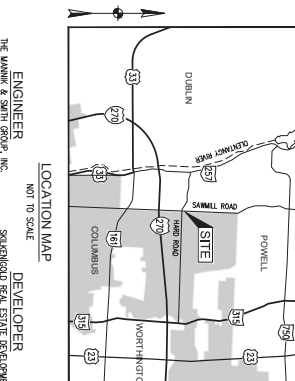
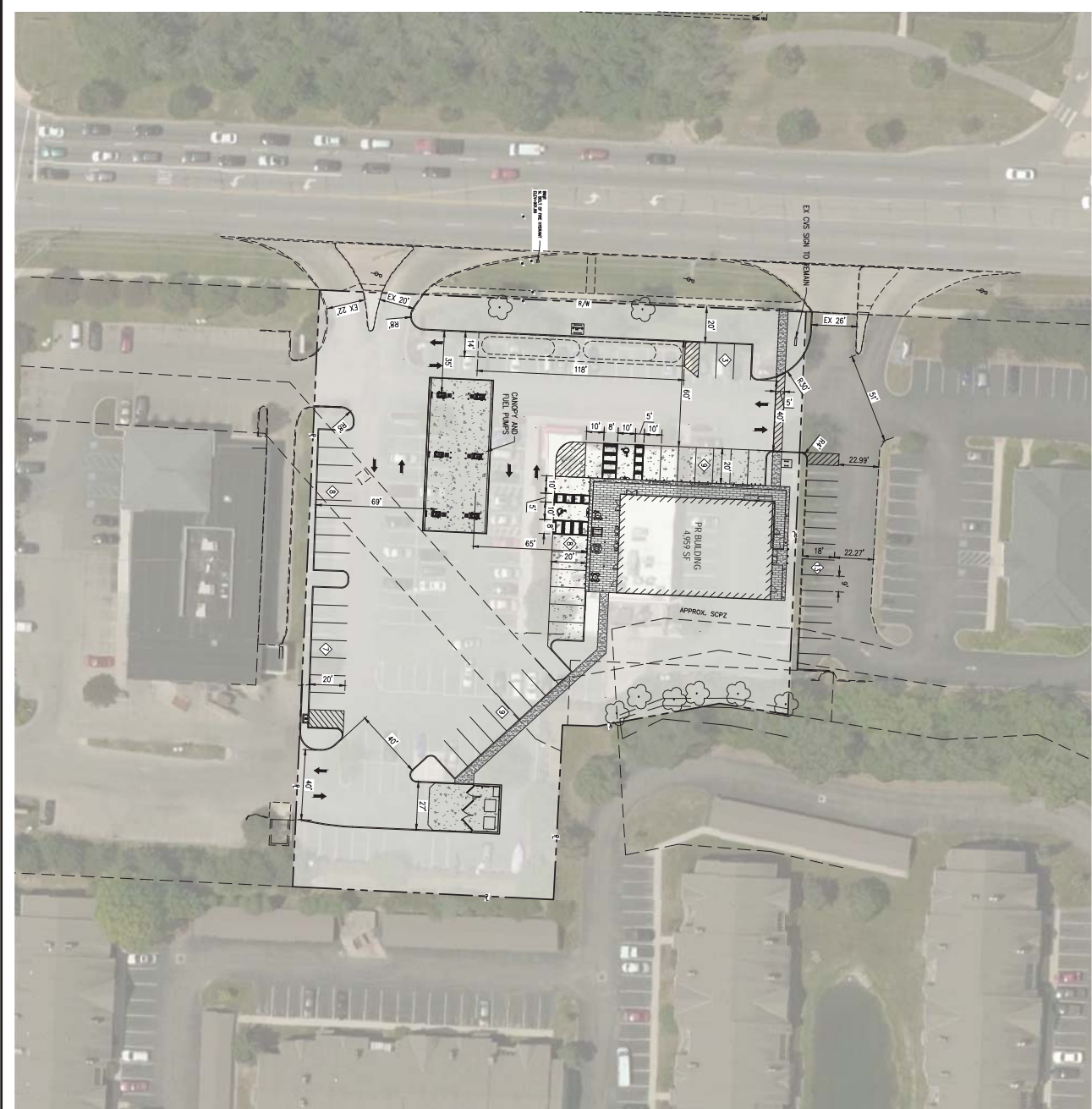


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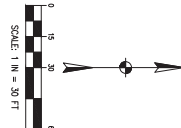


ENGINEER
 THE MANNIK & SMITH GROUP, INC.
 1160 DUBLIN ROAD
 COLUMBUS, OHIO 43219
 CONTACT: WENDY A. WALKER
 EMAIL: WALKER@MANNIKSMITHGROUP.COM

DEVELOPER
 SKILKEN|GOLD REAL ESTATE DEVELOPMENT
 4720 MORSE ROAD
 COLUMBUS, OHIO 43230
 CONTACT: BETH COOPER
 EMAIL: COOPER@SKILKEN|GOLD.COM

SITE DATA
 ADDRESS: 7480 SAWMILL ROAD, COLUMBUS, OHIO 43016
 PER: 298-25179-00
 PROPERTY ZONING: O90 (COMMERCIAL PLANNED DEVELOPMENT DISTRICT)
 ADJACENT ZONING: RFD (RESIDENTIAL), LIMITED-PARKING RESIDENTIAL, LOW DENSITY (RFD1), O90 (COMM),
 BUILDING INFORMATION: CONVENIENCE STORE AND RESTAURANT WITH FUEL SALES, 4,999 SF
 EXISTING BUILDING HEIGHT: 25 FT.
 C-STORE WITH GASOLINE - 1 PER 2 FUEL DISPENSING STATIONS
 FUEL SALES - 1 PER 200 SF FUEL SALES AREA
 MINIMUM PARKING REQUIRED: 4,999 SF / 200 SF = 25 SPACES
 5 FUEL DISPENSING STATIONS / 2 = 10 SPACES REQUIRED
 40 STANDARD VEHICLE SPACES PROVIDED
 2 SPACES
 1/40 PARKING SPACES
 40 SPACES PROVIDED = 5 TIERES REQUIRED WITHIN PARKING AREA
 SHADE TREES PROVIDED: 5 TREES REQUIRED WITHIN PARKING AREA
 PARKING PROVIDED: 1/40 PARKING SPACES
 ADJ. PARKING PROVIDED: 5 TREES PROVIDED
 SHADE TREES PROVIDED: 5 TREES REQUIRED WITHIN PARKING AREA
 BUILDING SETBACKS:
 FRONT - 25 FEET, 20' PROPOSED
 SIDES - NONE SPECIFIED BY CITY TEXT
 REAR - NONE SPECIFIED BY CITY TEXT
 FRONT - 60 FEET, 20' PROPOSED
 SIDES - NOT SPECIFIED
 REAR - NOT SPECIFIED

Drew Miller
Project Manager
Skilken Gold
3/14/23

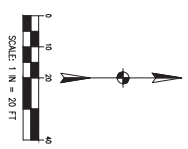


<p>SITE PLAN</p>	<p>PRELIMINARY SITE COMPLIANCE PLAN FOR SHEET Z 7480 SAWMILL ROAD COLUMBUS, OHIO 43016</p>	<p>PREPARED FOR: SKILKEN GOLD REAL ESTATE DEVELOPMENT 4720 MORSE ROAD COLUMBUS, OHIO 43230</p>	 <p>MANNIK & SMITH GROUP 1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.7240 PROJECT DATE: 12/19/2022 PROJECT NO.: 56430013 DRAWN BY: ALF CHECKED BY: DAS</p>	<p>NO. DATE BY DESCRIPTION</p> <p>PRELIMINARY NOT FOR CONSTRUCTION</p>	
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Drew Miller

Project Manager
Skilken Gold
3/14/23



Z22-075; Final Received 3/14/23; Page 2 of 4

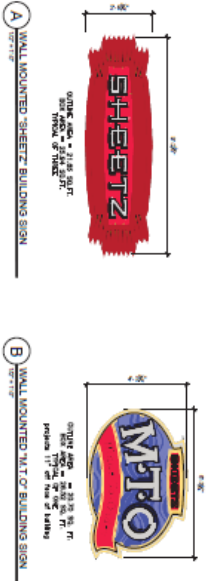
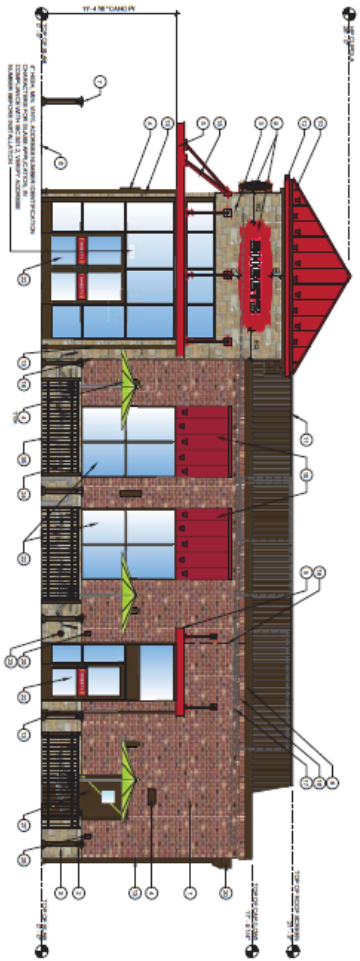
PRELIMINARY LANDSCAPE PLAN	PRELIMINARY SITE COMPLIANCE PLAN FOR SHEETZ	PREPARED FOR: SKILKEN GOLD REAL ESTATE DEVELOPMENT		1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.4222	NO.	DATE	BY	DESCRIPTION
	7480 SAWMILL ROAD COLUMBUS, OHIO 43016	4720 MORSE ROAD COLUMBUS, OHIO 43230		PROJECT DATE: 12/19/2022 PROJECT NO: 56430013 DRAWN BY: ALF CHECKED BY: DAS	PRELIMINARY NOT FOR CONSTRUCTION			

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.

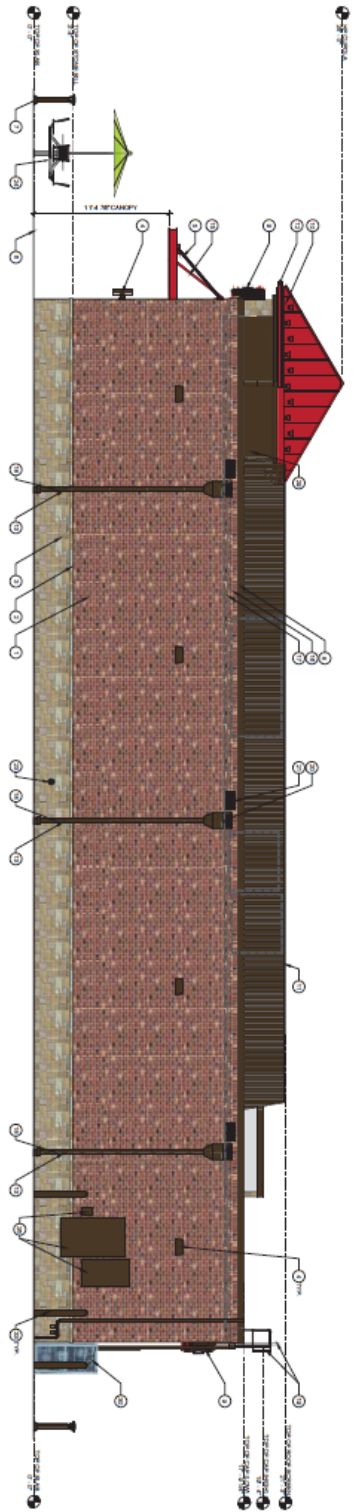
- TYPICAL EXTERIOR ELEVATION NOTES:**
- 1. ALL EXTERIOR MATERIALS SHALL BE FINISHED TO MATCH THE FINISHES SHOWN ON THE ELEVATION UNLESS OTHERWISE NOTED.
 - 2. CHANGES TO THE DESIGN OR MATERIALS SHALL BE NOTED ON THE DRAWING.
 - 3. MATERIALS SHALL BE FINISHED TO MATCH THE FINISHES SHOWN ON THE ELEVATION UNLESS OTHERWISE NOTED.
 - 4. MATERIALS SHALL BE FINISHED TO MATCH THE FINISHES SHOWN ON THE ELEVATION UNLESS OTHERWISE NOTED.
 - 5. MATERIALS SHALL BE FINISHED TO MATCH THE FINISHES SHOWN ON THE ELEVATION UNLESS OTHERWISE NOTED.
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 - 17. MATERIALS SHALL BE FINISHED TO MATCH THE FINISHES SHOWN ON THE ELEVATION UNLESS OTHERWISE NOTED.
 - 18. MATERIALS SHALL BE FINISHED TO MATCH THE FINISHES SHOWN ON THE ELEVATION UNLESS OTHERWISE NOTED.
 - 19. MATERIALS SHALL BE FINISHED TO MATCH THE FINISHES SHOWN ON THE ELEVATION UNLESS OTHERWISE NOTED.
 - 20. MATERIALS SHALL BE FINISHED TO MATCH THE FINISHES SHOWN ON THE ELEVATION UNLESS OTHERWISE NOTED.



Drew Miller
 Project Manager
 Skiken Gold
 3/14/23

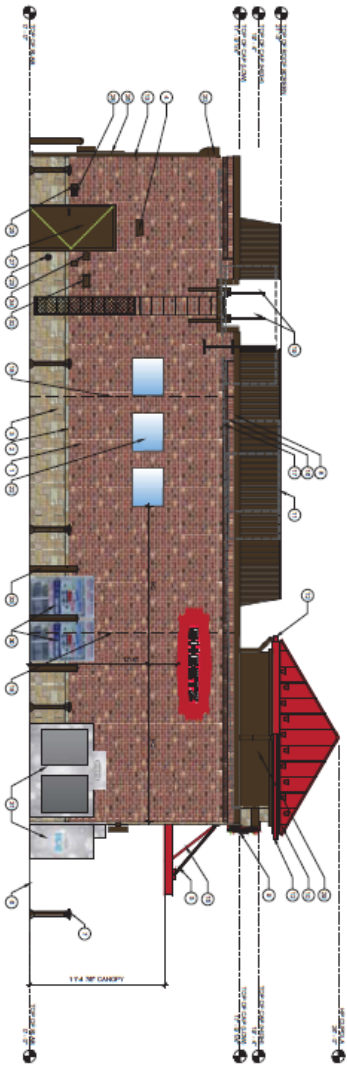
Constancia Architecture and Design P.C. 211 Shaw Hwy, Camp Hill, PA 17023 Phone: (717) 226-8213 Email: info@constancia.com Web: www.constancia.com	
PROJECT NAME: NEW SHEETZ STORE COLUMBUS	
CONSULTANT: SHEETZ, INC. 5700 SOUTH AVE. ALTOONA, PA 15820	
PROFESSIONAL: (Signature/Stamp)	
REVISIONS: (Table with columns for MARK, DATE, DESCRIPTION)	
SHEET TITLE: CONCEPT EXTERIOR ELEVATIONS SHEET NO.: A200	

Elevations - Sheet 2

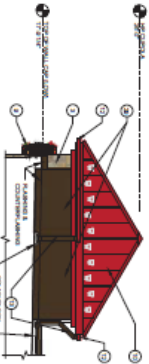


3 REAR ELEVATION - EAST

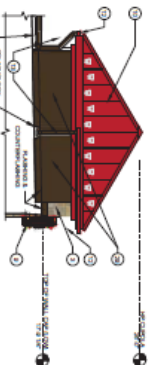
GRAPHICS NOTE
 ANY GRAPHICS SHOWN ON THIS PLAN ARE SHOWN CONCEPTUALLY AND ARE SUBJECT TO BE CODE COMPLIANT; OR OBTAIN GRAPHICS COMMISSION VARIANCES.



4 LEFT ELEVATION - NORTH



5 CUPOLA FROM ROOF



6 CUPOLA FROM ROOF

- GENERAL EXTERIOR ELEVATION NOTES:**
1. ALL MATERIALS AND FINISHES TO BE SHOWN ON THIS ELEVATION ARE SUBJECT TO BE CODE COMPLIANT; OR OBTAIN GRAPHICS COMMISSION VARIANCES.
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 27. ALL MATERIALS AND FINISHES TO BE SHOWN ON THIS ELEVATION ARE SUBJECT TO BE CODE COMPLIANT; OR OBTAIN GRAPHICS COMMISSION VARIANCES.

Drew Miller
 Project Manager
 Skiken Gold
 3/14/23

Convenience Architecture and Design P.C. 281 Shawc Hwy, Chambers, PA 16028 Phone: (814) 264-0113 Fax: (814) 264-0114 www.convenience.com		PROJECT NAME: NEW SHELTZ STORE COLUMBUS	
CONSULTANT: SHELTZ, INC. 5708 SIXTH AVE. ALTOONA, PA 15802		1st Hart Road And Summit Road Columbus OH	
PROFESSIONAL: 		SHEET TITLE: CONCEPT EXTERIOR ELEVATIONS	
SCALE: 0/2 23 23		PROJECT NO.: 21-007	
DATE: 02/23/23		SHEET NO.: 41/3	
MARK DATE DESCRIPTION		PROJECT TITLE: 48001 AT 1.3	
PRELIMINARY ELEVATIONS		A201	

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 9, 2023**

- 3. APPLICATION:** [Z22-075](#)
Location: **7480 SAWMILL RD. (43016)**, being 1.86± acres located on the east side of Sawmill Road, 215± feet north of Hard Road (590-251716; Far Northwest Coalition of Columbus).
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): Drew Miller; SkilkenGold Development, LLC; 4270 Morse Road; Columbus, OH 43230.
Property Owner(s): JG Sawmill LLC, MG Sawmill LLC, MG East; 475 Metro Place South, Suite 450; Dublin, OH 43215.
Planner: Kelsey Priebe; 614-645-1341; 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.
- To the north and south of the site is commercial development in the CPD, Commercial Planned Development District. To the east is a multi-unit residential development in the L-ARLD, Limited Apartment Residential District. To the west, across Sawmill Road, is a multi-tenant retail center in the PUD, Planned Unit Development District in the City of Dublin.
- This site is subject to the Sawmill Road Regional Commercial Overlay and is within the planning boundaries of *The Northwest Plan* (2016), which recommends “Community Commercial” land uses at this location. The Plan also states that buildings should be generally parallel to and facing the street, with entrance door(s) connected to the public sidewalk; street level facades should incorporate high quality design and materials and be as transparent as possible to create an interesting pedestrian environment.
- The site is located within the boundaries of the Far Northwest Coalition of Columbus, whose recommendation is for approval.
- The development text permits most C-4 and C-5 uses, and includes supplemental development standards addressing setbacks, site access, landscaping, building design, lighting, and graphics provisions. Included in the text are commitments to develop the site in accordance with the submitted site plan, landscaping plan, and building elevations.

- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Sawmill Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

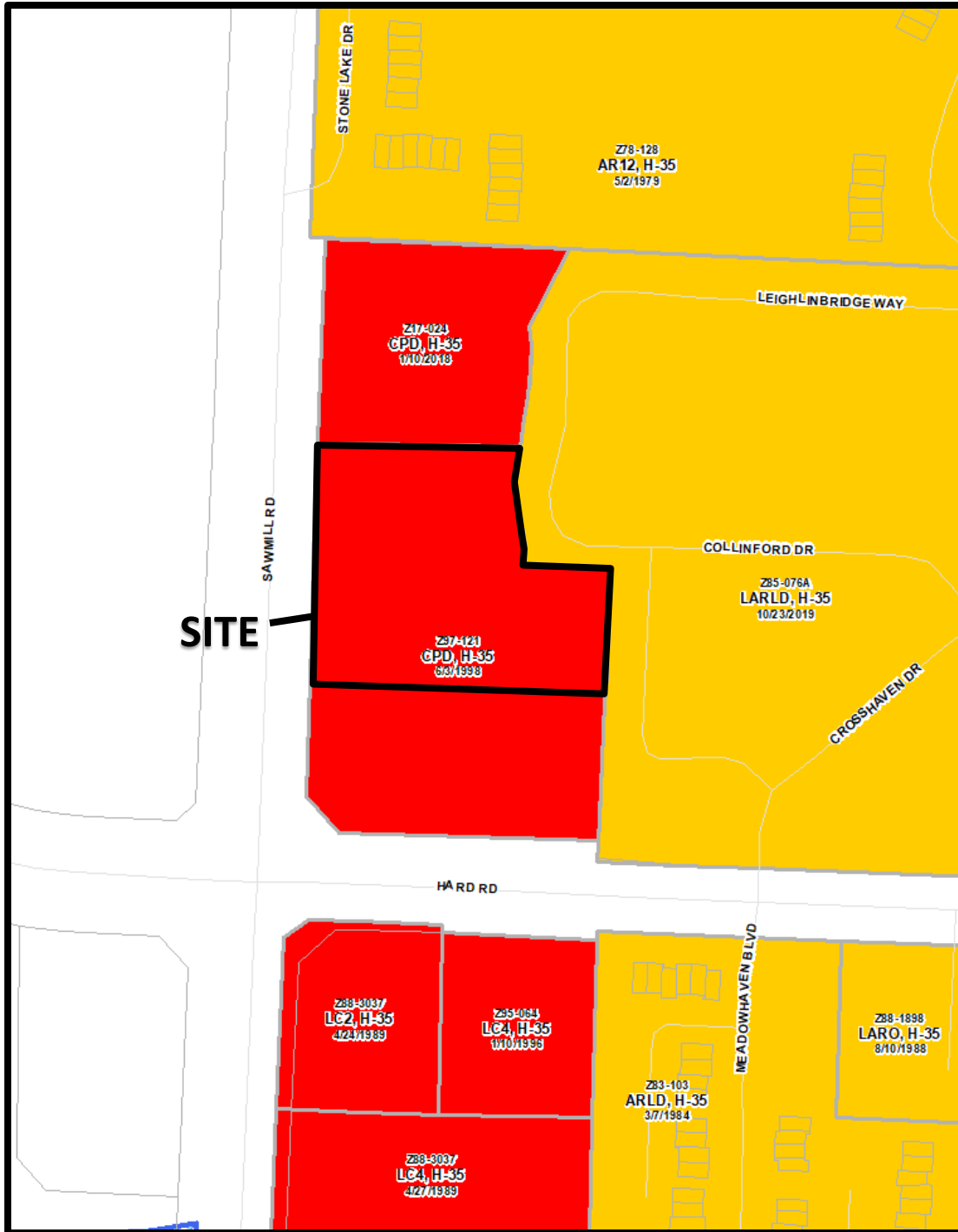
CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional approval.~~ ***Approval.**

The requested CPD, Commercial Planned Development District will allow a fuel sales, convenience store, and eating and drinking establishment. Planning Division staff generally supports the proposal, but requests a revised site plan which brings the building back up to the Sawmill Road property line, places parking and circulation behind the building, and maintains transparency along the street frontage, consistent with the recommendations of *The Northwest Plan*. The Division of Traffic Management notes that a traffic access study has been approved for this development proposal. There will need to be a commitment that the access point to Hard Road that is utilized by this site shall be restriped to provide southbound left and southbound right turn lanes. Once these comments from the Planning Division and Division of Traffic Management have been addressed to their satisfaction, Staff's recommendation will be updated to approval.

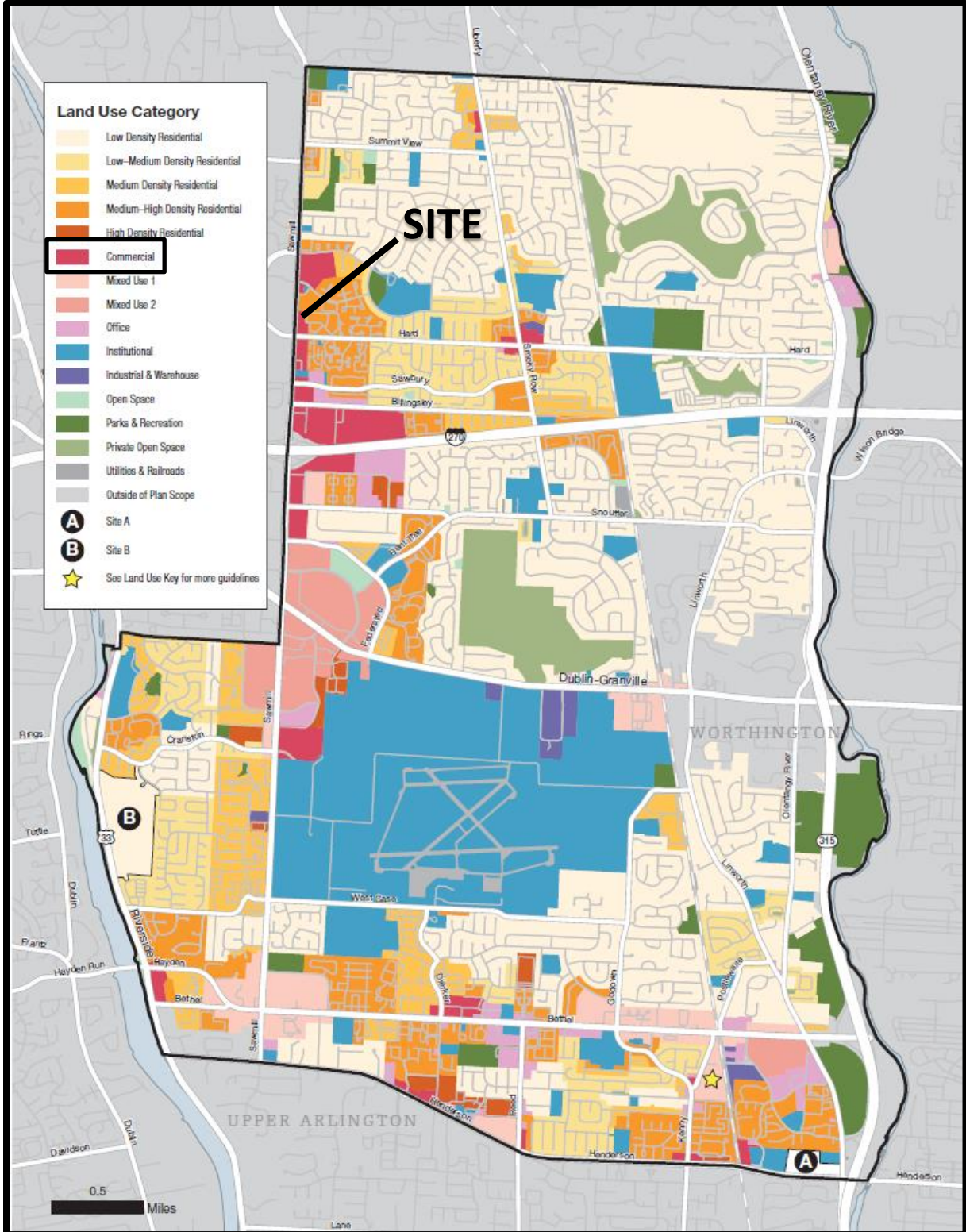
***NOTE:**

The Division of Traffic Management's comments have been addressed.

Planning supports the proposal as presented. The *Northwest Plan* (2016) recommends this location for Community Commercial, which is consistent with the request. The Plan also states that buildings should be generally parallel to and facing the street, with entrance door(s) connected to the public sidewalk. Staff note mitigating factors on the site, including an existing box culvert and stream protection corridor, that limit the placement of the building closer to Sawmill Road. Staff continue to encourage revisions to the site plan that bring the building closer to the Sawmill Road frontage, but do not condition support on this request.



Z22-075
7480 Sawmill Rd.
Approximately 1.86 acres
CPD to CPD



Z22-075
 7480 Sawmill Rd.
 Approximately 1.86 acres
 CPD to CPD



Z22-075
7480 Sawmill Rd.
Approximately 1.86 acres
CPD to CPD

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: Z22-075

Address: 7480 SAWMILL ROAD

Group Name: FAR NORTHWEST COALITION OF COLUMBUS

Meeting Date: JANUARY 26, 2023


Specify Case Type: BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation: Approval
 Disapproval
(Check only one and list basis for recommendation below)

NOTES:

~~BASED ON THE APPLICATION, REVISED SITE PLAN AND ADDITIONAL MATERIALS, AND APPLICANT INPUT AT THE PUBLIC HEARING AND PRECEDING INFORMATIONAL PRESENTATIONS, THE BOARD OF THE FAR NORTHWEST COALITION OF COLUMBUS RECOMMENDS APPROVAL OF Z22-075, WHILE NOTING CONTINUING CONCERN AMONG BOARD MEMBERS AND RESIDENTS RELATED TO INCREASED TRAFFIC CONGESTION AND UNSAFE DRIVING BEHAVIORS AND ENCOURAGING THE APPLICANT TO WORK WITH NEIGHBORING PROPERTY OWNERS AND CITY PUBLIC SAFETY AND TRANSPORTATION STAFF TO MITIGATE NEGATIVE IMPACTS ON THE AREA.~~

Vote: 4 TO APPROVE - 2 TO DISAPPROVE

Signature of Authorized Representative: 
SIGNATURE
PRESIDENT
RECOMMENDING GROUP TITLE
202-631-3370
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; 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 #: Z22-075

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) SCOTT A. KELLEY
of (COMPLETE ADDRESS) 4270 Morse Rd. Columbus, Ohio 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. Skilken Gold 4270 Morse Rd. Columbus, Ohio 43230 Contact: Drew Miller 614-905-6991	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Scott A. Kelley*

Sworn to before me and signed in my presence this 16th day of March, in the year 2023

Dekunte Penvose
SIGNATURE OF NOTARY PUBLIC

10-05-2027
My Commission Expires

Notary Seal Here



Dekunte Penvose
Notary Public, State of Ohio
Commission #: 2022-RE-854638
My Commission Expires 10-05-2027

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