

# Request Summary

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- Final Development Plan, Design Review, Conditional Use, and Variance for a Sheetz gas station and quick service restaurant
  - Zoned SCPD – Select Commercial Planned District
    - Gasoline service station is a conditional use
  - Undeveloped 2.99-acre site on north side of Tech Center Dr
    - Parcel will be created through separate Final Plat application
  - Proposed 6,139 SF restaurant/retail building with drive thru
    - Exterior is brick veneer with stone base and red roof
    - Roof of fuel pumps to match building (6 total pumps)
  - All parking is located to front and side of building; fuel pumps to front
  - 34 parking spaces required; 49 proposed





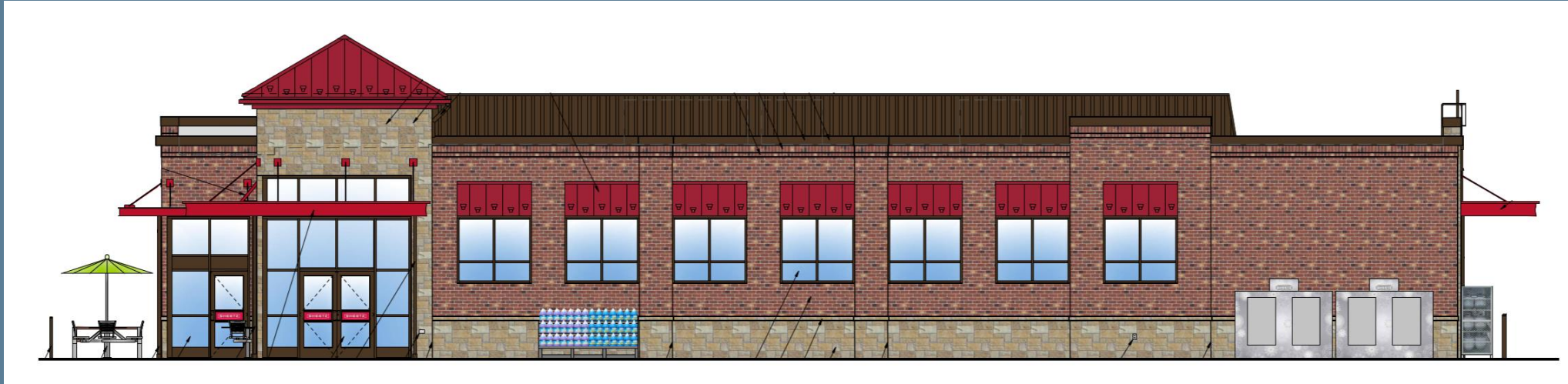
# Request Summary



- ~3,600 SF of landscape area required; ~3,800 SF provided
- 37 trees planted for interior landscaping requirements
- Additional 84 cal in of trees required; 85 cal in provided
- Parking lot screened from ROW on all four sides with 3 ft hedges



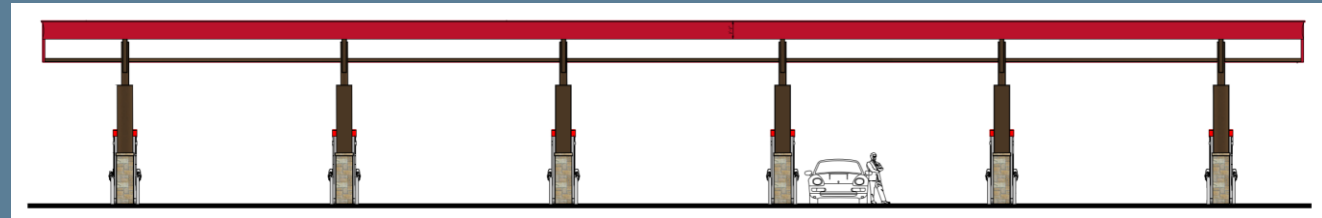
# Elevations



North



East



Fuel pumps

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

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- Staff recommends approval of the Conditional Use
  - Conditional Use criteria has been met
  - The use is appropriate for area due to proximity to Hamilton Rd and I-270
    - Area is primarily commercial and medical with one multi-family site
  - Designated as “Mixed Use” in Land Use Plan
    - Recommends complementary blend of uses
      - Gas station and quick service restaurant complement surrounding uses

# Requested Variance

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- Ch 1167.18(c)(1) – Screening Requirements
  - All dumpsters must be located to the rear of the main structure
  - Lot has frontage on every property line, so each yard is a front yard and there is no “rear” to place the dumpster in



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- **Design Review Criteria**
  - Compatibility with existing structures
  - Contributes to the improvement of the design of the district
  - Contributes to the economic and community vitality of the district
  - Maintain, protect, and enhance physical surroundings
- **DRD-3 Standards**
  - Entrances and exits shall be well decorated and landscaped
  - Earth mounding and trees to reduce noise
  - Generous use of vegetation
  - Preferred materials are brick, stone, cement, decorative aluminum, and wood

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- **Final Development Plan Criteria**
  - Plan meets applicable development standards
  - Is in accord with appropriate plans for the area
  - Would not have undesirable effects on area
  - Consistent with land use character and development of the area

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- Staff recommends approval of Design Review, Final Development Plan, and Variance
  - All criteria has been met for all applications
  - DRD-3 recommendations also met
    - Plan exceeds landscaping requirements and entire site is screened by 3 ft high landscaping as required by Code
  - Only one variance is requested and would be necessary regardless of use or site layout





# Gahanna