



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

CONDITIONAL USE 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>) CC	Acreage: Proposed 1.25 AC

USE SPECIFICATIONS
Proposed Use/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.
STAFF USE ONLY: (Code Section): Ch 1153.03(b)(3) - Community Commercial District

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

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) Leatherbuck LLC	Property Owner Contact Information (phone no./email): Don Leathery: DLL@Leathery.com

ADDITIONAL INFORMATION ON NEXT PAGE...

INTERNAL
USE

Zoning File No. CU-0480-2023

RECEIVED: KAW
DATE: 11-29-2023

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

Updated
Apr 2022

CONDITIONAL USE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:
1. Review Gahanna Code Chapter <u>1169</u> (<i>visit <u>Zoning Code</u></i>)
2. Legal description of property certified by registered surveyor (<i>11"x17"</i>)
3. Statement of the proposed use of the property
4. Statement of the necessity or desirability of the proposed use to the neighborhood or community
5. Statement of the relationship of the proposed use to adjacent property & land use
6. Plot Plan including the following: (<i>11"x17" preferred</i>) <ul style="list-style-type: none"> - <i>The boundaries and dimensions of the lot</i> - <i>The size and location of existing and proposed buildings and/or structures</i> - <i>The proposed use of all parts of the lot, buildings and/or structures, including access ways, walks, off-street parking and loading spaces, and landscaping</i> - <i>The relationship of the proposed development to the applicable development standards</i> - <i>The use of land and location of structures on adjacent property</i>
7. List of contiguous property owners & their mailing address
8. One set of pre-printed mailing labels for all contiguous property owners
9. Application fee (<i>in accordance with the <u>Building & Zoning Fee Schedule</u></i>)
10. Application & all supporting documents submitted in digital format
11. Application & all supporting documents submitted in hardcopy format
12. Authorization Consent Form Complete & Notarized (<i>see page 3</i>)

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. Rountle* Date: *11-20-23*

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 LEATHERY JR.

(property owner name printed)

[Signature]

(property owner signature)

11/17/23
(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)

D.W. Route

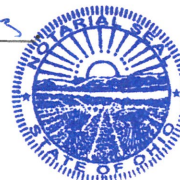
(applicant/representative/property owner signature)

11-20-23
(date)

Subscribed and sworn to before me on this 20th 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

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

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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.



November 27, 2023

RE: Proposed Sheetz | 230 Granville Street

Statement of Desirability of the proposed use to the community:

Food and beverage service is the primary focus of every Sheetz, providing restaurant quality food that is convenient for today's busy lifestyles using touch screen and mobile meal ordering. Sheetz are always open, 24 hours daily, 365 days per year as the one-stop shop for coffee, sandwiches, salads, and an expansive cooler offering. There are also options for purchased food to be enjoyed onsite, either inside or outside in the patio area.

Sheetz is also a gas station, with comfortably lit and canopied pump islands. This site provides a total of 5 pumps, servicing 10 vehicles. The end pumps include diesel options for family vehicles and are not designed to accommodate semi-truck diesel fueling. This particular Sheetz site is designed to be Residential Scale and fit within the existing infrastructure to support the needs of the Gahanna community.

Shull Park is located directly behind the proposed site. The availability of quick service food on the go and outdoor seating will provide a convenient amenity to those visiting the park. The Sheetz Site will also provide a new well lit and safe access for the park area. In addition, the Sheetz site is located approximately half way between the Creak Side District and North Hamilton Road. For residents walking between these areas, this Sheetz site will provide a convenient stop along the way and help create connectivity between the two areas.



November 27, 2023

RE: Proposed Sheetz | 230 Granville Street

Statement of Proposed Use of The Property:

The proposed project is located at 230 Granville Street in Gahanna Ohio. We are proposing a 6,132 SF Sheetz store development, to serve as a resource for people on the go.

Food and beverage service is the primary focus of every Sheetz, providing restaurant quality food that is convenient for today's busy lifestyles using touch screen and mobile meal ordering. Sheetz are always open, 24 hours daily, 365 days per year as the one-stop shop for coffee, sandwiches, salads, and an expansive cooler offering. There are also options for purchased food to be enjoyed onsite, either inside or outside in the patio area.

Sheetz is also a gas station, with comfortably lit and canopied pump islands. This site provides a total of 5 pumps, servicing 10 vehicles. The end pumps include diesel options for family vehicles. This site is not designed to accommodate semi-truck diesel fueling.

This existing parcel is 3.91 acres with 3 existing structures on it. We are proposing to demolish the existing restaurant structure and replace it with the Sheetz Store. The existing retail buildings to the east and west of the Sheetz store shall remain for this development but may be re-developed in the future. The parcel will be split to create a new 1.25-acre parcel for Sheetz, and residual 1.76- and 1.25-acre parcels for the retail buildings.

In summary, Sheetz's food service and gasoline fuel sales are supportive of the large residential developments in the surrounding area and appropriate for the subject site, given its location, along a major arterial road and adjacent to commercially developed properties with similar and complimentary uses. The proposed Site Plan and associated Landscape Plan have been developed in a way that is sensitive to the residential community and to the surrounding commercial developments as well.



November 27, 2023

RE: Proposed Sheetz | 230 Granville Street

Statement of Relationship of proposed use to the adjacent property:

The proposed project is located at 230 Granville Street in Gahanna Ohio. This existing parcel is 3.91 acres with 3 existing structures on it. We are proposing to demolish the existing restaurant structure and replace it with the Sheetz Store. The existing retail buildings to the east and west of the Sheetz store shall remain for this development but may be re-developed in the future. The Sheetz Store will be 40' from the retail building to the west, and 130' from the retail building to the east. The parcel will be split to create a new 1.25-acre parcel for Sheetz, and residual 1.76- and 1.25-acre parcels for the retail buildings.

Shull Park is located to the north of the site and our common access drives serves as access to the park. Granville Street borders the site to the south, with additional retail and a car wash located on the south side of the street.

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
Hilliard, OH 43026
 4876 Cemetery Road
 P (614) 487-1964
 www.parisplanninganddesign.com

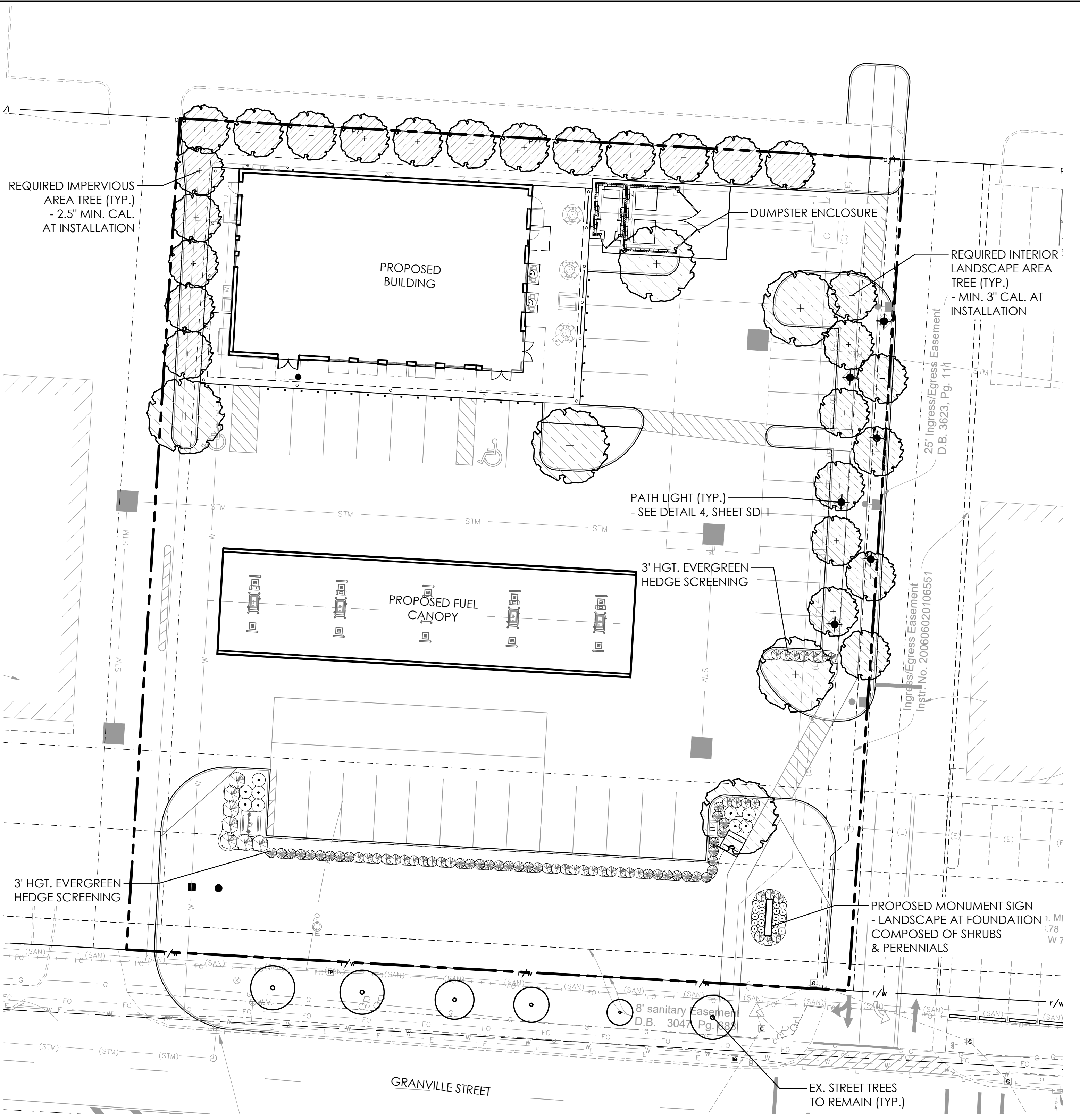
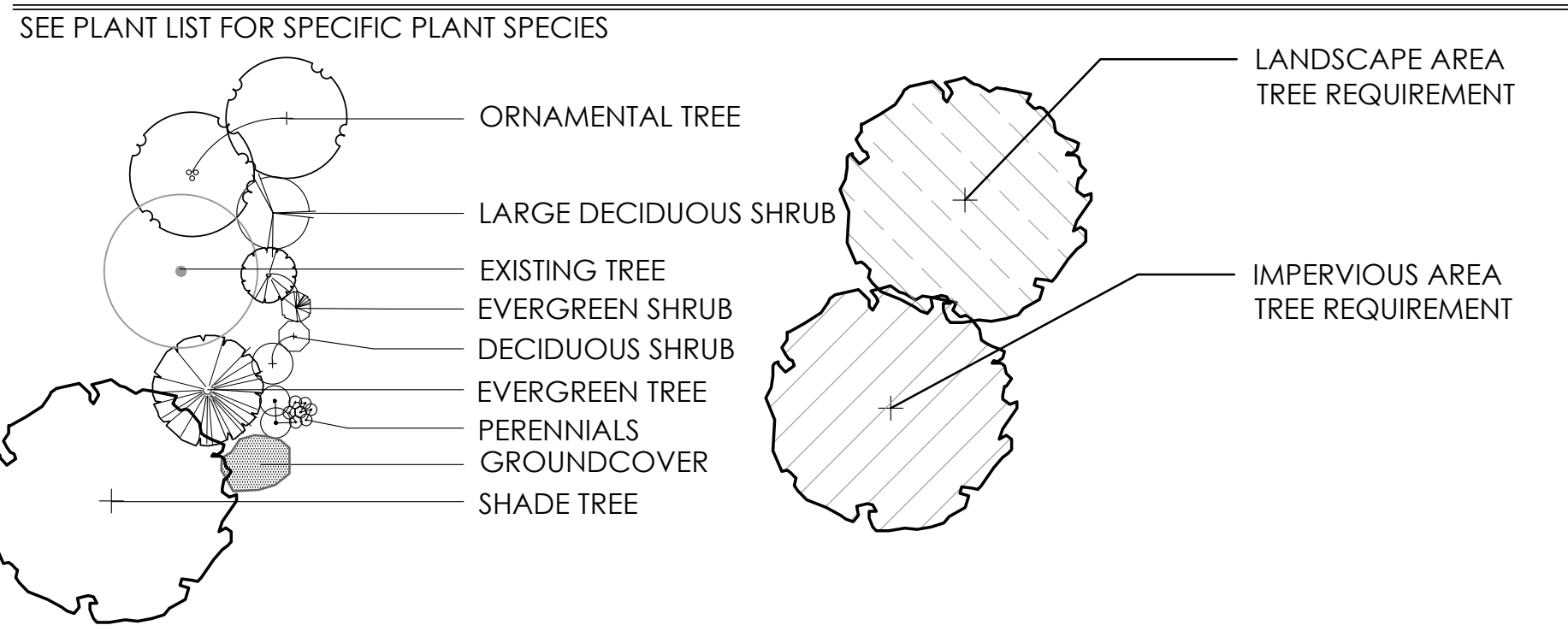
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PROJECT	21358
SHEET	

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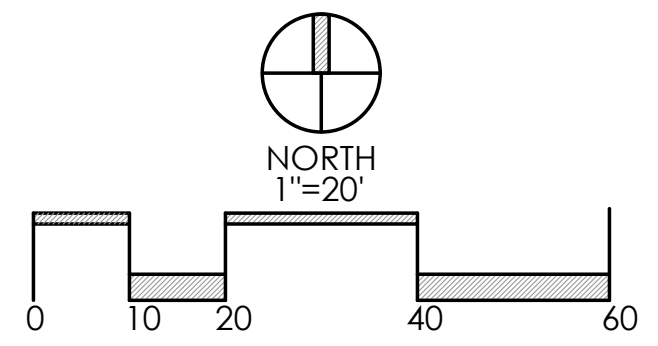
LANDSCAPE REQUIREMENTS

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.	±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
INTERIOR LANDSCAPE REQUIREMENTS (1163.08)		
(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



**PRELIMINARY
NOT FOR CONSTRUCTION**



REVISIONS	

ILLUSTRATIVE PLAN

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

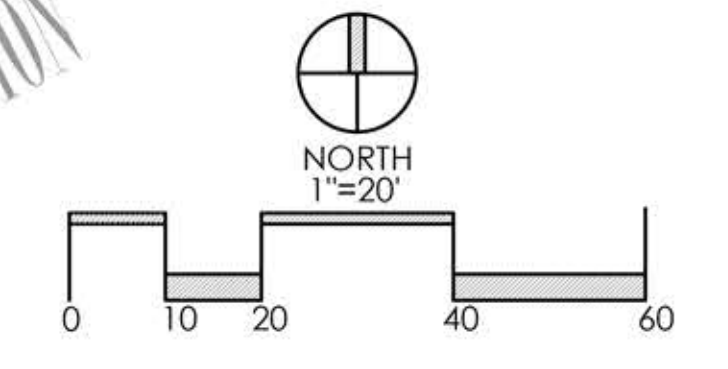
Paris Planning & Design
 LANDSCAPE ARCHITECTURE
 Hilliard, OH 43026
 4876 Cemetery Road
 P (614) 487-1944
 www.parisplanninganddesign.com

DATE	02/29/24
PROJECT	21358
SHEET	

L-1.1



PRELIMINARY
 NOT FOR CONSTRUCTION



REVISIONS

OVERALL
LANDSCAPE PLAN

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

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

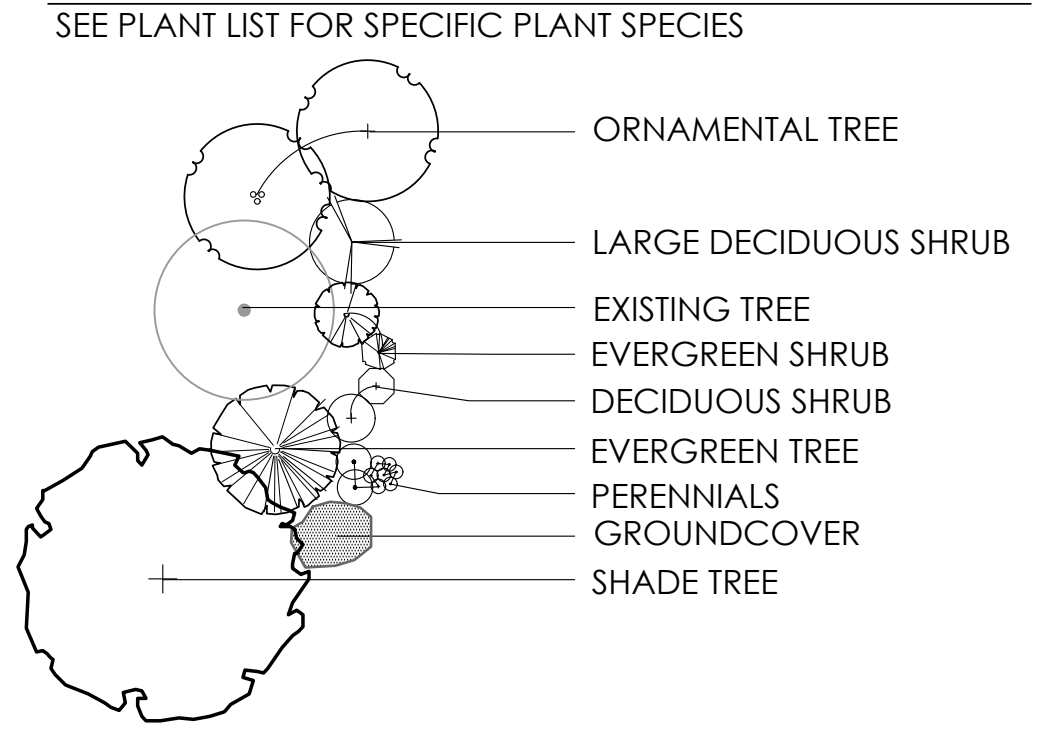
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GENERAL PLANTING NOTES:

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



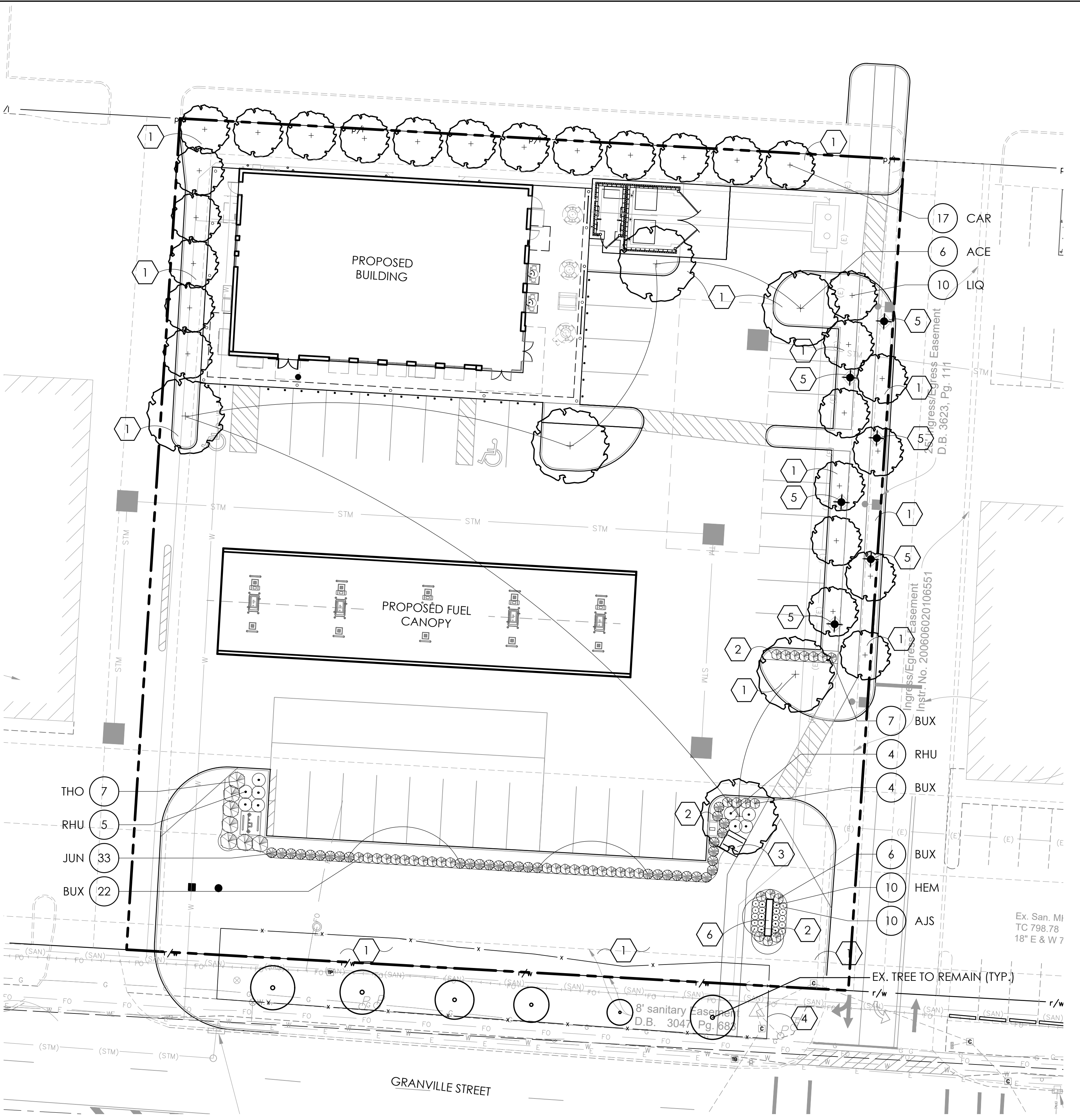
CONSTRUCTION NOTES

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.

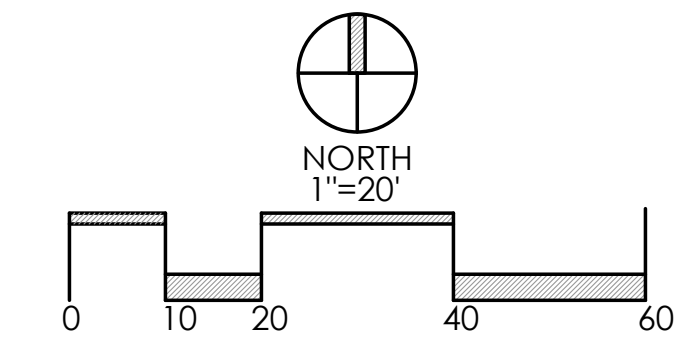
PLANT LIST

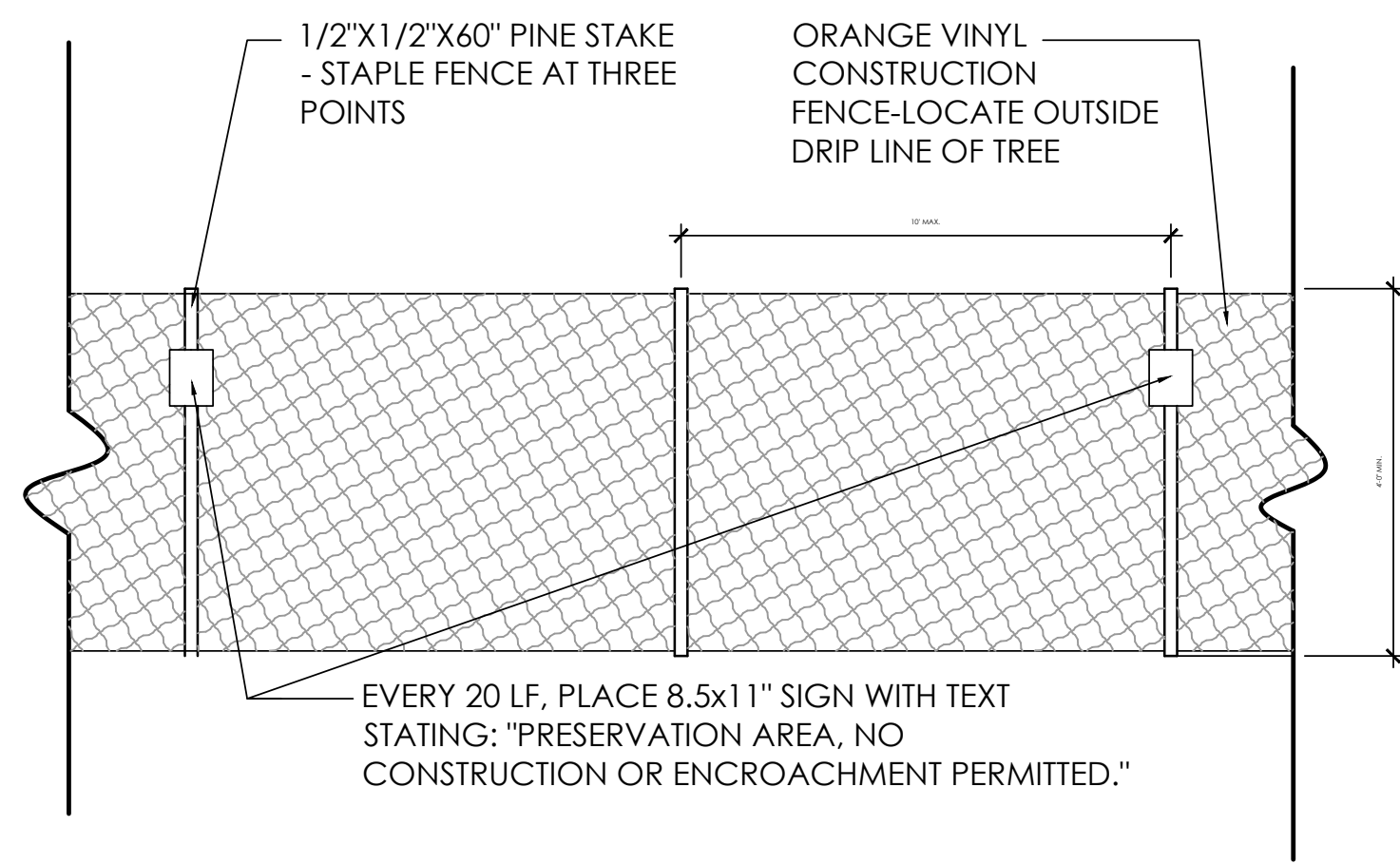
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
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	
SHRUBS						
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	
PERENNIALS/ORNAMENTAL GRASSES						
10	AJS	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	NO. 1	CONT.	
10	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	



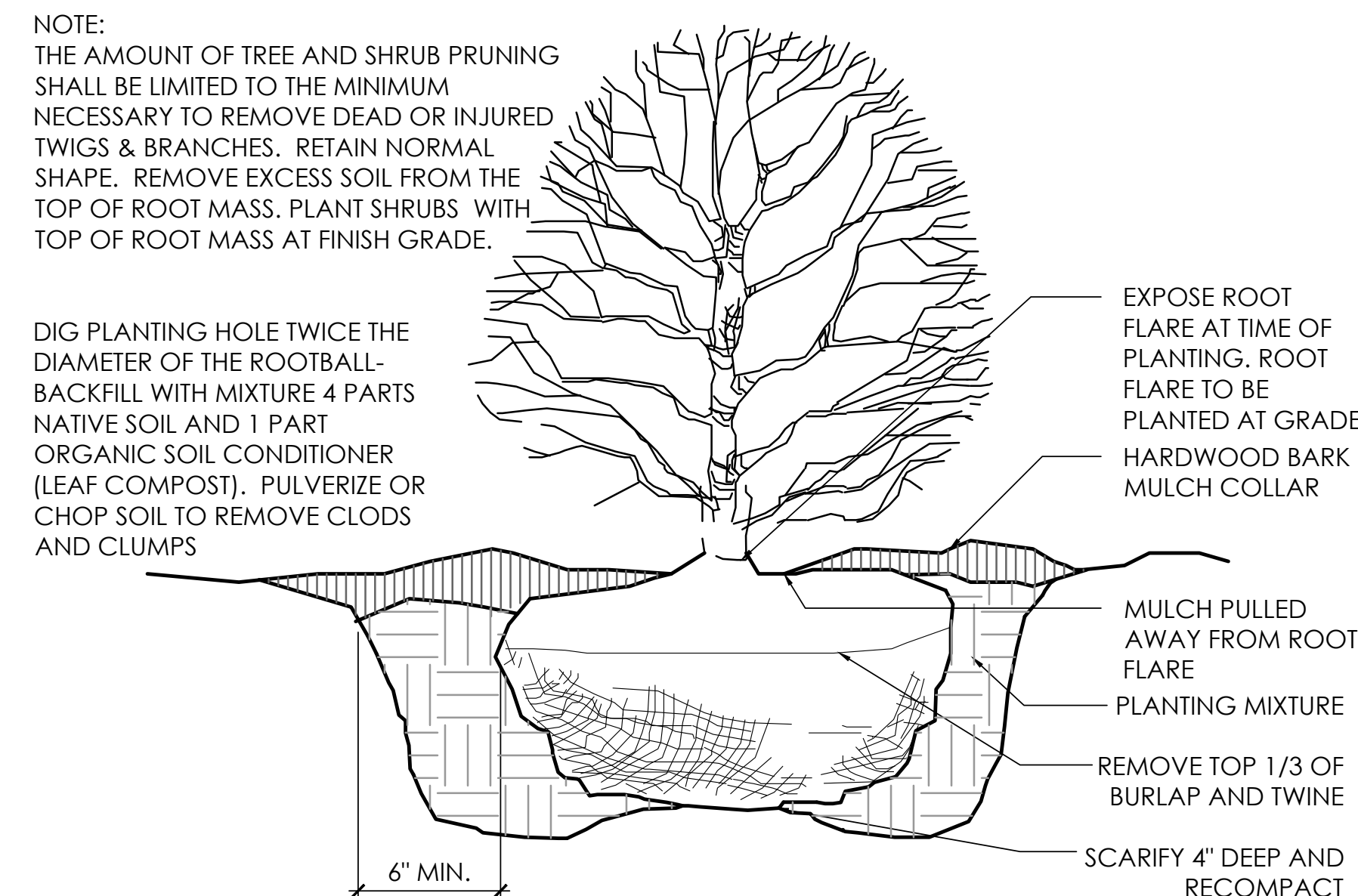
PRELIMINARY
NOT FOR CONSTRUCTION





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.

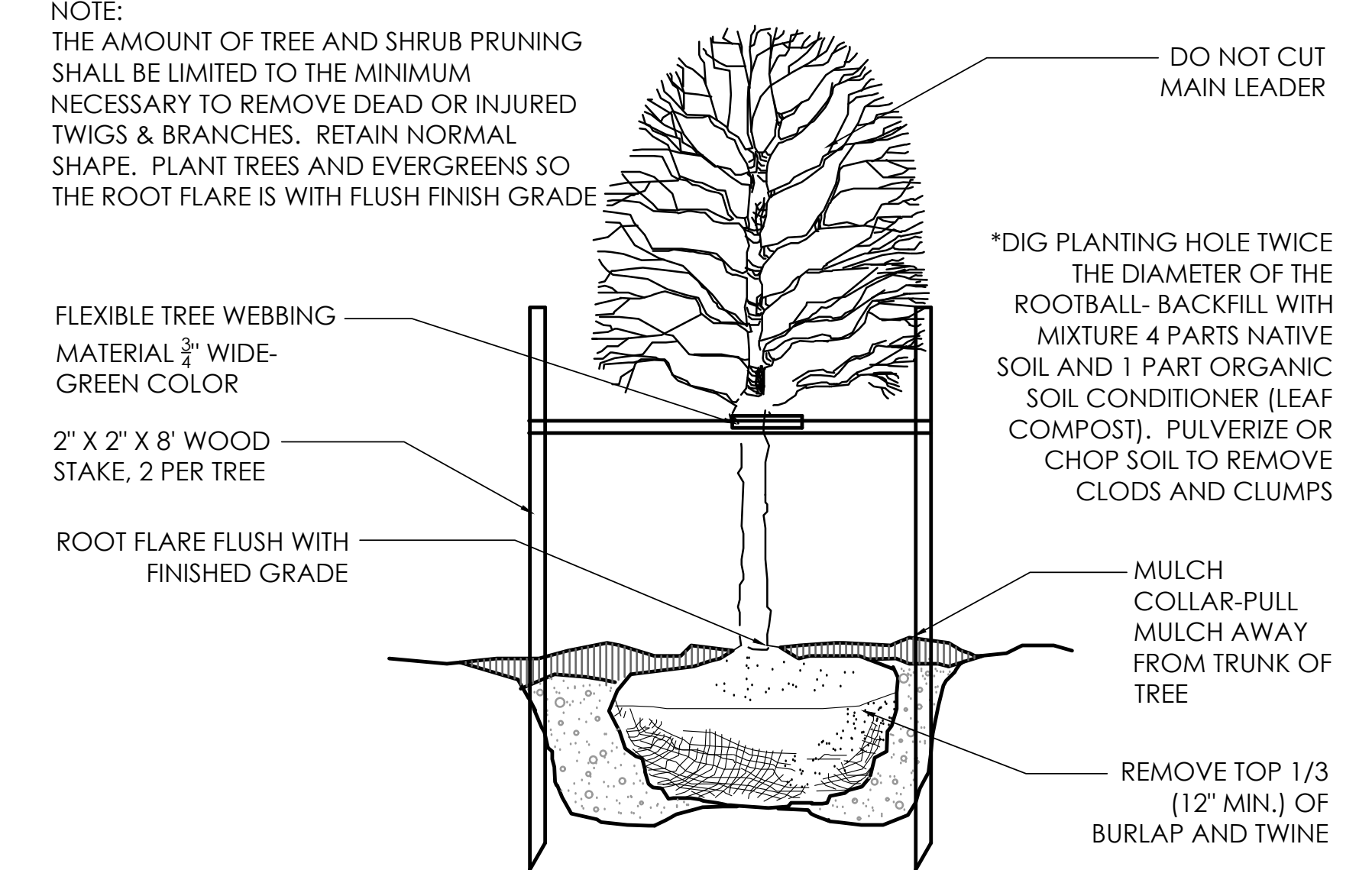


2 SHRUB PLANTING DETAIL
N.T.S. 01-1300

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

EXPOSE ROOT FLARE AT TIME OF PLANTING. ROOT FLARE TO BE PLANTED AT GRADE
HARDWOOD BARK MULCH COLLAR
MULCH PULLED AWAY FROM ROOT FLARE
PLANTING MIXTURE
REMOVE TOP 1/3 OF BURLAP AND TWINE
SCARIFY 4" DEEP AND RECOMPACT

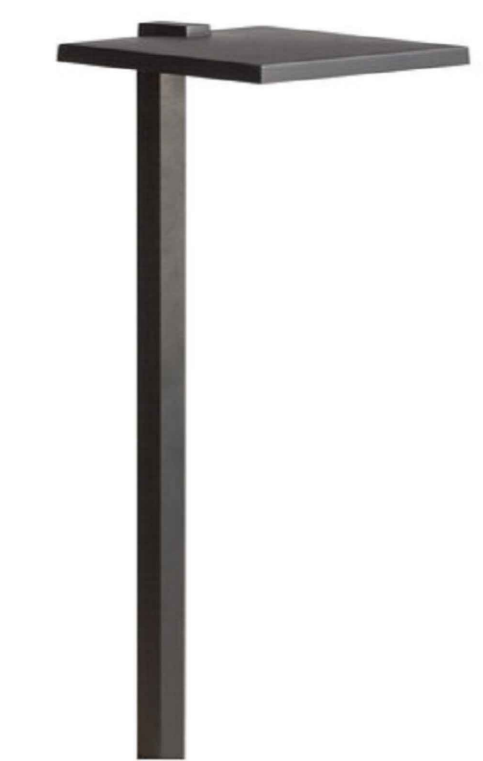


1 DECIDUOUS TREE
N.T.S. 01-1001

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" WIDE- GREEN COLOR
2" X 2" X 8" WOOD STAKE, 2 PER TREE
ROOT FLARE FLUSH WITH FINISHED GRADE

DO NOT CUT MAIN LEADER
*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
MULCH COLLAR-PULL MULCH AWAY FROM TRUNK OF TREE
REMOVE TOP 1/3 (12" MIN.) OF BURLAP AND TWINE



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	02/29/24
PROJECT	21358
SHEET	

SD-1

PRELIMINARY
NOT FOR CONSTRUCTION

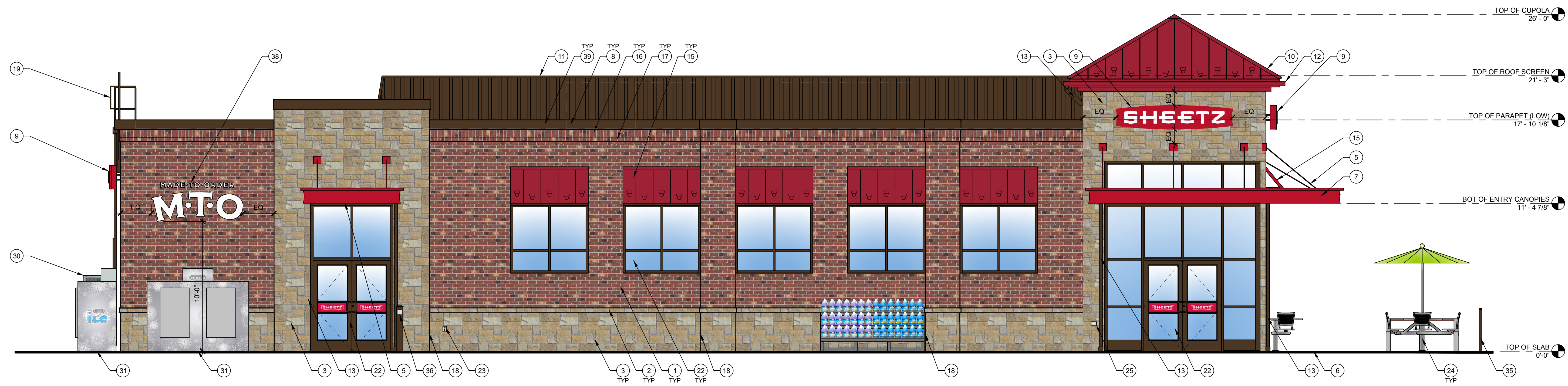
PROJECT NAME:
**NEW SHEETZ STORE
STORE #XXX**

**CITY
STREET**

Address Line 1
Address Line 2
City, ST XXXXX

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602



1 FRONT ELEVATION
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

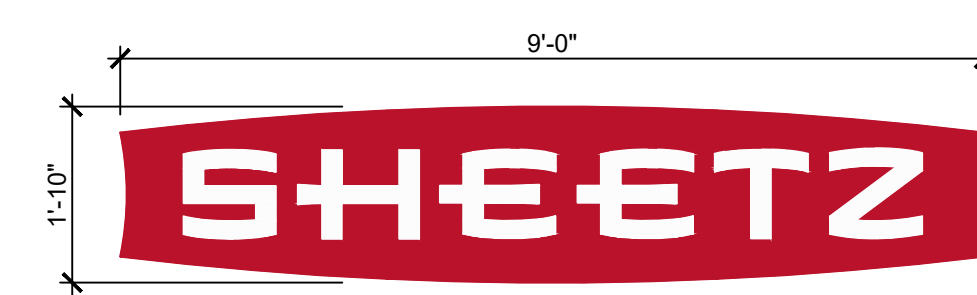
- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS. GENERAL BUILDING FASCIAE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

EXTERIOR ELEVATION KEYNOTES:

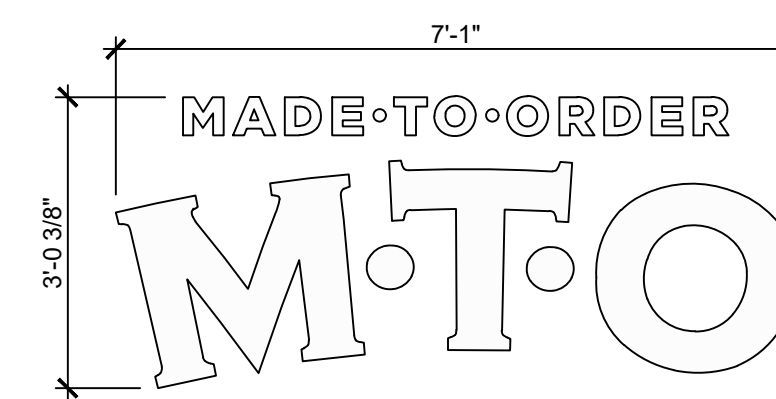
- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- ARCHITECTURAL CANOPY, COLOR: REGAL RED, 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.



2 LEFT ELEVATION
1/4" = 1'-0"



OUTLINE AREA = 14.84 SQ. FT.
BOX AREA = 16.52 SQ. FT.
TYPICAL OF THREE
PROJECTS 0' OFF FACE OF BUILDING



OUTLINE AREA = 8.38 SQ. FT.
BOX AREA = 21.47 SQ. FT.
TYPICAL OF ONE
PROJECTS 0' OFF FACE OF BUILDING

A WALL MOUNTED "SHEETZ" BUILDING SIGN
1/2" = 1'-0"

B WALL MOUNTED "MTO" DECAL
1/2" = 1'-0"

CONSULTANT

PROFESSIONAL

KEYPLAN

ISSUE: **02.01.2024**
SITE ID NO: #####
AUTHOR BY:
REVIEW BY:
VERSION: **4959R_v1.5.5**

EXTERIOR
ELEVATIONS

A200

4959R PROTOTYPE - FY24_v1.5.5

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

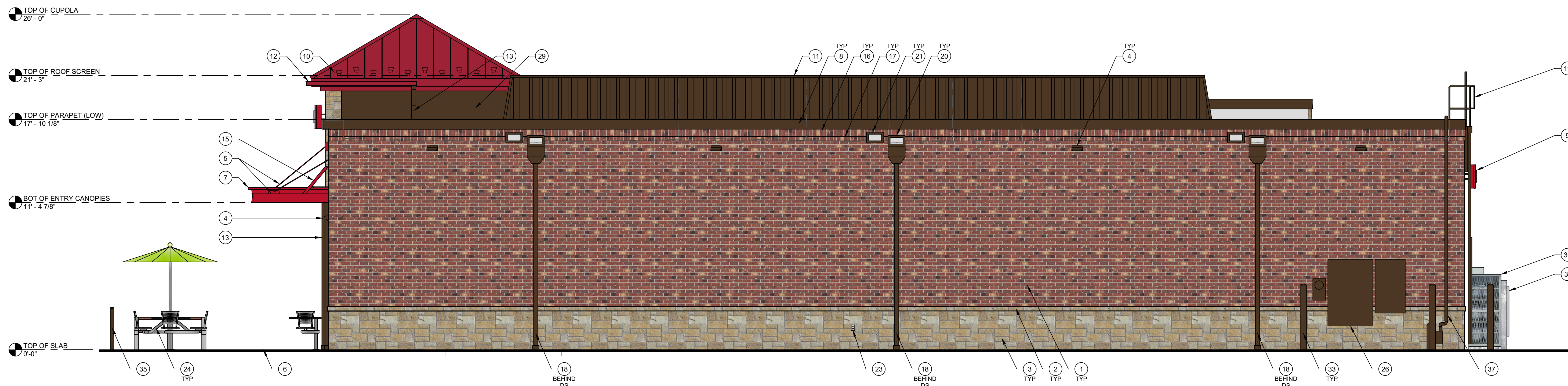
KEYPLAN

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

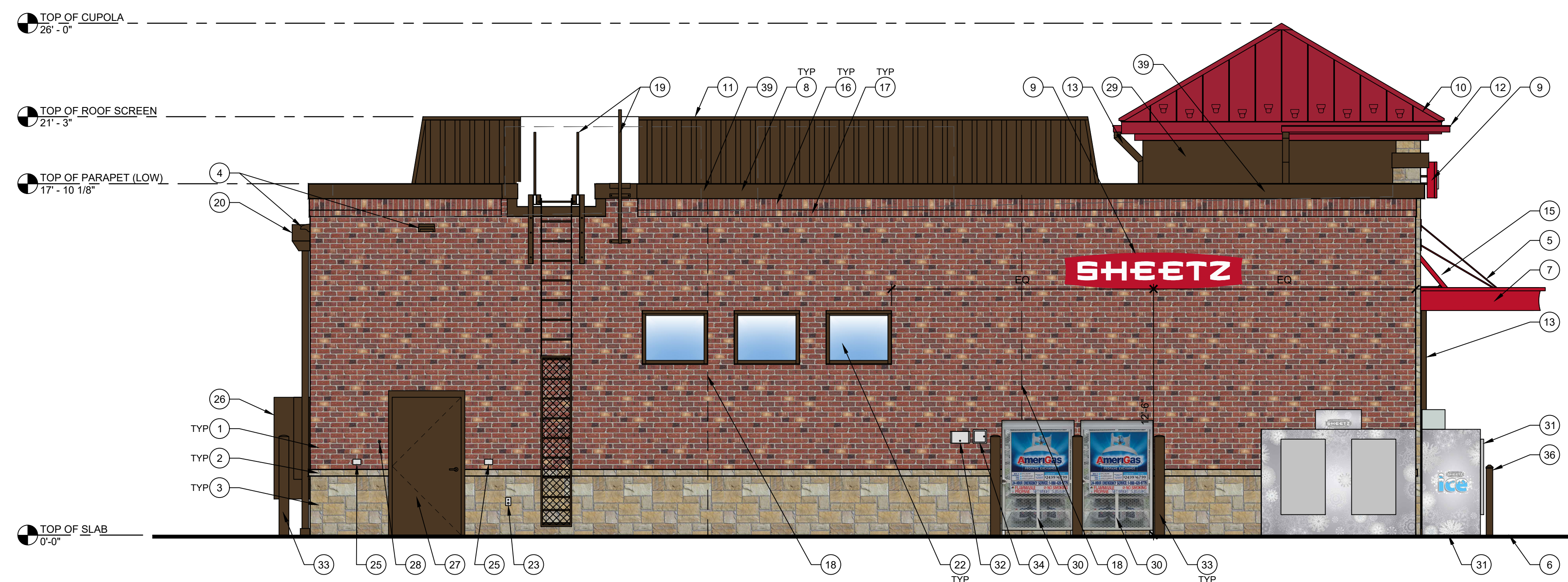


3 REAR ELEVATION
1/4" = 1'-0"

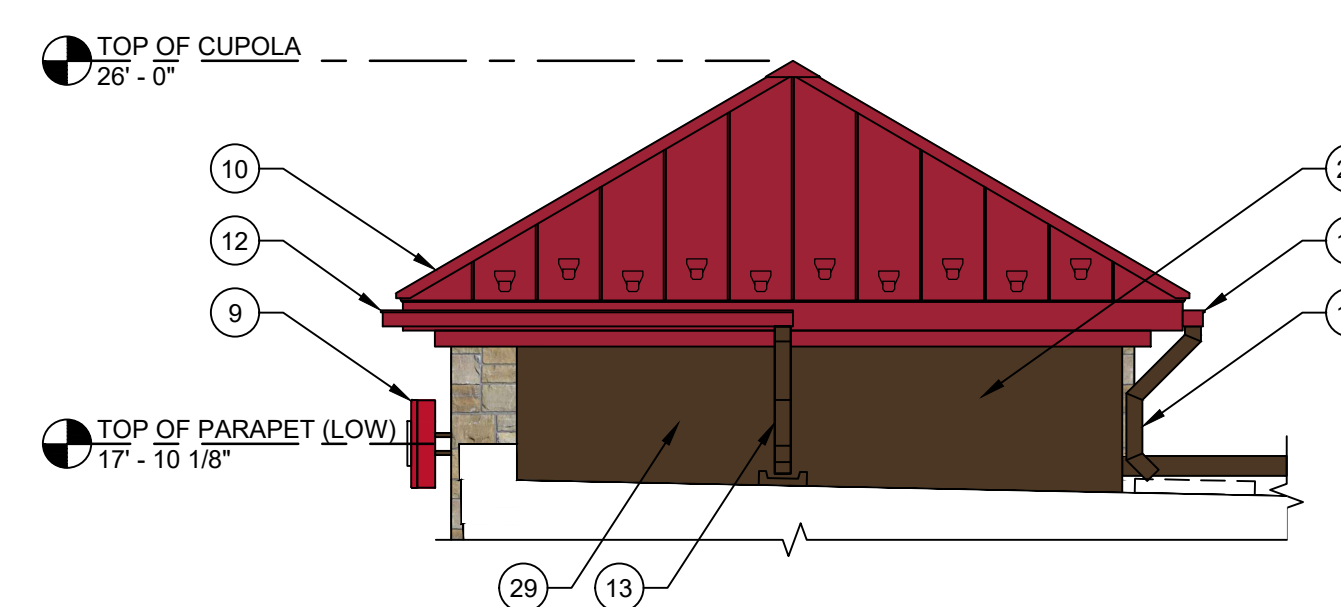
- TYPICAL EXTERIOR ELEVATION NOTES:**
- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
 - FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
 - EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005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

EXTERIOR ELEVATION KEYNOTES:

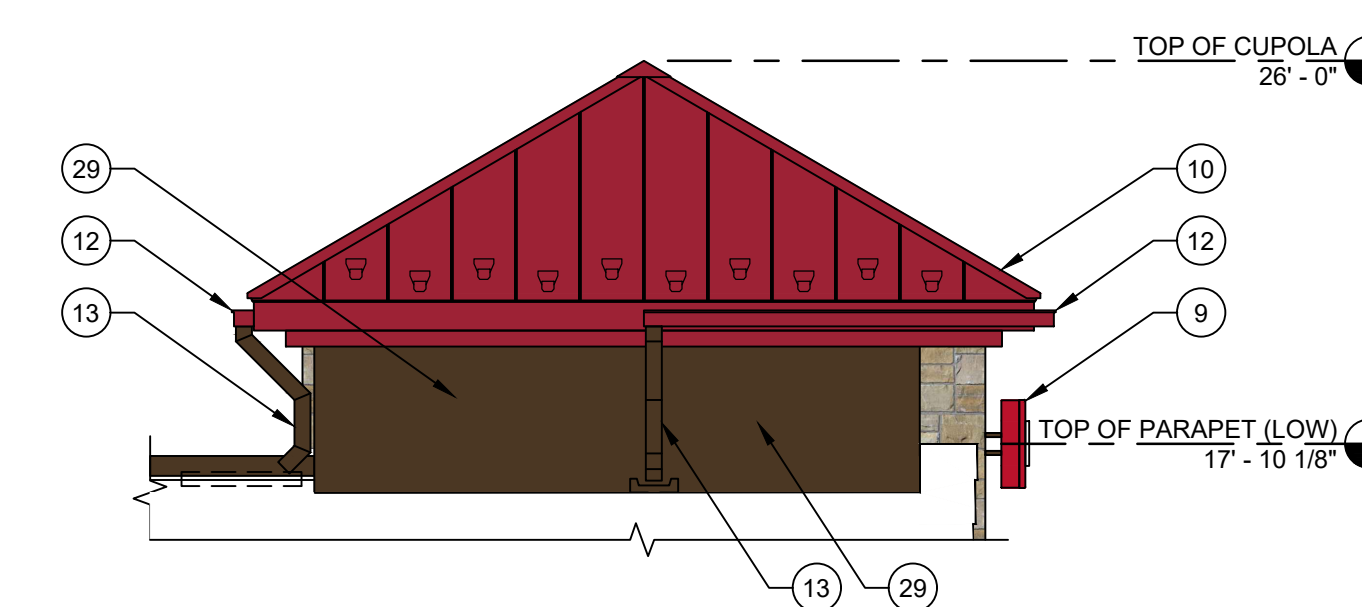
- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYMAR FINISH
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- METAL COPING, COLOR: DARK BRONZE
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- ROOF EQUIPMENT SCREEN, COLOR: DARK BRONZE
- GUTTER, COLOR TO MATCH CUPOLA COLOR
- DOWNSPOUT, COLOR: DARK BRONZE
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- MTO GRAPHIC DECAL, SEE SHEET A200.
- LIGHT CHANNEL AT PARAPET COPING, SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.



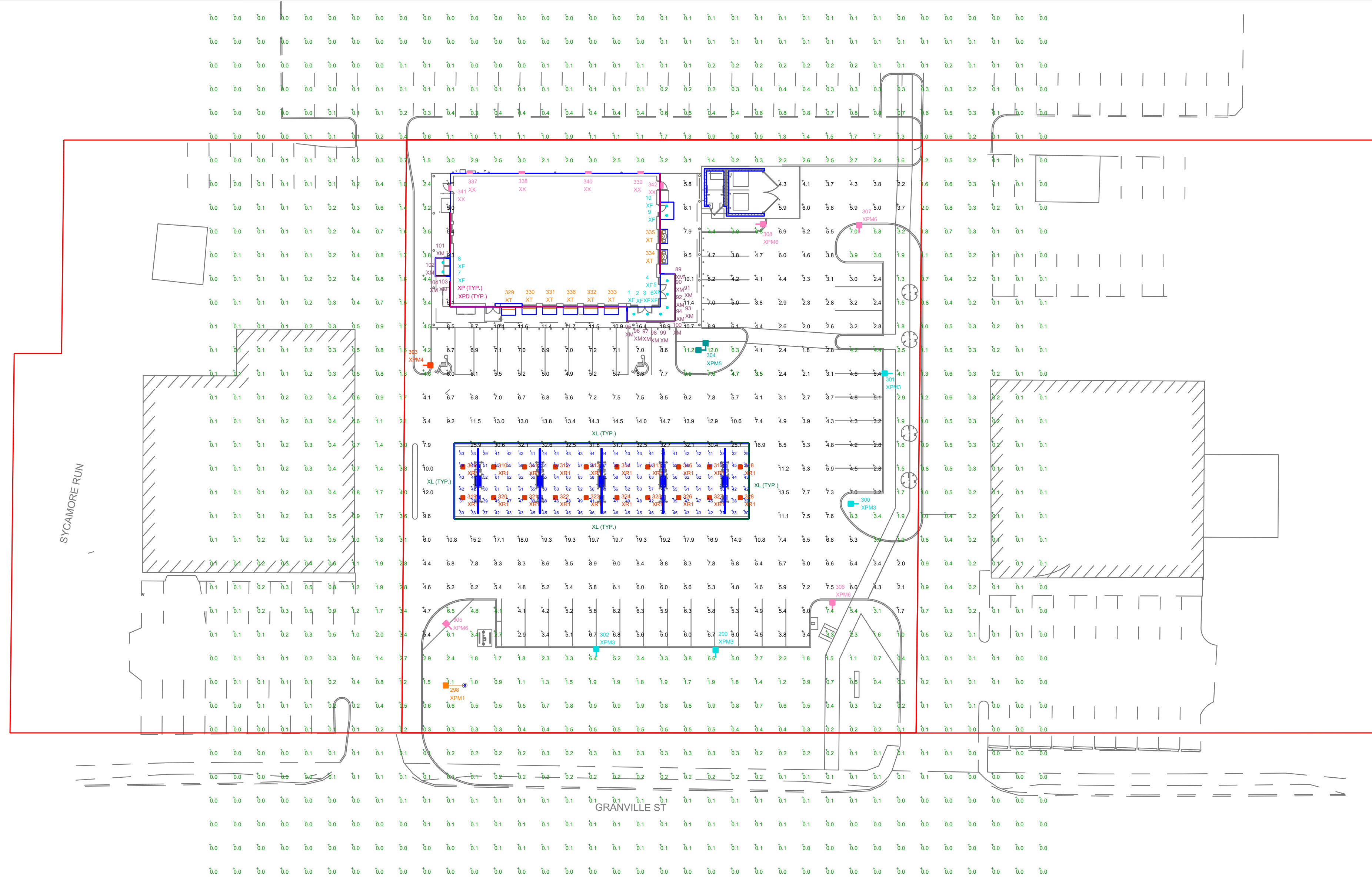
4 RIGHT ELEVATION
1/4" = 1'-0"



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



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

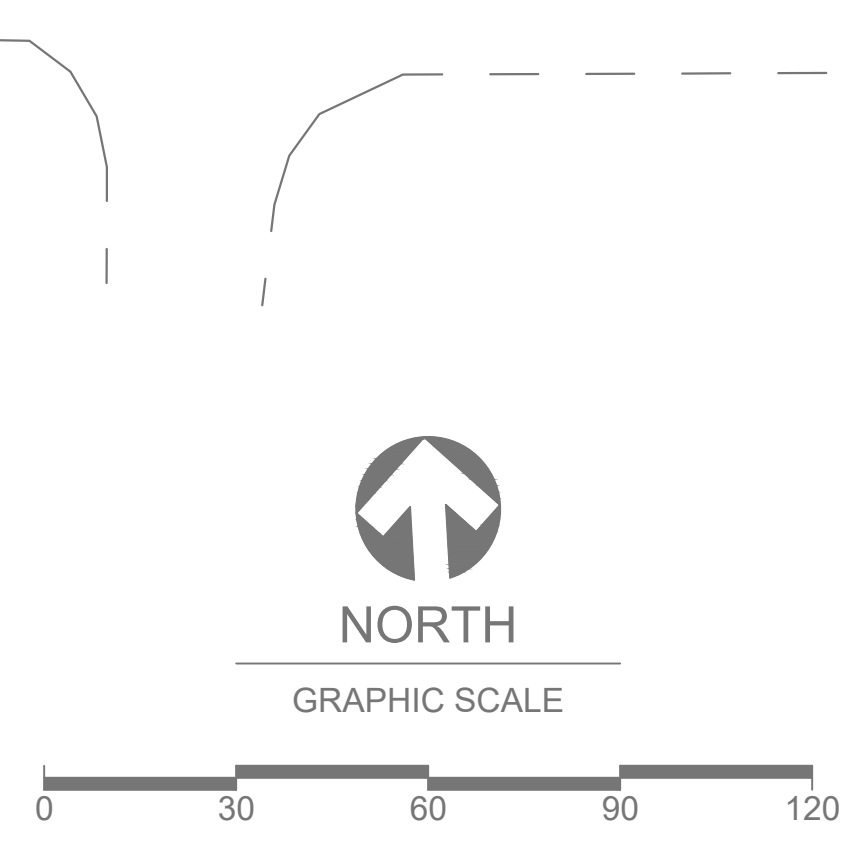


LUM. NO.	LABEL	MTG. HT.	TILT
1-10	XF	11.33	0
11-41	XL	18.08	0
42-72	XL	20.89	0
73	XL	18.261	5
74	XL	18.611	5
75	XL	18.962	5
76	XL	19.313	5
77	XL	19.66	5
78	XL	20.012	5
79	XL	20.356	5
80	XL	20.708	5
81	XL	18.261	5
82	XL	18.611	5
83	XL	18.962	5
84	XL	19.313	5
85	XL	19.66	5
86	XL	20.012	5
87	XL	20.356	5
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
299-302	XPM3	20	0
303	XPM4	20	0
304	XPM5	20	0
305-308	XPM6	20	0
309-318	XR1	17.71	0
319-328	XR1	18.83	0
329-336	XT	13.5	0
337-342	XX	15.5	0

NOTE:
- ALL AREA LIGHTS ON NEW 17 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
SITE PAVED AREA	8.07	32.7	1.7	4.75	19.24
UNDEFINED	0.64	12.0	0.0	N.A.	N.A.
UNDER CANOPY	47.96	64	28	1.71	2.29

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



SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	10	XF	Single	1037	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	N.A.	4.12	321.36	Blair Companies	LINEAR STRIP LIGHT (BY OTHERS, SHOWN FOR CONTRIBUTION)
	16	XM	SINGLE	136	0.700	N.A.	4.12	65.92	Blair Companies	LB-110-00-XX-025-RD[1]FR4-15
	139	XP	Single	305	1.000	N.A.	3.66	508.74	P-LED	STREET WRAP FLEX BACK BEND 4000K
	54	XPD	Single	25	1.000	N.A.	0.305	16.47	P-LED	STREET WRAP FLEX BACK BEND 4000K
	1	XPM1	SINGLE	11000	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
	4	XPM3	Single	10450	1.020	B2-U0-G2	68	272	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-11L-40K7-3M-UL-NM-XX
	1	XPM4	Single	6600	1.020	B1-U0-G1	68	68	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-11L-40K7-4B-UL-NM-XX
	1	XPM5	2 @ 90 degrees	10450	1.020	B2-U0-G2	68	136	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-11L-40K7-4M-UL-NM-XX
	4	XPM6	Single	10450	1.020	B2-U0-G2	68	272	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-11L-40K7-4M-UL-NM-XX
	20	XR1	Single	15700	1.020	B3-U3-G2	127	2540	Cree Lighting	CP5-20L-50K9-DF-UL-DM-XX-Q9-HZ
	8	XT	Single	1840	1.000	N.A.	20	160	SPI Lighting Inc. 10400 N Enterprise Drive, Mequon, WI 53092	SEW12146 I 5FT-L20W[AN08] I120-27TV I 4000K I SMA (12IN PROJECTION STEM, BLACK, 80CRI)
	6	XX	Single	1921	1.000	B1-U0-G0	16	96	WILLIAMS OUTDOOR	VWM-H-L17/840-DB-TBZ-CGL-DIM-UNV (BRONZE COLOR 80CRI)

DISCLAIMER

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REV.	BY	DATE	DESCRIPTION
R1	JAN	03/06/24	REVISED PER UPDATED SITE PLAN

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-R1



QTY	LABEL	DESCRIPTION
20	XR1	CP6-20L-50K9-DF-UL-DM-XX-Q9-HZ

CPY500™ Series

CPY500™ LED Canopy Luminaire - Direct Mount

Product Description
The CPY500™ Series LED luminaire features a large 11" x 11" glass optic that directs the beam in visual comfort and performance. Off-axis optics minimize glare and increase visual comfort while delivering top-of-the-line 175 lm/W efficiency and high-performance light distribution. Its sleek and low-profile form blends with the canopy while still being easily accessible from above. Above the canopy, the uniquely designed end cap aluminum driver housing allows the CPY500™ Series to easily mount around existing structures, making it ideal for both retrofit or new construction applications. Optional beam guards provide aesthetic and optical control to maximize light yield per watt of driver.

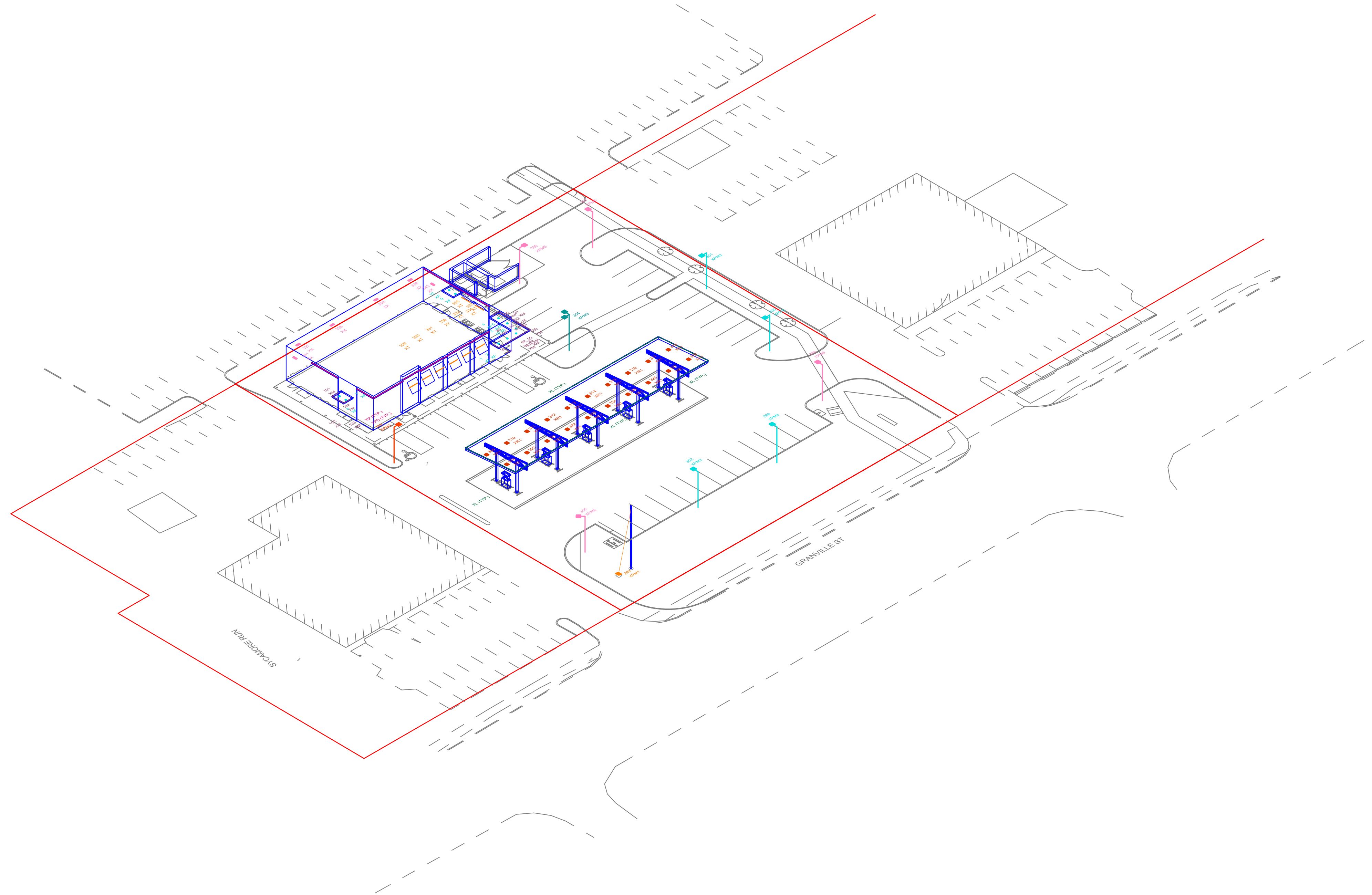
Applications: Perimeter canopy, CIG, ceiling structure.

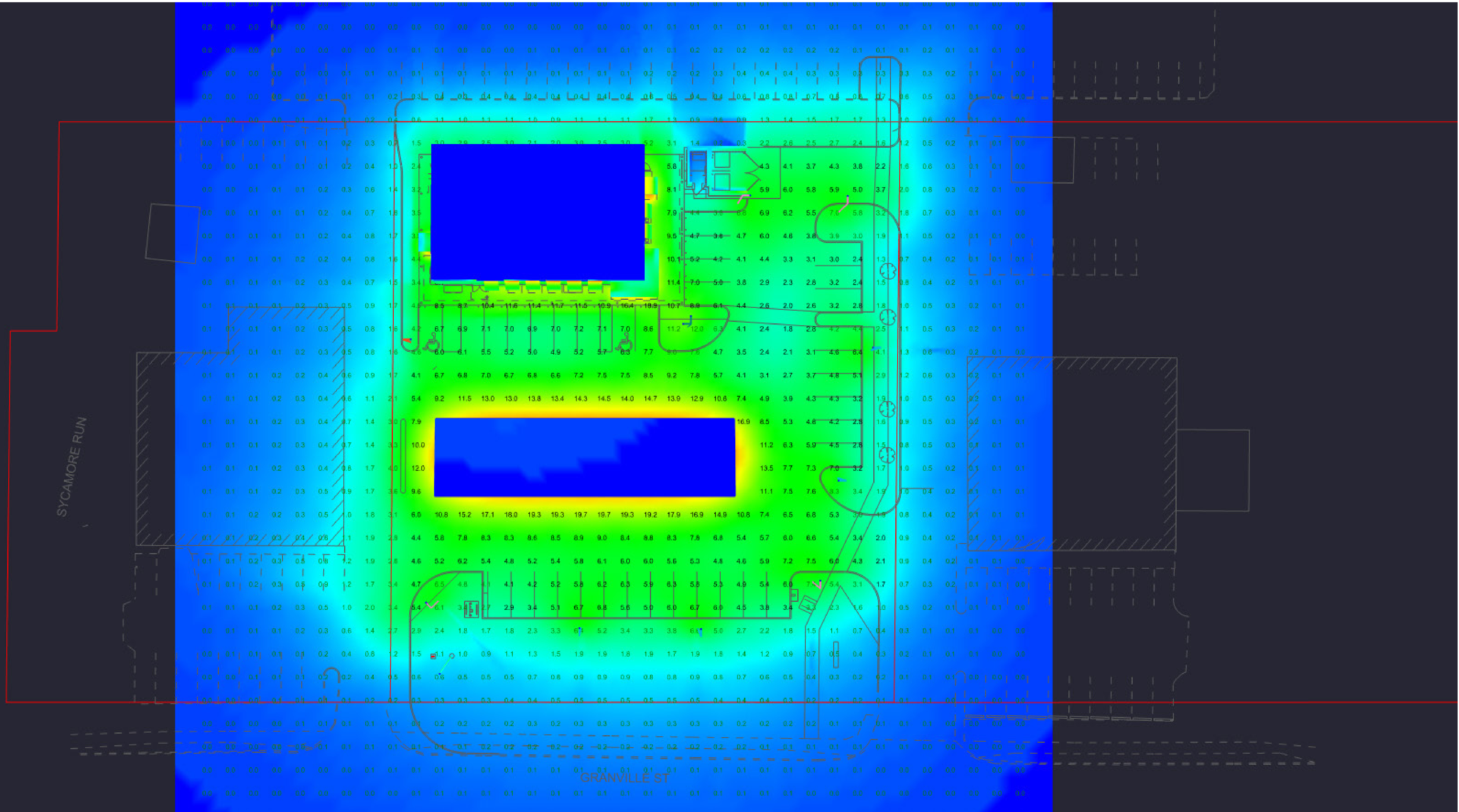
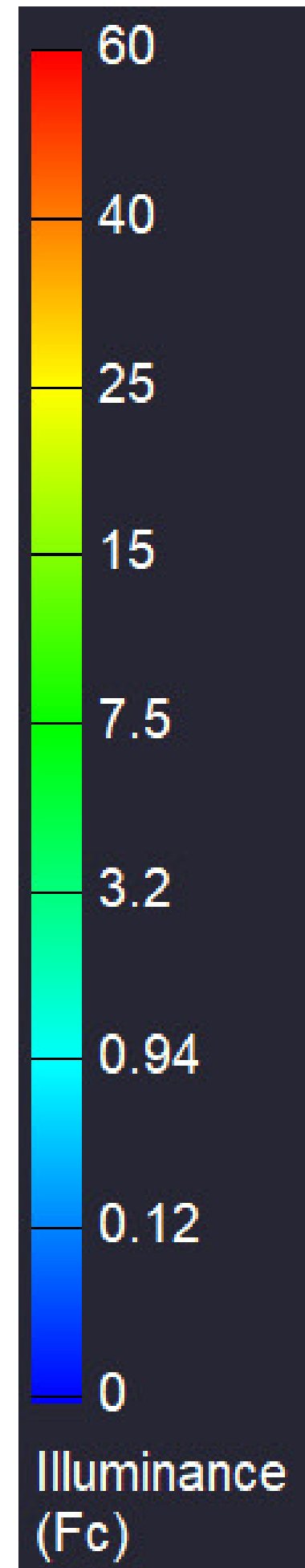
Performance Summary
Assembled in the USA by Cree Lighting from US and imported parts
Initial Delivered Lumens: up to 25,700
Efficacy: up to 175 lm/W
CRI: Minimum 75 CRI (14K, 50K, 57K), 80 CRI (20K), 90 CRI (40K, 50K)
CCT: 3000K, 4000K, 5000K, 5700K
Lifetime Warranty: 10 years on luminaires/10 years on ColorStar Detachable™ finish/Up to 5 years for SmartSense™ accessories/1 year on field-installed accessories

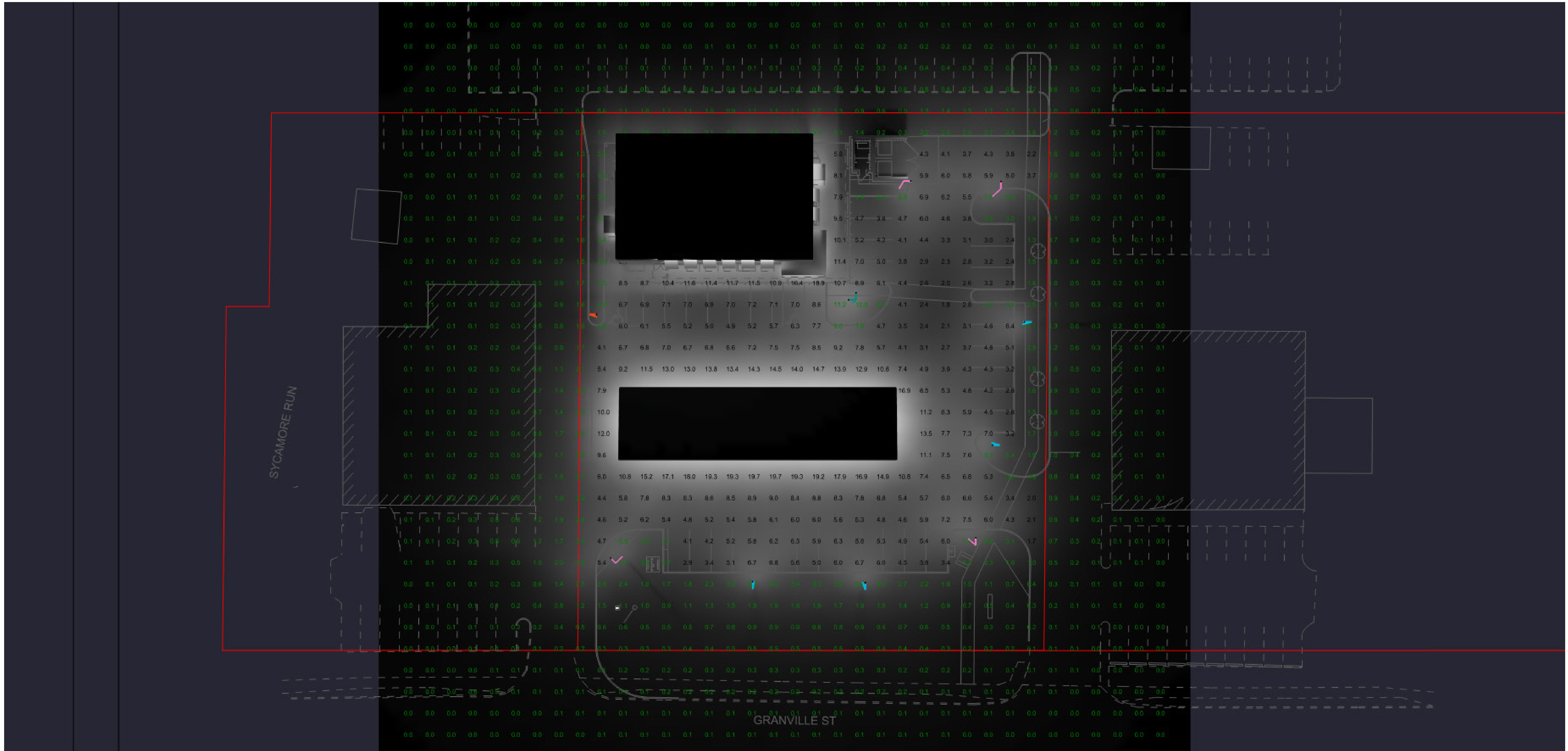
Field-Installed Accessories
10" Square SmartSense™ Sensor (SS) - 10" x 10" x 1" (25.4mm x 25.4mm x 25.4mm)
10" Square SmartSense™ Sensor (SS) - 10" x 10" x 1" (25.4mm x 25.4mm x 25.4mm)
10" Square SmartSense™ Sensor (SS) - 10" x 10" x 1" (25.4mm x 25.4mm x 25.4mm)

Ordering Information
Example: CP6-20L-50K9-DF-UL-DM-XX-Q9-HZ

CP6	Lumen Package*	CCT/Dim	Optic	Wedge	Mounting	Color Options	Controls/Specify w/val	Options
CP6	20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100, 105, 110, 115, 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500, 505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000, 1005, 1010, 1015, 1020, 1025, 1030, 1035, 1040, 1045, 1050, 1055, 1060, 1065, 1070, 1075, 1080, 1085, 1090, 1095, 1100, 1105, 1110, 1115, 1120, 1125, 1130, 1135, 1140, 1145, 1150, 1155, 1160, 1165, 1170, 1175, 1180, 1185, 1190, 1195, 1200, 1205, 1210, 1215, 1220, 1225, 1230, 1235, 1240, 1245, 1250, 1255, 1260, 1265, 1270, 1275, 1280, 1285, 1290, 1295, 1300, 1305, 1310, 1315, 1320, 1325, 1330, 1335, 1340, 1345, 1350, 1355, 1360, 1365, 1370, 1375, 1380, 1385, 1390, 1395, 1400, 1405, 1410, 1415, 1420, 1425, 1430, 1435, 1440, 1445, 1450, 1455, 1460, 1465, 1470, 1475, 1480, 1485, 1490, 1495, 1500, 1505, 1510, 1515, 1520, 1525, 1530, 1535, 1540, 1545, 1550, 1555, 1560, 1565, 1570, 1575, 1580, 1585, 1590, 1595, 1600, 1605, 1610, 1615, 1620, 1625, 1630, 1635, 1640, 1645, 1650, 1655, 1660, 1665, 1670, 1675, 1680, 1685, 1690, 1695, 1700, 1705, 1710, 1715, 1720, 1725, 1730, 1735, 1740, 1745, 1750, 1755, 1760, 1765, 1770, 1775, 1780, 1785, 1790, 1795, 1800, 1805, 1810, 1815, 1820, 1825, 1830, 1835, 1840, 1845, 1850, 1855, 1860, 1865, 1870, 1875, 1880, 1885, 1890, 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1960, 1965, 1970, 1975, 1980, 1985, 1990, 1995, 2000, 2005, 2010, 2015, 2020, 2025, 2030, 2035, 2040, 2045, 2050, 2055, 2060, 2065, 2070, 2075, 2080, 2085, 2090, 2095, 2100, 2105, 2110, 2115, 2120, 2125, 2130, 2135, 2140, 2145, 2150, 2155, 2160, 2165, 2170, 2175, 2180, 2185, 2190, 2195, 2200, 2205, 2210, 2215, 2220, 2225, 2230, 2235, 2240, 2245, 2250, 2255, 2260, 2265, 2270, 2275, 2280, 2285, 2290, 2295, 2300, 2305, 2310, 2315, 2320, 2325, 2330, 2335, 2340, 2345, 2350, 2355, 2360, 2365, 2370, 2375, 2380, 2385, 2390, 2395, 2400, 2405, 2410, 2415, 2420, 2425, 2430, 2435, 2440, 2445, 2450, 2455, 2460, 2465, 2470, 2475, 2480, 2485, 2490, 2495, 2500, 2505, 2510, 2515, 2520, 2525, 2530, 2535, 2540, 2545, 2550, 2555, 2560, 2565, 2570, 2575, 2580, 2585, 2590, 2595, 2600, 2605, 2610, 2615, 2620, 2625, 2630, 2635, 2640, 2645, 2650, 2655, 2660, 2665, 2670, 2675, 2680, 2685, 2690, 2695, 2700, 2705, 2710, 2715, 2720, 2725, 2730, 2735, 2740, 2745, 2750, 2755, 2760, 2765, 2770, 2775, 2780, 2785, 2790, 2795, 2800, 2805, 2810, 2815, 2820, 2825, 2830, 2835, 2840, 2845, 2850, 2855, 2860, 2865, 2870, 2875, 2880, 2885, 2890, 2895, 2900, 2905, 2910, 2915, 2920, 2925, 2930, 2935, 2940, 2945, 2950, 2955, 2960, 2965, 2970, 2975, 2980, 2985, 2990, 2995, 3000, 3005, 3010, 3015, 3020, 3025, 3030, 3035, 3040, 3045, 3050, 3055, 3060, 3065, 3070, 3075, 3080, 3085, 3090, 3095, 3100, 3105, 3110, 3115, 3120, 3125, 3130, 3135, 3140, 3145, 3150, 3155, 3160, 3165, 3170, 3175, 3180, 3185, 3190, 3195, 3200, 3205, 3210, 3215, 3220, 3225, 3230, 3235, 3240, 3245, 3250, 3255, 3260, 3265, 3270, 3275, 3280, 3285, 3290, 3295, 3300, 3305, 3310, 3315, 3320, 3325, 3330, 3335, 3340, 3345, 3350, 3355, 3360, 3365, 3370, 3375, 3380, 3385, 3390, 3395, 3400, 3405, 3410, 3415, 3420, 3425, 3430, 3435, 3440, 3445, 3450, 3455, 3460, 3465, 3470, 3475, 3480, 3485, 3490, 3495, 3500, 3505, 3510, 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5175, 5180, 5185, 5190, 5195, 5200, 5205, 5210, 5215, 5220, 5225, 5230, 5235, 5240, 5245, 5250, 5255, 5260, 5265, 5270, 5275, 5280, 5285, 5290, 5295, 5300, 5305, 5310, 5315, 5320, 5325, 5330, 5335, 5340, 5345, 5350, 5355, 5360, 5365, 5370, 5375, 5380, 5385, 5390, 5395, 5400, 5405, 5410, 5415, 5420, 5425, 5430, 5435, 5440, 5445, 5450, 5455, 5460, 5465, 5470, 5475, 5480, 5485, 5490, 5495, 5500, 5505, 5510, 5515, 5520, 5525, 5530, 5535, 5540, 5545, 5550, 5555, 5560, 5565, 5570, 5575, 5580, 5585, 5590, 5595, 5600, 5605, 5610, 5615, 5620, 5625, 5630, 5635, 5640, 5645, 5650, 5655, 5660, 5665, 5670, 5675, 5680, 5685, 5690, 5695, 5700, 5705, 5710, 5715, 5720, 5725, 5730, 5735, 5740, 5745, 5750, 5755, 5760, 5765, 5770, 5775, 5780, 5785, 5790, 5795, 5800, 5805, 5810, 5815, 5820, 5825, 5830, 5835, 5840, 5845, 5850, 5855, 5860, 5865, 5870, 5875, 5880, 5885, 5890, 5895, 5900, 5905, 5910, 5915, 5920, 5925, 5930, 5935, 5940, 5945, 5950, 5955, 5960, 5965, 5970, 5975, 5980, 5985, 5990, 5995, 6000, 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February 12, 2024

Skilken Gold
4270 Morse Road
Columbus, OH 43230

RE: Project Lincoln Circle and Granville Sheetz Conditional Use

Dear Skilken Gold:

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

Fire District (weshp@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

3. No comments. See FDP for comments.

Transportation & Mobility Engineer (614) 342-4050

4. No comments. See FDP for comments.

Planning (614) 342-4025

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

If you have general comments or questions, please contact me at 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,

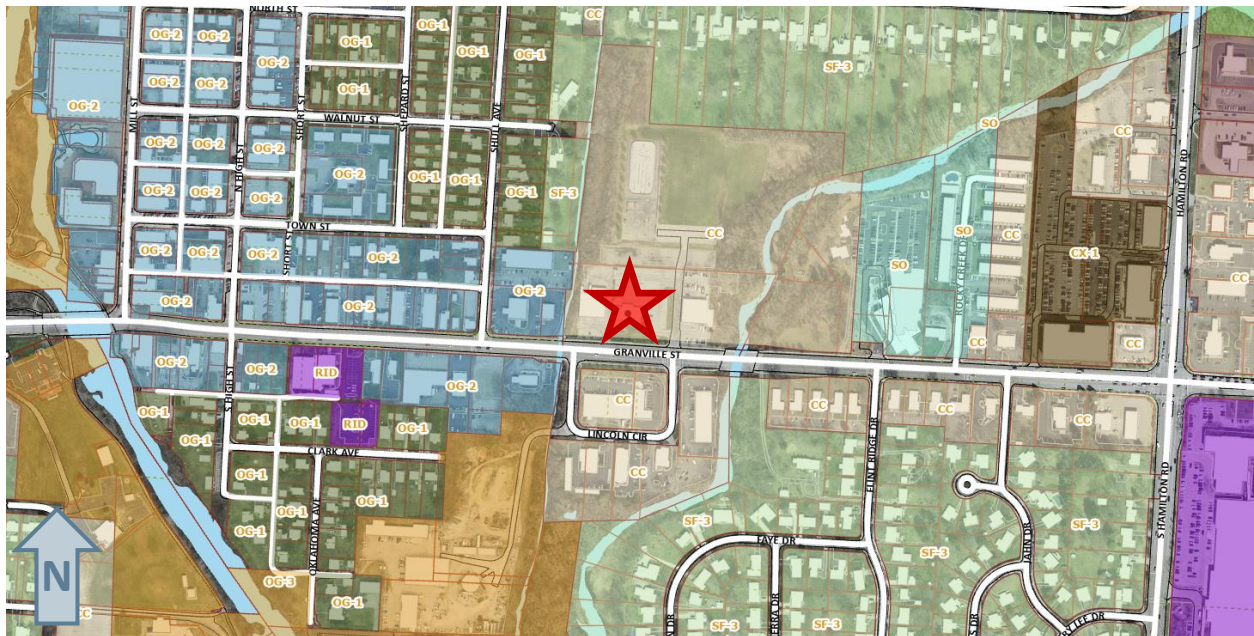
Kelly Wicker
Planning and Zoning Coordinator

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

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

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

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.