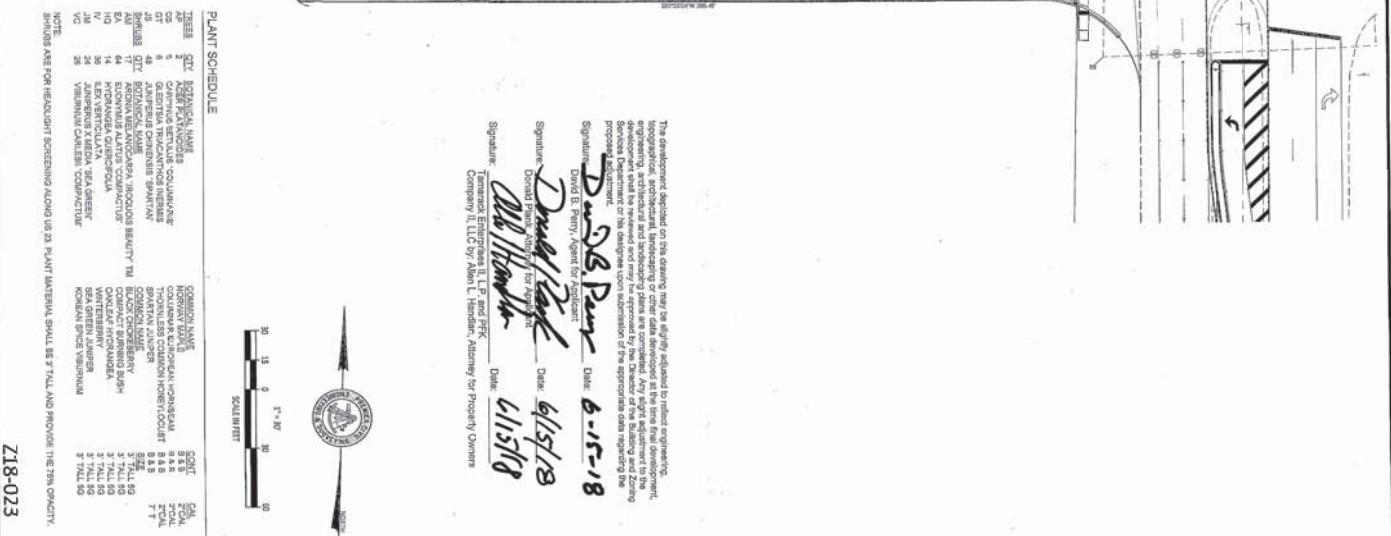


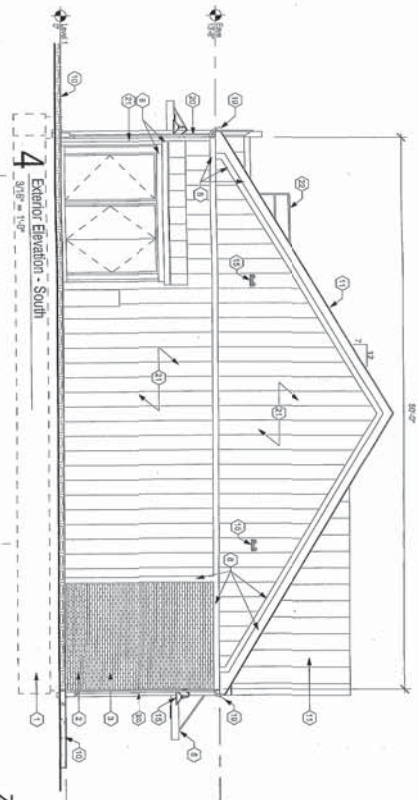
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PROJECT OWNER

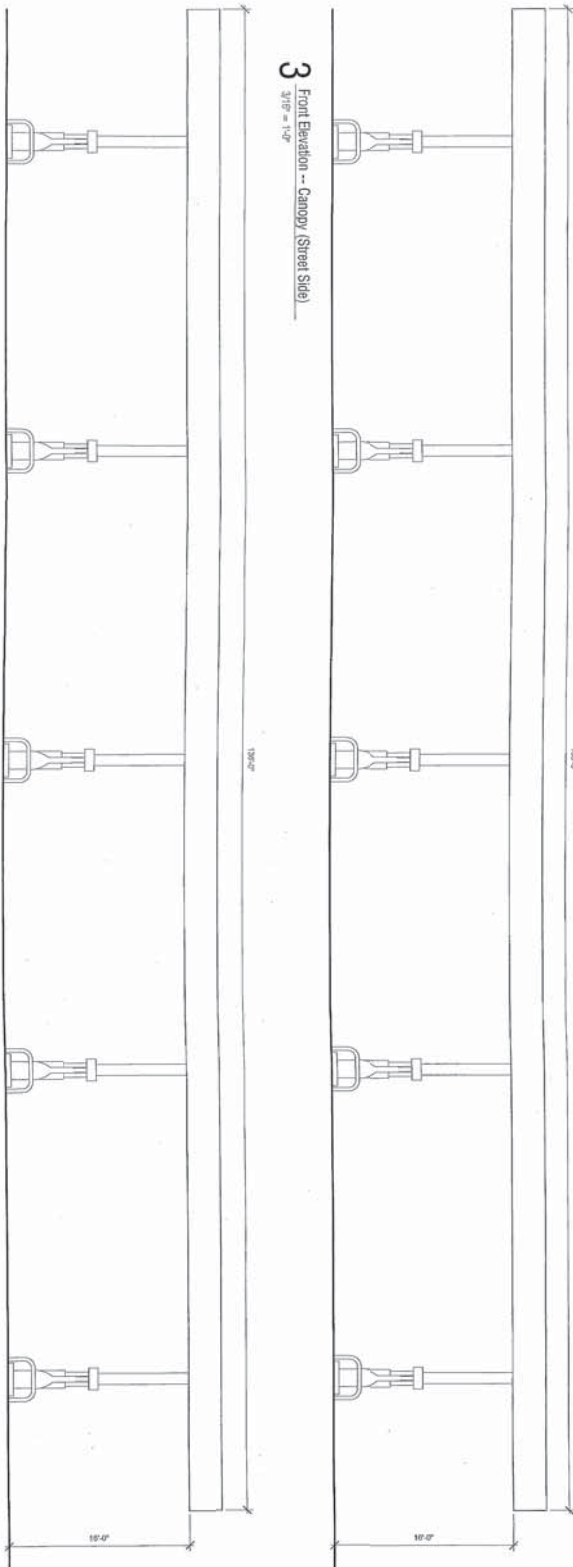
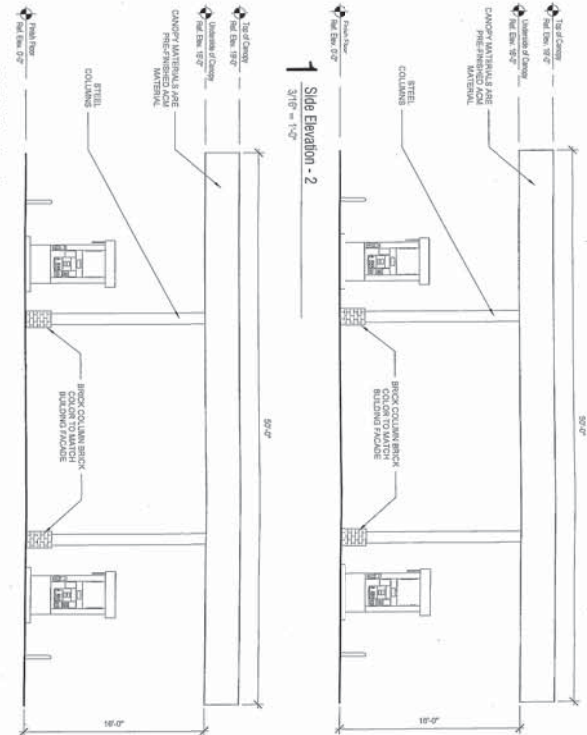
 **Certified**
Certified Oil Company
949 King Ave. Columbus, Ohio 43212
(614) 421-1599 www.certifiedoil.com



| | | | | | | | |
|---|-----|------|-------------|---|--|---|---|
| DATE PROJECT NO. EXEMPT NO. EFFECTIVE BY CHANGED BY LANDSCAPE PLAN | REV | DATE | DESCRIPTION | PROJECT LOCATION | PROJECT CLIENT | PROJECT CIVIL ENGINEER | PROJECT OWNER |
| | | | | CERTIFIED OIL COMPANY STORE STORE NO. 491 5865 S. HIGH STREET COLUMBUS, OHIO 43207 Landscape Plan | CERTIFIED OIL COMPANY SPR. JOHN DAMBRATH 940 KING AVENUE COLUMBUS, OHIO 43212 (614) 886-8435 |  PREMIER ENGINEERING ARCHITECTURE SURVEYING 308 TOWN COURT, LAKE SALT LAKE, MO 63067 |  Certified Certified Oil Company 10142 Van Cesterline, Ohio 43127 (614) 425-7389 www.certifiedoil.com |



Z18-023
Sheet 3 of 4



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 14, 2018**

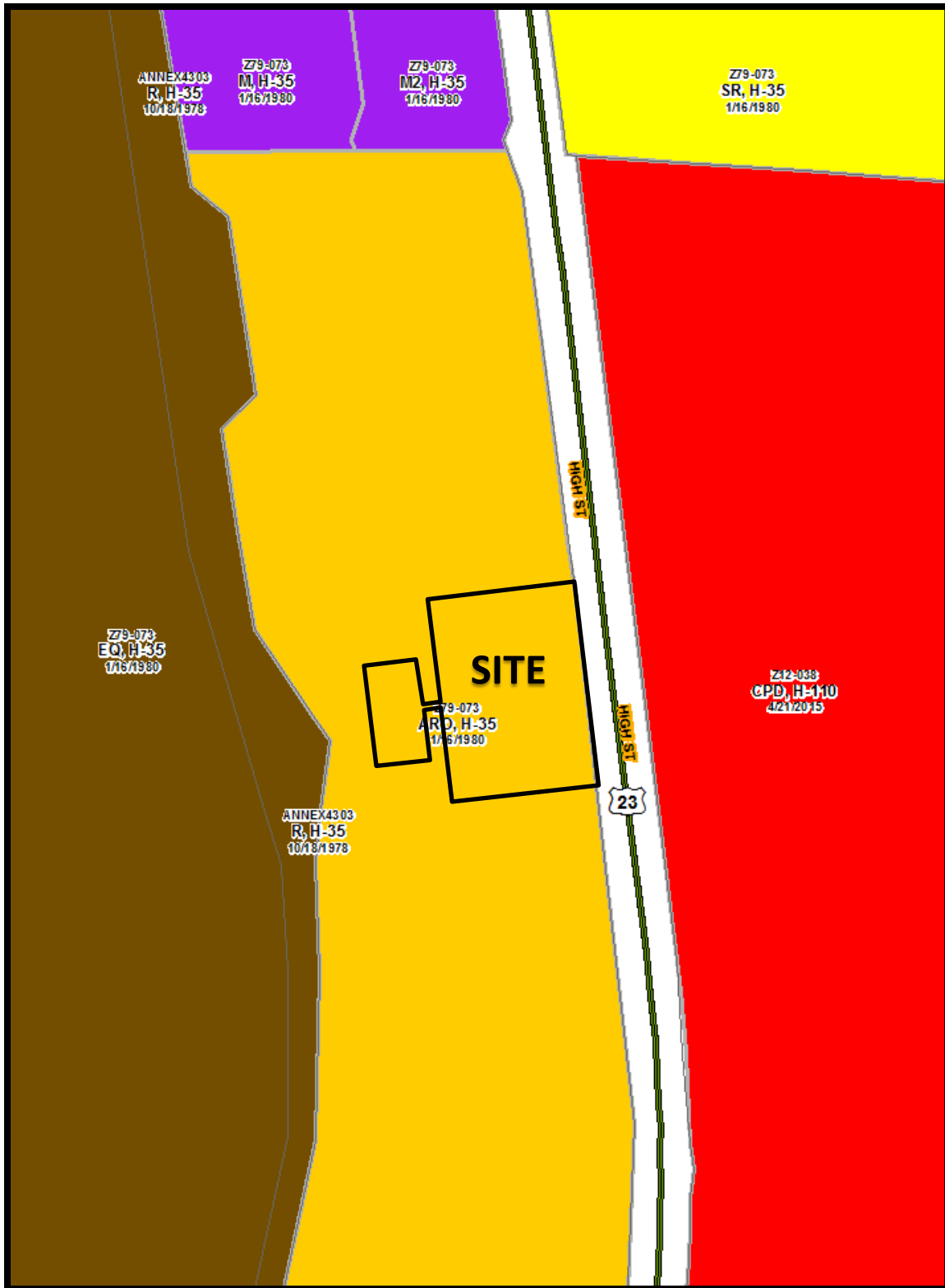
- 6. APPLICATION: Z18-023**
Location: **5865 SOUTH HIGH STREET (43207)**, being 5.46± acres located on the west side of South High Street, 2,160± feet north of Cottage Street (part of 510-291662; Far South Columbus Area Commission).
Existing Zoning: AR-O, Apartment Residential-Office District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Fuel sales with convenience retail.
Applicant(s): Certified Oil Company; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): PFK Company II, LLC and Tamarack Enterprises II, L.P.; c/o Allen L. Handlan, Esq.; 65 East State Street, 18th Floor; Columbus, OH 43215.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site is undeveloped in the AR-O, Apartment Residential-Office District. The applicant is requesting the CPD, Commercial Planned Development District to permit a fuel sales facility with convenience retail.
- To the north and south of the site is undeveloped land zoned AR-O, Apartment Office District. To the east across High Street is a casino and race track zoned CPD, Commercial Planned Development District. To the west is a quarry zoned EQ, Excavation and Quarrying District.
- The site is within the boundaries of the *South Central Accord Plan* (1997), which recommends “High-Density Residential” land uses for this location.
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval.
- The development text commits to a site plan and elevations and includes development standards addressing setback requirements, traffic access, buffering, building outdoor display areas, and graphics provisions.
- The *Columbus Thoroughfare Plan* identifies South High Street as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline.

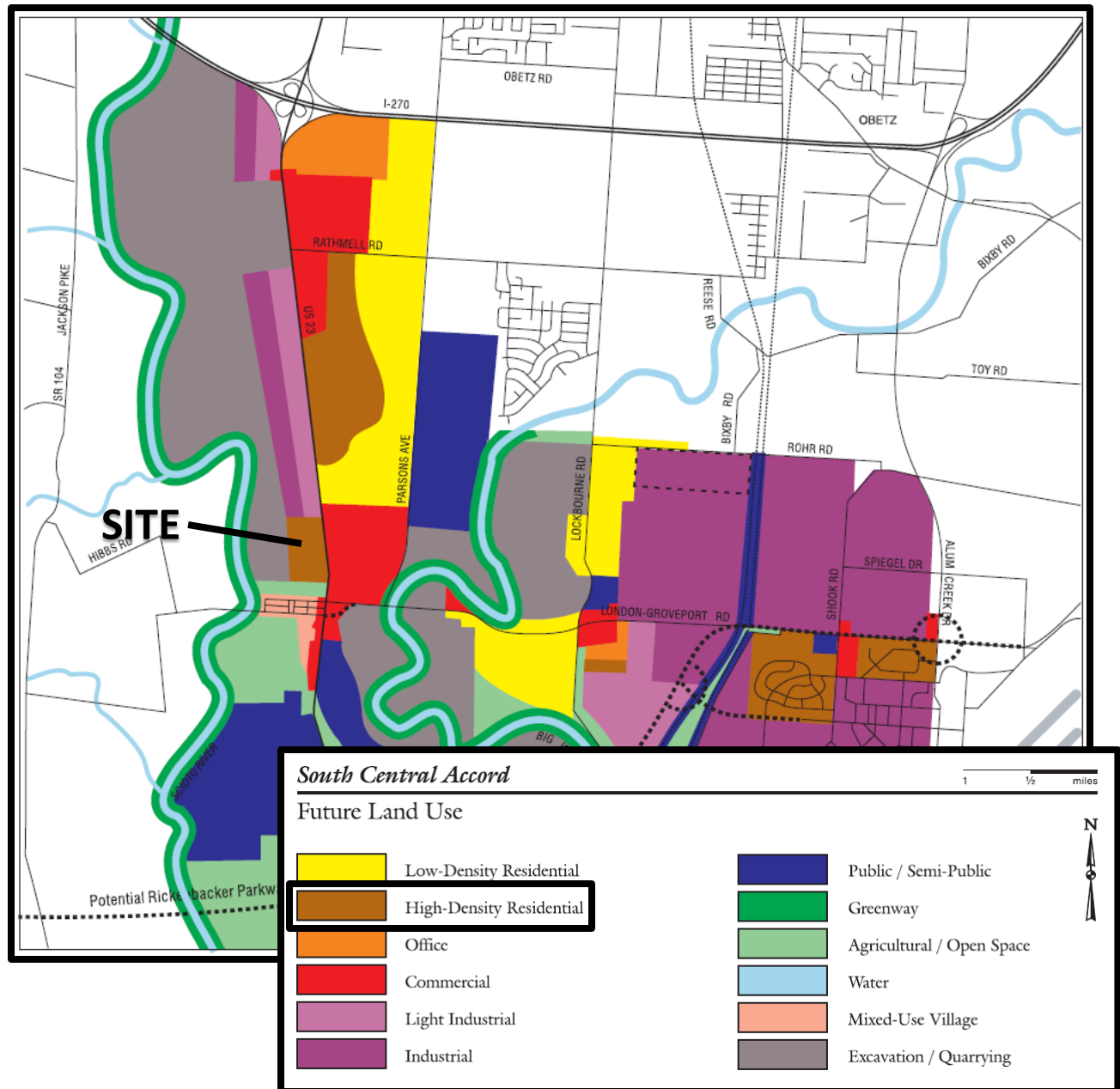
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a fuel sales and convenience retail facility that is compatible with the development standards of the adjacent commercial development. While the proposal is not consistent with the land use recommendations of the *South Central Accord Plan*, Staff supports the use based on its location along a major thoroughfare and its proximity to Scioto Downs Casino.



Z18-023
5865 South High Street
Approximately 5.46 acres
AR-O to CPD

South Central Accord Plan (1997)



Z18-023
 5865 South High Street
 Approximately)" (* acres
 AR-O to CPD



Z18-023
5865 South High Street
Approximately 5.46 acres
AR-O to CPD

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

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

218-023

Address

5865 S. High St.

Group Name

FSCAC

Meeting Date

May 3, 2018

Specify Case Type

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

Recommendation
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote

8-Yes 0-No

Signature of Authorized Representative

Betsy Walcott Zoning Chair
FSCAC

Recommending Group Title

614-491-6786

Daytime Phone Number

Please e-mail this form to the assigned planner within 48 hours of 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.

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 #: 218-023

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd FL, 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. Certified Oil Company 949 King Avenue Columbus, OH 43215 # of Columbus Based Employees: 135 Contact: John Damrath 614-506-9435 | 2. PFK Company II, LLC, a Delaware limited liability company (50%) c/o Allen L. Handlan, Esq. (Kegler, Brown, Hill & Ritter Co., LPA) 65 E State Street, 18th FL Columbus, OH 43215 # of Columbus Based Employees: 0 Contact: Allen L. Handlan, Esq. (614) 462-5471 |
| 3. Tamarack Enterprises II, L.P., a Delaware limited partnership (50%) c/o Allen L. Handlan, Esq. (Kegler, Brown, Hill & Ritter Co., LPA) 65 E State Street, 18th FL Columbus, OH 43215 # of Columbus Based Employees: 0 Contact: Allen L. Handlan, Esq. (614) 462-5471 | 4. _____ |

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

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 20th day of March, in the year 2018



SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

Notary Public, State of Ohio

My Commission Expires 11-05-2018

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

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