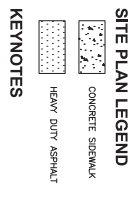


12/18/19

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[illegible]

• LISTING SITE ADDRESS: 6155 SAMMILL ROAD
DUBLIN, OHIO

• PROPOSED SITE USE: FUELING STATION

• AREAS AFFECTED BY THE PROPOSED DEVELOPMENT: 16.5 CHAPER INCHES

• REQUIRED NUMBER OF SHADE TREES: 16.5 CHAPER INCHES

• REQUIRED PLANTING SPECIBCK: 25 FEET (CPO TEX)

• MINIMUM BUILDING AND LANDSCAPING SPECIBCK: 25 FEET (COLUMBUS ZONING CODE)

• SITE SIZING: 60 FEET (CPO TEX)

• PLANTING HEIGHT: 60 FEET (CPO TEX)

• PHONE: SEE SITE DATA.

PROJECT No: 80015
DATE 12/12/19
DES. DML
DR. ANM
CKD BLS

No.	DATE	REVISION

SHEET NO.

1 OF 2

#058 MEIJER
6155 SAWMILL ROAD

FRANKLIN COUNTY, OH

COMPLIANCE EXHIBIT



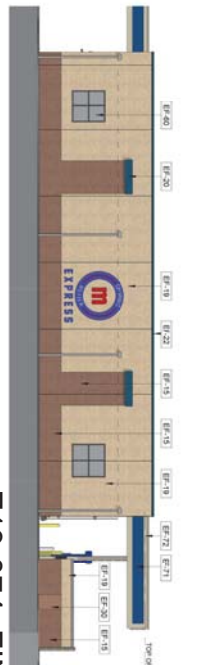
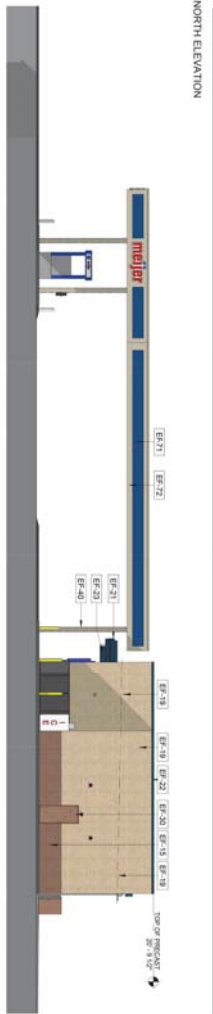
WOOLPERT

1203 Walnut Street
2nd Floor
Cincinnati, OH 45202
513.272.8300
FAX: 937.461.0743

1203 Walnut Street
2nd Floor
Cincinnati, OH 45202
513.272.8300
FAX: 937.461.0743



RENDERING FINISH LEGEND			
CODE	FINISH	PRODUCT	COLOR
E7-10	INSULATED PRECAST CONCRETE	SHERWIN WILLIAMS	SW 6011 TANGROK
E7-11	SHERWIN WILLIAMS SW TINT COMBINED	SHERWIN WILLIAMS	SW 6142 MACKEYSMA
E7-12	INSULATED PRECAST CONCRETE	SHERWIN WILLIAMS	SW 6142 MACKEYSMA
E7-13	SHERWIN WILLIAMS SW TINT COMBINED	SHERWIN WILLIAMS	SW 6142 MACKEYSMA
E7-14	ICE TON MORTAR COAT	PAC-COAT	INTERSTATE BLUE
E7-15	METAL ACCEENT TRIM	PAC-COAT	INTERSTATE BLUE
E7-16	SHEET METAL FLASHING AND TRIM	PAC-COAT	INTERSTATE BLUE
E7-17	ROOF EDGE FLASHING	PAC-COAT	INTERSTATE BLUE
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E7-100	FIELD PAINTED STEEL	PAC-COAT	INTERSTATE BLUE



C-STORE #058 COLUMBUS, OH

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF IN VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE GUARANTEED. THE TURNER IS ADVISED TO GET THE RENDERING AS A GUIDE FOR THE APPROXIMATION OF COLORS IN THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF THE MATERIAL SAMPLES PROVIDED.



WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL

Z19-074; FINAL RECEIVED 12/18/19

12/18/19

11/25/2019

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 12, 2019**

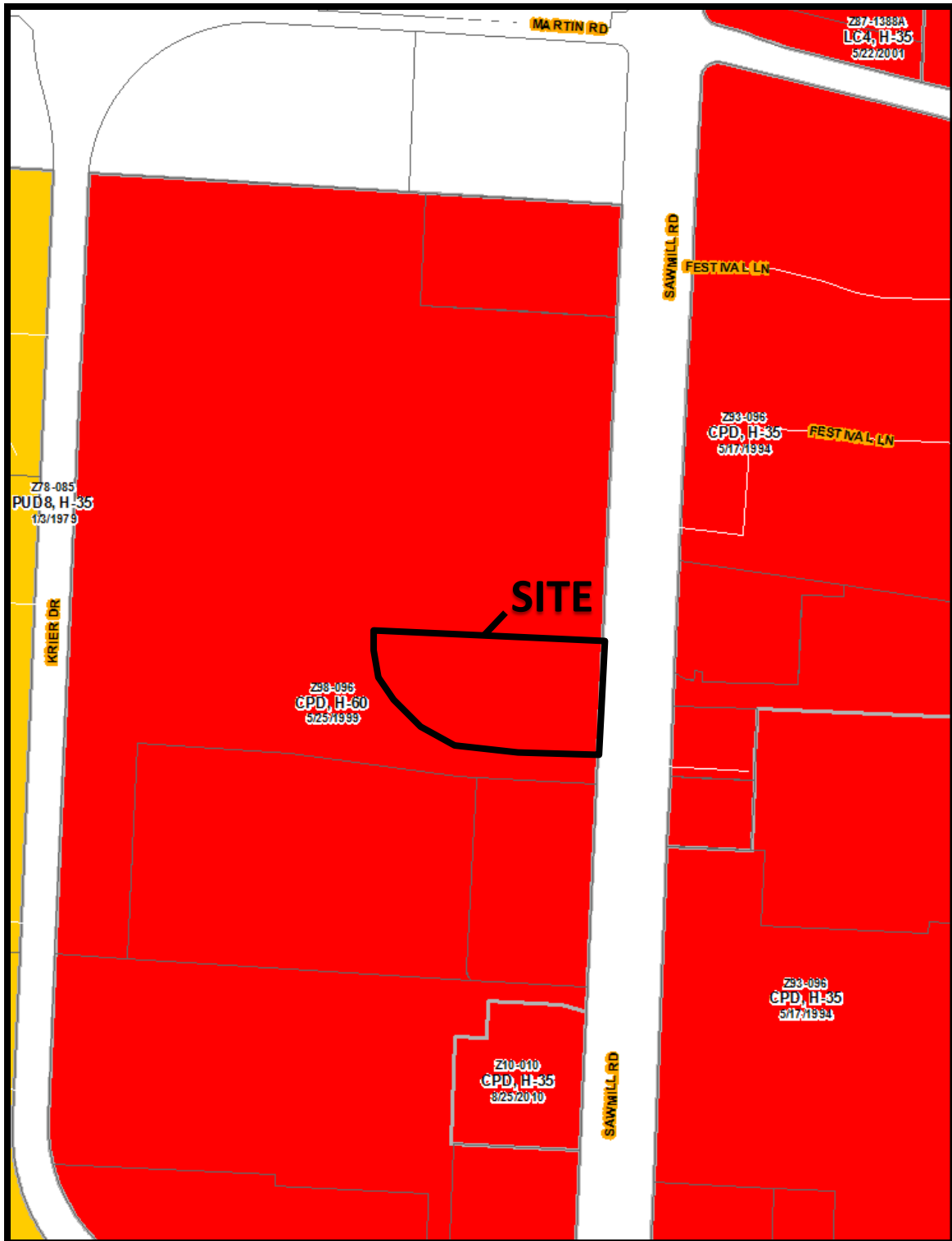
6. **APPLICATION:** **Z19-074**
 Location: **6175 SAWMILL RD. (43017)**, being 1.50± acres located on the west side of Sawmill Road, 1,000± feet south of Martin Road (590-205711; Northwest Civic Association).
 Existing Zoning: CPD, Commercial Planned Development District.
 Request: CPD, Commercial Planned Development District (H-60).
 Proposed Use: Fuel sales.
 Applicant(s): Meijer Realty Company; c/o Brian Smallwood; 1203 Walnut Street, 2nd Floor; Cincinnati, OH 45202.
 Property Owner(s): Meijer Realty Company; c/o Matt Levitt; 2929 Walker Road; Grand Rapids, MI 49544.
 Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site is developed with a parking lot for a grocery store in the CPD, Commercial Planned Development District. The applicant is requesting the CPD, Commercial Planned Development District to permit a fuel sales facility on a portion of the site.
- The site is surrounded by commercial development in the CPD, Commercial Planned Development District.
- The site is subject to the Sawmill Road Regional Commercial Overlay (RCO) and is located within the boundaries of *The Northwest Plan* (2016), which recommends “Mixed Use 2” land uses for this location. The plan also recommends that larger shopping centers incorporate outlot development designed in such a way as to screen parking areas, and that buildings should be parallel to the street, with entrance doors connected to the public sidewalk and a pedestrian area delineated through any parking lot.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval, conditioned on support from the Planning Division, the Division of Traffic Management, the Recreation and Parks Department, and the Department of Health, Healthy Places Program. ~~Healthy Places continues to recommend that the proposed internal sidewalk along the Access Road be continued to the west/north as far as possible. Until the sidewalk is revised on the site plan, the Northwest Civic Association is for disapproval.~~ ***NOTE: Civic Association conditions have been met.**
- The development text commits to a site plan and elevations and includes development standards addressing setbacks, landscaping, building design, outdoor display areas, and graphics provisions.
- The *Columbus Multimodal Thoroughfare Plan* identifies Sawmill Road as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

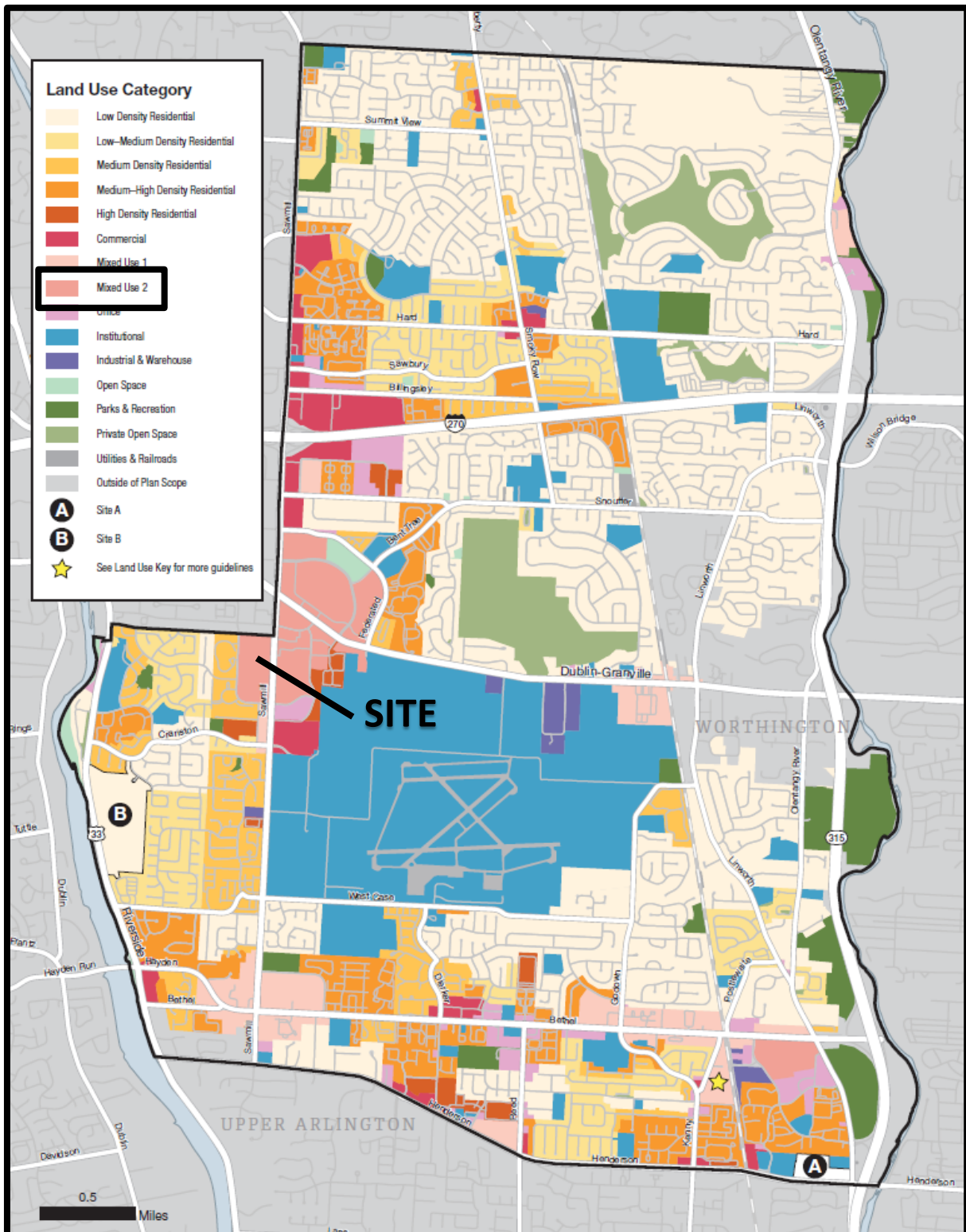
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a fuel sales facility that is compatible with the development standards of adjacent commercial developments. The proposal is consistent with the land use recommendations of *The Northwest Plan*. Planning Division Staff is also in support of the site plan and elevations that include appropriate site design elements, building orientation, and landscaping.

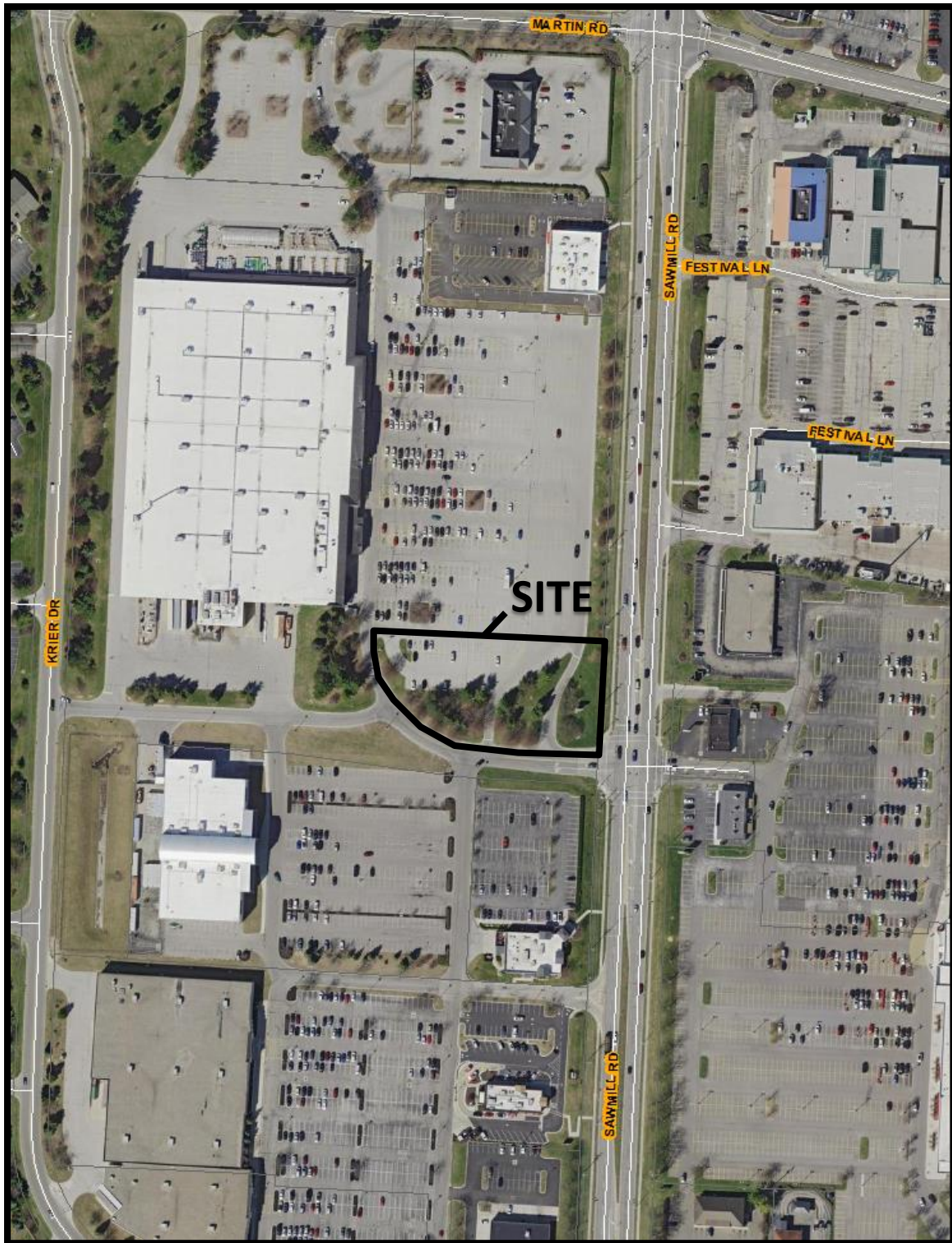


Z19-074
6175 Sawmill Rd.
Approximately 1.50 acres
CPD to CPD

Northwest Plan (2016)



Z19-074
6175 Sawmill Rd.
Approximately 1.50 acres
CPD to CPD



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6175 Sawmill Rd.
Approximately 1.50 acres
CPD to CPD

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

Address:

Group Name:

Meeting Date:

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:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

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.

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 #: 219-074STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Meijer Realty Company
of (COMPLETE ADDRESS) 2929 Walker Road, Grand Rapids, MI 49544
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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

1. Meijer Realty Company/Matt Levitt/616-791-3909 2929 Walker Road, Grand Rapids, MI 49544 <i>200-250 Employees Depending on Season</i>	2.
3.	4.

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

SIGNATURE OF AFFIANT

*Matt Levitt*Subscribed to me in my presence and before me this 19 day of September, in the year 2019

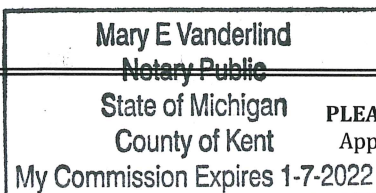
SIGNATURE OF NOTARY PUBLIC

Mary E Vanderlind
1-7-2022

My Commission Expires:

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

Notary Seal Here



PLEASE NOTE: Incomplete information will result in the rejection of this submission.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

