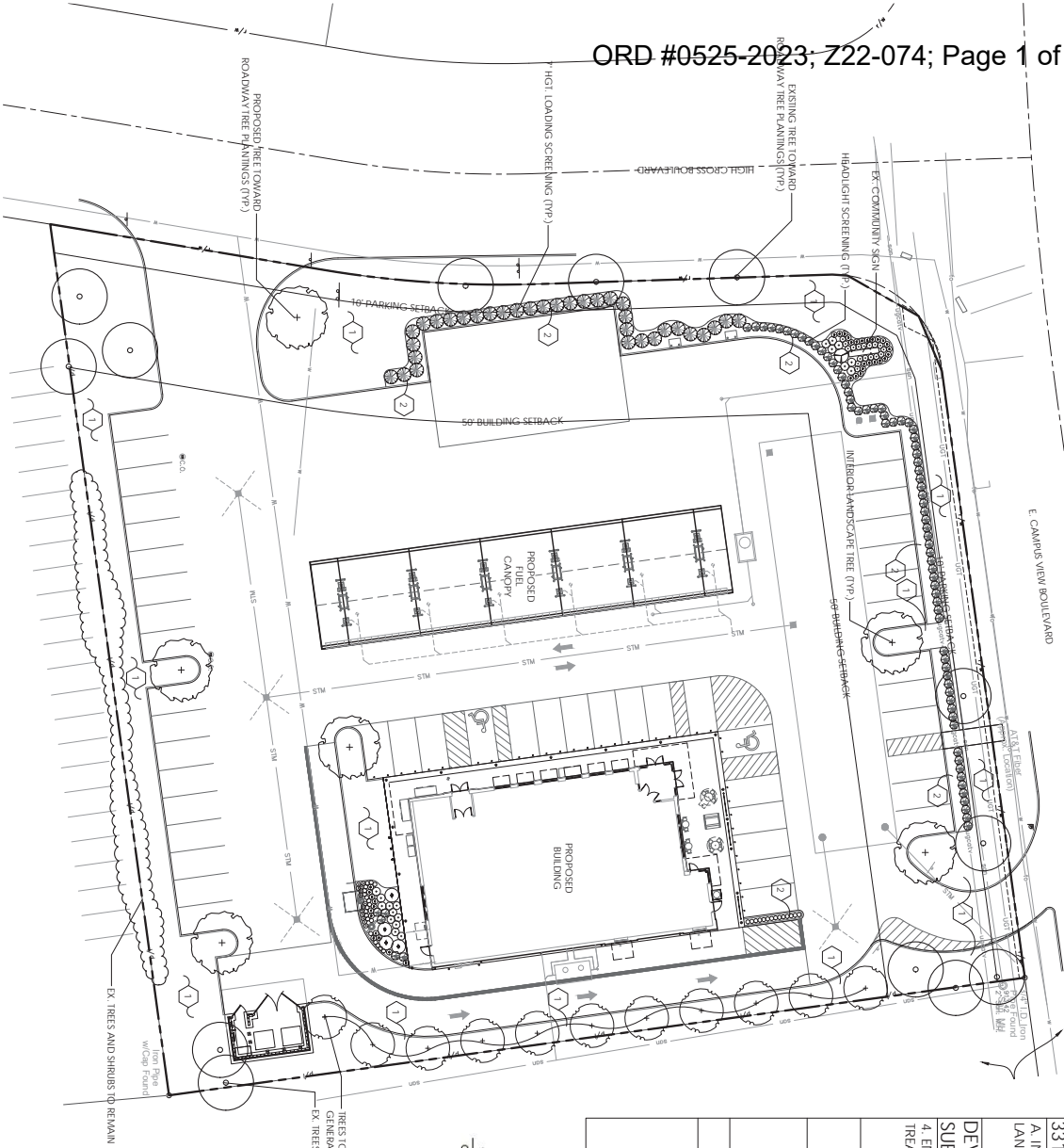


CPD SITE PLAN



LANDSCAPE REQUIREMENTS

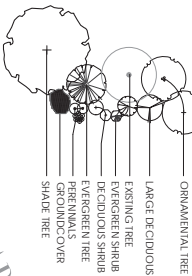
REQUIRED	PROVIDED
3312.21 A. INTERIOR LANDSCAPING	INTERIOR LANDSCAPING SHALL BE PROVIDED AT A MINIMUM OF ONE SHADE TREE FOR EVERY TEN PARKING SPACES OR FRACTION THEREOF.
49 PARKING SPACES - 4/9 TREES	4 TREES PROVIDED FOR 49 SURFACE PARKING SPACES
<b>DEVELOPMENT STANDARDS JOSEPHINUM COMMERCIAL COMPLEX SUBAREA 5: CPD</b>	
4. ENVIRONMENTAL TREATMENTS	(11) EXISTING TREES PROVIDED AND (1) PROPOSED TREE PROVIDED
B. TREE PLANTING SHALL BE REQUIRED AT A DENSITY OF (1) PER FIFTY LINEAL FEET OF FRONTAGE AT A MINIMUM DISTANCE OF (1) FEET FROM THE PARALLEL TO ROADWAY (NO. 2, 4 AND ROADWAY NO. 3	HEADLIGHT SCREENING PROVIDED ALONG E. CAMPUS VIEW BOULEVARD
463 LINEAL FEET OF FRONTAGE = 11.26 TREES	PROPOSED LOT COVERAGE = 448,234 SF
C. ALL PARKING AREAS ADJACENT TO ROADWAY NO.2 SHALL HAVE HEADLIGHT SCREENING TO 60' MIN HEIGHT AND NEAREST PARKING LOT ELEVATION.	TOTAL LOT COVERAGE: 63,733 SF/97,338 SF = 72.9%
D. LOT COVERAGE FOR STRUCTURES AND PAVED AREAS NOT TO EXCEED 88%. SIDEWALKS AND PAVED PLAZAS AT BUILDING ENTRANCES SHALL NOT BE CONSIDERED A PART OF LOT COVERAGE.	LOADING SCREENING PROVIDED ALONG FUEL AREA AT (7) FEET HEIGHT MINIMUM. 4 66,267 SF OF LOT COVERAGE
E. LOADING AREA SHALL BE SCREENED BY STRUTTUMS AND/OR LANDSCAPING TO A MINIMUM HEIGHT OF (7) FEET.	22 CALIPER INCHES PROVIDED
F. GENERAL TREE PLANTING SHALL BE PROVIDED AT THE FOLLOWING RATIO OF LOT COVERAGE: 2 20,000 - 100,000 SQUARE FEET (SF): (10) INCHES OF TRUNK SIZE PLUS (1) INCH FOR EVERY 4,000 SF OF COVERAGE OVER 20,000 SF 466,567 SF OF TOTAL LOT COVERAGE: 10 INCHES + 11.56 INCHES ADDITIONAL = 2156 CALIPER INCHES REQUIRED	

CONSTRUCTION NOTES

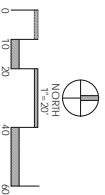
- ① LAWN AREA PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES
- ② LANDSCAPE AREA PROVIDE 3" DEPTH HARDWOOD MULCH POSITIVE DRAINAGE ACROSS ALL SURFACES

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PRELIMINARY  
NOT FOR CONSTRUCTION



REVISIONS

NO.	DATE	DESCRIPTION

SITE COMPLIANCE PLAN

**SHEETZ CROSSWOODS**  
PREPARED FOR  
SKILKEN GOLD REAL ESTATE  
DEVELOPMENT  
4270 MORSE ROAD  
COLUMBUS, OH 43230

**Faris Planning & Design**  
LAND PLANNING • LANDSCAPE ARCHITECTURE  
4876 Cemetery Road  
p. (614) 481-1964  
Hilliard, OH 43026  
www.farisplanninganddesign.com

DATE	09/21/22
PROJECT	22144
SHEET	

D-1



Scott A. Kelly  
 OWNER/DEVELOPER  
 DATE: 01/20/2023  
 0 10 20 40 60  
 NORTH  
 1"=20'

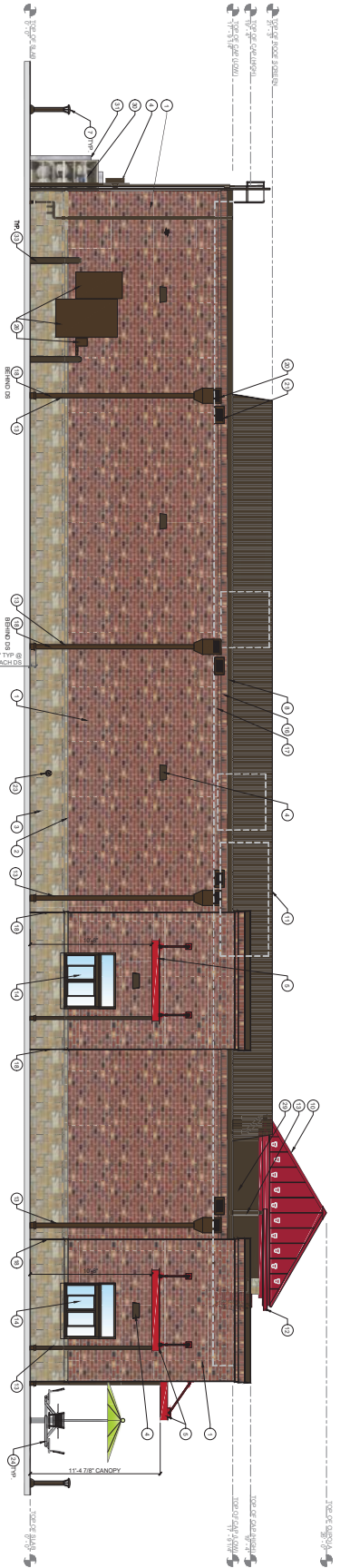
Z22-074; Final Received 3/2/2023; Page 2 of 4

<b>D-2</b>	DATE	09/21/22	<b>Faris Planning &amp; Design</b> <small>LAND PLANNING      LANDSCAPE ARCHITECTURE</small> 4876 Cemetery Road      188ard, OH 43026 p. (614) 457-1764      www.farisplanninganddesign.com	<b>SHEETZ CROSSWOODS</b> <small>PREPARED FOR</small> <b>SKILKEN GOLD REAL ESTATE DEVELOPMENT</b> 4270 MORSE ROAD COLUMBUS, OH 43220	<b>ILLUSTRATIVE PLAN</b>	REVISIONS
	PROJECT	22144				
SHEET						

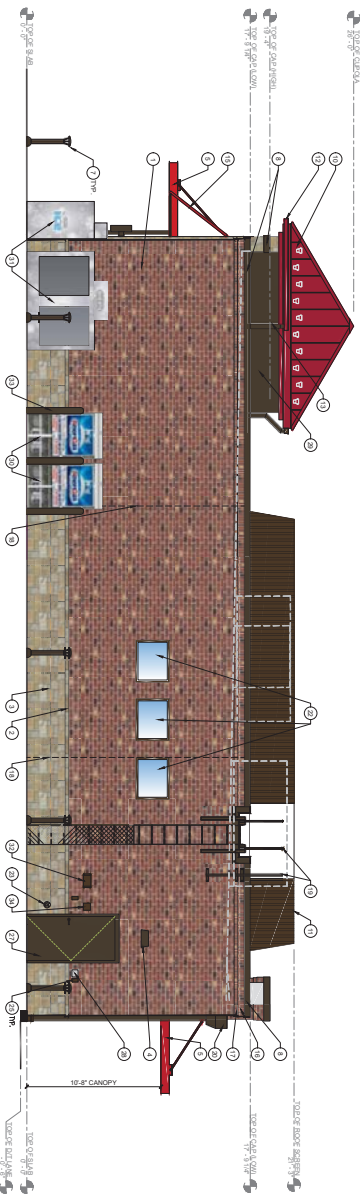




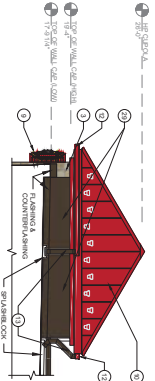
ELEVATIONS - SHEET 2



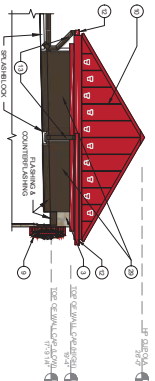
3 REAR ELEVATION - EAST  
1/4\"/>



4 RIGHT ELEVATION - SOUTH  
1/4\"/>



5 CUPOLA FROM ROOF  
1/4\"/>



6 CUPOLA FROM ROOF  
1/4\"/>

- TYPICAL EXTERIOR ELEVATION NOTES:**
- 1. ALL LIGHTING SHALL BE PROVIDED BY THE OWNER.
  - 2. ALL LIGHTING SHALL BE PROVIDED BY THE OWNER.
  - 3. ALL LIGHTING SHALL BE PROVIDED BY THE OWNER.
  - 4. ALL LIGHTING SHALL BE PROVIDED BY THE OWNER.
  - 5. ALL LIGHTING SHALL BE PROVIDED BY THE OWNER.
  - 6. ALL LIGHTING SHALL BE PROVIDED BY THE OWNER.
  - 7. ALL LIGHTING SHALL BE PROVIDED BY THE OWNER.
  - 8. ALL LIGHTING SHALL BE PROVIDED BY THE OWNER.
  - 9. ALL LIGHTING SHALL BE PROVIDED BY THE OWNER.
  - 10. ALL LIGHTING SHALL BE PROVIDED BY THE OWNER.
- EXTERIOR ELEVATION NOTES:**
- 1. BRICK VENEER (S188) (NO PER CONVENTUAL BRICK CO.)
  - 2. CAST STONE (S11) (NO PER CONVENTUAL BRICK CO.)
  - 3. MONOCOLOR CAST STONE (S188) (NO PER CONVENTUAL BRICK CO.)
  - 4. EXTENSION LIGHT FIXTURES (SEE ELEC. DRAW.)
  - 5. BRICK VENEER (S188) (NO PER CONVENTUAL BRICK CO.)
  - 6. BRICK VENEER (S188) (NO PER CONVENTUAL BRICK CO.)
  - 7. BRICK VENEER (S188) (NO PER CONVENTUAL BRICK CO.)
  - 8. BRICK VENEER (S188) (NO PER CONVENTUAL BRICK CO.)
  - 9. BRICK VENEER (S188) (NO PER CONVENTUAL BRICK CO.)
  - 10. BRICK VENEER (S188) (NO PER CONVENTUAL BRICK CO.)

<p>Convenience Architecture and Design P.C. 351 Sherz Way, Clarysburg, PA 16025 Phone: (814) 328-0913 Email: <a href="mailto:info@convenience.com">info@convenience.com</a> Web Site: <a href="http://www.convenience.com">www.convenience.com</a></p>		<p>PROJECT NAME: <b>NEW SHEETZ STORE</b></p> <p><b>COLUMBUS</b></p> <p>111 of High Cross Boulevard and Campus View Boulevard Columbus, OH 43259</p> <p>OWNER: SHEETZ, INC. 5700 SIXTH AVE ALTOONA, PA 16602</p>		<p>CONSULTANT:</p>		<p>PROFESSIONAL:</p>		<p>KEY PLAN:</p>	
<p>DATE: 09-20-2020</p> <p>SHEET NO: 21498</p> <p>DATE: 09-20-2020</p> <p>VERSION: R133 v1.2</p>		<p>MARK: _____</p> <p>DATE: _____</p> <p>DESCRIPTION: _____</p>		<p>DATE: _____</p> <p>DESCRIPTION: _____</p>		<p>DATE: _____</p> <p>DESCRIPTION: _____</p>		<p>DATE: _____</p> <p>DESCRIPTION: _____</p>	

A201

PRELIMINARY ELEVATIONS

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 8, 2022**

- 4. APPLICATION:** [Z22-074](#)
- Location:** **161 E. CAMPUS VIEW BLVD. (43235)**, being 2.01± acres located at the southeast corner of East Campus View Boulevard and High Cross Boulevard (610-232022; Far North Columbus Communities Coalition).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use.** Fuel sales, convenience store, and eating and drinking establishment
- Applicant(s):** Corinne Jones; SkilkenGold Development, LLC; 4270 Morse Road; Columbus, OH 43230.
- Property Owner(s):** George Grimson, LLC; 10279 Wellington Blvd.; Powell, OH 43065.
- Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

- The site consists of one parcel developed with a former eating and drinking establishment in the CPD, Commercial Planned Development District. The requested CPD, Commercial Planned Development District would allow the site to be redeveloped with a fuel sales facility, with an eating and drinking establishment, convenience store with drive-in window service, and minimal outdoor display sales.
- The site is surrounded by commercial development in the CPD, Commercial Planned Development District.
- This site is within the planning boundaries of the *Far North Area Plan (2014)*, which recommends “Employment Center” land uses at this location, which supports uses such as office, warehouse, or light industrial.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The development text permits most C-4 and C-5 uses, commits to a site plan, and includes development standards addressing setbacks, site access, landscaping, building design, lighting, and graphics provision. A code modification to the parking setback is also included.
- The *Columbus Multimodal Thoroughfare Plan* identifies East Campus View Boulevard as a Suburban Community Connector requiring 100 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval.

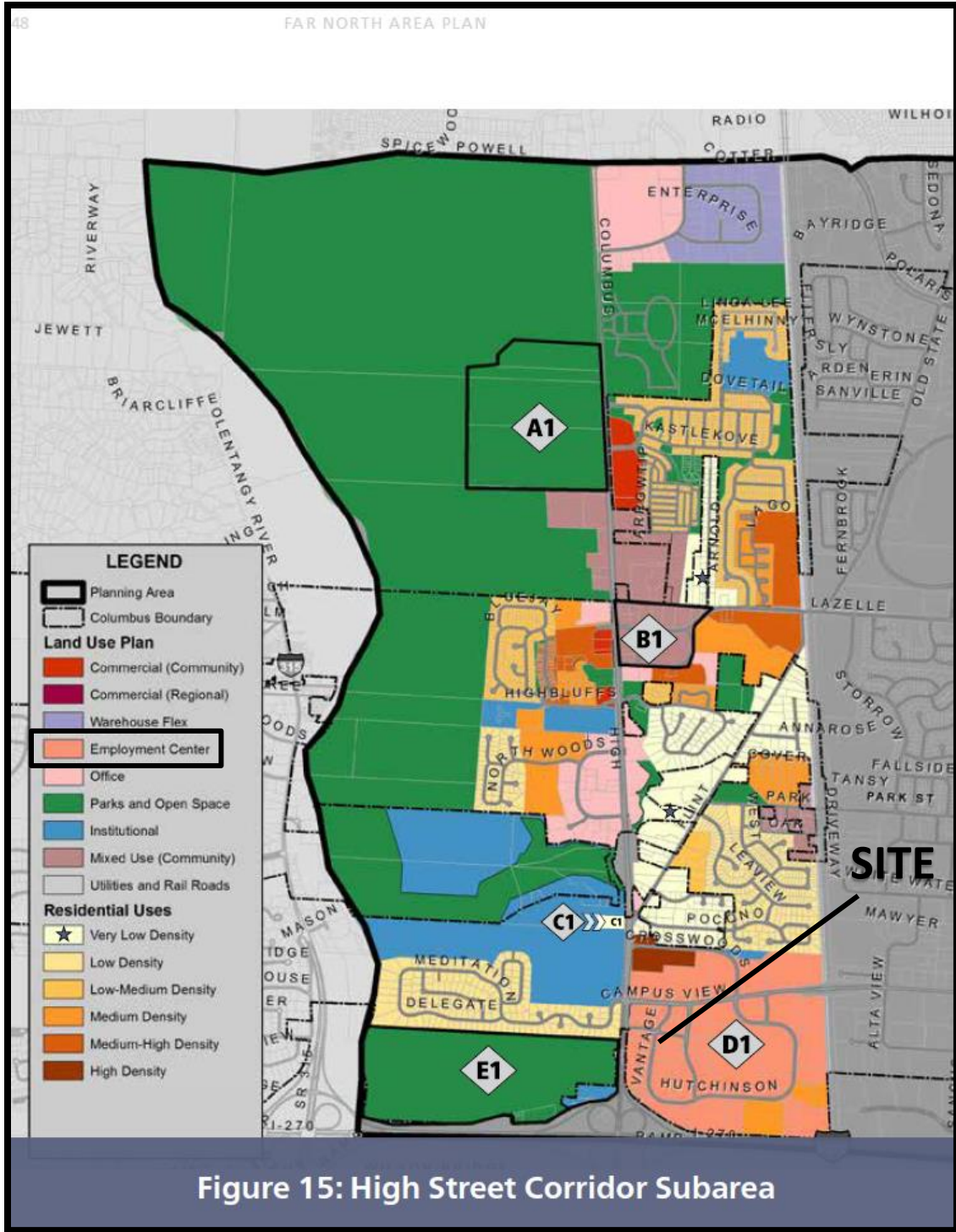
The requested CPD, Commercial Planned Development District will allow a fuel sales, convenience store, and eating and drinking establishment. The Planning Division is not supportive of this proposal as it is inconsistent with the *Far North Area Plan's* recommendation of "Employment Center" land uses at this location. Although Planning staff notes that the use will provide 35-50 jobs and serve as an amenity to other employment center uses, staff do not support the use as it represents an expansion of existing amenities and inconsistent with the "Employment Center" goals of optimizing job creation in new developments. Staff would reconsider support if the use were part of a larger proposal that includes office or light industrial as the primary user.

Staff also note the site plan includes landscape and connectivity inconsistencies with Plan design guidelines, including:

- parking being hidden to the greatest extent possible
- ~~the absence of landscaping, including street trees (existing or proposed), internal plantings, and headlight screening~~
- ~~the absence of connectivity elements on the site plan recommended by guidelines, including bicycle parking, a sidewalk on High Cross Blvd., and pedestrian connections to the site from Campus View and High Cross~~

**\*The above comments from the Planning Division have been addressed.**





Z22-074  
161 E. Campus View Blvd.  
Approximately 2.01 acres  
CPD to CPD





Z22-074  
161 E. Campus View Blvd.  
Approximately 2.01 acres  
CPD to CPD

*Kelsey Priobo*  
*crp@cityofcolumbus.gov*

# Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

**Case Number** Z22-074

**Address** 161 E Campus View Blvd

**Group Name** Far North Columbus Communities Coalition

**Meeting Date** November 1, 2022

- Specify Case Type**
- BZA Variance / Special Permit
  - Council Variance
  - Rezoning
  - Graphics Variance / Plan / Special Permit

- Recommendation** (Check only one)
- Approval
  - Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Applicant addressed Trustee concerns regarding screening, answered questions regarding ingress/egress.

**Vote** 6-1

**Signature of Authorized Representative** *James Palmisano*

**Recommending Group Title** FNCCC President

**Daytime Phone Number** 614/832-9083

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, 111 N Front Street, Columbus, Ohio 43215.





COLUMBUS DEVELOPMENT COMMISSION

Basis for Recommendation

**5**

DEPARTMENT OF BUILDING AND ZONING SERVICES

Date: DECEMBER 8, 2022

Application #: <b>Z22-074</b>	Requested: <del>CPD</del> <del>CPD</del> <b>CPD</b>	Address: <b>161 E. Campus View Blvd (43235)</b>				
# of Hearings: _____	Length of Testimony: <b>5:00 PM → 5:14</b> (14)	Staff: _____ Approval <input checked="" type="checkbox"/> Disapproval Position: _____ Conditional Approval				
# Speakers <b>(4)</b> Support: _____ Opposition: _____	Development Commission Vote: <b>(4) Yes (2) No (0) Abstain</b>	Area Comm/ <input checked="" type="checkbox"/> Approval _____ Disapproval Civic Assoc: _____ Conditional Approval				
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Y Fitzpatrick	Y Ingwersen	NO Golden	Y Keyes Shanklin	Y Conroy	NO Onwukwe
+ = Positive or Proper - = Negative or Improper						
Land Use					+	
Use Controls						
Density or Number of Units						
Lot Size						
Scale					+	
Environmental Considerations						
Emissions						
Landscaping or Site Plans						
Buffering or Setbacks						
Traffic Related Commitments						
Other Infrastructure Commitments						
Compliance with City Plans					-	
Timeliness of Text Submission						
Area or Civic Assoc. Recommendation						
Governmental or Public Input						
MEMBER COMMENTS:						
<b>FITZPATRICK:</b> APPROPRIATE USE, AND WOULD BE AN ASSET TO THE AREA. SUBSETZ IS CLEAN; (30) SECURITY CAMERAS, WELL ILLUMINATED, AND VERY WELL MANAGED.						
<b>INGWERSEN:</b> GOOD USE FOR BOTH EMPLOYMENT & FUEL AVAILABILITY. DEVELOPMENT REPLACES A SIMILAR SIZE RESTAURANT, TRAFFIC PATTERNS ARE UNAFFECTED, SCALE & SCREENING APPROPRIATE						
<b>GOLDEN:</b>						
<b>KEYES-SHANKLIN:</b> Appropriate use for both employment & fuel availability.						
<b>CONROY:</b> Appropriate given surrounding uses						
<b>ONWUKWE:</b> Not in compliance with city Planning guidelines						

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z22-074

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

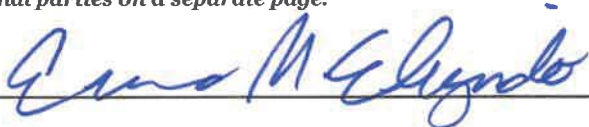
Being first duly cautioned and sworn (NAME) Eric Elizondo, Agent  
of (COMPLETE ADDRESS) 4270 Morse Road, Columbus, OH 43230

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 (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

<p>1. SkilkenGold, LLC - Contact: Eric Elizondo / 614-937-6362 / 4270 Morse Road, Columbus, OH 43230 / 28 Columbus-based employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT  09/22/2022

Sworn to before me and signed in my presence this 22nd day of September in the year 2022

  
SIGNATURE OF NOTARY PUBLIC

08/22/2027 Notary Seal Here  
My Commission Expires



**Tiffany Ng**  
Notary Public, State of Ohio  
Commission #: 2022-RE-852981  
My Commission Expires 08-22-27

*This Project Disclosure Statement expires six (6) months after date of notarization.*