

**SITE DEVELOPMENT INFORMATION**

- ZONING:**
- A EX. PROPERTY OWNER: MCDOWELL THOMAS A
  - B EX. SITE ACREAGE: COMMERCIAL
  - C EX. SITE ACREAGE: COMMERCIAL
  - D EX. PROPERTY NUMBER: 0.289 AC
  - E EX. PROPERTY USE: RESIDENTIAL R1
  - F EX. SITE ACREAGE: 0.289 AC
  - G EX. ZONING: R1, RESIDENTIAL
  - H EX. PROPERTY OWNER: UPHOUSE KEVIN M
  - I EX. SITE ACREAGE: 0.469 AC
  - J EX. ZONING: R1, RESIDENTIAL
  - K EX. PROPERTY OWNER: DOORSON TROY C
  - L EX. SITE ACREAGE: 0.259 AC
  - M EX. ZONING: R1, RESIDENTIAL
  - N EX. PROPERTY OWNER: RESIDENTIAL
  - O EX. SITE ACREAGE: 0.259 AC
  - P EX. ZONING: R1, RESIDENTIAL
  - Q EX. PROPERTY OWNER: M. MANUFACTURING
  - R EX. SITE ACREAGE: 3.215 ACRES
  - S EX. ZONING: LCA COMMERCIAL
  - T TOTAL EXISTING SITE AREA: 3.215 ACRES
  - U TOTAL DISTURBED AREA: 3.215 ACRES
  - V TOTAL IMPROVED (Paved) AREA: 1.989 ACRES
  - W PARKING: 4 (FRONT)
  - X BUILDING SETBACK: 10' (FRONT)
  - Y BUILDING COVERAGE: 7.03%
  - Z LOT COVERAGE: 7.93%

**PARKING CALCULATIONS**

AREA	SQUARE FOOTAGE	MIN. PARKING REQ'D	TOTAL PARKING PROVIDED	PARKING RATIO
RESTAURANT	3,070 S.F.	18	25	8,140/3,070 S.F.
RETAIL SPACE	3,070 S.F.	13	20	6,510/3,070 S.F.
FUEL SALES	-	2	2	1,154 S.F.
PATIO	660 S.F.	2	2	3,000/660 S.F.
OVERALL BUILDING	6,139 S.F.	35	49	7,940/6,139 S.F.

PER CHAPTER 3117 OF COLUMBUS ZONING CODE ONE (1) PARKING SPACE IS REQUIRED FOR EVERY 175 S.F. OF EATING AND DRINKING SPACE (<math>4,000 S.F.</math>) AND ONE (1) PARKING SPACE IS REQUIRED FOR EVERY 1,000 S.F. OF RETAIL SPACE AND 500 S.F. RESTAURANT SPACE ONE (1) PARKING SPACE IS REQUIRED FOR EVERY 300 S.F. OF PATIO SPACE

PER CHAPTER 3123 OF COLUMBUS ZONING CODE 2 PARKING SPACES ARE REQUIRED FOR FUEL SALES

**BUILDING DATA**

- PROPOSED BUILDING HEIGHT: NOT TO EXCEED 80 FEET
- LEGEND**
- PROPOSED BUILDING
  - PROPOSED CONCRETE
  - PROPOSED PATIO

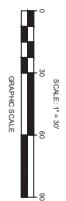
**NOTE:** PROPOSED SIGNAGE ALIGNMENTS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING THE DESIGN PROCESS.

**NOTE:** SCREENING WALL COMING WITH SECTIONS 3312.21 LANDSCAPING & 3312.22 WINDSCREENS (SCREENS) ON 151.531.

Andrew Richlen  
SkirkenGold Project Manager  
3/10/2023

**ENGINEER**  
V3 CONSULTANTS, LTD.  
3003 MARKET STREET, SUITE 225  
COLUMBUS, OHIO 43230  
PHONE: 614-261-1481  
FAX: 614-261-1481  
CONTACT: ANDREW GARDNER, P.E.  
EMAIL: AGARDNER@V3CO.COM

**OWNER/DEVELOPER**  
SKIRKEN GOLD  
3003 MARKET STREET, SUITE 225  
COLUMBUS, OHIO 43230  
PHONE: 614-261-1481  
FAX: 614-261-1481  
CONTACT: ANDREW GARDNER, P.E.  
EMAIL: AGARDNER@V3CO.COM



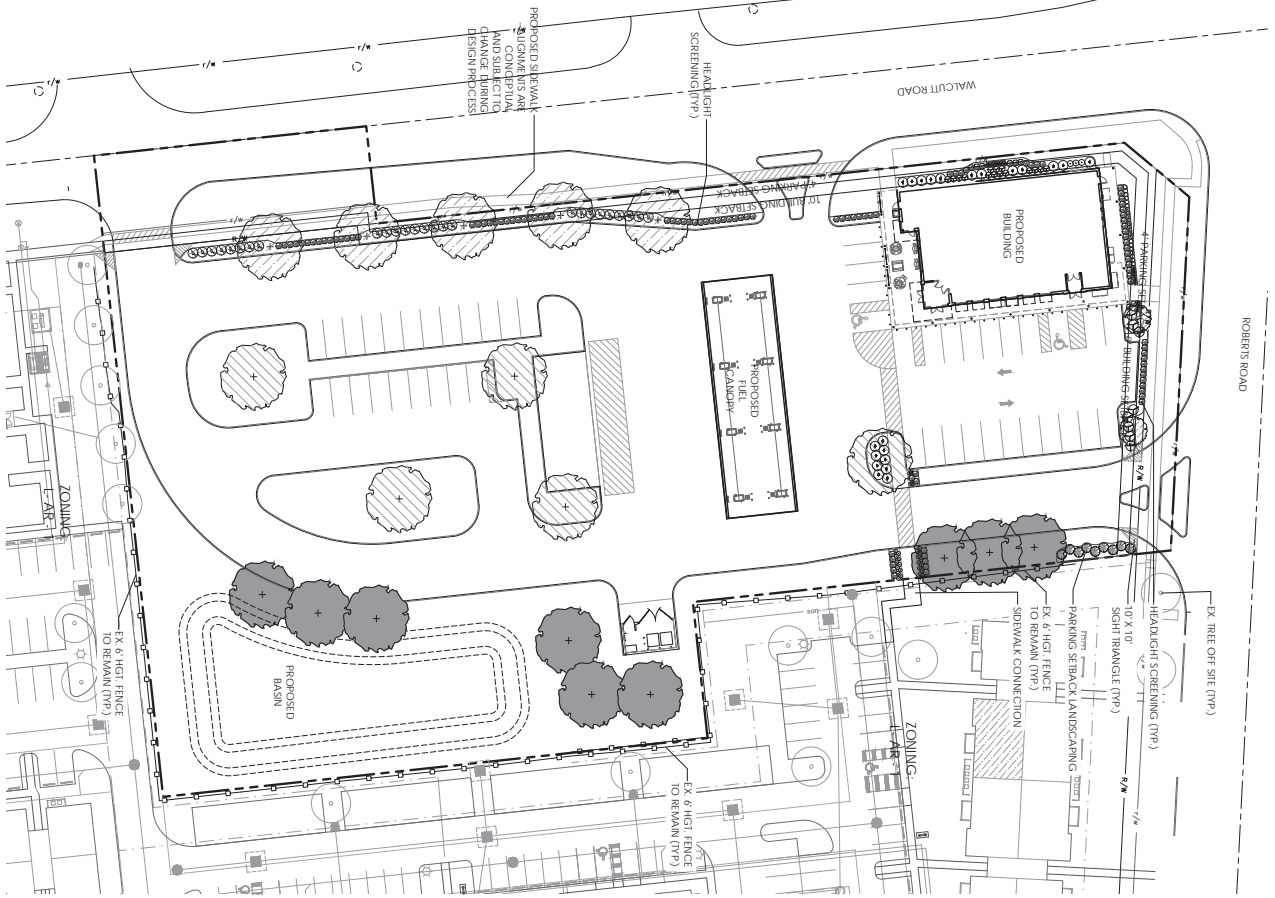
**SITE PLAN**  
**SHEETZ WALCUTT**

PROJECT NO.	220165	ORIGINAL ISSUE DATE:	02/02/2023	REVISIONS			
PROJECT MANAGER:	PM	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
DESIGNED BY: <td>DSBY</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	DSBY						
DRAWN BY: <td>DRBY</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	DRBY						

DATE: 3/10/23

3500 Snouffer Road,  
Suite 225  
Columbus, OH 43235  
614.761.1661 phone  
www.v3co.com

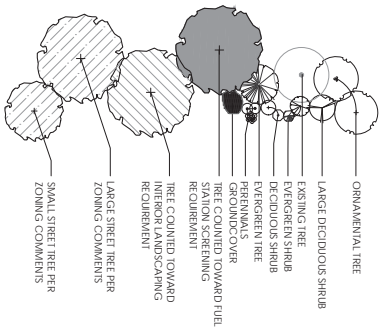
# Overall Landscape Plan



### LANDSCAPE REQUIREMENTS

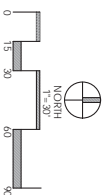
REQUIRED	PROVIDED
<b>331.2.21</b> <b>A. INTERIOR LANDSCAPING</b> INTERIOR LANDSCAPING SHALL BE PROVIDED AT A MINIMUM RATIO OF ONE SHADE TREE FOR EVERY TEN PARKING SPACES OR RATIO THEREOF.	5 TREES REQUIRED FOR 47 SPACES PARKING SPACES
<b>B. PARKING SETBACK AND PERIMETER LANDSCAPING</b> 1. PARKING SPACES = 47 TREES 3. ANY PORTION OF A PARKING LOT LOCATED WITHIN 80 FEET OF RESIDENTIALLY ZONED PROPERTY SHALL BE SCREENED. 4. ANY PORTION OF A PARKING LOT ADJACENT TO A PUBLIC STREET SHALL BE SCREENED FOR HEADLIGHTS ON THE PERIMETER TO THE PUBLIC STREET.	EXISTING 6' HIGH FENCE PROVIDED ALONG EASTERN AND SOUTHERN PROPERTY LINE. HEADLIGHT SCREENING PROVIDED ALONG WESTERN PROPERTY LINE.
<b>D. PARKING LOT SCREENING</b> 1. FOR HEADLIGHT SCREENING, SCREENING SHALL BE PROVIDED IN A LANDSCAPED AREA AT LEAST FOUR FEET IN WIDTH AND SHALL CONSIST OF A FENCE (EXCEPT A CHAIN LINK FENCE), LANDSCAPED EARTH MOUND OF 3:1 OR GREATER HORIZONTAL VERTICAL SLOPE, WALL PAINTING OR OTHER SCREENING METHOD. SCREENING SHALL BE MAINTAINED TO A TOTAL HEIGHT OF NO LESS THAN THREE FEET ABOVE THE PARKING LOT GRADE AND TO AN OPERACY OF NOT LESS THAN 75 PERCENT. RESIDENTIALLY ZONED PROPERTY SHALL BE SCREENED TO A MINIMUM HEIGHT OF NO LESS THAN 5' AND IN A 4' WIDTH LANDSCAPED AREA.	EXISTING 6' FOOT HEIGHT FENCE. EXISTING TREES ON SITE AND PROPOSED DECIDUOUS TREES PROVIDED ALONG EASTERN AND SOUTHERN BOUNDARIES.
<b>3357.13</b> DEVELOPMENT STANDARDS: LOT AREA, WASTE STORAGE, AND RESIDENTIAL BUFFER	MANY AREAS WHERE UTILITIES, INCLUDING UTILITIES AND SERVICE STATION(S) CONTIGUOUS TO OR ADJACENT TO RESIDENTIAL OR APARTMENT RESIDENTIAL DISTRICT, THERE SHALL BE A BUFFER STRIP CONSISTING OF EITHER A TEN FOOT WIDE LANDSCAPED STRIP OR A FENCE WITH A MINIMUM HEIGHT OF 4 FEET TO PROVIDE AN EFFECTIVE SCREEN OR 20 FOOT WIDE LANDSCAPED EARTH MOUND WITH A MIN. HEIGHT OF 4 FEET.

### PLANT KEY TYPICALS



Andrew Richlen  
 SkilkenGold Project Manager  
 3/10/2023

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

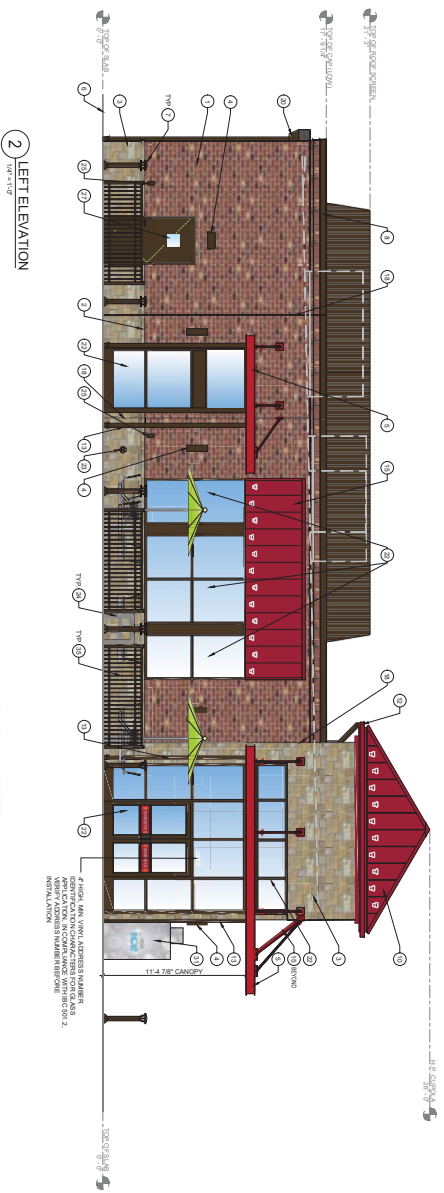


<b>REVISIONS</b> _____ _____ _____	SHEET <b>WALCUTT &amp; ROBERTS RD</b> PREPARED FOR <b>SKILKEN GOLD REAL ESTATE DEVELOPMENT</b> 4270 MORSE ROAD COLUMBUS, OH 43230	SITE COMPLIANCE <b>PLAN</b>
DATE: 02/06/23 PROJECT: 22046 SHEET: L-1	<b>Faris Planning &amp; Design</b> LAND PLANNING • LANDSCAPE ARCHITECTURE 4876 Cemetery Road Hilliard, OH 43026 P. (614) 481-1964 www.farisplanninganddesign.com	DATE: 02/06/23 PROJECT: 22046 SHEET: L-1

# Elevations - Sheet 1



1 FRONT ELEVATION



2 LEFT ELEVATION

- TYPICAL EXTERIOR ELEVATION NOTES:**
- 1. ALL LIGHTING SHALL BE ADEQUATELY DIMENSIONED ON WINDOWS AND TO BE COORDINATED WITH THE LIGHTING DESIGN AND ENERGY EFFICIENCY PROGRAMS.
  - 2. MATERIALS SHALL BE SUBMITTED FOR APPROVAL TO THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
  - 3. MATERIALS SHALL BE SUBMITTED FOR APPROVAL TO THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
  - 4. MATERIALS SHALL BE SUBMITTED FOR APPROVAL TO THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
  - 5. MATERIALS SHALL BE SUBMITTED FOR APPROVAL TO THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
- EXTERIOR ELEVATION NOTES:**
- 1. BRICK VENEER (6\"/>

Andrew Richlen 3/10/2023  
 SkikenGold Project Manager

**GRAPHICS NOTE**  
 ANY GRAPHICS SHOWN ON THIS PLAN ARE TO BE CODE COMPLIANT OR OBTAIN GRAPHICS COMMISSION VARIANCES.

**PRELIMINARY ELEVATIONS**

**A200**

**EXTERIOR ELEVATIONS**

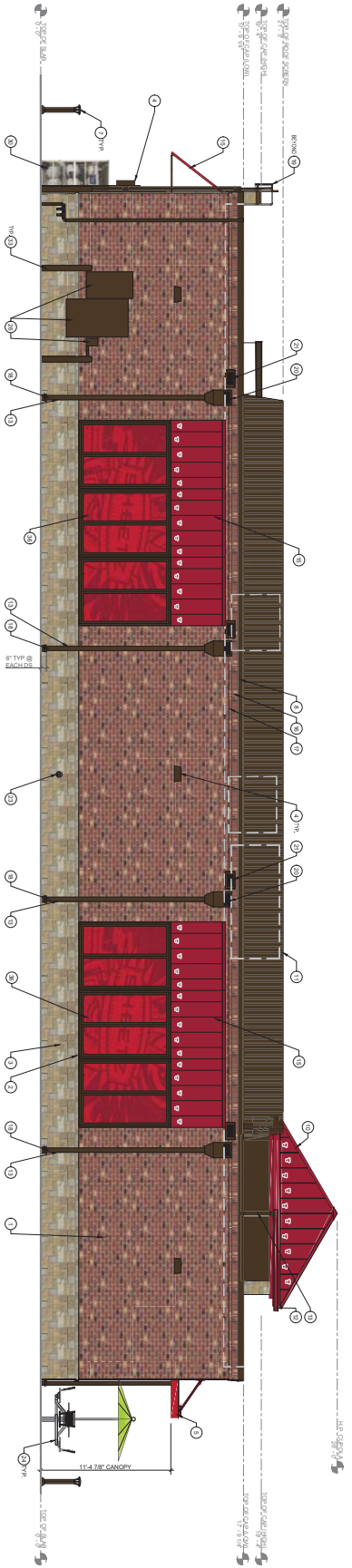
**CONSULTANT:**  
 Convenience Architecture and Design P.C.  
 351 Sherz Way, Clayburg, PA 16625  
 Phone: (814) 926-6213  
 Email: info@shetz.com  
 Web Site: www.shetz.com

**PROJECT NAME:**  
 NEW SHEETZ STORE  
**COLUMBUS**  
 Int. of Walnut Road and Roberts Road  
 Columbus Franklin County Ohio  
 OWNER:  
 SHEETZ, INC.  
 5700 SIXTH AVE  
 ALTOONA, PA 16602

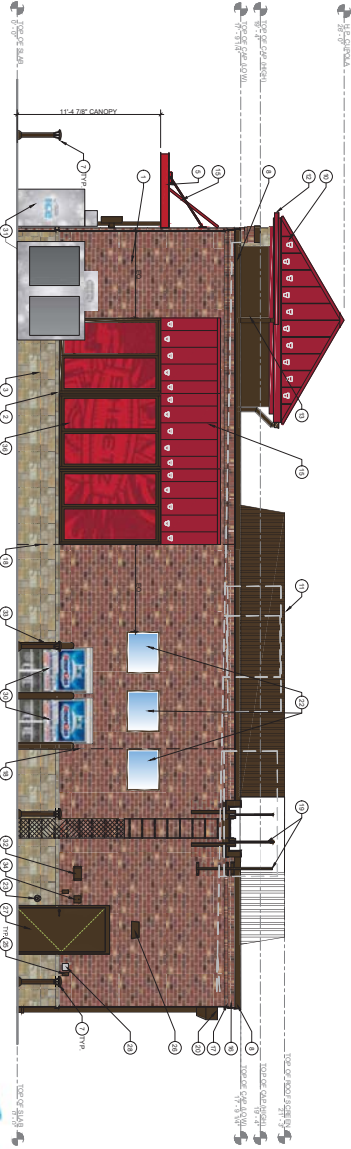
MARK	DATE	DESCRIPTION

**REVISIONS**

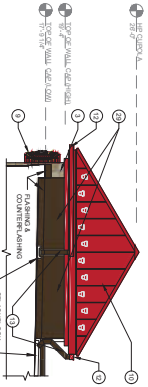
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 SITE NO: 21340  
 AUTHOR BY: MR  
 DATE: 08.28.2022  
 VERSION: 013L 412



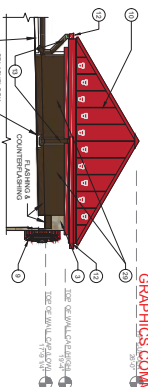
3 REAR ELEVATION  
1/8" = 1'-0"



4 RIGHT ELEVATION  
1/8" = 1'-0"



5 CUPOLA FROM ROOF  
1/8" = 1'-0"



6 CUPOLA FROM ROOF  
1/8" = 1'-0"

**TYPICAL EXTERIOR ELEVATION NOTES:**

- 1 ALL LIGHT FIXTURES ABOVE WINDOW HEAD OR OVER DRAYING ARE TO BE EXTERIOR GRADE ONLY.
- 2 EXTERIOR FINISHMENT IS TO MATCH WINDOW OR WINDOW HEAD TO BE SOLIDLY FINISHED.
- 3 SOLIDLY FINISHED BRICKS TO MATCH WINDOW HEAD AND SILL.
- 4 BRICK VENEER IS TO MATCH WINDOW HEAD TO BE SOLIDLY FINISHED.
- 5 EXTERIOR ELEVATION NOTES:
- 6 BRICK VENEER (AS SHOWN BY CONVENTIONAL BRICK CO.)
- 7 CEMENT STONE BELL (COLOR - CREAM BRICKS)
- 8 ADVANCED CEMENT STONE MASONRY (COLOR - CREAM BRICKS)
- 9 EXTENDED LIGHT FINISH - SEE ELEC DWGS
- 10 ARCHITECTURAL GRANITE (COLOR - REDDISH PINK) TWO COAT
- 11 BRICK FINISH/MAINTAIN
- 12 LIGHT FINISH
- 13 WHITE CONCRETE (COLOR - DARK BRICKS)
- 14 BRICK VENEER (AS SHOWN BY CONVENTIONAL BRICK CO.)
- 15 STAINLESS STEEL METAL ROOF (COLOR - WHITE) E-BT
- 16 ROOF EQUIPMENT SCREEN (COLOR - DARK BRICKS)
- 17 GUTTER (COLOR - RED)
- 18 DOWNSPOUT (COLOR - DARK BRICKS)
- 19 BRICK VENEER (AS SHOWN BY CONVENTIONAL BRICK CO.)
- 20 BRICK SOLID (DOUBLE END BRICKS) BY CONVENTIONAL BRICK CO.)
- 21 BRICK SOLID (SINGLE END BRICKS) BY CONVENTIONAL BRICK CO.)
- 22 BRICK SOLID (SINGLE END BRICKS) BY CONVENTIONAL BRICK CO.)
- 23 BRICK SOLID (SINGLE END BRICKS) BY CONVENTIONAL BRICK CO.)
- 24 BRICK SOLID (SINGLE END BRICKS) BY CONVENTIONAL BRICK CO.)
- 25 ALUMINUM STEVENHART SYSTEM
- 26 EXTENSION HOSE
- 27 OUTDOOR SIGNATURE
- 28 ELECTRICAL RECEPTACLE REFER TO ELECTRICAL DRAWINGS
- 29 ELECTRICAL EQUIPMENT REFER TO ELECTRICAL DRAWINGS
- 30 HAND DOOR AND FRAME (COLOR - DARK BRICKS)
- 31 HAND DOOR AND FRAME (COLOR - DARK BRICKS)
- 32 HANDBUILT ALUMINUM CONNECTION
- 33 COLOR MATCH BRICKS
- 34 STAINLESS ALUMINUM STEVENHART BRICKS/BLOCKS
- 35 BRICK VENEER (AS SHOWN BY CONVENTIONAL BRICK CO.)
- 36 ICE AND SNOW PROTECTANT
- 37 METAL FLUVEE
- 38 STEEL RAILING (COLOR - DARK BRICKS)
- 39 COAT FILLER
- 40 OCCASIONAL ALUMINUM BRICE
- 41 PAINT WINDOWS WITH INTERIOR PAINTING

**Andrew Richlen**  
 SkilkenGold Project Manager  
 3/10/2023  
**GRAPHICS NOTE**  
 ANY GRAPHICS SHOWN ON THIS PLAN ARE  
 TO BE CONCEPTUAL AND ARE SUBJECT  
 TO BE CODE COMPLIANT OR OBTAIN  
 GRAPHICS COMMISSION VARIANCES.

<p>CONSULTANT</p>	<p>CONVENIENCE ARCHITECTURE              AND DESIGN P.C.              351 SHEWZ WAY, CLAYBURG, PA 16625              PHONE: (717) 295-0713              EMAIL: ELEVATIONS@SHWZ.COM              WWW.SHWZ.COM</p>	<p>PROJECT NAME:</p>	<p>NEW SHEETZ STORE  <b>COLUMBUS</b>              Int. of Waitait Road              and Roberts Road              Columbus              Franklin County, Ohio              OWNER:              SHEETZ, INC.              5700 SIXTH AVE              ALTOONA, PA 16602</p>											
<p>PROFESSIONAL</p>		<p>MARK</p>	<p>DATE</p>											
<p>DESCRIPTION</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	MARK	DATE	DESCRIPTION										<p>SHEET NO. <b>08.29.2022</b></p> <p>SHEET TOTAL <b>23</b></p> <p>DATE OF ISSUE <b>8/13/23</b></p> <p>VERSION <b>1/12</b></p>
MARK	DATE	DESCRIPTION												

<p><b>A201</b></p> <p>EXTERIOR ELEVATIONS</p>	<p><b>PRELIMINARY ELEVATIONS</b></p>
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**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 9, 2023**

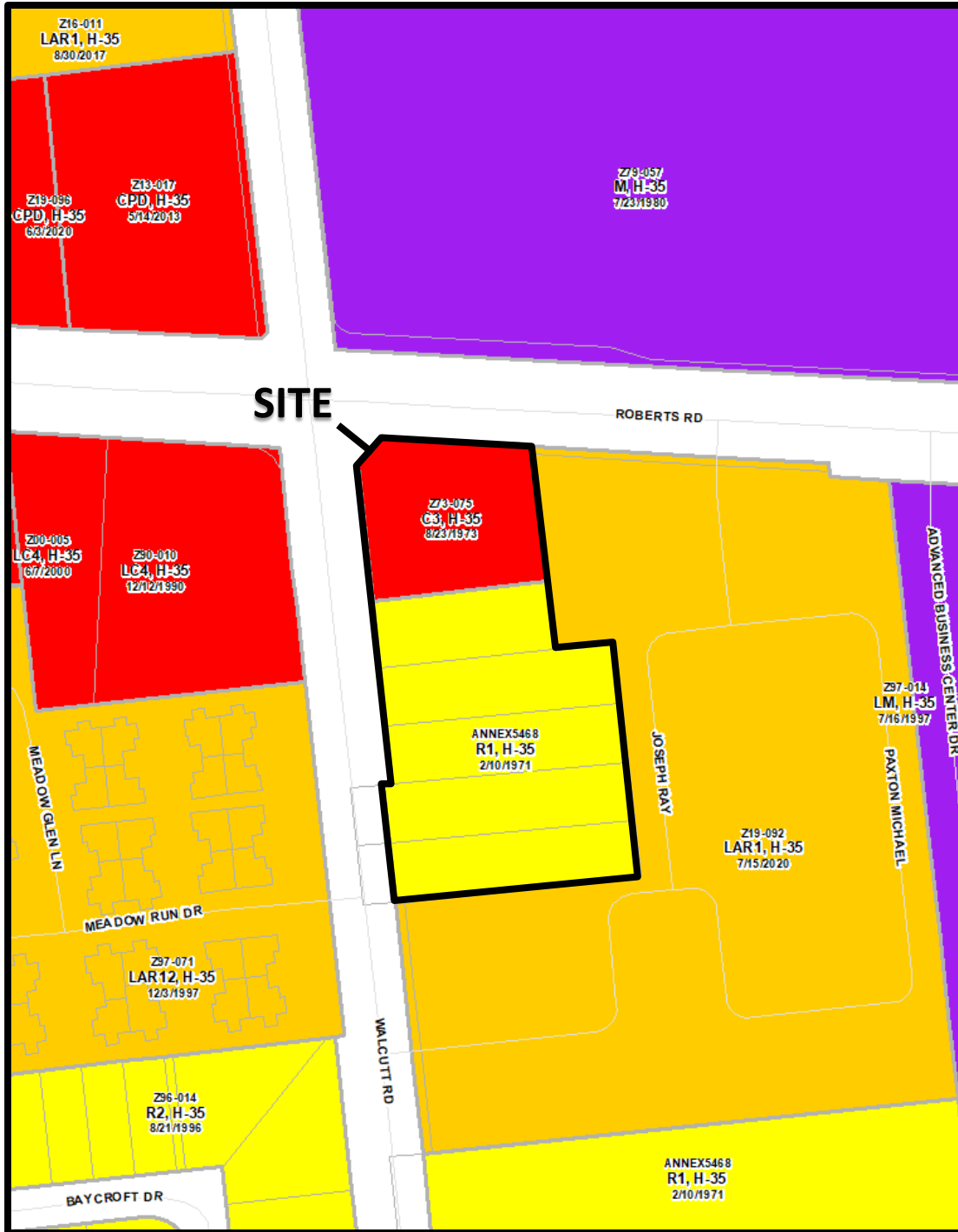
- 4. APPLICATION:** [Z22-076](#)
- Location:** **2480 WALCUTT RD. (43228)**, being 3.21± acres located at the southeast corner of Walcutt Road and Roberts Road (560-158122 and 5 others; Far West Side Area Commission).
- Existing Zoning:** R-1, Residential District and C-3, Commercial District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use.** Fuel sales, convenience store, and eating and drinking establishment
- Applicant(s):** Drew Richlen; SkilkenGold Development, LLC; 4270 Morse Road; Columbus, OH 43230.
- Property Owner(s):** Troy C. Dodson & Daniel Esquinas III, et al.; 2480 Walcutt Road; Columbus, OH 43228.
- Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

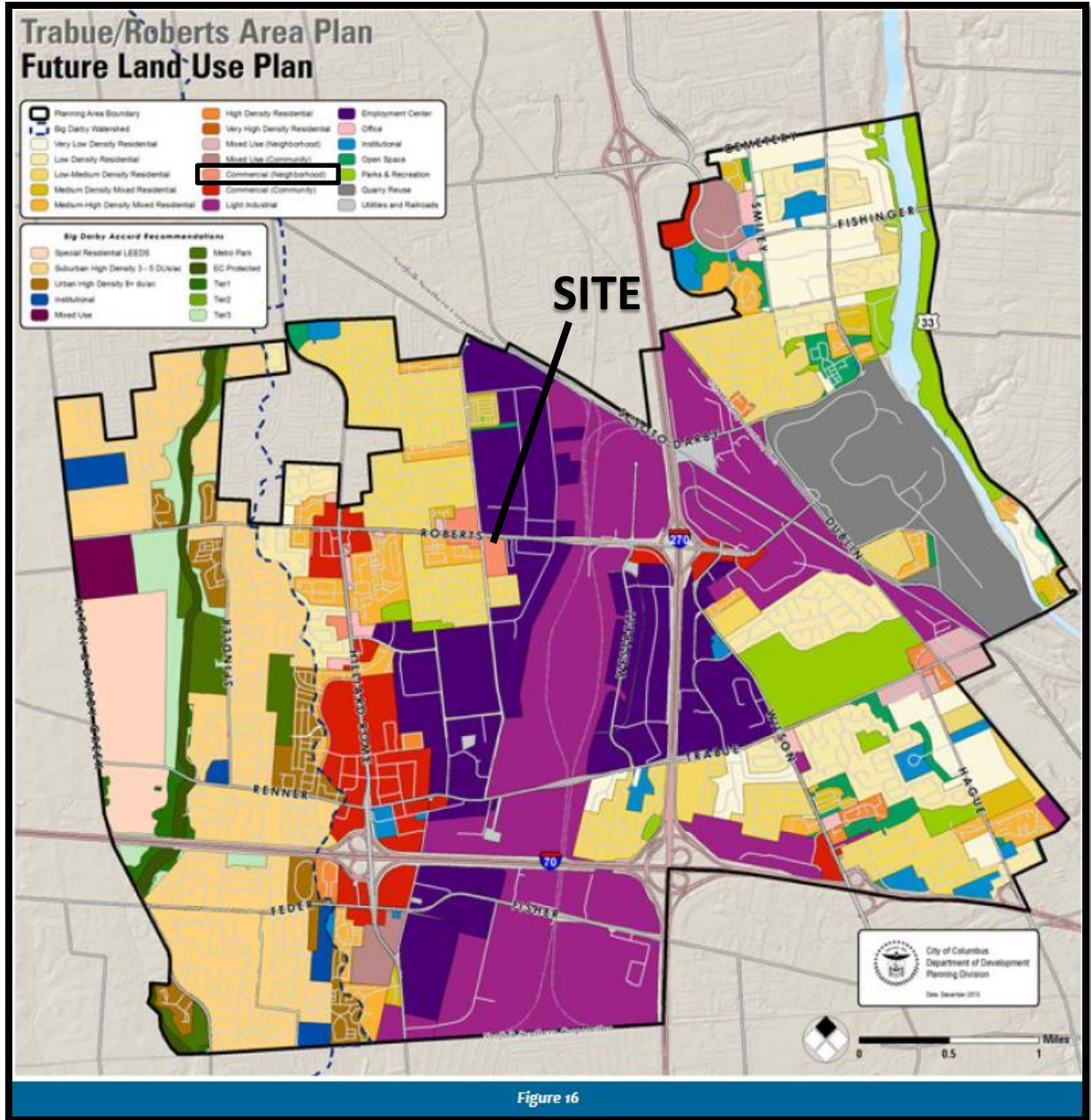
- The site consists of one undeveloped parcel in the C-3, Commercial District and 5 parcels developed with single-unit dwellings in the R-1, Residential District. The requested CPD, Commercial Planned Development District would allow the site to be redeveloped with a fuel sales facility with an eating and drinking establishment, convenience store with drive-in window service, and minimal outdoor display sales.
- To the north of the site, across Roberts Road, is manufacturing development in the M, Manufacturing District. To the south and east of the site is a multi-unit residential development in the L-AR-1, Limited Apartment Residential District. To the west of the site, across Walcutt Road, is a pharmacy in the L-C-4, Limited Commercial District and a multi-unit residential development in the L-AR-12, Limited Apartment Residential District.
- This site is within the planning boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends “Neighborhood Commercial” land uses at this location.
- The site is located within the boundaries of the Far West Side Area Commission, whose recommendation is for approval.
- The development text permits most C-4 and C-5 uses, and includes supplemental development standards addressing setbacks, site access, landscaping, building design, lighting, and graphics provisions. A code modification to building and parking setbacks is included in this request. Included in the text are commitments to develop the site in accordance with the submitted site plan, landscaping plan, and building elevations.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Roberts Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way and Walcutt Road as a Suburban Community Connector requiring 100 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow the development of a fuel sales facility and convenience store with accessory eating and drinking establishment uses and minimal outdoor display sales. The CPD text establishes appropriate use restrictions and supplemental development standards, and includes commitments to develop the site in accordance with the submitted site plan. The site plan includes landscape buffering from adjacent residential uses and street trees along the Roberts Road and Walcutt Road frontages, consistent with *Trabue/Roberts Area Plan* design guidelines.



Z22-076  
2480 Walcutt Rd.  
Approximately 3.21 acres  
C-3, R-1 to CPD



Z22-076  
 2480 Walcutt Rd.  
 Approximately 3.21 acres  
 C-3, R-1 to CPD





Z22-076  
2480 Walcutt Rd.  
Approximately 3.21 acres  
C-3, R-1 to CPD

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

Case Number Z22-076

Address 2480 Walcutt Road

Group Name Far West Side Area Commission

Meeting Date January 24, 2023

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

Recommendation  Approval  
(Check only one)  Disapproval

**LIST BASIS FOR RECOMMENDATION:**

The Far West Side Area Commission recommends approval for the proposed Commercial Planned Development (CPD) rezoning as noted with updated CPD text, site planning, and landscape planning as provided 1/10/2023. The proposed Sheetz is within the planning outlines for this area and will provide fuel and food options within this growing corridor.

It should be noted there are significant concerns by residents due to traffic issues along Walcutt Road. With anticipated increases due to the placement of an asphalt plant to the south and additional warehouse traffic from potential redevelopment of the Buckeye Yard, the community questions whether the planned upgrades near this location will be sufficient. This area includes an apartment complex directly to the south, including school bus traffic stops, and a senior condominium community directly opposite the expected southern Sheetz entrance/exit, where residents have expressed their safety concerns. A comprehensive review of Walcutt Road is overdue as the road itself is significantly degraded as well. This area should be closely monitored and evaluated should construction progress.

Vote 7 in favor; 0 opposed; 0 absent

Signature of Authorized Representative Kelley Arnold Digitally signed by Kelley Arnold  
Date: 2023.01.26 12:00:38 -05'00'

Recommending Group Title Zoning Chair

Daytime Phone Number 614-636-0784

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.

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z22-076

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) Andrew Richlen  
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)

1. SkilkenGold Real Estate Development 4270 Morse Road, Columbus, OH 43230	2. Sheetz, Inc 630 Morrison Road, Suite 150, Gahanna, OH 43230
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Andrew Richlen

Sworn to before me and signed in my presence this 21 day of September, in the year 2022

[Signature]  
SIGNATURE OF NOTARY PUBLIC

2/15  
My Commission Expires

Notary Seal Here



**ANDREW JANITZKI**  
Notary Public, State of Ohio  
Commission #: 2021-AT-841838

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