



DEPARTMENT OF PLANNING

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: Sheetz Gahanna / TBD (Lot Combination in Progress)		Project Name/Business Name: Sheetz Gahanna/ Skilken Gold Real Estate Development	
Parcel #: 025011244,025011243,025011226	Zoning: (see Map) <b>NC</b>	Acreage:	4.19

USE SPECIFICATIONS
Proposed Use/Project Description: Proposed uses, conditionally permitted in the NC zone district, include: "554 Gasoline service stations" and "5812 Eating places, drive-in facility".
<b>STAFF USE ONLY:</b> CH 1153.02 (b) - 554 Gas service station and 5812 Eating Places, (Code Section): drive-in facility

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Eric Elizondo (Sarah Gold)	Applicant Address: 4270 Morse Road, Columbus, Ohio 43230
Applicant E-mail: sgold@skilkengold.com	Applicant Phone: 380.800.7822
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
Architect - J. Carter Bean Architect, LLC	Andrew Gardner - 614-236-3650 - agardner@v3co.com Carter Bean - 614-595-2285 - carter@beanarchitects.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

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL USE

Zoning File No. CU-0244-2022

RECEIVED: KAW  
 DATE: 6-8-22

PAID: 200.00  
 DATE: 6-8-22

Updated Aug 2021

**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"> <li>- <i>The boundaries and dimensions of the lot</i></li> <li>- <i>The size and location of existing and proposed buildings and/or structures</i></li> <li>- <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></li> <li>- <i>The relationship of the proposed development to the applicable development standards</i></li> <li>- <i>The use of land and location of structures on adjacent property</i></li> </ul>
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 &amp; 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:  Date: 6/1/22

**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.

**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 May 12, 2022  
(property owner signature) (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 06/06/2022  
(applicant/representative/property owner signature) (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 #s: 025011244,025011243,025011226)

## Conditional Use Application Statements

*To allow "Gasoline Service Station" and "Drive-In Facility" uses in the Neighborhood Commercial District*

### Statement of Proposed Use

Every Sheetz is open 24 hours daily, 365 days per year, as a one-stop shop for food, beverages, and fuel.

Food and beverage service is the primary focus of every Sheetz. Sheetz provides, made-to-order, restaurant quality food that is convenient for today's busy lifestyle, using touch screen, drive-thru, and mobile meal ordering. Additional food and beverage offerings include grab-and-go sandwiches, salads, and wraps; coffee; and an expansive cooler offering. Purchased food can be enjoyed on-site, within the indoor dining area or outside, within the patio area.

Sheetz also provides gasoline fuel service, with comfortably lit and canopied pump islands. This site would provide a total of 8 pumps, to service 16 vehicles. While the end pumps would include diesel options for family vehicles, this site is not designed to accommodate semi-truck diesel fueling.

The proposed uses ("eating place with drive-in facility" and "gasoline service station"), described above, are expressly contemplated and permitted conditional uses within the Neighborhood Commercial District, pursuant to §1153.02 of the Planning and Zoning Code.

### Statement of the necessity or desirability of the proposed use to the neighborhood or community

The subject site is located east of the Morse Road and US-62 (E. Johnstown Road) roundabout, with frontage on both roads, and is currently vacant. Gahanna's Land Use Plan recognizes that while the site is zoned Neighborhood Commercial, it's unique location, along two major arterials, makes it well suited for Community Commercial Development, which is described as:

*"medium to large scale commercial uses adjacent to primary arterials that serve the larger community or regional area. This may include large format retail, entertainment uses, grocery stores, and restaurants" (Gahanna Land Use Plan, page 60).*



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

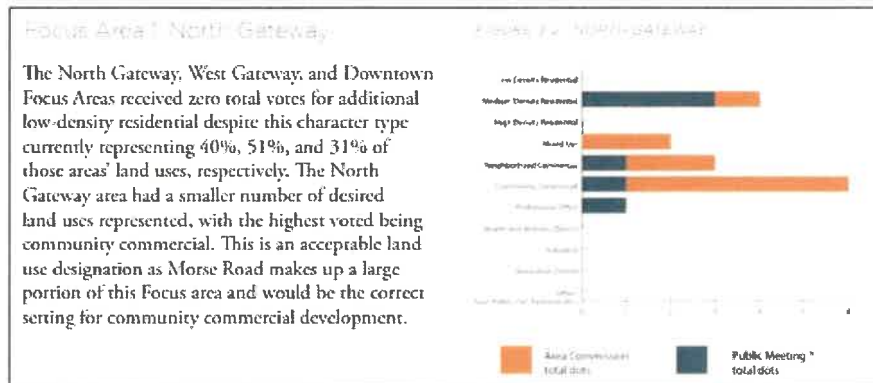


(Gahanna Land Use Plan, Figure 5-10: Existing Zoning, page 81)



(Gahanna Land Use Plan, Figure 5-11: Future Land Use, page 81)

Likewise, public engagement, during the Planning process, indicated that the Community Commercial land uses were considered most desirable by the community, in the subject Focus Area:



(Gahanna Land Use Plan, Figure 3-2: North Gateway, page 40)

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

Sheetz strives to provide convenient, reliable, service to people on the go, 24 hours daily, 365 days per year, which is characteristic of Community Commercial development. Both the drive-thru use and the fuel sales use are integral to Sheetz's ability to serve as a one-stop-shop for residents of the immediate neighborhood and larger community, alike.

### Statement of the relationship of the proposed use to adjacent property & land use

The subject site is surrounded by a number of multi-family, residential developments (Albany Glen Apartments, Collingwood Pointe Condos, Story Point Senior Living, LC Gahanna etc.). Sheetz would provide food, beverage, and fuel service to these residents, in the immediate neighborhood, in addition to folks travelling along Morse Road and US-62 (E. Johnstown Road), in route to other destinations.



(Aerial Image of Surrounding Area, Google Maps)

The Land Use Plan recommends that the subject property and the adjacent properties be developed with Community Commercial uses that would serve the community (see figures and discussion in previous section). The land uses that currently exist on the three (3) contiguous properties, and how the proposed Sheetz development would relate to each, are discussed below:

- Rogers Corner Shopping Center - The property to the east is commercially developed with a shopping center and associated surface parking. Sheetz uses are similar to and compatible with the businesses currently operating out of the shopping center, which include: eating and drinking establishments (e.g., Donatos Pizza and High Bank Distillery), a State Liquor Agency (1837 Wine & Spirits Emporium) and a variety personal and professional services (e.g, a real estate office, beauty salon and window treatment store).

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

- The Goddard School - The property to the west of the subject site, with frontage on Morse Road, is developed with a school building, outdoor recreation yards, and associated surface parking. The parking lot abuts the shared property line, with the building and outdoor recreation areas located on the west side of the site. A cross-access drive would connect the Sheetz to the existing full service cut on Morse Road.
- Single-Family Residential Property - The property west of the subject site, with frontage on US-62 (E. Johnstown Road), is developed with a single-family residence and accessory structures. The Landscape Plan associated with the proposed development calls for planting along the west side of the existing basin, to augment the landscape buffer that currently exists, on the residential property. Proposed plantings along the west side of the basin include nine (9) Yellow Buckeye trees and eleven (11) Serviceberry trees.

In summary, Sheetz's drive-thru service and gasoline fuel sales uses are supportive of the large residential developments in the surrounding area and appropriate for the subject site, given its location, along two major arterial roads 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 adjacent residential development and connective to the adjacent commercial 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







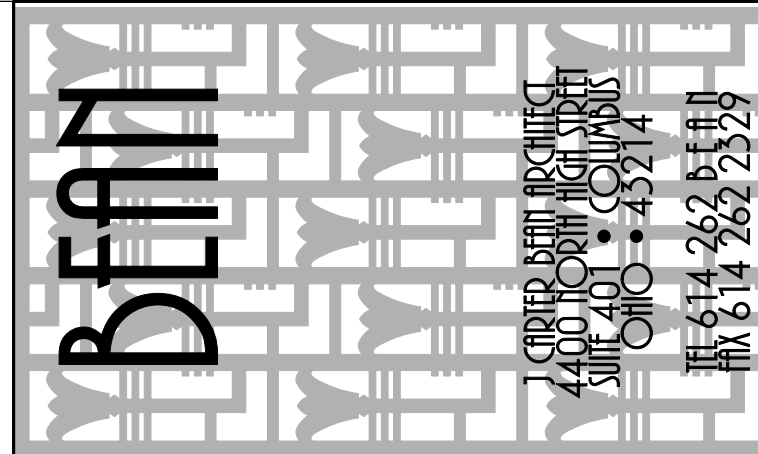


1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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

EXTERIOR MATERIAL FINISH KEY			
MARK	MANUFACTURER	DESCRIPTION	REMARKS
<b>AWNINGS</b>			
<AWN-1>	SUNBRELLA	WALNUT BROWN TWEED	FRAME TO BE PREFINISHED DARK BRONZE
<b>BRICK</b>			
<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
<b>FIBER CEMENT</b>			
<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
<b>METAL</b>			
<MTL-1>	DMI	DARK BRONZE	-
<MTL-2>	DMI	PANTONE 201C	STANDING SEAM/ CANOPIES
<b>PAINT</b>			
<PF-1>	SHERWIN-WILLIAMS	MATCH MTL-1	-
<PF-2>	SHERWIN-WILLIAMS	MATCH FUEL KIOSK "GREY"	-
<b>STOREFRONT FRAMING</b>			
<SF-1>	YKK	2"x4 1/2" FRAMING w/ 1" INSULATED GLAZING	FINISH TO BE ANODIZED DARK BRONZE



PROJECT NAME:  
NEW SHEETZ STORE

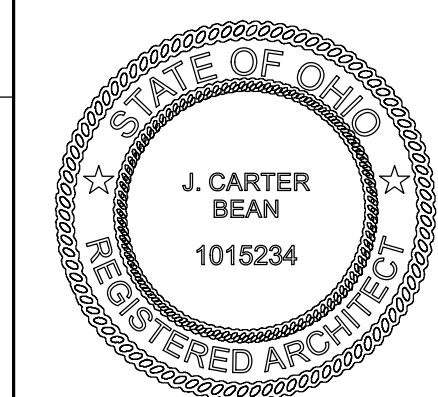
GAHANNA, OH

COLLINGWOOD POINTE  
FRANKLIN COUNTY,  
NEW ALBANY, OHIO 43230

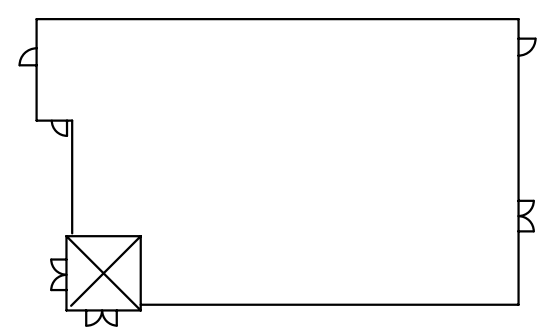
OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT:



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



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.

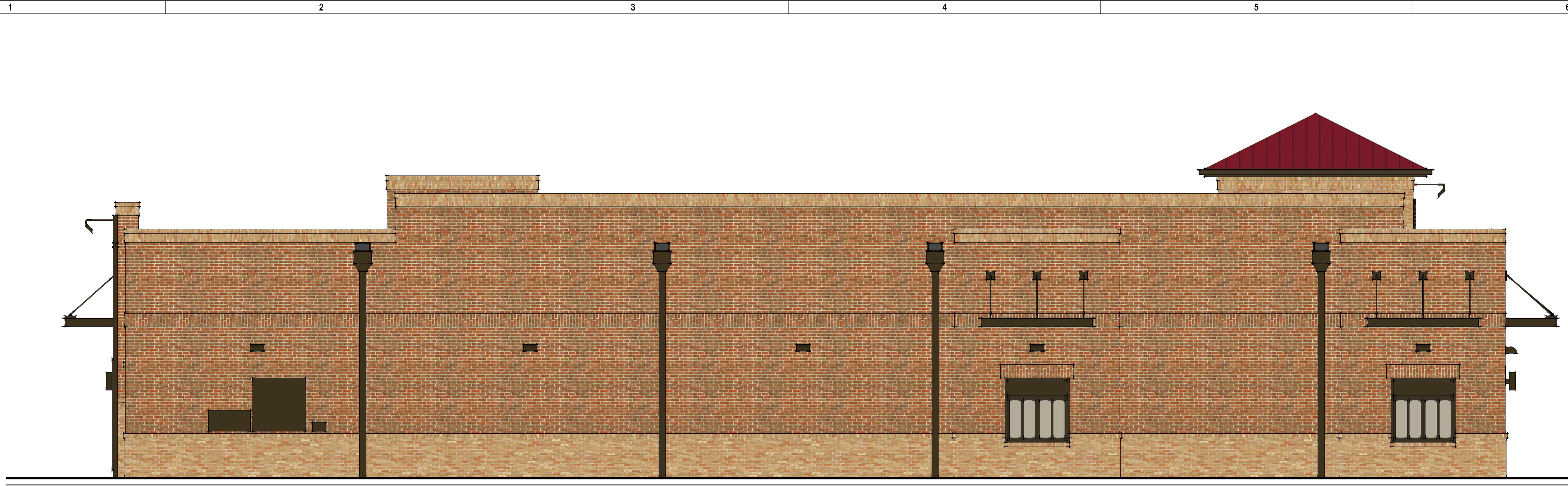
ISSUE: 03/18/2022  
PROJECT NO.:  
CAD DWG FILE: -  
AUTHOR BY: -  
REVIEW BY: -  
SHEET TITLE:

EXTERIOR  
ELEVATIONS

A200

DESIGN REVIEW DRAWINGS

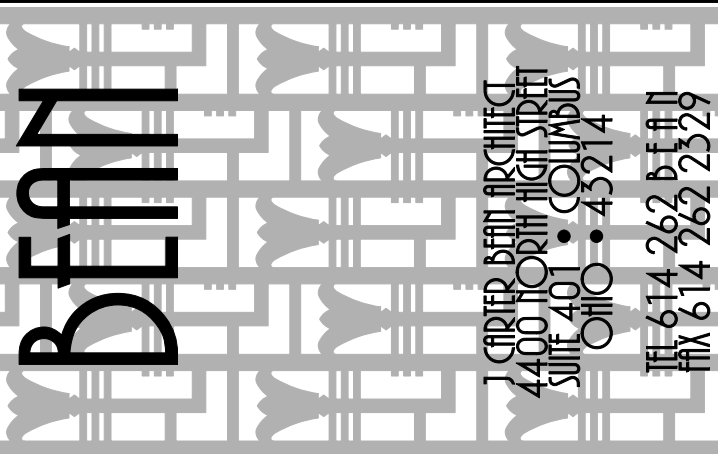




① EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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



PROJECT NAME:  
NEW SHEETZ STORE

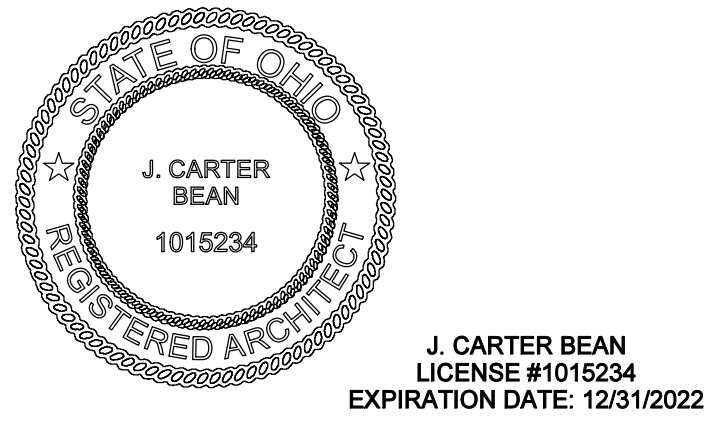
GAHANNA, OH

COLLINGWOOD POINTE  
FRANKLIN COUNTY,  
NEW ALBANY, OHIO 43230

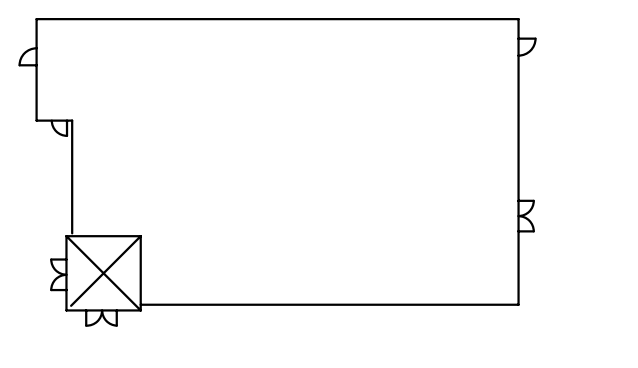
OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT:



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

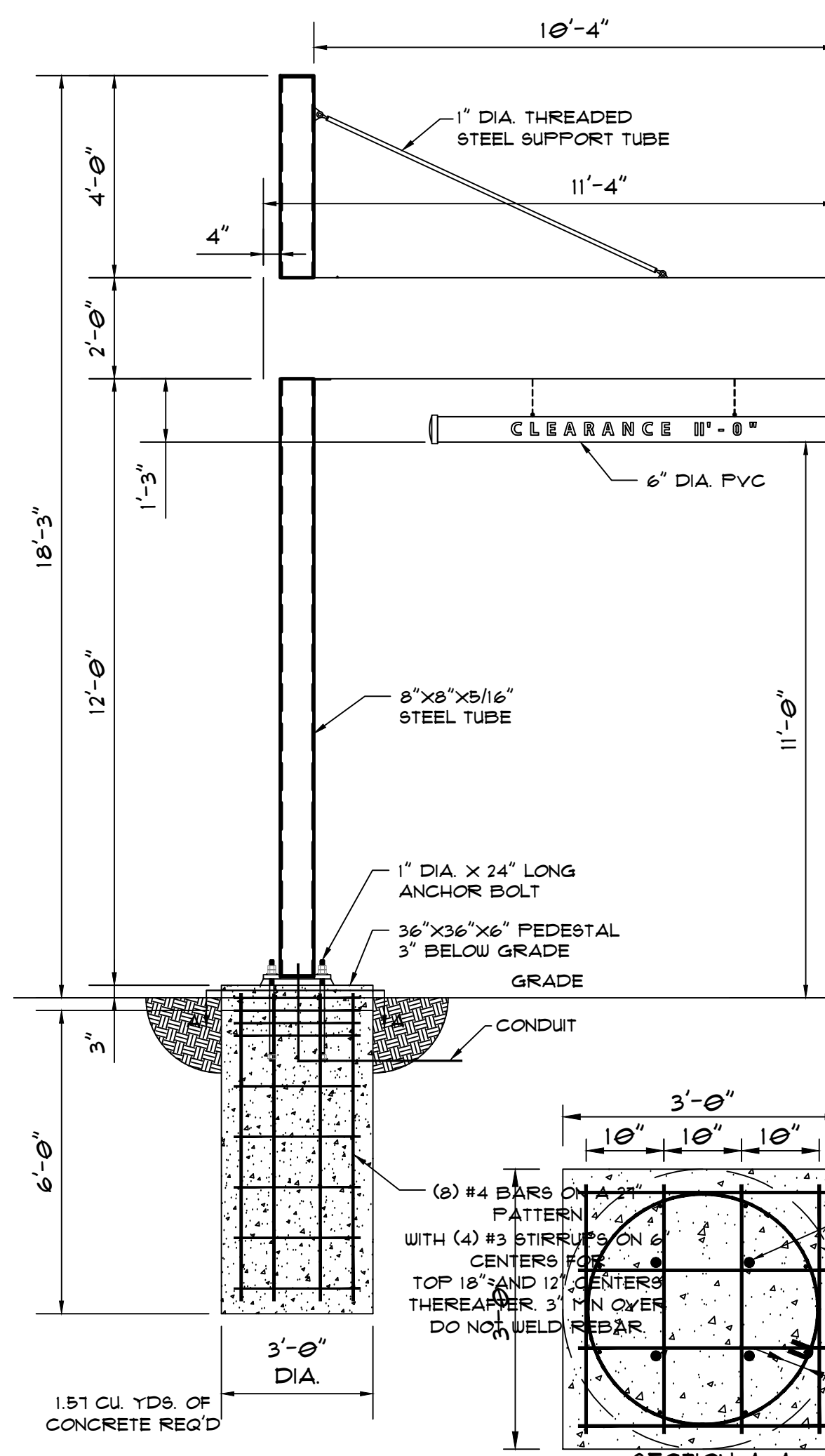
PROFESSIONAL

KEYPLAN

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

DRIVE THRU  
SIGN DETAILS

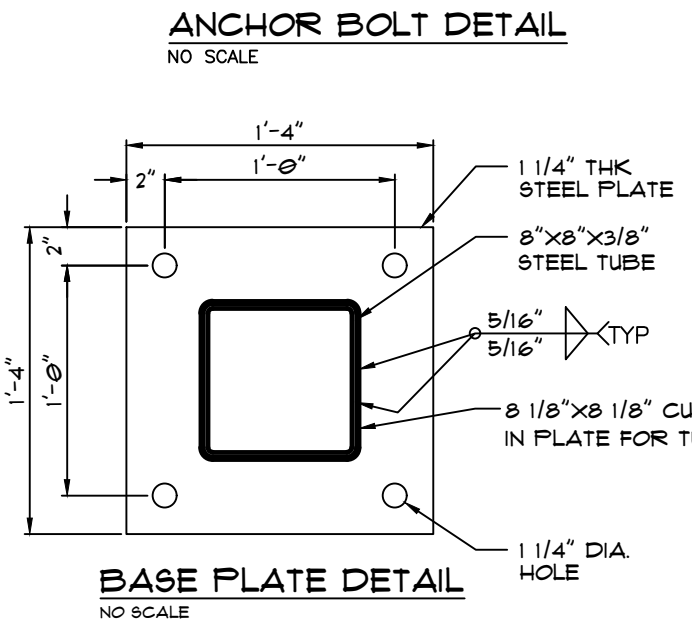
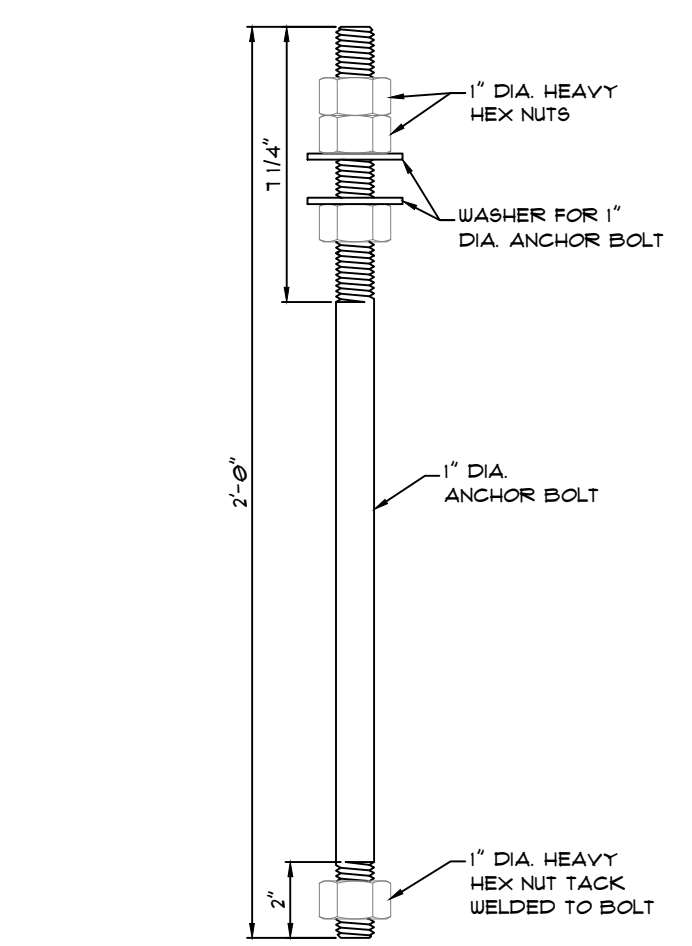
**DT-2**



- 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 FILL. 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.

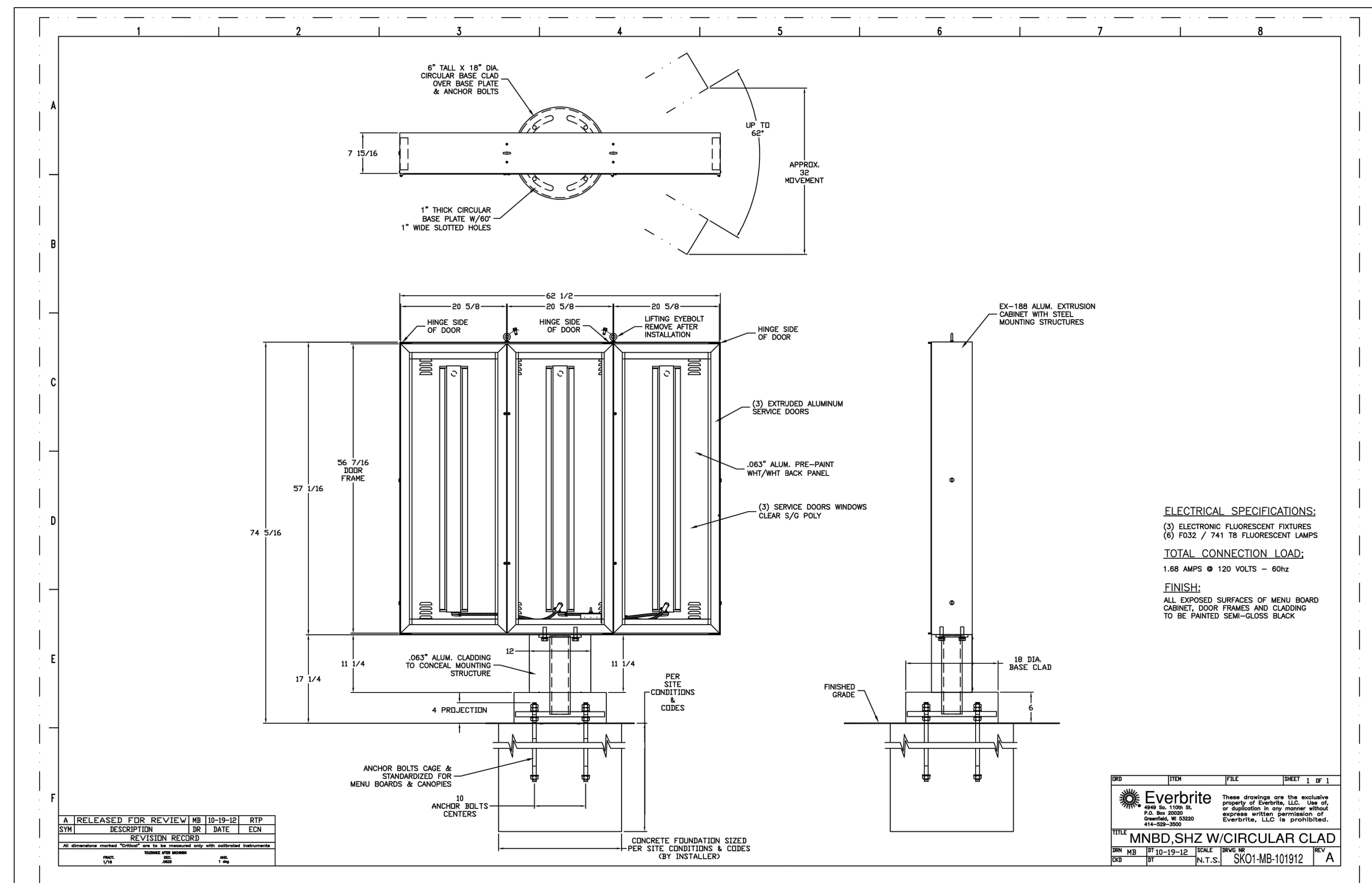
FOUNDATION & PEDESTAL SHALL BE PLACED MONOLITHICALLY IN ONE CONTINUOUS POUR.



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

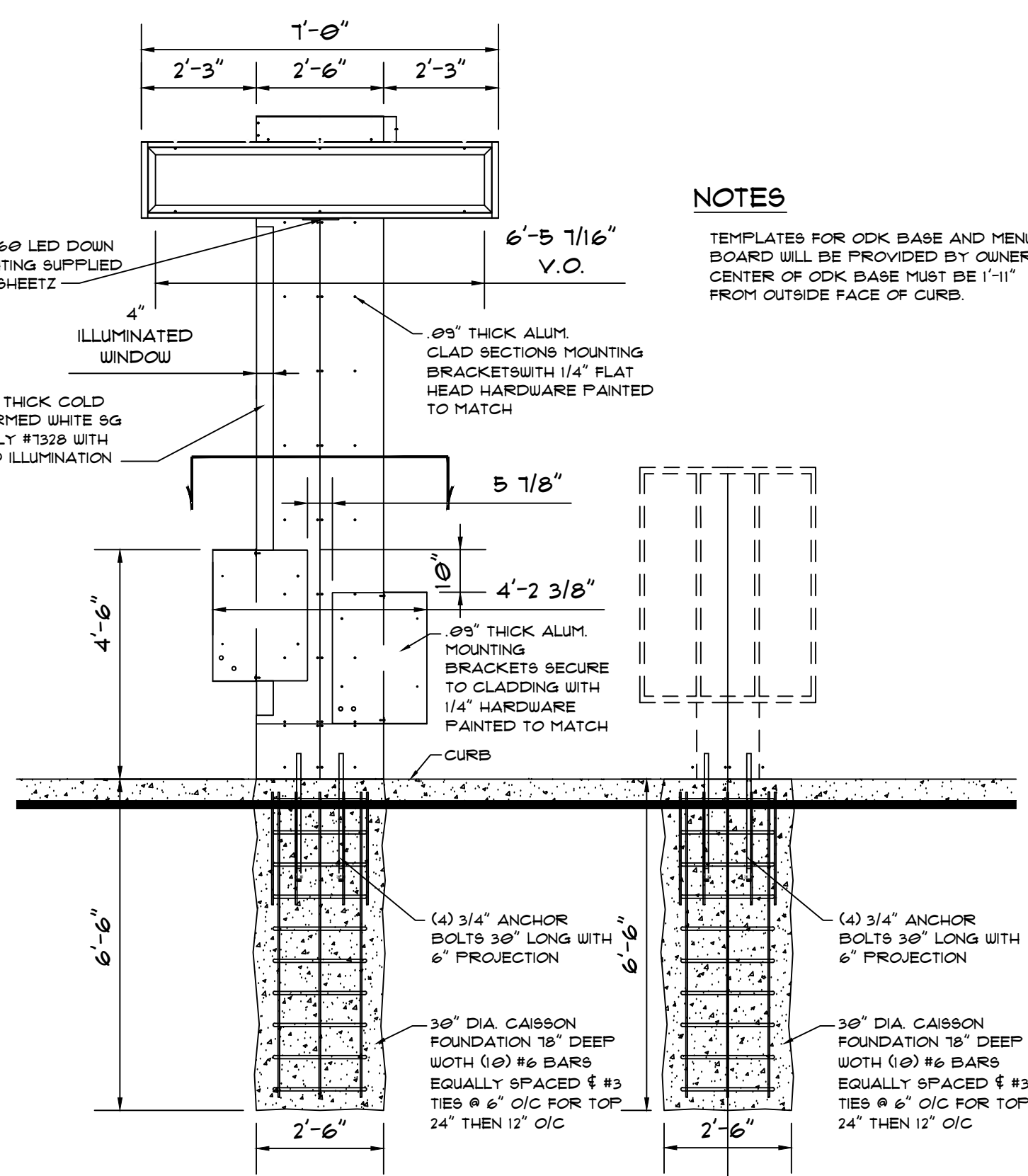


ELECTRICAL SPECIFICATIONS:  
(3) ELECTRONIC FLUORESCENT FIXTURES  
(6) F32 / 741 T8 FLUORESCENT LAMPS

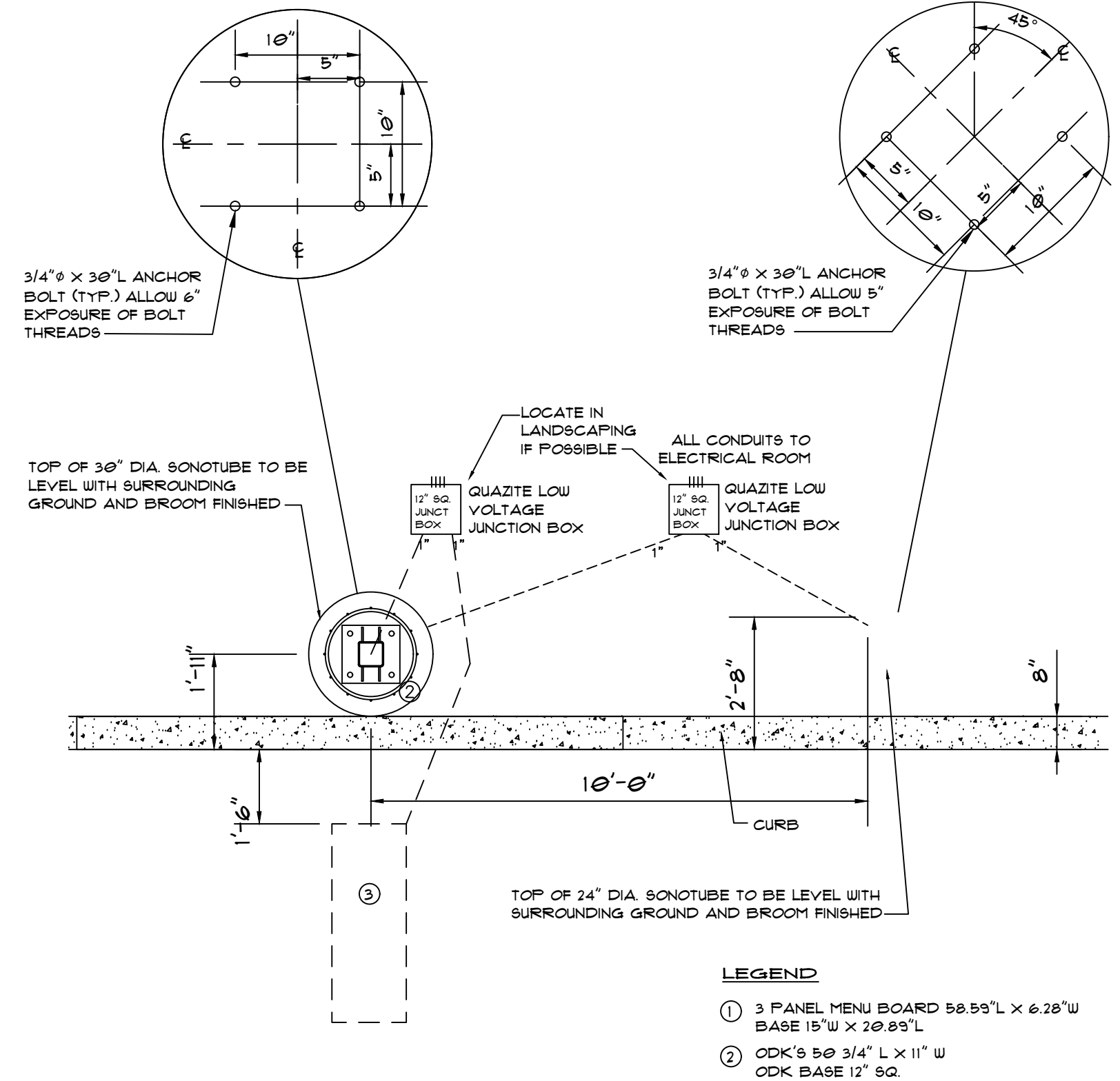
TOTAL CONNECTION LOAD:  
1.68 AMPS @ 120 VOLTS - 60hz

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

Everbrite  
MNUB,SHZ W/CIRCULAR CLAD  
SCALE: 3/8"=1'-0"  
REV: 11/10/11



- 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 58.59" 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

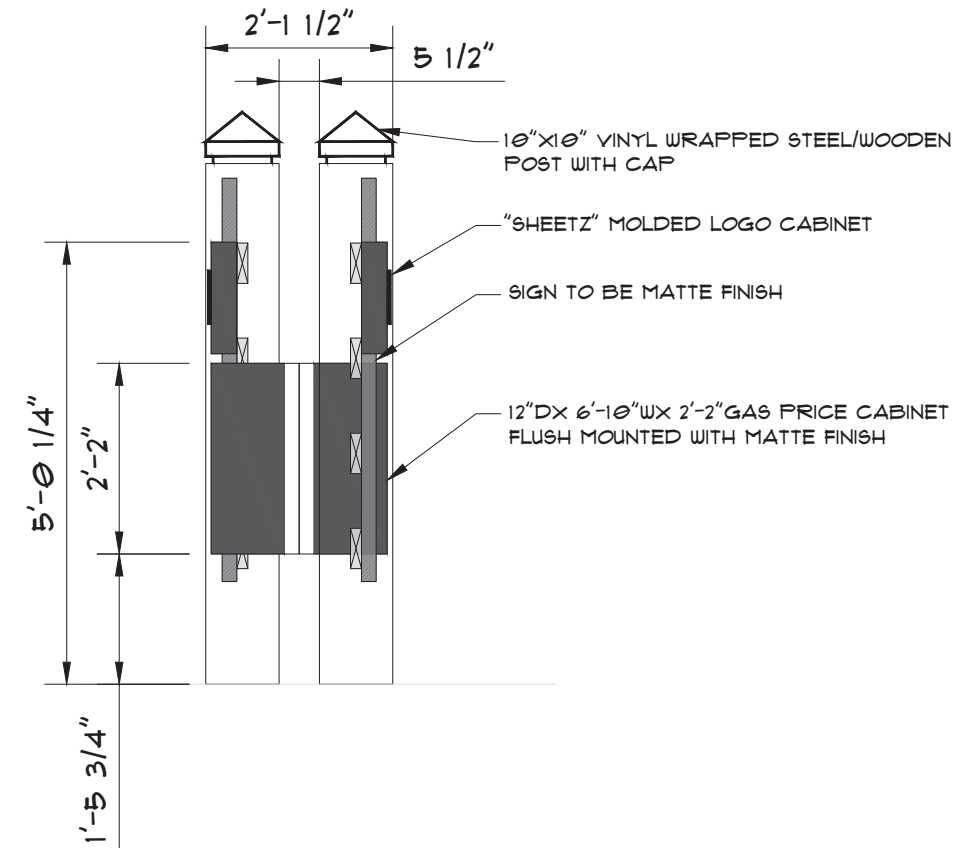
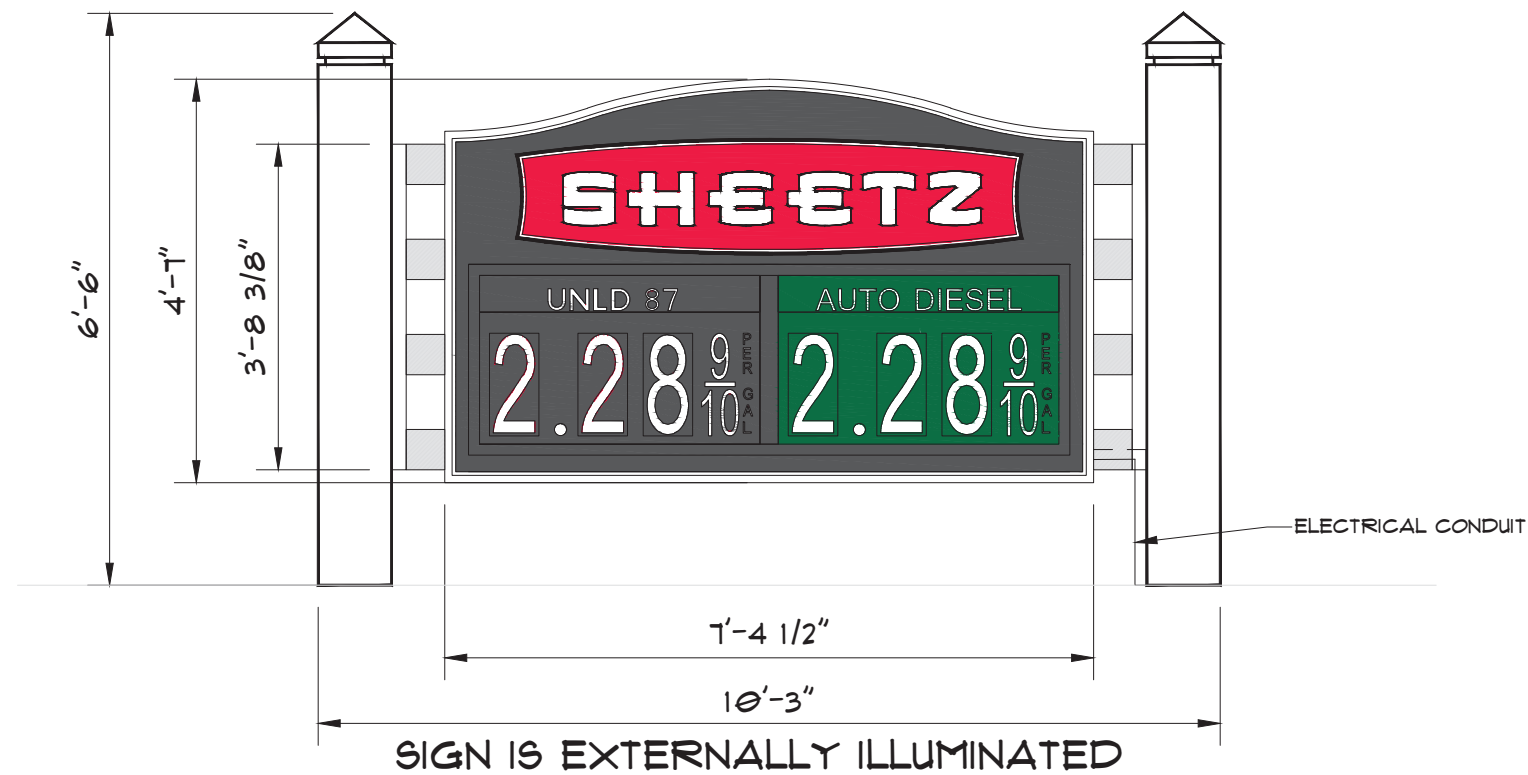
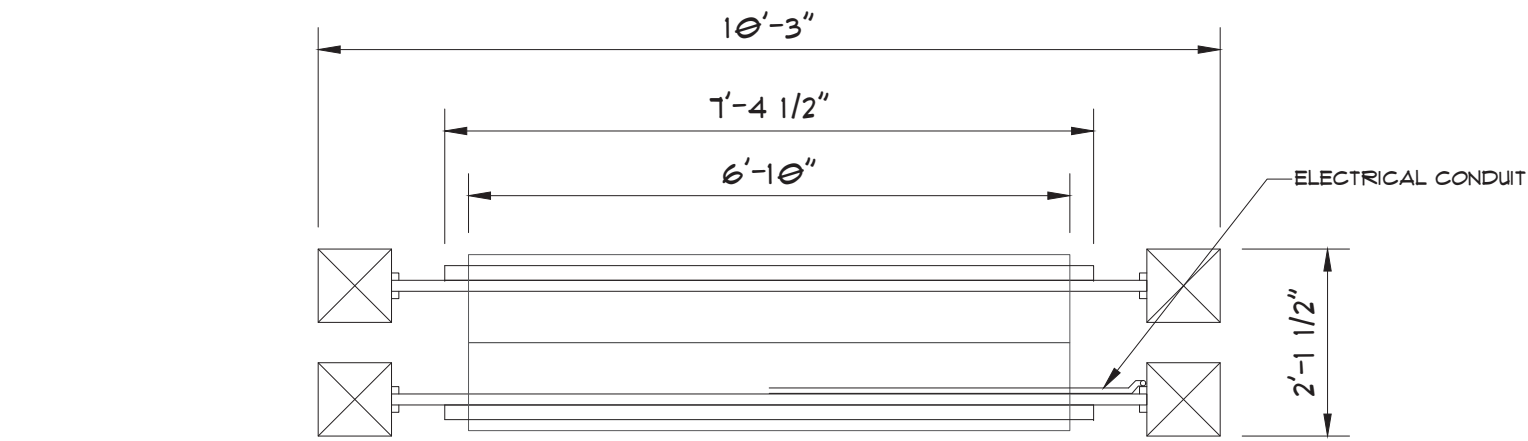
KEYPLAN

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**

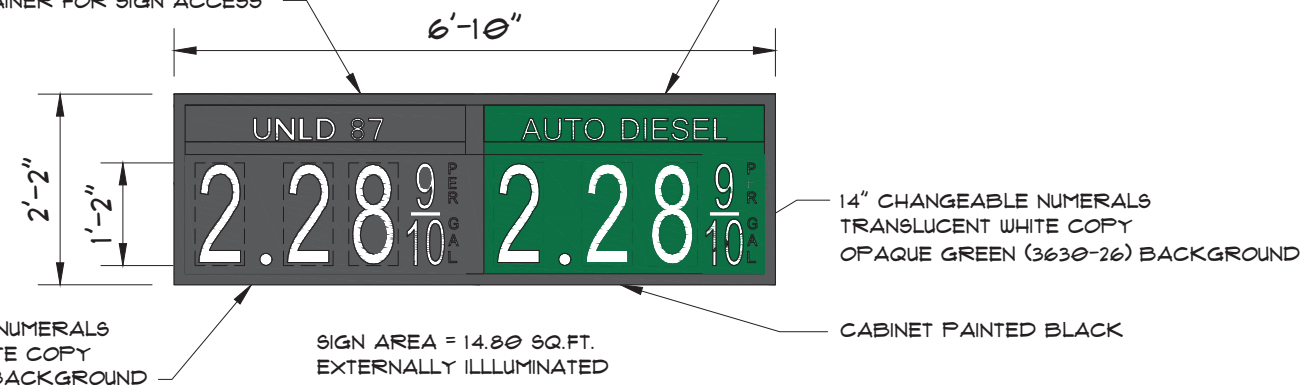
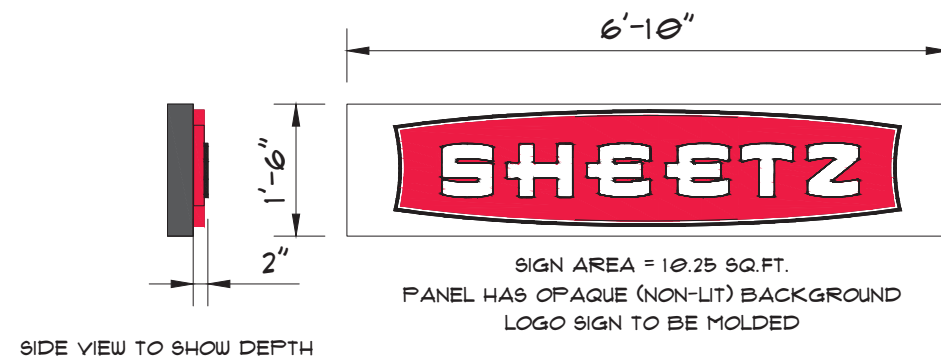


**CABINET DETAILS**

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**

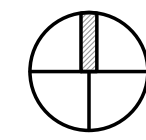
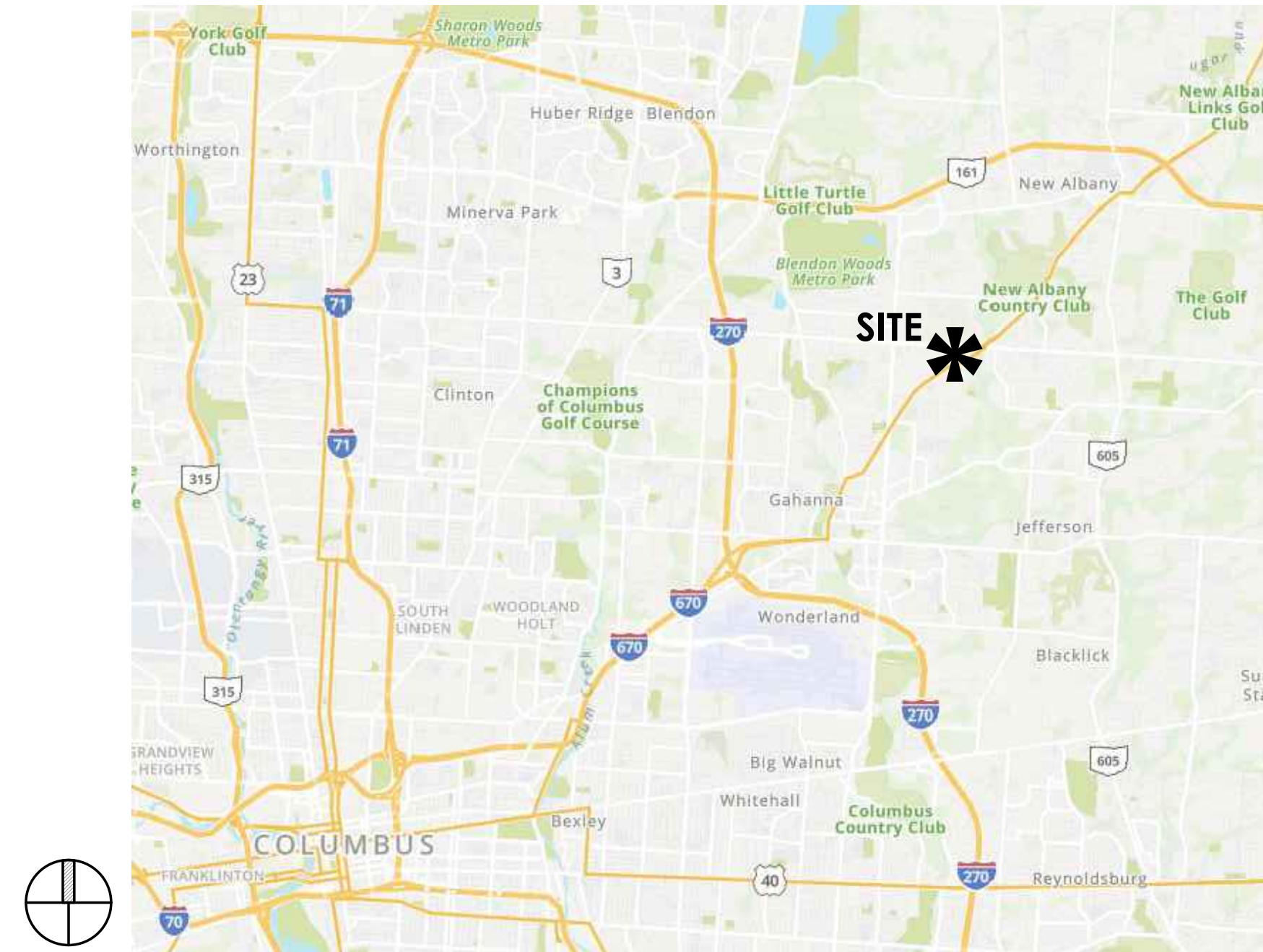
**GENERAL LAYOUT NOTES**

- 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



**LANDSCAPE REQUIREMENTS**

REQUIREMENTS	REQUIRED	PROVIDED
<b>MINIMUM TREES REQUIRED (914.05)</b>		
NEW STRUCTURES, PARKING AREAS, LOADING AREAS, OR OTHER IMPERVIOUS SURFACES SHALL PLANT A MINIMUM OF ONE SHADE TREE CALIPER INCH PER 1,000 SQUARE FEET OF IMPERVIOUS SURFACE.	±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.
<b>INTERIOR LANDSCAPE REQUIREMENTS (1163.08)</b>		
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
<b>PROPERTY PERIMETER REQUIREMENTS (1167.20)</b>		
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.

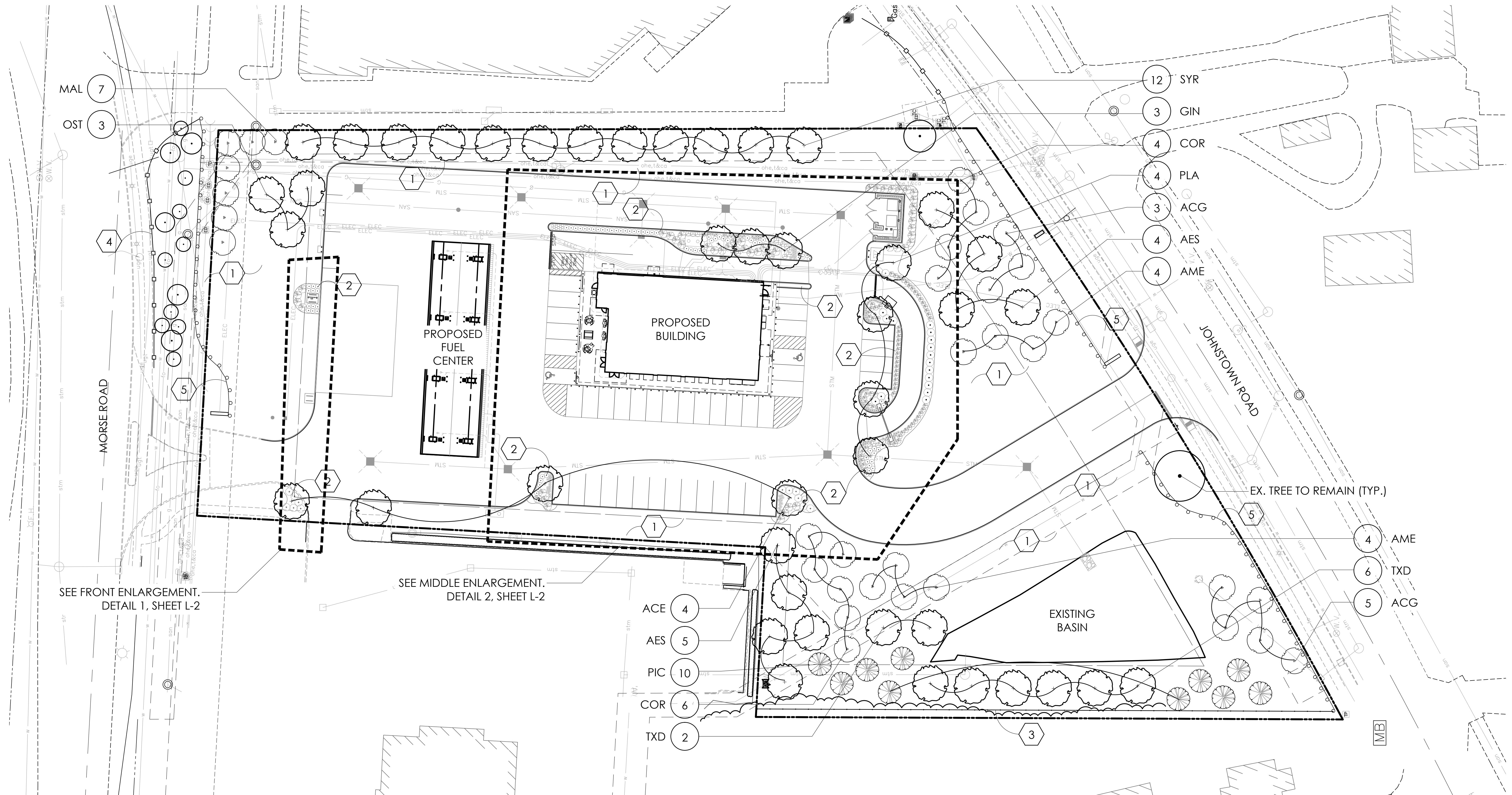
**LANDSCAPE PACKAGE CONTENTS**

- 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
<b>TREES</b>						
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	

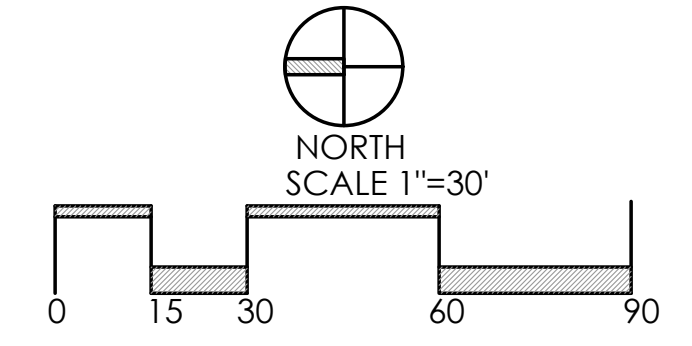
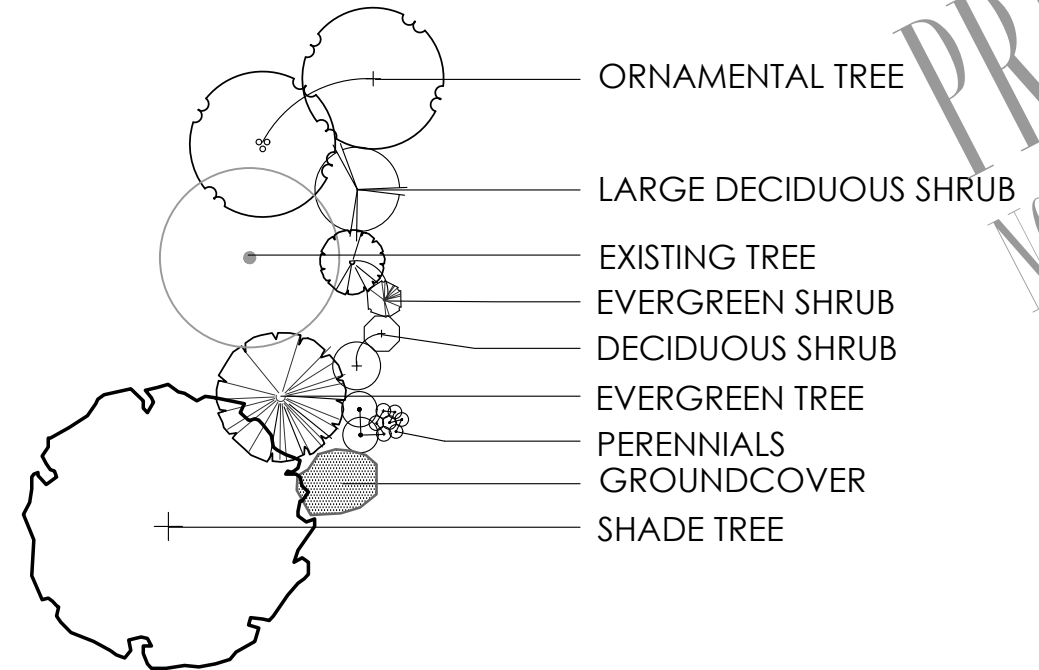
NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS

**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**


**OVERALL LANDSCAPE PLAN**

**SHEETZ GAHANNA**  
 PREPARED FOR  
**SKILKEN GOLD REAL ESTATE DEVELOPMENT**  
 4270 MORSE ROAD  
 COLUMBUS, OH 43230  
 (614) 342-6632

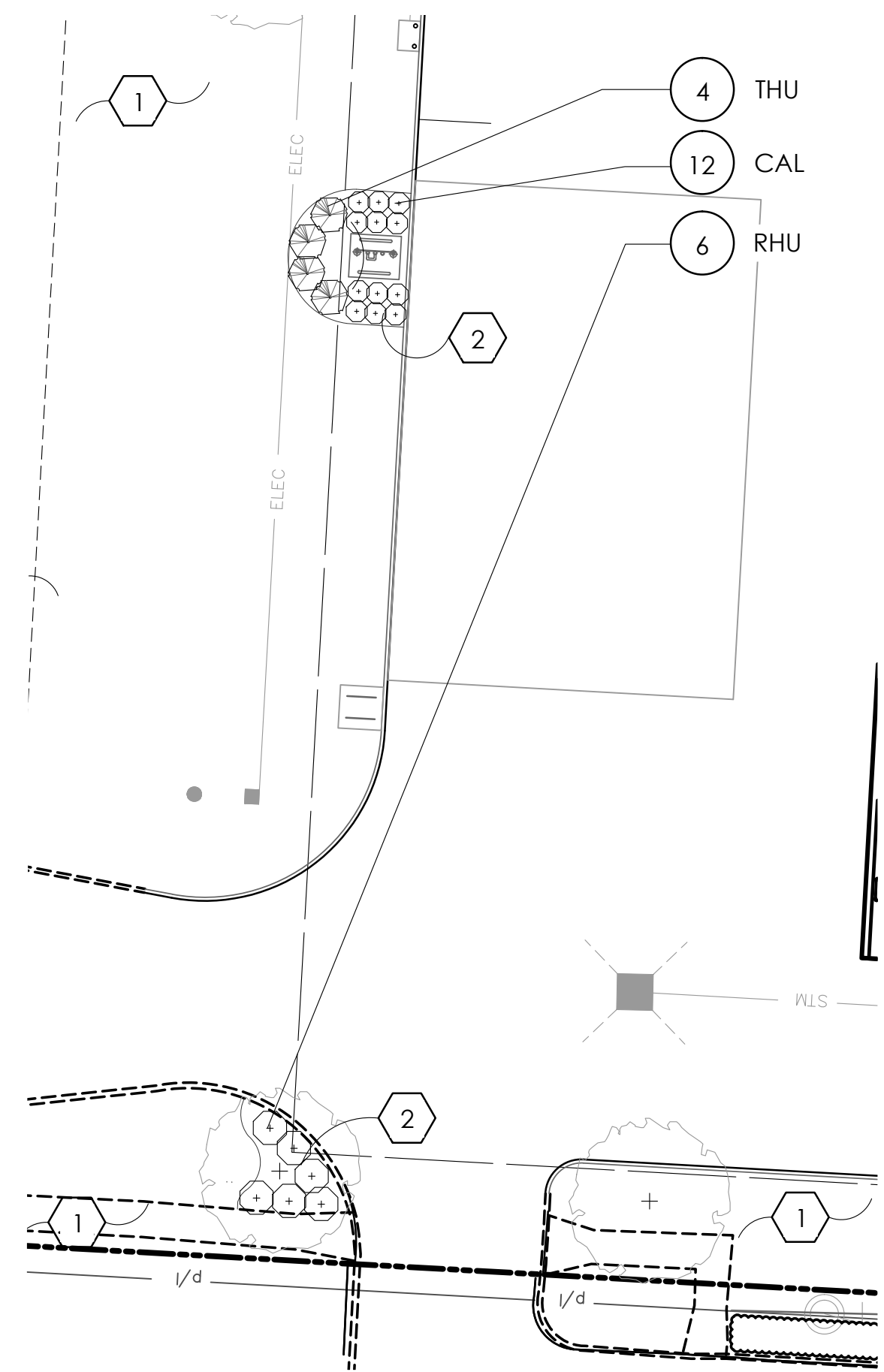
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DATE 10/06/22

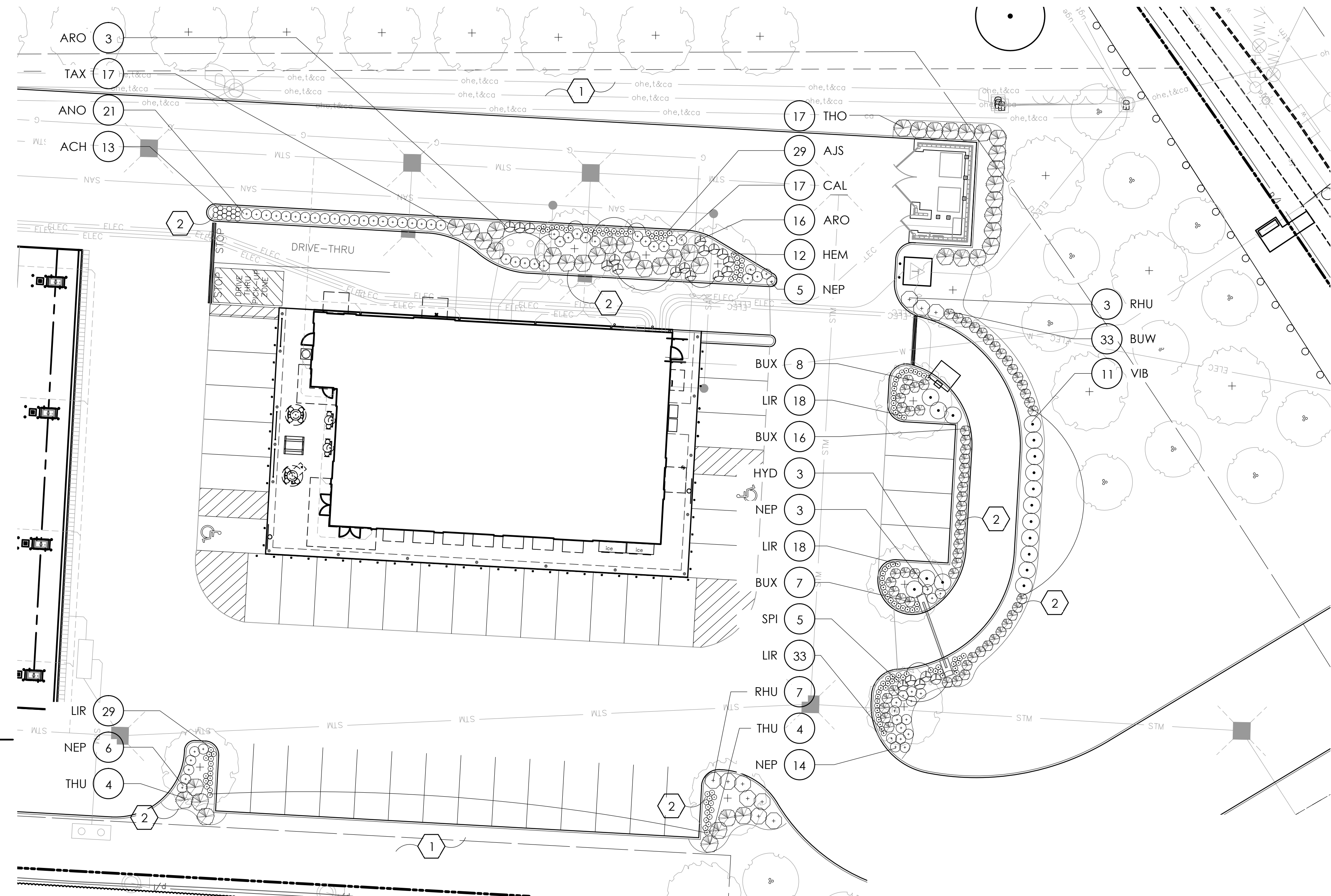
PROJECT 21149

SHEET

**L-1**



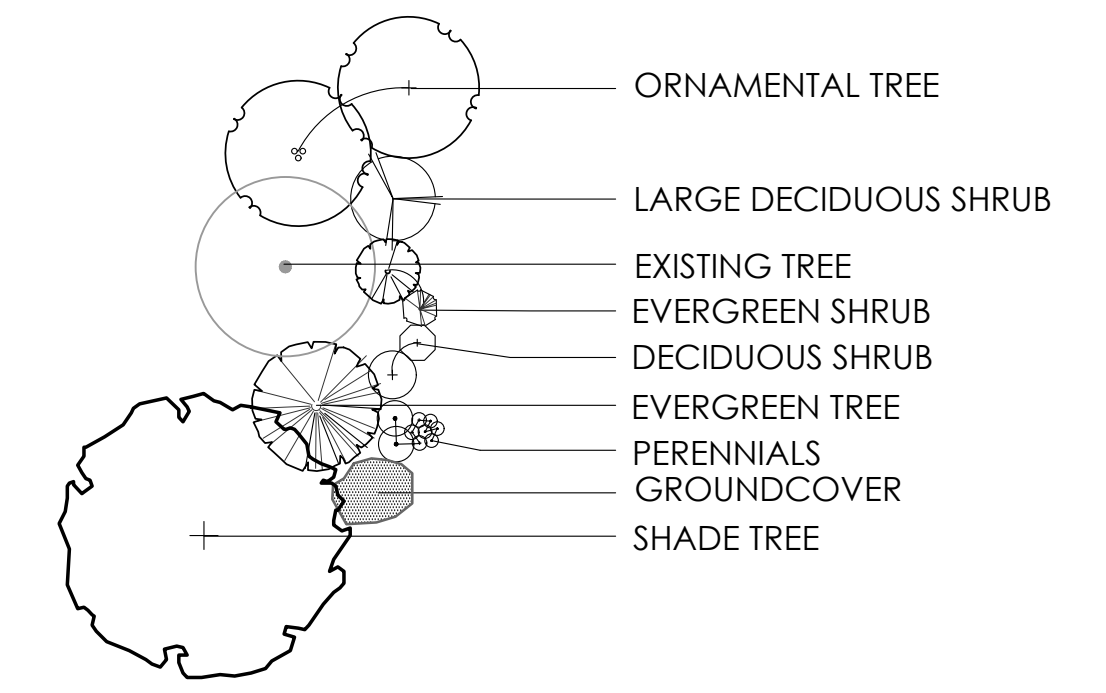
**1 FRONT ENLARGEMENT**  
SCALE: 1" = 20'



**2 MIDDLE ENLARGEMENT**  
SCALE: 1" = 20'

**PLANT KEY TYPICALS**

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



**CONSTRUCTION NOTES**

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

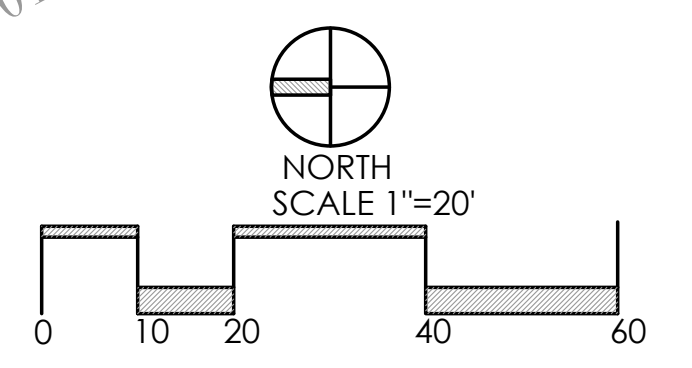
**PLANT LIST**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>SHRUBS</b>						
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	
<b>PERENNIALS/ORNAMENTAL GRASSES</b>						
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**  
**NOT FOR CONSTRUCTION**



REVISIONS	

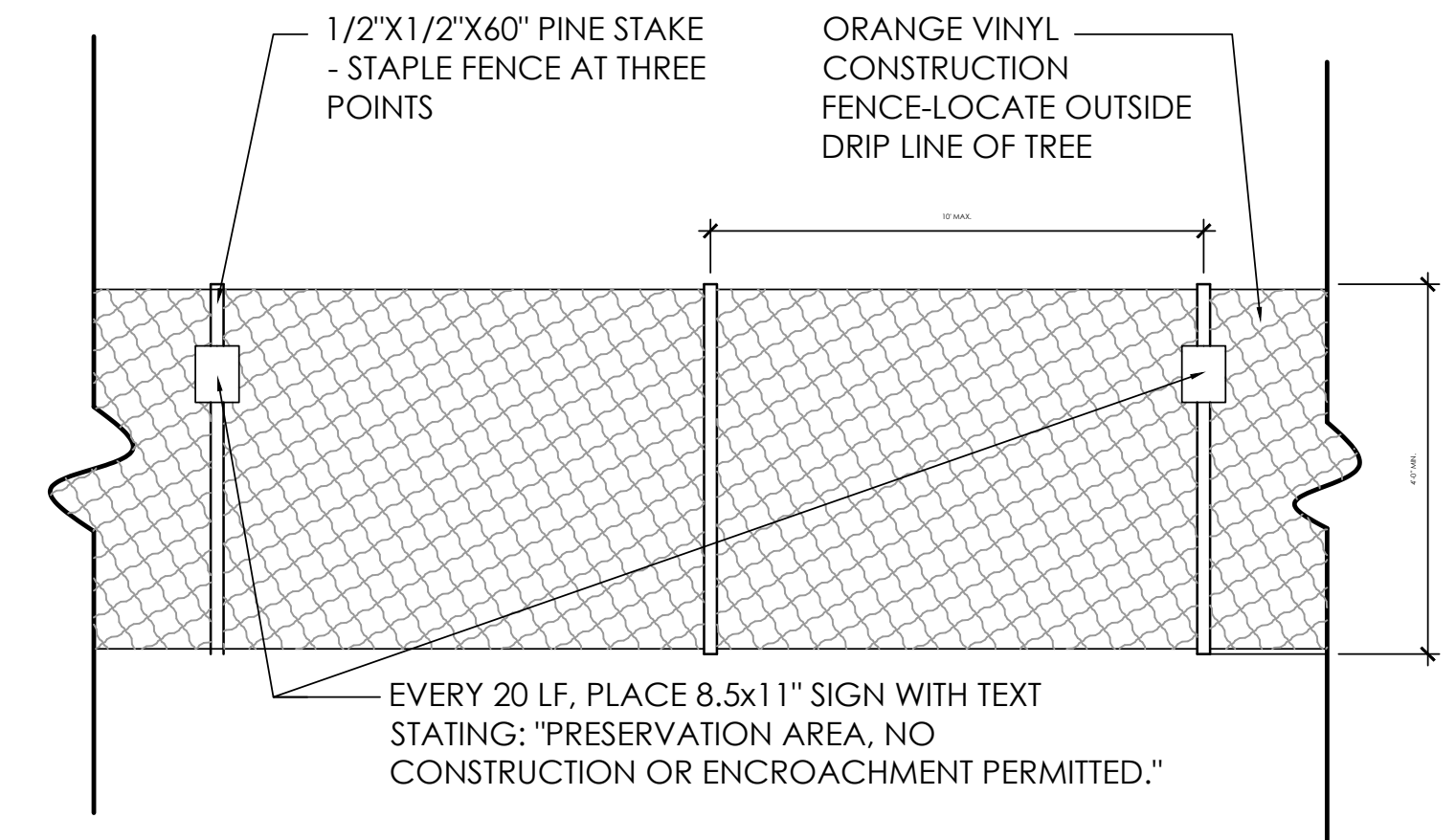
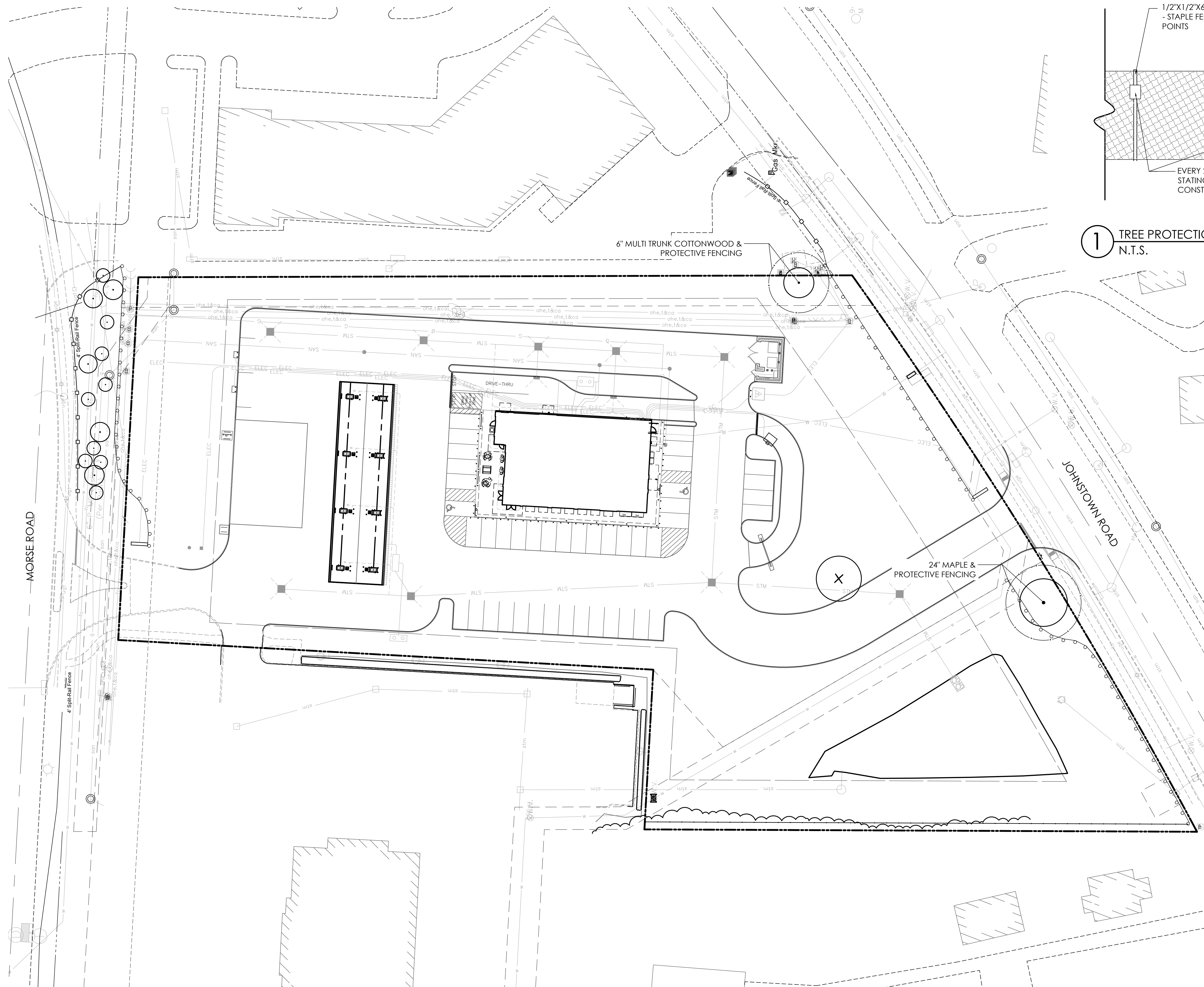
**LANDSCAPE ENLARGEMENTS**

**SHEETZ GAHANNA**  
PREPARED FOR  
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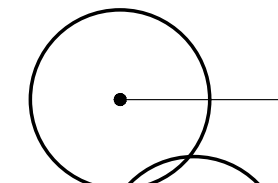
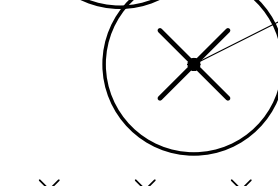
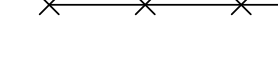
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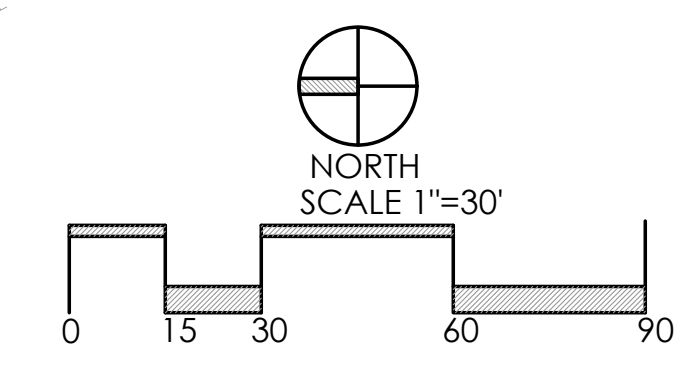


**1** TREE PROTECTION FENCE  
N.T.S. 05-2809

**TREE SURVEY KEY**

-  EXISTING TREE TO REMAIN
  -  EXISTING TREE TO BE REMOVED
  -  TREE PROTECTION FENCE  
SEE DETAIL 1, THIS SHEET
- NOTE:  
- PROTECTIVE TREE FENCING TO BE 10'  
OUTSIDE DRIPLINE OF TREE. EVALUATED  
ON SITE BY CONTRACTOR.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



REVISIONS	

**TREE  
PRESERVATION  
PLAN**

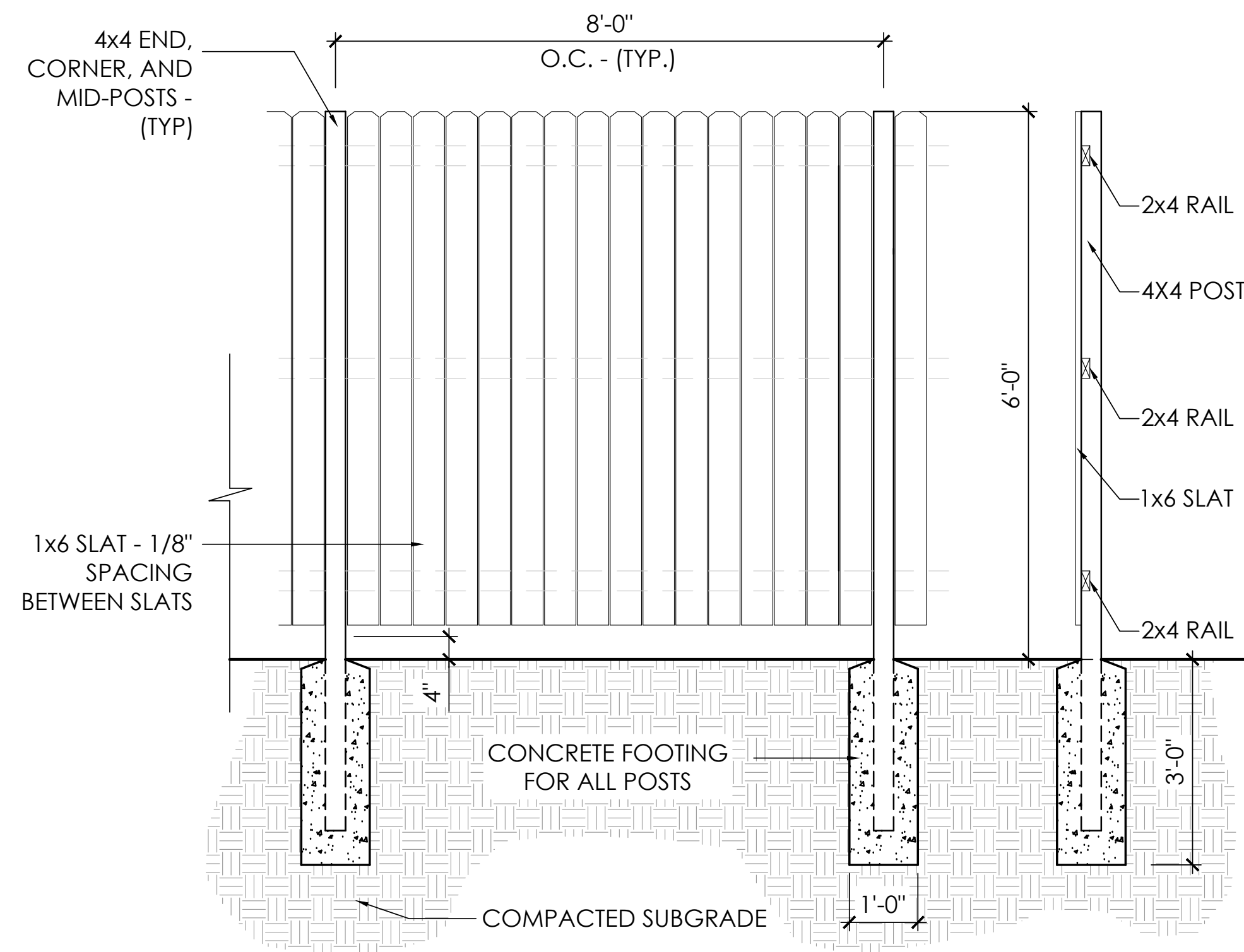
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DEVELOPMENT**  
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PROJECT	21149
SHEET	

**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.

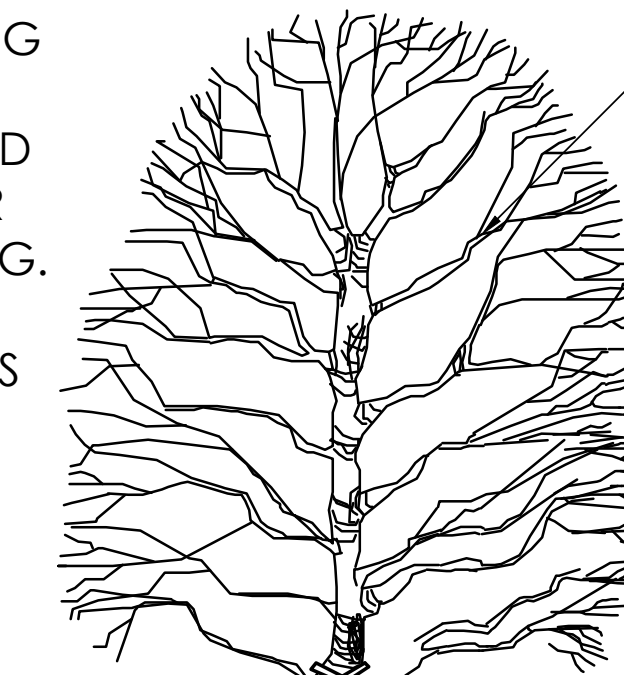
05-1004

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

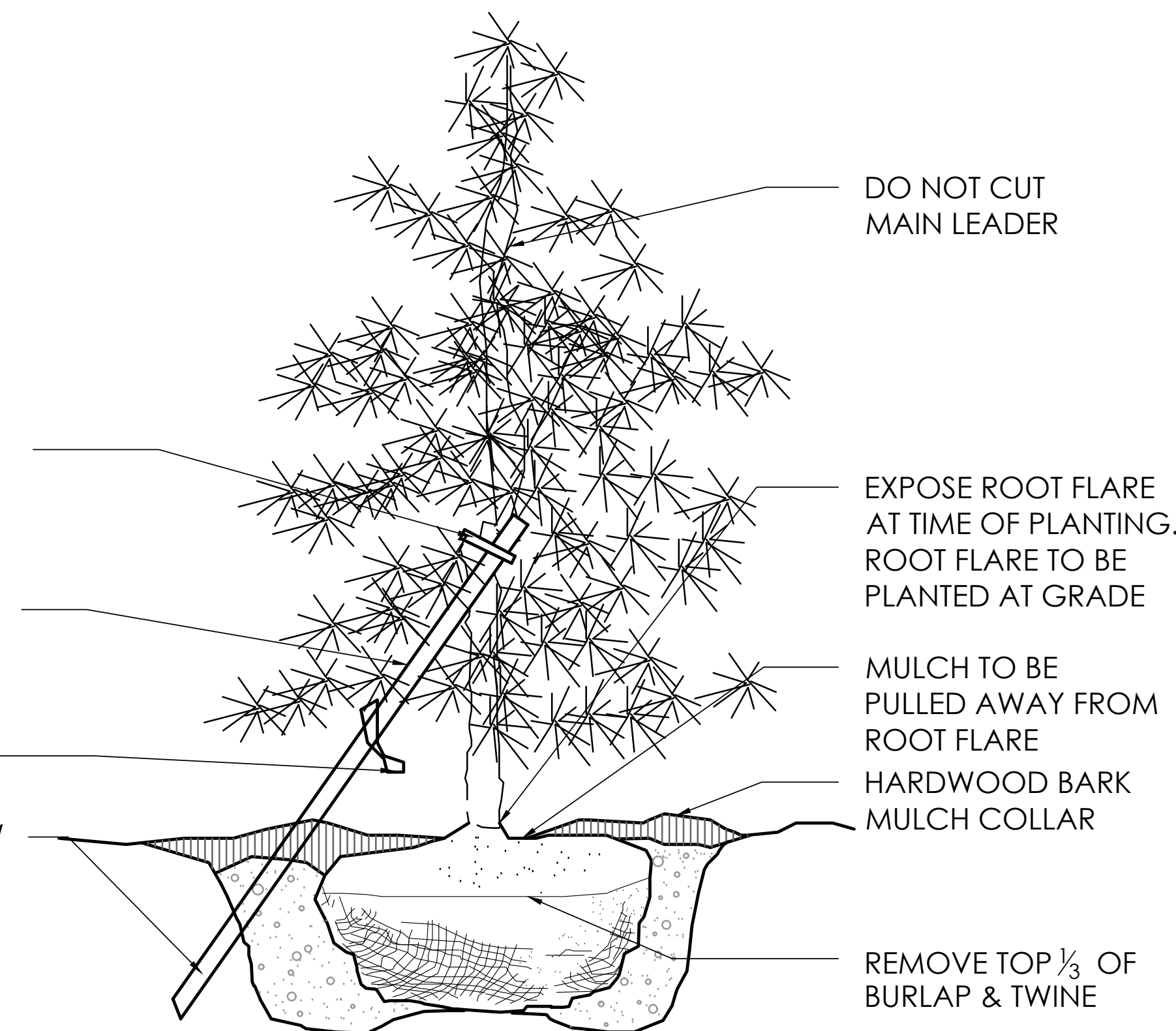
MULCH PULLED AWAY FROM ROOT FLARE  
 REMOVE TOP 1/3 OF BURLAP & TWINE

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

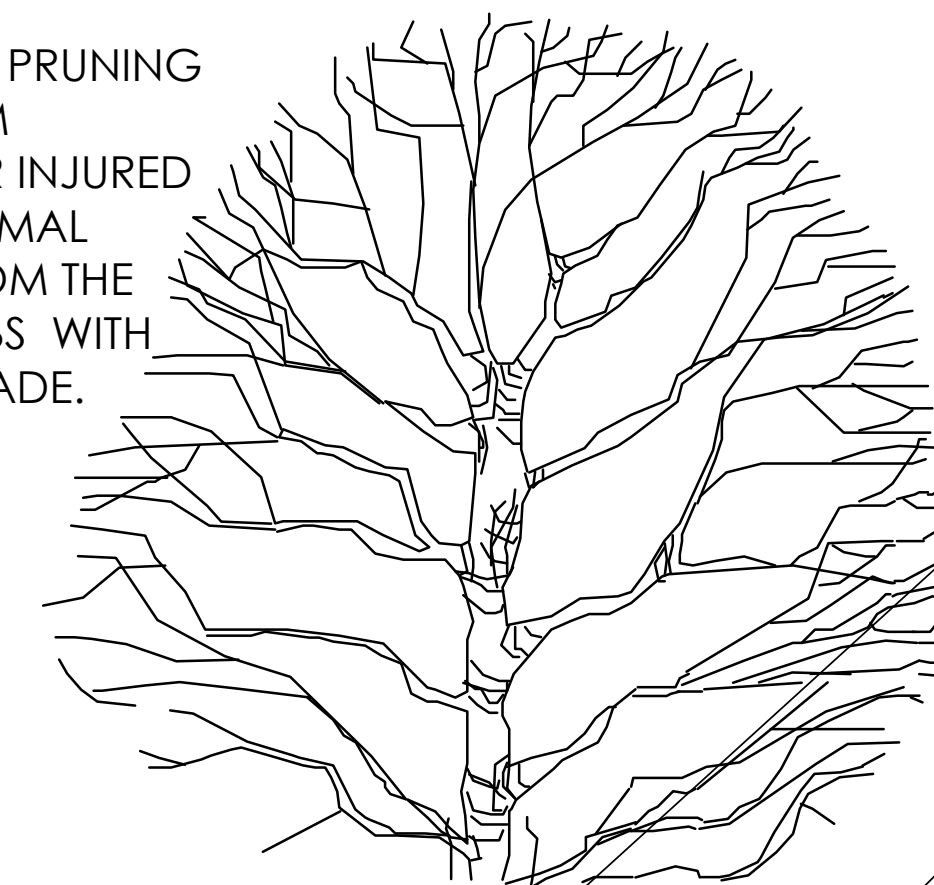


3 EVERGREEN TREE UNDER 7' HGT.  
 N.T.S.

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	

SITE DETAILS

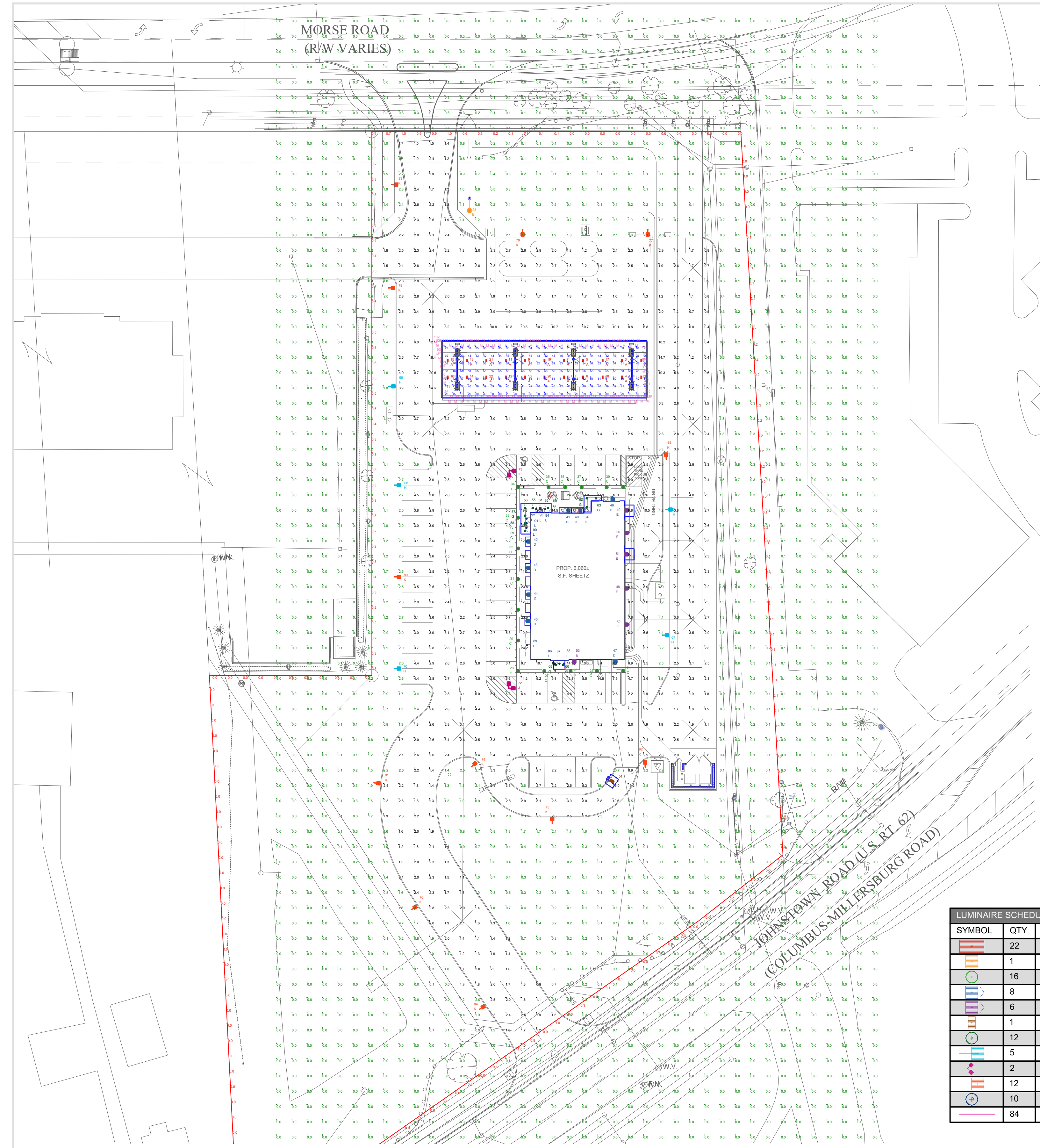
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SD-1

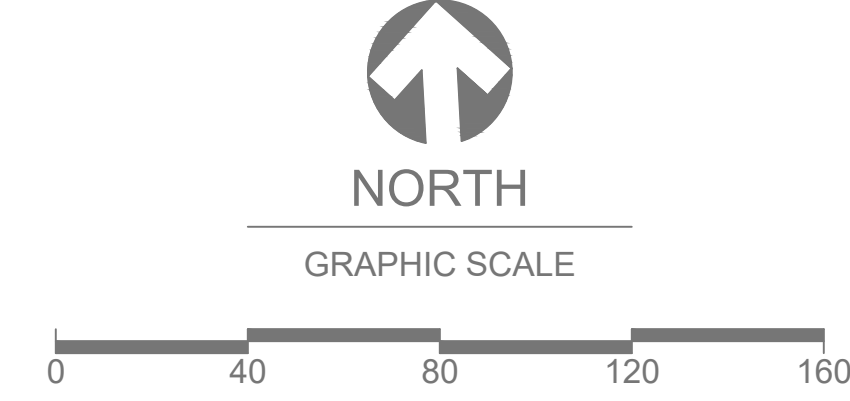




LUM NO.	LABEL	MTG. HT.	TILT
1	A	18.79	-5
2	A	17.83	-5
3	A	18.79	-5
4	A	17.83	-5
5	A	18.79	-5
6	A	17.83	-5
7	A	18.79	-5
8	A	17.83	-5
9	A	18.79	-5
10	A	17.83	-5
11	A	18.79	-5
12	A	17.83	-5
13	A	18.79	-5
14	A	17.83	-5
15	A	18.79	-5
16	A	17.83	-5
17	A	18.79	-5
18	A	17.83	-5
19	A	18.79	-5
20	A	17.83	-5
21	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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SCALE: 1" = 40'  
LAYOUT BY: DAR  
DWG SIZE: D  
DATE: 1/17/22





QTY	LABEL	DESCRIPTION
22	A	CAN-228-PS-RM-06-E-UL-XX-525-57K

### 228 Series™ LED Recessed Canopy Luminaire

**Product Description**  
Slim, low profile, easy mounting from below or above the deck. Luminaire caps are rugged cast aluminum with high performance etched aluminum heat sinks specifically designed for LED. Luminaire mounts directly to the canopy deck and is secured in place with compression molded trim. Luminaire housing is protected with factory applied powder coat and provides for a weatherlight seal between luminaire housing and canopy deck. Suitable for use in single or double skin canopies with 1" (25mm) and 1.5" (38mm) eave panels. Designed for canopies of 16-22 gauge (minimum 0.005" (0.13mm) thickness).

**Applications:** Perimeter, transition, convenience stores, drive-thru banks and restaurants, retail and grocery.

**Performance Summary**

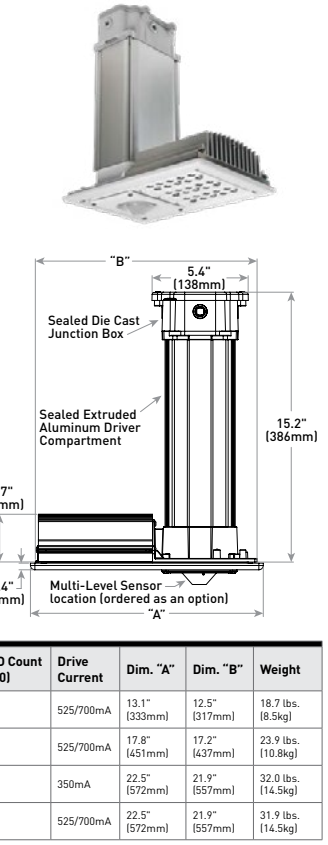
- Patented NanoGrip™ Product Technology
- Assembled in the U.S.A. of U.S. and imported parts
- CEC Minimum 70 CRI
- CCT: 4000K (L-), 5000K (L-), 5000K standard
- Limited Warranty\*: 10 years on luminaires/10 years on Colorfast DeltaGuard® finish

**Accessories**

**Finish Options**

**Ordering Information**

Example: CAN-228-PS-RM-06-E-UL-XX-525-57K



**Ordering Information**

Example: CAN-228-PS-RM-06-E-UL-XX-525-57K

Can-228	Optic	Mounting	LED Count (x10)	System Watts (120-277V)	System Voltage	Color Options	Driver Current	Options
228	W	RM	50	120W	120V	W	300mA	0-10V Dimming

US lighting.com | 1 800 234-4800 | 1 242 504-5415 | Canada: www.cree.com/canada | 1 800 473-1234 | 1 800 895-7507

Rev. Date: V5 03/12/2018

**CREE LIGHTING**

QTY	LABEL	DESCRIPTION
1	B	OSQ-ML-B-AA-XX + OSQM-B-11L-57K7-N3-UL-UM-XX
5	H	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-3M-UL-UM-XX + OSQ-BSLMP
2	J	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-UM-XX
12	K	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-UM-XX + OSQ-BSLMP

### OSQ Series OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite™ Technology - Medium & Large

**Product Description**  
The OSQ™ Area/Flood Luminaire boasts advanced optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatherlight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The L luminaire package is a suitable upgrade for HD applications, while the LL luminaire package is a suitable upgrade for HD applications up to 1000 Watts.

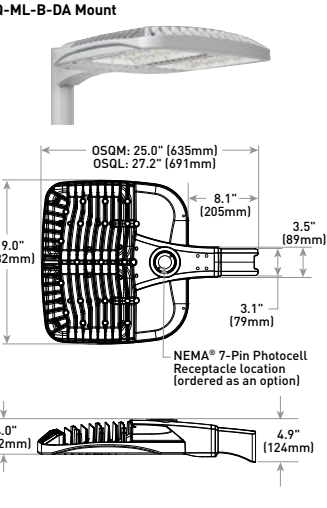
**Applications:** Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, auditoriums, and interior roadway.

**Performance Summary**

- Patented NanoGrip™ Product Technology
- Assembled in the U.S.A. of U.S. and imported parts
- CEC Minimum 70 CRI
- CCT: 4000K (L-), 5000K (L-), 5000K standard
- Limited Warranty\*: 10 years on luminaires/10 years on Colorfast DeltaGuard® finish, up to 5 years for Sprague™ accessories; 1 year on luminaire accessories

**Ordering Information**

Example: OSQ-ML-B-AA-XX + OSQM-B-11L-57K7-N3-UL-UM-XX



**Ordering Information**

Example: OSQ-ML-B-AA-XX + OSQM-B-11L-57K7-N3-UL-UM-XX

OSQ	Series	Mounting	LED Count (x10)	System Watts (120-277V)	System Voltage	Color Options	Driver Current	Options
OSQ	ML	AA	1	120W	120V	W	300mA	0-10V Dimming

US lighting.com | 1 800 234-4800 | 1 242 504-5415 | Canada: www.cree.com/canada | 1 800 473-1234 | 1 800 895-7507

Rev. Date: V5 03/12/2018

**CREE LIGHTING**

### OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite™ Technology - Medium & Large

**Product Specifications**

**CREE TRUEWHITE™ TECHNOLOGY**

**CONSTRUCTION & MATERIALS**

**REGULATORY & VOLUNTARY QUALIFICATIONS**

**Accessories**

QTY	LABEL	DESCRIPTION
16	C	PNW-EDG-3M-PP3-02-E-UL-XX-350-57K

### Cree Edge™ Series LED Pathway Luminaire

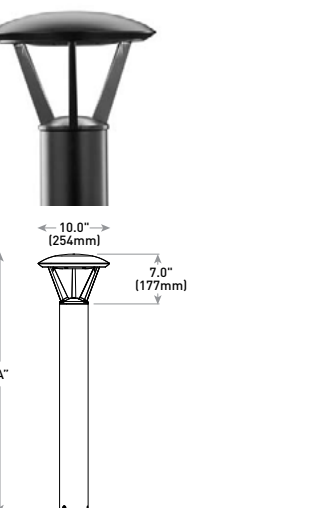
**Product Description**  
Durable die-cast aluminum luminaire housing mounts directly to 1" (25mm) diameter pipe (included) without visible mounting hardware for clean appearance. Easy mounts to 1" (25mm) diameter internal flange secured by three 3/16" (4.8mm) anchor bolts with 1/16" (1.6mm) torque.

**Performance Summary**

- Patented NanoGrip™ Product Technology
- Assembled in the U.S.A. of U.S. and imported parts
- CEC Minimum 70 CRI
- CCT: 4000K (L-), 5000K (L-), 5000K standard
- Limited Warranty\*: 10 years on luminaires/10 years on Colorfast DeltaGuard® finish

**Ordering Information**

Example: PNW-EDG-3M-PP3-02-E-UL-XX-350-57K



**Ordering Information**

Example: PNW-EDG-3M-PP3-02-E-UL-XX-350-57K

PNW-EDG	Optic	Mounting	LED Count (x10)	System Watts (120-277V)	System Voltage	Color Options	Driver Current	Options
PNW-EDG	PP3	PP3	3	350W	120V	W	300mA	0-10V Dimming

US lighting.com | 1 800 234-4800 | 1 242 504-5415 | Canada: www.cree.com/canada | 1 800 473-1234 | 1 800 895-7507

Rev. Date: V5 12/10/2018

**CREE LIGHTING**

### Cree Edge™ LED Pathway Luminaire

**Product Specifications**

**CONSTRUCTION & MATERIALS**

**REGULATORY & VOLUNTARY QUALIFICATIONS**

**Accessories**

QTY	LABEL	DESCRIPTION
8	D	SEC-EDG-3M-WM-02-E-UL-XX-525
6	E	SEC-EDG-3M-WM-04-E-UL-XX-525

### Cree Edge® Series LED Security Wall Pack Luminaire

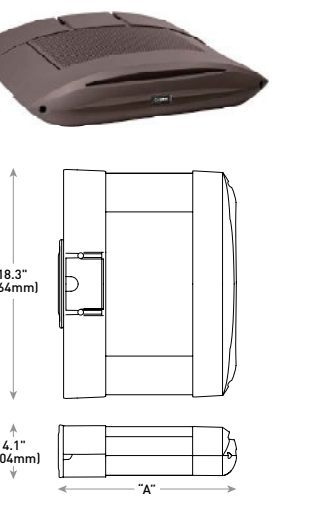
**Product Description**  
The Cree Edge® wall mount luminaire has a slim, low profile design. The luminaire and cap are finished with rugged die-cast aluminum with integral, weatherlight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum, includes a lightweight mounting bar for installation over standard and most ring angle gang.

**Performance Summary**

- Patented NanoGrip™ Product Technology
- Assembled in the U.S.A. of U.S. and imported parts
- CEC Minimum 70 CRI
- CCT: 4000K (L-), 5000K (L-), 5000K standard
- Limited Warranty\*: 10 years on luminaires/10 years on Colorfast DeltaGuard® finish

**Ordering Information**

Example: SEC-EDG-3M-WM-02-E-UL-XX-525



**Ordering Information**

Example: SEC-EDG-3M-WM-02-E-UL-XX-525

SEC-EDG	Optic	Mounting	LED Count (x10)	System Watts (120-277V)	System Voltage	Color Options	Driver Current	Options
SEC-EDG	W	WM	3	525W	120V	W	300mA	0-10V Dimming

US lighting.com | 1 800 234-4800 | 1 242 504-5415 | Canada: www.cree.com/canada | 1 800 473-1234 | 1 800 895-7507

Rev. Date: V5 03/12/2018

**CREE LIGHTING**

### Cree Edge® LED Security Wall Pack Luminaire

**Product Specifications**

**CONSTRUCTION & MATERIALS**

**REGULATORY & VOLUNTARY QUALIFICATIONS**

**Accessories**

QTY	LABEL	DESCRIPTION
10	L	RA8-LED140-XX-3 + 3SL23XX

### ANGLE REFLECTOR Aluminum Shade with Glass and Guard Options

**Electrical**

- 120V input (277V available in arm and post option only)
- Integrated power supply allows the fixture to be connected directly into line voltage
- Pre-wired and ready for install
- LED is dimmable with Incandescent/Triac dimmers

**Mounting**

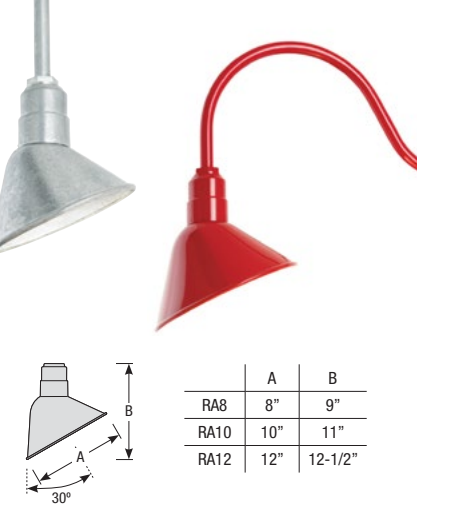
- 1/2" or 3/4" IP for arms. Flush mount and post available only in 1/2"

**Accessories**

- Shade and mounting finish options
- Available in 21 standard and 2 specialty finishes with optional coating
- Product finish is coastal environments (add "C" to the finish)
- Inner shade is painted glossy white
- Consult factory for custom finish options

**Ordering Information**

Example: RA8-LED140-XX-3 + 3SL23XX



**Angle Reflector Order Matrix**

Dimension	Lamp / LED	Finish	Coastal Coating Option	Accessories	Mounting Type
RA8 (12")	W	AB (Anodized Bronze)	CC (Coastal)	AW (Aluminum Shade)	2 (1/2" IP)

US lighting.com | 1 800 234-4800 | 1 242 504-5415 | Canada: www.cree.com/canada | 1 800 473-1234 | 1 800 895-7507

Rev. Date: V5 03/12/2018

**CREE LIGHTING**

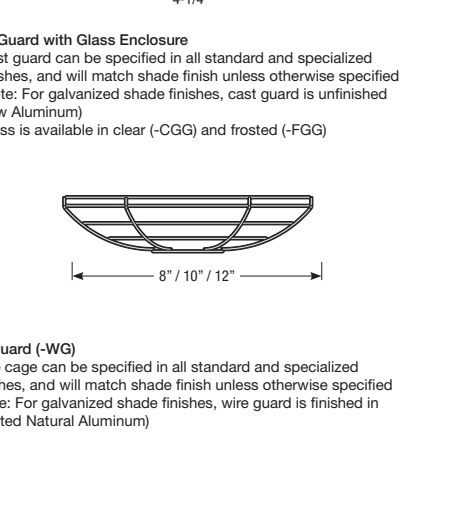
### ANGLE REFLECTOR Aluminum Shade with Glass and Guard Options

**Electrical Data\***

LED Count (x10)	System Watts (120-277V)	System Voltage	Total Current (A)
300mA	120W	120V	2.00

**REGULATORY & VOLUNTARY QUALIFICATIONS**

**Accessories**



US lighting.com | 1 800 234-4800 | 1 242 504-5415 | Canada: www.cree.com/canada | 1 800 473-1234 | 1 800 895-7507

Rev. Date: V5 03/12/2018

**CREE LIGHTING**

**REDLEONARD ASSOCIATES**

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

US lighting.com | 1 800 234-4800 | 1 242 504-5415 | Canada: www.cree.com/canada | 1 800 473-1234 | 1 800 895-7507

Rev. Date: V5 03/12/2018

**CREE LIGHTING**

US lighting.com | 1 800 234-4800 | 1 242 504-5415 | Canada: www.cree.com/canada | 1 800 473-1234 | 1 800 895-7507

Rev. Date: V5 03/12/2018

**CREE LIGHTING**

US lighting.com | 1 800 234-4800 | 1 242 504-5415 | Canada: www.cree.com/canada | 1 800 473-1234 | 1 800 895-7507

Rev. Date: V5 03/12/2018

**CREE LIGHTING**

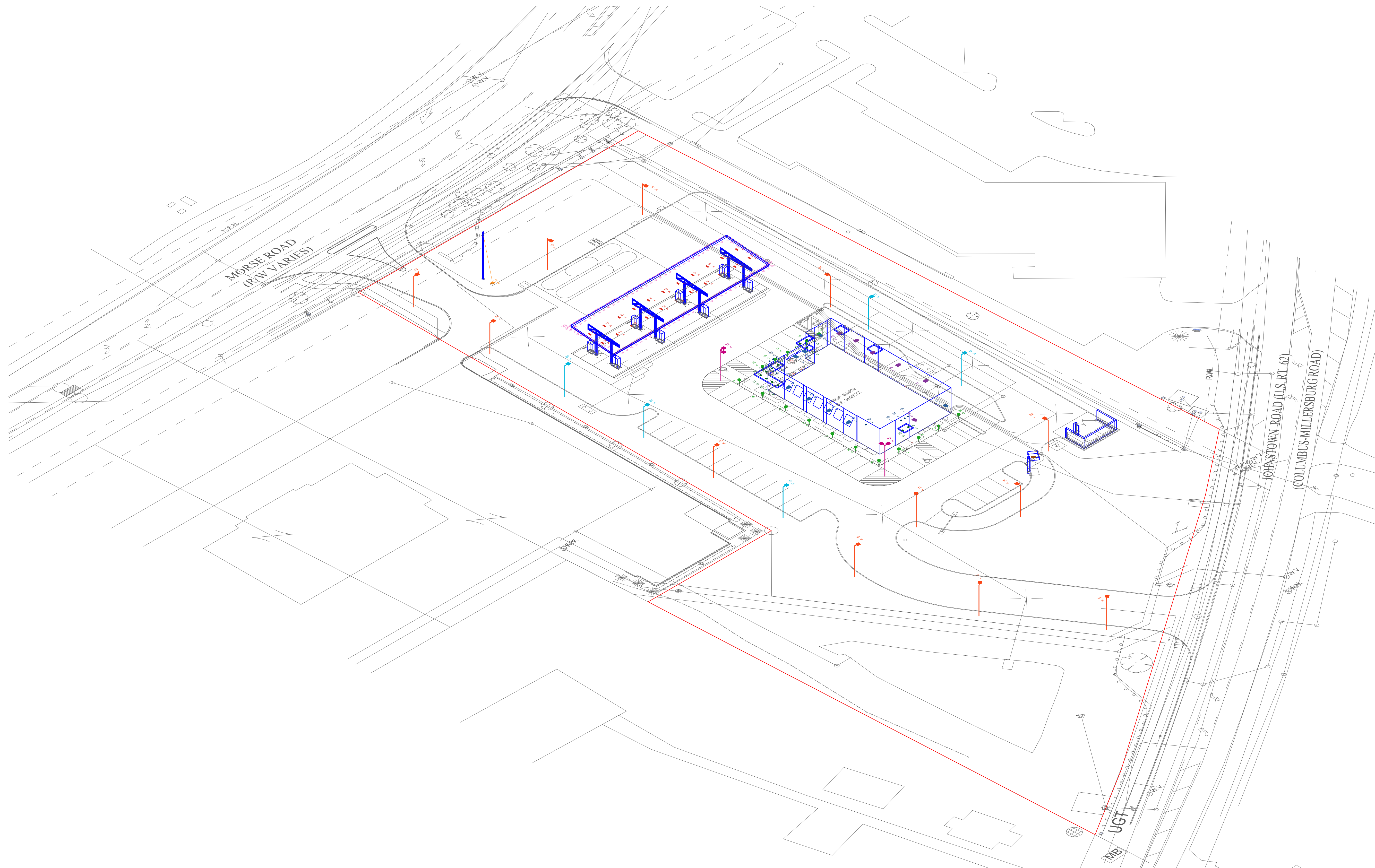
Project Name: SHEETZ GAHANNA, OH  
Drawing Number: RL-7843-S1-R1

**SHEETZ MADE TO ORDER**

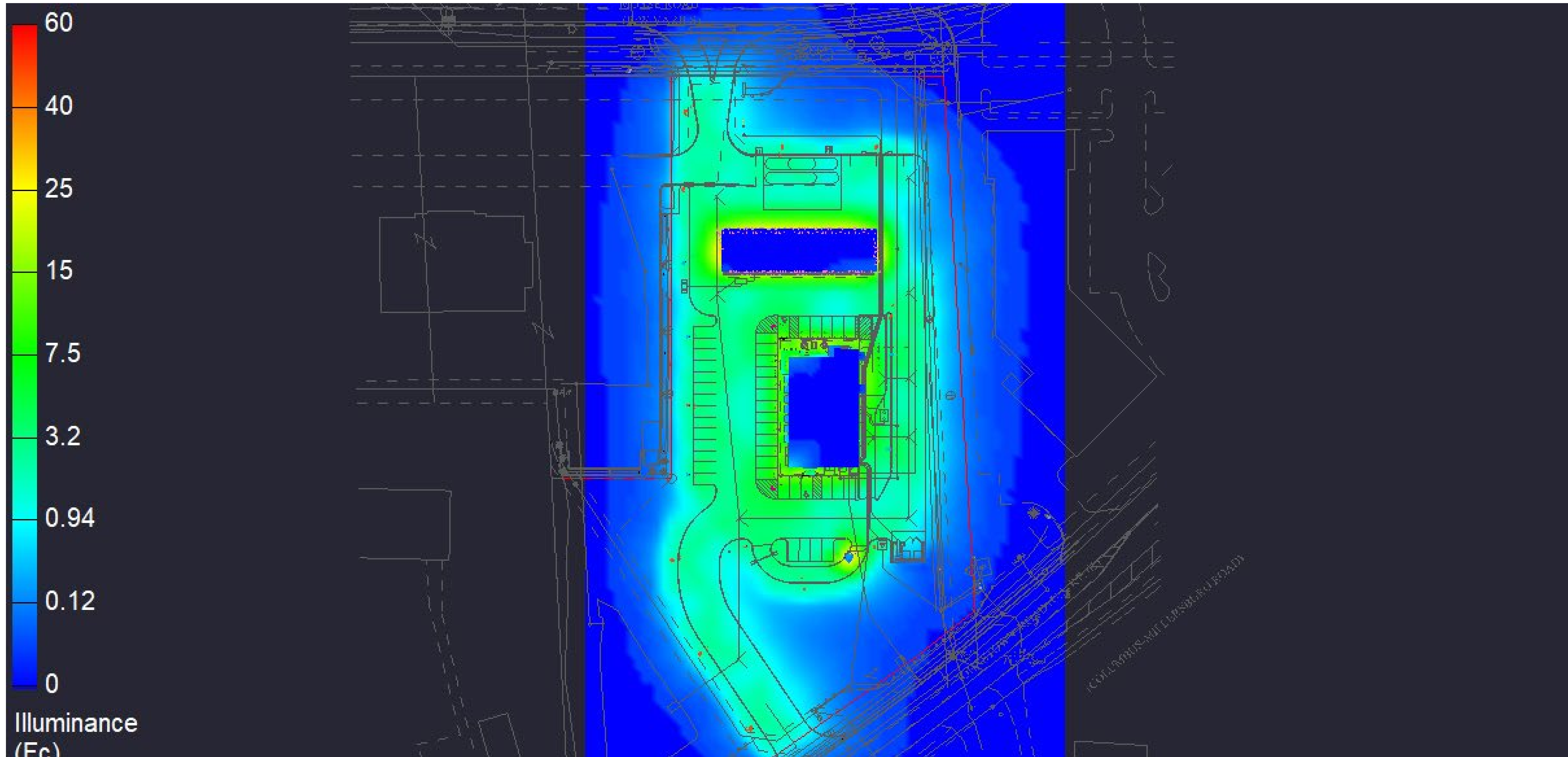
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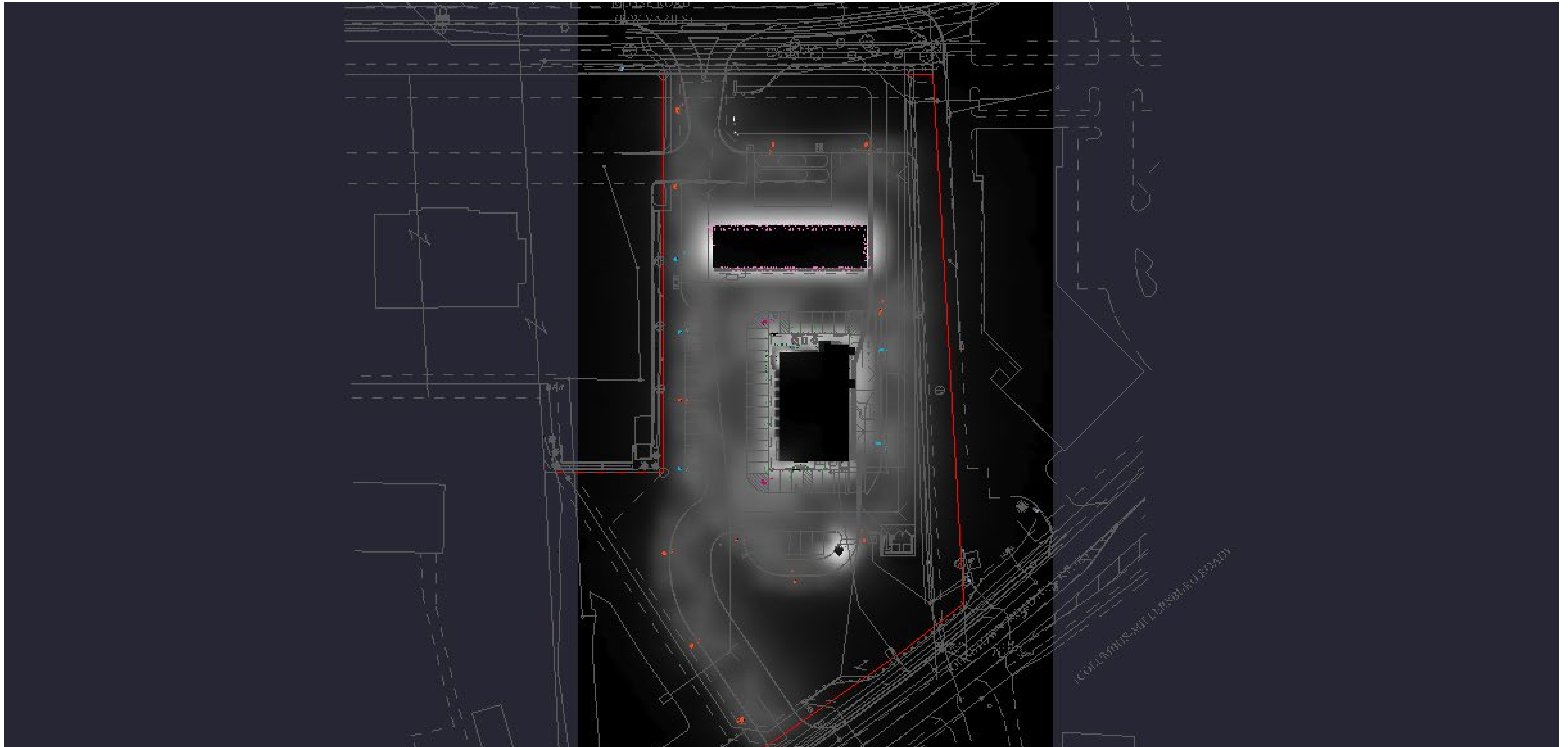


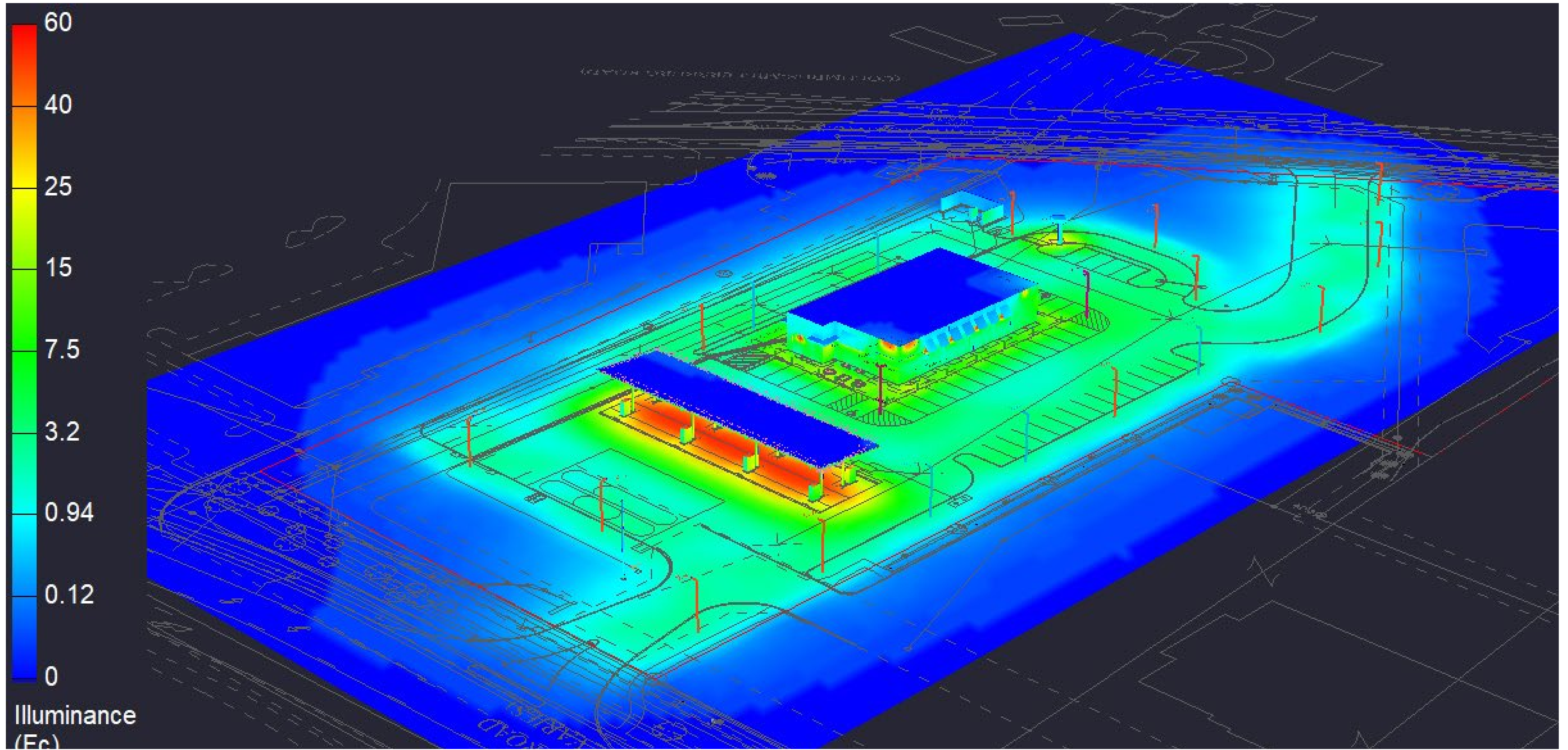
CANOPY	
AREA	
PATHWAY	
WALL MOUNTED	
WALL MOUNTED	



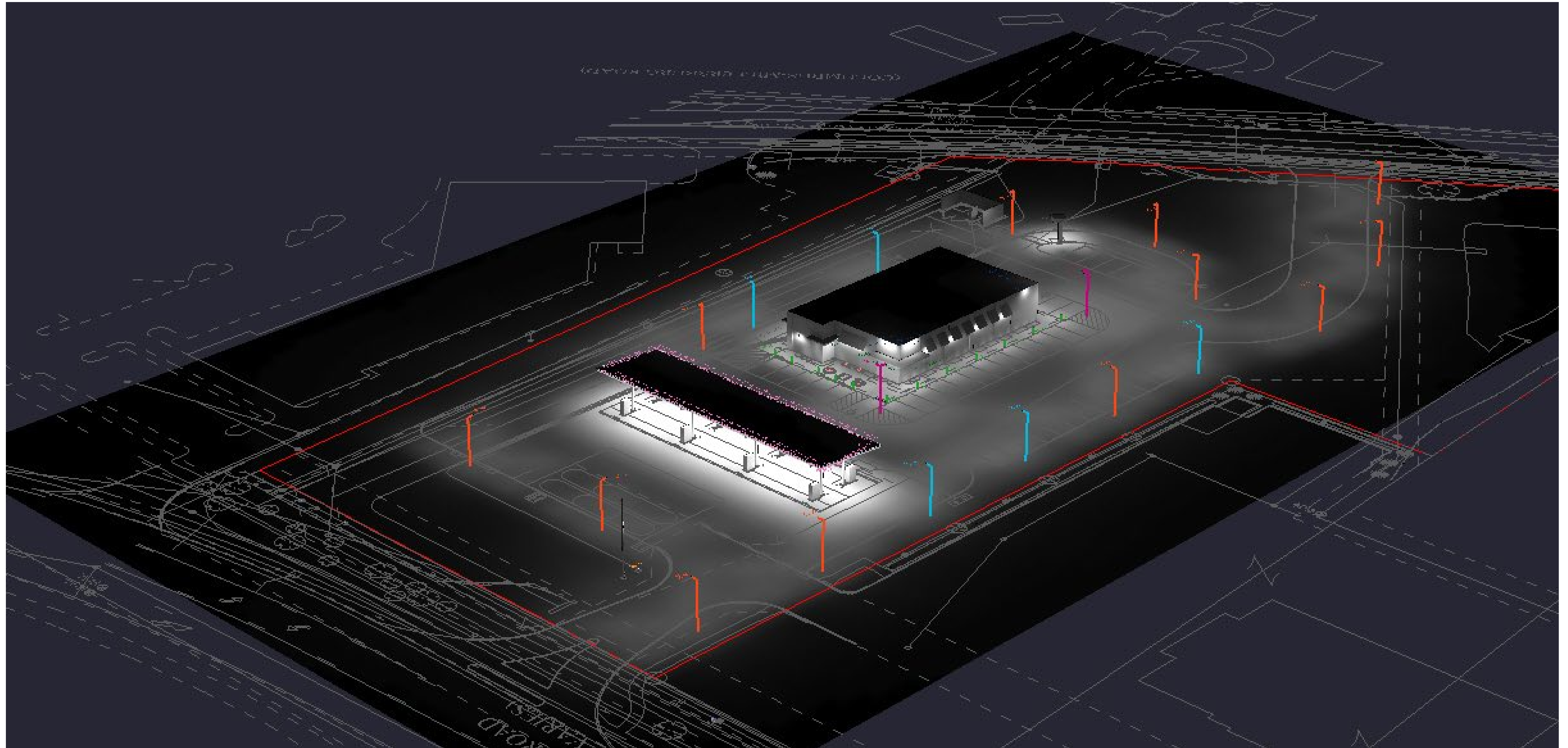














June 27, 2022

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

RE: Project Sheetz Gahanna Conditional Use

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. No comment.

If you have any comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto: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. There were no comments to respond to for the Conditional Use application; however, various plan sheets have been updated in response to staff comments on the associated applications, so an updated set of Project Plans are enclosed, for your review. Do not hesitate to reach out, if you have any questions.

**Conditional Use**

No staff comments.

**Primary Project Contacts:**

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

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

**ATTACHMENTS**

1. City Comments Letter
2. 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)



## 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.

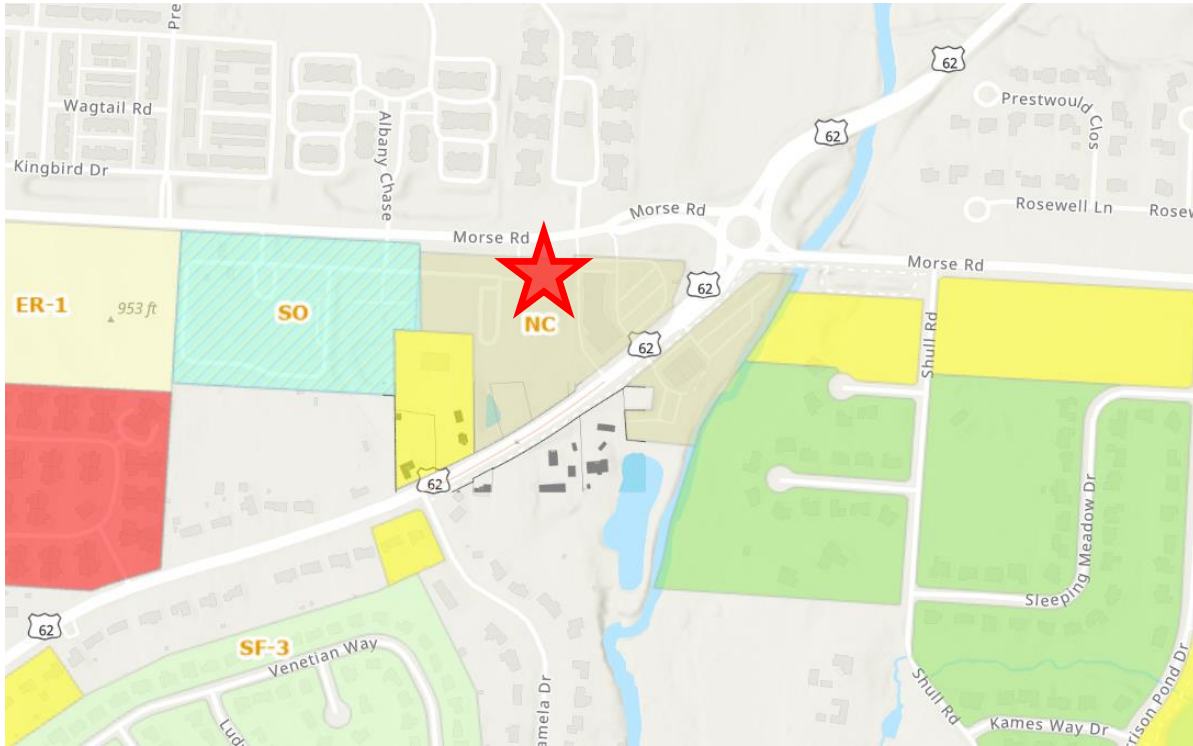
Staff recommends approval of the Design Review Application. The Sheetz building designs and materials are consistent across the country for their branding. As mentioned, the proposed building materials and landscaping comply with all requirements of the Design Review chapter. In addition, it's staff's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

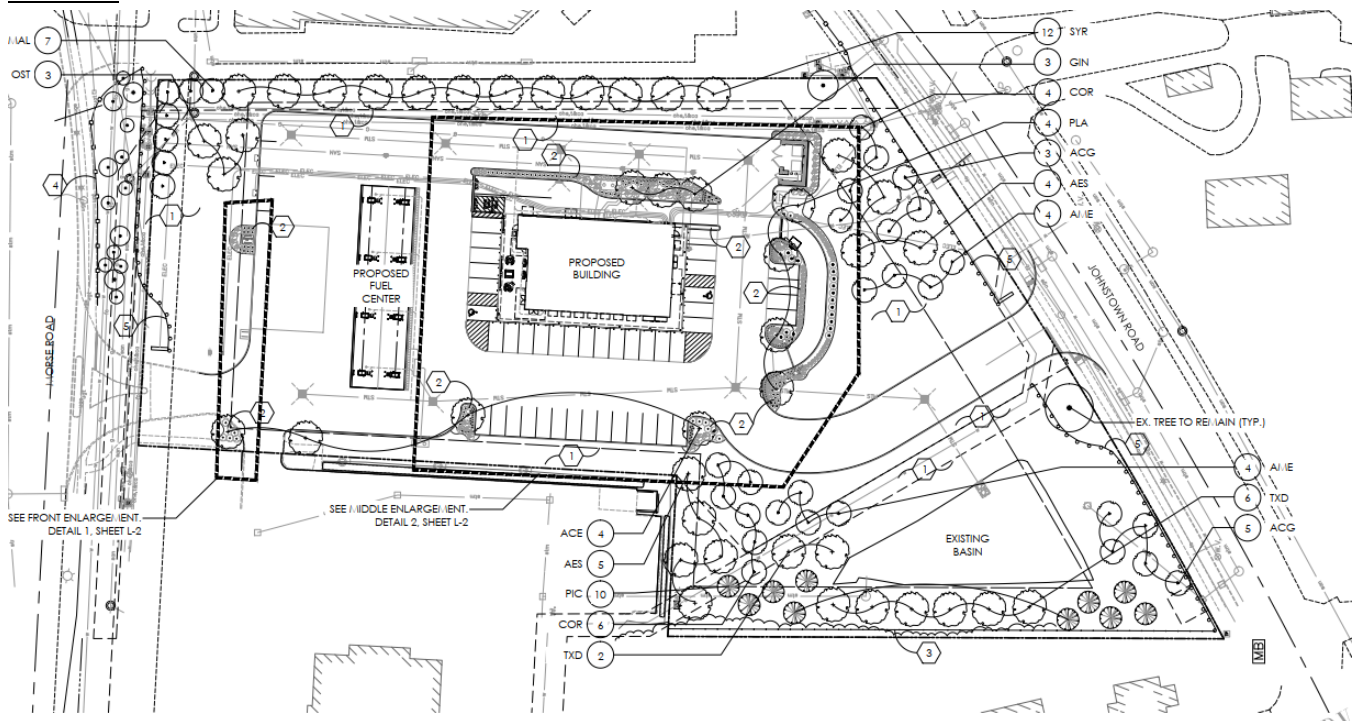
Staff does object to the variance requests to allow for a reduced setback and reduced landscaping for the ground sign along Morse Rd and Johnstown Rd (referred to as Sign C.1/C.2). The application provides no information as to why setbacks and landscaping cannot be met. Staff is not aware of similar 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:



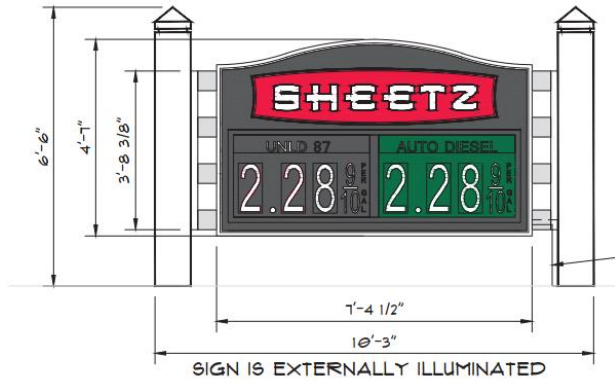
① WEST ELEVATION  
SCALE 1/4"=1'-0"



② NORTH ELEVATION  
SCALE 1/4"=1'-0"



Sign Renderings:



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