



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

VARIANCE APPLICATION

| | | | |
|--|---------------------------|--|--|
| Project/Property Address or Location: Sheetz Gahanna / TBD (Lot Combination in Progress) | | Project Name/Business Name: Sheetz Gahanna/ Skilken Gold Real Estate Development | |
| Parcel ID No.(s): 025011244,025011243,025011226 | Zoning Designation: NC | Total Acreage: 4.19 | |
| Description of Variance Requested: Variance relief from the sign requirements discussed in the attachment. New Variances Identified during Staff Review: Variance relief from Section 11167.18(c)(1) and 1163.08 (both discussed in attachment to resubmittal). | | | |
| STAFF USE ONLY – Code Section(s): See attached | | | |
| APPLICANT Name-do <u>not</u> use a business name: Eric Elizondo (Sarah Gold) | | Applicant Address: 4270 Morse Road, Columbus, Ohio 43230 | |
| Applicant E-mail: sgold@skilkengold.com | | Applicant Phone No.: 380.800.7822 | |
| BUSINESS Name (if applicable): Skilken Gold Real Estate Development | | | |
| ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts) | | | |
| Name(s): Sign Consultant - Zoning Resources | | Contact Information (phone no./email): Jim McFarland - 614.674.1956 jmcfarland@zoningresources.com Rebecca Green - rebecca@zoningresources.com | |
| PROPERTY OWNER Name: (if different from Applicant) The New Albany Company, LLC | | Property Owner Contact Information (phone no./email): Molly Iams 614-939-801/miams@newalbanycompany.com | |

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

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/Primary Contact Signature: Eric M. Elizondo Date: 6/1/22

INTERNAL USE

Zoning File No. V-0241-2022 RECEIVED: KAW PAID: 500.00
 DATE: 6-8-22 DATE: 6-8-22

Requested Variances

- Chapter 1167.08(c)(1) – Dumpster location
- Chapter 1163.08(c) – Interior landscaping
- Chapter 1165.08(a) – Square footage of signs
- Chapter 1165.08(b)(6) – Number of ground signs
- Chapter 1165.08(b)(1) – Number of projecting signs
- Chapter 1165.08(b)(6) – Sign setback
- Chapter 1165.09(a)(3) – Landscaping around sign
- Chapter 1165.08(b)(6) – Ground sign height
- Chapter 1165.09(a)(4)(C) – Electronic sign (frequency of message change)



VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

1. Review Gahanna Code Chapter 1131 (visit www.municode.com)
(Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)
2. Survey of property certified by a registered surveyor (11"x17" copy) if Applicable
 - Site Plan, drawings, or survey that depicts where the Variance is requested.
3. A statement of the reason(s) for the variance request that address the following three conditions:
(not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria)
 - Special circumstances or conditions
 - Necessary for preservation and enjoyment of property rights
 - Will not adversely affect the health or safety
4. List of contiguous property owners & their mailing address
5. One set of pre-printed mailing labels for all contiguous property owners
6. Application fee paid (in accordance with the Building & Zoning Fee Schedule)
7. Application & all supporting documents submitted in digital format
8. Application & all supporting documents submitted in hardcopy format
9. Authorization Consent Form Complete & Notarized (see page 3)

Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.



DEPARTMENT OF PLANNING

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.

The New Albany Company

(property owner name printed)

Grant S. Smalley, Treasurer

(property owner signature)

May 12, 2022

(date)

Subscribed and sworn to before me on this 12 day of May, 2022.

State of Ohio County of Franklin

Notary Public Signature: Marjorie Ball



MARJORIE BALL
Notary Public
State of Ohio
My Comm. Expires
March 1, 2026

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.

ERIC M. ELIZONDO (APPLICANT) SVP OF OPERATIONS

(applicant/representative/property owner name printed)

Eric M. Elizondo

(applicant/representative/property owner signature)

06/06/2022

(date)

Subscribed and sworn to before me on this 6th day of June, 2022.

State of Ohio County of Franklin

Notary Public Signature: Deborah D. Lenington



DEBORAH D. LENINGTON
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
June 27, 2023

RE: Zoning Application Submittal New Sheetz (Parcel #: 025011244,025011243,025011226)

Sign Identification Key

| Signs | Type | Location | Description | ≅ Area |
|----------|-----------|-------------------|-----------------------------|----------|
| Sign A.1 | Permanent | North Elevation | "Sheetz" Wall Sign | 25.94 sf |
| Sign A.2 | Permanent | West Elevation | "Sheetz" Wall Sign | 25.94 sf |
| Sign A.3 | Permanent | South Elevation | "Sheetz" Wall Sign | 25.94 sf |
| Sign B.1 | Permanent | Gas Canopy Column | Information Sign | 5.08 sf |
| Sign B.2 | Permanent | Gas Canopy Column | Information Sign | 5.08 sf |
| Sign C.1 | Permanent | Morse Road | Ground Sign | 33.8sf |
| Sign C.2 | Permanent | E. Johnstown Road | Ground Sign | 33.8sf |
| Sign D.1 | Permanent | Drive-Thru | Pickup unit - Clearance Bar | 16.67sf |
| Sign D.2 | Permanent | Drive-Thru | Pickup unit – Orderpoint | 23.25sf |
| Sign D.3 | Permanent | Drive-Thru | Pickup unit – Menuboard | 24.57sf |

Description of Requested Sign Variances

Signs B.1, B.2

Signs B.1 and B.2 are non-illuminated, projecting 5.08sf signs to indicate the location of the diesel fuel pumps (located on the outside, due to the large size of many diesel vehicles). Signs B.1 and B.2 have a height of 13'6" and a clearance to the bottom of the sign of 8'5".

A variance to allow for a second projecting sign (Sign B.2) directed to the same street.

Applicant requests a variance of 1 projecting sign.

1165.08.b.1

Signs C.1, C.2

Signs C.1 and C.2 are externally illuminated ground signs.

A variance to allow C.1 and C.2 to be 5ft from the right-of-way.

Applicant requests a variance of 10ft setback for C.1 and C.2 (to be located 5ft from ROW).

1165.08.b.6

A variance to allow C.1 and C.2 not to have landscaping centered around them.

Applicant requests a variance to allow no landscaping around C.1 and C.2.

1165.09.a.3

RE: Zoning Application Submittal New Sheetz (Parcel #s: 025011244,025011243,025011226)

Signs D.1, D.2, D.3

Sign D.1 is an internally illuminated clearance bar for the drive-thru lane. Sign area is 16.67sf and it is 18' in height.

A variance to allow for a clearance bar ground sign at 16.67sf and 18' high.

Applicant requests a variance of sign type, from monument to clearance bar.
1165.08.b.6

A variance to allow for a clearance bar ground sign at 16.67sf and 18' high.

Applicant requests a variance allowing a third ground sign, a clearance bar.
1165.08.b.6

A variance to allow for a clearance bar ground sign at 16.67sf and 18' high.

Applicant requests a variance for ground sign height, a variance of 10 ft.
1165.08.b.6

A variance to allow for less than 50sf of landscaping around a menuboard ground sign.

Applicant requests a variance allowing approximately 18sf landscaping around a menuboard, a variance of approximately 32sf.
1165.09(a)(3)

Sign D.2 is an internally illuminated orderpoint with rain cover. Sign area is 23.25sf and is 13' in height. The order point contains two small electronic touch order screens, each approximately 1sf in area, that communicates a customer's order to store staff.

A variance to allow for orderpoint ground sign at 23.25sf at 13' in height.

Applicant requests a variance allowing an orderpoint ground sign (not a monument)
1165.08.b.6

A variance to allow for orderpoint ground sign at 23.25sf at 13' in height.

Applicant requests a variance allowing a fourth ground sign.
1165.08.b.6

A variance to allow for orderpoint ground sign at 23.25sf at 13' in height.

Applicant requests a variance for sign height at 13', a variance of 5'.
1165.08.b.6

A variance to allow for two small electronic touch order screens, each being approximately 1 sf in area, that changes more than once each day.

Applicant requests to allow two small electronic touch order screens, each being approximately 1sf in area, on a ground sign that is an orderpoint (not a monument sign).
1165.09.a.4.A.

RE: Zoning Application Submittal New Sheetz (Parcel #: 025011244,025011243,025011226)

A variance to allow for two small electronic touch order screens, each being approximately 1 sf in area, that changes more than once each day.

Applicant requests to allow two small electronic touch order screens, each being approximately 1sf in area, to change more than once each day. This variance depends on the number of drive-thru customers per day.

1165.09.a.4.C

A variance to allow for less than 50sf of landscaping around a menuboard ground sign.

Applicant requests a variance allowing approximately 18sf landscaping around a menuboard, a variance of approximately 32sf.

1165.09(a)(3)

Sign D.3 is an internally illuminated menuboard. Sign area is 24.57sf and is 6ft 2^{5/16} in height.

A variance to allow for a menuboard ground sign.

Applicant requests a variance allowing a menuboard ground sign (not a monument)

1165.08.b.6

A variance to allow for a menuboard ground sign.

Applicant requests a variance allowing a fifth ground sign.

1165.08.b.6

A variance to allow for less than 50sf of landscaping around a menuboard ground sign.

Applicant requests a variance allowing approximately 18sf landscaping around a menuboard, a variance of approximately 32sf.

1165.09(a)(3)

Overall Sign Variances

Variance that apply to the overall signage plan.

A variance to allow for a total of 222.50sf total signage area.

Applicant requests a variance o of 72.50sf.

1165.08.a

A variance to allow for three additional ground signs (drive-thru signage).

Applicant requests a variance of three ground signs.

1165.08.b.6

RE: Zoning Application Submittal New Sheetz (Parcel #s: 025011244,025011243,025011226)

Sign Variance Statements

Pursuant to Planning and Zoning Code §1165.12

Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.

The subject site is a multi-use facility featuring the following uses: restaurant, convenience store, drive-thru, and re-fueling. Due to the multi-use nature of the property and the fact that motor vehicles will be using the same space as pedestrians, specialized signage is necessary, in order to keep the site safe. Also, since the site offers drive-thru services, additional signage is needed to make sure the drive-thru is used properly and that store staff can efficiently communicate with drive-thru customers.

Additionally, new development is subject to the New Albany Company's design review process and standards relating to building design, landscape and signage, some of which differ from Gahanna's design requirements.

Whether the variance is substantial.

The variances are not substantial. Most of the variance requests relate to the drive-thru services, information about using the refueling area, and landscaping that is difficult to provide in a drive-thru lane or that is prevented by the New Albany Company's standard design, approved for the subject site.

Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

The neighborhood is commercial in nature. Adjoining properties to the east and west are commercially oriented. Buffered multi-family is to the north and commercial is to the south. The requested variances will not substantially alter the essential character of the neighborhood or cause adjoining properties to suffer a substantial detriment.

Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse).

The requested variances will not adversely affect the delivery of governmental services.

Whether the property owner purchased the property with the knowledge of the zoning restriction.

Applicant is proposing development and does not own the property.

RE: Zoning Application Submittal New Sheetz (Parcel #s: 025011244,025011243,025011226)

Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Applicant's predicament cannot be obviated unless the variances are allowed. The variances arise from the proposed multi-functional use of the site, the need to provide a safe environment for users of the site, and the conflicting design standards that encumber the site.

Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Granting of the sign variances will improve safety and function on-site and maintain consistency with neighboring properties that are subject to the same New Albany Company design standards. The spirit and intent behind the zoning requirement will be observed and substantial justice by granting the variance.

Whether the sign is sufficiently compatible with the architectural and design character of the immediate neighborhood and all graphic design standards established for the district.

The proposed signs are reflective of the New Albany Company's standard sign design, approved for the area, and are in line with the neighborhood character.

Whether the sign will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.

The proposed signs are reflective of the New Albany Company's standard sign design, approved for the area, and will not be hazardous to passing traffic or detrimental to the public safety and welfare.

RE: Zoning Application Submittal New Sheetz (Parcel #s: 025011244,025011243,025011226)

Variance Statement

Pursuant to Planning and Zoning Code §1131

Requesting Relief from Section 1167.18(c)(1)

The subject site is unique in that it is “L” shaped with frontage on two different roads. The wider, southern, end of the property is bisected by a 15-foot wide water line easement and contains an existing basin, to remain, which leaves an exceptionally long and narrow developable area to work with (i.e., approximately twice as long as it is wide, 473 feet by 240 feet).

As a result of the unique size and shape of the lot, the building has to be oriented long-ways on the site, with the primary elevation oriented west (i.e., not toward either street frontage). Given that access is proposed on both ends of the site and the drive-thru use requires there to be ample circulation around all sides of the building, it is not feasible to locate the dumpster in the any area immediately to the rear of the building. As a result, the dumpster is proposed as close to the rear of the building as possible, while still allowing enough room for it to be serviced.

In order to mitigate the effect of locating the dumpster to the side of the building, screening is proposed, in excess of what is required by Code. The dumpster is shown surrounded by a screen wall, around which seventeen (17) 5-foot tall emerald green arborvitae will be planted and a cluster of five (5) shade and ornamental trees will be located between the screened dumpster and E. Johnstown Road, which is approximately 60 feet away.

The proposed location of the dumpster, in the south east corner of the parking lot, in combination with the screening that is proposed, aligns with the spirit and intent of the City’s dumpster requirements. Moreover, granting of the Variance to dumpster location, will not adversely affect the health or safety of the general public.

RE: Zoning Application Submittal New Sheetz (Parcel #s: 025011244,025011243,025011226)

Variance Statement

Pursuant to Planning and Zoning Code §1131

Requesting Relief from Interior Landscape Requirements (Section 1163.08)

The Code requires the amount of interior landscaping area be five percent of the total area of the parking lot pavement, one (1) tree per one hundred (100) square feet of required landscape area, and one (1) tree per forty (40) lineal feet of frontage. In addition to the City of Gahanna's landscape requirements, the site is subject to the New Albany Company's design requirements, and NACO requires ten (10) trees, per one hundred (100) lineal feet of frontage.

The subject site is unique in that it is "L" shaped with frontage on two different roads. The wider, southern, end of the property is bisected by a 15-foot wide water line easement and contains an existing basin, to remain, which leaves an exceptionally long and narrow developable area to work with (i.e., approximately twice as long as it is wide, 473 feet by 240 feet).

The amount of parking lot pavement that is proposed is being driven by and is a result of the unique shape and size of the lot and needing to provide ample and safe site circulation for customers and servicing of the proposed multi-use facility (restaurant, convenience store, drive-thru, and re-fueling). It is not feasible to include all 37 trees that are required (based on the amount of parking lot paving) within the parking area.

The stated purpose of the City's interior landscape requirements (1163.08) is to:

"promote public safety, to moderate heat, wind and other climatic effects produced by parking lots, to minimize nuisances such as noise and glare, and to enhance the visual environment of off-street parking."

While a Variance is being requested to the number of trees that are proposed within the parking lot area, the Landscape Plan includes an exceptionally large number of new trees (shade and ornamental), which will enhance the property, as viewed from all angles. Eighty six (86) new trees are proposed, in addition to existing trees that are to be preserved and the other proposed plantings (i.e., shrubs, perennials and ornamental grasses). When viewed holistically, the Landscape Plan is reflective of the spirit and intent of the City's landscape requirements.

Moreover, granting of the Variance to allow 11 interior parking lot trees, in lieu of the 37 required by Code, will not adversely affect the health or safety of the general public. Conversely, it will allow for a safe and aesthetically pleasing development.

RE: Zoning Application Submittal New Sheetz (Parcel #s: 025011244,025011243,025011226)

List of Contiguous Property Owners & Their Mailing Addresses



Park Realty of Gahanna LLC
5177 Red Oak Lane
Dublin, OH 43016



Edward J. Doersam
P.O. Box 30874
Columbus, OH 43230-0874



Rogers Market Limited
250 Civic Center Dr #500
Columbus, OH 43215

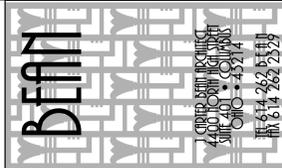


1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

| EXTERIOR MATERIAL FINISH KEY | | | |
|------------------------------|------------------|--|--|
| MARK | MANUFACTURER | DESCRIPTION | REMARKS |
| AWNINGS | | | |
| <AWN-1> | SUNBRELLA | WALNUT BROWN TWEED | FRAME TO BE PREFINISHED DARK BRONZE |
| BRICK | | | |
| <BR-1> | GLEN GERY | ALBANY MODULAR | MORTAR: ARGOS MAGNOLIA BUFF |
| <BR-2> | GLEN GERY | ASHMONT MODULAR | MORTAR: ARGOS MAGNOLIA BUFF |
| <BR-3> | CLOUD CERAMICS | TERRA COTTA DARK | EXTERIOR BRICK PAVERS |
| FIBER CEMENT | | | |
| <FC-1> | JAMES HARDIE | 5/16" FIBER CEMENT PANEL SIDING | PAINT PF-1 |
| <FC-2> | JAMES HARDIE | 4/4 X 4 FIBER CEMENT TRIM | PAINT PF-1 |
| METAL | | | |
| <MTL-1> | DMI | DARK BRONZE | - |
| <MTL-2> | DMI | PANTONE 201C | STANDING SEAM/ CANOPIES |
| PAINT | | | |
| <PF-1> | SHERWIN-WILLIAMS | MATCH MTL-1 | - |
| <PF-2> | SHERWIN-WILLIAMS | MATCH FUEL KIOSK "GREY" | - |
| STOREFRONT FRAMING | | | |
| <SF-1> | YKK | 2"x4 1/2" FRAMING w/ 1" INSULATED GLAZING | FINISH TO BE ANODIZED DARK BRONZE |



PROJECT NAME:
NEW SHEETZ STORE

GAHANNA, OH

COLLINGWOOD POINTE
FRANKLIN COUNTY,
NEW ALBANY, OHIO 43230

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT:



J. CARTER BEAN
LICENSE #1015234
EXPIRATION DATE: 12/31/2022

PROFESSIONAL:



KEYPLAN:

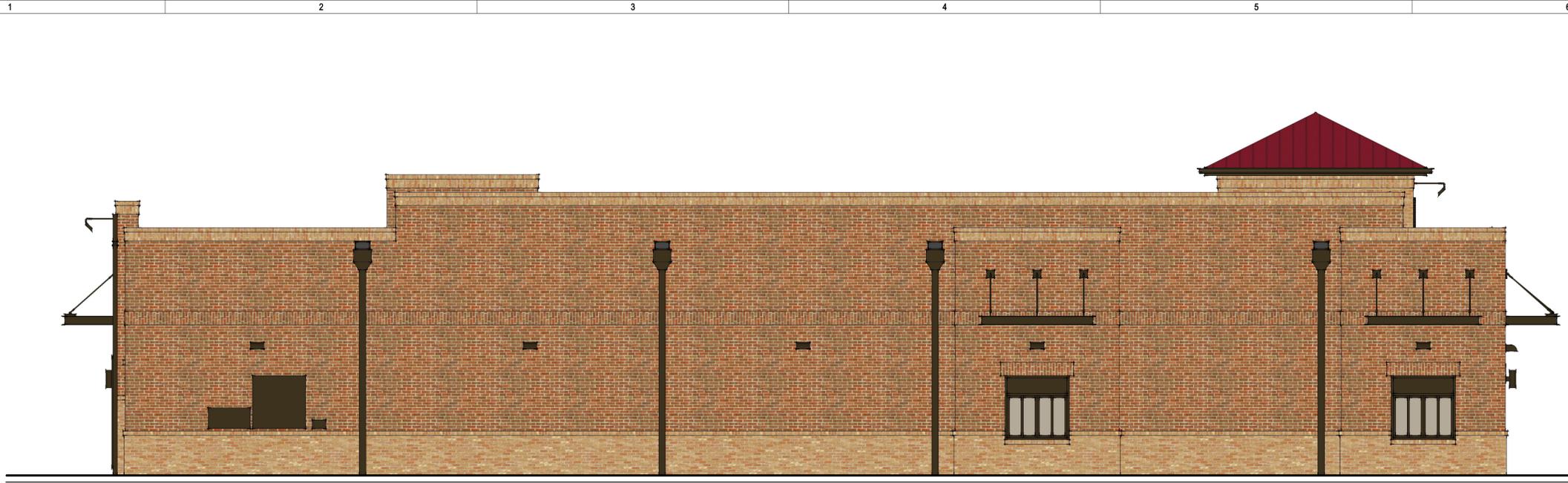
| MARK | DATE | DESCRIPTION |
|------|------------|----------------------------------|
| | 03-18-2022 | NACO SUBMISSION |
| | | FIELD ORDER 1 - BRICK DIMENSIONS |
| | | FIELD ORDER 4 - BRICK BASE |
| | | FIELD ORDER 5 - STONE CAP SPEC. |

ISSUE: 03/18/2022
PROJECT NO.:
CAD DWG FILE: -
AUTHOR BY: -
REVIEW BY: -
SHEET TITLE:

EXTERIOR
ELEVATIONS

A200

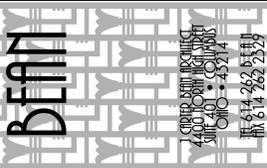
DESIGN REVIEW DRAWINGS



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROJECT NAME:
NEW SHEETZ STORE

GAHANNA, OH

COLLINGWOOD POINTE
FRANKLIN COUNTY,
NEW ALBANY, OHIO 43230

OWNER:
SHEETZ, INC.

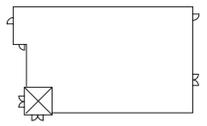
5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT:



J. CARTER BEAN
LICENSE #1015234
EXPIRATION DATE: 12/31/2022

PROFESSIONAL:



KEYPLAN:

| MARK | DATE | DESCRIPTION |
|------|------------|-----------------|
| | 03-18-2022 | NACO SUBMISSION |

ISSUE: 03/18/2022

PROJECT NO.: .

CAD DWG FILE: -

AUTHOR BY: .

REVIEW BY: -

SHEET TITLE:

EXTERIOR ELEVATIONS

A210

DESIGN REVIEW DRAWINGS

PROJECT NAME:
**NEW SHEETZ SITE
GAHANNA**

Along East Johnstown Road
and Morse Road
Gahanna
Ohio

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

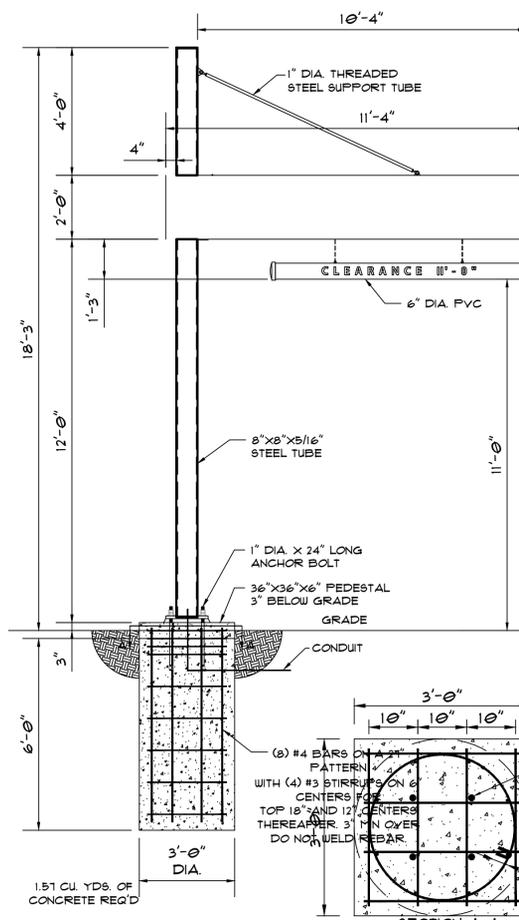
PROFESSIONAL

KEYPLAN

ISSUE: **04-09-20**
PROJECT NO:
AUTHOR BY: NMI
REVIEW BY:
SHEET TITLE

DRIVE THRU
SIGN DETAILS

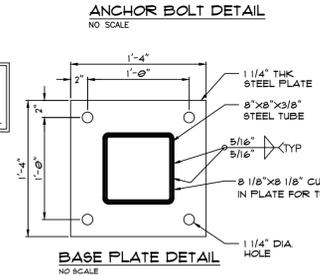
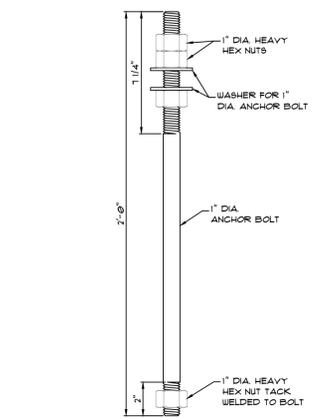
DT-2



- NOTES:
- DESIGN IS BASED ON 90 MPH 3 SEC GUST DESIGN WIND SPEED PER NBC 2009 EXPOSURE C.
 - CAISSON FOUNDATION ANALYSIS IS BASED ON A SAFE LATERAL SOIL BEARING PRESSURE OF 1.5 PER FOOT OF DEPTH. SOIL REPORT WAS NOT FURNISHED. ALLOWABLE BEARING PRESSURE SHOULD BE VERIFIED PRIOR TO PLACEMENT OF CONCRETE. DO NOT PLACE CONCRETE IN RAIN. CONCRETE SHALL BE MIXED TO ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
 - SUPPORT MEMBERS SHALL BE FREE FROM DEFECTS AND SHALL MEET ASTM A500 GRADE B WITH A MINIMUM YIELD STRENGTH OF 46000 PSI FOR TUBE. PLATE AND ANGLE SHALL MEET ASTM A36. ALUMINUM SHALL BE FABRICATED FROM 3003-H14 SHEET OR EXTRUDED FROM 6063-T6 ALLOY.
 - STRUCTURAL BOLTS SHALL BE ZINC COATED A325 UNLESS OTHERWISE NOTED.
 - ANCHOR BOLTS SHALL BE CUT FROM A36 ROUND STOCK. EXPOSED SURFACES SHALL BE GALVANIZED OR COATED TO PREVENT CORROSION.
 - ALL Voids BETWEEN COLUMN BASE PLATE AND FOUNDATION SURFACE SHALL BE COMPLETELY FILLED WITH HIGH STRENGTH, NON-SHRINK GROUT.
 - WELDS SHALL BE MADE WITH E70XX ELECTRODES BY PERSONS QUALIFIED IN ACCORDANCE WITH AWS STANDARDS WITHIN THE LAST TWO YEARS.
 - STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 WITH DEFORMATIONS IN ACCORDANCE WITH ASTM A-308. WELDING OF REINFORCING BARS IS PROHIBITED.
 - THIS DESIGN IS INTENDED TO BE INSTALLED AT THE ADDRESS SHOWN BELOW AND SHOULD NOT BE USED AT OTHER LOCATIONS.

ALL STEEL BELOW GRADE (INCLUDING EXPOSED ANCHOR BOLTS) SHALL BE COATED WITH CARBOLINE BITUMASTIC 50 COAL TAR OR EQUAL AFTER INSTALLATION AND PRIOR TO LANDSCAPING.

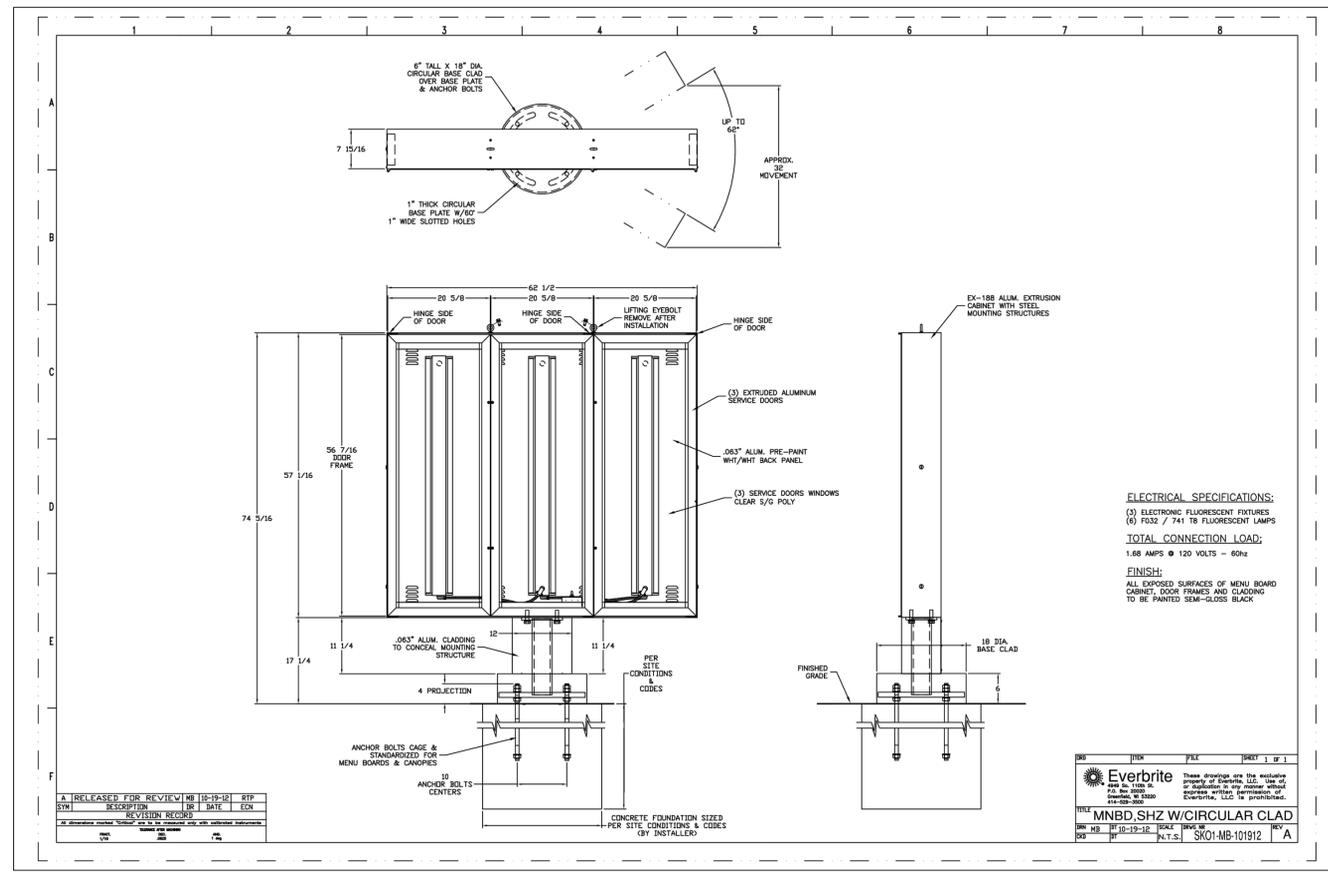
FOUNDATION & PEDESTAL SHALL BE PLACED MONOLITHICALLY IN ONE CONTINUOUS POUR.



PROJECT: SHEETZ
CANTILEVERED CLEARANCE BAR

CLIENT: **BLAIR SIGN COMPANY**
5107 KESSEL AVENUE, ALTOONA, PENNSYLVANIA 16601
PHONE: (814) 948-8897 FAX: (814) 948-8898

| | | | | | |
|------|---|-------|----------|-----------------|---------|
| SHT. | 4 | BY: | TMD | Project Number: | 11-0930 |
| OF | 4 | DATE: | 12/12/11 | Drawing Number: | B107326 |

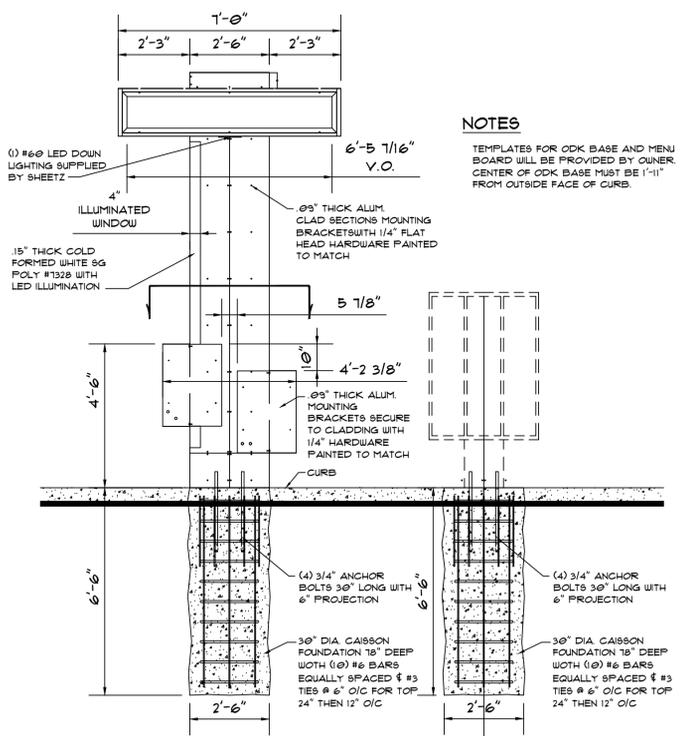


ELECTRICAL SPECIFICATIONS:
(3) ELECTRONIC FLUORESCENT FIXTURES
(6) F32 / 741 T8 FLUORESCENT LAMPS

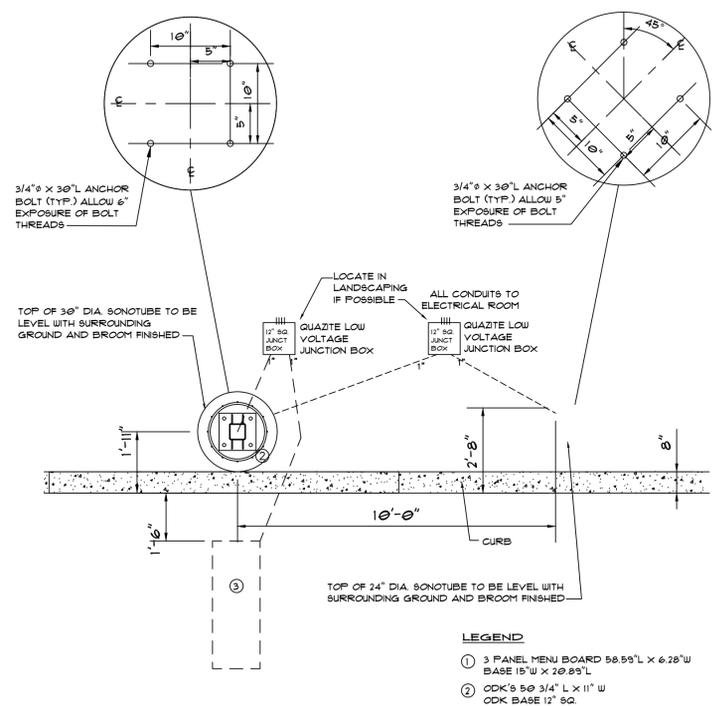
TOTAL CONNECTION LOAD:
1.68 AMPS @ 120 VOLTS - 60hz

FINISH:
ALL EXPOSED SURFACES OF MENU BOARD CABINET, DOOR FRAMES AND CLADDING TO BE PAINTED SEMI-GLOSS BLACK

| NO. | ITEM | DATE | REV. 1 OF 1 |
|-----|-----------|----------|----------------|
| 1 | MENUBOARD | 12-12-11 | SK01-MB-101912 |



- NOTES
- TEMPLATES FOR ODK BASE AND MENU BOARD WILL BE PROVIDED BY OWNER. CENTER OF ODK BASE MUST BE 1'-11" FROM OUTSIDE FACE OF CURB.



- LEGEND
- 3 PANEL MENU BOARD 58.99" L x 6.28" W BASE 15" W x 20.89" L
 - ODK'S 50 3/4" L x 11" W ODK BASE 12" SQ.
 - TOP OF 54" x 18" MAGNETIC LOOP 2" BELOW TOP OF CONCRETE



DRIVE THRU ORDER POINT ELEVATION
SCALE: 3/8"=1'-0"

PROJECT NAME:
**NEW SHEETZ SITE
GAHANNA**

Along East Johnstown Road
and Morse Road
Gahanna
Ohio

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

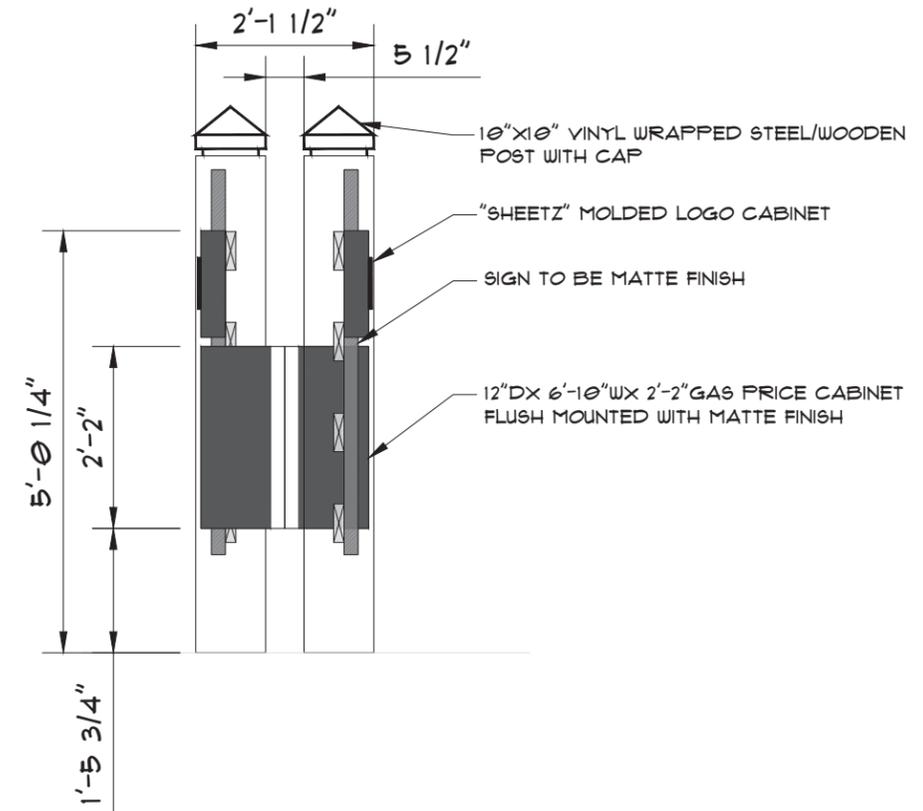
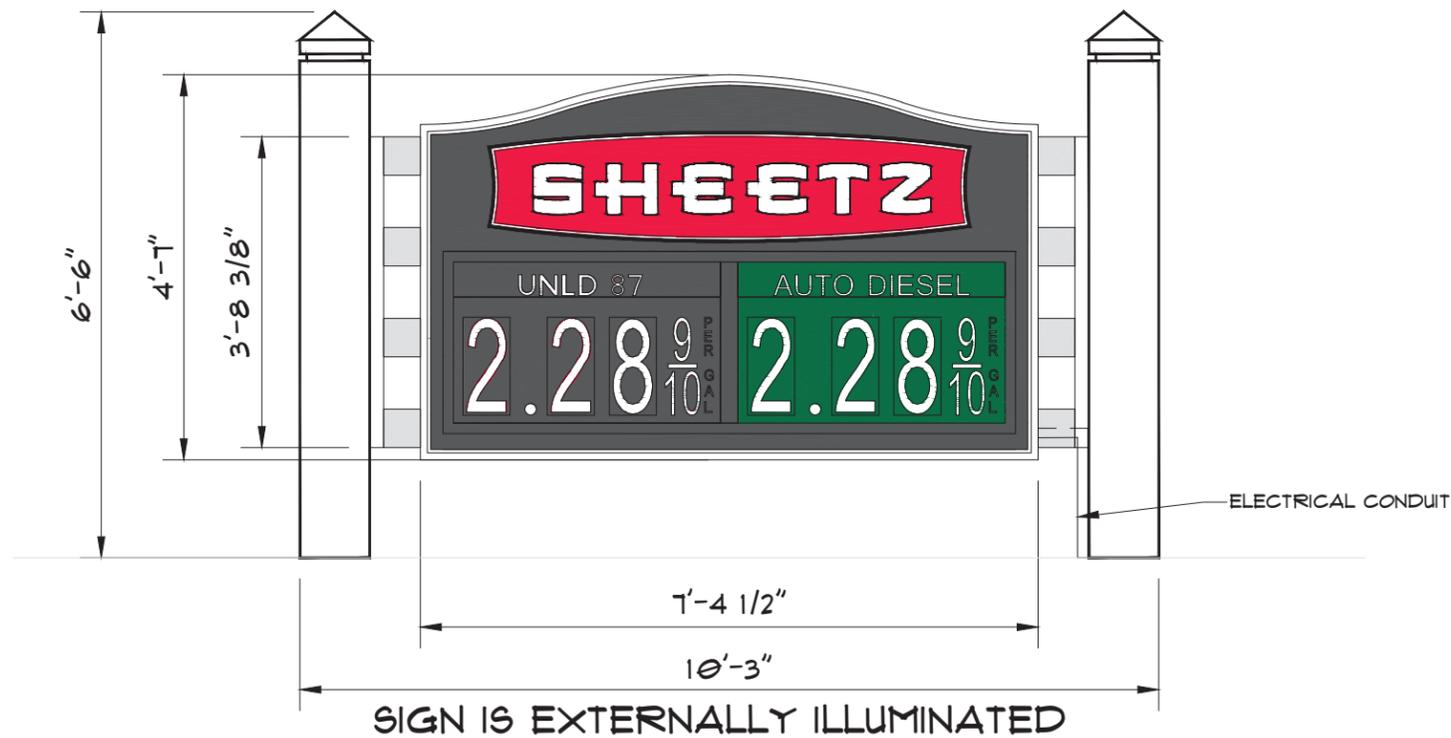
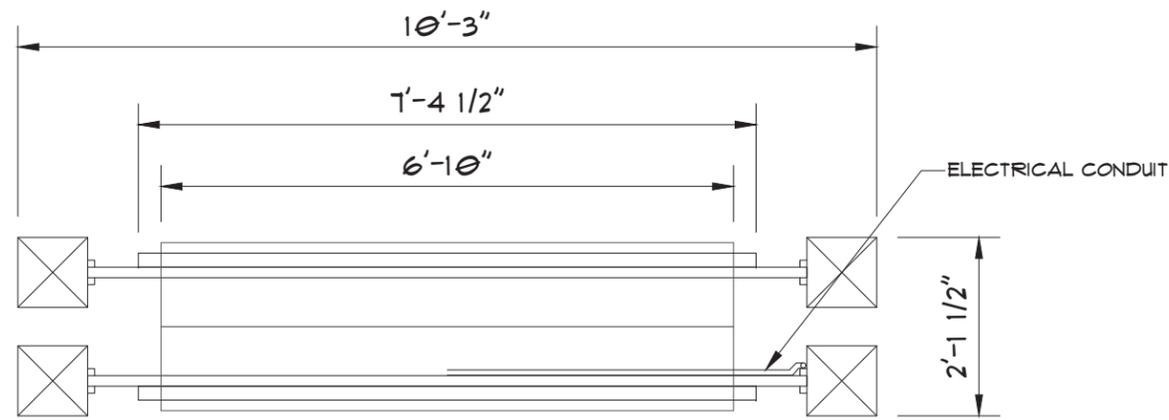
KEYPLAN

| MARK | DATE | DESCRIPTION |
|------|----------|---------------------|
| NMI | 07-12-22 | UPDATED SIGN COLORS |

ISSUE: **06-10-22**
PROJECT NO:
AUTHOR BY: NMI
REVIEW BY:
SHEET TITLE

POLE SIGN
DETAILS

SIGN

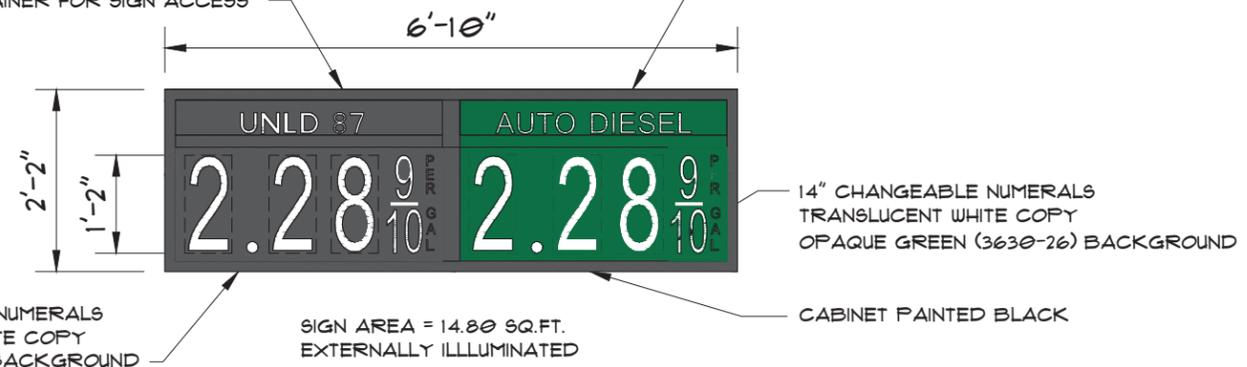
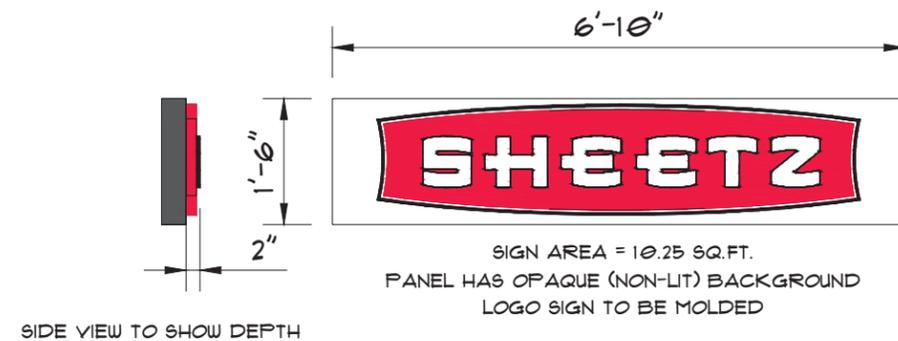


CABINET DETAILS

SCALE: 1" = 1'-0"

6'-10" WIDE X 2'-2" HEIGHT X 12" DEEP
EXTRUDED ALUMINUM SIGN CABINET W/
REMOVABLE RETAINER FOR SIGN ACCESS

OPAQUE BACKGROUND
WHITE TRANSLUCENT COPY DECORATED PER
COMMODITY PANEL



SIGN IS EXTERNALLY ILLUMINATED

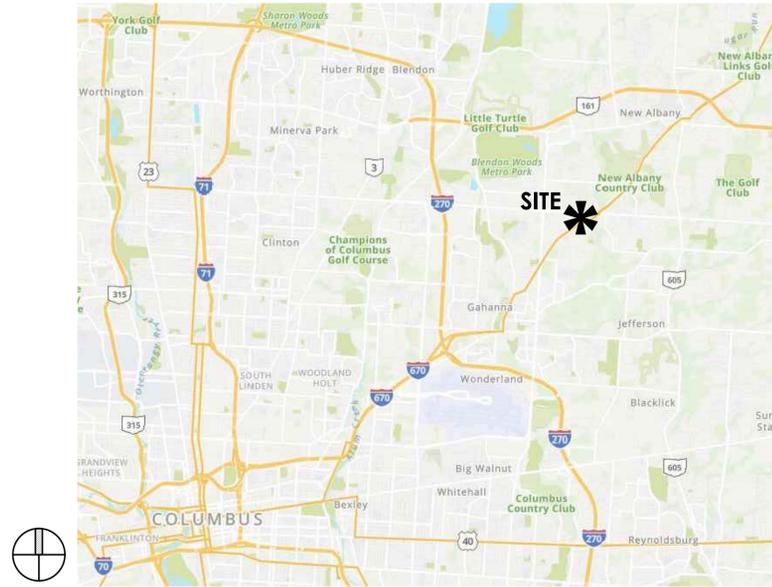
GENERAL LAYOUT NOTES

- BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY WAS PREPARED BY : V-3 COMPANIES; 3500 SNOUFFER ROAD, SUITE 225, COLUMBUS, OH 43235; (614) 761-1661
- ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL LAYOUT AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
- USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
- 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.

CONSTRUCTION NOTES

| | |
|---|--|
| 1 | LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. |
| 2 | LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. |
| 3 | 6' HGT. WOOD FENCE. SEE DETAIL 1, SHEET L-4. |
| 4 | EXISTING 4' HGT. 4 RAIL FENCE OFF PROPERTY TO REMAIN. |
| 5 | PROPOSED FENCE 4' HGT. 4 RAIL FENCE. |

VICINITY MAP



SHEETZ GAHANNA

MORSE ROAD, GAHANNA, OH

PREPARED FOR

SKILKEN GOLD REAL
ESTATE DEVELOPMENT

4270 MORSE ROAD
COLUMBUS, OH 43230
(614) 342-6632

PREPARED BY

Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road Hilliard, OH 43026
p (614) 487-1964 www.farisplanninganddesign.com

PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE REQUIREMENTS

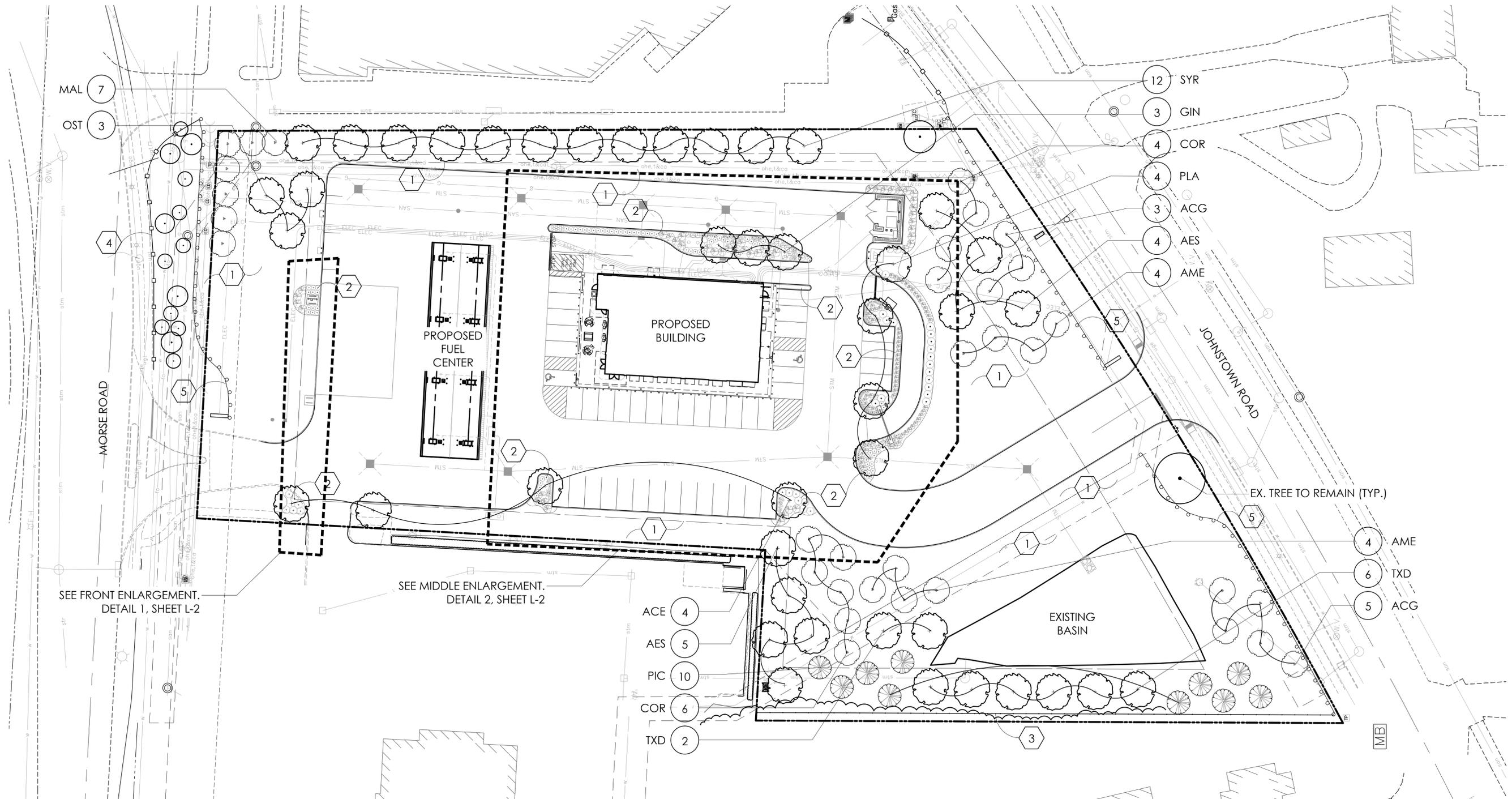
| REQUIREMENTS | REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM TREES REQUIRED (914.05) | | |
| NEW STRUCTURES, PARKING AREAS, LOADING AREAS, OR OTHER IMPERVIOUS SURFACES SHALL PLANT A MINIMUM OF ONE SHADE TREE CALIPER INCH PER 1,000 SQUARE FEET OF IMPERVIOUS SURFACE. | ±82,171 SF OF IMPERVIOUS SURFACE. 82.2 CAL. INCHES OF SHADE TREE REQUIRED, OR AT LEAST 83" CAL. EXISTING TREES PRESERVED ON SITE. | 42" CAL. OF EXISTING TREES PRESERVED ON SITE. 42' CAL. PROVIDED. |
| INTERIOR LANDSCAPE REQUIREMENTS (1163.08) | | |
| THE REQUIRED AMOUNT OF INTERIOR LANDSCAPING AREA SHALL BE FIVE PERCENT OF THE TOTAL AREA OF THE PARKING LOT PAVEMENT. (1) TREE PER 100 SQUARE FEET OF REQUIRED LANDSCAPE AREA. THE MINIMUM CALIPER OF SUCH TREES SHALL BE THREE INCHES. | ±72,296 SF OF PARKING LOT PAVEMENT. 5% = 3,614.8 SF OF LANDSCAPE AREA & 37 TREES REQUIRED | 3,809 SF OF LANDSCAPE AREA & 11 DECIDUOUS TREES PROVIDED AT 3" CAL. VARIANCE TO BE REQUESTED FOR ADDITIONAL 26 TREES |
| PROPERTY PERIMETER REQUIREMENTS (1167.20) | | |
| ANY RESIDENTIAL ZONE ADJOINING ANY COMMERCIAL ZONE, REQUIRED BUFFER ZONE IS 15 FEET ADJACENT TO ALL COMMON BOUNDARIES EXCEPT STREET FRONTAGE AND SHALL INCLUDE ONE TREE FOR EACH 40 FEET OF LINEAR BOUNDARY, OR FRACTION THEREOF, AND A CONTINUOUS SIX FOOT HIGH PLANTING, HEDGE, FENCE, WALL OR EARTH MOUND. | ±367 LF OF BOUNDARY. 1 TREE PER 40 LF AND 6' HIGH PLANTING, HEDGE, FENCE OR WALL. | 10 EVERGREEN TREES @ 6' HGT. & A 6' HIGH FENCE. |

LANDSCAPE PACKAGE CONTENTS

- L-1 OVERALL LANDSCAPE PLAN
- L-2 LANDSCAPE ENLARGEMENTS
- L-3 TREE PRESERVATION PLAN
- SD-1 SITE DETAILS

SUBMISSION DATE:
10/06/22

REVISIONS:



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

| QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE | COND. | REMARKS |
|--------------|-----|---|--------------------------------|-----------|-------|-------------|
| TREES | | | | | | |
| 4 | ACE | ACER MIYABEI 'STATE STREET' | STATE STREET MAPLE | 3" CAL. | B&B | |
| 8 | ACG | ACER GRISEUM | PAPERBARK MAPLE | 7-8' HGT. | B&B | 3 STEM MIN. |
| 9 | AES | AESCULUS OCTANDRA | YELLOW BUCKEYE | 2" CAL. | B&B | |
| 8 | AME | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' | AUTUMN BRILLIANCE SERVICEBERRY | 7-8' HGT. | B&B | 3 STEM MIN. |
| 10 | COR | CORNUS KOUSA 'MILKY WAY' | MILKY WAY DOGWOOD | 7-8' HGT. | B&B | |
| 3 | GIN | GINKGO BILOBA 'AUTUMN GOLD' | AUTUMN GOLD MAIDENHAIR TREE | 3" CAL. | B&B | |
| 7 | MAL | MALUS 'PRAIRIEFIRE' | PRAIRIE FIRE CRABAPPLE | 2" CAL. | B&B | |
| 3 | OST | OSTRAY VIRGINIANA | AMERICAN HOPHORNBEAM | 2" CAL. | B&B | |
| 10 | PIC | PICEA ABIES | NORWAY SPRUCE | 6' HGT. | B&B | |
| 4 | PLA | PLATANUS ACERFOLIA 'EXCLAMATION' | EXCLAMATION LONDON PLANE TREE | 3" CAL. | B&B | |
| 12 | SYR | SYRINGA RETICULATA 'SNOWDANCE' | SNOWDANCE JAPANESE TREE LILAC | 2" CAL. | B&B | |
| 8 | TXD | TAXODIUM DISTICHUM | BALDCYPRESS | 2" CAL. | B&B | |

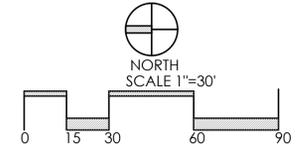
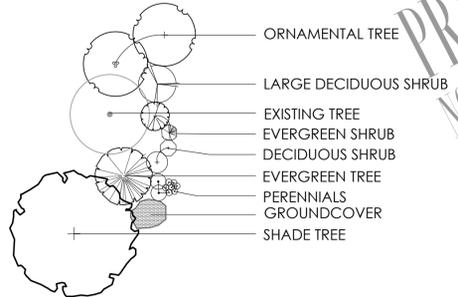
NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS

CONSTRUCTION NOTES

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ③ 6' HGT. WOOD FENCE. SEE DETAIL 1, SHEET L-4.
- ④ EXISTING 4' HGT. 4 RAIL FENCE OFF PROPERTY TO REMAIN.
- ⑤ PROPOSED FENCE 4' HGT. 4 RAIL FENCE.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



| REVISIONS | |
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OVERALL LANDSCAPE PLAN

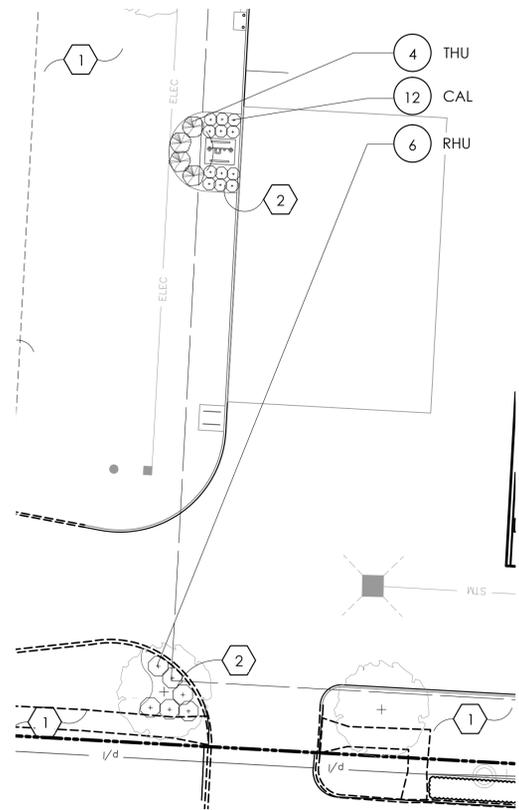
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PREPARED FOR
SKILKEN GOLD REAL ESTATE DEVELOPMENT
 4270 MORSE ROAD
 COLUMBUS, OH 43230
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Paris Planning & Design
LANDSCAPE ARCHITECTURE
 Hilliard, OH 43026
 4876 Cemetery Road
 P (614) 487-1964
 www.parisplanninganddesign.com

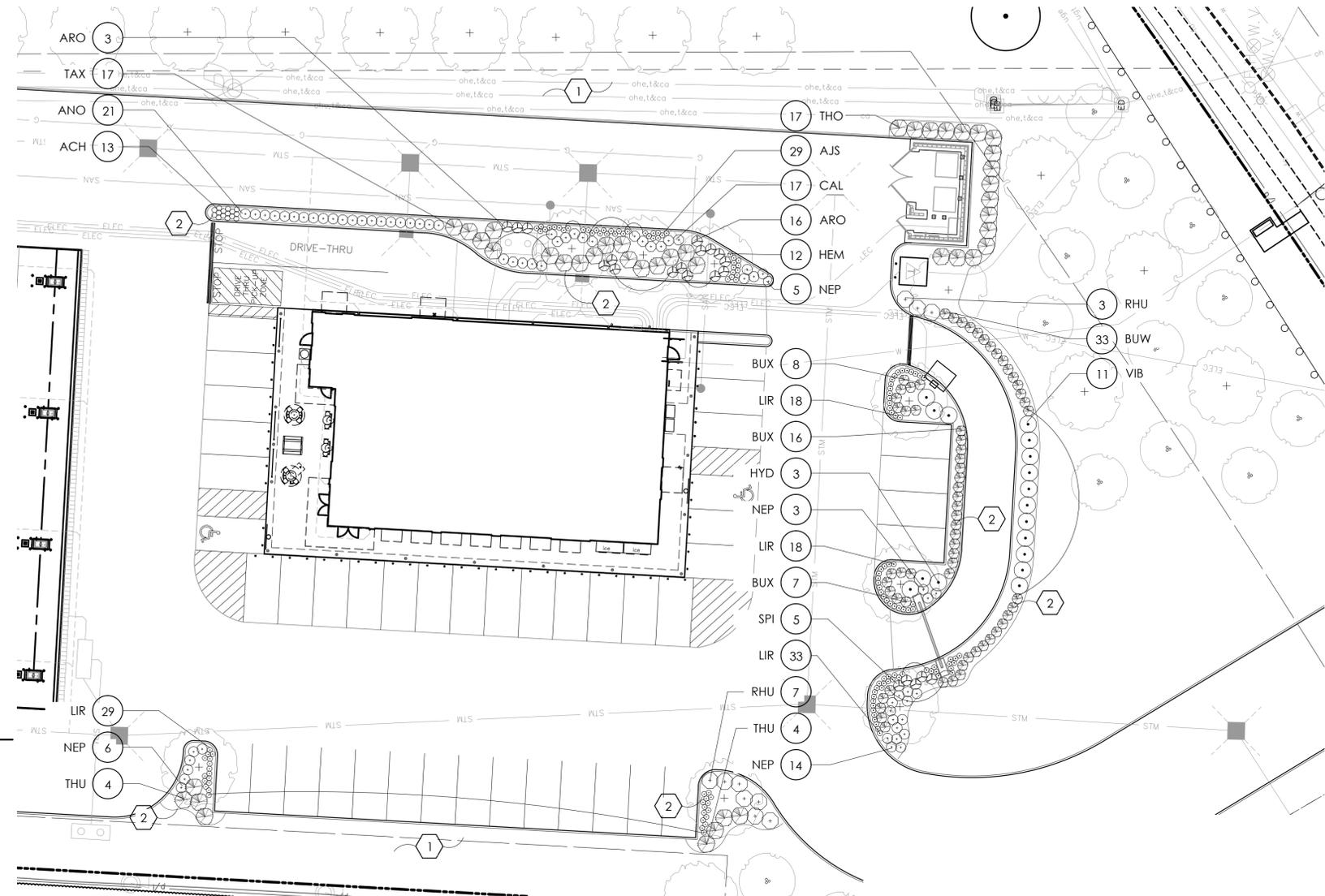
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| DATE | 10/06/22 |
| PROJECT | 21149 |
| SHEET | |

L-1

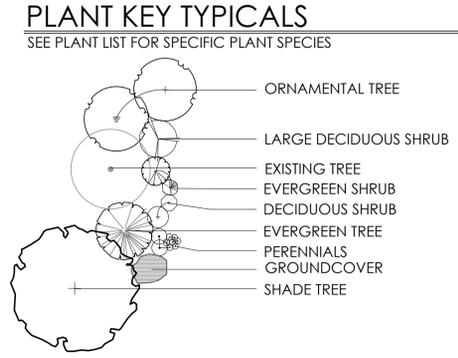
PRELIMINARY
 NOT FOR CONSTRUCTION



1 FRONT ENLARGEMENT
SCALE: 1" = 20'



2 MIDDLE ENLARGEMENT
SCALE: 1" = 20'



CONSTRUCTION NOTES

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 NOT USED.
- 4 EXISTING 4' HGT. 4 RAIL FENCE OFF PROPERTY TO REMAIN.
- 5 NOT USED.

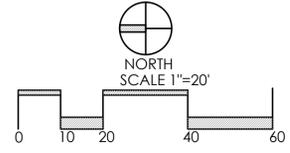
PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

| QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE | COND. | REMARKS |
|--------------------------------------|-----|---|-----------------------------|----------|-------|---------|
| SHRUBS | | | | | | |
| 19 | ARO | ARONIA MELANOCARPA 'LOW SCAPE MOUND' | LOW SCAPE MOUND CHOKEBERRY | 18" HGT. | B&B | |
| 33 | BUW | BUXUS MICROPHYLLA VAR. 'WINTERGEM' | WINTERGEM BOXWOOD | 18" HGT. | B&B | |
| 31 | BUX | BUXUS X 'GREEN GEM' | GREEN GEM BOXWOOD | 18" HGT. | B&B | |
| 3 | HYD | HYDRANGEA PANICULATA 'JANE' | LITTLE LIME HYDRANGEA | 18" HGT. | B&B | |
| 16 | RHU | RHUS AROMATICA 'GRO-LOW' | GROW LOW SUMAC | 18" HGT. | B&B | |
| 5 | SPI | SPIRAEA 'GOLDMOUND' | GOLDMOUND SPIREA | 18" HGT. | B&B | |
| 17 | TAX | TAXUS MEDIA HICKSII | HICKSII YEW | 18" HGT. | B&B | |
| 17 | THO | THUJA OCCIDENTALIS 'SMARAGD' | EMERALD GREEN ARBORVITAE | 5' HGT. | B&B | |
| 12 | THU | THUJA OCCIDENTALIS 'WOODWARDII' | WOODWARD GLOBE ARBORVITAE | 18" HGT. | B&B | |
| 11 | VIB | VIBURNUM X JUDDII | JUDDII VIBURNUM | 18" HGT. | B&B | |
| PERENNIALS/ORNAMENTAL GRASSES | | | | | | |
| 13 | ACH | ACHILLEA MILLEFOLIUM 'STRAWBERRY SEDUCTION' | STRAWBERRY SEDUCTION YARROW | NO. 1 | CONT. | |
| 29 | AJS | SEDUM SPECTABILE 'AUTUMN JOY' | AUTUMN JOY SEDUM | NO. 1 | CONT. | |
| 21 | ANO | ANDROPOGON GERARDII 'RED OCTOBER' | RED OCTOBER BLUESTEM | NO. 2 | CONT. | |
| 29 | CAL | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER GRASS | NO. 2 | CONT. | |
| 12 | HEM | HEMEROCALLIS 'HAPPY RETURNS' | HAPPY RETURNS DAYLILY | NO. 1 | CONT. | |
| 88 | LIR | LIRIOPE MUSCARI 'VARIEGATA' | VARIEGATED LIRIOPE | NO. 1 | CONT. | |
| 28 | NEP | NEPETA X FAASSENII 'WALKER'S LOW' | WALKER'S LOW CATMINT | NO. 1 | CONT. | |

NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS

PRELIMINARY
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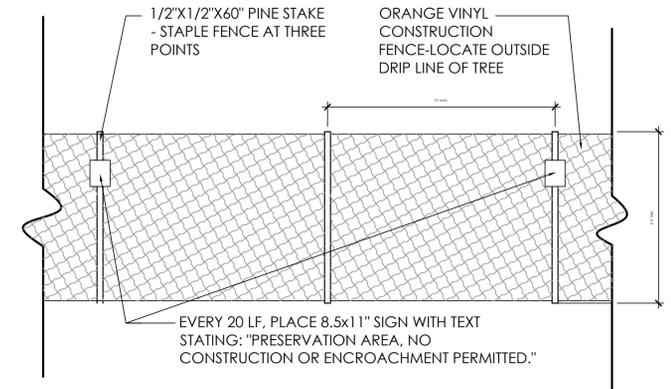
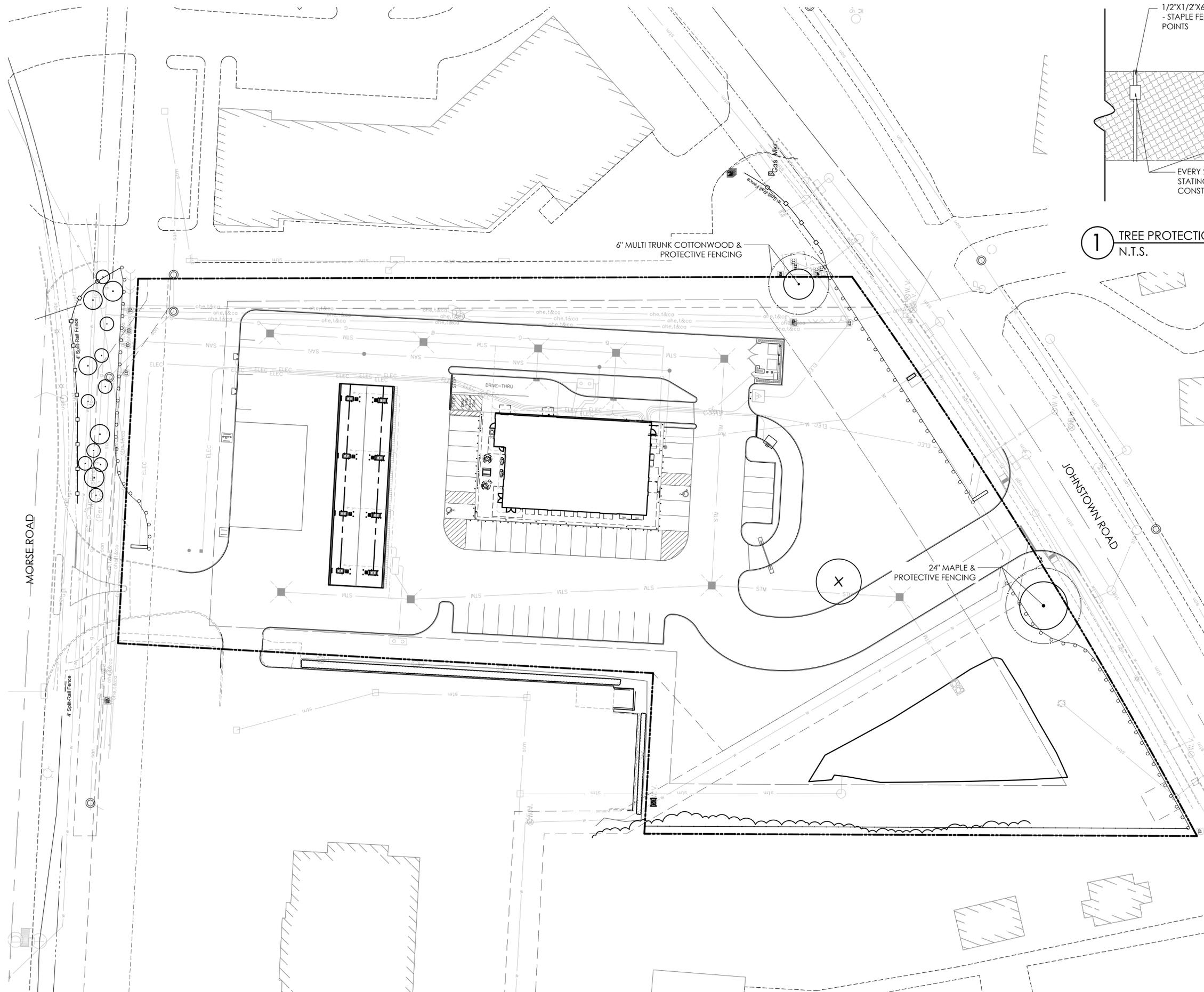
| REVISIONS | |
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LANDSCAPE ENLARGEMENTS

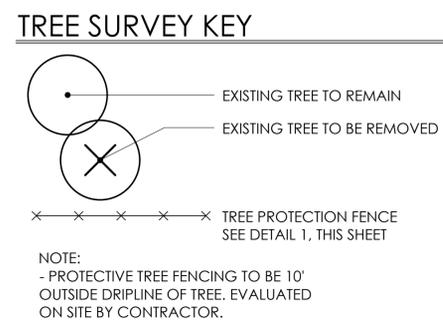
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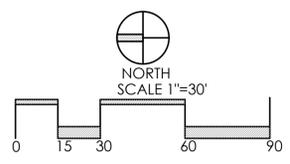
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| DATE | 10/06/22 |
| PROJECT | 21149 |
| SHEET | |



1 TREE PROTECTION FENCE
N.T.S. 05-2809



PRELIMINARY
NOT FOR CONSTRUCTION



| REVISIONS | |
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**TREE
PRESERVATION
PLAN**

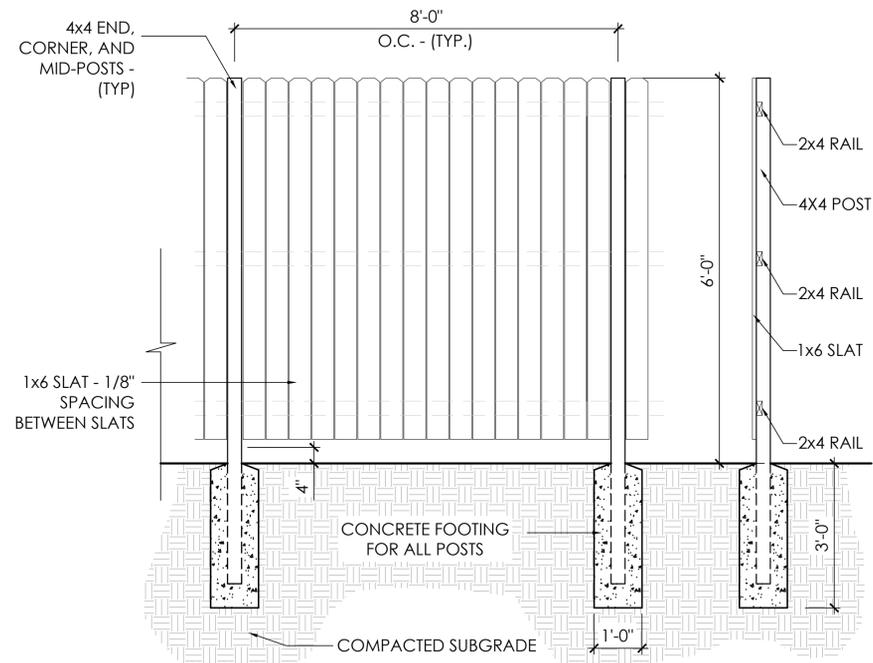
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|---------|----------|
| DATE | 10/06/22 |
| PROJECT | 21149 |
| SHEET | |

L-3

NOTE:
 -ALL WOOD TO BE PRESSURE TREATED AS APPROVED BY OWNER
 -WOOD SCREWS TO BE FLAT HEAD WEATHER MASTER DACROTIZED STEEL COARSE, THREAD 12x2
 MANUFACTURED BY TEXTRON INC. OR OWNER APPROVED EQUAL
 -ALL WOOD MEMBERS TO BE PAINTED/STAINED TO MATCH FENCE COLOR OF ADJACENT CONDOMINIUM ASSOCIATION TO THE EAST. SUBMIT SAMPLE FOR OWNERS APPROVAL.



1 6' WOOD PRIVACY FENCE
 N.T.S.

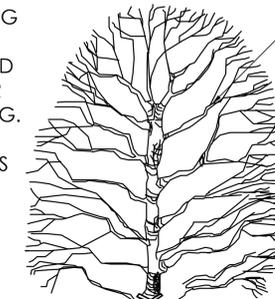
05-1004

NOTE:
 THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES, & COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPLANTING. RETAIN NORMAL SHAPE. PLANT TREES, SHRUBS (EVERGREENS AT SAME GRADE AS GROWN IN NURSERY.

GUYING DETAIL:

12 GAUGE WIRE
 RUBBER HOSE

CABLES EGUIDISTANT AROUND TREE
 2"X2"X30" OAK STAKES & 12 GAUGE WIRE, 3 PER TREE



DO NOT CUT MAIN LEADER

CONSTRUCTION TAPE
 TURNBUCKLES AS REQUIRED
 EXPOSE ROOT FLARE AT TIME OF PLANTING. ROOT FLARE TO BE PLANTED AT GRADE. MULCH COLLAR

MULCH PULLED AWAY FROM ROOT FLARE

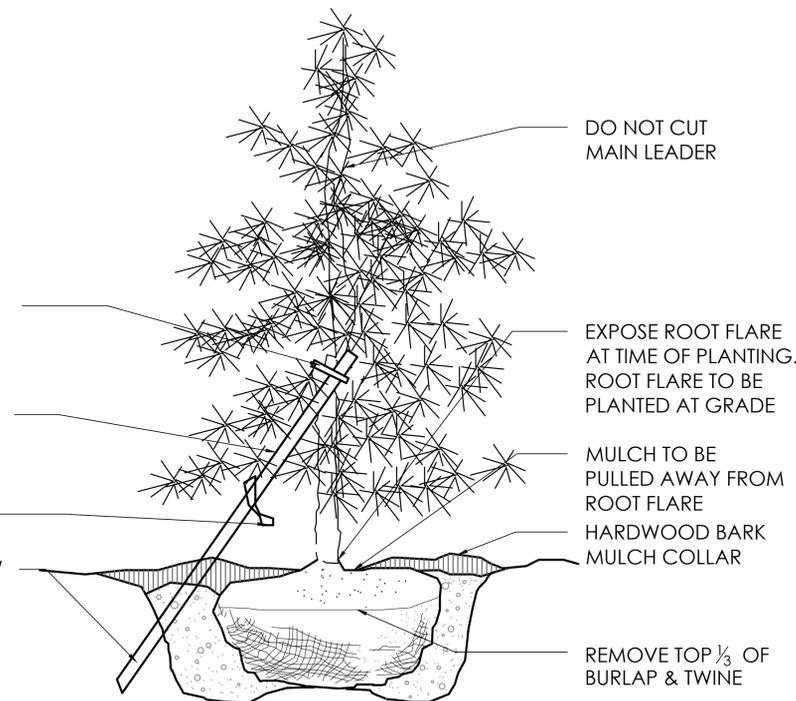
REMOVE TOP 1/3 OF BURLAP & TWINE

2 DECIDUOUS TREE UNDER 3-1/2" CALIPER
 N.T.S.

01-1001

NOTE:
 PLANT TREES, SHRUBS, & EVERGREENS AT SAME GRADE AS GROWN IN NURSERY

HOSE WITH 12 GAUGE WIRE INSIDE
 2" X 2" X 8' WOOD STAKE, 1 PER TREE UP TO 7' HEIGHT
 CONSTRUCTION TAPE
 DRIVE STAKES TO 18" BELOW PIT

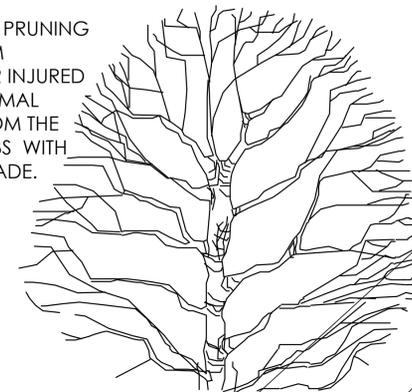


3 EVERGREEN TREE UNDER 7' HGT.
 N.T.S.

01-1100

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 CLOUDS AND CLUMPS



4 SHRUB PLANTING DETAIL
 N.T.S.

01-1300

| REVISIONS | |
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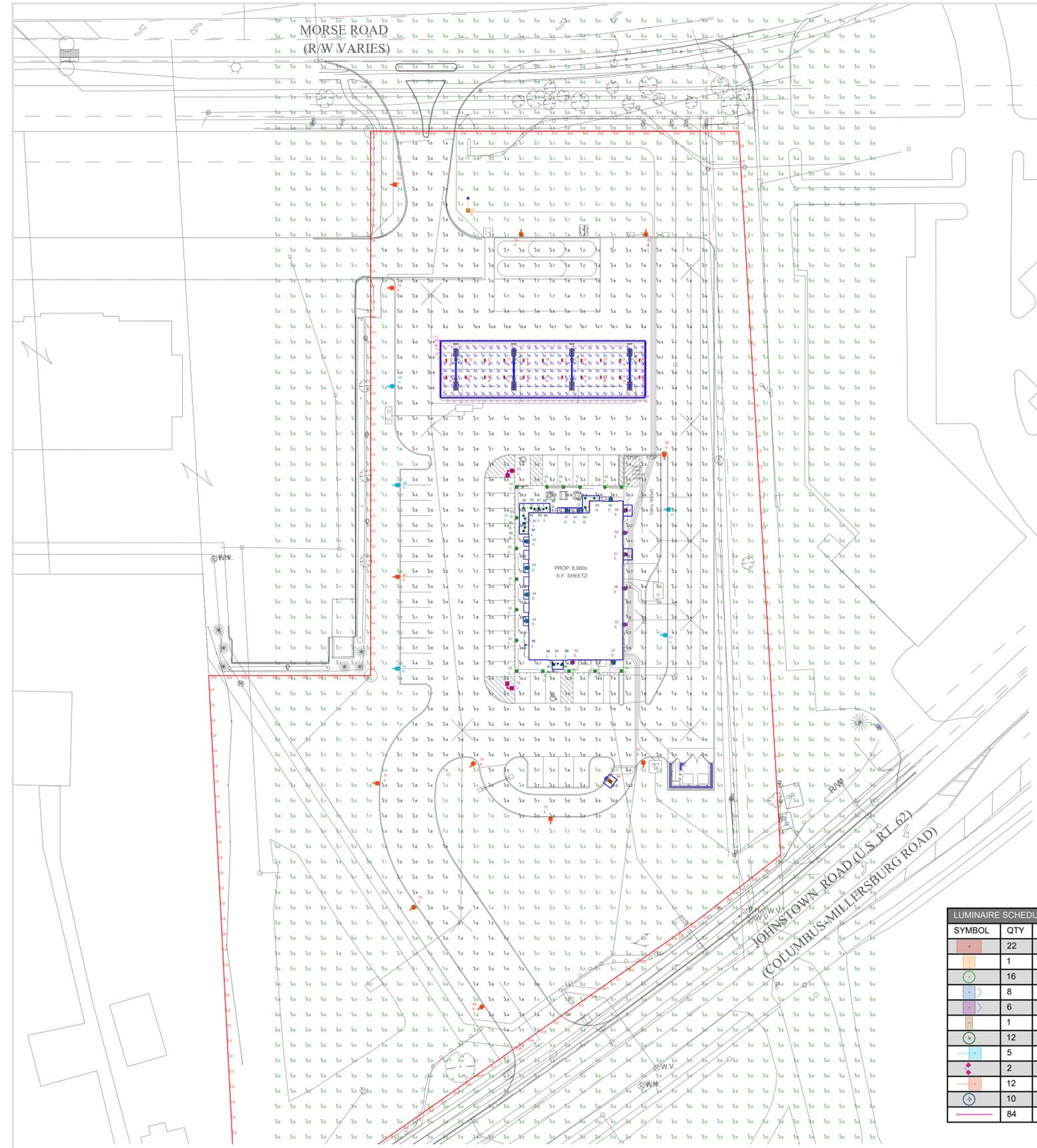
SITE DETAILS

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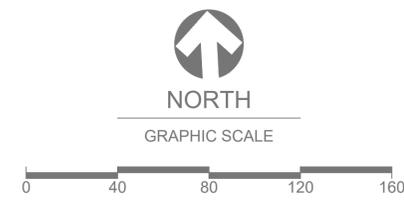
SD-1



| LUM NO. | LABEL | MTG. HT. | TILT |
|---------|-------|----------|------|
| 1 | A | 18.79 | -5 |
| 2 | A | 17.83 | -5 |
| 3 | A | 18.79 | -5 |
| 4 | A | 17.83 | -5 |
| 5 | A | 18.79 | -5 |
| 6 | A | 17.83 | -5 |
| 7 | A | 18.79 | -5 |
| 8 | A | 17.83 | -5 |
| 9 | A | 18.79 | -5 |
| 10 | A | 17.83 | -5 |
| 11 | A | 18.79 | -5 |
| 12 | A | 17.83 | -5 |
| 13 | A | 18.79 | -5 |
| 14 | A | 17.83 | -5 |
| 15 | A | 18.79 | -5 |
| 16 | A | 17.83 | -5 |
| 17 | A | 18.79 | -5 |
| 18 | A | 17.83 | -5 |
| 19 | A | 18.79 | -5 |
| 20 | A | 17.83 | -5 |
| 21 | A | 18.79 | -5 |
| 22 | A | 17.83 | -5 |
| 23 | B | 1 | 166 |
| 24 - 39 | C | 3 | 0 |
| 40 - 45 | D | 12 | 0 |
| 46, 47 | D | 9.33 | 0 |
| 48 | E | 12 | 0 |
| 49 | E | 10 | 0 |
| 50 | E | 12 | 0 |

| LUM NO. | LABEL | MTG. HT. | TILT |
|-----------|-------|----------|------|
| 51 | E | 10 | 0 |
| 52, 53 | E | 12 | 0 |
| 54 | F | 11 | 0 |
| 55 - 66 | G | 11.33 | 0 |
| 67 - 71 | H | 23 | 0 |
| 72, 73 | J | 23 | 0 |
| 74 - 85 | K | 23 | 0 |
| 86 - 95 | L | 18.5 | 30 |
| 96 | M | 18.77 | 5 |
| 97 | M | 19.123 | 5 |
| 98 | M | 19.476 | 5 |
| 99 | M | 19.83 | 5 |
| 100 | M | 20.183 | 5 |
| 101 | M | 20.537 | 5 |
| 102 | M | 20.89 | 5 |
| 103 - 134 | M | 21.079 | 0 |
| 135 - 167 | M | 17.887 | 0 |
| 168 | M | 21.079 | 0 |
| 169 | M | 18.062 | 5 |
| 170 | M | 18.415 | 5 |
| 171 | M | 18.77 | 5 |
| 172 | M | 19.123 | 5 |
| 173 | M | 19.476 | 5 |
| 174 | M | 19.83 | 5 |
| 175 | M | 20.183 | 5 |
| 176 | M | 20.537 | 5 |
| 177 | M | 20.89 | 5 |
| 178 | M | 18.062 | 5 |
| 179 | M | 18.415 | 5 |

NOTES:
- ALL AREA LIGHTS ON NEW 20 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE



| FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES | | | | | |
|--|-------|------|-----|---------|---------|
| LABEL | AVG | MAX | MIN | AVG/MIN | MAX/MIN |
| PROPERTY LINES | 0.15 | 1.0 | 0.0 | N.A. | N.A. |
| SITE PAVED AREA | 4.00 | 36.0 | 0.4 | 10.00 | 90.00 |
| UNDEFINED | 0.24 | 20.7 | 0.0 | N.A. | N.A. |
| UNDER CANOPY | 40.44 | 56 | 15 | 2.70 | 3.73 |

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

| LUMINAIRE SCHEDULE | | | | | | | | | | |
|--------------------|-----|-------|----------------|--------|-------|------------|-----------------|-------------|--------------------|---|
| SYMBOL | QTY | LABEL | ARRANGEMENT | LUMENS | LLF | BUG RATING | WATTS/LUMINAIRE | TOTAL WATTS | MANUFACTURER | CATALOG LOGIC |
| [Symbol] | 22 | A | SINGLE | 11213 | 1.030 | B3-U0-G0 | 71.28 | 1568.16 | CREE, INC. | CAN-228-PS-RM-06-E-UL-XX-525-57K |
| [Symbol] | 1 | B | SINGLE | 11950 | 1.040 | B4-U0-G0 | 72 | 72 | CREE, INC. | OSQ-ML-B-AA-XX + OSQM-B-11L-57K7-N3-UL-NM-XX |
| [Symbol] | 16 | C | SINGLE | 1441 | 1.030 | B1-U0-G1 | 22 | 352 | CREE, INC. | PWY-EDG-3M-P3-02-E-UL-XX-350-57K |
| [Symbol] | 8 | D | SINGLE | 2947 | 1.030 | B1-U0-G1 | 36 | 288 | CREE, INC. | SEC-EDG-3M-WM-02-E-UL-XX-525 |
| [Symbol] | 6 | E | SINGLE | 5893 | 1.030 | B2-U0-G2 | 68 | 408 | CREE, INC. | SEC-EDG-3M-WM-04-E-UL-XX-525 |
| [Symbol] | 1 | F | SINGLE | 13946 | 1.030 | B3-U0-G1 | 132 | 132 | CREE, INC. | BXCT9020&CAN-228-SL-RM-06-E-UL-XX-700 (BRIGHT RED FINISH, ORDERED SEPARATELY) |
| [Symbol] | 12 | G | SINGLE | 484 | 1.000 | N.A. | 6.9 | 82.8 | B-K LIGHTING, INC. | BKLT-CH-LED-e09-FL-BZP-12 (BY OTHERS) |
| [Symbol] | 5 | H | SINGLE | 8824 | 1.030 | B1-U0-G2 | 72 | 360 | CREE, INC. | OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-3M-UL-NM-XX + OSQ-BLSMF |
| [Symbol] | 2 | J | 2 @ 90 DEGREES | 11174 | 1.030 | B2-U0-G2 | 72 | 288 | CREE, INC. | OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX |
| [Symbol] | 12 | K | SINGLE | 8574 | 1.030 | B1-U0-G2 | 72 | 864 | CREE, INC. | OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX + OSQ-BLSMF |
| [Symbol] | 10 | L | SINGLE | 626 | 1.000 | B0-U1-G1 | 13.841 | 138.41 | TROY-CSL LIGHTING | RA8-LED1140-XX-3 + 3SL23XX |
| [Symbol] | 84 | M | SINGLE | 136 | 1.000 | N.A. | 4.12 | 346.08 | BLAIR COMPANIES | 4 FT. LINEAR STRIP LIGHT (BY OTHERS, SHOWN FOR CONTRIBUTION) |

| REV. | BY | DATE | DESCRIPTION |
|------|-----|--------|-------------------------------|
| R1 | DAR | 7/1/22 | REVISED PER UPDATED BASE PLAN |

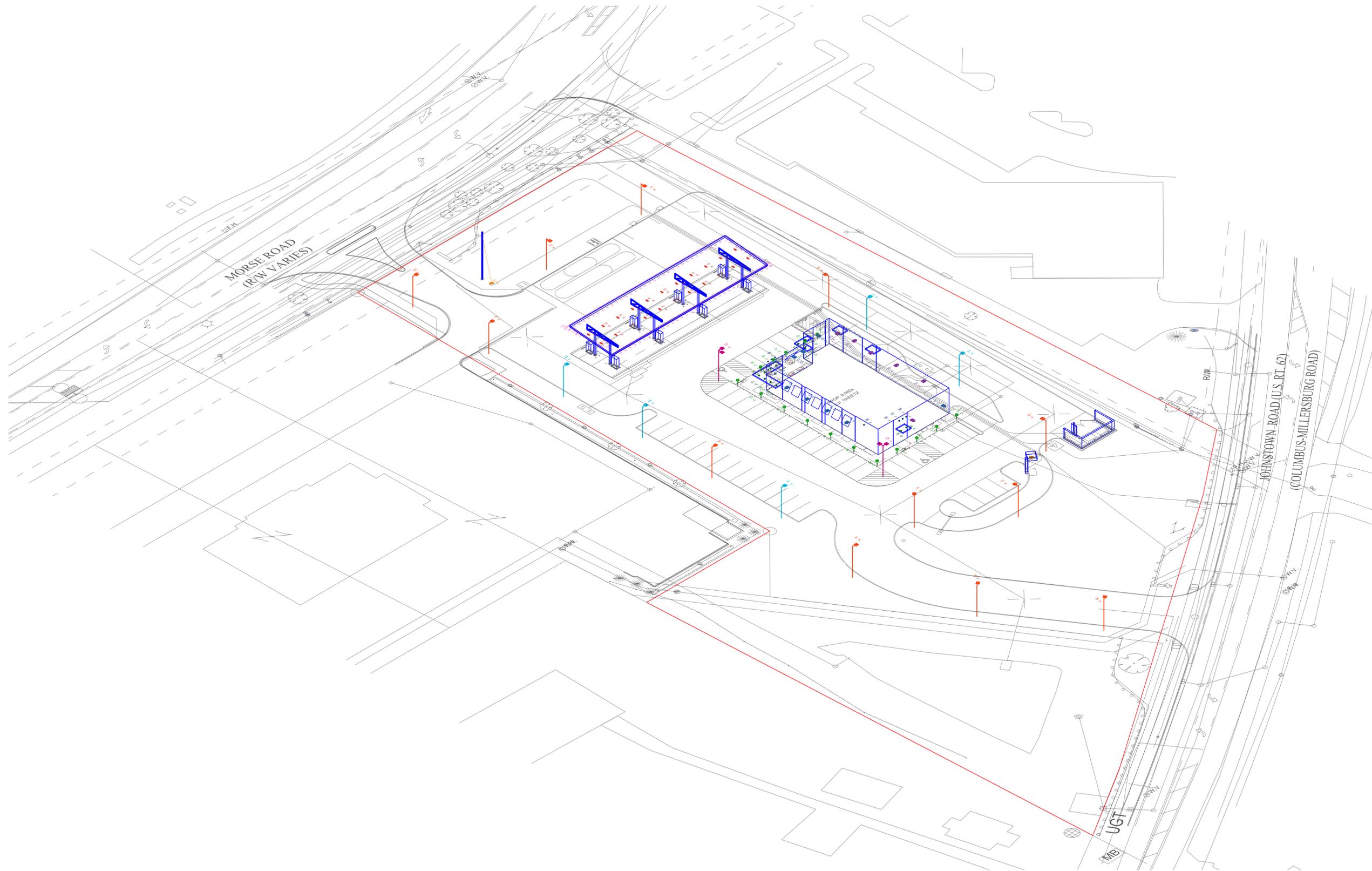
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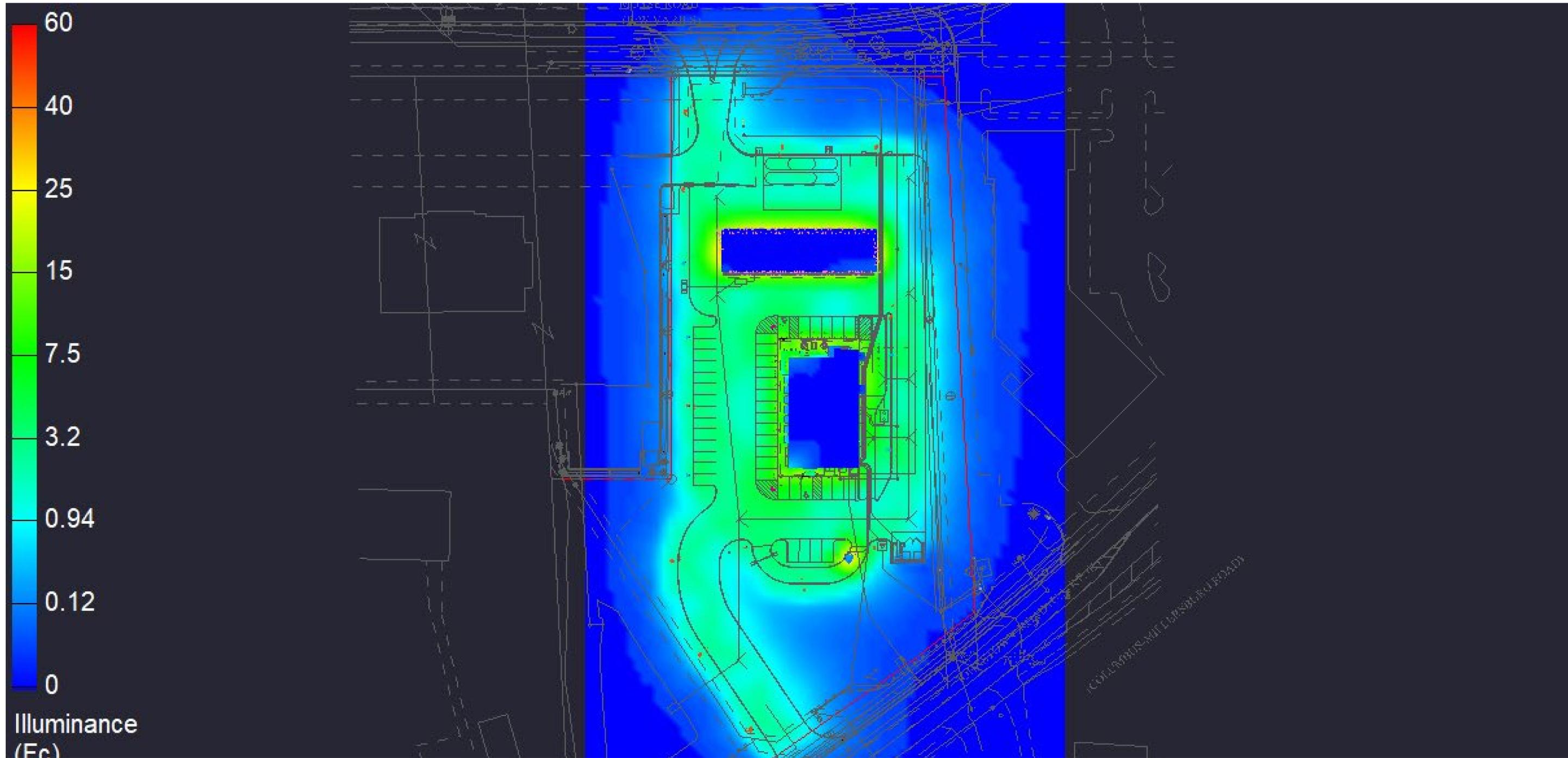
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LAYOUT BY: DAR
DWG SIZE: D
DATE: 1/17/22

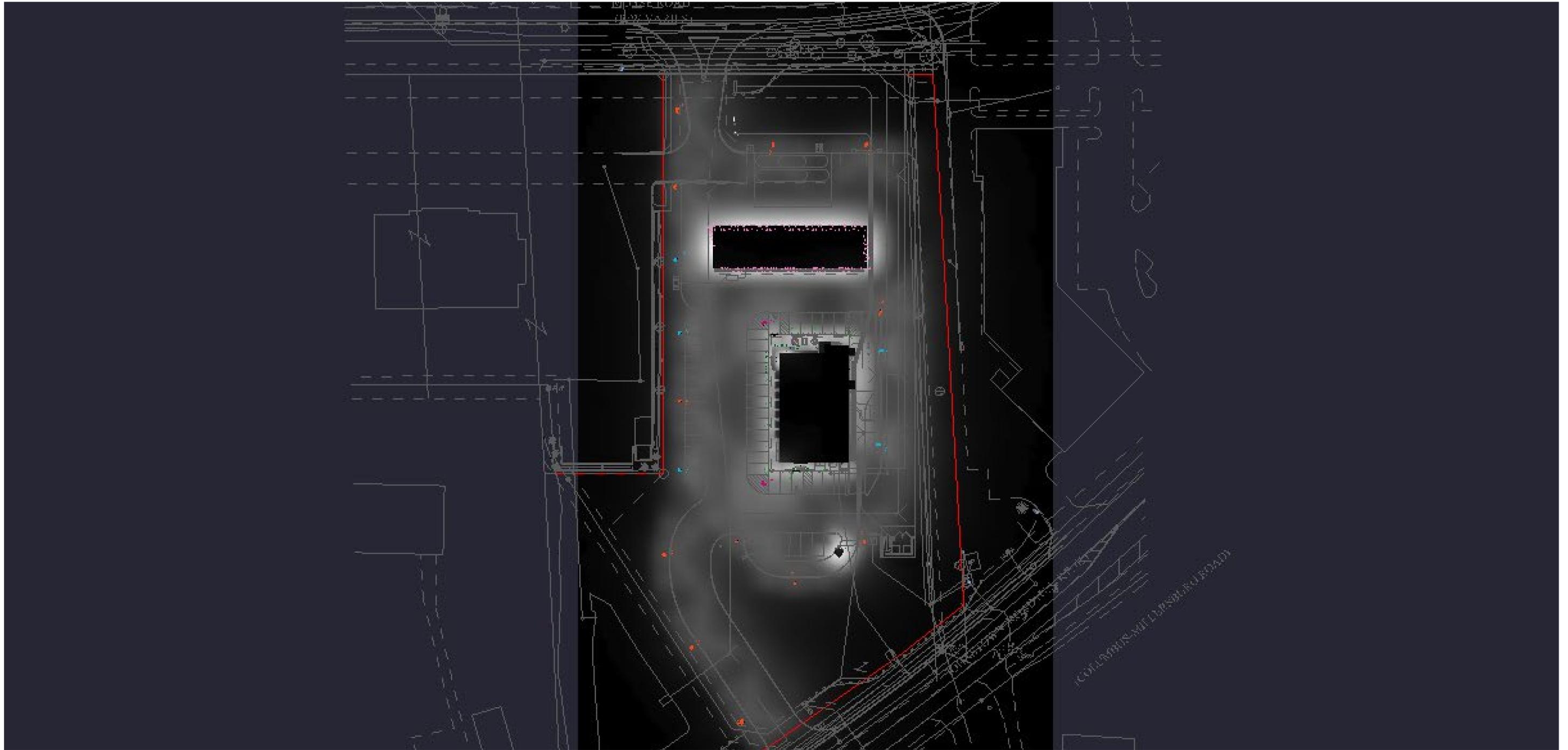
PROJECT NAME:
SHEETZ
GAHANNA, OH
DRAWING NUMBER:
RL-7843-S1-R1

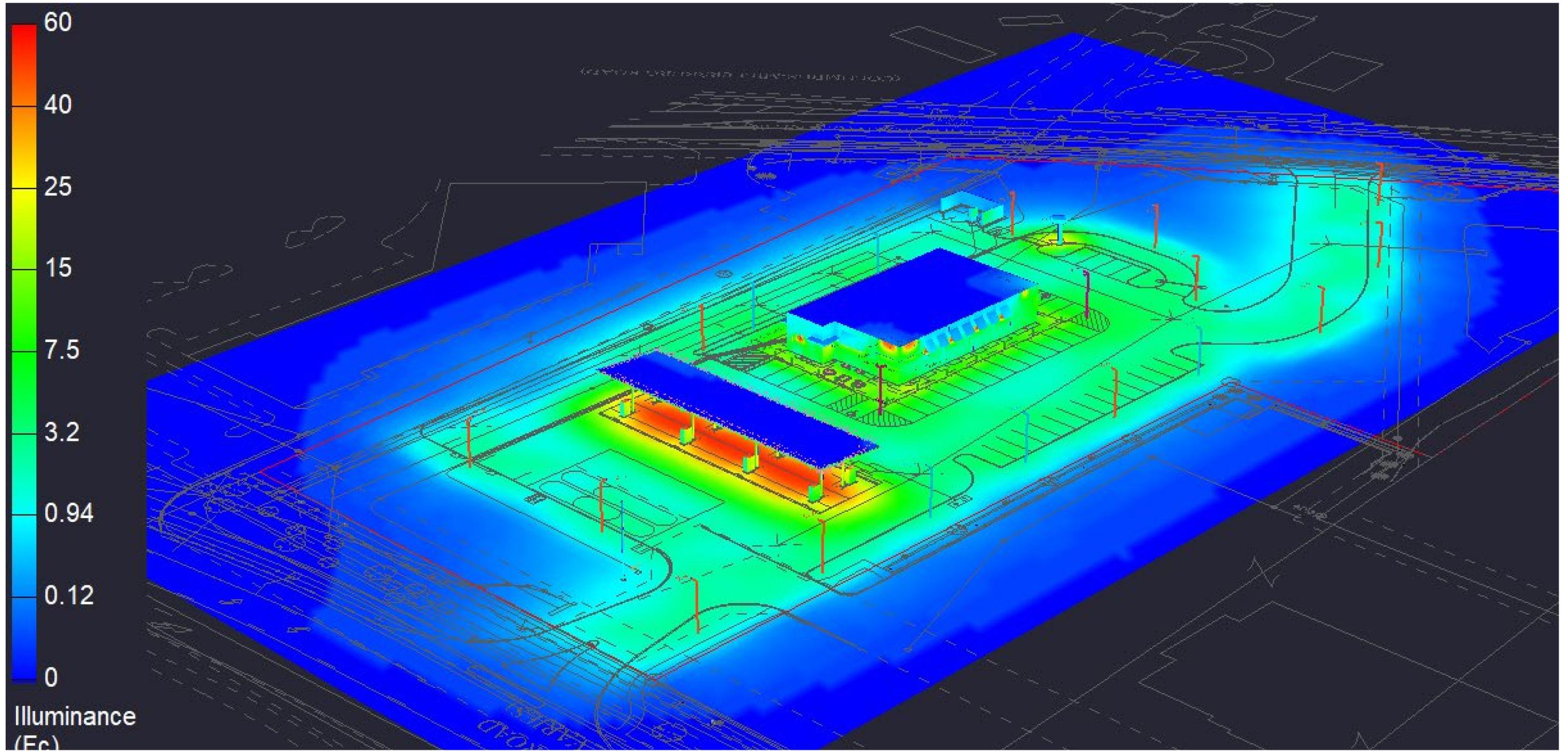


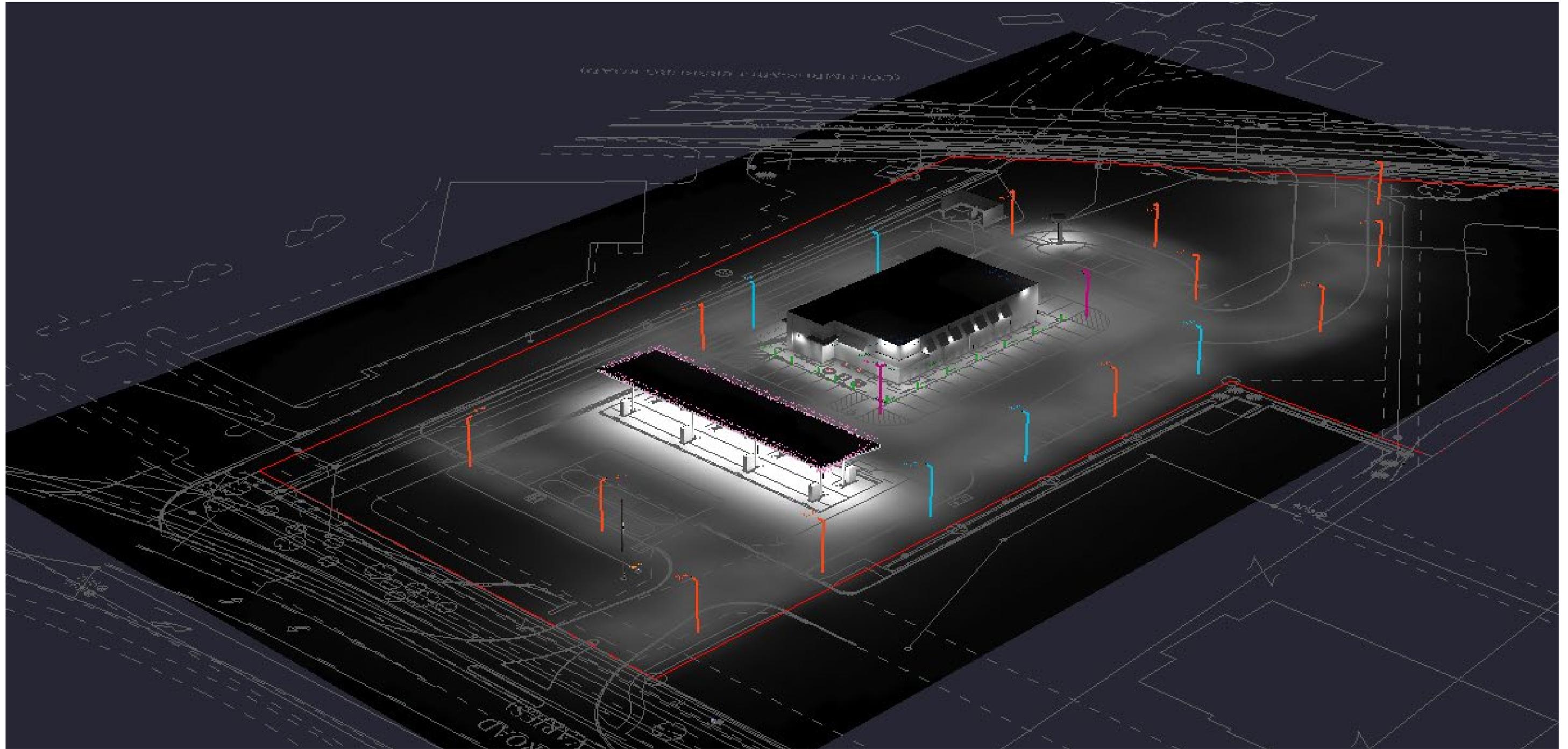
| | |
|---|---|
| CANOPY | |
|  |  |
| AREA | |
|  |  |
| PATHWAY | |
|  |  |
| WALL MOUNTED | |
|  |  |
| WALL MOUNTED | |
|  |  |













June 27, 2022

Skiliken Gold Real Estate Development
4270 Morse Rd
Gahanna, OH 43230

RE: Project Sheetz Gahanna Variance

Dear Skiliken Gold Real Estate Development:

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

Development Engineer

1. Engineering has no objection to these variances.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator

August 9, 2022

Attn: Kelly Wicker
Department of Planning
200 S. Hamilton Road
Gahanna, OH 43230

RE: Zoning Application Submittal New Sheetz (Parcel #s: 025011244,025011243,025011226)

Ms. Wicker,

The four (4) staff comment letters, dated June 24-27, 2022, were received and the plans have been revised accordingly. Please find the response to Variance comments and updated plans, below and attached, for your review. Do not hesitate to reach out, if you have any questions.

Variance

No staff comments on the sign variances included in original submittal; however, Attachment 2 contains justification for two (2) additional variance requests, identified during staff review of the associated applications.

Primary Project Contacts:

Sarah Gold (Project Manager)
Skilken Gold Real Estate Development
4270 Morse Rd. Columbus, Ohio 43230
380.800.7822
sgold@skilkengold.com

Corinne Jones (Asst. Project Manager)
Skilken Gold Real Estate Development
4270 Morse Rd. Columbus, Ohio 43230
380.800.7826
cjones@silkengold.com

ATTACHMENTS

1. City Comments Letter
2. Updated Variance Application
3. Additional Variance Justification Statements (2)
4. Project Plans (complete set, 11x17)
*Plan sheets that have been updated are the Site, Landscape, Lighting and Ground Sign (background changed to black, to comply with NACO requirement)



October 17, 2022

Skiliken Gold Real Estate Development
4270 Morse Rd
Gahanna, OH 43230

RE: Project Sheetz Gahanna Variance

Dear Skiliken Gold Real Estate Development:

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

Development Engineer

1. Engineering has no objection to these variances.

Fire District

2. The fire division has no objections to the design review, variance, and final development plan for the new Sheetz on Johnstown Road.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator



STAFF REPORT

Request Summary

Applicant is requesting approval of a Conditional Use, Final Development Plan, Design Review, and Variance applications to develop a Sheetz gas station with a food service drive thru on property that has frontage on Johnstown Road to the south and Morse Road to the north. The applicant will be combining three parcels (025-011244, 025-011243, 025-011226) prior to developing the land, totaling 4.19 acres. The properties are zoned NC – Neighborhood Commercial. Per Section 1153.02(b) of the zoning code, gasoline service stations and eating place with drive-thru facilities are conditionally permitted uses in the NC district.

The site proposal includes a 6,131 sq. ft. Sheetz retail/restaurant building with a 4,866 sq. ft. (36.5' x 133') gas canopy north of the primary building that contains 16 gas service stations. The primary building will be setback approximately 240 feet from the Morse Road right-of-way and approximately 180 feet from the Johnstown Road right-of-way. The gas canopy will be setback approximately 130 feet from the Morse Road right-of-way. The project complies with all applicable building and parking setback requirements.

Based on the square footages of the retail and restaurant uses, 34 parking spaces are required. The applicant proposes to install 43 parking spaces. 27 of those spaces will be located to the west of the primary building, 6 spaces will be on the north end and the remaining 10 spaces will be on the south end.

Landscaping will be dispersed throughout the site along the perimeters and within the pavement areas. The type of landscaping includes ornamental, evergreen, and shade trees along with deciduous and evergreen shrubs. In addition, perennial plantings and shrubs will be installed along sections of the pavement perimeter and within parking lot islands and peninsulas. Please refer to the submitted landscaping plan for more details.

Lighting will consist of wall mounted lights on the primary building, canopy lighting which will be illuminating the fueling area, and light poles 20 feet in height along the parking lot and access drive perimeters. The illumination will not exceed 1 footcandle measured at the property line, which meets the minimum code requirement.

The building design and materials are consistent with a typical Sheetz building and will consist of the following:

- Façade: Albany modular glen grey brick veneer & Ashmont modular glen gray
- Awnings: Bronze canvas
- Roofing: Brite red standing seam metal
- Trim: Dark bronze metal coping

All requirements of the Design Review code for parking, landscaping, and building materials are complied with.

Signage

10 new permanent signs are proposed for the property as follows:

| 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 | 33.8sf |
| 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 |

Land Use Plan

The Land Use Plan designates the property as Community Commercial which is intended for medium to large scale commercial uses adjacent to primary arterials that serve the larger community or regional area. It is also located in the North Gateway Focus Area which encourages a dynamic mix of integrated uses that create a sense of place and to increase connectivity between uses.

Variances:

There are two requested variances from the site plan:

1. **Section 1167.18(c)(1) – Dumpsters are required to be located to the rear of the building.**
 - a. Due to the property abutting rights-of-way on the north and south ends, two front yards and two side yards exist with no rear yard. A front yard is defined as the area between the building line and the right-of-way. Therefore, the property lacks any compliant location for the dumpster. The dumpster will be 60 feet from the Johnstown Road right-of-way and be screened by a wall and surrounded by 5-foot tall arborvitae and trees and a cluster of 5 shade trees.
2. **Section 1163.08(c) - The required amount of interior landscaping area shall be five percent of the total area of the parking lot pavement.**
 - a. Minimum number of trees is calculated as One tree per 100 square feet of required landscape area. Based on this, 37 interior parking lot trees would be required within landscaped islands or peninsulas. The applicant proposes to install 11 trees in the interior parking lot. However, 86 new trees are proposed for the entire site in addition to any trees being preserved. This meets the intent of the landscaping requirements which is to promote public safety, to moderate heat, wind and other climatic effects produced by parking lots, to minimize nuisances such as noise and glare, and to enhance the visual environment of off-street parking.



Sign Variances

The applicant is seeking approval of the following 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 to be 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)
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)



Conditional Use Criteria

The Planning Commission shall approve an application for a conditional use 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 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.

Final Development Plan Criteria

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

- A. The proposed development meets the applicable development standards of this Zoning Ordinance.
- B. The proposed development is in accord with appropriate plans for the area.
- C. The proposed development would not have undesirable effects on the surrounding area.
- D. The proposed development would be in keeping with the existing land use character and physical development potential of the area

Design Review Criteria

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.

Variance Criteria

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.



Staff Comments

Staff recommends approval of the Condition Use Application. It's staff's opinion that all four conditional use criteria are met. Gasoline service stations and eating place with drive-thru facilities are conditionally permitted uses in the NC district. The development is in accordance with the Land Use Plan. It will not have undesirable effects and it will be in keeping of the existing land use character of the area.

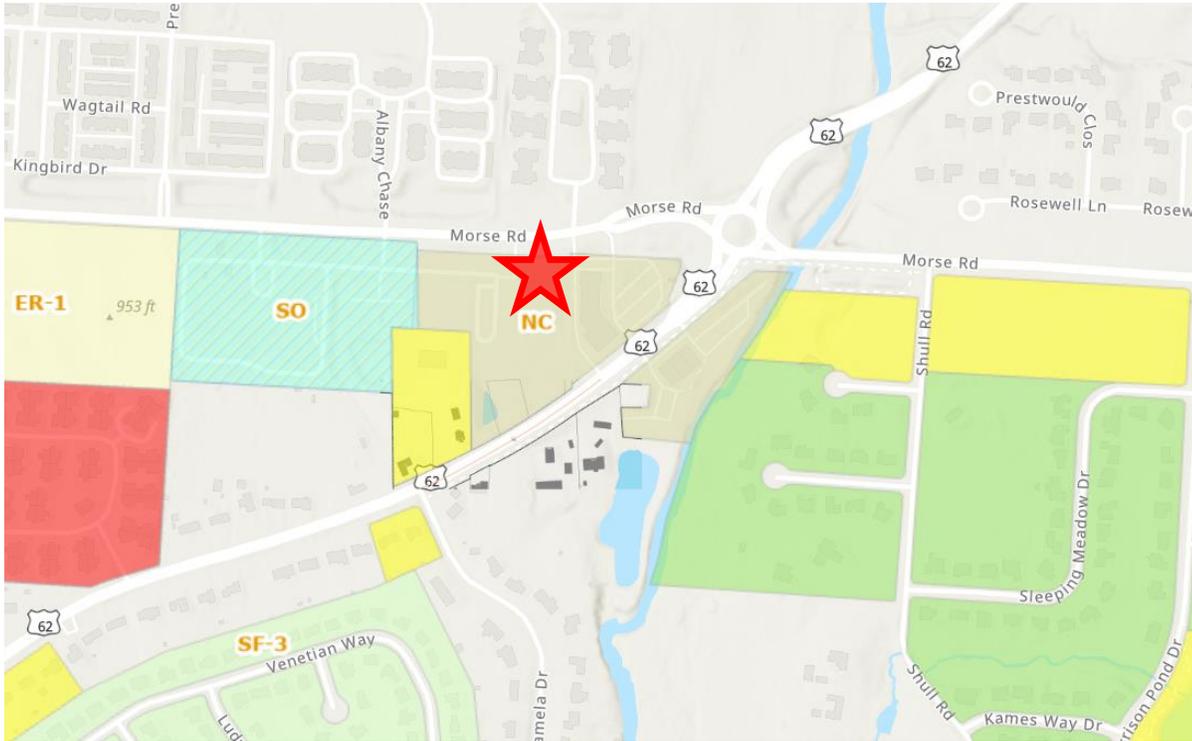
Staff recommends approval of the Final Development Plan. Given the layout of the property with frontage on two streets on opposite sides, the development is designed to be setback greater distances from the property lines than what is required by code which reduces the visual impact from the street and abutting properties. Additional landscaping in excess of what is required by code will be installed within the interior site and along the property perimeter which further limits the visual impact. Lighting is designed in way which meets all code requirements and will be shielded from abutting properties.

Staff recommends approval of the Design Review Application. The Sheetz building designs and materials are consistent across the country for their branding. As mentioned, the proposed building materials and landscaping comply with all requirements of the Design Review chapter. In addition, it's staff's opinion that the Design Review Criteria has been met.

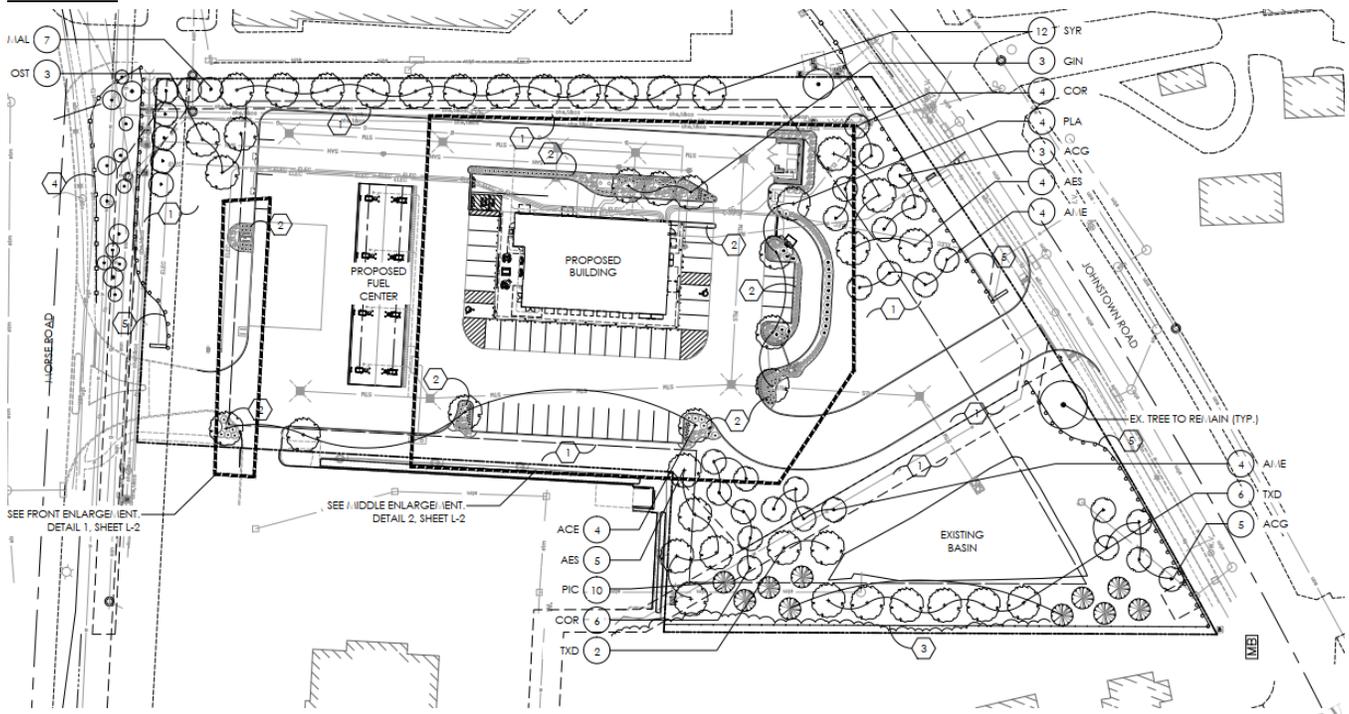
Staff recommends approval of most Variance requests. As mentioned, the code requires that dumpsters are placed to the rear yard, which this property does not have do to multiple frontages. The dumpster is thoroughly screened and located to be as unintrusive as possible. While the minimum number of trees will not be installed in the interior parking lot, this requirement is offset by the number of trees elsewhere on the property which complies with the intent of the landscaping requirements. Staff recognizes that the sign code does not accommodate such uses as this which requires multiple drive-thru signs and signage at gas canopies. Uses similar to this and fast-food restaurants have had similar variance requests approved to allow for additional signs in drive-thru areas. Staff anticipates the zoning code rewrite to address these issues to account for these types of signs.

Staff does object to the variance requests to allow for a reduced setback and reduced landscaping for the ground sign along Morse Rd and Johnstown Rd (referred to as Sign C.1/C.2). The application provides no information as to why setbacks and landscaping cannot be met. Staff is not aware of similar variances being granted for projects in the area. Additionally, staff has some concerns that a reduced setback may create an unsafe condition. Simply put, the closer a sign is to the right-of-way, the more likely the sign is to obstruct traffic. Given the visibility of the site, the number of signs requested, the size of signs requested, staff does not see the need for a reduced setback or for reduced landscaping.

Location/Zoning Map:



Site Plan:



Proposed Renderings:

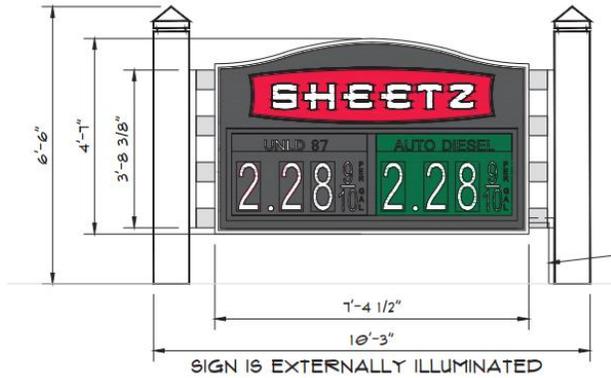


① WEST ELEVATION
SCALE 1/4"=1'-0"



② NORTH ELEVATION
SCALE 1/4"=1'-0"

Sign Renderings:



Respectfully Submitted By:
Zack Cowan, AICP and Michael Blackford, AICP