





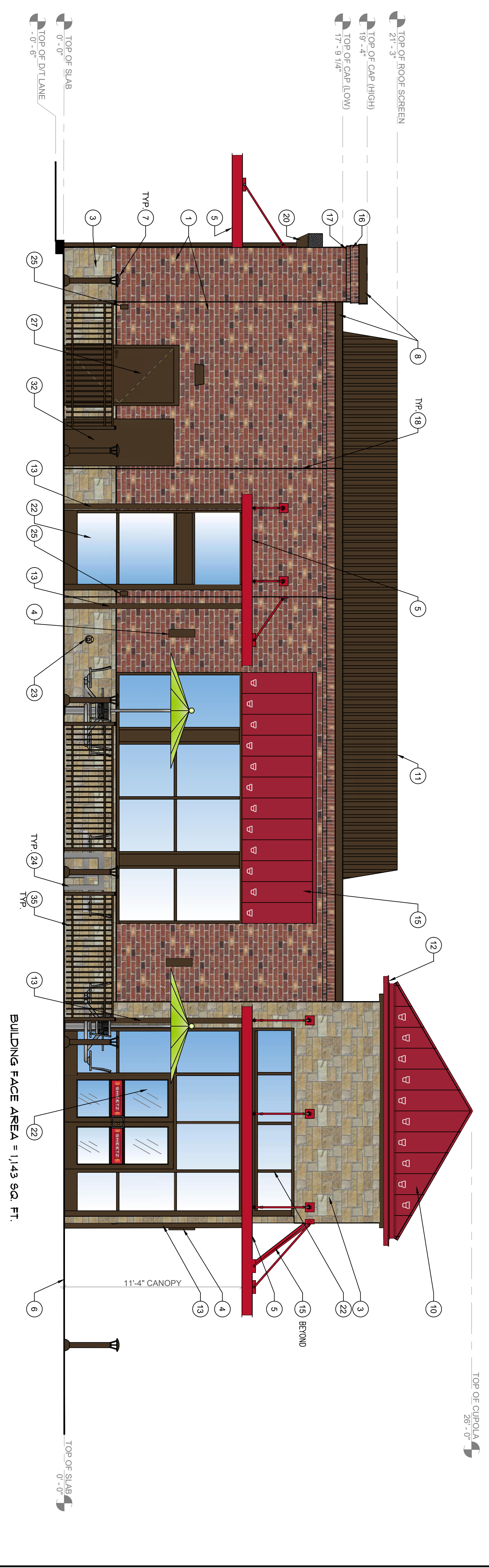
**1**  
FRONT ELEVATION  
1/4" = 1'-0"

**TYPICAL EXTERIOR ELEVATION NOTES:**

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURE/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.

**EXTERIOR ELEVATION KEYNOTES:**

- 1 BRICK VENEER (0/5 669 MOD BY CONTINENTAL BRICK CO.)
- 2 CAST STONE SILL (COLOR = GRAB ORCHARD)
- 3 ANCHORED CAST STONE MASONRY VENEER (COLOR = GRAB ORCHARD)
- 4 EXTERIOR LIGHT FIXTURE. SEE ELEG DWGS
- 5 ARCHITECTURAL CANOPY (COLOR = REGAL RED, PREMIUM TYCOANT KNAR FINISH)
- 6 BRICK PAVER WALKWAY
- 7 LIGHTED BOLLARD
- 8 METAL COPING (COLOR = DARK BRONZE)
- 9 WALL MOUNTED BUILDING SIGN, INTERNALLY ILLUMINATED. SEE SHEET A200.
- 10 STANDING SEAM METAL ROOF (COLOR = BRITE RED)
- 11 ROOF EQUIPMENT SCREEN (COLOR = DARK BRONZE)
- 12 GUTTER (COLOR = RED)
- 13 DOWNSPOUT (COLOR = DARK BRONZE)
- 14 DRIVE THRU WINDOW (IF APPLICABLE)
- 15 METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY (ROOF COLOR = BRITE RED, FRAME COLOR = DARK BRONZE)
- 16 BRICK SOLDIER COURSE (0/5 669 MOD BY CONTINENTAL BRICK CO.)
- 17 BRICK ROWLOCK COURSE (0/5 669 MOD BY CONTINENTAL BRICK CO.)
- 18 CONTROL JOINT SEE MASONRY SPECS FOR COLOR
- 19 STEEL ROOF LADDER AND CHIMNEY POST (COLOR = DARK BRONZE)
- 20 STANDARD THROUGH WALL SCUPPER W/ CONDUCTOR HEAD & DOWNSPOUT (COLOR = DARK BRONZE)
- 21 OVERFLOW SCUPPER
- 22 ALUMINUM STOREFRONT SYSTEM
- 23 EXTENSION HOSE BIB
- 24 OUTDOOR FURNITURE
- 25 ELECTRICAL RECEPTACLE (REFER TO ELECTRICAL DRAWINGS)
- 26 ELECTRICAL EQUIPMENT (REFER TO ELECTRICAL DRAWINGS)
- 27 HMI DOOR AND FRAME (COLOR = DARK BRONZE)
- 28 EMERGENCY WATER CONNECTION
- 29 SEAMLESS ALUM. PANEL SYSTEM W/ EXPOSED FASTENERS - COLOR DARK BRONZE
- 30 PROPANE LOCKER
- 31 ICE MERCHANTSISER
- 32 GARAGE STORAGE TANK SHROUD (COLOR = DARK BRONZE)
- 33 STEEL BOLLARD (COLOR = DARK BRONZE)
- 34 CO2 FILLPORIT
- 35 DECORATIVE ALUMINUM FENCE



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

*Frank Petruziello*  
8/29/2022  
**SkilkenGold Development**  
**Frank Petruziello, President of Development**

Z22-035; Final Received 8/29/2022; Page 2 of 4

Convenience Architecture  
and Design P.C.  
351 Sheetz Way, Clayburg, PA 16625  
phone (814) 239-6013  
email kolumbu@sheetz.com  
www.sheetz.com

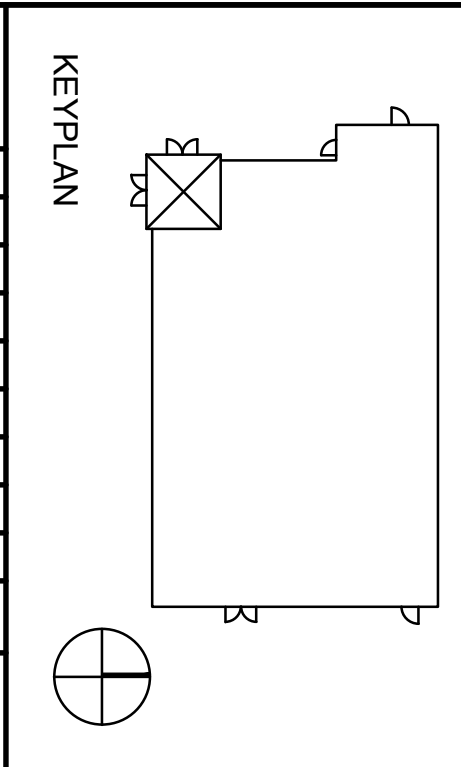
PROJECT NAME:  
**NEW SHEETZ STORE**  
**COLUMBUS**

Int. of S. High Street  
and Obetz  
Franklin Co.  
Ohio

OWNER:  
**SHEETZ, INC.**  
5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

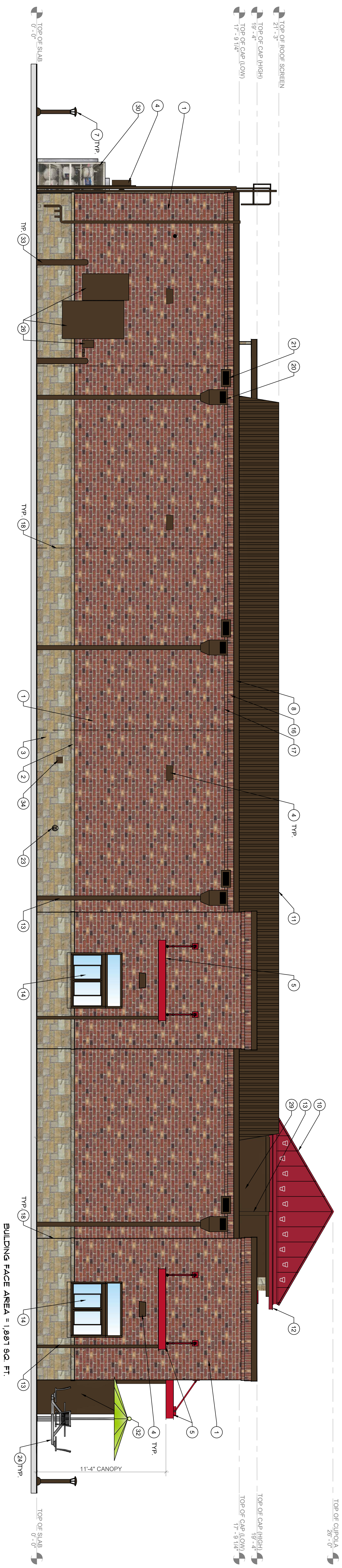


MARK	DATE	DESCRIPTION
▲	8/23/2022	REMOVED ALL SIGNAGE

ISSUE:	<b>02-16-22</b>
PROJECT NO:	214297
AUTHOR BY:	RJK
REVIEW BY:	BDL
SHEET TITLE	

CONCEPT  
EXTERIOR  
ELEVATIONS

**A200**

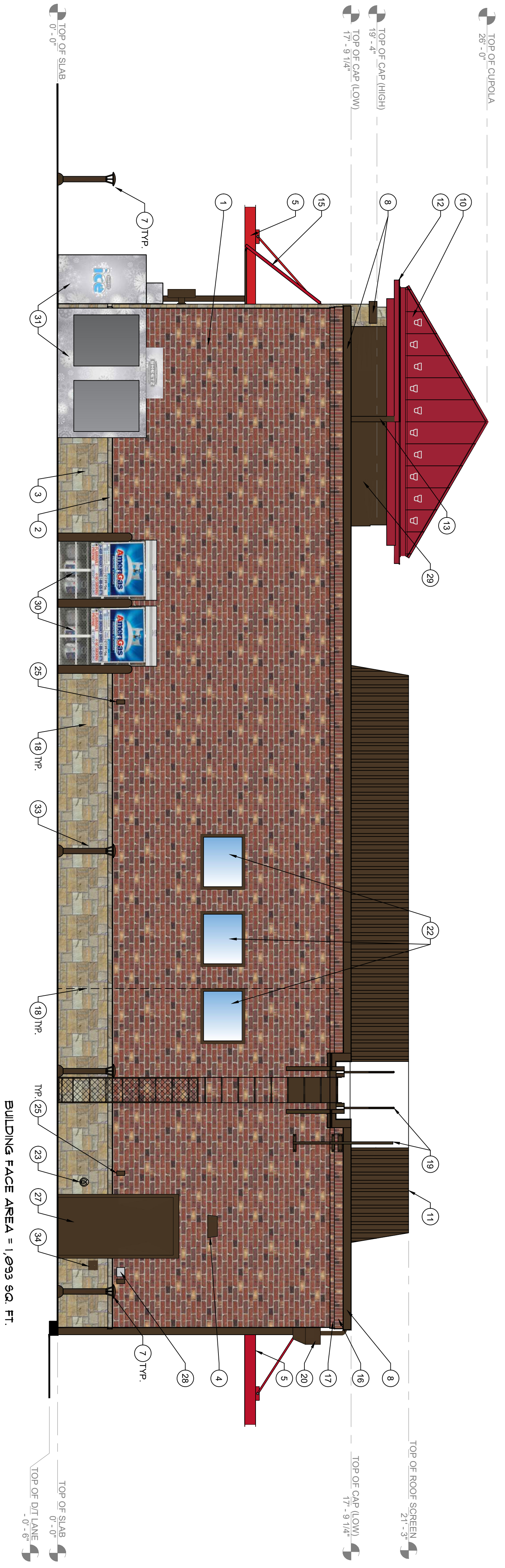


**3 REAR ELEVATION**  
1/4" = 1'-0"

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 • FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.

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- 4 EXTERIOR LIGHT FIXTURE. SEE ELEC DWGS ARCHITECTURAL CANOPY (COLOR = REGAL RED PREMIUM TWO-COAT KRYLAK FINISH)
- 5 BRICK PAVEMENT WALKWAY
- 6 LIGHTED BOLLARD
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- 13 DRIVE-THRU WINDOW (IF APPL/CABLE)
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- 35 DECORATIVE ALUMINUM FENCE



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

*[Signature]*  
8/29/2022

**SkilkenGold Development**  
**Frank Petruziello, President of Development**

Z22-035; Final Received 8/29/2022; Page 3 of 4

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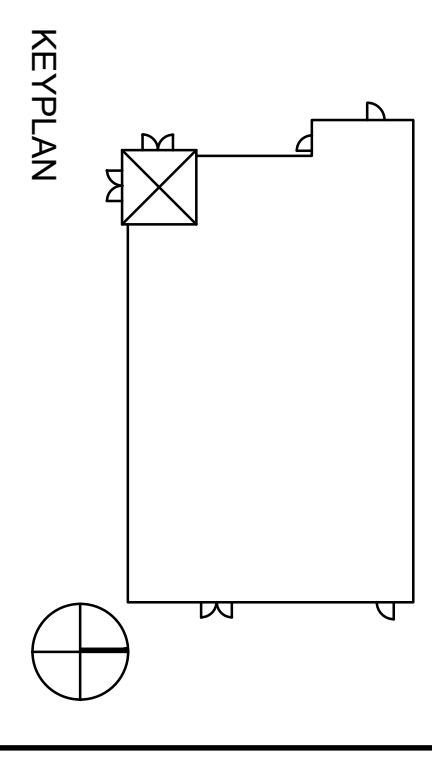
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PROFESSIONAL



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△	8/23/2022	REMOVED ALL SIGNAGE

ISSUE:	<b>02-16-22</b>
PROJECT NO.:	214297
AUTHOR BY:	RIK
REVIEW BY:	BOL
SHEET TITLE:	

CONCEPT  
EXTERIOR  
ELEVATIONS

**A200**

**PRELIMINARY DRAWINGS**



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 11, 2022**

- 3. APPLICATION: Z22-035**
- Location:** 3891 S. HIGH ST. (43207), being 2.55± acres located on the west side of South High Street, 230± feet south of Obetz Road (010-260463; Far South Columbus Area Commission).
- Existing Zoning:** C-4, Commercial District and L-C-4, Limited Commercial District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Fuel sales facility with accessory eating and drinking establishment and convenience store.
- Applicant(s):** SkilkenGold Development, LLC; 4270 Morse Road; Columbus, OH 43230.
- Property Owner(s):** Lowe's Home Centers, LLC; 1000 Lowes Boulevard; Mooresville, NC 28117.
- Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

**BACKGROUND:**

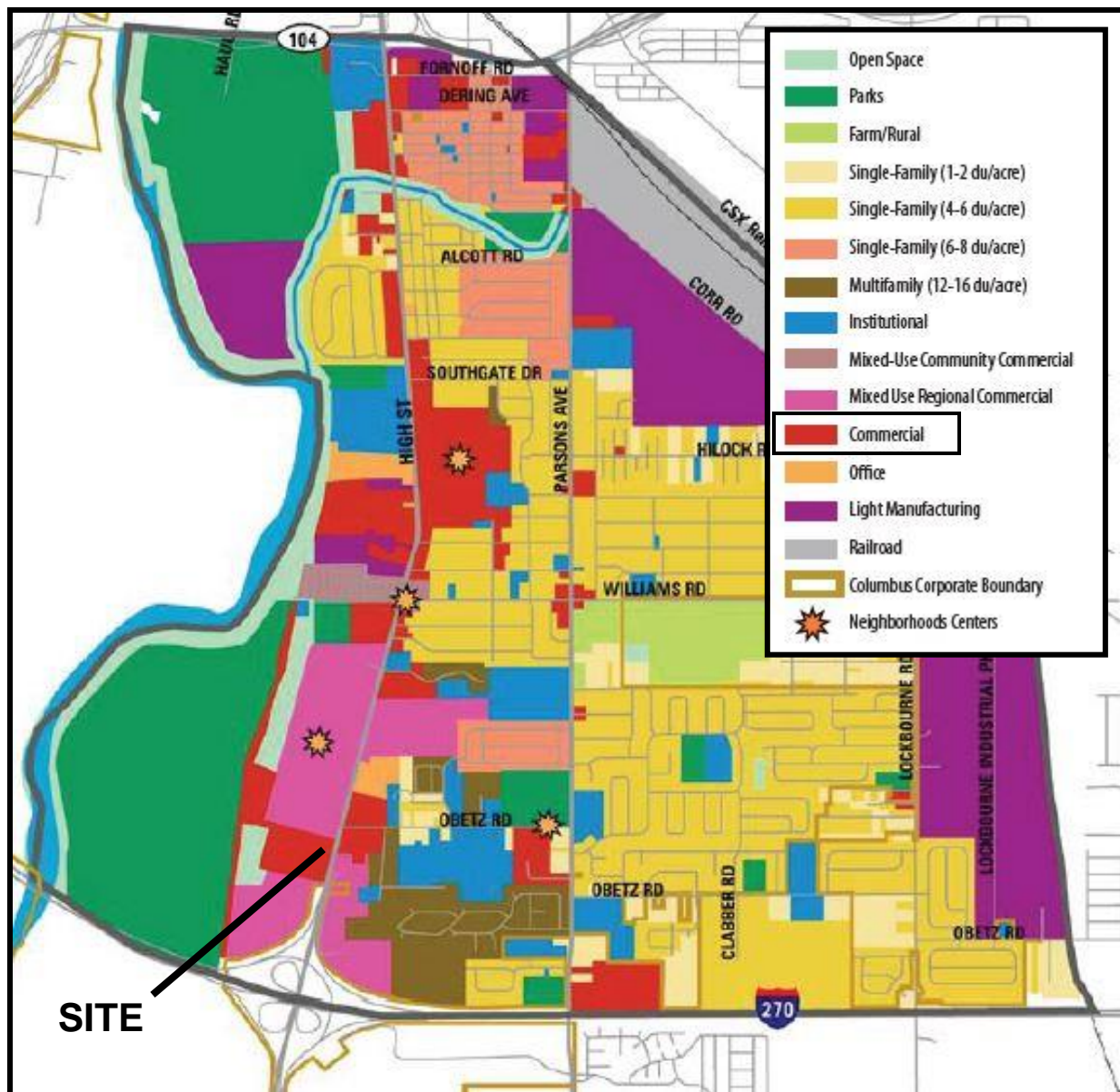
- The site is a 2.55± acre portion of one parcel developed with a home improvement center in the C-4, Commercial, and L-C-4, Limited Commercial districts, which is to be split from the larger 7.4 acre parent parcel. It is also located within the South High Street Regional Commercial Overlay (RCO). The requested CPD, Commercial Planned Development District permits most C-4, Commercial District and C-5 Commercial District uses, and would permit the site to be redeveloped with a fuel sales facility with an eating and drinking establishment, convenience store, and minimal outdoor display sales.
- To the north of the site is a retail shopping center in the C-4, Commercial District. To the south is a parking lot in the L-C-4, Limited Commercial and C-4, Commercial Districts. West of the site is a home improvement center in the L-C-4, Limited Commercial and C-4, Commercial districts. To the east is a fuel sales facility and a motorsports retail establishment.
- The site is within the planning boundaries of the *Scioto Southland Plan (2007)*, which recommends commercial land uses at this location. The Plan also includes complete adoption of *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval.
- The CPD text includes use restrictions and supplemental development standards that address use restrictions, setbacks, site access, landscaping, building design, and graphics provisions. The text also includes a commitment to develop the site in accordance with the submitted site plan and building elevations.
- A traffic access study has been approved with this application.
- The *Columbus Multimodal Thoroughfare Plan* identifies the portion of South High Street

as a Signature Corridor requiring 120 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will permit the development of a fuel sales facility with an eating and drinking establishment, convenience store, and minimal outdoor display sales. The CPD text establishes appropriate use restrictions and supplemental development standards, and includes a commitment to develop the site in accordance with the submitted building elevations. Planning Division staff continues to encourage but does not condition support on further façade treatments to the east (South High Street) building elevation, and requests additional building articulation facing the frontage consistent with C2P2 design guidelines. Staff recommends reorienting the building such that the entrance and the southeast corner of the structure is placed closer to South High Street; however if such a revision is not feasible, staff would be supportive of a window graphics treatment. As part of these treatments, staff requests the ice dispenser and propane lockers be relocated away from the frontage. Additionally, while Traffic Management would encourage the applicant to relocate parking spaces numbered 25-43 to be closer to the building to eliminate the significant walking distance through the parking lot, Traffic Management does not condition support on such relocation. The proposal is consistent with the commercial land use recommendations of the *Scioto Southland Plan*. The request does not represent an introduction of an incompatible use to the surrounding area.





Z22-035  
3891 S. High Street  
Approximately 2.55 acres  
C-4 & L-C-4 to CPD





Z22-035  
3891 S. High Street  
Approximately 2.55 acres  
C-4 & L-C-4 to CPD

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

**Case Number** \_\_\_\_\_

**Address** \_\_\_\_\_

**Group Name** \_\_\_\_\_

**Meeting Date** 7/7/2022

**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:**

**Vote** \_\_\_\_\_

**Signature of Authorized Representative** Michael D. Walker, Sr

**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.

# 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 #: Z22-035

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 *Eric A. Elizondo*

Sworn to before me and signed in my presence this 23rd day of May, in the year 2022

*Deborah D. Lennington* Notary Seal Here  
SIGNATURE OF NOTARY PUBLIC June 27, 2023  
My Commission Expires



DEBORAH D. LENNINGTON  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires  
June 27, 2023

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