



WEST CARROLLTON

ESTD  1830

Conditional Use Application

Date: 05/07/2024

Applicant / Owner

Applicant Name: Skilken Gold
Address: 4270 Morse Rd
City, State, Zip: Columbus, OH, 43230
Phone: 614.935.0217
Email: ascott@skilkengold.com

Owner Name: Watertower Partners LLC
Address: 1007 Pearl Street 252
City, State, Zip: Boulder, CO, 80300
Phone: 720.282.5774
Fax:
Email: jharbour@harbourcre.com

Project

Site Address: 3856 Miamisburg Centerville
Road
City Lots: k48004150027

Zoning: B-2
Interest: Renter

Contact Info:

Project Description: We require a conditional use for Fuel Sales and Convenience Market.

Comments: We are submitting a site plan application as well, in tandem with this conditional use application.

Located in District wherein Use May be Conditionally Permitted: Yes. These uses are specifically listed as Conditional Uses in the b-2 zoning district.

Encourage Objectives/Adversely Affect Character or Purpose in District: Our proposed Sheetz Facility aims to add vibrance, activity, and resource to the community. The use will promote convenience, 24/7 to the community, and the architecture is 4-sided architecture, built with high quality materials, brick and metal siding, creating a very positive and high-quality addition.

Creates a Well-Planned Appealing Development/Won't Change Character of Area: Absolutely. Sheetz is a well operated, customer first experience that is family owned, which means every store is held to a high standard of quality and expectation. At this location, Sheetz looks to provide a valuable service with a clean, safe, and high quality building standard that is very appropriate for this site.

Adverse Influence/Impact on Neighboring Uses: We do not believe so. In fact, we have been told several time that the nature of our neighbors are late night activity where Sheetz 24-hr operations would be a very welcome compliment to the activities already next door.

Detrimental Uses/Activities/Processes/Materials etc: No. A common question we get when talking about Sheetz is traffic impact. The impact on traffic from sheetz (aside from opening day) is a traffic capturer, not a traffic generator. Sheetz does not anticipate any dangers associated with the operation of their facility.

Maximize Public Interest and Private Benefit: Yes.

Served Adequately by Essential Public Facilities: yes.

Provide Adequate Ingress/Egress: Yes. Ingress and egress have been heavily discussed in order to create the safe operation of our site.

Create Excessive Additional Requirements at Public Cost: the proposed use will not create excessive, additional requirement at the public cost, and will not be detrimental to the economic welfare.

Result in Damage of Natural/Scenic/Historic Feature of Major Importance: No.

Adjacent Property Owners

Adjacent #1:	Botts Mary Jo and Tracey Terbush, 2285 E Central	Adjacent #9:	Davis Sayton Properties INC, 2050 S Alex
Adjacent #2:	Rand Plaza Miamisburg LLC, 5 Alexandersville	Adjacent #10:	River Valley Credit Union Inc, 2094 S Alex
Adjacent #3:	Kenwood Lincoln-mercury inc, 125 Alexandersville	Adjacent #11:	WC Alex Plaza LLC, 2094 S ALex
Adjacent #4:	Scott-Rand Co LLC, 120 Alexandersville	Adjacent #12:	Barnes Barry P and Lois F, 862 Watertower
Adjacent #5:	Tim Dounut US Limited IC, 150 Monarch	Adjacent #13:	Country Square Properties, 906 watertower
Adjacent #6:	Monarch Marking System CO, 170 Monarch	Adjacent #14:	
Adjacent #7:	Verde Investments INC, 125 Monarch	Adjacent #15:	
Adjacent #8:	Time Warner Cable Midwest LLC, 801 Watertower	Adjacent #16:	

I do hereby certify that the information contained herein is true and correct.

Aaron Scott
Name

05/07/2024
Date