



**ZONING DIVISION**  
 200 S. Hamilton Road  
 Gahanna, Ohio 43230  
 614-342-4025  
 zoning@gahanna.gov  
 www.gahanna.gov

**DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY INFORMATION		
Project/Property Address: 230 Granville St, Gahanna, OH 43230		Project Name/Business Name: Sheetz Lincoln Circle / Sheetz, Inc.
Parcel #: 025-004250	Zoning: (see <u>Map</u> ) <b>CC</b>	Acreage: Proposed 1.25 AC

PLAN SPECIFICATIONS	
Application Type: (check all that apply)	<input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Landscaping <input checked="" type="checkbox"/> Building Design <input type="checkbox"/> Demolition <small>Olde Gahanna only</small> <input type="checkbox"/> Other
Project Description: This projects consists of the development of a Sheetz quick service restaurant with fuel center. The primary building will be surrounded by parking and drive isles and an associated fuel center. The necessary utilities to serve the site such water, sanitary, electric and a private storm sewer is proposed as well.	

APPLICANT INFORMATION	
Applicant Name (Primary Contact): <b>D.W. Route</b>	Applicant Address: 4270 Morse Road, Columbus, Ohio 43230
Applicant E-mail: <b>Droute@skilkengold.com</b>	Applicant Phone: 614-418-3100
Business Name (if applicable): <b>Skilken Gold Real Estate Development</b>	

ADDITIONAL CONTACTS	
*Please list all applicable contacts for correspondence*	
Name(s)	Contact Information (phone/email)
Engineer- V3 Companies	Braydon Putnam - 330-575-6830 - bputnam@v3co.com  Andrew Gardner - 614-236-3650 - agardner@v3co.com
Property Owner Name: (if different from Applicant) <b>Leatherbuck LLC</b>	Property Owner Contact Information (phone no./email): <b>Don Leathery: DLL@Leathery.com</b>

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: *D.W. Route* Date: 11-20-23

**ADDITIONAL INFORMATION ON NEXT PAGE...**

INTERNAL  
USE

Zoning File No. DR-0478-2023

RECEIVED: KAW  
DATE: 11-29-2023

PAID: \$200.00  
DATE: 11-29-2023

Updated  
Apr 2022

## DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:	
1.	Review Gahanna Code <a href="#">Section 1197</a> (visit <a href="http://www.municode.com">www.municode.com</a> )
2.	Materials List (see page 3) – does not apply to demolition applicants
3.	Authorization Consent Form Complete & Notarized (see page 4)
4.	Application & all supporting documents submitted in digital format
5.	Application & all supporting documents submitted in hardcopy format
6.	Application fee paid (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )
7.	Color rendering(s) of the project in plan/perspective/or elevation
8.	One (1) copy 24"x36" or 11"x17" prints of the plans
<b>Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)</b>	
1.	<b>SITE PLAN</b> that includes the following: (include: scale, north arrow, & address) if applicable
-	All property & street pavement lines
-	Property size
-	Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets
-	Location of all existing and proposed buildings on the site
-	Location of all existing & proposed exterior lighting standards
-	Breakdown of parking spaces required & spaces provided (see <a href="#">Gahanna Code Section 1163</a> )
-	Provide lot coverage breakdown of building & paved surface areas
2.	<b>LANDSCAPE PLAN</b> (including plant list)
-	Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated
-	Designation of required buffer screens (if any)
-	Interior landscaping breakdown for paved surface (see <a href="#">Gahanna Code Section 1163</a> )
3.	<b>ELEVATIONS</b> from all sides
-	Fenestration, doorways, & all other projecting & receding elements of the building exterior
4.	<b>LIGHTING STANDARD DRAWING</b> that includes the following: (exterior only)
-	All sizing specifications
-	Information on lighting intensity (no. of watts, iso foot candle diagram)
-	Materials, colors, & manufacturer's cut sheet
5.	<b>OPTIONAL</b> REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:
-	Scale model
-	Section profiles
-	Perspective drawing
<b>Demolition or Removal of Existing Structures Requirements</b>	
1.	ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:
-	That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district
-	That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights
-	That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood

<b>MATERIAL LIST</b>			
<i>NOT REQUIRED FOR DEMOLITION</i>			
<b>ITEM</b>	<b>MATERIAL TYPE</b>	<b>COLOR NAME</b>	<b>COLOR NUMBER</b>
Facade	BRICK VENEER	680 BY CONTINENTAL BRICK	
Facade	CAST STONE SILL	CRAB ORCHARD	
Facade	STONE MASONRY VENEER	CRAB ORCHARD	
Awnings	ARCHITECTURAL CANOPY	REGAL RED	
Lighting	Per elevations and lighting plan		
Roofing	STANDING SEAM METAL ROOF ☒	BRITE RED	
Trim	METAL COPING	DARK BRONZE	
Other (please specify)	Metal canopies with kynar finish	REGAL RED	
Other (please specify)	ROOF EQUIPMENT SCREEN	DARK BRONZE	
Other (please specify)			

**PLEASE NOTE:**

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

## AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

**PROPERTY OWNER**

**IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION**

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

\_\_\_\_\_ Don LEATIFEKY JR.  
(property owner name printed)

\_\_\_\_\_ [Signature] \_\_\_\_\_ 11/17/23  
(property owner signature) (date)

Subscribed and sworn to before me on this 17 day of November, 2023

State of Ohio County of Franklin

Notary Public Signature: \_\_\_\_\_ [Signature]



**Jody J Butz**  
Notary Public, State of Ohio  
My Commission Expires 06-24-2027

**Applicant/Property Owner/Representative**

**AGREEMENT TO COMPLY AS APPROVED** As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

**AUTHORIZATION TO VISIT THE PROPERTY** I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

**APPLICATION SUBMISSION CERTIFICATION** I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

\_\_\_\_\_ D.W. Route  
(applicant/representative/property owner name printed)

\_\_\_\_\_ \_\_\_\_\_ 11-20-23  
(applicant/representative/property owner signature) (date)

Subscribed and sworn to before me on this 20<sup>th</sup> day of November, 2023

State of OHIO County of Franklin

Notary Public Signature: \_\_\_\_\_ [Signature]



**ANDREW JANITZKI**  
Notary Public, State of Ohio  
Commission #: 2021-AT-841888

**ENGINEER**  
 V3 COMPANIES  
 550 POLARIS PARKWAY, STE. 250  
 WESTERVILLE, OHIO 43082  
 PHONE: 614-761-1661  
 FAX: 614-761-1328  
 CONTACT: ANDREW GARDNER, P.E.  
 E-MAIL: AGARDNER@V3CO.COM

**DEVELOPER**  
 SKILKEN GOLD  
 4270 MORSE ROAD  
 COLUMBUS, OHIO 43230  
 PHONE: 380-800-7822  
 CONTACT: D.W. ROUTTE  
 E-MAIL: DROUTE@SKILKENGOLD.COM

**TOTAL SITE DEVELOPMENT INFORMATION**

EXISTING PROPERTY OWNER: LEATHERBUCK LLC.  
 EXISTING PROPERTY USE: RESTAURANT / RETAIL  
 EXISTING SITE ACREAGE: 3.91 ACRES (EXCLUDING R/W)

PROPOSED 'SPLIT' SITE ACREAGE:  
 LEFT RESIDUAL PARCEL: 0.90 ACRES  
 RIGHT RESIDUAL PARCEL: 1.76 ACRES  
 PROP. SHEETZ PARCEL: 1.25 ACRES  
 EX. IMPERVIOUS AREA (SHEETZ PARCEL): 0.94 ACRES  
 PROP. IMPERVIOUS AREA (SHEETZ PARCEL): 0.90 ACRES

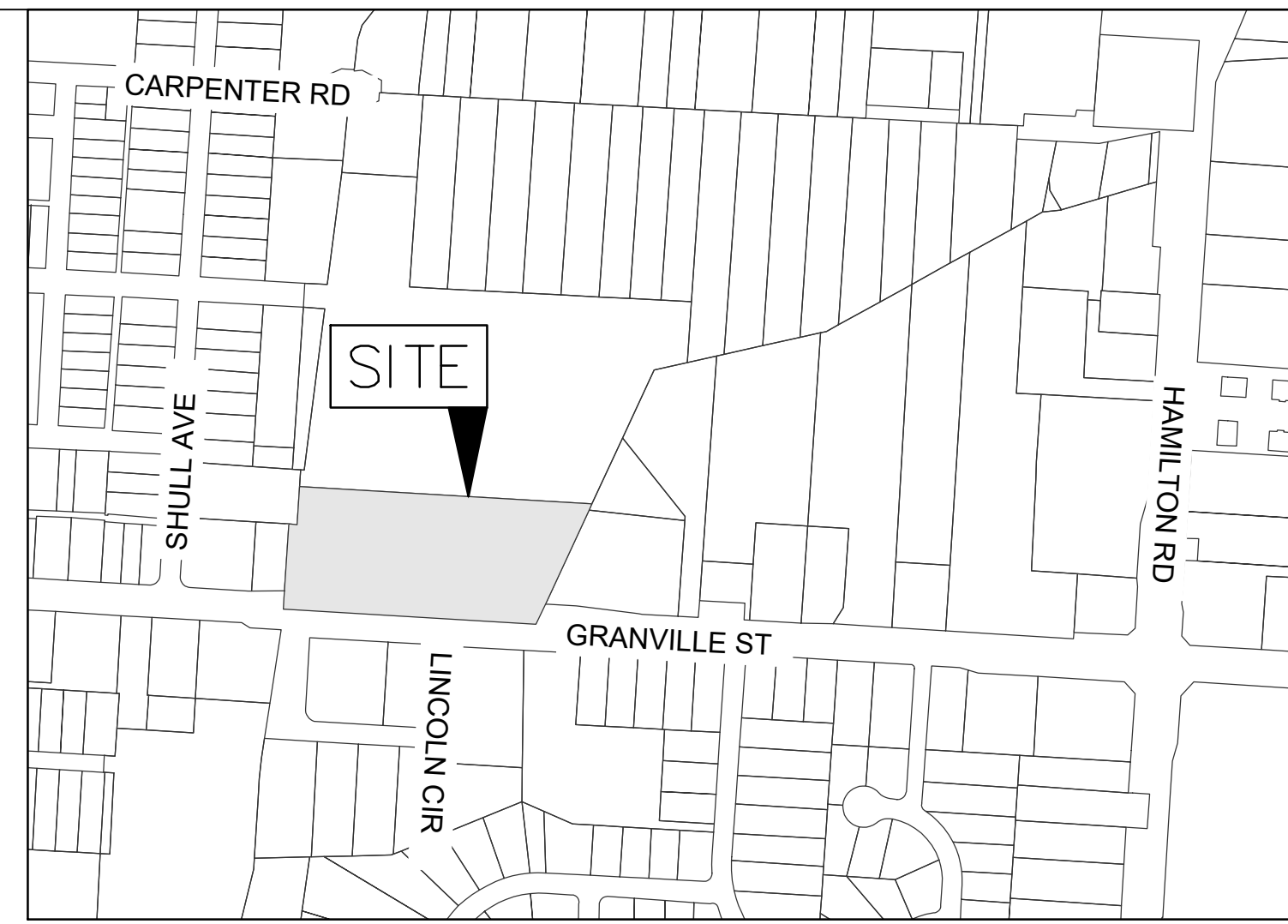
EXISTING ZONING: CC - COMMUNITY COMMERCIAL  
 ADJACENT ZONING NORTH: CC - COMMUNITY COMMERCIAL  
 ADJACENT ZONING SOUTH: CC - COMMUNITY COMMERCIAL  
 ADJACENT ZONING EAST: CC - COMMUNITY COMMERCIAL  
 ADJACENT ZONING WEST: OG-2 - OLDE GAHANNA MIXED USE NEIGHBORHOOD

EX. BUILDING COVERAGE: 0.14 ACRES (~11%)  
 EX. PAVEMENT COVERAGE: 0.70 ACRES (~56%)  
 EX. SIDEWALK COVERAGE: 0.10 ACRES (~8%)

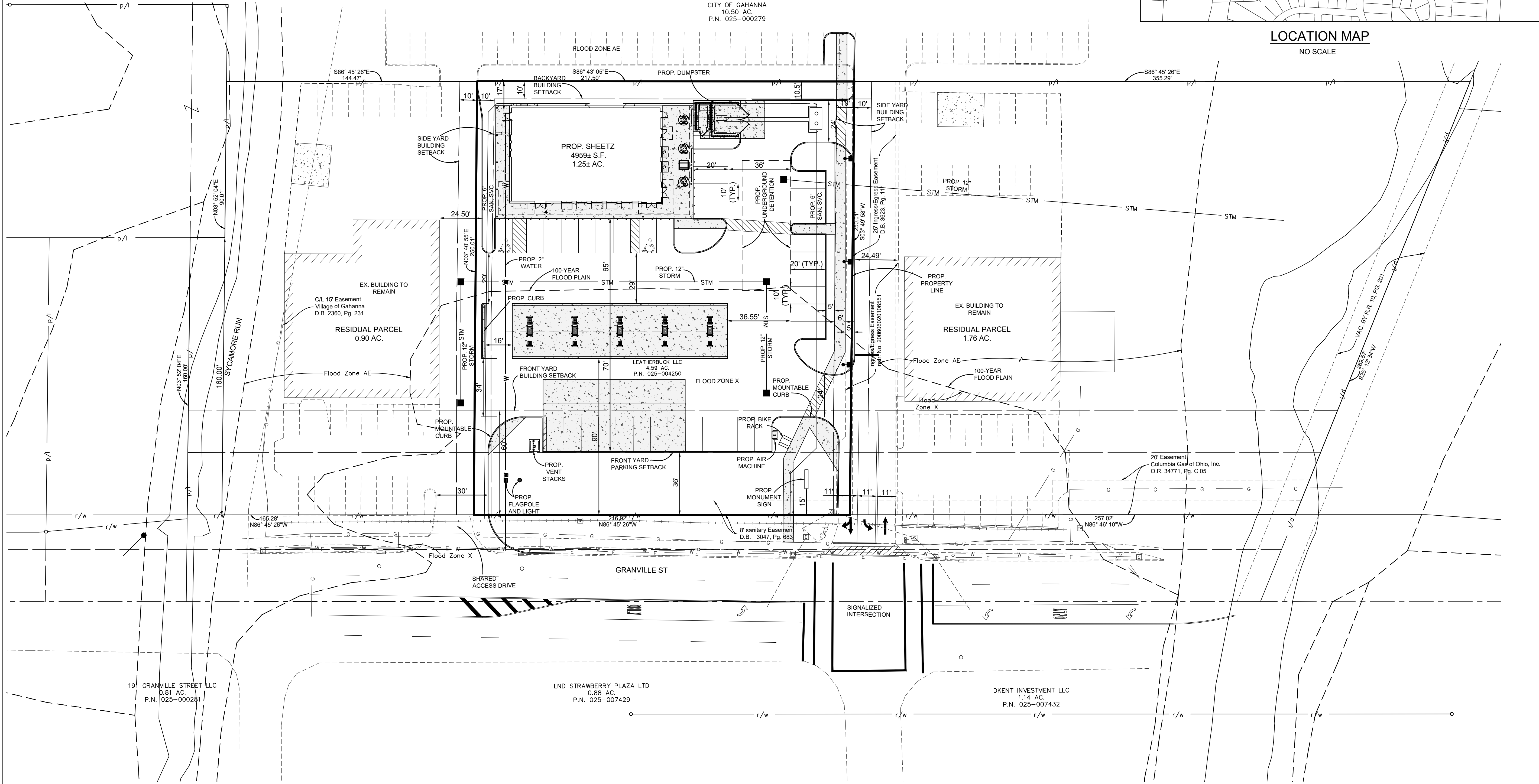
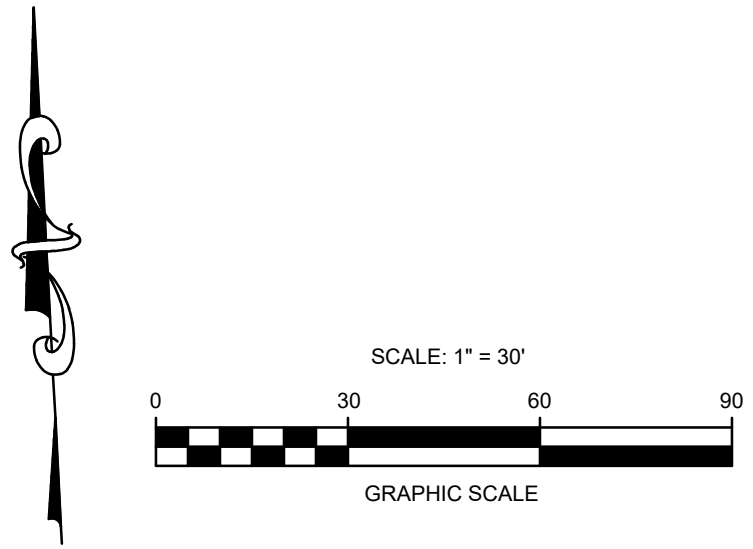
PROP. BUILDING COVERAGE: 0.12 ACRES (9.6%)  
 PROP. PAVEMENT COVERAGE: 0.69 ACRES (55.0%)  
 PROP. SIDEWALK COVERAGE: 0.09 ACRES (7.2%)  
 TOTAL LOT COVERAGE: 72.0%

PARKING CALCULATIONS				
AREA	SQUARE FOOTAGE	MIN. PARKING REQ'D*	TOTAL PARKING PROVIDED	PARKING RATIO
RESTAURANT SPACE	2,479± S.F.	17	18	7.26/1000 S.F. 1/138 S.F.
RETAIL SPACE	2,480± S.F.	10	17	6.85/1000 S.F. 1/146 S.F.
OVERALL BUILDING	4,959± S.F.	27	35	7.06/1000 S.F. 1/142 S.F.

PER CHAPTER 1163 OF THE GAHANNA ZONING CODE, 1 PARKING SPACE IS REQUIRED FOR EVERY 250 S.F. OF RETAIL USE.  
 PER CHAPTER 1163 OF THE GAHANNA ZONING CODE, 1 PARKING SPACE IS REQUIRED FOR EVERY 150 S.F. OF RESTAURANT USE, PARTIAL SERVICE, OVER 5 TABLES.  
 PER ADA REQUIREMENTS, THERE IS A MINIMUM OF TWO REQUIRED ACCESSIBLE PARKING SPACES BASED ON THE PARKING COUNT BETWEEN 26 AND 50 SPACES. TWO ARE PROVIDED; (ONE VAN ACCESSIBLE AND ONE STANDARD ACCESSIBLE).



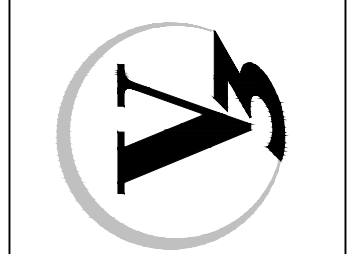
**LOCATION MAP**  
NO SCALE



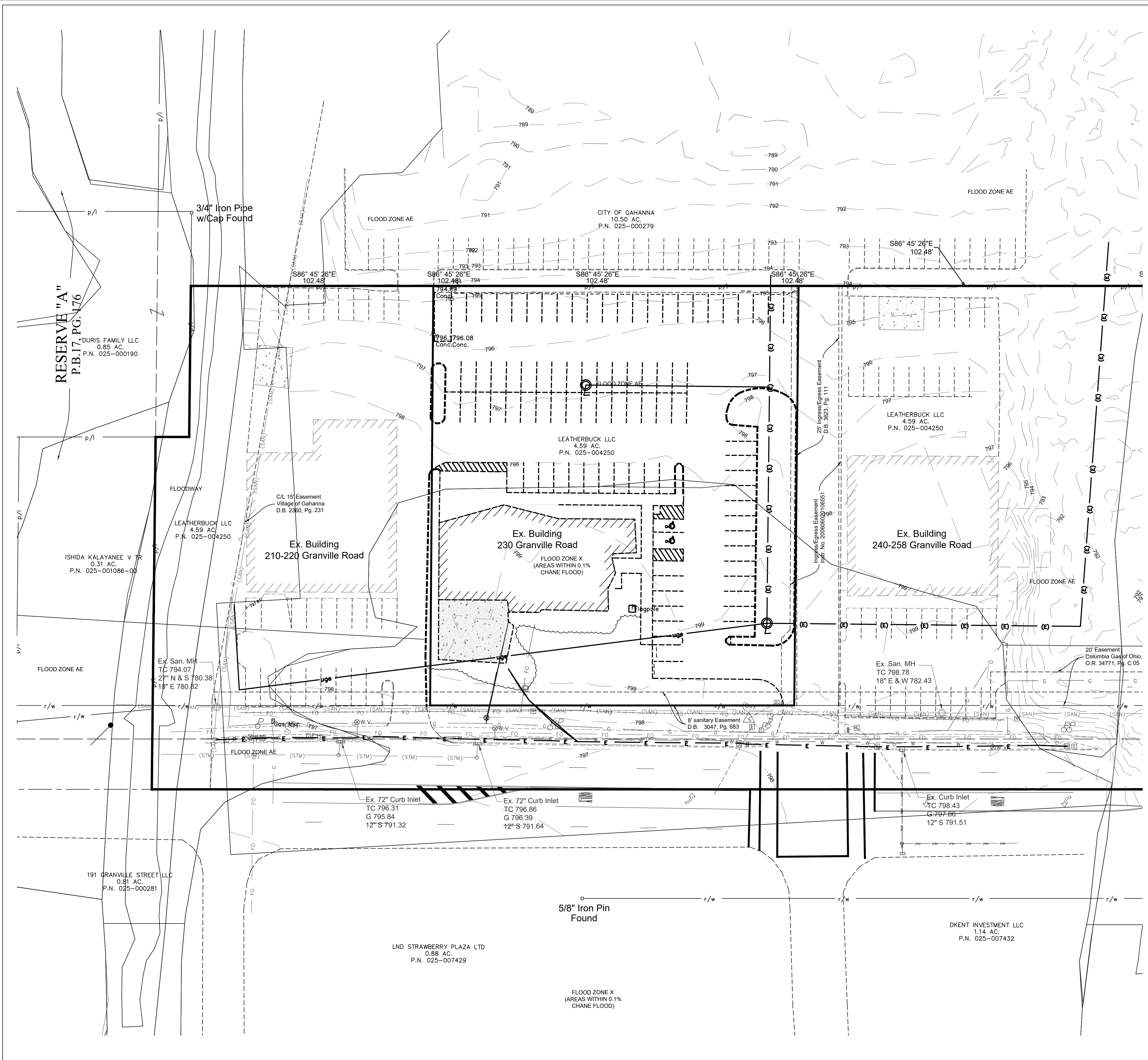
REVISIONS		NO.	DATE	DESCRIPTION
1	2/27/24	1	2/27/24	REVISED SITE PLAN (4959 S.F. BUILDING)

**FINAL DEVELOPMENT PLAN**  
**SHEETZ**  
**230 GRANVILLE STREET**  
**GAHANNA OHIO 43230**

550 Polaris Parkway,  
 Suite 250  
 Westerville, OH 43082  
 614.761.1661 phone  
 www.v3co.com

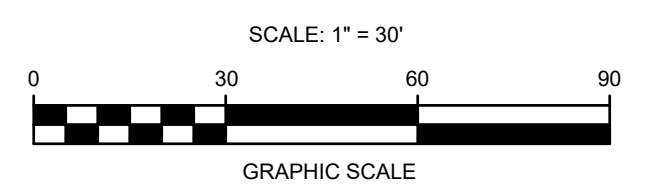


DRAWING NO.  
**C-1**



**LEGEND**

	FENCE
	GUARDRAIL
	RIGHT-OF-WAY
	PROPERTY LINE
	STORM SEWER
	SANITARY SEWER
	WATER
	GAS
	TELEPHONE (UNDERGROUND)
	TELEPHONE (OVERHEAD)
	ELECTRIC (UNDERGROUND)
	ELECTRIC (OVERHEAD)
	CATV (UNDERGROUND)
	FIBER OPTIC (UNDERGROUND)
	EXISTING CONTOURS
	UNDERLYING PROPERTY LINE



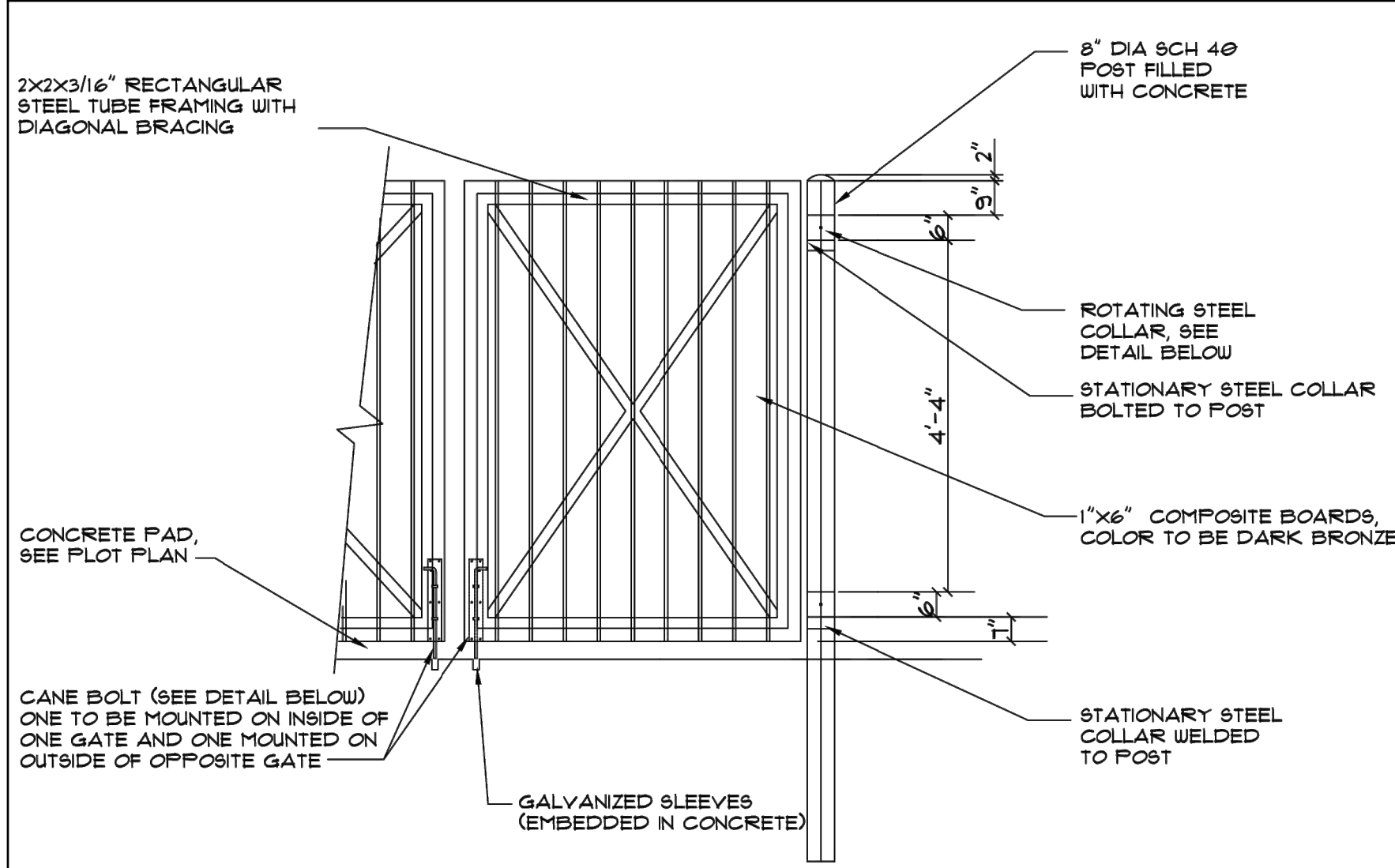
**REVISIONS**

NO.	DATE	DESCRIPTION

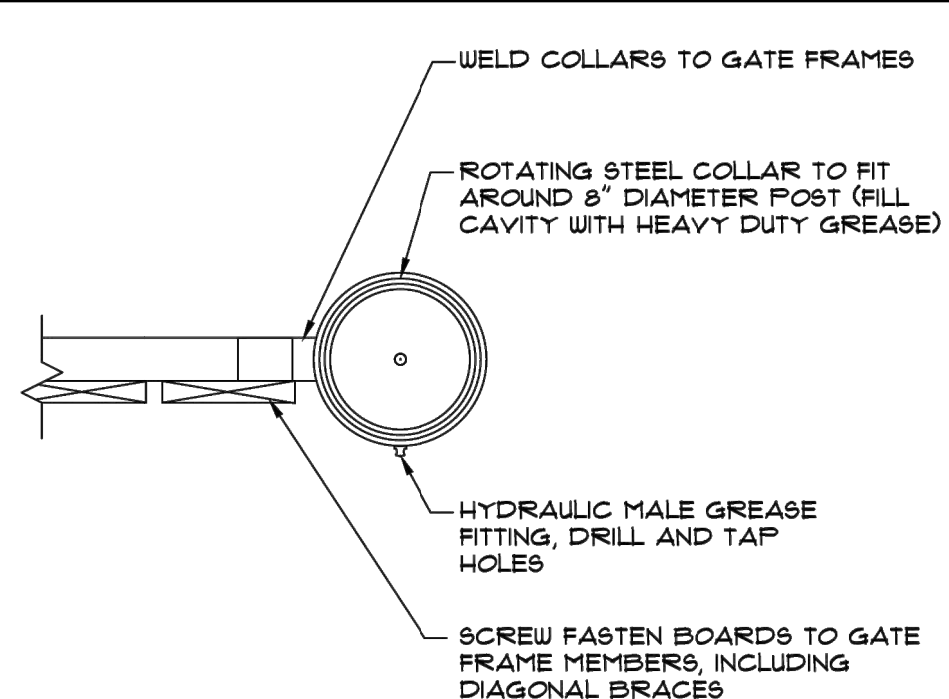
**EXISTING CONDITIONS PLAN**  
**230 GRANVILLE STREET**  
**GAHANNA OHIO 43230**

550 Polaris Parkway,  
Suite 250  
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614.761.1661 phone  
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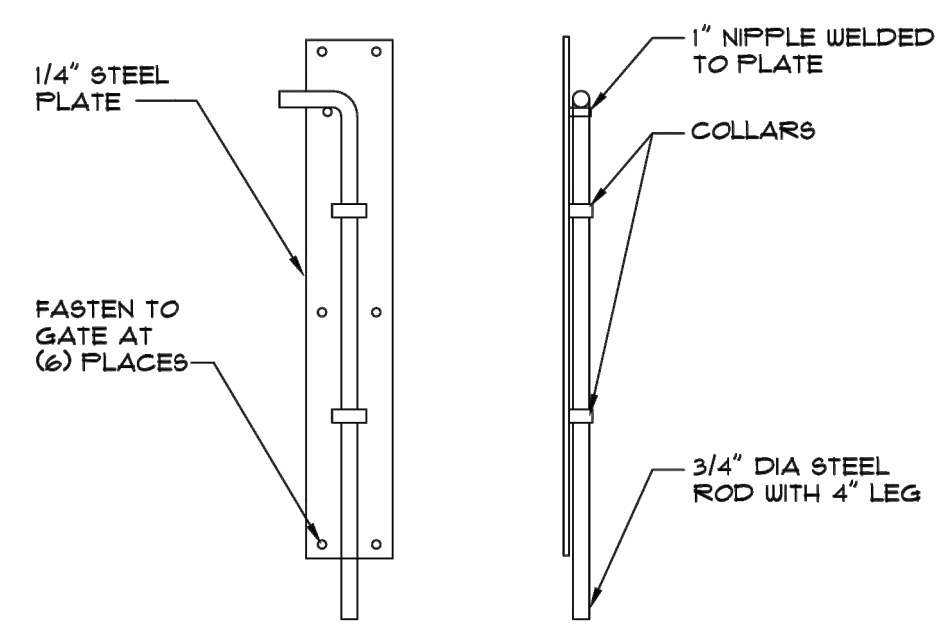
DRAWING NO.  
**C-2**



**GATE AND POST DETAIL**  
FOR QUANTITIES OF GATES AND POSTS SEE PLOT PLAN

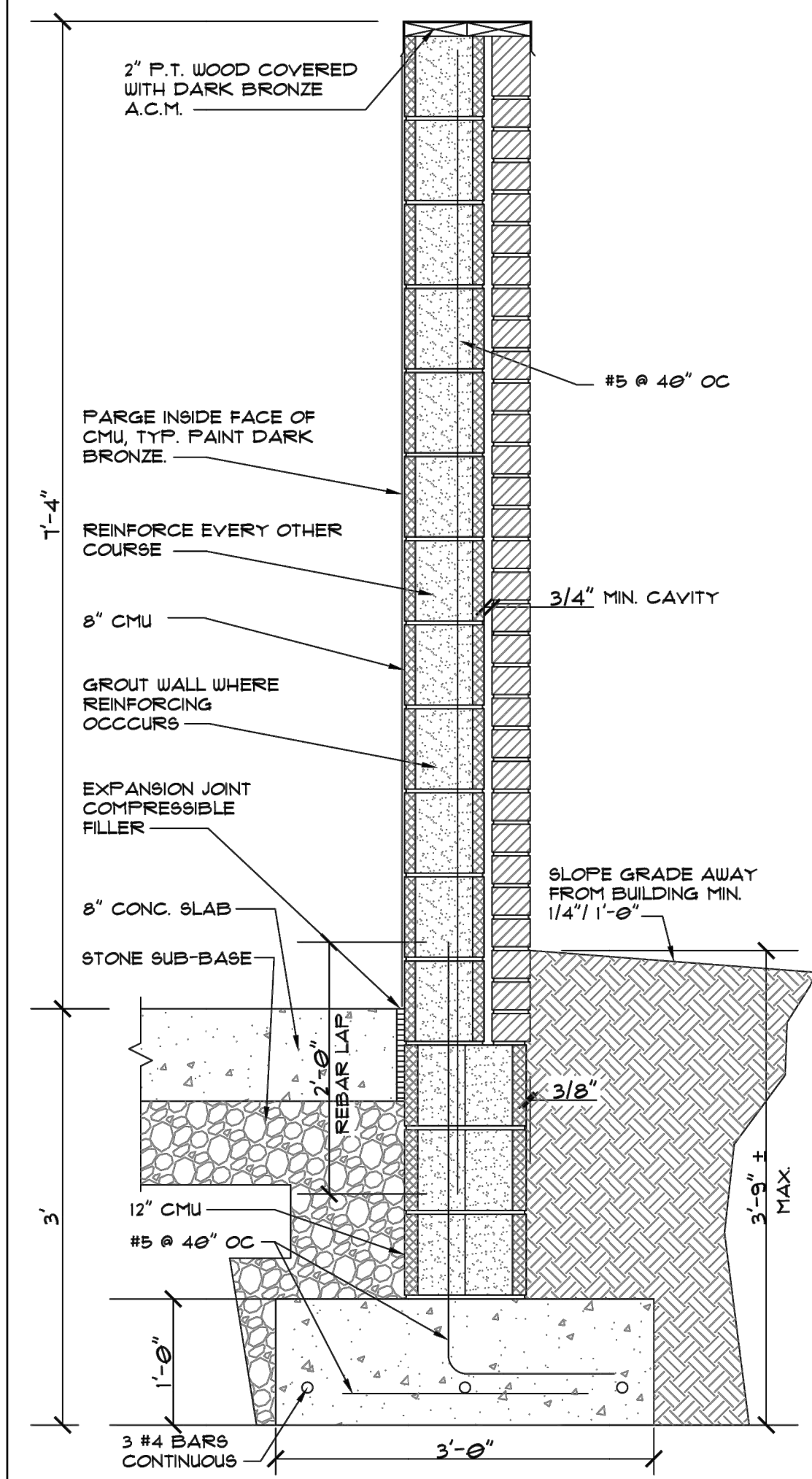


**HINGE/COLLAR DETAIL**  
SCALE: NOT TO SCALE

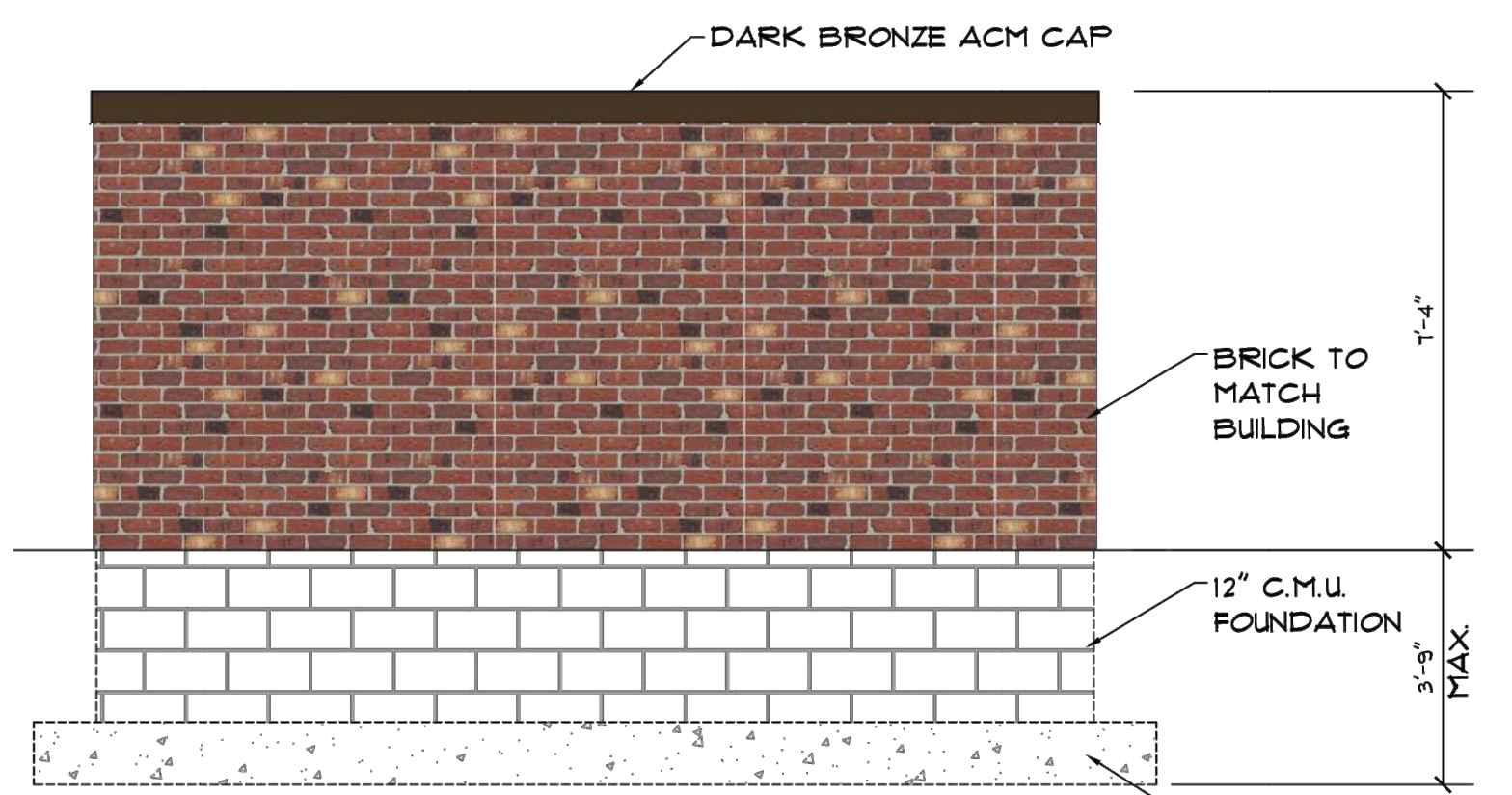


**CANE BOLT DETAIL**  
ONE TO BE MOUNTED ON INSIDE OF ONE GATE AND ONE MOUNTED ON OUTSIDE OF OPPOSITE GATE

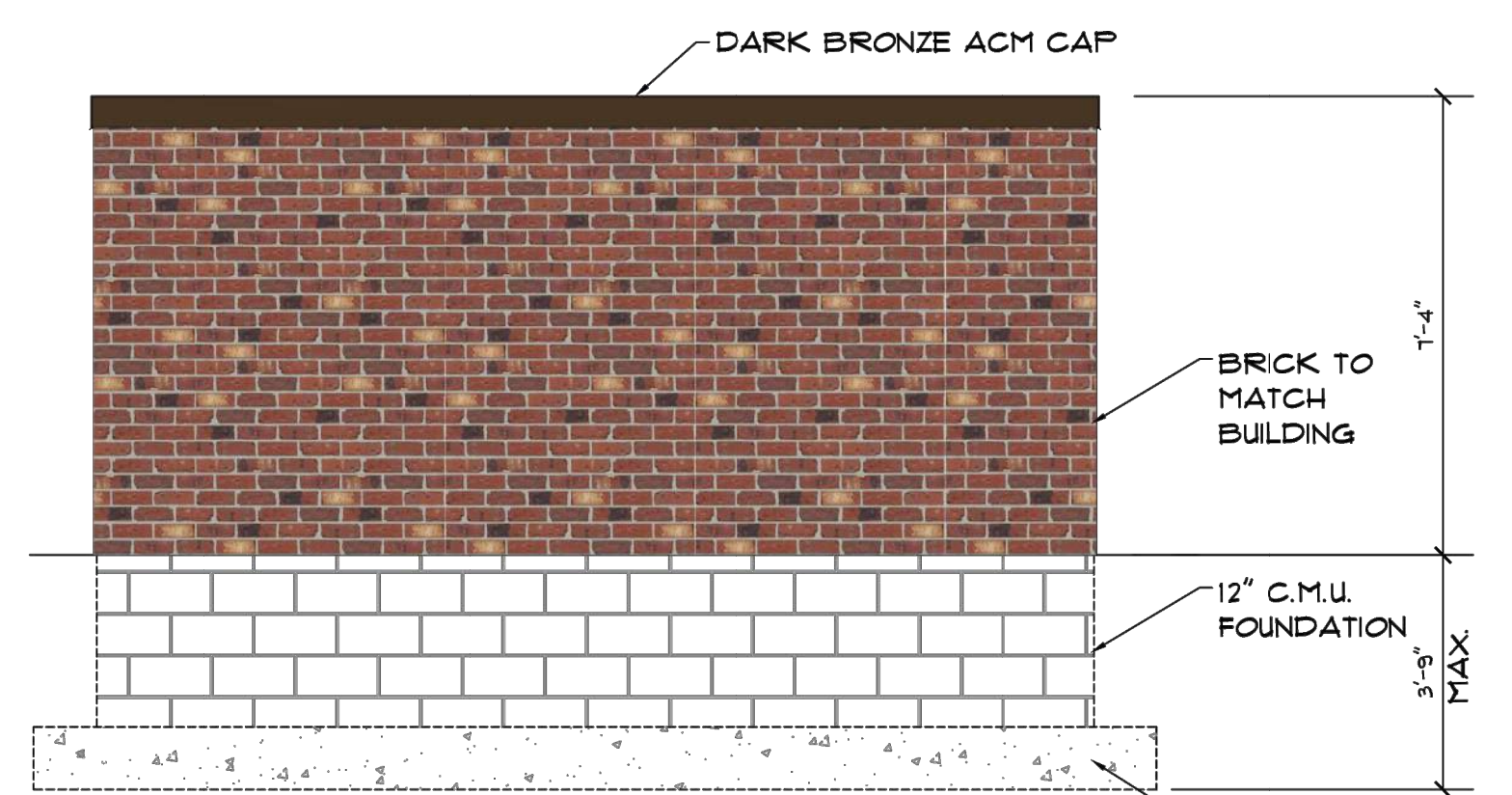
**DUMPSTER GATE DETAILS**  
SCALE: NOT TO SCALE



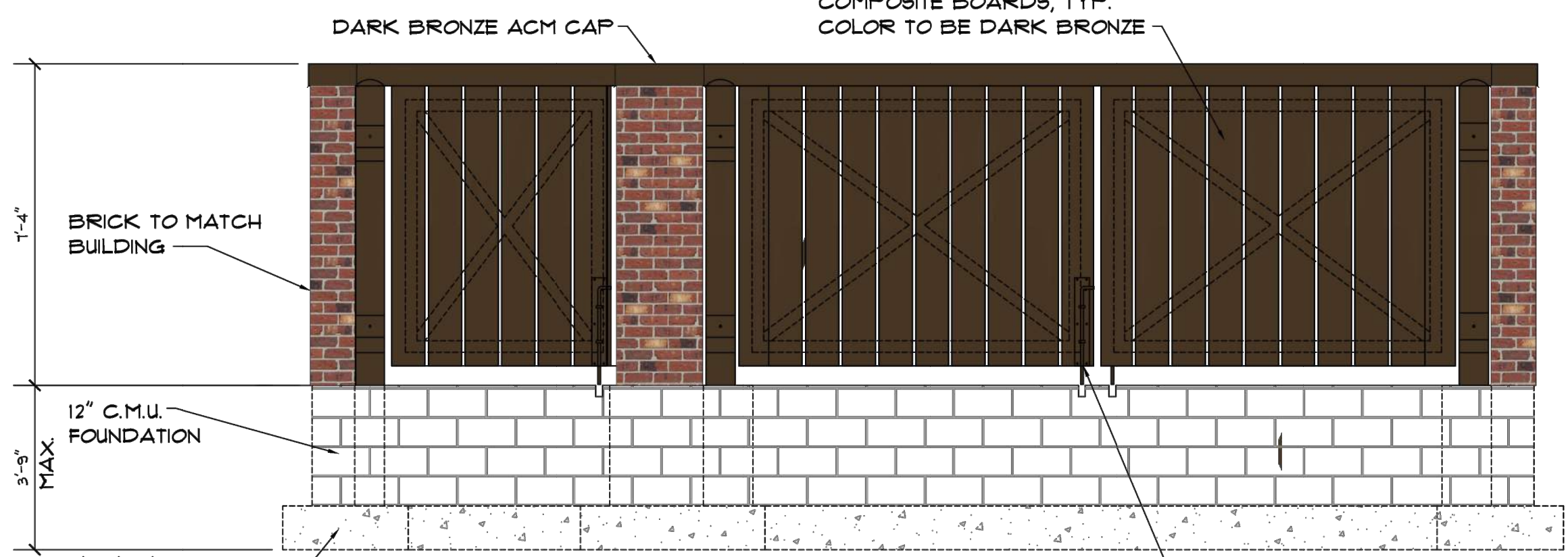
**SECTION DETAIL**  
SCALE: 3/4" = 1'-0"



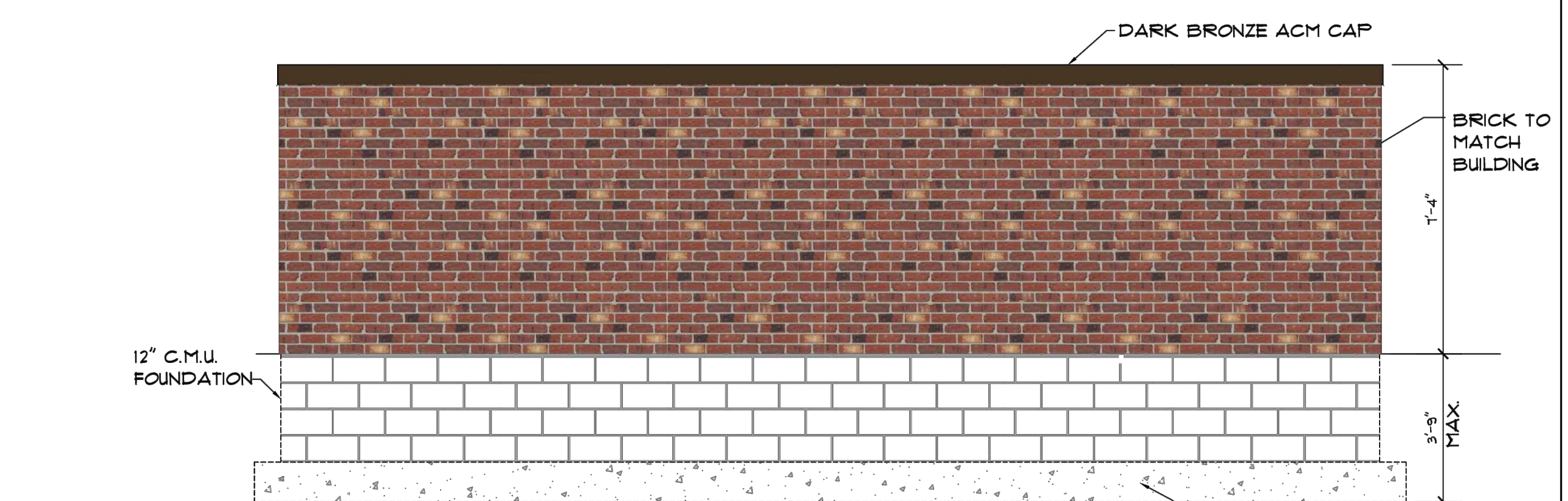
**LEFT ELEVATION**  
SCALE = 3/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE = 3/8" = 1'-0"

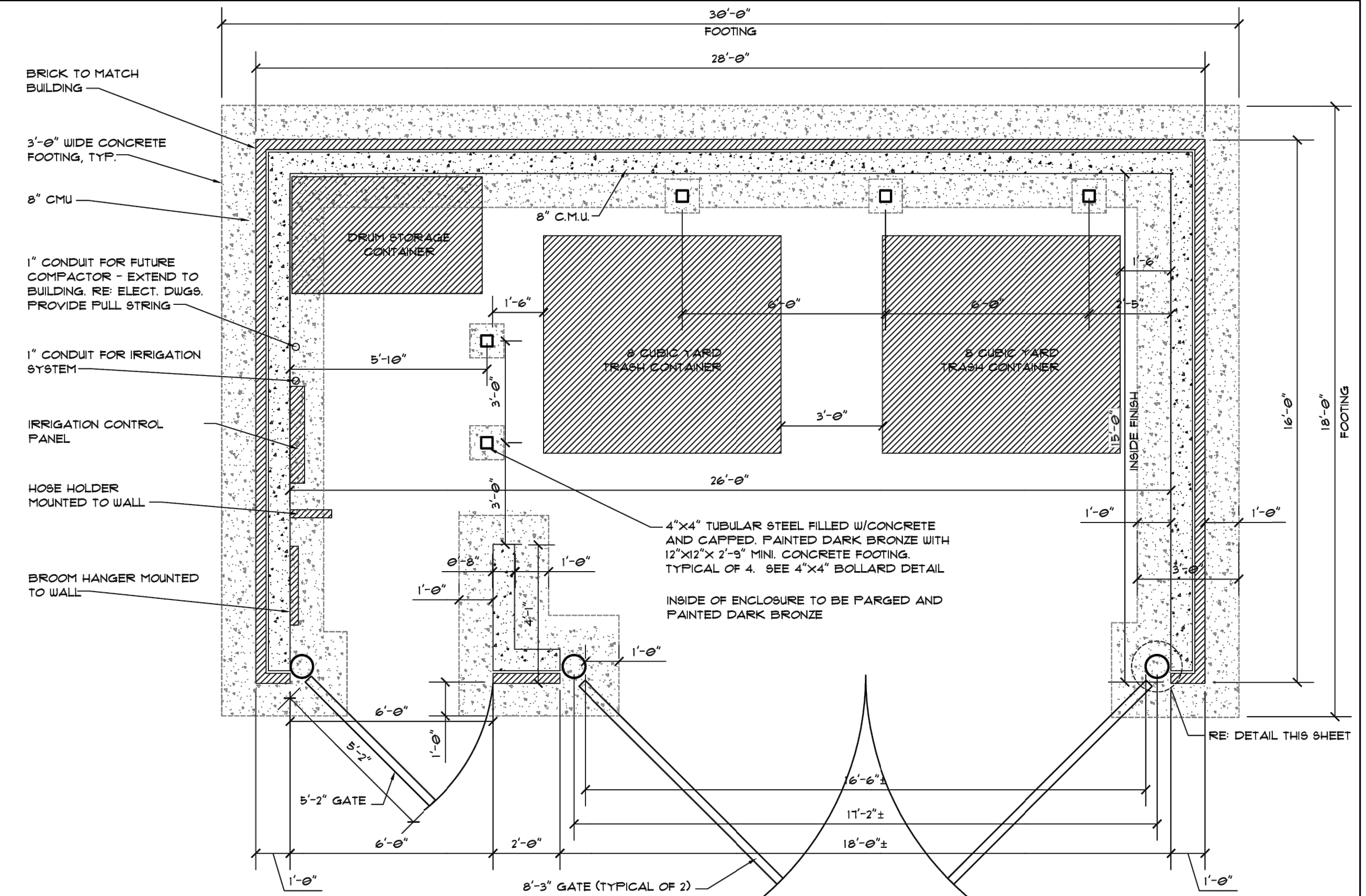


**FRONT ELEVATION**  
SCALE = 3/8" = 1'-0"



**REAR ELEVATION**  
SCALE = 3/8" = 1'-0"

**DUMPSTER ENCLOSURE**  
SCALE: 3/8" = 1'-0"



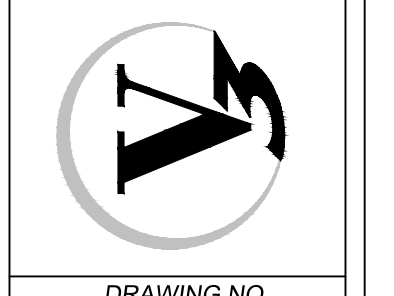
**PLAN VIEW**  
SCALE = 3/8" = 1'-0"

PROJECT NO.:		ORIGINAL ISSUE DATE: 02/22/2024		REVISIONS	
NO.	DATE	NO.	DATE	DESCRIPTION	DESCRIPTION

PROJECT MANAGER: ##  
DESIGNED BY: #####  
DRAWN BY: #####

**FINAL DEVELOPMENT PLAN**  
**SHEETZ**  
**230 GRANVILLE STREET**  
**GAHANNA OHIO 43230**

550 Polaris Parkway,  
Suite 250  
Westerville, OH 43082  
614.761.1661 phone  
www.v3co.com



REVISIONS	

**SITE COMPLIANCE  
PLAN**

**SHEETZ LINCOLN CIRCLE**  
PREPARED FOR  
**V3 COMPANIES**  
550 POLARIS PARKWAY, SUITE 250  
WESTERVILLE, OH 43082

**Paris Planning & Design**  
LAND PLANNING      LANDSCAPE ARCHITECTURE  
4876 Cemetery Road      Hilliard, OH 43026  
P (614) 487-1964      www.parisplanninganddesign.com

DATE	03/28/24
PROJECT	21358
SHEET	

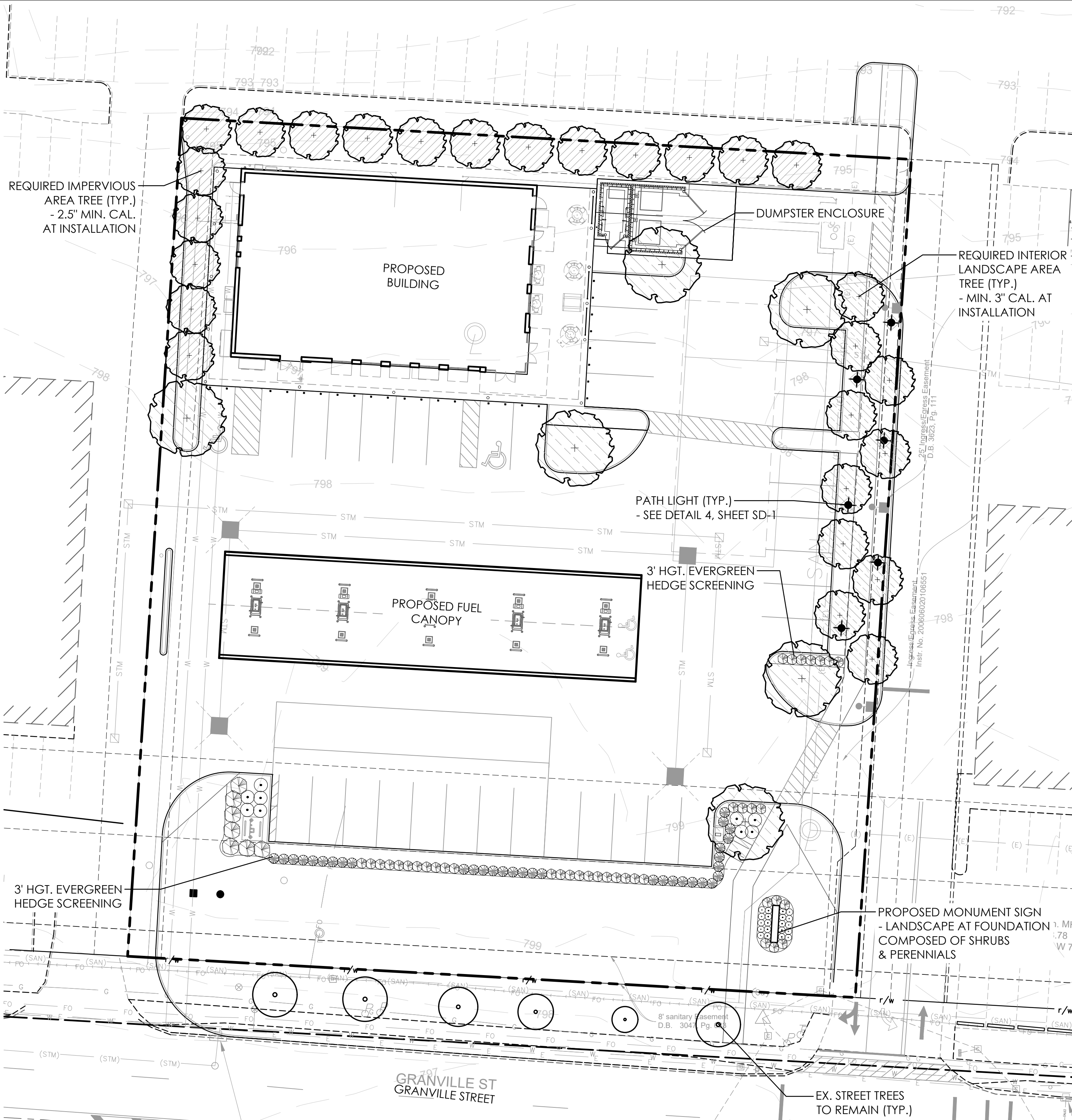
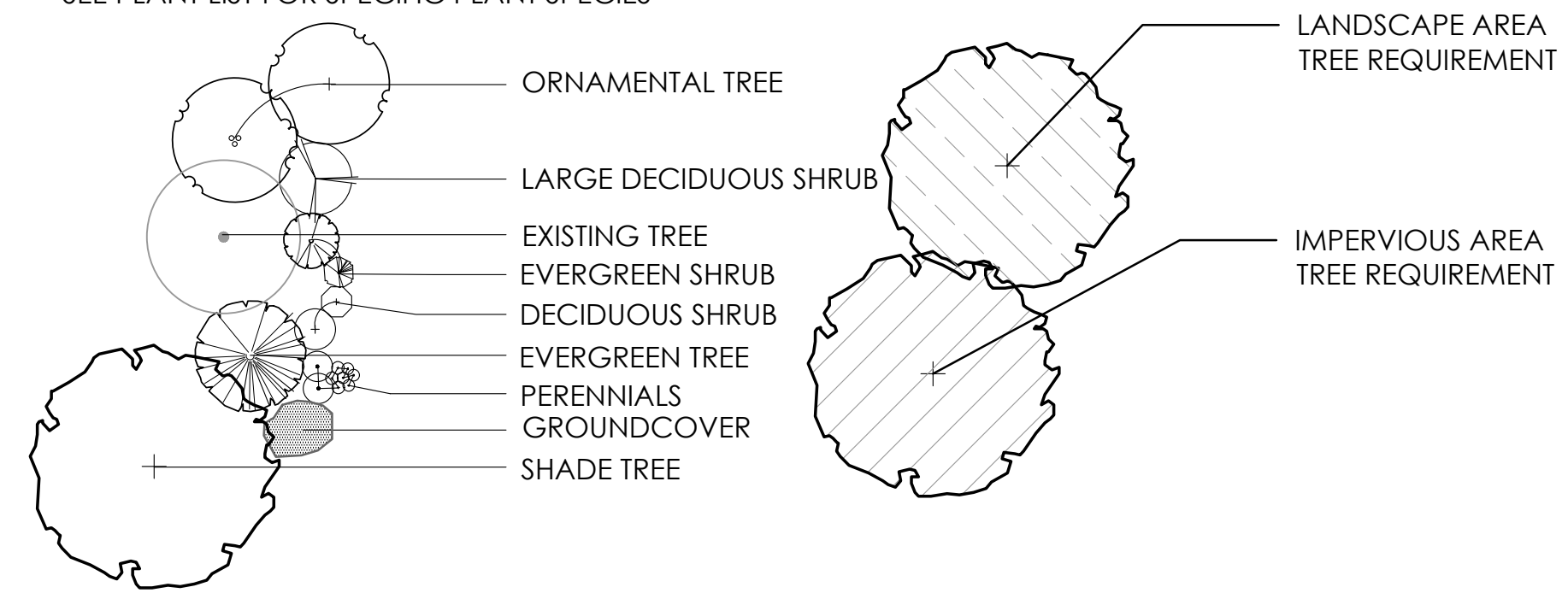
**L-1**

**LANDSCAPE REQUIREMENTS**

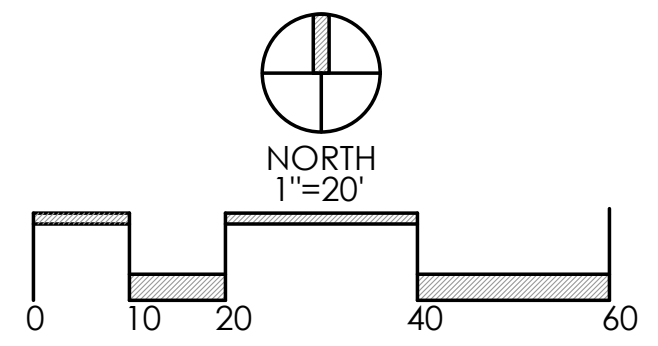
REQUIREMENTS	REQUIRED	PROVIDED
<b>MINIMUM TREES REQUIRED (914.05)</b>		
NEW STRUCTURES, PARKING AREAS, LOADING AREAS, OR OTHER IMPERVIOUS SURFACES SHALL PLANT A MINIMUM OF ONE SHADE TREE CALIPER INCH PER 1,000 SQUARE FEET OF IMPERVIOUS SURFACE.	±41,206.02 SF OF IMPERVIOUS SURFACE. 41.21 CAL. INCHES OF SHADE TREE REQUIRED.	42.5 CALIPER INCHES OF SHADE TREE PROVIDED -(17) 2.5" CALIPER TREES
<b>INTERIOR LANDSCAPE REQUIREMENTS (1163.08)</b>		
(B) ALL PARKING AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM VIEW BY USE OF AN EVERGREEN HEDGE, MASONRY WALL (BRICK OR STONE), MOUND OR COMBINATION THEREOF TO A HEIGHT OF THREE FEET.	EVERGREEN HEDGE, MASONRY WALL (BRICK OR STONE), MOUND OR COMBINATION THEREOF TO A HEIGHT OF THREE FEET.	EVERGREEN HEDGE TO A HEIGHT OF 3' PROVIDED.
(C) THE REQUIRED AMOUNT OF INTERIOR LANDSCAPING AREA SHALL BE FIVE PERCENT OF THE TOTAL AREA OF THE PARKING LOT PAVEMENT.	PARKING LOT PAVEMENT AREA = ±30,484.60 SF 30,484.60 X 5% = 1,524.23 SF OF INTERIOR LANDSCAPE AREA REQUIRED	±1,623.98 SF OF INTERIOR LANDSCAPE AREA PROVIDED
(D) THE MINIMUM SIZE OF THE TOTAL AREA OF ANY ONE LANDSCAPE AREA SHALL BE 50 SQUARE FEET WITH THE MINIMUM DIMENSION BEING FIVE FEET.	50 SF MINIMUM LANDSCAPE AREA REQUIRED WITH MINIMUM DIMENSION BEING 5 FEET	NO LANDSCAPE AREA SMALLER THAN 50 SF AND NO DIMENSION LESS THAN 5 FEET PROVIDED
(E) ONE TREE PER 100 SQUARE FEET OF REQUIRED LANDSCAPE AREA OR PORTION THEREOF SHALL BE REQUIRED. THE MINIMUM CALIPER OF SUCH TREES SHALL BE THREE INCHES AS MEASURED IN ACCORDANCE WITH ANSI REQUIREMENTS.	16 TREES REQUIRED FOR 1,524.23 SF OF LANDSCAPE AREA REQUIRED	16 TREES PROVIDED

**PLANT KEY TYPICALS**

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



**PRELIMINARY  
NOT FOR CONSTRUCTION**





REVISIONS	

ILLUSTRATIVE PLAN

SHEETZ LINCOLN CIRCLE  
 PREPARED FOR  
 V3 COMPANIES  
 550 POLARIS PARKWAY, SUITE 250  
 WESTERVILLE, OH 43082

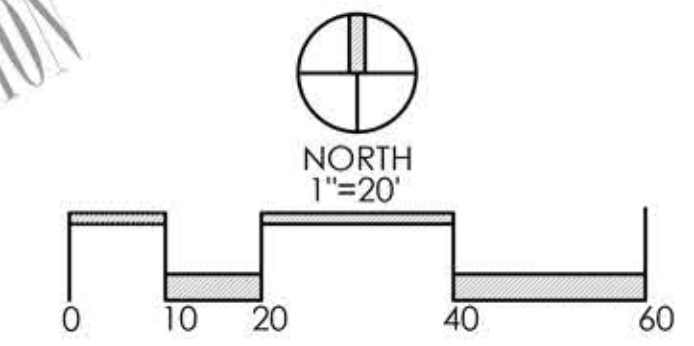
Paris Planning & Design  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 4876 Cemetery Road  
 Hilliard, OH 43026  
 P (614) 487-1944  
 www.parisplanninganddesign.com

DATE	03/28/24
PROJECT	21358
SHEET	

L-1.1



PRELIMINARY  
 NOT FOR CONSTRUCTION

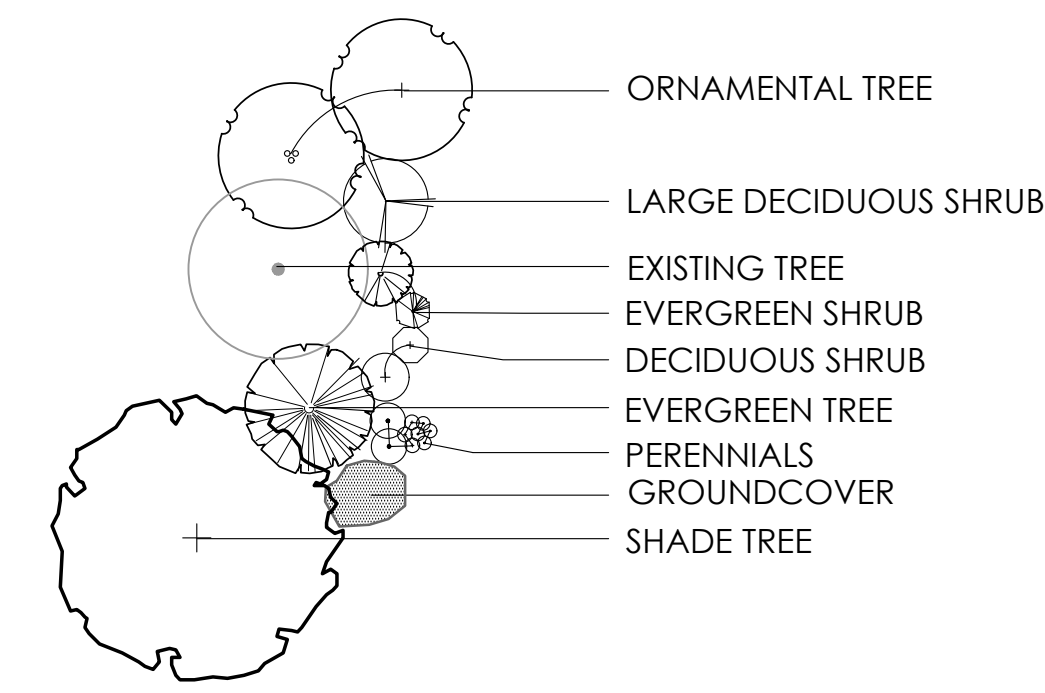


GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



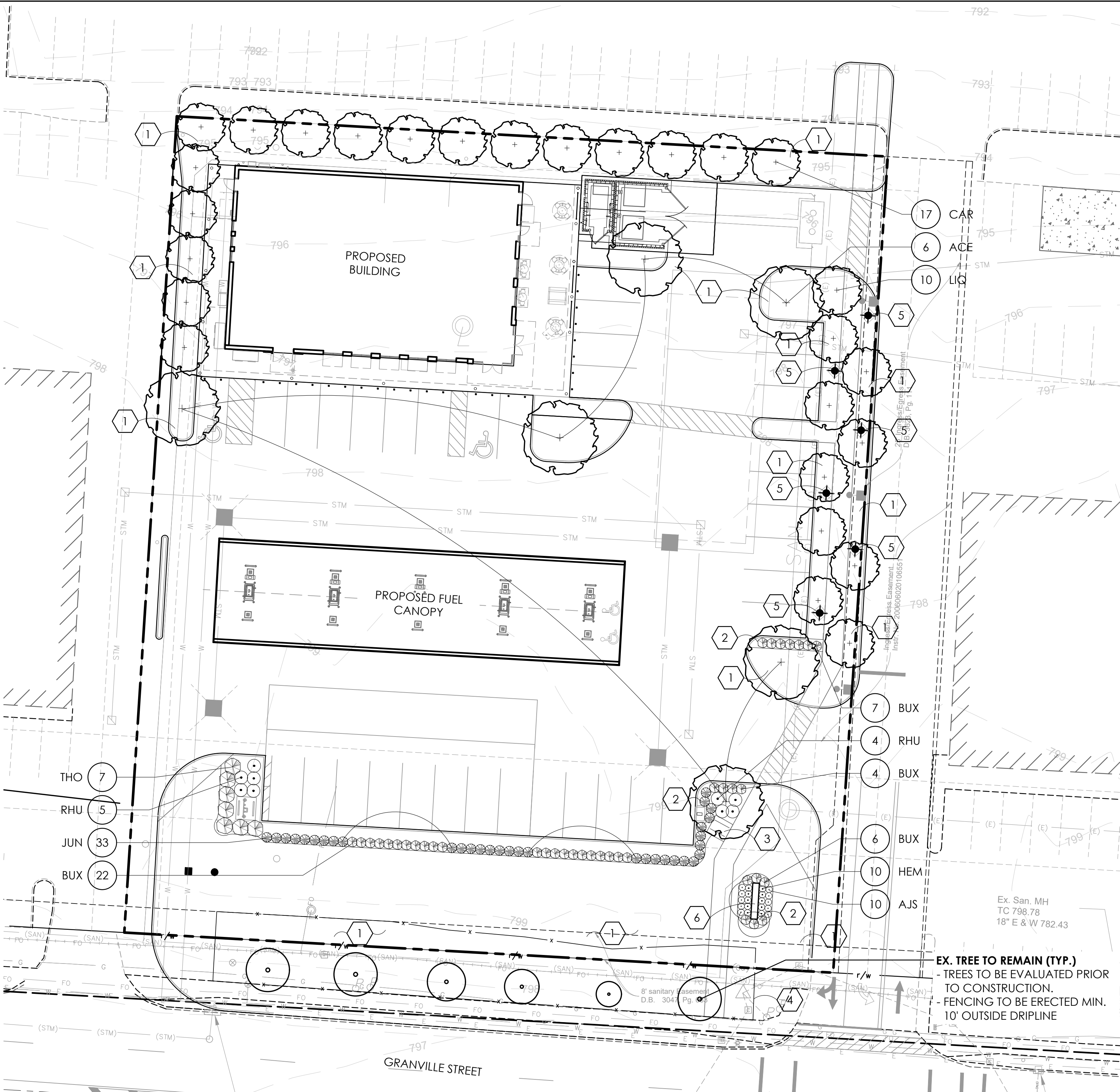
CONSTRUCTION NOTES

1. LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA. PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. BIKE RACK. SEE ENGINEERING PLANS FOR MORE INFORMATION.
4. PROTECTIVE TREE FENCING. SEE DETAIL 3, SHEET SD-1 FOR MORE INFORMATION.
5. PATH LIGHT. SEE DETAIL 4, SHEET SD-1 FOR MORE INFORMATION.
6. MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.

PLANT LIST

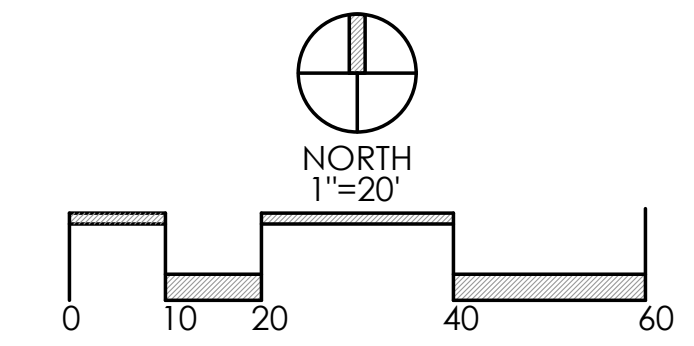
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

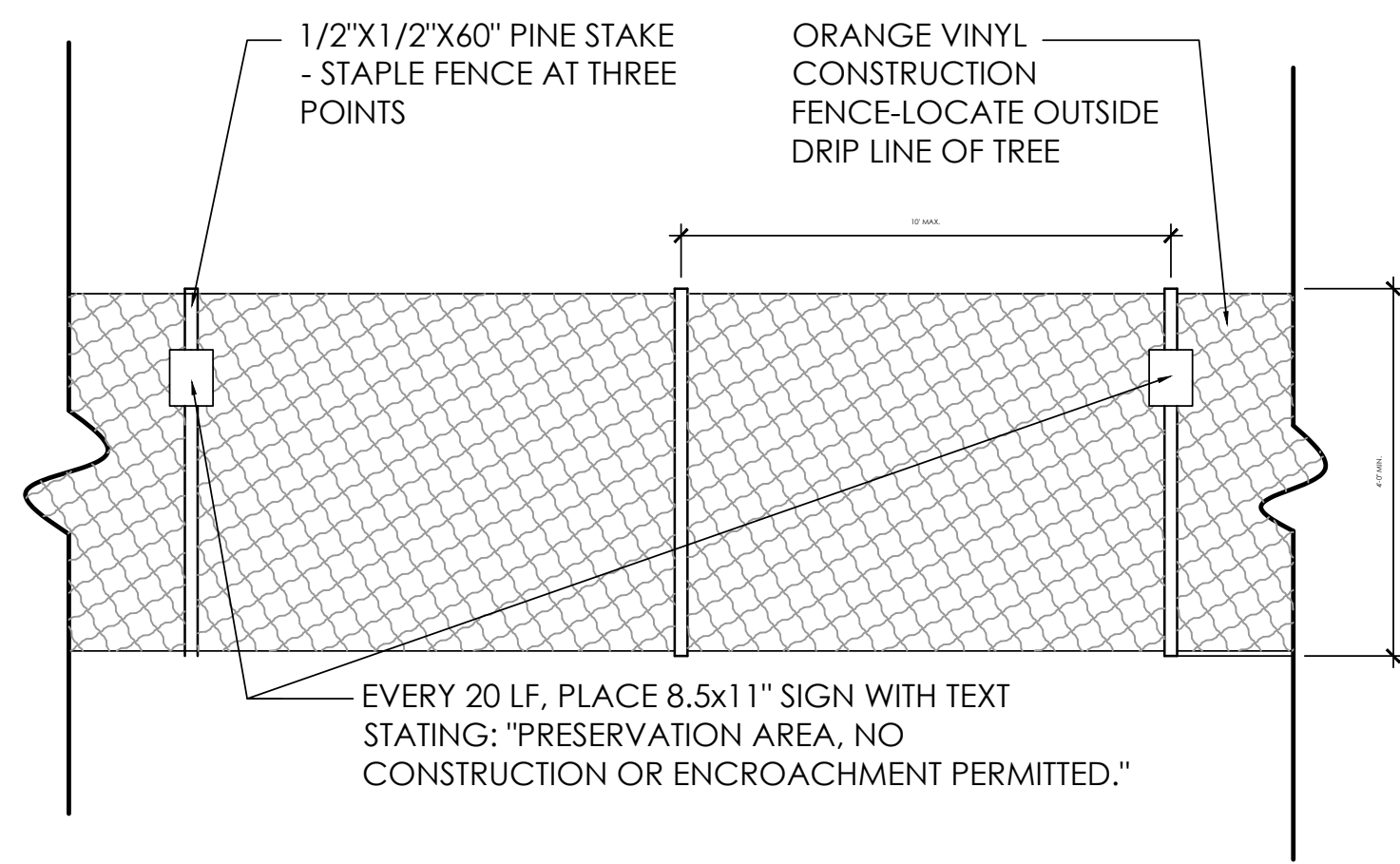
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>TREES</b>						
6	ACE	ACER MIYABEI 'STATE STREET'	STATE STREET MAPLE	3" CAL.	B&B	
17	CAR	CARPINUS BETULUS 'LUCAS'	LUCAS EUROPEAN HORNBEAM	2.5" CAL.	B&B	
10	LIQ	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	3" CAL.	B&B	
<b>SHRUBS</b>						
39	BUX	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	18" HGT.	CONT.	
33	JUN	JUNIPERUS X PFITZERIANA 'AUREA IMPROVED'	GOLD COAST JUNIPER	18" HGT.	CONT.	
9	RHU	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	18" HGT.	CONT.	
7	THO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	4-5' HGT.	B&B	
<b>PERENNIALS/ORNAMENTAL GRASSES</b>						
10	AJS	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	NO. 1	CONT.	
10	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	



EX. TREE TO REMAIN (TYP.)  
- TREES TO BE EVALUATED PRIOR TO CONSTRUCTION.  
- FENCING TO BE ERRECTED MIN. 10' OUTSIDE DRIPLINE

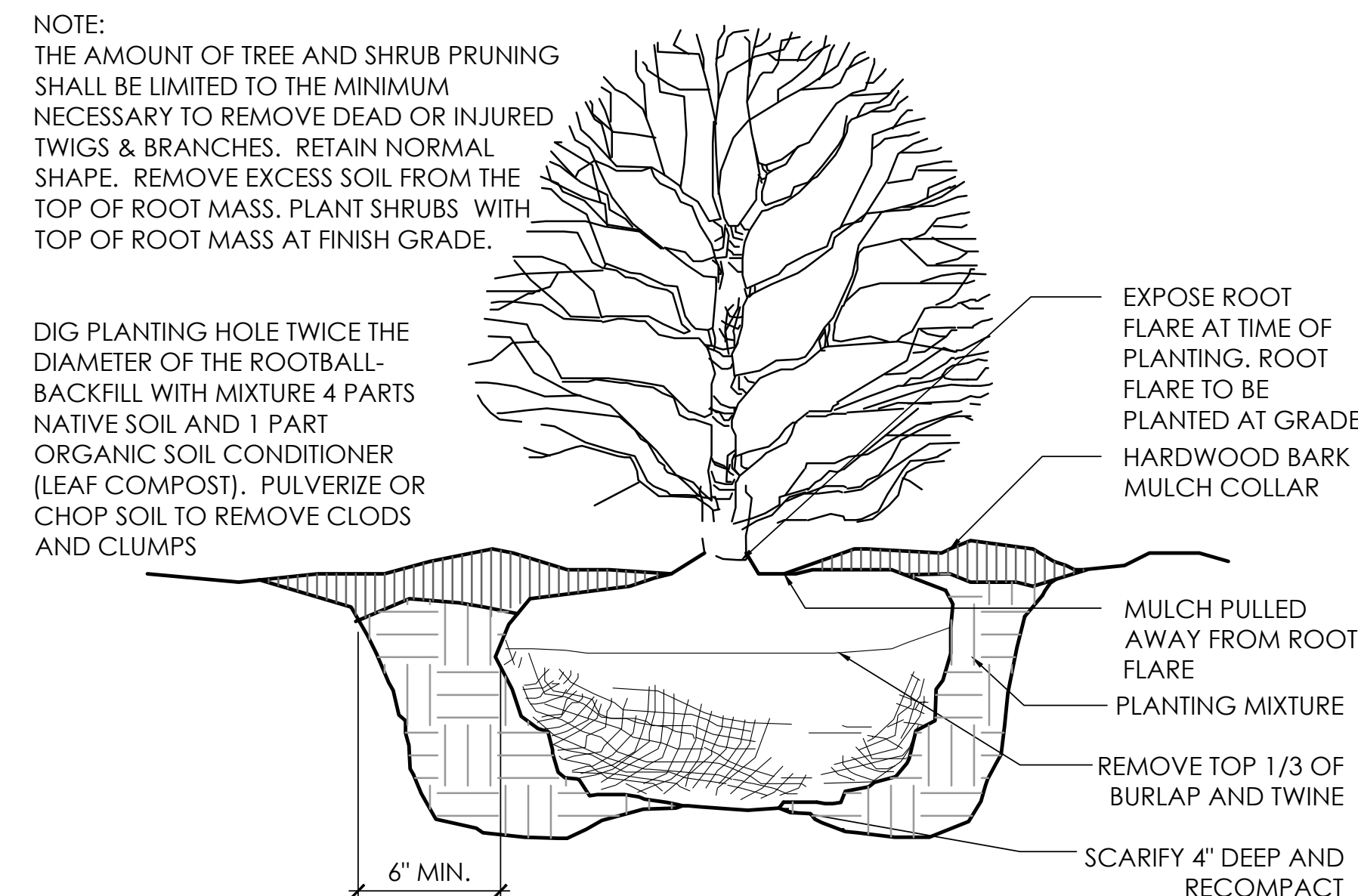
PRELIMINARY  
NOT FOR CONSTRUCTION





**3** TREE PROTECTION FENCE  
N.T.S. 05-2809

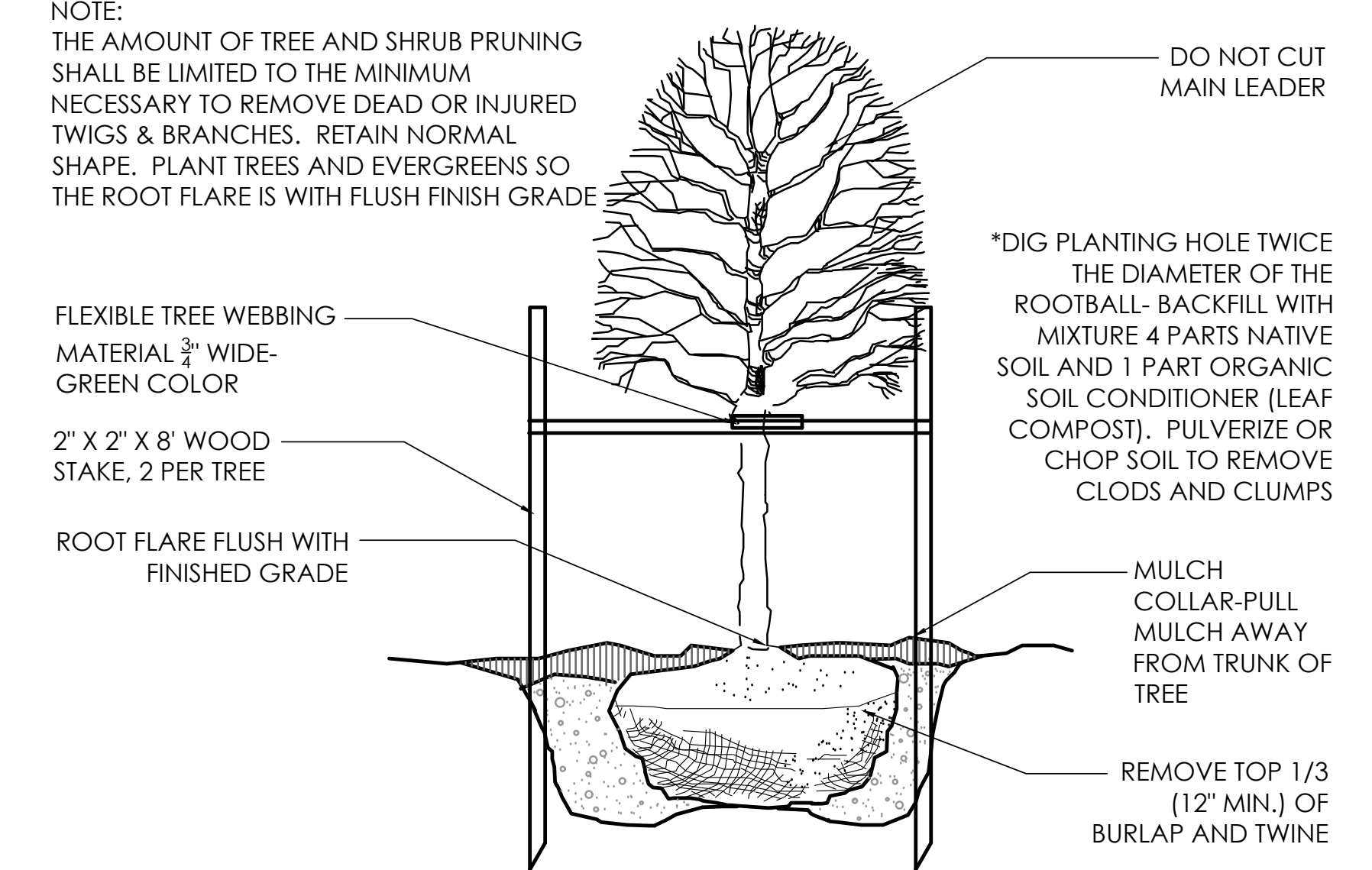
NOTE:  
- PROTECTIVE TREE FENCING TO BE 10' OUTSIDE DRIPLINE OF TREE. EVALUATED ON SITE BY CONTRACTOR.



**2** SHRUB PLANTING DETAIL  
N.T.S. 01-1300

NOTE:  
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. REMOVE EXCESS SOIL FROM THE TOP OF ROOT MASS. PLANT SHRUBS WITH TOP OF ROOT MASS AT FINISH GRADE.

DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS



**1** DECIDUOUS TREE  
N.T.S. 01-1001

NOTE:  
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS WITH FLUSH FINISH GRADE

FLEXIBLE TREE WEBBING MATERIAL 3/4\"/>

2\"/>

ROOT FLARE FLUSH WITH FINISHED GRADE

**1** DECIDUOUS TREE  
N.T.S.



**4** PATH LIGHT  
SCALE: N.T.S.  
NOTES:  
- MODEL: KICHLER INDEPENDENCE 12 4.00 WATT TEXTURED BLACK LANDSCAPE 12V LED PATH/SPREAD IN 2700K  
- SKU: 15806BKT27R

REVISIONS	

**SITE DETAILS I**

**SHEETZ LINCOLN CIRCLE**  
PREPARED FOR  
**V3 COMPANIES**  
550 POLARIS PARKWAY, SUITE 250  
WESTERVILLE, OH 43082

**Paris Planning & Design**  
LANDSCAPE ARCHITECTURE  
4876 Cemetery Road  
Hilliard, OH 43026  
P (614) 487-1964  
www.parisplanninganddesign.com

DATE	03/28/24
PROJECT	21358
SHEET	

**SD-1**

**PRELIMINARY  
NOT FOR CONSTRUCTION**





PROJECT NAME:  
**NEW SHEETZ STORE  
STORE #XXX**

**CITY  
STREET**

Address Line 1  
Address Line 2  
City, ST XXXXX

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

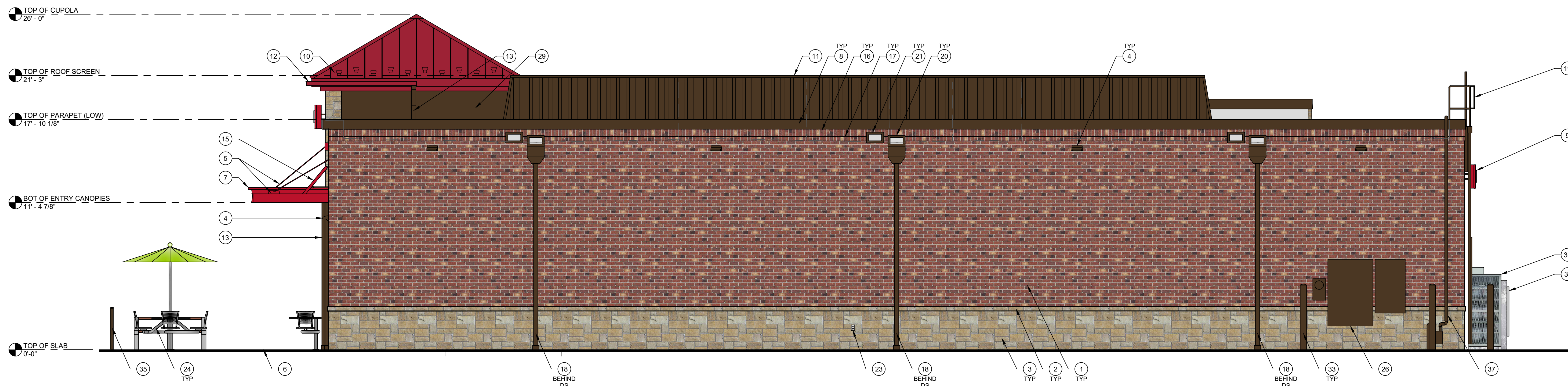
KEYPLAN

ISSUE: **02.01.2024**  
SITE ID NO: #####  
AUTHOR BY:  
REVIEW BY:  
VERSION: **4959R\_v1.5.5**

EXTERIOR  
ELEVATIONS

**A201**

4959R PROTOTYPE - FY24 v1.5.5

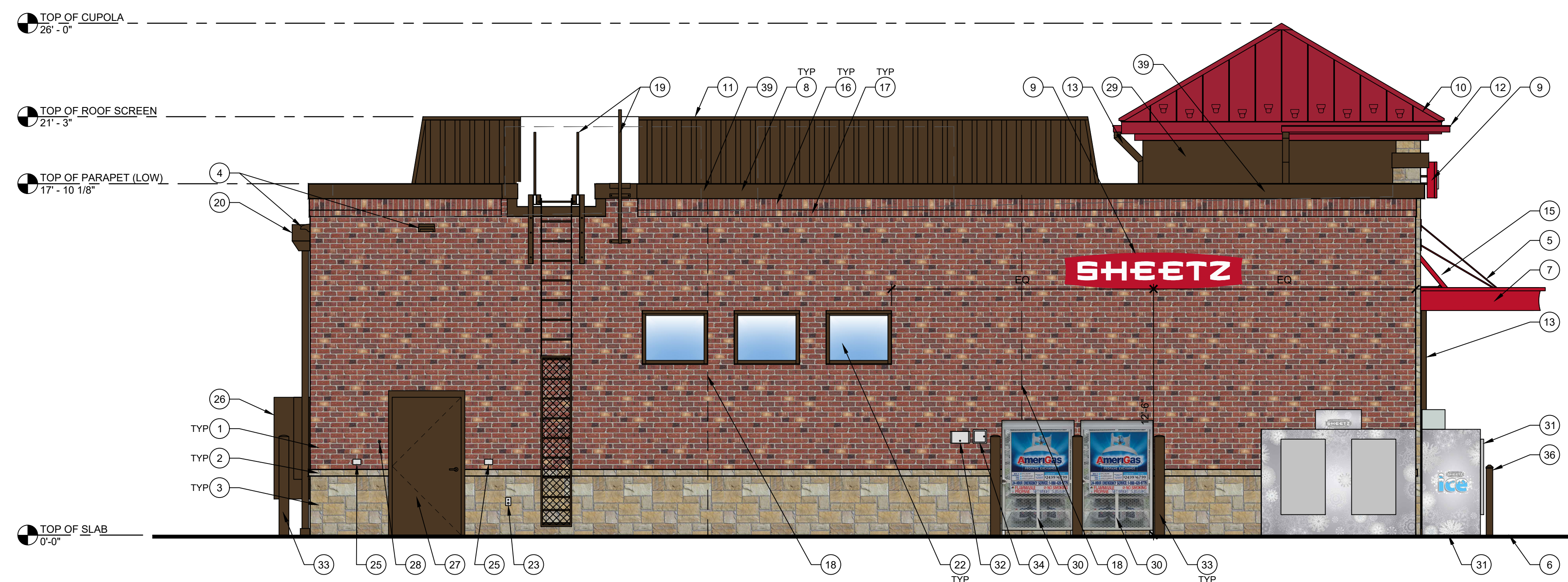


**3 REAR ELEVATION**  
1/4" = 1'-0"

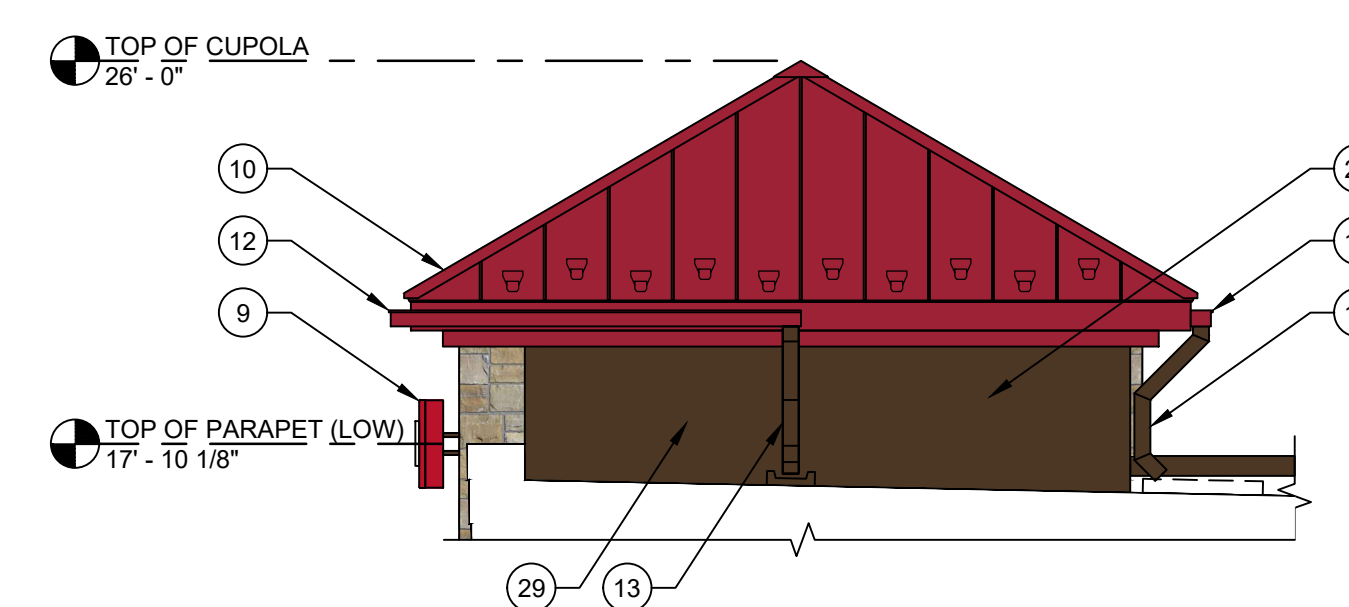
- TYPICAL EXTERIOR ELEVATION NOTES:**
- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
  - FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
  - EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS. GENERAL BUILDING FASCIADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

**EXTERIOR ELEVATION KEYNOTES:**

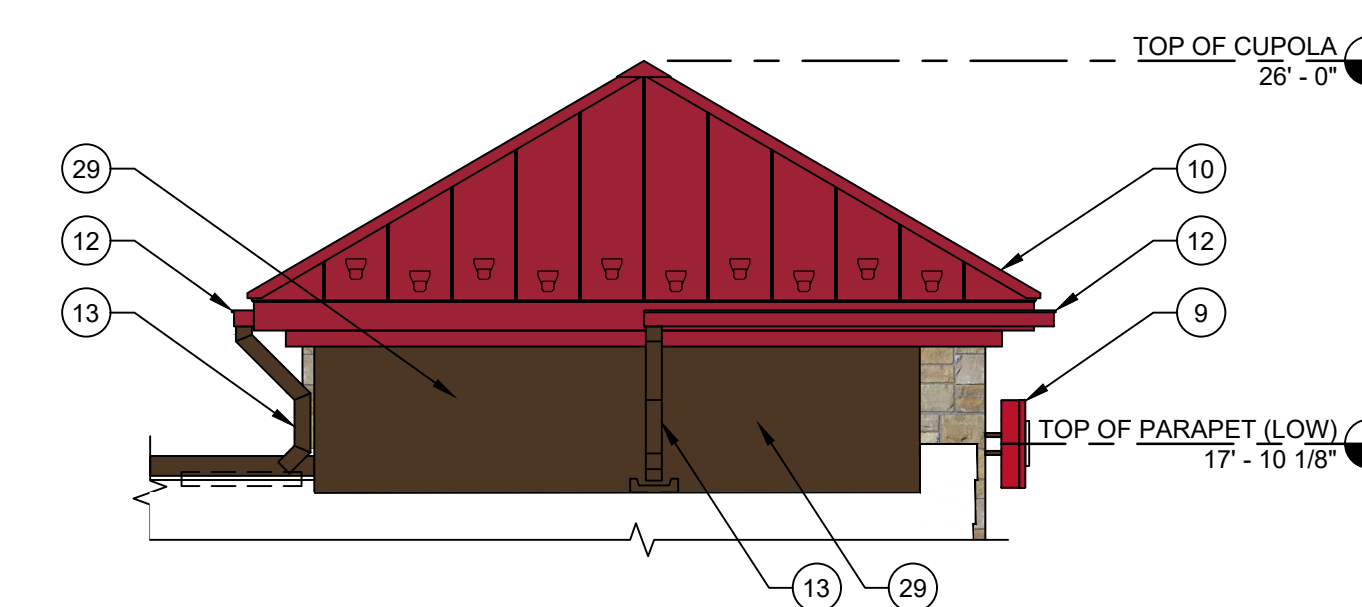
- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYMAR FINISH
- BRICK PAVER WALKWAY
- LIGHTED CURVED FASCIA CANOPY ATTACHMENT
- METAL COPING, COLOR: DARK BRONZE
- WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
- STANDING SEAM METAL ROOF, COLOR: BRITE RED
- ROOF EQUIPMENT SCREEN, COLOR: DARK BRONZE
- GUTTER, COLOR TO MATCH CUPOLA COLOR
- DOWNSPOUT, COLOR: DARK BRONZE
- DRIVE-THRU WINDOW (IF APPLICABLE)
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRITE RED, FRAME COLOR: DARK BRONZE
- BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CONTROL JOINT, SEE MASONRY SPEC
- STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE
- STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNSPOUT, COLOR: DARK BRONZE
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM, SEE A600
- EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
- ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
- HM DOOR AND FRAME, COLOR: DARK BRONZE
- EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
- SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
- PROPANE LOCKER
- ICE MERCHANDISER
- RTI FILLPORT
- STEEL BOLLARD, COLOR: DARK BRONZE
- CO2 FILLPORT
- DECORATIVE ALUMINUM FENCE, COLOR DARK BRONZE
- AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
- GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
- MTO GRAPHIC DECAL, SEE SHEET A200.
- LIGHT CHANNEL AT PARAPET COPING, SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.



**4 RIGHT ELEVATION**  
1/4" = 1'-0"

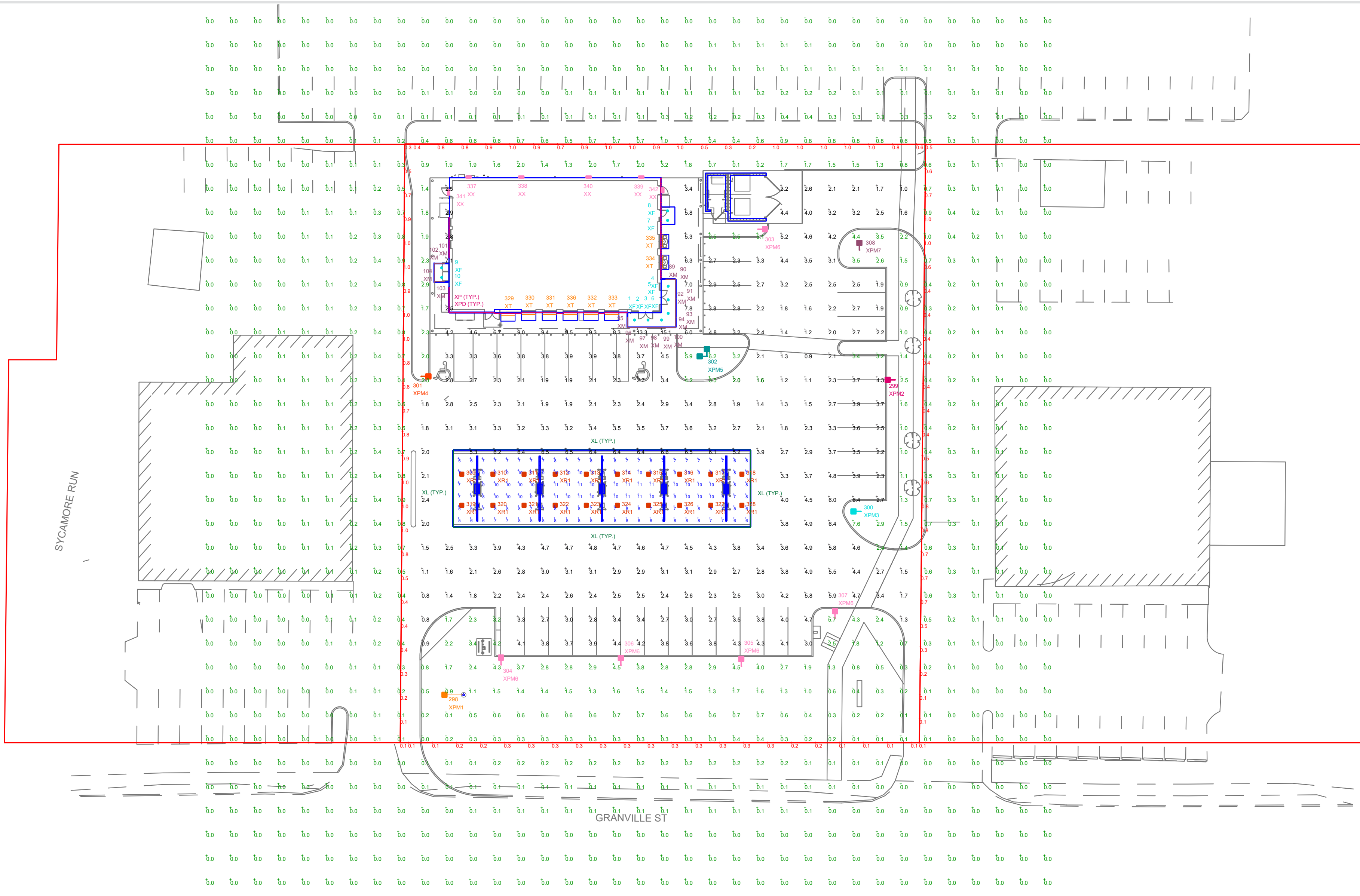


**5 CUPOLA ELEVATION FROM ROOF**  
1/4" = 1'-0"



**6 CUPOLA ELEVATION FROM ROOF**  
1/4" = 1'-0"





NOTE:  
 - ALL AREA LIGHTS ON NEW 17 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE  
 - LIGHTS XP AND XPD TO BE DIMMED TO 50% OF LUMEN OUTPUT  
 - LIGHTS XM TO BE DIMMED TO 70% OF LUMEN OUTPUT

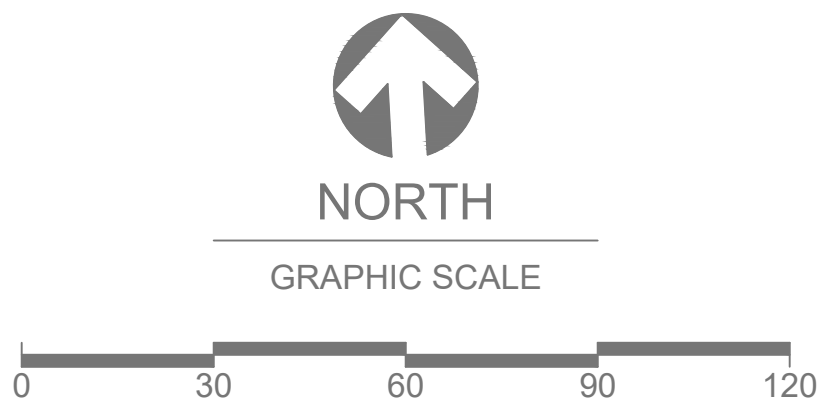
ILLUMINATION LEVELS ARE THE RESULT OF CONDITIONS OR REQUESTS BY OTHERS  
 RED LEONARD ASSOCIATES IS NOT RESPONSIBLE  
 FOR INCIDENTS CAUSED BY INSUFFICIENT LIGHTING  
 AND DOES NOT RECOMMEND THESE LEVELS FOR  
 SECURITY AND SAFETY REASONS

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS  
 REGULATED BY LOCAL ORDINANCES

LUMINAIRE LOCATION SUMMARY			
LUM NO.	LABEL	MTG. HT.	TILT
1-10	XF	11.33	0
11-41	XL	18.08	0
42-72	XL	20.89	0
73	XL	18.261	5
74	XL	18.611	5
75	XL	18.962	5
76	XL	19.313	5
77	XL	19.66	5
78	XL	20.012	5
79	XL	20.356	5
80	XL	20.708	5
81	XL	18.261	5
82	XL	18.611	5
83	XL	18.962	5
84	XL	19.313	5
85	XL	19.66	5
86	XL	20.012	5
87	XL	20.356	5
88	XL	20.708	5
89-104	XM	12	0
105-120	XP	18	0
121-131	XP	19	0
132-243	XP	18	0
244-257	XPD	18	0
258-260	XPD	19	0
261-297	XPD	18	0
298	XPM1	1	166
299	XPM2	20	0
300	XPM3	20	0
301	XPM4	20	0
302	XPM5	20	0
303-307	XPM6	20	0
308	XPM7	20	0
309-318	XR1	17.71	0
319-328	XR1	18.83	0
329-336	XT	13.5	0
337-341	XX	15.5	0
342	XX	11.333	0

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PROPERTY LINE	0.56	1.0	0.1	5.60	10.00
SITE PAVED AREA	3.50	15.1	0.8	4.38	18.88
UNDEFINED	0.36	7.6	0.0	N.A.	N.A.
UNDER CANOPY	8.24	11	5	1.65	2.20

LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	DIMMING FACTOR	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	10	XF	Single	1037	1.000	1.000	B1-U0-G0	13	130	LF Illumination LLC (Ledli)	BULLET MINI-5911-1AA-T-13C-9240-M-DMU-BLACK COLOR 90CRI
	78	XL	SINGLE	136	1.000	1.000	N.A.	4.12	321.36	Blair Companies	LINEAR STRIP LIGHT (BY OTHERS, SHOWN FOR CONTRIBUTION)
	16	XM	SINGLE	136	0.700	0.700	N.A.	4.12	65.92	Blair Companies	LB-110-00-XX-025-RD[1]FR4-15
	139	XP	Single	305	0.500	0.500	N.A.	3.66	508.74	P-LED	STREET WRAP FLEX BACK BEND 4000K
	54	XPD	Single	25	0.500	0.500	N.A.	0.305	16.47	P-LED	STREET WRAP FLEX BACK BEND 4000K
	1	XPM1	SINGLE	11000	1.000	1.020	B4-U0-G1	68	68	Cree Lighting	OSQ-ML-C-AA-XX w/PGM-1 + OSQM-C-11L-40K7-33-UL-NM-XX
	1	XPM2	Single	7200	1.000	1.020	B1-U0-G2	68	68	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-11L-40K7-3B-UL-NM-XX-Q9
	1	XPM3	Single	10450	1.000	1.020	B2-U0-G2	68	68	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-11L-40K7-3M-UL-NM-XX
	1	XPM4	Single	3550	1.000	1.020	B1-U0-G1	35	35	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-11L-40K7-4B-UL-NM-XX-Q1
	1	XPM5	2 @ 90 degrees	5625	1.000	1.020	B1-U0-G1	35	70	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-11L-40K7-4M-UL-NM-XX-Q1
	5	XPM6	Single	8450	1.000	1.020	B2-U0-G2	53	265	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-11L-40K7-4M-UL-NM-XX-Q5
	1	XPM7	Single	5625	1.000	1.020	B1-U0-G1	35	35	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-11L-40K7-4M-UL-NM-XX-Q1
	20	XR1	Single	2560	1.000	1.020	B1-U2-G1	20	400	Cree Lighting	CP5-4L-50K9-DF-UL-DM-XX-Q5-HV
	8	XT	Single	1840	1.000	1.000	N.A.	20	160	SPI Lighting Inc.	SEW12146   5FT-L20W[AN08]   1120-277V   14000K I SMA (12IN PROJECTION STEM, BLACK, 80CRI)
	6	XX	Single	1165	1.000	1.000	N.A.	13	78	WILLIAMS OUTDOOR	VWM-H-L10/740-TL-DZ-CGL-DIM-UNV (BRONZE COLOR 70CRI)



REV.	BY	DATE	DESCRIPTION
R1	JAN	03/06/24	REVISED PER UPDATED SITE PLAN
R2	JAN	03/11/24	REVISED PER CITY COMMENTS
R3	JAN	03/27/24	REVISED PER CITY COMMENTS

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SCALE: 1" = 30'  
 LAYOUT BY: DAR  
 DWG SIZE: D  
 DATE: 12/4/23

PROJECT NAME:  
**SHEETZ - LINCOLN CIRCLE COLUMBUS, OH**  
 DRAWING NUMBER:  
**RL-9308-S1-R3**





QTY	LABEL	DESCRIPTION
20	XR1	CP5-6L-50K8-DF-UL-DM-XX-Q5-HZ

QTY	LABEL	DESCRIPTION
1	XP1	OSQ-ML-C-AA-XX + OSQM-C-11L-40K7-33-UL-NM-XX
1	XP2	OSQ-ML-C-DA-XX + OSQM-C-11L-40K7-3B-UL-NM-XX-Q9
1	XP3	OSQ-ML-C-DA-XX + OSQM-C-11L-40K7-3M-UL-NM-XX
1	XP4	OSQ-ML-C-DA-XX + OSQM-C-11L-40K7-4B-UL-NM-XX-Q1
1	XP5	OSQ-ML-C-DA-XX + OSQM-C-11L-40K7-4M-UL-NM-XX-Q1
5	XP6	OSQ-ML-C-DA-XX + OSQM-C-11L-40K7-4M-UL-NM-XX-Q5
1	XP7	OSQ-ML-C-DA-XX + OSQM-C-11L-40K7-4M-UL-NM-XX-Q1

QTY	LABEL	DESCRIPTION
10	XF	BULLET MINI-5911-1AA-T-19C-9240-M-DMU-BLACK COLOR 80CRI

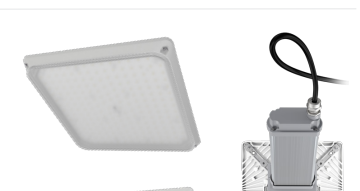
QTY	LABEL	DESCRIPTION
139	XP	STREET WRAP FLEX BACK BEND 4000K
54	XPD	STREET WRAP FLEX BACK BEND 4000K

QTY	LABEL	DESCRIPTION
8	XT	SEW12146 1 FT-L20W[AN08] 1120-277V I 4000K I SMA (12IN PROJECTION STEM, BLACK, 80CRI)

**ADDITIONAL FIXTURE INFO**

### CPY500™ Series

CPY500™ LED Canopy Luminaire - Direct Mount



Product Description: The CPY500™ Series LED luminaire features a large 11" x 11" glass optic that delivers the best in visual comfort and performance. Off-axis optics minimize glare and increase visual comfort while delivering top-of-the-line 175 Lumens per watt efficiency and high-performance light distribution. Its sleek and low profile form factor fits the canopy while still being easily accessible from above. Above the canopy, the luminaire is designed with anodized aluminum clear housing allows the CPY500™ Series to easily install around existing structures, making it ideal for both retrofit or new construction applications. Customized beams provide excellent aesthetic and optical control to maximize lightjet jet attract the eye of drivers.

Applications: Perimeter canopies, CIGS, entry canopies.

Performance Summary

- Assembled in the USA by Cree Lighting from US and imported parts
- Initial Delivered Lumens: up to 21,700
- Efficiency: up to 175 LPW
- CEC: Minimum 75 CRI (IAK, 57K, 65, 80 CRI (DM), 90 CRI (40K, 50K)
- CCT: 3000K, 4000K, 5000K, 5700K
- Lumen Warranty\*: 10 years on luminaires/10 years on ColorStar Detachable™ lens/lup to 5 years for Smartest™ accessory/1 year on field-installed accessories
- IP65 overall, IP66 optic/IP64 driver housing
- Class 1, Division 2 Hazardous Location for select models
- 5-year limited warranty for warranty items

Accessories


Field-installed Accessories

Item	Part Number	Description
1	AS20	20" Square Base Flange (20" x 20")
1	AS18	18" Square Base Flange (18" x 18")

**ADDITIONAL FIXTURE INFO**

### OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology - Version C



Product Description: The OSQ™ Area/Flood luminaire combines advanced optical control, advanced thermal management and modern, sleek aesthetics. Built to last, the housing is cast aluminum with an integral, weatherlight LED driver compartment. Versatile mounting options offer simple installation. Its slim, low profile design meets or exceeds wind load requirements and allows seamless integration with existing structures. Medium is suitable for use with applications up to 100 Watts. Applications up to multiple 1000 Watts.

Performance Summary

- Utilizes Patented NanoComfort™ Technology
- Utilizes Cree™ TrueBeam™ Technology on OSQ™ luminaires
- Assembled in the USA by Cree Lighting from US and imported parts
- Initial Delivered Lumens: 4,000 - 70,000
- Efficiency: up to 171 LPW
- CEC: Minimum 75 CRI (3000K, 4000K & 5700K), 90 CRI (5000K)
- Lumen Warranty\*: 10 years for luminaires; 10 years for ColorStar Detachable™ lens; 5 years for BML sensor; up to 5 years for Synapse™ accessories; 1 year for luminaire accessories
- IP65 overall, IP66 optic/IP64 driver housing
- Class 1, Division 2 Hazardous Location for select models
- 5-year limited warranty for warranty items

Ordering Information

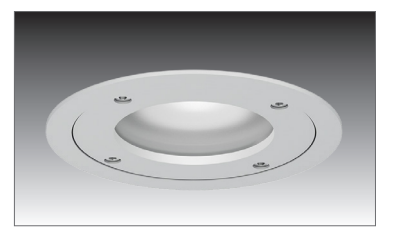
Example: OSQ-ML-C-AA-XX - Luminaire OSQ-CA-L-11-2001-2M (L1-2M-60)

### ILLUMINATION™

#### BULLET - MINI

OUTDOOR RECESSED FIXED DOWNLIGHT

WET LOCATION - IP66 LED



PROJECT: Measurements (1) are metric equivalents.

TYPE: 1/2" NPT Adaptor w/ Gasket to accept ColorStar Connectors (By installing connector) Ensure to torque down for connector supply

CATALOG NUMBER: BULLET-MINI-5911-1AA-T-19C-9240-M-DMU-BLACK

Electrical: Integral LED driver included, Primary wiring compartment with power supply, 24-hour aluminum interior, Dimmable

Mounting: Spring using pressure fit mounting clips, Adjustable up to 180° max. ceiling thickness

Labels: Suitable for wet location, IP66 rated

LED SOURCE: Cree, 5-year limited warranty, 3-year limited warranty

Beam Size	Wattage	CRI/Color	Beam Spread	DMU	Wiring	Finish
5.0"	10W	90CRI	30°	DMU	12/0V Wires Present (120-277V)	Black

### Shimstone Design Studio

#### SHEETZ 2.0

STREET WRAP™ FLEX BACK-BEND

Our binder solution is perfect for adding an extra punch of color to your building! No project customization or set-up fee. Enjoy engaging your building quickly and easily.

Specifications: US 30V ILL. UL Listed, Recognized GEM, Mutual, CE, RoHS, 24" and Custom Lengths Available, Cut-to-size, 24" and Custom Lengths Available, Operating Temp: 40° to 145°C, Weight: 2.85lb per 6' roll, Power Supply: PLED-APR, Protection Class: IP67, Heat Transfer: Standard color available every 1000"/1000mm, Roll width every 2000"/2000mm

Color	Width	Length	Weight	Part Number
White	36"	24"	0.14	MS004-01
Black	36"	24"	0.14	MS004-02
Blue	36"	24"	0.14	MS004-03
Green	36"	24"	0.14	MS004-04
Red	36"	24"	0.14	MS004-05
Yellow	36"	24"	0.14	MS004-06
Grey	36"	24"	0.14	MS004-07
Orange	36"	24"	0.14	MS004-08
Purple	36"	24"	0.14	MS004-09
Gold	36"	24"	0.14	MS004-10
Silver	36"	24"	0.14	MS004-11

Important Warranty Info: This warranty is void if any cuts are made in the film. Any cuts must be made by Principal LED to maintain warranty.

### Styk Exterior Wall - Stem

SEW12146 2 in

DESCRIPTION: Styk was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optimal light control in this minimal package. It's three optical offerings enable tremendous flexibility including wall washing, wall grazing, and asymmetric lighting solutions. It is excellent at lighting signs and fascades. The family features wall, ceiling, and pendant mounts to a variety of stylish, clean mounting options. Available in 1' to 8' lengths, Styk can be mounted individually or configured in runs.

FEATURES & BENEFITS

- Sleek 1.5" diameter housing
- A standard throw optic, for even wall wash illumination, is standard
- Symmetrical optic options are available for more volumetric illumination
- Lamp body can be rotated up to 330° and locks into position for precise fixture alignment
- Up to 1,450 lumens per foot delivered (with Forward Throw distribution)
- Up to 18" projection with no vertical support needed
- Anodized finish provides durable corrosion protection
- All visible fasteners are flush mounted, providing a clean design
- Handcrafted in USA

### CPY500™ LED Canopy Luminaire - Direct Mount

Product Specifications & MATERIALS

- Slim, low profile light fixture that mounts to bottom of canopy
- Light engine is constructed of rugged cast aluminum with integral heat sink
- Light engine is designed for LED
- Large, unobstructed light panel features 6" LED mounted baffle-style glass and lens of clear polycarbonate
- Optional back trim accessories provide optical glare control and shading for light trespass

Electrical System

- Input Voltage: 120-277V or 347-600V/50/60Hz
- Power Factor: > 0.95 at full load
- Total Harmonic Distortion < 2% at full load
- Integral 60/100V surge suppression protection standard; 100/200V optional
- Wired code requires fuse or a wire-fuse fuse or breaker (add-on) on all circuits
- Use only lighting controls with neutral conductor or controls intended for use with LED luminaires

### OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology - Version C

Product Specifications

Cree Lighting's NanoComfort™ Technology works with the wide utility, outdoor lighting by emitting infrared rays that are absorbed by the skin, which helps reduce heat stress and fatigue. The OSQ™ luminaire is designed to reduce heat stress and fatigue by emitting infrared rays that are absorbed by the skin, which helps reduce heat stress and fatigue. The OSQ™ luminaire is designed to reduce heat stress and fatigue by emitting infrared rays that are absorbed by the skin, which helps reduce heat stress and fatigue.

Mount	Housing Size	Weight	Material
Direct Arm	19.75" x 19.75" x 19.75"	1.10 lb	Aluminum
Recessed	19.75" x 19.75" x 19.75"	1.10 lb	Aluminum
Trussion	22.5" x 19.75" x 19.75"	1.10 lb	Aluminum

Electrical System

- Power Factor: > 0.95 at full load
- Total Harmonic Distortion < 2% at full load
- Integral 60/100V surge suppression protection standard; 200V/100V surge suppression protection optional
- Wired code requires fuse or a wire-fuse fuse or breaker (add-on) on all circuits
- Use only lighting controls with neutral conductor or controls intended for use with LED luminaires

### ILLUMINATION™

Ordering Example: 5911-1AA-T-19C-9240-M-DMU-SS

60293 LF ILLUMINATION LLC

HEADQUARTERS: 9200 Kiewit Avenue, Chatham, VA 24515

Telephone: 818-888-1335, Fax: 818-876-1335, www.illumination.com

### Shimstone Design Studio

SHEETZ 2.0

SOS PROJECT #: 6069

MODEL #: REFER TO LIGHTING Fixture Schedule For Model Number and Description

TYPE: XL1

### SPI LIGHTING

Product Specifications & MATERIALS

- Black powder coated standard unless otherwise specified. Max distance to the driver (including OAP) is: #18 AWG = 50', #16 AWG = 75', #14 AWG = 100'. For extended distances, contact factory.
- DIMMING: 0-10V controls standard to 1%
- EMERGENCY: Emergency battery remote optional
- INTEGRATED SURGE PROTECTION: LED components are protected against minor surge events
- CONSTRUCTION: Extruded aluminum construction provides durable protection for internal components and is recyclable
- FINISH: Housing available in anodized finishes only. End caps and mounting components painted to match.
- MODIFICATIONS: Consult factory for all modification requests, including RGB and static LED colors
- APPROVALS: ETI listed to UL standards (US and Canada) for use in wet locations

Dimensions

HT	L	H	GAP	MC
11.75" (300 mm)	2.25" (57 mm)	11.9" (303 mm)	16.5" (419 mm)	18.5" (470 mm)
11.75" (300 mm)	2.25" (57 mm)	11.9" (303 mm)	16.5" (419 mm)	18.5" (470 mm)

Wiring: Single Color Product (Red, Green, Blue), RGB Product (Red, Green, Blue)

### REDLEONARD ASSOCIATES

1340 Kemper Meadow Dr. Forest Park, OH 45424  
513-674-9500 | redleonard.com

### ILLUMINATION™

60293 LF ILLUMINATION LLC

9200 Kiewit Avenue, Chatham, VA 24515

Telephone: 818-888-1335, Fax: 818-876-1335, www.illumination.com

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SHEETZ 2.0

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SHEETZ 2.0

SOS PROJECT #: 6069

MODEL #: REFER TO LIGHTING Fixture Schedule For Model Number and Description

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ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RENDERINGS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDINGS/SUBROUNDRING AREA FOR PRODUCT(S) SUCH AS EXISTING PILES(S), ANCHOR BOLTS(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FUTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC. DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSONS IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYME I. LEONARD IS STRICTLY PROHIBITED.

### REDLEONARD ASSOCIATES

1340 Kemper Meadow Dr. Forest Park, OH 45424  
513-674-9500 | redleonard.com

### ILLUMINATION™

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### Shimstone Design Studio

SHEETZ 2.0

SOS PROJECT #: 6069

MODEL #: REFER TO LIGHTING Fixture Schedule For Model Number and Description

TYPE: XL1

### Shimstone Design Studio

SHEETZ 2.0

SOS PROJECT #: 6069

MODEL #: REFER TO LIGHTING Fixture Schedule For Model Number and Description

TYPE: XL1


### SPI LIGHTING

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- MODIFICATIONS: Consult factory for all modification requests, including RGB and static LED colors
- APPROVALS: ETI listed to UL standards (US and Canada) for use in wet locations

PROJECT NAME: SHEETZ - LINCOLN CIRCLE COLUMBUS, OH

DRAWING NUMBER: RL-9308-S1-R3





**CANOPY**



**AREA**



**DOWNLIGHT**



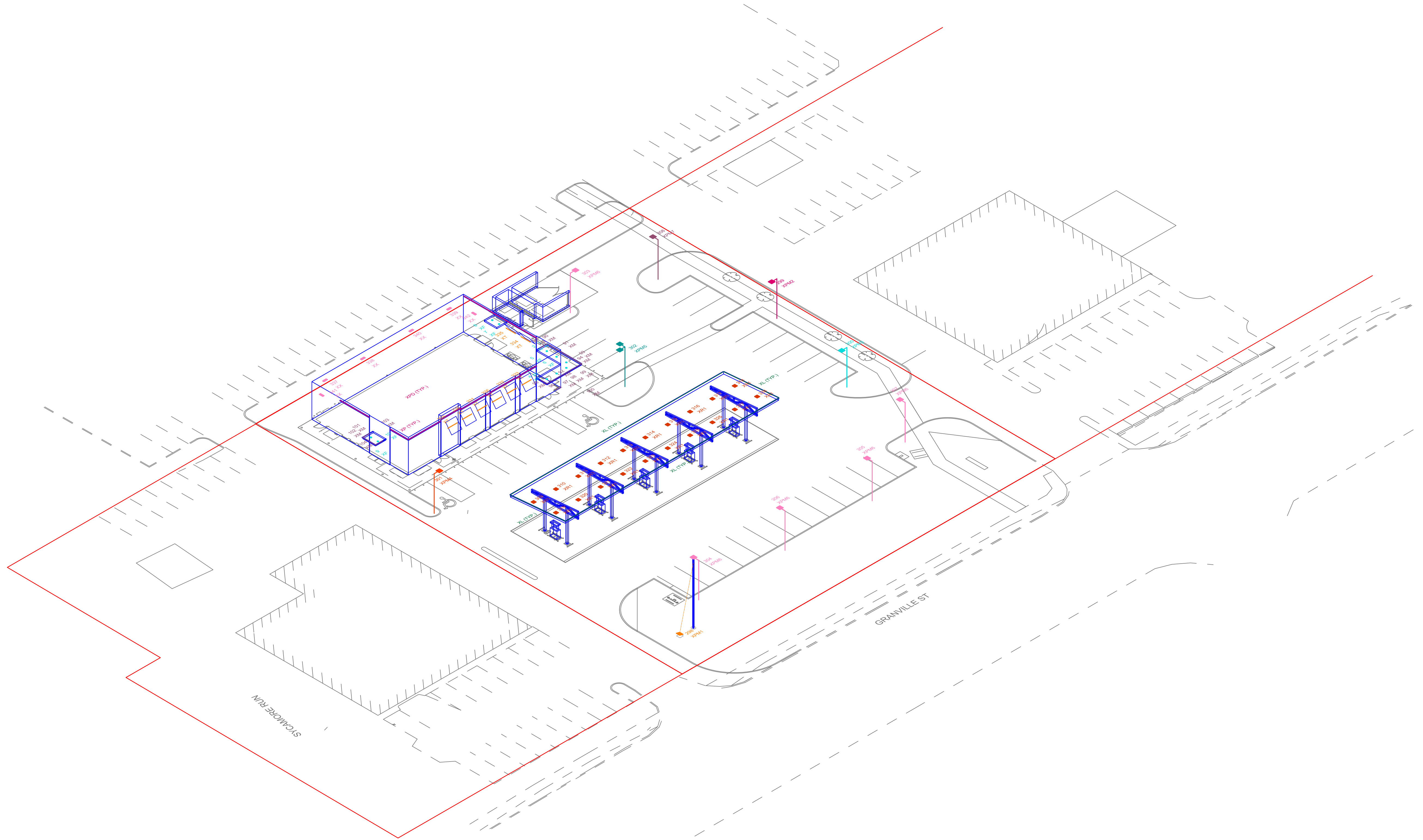
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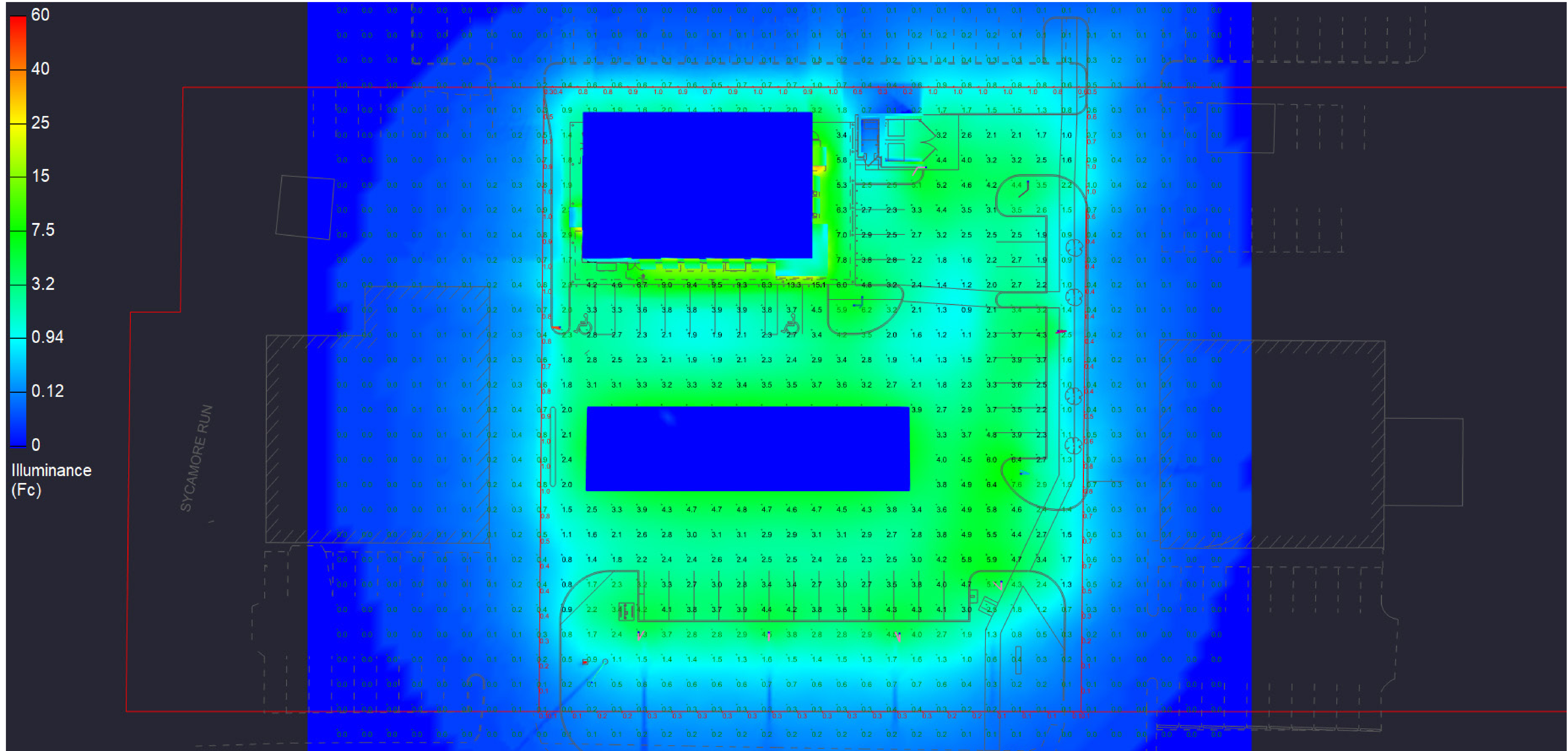


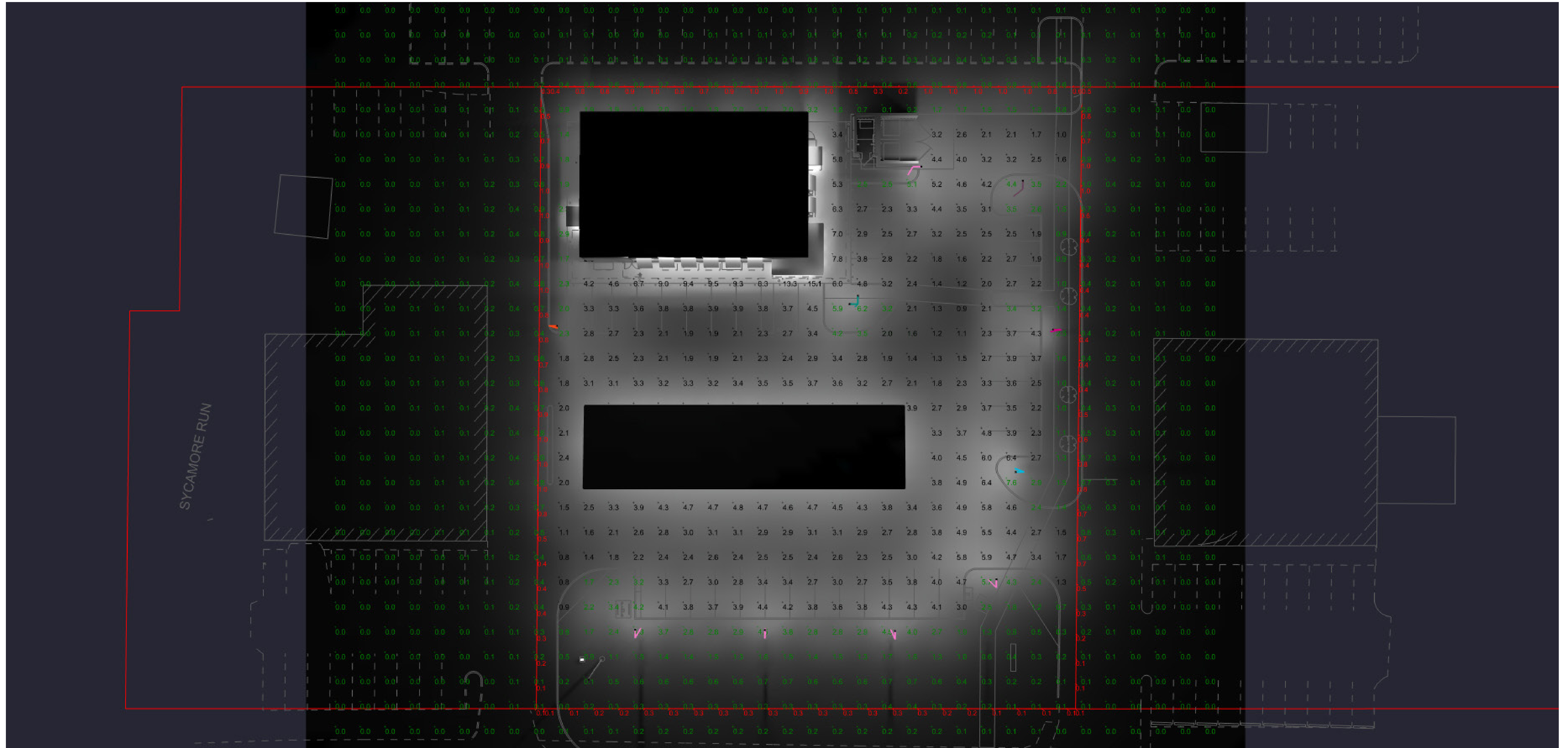
**WALL MOUNTED**



**WALL MOUNTED**





## DECLARATION OF EASEMENTS AND RESTRICTIONS

THIS DECLARATION OF EASEMENTS AND RESTRICTIONS (this "**Agreement**") is executed, delivered and made effective as of this \_\_\_\_ day of \_\_\_\_\_, 2024 (the "**Effective Date**"), by **LEATHERBUCK, LLC**, an Ohio limited liability company, is successors and assigns (the "**Leatherbuck**").

### Background Information

A. Leatherbuck owns those certain parcels of land known as Franklin County Auditor's Tax Parcel Nos. \_\_\_\_\_ (the "**West Parcel**"), \_\_\_\_\_ (the "**Center Parcel**"), and \_\_\_\_\_ (the "**East Parcel**"), and collectively with the West Parcel and the Center Parcel, the "**Leatherbuck Parcels**"), which parcels are identified on **Exhibit A**;

B. Leatherbuck, as landlord, and Sheetz, Inc., as tenant (the "**Sheetz**"), are parties to that certain Lease Agreement dated August 30, 2023 (the "**Lease**"), pursuant to which Sheetz leases from Leatherbuck therein the Center Parcel for the development and operation of a Sheetz-branded convenience store and self-service fuel dispensing facility;

C. The Center Parcel does not have the benefit of direct access to Granville Street and will require access over, across and through the drive aisles on each of the West Parcel and East Parcel, in the areas depicted as the Access Easement Areas on **Exhibit A**; and

D. Leatherbuck hereto desires to enter into this Declaration to provide for, among other things, the coordinated development and operation of the West Parcel, Center Parcel, and East Parcel, and has agreed to grant easements upon the terms and conditions specifically provided for herein. In addition, Leatherbuck has agreed to subject the West Parcel and the East Parcel to certain restrictions on use and development, as hereinafter set forth.

### AGREEMENT

NOW, THEREFORE, in consideration of the premises, as set forth in the foregoing Background Information, and of the mutual promises herein set forth, and other good and valuable consideration paid, the Parties do hereby agree as follows:

ARTICLE I  
Easement

1.01. Ingress/Egress Easement. Leatherbuck hereby establishes a non-exclusive easement over, across, and through the driveways, drive aisles, and walkways on the West Parcel and the East Parcel as the same exist from time to time, including those areas depicted as the Access Easement Areas on **Exhibit A**, in favor of Center Parcel to permit unobstructed pedestrian and vehicular passage by the owner and occupant thereof and its agents, contractors, employees, tenants, licensees, and invitees, over, across, and through the West Parcel and the East Parcel for the purpose of providing unobstructed ingress and egress to and from the Center Parcel and Granville Street. Leatherbuck shall have the right to modify any and all such driveways, drive aisles, and walkways located on the West Parcel and the East Parcel provided that access from the Center Parcel over and across each of the West Parcel and East Parcel to Granville Street is not materially diminished, impaired or obstructed and further provided that for so long as the Lease remains in full force and effect, Leatherbuck delivers to Sheetz at least sixty (60) days prior written notice of such planned modifications, including plans and specifications detailing the modification(s) and the estimated time of completion, to Sheetz for its review and approval.

Notwithstanding anything to the contrary contained in this Agreement, in the event ingress and egress to or from the Center Parcel is obstructed due to an obstruction of the Access Easement Areas (each such event, an "**Obstruction Default**"), Sheetz may notify Leatherbuck by any means reasonable under the circumstances, including via facsimile or telephone, of the Obstruction Default and demand that the Obstruction Default be remedied. Except in the event of an emergency (in which no notice shall be required), if, after 24 hours after such notice has been provided, Leatherbuck has not (i) remedied the Obstruction Default or (ii) commenced to remedy the Obstruction Default and thereafter remedied such Obstruction Default within 24 hours, Sheetz shall have all rights and remedies available to it at law or in equity, including the right (but not the obligation) to remedy the Obstruction Default (including the right to enter upon the West Parcel and East Parcel, as necessary) and shall be reimbursed by Leatherbuck for the reasonable costs for such remedy upon demand.

ARTICLE II  
Restrictions

2.01. Use Restrictions on the West Parcel and East Parcel. Leatherbuck hereby declares and imposes on each of the West Parcel and East Parcel and such other parcels as are identified in **Exhibit B** as being so encumbered, for the benefit of the Center Parcel for so long as the Sheetz Lease remains in full force and effect and Sheetz is operating a convenience and fuel-dispensing facility thereon, the restrictions on use set forth on **Exhibit B**, attached hereto and made a part hereof. Sheetz shall have all rights and remedies available to it at law or in equity, including the right to seek injunctive relief, in the event of a violation of the terms of this Section 2.01 and **Exhibit B**.

ARTICLE III  
Miscellaneous Provisions

3.01. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the respective successors and assigns (including successive, as well as immediate, successors and assigns) of Leatherbuck and Sheetz.

3.02. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio. For all litigation, disputes and controversies which may arise out of or in connection with this Agreement, the undersigned hereby waive the right to trial by jury and consent to the jurisdiction of the courts in the State of Ohio. In the event either party hereto brings or commences legal proceedings to enforce any of the terms of this Agreement, the successful party shall then be entitled to receive from the other party(s), in every such action commenced, a reasonable sum as attorneys' fees and costs, including all fees and costs incurred upon any appeals, to be fixed by the court in the same action.

3.03. Severability. If any provision of this Agreement or the application of any provision to any person or any circumstance shall be determined to be invalid or unenforceable, then such determination shall not affect any other provision of this Agreement or the application of said provision to any other person or circumstance, all of which other provision shall remain in full force and effect.

3.04. Amendments in Writing. No change, amendment, termination or attempted waiver of any of the provisions of this Agreement shall be binding upon any party unless in writing and signed by the parties.

3.05. Agreement for Exclusive Benefit of Parties. The provisions of this Agreement are for the exclusive benefit of the West Parcel, Center Parcel, and East Parcel and each of Leatherbuck and Sheetz (and their successors and assigns) and not for the benefit of any other persons, and this Agreement shall not be deemed to have conferred any rights, express or implied, upon any other persons.

3.06. No Partnership, Joint Venture or Principal-Agency Relationship. Neither anything contained in this Agreement nor any acts of the parties shall be deemed or construed by the parties, or either of them, or by any third person, to create the relationship of principal and agent, or of partnership, or of joint venture, or of any association between the parties to this Agreement.

3.07. Reasonableness of Consent or Approval/Further Actions. Whenever a party is entitled to exercise some right under this Agreement, only with the prior consent or approval of another party, such consent or approval shall not be unreasonably withheld or delayed.

3.08. Covenants Run With the Land. It is intended that the covenants, easements, agreements, promises and duties of each party, as set forth in this Agreement, shall be construed



as covenants and not as conditions and that all such covenants shall be enforceable against the covenantor and shall also run with the land or constitute equitable servitudes as between each of the West Parcel, the Center Parcel, and the East Parcel. If a property encumbered hereby is subdivided and sold, any obligation or expense attributed to a subdivided parcel shall be deemed an expense of such subdivided parcel and the then owner thereof.

3.09. No Merger. All of the provisions of this Agreement are for the mutual benefit and protection of the present and all future owners of the West Parcel, the Center Parcel, and the East Parcel; and if there should at any time be common ownership of any of the West Parcel, the Center Parcel, and the East Parcel, or any estate therein then it is the intention of the parties that there be no merger into the respective fee simple estates of the rights and benefits and the obligations and burdens of this Agreement, but rather that such rights and benefits and such obligations and burdens shall be separately preserved for the benefit of all future owners of the fee simple estates in the West Parcel, the Center Parcel, and the East Parcel.

3.10. No Dedication. Nothing in this Agreement shall be deemed to constitute a gift, grant or dedication of any portion of the West Parcel, the Center Parcel, and the East Parcel to the general public or for any public purpose; provided that the parties shall have the right to extend the benefit of any of the easements granted herein to any governmental unit, public body and/or utility company for the purpose of the construction, installation, operation, maintenance, repair, relocation, modification, extension or alteration of utility lines and related facilities, but such grant shall be subject to the terms and conditions hereof.

3.11. Index of Exhibits. The following exhibits attached to this Agreement are hereby incorporated herein:

Exhibit A – Site Plan

Exhibit B – Use Restrictions

**[REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]**

*Signature and Acknowledgment Page Follows*



**EXHIBIT A**  
**Site Plan**

**EXHIBIT B**  
**Use Restrictions**

Leatherbuck covenants that:

- (a) Leatherbuck will not permit the West Parcel or the East Parcel or any property now or hereafter owned or controlled by Leatherbuck or any affiliates of Leatherbuck and located within a one (1) mile radius of the Center Parcel, to be occupied or used, in whole or in part, for:
- (i) the retail sale of gasoline and other motor fuels;
  - (ii) a store which derives fifty percent (50%) or more of its income from the sale of tobacco, e-cigarettes, cannabidiol (CBD) containing substances, cannabis containing substances (to the extent the sale thereof is legally permissible) or related products; or
  - (iii) a "Convenience Store" ( defined as a retail business with a primary emphasis on providing the public a convenient location to quickly purchase a wide variety of products (predominantly food, beverage, gasoline or tobacco products) and services, such as, by way of example only, and without limitation, a BP Express, WAWA, 7-Eleven, Royal Farms, Hess, Rutter's, Speedway, QT, Kangaroo, Murphy Oil, Circle K, or similar retail operators; provided, however, that the foregoing reference to "predominantly food" shall not be construed so as to prohibit the operation of a quick service restaurant); and
- (b) for a period of one (1) year after the date upon which Sheetz opens Sheetz's business to the public on the Center Parcel, Leatherbuck will not permit any property owned or controlled by Leatherbuck as of the Effective Date of the Lease and located within a two (2) mile radius of the Center Parcel, to be occupied or used, in whole or in part, for:
- (i) a Subway, Jersey Mike's, Firehouse Subs, Jimmy John's, or similar retail operation which derives fifty percent (50%) or more of retail sales from the sale of hoagie or submarine-style sandwiches; provided, however, that this restriction shall not apply to a casual dining or other restaurants offering table service with wait staff;
  - (ii) a Tim Horton's, Krispy Kreme, or similar retail operation which derives fifty percent (50%) or more of retail sales from the sale of donuts and coffee products; or
  - (iii) a Starbucks, Dunkin Donuts (a/k/a Dunkin), Biggby Coffee, or similar retail operation which derives fifty percent (50%) or more of retail sales from the sale of coffee products (collectively, the "Restrictions");

provided, however, that the Restrictions shall not prohibit (x) the existing Golden China and Alpine Drive Thru tenants from the continued sale of carry-out items, (y) the existing O'Tooles, Alpine Drive Thru and Golden China tenants from the continued sale of beer and/or other alcoholic beverages, or (z) the existing Golden China tenant from the continued sale of Chinese cuisine (each, as applicable, a "Non-Conforming Restricted Property") and shall not prohibit Leatherbuck from renewing or otherwise extending such restricted use with the current occupant of such

Non-Conforming Restricted Property; provided, however, that upon cessation of the restricted occupancy or use of any Non-Conforming Restricted Property, such Non-Conforming Restricted Property shall not thereafter be used for one of the foregoing Restrictions.

CITY OF GAHANNA  
10.50 AC.  
P.N. 025-000279

PARKING CALCULATIONS				
AREA	SQUARE FOOTAGE	MIN. PARKING REQ'D*	TOTAL PARKING PROVIDED	PARKING RATIO
RESTAURANT SPACE	2,479± S.F.	17	18	7.26/1000 S.F. 1/138 S.F.
RETAIL SPACE	2,480± S.F.	10	17	6.85/1000 S.F. 1/146 S.F.
OVERALL BUILDING	4,959± S.F.	27	35	7.06/1000 S.F. 1/142 S.F.

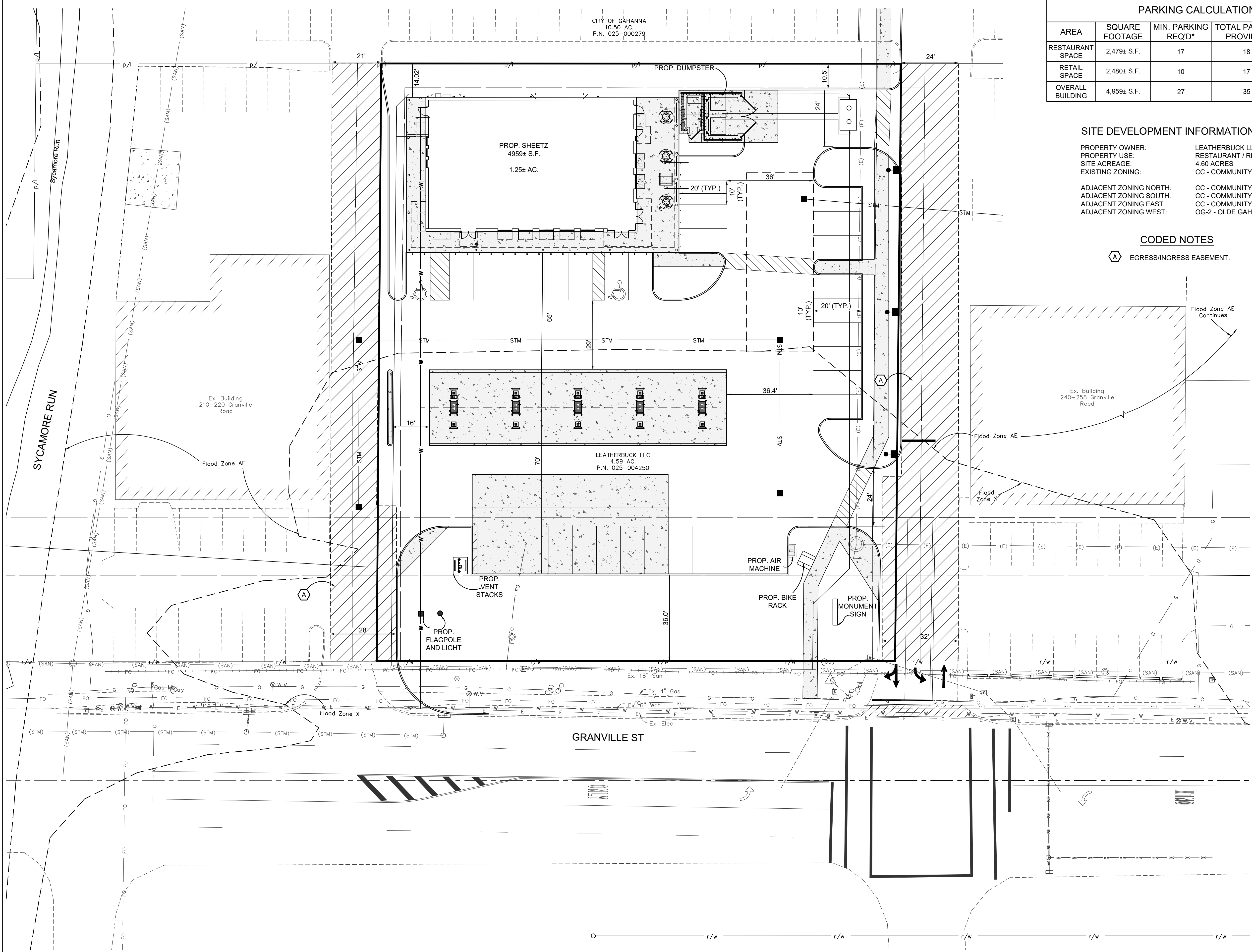
**SITE DEVELOPMENT INFORMATION**

PROPERTY OWNER: LEATHERBUCK LLC.  
 PROPERTY USE: RESTAURANT / RETAIL  
 SITE ACREAGE: 4.60 ACRES  
 EXISTING ZONING: CC - COMMUNITY COMMERCIAL

ADJACENT ZONING NORTH: CC - COMMUNITY COMMERCIAL  
 ADJACENT ZONING SOUTH: CC - COMMUNITY COMMERCIAL  
 ADJACENT ZONING EAST: CC - COMMUNITY COMMERCIAL  
 ADJACENT ZONING WEST: OG-2 - OLDE GAHANNA MIXED USE NEIGHBORHOOD

**CODED NOTES**

(A) EGRESS/INGRESS EASEMENT.



ORIGINAL ISSUE DATE: 12/09/2023

PROJECT NO.: #####  
 PROJECT MANAGER: ##  
 DESIGNED BY: ####  
 DRAWN BY: ####

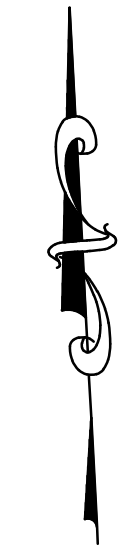
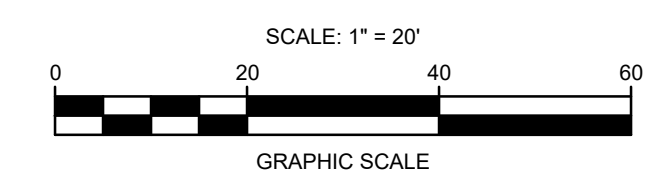
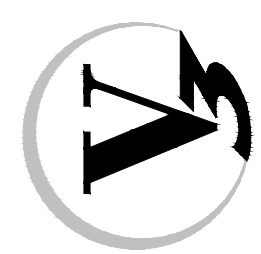
OHIO

ACCESS EASEMENT EXHIBIT  
 SHEETZ LINCOLN CIRCLE

GAHANNA S04

DRAWING NO.  
1

550 Polaris Parkway,  
Suite 250  
Westerville, OH 43082  
614.761.1661 phone  
www.v3co.com





Project Name: Sheetz Lincoln Circle

V3 Job No: 230945

March 25th, 2024

*Kelly Wicker*

*Department of Planning*

*200 S. Hamilton Rd, Gahanna, Ohio, 43230*

Kelly: Please see the responses below in red to each comment presented in the 3-22-2024 comments for the Sheetz Lincoln Circle project.

Fire District (welshp@mifflin-oh.gov)

1. The fire division has no objections to the change of use, design review, final development plan, and variance for the proposed Sheetz at Lincoln Circle and Granville Street. All underground permits will need to be pulled with Mifflin Township Division of Fire.

*-Acknowledged.*

Building (614) 342-4010

2. The structures will be required to comply with the requirements of the Ohio Building Code.

*-Acknowledged and they currently do and further plans will continue to comply.*

Engineering Project Administrator (614) 342-4056

3. No Comments. See FDP for Comments.

*-Acknowledged.*

Transportation and Mobility Engineer (614) 342-4050

4. No Comments. See FDP for Comments.

*-Acknowledged.*

Parks (614) 342-4261

5. Previous comments were noted and plans depict requested updates.

*-Acknowledged.*

6. Landscape plans look appropriate. Based on imagery from November 2022, it appears that one of the 6 "street trees" near Granville St. may be dead. Ensure tree is in good condition before preserving. Any plant material to be preserved and counted for credit must be protected with tree protection fencing at least 10 feet past the dripline.

*-Acknowledged, a note was added to account for this once full engineering takes place.*

Planning (614) 342-4025

7. The submitted lighting plan is still not compliant with Code. Per Ch 1163.06(a), the foot candle value cannot exceed 1.0 fc at the property line. This is exceeded on the east property line. Please revise or apply for a variance.

*-Revised per above comment.*

Respectfully, **V3 Companies, Ltd.**

Andrew Gardner, P.E.

*Project Engineer*



April 3, 2024

Skilken Gold  
4270 Morse Road  
Columbus, OH 43230

RE: Project Lincoln Circle and Granville Sheetz Design Review/C of A

Dear Skilken Gold:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

**Fire District (welsph@mifflin-oh.gov)**

1. The fire division has no objections to the change of use, design review, final development plan, and variance for the proposed Sheetz at Lincoln Circle and Granville Street. All underground permits will need to be pulled with Mifflin Township Division of Fire.

**Building (614) 342-4010**

2. The structures will be required to comply with the requirements of the Ohio Building Code.

**Engineering Project Administrator (614) 342-4056**

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**Transportation & Mobility Engineer (614) 342-4050**

4. No comments. See FDP for comments.

**Parks (614) 342-4261**

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6. Previous comments were acknowledged, but compliance with prior comment will need to be verified once full engineering takes place.

**Planning (614) 342-4025**

7. All Planning comments on this application have been addressed.

If you have general comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025. If your questions are specific to a certain department's comments, please reach out to that department using the contact information provided with their comments above.

Sincerely,  
Kelly Wicker  
Planning and Zoning Coordinator



## PLANNING COMMISSION STAFF REPORT

### Project Summary – Sheetz

---

**Meeting Date:** April 24, 2024

**Location:** 230 Granville Street

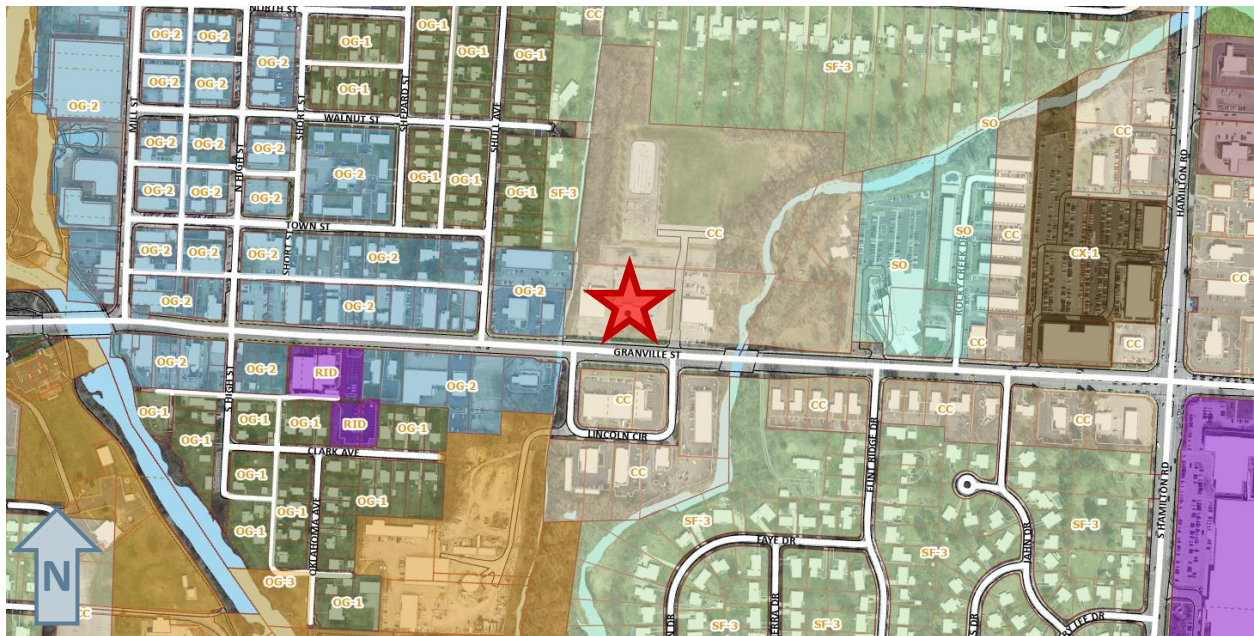
**Zoning:** Community Commercial (CC)

**Application Type(s):** Final Development Plan (FDP), Design Review (DR), and Conditional Use (CU)

**Staff Representative:** Maddie Capka, Planner II

**Recommendation:** Staff recommends disapproval of all three applications as submitted.

#### Location Map:



## Staff Review

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### Overview

The applicant is requesting approval of three applications for the construction of a Sheetz gas station and associated quick service restaurant at 230 Granville Street. The site is currently 4.63 acres and contains three commercial buildings. Although lot splits cannot be approved with these three applications, the site layout has been planned to accommodate for a future 1.25-acre lot split.

The restaurant/retail building is located to the rear of the lot and is 4,959 SF. There is no drive thru proposed on the site. All parking is located to the front and side of the building. The project proposes to improve pedestrian connectivity to Shull Park by installing a sidewalk from Granville Street to the park.

The main building façade will be constructed primarily of brick veneer with a stone base and a red standing seam metal roof. The building design and materials are consistent with the Sheetz brand and other locations in the area. The fuel pumps are located to the front of the building and will have a red canopy to match the roof of the primary building.

### Parking and Landscaping

Code requires a minimum of 27 parking spaces for this project: 17 for the restaurant portion of the building and 10 for the retail portion. The applicant proposes 35 spaces, exceeding minimum requirements.

Along with parking space minimums, there are also interior landscaping requirements that must be met. Code requires ~1,500 SF of landscaping area for this project, and ~1,600 SF is provided. 16 trees are proposed to meet interior planting requirements. Chapter 914 contains additional tree planting requirements based on the area of new impervious surface. In this case, 41 caliper inches are required and 42.5 inches are provided.

### Land Use Plan

The City's Land Use Plan (LUP) designates the site's future land use as "Mixed Use". This category encourages higher-density, urban/semi-urban development with the main structure oriented towards the street and parking to the rear (LUP page 58). A 0'-20' building setback along road frontages is recommended. The three recommended uses listed for this category are retail, office, and residential.

In addition to being designated Mixed Use, the property is also included in the "downtown" focus area (LUP page 72). The downtown focus area contains a variety of relevant recommendations for projects of this scope. Relevant focus area recommendations include the following:

- Vision for the district is to grow and expand as a traditional mixed use district.
  - Medium to high density residential or mixed use.
  - Development oriented towards the street.
- Expand downtown onto Granville St.
- Human scale development with emphasis on the pedestrian.

- Expand non-motorized network.
- A mix of uses that will attract and accommodate businesses and residential development.
- Attract businesses that support downtown residents.

The LUP also provides a number of design related recommendations for all projects located within the City (LUP page 98) and for projects located within the “downtown” (LUP page 113). Relevant design/character recommendations include the following:

- Buildings should be located adjacent to the right-of-way to improve walkability.
- Parking should be located towards the rear, no parking between building frontage and right-of-way.
- Parking should not be permitted between the building and the street.
- Parking should not be placed closer to the street than the face of the building.
- Building entrances shall be located along the right-of-way to create a “front door” character for the pedestrian corridor.
- Sidewalks and/or multi-use paths should be located along the right-of-way.
- Sites should be designed to share vehicular access with adjacent sites.
- Buildings of 2-4 stories are encouraged.
- Natural building materials are encouraged; materials that emulate a different material are discouraged.
- Natural brick is encouraged.
- Place buildings to promote a safe, interesting, and comfortable pedestrian environment.
  - When a building is setback from the sidewalk, design the intervening space to be attractive to pedestrians.
- Develop an active pedestrian friendly area when the building is setback from the sidewalk.

A new Zoning Code was also approved by Planning Commission and City Council this year and will go into effect on May 1, 2024. The changes in the new Code are based on the recommendations that are provided in the LUP. One of those recommendations is to place a “heavy emphasis on high-quality, mixed-use, pedestrian oriented design,” (LUP page 74) in the Downtown area. Another recommendation is to expand the existing Downtown zoning pattern to the east on Granville Street, up to Rocky Fork Creek. The new zoning map extends the “Creekside Mixed Use” district along this recommended boundary, which includes the proposed site.

## Review Criteria

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### Final Development Plan (FDP)

Planning Commission shall approve an FDP application if the following four conditions are met:

1. The proposed development meets the applicable development standards of this Zoning Ordinance.
2. The proposed development is in accord with appropriate plans for the area.

3. The proposed development would not have undesirable effects on the surrounding area.
4. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

### **Design Review (DR)**

General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect, and enhance the physical surroundings of the Design Review District.

In addition to the general requirements, the site is subject to the standards of Design Review District 3 (DRD-3) since it is zoned commercial. The following design standards apply:

- Entrances and exits shall be well decorated and landscaped to minimize unsightly appearance.
- Landscape islands shall be in the center and perimeter of the parking areas.
- Earth mounding and trees should be considered to reduce neighborhood noise.
- Generous use of vegetation is encouraged.
- Preferred building materials include brick, stone, cement, decorative aluminum, and wood.

### **Conditional Use (CU)**

Requests for a conditional use shall be approved if the following four conditions are met:

1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this zoning ordinance are met.
2. The proposed development is in accord with the appropriate plans for the area.
3. The proposed development will not have undesirable effects on the surrounding area.
4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

## **Recommendation**

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Staff recommends disapproval of all three applications as submitted. The proposed use, gasoline service station, is a conditional use in the Community Commercial district, and therefore must meet all four conditional use criteria in order to be permitted.

Staff believes that the Conditional Use criteria has not been met, specifically the requirement to be in accord with appropriate plans for the area. The use, gas station with food/retail, is not consistent with the uses recommended by the LUP. Recommended uses are those with greater intensity/density (up to

200,000 square feet an acre) and pedestrian-oriented mixed use. The project is low intensity (less than 4,000 square feet an acre), single use, and auto oriented. Additionally, staff believes that the requested use is not consistent with the recommendation that the “downtown” focus area grow and expand as a traditional mixed-use district. Traditional mixed-use development integrates multiple uses into a single building or into one area where those uses are functionally integrated, and walkability/pedestrians are a focal point of design.

Staff also recommends disapproval of the Design Review and Final Development Plan applications. Without approval of a Conditional Use, the other two applications cannot be approved. Furthermore, for sites in this area, the LUP states that buildings should be oriented towards the street with parking to the rear and side of the site. The site layout does not align with this recommendation as the building is at the rear of the site with fuel pumps and parking to the front.

Although these applications are subject to the current Zoning Code, the new Code designates this site as Creekside Mixed Use. This new district prohibits gas stations and other auto-related uses based on recommendations in the LUP. Due to this, staff finds that the project does not keep with the development potential of the area.

It should be noted that the LUP makes recommendations, unlike zoning code, it does not require strict adherence. Planning Commission may grant approval of all applications as submitted. No variances are required to permit the development as proposed.