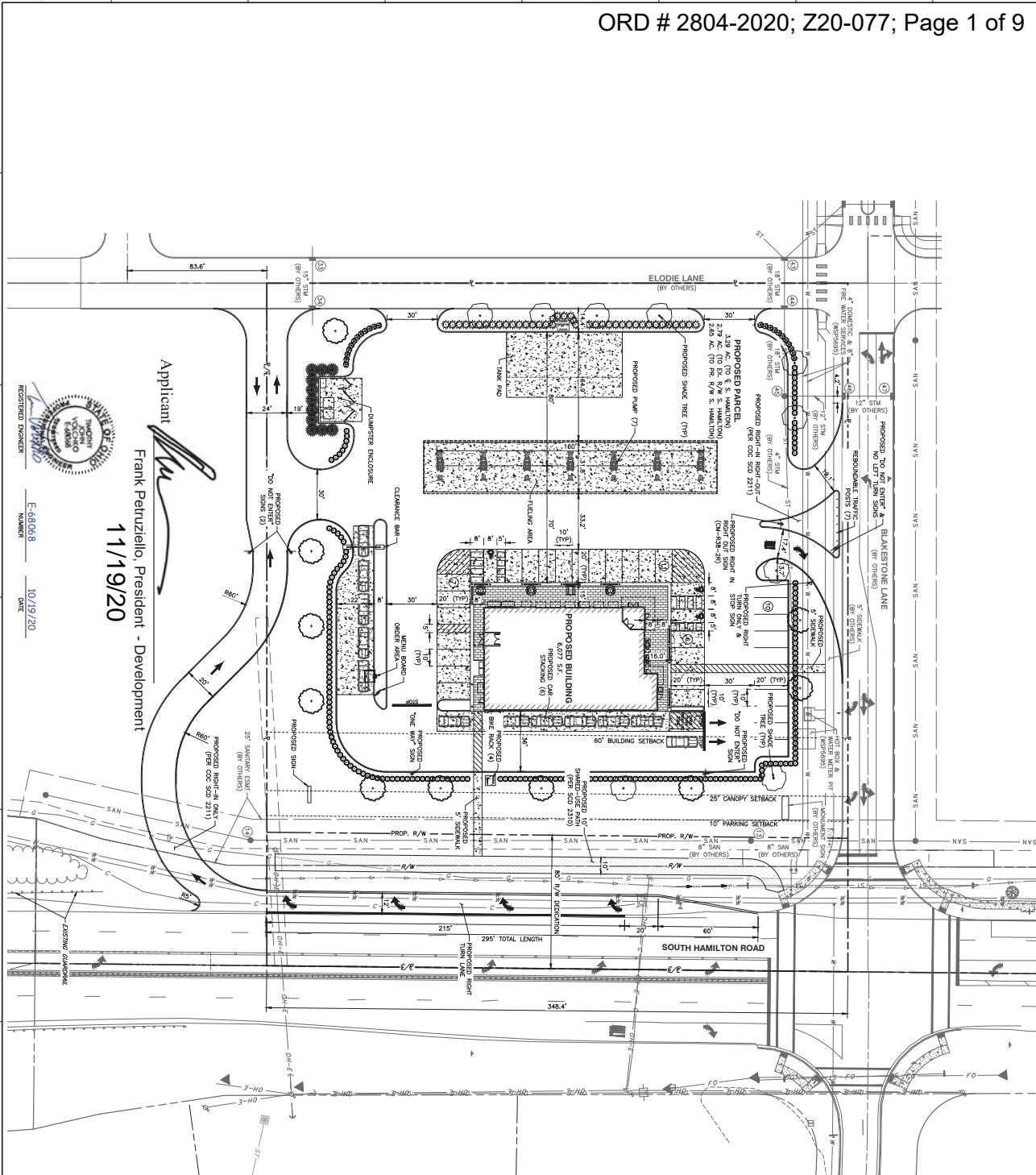


PL1201A/1M-071-CADD/Day1/017 - Conceptual Site Plan/1/08/2017-CP1-111/LS1/11/20/20 - Hammond - LR: 11/12/2020 1:08 PM



Applicant
Frank Petruziello, President - Development

11/19/20

E-488068
DATE: 10/19/20

NO.	DESCRIPTION	DATE	BY
1	PREPARED BY ARCHITECT	10/27/20	JTV
2	REVISIONS	11/19/20	JTV
3	REVISIONS	11/19/20	JTV

USEID	LEFT	RIGHT	REMARKS
AS	9	9	As Shown
AS	10	10	As Shown
AS	11	11	As Shown
AS	12	12	As Shown
AS	13	13	As Shown
AS	14	14	As Shown
AS	15	15	As Shown
AS	16	16	As Shown
AS	17	17	As Shown
AS	18	18	As Shown
AS	19	19	As Shown
AS	20	20	As Shown

- ### LEGEND
- - - EXISTING SUBJECT PROPERTY LINE
 - - - EXISTING ADJACENT PROPERTY LINE
 - - - EXISTING RIGHT OF WAY
 - - - EXISTING LOT OF RECORD
 - - - EXISTING STRUCTURE
 - - - EXISTING DRIVE
 - - - EXISTING UTILITY
 - - - EXISTING POWER POLE
 - - - EXISTING GUY WIRE
 - - - EXISTING CONCRETE DRIVE
 - - - EXISTING INTERCOMMUNICATIONS
 - - - EXISTING UNDERGROUND ELECTRIC
 - - - SAN
 - - - PROPOSED SANITARY MANHOLE
 - - - PROPOSED SANITARY SEWER
 - - - PROPOSED DOMESTIC WATER MAIN
 - - - PROPOSED FEE HYDRANT
 - - - PROPOSED WATER METER
 - - - PROPOSED SIDEWALK
 - - - PROPOSED DRIVE
 - - - PROPOSED ASPHALT
 - - - PROPOSED PAVEMENT

SITE DATA

PROPOSED DEVELOPMENT OF A COMMERCIAL STORE WITH RETAIL SALE OF FUEL AND OUTSIDE DISPLAY AREA.
 4201 SOUTH HAMILTON ROAD
 COLUMBUS, OH 43240
 PARCEL NUMBER: TBD
 LOT SIZE: 2.29 AC (145,110 SQ FT) TO E. S. HAMILTON
 2.68 AC (175,241 SQ FT) TO W. S. HAMILTON
 80' FROM CENTERLINE OF S. HAMILTON
 ZIP CODE: 43240
 ZONING DISTRICT/CLASSIFICATION: CD-1 (COMMERCIAL DEVELOPMENT DISTRICT (CD-1-06))
 HEAVY DISTRICT:
 H-2B
 PLANNING CODE: TBD
 PLANNING FULL CANNOTY: TBD

SETBACKS AND PARKING SETBACKS

AS NOTED

FINISH DATA

TOTAL SITE AREA: TBD
 TOTAL SITE AREA: TBD
 PRE-DEVELOPED WAREHOUSE AREA: TBD
 POST-DEVELOPED WAREHOUSE AREA: TBD
 USES: RESIDENTIAL: 1 SPACE/240 SQ. FT.
 USES: RESIDENTIAL: 1 SPACE/240 SQ. FT.
 USES: RESIDENTIAL: 1 SPACE/240 SQ. FT.
 USES: RESIDENTIAL: 1 SPACE/240 SQ. FT.
 PROPOSED CONCERNANCE STORE SETBACK: 5.000 SQ. FT.
 PROPOSED CONCERNANCE STORE SETBACK: 1.500 SQ. FT.
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LANDSCAPE REQUIREMENTS

PROPOSED CONCERNANCE STORE SETBACK: 5.000 SQ. FT.
 PROPOSED CONCERNANCE STORE SETBACK: 1.500 SQ. FT.
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 PROPOSED CONCERNANCE STORE SETBACK: 1.500 SQ. FT.
 PROPOSED CONCERNANCE STORE SETBACK: 1.500 SQ. FT.

PARKING LOT PERMETER LANDSCAPE

38" H. MANURE SHIMERS W/72% ORGANIC
 19 TREES
 4 TREES PER 10 SPACES
 1 AUTO. 1 VAN
 2 AUTO. 1 VAN

REFERENCES

1. ADDRESS MAPS: ADDRESS MAPS OBTAINED FROM FRANKLIN COUNTY GIS DEPARTMENT, ACCESSIBLE SEPTEMBER 2019 AND ALAN SIMONEY COMPLETED BY DEC. IN APRIL, 2016.
2. ADDRESS MAPS: ADDRESS MAP OBTAINED FROM FRANKLIN COUNTY GIS DEPARTMENT, ACCESSIBLE SEPTEMBER 2019 AND ALAN SIMONEY COMPLETED BY DEC. IN APRIL, 2016.
3. PROPOSED UTILITIES (BY OTHERS) ARE SHOWN FOR REFERENCE ONLY.

OVERALL PLANTING SCHEDULE

USEID	LEFT	RIGHT	REMARKS
AS	9	9	As Shown
AS	10	10	As Shown
AS	11	11	As Shown
AS	12	12	As Shown
AS	13	13	As Shown
AS	14	14	As Shown
AS	15	15	As Shown
AS	16	16	As Shown
AS	17	17	As Shown
AS	18	18	As Shown
AS	19	19	As Shown
AS	20	20	As Shown

Z20-077; Final Received 11/19/20

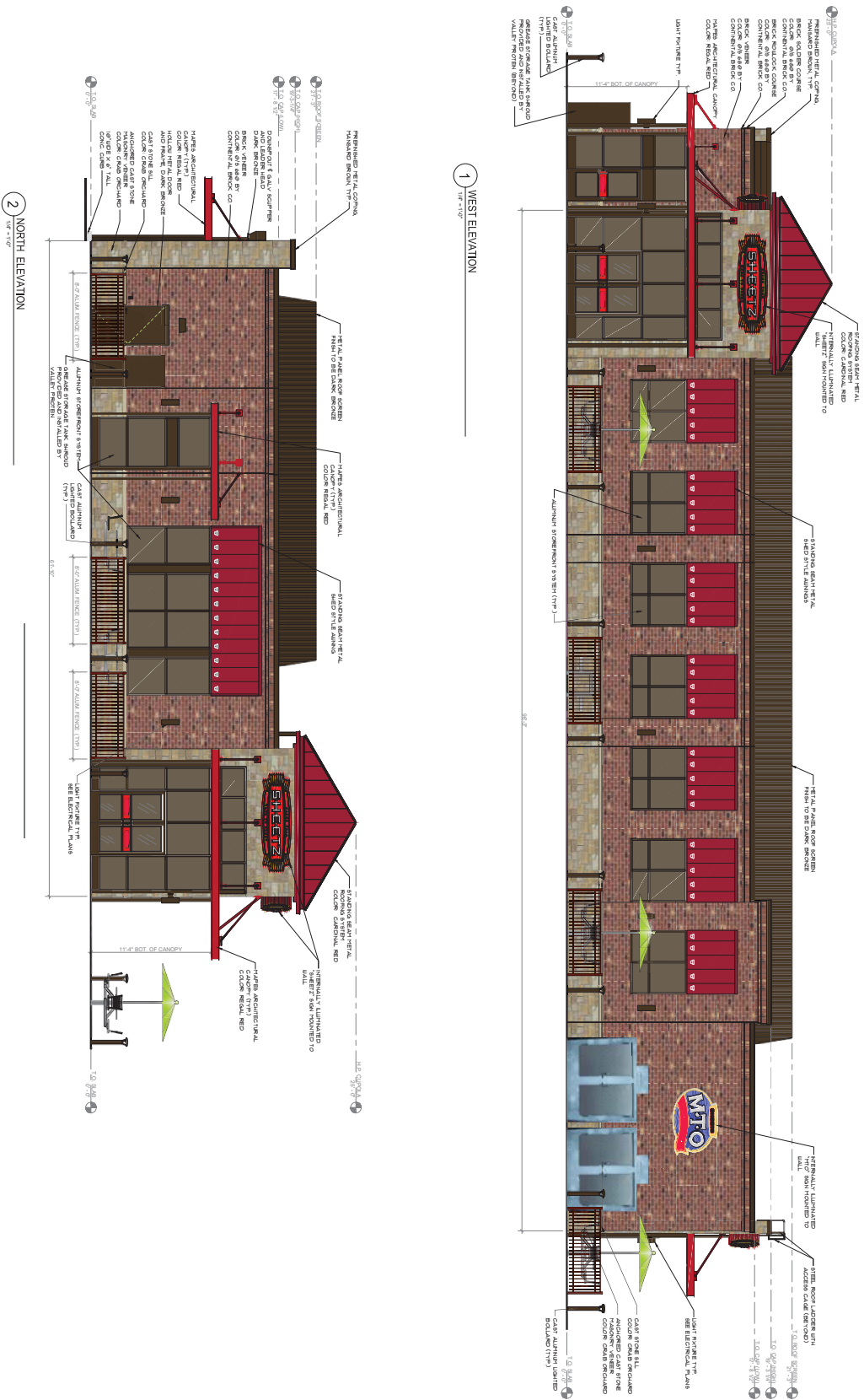
CONCEPTUAL SITE PLAN
DATE: OCTOBER 2020 DRAWN BY: JTV
DWG SCALE: 1"=30' CHECKED BY: TJH
PROJECT NO: 196-031
APPROVED BY: [Signature] DRAFT

SKILKENGOLD DEVELOPMENT LLC.
 4201 SOUTH HAMILTON ROAD
 CITY OF COLUMBUS
 FRANKLIN COUNTY, OHIO

Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
 614-540-6633 • 888-598-6808
 www.cecrn.com

NO.	DATE	REVISION	DESCRIPTION

Signage is conceptual only and subject to review by Graphics Commission.



Applicant

 11/19/20
 Frank Petruzello, President - Development

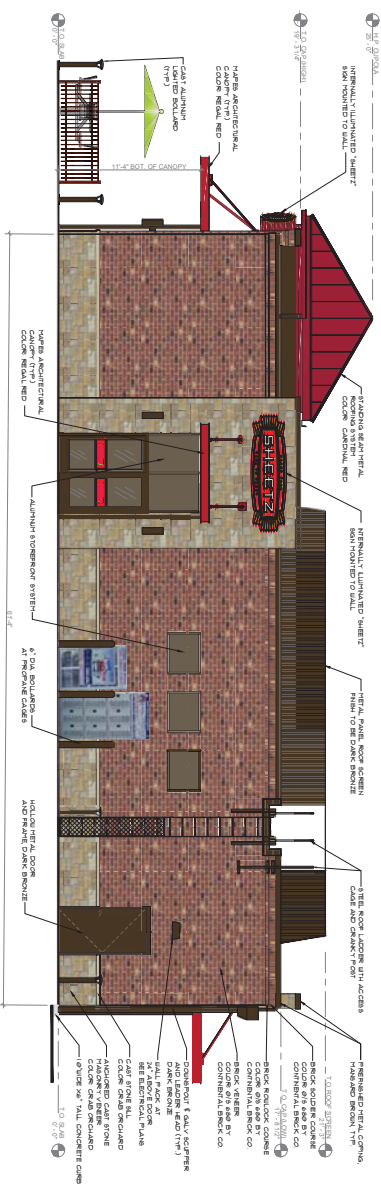
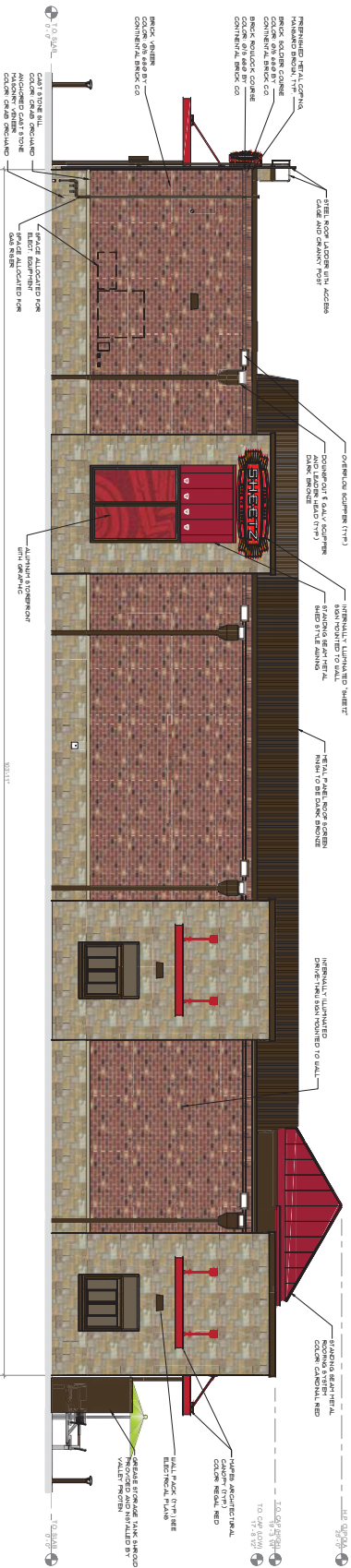
Elevations - Sheet 1

Convenience Architecture
 and Design P.C.
 381 Sheetz Way, Clayburg, PA 16825
 Phone: (814) 298-8929
 Fax: (814) 298-6678
 Email: info@convenience.com
 www.sheetz.com

PROJECT NAME:
**NEW SHEETZ STORE
 GROVES
 PORT**
 1111 OF HAMILTON ROAD
 PROFESSIONAL PARKWAY
 GROVE PORT,
 OHIO
 OWNER:
 SHEETZ, INC.
 5700 SIXTH AVE.
 ALTOONA, PA 16802

CONSULTANT:

MARK	DATE	DESCRIPTION



Structure is conceptual only and subject to review by Graphics Commission.

Applicant

Frank Petruzello

Frank Petruzello, President - Development

11/19/20

Elevations - Sheet 2

Convenience Architecture
and Design P.C.
351 Sheetz Way, Claysburg, PA 16825
Phone: 717.828.6932
Email: info@conveniencearch.com
www.sheetz.com

PROJECT NAME:
**NEW SHEETZ STORE
GROVE
PORT**

INT OF HAMILTON ROAD
PROFESSIONAL PARKWAY
GROVE PORT,
OHIO

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

MARK	DATE	DESCRIPTION

ISSUE: **11-4-20**

PROJECT NO: NM

DESIGNER: BM

DRAWN BY: BM

CHECKED BY: BM

DATE: 11/19/20

EXTERIOR
ELEVATIONS

A201

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 12, 2020**

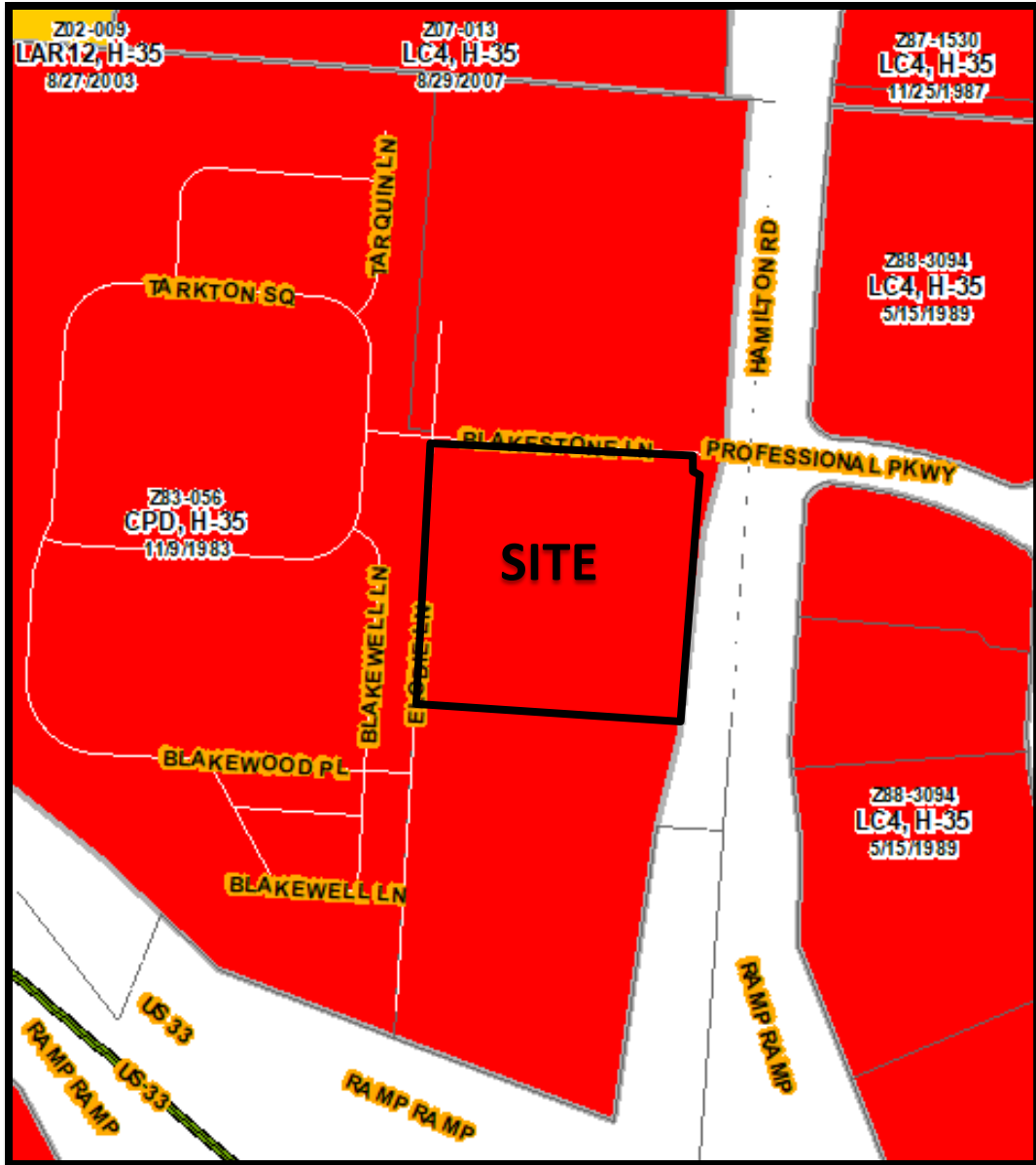
- 5. APPLICATION: Z20-077**
- Location:** 4201 S. HAMILTON RD. (43125), being 2.79± acres located on the west side of South Hamilton Road, 800± feet south of Bayleap Drive (part of 530-193321; Greater South East Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Fuel sales, convenience store, and eating and drinking establishment.
- Applicant(s):** SkilkenGold Development, LLC; c/o Ryan Herchenroether; 4270 Morse Road; Columbus, OH 43230.
- Property Owner(s):** Saver Motel Inc.; 4289 Stonehaven Drive; Columbus, OH 43220.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site, comprised of a portion of a parcel, is zoned in the CPD, Commercial Planned Development District and is developed with a portion of a vacant commercial building. The requested CPD, Commercial Planned Development District would allow the site to be developed with a fuel sales and convenience store with accessory on-site food and beverage service.
- To the north of the site is a future grocery store in the CPD, Commercial Planned Development District. To the south is the remainder of the vacant commercial building in the CPD, Commercial Planned Development District. To the east, across South Hamilton Road, is commercial development in the L-C-4, Limited Commercial District. To the west is an extended-stay hotel under construction in the CPD, Commercial Planned Development District.
- This area has adopted the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*, but is not within a planning area that gives land use recommendations.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- The development text commits to a site plan and building elevations, and includes development standards addressing setbacks, site access, landscaping, building design, and graphics provisions. A variance to reduce the parking lot shade tree requirement is included in this request.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of South Hamilton 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 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 reflect greater building articulation along South Hamilton Road, consistent with *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.



Z19-077
4201 S. Hamilton Rd.
Approximately 2.79 acres
CPD to CPD



Z19-077
4201 S. Hamilton Rd.
Approximately 2.79 acres
CPD to CPD

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

Case Number: Z20-077

Address: 4201 S. HAMILTON RD.

Group Name: GREATER SOUTH EAST AREA COMMISSION

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:

PRIMARY CONCERN CENTERED AROUND ACCESS POINTS. DESIGN FEATURES RECOGNIZED AS NECESSARY BUT LIKELY TO CREATE WRACKLESS OPERATION @ BLAKESTONE/NORTH ENTRANCE.

Vote: 8 - AFFIRMED ; 1 - OBSTAINED

Signature of Authorized Representative: [Signature]
SIGNATURE

ZONING CHAIR
RECOMMENDING GROUP TITLE

614 496-5482
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: Z20-077

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Frank Petruziello, 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 (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)

Table with 4 columns for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 25 day of August, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Handwritten signature and date: March 12, 2022



My Commission Expires March 12, 2022
Notary Public, State of Ohio
My Commission Expires March 12, 2022

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