ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER DIRECTION OF DOP PERSONNEL AND AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY THE FOLLOWING DOP'S "MATERIAL AND INSTALLATION SPECIFICATIONS" (MIS) AND THE CITY OF COLUMBUS "CONSTRUCTION AND MATERIAL SPECIFICATIONS — CITY OF COLUMBUS" (CMSC). ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMSC MANUAL. THE CONTRACTOR SHALL CONFORM TO DOP'S EXISTING STREET LIGHT LOCKOUT/TAGOUT (LOTO) PROCEDURE, MIS—1, COPIES OF WHICH AREA AVAILABLE FROM DOP. PARKING LOT SCREENING AND **LIGHTING NOTE:** ANDSCAPE REQUIREMENTS: OHIO HE AREA BETWEEN THE RIGHT-OF-WAY AND THE PARKING SETBACK SHALL BE ANDSCAPED. VISION CLEARANCE AT DRIVEWAYS SHALL BE MAINTAINED. SHADE REES SHALL BE A MINIMUM OF TWO INCHES IN CALIPER, ORNAMENTAL TREES HALL BE A MINIMUM OF ON AND ONE-HALF INCHES IN CALIPER, SHRUBS SHALL E A MINIMUM OF 24 INCHES IN HEIGHT AT THE TIME OF PLANTING. ANY PORTION F A PARKING LOT WITHIN 80 FEET OF RESIDENTIALLY ZONED PROPERTY SHALL BE CREENED. ANY PORTION OF A PARKING LOT ABUTTING ANY PUBLIC STREET SHALL SCREENED FOR HEADLIGHTS BY SHRUBS WITH A MINIMUM OPACITY OF 75%. NOTES: KNOX BOX ENTRY REQUIRED AS NEEDED PER ANDSCAPING:PERIMETER ERRS TESTING REQUIRED TO BE SANITARY SERVICES ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF THE SANITARY SERVICES, THEIR LOCATIONS. CONTACT THE DPU PERMIT OFFICE AT 111 N. FRONT STREET FOR SANITARY SERVICE APPROVAL. CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A FROM SEWER PERMIT OFFICE 111 N. FRONT ST. 1ST FLOOR 614-645-7490. **SANITARY SEWER NOTE:** SITE AREA: FOR THE DIVISION OF POWER: SITE DATA TABLE : HE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD AND UNDERGROUND PRIMARY, ECONDARY, AND STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS IEREBY REQUIRED TO CONTACT OUPS AT 811 OR 1—800—362—2764 FORTY—EIGHT OURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA. NY ELECTRICAL FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES RGENCY REPAIRS, THE DOP DISPATCH OFFICE SHOULD BE CONTACTED EDIATELY AT (614) 645—7627. DOP SHALL MAKE ALL NECESSARY REPAIRS, AND EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO. ALL AREA LIGHTS TO BE MOUNTED ON 18 FOOT HIGH POLES MOUNTED ON  $3\,$  FOOT CONCRETE BASES. PROJECT WILL COMPLY WITH CHAPTER 3321.01 DUMPSTER AREA. ROJECT WILL COMPLY WITH SECTIONS 3312.21 & 3372.807 LANDSCAPE & CREENING; 3312.39 STRIPING/MARKING; 3312.43 SURFACE; 3312.45 WHEELTOPS/CURB. **DEPARTMENT NOTE:** Protection Call Before You Dig SERVICE COMPLETED 1.27 0.00 1.25 1.83 1.71 SCREENING EX 20' ESMT **ARKING** SkilkenGold Developmer Frank Petruziello, (8<sup>2</sup> SIZE CUL MS ATION PARKING REQUIRED

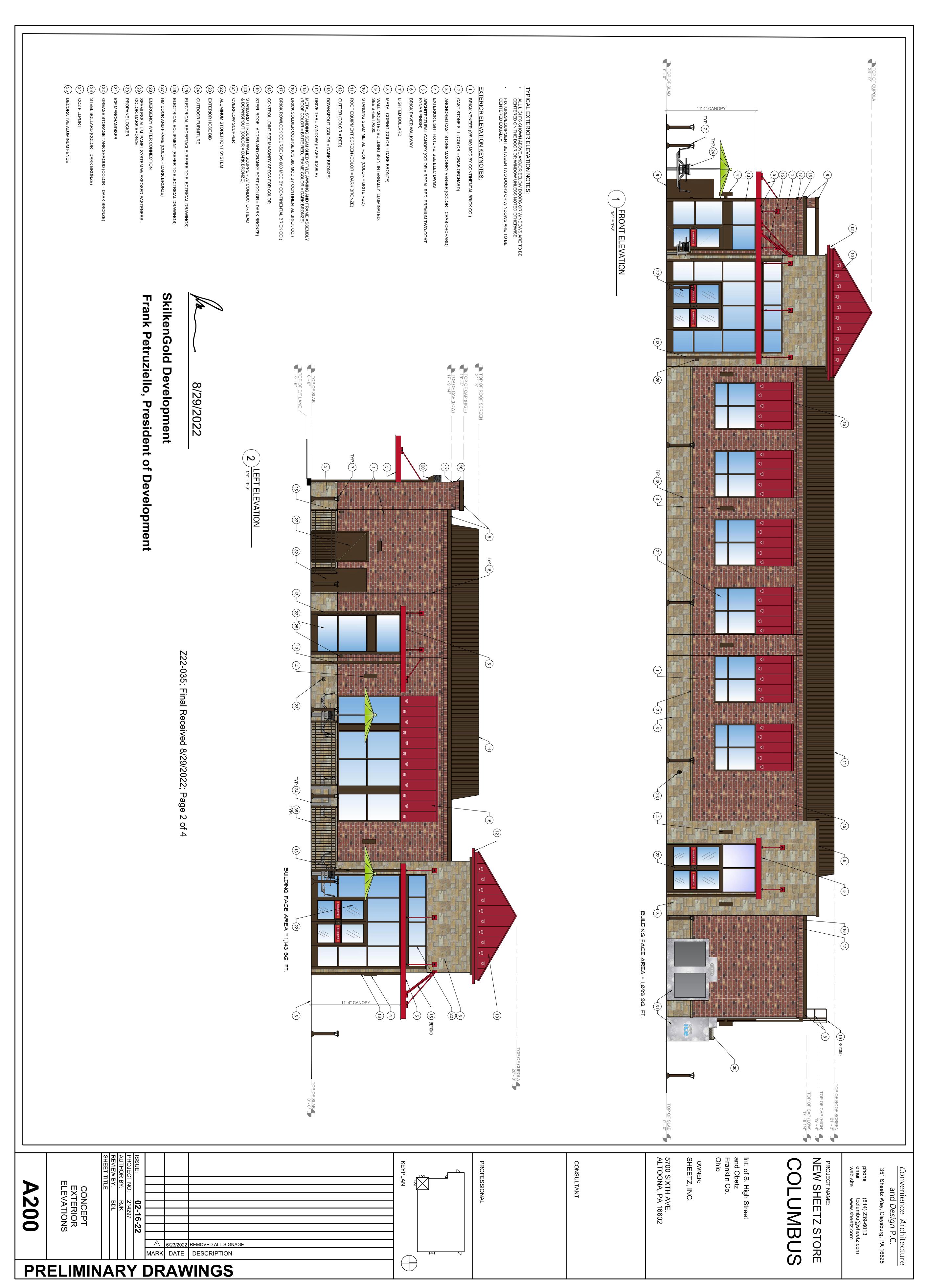
AREA PROVIDED

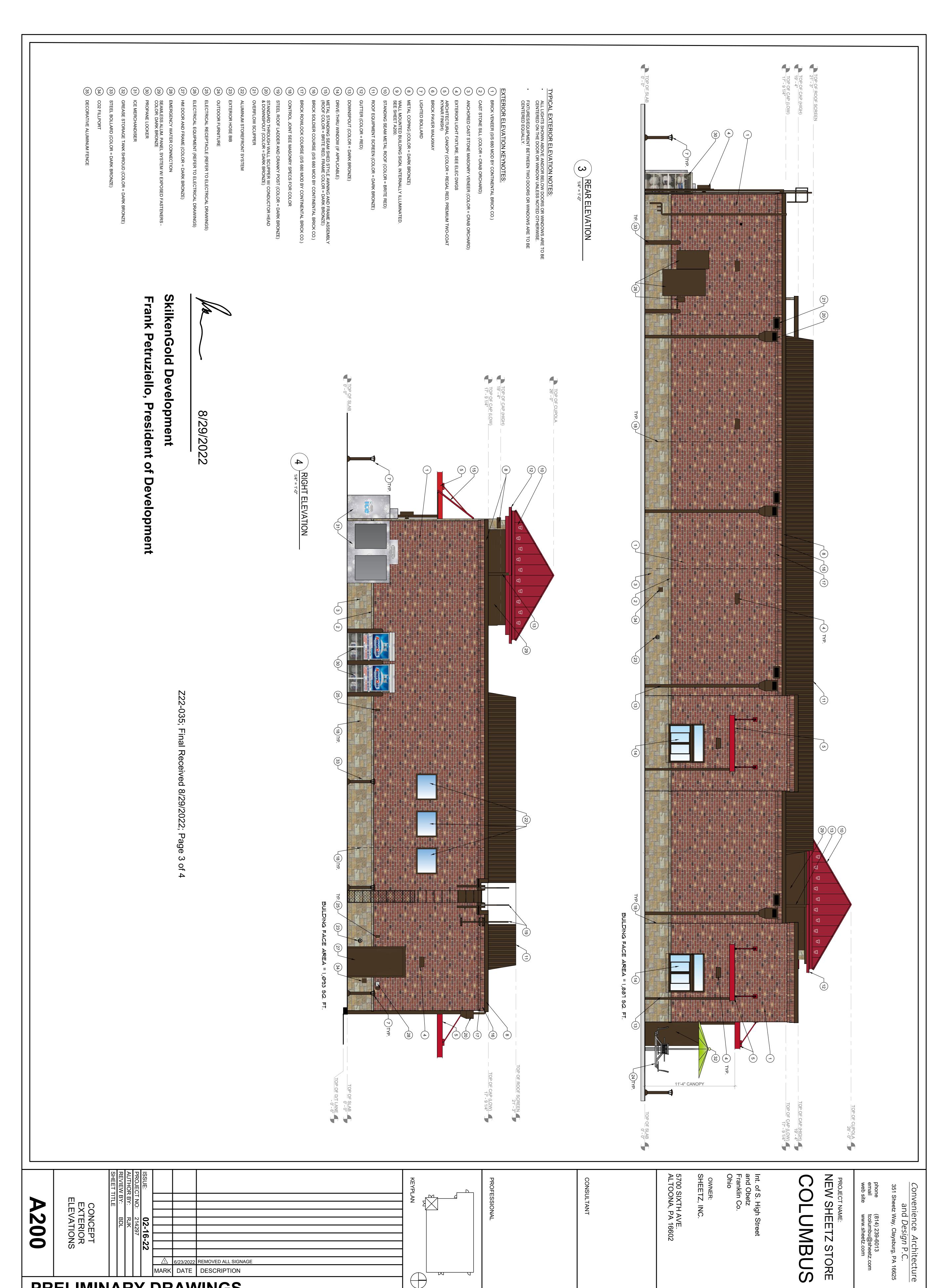
N/A

5,074 8/29/2022 Presid ent of Development 2 MINIMUM

ADDITIONAL BICYCLE PARKING
IS REQUIRED FOR USES WITH
OVER 20 VEHICLE PARKING
SPACES AT A RATE OF ONE
BICYCLE PARKING SPACE PER
20 VEHICLE PARKING SPACES REQUIREMENT 20 . O © ·  $\odot$ EX WATER-SPACES CO Z22-035; ESMT 25; PROP BUILDING SETBACK Final FINAL Received SITE COMPLIANCE 8/29/2022; 골 호 PLAN #: SOUTH HIGH STREET Page NO DPS IMPROVEMENTS II THE RIGHT OF WA 22601-00025 9 ₹₹ **(** OTHER SSOCIATED PLANS 0 THE ENGINEER'S SEAL & SIGNATURE ON THESE PLANS SIGNII THIS PLAN MEETS THE REQUIRED DEVELOPMENT STANDARDS INCLUDING THE ASSOCIATED CPD TEXT REQUIREMENTS SITE FLOODPLAIN AREA **LOCATION MAP** NOT TO SCALE RACK DETAIL BIKE AREA VACATED 7/18/2022 DATE **REVISIONS** DATE COLUMBUS, OH PRELIMINARY SITE COMPLIANCE PLAN 7/18/2022 SHEETZ 유 3891 SOUTH HIGH ST 30' 8415 PULSAR PLACE | SUITE 300 N COLUMBUS, OH 43207 SF COLUMBUS, OH 43240 P 614-839-0250 | F 614 839 0251

\\AWSSV1\Data\Projects\2021\E0H01ES—21529 068 Columbus, OH — Obetz Rd (Sheetz)\500—CAD\591—Civil\593—PrintSheets\Site Compliance Plan\Zoning Plan.dwg by: ismail.jallaq on 07/19/2022 4:06 PM ~ for PRIME AE





PRELIMINARY DRAWINGS

LANDSCAPE RE

SCREENING

AND LANDSCAPING:

AND

PERIMETER SCREENING
THE AREA BETWEEN THE RIGHT-OF-WAY AND THE PARKING SETBACK SHALL BE LANDSCAPED. VISION CLEARANCE AT DRIVEWAYS SHALL BE MAINTAINED. SHADE TREES SHALL BE A MINIMUM OF TWO INCHES IN CALIPER, ORNAMENTAL TREES SHALL BE A MINIMUM OF ON AND ONE-HALF INCHES IN CALIPER, SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT AT THE TIME OF PLANTING. ANY PORTION OF A PARKING LOT WITHIN 80 FEET OF RESIDENTIALLY ZONED PROPERTY SHALL BE SCREENED. ANY PORTION OF A PARKING LOT ABUTTING ANY PUBLIC STREET SHALL BE SCREENED FOR HEADLIGHTS BY SHRUBS WITH A MINIMUM OPACITY OF 75%.

ΚEΥ

SYMBOL

BOTANICAL NAM

COMMON NAME

QTY.

SIZE

CONDITION

DECID./EV.

REMARKS

PLANT LIST

RIOR PARKING AREA LANDSCAPING SHADE TREE FOR EVERY TEN PARKING

TREES

SPACES=5 SHADE TREES S TO REMAIN: 2

**NOTES** 

CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR INSTALLATION. NOTIFY ENGINEER IF FIELD CONDITIONS NECESSITATE ADJUSTMENT OF PLANT LOCATIONS. SCREENING SHRUBS TO PROVIDE 3321. ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF <u>AMERICAN STANDARD</u> <u>FOR NURSERY STOCK</u> BY AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AND BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM INSTALLATION DATE. CONTRACTOR SHALL PROVIDE A ONE YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK FROM THE DAY OF APPROVAL OF THE OWNER'S REPRESENTATIVE CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME THE OWNER WILL DECLARE JOB ACCEPTANCE. ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A OF SHREDDED HARDWOOD MULCH. MULCH PLANTING BEDS WITH MULCH OF UNIFORM DARK BROWN COLOR. MULCH SHALL BE FIDISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO AWAY FROM SHRUB STEMS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN QUANTITIES ARE FOR CONVENIENCE ONLY. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY 75% OPACITY PER COLUMBUS ZONING CODE, SECTION ON PLANS. H A MINIMUM OF 3 INCHES
TH SHREDDED HARDWOOD
E FREE OF TWIGS, LEAVES,
S TO PLANTS. PULL MULCH HEIGHT OF റു

BED EDGES SHALL BED EDGE AND THE EACH PLANTING TO BE FREE FROM DISEASE, INSECT INFESTATION AND DAMAGE AND INALL RESPECTS BE READY FOR FIELD PLANTING. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY ENGINEER IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND EQUAL IN DEPTH THE SIZE OF THE ROOT BALL AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER. BE SMOOTH, CONSISTENT, HAND TRENCHED 6" DEEP AND 'V' SHAPED : NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE E PLANTING BED.

TOPSOIL MIX IN PLANTING BEDS ORGANIC MATERIAL. TO A DEPTH ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ENGINEER. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO AND HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER DIAMETER PRIOR TO LAYING SOD OR SEEDING. 유리 BE 3 PARTS SCREENED TOPSOIL 24" SPECIFICATIONS. TO BE AUTHORIZED BE SPREAD SMOOTH THAN 1 INCH IN AND 1 PART BY THE

ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE: TITAN TALL—TYPE TURF FESCUE SR 4100 PERENNIAL RYEGRASS
MERIT KENTUCKY BLUEGRASS REQUIREMENTS:
IBUS CODE 3312, 3321

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GER ROZ HEU MIN CRE (6) SCI (2) R PROP BUILDING ±6139 SF 0 #23.73 713.73 PK NAIL 6' DROP IN ELEVATION FROM DRIVE 6) ДХН TO EOP (8) DIA AMU ΗYΡ

MAIN

PRESERVATION

30 FEET

SCALE

SOUTH HIGH STREET

PUBLIC TREES AND THE GROUND BELOW THEIR RESPECTIVE DRIP LINES, WHETHER WAN OR NOT SHOWN ON THE PLANS, ARE TO BE PRESERVED UNLESS APPROVAL TO IOVE OR PRUNE IS GIVEN IN WRITING BY COLUMBUS RECREATION & PARKS PD)/CITY FORESTER OR IF THE PUBLIC TREE REMOVAL HAS BEEN DESIGNATED ON APPROVED FINAL SITE COMPLIANCE PLAN. TREES APPROVED FOR REMOVAL BY IER OF THE CRPD/CITY FORESTER SHALL BE PAID FOR UNDER CMSC ITEM 201, ARRING AND GRUBBING, UNLESS OTHERWISE PROVIDED FOR BY UNIT PRICE BID UNDER 1 201. THE CONTRACTOR SHALL PROTECT TREES NEAR OR ADJACENT TO THE WORK 1 201. THE CONTRACTOR SHALL PROTECT TREES NEAR OR ADJACENT TO THE WORK 1 201. THE CONTRACTOR SHALL PROTECT TREES NEAR OR ADJACENT TO THE WORK 1 201. THE CONTRACTOR. HEAVY IPMENT WILL NOT BE ALLOWED TO COMPACT THE SOIL OVER THE ROOT ZONE OF STING PUBLIC TREES. RESTRICTED EQUIPMENT ACCESS ROUTES SHALL BE COORDINATED TO PREVENT COMPACTION. IF A PUBLIC TREE NEEDS TO BE REMOVED, LUMBER RUBBER MATTING, SPREAD OVER THE ROOT ZONE OF PUBLIC TREES MAY BE UNRED TO PREVENT COMPACTION. IF A PUBLIC TREE NEEDS TO BE REMOVED, THE ITRACTOR SHALL PROVIDE A TREE MITIGATION PLAN TO JIM LONG AT (614) 645–2864 JALONG@COLUMBUS.COV AND EMAIL AND REFER TO THE CRPD TREE MITIGATION PLAN TO JIM LONG AT (614) 645–2864 JALONG@COLUMBUS.COV AND EMAIL AND REFER TO THE CRPD TREE MITIGATION PLAN DANCE, ANSI A300 AND/OR CITY OF COLUMBUS EXECUTIVE ORDER 2015–01 FOR ERPLACEMENT STANDARDS.

EE PROTECTION PLAN WITH A DRAWING OF ANY WORK LOCATED WITHIN THE DRIP OF A PUBLIC TREE SHALL BE INCLUDED IN THE APPROVED FINAL SITE COMPLIANCE (FSCP). REFER TO CRPD STANDARD DRAWING FOR TREE PROTECTION. CONSTRUCTION RIALS, EXCAVATION DEBRIS, FUEL, EQUIPMENT OR VEHICLES ARE NOT TO BE KPILED, STORED, DUMPED OR PARKED WITHIN THE DRIP LINE OF PUBLIC TREES. ALL S MUST BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS, OR S FROM CONSTRUCTION AND EXCAVATION, AS DESCRIBED IN THE "BEST MANAGEMENT TICES — MANAGING TREES DURING CONSTRUCTION" A COMPANION PUBLICATION TO A300 PART 5. IF THERE IS A QUESTION WHETHER A TREE OR NOT NEEDS TO BE ECTED, THE CONTRACTOR MUST CONTACT THE CITY FORESTRY REPRESENTATIVE JIM AT (614) 645—2864 OR JALONG@COLUMBUS.GOV . FAILURE TO CONTACT THE CITY STRY REPRESENTATIVE IN ADVANCE OF CONSTRUCTION WILL RESULT IN THE RACTOR REIMBURSING CITY FORESTRY FOR THE COST OF ANY AND ALL DAMAGE AS RMINED BY THE CURRENT ANSI A300/CITY OF COLUMBUS EXECUTIVE ORDER 2015—01 TREE PROTECTION AND REPLACEMENT.

222-035; Final Received 8/29/2022; Page 4 of

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7/7/2022

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SCALE:		DR	NO.	REVISIONS	DATE	
1" = 30"		DRAWN BY:				
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		0				
	SE	HEC				
	''	CHECKED BY:				

COLUMBUS, OH LANDSCAPE PLAN SHEETZ COLUMBUS, OH 43207



3891 SOUTH HIGH ST

PROTECTION NOTE

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

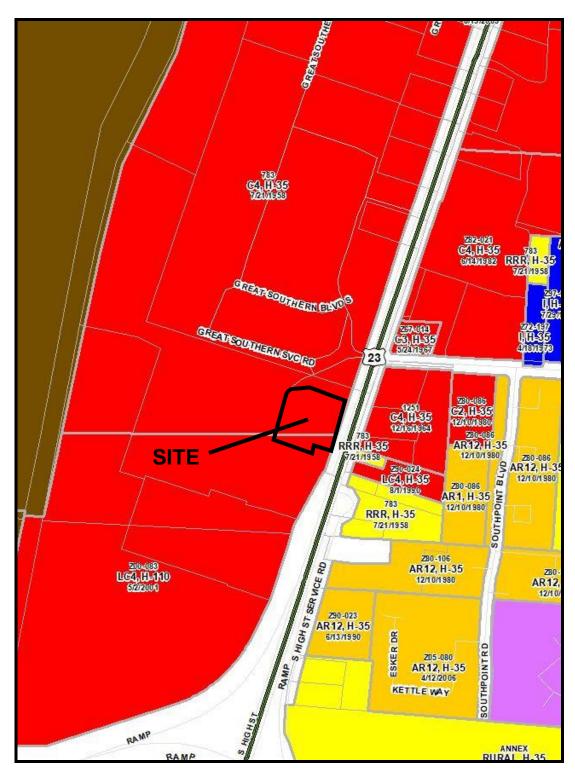
#### **BACKGROUND:**

- 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.
- o A traffic access study has been approved with this application.
- o The Columbus Multimodal Thoroughfare Plan identifies the portion of South High Street

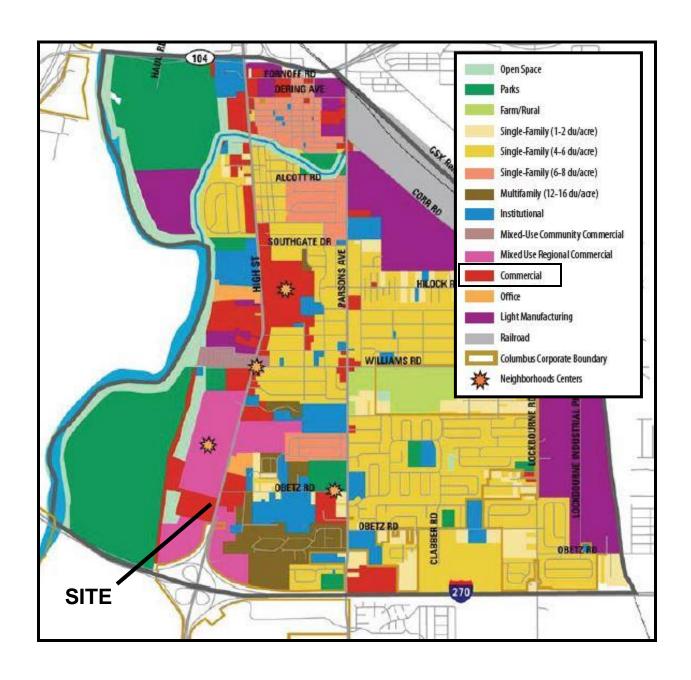
as a Signature Corridor requiring 120 feet of right-of-way.

### **CITY DEPARTMENTS' RECOMMENDATION:** Approval.

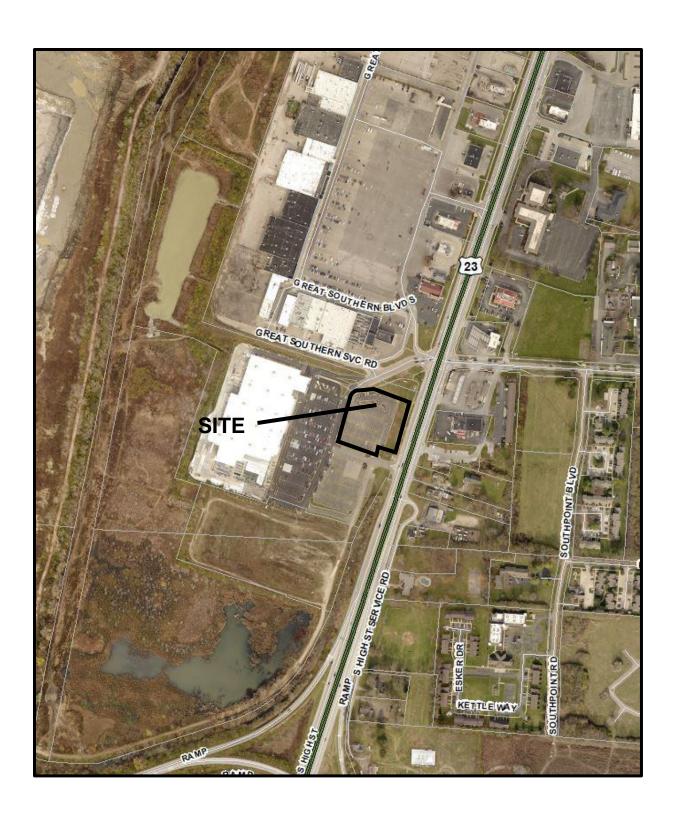
The requested CPD, Commercial Planned Development District will permit the development of a fuel sales facility with an eating and drinking establishment, convenience store, and minimal outdoor display sales. The CPD text establishes appropriate use restrictions and supplemental development standards, 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 facade 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



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



## ORD#2569-2022; Z22-035; Page 10 of 11 **Standardized Recommendation Form**

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

DEPARTMENT OF BUILDING	Phone: 614-645-4522 • ZoningInfo@columbus.gov	<ul><li>www.columbus.gov/bz</li></ul>
AND ZONING SERVICES		<i>.</i>

Case Number		
Address		
Group Name		
<b>Meeting Date</b>	7/7/2022	it
Specify Case Type	BZA Variance / Special Permit Council Variance Rezoning Graphics Variance / Plan / Special Permit	
Recommendation (Check only one)	Approval Disapproval	
	Michael D. Luglier C	
Vote Signature of Authorize Recommending Group		

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.



DEPARTMENT OF BUILDING AND ZONING SERVICES

# ORD#2569-2022; Z22-035; Page 11 of 11 **Rezoning Application**

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

### PROJECT DISCLOSURE STATEMENT

Z22-035 APPLICATION #:\_

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 NO	OTARIZED. 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 havi application in the following format:	ng a 5% or more interest in the project which is the subject of this						
	ne of Business or individual (including contact name and number)						
Business or individual's address; City, State, Zip Code							
	nber of Columbus-based employees						
(Lin	nited to 3 lines per box)						
	2.						
SkilkenGold, LLC - Contact: Eric Elizondo /							
614-937-6362 / 4270 Morse Road, Columbus, OH							
43230 / 28 Columbus-based employees							
3.	4.						
100							
Check here if listing additional parties on a separate page.							
SIGNATURE OF AFFIANT G. M. M.	und						
	2002						
Sworn to before me and signed in my presence this							
Deborah & Amadom	June 27, 2023 Notary Seal Here						
SIGNATURE OF NOTARY PURILE 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.							
This Project Disclosure Statement expires	six (o) months after date of notarization.						

Page 5 of 10 pbb 1/22