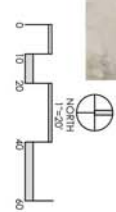


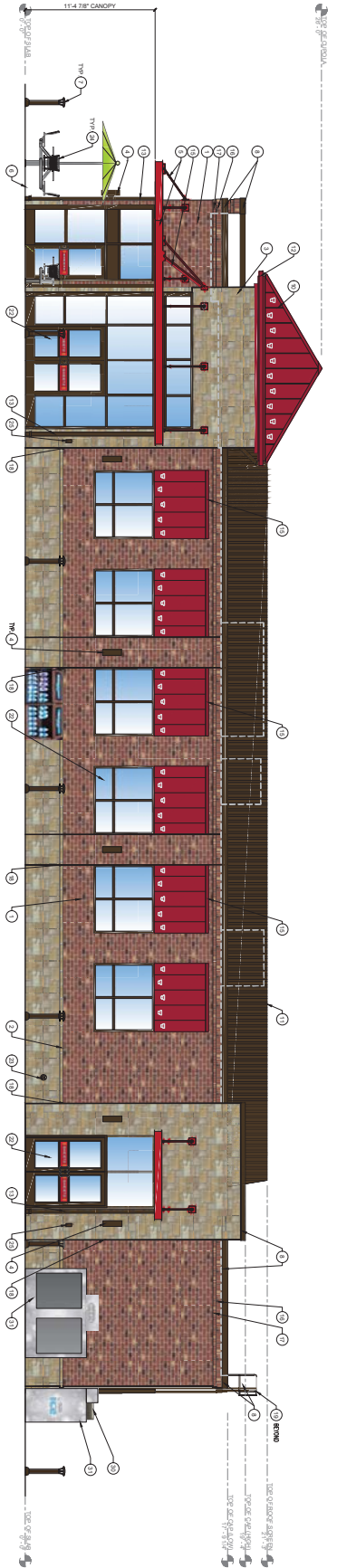
Scott A. Kelly  
OWNER/DEVELOPER  
DATE: 01/20/2023



PRELIMINARY  
FOR CONSTRUCTION

<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	Z21/44				
	SHEET					

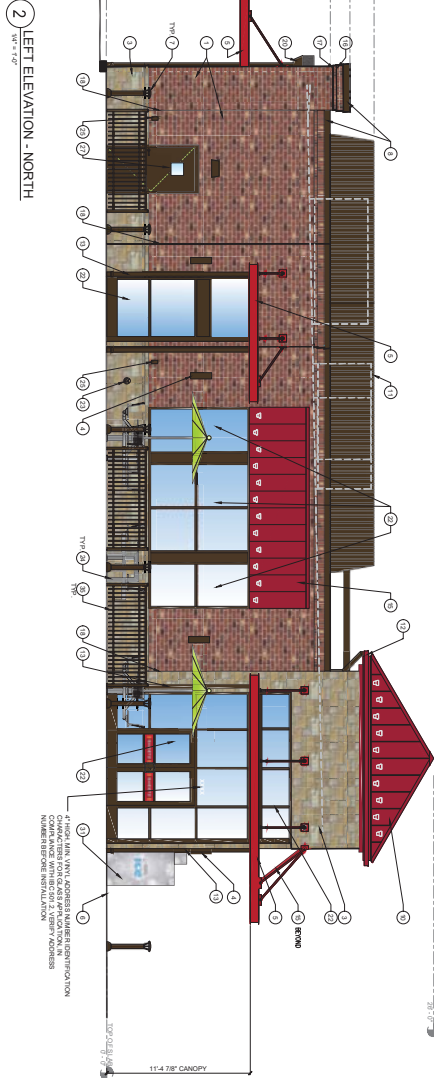
# ELEVATIONS - SHEET 1



**1 FRONT ELEVATION - WEST**  
1/4" = 1'-0"

- TYPICAL EXTERIOR ELEVATION NOTES:**
- ALL LIGHT IS SHOWN ABOVE AN UNLESS BELOW ROOM OR UNWARRANTED. TO BE
  - ON THE ELEVATION THE ROOM OR UNWARRANTED SHOULD BE SHOWN WITH THE
  - ROOM OR UNWARRANTED. TO BE ON THE ELEVATION THE ROOM OR UNWARRANTED
  - ROOM OR UNWARRANTED. TO BE ON THE ELEVATION THE ROOM OR UNWARRANTED
- EXTERIOR ELEVATION DETAILS:**

- 1) BRICK, RED/WHITE OR BROWN (OR CONVENTIONAL BRICK CO.)
- 2) COVER STONE BRICK, COLORED - (OR GRAY BRICK)
- 3) ARCHITECTURAL CLAY BRICK, VENEER COLORED - (OR GRAY BRICK)
- 4) EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL
- 5) ARCHITECTURAL CORNER COLORED - (OR RED, OR METAL FINISH COLORED)
- 6) BRICK FINISH, UNGLAZED
- 7) LIGHT/SHOWERHEAD
- 8) METAL CORNER COLORED - (OR BRONZE)
- 9) NOT USED
- 10) STAINING BRICK, METAL CORNER COLORED - (OR BRONZE)
- 11) ROOF EQUIPMENT COLORED - (OR BRONZE)
- 12) OUTLET COLORED - (OR BRONZE)
- 13) DOWNSPOUT COLORED - (OR BRONZE)
- 14) DRIVE THRU WINDOW (IF APPLICABLE)
- 15) DRIVE THRU WINDOW (IF APPLICABLE)
- 16) DRIVE THRU WINDOW (IF APPLICABLE)
- 17) DRIVE THRU WINDOW (IF APPLICABLE)
- 18) DRIVE THRU WINDOW (IF APPLICABLE)
- 19) DRIVE THRU WINDOW (IF APPLICABLE)
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- 36) DRIVE THRU WINDOW (IF APPLICABLE)
- 37) DRIVE THRU WINDOW (IF APPLICABLE)
- 38) DRIVE THRU WINDOW (IF APPLICABLE)



**2 LEFT ELEVATION - NORTH**  
1/4" = 1'-0"

Convenience Architecture  
and Design P.C.  
351 Shertz Way, Clarysburg, PA 16025  
Phone: 610-414-9294  
Email: kcolombo@shertz.com  
Web Site: www.shertz.com

PROJECT NAME:  
**NEW SHERTZ STORE**

**COLUMBUS**

141 of High Cross Boulevard  
and Center's View Boulevard  
Columbus, OH 43259

OWNER:  
SHERTZ, INC.  
5700 SIXTH AVE  
ALTOONA, PA 16602

CONSULTANT:

PROFESSIONAL

REPLAN

MARK	DATE	DESCRIPTION

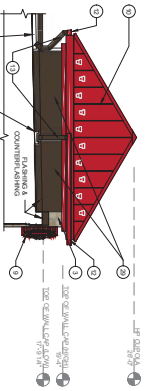
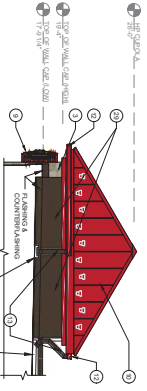
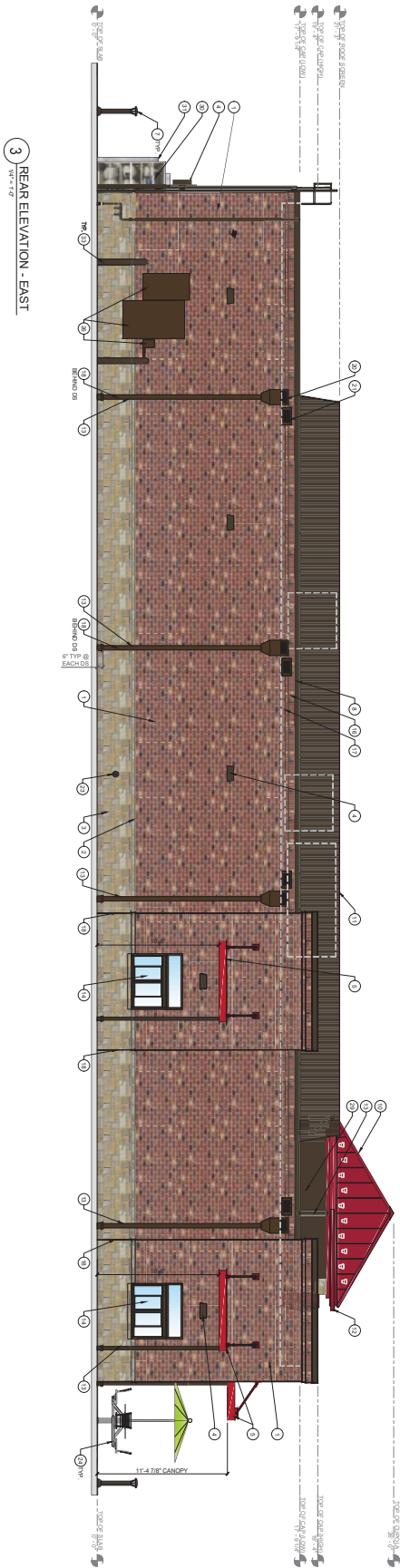
Scott A. Kelley  
OWNER/DEVELOPER

01/20/2023  
DATE

**A200**

**PRELIMINARY ELEVATIONS**

ELEVATIONS - SHEET 2



- 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.
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  - 24. ALL LIGHTING SHALL BE PROVIDED BY THE OWNER.
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  - 26. ALL LIGHTING SHALL BE PROVIDED BY THE OWNER.
  - 27. ALL LIGHTING SHALL BE PROVIDED BY THE OWNER.
  - 28. ALL LIGHTING SHALL BE PROVIDED BY THE OWNER.
  - 29. ALL LIGHTING SHALL BE PROVIDED BY THE OWNER.
  - 30. ALL LIGHTING SHALL BE PROVIDED BY THE OWNER.
- EXTERIOR ELEVATION NOTES:**
- 1. BRICK VENEER (S1888) (PER CONVENTIONAL BRICK CO.)
  - 2. CAST STONE (S111) (PER CONVENTIONAL BRICK CO.)
  - 3. MONOCOLOR CAST STONE (S1888) (PER CONVENTIONAL BRICK CO.)
  - 4. EXTENSION LIGHT FIXTURE (SEE ELEC. DRAWING)
  - 5. BRICK VENEER (S1888) (PER CONVENTIONAL BRICK CO.)
  - 6. BRICK VENEER (S1888) (PER CONVENTIONAL BRICK CO.)
  - 7. BRICK VENEER (S1888) (PER CONVENTIONAL BRICK CO.)
  - 8. BRICK VENEER (S1888) (PER CONVENTIONAL BRICK CO.)
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  - 28. BRICK VENEER (S1888) (PER CONVENTIONAL BRICK CO.)
  - 29. BRICK VENEER (S1888) (PER CONVENTIONAL BRICK CO.)
  - 30. BRICK VENEER (S1888) (PER CONVENTIONAL BRICK CO.)

<p>Convenience Architecture and Design P.C. 351 Sherz Way, Clarysburg, PA 16025 Phone: (610) 928-0913 email: info@convenience.com www.convenience.com</p> <p>PROJECT NAME: <b>COLUMBUS</b></p> <p>NEW SHEETZ STORE</p> <p>OWNER: SHEETZ, INC. 5700 SIXTH AVE ALTOONA, PA 16602</p> <p>CONSULTANT</p> <p>PROFESSIONAL</p> <p>KEYPLAN</p>		
<p>SHEET: 09-20-200</p> <p>SITE NO. 21498</p> <p>DATE: 09-20-200</p> <p>VERSION: R133 v1.2</p>	<p>MARK</p> <p>DATE</p> <p>DESCRIPTION</p>	<p>PRELIMINARY ELEVATIONS</p> <p><b>A201</b></p>

**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.

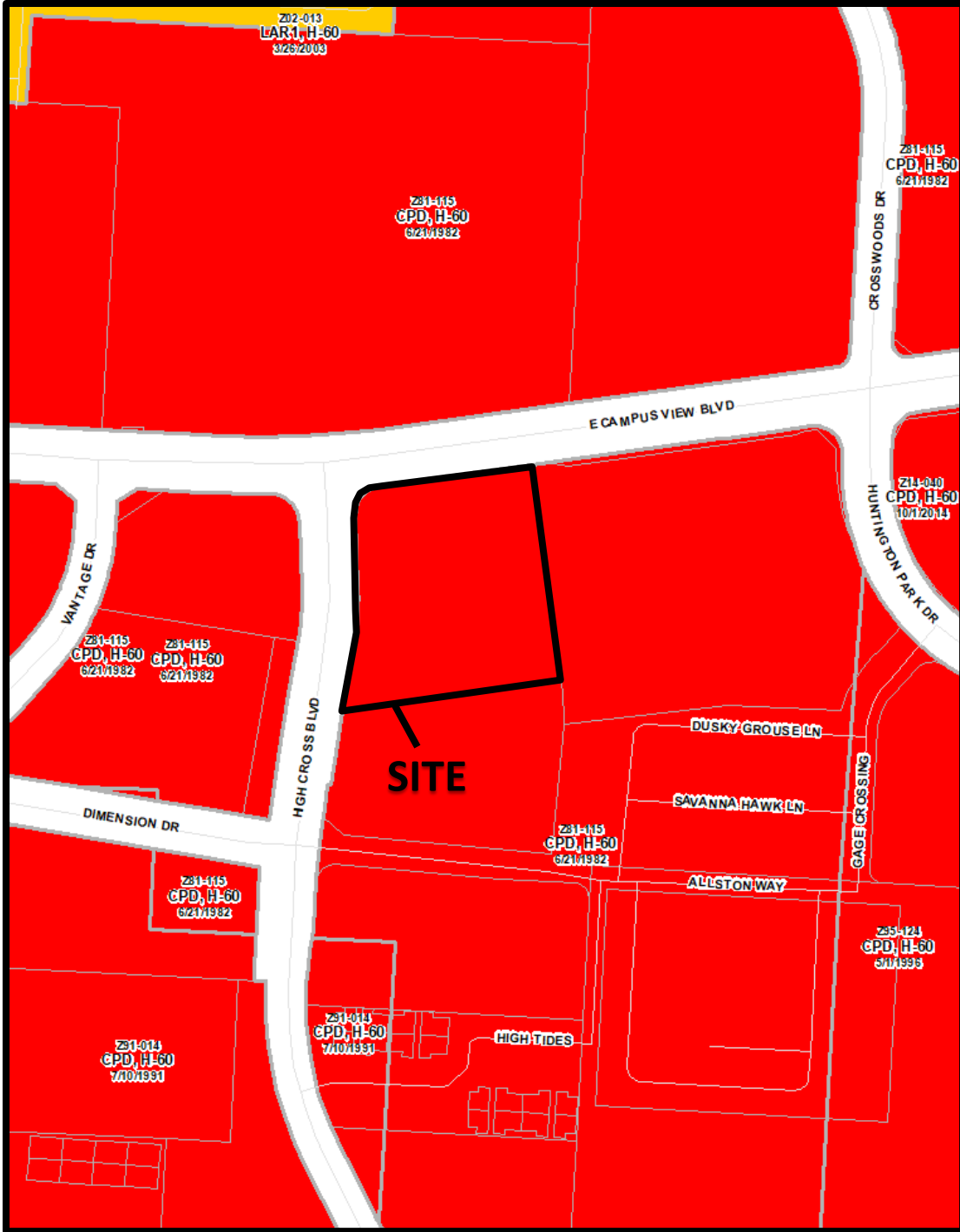
**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval.

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.

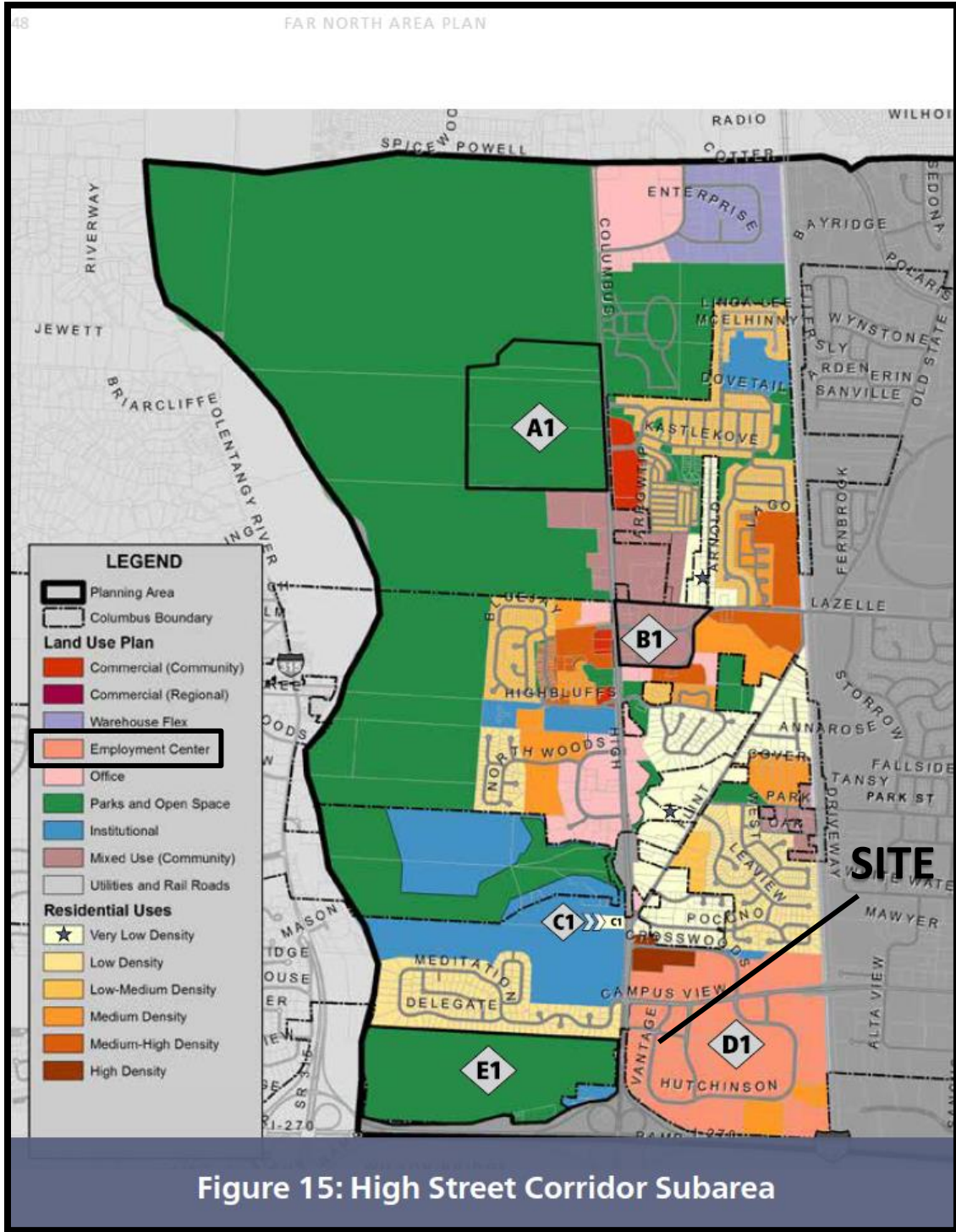
Staff also note the site plan includes landscape and connectivity inconsistencies with Plan design guidelines, including:

- 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





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

*Kelsey Priobo*  
*City of Columbus*

# 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> <b>(14)</b>	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					<b>+</b>		
Use Controls							
Density or Number of Units							
Lot Size							
Scale					<b>+</b>		
Environmental Considerations							
Emissions							
Landscaping or Site Plans							
Buffering or Setbacks							
Traffic Related Commitments							
Other Infrastructure Commitments							
Compliance with City Plans					<b>-</b>		
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation							
Governmental or Public Input							
<b>MEMBER COMMENTS:</b>							
<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

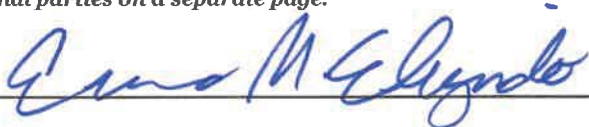
Being first duly cautioned and sworn (NAME) Eric Elizondo, Agent  
of (COMPLETE ADDRESS) 4270 Morse Road, Columbus, OH 43230

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)

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

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  
My Commission Expires

Notary Seal Here



**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.*