











LANDSCAPE LEGEND			
COLOR	SYMBOL	COMMON NAME	QUANTITY
MA		RED MAPLE	1 EXISTING
WP		WHITE PINE	6 EXISTING
FR		FRINGE	13 EXISTING
LO		LOCUST	2 EXISTING 1 NEW
TX		TEXAS TREW	7 EXISTING 3 NEW
BA		BANERNEY	10 NEW
BR		BURMESE BIRCH	6 EXISTING 1 NEW
CJ		COMMON JUNIPER	4 EXISTING 2 NEW
SP		SPRIRA	1 NEW
DL		STELLA DE ORO DAY LILY	9 EXISTING 11 NEW

[illegible]

LANDSCAPE IDENTIFICATION LABEL

DRAWING NO. <b>CPD-1</b>	SHEET 1 - 2007	DATE 2/26/2018	DRAWING BY AS	PROJECT NO. 0818173	DIAMOND Z <b>ENGINEERING, INC.</b>	STATE OF OHIO DANN R. STAPP E-55056 REGISTERED PROFESSIONAL ENGINEER	STORE #604 N. HIGH ST. & LAZELLE RD. 8500 NORTH HIGH STREET LEWIS CENTER, OH 43035 (614)-785-9528	 <b>truenorth</b> TRUENORTH ENERGY, LLC 10346 BRECKSVILLE ROAD, BRECKSVILLE, OHIO 44141 (877) 245-5338																																																																																															
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**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 14, 2019**

- 5. APPLICATION: Z18-081**  
**Location:** **8500 NORTH HIGH STREET (43035)**, being 1.19± acres located at the northeast corner of North High Street and Lazelle Road (318343010070000; Far North Columbus Communities Coalition).  
**Existing Zoning:** CPD, Commercial Planned Developed District.  
**Request:** CPD, Commercial Planned Developed District (H-35).  
**Proposed Use:** Fuel station and convenience store.  
**Applicant(s):** Richard M. Turner, Agent; Diamond Z Engineering; 5670 State Road; Cleveland, OH 44134.  
**Property Owner(s):** True North Energy, LLC, et al; 10346 Brecksville Road; Brecksville, OH 44141.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

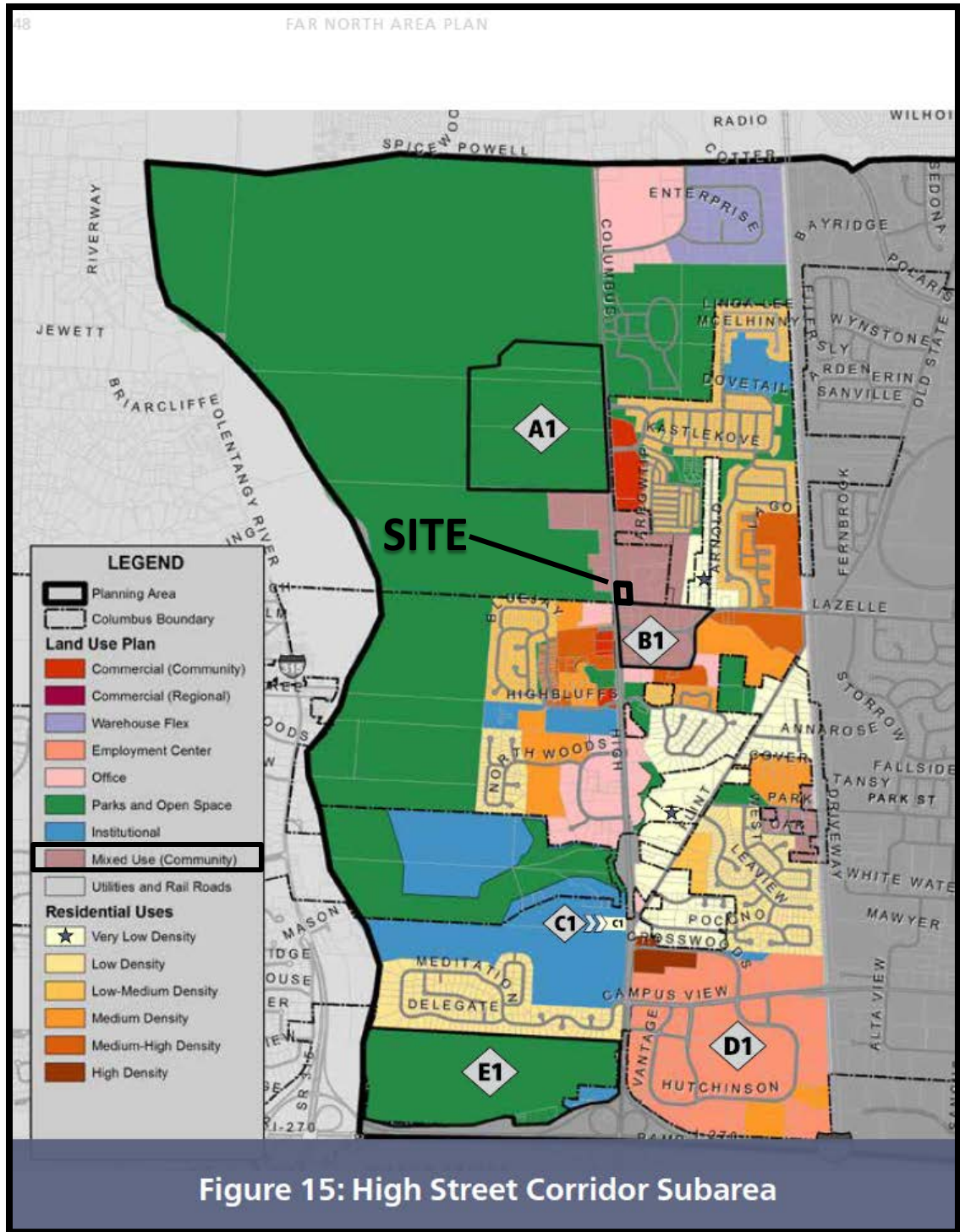
- The 1.19± acre site is developed with a fuel station and convenience store in the CPD, Commercial Planned Development District. The applicant requests an updated CPD district to permit the redevelopment of the site with a new fuel station and convenience store.
- North and west of the site are undeveloped properties in the C-2, Neighborhood Commercial District in Orange Township. South of the site is a fuel station and convenience store in the CPD, Commercial Planned Development District. West of the site is the Highbanks Metro Park and a fuel station and convenience store in the PC, Planned Commercial and Office District.
- The site is within the boundaries of the *Far North Area Plan* (2014), which recommends “Mixed-use Community” land uses at this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The CPD text establishes use restrictions and supplemental development standards that address building and parking setbacks, traffic access, landscaping and screening, dumpster location, lighting controls, and includes a commitment to the submitted site plan. Additionally, a variance to reduce the parking setback along North High Street is included in the text.
- The *Columbus Thoroughfare Plan* identifies North High Street as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed CPD, Commercial Planned Development District will permit the redevelopment of the site with a new fuel station and convenience store. The CPD text establishes appropriate use restrictions and supplemental development standards, and includes a commitment to develop the site in accordance with the submitted site plan. Additionally, the text includes a variance to reduce the parking setback along North High Street which is supportable. The proposal is consistent with *Far North Area Plan*, which recommends "Mixed-use Community" land uses at this location and is compatible with the surrounding zoning and development pattern along North High Street.



Z18-081  
8500 North High Street  
Approximately 1.11 acres  
From CPD to CPD



Z18-081  
 8500 North High Street  
 Approximately 1.11 acres  
 From CPD to CPD





Z18-081  
8500 North High Street  
Approximately 1.11 acres  
From CPD to CPD

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

### Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

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

(PLEASE PRINT)

Case Number:

218-081

Address:

8500 N. High St.

Group Name:

Far North Columbus Communities Coalition

Meeting Date:

1/8/19

Specify Case Type:

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

Recommendation:

(Check only one and list basis  
for recommendation below)

- ☒ Approval  
☐ Disapproval

**NOTES:**

Vote:

10-0

Signature of Authorized Representative:

James J. Palmisano  
SIGNATURE

FNCC President  
RECOMMENDING GROUP TITLE

614/832-9083  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## 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 #: 218-081

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Richard M Turner P.E.  
of (COMPLETE ADDRESS) Diamond E Eng, 5670 State Rd., Cleveland OH 44134  
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>True North Energy LLC</u> <u>10346 Brecksville Rd</u> <u>Brecksville, OH 44141</u> <u>#Columbus-based employees 150</u> <u>Contact: Lindsay Lyden</u> <u>440-792-4200 x127</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

Richard M Turner

Subscribed to me in my presence and before me this 6th day of December, in the year 2018

SIGNATURE OF NOTARY PUBLIC

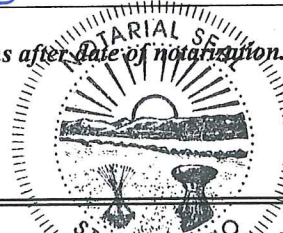
Penny S Mowen

My Commission Expires:

Feb 14, 2020

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

Notary Seal Here



PENNY S MOWEN  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
February 14, 2020

Recorded in  
Cuyahoga County

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