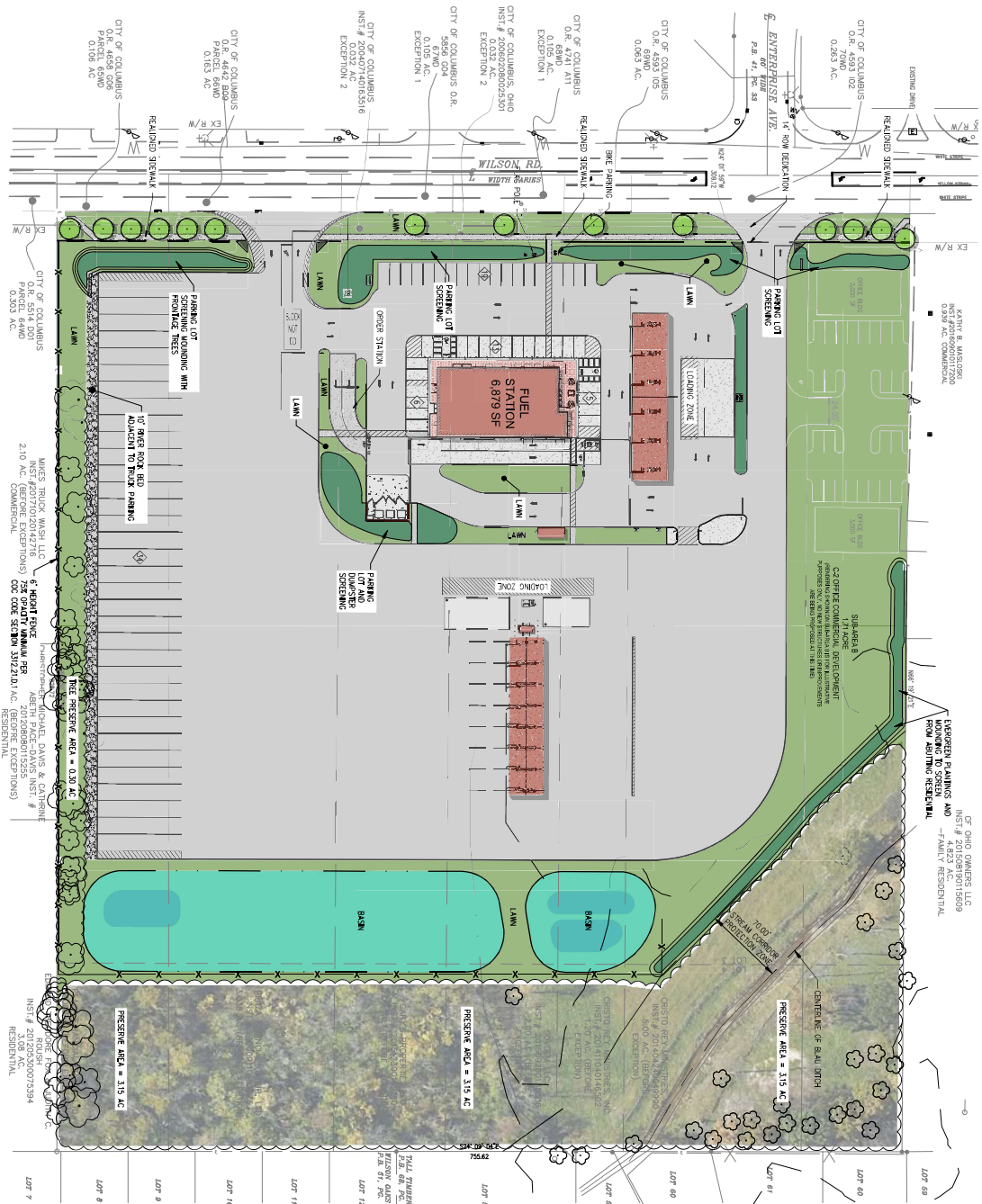
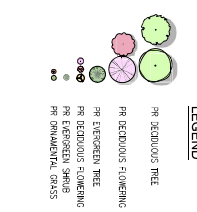


\\p01wst001\h121040000\AKH\112122\map\ORD#0847-2022\Z21-094\map\ord#0847-2022\11-11-Main-Plan.dwg (1:1) MWA:Khalid.M (1:1) 05/05/2022 2:47 PM

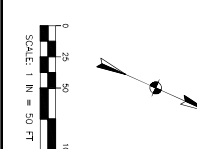


LANDSCAPE CODE REQUIREMENTS

| CODES | DESCRIPTION |
|--------|--|
| 10127A | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127B | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127C | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127D | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127E | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127F | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127G | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127H | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127I | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127J | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127K | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127L | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127M | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127N | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127O | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127P | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127Q | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127R | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127S | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127T | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127U | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127V | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127W | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127X | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127Y | 8 SHADE TREES PROVIDED MINN 20000 2024 |
| 10127Z | 8 SHADE TREES PROVIDED MINN 20000 2024 |



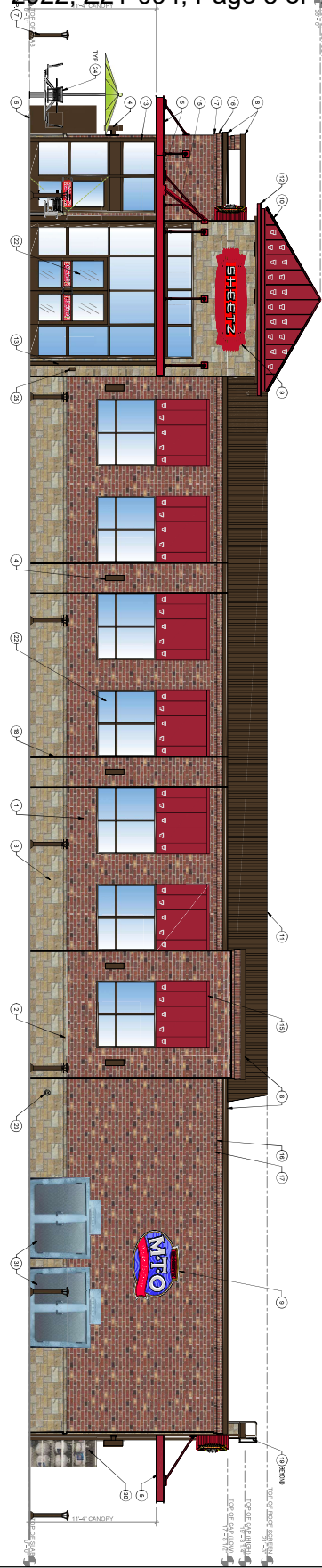
Andrew Richlen
 SkilkenGold Project Manager
 3/15/22



| | | |
|--|--|---|
| <p>PREPARED FOR: SKILKEN GOLD REAL ESTATE DEVELOPMENT 4270 MORSE ROAD COLUMBUS, OHIO 43230</p> | <p>1180 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.8888 PROJECT DATE: 01/12/2022 PROJECT NO: 58430006 DRAWN BY: NAF CHECKED BY: MAM</p> | <p>NO. DATE BY DESCRIPTION</p> <p>PRELIMINARY NOT FOR CONSTRUCTION</p> |
| <p>OVERALL LANDSCAPE PLAN</p> | <p>2/2</p> | <p>SHEETZ N. WILSON RD COLUMBUS, OHIO 43204</p> |

Z21-094; Final Received 3/15/22

Elevations - Sheet 1



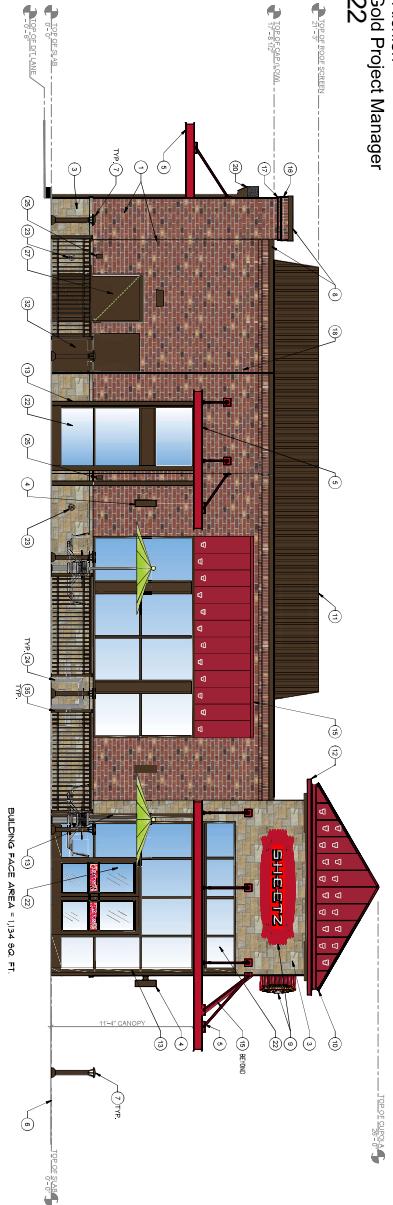
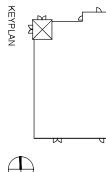
GRAPHICS NOTE
 ANY GRAPHICS SHOWN ON THIS PLAN ARE SHOWN CONCEPTUALLY AND ARE SUBJECT TO BE CODE COMPLIANT; OR OBTAIN GRAPHICS COMMISSION VARIANCES.

Andrew Richlen
 SkikenGold Project Manager
 3/15/22

1 WEST ELEVATION
1/2" = 1'-0"

CONSULTANT

PROFESSIONAL



2 NORTH ELEVATION
1/2" = 1'-0"

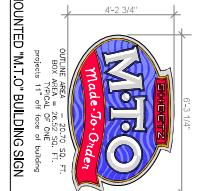
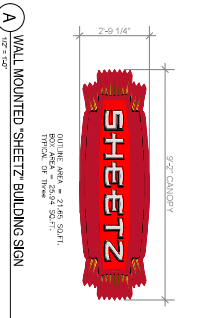
Convenience Architecture
 and Design P.C.
 351 Sheetz Way, Clearburg, PA 16625
 phone (814) 733-0513
 email info@convenience.com
 website www.convenience.com

PROJECT NAME
 NEW SHEETZ STORE
 COLUMBUS

PROJECT NAME
 N. Wilson RD & Trisher RD
 Columbus
 Ohio 43204

OWNER
 SHEETZ, INC.
 5700 SAKTHAUNE
 ARLINGTON, VA 22202

- TYPICAL EXTERIOR ELEVATION NOTES**
 1. FINISHES SHOWN ARE TO BE DETERMINED BY THE ARCHITECT.
 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
 3. FINISHES TO BE DETERMINED BY THE ARCHITECT.
 4. FINISHES TO BE DETERMINED BY THE ARCHITECT.
- EXTERIOR ELEVATION NOTES**
 1. BRICK VENEER (SEE SECTION) BY CONVENTIONAL BRICK CO.
 2. CAST STONE SILT COLOR - CHINA BRICKWORK
 3. ANCHORED CAST STONE (MASONRY) (SEE SECTION)
 4. EXTERIOR LIGHT FIXTURES SEE ELECTRICAL
 5. ANCHORED CAST STONE (MASONRY) (SEE SECTION)
 6. BRICK VENEER (SEE SECTION)
 7. LIGHT FIXTURES
 8. METAL CLADDING - DARK BRONZE
 9. ANCHORED CAST STONE (MASONRY) (SEE SECTION)
 10. BRICK VENEER (SEE SECTION)
 11. STRANGING ASSEMBLY (SEE SECTION)
 12. ROOF EQUIPMENT SYSTEM (SEE SECTION)
 13. GUTTERS (SEE SECTION)
 14. DOWNROCK (SEE SECTION)
 15. DOWNROCK (SEE SECTION)
 16. DOWNROCK (SEE SECTION)
 17. METAL CLADDING - DARK BRONZE
 18. ANCHORED CAST STONE (MASONRY) (SEE SECTION)
 19. BRICK VENEER (SEE SECTION)
 20. BRICK VENEER (SEE SECTION)
 21. BRICK VENEER (SEE SECTION)
 22. CORNER, 24" (SEE SECTION)
 23. STEEL ROOF LAGON AND CHAIN ROOF (SEE SECTION)
 24. STEEL ROOF LAGON AND CHAIN ROOF (SEE SECTION)
 25. DOWNROCK (SEE SECTION)
 26. DOWNROCK (SEE SECTION)
 27. DOWNROCK (SEE SECTION)
 28. ALUMINUM EXPANSION SYSTEM
 29. EXTERIOR LIGHT FIXTURE
 30. OUTDOOR CONDENSATE
 31. ELECTRICAL RECEPTACLE REFER TO ELECTRICAL DRAWINGS
 32. ELECTRICAL EQUIPMENT REFER TO ELECTRICAL DRAWINGS
 33. WINDOW AND FRAME (SEE SECTION)
 34. DOWNROCK (SEE SECTION)
 35. DOWNROCK (SEE SECTION)
 36. DOWNROCK (SEE SECTION)
 37. DOWNROCK (SEE SECTION)
 38. DOWNROCK (SEE SECTION)
 39. DOWNROCK (SEE SECTION)
 40. DOWNROCK (SEE SECTION)
 41. DOWNROCK (SEE SECTION)
 42. DOWNROCK (SEE SECTION)
 43. DOWNROCK (SEE SECTION)
 44. DOWNROCK (SEE SECTION)
 45. DOWNROCK (SEE SECTION)
 46. DOWNROCK (SEE SECTION)
 47. DOWNROCK (SEE SECTION)
 48. DOWNROCK (SEE SECTION)
 49. DOWNROCK (SEE SECTION)
 50. DOWNROCK (SEE SECTION)



Z21-094; Final Received 3/15/22

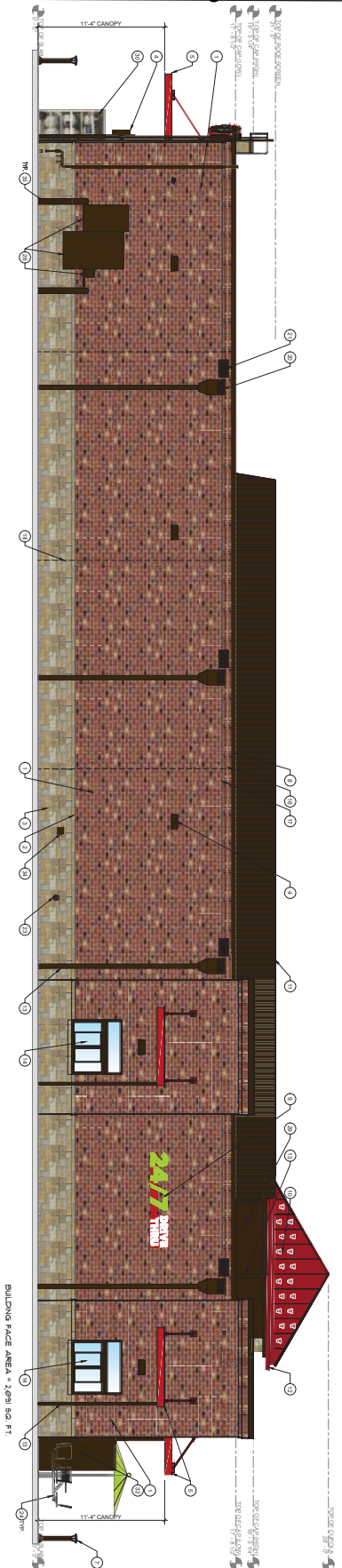
| MARK | DATE | DESCRIPTION |
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CONCEPT EXTERIOR ELEVATIONS

A200

SCHEMATIC DESIGN

Elevations - Sheet 2

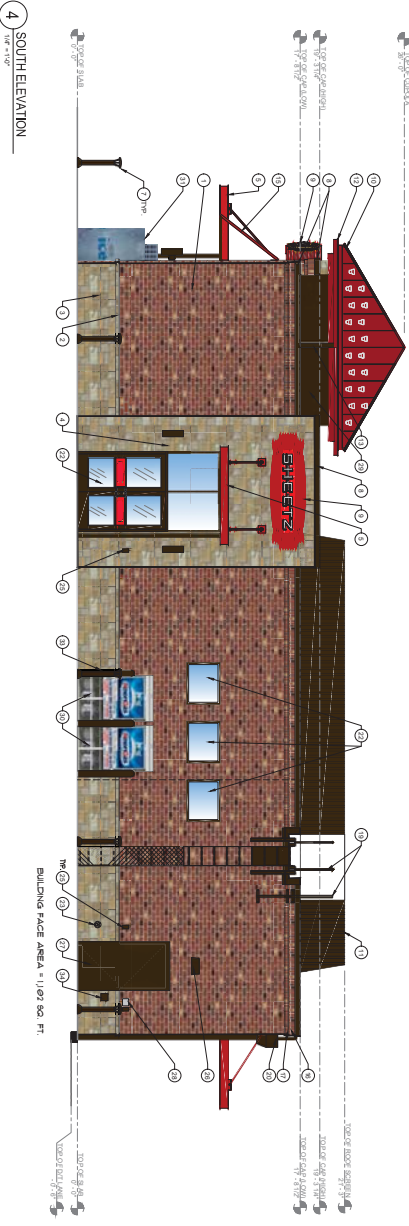


3 EAST ELEVATION

GRAPHICS NOTE
 ANY GRAPHICS SHOWN ON THIS PLAN ARE
 SHOWN CONCEPTUALLY AND ARE SUBJECT
 TO BE CODE COMPLIANT AND OBTAIN
 GRAPHICS COMMISSION VARIANCES.

Andrew Richlen
 SkilkenGold Project Manager
 3/15/22

- TYPICAL EXTERIOR ELEVATION NOTES:**
- ALL LIGHTS SHOWN ABOVE AND BELOW THE ROOF LINE TO BE CONFORMING TO THE LOCAL OR APPLICABLE NATIONAL LIGHTING REGULATIONS. LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE LOCAL OR APPLICABLE NATIONAL LIGHTING REGULATIONS.
 - ALL LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE LOCAL OR APPLICABLE NATIONAL LIGHTING REGULATIONS.
- EXTERIOR ELEVATION NOTES:**
- 1 BRICK VENEER (S&SB) (DARK BRONZE)
 - 2 CARBON STEEL (DARK BRONZE)
 - 3 METAL SHINGLES (DARK BRONZE)
 - 4 METAL SHINGLES (DARK BRONZE)
 - 5 METAL SHINGLES (DARK BRONZE)
 - 6 METAL SHINGLES (DARK BRONZE)
 - 7 METAL SHINGLES (DARK BRONZE)
 - 8 METAL SHINGLES (DARK BRONZE)
 - 9 METAL SHINGLES (DARK BRONZE)
 - 10 METAL SHINGLES (DARK BRONZE)
 - 11 METAL SHINGLES (DARK BRONZE)
 - 12 METAL SHINGLES (DARK BRONZE)
 - 13 METAL SHINGLES (DARK BRONZE)
 - 14 METAL SHINGLES (DARK BRONZE)
 - 15 METAL SHINGLES (DARK BRONZE)
 - 16 METAL SHINGLES (DARK BRONZE)
 - 17 METAL SHINGLES (DARK BRONZE)
 - 18 METAL SHINGLES (DARK BRONZE)
 - 19 METAL SHINGLES (DARK BRONZE)
 - 20 METAL SHINGLES (DARK BRONZE)
 - 21 METAL SHINGLES (DARK BRONZE)
 - 22 METAL SHINGLES (DARK BRONZE)
 - 23 METAL SHINGLES (DARK BRONZE)
 - 24 METAL SHINGLES (DARK BRONZE)
 - 25 METAL SHINGLES (DARK BRONZE)
 - 26 METAL SHINGLES (DARK BRONZE)
 - 27 METAL SHINGLES (DARK BRONZE)
 - 28 METAL SHINGLES (DARK BRONZE)
 - 29 METAL SHINGLES (DARK BRONZE)
 - 30 METAL SHINGLES (DARK BRONZE)



4 SOUTH ELEVATION

| | | | | | | | | | | | | | |
|--|--|--|--|---|--|---|--|-------------------|--|-------------------------|--|--|--|
| <p>Convenience Architecture and Design P.C. 351 Sheetz Way, Chesham, PA 18825 phone (610) 293-0973 email info@conveniencearch.com www.conveniencearch.com</p> | | <p>PROJECT NAME: NEW SHEETZ STORE COLUMBUS</p> | | <p>N. Wilson Rd & Fisher Rd Columbus Ohio 43204</p> | | <p>OWNER: SHEETZ, INC. 5700 SIXTH AVE. ALTOONA, PA 15602</p> | | <p>CONSULTANT</p> | | <p>PROFESSIONAL</p> | | <p>KEY PLAN</p> | |
| <p>ISSUE: 10-21-21</p> <p>PROJECT NO.: 1207</p> <p>REVISION: B01</p> <p>SHEET TITLE: CONCEPT EXTERIOR ELEVATIONS</p> | | <p>MARK</p> | | <p>DATE</p> | | <p>DESCRIPTION</p> | | <p>A201</p> | | <p>SCHEMATIC DESIGN</p> | | <p>Z21-094; Final Received 3/15/22</p> | |

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

- 8. APPLICATION: Z21-094 (RECONSIDERATION)**
Location: **782 & 744 N. WILSON RD. (43204)**, being 14.36± acres located on the east side of North Wilson Road, 530± feet south of Lowell Drive (570-213771 and 5 others; Greater Hilltop Area Commission).
Existing Zoning: L-C-2, Limited Commercial District, L-C-4, Limited Commercial District, L-M, Limited Manufacturing District, and R, Rural District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Fuel sales, convenience store, and eating and drinking establishment and office development.
Applicant(s): SkilkenGold Development, LLC; c/o Andrew Richlen; 4270 Morse Road; Columbus, OH 43230.
Property Owner(s): Plaza Financial Group, LTD, et. al.; 2825 Lancaster Road; Granville, OH 43023. .
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

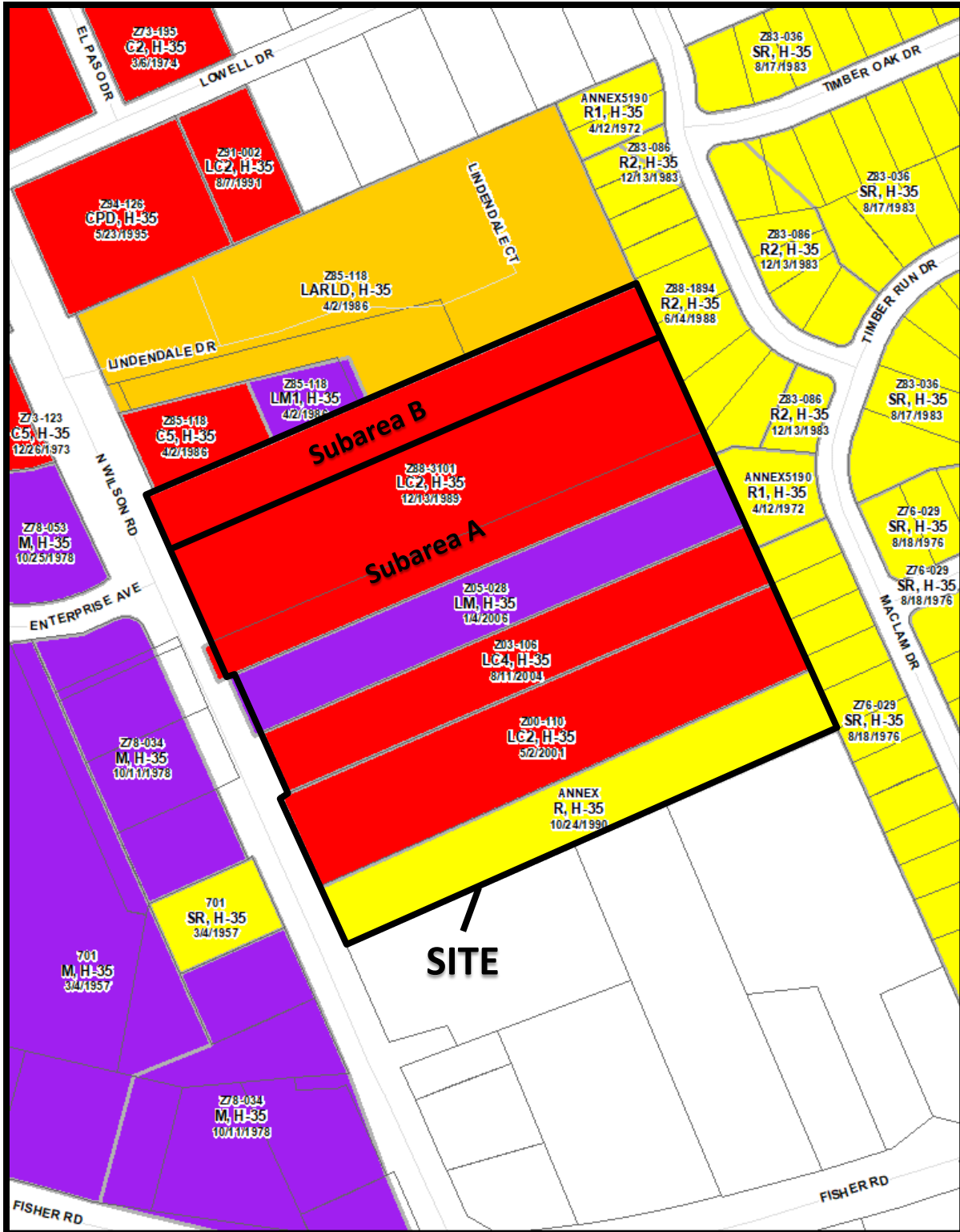
BACKGROUND:

- This proposal was considered at the March 10, 2022 Development Commission meeting and received a recommendation for disapproval (3-3 vote). The ordinance was submitted to City Council on March 18, 2022, but has not been scheduled on a Council Zoning meeting agenda. The applicant has consulted with City Council staff who agreed to request reconsideration of this rezoning proposal by the Development Commission. No changes to the March 2022 proposal have been made.
- The site consists of six parcels; two of which are developed with former dwellings converted to commercial uses and an industrial building in the L-C-4, Limited Commercial and L-M, Limited Manufacturing districts, one developed with a single-unit dwelling in in the L-C-2, Limited Commercial District, and three that are undeveloped in the L-C-2, Limited Commercial and R, Rural districts. The requested CPD, Commercial Planned Development District will permit a fuel sales facility with convenience retail and an eating and drinking establishment in Subarea A, and a future C-2 Commercial District use in Subarea B.
- To the north of the site is a multi-unit residential development in the L-ARLD, Limited Apartment Residential District, and a car wash in the C-5, Commercial District and L-M-1, Limited Manufacturing District. To the south is undeveloped land and single-unit dwellings fronting on Fisher Road in Franklin Township. To the east are single-unit dwellings in the R-2, Residential, R-1, Residential, and SR Suburban Residential districts. To the west across North Wilson Avenue is industrial development in the M, Manufacturing District, and a single-unit dwelling in the SR, Suburban Residential District.

- The site is located within the planning boundaries of the *Hilltop Land Use Plan (2019)*, which recommends “Employment Center” and “Open Space” land uses at this location. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for approval.
- The development text commits to a site plan and building elevations, and includes use restrictions and development standards addressing setbacks, site access, landscaping, building design, and graphics provisions.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of North Wilson Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

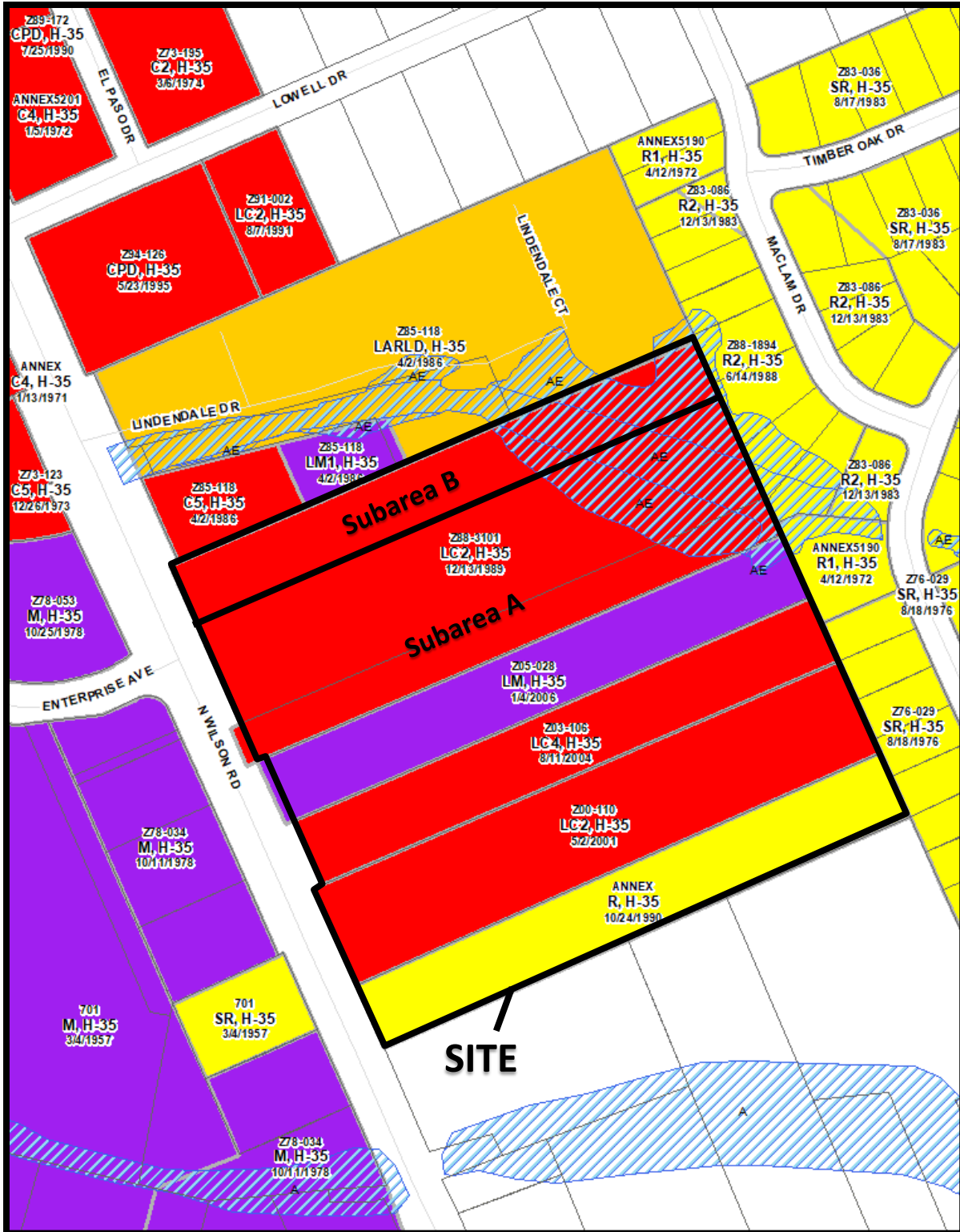
CITY DEPARTMENTS’ RECOMMENDATION: Disapproval.

The requested CPD, Commercial Planned Development District will allow a fuel sales facility with convenience retail and an eating and drinking establishment, and provides a subarea for future office commercial development. Planning Division staff acknowledges the inclusion of an office component with this development, but the predominant proposed use is fuel sales and convenience retail which is inconsistent with the Employment Center recommendation of the *Hilltop Land Use Plan*, and is therefore not supported. Staff supports the proposed site plan noting that is consistent with C2P2 Design Guidelines, including expanded tree preservation areas to include the site’s southern edge, landscaping and street trees along the North Wilson Road frontage to provide parking lot screening from the roadway, and additional landscaping in the site’s northeast corner around Blau Ditch.

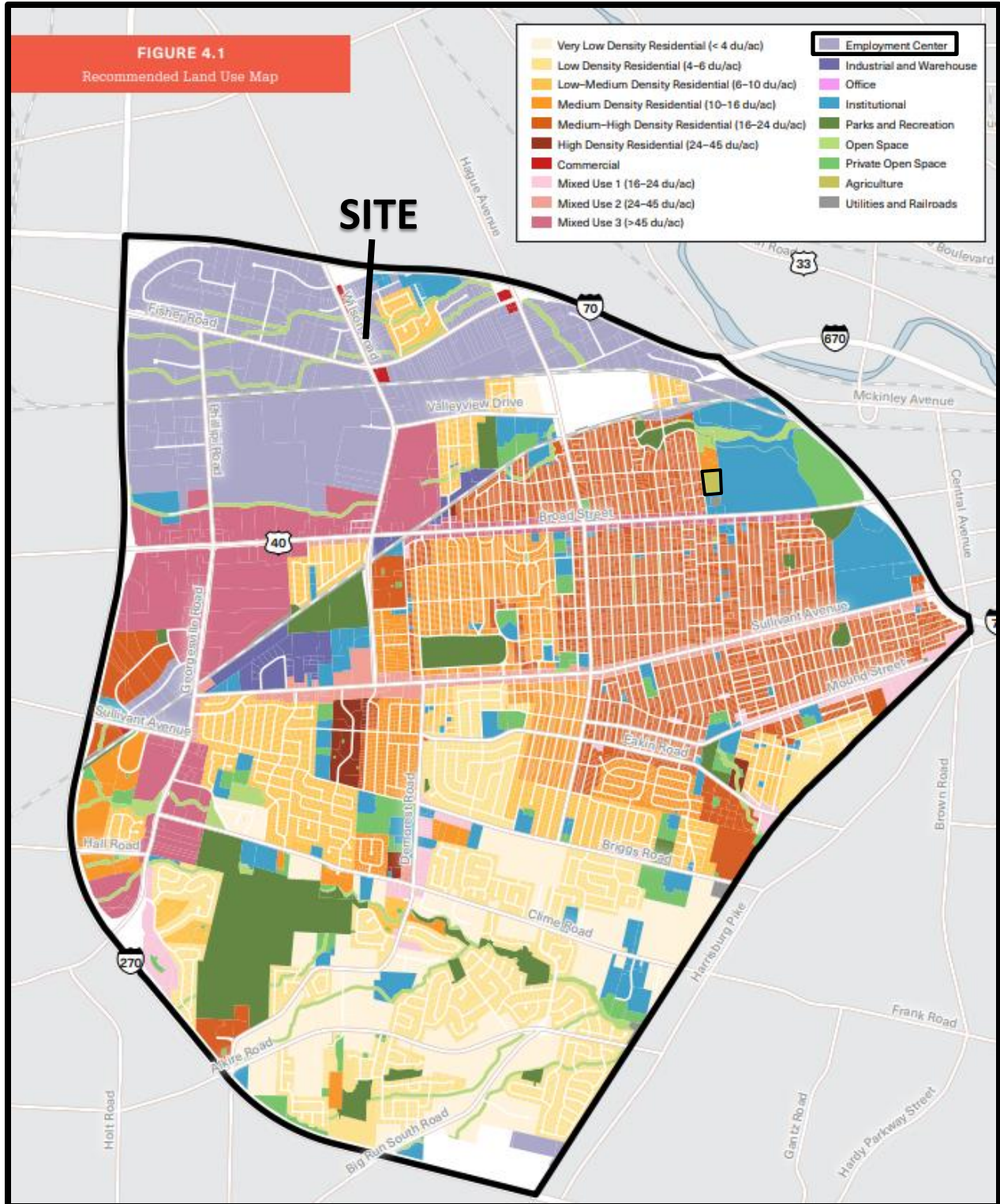


Z21-094
 782 & 744 N. Wilson Rd.
 Approximately 5.87 acres
 L-C-2, L-M, L-C-4, R to CPD

Flood Map



Z21-094
782 & 744 N. Wilson Rd.
Approximately 5.87 acres
L-C-2, L-M, L-C-4, R to CPD



Z21-094
782 & 744 N. Wilson Rd.
Approximately 14.36 acres
L-C-2, L-M, L-C-4, R to CPD



Z21-094
782 & 744 N. Wilson Rd.
Approximately 5.87 acres
L-C-2, L-M, L-C-4, R to CPD

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

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

Case Number: Z21-094

Address: 782 & 744 North Wilson Rd.

Group Name: Greater Hilltop Area Commission

Meeting Date: 3-01-2022

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:

Fencing, mound, and evergreen landscaping and shading essential to approval. Design as-presented screens neighboring residential properties.

Vote: 12-0-3

Signature of Authorized Representative: 

SIGNATURE
Greater Hilltop Area Commission Chair
RECOMMENDING GROUP TITLE

614.364.6486
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 Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 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 #: Z21-094

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 M. Elizondo, SVP of Operation, Skliken Gold Real Estate Development
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 Real Estate Development 4270 Morse Road Columbus OH 43230</p> | <p>2. Sheetz, Inc 630 Morrison Road, Suite 150 Gahanna, OH 43230</p> |
| <p>3.</p> | <p>4.</p> |

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 15th day of August, in the year 2022

SIGNATURE OF NOTARY PUBLIC *Andrew Janitzki* 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.