

Z08-005

SCALE: 1" = 20.00'

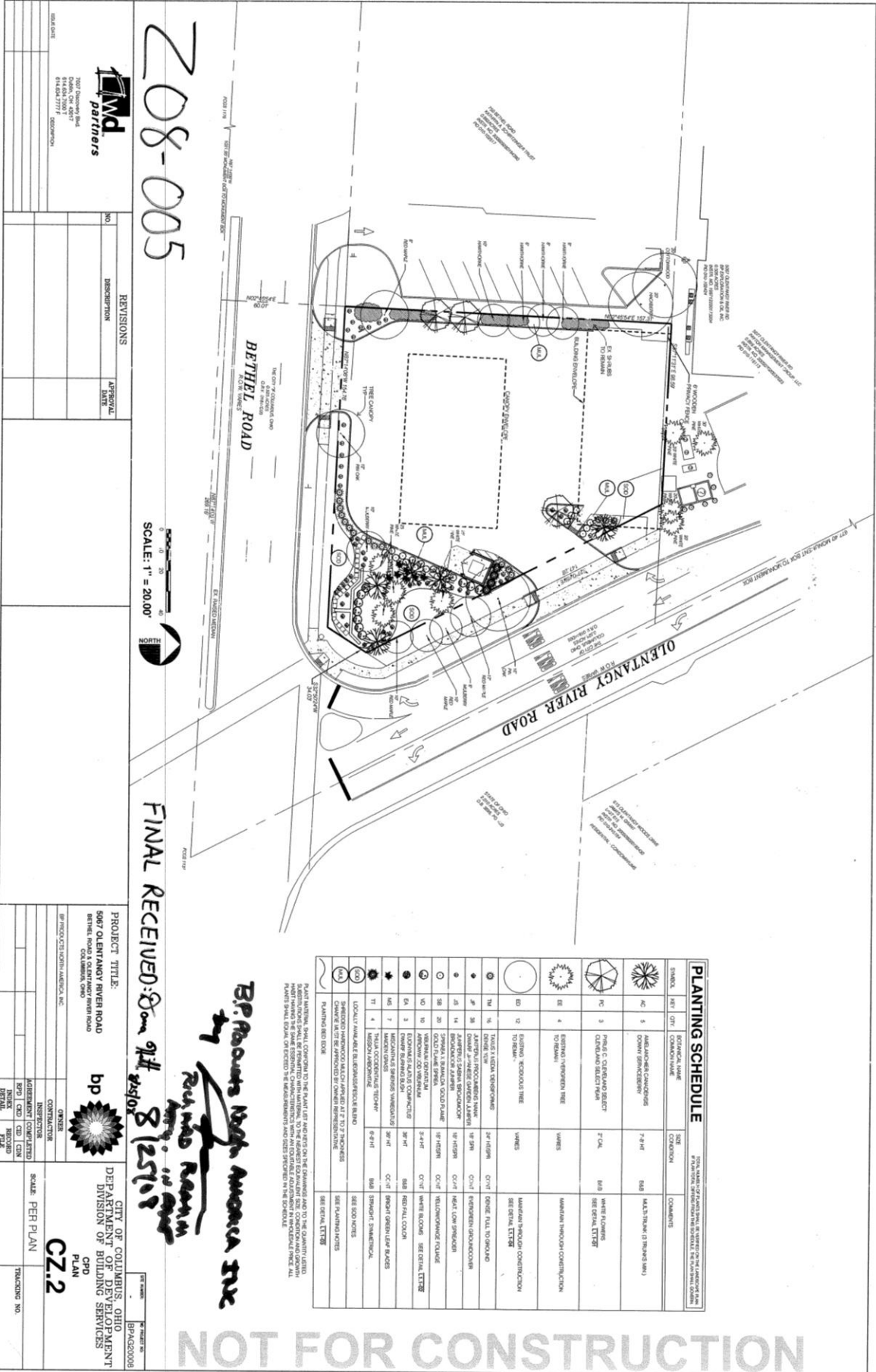
FINAL RECEIVED: 8/14/08

BP Products and America Inc
By: [Signature]
8/14/08

<p>MD PARTNERS 7007 Columbus Blvd Columbus, OH 43261 614.624.7777</p>		<p>NO. DESCRIPTION APPROVAL DATE</p>	
<p>REVISIONS</p>		<p>DATE</p>	
<p>PROJECT TITLE: 5087 OLENYANGY RIVER ROAD SERVICE: [unclear]</p>		<p>OWNER: BP PRODUCTS NORTH AMERICA, INC.</p>	
<p>CONTRACTOR: [unclear]</p>		<p>DATE PER PLAN: 8/14/08</p>	
<p>CITY OF COLUMBUS, OHIO DEPARTMENT OF DEVELOPMENT DIVISION OF BUILDING SERVICES CPD PLAN CZ.1</p>		<p>TRACING NO.</p>	

Z08-005

NOT FOR CONSTRUCTION



Z08-005

SCALE: 1" = 20.00'

FINAL RECEIVED: 8/11/08

8/25/08



MD Partners
2001 Thompson Rd
Columbus, OH 43221
614.461.1111

NO.	REVISIONS	APPROVAL

PROJECT TITLE:
5057 OLENTANGY RIVER ROAD
BETHEL ROAD, COLUMBUS, OHIO



CITY OF COLUMBUS, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF BUILDING SERVICES
CPD
PLAN
CZ.2

NO.	REVISIONS	APPROVAL

SYMBOL	REF.	QTY	BOTANICAL NAME	SIZE	COMMENTS
	1	1	AMERICAN BIRCH	7-8 FT	SEE DETAIL LETTER
	2	1	RED TWIG DOGWOOD	7-8 FT	SEE DETAIL LETTER
	3	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER
	4	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER
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	9	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER
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	12	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER
	13	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER
	14	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER
	15	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER
	16	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER
	17	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER
	18	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER
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	22	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER
	23	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER
	24	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER
	25	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER
	26	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER
	27	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER
	28	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER
	29	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER
	30	1	DOGWOOD	7-8 FT	SEE DETAIL LETTER

*BP Returns High America Inc
by Rainier Rain
8/25/08*

NOT FOR CONSTRUCTION

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

- 4. APPLICATION: Z08-005**
- Location:** **5067 OLENTANGY RIVER ROAD (43219)**, being 0.51± acres located at the northwest corner of Olentangy River and Bethel Roads (010-0102424).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Gasoline sales and commercial development.
- Applicant(s):** BP Products North America; c/o Richard C. Brahm, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Property Owner(s):** BP Exploration and Oil, Inc; PO Box 1548-Property Tax Department, Warrenville, IL 60555.
- Planner:** Dana Hitt, AICP; 645-2395; dahitt@columbus.gov

BACKGROUND:

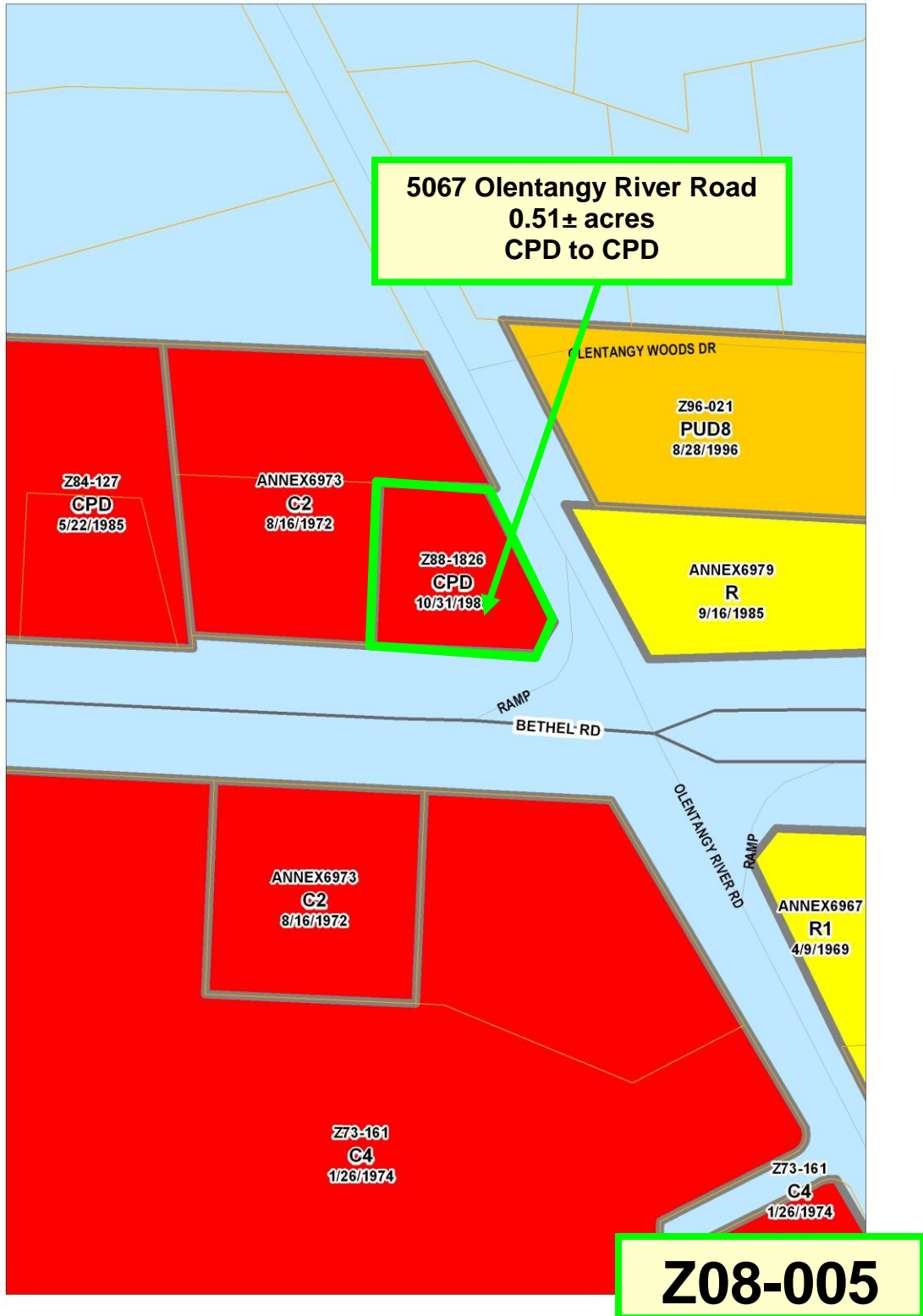
- The site is developed with an existing gasoline station. The applicant is applying for a rezoning to CPD, Commercial Planned Development District in order to remove and reconstruct the existing gas station, adding a larger convenience store in the process.
- To the north is an office building zoned in the C-2, Commercial District. To the south across Olentangy River Road is a bank zoned in the C-2, Commercial District, and a restaurant zoned in the C-4, Commercial District. To the east across Olentangy River Road is a multi-family development in the R, Rural District. To the west is a bank zoned in the C-2, Commercial District.
- The site is located within the boundaries of the *Northwest Plan (2007)*, but not within a subarea with specific recommendations.
- The Commercial Planned Development text is based on the current Commercial Planned Development text adopted in 1988 but contains updated commitments and the elimination of outdated and /or redundant provisions. Due to the requirements for additional right-of-way the applicant is requesting setback variances from Olentangy River Road and Bethel Road for the canopy, dumpster and building

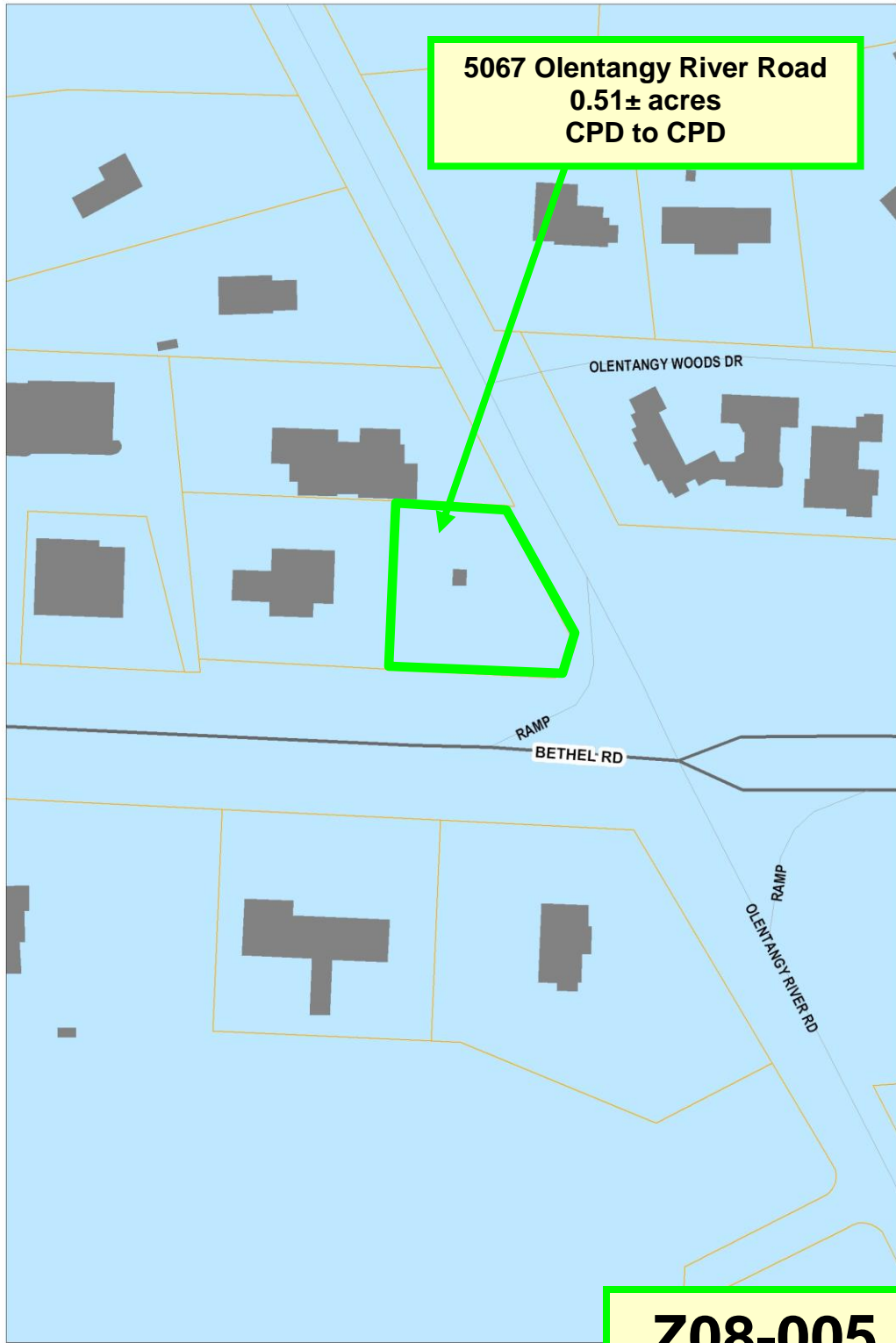
envelope. The variances are due primarily to the requirement of right-of-way and are supportable although Staff believes that the proposal is approaching the limits for the intensity of development on the site.

- The *Columbus Thoroughfare Plan* identifies Olentangy River Road as a 4-2 arterial requiring 50 feet of right-of-way from the centerline and Bethel Road as a 4-2D arterial requiring 60 feet from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would permit the redevelopment of the existing gas station site. The request is consistent with the *Northwest Plan (2007)* and the established zoning and development patterns of the area. The variances are due primarily to the requirement of right-of-way and are supportable although Staff feels that the proposal is approaching the limits for the intensity of development on the site.







Post Office Box 20134
Columbus, OH 43220
www.northwestcivic.org

September 10, 2008

Development Commission
City of Columbus
757 Carolyn Ave.
Columbus, Ohio 43224

RE: Application Z 08-005

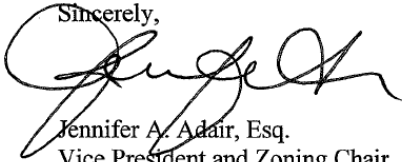
Dear Commissioners:

On September 3, 2008, Application Z 08-005 for 5067 Olentangy River Road, Columbus, Ohio 43220, came before the Northwest Civic Association Board of Trustees for recommendation and review. The Board determined the proposed limitation text and site plan were acceptable, as written, and **approved** the application by a vote of **9 Yes to 0 No**.

This letter serves as NWCA's official recommendation that Application Z 08-005 should be **approved** by the Commission.

If you have any questions or concerns, please contact me.

Sincerely,



Jennifer A. Adair, Esq.
Vice President and Zoning Chair
JenniferAAdair@yahoo.com
614-286-6577 (Cell)

Cc: Nathan Reid, Developer
Dana Hitt, Case Planner, City of Columbus
Kevin Boyce, Zoning Chair, Columbus City Council
NWCA Zoning Committee
File

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 # 2-09-005

Being first duly cautioned and sworn (NAME) Richard C. Brahm
of (COMPLETE ADDRESS) 145 E. Rich Street, 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. BP Products North America, Inc. 1323 Bond St., Suite 179 Naperville, IL 60563 P. W. Brasse (630) 347-5911	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 20th day of August, in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



Kelly L. Ackley
Notary Public, State of Ohio
My Commission Expires 06-18-2013