

PROJECT: ENGLEFIELD OIL COMPANY
**OLENTANGY BETHEL
DUCHESS - BP**
5067 OLENTANGY RIVER ROAD
COLUMBUS, OHIO 43214

ARCHITECT:
Wachtel & McAnally
Architects/Planners Inc.
35 SOUTH PARK PLACE - SUITE 350
NEWARK, OHIO 43055
www.wmarchitects.com Phone: (740) 345-3300 Fax: (740) 345-1990

SHEET TITLE: SITE PLAN
DATE: 01/05/17
DRAWING NO.: C1000

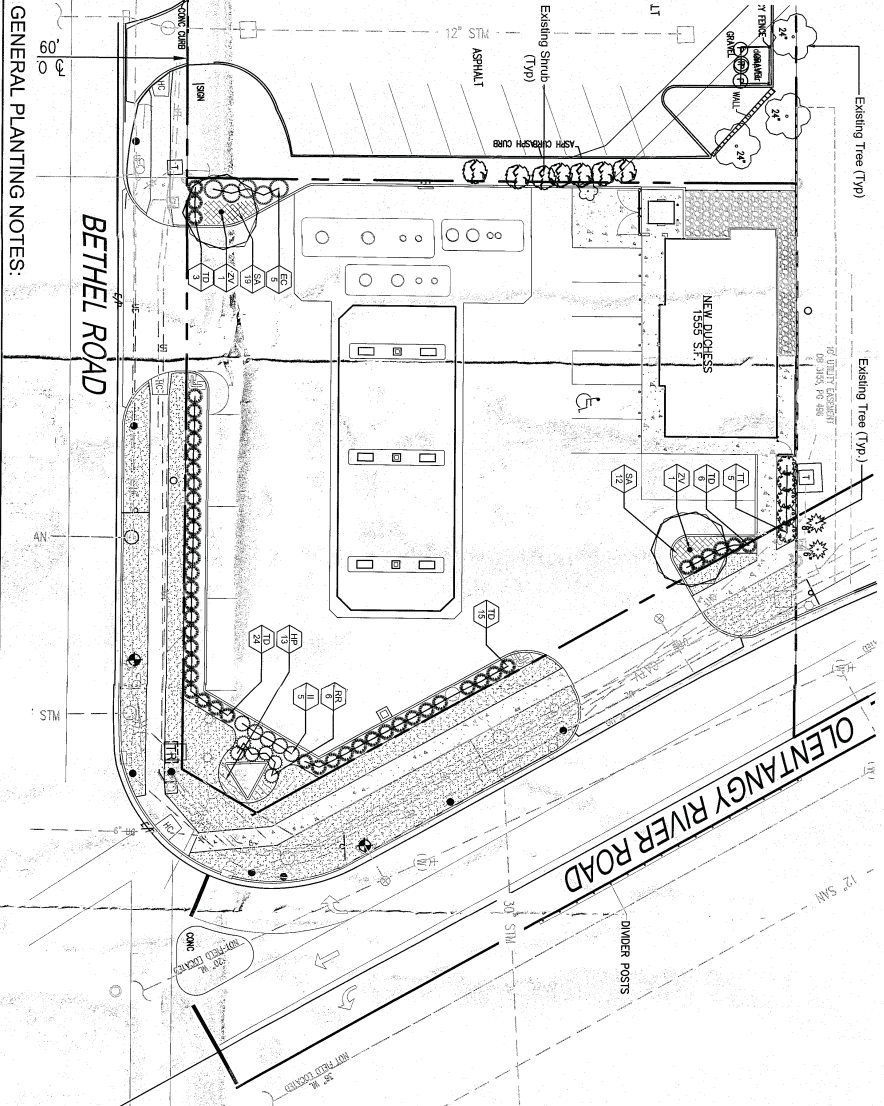
NO.	REVISION	DATE

DRAWING NOT FOR CONSTRUCTION. ALL RIGHTS RESERVED.

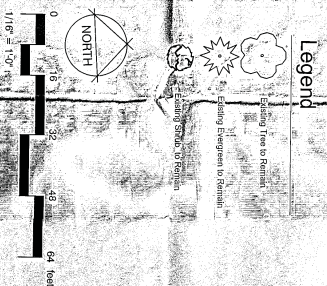
- GENERAL PLANTING NOTES:**
1. SURVEY INFORMATION OBTAINED ELECTRONICALLY FROM PLANT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD OBTAINED DATA.
 2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. DIMENSIONAL INFORMATION GIVEN, DO NOT SCALE DRAWINGS.
 4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, SPECIES, LABOR AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
 5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
 6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL CONVENIENCE ONLY.

7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AND TO THE SPECIFICATIONS TO SIZING GROWING AND BAR SPECIFICATIONS.
8. ALL UNROOTED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUIV.
10. PLANTING HOLES TO BE DIG A MINIMUM OF TWICE THE WIDTH AND 18 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL AND TO BE SLOTTED WITH 3/4" DIA. HOLES AND TO BE SLOTTED WITH 3/4" DIA. HOLES.
11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK IS ENCOUNTERED, CONTRACTOR SHALL BE RESPONSIBLE FOR DIGGING TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL, NOTIFY ADJACENT PROPERTY OWNERS AND TO BE SLOTTED WITH 3/4" DIA. HOLES.
12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ROCK REMOVAL AND SOIL CONDITION.
13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE.
14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW) SHALL HAVE A MINIMUM 1" DEEP SHREDDED HARDWOOD BARK MULCH.
15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-PAKED TO 4 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL, NOTIFY ADJACENT PROPERTY OWNERS AND TO BE SLOTTED WITH 3/4" DIA. HOLES.
16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLAN). SEEDING OR SOOING BY LANDSCAPE CONTRACTOR.
17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM, IF PROVIDED BY OTHERS.
18. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLAN). SEEDING OR SOOING BY LANDSCAPE CONTRACTOR.

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PLANT SCHEDULE				
TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	REMARKS
●	ZV	2	Sawnee Zelkova / Zelkova serrata 'Village Green'	8.8' 3" Cal
○	FC	5	Compact Burning Bush / Euonymus alatus 'Compactus'	30" HT
○	II	5	Compact Hibiscus / Ilex glabra 'Compacta'	5 gal
○	RR	6	Rose / Rose x 'Knockout' TM	3 gal
○	TD	48	Dwarf Yew / Taxus x media 'Densata'	8.8' 8"
○	TT	5	Teddy Bearhills / Thuja occidentalis 'Teddy'	8.8' 8"
○	HP	13	Purple D. de G. / Hemocallis x 'Purple D. de G.'	24" O.C.
○	LA	3,000 SF	Dragonfly Habitat Fescue Blend / Turf Grasses	seed
○	SA	31	Autumn Joy Sedum / Sedum x 'Autumn Joy'	1 Gal



Signature: *[Signature]*
Date: 10/20/16

L-1

PLANTING PLAN
SHEET TITLE
SCALE
AS NOTED
SHEET NO.

ENGLEFIELD DUCHESS SHOPPE
5067 Olentangy River Road
Columbus, Ohio 43081

PLANT
7700 Columbus Road
Columbus, OH 43225
plantstudios.com

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2016**

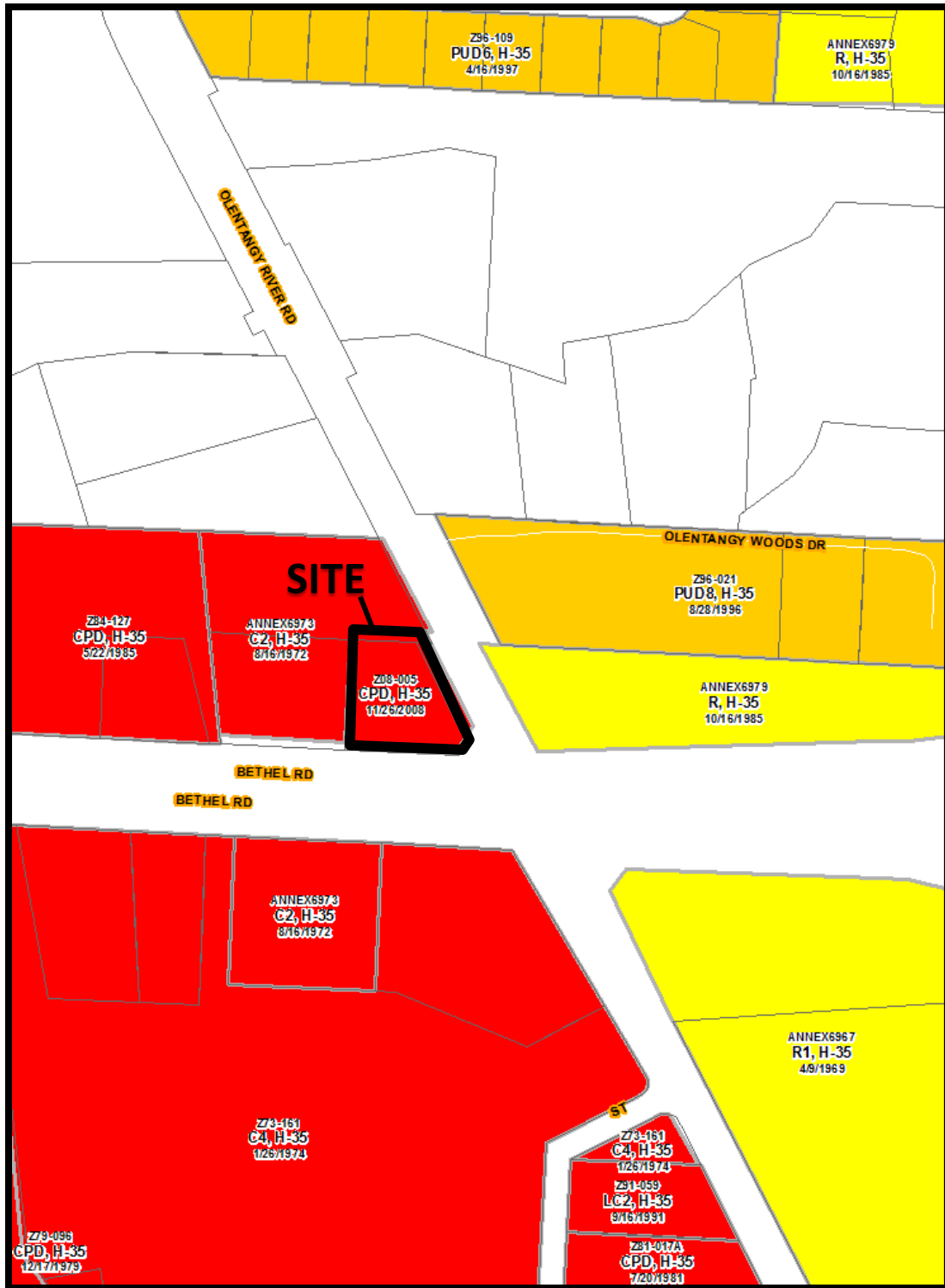
- 11. APPLICATION:** **Z16-053**
- Location:** **5067 OLENTANGY RIVER ROAD (43214)**, being 0.47± acres located at the northwest corner of Bethel Road and Olentangy River Road (010-102424; Northwest Civic Association).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** New fuel station with convenience store.
- Applicant(s):** Englefield Oil; c/o Laura MacGregor Comek, Atty.; 300 East Broad Street, Suite 450; Columbus, OH 43215.
- Property Owner(s):** Olentangy & Bethel Duchess LLC; c/o John Gordon; 447 James Parkway; Heath, OH 43056.
- Planner:** Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

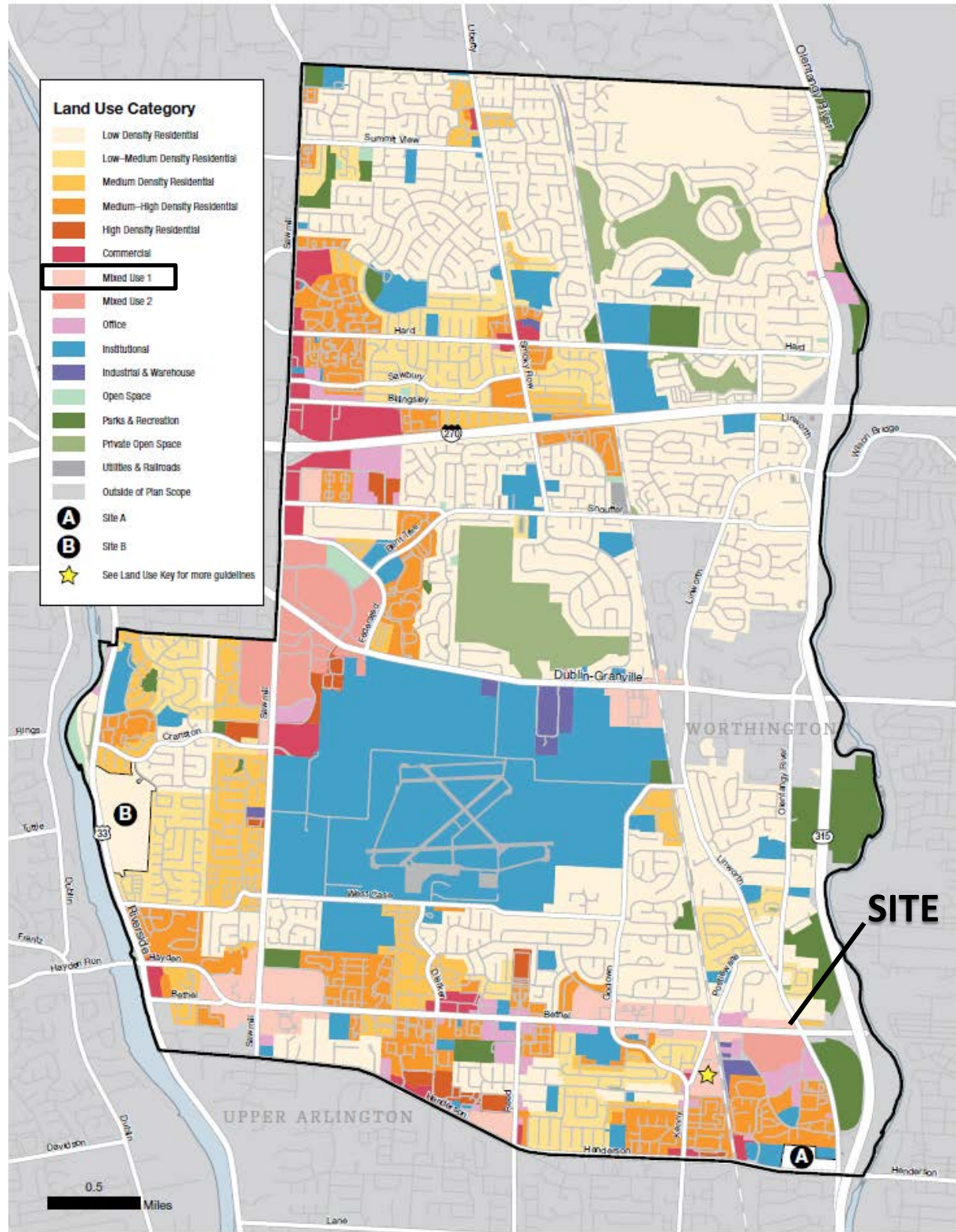
- The 0.47± acre site consists of a single parcel developed with a fueling station in the CPD, Commercial Planned Development District. The applicant proposes a new CPD, Commercial Planned Development District to construct a new fueling station and convenience store.
- The site is bordered to the north by a vacant parcel in the C-2, Commercial District and residential properties in Sharon Township. To the south and west are commercial businesses along the Bethel Road corridor in the C-2 and C-4, Commercial and CPD, Commercial Planned Development districts. To the east are multi-unit dwellings in the PUD-8, Planned Unit Development District, and a vacant property in the R, Rural District.
- The site is subject to the Bethel Road Regional Commercial Overlay and is within the planning area of *The Northwest Plan* (2007), which does not recommend specific land uses.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval.
- The CPD text proposes fuel sales and convenience store uses, and includes commitments for C-4 development standards, building and site design, and a landscaping plan. A variance to the minimum number of parking spaces is also included.
- The *Columbus Thoroughfare Plan* identifies Olentangy River Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline, and Bethel Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD zoning classification would permit the construction of an updated fueling station with convenience store. This development is compatible with the density and development standards of adjacent commercial uses along the Bethel Road corridor. The current *Northwest Plan* (2007) does not have land use recommendations, however the community endorsed *The Northwest Plan* (2016), currently undergoing City Council consideration, recommends the site for "Mixed Use 1" which includes commercial uses.



Z16-053
5067 Olentangy River Road
Approximately 0.47 acres
CPD to CPD



Z16-053
5067 Olentangy River Road
Approximately 0.47 acres
CPD to CPD



Z16-053
5067 Olentangy River Road
Approximately 0.47 acres
CPD to CPD

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

2 16 - 053

Address

5067 Olentangy River Rd

Group Name

Northwest Civic Association

Meeting Date

11/10/16

Specify Case Type

- ☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning - Variance
☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Applicants attorney worked with community
and negotiated until all involved came to an
agreement.

Vote

10 Yes - One Approval

Signature of Authorized Representative

Josanne Lisko

Recommending Group Title

Zoning Chair

Daytime Phone Number

614-985-1150

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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 checks payable to the Columbus City Treasurer

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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 # 216-053

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS) 300 E Broad St., Suite 450 Columbus, OH 4321

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>Oleatungy and Bethel Ditch LLC</u> <u>447 James Parkway</u> <u>Heath, Ohio 43056</u> <u>6145601488</u>	2. <u>Englefield Oil</u> <u># Employees - 450</u>
3. <u>[Signature]</u>	4. <u>[Signature]</u>

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29th day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



This Project Disclosure Statement expires six months after the date of Notarization.
My Commission Expires 11-02-18

Notary Seal Here

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer