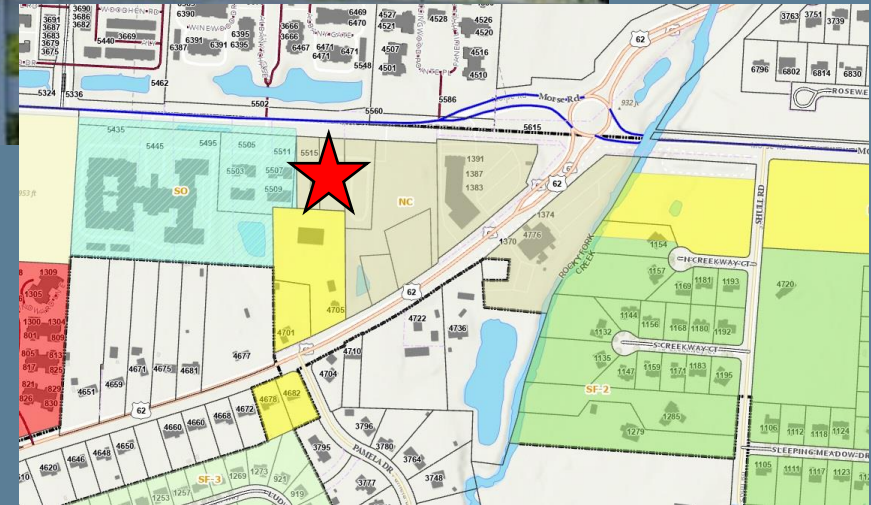


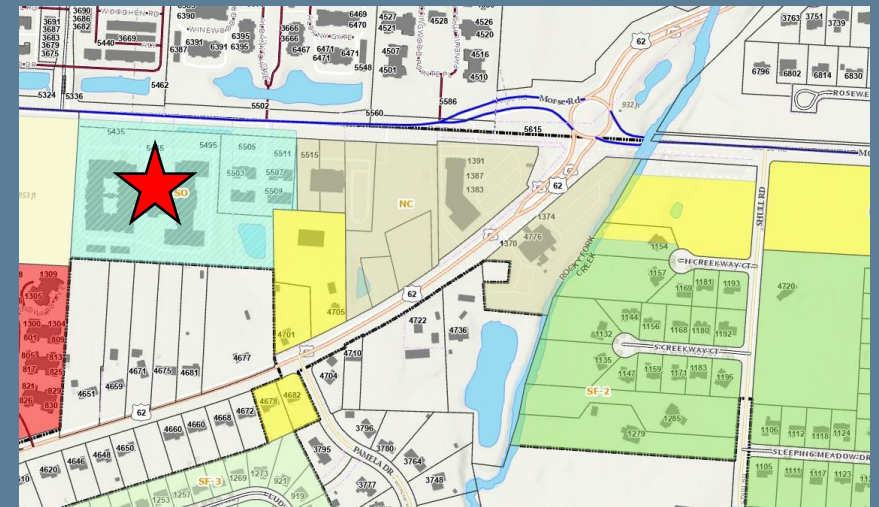
High Bank – 1379 E Johnstown Rd



Goddard School – 5515 Morse Rd



StoryPoint – 5435 Morse Rd



Request Summary

- Requesting approval of Conditional Use, FDP, Design Review, and Variances to develop a Sheetz gas station with a food service drive-thru
 - Zoned NC – Neighborhood Commercial
 - Gasoline Service Stations and Eating Places with Drive-Thru Facilities are conditionally-permitted uses
- Land Use Plan designates property as Community Commercial in the North Gateway Focus Area
 - Intended for medium to large scale uses that serve the larger area
 - Encourages a mix of uses to increase connectivity between uses
- Combining 3 parcels, totaling 4.19 acres
 - Frontage on Morse Road and Johnstown Road

Request Summary

- 6,131 sq. ft. retail/restaurant building
 - 240 ft. from Morse Road
 - 180 ft. from Johnstown Road
- 4,866 sq. ft. gas canopy containing 16 gas service stations
 - 130 ft. from Morse Road
- 34 parking spaces required
 - 43 spaces proposed

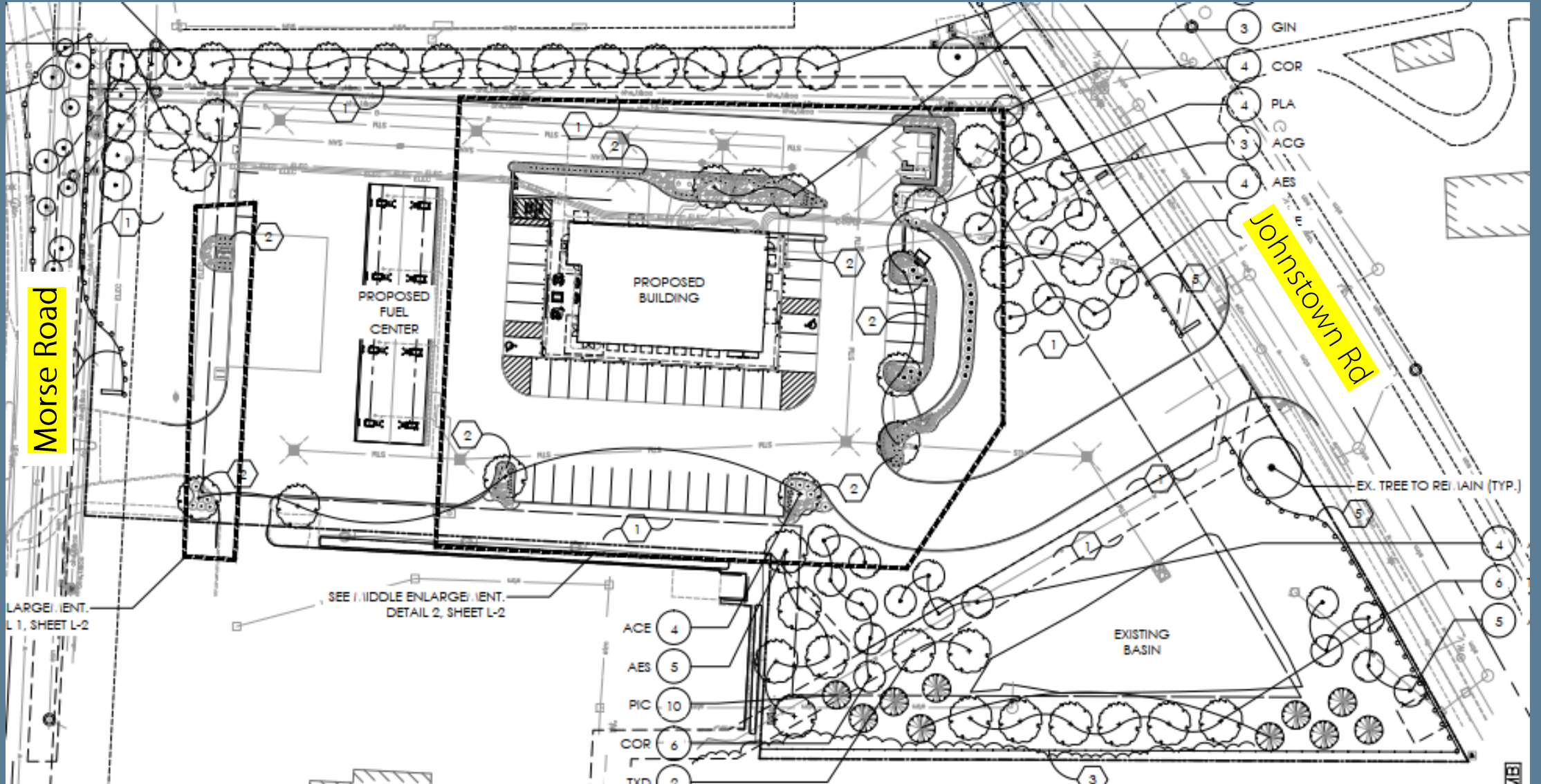
Request Summary

- Landscaping to be dispersed throughout the site along perimeters and within pavement areas
 - Includes the following:
 - Ornamental, evergreen, and shade trees
 - Deciduous and evergreen shrubs
 - Perennial planting and shrubs along pavement perimeter and landscaped islands
- Lighting:
 - Wall mounted lights on primary building
 - Canopy lighting to illuminate fueling area
 - Parking light poles at 20ft height
 - Lighting will not exceed 1 footcandle at property line (meets code)

Request Summary

- Building design and materials are consistent with a typical Sheetz building
 - Façade: Albany modular grey brick veneer & Ashmont module grey
 - Awnings: Bronze canvas
 - Roofing: Bright red standing seam metal
 - Trim: Dark bronze metal coping
- Materials and design meet all requirements of the Design Review code for parking, landscaping, and building materials

Site Plan & Landscaping



Building Design

West
Elevation



North
Elevation



Building Design

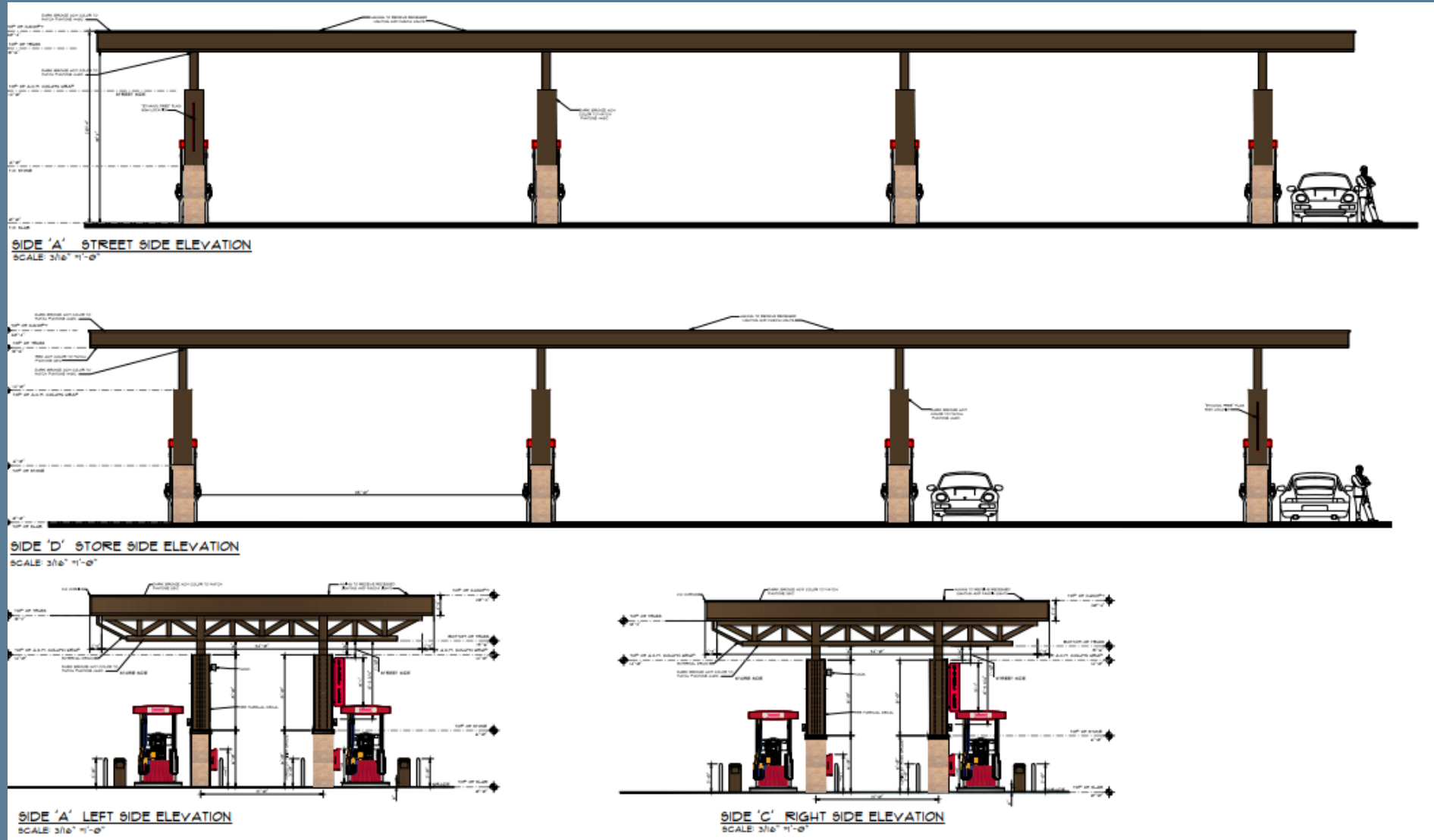
East
Elevation



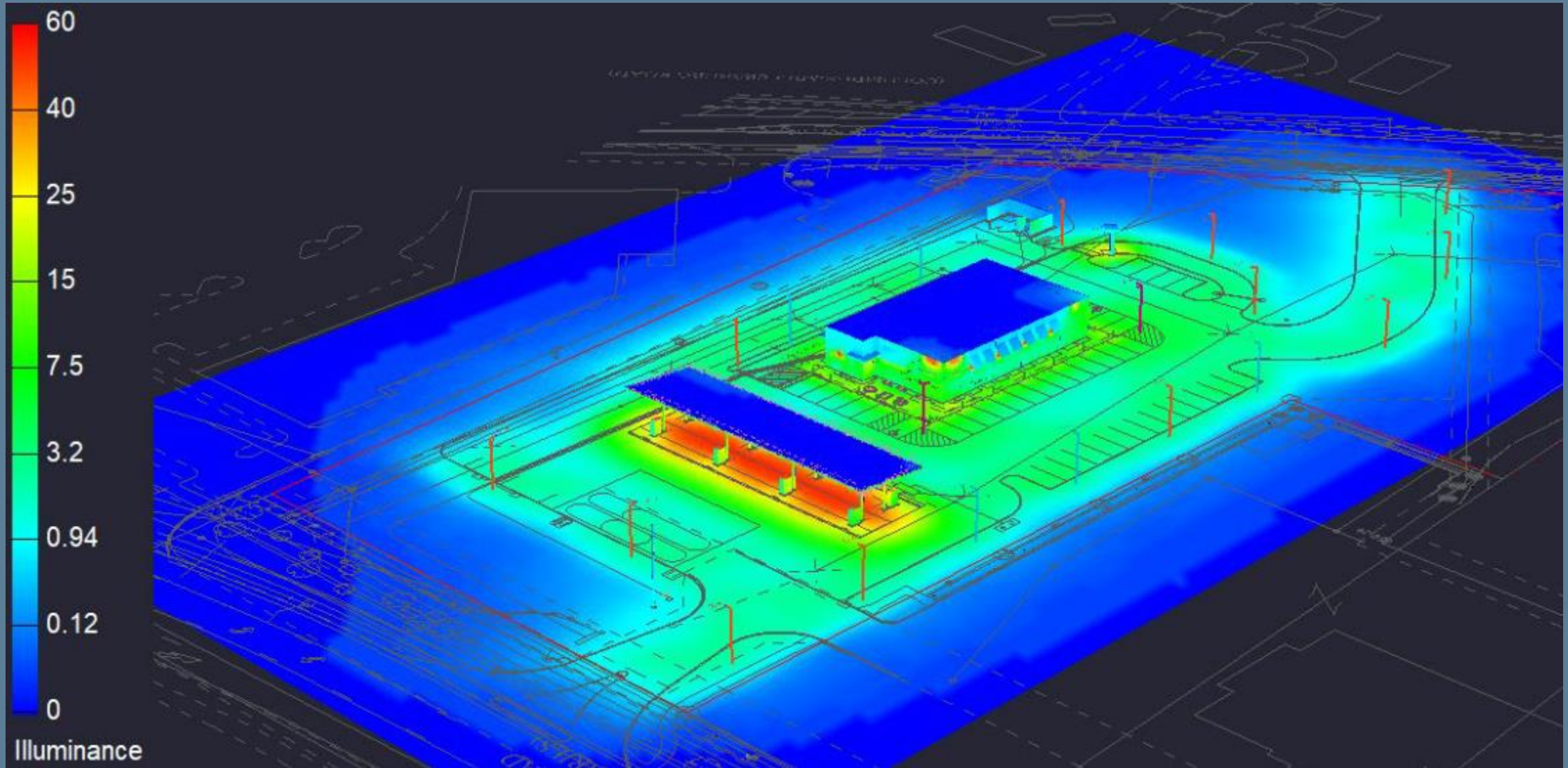
South
Elevation



Gas Canopy Design



Photometric Plan

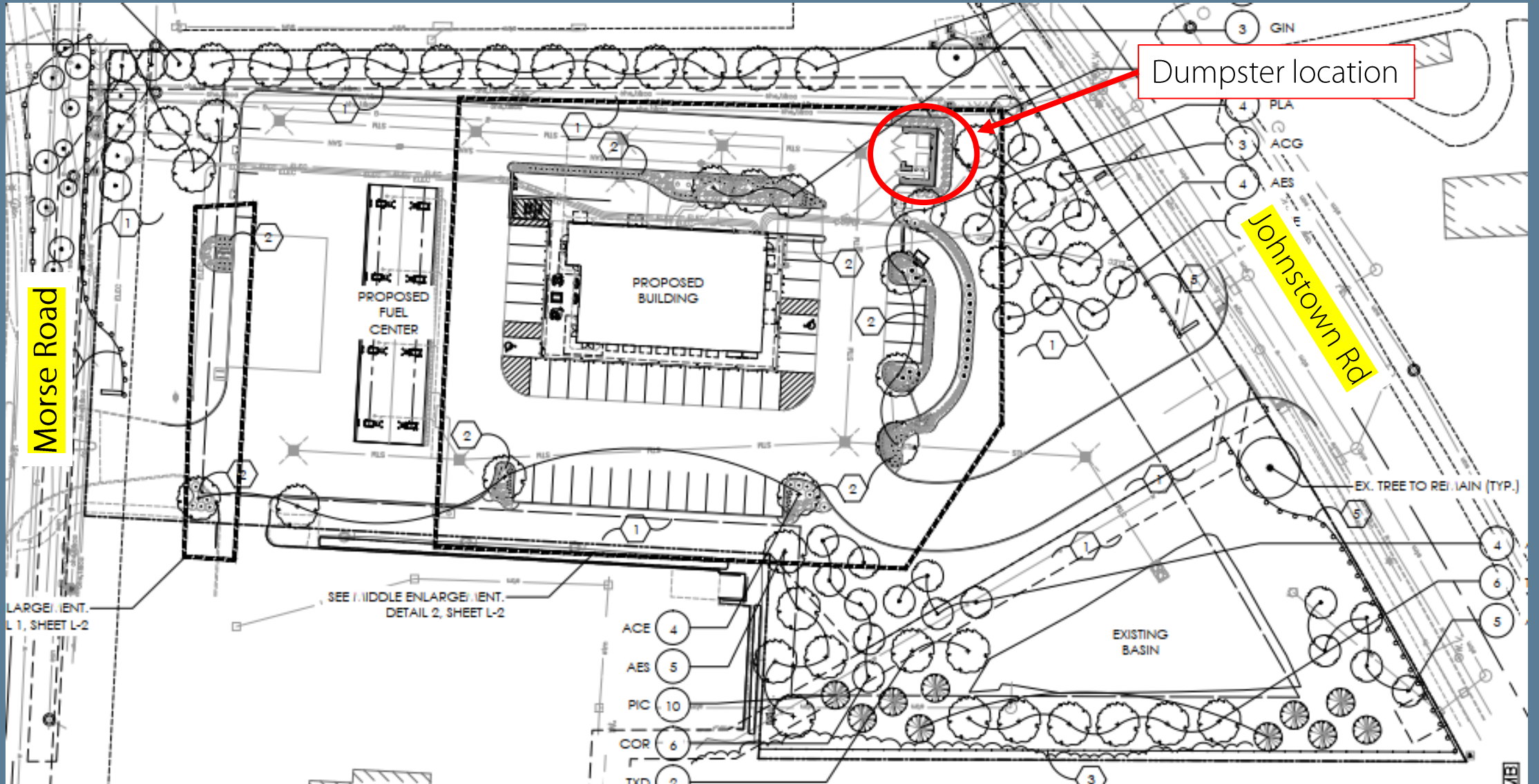


Request Summary

- Site Plan Variances

1. Dumpsters are required to be located to the rear of the building
 - With frontage on north and south ends of property, a rear yard does not exist
 - Property lacks compliant location for dumpster
 - To be located 60 feet from Johnstown Road and screened by 5-foot fence and cluster of shade trees
2. Required amount of interior landscaping shall be 5% of the total area of parking lot pavement.
 - 37 trees required in interior parking lot in islands/peninsulas
 - 11 trees proposed in interior lot
 - 86 new trees proposed for entire site in addition to trees being preserved
 - Meets intent of landscaping requirement

Site Plan & Landscaping



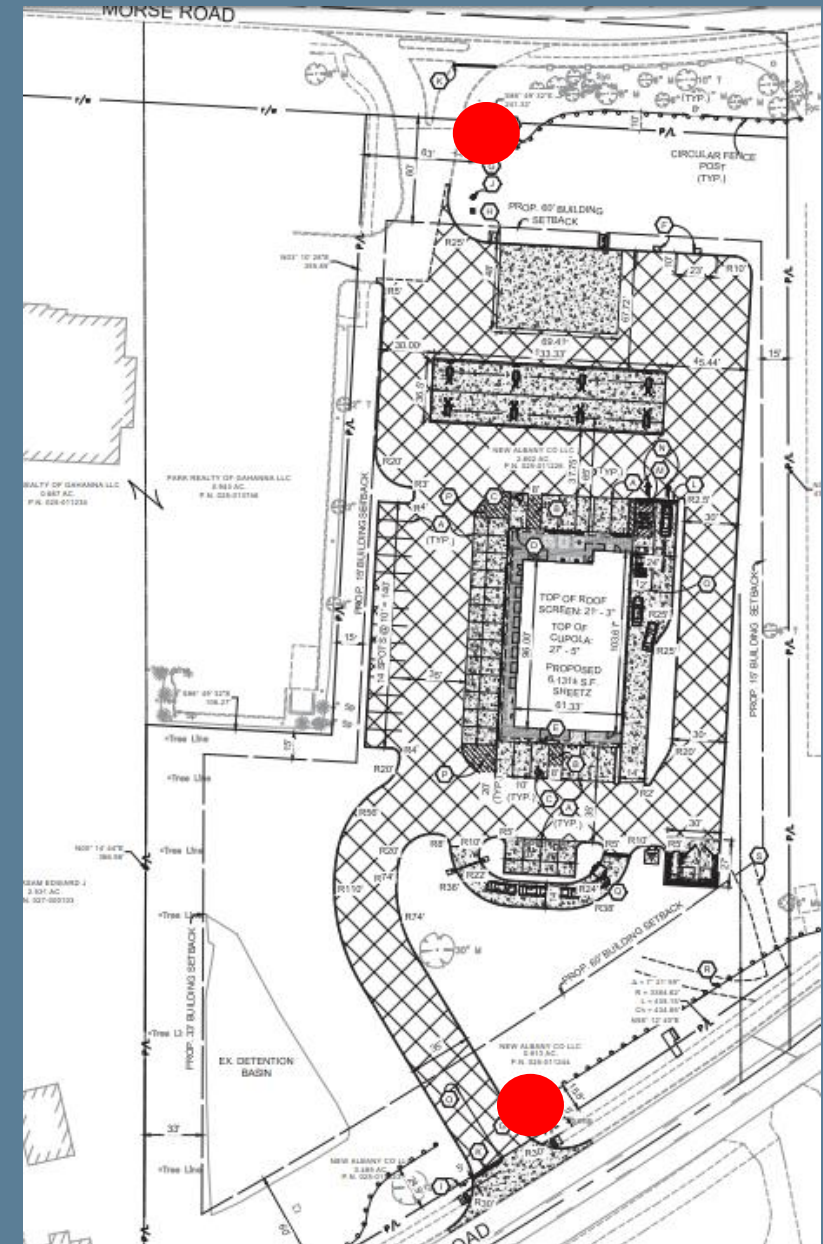
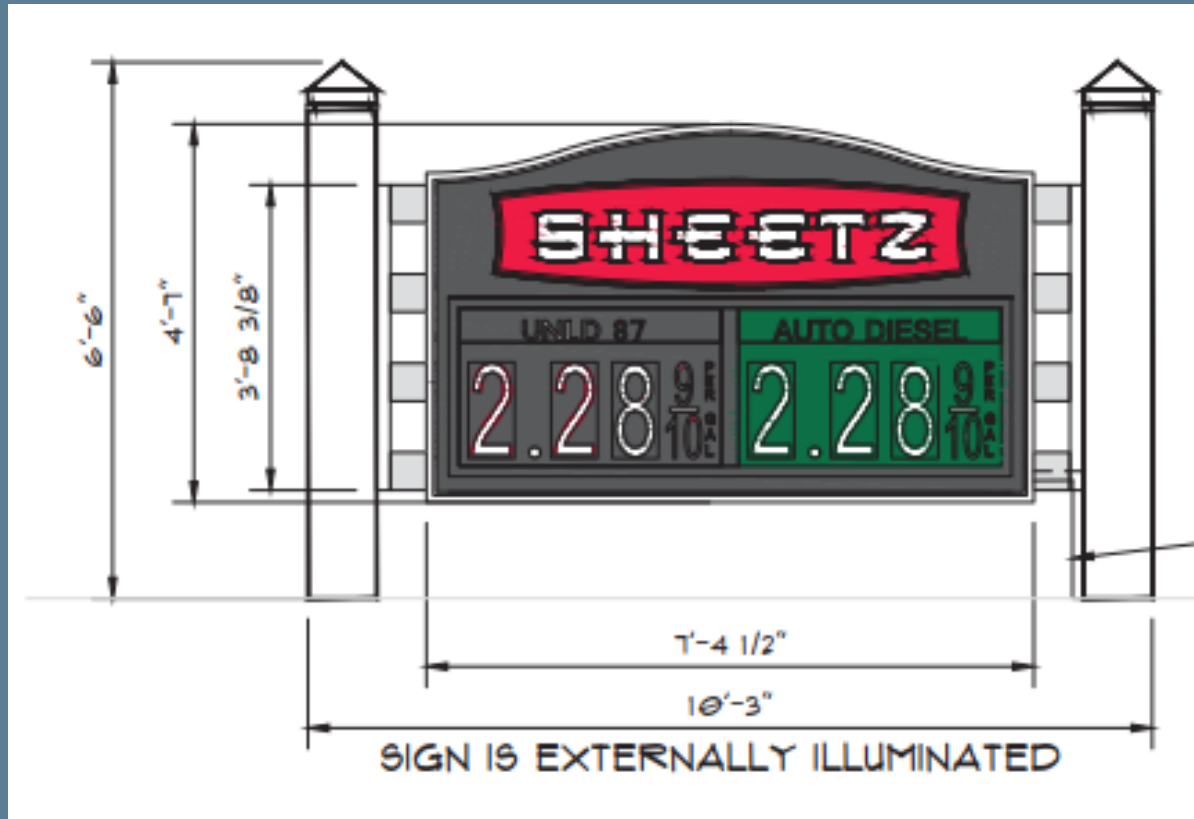
Request Summary

- Proposed Signage:

Sign	Description	Location	Area
A.1	"Sheetz" Wall Sign	North elevation	25.94 sf
A.2	"Sheetz" Wall Sign	West elevation	25.94 sf
A.3	"Sheetz" Wall Sign	South elevation	25.94 sf
B.1	Information Sign	Gas Canopy Column	5 sf
B.2	Information Sign	Gas Canopy Column	5 sf
C.1	Ground Sign	Morse Road	33.8 sf
C.2	Ground Sign	E. Johnstown Road	33.8 sf
D.1	Pickup Unit – Clearance Bar	Drive-Thru	16.67 sf
D.2	Pickup Unit – Order Point	Drive-Thru	23.25 sf
D.3	Pickup Unit – Menu Board	Drive-Thru	24.57 sf

Ground Signs

33.8 sq. ft. ground sign



Wall Signs

West
Elevation



North
Elevation

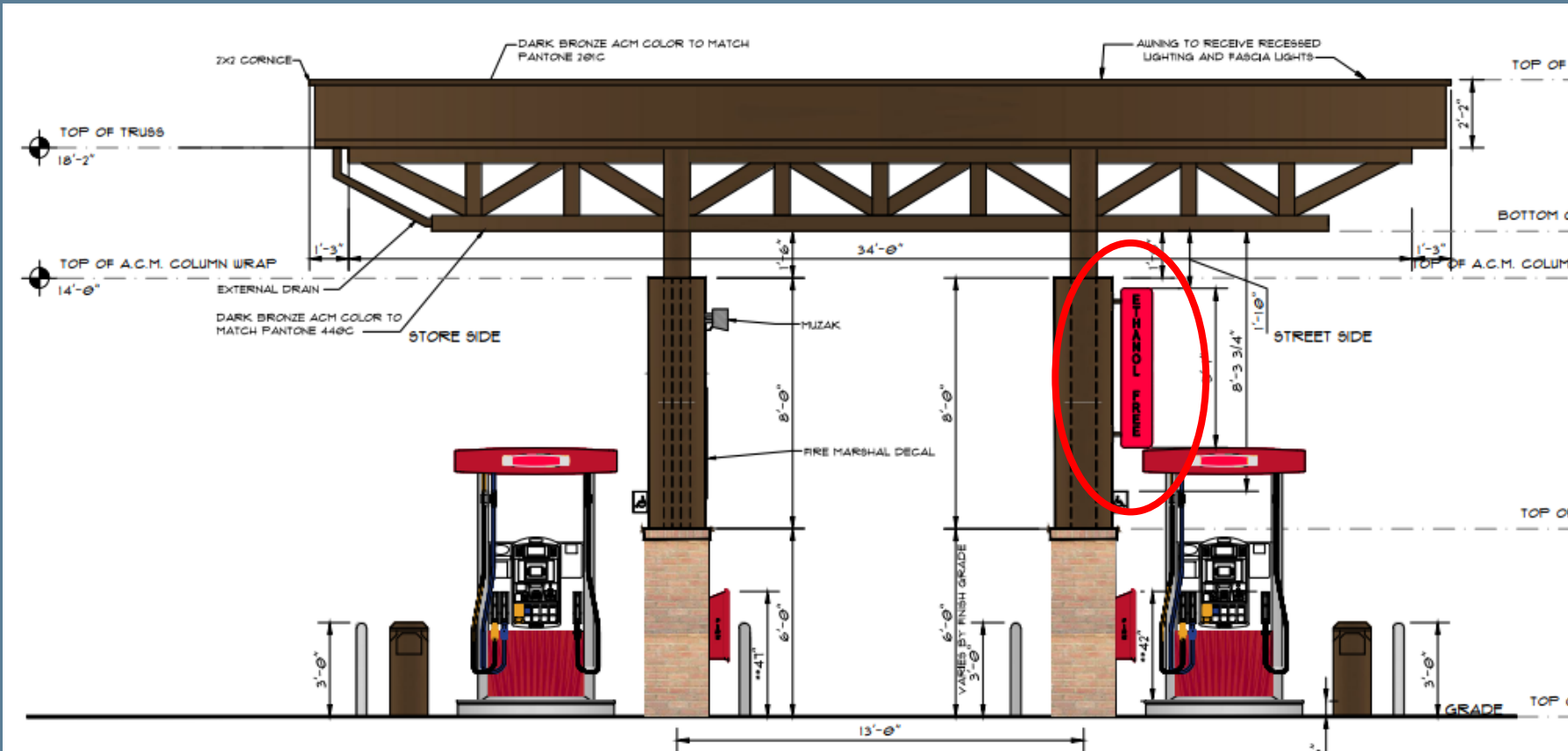


Wall Signs

South
Elevation



Fueling Information Signs



Request Summary

Sign Variances

1. **Section 1165.08(a)** – Maximum of 150 sq. ft. of total sign area is permitted
 - a) 222.5 sq. ft. of sign area is proposed.
2. **Section 1165.08(b)(6)** – One ground sign per street frontage is permitted
 - a) 5 ground signs are proposed which includes two monument signs at either street and three drive-thru signs which are considered ground signs by code definition
3. **Signs B.1, B.2:**
 - a) Variance to allow for two projecting signs directed towards the same street where one projecting sign per street frontage is permitted per Section 1165.08(b)(1).
4. **Signs C.1, C.2:**
 - a) Variance to allow a reduced sign setback of 5 feet from the right-of-way from the required 10-foot setback per Section 1165.08(b)(6)
 - b) Variance to allow no landscaping at the base of the sign where 50 sq. ft. of landscaping is required per Section 1165.09(a)(3)

Request Summary

Sign Variances

5. **Sign D.1**

- a) Variance to allow for a clearance bar ground sign at 16.67 sq. ft. and 18 feet in height where the maximum height is 8 feet per Section 1165.08(b)(6)
- b) Variance to allow 18 sq. ft. of landscaping at the base of the sign where 50 sq. ft. of landscaping is required per Section 1165.09(a)(3)

6. **Sign D.2**

- a) Variance to allow for an order point ground sign at 23.25 sq. ft. and 13 feet in height where the maximum height is 8 feet per Section 1165.08(b)(6)
- b) Variance to allow 18 sq. ft. of landscaping at the base of the sign where 50 sq. ft. of landscaping is required per Section 1165.09(a)(3)
- c) Variance to allow for two electronic order screens approximately 1 sq. ft. in area that changes more than once a day where electronic signs may not change more than once a day per Section 1165.09(a)(4)(C)

7. **Sign D.3**

- a) Variance to allow 18 sq. ft. of landscaping at the base of the menu board sign where 50 sq. ft. of landscaping is required per Section 1165.09(a)(3)

Request Summary

- **Design Review Criteria**
 - Compatibility with existing structures
 - Contributes to the improvement of the design of the district
 - Contributes to the economic and community vitality of the district
 - Maintain, protect, and enhance physical surroundings
- **Final Development Plan Criteria**
 - Plan meets applicable development standards
 - Is in accord with appropriate plans for the area
 - Would not have undesirable effects on area
 - Consistent with land use character and development of the area

Request Summary

- **Conditional Use Criteria**

- The proposed use is a conditional use of the zoning district
- The proposed development is in accord with appropriate plans for the area
- The proposed development will not have undesirable effects on the surrounding area
- The proposed development will be in keeping with the existing land use character

- **Variance Criteria**

- There are special circumstances or conditions applying to the land, building or use referred to in the application
- The granting of the variance is necessary for the preservation and enjoyment of substantial property rights
- The granting of the application will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood

Request Summary

- Staff recommends approval of the conditional use
 - Conditional use criteria is met
- Staff recommends approval of the Final Development Plan
 - With double frontage, buildings are setback greater distances than what is required by code which reduces visual impact
 - Landscaping exceeding code requirements will be installed, providing additional screening
 - Lighting meets all code requirements and will be shielded from abutting properties

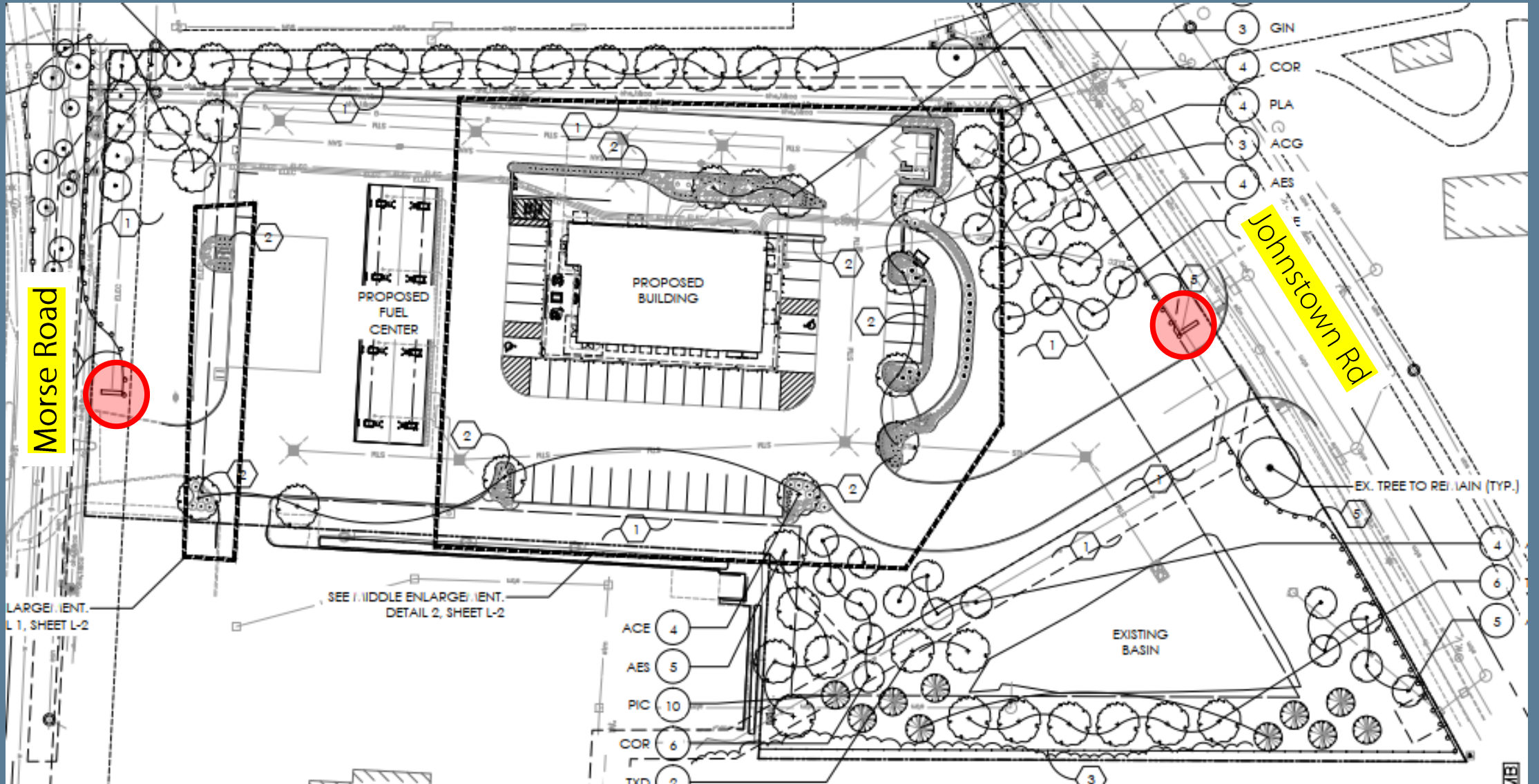
Request Summary

- Staff recommends approval of Design Review Application
 - Consistent with Design Review standards
 - Proposed materials and colors are consistent with surrounding development
- Staff recommends approval of most Variance requests
 - Property lacks compliant location (rear yard) for dumpster which will be thoroughly screened
 - Lack of interior parking lot trees will be offset by the number of proposed trees planted elsewhere which meets the intent of the code
 - Code does not accommodate drive-thru and gas canopy signs sufficiently. Similar variances have been approved

Request Summary

- Staff does not support variance requested for reduced setback and reduced landscaping for the ground signs along Morse Rd and Johnstown Rd
 - Reasons for needing variances are not provided
 - Not aware of similar variances being granted
 - Concerns of traffic obstruction by placing signs closer to right-of-way (5 ft)

Site Plan & Landscaping





Gahanna