

2/5/21
[Signature]

PROJECT DESCRIPTION
 PROJECT NUMBER: 0464-2021
 PROJECT NAME: SHEETZ STORE
 PROJECT LOCATION: HILLIARD & ROME ROAD, COLUMBUS, OH 43228
 PROJECT OWNER: SHEETZ STORE
 PROJECT ARCHITECT: [Firm Name]

GENERAL PROJECT INFORMATION

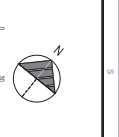
| | |
|-------------------|--|
| PROJECT NUMBER | 0464-2021 |
| PROJECT NAME | SHEETZ STORE |
| PROJECT LOCATION | HILLIARD & ROME ROAD, COLUMBUS, OH 43228 |
| PROJECT OWNER | SHEETZ STORE |
| PROJECT ARCHITECT | [Firm Name] |
| PROJECT ENGINEER | [Firm Name] |
| PROJECT DATE | 2/5/21 |

FLOODPLAIN INFORMATION

| | |
|------------------------|---------------|
| FLOODPLAIN INFORMATION | NO FLOODPLAIN |
|------------------------|---------------|

SITE DATA TABLE

| | |
|-------------------|--|
| DATE | 2/5/21 |
| PROJECT NUMBER | 0464-2021 |
| PROJECT NAME | SHEETZ STORE |
| PROJECT LOCATION | HILLIARD & ROME ROAD, COLUMBUS, OH 43228 |
| PROJECT OWNER | SHEETZ STORE |
| PROJECT ARCHITECT | [Firm Name] |
| PROJECT ENGINEER | [Firm Name] |



CONSTRUCTION KEYNOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING ORDINANCES AND THE CITY ENGINEERING DEPARTMENT SPECIFICATIONS.
2. THE PROJECT SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCES AND THE CITY ENGINEERING DEPARTMENT SPECIFICATIONS.
3. THE PROJECT SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCES AND THE CITY ENGINEERING DEPARTMENT SPECIFICATIONS.
4. THE PROJECT SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCES AND THE CITY ENGINEERING DEPARTMENT SPECIFICATIONS.
5. THE PROJECT SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCES AND THE CITY ENGINEERING DEPARTMENT SPECIFICATIONS.

- REVISIONS**
- | NO. | DATE | DESCRIPTION |
|-----|--------|-------------------|
| 1 | 2/5/21 | ISSUED FOR PERMIT |

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|--------|-------------------|
| 1 | 2/5/21 | ISSUED FOR PERMIT |

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|--------|-------------------|
| 1 | 2/5/21 | ISSUED FOR PERMIT |

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|--------|-------------------|
| 1 | 2/5/21 | ISSUED FOR PERMIT |

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|--------|-------------------|
| 1 | 2/5/21 | ISSUED FOR PERMIT |

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|--------|-------------------|
| 1 | 2/5/21 | ISSUED FOR PERMIT |

SHEETZ STORE HILLIARD ROME ROAD COLUMBUS, OH 43228

SITE PLAN

20190509.00

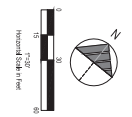
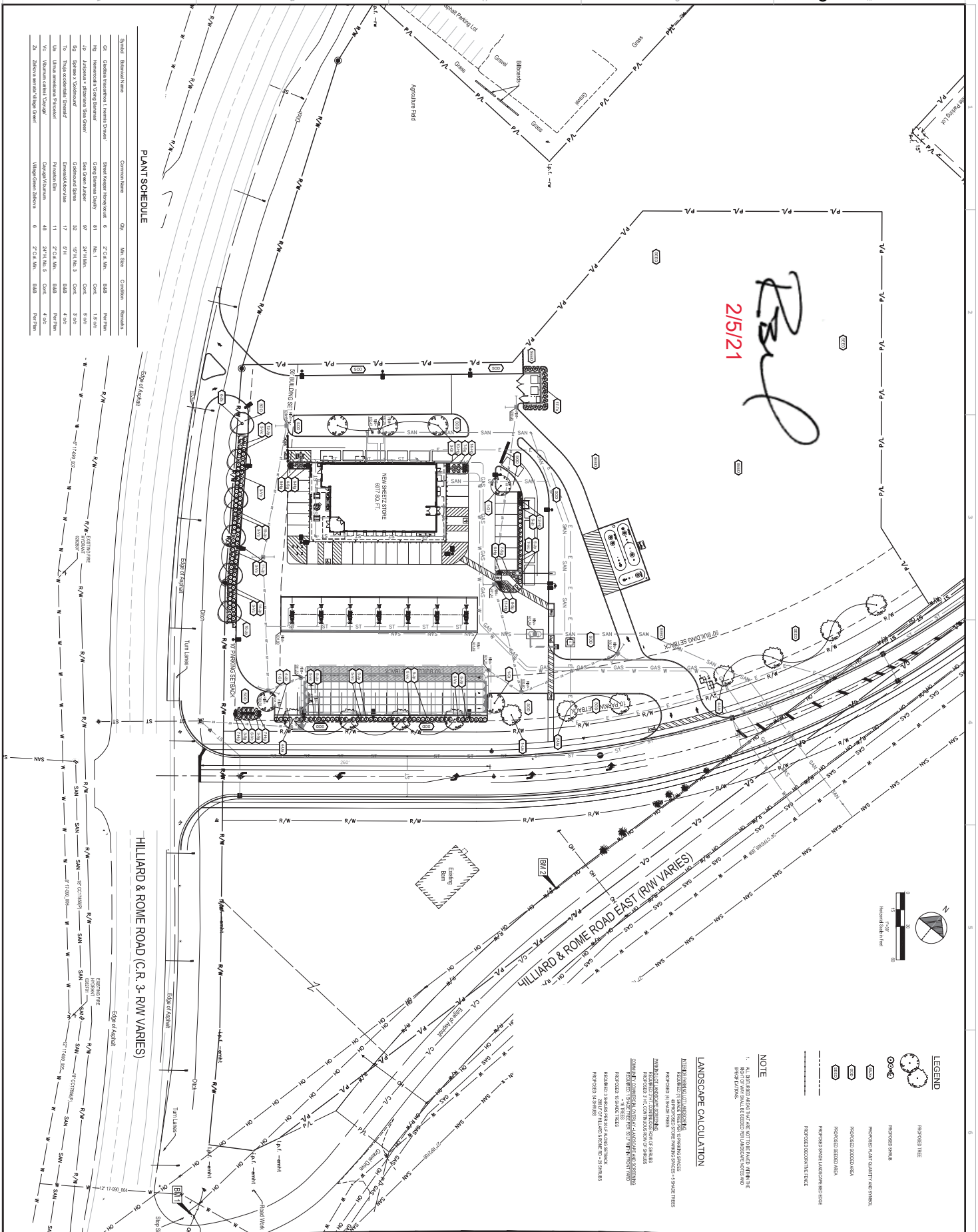
C-1111

gpd GROUP

Red
 2/15/21

PLANT SCHEDULE

| Symbol | Botanical Name | Common Name | Qty | Max. Size | Comments | Remarks |
|--------|---|---------------|-----|---------------|----------|----------|
| Q1 | Quercus tinctoria (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q2 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q3 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q4 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q5 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q6 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q7 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q8 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q9 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q10 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q11 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q12 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q13 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q14 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q15 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q16 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q17 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q18 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q19 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |
| Q20 | Quercus macrocarpa (L.) Prunus Thunberg | Shrub Dogwood | 10 | 2'-3' H. Max. | BBB | Per Plan |



LEGEND

| | |
|--|--------------------------------------|
| | PROPOSED TREE |
| | PROPOSED SHRUB |
| | PROPOSED PLANT QUANTITY AND SPACING |
| | PROPOSED ACCESS AREA |
| | PROPOSED EROSION AREA |
| | PROPOSED FINAL LANDSCAPE BUFFER ZONE |
| | PROPOSED ACCESS POINT FENCE |

NOTE

1. ALL UTILITIES SHOWN ARE NOT TO BE BUILT WITHIN THE RIGHT OF WAY UNLESS SPECIFICALLY NOTED OTHERWISE. THE RIGHT OF WAY SHALL BE SETBACK PER LANDSCAPE NOTES AND PER PLAN NOTES.

LANDSCAPE CALCULATION

MINIMUM LANDSCAPE CALCULATION
 REQUIRED: 10% OF TOTAL SITE AREA
 PROVIDED: 10% OF TOTAL SITE AREA
 COMPLIANT: YES

CONSTRUCTION NOTES

1. ALL UTILITIES SHOWN ARE NOT TO BE BUILT WITHIN THE RIGHT OF WAY UNLESS SPECIFICALLY NOTED OTHERWISE. THE RIGHT OF WAY SHALL BE SETBACK PER LANDSCAPE NOTES AND PER PLAN NOTES.

SHEETZ STORE
 HILLIARD ROME ROAD
 COLUMBUS, OH 43228

PRELIMINARY LANDSCAPE PLAN

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

Z20-062; Final Received 2/18/21

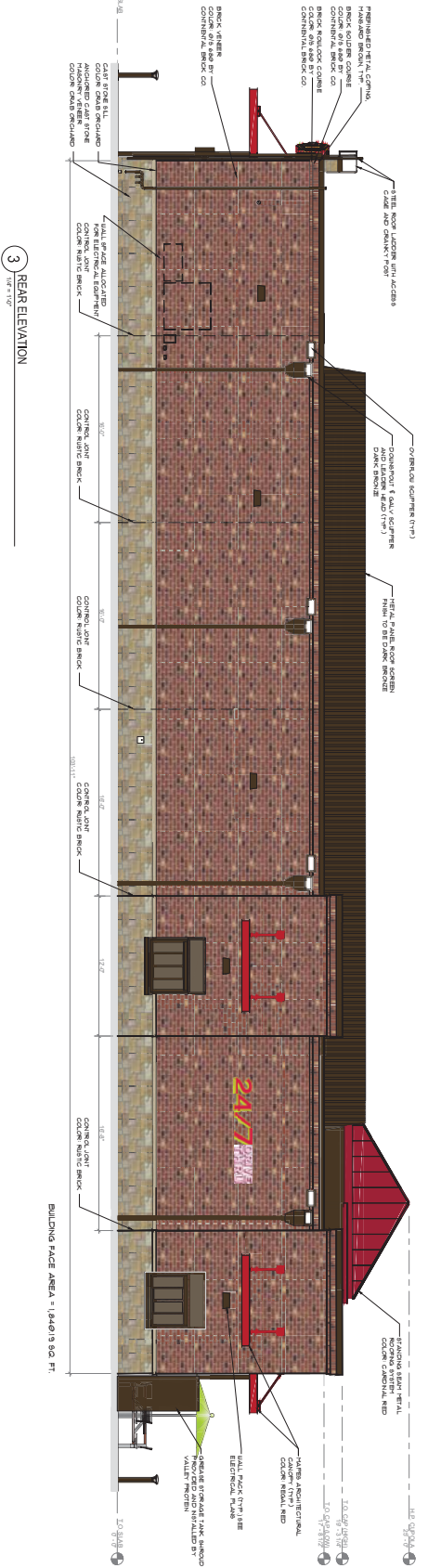
L-100

201905906

2/15/21

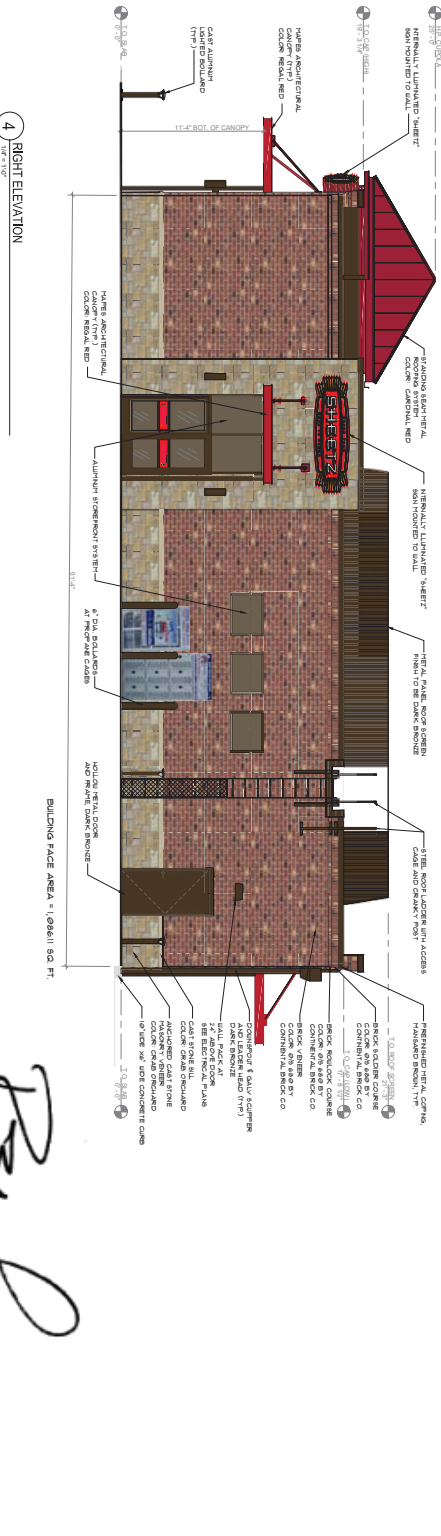


Elevations - Sheet 2



3 REAR ELEVATION

Graphics are conceptual in nature and any variances or approvals would be subject to Graphics Commission review



4 RIGHT ELEVATION

Paul
2/15/21

| | | |
|--|---------|-------------|
| <p>Convergence Architecture and Design P.C. 355 Sheetz Way, Coalinga, PA 18625 phone (610) 293-4013 email kcollins@shetz.com www.shetz.com</p> | | |
| <p>PROJECT NAME: NEW SHEETZ STORE HILLIARD</p> | | |
| <p>OWNER: SHEETZ, INC. 5700 SIXTH AVE. ALTOONA, PA 16602</p> | | |
| <p>CONSULTANT</p> | | |
| <p>PROFESSIONAL</p> | | |
| <p>KEY PLAN</p> | | |
| ISSUE | 1-17-20 | |
| PROJECT NO. | NM | |
| REVISION | | |
| SHEET TITLE | | |
| MARK | DATE | DESCRIPTION |
| <p>A201</p> | | |

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 10, 2020**

- 8. APPLICATION: Z20-062**
- Location:** **931 HILLIARD & ROME RD. (43228)**, being 5.00± acres located on the east side of Hilliard & Rome Road, 850± feet south of Fisher Road (part of 240-000203; Far West Side Area Commission).
- Existing Zoning:** R, Rural District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use.** Fuel sales, convenience store, and eating and drinking establishment
- Applicant(s):** SkilkenGold Development, LLC; c/o Ryan Herchenroether; 4270 Morse Road; Columbus, OH 43230.
- Property Owner(s):** LJKJ ROME HILLIARD LLC; 5775 Perimeter Drive, Suite 275; Dublin, OH 43017.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site consists of a portion of an undeveloped parcel that is currently undergoing annexation from Prairie Township. The requested CPD would allow the site to be developed 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, south, and east of the site is undeveloped land in Prairie Township. To the west is a home improvement store in the CPD, Commercial Planned Development District.
- This site is within the planning boundaries of the *Trabue/Roberts Area Plan (2011)*, which recommends “Community Mixed Use” land uses at this location. The Plan also states that neighborhoods should have an interconnected street and sidewalk system to promote a pedestrian-friendly environment, and recommends that parking be hidden to the greatest extent possible.
- 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, commits to a site plan, landscaping plan, and building elevations, and includes development standards addressing setbacks, site access, landscaping, building design, lighting, and graphics provisions. Variances to reduce the building line and eliminate the screening requirement along the perimeter between this site and the adjacent property is included in this request.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of Hilliard & Rome Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

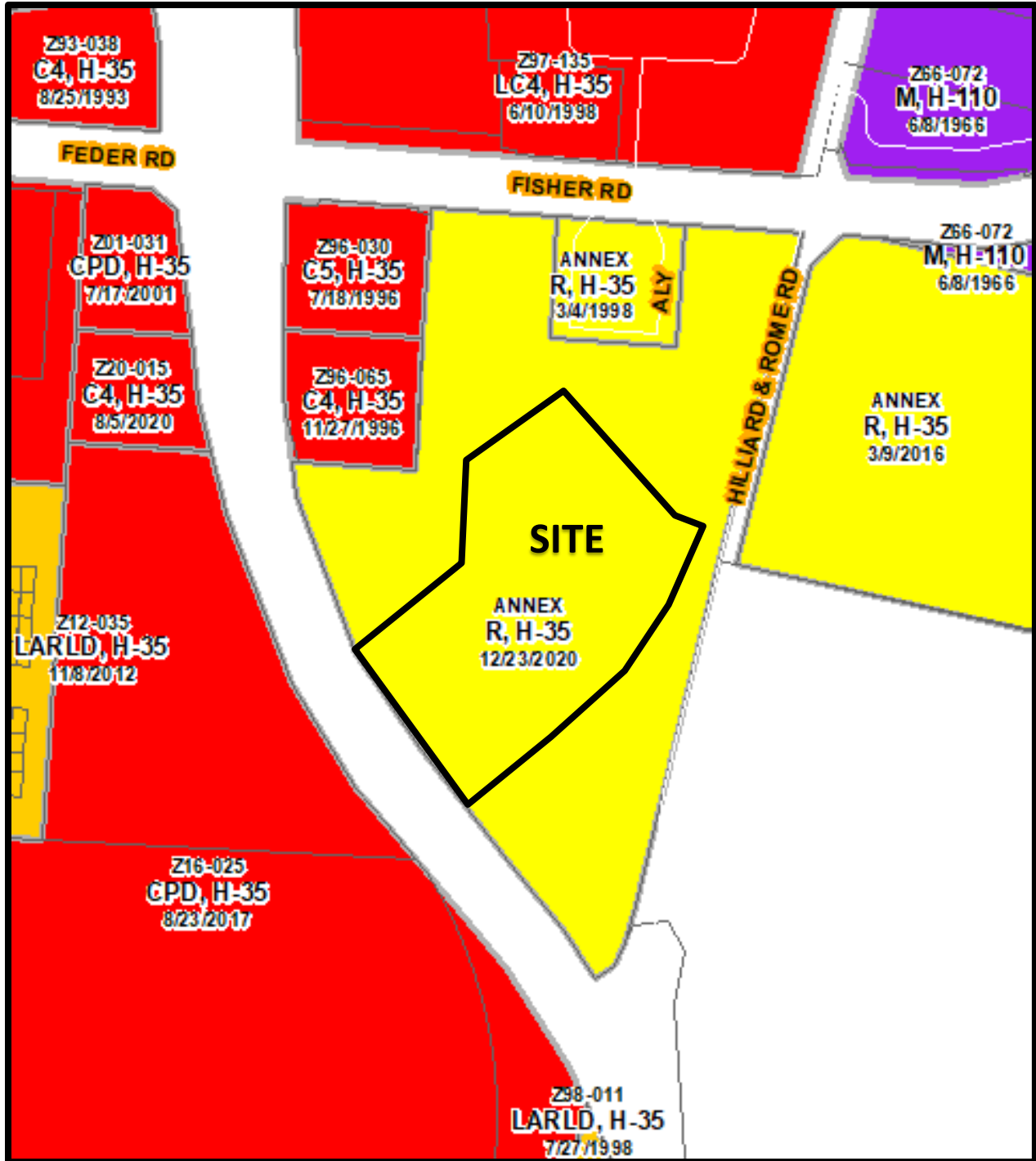
CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval.~~ **Approval.**

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 and elevations include an interconnected street and sidewalk system to promote a pedestrian-friendly environment, and parking is hidden to the greatest extent possible, consistent with the recommendations of the *Trabue/Roberts Area Plan*. Additional discussions are still needed with the Division of Traffic Management regarding the following comments:

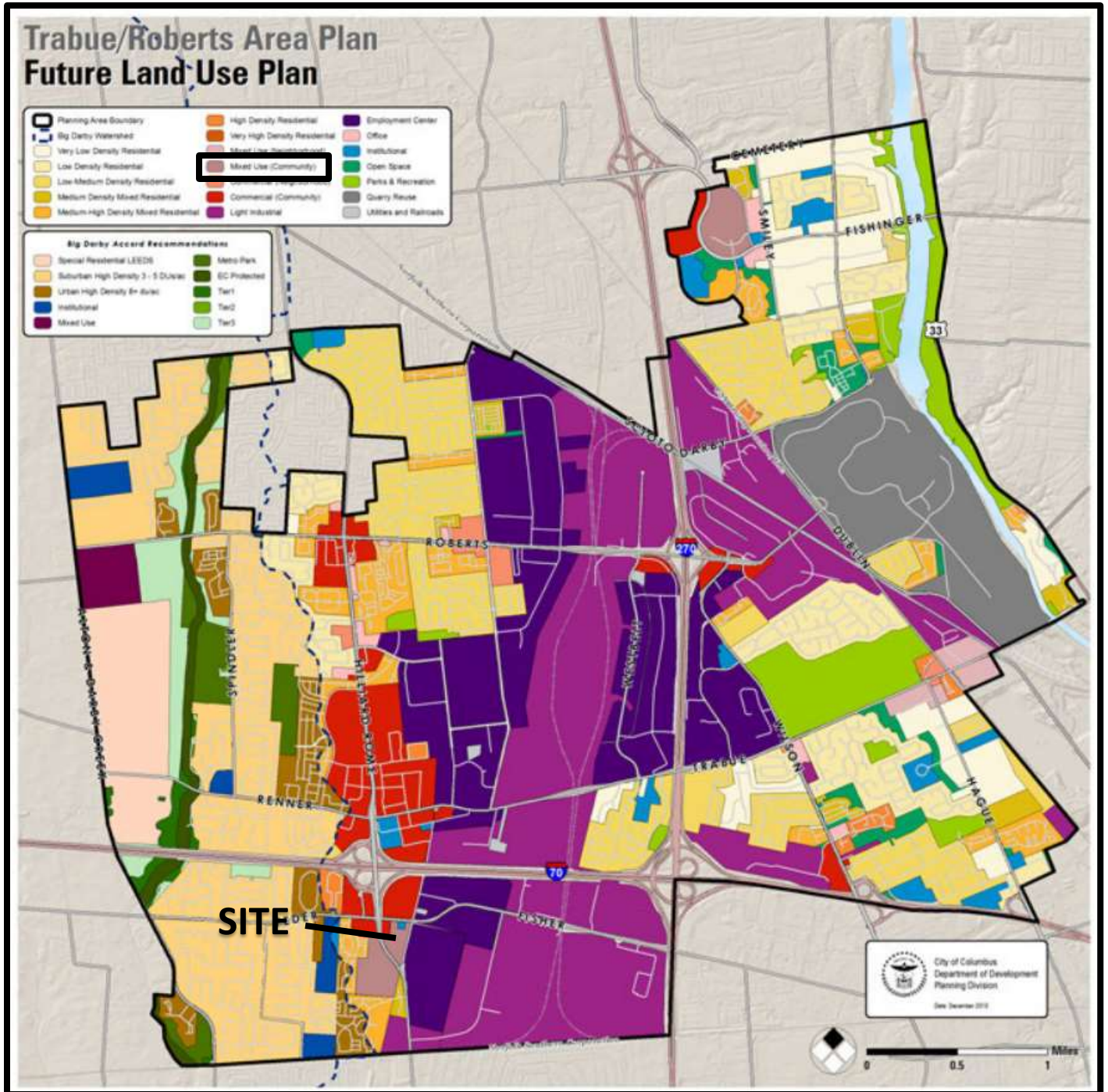
- A traffic impact study has been submitted, and additional commitments may be needed based on the results of the approved traffic impact study.
- Changes to the proposed access configuration may be needed based on the results of the approved traffic impact study.
- A commitment will need to be added to the CPD text to add a northbound through/right lane at the proposed intersection of Hilliard & Rome Road and Hilliard & Rome Road East and at the proposed right-in/right-out access point to Hilliard & Rome Road.
- A revised CPD site plan will need to be provided for review based on TIS comment #'s 2 & 3, the commitment in the previous bullet, and the indication in the traffic impact study that the proposed site access point to realigned Hilliard & Rome Road East has been revised to 400 feet east of Hilliard & Rome Road.
- A commitment will need to be added to the CPD text to provide a proportional contribution toward future signalization of the intersection of Fisher Road and Hilliard & Rome Road East.

Once the issues are resolved with the Division of Traffic Management, Staff's recommendation will be updated to approval.

***Note: all issues have been resolved with the Division of Traffic Management**



Z20-062
931 Hilliard & Rome Rd.
Approximately 5.00 acres
R to CPD



Z20-062
931 Hilliard & Rome Rd.
Approximately) "\$\$ acres
R to CPD



Z20-062
931 Hilliard & Rome Rd.
Approximately 5.00 acres
R to CPD

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

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

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative _____

Recommending Group Title _____

Daytime Phone Number _____

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.

Meeting Date: 12/10/2020

| | | | | | | |
|--|---|---|---|-------------|-------------|--------------|
| Application #: Z20-062 | Request: CPD | Address: 931 HILLIARD & ROME RD (43228) | | | | |
| # Hearings: _____ | Length-of Testimony: <u>15</u> | Staff _____ Approval <input checked="" type="checkbox"/> Disapproval _____ | Position: _____ Conditional Approval | | | |
| # Speakers Support: _____ Opposition: <u>0</u> | Development Commission Vote: <u>5</u> Yes <u>1</u> No _____ Abstain | Area Comm/ <input checked="" type="checkbox"/> Approval _____ Disapproval _____ | Civic Assoc: _____ Conditional Approval | | | |
| Position Y=Yes N=No (type out ABSENT or ABSTAIN) | Fitzpatrick Y | Ingwersen Y | Anderson N | Golden Y | Conroy Y | Onwukwe Y |
| + = 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: | | | | | | |

FITZPATRICK:

Appropriate use; commitments for traffic issues must be completed prior to this case going forward to City Council.

INGWERSEN:

Appropriate use. Needs to have traffic related issues solved before development commission can agree to a condition-free approval (conditioned on traffic issues being resolved)

ANDERSON:

Premature to being heard on the Development Commission. Traffic issues need to be resolved.

GOLDEN:

Appropriate land use.

CONROY:

This is an appropriate land use. The sticky point is that the traffic issues are not yet final. While I am supportive of a conditional approval it is incumbent upon the applicant and City to hold the applicant to the requirements.

ONWUKWE:

Appropriate land use. But resolution is needed for all outstanding traffic related concerns.



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 #: Z20-062

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 *Eric M. Elizondo*

Sworn to before me and signed in my presence this 18 day of February, in the year 2021

Virginia Deam
SIGNATURE OF NOTARY PUBLIC

March 12, 2021
My Commission Expires



Notary Seal Here
VIRGINIA DEAM
Notary Public, State of Ohio
My Commission Expires March 12, 2022

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