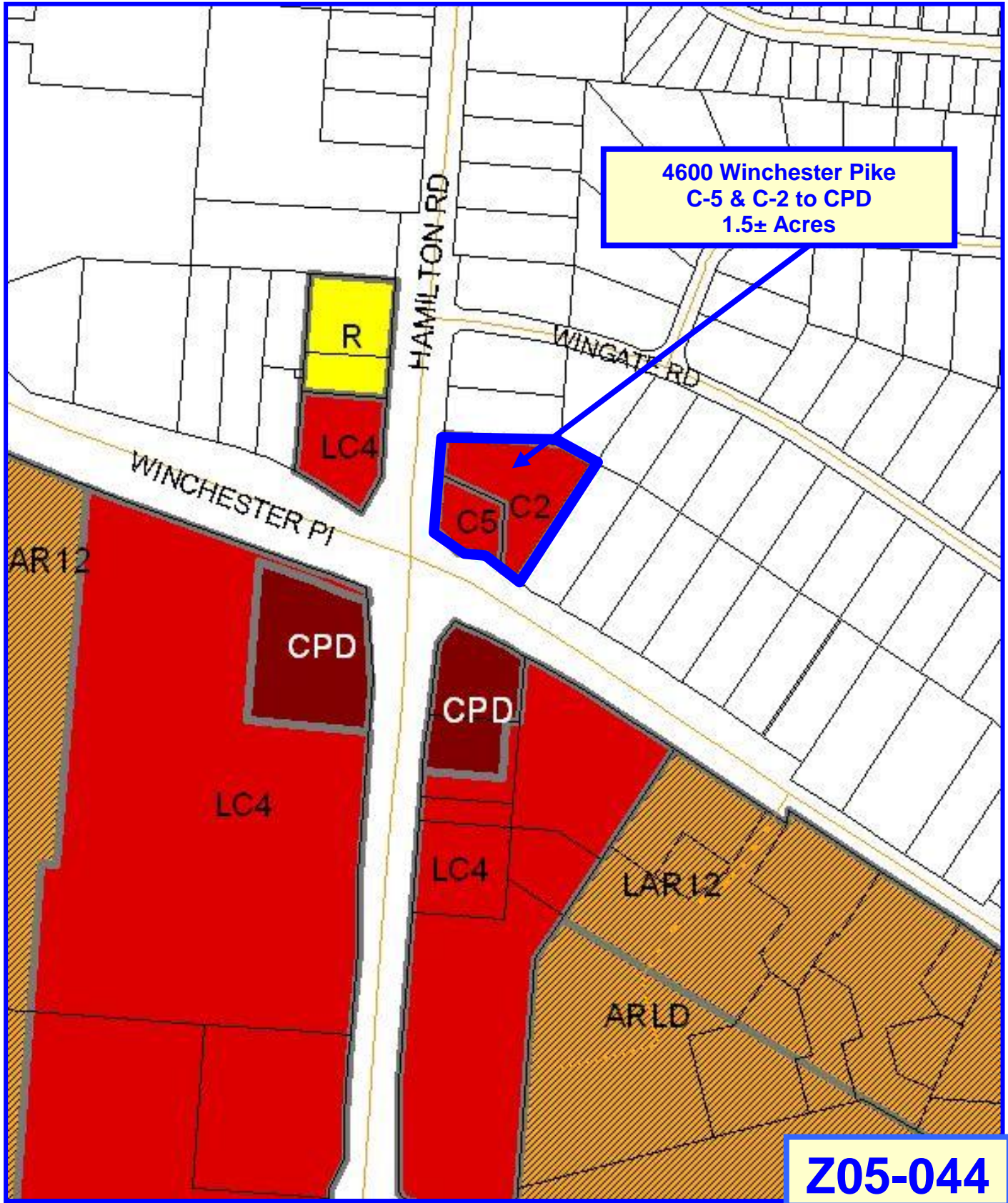
- This application was tabled at the September 8 Development Commission Meeting because staff had not had time to review revisions submitted late by the applicant. This site is currently developed with a convenience store with fuel sales on the front of the site and an office building on a second parcel at the rear of the site. The applicant is requesting the CPD, Commercial Planned Development District to develop the entire site with a convenience store, fuel sales, restaurant drive-thru and a car wash.
- To the north and east are single-family dwellings in Franklin County. To the south across Winchester Pike is a gasoline station zoned in the CPD, Commercial Planned Development District. To the west across Hamilton Road is land under development in the L-C-4, Limited Commercial District.
- The location of the carwash up against the residential property to the north is less than ideal, considering that the existing C-2 Commercial zoning was implemented to serve as a buffer. It appears that a drive-thru lane could be decreased in width or the car wash could be located further to the northwest on the site to move it further away from the single-family dwelling to the north. Additionally, the text commits to a buffer along the east property line but none is shown on the plan.
- The *Columbus Thoroughfare Plan* identifies Hamilton Road as a 4-2D, Arterial requiring a minimum of 60 feet of right-of-way from centerline and Winchester Pike as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval.\*

Given that the existing C-2, Commercial Zoning District was put in place to serve as a buffer to the existing single-family residents, the proposal would negatively impact the quality of life for the adjacent residents. Additional steps should be taken to protect the existing single-family dwellings from the noise from the carwash by relocating the carwash to the northeast.

Additionally, the text commits to a buffer along the east property line but none is shown on the plan.

\* After the Development Commission meeting the applicants deleted the carwash from the application and added in buffering for the property to the north and east. Because staff was concerned mainly about noise from the carwash, which is now not part of the proposal, Staff can now recommend approval. Furthermore, the buffering should screen the facility from the adjacent residences.



4600 Winchester Pike  
C-5 & C-2 to CPD  
1.5± Acres

Z05-044





4600 Winchester Pike  
C-5 & C-2 to CPD  
1.5± Acres

Z05-044



# 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 # 205-044

Being first duly cautioned and sworn (NAME) David L. Hodge  
of (COMPLETE ADDRESS) 37 West Broad Street, 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Thornton Oil Inc. 10101 Linn Station Road Louisville, KY 40223	2. Smile Partnership P.O. Box 27248 Columbus, OH 43227
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24<sup>th</sup> day of March, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

*This Project Disclosure Statement expires six months after expiration.*

Notary Seal Here



PAULA V. PRICE  
Notary Public, State of Ohio  
My Commission Expires 07-13-07