

Request Summary

- Final Development Plan, Design Review, and Conditional Use for a Sheetz gas station and quick service restaurant
 - Zoned CC – Community Commercial
 - Gasoline service station is a conditional use
 - Currently 4.63-acre site, layout planned for future 1.25-acre lot split
 - Proposed 4,959 SF restaurant/retail building with no drive thru
 - Exterior is brick and masonry veneer and red/dark bronze metal roof
 - Fuel pump canopy to match building
 - All parking is located to front and side of building; fuel pumps to front
 - 27 parking spaces required; 35 proposed

Request Summary



- ~1,500 SF of landscape area required; ~1,600 SF provided
- 16 trees planted for interior landscaping requirements
- Additional 41 cal in of trees required; 42.5 cal in provided
- Parking lot screened from ROW with 3 ft hedges
- Proposed sidewalk from Granville St to Shull Park

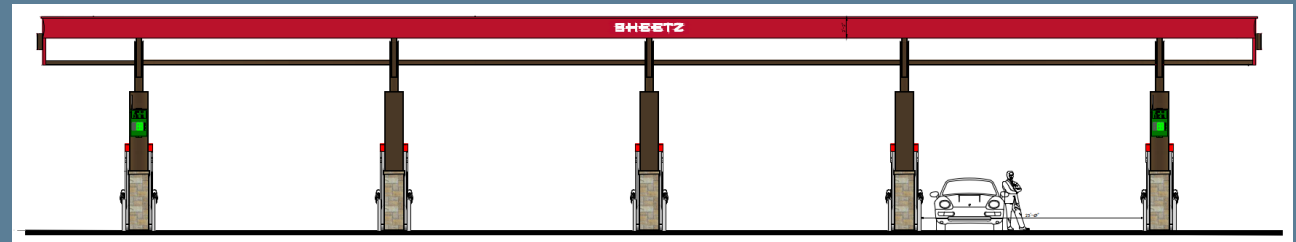
Elevations



South



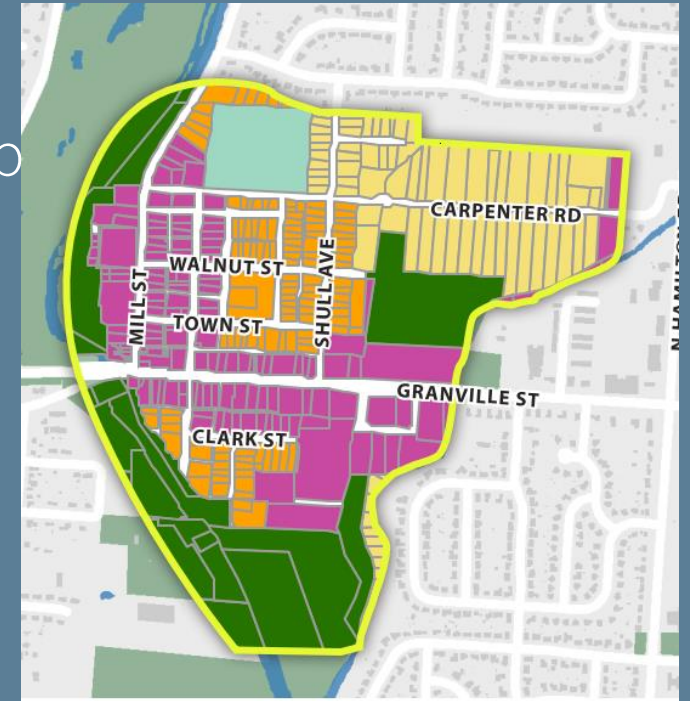
East



South – fuel pumps

Land Use Plan

- Site is designated as “Mixed Use” on FLUM:
 - Higher density, urban/semi-urban development with buildings towards street and parking to the rear
 - Recommended uses are retail, office, and residential
- Also part of “downtown” focus area:
 - Medium to high density residential or mixed use
 - Development oriented towards street
 - Expand downtown onto Granville Street
 - Human-scale development with emphasis on pedestrian
 - Expand non-motorized network
 - Mix of uses to attract businesses and residential development that support downtown residents



Land Use Plan cont.

- Downtown and general design recommendations:
 - Buildings adjacent to ROW and parking to the rear to cater to pedestrians
 - Promote a safe, interesting, and comfortable pedestrian environment
 - When building is setback from sidewalk, design the intervening space to be attractive to pedestrians
 - Sidewalks and multi-use paths along ROW
 - Shared vehicular access between sites
 - Buildings of 2-4 stories are encouraged
 - Natural building materials encouraged; materials that emulate other materials are discouraged



2024 Zoning Code

- Goes into effect on *May 1, 2024*
- Does not apply to this project but contains changes based on Land Use Plan recommendations:
 - The “Creekside Mixed Use District” extends along Granville St up to Rocky Fork Creek
 - Includes site proposed for Sheetz location
 - Downtown, pedestrian-oriented, mixed-use district
 - Auto-oriented uses, including gas stations, are prohibited

Request Summary

- **Conditional Use Criteria**
 - Is the proposed use a conditional use of the zoning district
 - Is the proposed development in accord with appropriate plans for the area
 - Will the proposed development have undesirable effects on the surrounding area
 - Will the proposed development be in keeping with the existing land use character

Request Summary

- Staff recommends disapproval of the Conditional Use
 - Conditional Use criteria has not been fully met
 - The proposal is not in accord with appropriate plans for the area as the use and site layout do not align with recommendations in the Land Use Plan
 - LUP recommends higher density/intensity, pedestrian-oriented, and mixed use; project is low intensity, auto-oriented, and single use
 - Not consistent with extension of downtown area
- LUP makes recommendations
 - Guidance document

Request Summary

- **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
 - Landscape islands shall be in center and perimeter of parking areas
 - Earth mounding and trees to reduce noise
 - Generous use of vegetation
 - Preferred materials are brick, stone, cement, decorative aluminum, and wood

Request Summary

- **Final Development Plan Criteria**
 - Does the request meet applicable development standards
 - Is it in accord with appropriate plans for the area
 - Would it have undesirable effects on area
 - Is it consistent with land use character and development of the area

Request Summary

- Staff recommends disapproval of the Design Review and Final Development Plan
 - These applications cannot be approved without Conditional Use approval
 - LUP recommends that buildings are oriented towards the street with parking in the rear to cater to the pedestrian
 - LUP recommends avoiding standard corporate architecture
- LUP makes recommendations
 - Guidance document



Gahanna