

LEGEND

- PR ORNAMENTAL GRASS



**Mannik
Smith
GROUP**

TECHNICAL SKILL.
CREATIVE IMPRINT.

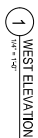
www.MannikSmithGroup.com

SHEETZ
N. WILSON RD
COLUMBUS, OHIO 43204

2/2

Z21-094; Final Received 3/15/22

Andrew Richlen
SkilkenGold Project Manager
3/15/22



Andrew Richlen
SkilkenGold Project Manager
3/15/22

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



-
- Diagram illustrating the dimensions and area calculations for a wall-mounted sign:
- Overall width: 2'-9 1/4"
 - Overall height: 9'-2" CANOPY
 - Sign text: **SHEETZ**
 - OUTLINE AREA = 21.66 SQ.FT.
 - BOX AREA = 25.56 SQ.FT.
 - THICK: 1/4" Three

-
- Diagram of a wall-mounted sign. The sign is oval-shaped with a blue background and yellow border. It features the text "M.T.O." in large white letters with blue outlines, and "Made To Order" in red script below it. The word "DELIVERED" is written vertically in red on the right side. Dimensions are indicated: 4'-2 3/4" for the width and 6'-2 1/4" for the height. A circular callout labeled "B" indicates the sign is "WALL MOUNTED M.T.O. BUILDING SIGN".
- 4'-2 3/4"
- 6'-2 1/4"
- M.T.O.**
Made To Order
DELIVERED
- OUR OFFICE: 765.272.0100
800 MTO: 1-800-765-2720
FAX: 765.272.0111
E-MAIL: info@mtosigns.com
WEBSITE: www.mtosigns.com
10010 E. 10th Ave., Suite 100
Denver, CO 80231
- B** WALL MOUNTED M.T.O. BUILDING SIGN
- 1/2" x 1/4"

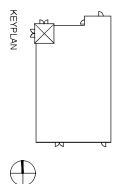
-
- 8'-5 1/4"
- 1'-9"
- 24/7 DRIVE THRU**
- BUILDING MOUNTED CHANNEL LETTER SIGN**
- BOX 4000, 1000 S. F.
TOLSON, D. C. 20540
- © 1977 S&S
- WALL MOUNTED 24/7 DRIVE THRU BUILDING SIGN

[illegible]

CONCEPT
EXTERIOR
ELEVATIONS

A200

SCHEMATIC DESIGN



CONSULTANT

PROFESSIONAL

PROJECT NAME:
NEW SHEETZ STORE

COLUMBUS

OWNER:
SHEETZ INC.

ARCHITECT:
N. Wilson RD & Fisher RD
Columbus
Ohio 43204

INTERIOR DESIGNER:
5700 SIXTH AVE.
ALTOONA PA 15602

**CONVENTION ARCHITECTURE
and Design P.C.**
351 Sheetz Way, Chipping PA 15605
phone (814) 326-0713
fax (814) 326-0700
web site www.3dseed.com

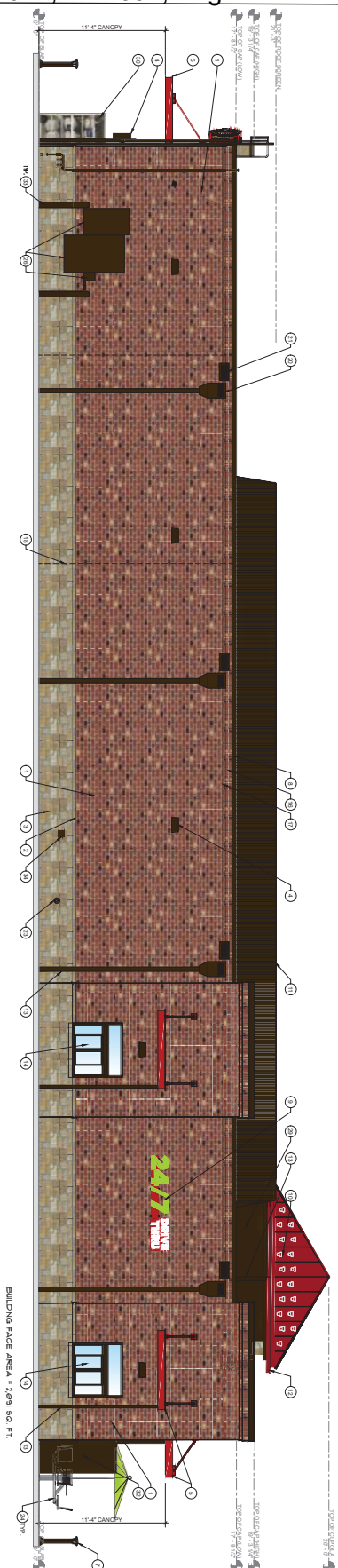
PROJECT NAME:
NEW SHEETZ STORE
COLUMBUS

N. Wilson RD & Fisher RE
Columbus
Ohio 43204

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

Elevations - Sheet 2



3 EAST 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 SITUATION BE TWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.

EXTERIOR ELEVATION KEYNOTES:

- [illegible]

Andrew Richlen

SkilkenGold Project Manager

3/15/22

GRAPHICS NOTE
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TO BE CODE COMPLIANT, OR OBTAIN
GRAPHICS COMMISSION VARIANCES.

4 SOUTH ELEVATION
114° = 150°



**Convenience Architecture
and Design P.C.**
351 Sheetz Way, Claysburg, PA 16825
(814) 239-6013
phone
email
www.sheetz.com
tcdumou@sheetz.com
web site

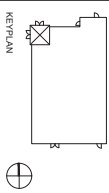
PROJECT NAME:
NEW SHEETZ STORE
COLUMBUS

N. Wilson Rd & Fisher Rd
Columbus
Ohio 43204

SHEETZ, INC.
5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

[illegible]

CONCEPT
EXTERIOR
ELEVATIONS

A201

Z21-094; Final Received 3/15/22

SCHEMATIC DESIGN

**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 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.

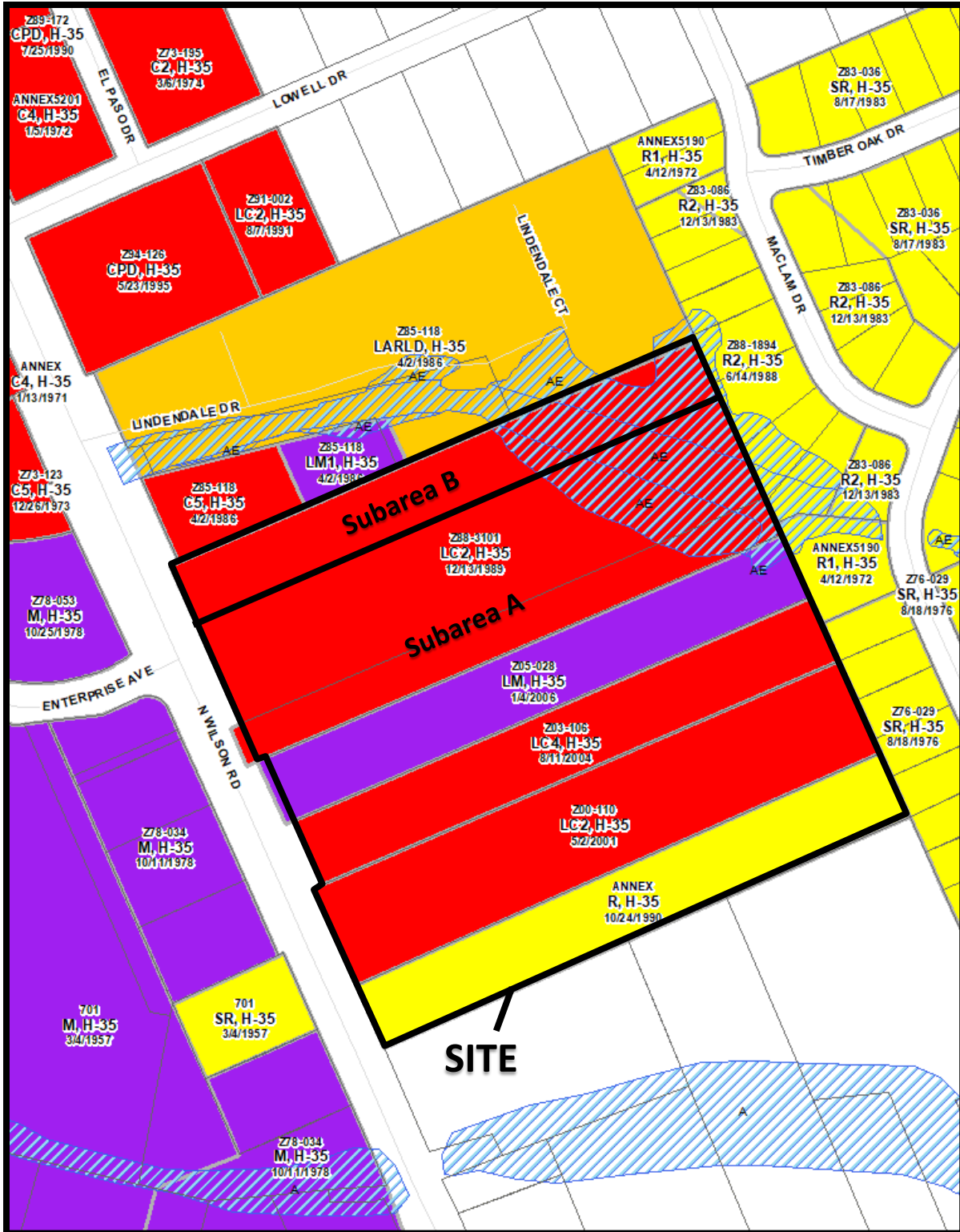
- The site is located within the planning boundaries of the *Hilltop Land Use Plan* (2019), which recommends “Employment Center” and “Open Space” land uses at this location. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site 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.

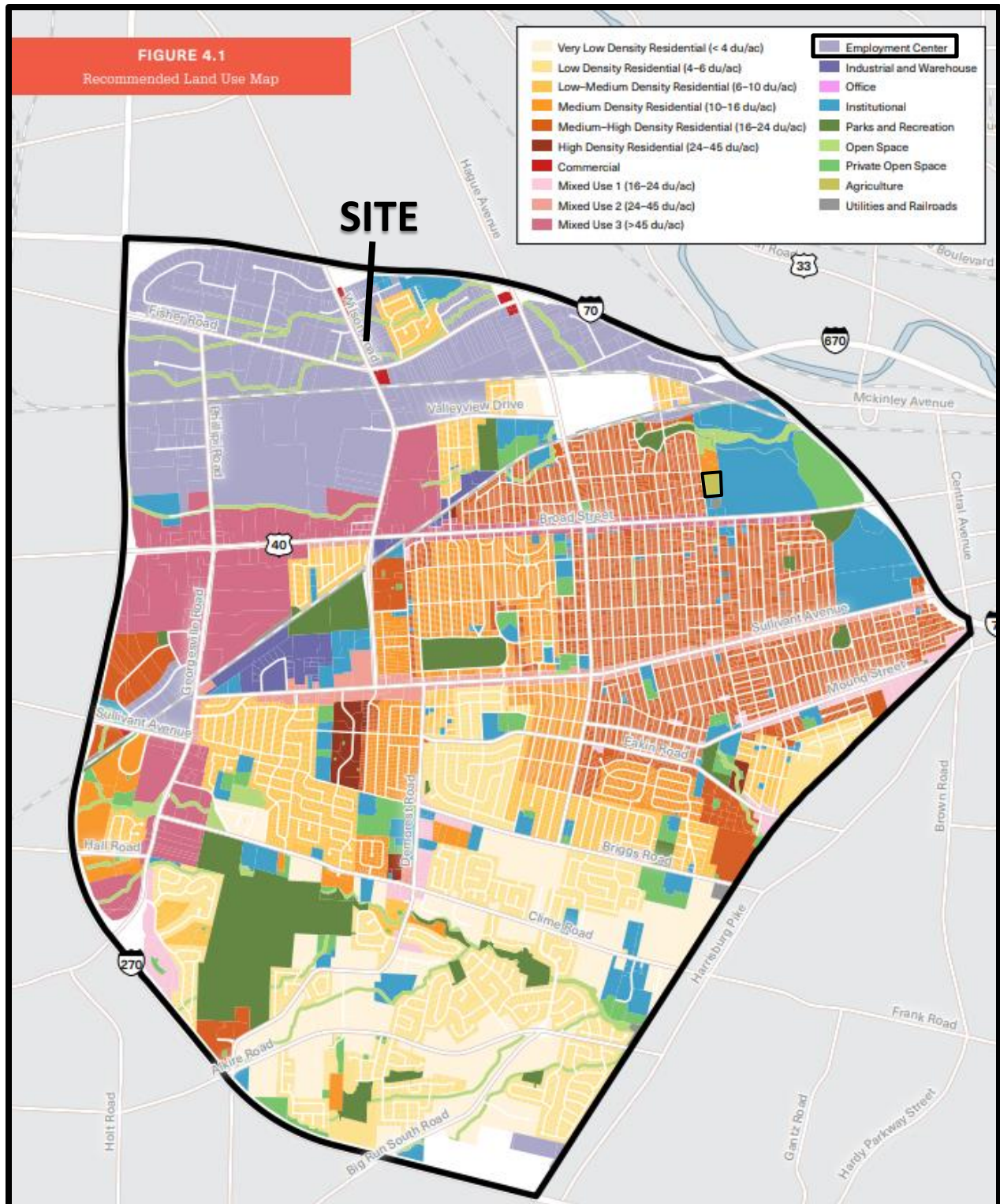
The requested CPD, Commercial Planned Development District will allow a fuel sales facility with convenience retail and an eating and drinking establishment, and provides a subarea for future office commercial development. Planning Division staff acknowledges the inclusion of an office component with 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)

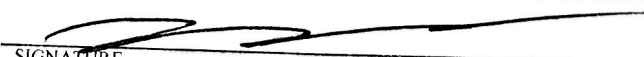
☒ Approval

☐ 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

Zoning

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)

1. SkilkenGold Real Estate Development 4270 Morse Road Columbus OH 43230	2. Sheetz, Inc 630 Morrison Road, Suite 150 Gahanna, OH 43230
3.	4.

☐ Check here if listing additional parties on a separate page

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 15th day of August, in the year 2022

SIGNATURE OF NOTARY PUBLIC

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.