



Pat Zollars, Chair
Alex Furst, Vice-Chair
Teresa Alabi
Toni Kleckley
Keith Benner
Amy Barnhart
Lee Bivens

Planning & Zoning Board

7232 East Main Street
Reynoldsburg, OH 43068
www.reynoldsburg.gov

Eric Meyer, Development Director
Melissa Butler, Administrative
Assistant

Thursday, February 8, 2024

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL

1. Appoint Chair, Vice Chair and Secretary

2. APPROVAL OF MINUTES

1. Planning & Zoning Board - Regular Meeting - 11/2/23
2. Planning & Zoning Board - Regular Meeting - 11/16/23

3. APPROVAL OF AGENDA

4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. App# 2023-5486; 7305 E. Main Street; Richard Holmes; Variance

D. NEW BUSINESS

1. App# 2023-5664; 6541 E Main St; Chris Huber; Variance
2. App# 2023-5611; 6541 E Main St; Chris Huber; Major Site Plan

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
November 2, 2023**

CALL TO ORDER

ROLL CALL

PRESENT: Alabi, Bivens, Furst, Kleckley
ABSENT: Barnhart, Benner, Zollars

APPROVAL OF MINUTES

Minutes stand approved

Planning & Zoning Board - Regular Meeting - 10/19/2023

Minutes stand approved.

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst

PUBLIC COMMENT

UNFINISHED BUSINESS

NEW BUSINESS

**App# 2023-5522; Summit Road; AMH Development, LLC; Eastwood Reserve
Phase 2 Final Plat**

Ms. Buathier read the staff report into the record.

Mr. Furst asked if the applicant had anything to add and they did not have anything to add. Mr. Furst confirmed that there were no major changes.

With no major changes and staff recommending approval, Mr. Furst moved to approve this application.

Seconded by Mr. Bivens

RESULT:	Approved
MOVER:	Furst
SECONDER:	Bivens
AYES:	Alabi, Bivens, Furst, Kleckley

App# 2023-5523; Summit Road; AMH Development, LLC; Eastwood Reserve Phase 3 Final Plat

Ms. Buathier read the staff report into the record.

Mr. Furst asked again if the applicant had anything to add and they did not have anything to add. Mr. Furst confirmed that there were no major changes.

Mr. Furst moved to approve this application.

Seconded by Ms. Kleckley

RESULT:	Approved
MOVER:	Furst
SECONDER:	Kleckley
AYES:	Alabi, Bivens, Furst, Kleckley

OTHER BUSINESS

None

ADJOURNMENT

Planning and Zoning Administrator



Chairman



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
November 16, 2023**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Kleckley, Zollars, Barnhart, Benner, Bivens

ABSENT: Alabi

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Zollars.

PUBLIC COMMENT

Stella Todd, P.O. Box 1026 Reynoldsburg, Ohio 43068.

Ms. Todd wanted to discuss the area in which children walk back and forth to school and how it needs to be cleaned up a bit more. There's trash going up and down the street. She stated that Reynoldsburg is doing a pretty good job at keeping the streets clean as far as mowing. Ms. Todd did not state what street she was referring to or what school.

UNFINISHED BUSINESS

App# 2023-5486; 7305 E. Main Street; Richard Holmes; Variance

Ms. Buathier read the staff report into the record.

Mr. Zollars asked for the applicant to state their name and address for the record.

Mr. McCash is the attorney representing 1833 French House LLC and Profilers Grooming Company LLC.

Mr. Furst asked about the conditional use application and their desire to maintain the historical character of the building, but planning to use modern materials. He

asked them to expand on how they plan to maintain the historical character.

Mr. McCash explained they plan to maintain as much as the historical characters, as far as size of windows, locations, etc., but also use modern materials that are more durable and easy to maintain. He stated that the structure of this house has suffered for a while for not having proper maintenance. They are not going for historic preservation, but actually trying to mimic the historical character while using modern materials to ease the maintenance.

Mr. Furst asked if the masonry material on the back was actual stone material versus a plastic that mimics masonry. Mr. McCash told the board it is an actual stone that is already on the building. Mr. McCash explained that putting stone on requires a foundation and that's why synthetic stone is used. Mr. Furst explained that if the application called out stone, that the board would hold them to that material. Mr. McCash said, "we will not be installing plastic."

Ms. Kleckley asked the applicant to update the board on any updates regarding the hardship on the third sign.

Mr. McCash told the board they are able to have two signs of any particular combination. The building next door has a ground sign, a wall sign and a wall sign on the alley side. He pointed out that the chiropractor's office also has these same three signs. From their standpoint, the client is asking to be treated just like his next-door neighbor. Mr. McCash explained that their third sign is a barber pole, which is a traditional sign that dates back to the middle ages and it's an iconic logo. Mr. McCash stated that by Ohio law, he has to have a sign or barber pole at the entrance for licensing. The main entrance is on the south side of the building to comply with the Americans with Disabilities Act and accessibility. Rather than putting a sign with the business name, the applicant wants to put a barber pole sign. The applicant is asking for traditional signage with a glass piece and internally illuminated. This sign will only be illuminated when they are open. The business hours are 9 A.M. to approximately 7-7:30 P.M.

Mr. Benner wanted to ensure the applicant was aware that everyone else on Main Street was treated according to the zoning code at that time. The chiropractor's office has been there a long time and doesn't compute with the current application. This application is being reviewed on the zoning code as of right now. If this application was 10 years ago, he might have gotten it, but today's code says two signs.

Mr. McCash was not aware if any of the businesses around him were granted variances, or if the code changed, but they have three signs and would like similar signage granted to him.

Mr. Benner reiterated that anywhere you go in Reynoldsburg, you may find things that have been there that were grandfathered in. The city does not go out and make people change things, but anything new is subject to the current code.

Mr. Furst: We have consistently, especially in this district, denied variances for

additional signs. So, you know, if we were to deny this variance, it would be consistent with those prior determinations.

Mr. McCash recognized that the city has made some changes to the code, but believes the barber pole is a slightly different type of sign. He believes this sign is a piece that would only be there for this business and would be removed in the future if another business was to come in.

Mr. Furst explained that this request is for an internally illuminated sign, not a variance request for a barber pole. Giving a variance for an internally illuminated sign on this property would allow subsequent use of the sign for future businesses, where none are in this district.

Mr. McCash respectfully disagreed, they are asking for a variance for a third sign, the third sign being a barber pole. A barber pole that is internally illuminated. He claims the variance is specific to just the barber pole itself.

Mr. Furst asked if the applicant would be willing to accept a non-illuminated barber pole.

Mr. McCash stated that his client would prefer a traditional barber pole that is internally illuminated. The light will go off when the business is closed. This would not be illuminated 24 hours to advertise the business.

Mr. Furst explained that the concern is more about setting a precedent that might be harmful in the future.

Mr. McCash doesn't feel as if this will set a harmful precedent because the internal illumination is specific to the barber pole, as an iconic, traditional, barber pole sign.

Ms. Buathier reminded the board and applicant that the variance is to allow three signs, instead of two. Not a specific sign. There are four variances; one for the number of signs, one is for the type of material for a projecting sign, one for the type of external illumination that is not listed and one to allow one projecting sign to be internally illuminated.

Mr. Zollars asked to have a motion on each variance individually.

Mr. Bivens: I motion that we deny the variance for three signs.

Mr. Furst: Second

RESULT:	DENIED
MOVER:	Bivens
SECONDER:	Furst
AYES:	Benner, Kleckley, Zollars
NAYS:	Barnhart

Mr. McCash wanted to note in the record that the applicant was not permitted to provide any type of presentation or testimony before the decision was made.

Mr. Furst doesn't have any issues with the externally illuminated sign or the sign material and thinks it is consistent with how the signs are lit within the district.

Mr. Benner offered the applicant a chance to discuss the additional variances. Mr. McCash told the board the exterior illumination is soffit lighting to prevent anything that may detract from the architecture of the building.

Mr. Benner confirmed that the applicant had nothing to add about the other three variances.

Mr. McCash asked for the glass part of the barber pole to be supported.

Mr. Benner once again ensured the applicant didn't have anything to add to any of the other variances.

Mr. McCash said as far as the variance for the material, no.

Mr. Furst: I move that we accept the variances in these sections as stated by staff for the projecting sign material and the front lit external illumination.

Ms. Barnhart: I'll second.

Ms. Buathier noted the sections 1105.03.C.V.2 and 1105.03.C.11.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Benner, Bivens, Kleckley, Zollars

Ms. Buathier: That just leaves the variance for internal illumination, section 1105.03.C.3.

Mr. McCash reiterated that his client would like this to be more of an open sign where it would only be on when the barber is there. Hours of operation are 9am - 7:30pm. The only time it would be on in darkness would be the 6pm-7:30pm time period. This is not on all night like other signs that are internally illuminated.

Mr. Furst asked if the board was to restrict the variance to the barber pole for this specific use, for this conditional use application, if the applicant would agree to that. Mr. McCash said, "Yes".

Mr. Meyer asked for the applicant to verify the hours because there seemed to be a conflict in what Mr. McCash said. Mr. McCash confirmed the hours are 9am - 7pm.

Mr. Furst: I do move that we accept the variance for the internally illuminated projecting sign with the following conditions: that it only applies to a barber pole

projecting sign, that it is for this site, and this specific Certificate of appropriateness that the applicant is presenting this evening, and that the sign only be lit during the applicant's stated business hours.

Mr. Bivens: I'll second.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Bivens
AYES:	Barnhart, Benner, Kleckley, Zollars

App# 2023-5487; 7305 E. Main Street; Richard Holmes; Certificate of Appropriateness

Ms. Buathier read the staff report into the record.

Mr. Furst asked the applicant why they chose this location as there are a number of haircutting establishments in close proximity. Mr. Furst stated there are two other shops within a one block radius and a number of women's haircutting establishments nearby. Mr. Furst is worried about another failed business at this location.

Mr. McCrary told the board this is an upscale male barber shop or male spa. They will offer pedicures, manicures and massages, with memberships. This is not a walk-in, looking for clients, this is membership-based.

Mr. Furst asked Mr. McCrary if he thought his business plan significantly set himself apart from his competitors. Mr. McCrary said, "most definitely".

Mr. McCrary agreed with the staff's recommendation for the roof to be black material.

Mr. Bivens: I make a motion to approve the Certificate of Appropriateness with the staff recommendations.

Ms. Kleckley: I second.

RESULT:	Approved
MOVER:	Bivens
SECONDER:	Kleckley
AYES:	Barnhart, Benner, Furst, Zollars

NEW BUSINESS

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman

November 7, 2023

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Richard Holmes; 7305 E. Main Street: Variance Application

Planning and Zoning Board:

Below is the staff review of the above referenced Variance Application.

1. Project Summary

- a. The subject site is located at 7305 E. Main Street. The 0.25 acre site is currently a vacant building. The parcel is zoned ORD-C, Olde Reynoldsburg Commercial District. The applicant states the requested variance is for signage.
- b. The surrounding zoning consist of ORD-C, Olde Reynoldsburg Commercial District to the north, west, east and south of the subject site. The surrounding land uses consist of parking lot to the north, a veterinary to the west, retail – small format to the east and dwelling – multi-unit building to the south.
- c. The applicant is requesting four (4) variances to the sign regulations. The requests would allow one projecting sign to be made of glass and be internally illuminated. It would allow a wall sign and another projecting sign to be externally illuminated, via front lit. The fourth variance would allow for three (3) signs total on the site.
- d. The applicant did submit a site plan showing layout of the site, parking areas, drive aisles, location of the building, etc. The required number of parking spaces, drive aisle and parking space dimensions all meet the zoning code requirements.
- e. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg Commercial District “Strengthen the historic character of the district, by the preservation and reuse of historically significant structures.” The Comprehensive Plan also identifies the importance of walkability throughout this area and bringing in different types of business and land uses to strengthen the identity of the city.
- f. The applicant states they are requesting 4 variances with regards to signage. There are currently no signs on the existing building, except for a wayfinding sign on the front.

2. Project Review

- a. The applicant is seeking four (4) sign variances. Below are list of the following variances:
 - i. Section 1105.03.C.iii, “The following types of lighting shall be permitted in the ORD-C: exterior illuminated, gooseneck lighting, shadow lit, bulb

surround – non-flashing or blinking, and bulb surround – flashing or blinking.”

1. The applicant is proposing to have the north elevations wall and projecting sign to be externally illuminated via front lit wall lighting. The zoning code does not call out front lit wall lighting as a permitted type of exterior illumination.
 - a. The applicant identifies needing front lit external illuminated signage to enhance the aesthetics and safety of the establishment. That the light itself will be concealed, helping to maintain the original architectural character of the building, while allowing the illumination of the proposed signage.
2. The applicant is also proposing to allow the south elevation projecting sign to be internally illuminated. The zoning code does not permit internally illuminated signs in the ORD-C district.
 - a. The applicant identifies the need for an internally illuminated projecting sign to adhere to modern visibility standards.
- ii. Section 1105.03.C.v, “A maximum of two (2) of any combination of the following sign types shall be permitted per lot in the ORD-C...”
 1. The applicant is proposing three (3) signs total, two (2) projecting signs and one (1) wall sign. The zoning code only permits a total of 2 signs on each lot.
 - a. The applicant identifies the need for 3 signs to inform customers where the entrances into the business/location of the establishment is. That the rear entrance is their main entrance, along with an entrance located at the front of the building.
- iii. Section 1105.03.C.v.2, “One (1) projecting sign constructed of wood or metal, including its mounting structure, may be mounted upon and be perpendicular to the wall of a building at a ninety (90) degree angle. The surface area of each face of such projecting sign shall be a maximum of six (6) square feet. It shall not project more than three feet (3’) from the building façade, and shall not use a guy wire or angle iron support structure unless within the plane of the sign. A projecting sign shall be located no less than nine feet (9’) above the sidewalk or ground level. Any applicant requesting a permit for a projecting sign which REYNOLDSBURG ZONING CODE 113 extends over a public right-of-way shall provide for a hold-harmless agreement with the City”.
 1. The applicant is requesting the south elevation projecting sign material of a glass cylinder be permitted. The zoning code only allows projecting signs to be made of wood or metal.
 - a. The applicant identifies the hardship of needing glass as a

permitted projecting sign material due to the iconic Barber Pole sign used when operating a barbershop.

- b. The following variance factors are considered below:
- i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
 1. The external illumination variance request is in accordance with the general purpose and intent of the regulations of the zoning code and the ORD-C zoning district. The internal illumination, additional signage and different material for a projecting sign are not in accordance with the general purpose and intent of the regulations of the zoning and the ORD-C zoning district.
 - ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
 1. All requested variance would not permit the establishment of a land use that is not already permitted. The site plan states that the intended land use is for “Personal Care and Beauty Services”, which is a permitted land use in the Olde Reynoldsburg Commercial zoning district.
 - iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
 1. The applicant states in one of the hardships that they need a total of 3 signs, with 2 signs on the front and 1 sign on the rear of the building, due to two sides of the building not easily distinguished from each other. The Zoning Code allows two signs to be placed on the parcel/site. There are currently no existing signs on the subject site/building, except for a wayfinding sign. Staff is of the opinion that placing one sign on the front and rear of the building would allow the applicant to sufficiently identify the building, and would not be deprive the property owner of the reasonable use of land, and would still allow the building to be identified with only two signs. The permitted number of 2 signs per lot applies to all parcels zoned ORD-C, Olde Reynoldsburg Commercial District. All requested signage could be externally illuminated, to help illuminate and identify the signage at night.

2. The zoning code does allow external illumination, and the applicant is requesting an additional type of external illumination requested. This type of external illumination while not listed, should be permitted, due to the unique nature of the building, in that it is already an existing structure. Due to the location of the roof overhang, second story windows and limited room along the front of the building, front lit lighting should be permitted. Staff is of the opinion that the use of a barber pole with glass cylindrical material should be permitted in this instance only, since this signage is a specific identifier of barber shops, and would not apply to other businesses in the area that are not barbershops.
- iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
 1. While staff is not aware if the applicant was knowledgeable about the sign requirements for this site, the applicant was made aware of these requirements after starting the Certificate of Appropriateness process in March of 2023. Staff is of the opinion that requesting an additional sign and requesting internal illumination for signage are self-created hardships. The variances are self created, due to the reasons stated above in Project Review.b.iii. The applicant could identify their building both on the front and rear of the building using one sign for each entrance. The applicant could also illuminate their signage externally, instead of internally, meeting the intended code requirement.
 2. Due to the uniqueness of a barber pole sign, and that the material is generally made of a glass cylinder, staff is of the opinion that requiring metal or wood for this projecting sign would not be a self created hardship, but is unique to barbershops only. Staff is also of the opinion that while front-lit lighting is not a listed external illumination method for signage, it is still a type of external illumination. That properties with signage located in the ORD-C, Olde Reynoldsburg Commercial District are intended to be externally illuminated. Allowing an additional type of external illumination, based on the existing design of the building should be permitted, due to the Zoning Code not specifically identifying front lit as a permitted external illumination type.
- v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish

this purpose.

1. Staff is of the opinion that allowing an additional sign, along with internal illumination for signage are not necessary for the reasonable use of the land or the building. The applicant can identify the building, one sign on the front and one sign on the rear of the building for patrons to identify the building. The applicant can also externally illuminate the signage, so that it is easily identifiable.
 2. Staff is of the opinion that due to the uniqueness of the land use being a barbershop, and that a barber pole is generally made out of glass cylindrical material used to identify a barber shop, that it would be the minimum request to have a barber pole as signage. Staff also believes that requesting a different type of external illumination would be the minimum variance needed to reasonably light all signage on the subject site. That granting this variance would be reasonable for the use of the building.
- vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
1. The requested variances will not impair an adequate supply of light or air to adjacent properties. The requested variances will also not increase congestion, increase the danger of fire, endanger the public safety or diminish or impair property values of the adjacent properties.
- vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
1. Granting a sign to be internally illuminated, allowing an additional sign on site, or allowing projecting sign materials to be anything other than metal or wood, would allow this property owner special privileges unduly denied by this Code to other land, structures or buildings in the same district. Allowing an additional type of external illumination, font-lit, would allow the owner a different type of external illumination, however all land owners in this district are permitted external illumination. The type itself is just not listed, therefore staff does not believe granting this variance would give the owner special privileges, since the overall type of lighting, external lighting, is a permitted type of sign lighting.
- viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

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1. Granting the variances would not permit a non-conforming land use, since the variances requested are for signage and not the use of land itself. The proposed land use of a barbershop is a permitted land use under personal care and beauty services in the zoning code.
 - ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 1. Staff is of the opinion that the requested variances for a different type of external illumination, and to allow a barber pole with glass cylindrical material are not a matter of convenience. That the applicant is trying to meet the zoning code requirements of external illuminated signage, and that a barber pole itself is a unique form of signage only requested for barbershops and would apply to barbershops.
 2. Staff however is of the option that an additional sign requested and internal illumination are a matter of convenience. The additional signage would allow two signage along the front façade of the building, which is not necessary based on their statement of hardship. That a sign in the front and a sign in the rear could identify both entrances into the existing building. The illumination of any sign could be done through external illumination, which is what the zoning code requires.
 3. Recommendations
 - a. Staff recommends denial of the following variances, Section 1105.03.C.v to permit one additional sign, and Section 1105.03.C.iii to permit internally illumination based on the following reasons:
 - i. The request for an additional sign, for a total of three signs appears to be a matter of convenience, since a sign can be placed at both the front and rear entrance of the building under the current zoning regulations. The applicant has also not demonstrated a hardship with regards to needing a third sign for the subject site. Allowing the applicant to have more than the permitted number of signs, would set a future precedent to allow more than the permitted number of signs, which other surrounding properties with the same zoning are required to meet.
 - ii. The request for internally illuminated signage appears to be a matter of convenience. The applicant does not state in their statement of hardship why the proposed sign is required to be internally illuminated, when it could easily be externally illuminated on the site. Staff is of the opinion granting internal illumination of a sign on the subject site, would set a future precedent to all internal illumination on other properties, when the intent of the zoning code is for external illumination only in the ORD-C zoning district.
 - b. Staff recommends approval of the following variances, Section 1105.03.C.v.2 to

permit glass as a permitted projecting sign material, and Section 1105.03.C.iii to permit front lit external illumination based on the following reasons:

- i. The request to allow glass as a permitted projecting sign material is not consistent with the permitted materials found in Section 1105.03.C.v.2, however staff is of the opinion that in this instance, due to the unique nature of the sign, in that is specifically a barber pole, that the material of glass be permitted. Glass is also not a standard sign material generally used for signage, however a barber pole consistently is made of glass, and in and of itself is a unique identifier as a sign. Due to the sign being a barber pole, and the land use being a barbershop, staff would recommend approval of the requested glass material for this specific projecting sign.
- ii. Staff also recommends approval of front lit external lighting for proposed signage on the subject site. The zoning code identifies different types of external illumination, however it does not identify front lit lighting. With the unique architecture of the existing building and location of signage, staff recommends approval of front lit external lighting. Staff is of the opinion that external lighting in the ORD –C zoning district is the intended lighting for this district. That allowing front lit external lighting would be consistent with the intended lighting of the zoning code.



App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 7305 E. Main St. Reynoldsburg, OH	Parcel ID#(s): 06-00022600
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): 1833 French House Holding Company, LLC	
Contact Email: profilerscars@gmail.com	Contact Phone Number: (614) 499-1479

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Styling & Profiling Men's Grooming Lounge	Contact Name: Alexander McCrary
Contact Email: profilerscars@gmail.com	Contact Phone Number: (614) 499-1479
Description of Use: Barber Shop/Spa	

III. APPLICANT INFORMATION

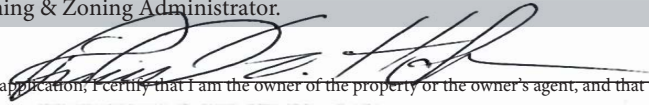
Applicant Name: Richard E. Holmes, AIA	Applicant Address: 14 West First Street, Suite 306, Dayton OH 45402
Applicant Phone Number: (937) 223-2500 x 23	Applicant Email: holmesr>taguit.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance (Non-Residential ☐ (\$450)/ Residential (\$200) ☐ Conditional Use (\$350):

SEE ATTACHED

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature:  Date: **10/19/23**
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

****OFFICE USE ONLY****

Additional Notes:	<u>Zoning Information</u>	<u>Additional Approval Required</u>	<u>PZB Meeting</u>
	Zoning District: _____ ☐ Olde Reynoldsburg District ☐ Other: _____	☐ Major/Minor Site Plan ☐ Other: _____	Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
P&Z Administrator: _____ Date: _____			

FRENCH HOUSE7305 East Main St.
Reynoldsburg, Ohio

October 19, 2023

VARIANCE REQUEST

(a) Section 1105.03.C.v to increase the number of signs from 2 to 3.

#1 24" x 24" Metal Projecting Sign (Front Elevation)

#2 8" High x 25 FT Long Wall Sign @ 16.66 SF

Individual Metal Letters (Front Elevation)

#3 36" High Glass & Alum. Projecting Sign (Barber Pole)

(b) Section 1105.03.C.iii to permit an internally illuminated Barber Pole projecting sign on
the building's South Elevation. Sign #3(c) Section 1105.03.C.v.2 to permit clear material to be used for the Barber Pole sign
that is not wood or metal. Sign #3

(d) Section 1105.03.C.iii to permit a front lit, (non-flashing) wall sign. Sign #2

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Section 1109.13 (D)

STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

- ☐ The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located and shall not be injurious to the area or otherwise detrimental to the public welfare.

The variances will provide enhanced signage and permit the operator to attract customers to his business. The signage will be "low-key" and compatible with the architecture. No glaring or flashing lighting will be used. The Barber Pole is required by the State of Ohio.

- ☐ The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)

The variance will not revise the underlying zoning or permitted uses on the property.

- ☐ There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures.

The property contains existing parking to the rear, the lack of signage on the rear of the building would deprive the operator of important visibility from the parking lot.

Signage facing traffic on East Main St. and from the intersection and Lancaster Dr. will improve the visibility of this business.

- ☐ There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.

As stated, the long -term viability of this business requires visibility to the public.

- ☐ There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the

restrictions. he hardship results from the application of this Code and is suffered directly by the property in question.

The Owner is aware of the restrictions and seeks these modest variances to improve the appearance of his building. The proposed signage is compatible with the surrounding neighborhood.

- ☐ The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

Signage is a fundamental part of every business' publicity.

- ☐ The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

The signage will be low-key, tasteful and will have no negative impact on the public safety.

- ☐ The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.

Other buildings on East Main have similar amounts of signage. Most are integrated into the architecture of the building.

- ☐ No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

No such assertion is made for consideration.

- ☐ The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

The variances are requested primarily to permit the inclusion of the Barber Ple which is a requirement of the State of Ohio Licensing.

Alexander McCrary
7305 E Main St
Reynoldsburg, OH 43068
October 20, 2023

Reynoldsburg Zoning Board of Appeals
7232 E Main St
Reynoldsburg, OH 43068

Subject: Variance Request Hardship Letter- Section 1105.03 C.v

To Whom It May Concern,

I am writing to formally request a variance under Section 1105.03 C.v of the Reynoldsburg Zoning Code. The purpose of this letter is to explain the specific hardship that necessitates the increase in the number of signs from 2 to 3 at 7305 E Main St.

The nature of the business and the property layout make it challenging for customers to locate us. The existing two signs are not sufficient to adequately direct potential customers to our establishment, especially from different angles of approach, such as Water St, Apple Alley and Broad Alley. This limitation has had a detrimental impact on our visibility and accessibility, may result in a decline in foot traffic and sales. In addition, The French Country House style has an unusual layout in which the front of the building looks totally different then the rear of the building.

Other businesses in the immediate area have both wall signs and ground mounted signs. Our Main St. frontage is proposing a wall sign and a projecting sign which is similar type signage to the wall sign/ground sign combination. Our building is located such that a ground sign is not feasible to be installed due to setbacks and visibility.

Our third sign, the barber pole is a requirement from the state of Ohio. Ohio Administrative Code Rule 4713-1-12 Business Sign Requirements states "All businesses licensed or permitted by the Board shall have a sign stating in English the name of the business as submitted in the business application to the Board. The sign or barber pole shall be displayed at the main entrance and be clearly visible from the street. A barbershop may display a barber pole in lieu of a sign."

Our main entrance from our parking is on the south side. This also provides our handicapped access which we are required to provide under the Americans with Disabilities Act and the Ohio Building Code. By our licensing requirements as sign or a barber pole is required to be at our main entrance. Without it, we can lose our ability to operate.

We firmly believe that granting a variance to increase the number of signs from 2 to 3 does not adversely impact the community and allows us to have similar signage along Main St as other business and provides for a minimal sign on our south side main entrance in compliance with our licensing regulations. All three signs are not visible at one time.

We assure you that we will comply with all other relevant zoning regulations and requirements in our signage design, location, and aesthetics.

We kindly request your consideration of our variance request and hope that you will find our case compelling. We are committed to maintaining the visual character of the area while addressing our unique hardship.

Thank you for your time and consideration. We look forward to the opportunity to discuss our request in detail at the upcoming hearing.

Sincerely,

Alexander McCrary
profilerscars@gmail.com

Alexander McCrary
7305 E Main St
Reynoldsburg, OH 43068
October 20, 2023

Reynoldsburg Zoning Board of Appeals
7232 E Main St
Reynoldsburg, OH 43068

Subject: Variance Request Hardship Letter- Section 1105.03.iii
Variance Request Hardship Letter- Section 1105.03.C.v.2

To Whom It May Concern,

I am writing to formally request a variance under Section 1105.03.iii and Section 1105.03.C.v.2 of the Reynoldsburg Zoning Code. The property located at 7305 E Main St., Reynoldsburg, OH 43068. The purpose of this letter is to explain the specific hardship and the necessity to use the iconic Barber Pole sign. The “why” and “what” the Barber Pole it is required to be on display.

Ohio Administrative Code Rule 4713-1-12 Business Sign Requirements

All businesses licensed or permitted by the Board shall have a sign stating in English the name of the business as submitted in the business application to the Board. The sign or barber pole shall be displayed at the main entrance and be clearly visible from the street. A barbershop may display a barber pole in lieu of a sign.

Ohio Revised Code Section 4709.01 (G)

Barber Pole means a cylinder or pole with alternating stripes of any combination including red and white, and red, white, and blue, which run diagonally along the length of the cylinder or pole.

*The Barber Pole has a shiny chrome metal top and bottom. A clear glass cylinder with a light bulb in the center for illumination so the red, white and blue candy cane can be easily noticed from a far!

The current zoning regulations prohibit internally illuminated signs on the south elevation of the building, which is ideal location of our proposed Barber Pole sign. The front of the building and the rear of the building look totally different, which could cause confusion and potential traffic hazards. My parking an main entrance is on the south side and Ive chosen a barber pole in lieu of a sign as provided in OAC 4713-1-12. Placing barber pole sign on the south elevation gives customers from Water St, Broad Alley, and Apple Alley a more efficient way to locate the barbershop. Our request for a variance stems from the need to maintain the historical and classic appearance that is synonymous with barbershops while adhering to modern visibility standards of our barber pole sign.

The barber pole, as a sign is not visible with the other signs at the front of the building. Other businesses immediately adjacent to our area have both wall signs as well as ground signs along E. Main St. Our wall sign and projecting sign is no different than a wall sign and ground sign combination other businesses utilize. The rear main entrance for our business provides to handicapped accessibility, which we are required to provide under the Americans with Disabilities Act and the Ohio Building Code. By our

licensing requirements as sign or a barber pole is required to be at our main entrance. Without it, we can lose our ability to operate.

We kindly request your consideration of our variance request and hope that you will find our case compelling. We are committed to maintaining the visual character of the area while addressing our unique hardship. Thank you for your time and consideration.

Alexander McCrary
Profilerscars@gmail.com

Alexander McCrary
7305 E Main St
Reynoldsburg, OH 43068

Reynoldsburg Zoning Board of Appeals
7232 E Main St
Reynoldsburg, OH 43068

Subject: Hardship Variance Request from Section 1105.03.C.iii

To Whom It May Concern,

I am writing to formally request a hardship variance for Styling and Profiling Men's Grooming Lounge, located at 7305 E Main St, Reynoldsburg, OH 43068. We are seeking a variance from Section 1105.03.C.iii of the zoning regulations to permit the installation of a front-lit non-flashing wall washer light.

The installation of a front-lit non-flashing wall washer light will enhance the aesthetics and safety of our establishment. It will contribute to the overall visibility and security of our premises, making it more welcoming and secure for our customers. We choose this very popular light source but was not listed as one of the lighting options used in the Building and Zoning Code. The front-lit non-flashing wall washer light which is very common and popular light source is also known as "Can Lights".

We wish to emphasize that the proposed wall washer light will not be in violation of any other zoning regulations, and it is in alignment with the character of the neighborhood. Furthermore, it will not cause any adverse impact on the surrounding properties or the community. The fixture is concealed in the soffit and minimizes the "business" that visible type lights can have on the building elevation. A concealed light maintains more of the original architectural character of the building, while allowing illumination of the sign.

In conclusion, we kindly request that you consider our hardship variance request favorably. We are committed to complying with any conditions or restrictions imposed by zoning board and the ensuring that the installation of the wall washer light is done in a manner that is in harmony with the neighborhood.

Thank you for your attention to this request. We look forward to your favorable response and the opportunity to further discuss the details of our requested if needed.

Sincerely,

Alexander McCrary
Member
Profilerscars@gmail.com

THE FRENCH HOUSE

ALTERATIONS

7305 E MAIN ST
REYNOLDSBURG, OHIO 43213

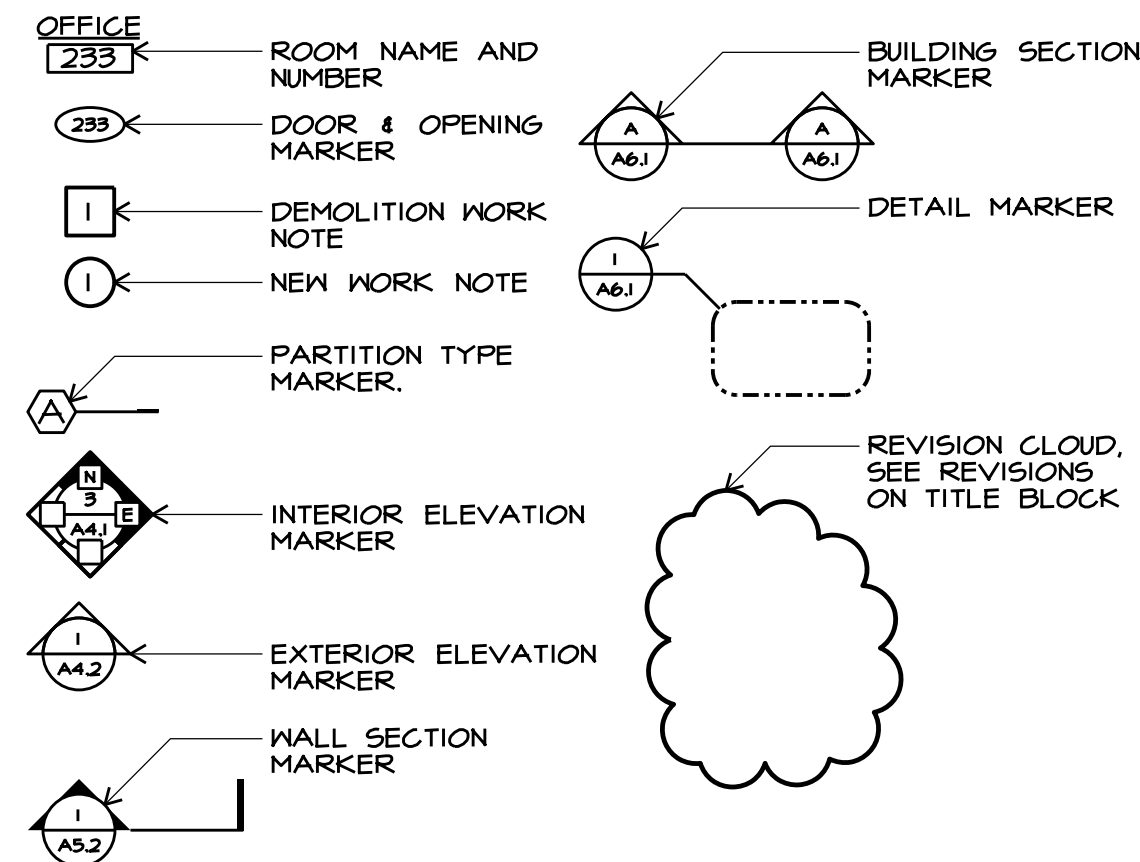
CONSTRUCTION DOCUMENTS

ABBREVIATIONS:

AB	ANCHOR BOLT	HDR	HARDWARE	R	RADIUS, RISER
AC	AIR CONDITIONING	HGT	HEIGHT	REF	REFERENCE
ACoust	ACOUSTICAL	HM	HOLLOW METAL	REFR	REFRIGERATOR
AFF	ABOVE FINISHED FLOOR	HORIZ	HORIZONTAL	REIN	REINFORCED
ALUM	ALUMINUM	HT	HEIGHT	REQD	REQUIRED
ASPH	ASPHALT	HVAC	HEATING, VENTING, AND AIR CONDITIONING	REV	REVISION
		INDN	FOUNDATION	RH	RIGHT HAND
BD	BOARD	IN	INCH	RM	ROOM
BLK.G	BLOCK(S)	HHW	HOT WATER HEATER	RO	ROUGH OPENING
BM	BEAM	ID	INSIDE DIMENSION	ROM	RIGHT OF WAY
BO	BOTTOM OF	INSUL	INSULATION	S	SOUTH
BRG	BEARING	INT	INTERIOR	SC	SOLID CORE
BSMT	BASEMENT	JST	JOIST	SCHED	SCHEDULE
		JT	JOINT	SECT	SECTION
CJ	CONTROL JOINT	KIT	KITCHEN	SF	SQUARE FOOT
CF	CUBIC FEET	LAM	LAMINATE	SH	SHEET
CL	CENTERLINE	LAV	LAVATORY	SHWR	SHOWER
CLG	CEILING	LB	POUNDS	SH	SHOWER
CLR	CLEAR	LF	LINEAL FEET	SM	SHEET METAL
CMU	CONCRETE MASONRY UNIT	LG	LONG	SPEC	SPECIFICATIONS
COL	COLUMN	LH	LEFT HAND	SPKR	SPEAKER
CONC	CONCRETE	LL	LIVE LOAD	SO	SQUARE
CONT	CONTINUOUS	LT	LIGHTWEIGHT	SQFT	SQUARE FEET
CU FT	CUBIC FEET	MAINT	MAINTENANCE	SOIN	SQUARE INCH
CT	CUBIC YARD	MAS	MASONRY	SS	STAINLESS STEEL
		MAX	MAXIMUM	STD	STANDARD
		MECH	MECHANICAL	STL	STEEL
DIA	DIAMETER	MFR	MANUFACTURER	STOR	STORAGE
DL	DEAD LOAD	MIN	MINIMUM	STRUC	STRUCTURAL
DN	DOWN	MIR	MIRROR	SUSP	SUSPENDED
DR	DOOR	MISC	MISCELLANEOUS	SYS	SYSTEM
DS	DOWNSPOUT	MO	MASONRY OPENING	T	TREAD
		MTD	MOUNTED	TEL	TELEPHONE
E	EAST	MTL	METAL	TG	TEMPERED GLASS
EA	EACH	N	NORTH	THK	THICKNESS
EJ	EXHAUST FAN	NA	NOT APPLICABLE	THRU	THROUGH
ELCJT	ELECTRIC	NOM	NOMINAL	TOC	TOP OF CONCRETE, TOP OF CURB
EQ	EQUAL	NTS	NOT TO SCALE	TOF	TOP OF FOOTING
EXIST	EXISTING	OA	OVERALL	TOF OF STU	TOP OF STRUCTURE, TOP OF STEEL, TOP OF SLAB
EXP	EXPANSION	OC	ON CENTER	TPD	TOILET PAPER DISPENSER
EXT	EXTERIOR	OD	OUTSIDE DIAMETER	TYP	TYPICAL
		OH	OVERHEAD, OPPOSITE HAND	V	VINYL
FD	FLOOR DRAIN	OPNS	OPENING	VB	VAPOR BARRIER
FF	FINISHED FLOOR	OPP	OPPOSITE	VERT	VERTICAL
FIN	FINISH	PERP	PERFORATED	VOL	VOLUME
FIN FLR	FINISHED FLOOR	PERP	PERPENDICULAR	VENT	VENT THROUGH ROOF
FLR	FLOOR	PL	PLATE, PROPERTY LINE		
FNDR	FOUNDATION	PLAM	PLASTIC LAMINATE		
FO	FACE OF	PLBS	POUNDS PER LINEAL FOOT		
FT	FOOT, FEET	PSF	POUNDS PER SQUARE FOOT		
FTG	FOOTING	PSI	POUNDS PER SQUARE INCH		
FURR	FURRED(ING)	PT	PRESSURE TREATED		
		PTD	PAINTED		
GA	GAUGE, GAGE	PVC	POLYVINYL CHLORIDE		
GALV	GALVANIZED	QTY	QUANTITY		
GFI	GROUND FAULT INTERRUPTER				
GL	GLASS				
GLULAM	GLUE LAMINATED				
GRD	GROUND				
GWB	GYP SUM WALL BOARD				
GYP	GYP SUM				
HB	HOSE BIB				
HDBD	HARDBOARD				
HDR	HEADER				

SYMBOL LEGEND:

NOTE: FOR REFERENCE ONLY. ALL MAY NOT APPLY.



CODE REVIEW:

NARRATIVE: THIS PROJECT WILL PROVIDE EXTERIOR ALTERATIONS TO AN EXISTING BUILDING TO CREATE A BARBER SHOP, REPLACE WINDOWS, ADD SIGNAGE, REPLACE FRONT PORCH, AND INSTALL BI FOLDING DOORS ALONG THE SOUTH WALL.

PERMIT #2021-1989 WAS ISSUED FEBRUARY 2ND, 2022 AND ADDRESSES INTERIOR ALTERATIONS.

BUILDING DATA
SECOND FLOOR: 1031 SF
FIRST FLOOR: 1393 SF
BASEMENT: 906 SF
PORCH: 124 SF
TOTAL: 3454 SF

OCCUPANCY (OBC CHAPTER 3):
B (BUSINESS) - 2,424 SF
S-1 (BASEMENT STORAGE) - 906 SF

HEIGHT AND AREA LIMITS (CHAPTER 5)
ALLOWABLE HEIGHT: TWO STORIES / 40 FEET (TABLE 504.3 AND 504.4 PER B)
ALLOWABLE TABULAR AREA: 9,000 SF (TABLE 506.2 PER B)

CONSTRUCTION TYPE (OBC CHAPTER 6):
V-B (UNPROTECTED WOOD FRAME)

FIRE PROTECTION SYSTEMS (OBC CHAPTER 9)
FIRE PROTECTION: NOT REQUIRED (OBC 903.2.9 AND 903.2.9.1)
2. B BUSINESS FLOORS < 5,000 SF
4. S-1 BASEMENT STORAGE < 5,000 SF
FIRE ALARM: NOT REQUIRED PER OBC 907.2.2

EGRESS (OBC CHAPTER 10)
OCCUPANT LOAD (OBS TABLE 1004.1.2)
B (OFFICE): 2,424 SF / 100 = 24
S-1 (STORAGE): 906 SF / 300 = 3
TOTAL 27

NUMBER OF EXITS REQUIRED (OBC 1006.3.1): 2 PROVIDED: 2
MAXIMUM TRAVEL DISTANCE (OBC TABLE 1017.2): 200 FEET
MAXIMUM COMMON PATH OF TRAVEL (1006.3.2.2): 75 FEET

ACCESSIBILITY (OBC CHAPTER 11)
COMPLY WITH ICC A117.1 (ADA)
HANDICAP PARKING AND ACCESSIBLE ENTRANCE PROVIDED ON SOUTH SIDE OF EXISTING BUILDING
TWO ACCESSIBLE TOILETS ARE IN THE EXISTING BUILDING
VERTICAL AND HORIZONTAL GRAB BARS PROVIDED
5 EXISTING DOORS ARE 36" NOMINAL WIDTH
2 EXISTING DOORS ARE 72" NOMINAL WIDTH
2 EXISTING FRONT ENTRANCE DOORS ARE 30" IN NOMINAL WIDTH
ALL REAR BI-FOLDING DOORS TO BE 60" IN NOMINAL WIDTH

ENERGY EFFICIENCY (OBC CHAPTER 13)
COMPLY WITH INTERNATIONAL ENERGY CONSERVATION CODE (IECC - 12)
WINDOWS U-VALUE: .32-PROVIDED
ATTIC: R-38
WALLS ABOVE GRADE: R-13 CAVITY + R3.8ci

PLUMBING FACILITIES (OBC CHAPTER 29)
REQUIRED: 1 WC / 1 LAV / 1 DF / 1 SERVICE SINK
PROVIDED: 2 WC / 21 LAV / 0 DF / 1 SERVICE SINK

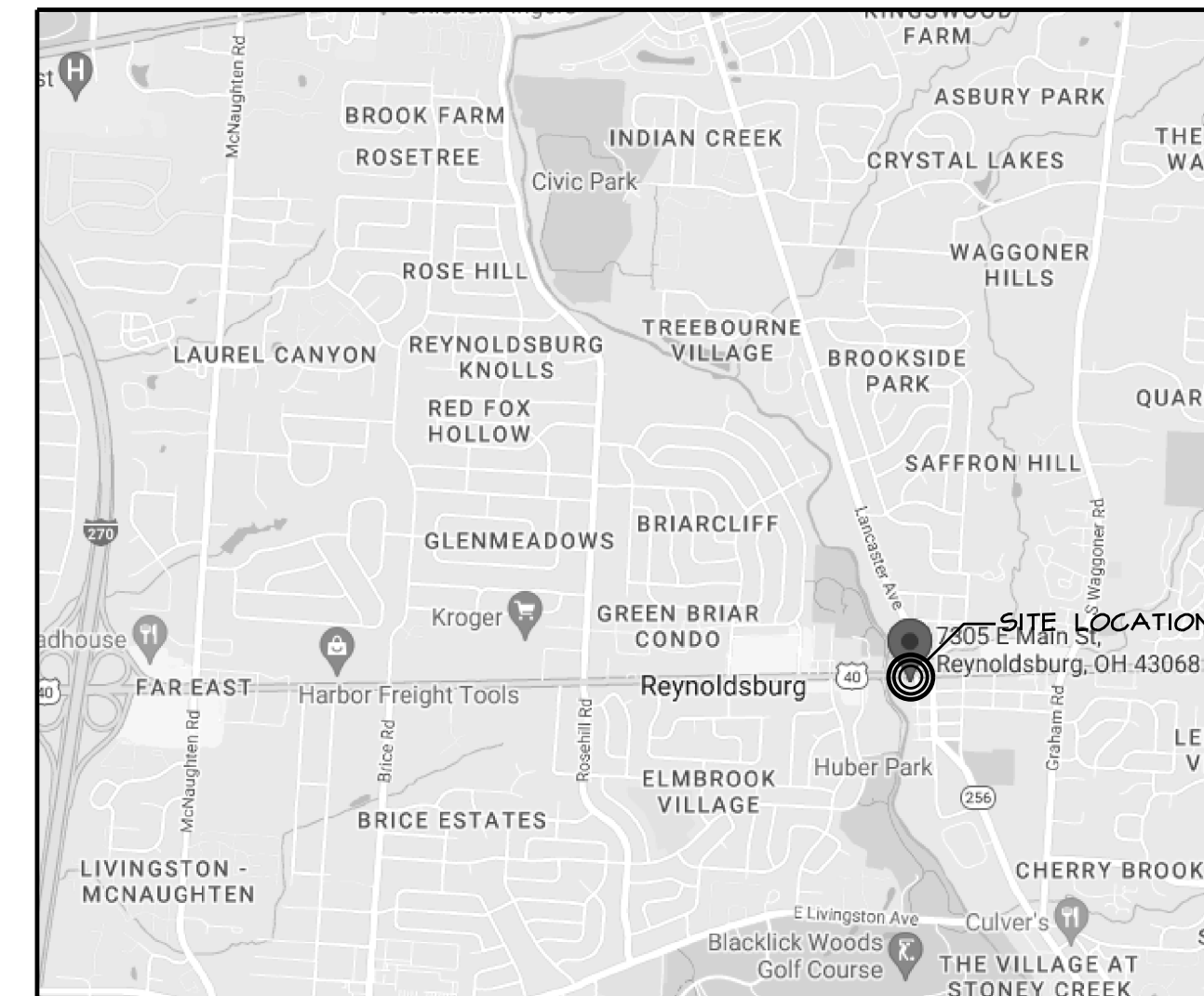
GENERAL NOTES:

- WORK SHALL NOT START UNTIL CONTRACTOR RECEIVES WRITTEN NOTICE TO PROCEED FROM THE OWNER.
- CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING, ZONING, AND TRADE PERMITS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY IN WRITING IF DOCUMENTS VARY FROM THESE REGULATIONS.
- ALL ELECTRICAL WORK SHALL BE INSTALLED PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
- MECHANICAL WORK SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS OF THE LATEST EDITION OF THE OHIO BUILDING CODE, THE OHIO MECHANICAL AND THE OHIO PLUMBING CODE.
- CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AND STORAGE AREA. OSHA SAFETY REQUIREMENTS SHALL BE IMPLEMENTED AND ENFORCED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, WATER, HEAT, UTILITIES, TRANSPORTATION, AND OTHER SERVICES NECESSARY FOR COMPLETION OF THE WORK, UNLESS OTHERWISE NOTED IN AGREEMENTS.
- NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR CONSENT OF OWNER AFTER EVALUATION BY THE ARCHITECT.
- THE CONTRACTOR SHALL PREPARE AND PRESENT A SCHEDULE FOR THE COMPLETION OF THE WORK PRIOR TO COMMENCING CONSTRUCTION.
- BARRICADES AND DUST BARRIERS SHALL BE INSTALLED BY THE CONTRACTOR TO PROTECT THE PUBLIC, OWNER'S PERSONNEL AND ADJACENT PROPERTY FROM DEMOLITION AND CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE DRAWINGS AND OTHER CONTRACT DOCUMENTS. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND OBSERVE CONDITIONS OF THE WORK RELATED TO THE CONTRACT DOCUMENTS. THE ARCHITECT SHOULD BE NOTIFIED PROMPTLY OF ANY INCONSISTENCIES FOR CLARIFICATION AND COORDINATION BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL WARRANT ALL LABOR AND MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THIS REQUIREMENT SHALL NOT SUPERSEDE OTHER SPECIFIC MATERIAL WARRANTIES WHICH MAY BE LONGER.
- CONTRACTOR TO SUBMIT REVIEWED SHOP DRAWINGS, AS APPLICABLE. NO WORK SHALL COMMENCE ON THIS PORTION OF THE WORK UNTIL REVIEWED BY THE ARCHITECT & THE GENERAL CONTRACTOR.
- IN PREPARATION FOR A SUBSTANTIAL COMPLETION INSPECTION, THE CONTRACTOR SHALL PREPARE A PUNCH LIST. THE CONTRACTOR SHALL COMPLETE THIS WORK WITHIN ONE MONTH OF DATE ISSUED AND PRIOR TO FINAL PAYMENT.
- SUBCONTRACTORS ARE RESPONSIBLE FOR OBTAINING FROM THE GENERAL CONTRACTOR AND DISTRIBUTING TO OTHERS CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY. ANY AND ALL COPIES OF THE DOCUMENTS OR PORTIONS THEREOF MUST CONTAIN THE STATUTORY COPYRIGHT NOTICE OF THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS.
- CONTRACTORS PROVIDING DESIGN/BUILD SERVICES SHALL PREPARE DESIGN DOCUMENTS FOR REVIEW BY THE TENANT, THE GENERAL CONTRACTOR, AND THE ARCHITECT. DRAWINGS SHALL BE TO SAME SCALE AND FORMAT AS ARCHITECT'S DRAWINGS. (NOTE: ARCHITECT MAY PROVIDE ELECTRONIC BASE SHEETS TO CONTRACTORS AT ARCHITECT'S CUSTOMARY AND REASONABLE COSTS.) CONTRACTOR SHALL INCLUDE THE SEAL OF A LICENSED DESIGN PROFESSIONAL AND OBTAIN ALL PERMITS REQUIRED BY JURISDICTION WITH AUTHORITY OVER THIS PROJECT.
- DESIGN/BUILD CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR SYSTEMS WITH OTHER TRADES. SPECIFIC REQUESTS FOR ARCHITECTURAL AND STRUCTURAL MODIFICATIONS NEEDED TO ACCOMMODATE SYSTEMS SHALL BE MADE TO THE ARCHITECT VIA THE GENERAL CONTRACTOR IN WRITING. REQUESTS MADE AFTER THE ARCHITECT'S DESIGN DOCUMENTS ARE ISSUED FOR CONSTRUCTION MAY RESULT IN ADDITIONAL DESIGN AND COORDINATION CHARGES TO THE CONTRACTOR.

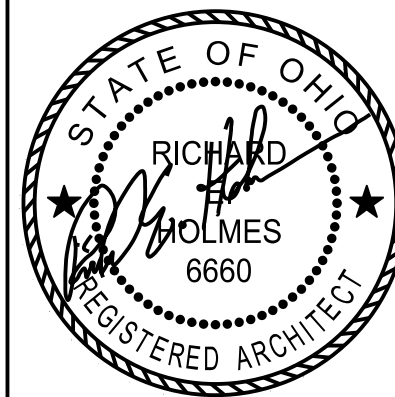
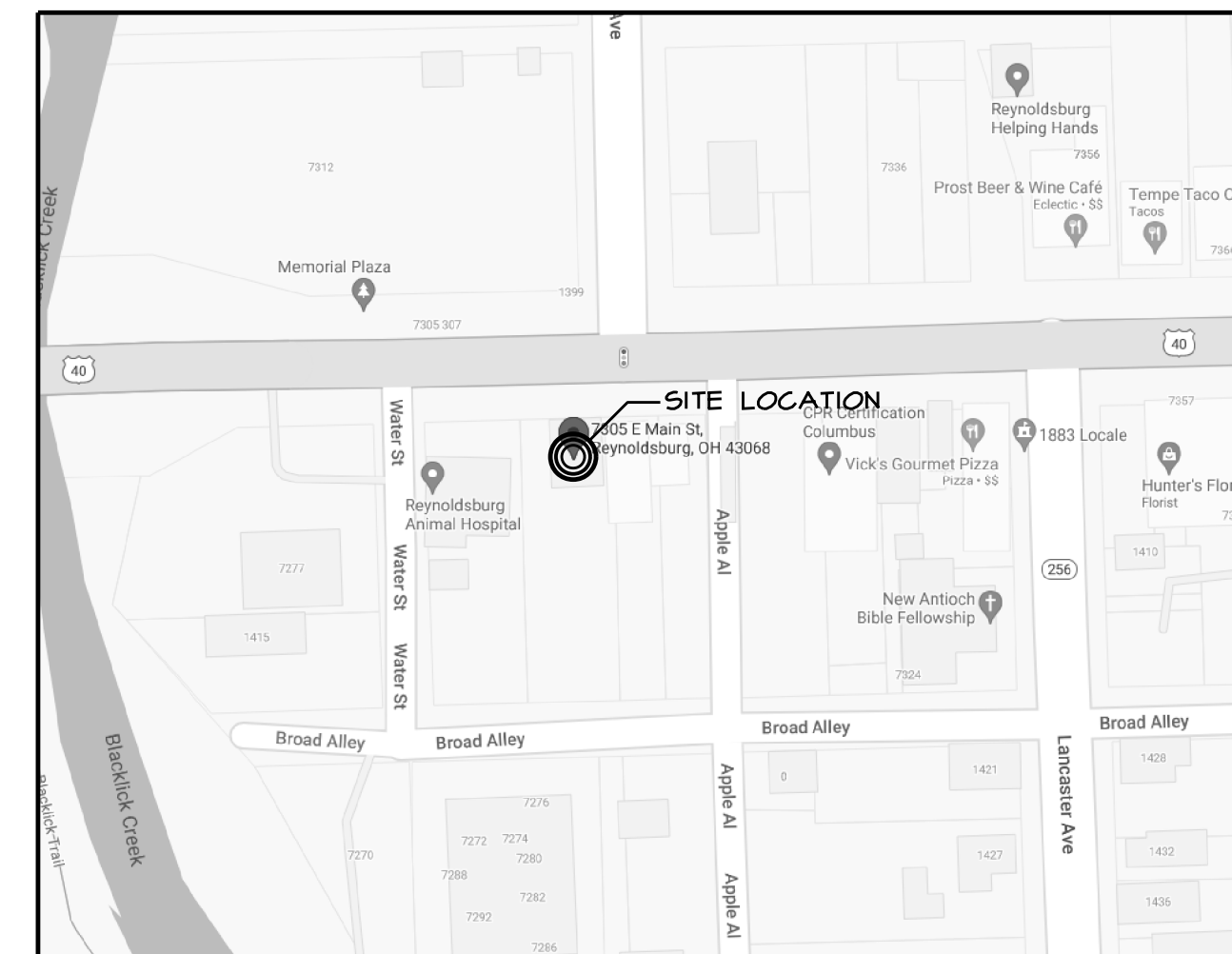
DRAWING INDEX:

TI.1	TITLE SHEET
TI.2	SITE PLAN
DI.1	DEMO PLANS
AI.1	FLOOR PLANS
A2.1	CEILING PLANS
A3.1	ELEVATIONS
A4.1	DETAILS

LOCATION MAP:



VICINITY MAP:



REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023

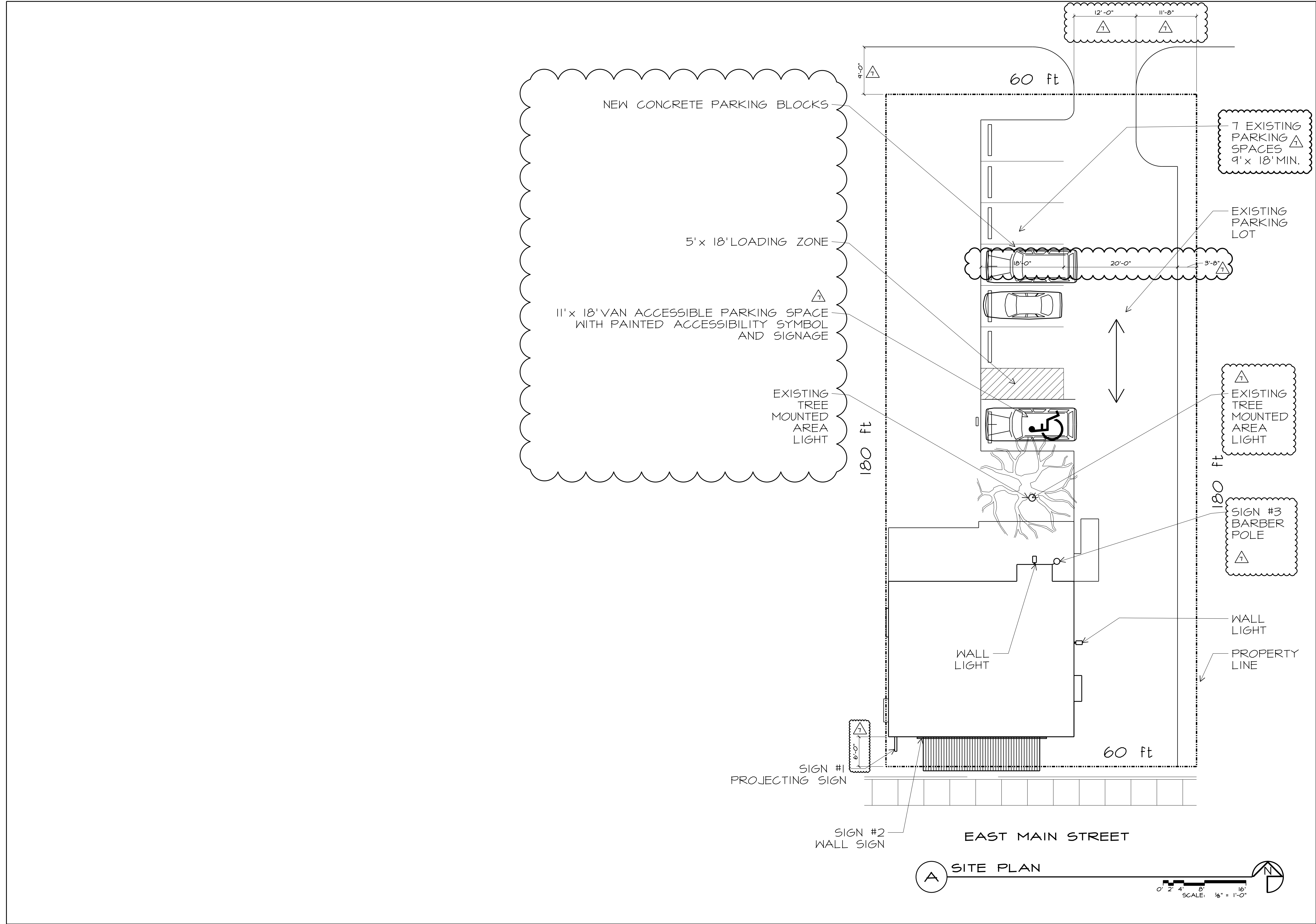
the architectural group
14 west first street, suite 306
dayton, ohio 45402-1730
tel 937.223.2500
fax 937.223.0888
web www.taquil.com

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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER: 2301
DRAWN BY: REH, ACH
REVISION DATES:
MAY 22, 2023
OCT. 19, 2023
DATE: 01/16/23
SHEET TITLE: TITLE SHEET
SHEET NO: TI.1

P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 TI.2 SITE PLAN.DGN



STATE OF OHIO

RICHARD HOLMES

6660

REGISTERED ARCHITECT

REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023

the architectural group

937.223.2500

937.223.0888

www.iaguit.com

14 west first street, suite 306
dayton, ohio 45402-1730

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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:
REH, ACH

REVISION DATES:
FIRST ISSUE
09/27/2023
10/26/2023

DATE:
01/16/23

SHEET TITLE:

SHEET NO:
TI.2



7305

FRENCH
HOUSE
B-USE
3,330 SF

WALL
LIGHT

● Pole
Light

WALL
LIGHT

ONE
HDCP
SPACE

060-000226
7 SPACES

30

7311

30

7315

7295

060-000118

20

180

180

120

060-000227

120

120

120

060-000156

17

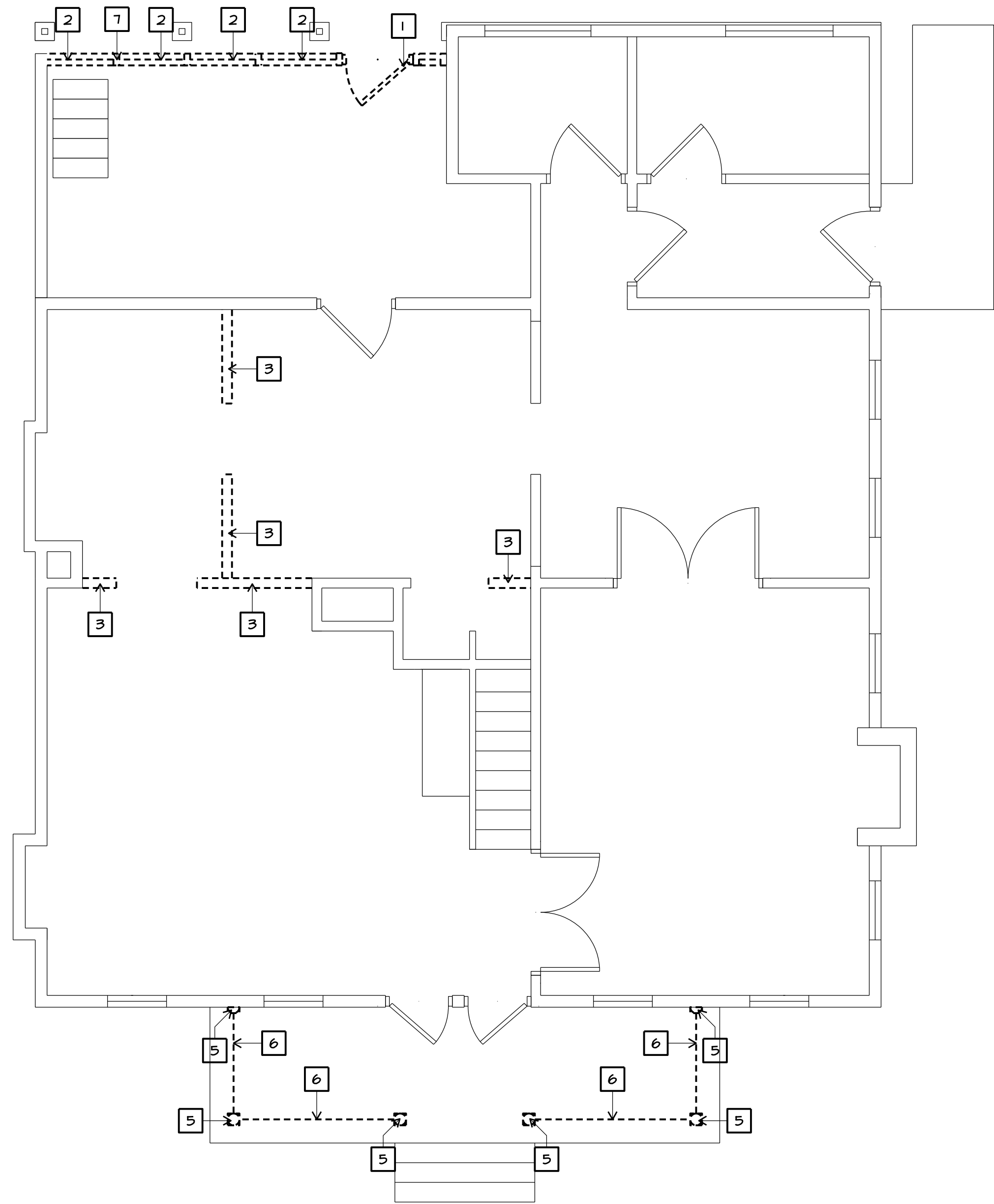
060-000072

FRENCH
HOUSE

the
architectural
group

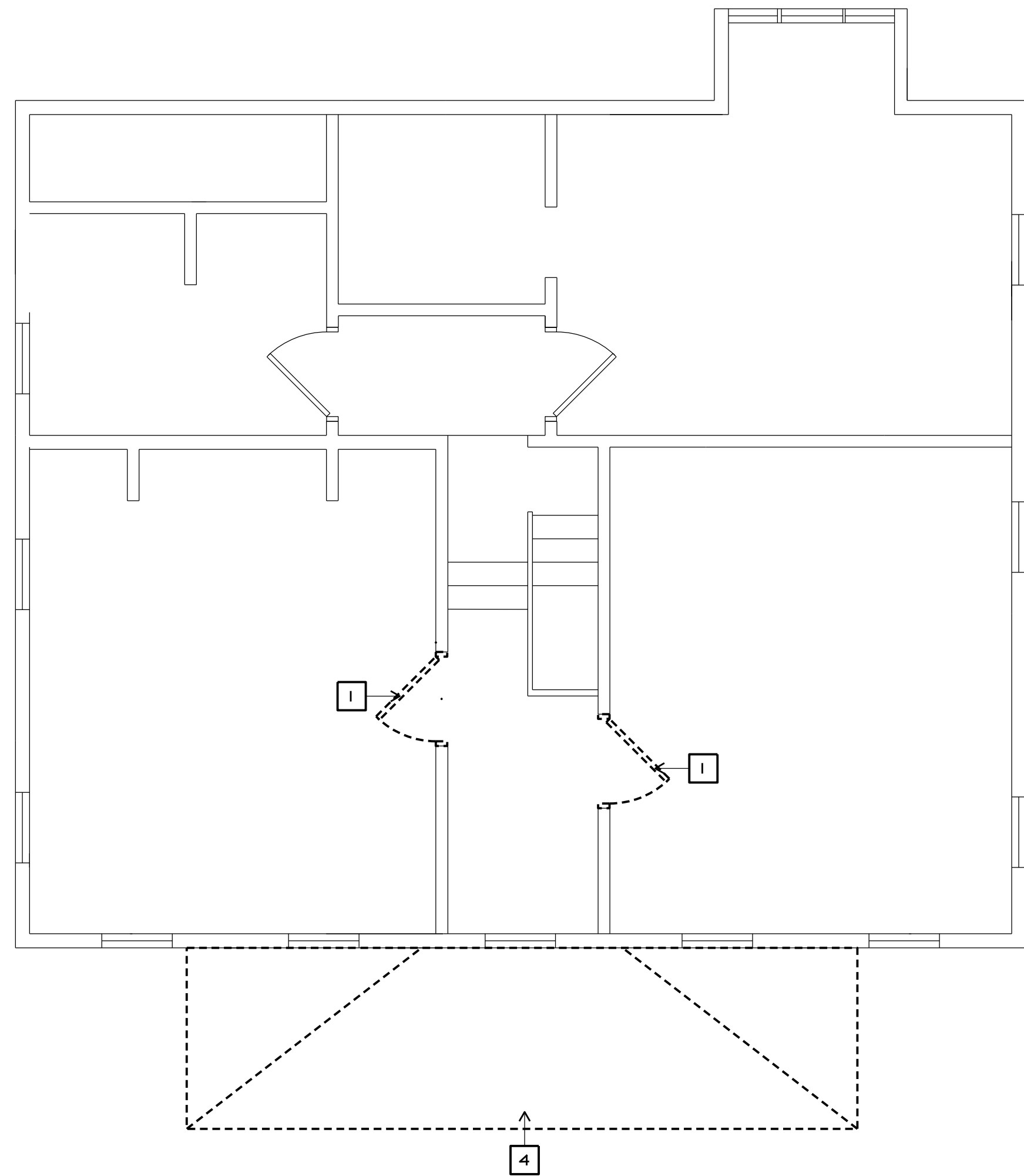
7305 EAST MAIN ST
REYNOLDSBURG, OHIO

P:\2301 FRENCH HOUSE\2301 DRAWINGS\2301 D.I.1 DEMO PLANS.DGN



1 FIRST FLOOR DEMOLITION PLAN

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"



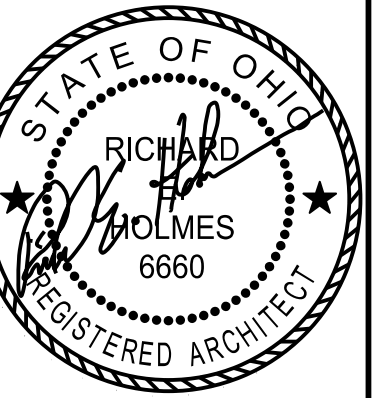
2 SECOND FLOOR DEMOLITION PLAN

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

1. REMOVE EXISTING DOORS
2. REMOVE EXISTING WINDOWS
3. REMOVE EXISTING WALL SEGMENT
4. REMOVE EXISTING PORCH ROOF
5. REMOVE EXISTING WOOD COLUMNS
6. REMOVE EXISTING BALLUSTRADE
7. REMOVE EXISTING WALL. SEE I/A-4.1

NO CHANGE



REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023

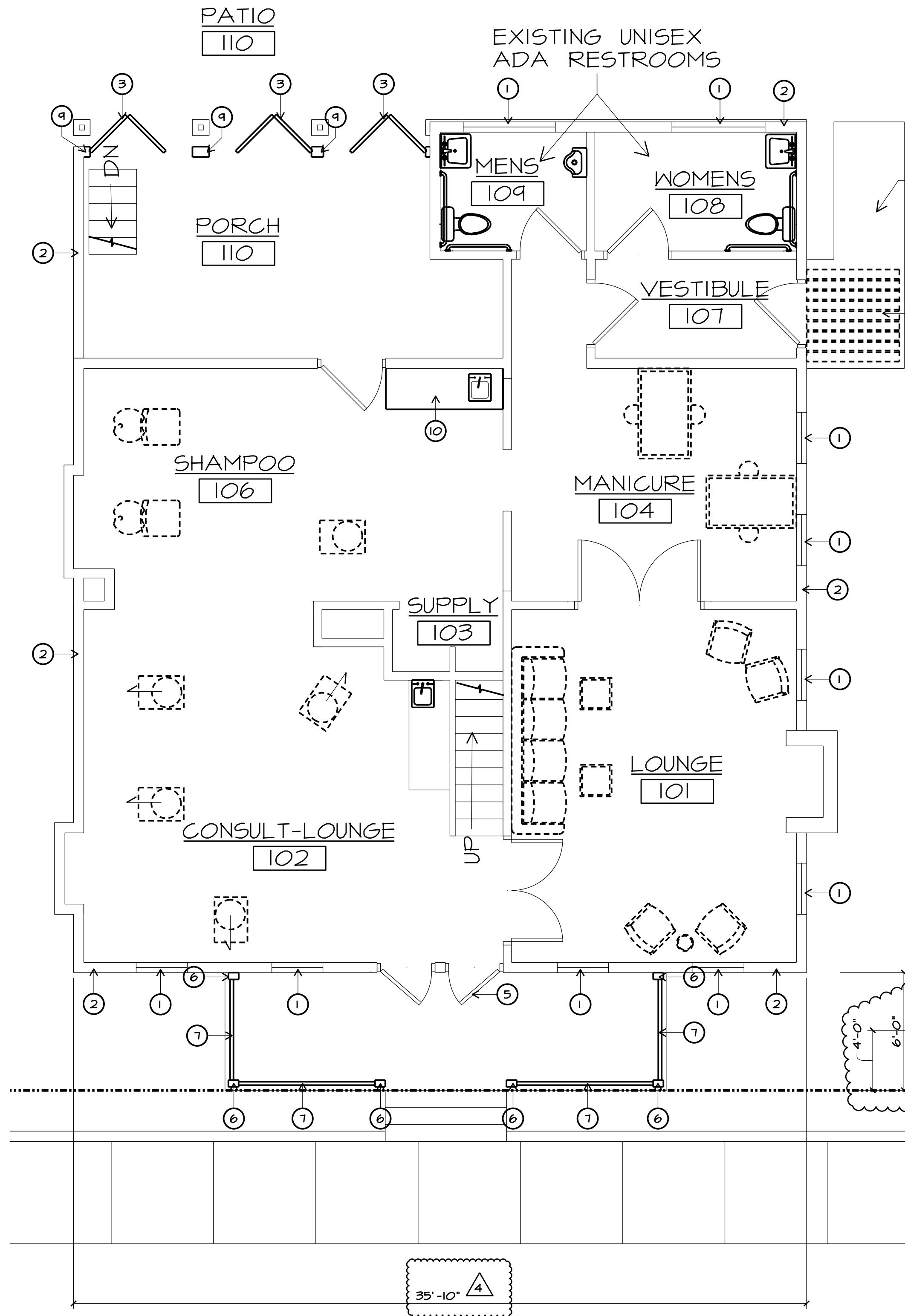
the architectural group
14 west first street, suite 306
dayton, ohio 45402-1730
tel 937.223.2500
fax 937.223.0888
web www.tagult.com

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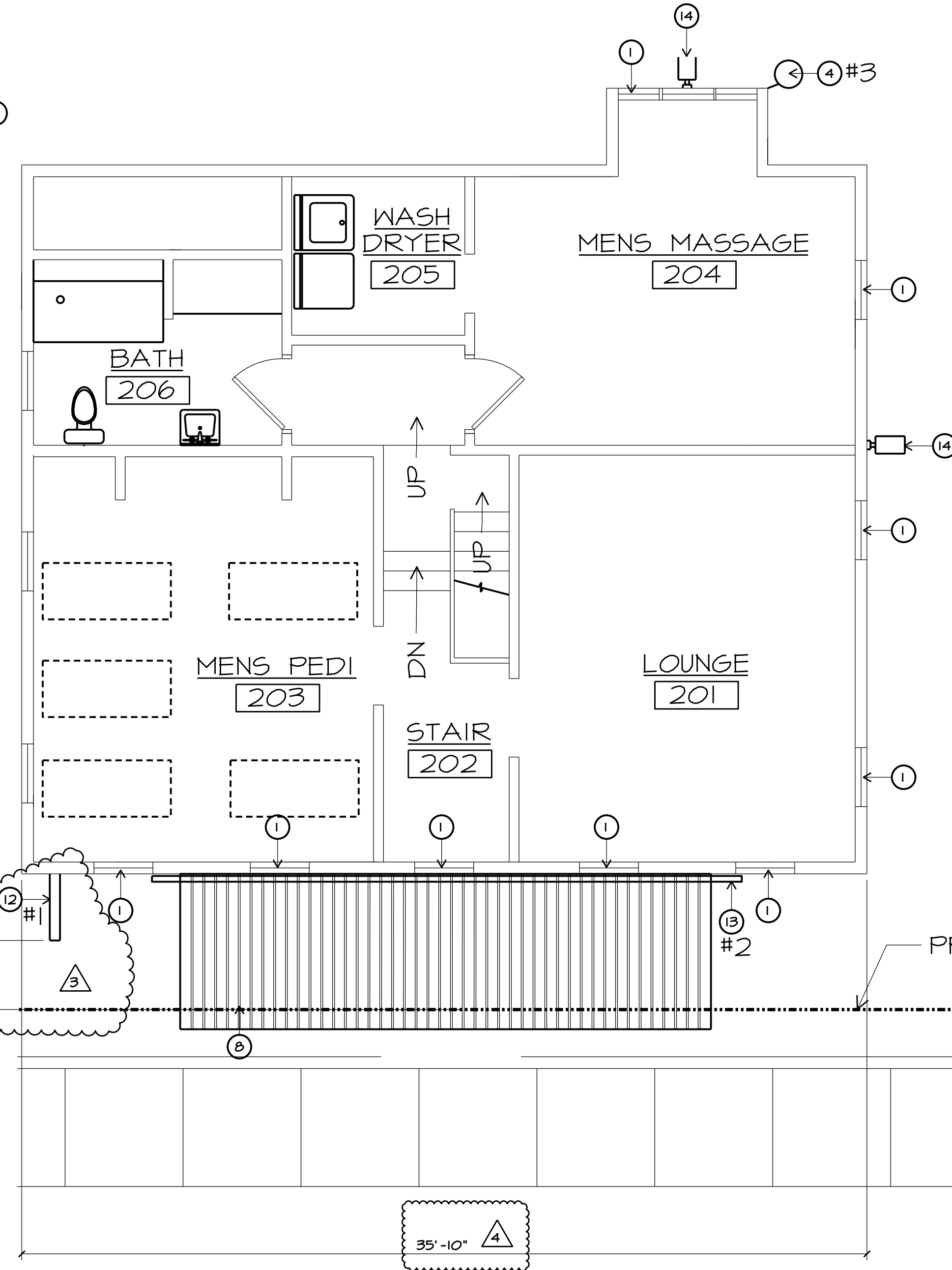
THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:	2301
DRAWN BY:	REH,ACH
REVISION DATES:	05/22/23 10/19/2023
DATE:	01/16/23
SHEET TITLE:	DEMOLITION PLANS
SHEET NO:	D.I.1

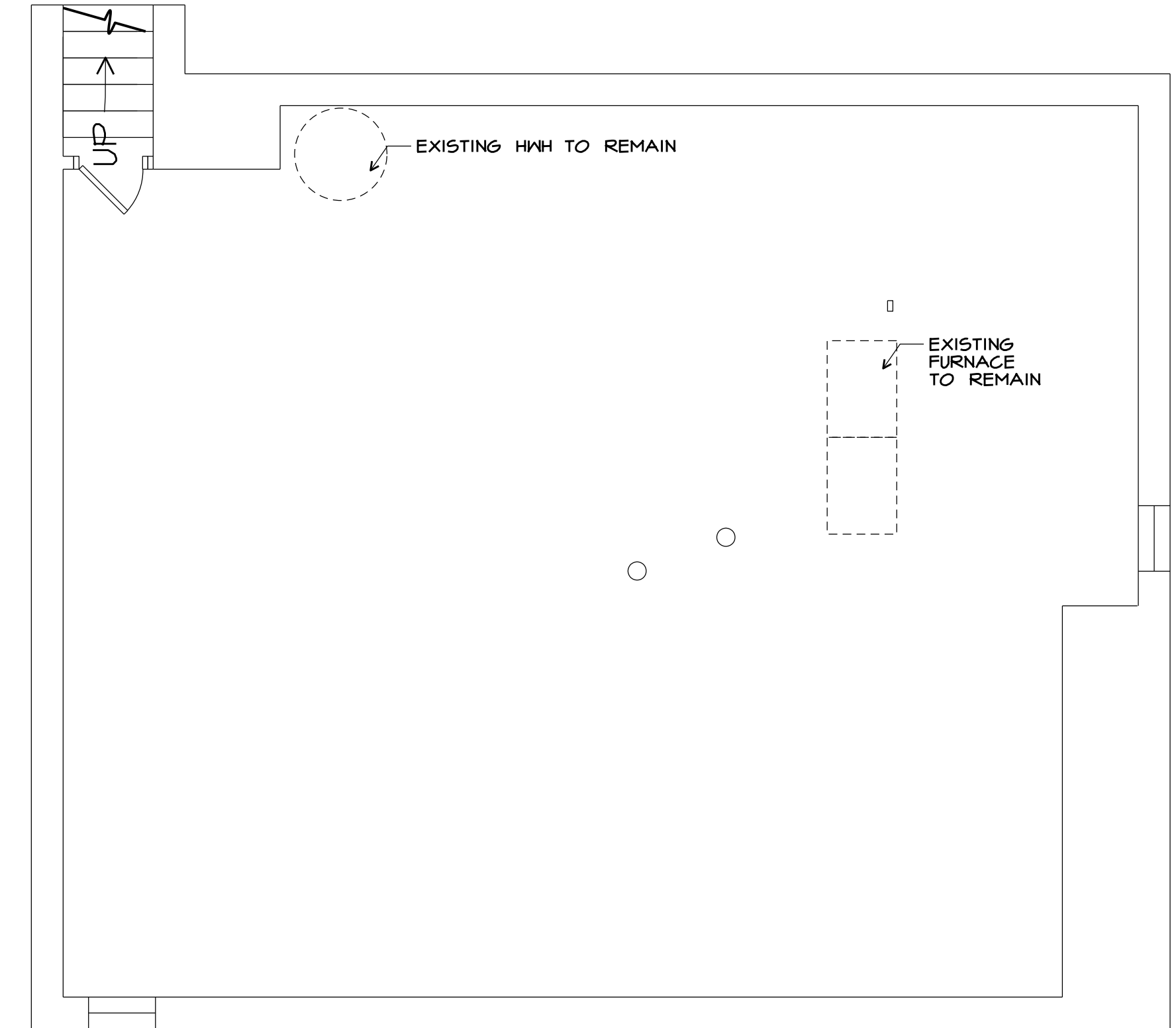
P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 A.I.1 FLOOR PLANS.DGN



C FIRST FLOOR PLAN



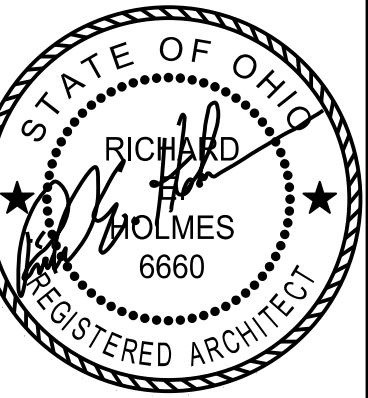
B SECOND FLOOR PLAN



A BASEMENT FLOOR PLAN

NEW WORK NOTES:

- NEW VINYL DOUBLE-HUNG WINDOWS (JELD-WEN #V4500 W/ ARGON INSULATED LOW E GLAZING, U=24, SHG=50, AIR INFILTRATION: < 0.3)
- NEW 3/4" (R-13) MIN BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE
- NEW PAINTED (BLACK) FIBERGLASS BIFOLDING DOORS (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
- NEW INTERNALLY LIT BARBER POLE GLASS CYLINDER WITH RED, WHITE AND BLUE "CANDY CANE" STRIPES WITH POLISHED ALUMINUM CAPS.
- PAINT EXISTING WOOD DOORS BLACK
- NEW T5 6x4 STEEL TUBE (PAINTED BLACK) COLUMN
- NEW T5 4x2 STEEL TUBE (PAINTED BLACK) RAILING SYSTEM
- NEW STANDING SEAM MILL FINISH (NON-GLARE SILVER) ALUMINUM ROOF
- RECONSTRUCT WALL - SEE A-4.1
- PROVIDE AND INSTALL NEW CASEWORK
- NEW MILL FINISH (NON-GLARE SILVER) ALUMINUM AWNING
- NEW 24" x 24" FRONT LIT PROJECTING METAL SIGN
- NEW 25 FT L X 8" H X 1/2" T. FRONT LIT (NON-FLASHING) WALL SIGN (INDIVIDUAL METAL LETTERS)
- NEW WALL MOUNTED AREA LIGHT



REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023

the architectural group
14 west first street, suite 306
dayton, ohio 45402-1730
tel 937.223.2500
fax 937.223.0888
web www.iaguit.com

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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:
REH, ACH

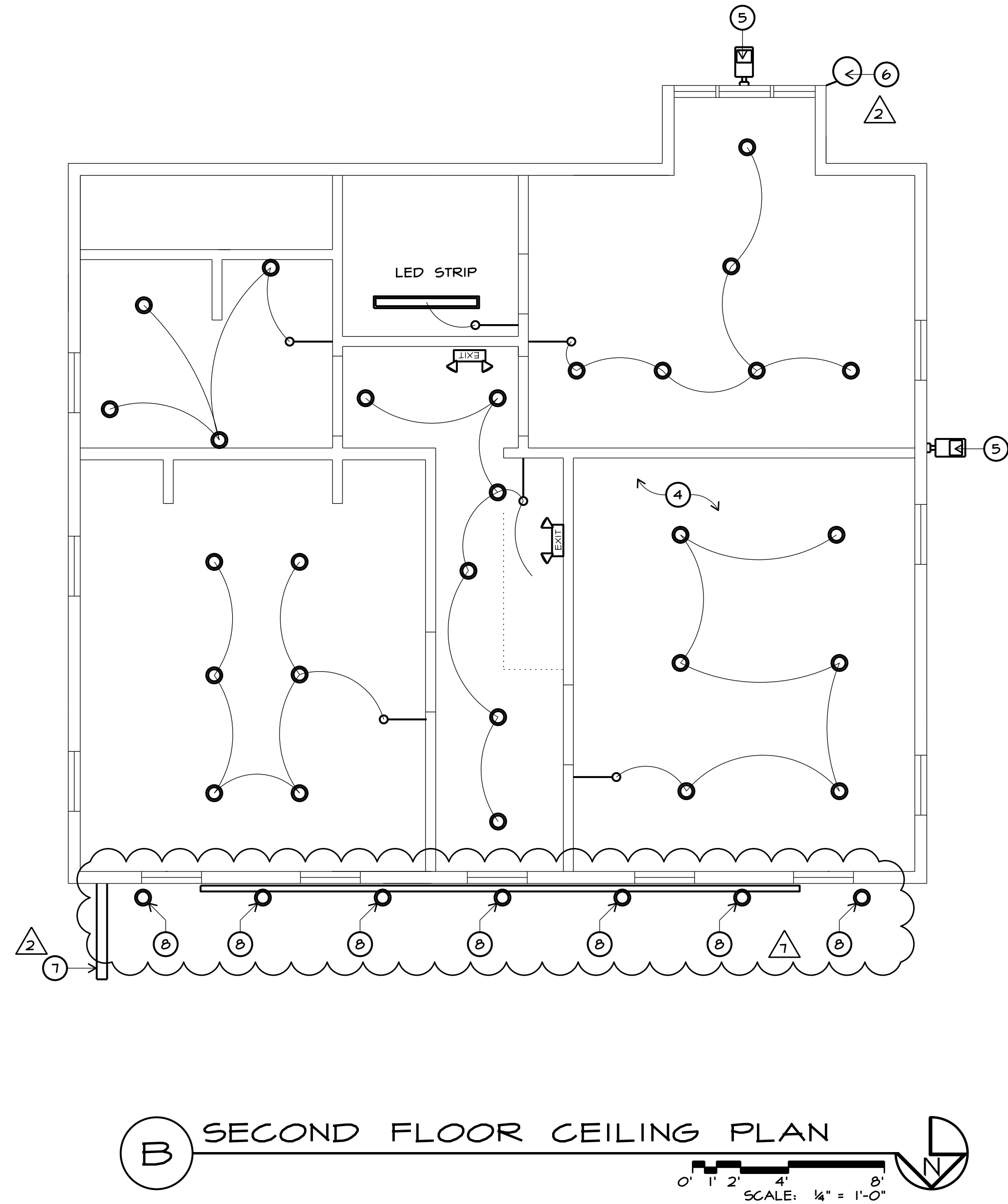
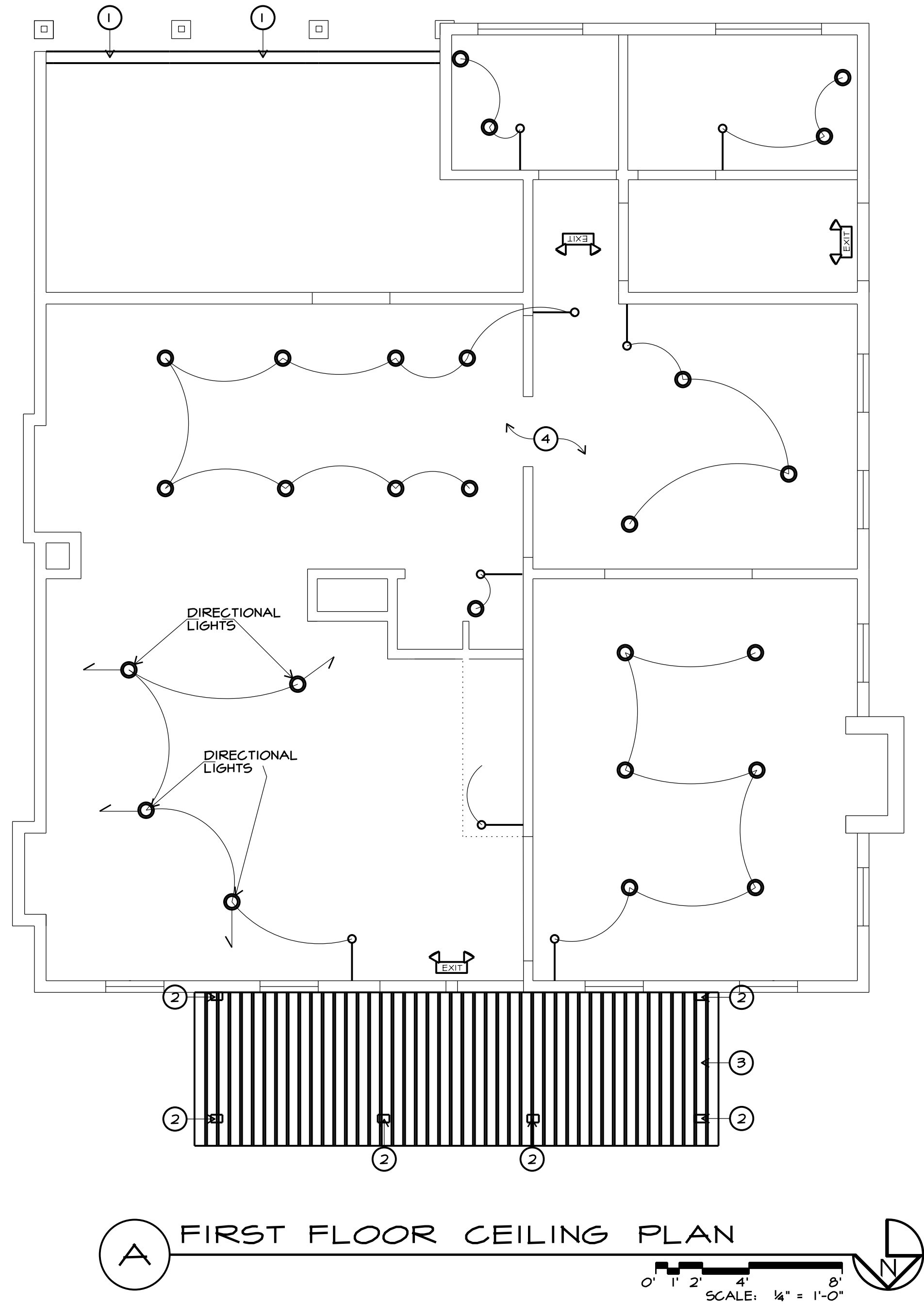
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1 04/05/2023
2 04/14/2023
3 05/22/2023
4 06/12/2023
5 08/21/2023
6 09/27/2023
7 10/19/2023

DATE:
01/16/23

SHEET TITLE:
FLOOR PLANS

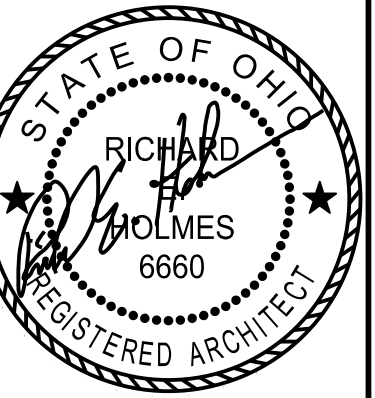
SHEET NO:
A.I.1

P:\2301 FRENCH HOUSE\2301 DRAWINGS\2301 A2.1 CEILING PLANS.DGN



○ NEW WORK NOTES/
NEW LIGHTING NOTES

1. RECONSTRUCT WALL AND PLACE
2 - (2x6) HEADERS
2. NEW TS 8x4 STEEL
TUBE (PAINTED) POSTS
3. NEW STANDING SEAM
METAL PORCH ROOF
4. LIGHTING PER PREVIOUS PERMIT
5. NEW LOW CUT-OFF WALL LIGHT (ON TIMER)
"BEGA" MODEL 24 352
6. INTERNALLY ILLUMINATED BARBER POLE (ON TIMER) 2
7. FRONT LIT PROJECTED SIGN (ON TIMER)
8. LIGHT FIXTURE "BEGA" MODEL # 1



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14 west first street, suite 306
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tel 937.223.2500
fax 937.223.0888
web www.tagult.com

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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:	2301
DRAWN BY:	REH, ACH
REVISION DATES:	Δ 04/14/2023 Δ 05/22/2023 Δ 10/19/2023
DATE:	01/16/23
SHEET TITLE:	CEILING PLANS
SHEET NO.:	A2.1



the architectural group

14 west first street, suite 306
clayton, ohio 45402-1730

tel 937 223 2500
fax 937 223 0888
web www.laguit.com

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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:

REH,ACH

REVISION DATES:

04/05/2023

204/14/2023

05/22/2023

06/12/2023

4 00/12/2025
08/11/2023

500/21/2023
01/27/2023

04/21/2023

7/10/19/2023

DATE: _____

01/16/23

SHEET TITLE:

[illegible]

ELEVATIONS

SHEET NO:

A3.1

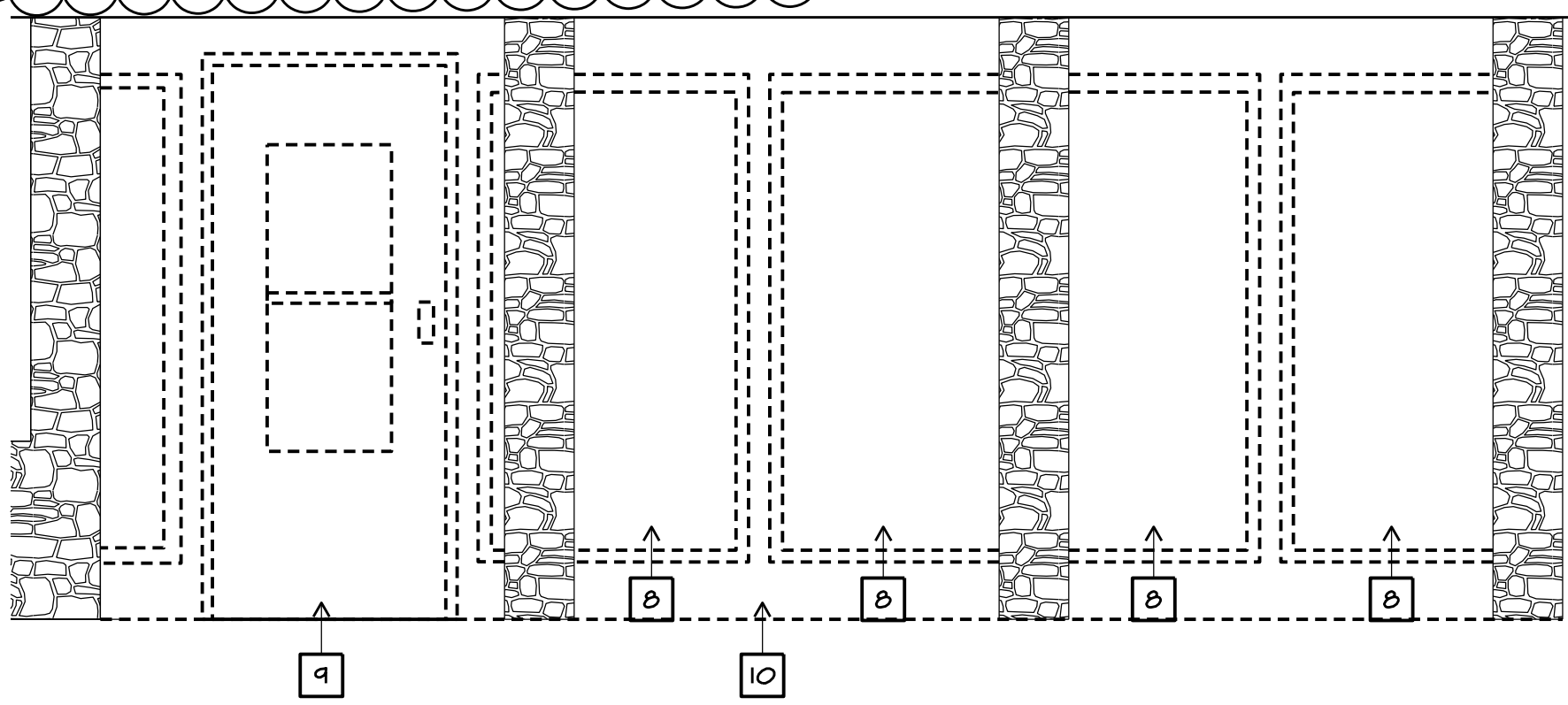


NEW WORK NOTES:

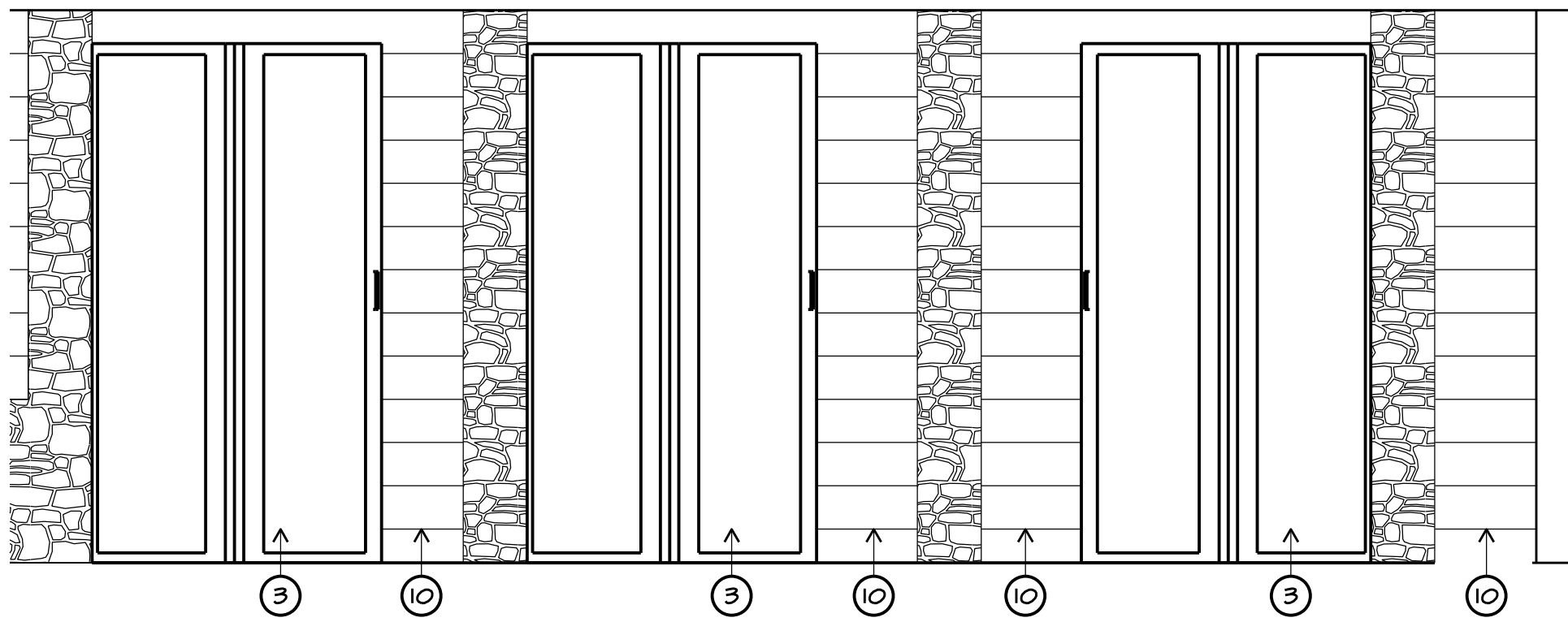
1. NEW VINYL DOUBLE-HUNG WINDOWS, (JELD-KEN #V4500 W/ ARGON-INSULATED LOW E GLAZING, U-29.5Hq: 50, AIR INFILTRATION: < 0.3)
2. NEW 3 1/2 (R-13 MIN) BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE
3. NEW PAINTED FIBERGLASS BIFOLDING DOORS (BLACK) (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
4. EXISTING SHUTTERS TO REMAIN
5. PAINT EXISTING WOOD DOORS (BLACK)
6. NEW STANDING SEAM MILL FINISH (SILVER) METAL ROOF (SEE A-3.1)
7. NEW TS 6x4 STEEL TUBE (PAINTED BLACK) POSTS
8. NEW TS 8x4 STEEL TUBE (PAINTED BLACK) HEADER
9. NEW TS 4x2 STEEL TUBE (PAINTED BLACK) RAILING SYSTEM
10. RECONSTRUCT WALL w/ 2 x 4 FRAMING, INSULATED SHEATHING AND PAINTED WOOD SIDING TO MATCH ADJACENT.

DEMOLITION NOTES:

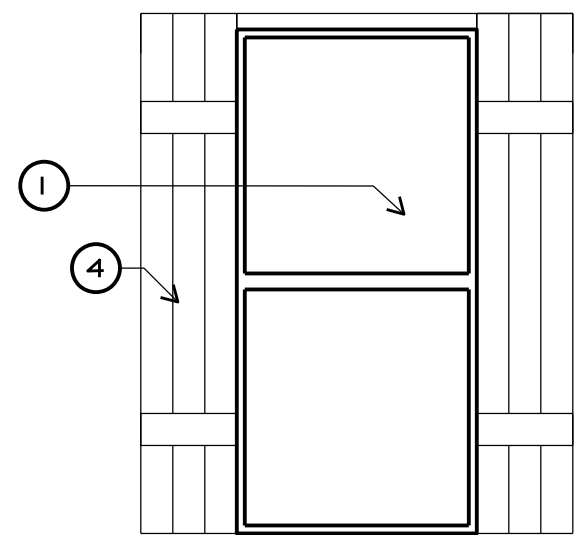
1. REMOVE EXISTING PORCH ROOFING
2. REPLACE EXISTING WINDOWS W/ NEW VINYL WINDOWS
3. EXISTING STAIRS AND FOUNDATION TO REMAIN
4. REMOVE EXISTING HAND RAILS
5. REMOVE EXISTING POSTS
6. REMOVE EXISTING BALUSTRADE AND RAIL
7. REMOVE EXISTING FRIEZE
8. REMOVE EXISTING WINDOWS ON BACK PORCH
9. REMOVE EXISTING DOOR
10. REMOVE EXISTING WALL



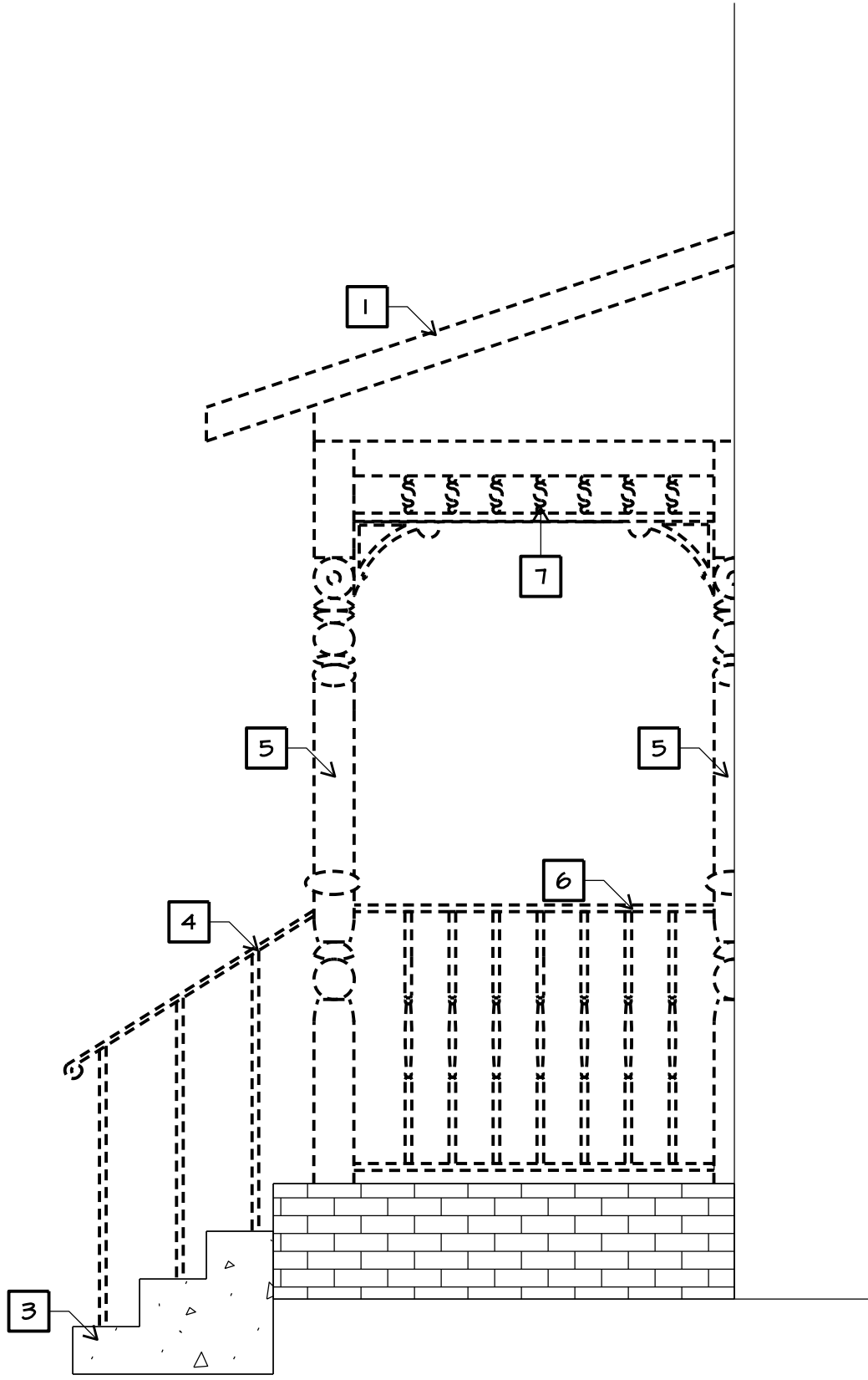
1 SOUTH ELEVATION WINDOW DEMOLITION
SCALE: 1/2" = 1'-0"



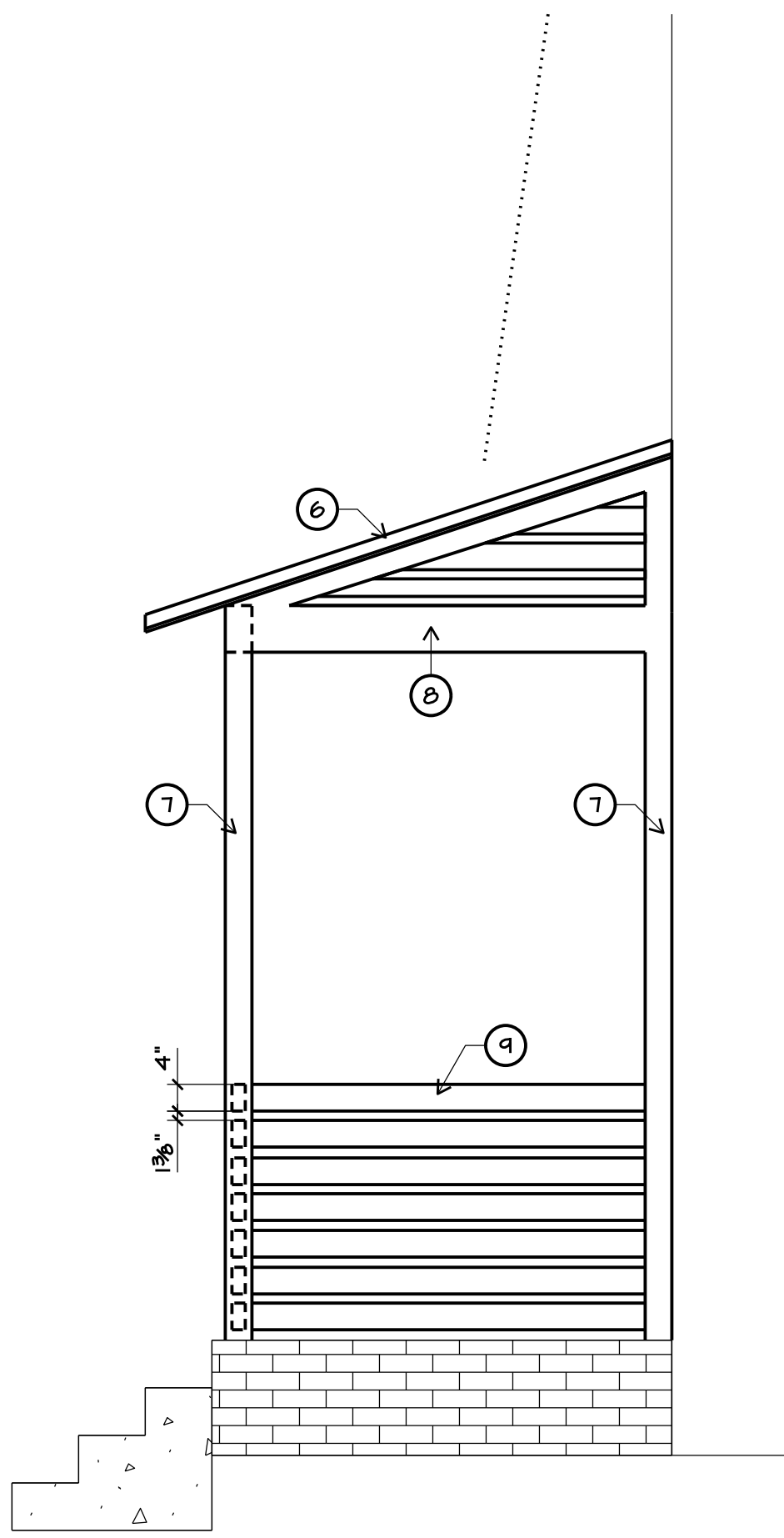
1A PROPOSED BIFOLDING DOORS
SCALE: 1/2" = 1'-0"



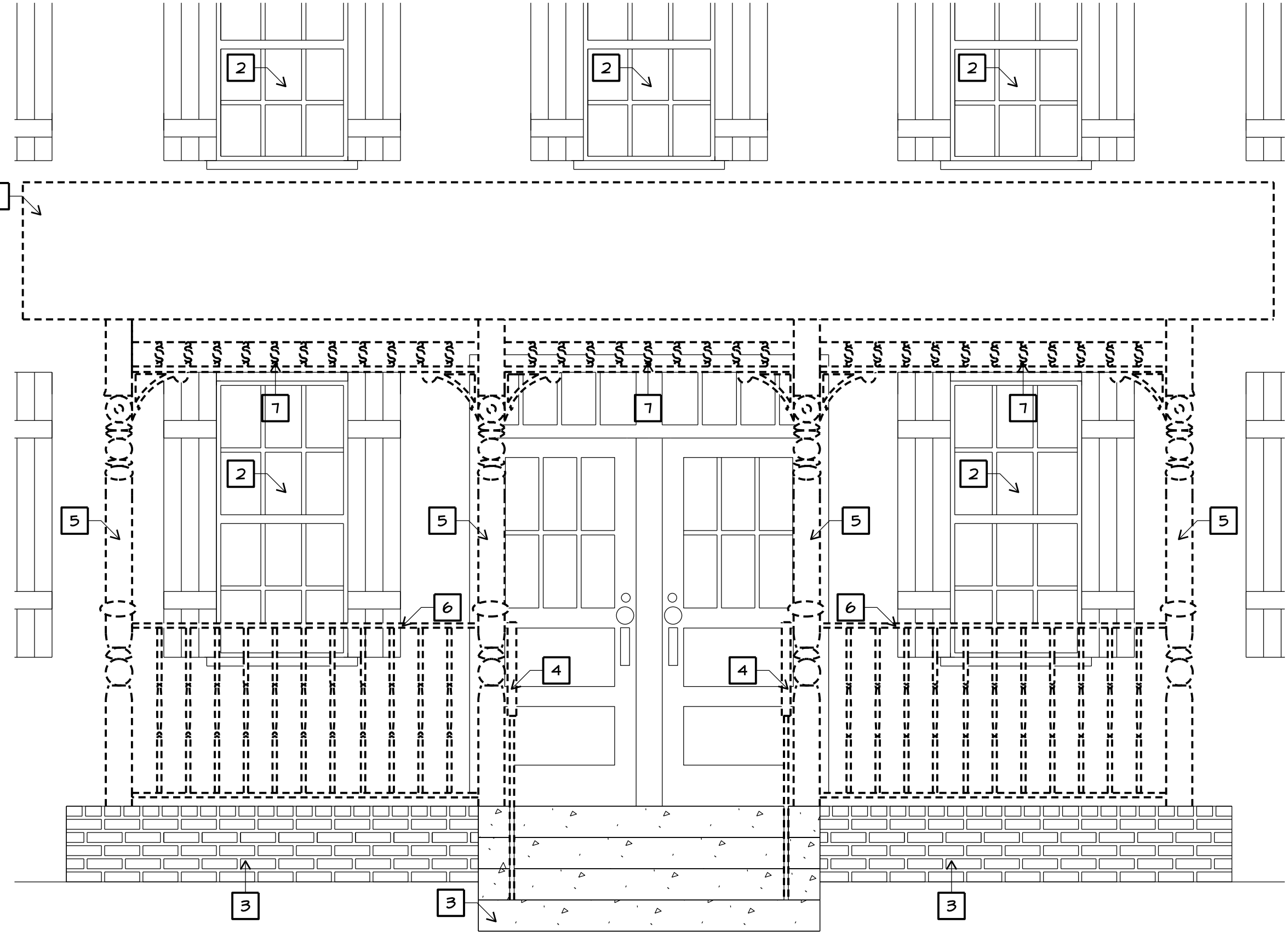
2 PROPOSED NEW WINDOWS
SCALE: 1/2" = 1'-0"



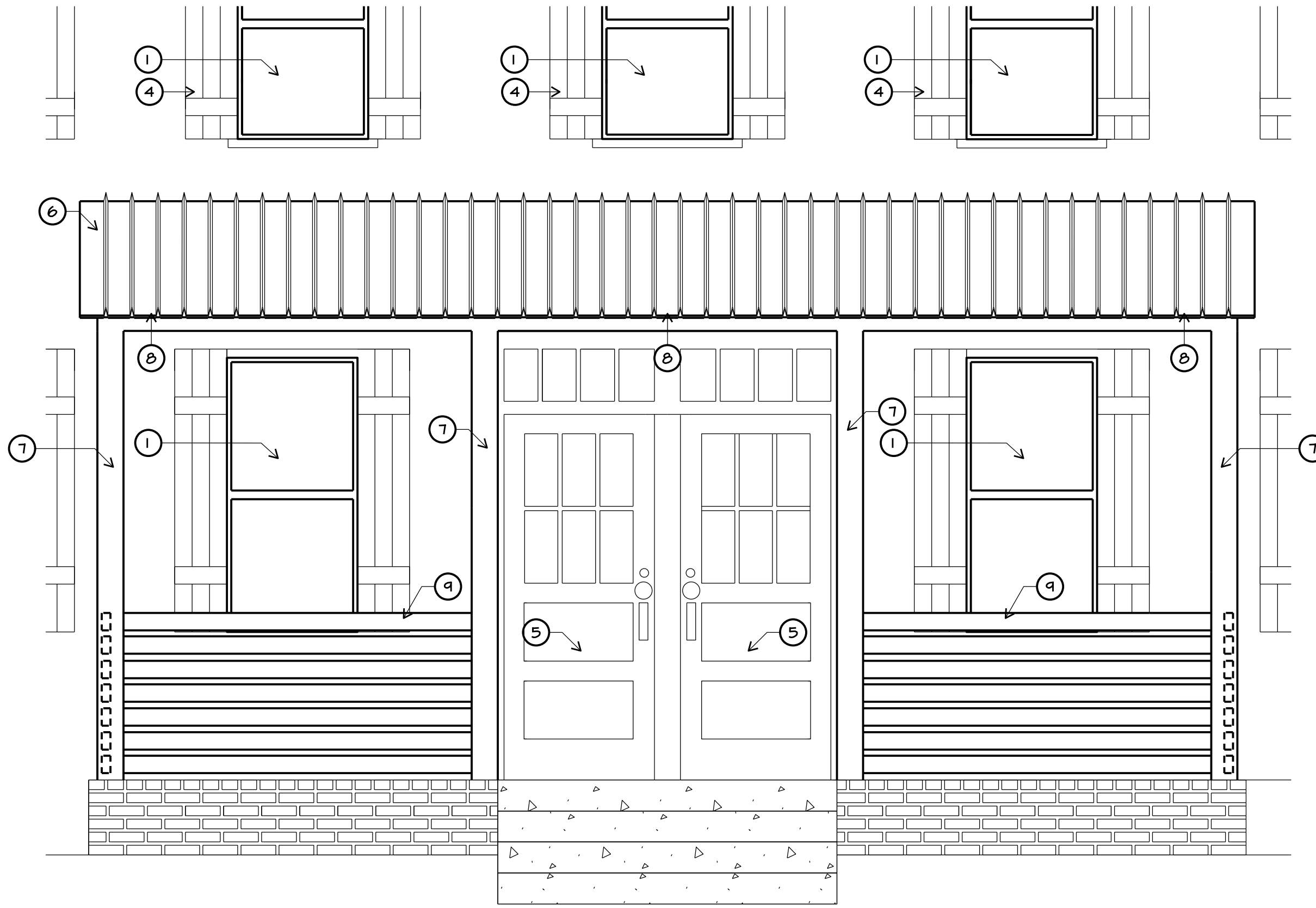
3 EAST ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



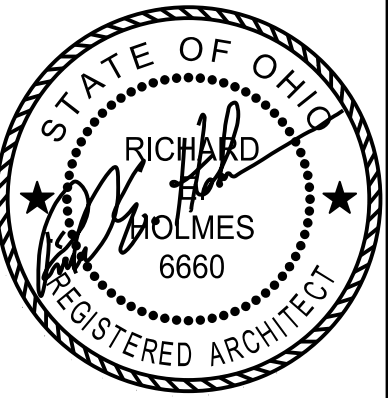
3A EAST ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



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



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



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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:
REH, ACH

REVISION DATES:
04/14/2023

05/22/2023

10/19/2023

DATE:
01/16/23

SHEET TITLE:
DETAILS

SHEET NO:
A4.1



STYLING & PROFILING MEN'S GROOMING





STYLING & PROFILING MEN'S GROOMING LOUNGE

7305



Minerva 32" Barber Pole

Description

Our basic barber pole is an affordable way to display your barber heritage! Features a 7" globe, 2 lights (pole and globe), and separate switches for lights and rotation. Indoor use only. 22W/120V.

Specs

SKU	1115
Color	White
Manufacturer	Minerva Beauty
Warranty	1 Year Warranty
Assembly Notes	Minor assembly required



PARKING IN REAR

7305







PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 6541 E Main Street	Parcel ID#(s): 060-000311
---	------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): HEART DEVELOPERS LLC	
Contact Email: ddarby@kmfyllaw.com	Contact Phone Number: 614-344-4806

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: HEART Food Pantry and Market	Contact Name: Cheryl Wooten
Contact Email: cheryl@heart-market.org	Contact Phone Number: 614-604-8878
Description of Use: Food Pantry	

III. APPLICANT INFORMATION

Applicant Name: Chris Huber	Applicant Address: 781 Science Blvd Ste 100, Gahanna, OH 43230
Applicant Phone Number: 614-944-5083	Applicant Email: chuber@advancedcivildesign.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance
☐ Conditional Use
☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200)
☒ Non-Residential (all residential except single-family residential)(\$450)
☐ Engineering Report (\$750 [min.])

Construction of a food pantry/market structure along with associated parking, drives, and walks.

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature:  Date: 11/30/2023

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:

<u>Zoning Information</u> Zoning District: _____ ☐ Olde Reynoldsburg District	<u>Additional Approval Required</u> ☐ Major/Minor Site Plan ☐ Other: _____	<u>PZB Meeting</u> Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
P&Z Administrator: _____ Date: _____		

STATEMENT OF HARDSHIP

Property Address: 6541-6543 E. Main St., Reynoldsburg, OH 43068
Property Parcel ID: 060-000311-00
Property Owner: Heart Developers, LLC
8534 Kemper Rd., Cincinnati, OH 45249
Contact Info: David Darby
(614) 344-4806
ddarby@kmfylaw.com

Applicant submits this statement of hardship in support of its companion council variance application. The site consists of 1.85+/- acres and is located on the south side of E. Main St. across from Kroger.

The Applicant is proposing the development of a 11,790 Sq. Ft. food pantry to serve the local community. The site is located within the Brice & Main District (BMD), the proposed use is allowed within this District.

Variance for parcel 060-000311

1. 1103.15(c) – Open Space. This section requires the minimum open space to be 30% and the maximum open space to be 50%. Applicant requests a variance be granted for the HEART Food Pantry site to reduce the minimum open space required to 14.8%.

Applicant respectfully submits that the requested open space variance is the result of the practical difficulty of providing sufficient parking and loading spaces to adequately serve the community and maintain smooth traffic flow through the site. As detailed in the attached Parking Calculation Memo, while the minimum parking count per code is 40 parking spaces, the demands of this project require significantly more parking spaces to function well. The site has been designed to maximize the amount of open space while still accounting for the parking needs of the applicant. The requested open space variance will not seriously affect any adjoining property or the general welfare of the community.

Sincerely,
Advanced Civil Design, Inc.



Chris Huber PE
Direct line-614.944.5083
chuber@advancedcivildesign.com

advancedcivildesign.com

PARKING CALCULATION MEMO

Date: January 9, 2024
Re: HEART Food Pantry and Market

Attn: City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068

City of Reynoldsburg code requires 40 parking spaces for a development of this type and size. However, data collected by the operator indicates parking demand is considerably greater than this number.

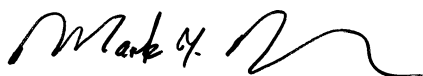
Based on collected parking data at the current facility (attached) peak hourly parking demand requires 65 customer parking spaces. In addition to these customer spaces another 20 to 30 spaces are required throughout the day for staff and volunteers.

This totals a minimum of 85 parking spaces required just to accommodate demand for any 1 hour. However, additional parking spaces are required to provide for turnover of parking, customers arriving looking for parking while other customers are finishing up their purchases before vacating their parking space. Additionally, the same applies to staff and volunteers arriving and departing throughout the day.

A factor of 0.8 can be used to estimate the number of additional parking spaces required to account for customer and staff turnover.

Using this factor we have, $85/0.8=106.25$. This would indicate a minimum of approximately 106 spaces are required on the site to accommodate customers and staff.

Sincerely,
Advanced Civil Design, Inc.



Mark I. Mann, PE
Director – Transportation Service
Direct line-614.944.5035

DO NOT DETACH



Instrument Number: 202310250111918

Recorded Date: 10/25/2023 2:54:24 PM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Simplifile):

Valmer Land Title Agency, LLC
10710 Blacklick Eastern Rd., Suite 100

Pickerington, OH 43147

Simplifile

Transaction Number: T20230075967

Document Type: DEED

Document Page Count: 2

Submitted By (Simplifile):

Valmer Land Title Agency, LLC
10710 BLACKLICK EASTERN RD SUITE 100

Pickerington, OH 43147

Simplifile

First Grantor:

GBS MAIN LLC

First Grantee:

HEART DEVELOPERS LLC

Fees:

Document Recording Fee: \$34.00

Total Fees: \$34.00

Amount Paid: \$34.00

Amount Due: \$0.00

Instrument Number: 202310250111918

Recorded Date: 10/25/2023 2:54:24 PM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFERRED 10-25-2023 MICHAEL STINZIANO AUDITOR FRANKLIN COUNTY, OHIO	90009899 CONVEYANCE TAX EXEMPT M MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR
---	--

QUIT-CLAIM DEED

GBS Main, LLC an Ohio Limited Liability Company, for valuable consideration paid, grants to **Heart Developers, LLC** whose tax-mailing address is

8534 Kemper Rd. Cincinnati OH 45249, the following real property:

See Exhibit "A" attached hereto and made a part hereof.

Parcel No. 060-000311-00

Known as: **6541-6543 E. Main St., Reynoldsburg, Ohio 43068**

Prior Instrument Reference: Instrument Number 201903180030212, of the records of Franklin County, Ohio.

Subject to conditions, restrictions and easements, if any, contained in prior instruments of record. Except taxes and assessments, if any, now a lien and thereafter due and payable.

Signed and acknowledged by:

GBS Main, LLC an Ohio Limited Liability Company

Elissa Gunsorek
Elissa Gunsorek, Manager

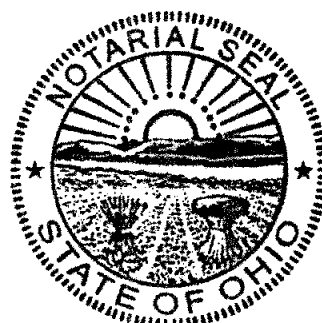
State of Ohio

County of Fairfield, SS:

The foregoing instrument was acknowledged before me this 24th day of October, 2023 by Elissa Gunsorek, manager of GBS Main LLC, an Ohio Limited Liability Company, grantor(s).

Witness my official signature and seal on the day last above mentioned.

[Signature]
NOTARY PUBLIC



LIBBY HOOPER
Notary Public
In and for the State of Ohio
My Commission Expires
February 06, 2027

This instrument prepared by:
Rhett A. Plank, Esq.
540 Officecenter Place, Suite 150
Gahanna, OH 43230

Exhibit A

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg:

being in Half Section 20, Section 13, Township 12, Range 21, Refugee Lands, containing 1.856 acres of land, more or less, said 1.856 acres being part of Tract 1 and all of Tract 2 as both are designated and described in a deed to James J Joseph of record in Deed Book 3650, page 48 Recorder's Office, Franklin County, Ohio, said 1.856 acres being more particularly described as follows:

Beginning at a PK Nail set in the centerline of East Main Street (National Road) as said centerline is shown and delineated upon The State of Ohio Department of Highways Plans for highway improvement FRA-40-22.42, at the northwesterly corner of said Tract 1, the same being the northeasterly corner of that tract of land, designated as PARCEL I and described in a Certificate of Transfer to Mabel C Howard of record in Deed Book 2923 page 676, Recorder's Office, Franklin County, Ohio:

Thence N 84 degrees 48' 40" E, with the centerline of said East Main Street and with the northerly line of said Tract 1, a distance of 30.03 feet to a PK Nail set;

Thence S 0 degrees 02' 26" W, parallel with and 29.50 feet easterly from, as measured at right angles, the westerly line of said Tract 1, passing a railroad spike set at 50.21 feet, a total distance of 197.97 feet to a PK Nail found;

Thence N 85 degrees 22' 15" E, with the westerly extension of a northerly line of said Tract 1 and with a northerly line of said Tract 1, passing a PK Nail found at a distance of 100.00 feet, a total distance of 200.00 feet to a 3/4 (I.D) iron pipe found at a northeasterly corner of said Tract 1, said iron pipe being in an easterly line of tract of land as described in a deed to Owen E Adams and Lillian E Adams of record in Deed Book 2805 page 647, Recorder's Office, Franklin County, Ohio;

Thence S 0 degrees 06' 40" E with an easterly line of said Tract 1, and with the easterly line of said Tract 2, a distance of 326.12 feet to a 3/4 inch (ID) iron pipe found at the southeasterly corner of said Tract 2;

Thence S 84 degrees 49' 49" W, with the southerly line of said Tract 2, a distance of 229.79 feet to a 3/4 inch (ID) iron pipe found at the southwesterly corner of said Tract 2 and in the easterly line of said PARCEL I;

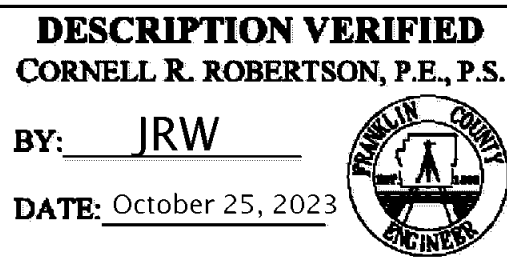
Thence N 0 degrees 02' 26" E with the westerly lines of said Tract 2 and said Tract 1 and with the easterly line of said PARCEL I, passing a 3/4 inch (ID) iron pipe set at a distance of 475.72 feet a total distance of 525.53 feet to the point of beginning and containing 1.856 acres of land, more or less.

Subject to all rights-of-ways, easements and restrictions, if any of previous record. Also subject to all legal highways.

FOR ALL INFORMATIONAL PURPOSES:

Parcel: 060-000311

Address: 6541 E. Main Street, Reynoldsburg, OH 43068



ALL OF
(060)
000311

January 31, 2024

Mr. Eric Meyer
Development Director
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Heart Food Pantry; 6541 E. Main Street: Major Site Plan and Variance Request

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. Project Summary

- a. The property is located at 6541 East Main Street. It consists of 1 parcel in the BMD – Brice and Main District (PID 060-000311). The parcel is zoned BMD: Brice and Main District. The project site area is 1.85 acres.
- b. All adjacent parcels are zone BMD: Brice and Main District. To the north are two existing parcels that front E. Main Street with restaurant uses. The east adjacent parcel is an access drive providing access to the parcel to the south. The adjacent south parcel is vacant. The adjacent west parcel is currently vacant, and adjacent west parcel along Main Street frontage is a financial institution.
- c. The site is currently vacant.
- d. The 2018 Comprehensive Plan future landuse map identified this site as “Medium Density Mixed Use” and is described as “a well-integrated mix of housing, neighborhood-oriented retail, and public space, all connected by a network of comfortable, pedestrian-friendly streets.” The district should serve commercial needs scaled to accommodate the immediate neighborhoods, and should incorporate a mixture of small commercial and office uses, residential units, and retail uses, including shopping and dining. Development should include public greenspaces, such as pocket parks, and buildings should help define the character of the street with sidewalk patios, landscaping, and pedestrian activity.
- e. The site is proposed for redevelopment as a commercial building with parking, serving as a food pantry. The proposed development is similar in scale to a small grocer. The main developable area of the site does not front on E. Main Street and is buffered by two parcels. Access from E. Main Street is from a narrow segment of the parcel that extends along the west side of the adjacent fronting parcels.
- f. The proposed improvements consist of an 11,790 sq.ft. single story building, surface parking lot, landscaping and screening, and pedestrian areas serving visitors at the building entry.
- g. Along with Major Site Plan approval, the applicant is requesting variance approval to permit a reduction of required open space from 30% to 14.8%.



2. Zoning Review – Major Site Plan (Section 1109.19, Site Plan and Design Review; Section 1103.15 Brice & Main District)

- a. **Permitted Use:** The proposed use is a “Food Sales – Small Format Grocery”, which is a permitted use in the district.

b. Setbacks:

	Permitted	Provided
Front	5’ min, 20’ max	Not applicable – the portion of the lot with ROW frontage is not developable other than for access.
Side (min.)	10’ from lot line, 10’ between buildings	73.27’ from side lot lines (min.)
Rear (min.)	10’ from lot line, 10’ between buildings	73.62’ from rear lot line

- c. **Lot Coverage (Max.):** Maximum permitted impervious coverage is 80%. The plan indicates 76.9% impervious coverage.
- d. **Open Space (min.):** Minimum required open space is 30%. The site is 1.85 acres or 80,685 sq.ft. and 30% is equal to 24,205.5 sq.ft. The plan indicates 14.8% or 11,957 sq.ft. is provided, requiring an additional 12,248.5 sq.ft. Open space shall not include area for required minimum yards.

The applicant is requesting a variance to permit a reduction of required minimum open space from 30% to 14.8% as planned.

- e. **Parking:** Parking is permitted to the interior of the development or within a parking structure. The plan illustrates the parking encompassing the building. However, the buildable area of the parcel does not have road frontage and is buffered with other development. The code requires one parking space for each 300 sq.ft. of building, requiring 40 spaces, including 2 accessible spaces. The plan proposes 108 parking spaces, including 6 accessible spaces, which is a ratio of 1 space per 109 sq.ft.. The parking will be screened from adjacent properties with an evergreen hedge.
- f. **Loading Spaces:** 1 loading space is required per 10,000 sq.ft of building area, and for each additional 10,000 sq.ft. or major fraction thereof. The proposed use is required to have 2 loading spaces. The plan indicates 2 loading spaces.
- g. **Height:** The required minimum building height is 22’ and maximum building height is 75’. The proposed building is 22’ for the shorter portion of the building, and 26’ for the taller portion.
- h. **Circulation:**
- i. Pedestrian access to the site is provided by 3’ walkway along the entry drive and connecting to the market entry with striping in the parking area. We agree with the recommendation of



the engineering and fire comments, permitting the drive to be reduced to 20 feet and the walk widened to 5 feet. The wider sidewalk will better accommodate patrons arriving on foot and by public transit.

- ii. Drive aisles within parking areas are required to be a minimum of 22' wide for 2-way circulation. The parking areas circulates two-way with 22' drive aisles.
- iii. Driveways without parking have no specified minimum in the zoning code, but shall not exceed 30 feet in width at the right-of-way line A 22' drive has been provided. We agree with the recommendation of the engineering and fire comments, permitting the drive to be reduced to 20 feet and the walk widened to 5 feet. The wider sidewalk will better accommodate patrons arriving on foot and by public transit.
- i. **Signage:** Permitted sign types are any two of the following: awning, monument, projecting, and wall. 1 wall sign is permitted on the wall that most nearly parallels the street, parking lot, or service drive. Total permitted sign area is 2 sq.ft. per linear foot of building façade. The architectural elevations propose 2 wall signs: 1 on the west elevation, and 1 on the north elevation
 - i. West elevation: 92 l.f. of façade; 184 sq.ft. of sign is permitted; 140 sq.ft wall sign is proposed.
 - ii. North elevation: 65 l.f. of façade; 130 sq.ft. of sign is permitted 52.67 sq.ft. wall sign is proposed.
 - iii. The plans indicate that signs will be externally illuminated, and means and materials will be determined with final design by sign fabricator. Final detailed signage designs should be submitted for approval prior to installation.
- j. **Tree replacement:** The proposed improvements do not appear to impact existing protected trees.
- k. **Street tree requirements:** Street trees are required along all public streets to the approval of the Planning and Zoning Administrator or the Planning and Zoning Board. The parcel does not have street frontage that is available to include street trees.
- l. **Interior Lot Landscaping:** Commercial structures, related parking, loading, and trash storage areas over 50,000 square feet in area requires a total trunk diameter of 20" plus 1" per 4,000 square feet over 50,000 square feet or fraction thereof. For 62,109 sq.ft., the site requires 24" of trunk diameter. The plan provides 26" of trees.
 - i. **The plant schedule specifies the use of *Lagerstroemia indica* 'Tuscarora' Tuscarora Crape Myrtle as an tree. However, these plants are not common in central Ohio as trees and may suffer winter die-back, limiting their ability to achieve the intended mature sizes. Because these trees are for meeting required planting, they should be substituted to an appropriate local ornamental tree, such as *Amelanchier x grandifolia* Serviceberry, *Cercis canadensis* Redbud, *Crataegus viridis* 'Winter King' Winter King Hawthorn, or *Malus Crabapple*.**
- m. **Buffer Requirements:** No buffering conditions apply to the site and uses.
- n. **Parking area landscaping:** For every ten (10) parking spaces or fraction thereof, the applicant shall provide not less than two hundred (200) square feet of interior landscaped parking lot areas containing at least one (1) tree with a minimum diameter of two inches (2") and four (4) shrubs. The plan proposed 108 parking spaces, requiring 11 trees, 44 shrubs, and 2,160 sq.ft. of landscape area. Interior landscape tree requirements may be applied to this requirements, provided the trunk diameter is 2" min. The plan provides 3,165 sq.ft. of parking island landscape area, 13 trees specified as 2" caliper, and 46 shrubs.



- i. Ornamental trees are being provided in the parking islands where there appear to be conflicts with overhead utility lines. Note above comment regarding substitution of the specified Crape Myrtle trees.
- o. **Parking perimeter landscaping:** All parking lots shall provide perimeter landscaping. Parking lots shall have perimeter landscaping of a minimum width of ten feet (10') exclusive of vehicle overhang. The perimeter landscaping shall consist of a continuous evergreen hedge, evergreen trees, earthen mound or a combination thereof as required to provide a continuous opaque screen, a minimum of thirty-six inches (36") in height, within one (1) year of installation. The perimeter landscape shall also contain a minimum of one (1) deciduous tree per fifty (50) linear feet of parking perimeter. The plan provides the required evergreen screen hedge and 1 deciduous tree per 50 feet.
- p. **Screening and Landscaping for service structures:** The dumpster must be screened with a continuous solid opaque fence, wall, or mound, and have a continuous planting of evergreen plant material on all sides except for the gated access. The average height of the screen shall be 1' taller than the equipment being screened. The plans indicate a 6' tall dumpster enclosure, finished in grey stucco with a matching-color painted metal gate and evergreen screen shrubs.
- q. **Exterior Lighting.**
 - i. The average horizontal illumination level on the ground shall not exceed three footcandles (3FC). The light level along a property line adjacent to a residentially-zoned or used property shall not exceed an average intensity of one-half footcandle (0.5FC). The provided photometric plan indicates an average of 2.44 fc and light point-levels along the south property line shared with residential use do not exceed 0.5 fc.
 - ii. The height of parking lot lighting shall not exceed twenty feet (20') above grade and shall direct light downward, i.e. cut-off type fixtures. The plan proposed the use cut-off fixtures with a height of 15 feet.
 - iii. The site will also include building mounted up-and-down lighting and pedestrian bollard lights.

3. Zoning Recommendation

- a. Approval is recommended for Heart Food Pantry; 6541 E. Main Street: Major Site Plan with the following conditions:
 - i. That the layout is revised to provide the permitted minimum 30% open space, or a variance is granted to allow a reduction to 14.8%, a difference of 12,248.5 sq.ft.
 - ii. That final detailed signage designs are submitted for approval prior to installation.
 - iii. That the specified Crape Myrtle plants be substituted with a locally appropriate ornamental tree.
 - iv. That the plan is modified per the engineering recommendations for the access drive to be 20 feet and its adjacent sidewalk to be 5 feet wide.

4. Variance Review

- a. The applicant is requesting a variance from Section 1103.15, III. B. *Open Space (Min.)* to permit a reduction of required minimum open space from 30% to 14.8%.
- b. The site is 1.85 acres or 80,685 sq.ft. and 30% is equal to 24,205.5 sq.ft. The plan indicates 14.8% or 11,957 sq.ft. is provided, requiring an additional 12,248.5 sq.ft. Open space shall not include area for required minimum yards.



- c. Open Space as defined in the zoning code:
An area of land that is intended and used for environmental, scenic, or recreational purposes and which may include lawns, landscaping, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, and wooded areas. Open space shall not be deemed to include paved areas such as roads, driveways, or parking lots, and shall not be deemed to include spaces required for minimum yards. That portion of a natural or man-made water body which shall be interpreted as open space shall be determined by the Planning Commission.
- d. Statement of hardship:
The applicant states that the “variance is the result of the practical difficulty of providing sufficient parking and loading spaces to adequately serve the community and maintain smooth traffic flow through the site.” A memo has been included illustrating the use’s parking demand and need to provide additional spaces that accommodate turnover of cars.
 - i. City staff has observed the applicant’s existing facility. While the use is generally classified as a small grocery, patrons tend to arrive all at once, resulting in a stressed internal vehicle circulation and the stacking of cars in Main Street. The applicant also retains a special-duty police officer in an effort to manage traffic.
- e. No variance from the strict application of the provisions of this Code shall be granted unless the PZB makes specific findings of fact, based on the evidence presented to it, which support conclusions that the variance conforms to the following standards:
 - i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located and shall not be injurious to the area or otherwise detrimental to the public welfare.
 - 1. The variance appears to meet this criteria.
 - ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
 - 1. The variance appears to meet this criteria.
 - iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
 - 1. The variance appears to meet this criteria. The use – a food pantry – is not specified within the zoning code, the closest approximation being “Food Sales – Small Format Grocery”. However, its observed patron behavior related to vehicle arrival and departure does not follow typical grocery store patterns for peak hour use and patrons tend to arrive all at once, creating a stress condition on minimum parking and vehicle access. The variance is applicable to this unique user in this location.
 - iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
 - 1. The variance appears to meet this criteria. The variance will help to prevent stacking on the public street.



- v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
 - 1. The variance appears to meet this criteria. The proposed variance strikes a balance between providing anticipated parking needs, while also providing the most open space, and the least variance, possible.
- vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
 - 1. The variance appears to meet this criteria.
- vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
 - 1. The variance appears to meet this criteria.
- viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
 - 1. The variance appears to meet this criteria.
- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 - 1. The variance appears to meet this criteria.

5. Variance Recommendation

- a. It is recommended that the variance be approved.

If you have any questions or comment, please feel free to contact us.
Very truly yours,

Rick Fay, PLA, ASLA



Engineers, Surveyors, Planners, Scientists

MEMO

Date: January 31, 2024

To: Mr. Eric Meyer, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: Heart Food Pantry and Market (6541-6543) East Main Street

Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the Major Site plan for the Heart Food Pantry and Market project located at 6541-6543 East Main Street. Previous reviews of the plan and traffic study were conducted in October and December of 2023. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The access point to East Main Street is shown as a 22-foot wide drive. In order to provide adequate width for the sidewalk (see comment 6), we request that the drive width be changed to 20-feet. We met with Staff and the Truro Township Fire Department to review this with no objections.
 - a. There appears to be an existing curb cut and private curbs within the footprint of the access drive. While off the property, the remainder of the existing drive will need to be removed/addressed. This can be addressed during PGU process and determination on the need for temporary work agreements with the adjacent owners will be needed.
2. Due to the access point's proximity to the signal at Kroger/Wright Patt Credit Union, the developer has proposed a right-in/right-out (RIRO) access to and from the property from East Main Street. Details of the RIRO are to be provided with the PGU plan. Minimum lane width is to be 16-feet. Signage and other details shall generally follow the City of Columbus standard drawing 2211. Curb on island may need to be mountable, but will be determined with PGU.
3. The drive aisles in the parking areas have a minimum width of 22-feet which is acceptable per the Development Handbook. Parking spaces are 9-feet by 18-feet and are also acceptable.
4. The existing monument sign appears to be too close to the new drive. Will this be relocated?
5. Loading zone areas have been shown on the east side of the building and are acceptable.
6. The sidewalk entrance from East Main Street from the public right-of-way is shown to be 3 feet wide which is acceptable by ADA standards but does not meet the City's typical width of 5 feet. As stated in comment 1, we request the drive width be changed to allow for the 5-foot walk.
 - a. It is not clear if the walk will be concrete or asphalt-please show this detail and how it will connect to the right-of-way on the PGU plan.
7. With the drive approach installation, the brick sidewalk will need to be repaired/replaced per standard drawing R-24.
8. A bike rack has been included near the northwest corner of the building, but is located in the pavement area. We would recommend placing this within a curbed area to protect cyclists and their bicycles.
9. The site is seeking a variance for open space, which is related to the number of parking spaces the facility needs. As stated in the Parking Calculation memo provided, the site's use category only requires approximately 40 spaces. Based on user data for the existing facility coupled with staff

parking and overlap parking, we feel the total number of spaces provided is appropriate. Additional stacking will be available in the entrance drive and in the drive aisles around the building, if needed.

UTILITIES

10. Based on the submitted Facilities Demand Worksheet:
 - a. Water Demand – The Facility Demand Worksheet shows a need of 2,000-gpd at 35 psi. This site is located in the West Pressure District which has a hydraulic grade line of 1035+/- . The plan shows an average ground elevation of approximately 880 on site. Given the use, the City would not expect any issues with pressure or flow although fire flow for a sprinkler system should be verified to confirm if a pump is needed.
 - b. Sewer Demand – The Facility Demand Worksheet shows an average daily flow of 2,405 gpd. This flow can be accepted by the existing sewer.
11. A water service is shown coming from the existing 8" watermain which runs along the south side of East Main Street. The existing watermain comes from the east and stops near the drive location, so the actual end point will need to be verified prior to construction.
 - a. A heated enclosure is shown approximately 200-feet south of East Main Street and has been located in an island, which is acceptable.
 - b. Please confirm if a sprinkler system and therefore a fire line is required for the building. There is currently only one line shown going to the building.
12. Confirm with the Fire Department the need for fire hydrants in proximity to the building and if they need to be public or can be private.
13. As shown, the site will be served by a proposed sanitary lateral which will connect to an existing 8" sewer located on the north side of the site. The existing sewer is within an existing easement.

STORMWATER

14. The site plan shows an easement running north to south containing a 54-inch storm sewer which conveys stormwater from East Main Street and outlets to an existing stream to the south of the proposed site. Please show all pertinent details of the storm sewer on future submissions. The City assumes this storm sewer was field verified and that it will continue to be maintained through the site, please confirm.
15. The underground detention system location is noted. Please provide a stormwater management report meeting the requirements of the City's current Stormwater Design Manual with supporting calculations and plan details with the PGU.
16. Verify that no FEMA mapped floodplain is present on the site. If present, please show on the plan.

DETAILS / SPECIFICATIONS

17. Where applicable, refer to Reynoldsburg Standard Construction Drawings on PGU plans.
18. On the PGU, please label all existing utilities with plan numbers and line sizes.

TRAFFIC ACCESS STUDY (TAS)

19. The updated traffic access study provided has addressed all comments previously provided. We have no further comments at this time.
20. It should be noted that the study includes a warrant analysis for an eastbound right turn lane on East Main Street. The warrant was met, but as noted in the study, it was not included in the proposed plan. This is due to lack of other right turn lanes on East Main Street, proximity to the Kroger traffic signal and that the warrant criteria were barely met.

From: [Lieutenant Schmidt](#)
To: [Chris Huber](#)
Subject: Re: HEART Food Pantry - Application Review Comments
Date: Thursday, December 14, 2023 12:35:25 PM
Attachments: [Outlook-pk3wqiv5.png](#)

Mr. Huber,

God afternoon.

As per our conversation over the phone, with the lowering of the height of the building below 30' the widths of the drive aisle on the current plans meet the 2017 Ohio Fire Code.

If you have any questions, please let me know.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Chris Huber <chuber@advancedcivildesign.com>
Sent: Thursday, December 14, 2023 11:48 AM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Subject: HEART Food Pantry - Application Review Comments

You don't often get email from chuber@advancedcivildesign.com. [Learn why this is important](#)

Lieutenant,

I am the engineer working on the HEART Food Pantry and I wanted to try to quickly head off a comment you made on your review. I know that per **Appendix D Section D105.2 of the OFC**, a **26' drive aisle is needed when a building exceeds 30' in height**. Based on your comment, we reduced the height of the building to 26' to the top of parapet wall. Please see the attached building elevations.

My understanding is that this would eliminate the need for the extra wide drive aisle. If I am mistaken, please let me know. I am available most any time this week or next to discuss if needed.

Thank you,

Chris Huber P.E.

ADVANCED CIVIL DESIGN

781 Science Boulevard, Suite 100

Gahanna, OH 43230

phone 614-428-7750

fax 614-428-7755

direct 614-944-5083

https://link.edgepilot.com/s/6660ee2a/SpesDOC_OUGO01iKQfotug?u=http://www.advancedcivildesign.com/

Reynoldsburg

Department of Development Planning &
Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

*All Applications are submitted in person,
through mail or to the Building Department by
email at: permit@reynoldsburg.gov.

*Please know that an application will not be
processed until payment has been received

App./Case#: 2023-5611
Date Submitted: 10/26/23
Fee Amount: \$4,500.00
Paid: CK

PLANNING AND ZONING BOARD MAJOR/MINOR SITE PLAN APPLICATION

OCT 26 2023

Property Address: 6541 E Main Street	Building Division: 1
Name of Plat:	Present Zoning: BMD
Description of Location: 1.85 acres south of E Main Street across from Kroger	Present Use: Open Lot
Parcel ID#(s): 060-000311	Existing Structures:
Complete Where Applicable: Engineer/Surveyor: Advanced Civil Design Builder/Developer: HEART DEVELOPERS LLC	

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): HEART DEVELOPERS LLC	Property Owner Address: 6475 E Main St. Suite 101, Reynoldsburg, OH 43068
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III. APPLICANT INFORMATION

Applicant Name: Chris Huber	Applicant Address: chuber@advancedcivildesign.com
Applicant Phone Number: 781 Science Blvd Ste 100, Gahanna, OH 43230	Applicant Email: 614-944-5083
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

IV. PROJECT TYPE

- ☒ Major Site Plan (\$500) ☒ Engineering Review - Major Site Plan (\$3,000 [min]) ☒ Traffic Access Study (\$1,000) ☐ Major Site Plan Amendments (\$500) ☐ Extension of Major Site Plan Approval (\$50)
- ☐ Minor Site Plan (\$250) ☐ Engineering Review - Minor Site Plan (\$750 [min]) ☐ Traffic Impact Study (\$4,000) ☐ Administrative Changes for a Major Site Plan (\$100)

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: [Signature] Date: 10/26/2023
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:	Additional Approval Required	PZB Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
	☐ Planning and Zoning Board	
	☐ Other: _____	
	Zoning Information Zoning District: _____	
	☐ Olde Reynoldsburg District	
Clerk of Council: _____		Date: _____
Planning and Zoning Administrator: _____		Date: _____

Overview

The following checklist of requirements is to be used to assist in site plan preparation. An application for major site plan review shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board.

(1) General Requirements

- ☐ Completed application form.
- ☐ All plans shall be signed and sealed by a professional engineer, architect, or landscape architect registered with the State of Ohio.
- ☐ Each sheet shall contain a title block.
- ☐ A vicinity map showing the location of the proposed development in relationship to the surrounding area including major thoroughfares.

(2) Site Plan. A site plan indicating the following:

- ☐ The dimensions of property lines, parcel dimensions and adjoining rights-of-way.
- ☐ The current zoning of the parcel and all adjacent parcels.
- ☐ The location of proposed buildings and structures.
- ☐ The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within one hundred fifty feet (150FT) of the proposed development.
- ☐ Setbacks and building separations shall be noted in accordance with zoning requirements.
- ☐ The location of all existing structures with one hundred fifty feet (150FT) of parcel.

(3) Environmental/Landscape Concept Plan. A Landscape Plan that indicates the following:

- ☐ Topography with a maximum contour interval of two feet (2)
- ☐ The limits of all wetlands and of the one hundred (100) year flood plain.
- ☐ The approximate location, dimensions, and area of all property proposed to be set aside for parks, open space, and other public or private reservation, with designation of the purpose and proposed ownership thereof.
- ☐ The location and type of all new landscape material and plantings, including street trees. Utilities shall be shown on all landscape plans (Section 1105.07).

(4) Utility Plan. A basic utility plan that indicates the following:

- ☐ All existing conditions, including but not limited
- ☐ Preliminary proposals for connection to existing water supply and sanitary sewer systems and for the collection and discharge of surface water drainage including the location and size of existing and proposed water mains, sanitary sewers and drainage facilities.
- ☐ Complete "Facilities Demand Worksheet".
(See attached)

(5) Parking/Transportation Plan.

A transportation/parking plan that indicates the following:

- ☐ The location, width, names, and classification of existing and proposed streets, rights-of-way, and easements, and where pertinent, their designated use within one hundred fifty feet (150') of the proposed development.
- ☐ The location, typical dimensions, and number of all parking and loading spaces and the number of spaces required by Table 1105.01(A).
- ☐ The location of all proposed walkways and pedestrian accesses within or to the site.
- ☐ The location of all service areas or structures and associated screening (Section 1105.01).

(6) Architectural Plan. An architectural plan that indicates the following:

- ☐ Exterior building design and surface treatments shall be indicated, including building material and color. Color and material samples shall be made available for inspection upon request.
- ☐ All exterior lighting shall be shown, including parking lot, pedestrian, and building accent lighting. Lighting intensity and installation height shall be indicated. The styles and method of illumination of all heads and colors of all poles shall be indicated as well.

(7) A completed zoning certificate application and fees as required.

(8) Such other information as the Planning & Zoning Administrator or Planning Commission may require so as to carry out the full intent of the Zoning Code.

Major Site Plan – Final Submittal Checklist

- ☐ Eleven (11) complete sets of physical plans and One (1) electronic set of plans satisfying the requirement items 1-8. All plans to be in 11" x 17" size.
- ☐ PDF or similar scan of completed application and submittal packet, to be submitted by CD or other electronic means in coordination with the Planning & Zoning Administrator.
- ☐ Payment for the amount noted on the application form: "Plan Review Fee Schedule – Major Site Plans."
- ☐ Traffic evaluation, as stated on the attached "Facilities Demand Worksheet".

January 31, 2024

Mr. Eric Meyer
Development Director
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Heart Food Pantry; 6541 E. Main Street: Major Site Plan and Variance Request

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. Project Summary

- a. The property is located at 6541 East Main Street. It consists of 1 parcel in the BMD – Brice and Main District (PID 060-000311). The parcel is zoned BMD: Brice and Main District. The project site area is 1.85 acres.
- b. All adjacent parcels are zone BMD: Brice and Main District. To the north are two existing parcels that front E. Main Street with restaurant uses. The east adjacent parcel is an access drive providing access to the parcel to the south. The adjacent south parcel is vacant. The adjacent west parcel is currently vacant, and adjacent west parcel along Main Street frontage is a financial institution.
- c. The site is currently vacant.
- d. The 2018 Comprehensive Plan future landuse map identified this site as “Medium Density Mixed Use” and is described as “a well-integrated mix of housing, neighborhood-oriented retail, and public space, all connected by a network of comfortable, pedestrian-friendly streets.” The district should serve commercial needs scaled to accommodate the immediate neighborhoods, and should incorporate a mixture of small commercial and office uses, residential units, and retail uses, including shopping and dining. Development should include public greenspaces, such as pocket parks, and buildings should help define the character of the street with sidewalk patios, landscaping, and pedestrian activity.
- e. The site is proposed for redevelopment as a commercial building with parking, serving as a food pantry. The proposed development is similar in scale to a small grocer. The main developable area of the site does not front on E. Main Street and is buffered by two parcels. Access from E. Main Street is from a narrow segment of the parcel that extends along the west side of the adjacent fronting parcels.
- f. The proposed improvements consist of an 11,790 sq.ft. single story building, surface parking lot, landscaping and screening, and pedestrian areas serving visitors at the building entry.
- g. Along with Major Site Plan approval, the applicant is requesting variance approval to permit a reduction of required open space from 30% to 14.8%.



2. Zoning Review – Major Site Plan (Section 1109.19, Site Plan and Design Review; Section 1103.15 Brice & Main District)

- a. **Permitted Use:** The proposed use is a “Food Sales – Small Format Grocery”, which is a permitted use in the district.

b. Setbacks:

	Permitted	Provided
Front	5’ min, 20’ max	Not applicable – the portion of the lot with ROW frontage is not developable other than for access.
Side (min.)	10’ from lot line, 10’ between buildings	73.27’ from side lot lines (min.)
Rear (min.)	10’ from lot line, 10’ between buildings	73.62’ from rear lot line

- c. **Lot Coverage (Max.):** Maximum permitted impervious coverage is 80%. The plan indicates 76.9% impervious coverage.
- d. **Open Space (min.):** Minimum required open space is 30%. The site is 1.85 acres or 80,685 sq.ft. and 30% is equal to 24,205.5 sq.ft. The plan indicates 14.8% or 11,957 sq.ft. is provided, requiring an additional 12,248.5 sq.ft. Open space shall not include area for required minimum yards.

The applicant is requesting a variance to permit a reduction of required minimum open space from 30% to 14.8% as planned.

- e. **Parking:** Parking is permitted to the interior of the development or within a parking structure. The plan illustrates the parking encompassing the building. However, the buildable area of the parcel does not have road frontage and is buffered with other development. The code requires one parking space for each 300 sq.ft. of building, requiring 40 spaces, including 2 accessible spaces. The plan proposes 108 parking spaces, including 6 accessible spaces, which is a ratio of 1 space per 109 sq.ft.. The parking will be screened from adjacent properties with an evergreen hedge.
- f. **Loading Spaces:** 1 loading space is required per 10,000 sq.ft of building area, and for each additional 10,000 sq.ft. or major fraction thereof. The proposed use is required to have 2 loading spaces. The plan indicates 2 loading spaces.
- g. **Height:** The required minimum building height is 22’ and maximum building height is 75’. The proposed building is 22’ for the shorter portion of the building, and 26’ for the taller portion.
- h. **Circulation:**
- i. Pedestrian access to the site is provided by 3’ walkway along the entry drive and connecting to the market entry with striping in the parking area. We agree with the recommendation of



the engineering and fire comments, permitting the drive to be reduced to 20 feet and the walk widened to 5 feet. The wider sidewalk will better accommodate patrons arriving on foot and by public transit.

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 - i. West elevation: 92 l.f. of façade; 184 sq.ft. of sign is permitted; 140 sq.ft wall sign is proposed.
 - ii. North elevation: 65 l.f. of façade; 130 sq.ft. of sign is permitted 52.67 sq.ft. wall sign is proposed.
 - iii. The plans indicate that signs will be externally illuminated, and means and materials will be determined with final design by sign fabricator. Final detailed signage designs should be submitted for approval prior to installation.
- j. **Tree replacement:** The proposed improvements do not appear to impact existing protected trees.
- k. **Street tree requirements:** Street trees are required along all public streets to the approval of the Planning and Zoning Administrator or the Planning and Zoning Board. The parcel does not have street frontage that is available to include street trees.
- l. **Interior Lot Landscaping:** Commercial structures, related parking, loading, and trash storage areas over 50,000 square feet in area requires a total trunk diameter of 20" plus 1" per 4,000 square feet over 50,000 square feet or fraction thereof. For 62,109 sq.ft., the site requires 24" of trunk diameter. The plan provides 26" of trees.
 - i. **The plant schedule specifies the use of *Lagerstroemia indica* 'Tuscarora' Tuscarora Crape Myrtle as an tree. However, these plants are not common in central Ohio as trees and may suffer winter die-back, limiting their ability to achieve the intended mature sizes. Because these trees are for meeting required planting, they should be substituted to an appropriate local ornamental tree, such as *Amelanchier x grandifolia* Serviceberry, *Cercis canadensis* Redbud, *Crataegus viridis* 'Winter King' Winter King Hawthorn, or *Malus Crabapple*.**
- m. **Buffer Requirements:** No buffering conditions apply to the site and uses.
- n. **Parking area landscaping:** For every ten (10) parking spaces or fraction thereof, the applicant shall provide not less than two hundred (200) square feet of interior landscaped parking lot areas containing at least one (1) tree with a minimum diameter of two inches (2") and four (4) shrubs. The plan proposed 108 parking spaces, requiring 11 trees, 44 shrubs, and 2,160 sq.ft. of landscape area. Interior landscape tree requirements may be applied to this requirements, provided the trunk diameter is 2" min. The plan provides 3,165 sq.ft. of parking island landscape area, 13 trees specified as 2" caliper, and 46 shrubs.



- i. Ornamental trees are being provided in the parking islands where there appear to be conflicts with overhead utility lines. Note above comment regarding substitution of the specified Crape Myrtle trees.
- o. **Parking perimeter landscaping:** All parking lots shall provide perimeter landscaping. Parking lots shall have perimeter landscaping of a minimum width of ten feet (10') exclusive of vehicle overhang. The perimeter landscaping shall consist of a continuous evergreen hedge, evergreen trees, earthen mound or a combination thereof as required to provide a continuous opaque screen, a minimum of thirty-six inches (36") in height, within one (1) year of installation. The perimeter landscape shall also contain a minimum of one (1) deciduous tree per fifty (50) linear feet of parking perimeter. The plan provides the required evergreen screen hedge and 1 deciduous tree per 50 feet.
- p. **Screening and Landscaping for service structures:** The dumpster must be screened with a continuous solid opaque fence, wall, or mound, and have a continuous planting of evergreen plant material on all sides except for the gated access. The average height of the screen shall be 1' taller than the equipment being screened. The plans indicate a 6' tall dumpster enclosure, finished in grey stucco with a matching-color painted metal gate and evergreen screen shrubs.
- q. **Exterior Lighting.**
 - i. The average horizontal illumination level on the ground shall not exceed three footcandles (3FC). The light level along a property line adjacent to a residentially-zoned or used property shall not exceed an average intensity of one-half footcandle (0.5FC). The provided photometric plan indicates an average of 2.44 fc and light point-levels along the south property line shared with residential use do not exceed 0.5 fc.
 - ii. The height of parking lot lighting shall not exceed twenty feet (20') above grade and shall direct light downward, i.e. cut-off type fixtures. The plan proposed the use cut-off fixtures with a height of 15 feet.
 - iii. The site will also include building mounted up-and-down lighting and pedestrian bollard lights.

3. Zoning Recommendation

- a. Approval is recommended for Heart Food Pantry; 6541 E. Main Street: Major Site Plan with the following conditions:
 - i. That the layout is revised to provide the permitted minimum 30% open space, or a variance is granted to allow a reduction to 14.8%, a difference of 12,248.5 sq.ft.
 - ii. That final detailed signage designs are submitted for approval prior to installation.
 - iii. That the specified Crape Myrtle plants be substituted with a locally appropriate ornamental tree.
 - iv. That the plan is modified per the engineering recommendations for the access drive to be 20 feet and its adjacent sidewalk to be 5 feet wide.

4. Variance Review

- a. The applicant is requesting a variance from Section 1103.15, III. B. *Open Space (Min.)* to permit a reduction of required minimum open space from 30% to 14.8%.
- b. The site is 1.85 acres or 80,685 sq.ft. and 30% is equal to 24,205.5 sq.ft. The plan indicates 14.8% or 11,957 sq.ft. is provided, requiring an additional 12,248.5 sq.ft. Open space shall not include area for required minimum yards.



- c. Open Space as defined in the zoning code:
An area of land that is intended and used for environmental, scenic, or recreational purposes and which may include lawns, landscaping, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, and wooded areas. Open space shall not be deemed to include paved areas such as roads, driveways, or parking lots, and shall not be deemed to include spaces required for minimum yards. That portion of a natural or man-made water body which shall be interpreted as open space shall be determined by the Planning Commission.
- d. Statement of hardship:
The applicant states that the “variance is the result of the practical difficulty of providing sufficient parking and loading spaces to adequately serve the community and maintain smooth traffic flow through the site.” A memo has been included illustrating the use’s parking demand and need to provide additional spaces that accommodate turnover of cars.
 - i. City staff has observed the applicant’s existing facility. While the use is generally classified as a small grocery, patrons tend to arrive all at once, resulting in a stressed internal vehicle circulation and the stacking of cars in Main Street. The applicant also retains a special-duty police officer in an effort to manage traffic.
- e. No variance from the strict application of the provisions of this Code shall be granted unless the PZB makes specific findings of fact, based on the evidence presented to it, which support conclusions that the variance conforms to the following standards:
 - i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located and shall not be injurious to the area or otherwise detrimental to the public welfare.
 - 1. The variance appears to meet this criteria.
 - ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
 - 1. The variance appears to meet this criteria.
 - iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
 - 1. The variance appears to meet this criteria. The use – a food pantry – is not specified within the zoning code, the closest approximation being “Food Sales – Small Format Grocery”. However, its observed patron behavior related to vehicle arrival and departure does not follow typical grocery store patterns for peak hour use and patrons tend to arrive all at once, creating a stress condition on minimum parking and vehicle access. The variance is applicable to this unique user in this location.
 - iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
 - 1. The variance appears to meet this criteria. The variance will help to prevent stacking on the public street.



- v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
 - 1. The variance appears to meet this criteria. The proposed variance strikes a balance between providing anticipated parking needs, while also providing the most open space, and the least variance, possible.
- vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
 - 1. The variance appears to meet this criteria.
- vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
 - 1. The variance appears to meet this criteria.
- viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
 - 1. The variance appears to meet this criteria.
- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 - 1. The variance appears to meet this criteria.

5. Variance Recommendation

- a. It is recommended that the variance be approved.

If you have any questions or comment, please feel free to contact us.
Very truly yours,

Rick Fay, PLA, ASLA



Engineers, Surveyors, Planners, Scientists

MEMO

Date: January 31, 2024

To: Mr. Eric Meyer, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: Heart Food Pantry and Market (6541-6543) East Main Street

Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the Major Site plan for the Heart Food Pantry and Market project located at 6541-6543 East Main Street. Previous reviews of the plan and traffic study were conducted in October and December of 2023. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The access point to East Main Street is shown as a 22-foot wide drive. In order to provide adequate width for the sidewalk (see comment 6), we request that the drive width be changed to 20-feet. We met with Staff and the Truro Township Fire Department to review this with no objections.
 - a. There appears to be an existing curb cut and private curbs within the footprint of the access drive. While off the property, the remainder of the existing drive will need to be removed/addressed. This can be addressed during PGU process and determination on the need for temporary work agreements with the adjacent owners will be needed.
2. Due to the access point's proximity to the signal at Kroger/Wright Patt Credit Union, the developer has proposed a right-in/right-out (RIRO) access to and from the property from East Main Street. Details of the RIRO are to be provided with the PGU plan. Minimum lane width is to be 16-feet. Signage and other details shall generally follow the City of Columbus standard drawing 2211. Curb on island may need to be mountable, but will be determined with PGU.
3. The drive aisles in the parking areas have a minimum width of 22-feet which is acceptable per the Development Handbook. Parking spaces are 9-feet by 18-feet and are also acceptable.
4. The existing monument sign appears to be too close to the new drive. Will this be relocated?
5. Loading zone areas have been shown on the east side of the building and are acceptable.
6. The sidewalk entrance from East Main Street from the public right-of-way is shown to be 3 feet wide which is acceptable by ADA standards but does not meet the City's typical width of 5 feet. As stated in comment 1, we request the drive width be changed to allow for the 5-foot walk.
 - a. It is not clear if the walk will be concrete or asphalt-please show this detail and how it will connect to the right-of-way on the PGU plan.
7. With the drive approach installation, the brick sidewalk will need to be repaired/replaced per standard drawing R-24.
8. A bike rack has been included near the northwest corner of the building, but is located in the pavement area. We would recommend placing this within a curbed area to protect cyclists and their bicycles.
9. The site is seeking a variance for open space, which is related to the number of parking spaces the facility needs. As stated in the Parking Calculation memo provided, the site's use category only requires approximately 40 spaces. Based on user data for the existing facility coupled with staff

parking and overlap parking, we feel the total number of spaces provided is appropriate. Additional stacking will be available in the entrance drive and in the drive aisles around the building, if needed.

UTILITIES

10. Based on the submitted Facilities Demand Worksheet:
 - a. Water Demand – The Facility Demand Worksheet shows a need of 2,000-gpd at 35 psi. This site is located in the West Pressure District which has a hydraulic grade line of 1035+/- . The plan shows an average ground elevation of approximately 880 on site. Given the use, the City would not expect any issues with pressure or flow although fire flow for a sprinkler system should be verified to confirm if a pump is needed.
 - b. Sewer Demand – The Facility Demand Worksheet shows an average daily flow of 2,405 gpd. This flow can be accepted by the existing sewer.
11. A water service is shown coming from the existing 8" watermain which runs along the south side of East Main Street. The existing watermain comes from the east and stops near the drive location, so the actual end point will need to be verified prior to construction.
 - a. A heated enclosure is shown approximately 200-feet south of East Main Street and has been located in an island, which is acceptable.
 - b. Please confirm if a sprinkler system and therefore a fire line is required for the building. There is currently only one line shown going to the building.
12. Confirm with the Fire Department the need for fire hydrants in proximity to the building and if they need to be public or can be private.
13. As shown, the site will be served by a proposed sanitary lateral which will connect to an existing 8" sewer located on the north side of the site. The existing sewer is within an existing easement.

STORMWATER

14. The site plan shows an easement running north to south containing a 54-inch storm sewer which conveys stormwater from East Main Street and outlets to an existing stream to the south of the proposed site. Please show all pertinent details of the storm sewer on future submissions. The City assumes this storm sewer was field verified and that it will continue to be maintained through the site, please confirm.
15. The underground detention system location is noted. Please provide a stormwater management report meeting the requirements of the City's current Stormwater Design Manual with supporting calculations and plan details with the PGU.
16. Verify that no FEMA mapped floodplain is present on the site. If present, please show on the plan.

DETAILS / SPECIFICATIONS

17. Where applicable, refer to Reynoldsburg Standard Construction Drawings on PGU plans.
18. On the PGU, please label all existing utilities with plan numbers and line sizes.

TRAFFIC ACCESS STUDY (TAS)

19. The updated traffic access study provided has addressed all comments previously provided. We have no further comments at this time.
20. It should be noted that the study includes a warrant analysis for an eastbound right turn lane on East Main Street. The warrant was met, but as noted in the study, it was not included in the proposed plan. This is due to lack of other right turn lanes on East Main Street, proximity to the Kroger traffic signal and that the warrant criteria were barely met.

SITE STATISTICS:

PARCEL	060-000311
SITE ACREAGE	1.85 ACRES (80,685 SF)
CURRENT SITE ZONING	BMD
BUILDING LOT COVERAGE	11,790 SF (14.6%)
TOTAL IMPERVIOUS AREA	62,109 SF (76.9%)
OPEN SPACE	11,957 SF (14.6%)

PARKING REQUIREMENTS:

USE: FOOD SALES - SMALL FORMAT GROCERY	
11,790 SF (1 SPACE PER 300 SF)	
TOTAL PARKING REQUIRED	40 SPACES (2 ADA) REQUIRED
TOTAL PARKING PROVIDED	108 SPACES (6 ADA) PROVIDED
SURFACE SPACES	

LEGEND

#	SURFACE PARKING COUNT
→	TRAFFIC DIRECTION ARROW

OWNER/DEVELOPER
HEART DEVELOPERS LLC
6475 E MAIN ST, SUITE 101
REYNOLDSBURG, OH 43068

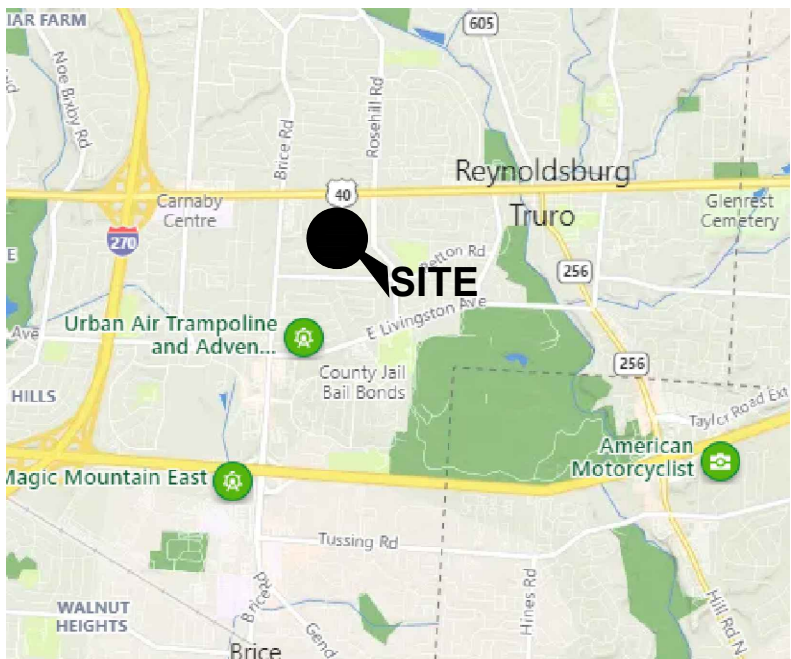
ENGINEER
ADVANCED CIVIL DESIGN LLC
781 SCIENCE BLVD, SUITE 100
GAHANNA, OH, 43230
614-428-7750

ARCHITECT
RED CONSULTING
33 N GRANT ST, SUITE 150
COLUMBUS, OHIO 43215

MAJOR SITE PLAN FOR HEART FOOD PANTRY AND MARKET 2024

Sheet List Table

Sheet Number	Sheet Title
1	Site and Traffic Plan
2	Utility Plan
3	Existing Conditions
A1.1	Architectural Site Plan
A1.2	Concept Landscape Plan
A1.3	Concept Landscape Plan
A1.4	Site and Building Lighting
A1.4a	Photometrics
A1.5	Building Elevations
A1.6	Renderings



VICINITY MAP

SCALE: NTS

PLAN PREPARED BY:

Heart Developers, LLC

Suite 101

6475 E. Main Street

Reynoldsburg, OH 43068

CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO

HEART FOOD PANTRY AND MARKET

FOR

HEART DEVELOPERS LLC

SITE AND TRAFFIC PLAN

Issue Dates:

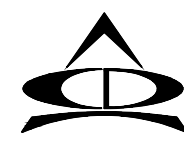
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Drawn By:
CWH

Checked By:
TMW

Project Number:
20-0014-863

Drawing Number:
1 / 3



1 inch = 20 feet

PLANS PREPARED BY:

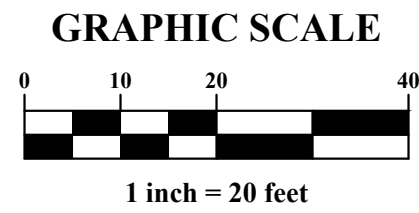
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ADVANCED
CIVIL DESIGN
ENGINEERS & SURVEYORS

REGISTERED ENGINEER

82455
NUMBER

 PROPOSED STORM SEWER
 ST ST EXISTING STORM SEWER
 PROPOSED WATER SERVICE
 PROPOSED SANITARY SERVICE
 SA SA EXISTING SANITARY SEWER
 WA WA EXISTING WATER MAIN
 G G EXISTING GAS MAIN
 OHE EXISTING OVER HEAD ELECTRIC



Date: 01/18/2024
Scale: 1" = 20'

Drawn By: CWH	Checked By: TMW
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Project Number:
20-0014-863

Drawing Number:
2 / 3

MAJOR SITE PLAN
FOR
HEART DEVELOPERS LLC



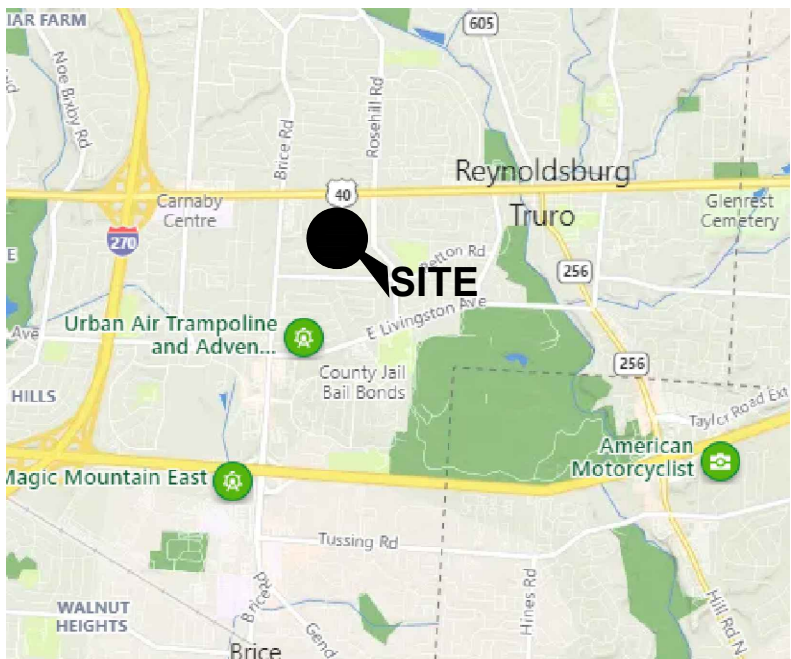
81 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

S U R V E Y O R S

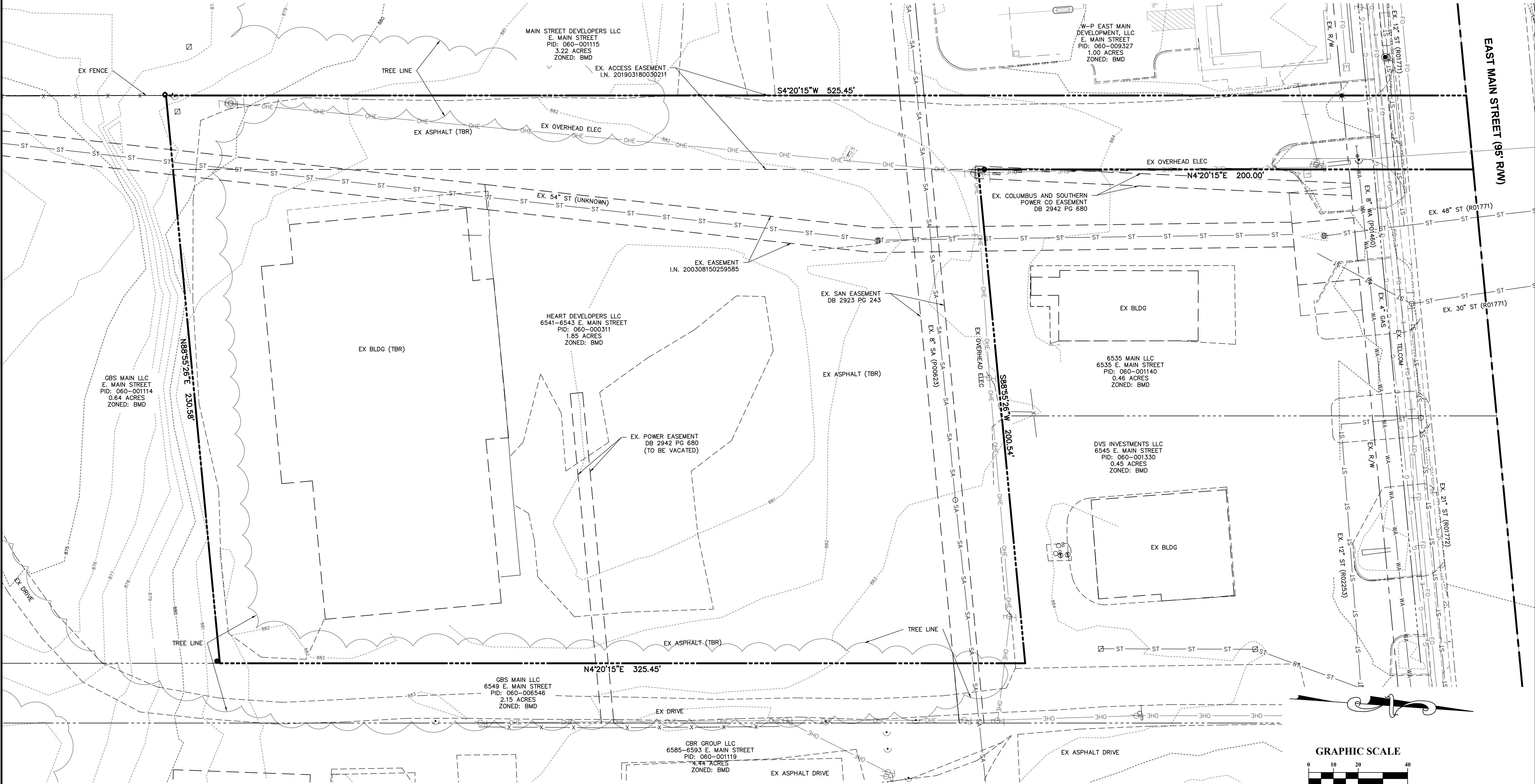
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LEGEND

- 801--- EXISTING CONTOUR
- ST ST EXISTING STORM SEWER
- SA SA EXISTING SANITARY SEWER
- WA WA EXISTING WATER MAIN
- G G EXISTING GAS MAIN
- OHE OHE EXISTING OVER HEAD ELECTRIC
- (TBR) TO BE REMOVED



VICINITY MAP
SCALE: NTS



CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO
HEART FOOD PANTRY AND MARKET

SITE PLAN
FOR
HEART DEVELOPERS LLC
EXISTING CONDITIONS

Issue Dates:	

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Scale:	1" = 20'
Drawn By:	CWH
Checked By:	TWM
Project Number:	20-0014-863
Drawing Number:	3 / 3

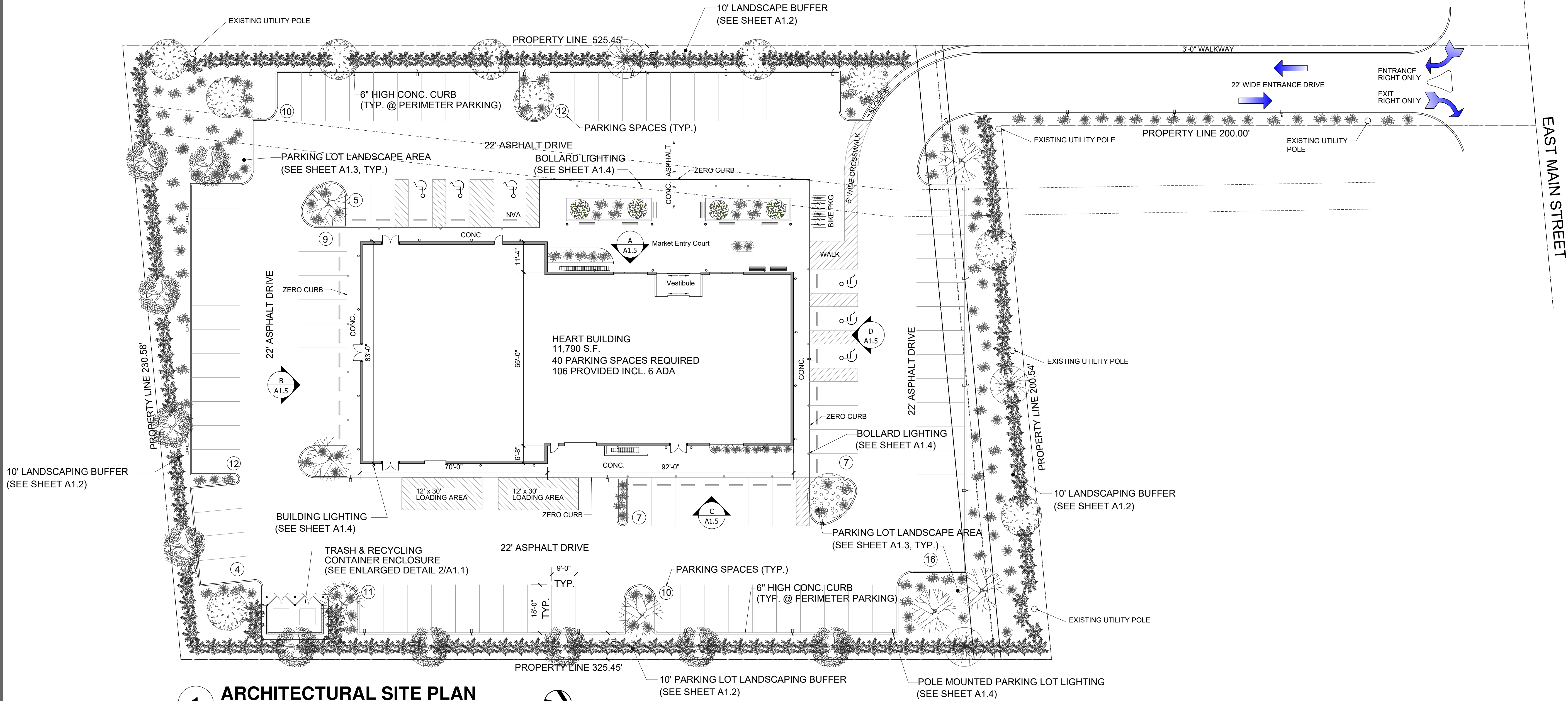
PLAN PREPARED BY:

PLAN PREPARED FOR:

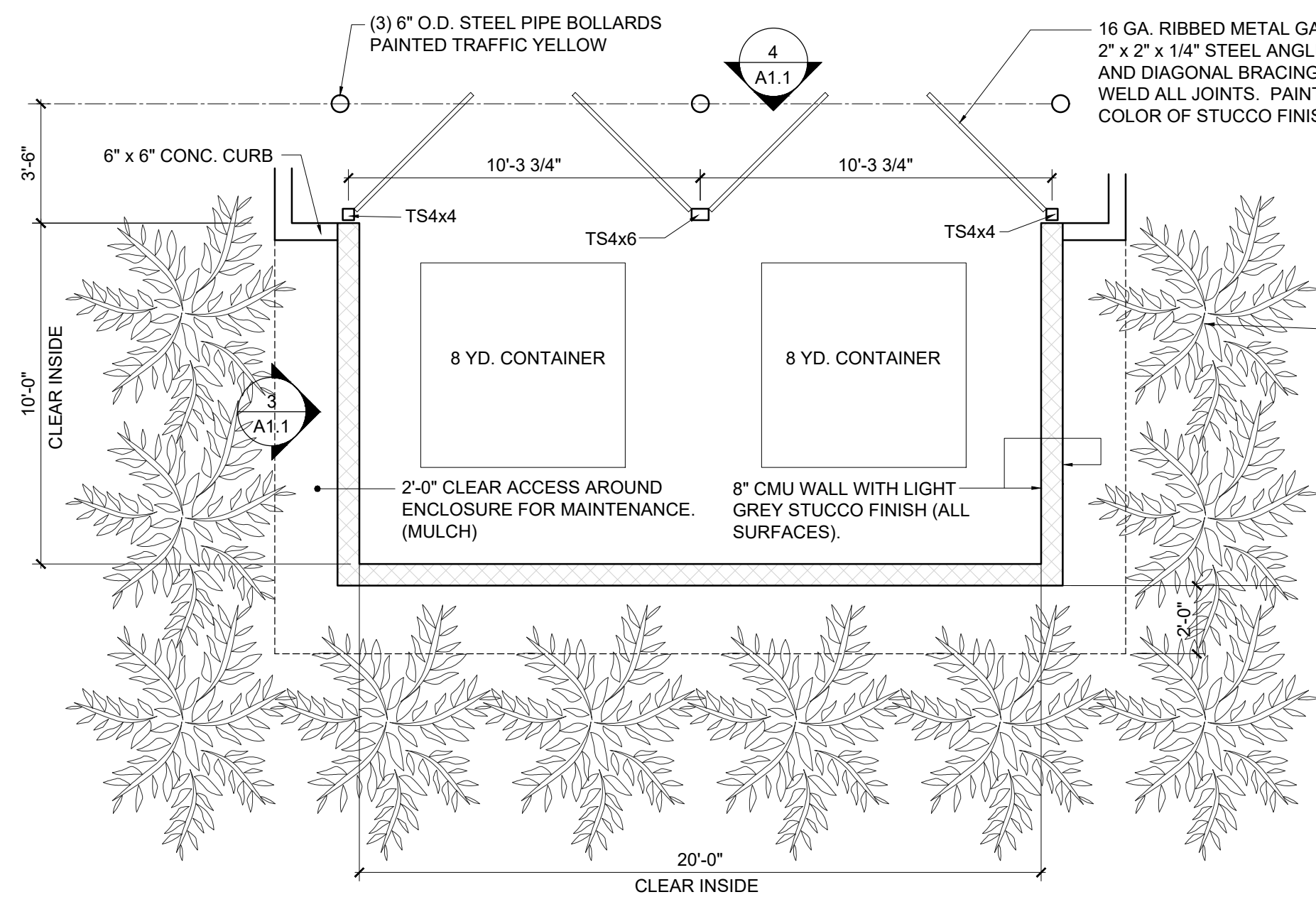
Heart Developers, LLC
Suite 101
6475 E. Main Street
Reynoldsburg, OH 43068

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
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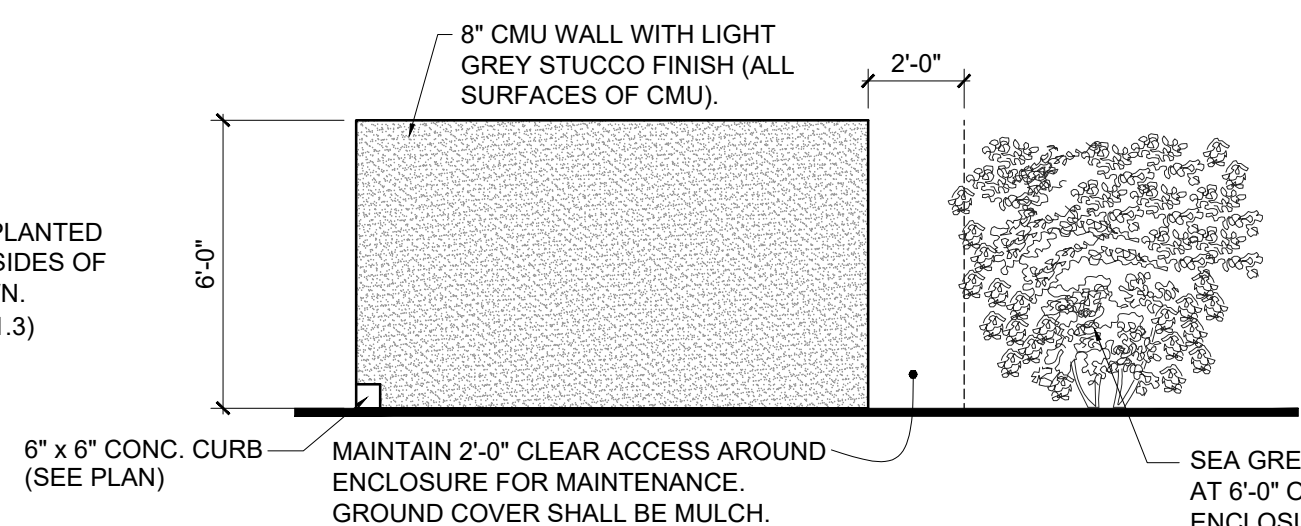
ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS



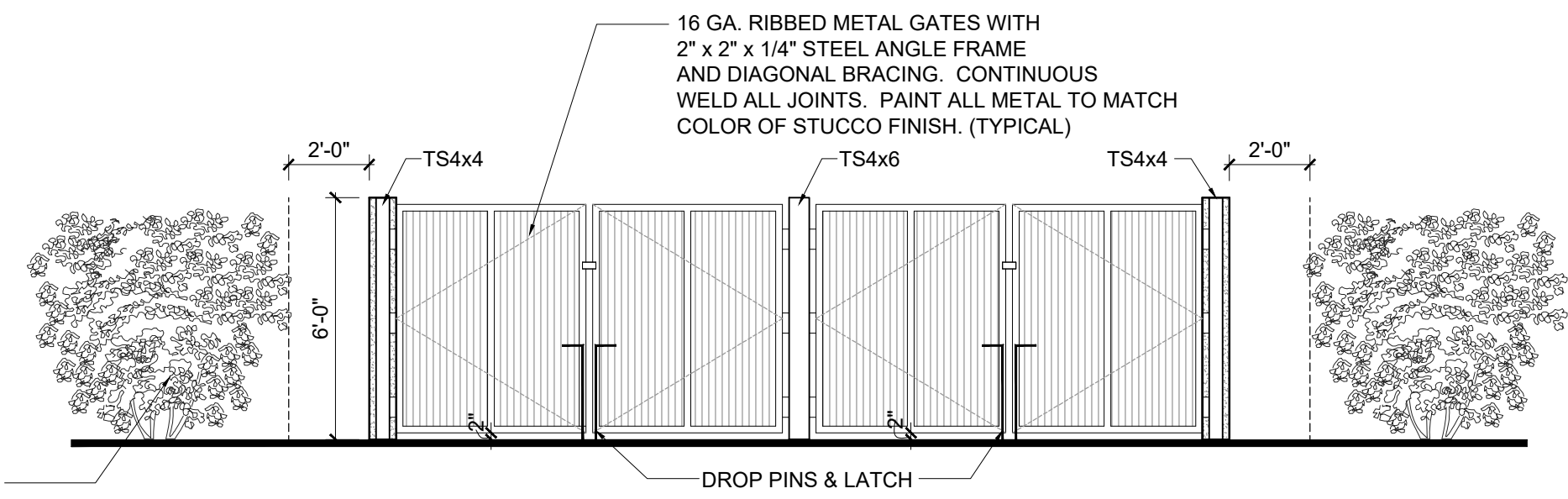
1 ARCHITECTURAL SITE PLAN
Scale: 1" = 20'



2 PLAN at DUMPSTER ENCLOSURE
Scale: 1/4" = 1'-0"



3 ENCLOSURE ELEVATION
Scale: 1/4" = 1'-0"



4 ENCLOSURE ELEVATION
Scale: 1/4" = 1'-0"

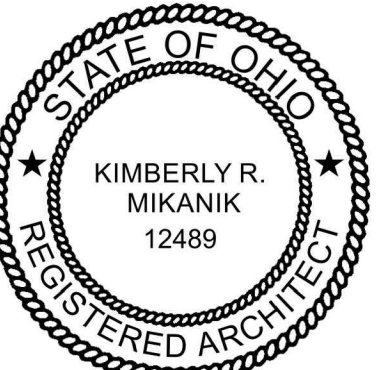
OWNER / DEVELOPER

Heart Developers, LLC

Suite 101
6475 E. Main Street
Reynoldsburg, OH 43068

HEART
FOOD PANTRY & MARKET
6541 East Main Street
Reynoldsburg, Ohio 43068

SEAL



Kimberly Mikanik

REVISION RECORD

NO.	DATE

Major Site Plan Submittal: 01/18/2024

JOB NUMBER

SHEET TITLE:

**ARCHITECTURAL
SITE PLAN**

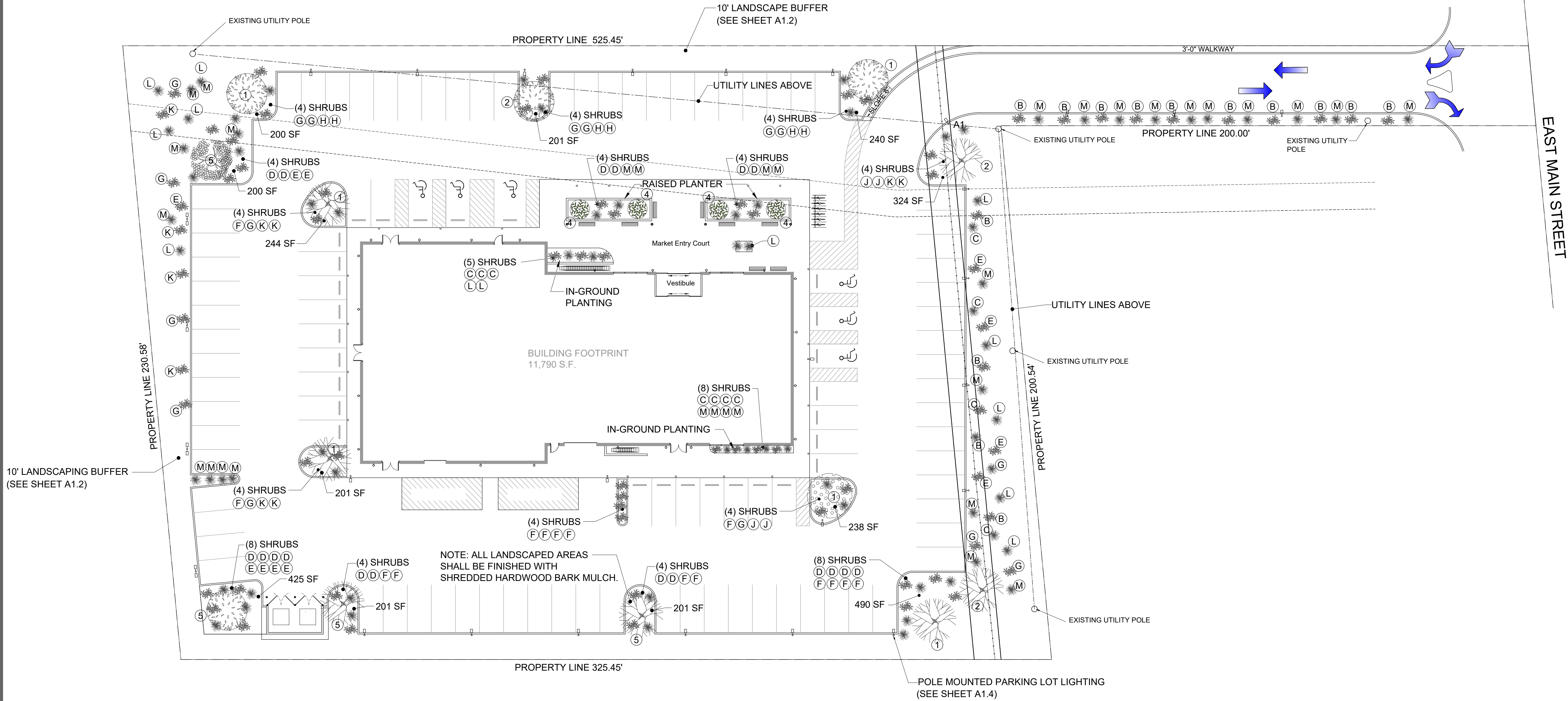
SHEET NUMBER:

A1.1



NOTES:

1. DECIDUOUS TREES SHALL BE MINIMUM 2" CALIPER MEASURED 1 FOOT ABOVE GROUND.
2. ORNAMENTAL TREES SHALL BE 2" CALIPER MEASURED 1 FOOT ABOVE GROUND
3. SHRUBS SHALL BE MINIMUM 18" IN HEIGHT OR SPREAD DEPENDING ON GROWTH CHARACTERISTICS.



1 PARKING LOT LANDSCAPING ISLANDS
Scale: 1" = 20'



TREE SELECTION LIST					
ID	COMMON NAME	BOTANICAL NAME	MAT. HT.	MAT. SPREAD	QUANTITY
①	BLOODGOOD JAPANESE MAPLE	ACER PALMATUM	15'	15-25'	9
②	TUSCARORA CRAPE MYRTLE	LAGERSTROEMIA INDICA TUSCARORA	15-20'	10-15'	8
③	NOT USED				
④	ROMEO DWARF CHERRY	PRUNUS FRUITICOSA PRUNUS CERASUS	6-8'	5-7'	4
⑤	MUSAAHINO JAPANESE ZELKOVA	ZELKOVA SERRATA MUSASHINO	45'	15'	8
⑥	AUTUMN BLAZE MAPLE	ACER X FREEMANII JEFFERSRED	40-50'	30-40'	5
SHRUBS & GRASSES					
ID	COMMON NAME	BOTANICAL NAME	MAT. HT.	MAT. SPREAD	QUANTITY
(A)	SEA GREEN JUNIPER	JUNIPERUS X PFITZERIANA SEA GREEN	4-6"	6-8"	163
(B)	BIG BLUE LIRIOPE	LIRIOPE MUSCARI BIG BLUE	12-14"	12-16"	14
(C)	WALKERS LOW CATMINT	NEPETA FAASSENII WALKERS LOW	18-24"	12-18"	11
(D)	SOFT TOUCH HOLLY	IIEX CRENATA SOFT TOUCH	24-36"	24-36"	18
(E)	AUTUMN ANGEL ENCORE AZALEA	AZALEA X ROBLEG	36"	36"	11
(F)	BUTTERFLY MILKWEED	ASCLEPIAS TUBEROSA	18-24"	18"	15
(G)	ST. JOHNS WORT	HYPERICUM KALMIANUM	24-36"	24-36"	16
(H)	LEADPLANT	AMORPHA CANESCENS	12-18"	30"	6
(J)	SUNJOY GOLDEN PILLAR BARBERRY	BERBERIS THUNBERGII	3-4'	3-4'	4
(K)	PURPLE CONEFLOWER	ECHINACEA PURPUREA	3-4'	12"	10
(L)	HANSE HERMS SWITCH GRASS	PANICUM VIRGATUM HANSE HERMS	36-48"	24-36"	12
(M)	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES HAMELIN	12-24"	12-18"	32
NOTES: 1. DECIDUOUS TREES SHALL BE MINIMUM 2" CALIPER MEASURED 1 FOOT ABOVE GROUND. 2. ORNAMENTAL TREES SHALL BE 2" CALIPER MEASURED 1 FOOT ABOVE GROUND 3. SHRUBS SHALL BE MINIMUM 18" IN HEIGHT OR SPREAD DEPENDING ON GROWTH CHARACTERISTICS.					

RED CONSULTING

REAL ESTATE DEVELOPMENT CONSULTING
ARCHITECTURE + ENVIRONMENTAL + CIVIL ENGINEERING
DEVELOPMENT SERVICES

614.562.4985 · kim.mikanik@r-e-d-consulting.com

OWNER / DEVELOPER

Heart Developers. LLC

Suite 101
6475 E. Main Street
Reynoldsburg, OH 43068

HEART
FOOD PANTRY & MARKET

6541 East Main Street
Reynoldsburg, Ohio 43068

SEAL

STATE OF OHIO

KIMBERLY R. MIKANIK
12489

REGISTERED ARCHITECT

Kimberly Mikanik

REVISION RECORD

NO: DATE:

Major Site Plan Submittal: 11/30/2023

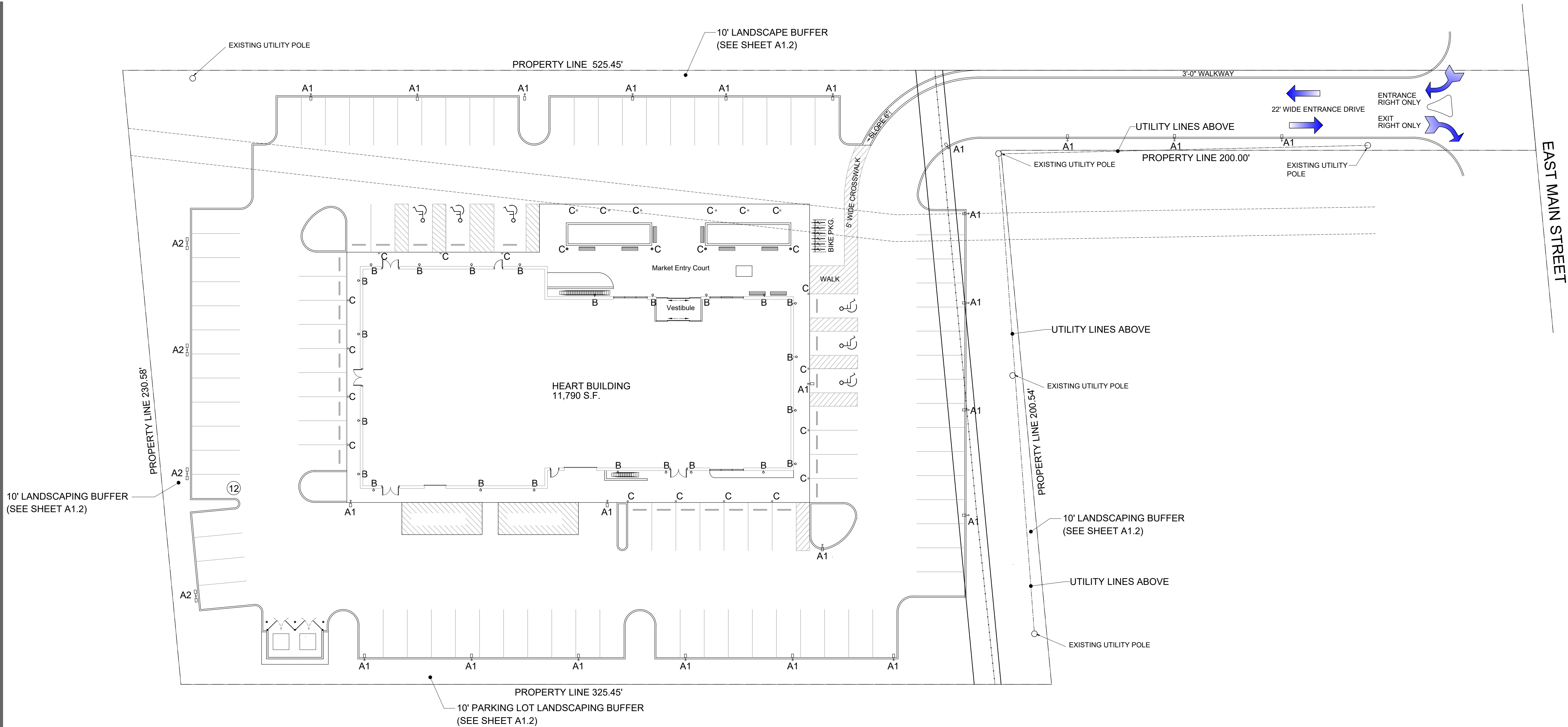
JOB NUMBER

SHEET TITLE:

CONCEPT
LANDSCAPE PLAN

SHEET NUMBER:

A1.3



1 SITE & BUILDING LIGHTING
Scale: 1" = 20'



150 Watt NextGen III Light Dimensions



2 LIGHTING FIXTURE A
Scale: None

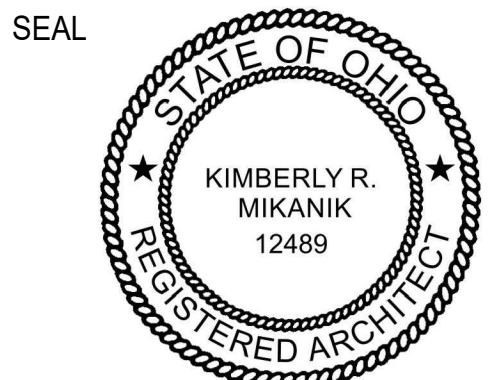
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Scale: None

4 LIGHTING FIXTURE C
Scale: None

LIGHTING FIXTURES		
ID	DESCRIPTION	QTY.
A1	Pole Mounted Parking Lot Lights (1) 150 Watt LED NextGen III Parking Lot Light, 21,000 Lumen per lamp, 5000K, Slip Fit Pole Mount. Pole height: 15'-0" above grade. Position on poles for 3 FC average horizontal illumination on ground. Locate poles at approx. 40'-0" o.c. and minimum 20' away from lot line corners. Pole and light fixture shall be dark bronze color. Photocell and time clock control. 120/277V.	24
A2	Pole Mounted Parking Lot Lights (2) 150 Watt LED NextGen III Parking Lot Light, 21,000 Lumen per lamp, 5000K, Slip Fit Pole Mount. Pole height: 15'-0" above grade. Position on poles for 3 FC average horizontal illumination on ground. Locate poles at approx. 40'-0" o.c. and minimum 20' away from lot line corners. Pole and light fixture shall be dark bronze color. Photocell and time clock control. 120/277V.	4
B	Building Facade Lighting Progress Lighting LED cylinder outdoor wall sconce Up / Down light, 6" dia. X 18", surface mounted with top of light fixture at 12'-0" above sidewalk. 1,262 lumens downlight, 1,300 lumens uplight, 3000K color temp. Dark bronze fixture color. Photocell and time clock control. 120/277V.	23
C	Bollard Lighting Round Top LED Bollard Light with Louvers, 22W, 43" tall, bronze finish, 1540 Lumens, 3000K, 120/208V	25

OWNER / DEVELOPER
Heart Developers. LLC
Suite 101
6475 E. Main Street
Reynoldsburg, OH 43068

HEART
FOOD PANTRY & MARKET
6541 East Main Street
Reynoldsburg, Ohio 43068



Kimberly Mikanik

REVISION RECORD	
NO.	DATE:

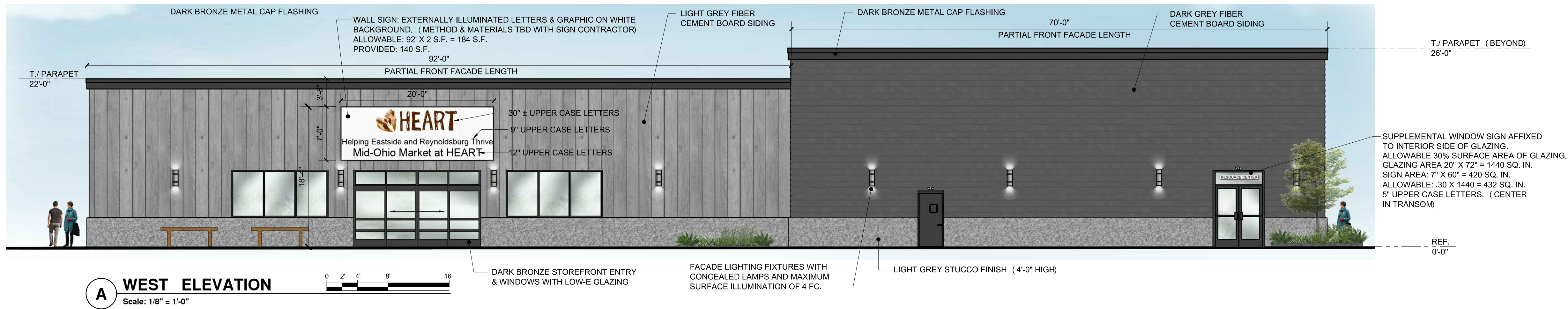
Major Site Plan Submittal: 11/30/2023

JOB NUMBER

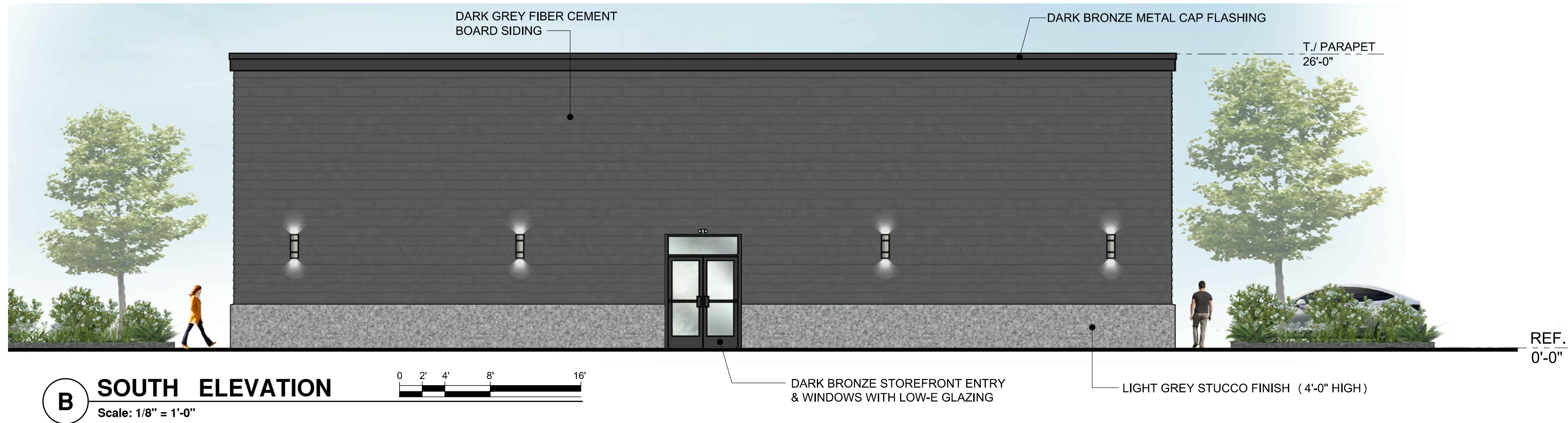
SHEET TITLE:
SITE & BUILDING
LIGHTING PLAN

SHEET NUMBER:
A1.4

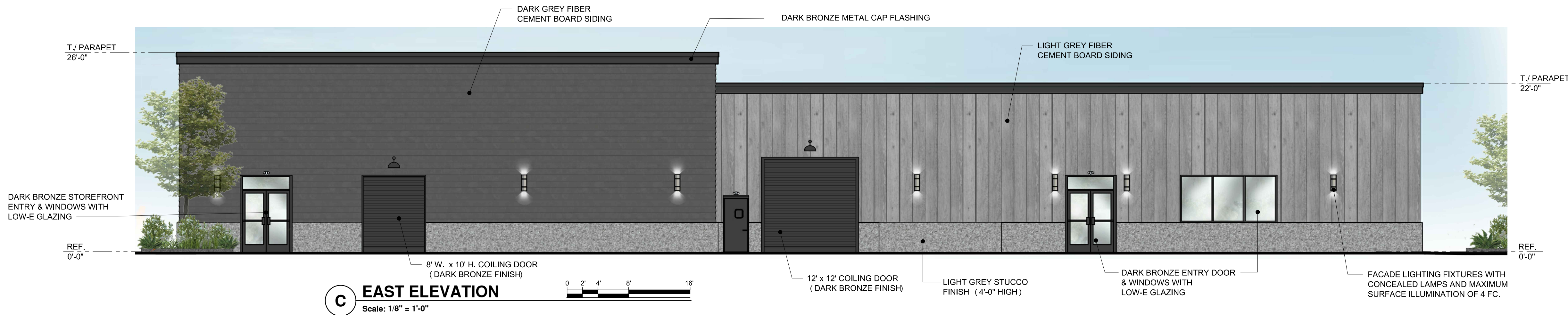




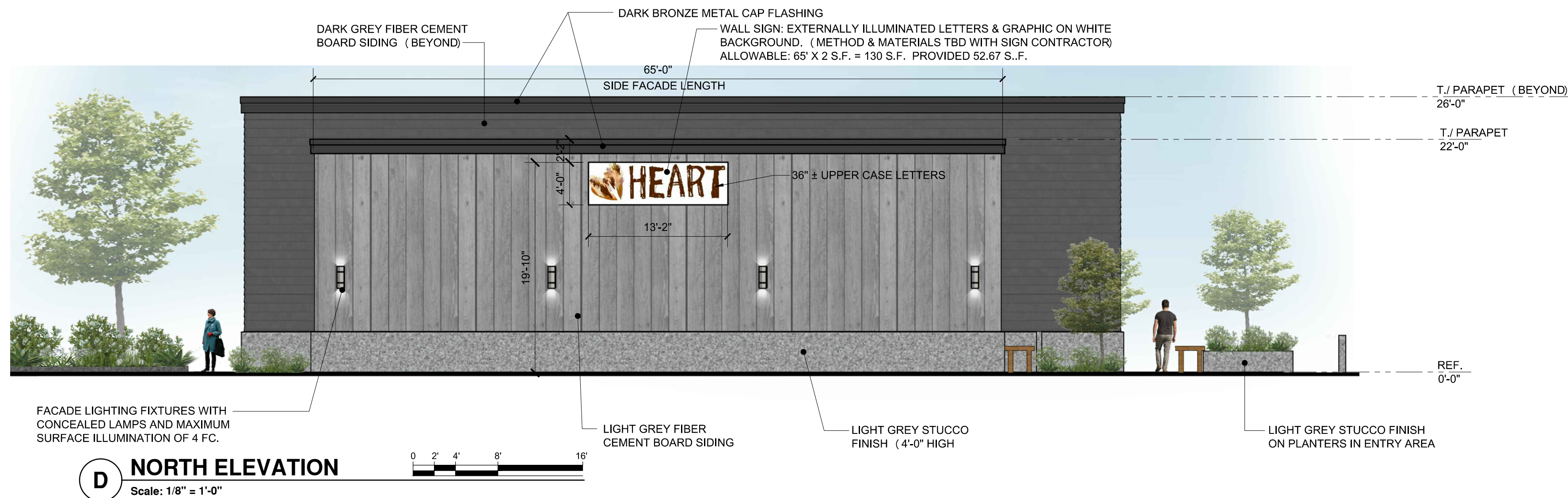
A WEST ELEVATION
Scale: 1/8" = 1'-0"



B SOUTH ELEVATION
Scale: 1/8" = 1'-0"



C EAST ELEVATION
Scale: 1/8" = 1'-0"



D NORTH ELEVATION
Scale: 1/8" = 1'-0"

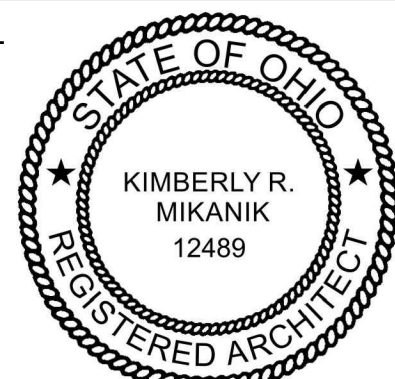
OWNER / DEVELOPER

Heart Developers. LLC

Suite 101
6475 E. Main Street
Reynoldsburg, OH 43068

HEART
FOOD PANTRY & MARKET
6541 East Main Street
Reynoldsburg, Ohio 43068

SEAL



Kimberly Mikanik

REVISION RECORD

NO.	DATE

Major Site Plan Submittal: 01/18/2024

JOB NUMBER

SHEET TITLE:

EXTERIOR
ELEVATIONS

SHEET NUMBER:

A1.5



A Concept Rendering
Scale: None



B Concept Rendering
Scale: None



C Concept Rendering
Scale: None

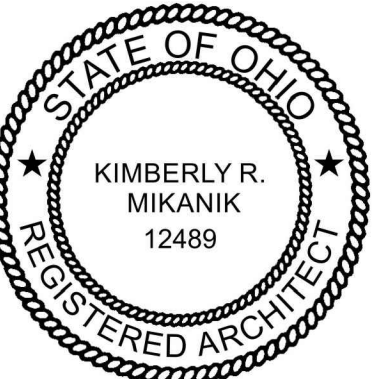
OWNER / DEVELOPER

Heart Developers. LLC

Suite 101
6475 E. Main Street
Reynoldsburg, OH 43068

HEART
FOOD PANTRY & MARKET
6541 East Main Street
Reynoldsburg, Ohio 43068

SEAL



Kimberly Mikanik

REVISION RECORD

NO:	DATE:

Major Site Plan Submittal: 01/18/2024

JOB NUMBER

SHEET TITLE:

CONCEPT
RENDERINGS

SHEET NUMBER:

A1.6

From: [Lieutenant Schmidt](#)
To: [Chris Huber](#)
Subject: Re: HEART Food Pantry - Application Review Comments
Date: Thursday, December 14, 2023 12:35:25 PM
Attachments: [Outlook-pk3wqiv5.png](#)

Mr. Huber,

God afternoon.

As per our conversation over the phone, with the lowering of the height of the building below 30' the widths of the drive aisle on the current plans meet the 2017 Ohio Fire Code.

If you have any questions, please let me know.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Chris Huber <chuber@advancedcivildesign.com>
Sent: Thursday, December 14, 2023 11:48 AM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Subject: HEART Food Pantry - Application Review Comments

You don't often get email from chuber@advancedcivildesign.com. [Learn why this is important](#)

Lieutenant,

I am the engineer working on the HEART Food Pantry and I wanted to try to quickly head off a comment you made on your review. I know that per **Appendix D Section D105.2 of the OFC**, a **26' drive aisle is needed when a building exceeds 30' in height**. Based on your comment, we reduced the height of the building to 26' to the top of parapet wall. Please see the attached building elevations.

My understanding is that this would eliminate the need for the extra wide drive aisle. If I am mistaken, please let me know. I am available most any time this week or next to discuss if needed.

Thank you,

Chris Huber P.E.

ADVANCED CIVIL DESIGN

781 Science Boulevard, Suite 100

Gahanna, OH 43230

phone 614-428-7750

fax 614-428-7755

direct 614-944-5083

https://link.edgepilot.com/s/6660ee2a/SpesDOC_OUGO01iKQfotug?u=http://www.advancedcivildesign.com/

TRAFFIC ACCESS STUDY

Date: January 16, 2024
Re: HEART Food Pantry and Market

Attn: City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068

The Heart Food Pantry is proposed to be located at 6541 – 6543 East Main Street Reynoldsburg, Ohio. Access for the pantry will be from a Right-in/ Right-out on E. Main Street. The site access will be approximately 100 feet east of the centerline of the signalized access to the Wright Patterson Credit Union.

The Opening Year for the 11,790 square feet food pantry (ITE LUC 850) is presumed to be 2025 and the Design Year 2035.

MORPC has provided growth data (see attached) for the background traffic and the latest edition of the ITE Trip Generation Manual was used for site trip data estimation.

The Level of Service for the RIRO will be determined, and a right turn lane warrant will be evaluated for the RIRO.

Existing traffic data was collected on September 30, 2022 and will be used as the basis for Opening Year and Design Year traffic volumes.

Below is a table showing the trip generation for an 11,790 square feet supermarket.

Trip Generation					
	Land Use Code (LUC)		IN	OUT	Total
Supermarket (12k sq.ft.)	LUC 850	AM	20	14	34
		PM	54	53	107
Total Trips		AM	20	14	34
		PM	54	53	107

Also attached are exhibit showing the 2025 and 2035 Build traffic volumes for the Site Access RIRO. A 0.5% annual growth rate, provided by MORPC (see attached), was applied to the background traffic in these exhibits.

Using these data a right turn lane warrant was investigated ODOT Figure 401-6c was used for this location.

The data indicates a right turn lane warrant is satisfied at this location.

Based on the 2035 volumes the right turn lane would be 100 feet in length, including the 50 feet of taper.

Highway Capacity Software was used to determine the Level of Service (LOS) at the RIRO. It was calculated with a right turn lane and without a right turn lane. The results can be found in the attached.

Results & Conclusions

As detailed above a right turn lane warrant is satisfied for the Site Access RIRO.

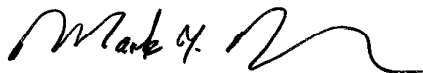
This right turn lane, if installed would be 100 feet long including the 50 taper.

The LOS for the drive approach with an eastbound right turn lane is LOS B with 14.7 sec./veh. average delay. The LOS for the drive without an east bound right turn lane is LOS C with 15.2 sec./veh. average delay.

A comparison of these results indicates very little change in the operation of the driveway with or without the right turn lane.

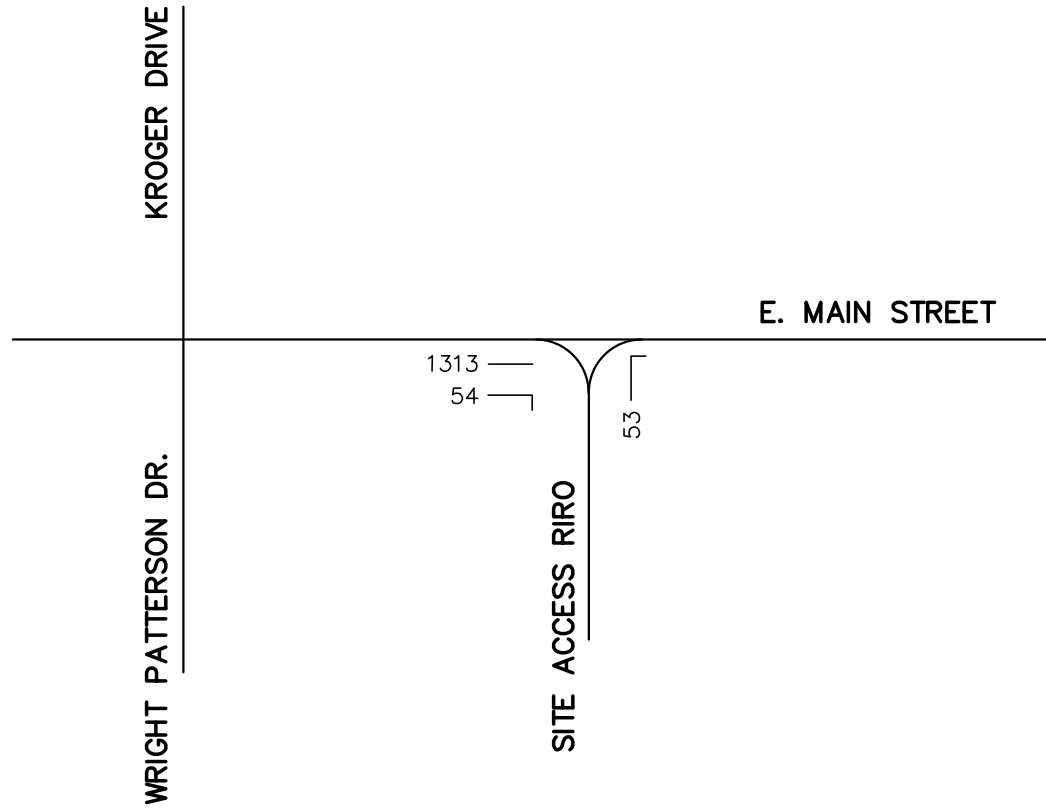
Additionally, by observation, it can be seen that there are a high number of driveways along E. Main Street and none of them have right turn lanes associated with them, even though several appear to be higher volume drives.

Therefore, based on the above discussion a right turn lane is not recommended for construction at this location.

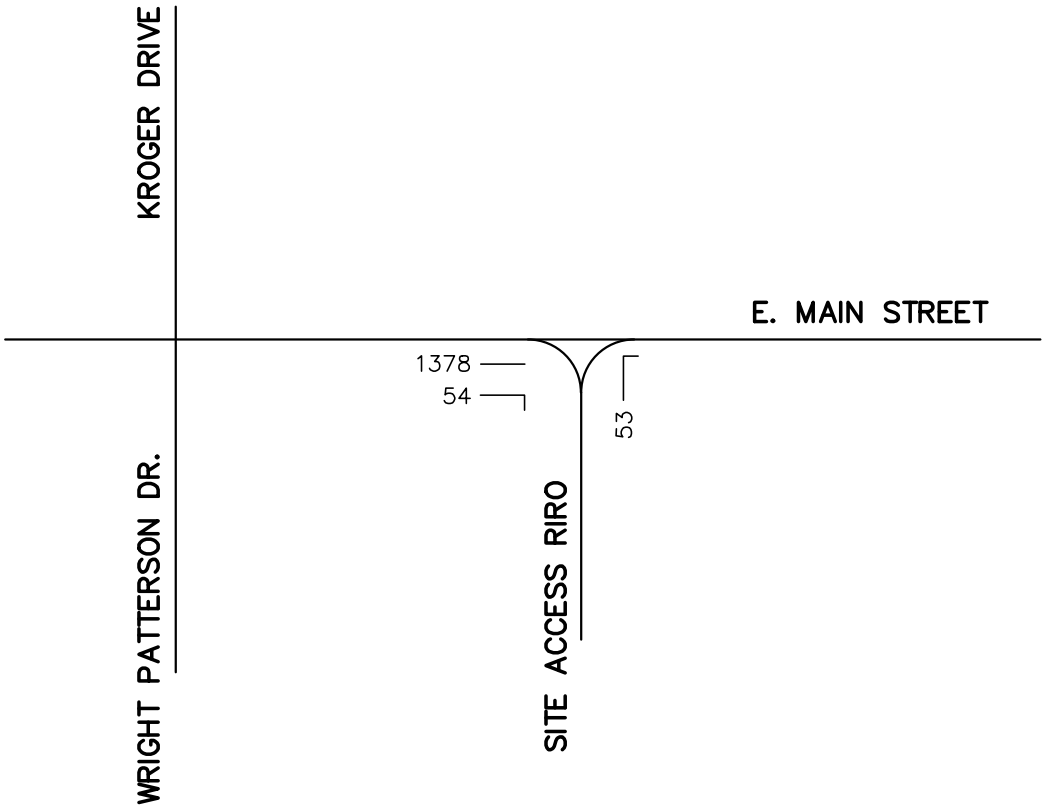


Mark I. Mann, PE
Director – Transportation Service

Z:\20--0014--863\DWG\PRODUCTION DRAWINGS\EXHIBIT\Turning Volumes Exhibit.dwg 2024 AM-PM Build Jan 16, 2024 - 10:42:38am tmann



2025 BUILD PM



2035 BUILD PM



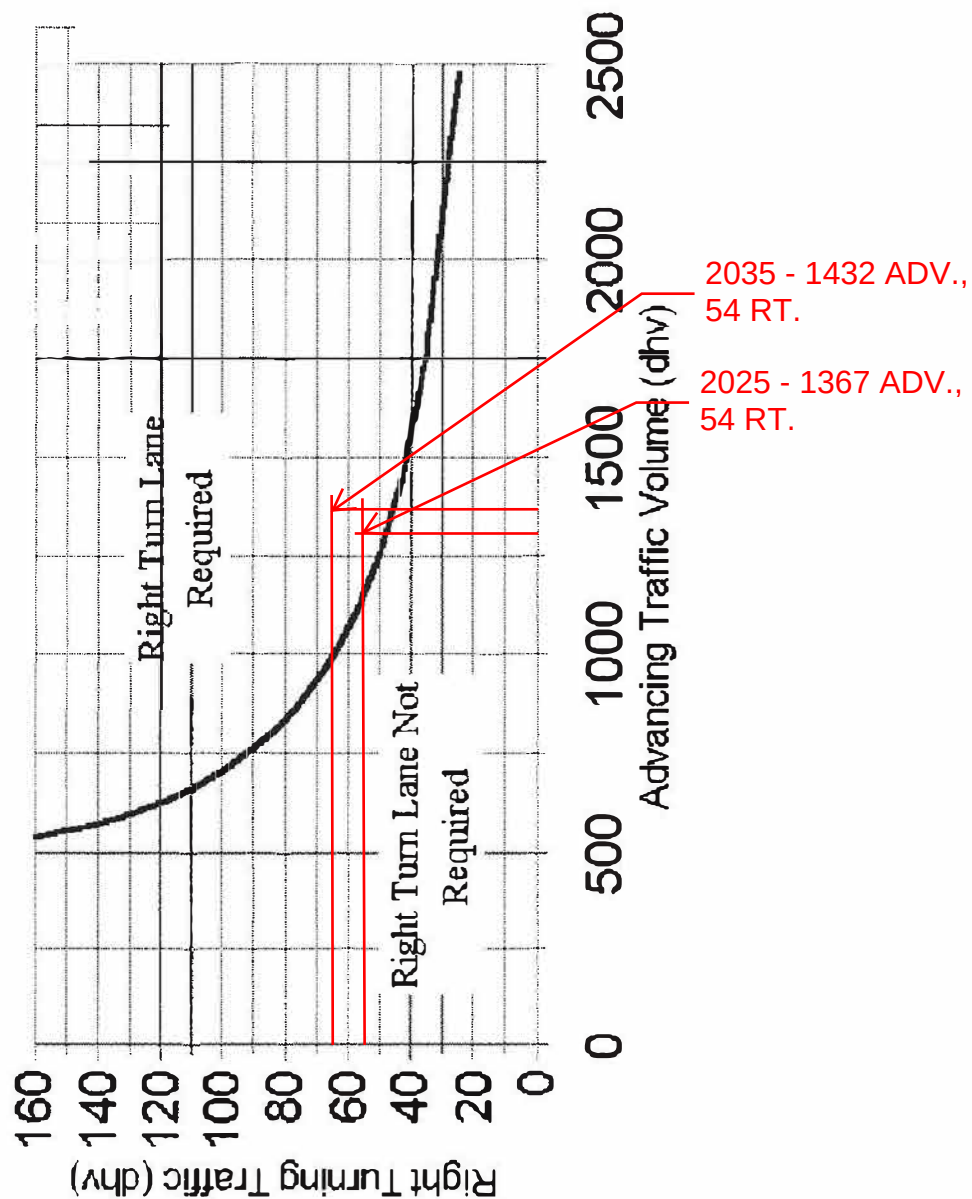
CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO TRAFFIC VOLUMES FOR HEART FOOD PANTRY	
 ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS	PLAN PREPARED BY: 781 Science Boulevard, Suite 100 Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755
SCALE: NTS DATE: JANUARY 16, 2024	SHEET 1 / 1

4-LANE RIGHT TURN LANE WARRANT (LOW SPEED)

401-6c

REFERENCE SECTION
401.6.3

E. MAIN STREET & HEART PANTRY RIRO
4 Lane Highway Right Turn Lane Warrant
 (= < 40 mph or 70 kph Posted Speed)



October 2004

Turn Lane Length Computation Worksheet (Based on ODOT's Location Design Manual)

Project Name: E. Main Street Development
Project Number: _____
Compiled By: MIM - Advanced Civil Design

Intersection: Site Access RIRO & E Main Street
Year: 2035
Condition: Build

General Information:

Approach	EB E Main St			
Movement	LT			
Peak Hour	AM			

Type of Traffic Control

Signalized	NO	YES	YES	YES
Unsignalized Stopped Crossroad	NO	NO	NO	NO
Unsignalized Through Road	YES	NO	NO	NO

Design Parameters

Design Speed	35			
Turn Volume (vph)	54			
Approach Volume (vph)	1432			
Turn Percentage	4%	#DIV/0!	#DIV/0!	#DIV/0!
High or Low	LOW	#DIV/0!	#DIV/0!	#DIV/0!
Applicable Design Condition (A, B or C)	A	A	A	A
Cycle Length (sec)	60			
Cycles/Hour	60	#DIV/0!	#DIV/0!	#DIV/0!
Average Number of Vehicles/Cycle	1	#DIV/0!	#DIV/0!	#DIV/0!
Storage Length (ft)	50	#DIV/0!	#DIV/0!	#DIV/0!

Design Method

Condition A (Storage Only)	Taper	50	50	50	50
	Storage	50	#DIV/0!	#DIV/0!	#DIV/0!
	Total	100	#DIV/0!	#DIV/0!	#DIV/0!
Condition B (High Speed Decel Only)	Taper	-	-	-	-
	Decel Length	-	-	-	-
	Total	-	-	-	-
Condition C (Moderate Speed Deceleration & Storage)	Taper	-	-	-	-
	Decel Length	-	-	-	-
	Storage	-	-	-	-
	Total	-	-	-	-

Required Storage and/or Decel Length (ft/lane) =	50	#DIV/0!	#DIV/0!	#DIV/0!
Required Turn Lane Length, including 50' taper (ft/lane) =	100	#DIV/0!	#DIV/0!	#DIV/0!

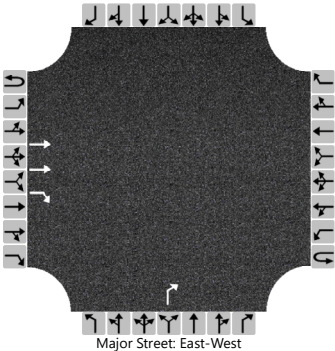
Note: EB - Eastbound, WB - Westbound, NB - Northbound, SB - Southbound

Source: January 2006 ODOT L & D Manual-Volume I: 401 - 9E, 401 -10E

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	MIM - ACD	Intersection	E. Main Street & Site Access RIRO
Agency/Co.		Jurisdiction	City of Reynoldsburg
Date Performed	1/16/2024	East/West Street	E. Main Street
Analysis Year	2035	North/South Street	Site Access RIRO
Time Analyzed	PM Peak Build	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Site Access RIRO w/Right Lane		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	0	0		0	0	1		0	0	0
Configuration			T	R								R				
Volume (veh/h)			1137	54								53				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No								No							
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)												6.9				
Critical Headway (sec)												6.96				
Base Follow-Up Headway (sec)												3.3				
Follow-Up Headway (sec)												3.33				

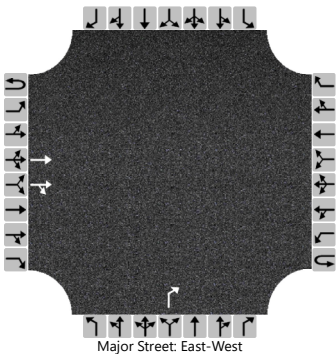
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												58				
Capacity, c (veh/h)												430				
v/c Ratio												0.13				
95% Queue Length, Q ₉₅ (veh)												0.5				
Control Delay (s/veh)												14.7				
Level of Service (LOS)												B				
Approach Delay (s/veh)									14.7							
Approach LOS									B							

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	MIM - ACD	Intersection	E. Main Street & Site Access RIRO
Agency/Co.		Jurisdiction	City of Reynoldsburg
Date Performed	1/16/2024	East/West Street	E. Main Street
Analysis Year	2035	North/South Street	Site Access RIRO
Time Analyzed	PM Peak Build	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Site Access RIRO		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	0	0	0		0	0	1		0	0	0
Configuration			T	TR								R				
Volume (veh/h)			1137	54								53				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized									No							
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)												6.9				
Critical Headway (sec)												6.96				
Base Follow-Up Headway (sec)												3.3				
Follow-Up Headway (sec)												3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												58				
Capacity, c (veh/h)												411				
v/c Ratio												0.14				
95% Queue Length, Q ₉₅ (veh)												0.5				
Control Delay (s/veh)												15.2				
Level of Service (LOS)												C				
Approach Delay (s/veh)									15.2							
Approach LOS									C							

Ethan Billisits

From: Hwashik Jang <hjang@morpc.org>
Sent: Thursday, September 29, 2022 4:58 PM
To: Ethan Billisits
Cc: Mark Mann; Nick Gill
Subject: RE: E. Main St Mix-Use Development

Ethan,

We have completed processing growth rates for the E Main St study area.
Please use **0.5%** linear annual growth rate for the study segment.

Note: The above rate was derived based on planning level analysis by using MORPC's regional travel demand model.

If you have any questions, please let me know.

Thanks,

HWASHIK JANG

Senior Planner | Mid-Ohio Regional Planning Commission

T: 614.233.4145 | hjang@morpc.org

111 Liberty Street, Suite 100 | Columbus, OH 43215



From: Ethan Billisits <ebillisits@advancedcivildesign.com>
Sent: Tuesday, September 20, 2022 5:25 PM
To: Hwashik Jang <hjang@morpc.org>
Cc: Mark Mann <MMann@advancedcivildesign.com>
Subject: E. Main St Mix-Use Development

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact the IT team

Hello!

I'm reaching out to you for a **Traffic Growth Rate** for E. Main street near the Kroger located at 6580 E Main St, Reynoldsburg, OH 43068. We are doing a Traffic Impact Study to redevelop the area at the address of 6543 E Main St, Reynoldsburg, OH 43068.

Please find attached 2022 traffic data exhibit for the following area intersections:

- E. Main St & Main commerce Center Access
- E. Main St & Crown Sports Pub Access (To be redeveloped)
- E. Main St & Wright-Patt Credit Union/Kroger West Access

PDFs of the raw count data collected for the subject intersections is also attached (data taken on 8/30/2022). This information broken down into 15-minute segments.

The site will be developed with an opening year of **2023** and a design year of **2033**.

Daniel Blechschmidt will be the reviewer for the City of Columbus.

Please let me know if you guys need any additional information then what is provided above!

Thanks,
Ethan Billisits, E.I.

Advanced Civil Design, Inc.

781 Science Boulevard, Suite 100

Gahanna, OH 43230

ph 614.428.7750

fax 614.428.7755

dir 614.233.2228

<https://link.edgepilot.com/s/c0016cb1/DcxmghA6a0e35XR2FkMmfA?u=http://www.advancedcivildesign.com/>

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Main St (US 40) & New Kroger Drive - TMC

Tue Aug 30, 2022

Full Length (6 AM-9 AM, 3 PM-6 PM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians)

All Movements

ID: 984156, Location: 39.954922, -82.823178



Provided by: Smart Services, Inc.
88 W. Church Street, Newark, OH, 43055, US

Leg Direction	Main Street (US 40) Eastbound						Main Street (US 40) Westbound						Wright-Patt Credit Union Northbound						Kroger West Access Southbound							
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int	
2022-08-30 6:00AM	5	49	0	0	54	0	0	123	1	0	124	0	0	0	0	0	0	0	0	0	0	3	0	3	0	181
6:15AM	6	70	0	0	76	0	0	130	0	0	130	0	0	0	0	0	0	0	1	0	0	5	0	5	0	211
6:30AM	12	114	0	0	126	0	0	204	0	0	204	0	0	0	0	0	0	0	1	0	0	1	0	1	0	331
6:45AM	3	125	0	0	128	0	0	207	1	0	208	1	0	0	0	0	0	0	0	0	0	5	0	5	0	341
Hourly Total	26	358	0	0	384	0	0	664	2	0	666	1	0	0	0	0	0	0	2	0	0	14	0	14	0	1064
7:00AM	6	117	0	0	123	0	0	196	0	0	196	0	0	0	1	0	1	0	0	0	0	8	0	8	0	328
7:15AM	11	141	1	0	153	0	1	254	0	0	255	0	0	0	1	0	1	0	0	2	0	4	0	6	0	415
7:30AM	5	130	1	0	136	0	1	274	0	0	275	0	2	0	1	0	3	0	0	0	0	9	0	9	0	423
7:45AM	11	169	2	0	182	1	1	358	1	0	360	1	0	0	0	0	0	0	0	0	0	12	0	12	1	554
Hourly Total	33	557	4	0	594	1	3	1082	1	0	1086	1	2	0	3	0	5	0	0	2	0	33	0	35	1	1720
8:00AM	11	137	1	0	149	0	0	320	0	0	320	0	1	0	1	0	2	0	0	3	1	11	0	15	0	486
8:15AM	14	158	3	0	175	0	2	250	1	0	253	0	1	0	1	0	2	0	0	3	1	9	0	13	2	443
8:30AM	14	151	2	0	167	0	0	276	0	0	276	0	0	1	1	0	2	0	0	4	0	13	0	17	0	462
8:45AM	19	149	3	0	171	0	3	301	0	0	304	0	0	0	2	0	2	0	0	2	0	13	0	15	0	492
Hourly Total	58	595	9	0	662	0	5	1147	1	0	1153	0	2	1	5	0	8	0	0	12	2	46	0	60	2	1883
3:00PM	46	232	8	0	286	1	2	209	1	0	212	1	9	1	3	0	13	1	0	6	0	27	0	33	2	544
3:15PM	45	270	2	0	317	0	3	228	1	0	232	2	6	2	4	0	12	0	0	7	0	37	0	44	0	605
3:30PM	35	255	2	0	292	0	0	219	4	0	223	0	4	0	4	0	8	0	0	9	1	31	0	41	0	564
3:45PM	33	267	2	0	302	0	5	245	3	0	253	3	2	0	1	0	3	5	0	10	1	28	0	39	0	597
Hourly Total	159	1024	14	0	1197	1	10	901	9	0	920	6	21	3	12	0	36	6	0	32	2	123	0	157	2	2310
4:00PM	36	267	4	0	307	0	4	243	3	0	250	0	5	0	2	0	7	2	0	9	0	38	0	47	0	611
4:15PM	46	273	4	0	323	0	2	214	6	0	222	1	9	0	4	0	13	1	0	9	1	31	0	41	0	599
4:30PM	38	280	1	0	319	0	3	211	7	0	221	0	4	0	3	0	7	0	0	11	0	35	0	46	0	593
4:45PM	40	288	5	0	333	0	1	208	1	0	210	2	7	0	2	0	9	2	0	16	0	44	0	60	0	612
Hourly Total	160	1108	14	0	1282	0	10	876	17	0	903	3	25	0	11	0	36	5	0	45	1	148	0	194	0	2415
5:00PM	36	270	1	0	307	0	3	260	1	0	264	2	2	1	5	0	8	2	0	9	0	18	0	27	0	606
5:15PM	44	291	7	0	342	0	1	235	3	0	239	0	3	2	4	0	9	1	0	18	0	30	0	48	1	638
5:30PM	41	290	1	0	332	1	0	194	2	0	196	1	9	1	2	0	12	0	0	10	0	36	0	46	0	586
5:45PM	65	243	5	0	313	0	0	216	1	0	217	0	3	0	2	0	5	0	0	10	0	31	0	41	0	576
Hourly Total	186	1094	14	0	1294	1	4	905	7	0	916	3	17	4	13	0	34	3	0	47	0	115	0	162	1	2406
Total	622	4736	55	0	5413	3	32	5575	37	0	5644	14	67	8	44	0	119	16	0	138	5	479	0	622	6	11798
% Approach	11.5%	87.5%	1.0%	0%	-	-	0.6%	98.8%	0.7%	0%	-	-	56.3%	6.7%	37.0%	0%	-	-	0	22.2%	0.8%	77.0%	0%	-	-	-
% Total	5.3%	40.1%	0.5%	0%	45.9%	-	0.3%	47.3%	0.3%	0%	47.8%	-	0.6%	0.1%	0.4%	0%	1.0%	-	0	1.2%	0%	4.1%	0%	5.3%	-	-
Lights and Motorcycles	611	4601	55	0	5267	-	31	5399	36	0	5466	-	66	8	44	0	118	-	0	137	5	475	0	617	-	11468
% Lights and Motorcycles	98.2%	97.1%	100%	0%	97.3%	-	96.9%	96.8%	97.3%	0%	96.8%	-	98.5%	100%	100%	0%	99.2%	-	0	99.3%	100%	99.2%	0%	99.2%	-	97.2%
Heavy	11	135	0	0	146	-	1	176	1	0	178	-	1	0	0	0	1	-	0	1	0	4	0	5	-	330
% Heavy	1.8%	2.9%	0%	0%	2.7%	-	3.1%	3.2%	2.7%	0%	3.2%	-	1.5%	0%	0%	0%	0.8%	-	0	0.7%	0%	0.8%	0%	0.8%	-	2.8%
Pedestrians	-	-	-	-	-	3	-	-	-	-	-	14	-	-	-	-	-	16	0	-	-	-	-	-	6	-
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	0	-	-	-	-	-	100%	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

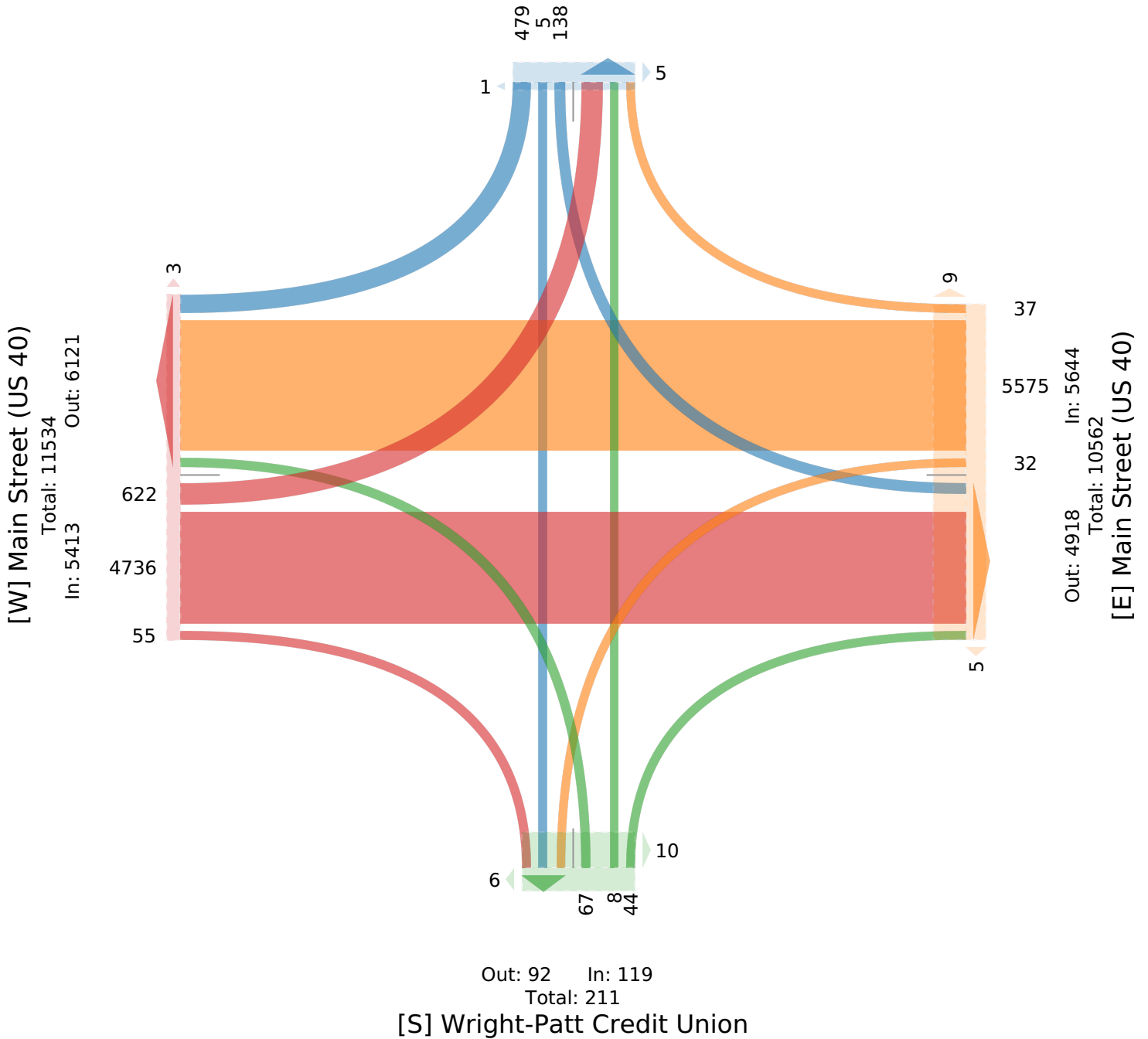
Main St (US 40) & New Kroger Drive - TMC
 Tue Aug 30, 2022
 Full Length (6 AM-9 AM, 3 PM-6 PM)
 All Classes (Lights and Motorcycles, Heavy, Pedestrians)
 All Movements
 ID: 984156, Location: 39.954922, -82.823178



Provided by: Smart Services, Inc.
 88 W. Church Street, Newark, OH, 43055, US

[N] Kroger West Access

Total: 1289
 In: 622 Out: 667



Main St (US 40) & New Kroger Drive - TMC

Tue Aug 30, 2022

AM Peak (7:45 AM - 8:45 AM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians)

All Movements

ID: 984156, Location: 39.954922, -82.823178



Provided by: Smart Services, Inc.
88 W. Church Street, Newark, OH, 43055, US

Leg Direction	Main Street (US 40) Eastbound						Main Street (US 40) Westbound						Wright-Patt Credit Union Northbound						Kroger West Access Southbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2022-08-30 7:45AM	11	169	2	0	182	1	1	358	1	0	360	1	0	0	0	0	0	0	0	0	12	0	12	1	554
8:00AM	11	137	1	0	149	0	0	320	0	0	320	0	1	0	1	0	2	0	3	1	11	0	15	0	486
8:15AM	14	158	3	0	175	0	2	250	1	0	253	0	1	0	1	0	2	0	3	1	9	0	13	2	443
8:30AM	14	151	2	0	167	0	0	276	0	0	276	0	0	1	1	0	2	0	4	0	13	0	17	0	462
Total	50	615	8	0	673	1	3	1204	2	0	1209	1	2	1	3	0	6	0	10	2	45	0	57	3	1945
% Approach	7.4%	91.4%	1.2%	0%	-	-	0.2%	99.6%	0.2%	0%	-	-	33.3%	16.7%	50.0%	0%	-	-	17.5%	3.5%	78.9%	0%	-	-	-
% Total	2.6%	31.6%	0.4%	0%	34.6%	-	0.2%	61.9%	0.1%	0%	62.2%	-	0.1%	0.1%	0.2%	0%	0.3%	-	0.5%	0.1%	2.3%	0%	2.9%	-	-
PHF	0.893	0.910	0.667	-	0.924	-	0.375	0.841	0.500	-	0.840	-	0.500	0.250	0.750	-	0.750	-	0.625	0.500	0.865	-	0.838	-	0.878
Lights and Motorcycles	50	582	8	0	640	-	3	1146	2	0	1151	-	2	1	3	0	6	-	9	2	45	0	56	-	1853
% Lights and Motorcycles	100%	94.6%	100%	0%	95.1%	-	100%	95.2%	100%	0%	95.2%	-	100%	100%	100%	0%	100%	-	90.0%	100%	100%	0%	98.2%	-	95.3%
Heavy	0	33	0	0	33	-	0	58	0	0	58	-	0	0	0	0	0	-	1	0	0	0	1	-	92
% Heavy	0%	5.4%	0%	0%	4.9%	-	0%	4.8%	0%	0%	4.8%	-	0%	0%	0%	0%	0%	-	10.0%	0%	0%	0%	1.8%	-	4.7%
Pedestrians	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	3	-
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Main St (US 40) & New Kroger Drive - TMC
 Tue Aug 30, 2022
 AM Peak (7:45 AM - 8:45 AM)
 All Classes (Lights and Motorcycles, Heavy, Pedestrians)
 All Movements
 ID: 984156, Location: 39.954922, -82.823178



Provided by: Smart Services, Inc.
 88 W. Church Street, Newark, OH, 43055, US

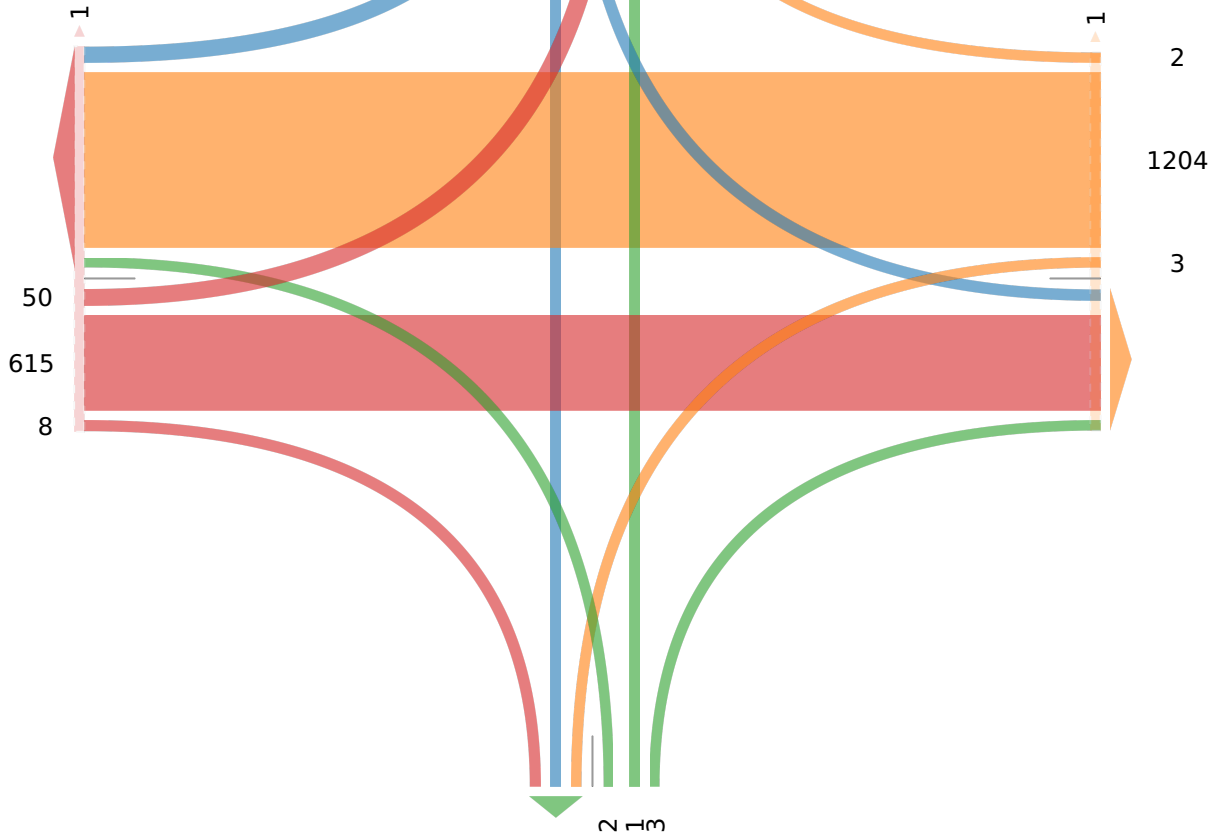
[N] Kroger West Access

Total: 110
 In: 57 Out: 53

45
 20
 3

[W] Main Street (US 40)

Total: 1924
 In: 673 Out: 1251



Out: 13 In: 6
 Total: 19
[S] Wright-Patt Credit Union

Main St (US 40) & New Kroger Drive - TMC

Tue Aug 30, 2022

PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy, Pedestrians)

All Movements

ID: 984156, Location: 39.954922, -82.823178



Provided by: Smart Services, Inc.

88 W. Church Street, Newark, OH, 43055, US

Leg Direction	Main Street (US 40) Eastbound						Main Street (US 40) Westbound						Wright-Patt Credit Union Northbound						Kroger West Access Southbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2022-08-30 4:30PM	38	280	1	0	319	0	3	211	7	0	221	0	4	0	3	0	7	0	11	0	35	0	46	0	593
4:45PM	40	288	5	0	333	0	1	208	1	0	210	2	7	0	2	0	9	2	16	0	44	0	60	0	612
5:00PM	36	270	1	0	307	0	3	260	1	0	264	2	2	1	5	0	8	2	9	0	18	0	27	0	606
5:15PM	44	291	7	0	342	0	1	235	3	0	239	0	3	2	4	0	9	1	18	0	30	0	48	1	638
Total	158	1129	14	0	1301	0	8	914	12	0	934	4	16	3	14	0	33	5	54	0	127	0	181	1	2449
% Approach	12.1%	86.8%	1.1%	0%	-	-	0.9%	97.9%	1.3%	0%	-	-	48.5%	9.1%	42.4%	0%	-	-	29.8%	0%	70.2%	0%	-	-	-
% Total	6.5%	46.1%	0.6%	0%	53.1%	-	0.3%	37.3%	0.5%	0%	38.1%	-	0.7%	0.1%	0.6%	0%	1.3%	-	2.2%	0%	5.2%	0%	7.4%	-	-
PHF	0.898	0.970	0.500	-	0.951	-	0.667	0.879	0.429	-	0.884	-	0.571	0.375	0.700	-	0.917	-	0.750	-	0.722	-	0.754	-	0.960
Lights and Motorcycles	156	1118	14	0	1288	-	8	903	12	0	923	-	15	3	14	0	32	-	54	0	127	0	181	-	2424
% Lights and Motorcycles	98.7%	99.0%	100%	0%	99.0%	-	100%	98.8%	100%	0%	98.8%	-	93.8%	100%	100%	0%	97.0%	-	100%	0%	100%	0%	100%	-	99.0%
Heavy	2	11	0	0	13	-	0	11	0	0	11	-	1	0	0	0	1	-	0	0	0	0	0	-	25
% Heavy	1.3%	1.0%	0%	0%	1.0%	-	0%	1.2%	0%	0%	1.2%	-	6.3%	0%	0%	0%	3.0%	-	0%	0%	0%	0%	0%	-	1.0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	4	-	-	-	-	-	5	-	-	-	-	-	1	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Main St (US 40) & New Kroger Drive - TMC
 Tue Aug 30, 2022
 PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour
 All Classes (Lights and Motorcycles, Heavy, Pedestrians)
 All Movements
 ID: 984156, Location: 39.954922, -82.823178



Provided by: Smart Services, Inc.
 88 W. Church Street, Newark, OH, 43055, US

[N] Kroger West Access

Total: 354
 In: 181 Out: 173

127 54

1

2

12

914

8

In: 934

Total: 2131

Out: 1197

[E] Main Street (US 40)

2

3

16

3

14

2

Out: 22 In: 33

Total: 55

[S] Wright-Patt Credit Union

[W] Main Street (US 40)

Total: 2358

Out: 1057

In: 1301

158

1129

14