



AGENDA

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, DECEMBER 20, 2018 6:30 PM

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Board of Zoning and Building Appeals – Regular Meeting – October 18, 2018
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 2923-2973 and 2891-2913 Taylor Rd; Application #2018-11; Applicant Taylor Square Owner LLC (Starbucks); Special Exception Use Permit

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, OCTOBER 18, 2018 6:30 PM

PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: Rettke, Linder, Donovan, Armstead
ABSENT: Darling

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – April 5, 2018

Minutes Stand Approved

3. APPROVAL OF AGENDA

Approval of Agenda

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Rettke.

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. 6519 E Livingston Ave; Application #2018-10; Applicant Biras Adhikari; Special Exception Use Permit

Mr. Rettke: Can we please have a presentation for Item D1? 6519 e Livingston Avenue application number 2 0 1 8 - 1 0.

Ms. Wheeler: Yes. Thank you. This property is actually located in the Blacklick Plaza shopping center. The applicant is requesting the board's approval to operate a virtual gaming center, in what is currently a vacant tenant space. Though the definition most closely aligned with the users is that of the amusement arcades which shows require the special exception use permit. Hence we are here this evening. We do feel that the business is compatible with surrounding businesses mostly retail and Personal Services uses in the plaza and we do recommend approval and happy to answer any questions you may have.

Mr. Rettke: Few gentlemen please come up to the microphones take your name and address for the record please. State your name and address for the record.

Minutes Acceptance: Minutes of Oct 18, 2018 6:30 PM (APPROVAL OF MINUTES)

Mr. Adhikari: My name is Biras Adhikari. I'm from Akron Ohio. My full is 982 Chalker St.

Mr. Rettke: Are there any discussion by the board members?

Mr. Donovan: My question is are you going to have an age variety there? I mean because some of these games are pretty mature games and I wouldn't want children playing. Was there going to be a limitation of how or how old the child could be to be inside by themselves?

Mr. Adhikari: Depends on the game like where when I purchase this game you said like this if it's below 18. Like if it's for above 18. So the game that were only 18. I'm going to allow only to the age of 18. It will be able to play the game. There are different kinds of game like some games. Kids can play some games on the adults can play.

Mr. Rettke: Are you going to have any age that you have to be before you can fit in that whatever you want to call the; I guess the nest thing or the game is going to go on because they're all separate right?

Mr. Adhikari: Right. Yeah they are separate.

Mr. Rettke: That that that person is going to be there. Are they going to be by themselves? This is the one person deal.

Mr. Adhikari: Yeah what one person one who stays on the game. Somebody from the staff they have to put the games so customer they cannot put the game them self. So we're gonna choose their favorite game for like a appropriate is group.

Mr. Lindor: Just a follow up to that. Is the way it works in a practical application do you basically have to check I.D. if it's an 18 over you ask for an I.D. to see if they're over 18? Is that how your employer would interact with the customer.

Mr. Adhikari: Yes. Like if somebody like customers there too is to play the adult game then we're going to ask them I.D.

Mr. Lindor: And that's the routine? That you're your employees will be trained on that just as if it were alcohol?

Mr. Adhikari: Yes, I will train the employees to do that.

Mr. Rettke: Can staff identify which unit this one is. Which in proximity it is? Just says 6519 I don't know where in that building is or what the adjoining neighbors are or what the prior business was.

Ms. Wheeler: Do you know what's next to it?

Mr. Adhikari: Building next to it?

Ms. Wheeler: Yeah. Which business is next to your space?

Mr. Adhikari: One is vacant. One is vacant. The other one is I think your store bar maybe a bar or retail store.

Mr. Bowsher: My assumption just knowing some of the vacancies that they have in there. It's the one that's going to be next to where we have our substation the police substation. That is going to be on that side of the building. Those were the only vacancies I would think was.

Mr. Donovan: So they moved the substation out of Century City?

Mr. Bowsher: They've got the one substation there in Blacklick Plaza. They have a second one behind the Chipotle on 256.

Mr. Donovan: Ok, because they use to have one at the Century City

Mr. Bowsher: Oh they did? Oh yeah. This one is like full in there and I guess it's like open there's a constant Manning there. So yeah.

Mr. Donovan: I don't have any.

Mr. Rettke: Other questions, concerns, comments?

Mr. Lindor: I'll ask you another question. Pastoral Linder here. Have you operated this type of business somewhere else already?

Mr. Adhikari: No. This is the new kind of business.

Mr. Lindor: That 10 to 10 time frame seven days a week. That's your plan?

Mr. Adhikari: Yeah. From 10 to 10 7 this a week, that's my plan. Or for some like holidays or maybe I could close.

Mr. Donovan: You're going to have a cut off time on age on that. I mean we don't want kids out of their running around hour after 9 or 10 o'clock at night. But you have to stand up with them and give your name. If you want to. You have to give your name and address. You want to speak because we keep track records of.

Mr. Sharma: So you know my name is Rayon Sharma I live in Reynoldsburg Ohio and I'm also one of your friend, not a partner, but I'm just here to help him okay. I mean I moved here from Portland Oregon and I saw this kind of business booming. So you came to me one day and he asks me OK you use is thinking I'm doing something unique and Reynoldsburg Ohio because a lot of our people you know; I mean quite frankly there's not a whole lot of things that you could do here and when we thought of implementing this business. So as I was

discussing this business with my friend. So usually parents. Okay. I mean kids are you know under 18 or below 16 and they have to be accompanied by their parents and with their permission will operate this.

Mr. Donovan: You do have a limitation on what you're going to be in their way after a certain time?

Mr. Sharma: Yes. I mean.

Mr. Donovan: That's all. I just didn't want kids being in there at 10:00 at night when they should be home in bed because they have school the next day.

Mr. Rettke: Any other discussion or questions.

Mr. Lindor: I looked it up and I thought it was very interesting this is happening around the nation and it's obviously very popular. I do have a question for staff. It looks like if they choose to go in the direction of selling alcohol they'll go for licensing and all that, but it will not come back before us or would it?

Mr. Bowsher: If they do decide to go after licensing for alcohol. First it would go to the State Board of Commerce and they would go through them. They would have to get approval and go through all the licenses and then it would go to a city council to be heard on. And if there was no objections to it then the Commerce Department State of Ohio would issue a license to them to sell alcohol. I do believe that the last time I checked there are still eight, active licenses that can still be secured within the Franklin County section of Reynoldsburg.

Mr. Rettke: Any other comments?

Mr. Bowsher: I do have one. This is more on our side of the house. Are there going to be renovations made inside of the building and when is your estimated start time of if you're going to do anything and when are you planning on opening up? Yeah are we going to you know was the planning; you know I is Planning Commission going to see you? Are you going to do some other building modifications? And I guess how many eligible and maybe it was in here and I just overlooked it I see four to ten employees but how many people can actively game at the same time like how many booth are you going to have?

Mr. Adhikari: That's a nice question. Thank you for asking it. So right now our plan is once I get approval from the city. Then we're going to start the some of the construction inside like basically we will have like five separate rooms but it's not like closed door rooms. It's like open space rooms separated by wall and oh I'm going to have like five stations so I'll have five gaming equipment set up. And at a time like five customers can play at a time. So it is only one customer can play. Like a customer can they can engage together. Some games are like a multiplayer games that they're getting together they can play together from separately station.

Mr. Bowsher: Gotcha.

Multiple People: Yeah. Yeah.

Mr. Sharma: There's you know another space available for rent for now we just wanted to see how this business goes. So you know I wanted to make sure that we're not only limited like PlayStation if we do well, obviously we're going to increase if there's not a problem.

Mr. Bowsher: Appreciate it thank you.

Mr. Rettke: So you'll just end up working with staff and make sure you know you're building something you shouldn't. Work them I guess.

Mr. Bowsher: Yeah sounds good great.

Mr. Rettke: Better to ask a question then find out later. Any other questions discussion? I'll move for approval item number D1. Application Number 2018 -10 for 6519 East Livingston.

Mr. Lindor: seconds.

Ms. Wheeler: I just wanted to follow up and let you know. So this is a recommendation by this board and our city council still has the option to also weigh in. Not sure exactly when that will happen but I'll follow up with you only know what it will.

Mr. Adhikari: Quick question Do I need to be there during this city council meeting.

Mr. Bowsher: I will let you know if it's if it's going to be heard or not normally we already know prior to something like this. I doubt it will get picked up but we'll let you know ahead of time if it does. And then you'll know to be prepared and to show up.

Mr. Adhikari: Just go in and so as we're discussing. OK. So since this is very new to Reynoldsburg Ohio I think you know even in Ohio so if we do well we're also planning to run the similar kind of business in others state. So for you guys also to be able to understand what it really is we are thinking of inviting you know have this all of you if you can. You know when we inaugurate and maybe get the feel of how it is. I mean I don't know if there's something we'll be able to do. Just when we're opening we are thinking of inviting people from the city so that they can also find out what really is V.R. So if there's any hesitation on how we'll be able to go out and do that we'll be happy to do that.

Mr. Bowsher: Yeah you can get with me afterwards I'll give you my business cards. Not only do we do the zoning and the planning but we're also the development department so we set up the meetings for the ribbon cuttings and stuff like that. Make sure that we have a ribbon cutting for you guys when you finally get open ran and everything.

Mr. Adhikari: Okay. Thank you so much. Thanks.

Mr. Lindor: Yeah usually as members of the community we like to see what it's all about.

Mr. Adhikari: Thank you. Thank you very much. Keep abreast of what's going on.

RESULT:	APPROVED PENDING COUNCIL REVIEW [UNANIMOUS] Next: 11/26/2018 7:34 PM
MOVER:	Anthony Rettke, Chairman
SECONDER:	Robert Linder, Board Member
AYES:	Rettke, Linder, Donovan, Armstead
ABSENT:	Darling

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Oct 18, 2018 6:30 PM (APPROVAL OF MINUTES)

TAYLOR SQUARE OWNER LLC Special Exception Use Permit Application

Section 1145

SPECIAL EXCEPTION USES

1. The subject lot is currently a parking field within an existing shopping center, and is zoned Community Services District (CS). Adjacent lots are all zoned CS and consist of developed commercial uses including; the existing shopping center to the north of which this subject lot is located within, Walgreens to the west, Fifth Third Bank to the east, TGI Fridays and Panera Bread to the south across Taylor Road.
2. The proposed site will contain a coffee shop with a drive-thru which sells coffee and coffee related drinks, products and food for on-premises and off-premises consumption. Hours of operations may vary, but typically will fall between 5:00am – 9:00pm. The total anticipated number of employees is 25, with an average of 4-6 employees per shift. Deliveries will occur typically 3-4 times a week during evenings for dry goods and pre-packaged foods and beverages.
3. A site plan has been provided with the application.
4. The proposed use coincides with the existing zoning and uses of adjacent lots. The subject lot is located within the existing Taylor Square shopping center, and adjacent to other outparcels consisting of commercial uses abovementioned, including a drive thru as part of the Fifth Third Bank and Walgreens respectively located to the east and west of the subject lot. Proper traffic circulation has been addressed and designed for within the site plan. The proposed site plan does not include curb cuts directly to Taylor Rd. Access to the site will be through existing access within the shopping center. The AM Peak for the proposed use will occur before most of the adjacent retail is open for business. Taylor Road is currently improved as a four lane divided collector, with dedicated left and right turn lanes into the site and onto Lancaster Ave. Both access points adjacent to the subject lot are currently restricted right-in/right-out access points due to the divided road. The left turn lane at the signal into the site is 300 feet long with a 50 foot taper. Thus, access to the subject lot is already restricted, and additional road improvements are not required. Stormwater management is addressed within the site plan the applicant has submitted. Additional stormwater management facilities are not anticipated to be necessary, and the proposed development will contain less impervious surface than exists currently within the subject lot.
5. The proposed use is in harmony with the existing and intended character of the district and surrounding lots, and shall not adversely affect the use of adjacent property, or the welfare of the neighborhood. The proposed use shall serve as an amenity to those living and working within the neighborhood. Adequate public facilities are currently available, as is further demonstrated in the site plan. The proposed use shall not impose a traffic impact upon Taylor Rd significantly different than that anticipated from permitted uses within the district. The peak demand for the proposed use is during morning hours which is offset from peak demand hours for adjacent uses including the shops within the shopping center, Walgreens, and Fifth Third

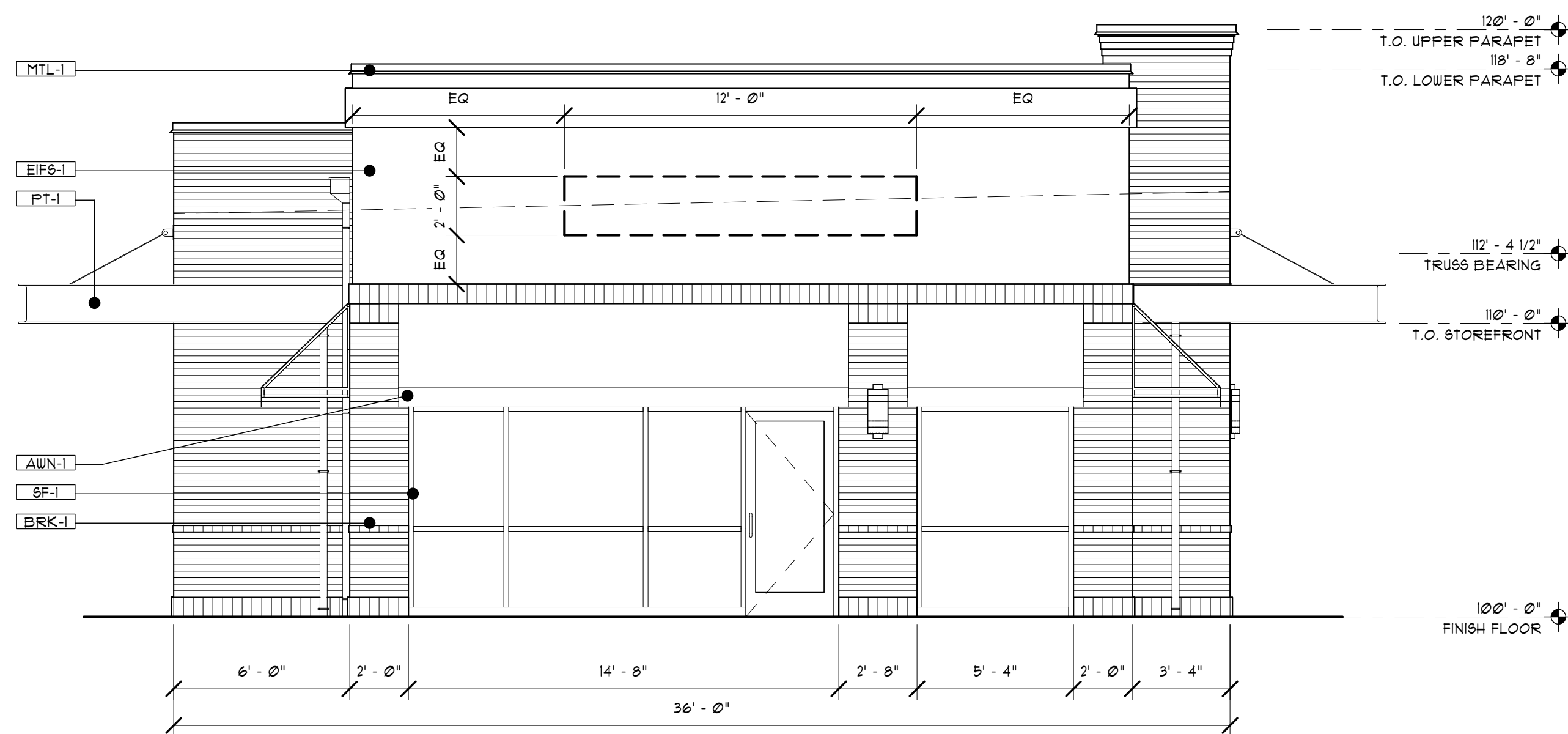
Bank. The proposed use is aligned with the general and specific Code provisions and standards, and meets the definition of an eating and drinking establishment with drive thru services.

250 Civic Center Drive, Suite 500, Columbus, OH 43215-2568

Packer

FORD & ASSOCIATES

1500 West First Avenue
Columbus, Ohio 43212
P: 614.488.6252
F: 614.488.9963



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



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The seal is circular with a double-lined border. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED ARCHITECT" at the bottom, separated by two stars. The center of the seal contains the text "MARK P. FORD" and "9337". A signature is written across the bottom of the seal.

BUILDING
ELEVATIONS

FAA #18123.00

A-2.1
Starbucks - Taylor
Square

1500 West First Avenue
Columbus, Ohio 43212
P: 614.488.6252
F: 614.488.9963

ARCHITECTS

ARCHITECTS

Starbucks - Taylor Square

Taylor Square Drive
Reynoldsburg, OH 43068

For
CASTO

CASIO
250 Civic Center Drive, Suite 500, Columbus, OH 43215-2568

Attachment: Starbucks - Taylor Square Architectural 11-19-18 (App# 2018-11, 2923-2973 and 2891-2913 Taylor Rd, Taylor Square Owner LLC (Starbucks))



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

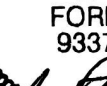


SCALE: 1/4" = 1'-0"



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

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Mark P. Ford, License #9337

Expiration Date 12/31/2018

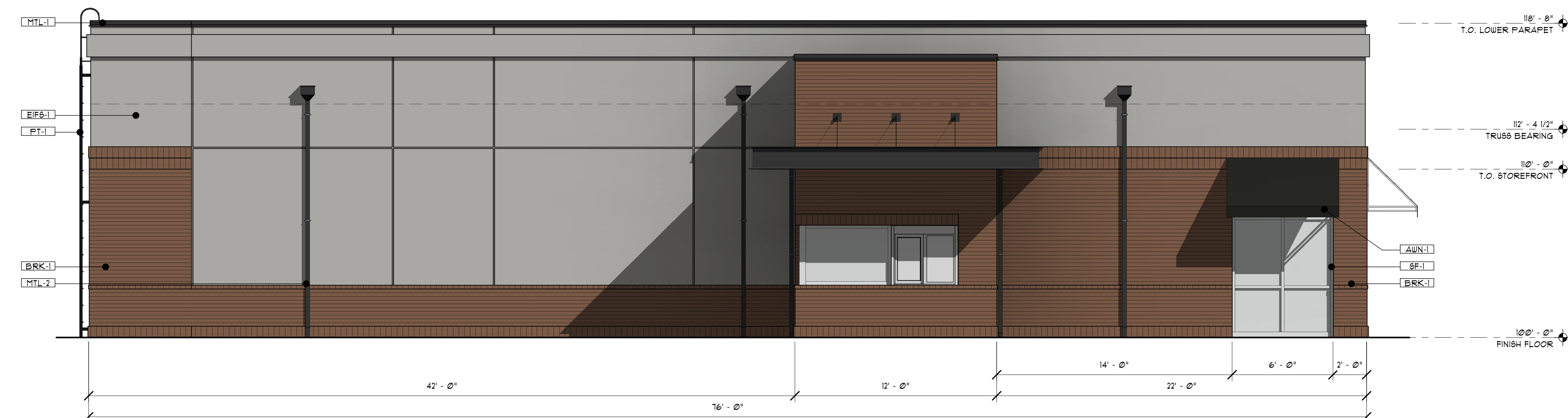
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DUMPSTER ENCLOSURE ELEVATIONS

FAA #18123.00

SD-1.1

Starbucks - Taylor
Square



1500 West First Avenue
Columbus, Ohio 43212
P: 614.488.6252
F: 614.488.9963

ARCHITECTS

Starbucks - Taylor Square

Taylor Square Drive
Reynoldsburg, OH 43068

For
CASTO

CASIO
250 Civic Center Drive, Suite 500, Columbus, OH 43215-2568

Attachment: Starbucks - Taylor Square Rendered Elevations 11-19-18 (App# 2018-11, 2923-2973 and 2891-2913 Taylor Rd, Taylor Square Owner LLC (Starbucks))



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



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



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

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Mark P. Ford, License #9337

Expiration Date 12/31/2018

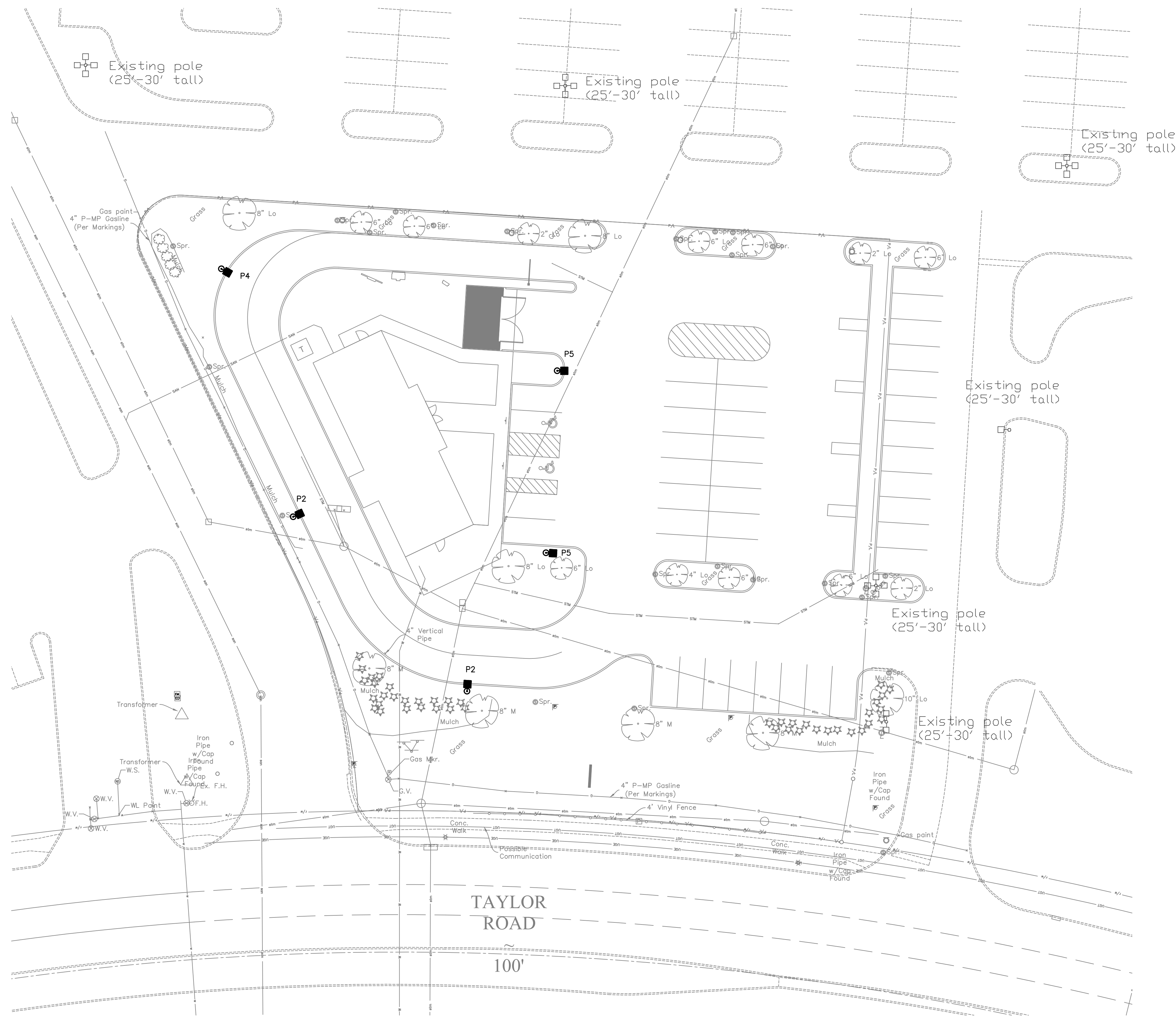
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DUMPSTER ENCLOSURE ELEVATIONS

FAA #18123.00

SD-1.1

Starbucks - Taylor
Square



SITE UTILITY PLAN - ELECTRICAL

SCALE: 1" = 20'-0"

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SITE UTILITY
PLAN
ELECTRICAL

FAA #18123.00

SU-1.1

Starbucks - Taylor Square

Starbucks - Taylor Square

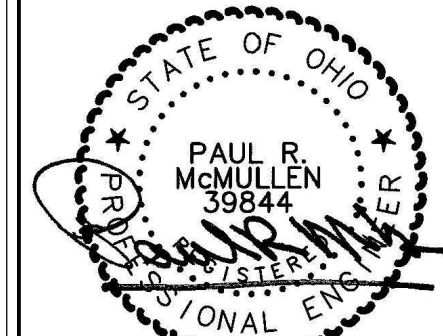
Taylor Square Drive
Reynoldsburg, OH 43068

For
CASTO

250 Civic Center Drive, Suite 500, Columbus, OH 43215-2568

Attachment: SU-1.2 PxP Point by Point (App# 2018-11, 2923-2973 and 2891-2913 Taylor Rd, Taylor Square Owner LLC (Starbucks))

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ISSUE	REVISION	DATE
PRELIMINARY		AUG. 6, 2018
ZONING SUBMITTAL		NOV. 20, 2018

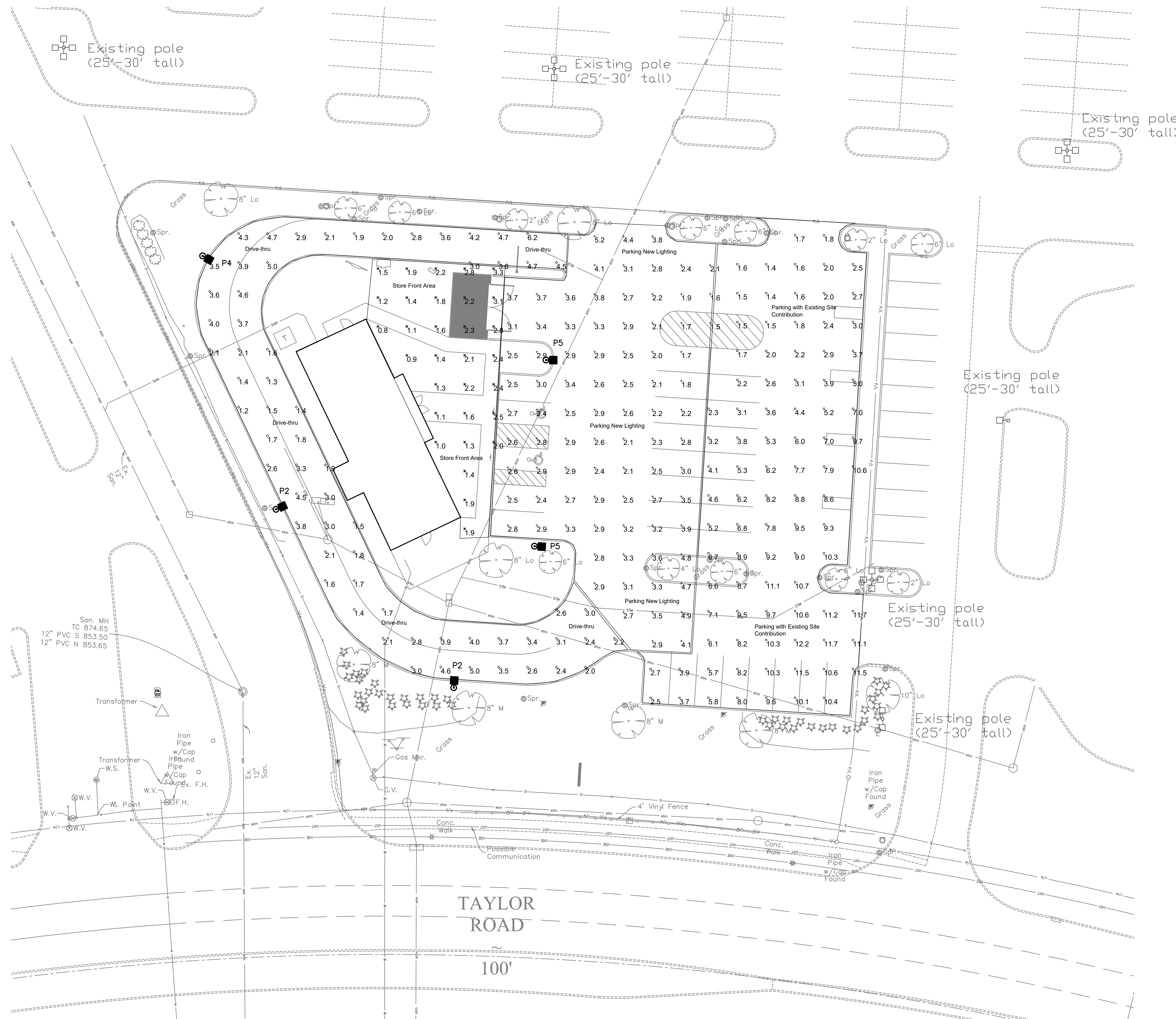
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SITE POINT BY
POINT PLAN
ELECTRICAL

FAA #18123.00

SU-1.2

Starbucks - Taylor Square



SITE POINT BY POINT PLAN - ELECTRICAL

SCALE: 1" = 20'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive-thru	◇	2.9 fc	6.2 fc	1.2 fc	5.2:1	2.4:1
Parking New Lighting	+	2.9 fc	5.2 fc	1.5 fc	3.5:1	1.9:1
Parking with Existing Site Contribution	⊖	6.1 fc	12.2 fc	1.4 fc	8.7:1	4.4:1
Store Front Area	✕	1.9 fc	3.3 fc	0.8 fc	4.1:1	2.4:1

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	EX-1	1	LSI INDUSTRIES	HFL-S-750-PSMV-F	HILTON	1-750W CLEAR PSMV BU	1	HFL-S-750-PSMV-F.IES	82000	0.6	812
	EX-2	1	LSI INDUSTRIES	HFL-S-750-PSMV-F	HILTON	1-750W CLEAR PSMV BU	1	HFL-S-750-PSMV-F.IES	82000	0.6	1624
	EX-4	4	LSI INDUSTRIES	HFL-S-750-PSMV-F	HILTON	1-750W CLEAR PSMV BU	1	HFL-S-750-PSMV-F.IES	82000	0.6	3248
	P2	2	GE LIGHTING SOLUTIONS Recreation, Residential, Roadway, Sidewalk, Site, Street, Utility, Walkway, Warehouse, Decorative, Direct, Security, Wet Location	EASC_C2F540_____	EVOLVE AREA SCALABLE C	LED	1	EASC_C2F540_____IES	9000	0.92	72
	P4	1	GE LIGHTING SOLUTIONS Recreation, Residential, Roadway, Sidewalk, Site, Street, Utility, Walkway, Warehouse, Decorative, Direct, Security, Wet Location	EASC_D3F540_____	EVOLVE AREA SCALABLE C	LED	1	EASC_D3F540_____IES	9000	0.92	82
	P5	2	GE LIGHTING SOLUTIONS Recreation, Residential, Roadway, Sidewalk, Site, Street, Utility, Walkway, Warehouse, Decorative, Direct, Security, Wet Location	EASC_EN5N40_____	EVOLVE AREA SCALABLE C	LED	1	EASC_EN5N40_____IES	12700	0.92	119



LIGHTING FIXTURE SCHEDULE

P2	POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF, TYPE 2 DISTRIBUTION, DIE CAST ALUMINUM HOUSING, INTEGRAL, HEAT SINK FINS, IP66 RATED, STRUCTURED LED ARRAYS, 8,000 LUMENS, 4,000/7K, 30" CRI, 525 MA ELECTRONIC DRIVER(S), POWER FACTOR >90%, THE <20% MOUNT TO POLE WITH 1/2" ARM FOR SQUARE, 10"-6" TALL X 4" SQUARE STRAIGHT STEEL, POLE, 0.1793" THICK WALL, 7 GAUGE / W/ HAND HOLES. FINISH POLE AND LUMINAIRE IN DARK BRONZE. GUE CURRENT FEAS C 02 F 5 4 D 1 DK8Z POLE: #ASS319.5504110B OR APPROVED EQUIV.
P4	POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF, TYPE 2 DISTRIBUTION, DIE CAST ALUMINUM HOUSING, INTEGRAL, HEAT SINK FINS, IP66 RATED, STRUCTURED LED ARRAYS, 9,500 LUMENS, 4,000/7K, 30" CRI, 525 MA ELECTRONIC DRIVER(S), POWER FACTOR >90%, THE <20% MOUNT TO POLE WITH 1/2" ARM FOR SQUARE, 10"-6" TALL X 4" SQUARE STRAIGHT STEEL, POLE, 0.1793" THICK WALL, 7 GAUGE / W/ HAND HOLES. FINISH POLE AND LUMINAIRE IN DARK BRONZE. GUE CURRENT FEAS C 03 F 5 4 D 1 DK8Z POLE: #ASS319.5504110B OR APPROVED EQUIV.
P5	POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF, TYPE 3 DISTRIBUTION, DIE CAST ALUMINUM HOUSING, INTEGRAL, HEAT SINK FINS, IP66 RATED, STRUCTURED LED ARRAYS, 12,700 LUMENS, 4,000/7K, 30" CRI, 525 MA ELECTRONIC DRIVER(S), POWER FACTOR >90%, THE <20% MOUNT TO POLE WITH 1/2" ARM FOR SQUARE, 10"-6" TALL X 4" SQUARE STRAIGHT STEEL, POLE, 0.1793" THICK WALL, 7 GAUGE / W/ HAND HOLES. FINISH POLE AND LUMINAIRE IN DARK BRONZE. 2099, 119 Watts GUE CURRENT FEAS C 05 N 5 4 D 1 DK8Z POLE: #ASS319.5504110B OR APPROVED EQUIV.



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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

☐ Paid: _____
I. PROPERTY INFORMATION

Property Address:
2923-2973 Taylor Rd and 2891-2913 Taylor Rd

Parcel ID#(s):
0440379540 and 0440379560 (Fairfield County Auditor)

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
TAYLOR SQUARE OWNER LLC

Contact Email:
bmyers@castoinfo.com, cfraas@castoinfo.com

Contact Phone Number:
614-228-5331

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:

Contact Name:

Contact Phone Number:

Contact Email:

Description of Use:

IV. APPLICANT INFORMATION

Applicant Name:
TAYLOR SQUARE OWNER LLC

Applicant Address
250 Civic Center Dr, Suite 500, Columbus, OH 43215

Applicant Phone Number:
614-228-5331

Applicant Email:
bmyers@castoinfo.com, cfraas@castoinfo.com

☒ **Property Owner**
☐ **Business Owner/Tenant**
☐ **Contractor**
☐ **Architect/Engineer**
PROJECT INFORMATION**CHECK AND DESCRIBE IF APPLICABLE:**

Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)): _____

☒ **Special Exception Use Permit (\$350):** Eating and drinking establishment with drive thru services.

☐ **Other:** _____

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: Bridgette Authorized Representative

Date: 11/20/18

*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:

Zoning Information

Zoning District: _____

☐ Historic District

☐ CC Overlay

Add'l Approvals Req'd

☐ Planning Commission

☐ Other: _____

BZBA Meeting

Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

City Council Meeting

Date: _____

☐ No Action Taken

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Denied

P&Z Admin.: _____ **Date:** _____

Clerk of Council: _____ **Date:** _____

Section 1145

SPECIAL EXCEPTION USES

Background

Special Exceptions (often referred to as conditional uses) are uses which may have the potential to be made compatible with the use characteristics of the districts in which they are listed as Special Exceptions, but which, due to the nature of their operation, appearance, or other characteristics require individual review and control of their location, design, intensity, configuration, and impacts upon the community in order to promote such compatibility.

When and where do you initiate a Special Exception?

An application for a special exception use permit shall be submitted to the Planning & Zoning Administrator thirty (30) days prior to the regularly scheduled meeting of the Board of Zoning and Building Appeals.

What information must be provided with a Special Exception?

An application for a Special Exception shall be submitted in writing on forms provided by the Planning & Zoning Administrator and shall include the following:

1. Description of the existing use of the lot and of adjacent lots;
2. The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;
3. A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;
4. A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;
5. A narrative addressing each of the applicable criteria set forth in section 1145.09; and
6. Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards

and regulations. Such additional information may include, but shall not be limited to:

- o Traffic impact analysis;
- o Storm water impact analysis;
- o Utility impact analysis.

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code.

Along with a completed application form, please submit ten (10) hardcopy packets of all required items. When any items in the packet exceed 11x17, please also submit a PDF or similar scan of the completed application and packet.

Who may be involved in a Special Exception?

- Planning & Zoning Administrator
- Board of Zoning and Building Appeals
- City Council

How much will a Special Exception cost?

The fee for a Special Exception Permit is three hundred and fifty dollars (\$350).

What is the time frame for review of a Special Exception Use Permit?

An application for a special exception use permit will take approximately two to three months. The review and approval of a Special Exception is a two- phase process.

First, the Special Exception will be reviewed by the Board of Zoning and Building Appeals (BZBA). The Board shall make a recommendation to City Council that a proposed use should be or should not be determined to be a similar use for the district.

If approval is recommended by the BZBA, Council introduces legislation by the next regularly scheduled Council meeting once the recommendation of the BZBA, and minutes of the BZBA meeting have been received, or the Special Exception Use Permit stands approved.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-

Section 1145.09**STANDARDS AND REQUIREMENTS FOR ALL SPECIAL EXCEPTIONS**

In review of a special exception application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

- (a) The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- (b) The proposed use shall not adversely affect the use of adjacent property;
- (c) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- (d) The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
- (e) The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;
- (f) The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
- (g) The proposed use complies with the applicable specific provisions and standards of this Code;
- (h) The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

TAYLOR SQUARE OWNER LLC Special Exception Use Permit Application

Section 1145

SPECIAL EXCEPTION USES

1. The subject lot is currently a parking field within an existing shopping center, and is zoned Community Services District (CS). Adjacent lots are all zoned CS and consist of developed commercial uses including; the existing shopping center to the north of which this subject lot is located within, Walgreens to the west, Fifth Third Bank to the east, TGI Fridays and Panera Bread to the south across Taylor Road.
2. The proposed site will contain a coffee shop with a drive-thru which sells coffee and coffee related drinks, products and food for on-premises and off-premises consumption. Hours of operations may vary, but typically will fall between 5:00am – 9:00pm. The total anticipated number of employees is 25, with an average of 4-6 employees per shift. Deliveries will occur typically 3-4 times a week during evenings for dry goods and pre-packaged foods and beverages.
3. A site plan has been provided with the application.
4. The proposed use coincides with the existing zoning and uses of adjacent lots. The subject lot is located within the existing Taylor Square shopping center, and adjacent to other outparcels consisting of commercial uses abovementioned, including a drive thru as part of the Fifth Third Bank and Walgreens respectively located to the east and west of the subject lot. Proper traffic circulation has been addressed and designed for within the site plan. The proposed site plan does not include curb cuts directly to Taylor Rd. Access to the site will be through existing access within the shopping center. The AM Peak for the proposed use will occur before most of the adjacent retail is open for business. Taylor Road is currently improved as a four lane divided collector, with dedicated left and right turn lanes into the site and onto Lancaster Ave. Both access points adjacent to the subject lot are currently restricted right-in/right-out access points due to the divided road. The left turn lane at the signal into the site is 300 feet long with a 50 foot taper. Thus, access to the subject lot is already restricted, and additional road improvements are not required. Stormwater management is addressed within the site plan the applicant has submitted. Additional stormwater management facilities are not anticipated to be necessary, and the proposed development will contain less impervious surface than exists currently within the subject lot.
5. The proposed use is in harmony with the existing and intended character of the district and surrounding lots, and shall not adversely affect the use of adjacent property, or the welfare of the neighborhood. The proposed use shall serve as an amenity to those living and working within the neighborhood. Adequate public facilities are currently available, as is further demonstrated in the site plan. The proposed use shall not impose a traffic impact upon Taylor Rd significantly different than that anticipated from permitted uses within the district. The peak demand for the proposed use is during morning hours which is offset from peak demand hours for adjacent uses including the shops within the shopping center, Walgreens, and Fifth Third

Bank. The proposed use is aligned with the general and specific Code provisions and standards, and meets the definition of an eating and drinking establishment with drive thru services.

MAJOR SITE PLAN FOR STARBUCKS TAYLOR SQUARE REYNOLDSBURG, OHIO 43068 2018

REFERENCE BENCHMARK

BENCHMARKS WERE DERIVED FROM A VRS OBSERVATION OF MONUMENTS, PID DESIGNATION OF A17184, CORRS. ID COLB AND ALL OTHER ELEVATION ARE BASED UPON THIS OBSERVATION.

ELEV.: 722.324'
(NAVD 88 REFERENCE DATUM)

BENCHMARK #1

"X" CUT IN WEST SIDE OF CATCH BASIN IN THE CURRENT DRIVE AISLE AT THE SOUTHERN PORTION OF THE SUBJECT PROPERTY AS SHOWN.

ELEV.: 875.61'

BENCHMARK #2

NORTH SIDE OF THE RIM OF A STORM MANHOLE AT THE SOUTHWESTERLY CORNER OF 2883 TAYLOR ROAD AS SHOWN.

ELEV.: 883.40'



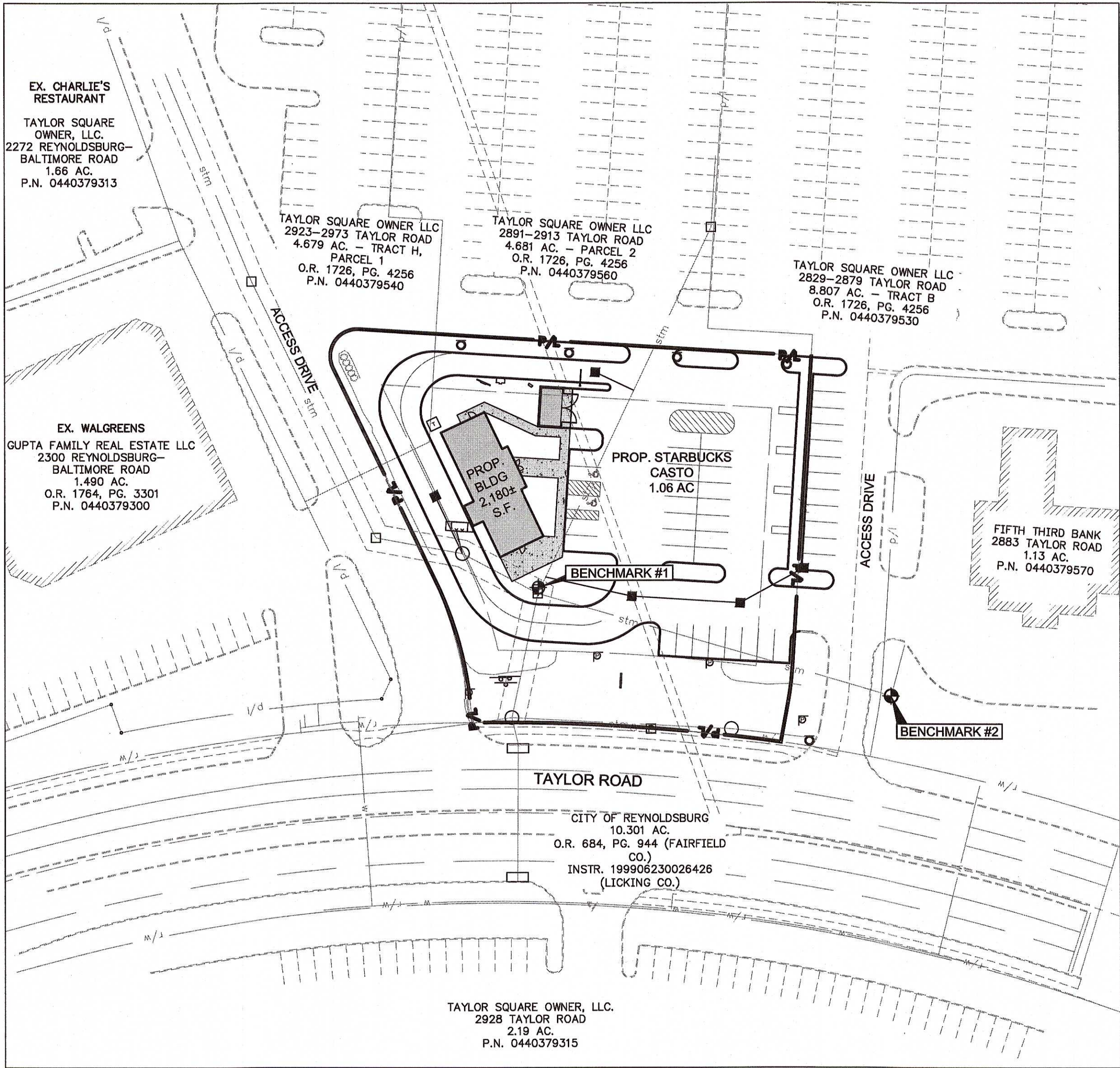
LOCATION MAP

NO SCALE

CITY OF REYNOLDSBURG,
FAIRFIELD COUNTY, OHIO

SHEET INDEX

- | | |
|-----|-----------------------------|
| 1 | MAJOR SITE PLAN COVER SHEET |
| 2 | MAJOR SITE PLAN |
| 3 | EXISTING CONDITIONS |
| 4 | PRELIMINARY UTILITY PLAN |
| L-1 | OVERALL LANDSCAPE PLAN |
| L-2 | LANDSCAPE ENLARGEMENT PLAN |
| L-3 | TREE PRESERVATION PLAN |



INDEX MAP

SCALE: 1" = 50'

SITE DATA TABLE

PROPOSED SITE AREA	1.06 AC.
TOTAL DISTURBED AREA	0.90 AC.
PRE-DEVELOPED IMPERVIOUS	0.77 AC.
POST-DEVELOPED IMPERVIOUS	0.64 AC.

OWNER

CASTO
250 CIVIC CENTER DRIVE, SUITE 500
COLUMBUS, OHIO 43215
PHONE: 614-228-5331
CONTACT: CHARLIE FRAAS
E-MAIL: CFRAAS@CASTOINFO.COM

ENGINEER/SURVEYOR

C.F. BIRD & R.J. BULL, INC.
3500 SNOUFFER ROAD, STE. 225
COLUMBUS, OHIO 43235
PHONE: 614-761-1661
CONTACT: ANDREW GARDNER, P.E.
E-MAIL: AGARDNER@BIRDBULL.COM

ARCHITECT

FORD AND ASSOCIATES ARCHITECTS, INC.
1500 WEST 1ST AVENUE
COLUMBUS, OHIO 43212
PHONE: 614-488-6252
CONTACT: MARK FORD
E-MAIL: MFORD@FORDARCHITECTS.COM



ANDREW A. GARDNER - OHIO ENGINEER NO. 68659

DATE



STARBUCKS
CITY OF REYNOLDSBURG, OHIO

MAJOR SITE PLAN COVER SHEET

SCALE: 1" = 50'

DWN:SG CKD:AAG DATE: 11/20/2018

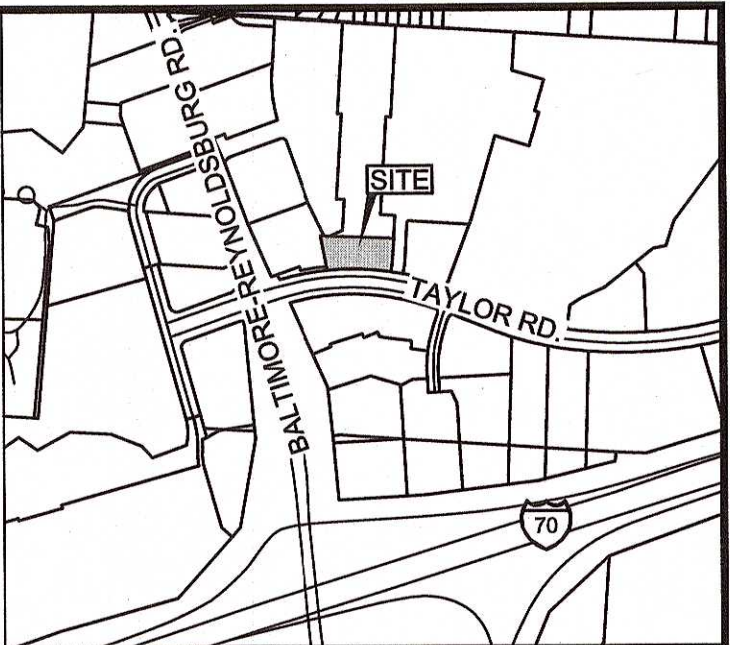
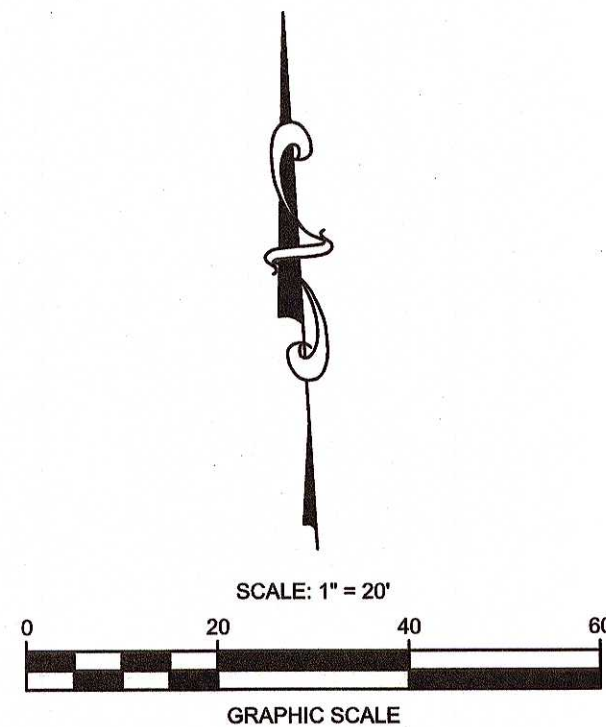
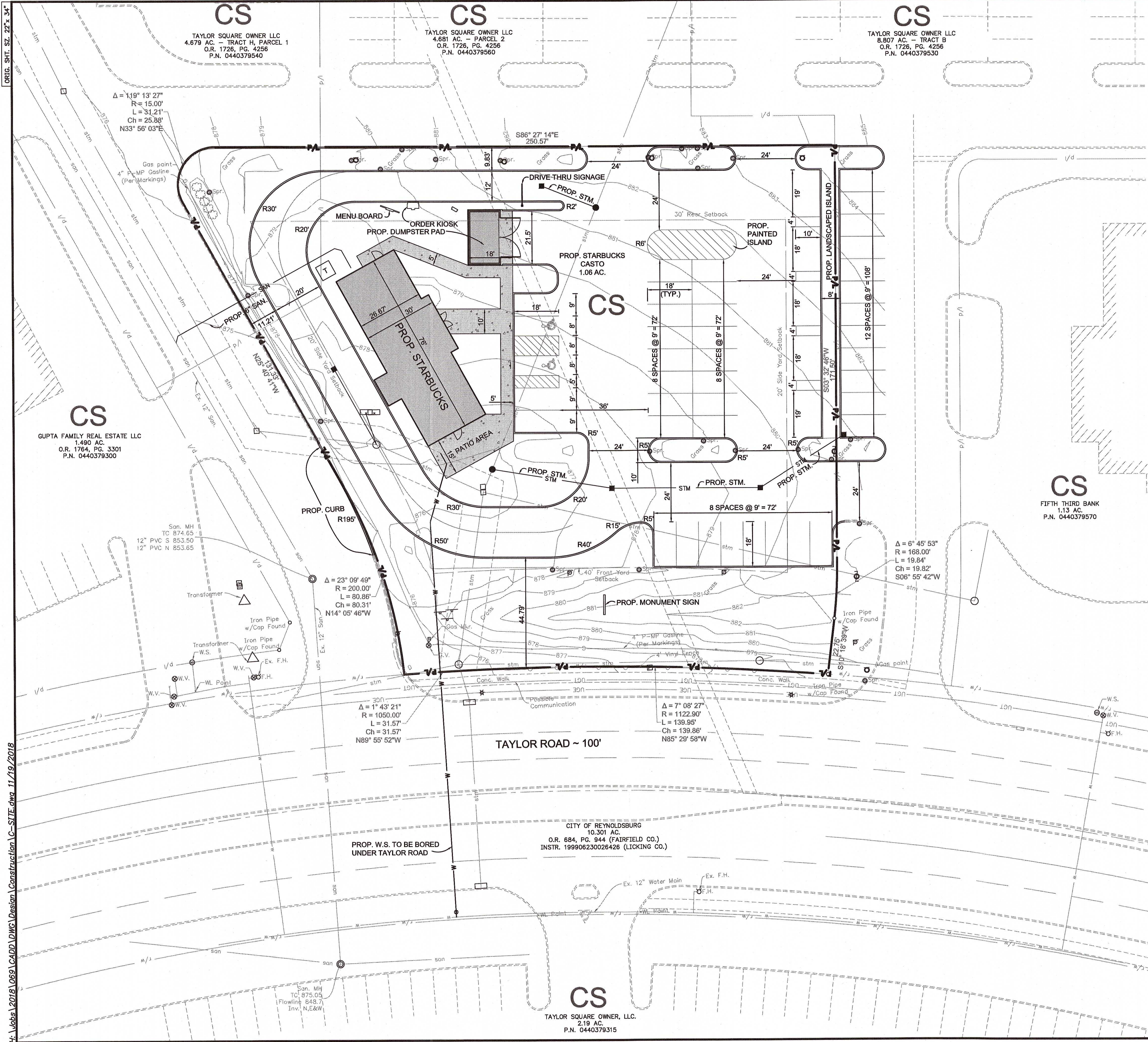
JOB NO.

18-069

1

ORIG. SHT. SZ. 22" x 34"

H:\Jobs\2018\069\CAD\DWG\Design\Construction\CS-SITE.dwg 11/19/2018



LOCATION MAP

NO SCALE
CITY OF REYNOLDSBURG,
FAIRFIELD COUNTY, OHIO

SITE DEVELOPMENT INFORMATION

ZONING:

PROPERTY OWNER: STARBUCKS
PROPERTY USE: COFFEE SHOP
PROPOSED SITE ACREAGE: 1.06 AC.
EXISTING ZONING: CS, COMMUNITY SERVICES
EXISTING OWNER: TAYLOR SQUARE OWNER LLC
EXISTING USE: PARKING LOT
EXISTING PARCELS: 0440379540 (4.68 AC.)
0440379560 (4.68 AC.)

ADJACENT ZONING NORTH:
ADJACENT ZONING SOUTH:
ADJACENT ZONING EAST:
ADJACENT ZONING WEST:

CS, COMMUNITY SERVICES
CS, COMMUNITY SERVICES
CS, COMMUNITY SERVICES
CS, COMMUNITY SERVICES

BUILDING DATA

PROPOSED BUILDING AREA: 2,180± S.F.
BUILDING HEIGHT: 20' - TOP OF PARAPET

SITE DATA TABLE

PROPOSED SITE AREA	1.06 AC.
TOTAL DISTURBED AREA	0.90 AC.
PRE-DEVELOPED IMPERVIOUS	0.77 AC.
POST-DEVELOPED IMPERVIOUS	0.64 AC.

LEGEND

EXISTING BUILDING
 PROPOSED BUILDING

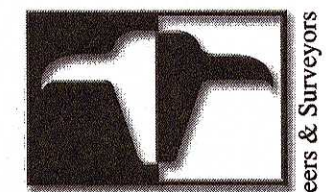
PARKING CALCULATIONS

BUILDING FOOTPRINT	REQ. PARKING*	PARKING PROVIDED	RATIO
2,180 S.F.	22	46	21 PER 1000 S.F. 1/48 S.F.

* PER CITY OF REYNOLDSBURG ZONING CODE 1179, 1 SPACE IS REQUIRED FOR EACH 100 S.F. OF AND EATING OR DRINKING ESTABLISHMENT.

FLOOD ZONE:
PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD AREA (ZONE X) PER FLOOD INSURANCE RATE MAPS, PANEL 358 OF 465, FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, MAP NO. 39049C0358 K (MAP REVISED DATE: JUNE 17, 2008) AND PANEL 20 OF 425, FAIRFIELD COUNTY, OHIO AND INCORPORATED AREAS, MAP NO. 39045C0020 G (MAP REVISED DATE: JANUARY 6, 2012).

ANDREW A. GARDNER - OHIO ENGINEER NO. 68659
11/19/18
DATE



3500 Snouffer Road, Suite 225
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.BIRDBULL.COM

STARBUCKS
CITY OF REYNOLDSBURG, OHIO

MAJOR SITE PLAN

SCALE: 1" = 20'	JOB NO. 18-069	2
DWN:SG	CKD:AAG	DATE: 11/20/2018

4: \\lbs\2018\069 CAD\DWG Design\Construction\G-EXISTING CONDITIONS.dwg 11/19/2018

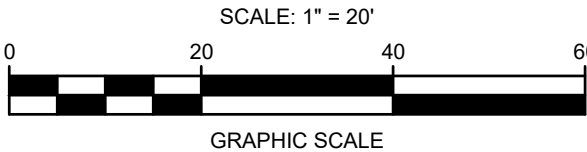
ORIG. SHT. SZ. 22" x 34"

D.I.h



LEGEND

- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING LIGHT POLE



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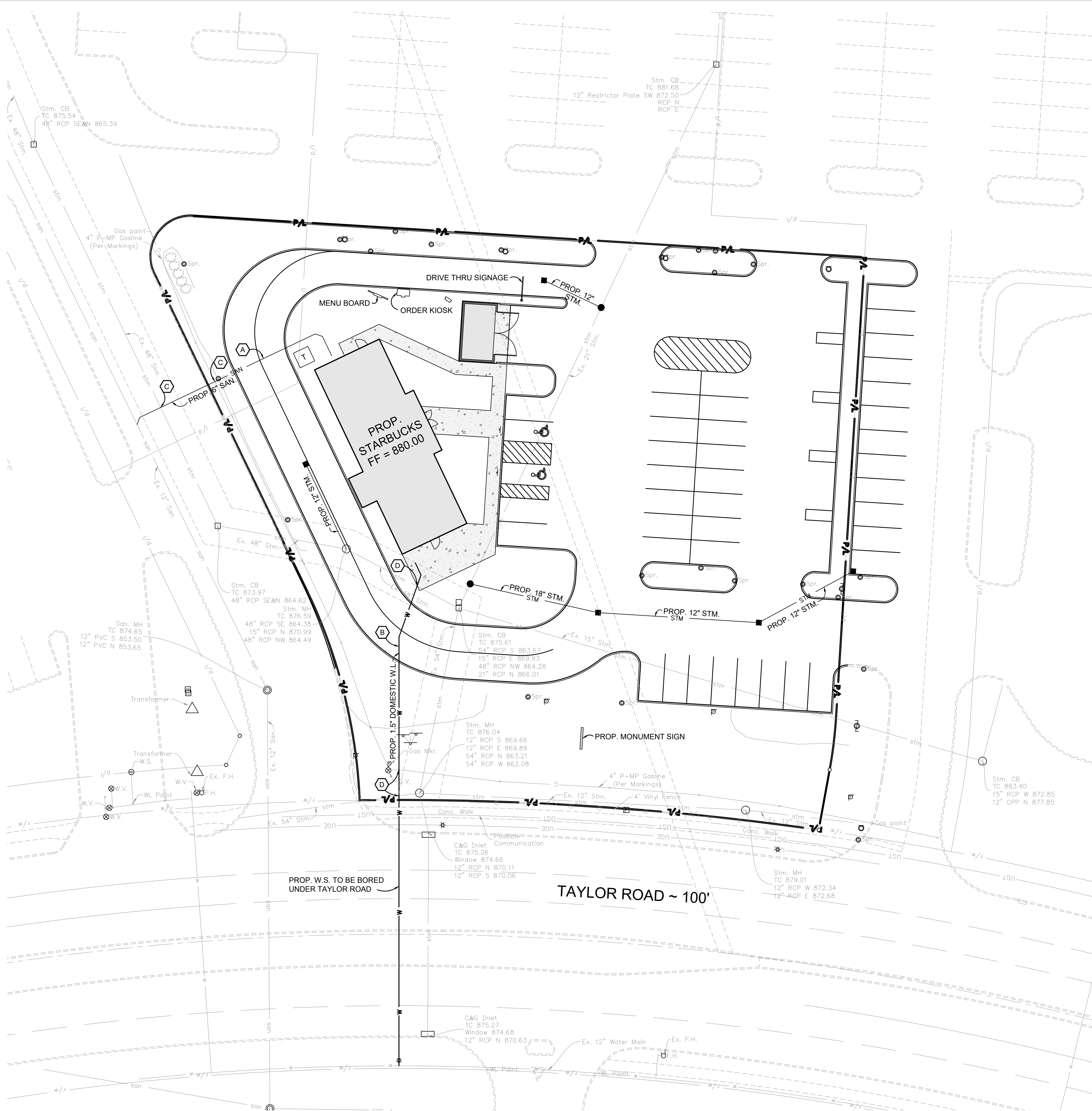
STARBUCKS
CITY OF REYNOLDSBURG, OHIO

EXISTING CONDITIONS

SCALE: 1" = 20'
DWN-SG CKD:AAG DATE: 11/20/2018

JOB NO.
18-089

3

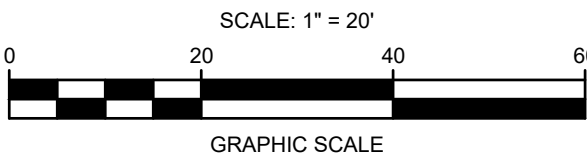


LEGEND

- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING VALVE
- PROPOSED VALVE
- CLEANOUT
- EXISTING LIGHTING

CODED NOTES

- (A) PROPOSED 6" SANITARY SERVICE TO CONNECT TO EXISTING 12" SANITARY MAIN. FIELD VERIFY LOCATION AND DEPTH OF EXISTING MAIN PRIOR TO CONSTRUCTION. MAINTAIN A MINIMUM SLOPE OF 2.08%.
- (B) PROPOSED 1.5" DOMESTIC WATER SERVICE. METER AND BACKFLOW PREVENTER SHALL BE LOCATED INSIDE BUILDING.
- (C) MAINTAIN 18" VERTICAL CLEARANCE (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) BETWEEN UTILITIES.
- (D) MAINTAIN 18" VERTICAL CLEARANCE (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) BETWEEN WATERLINE AND UTILITY. WATERLINE TO BE DEFLECTED AS NECESSARY TO MAINTAIN MINIMUM CLEARANCE.



Bird+Bull
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Columbus, Ohio 43235
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STARBUCKS
CITY OF REYNOLDSBURG, OHIO

PRELIMINARY UTILITY PLAN

SCALE: 1" = 20'
DWN:SG CKD:AAG DATE: 11/20/2018

JOB NO.
18-069

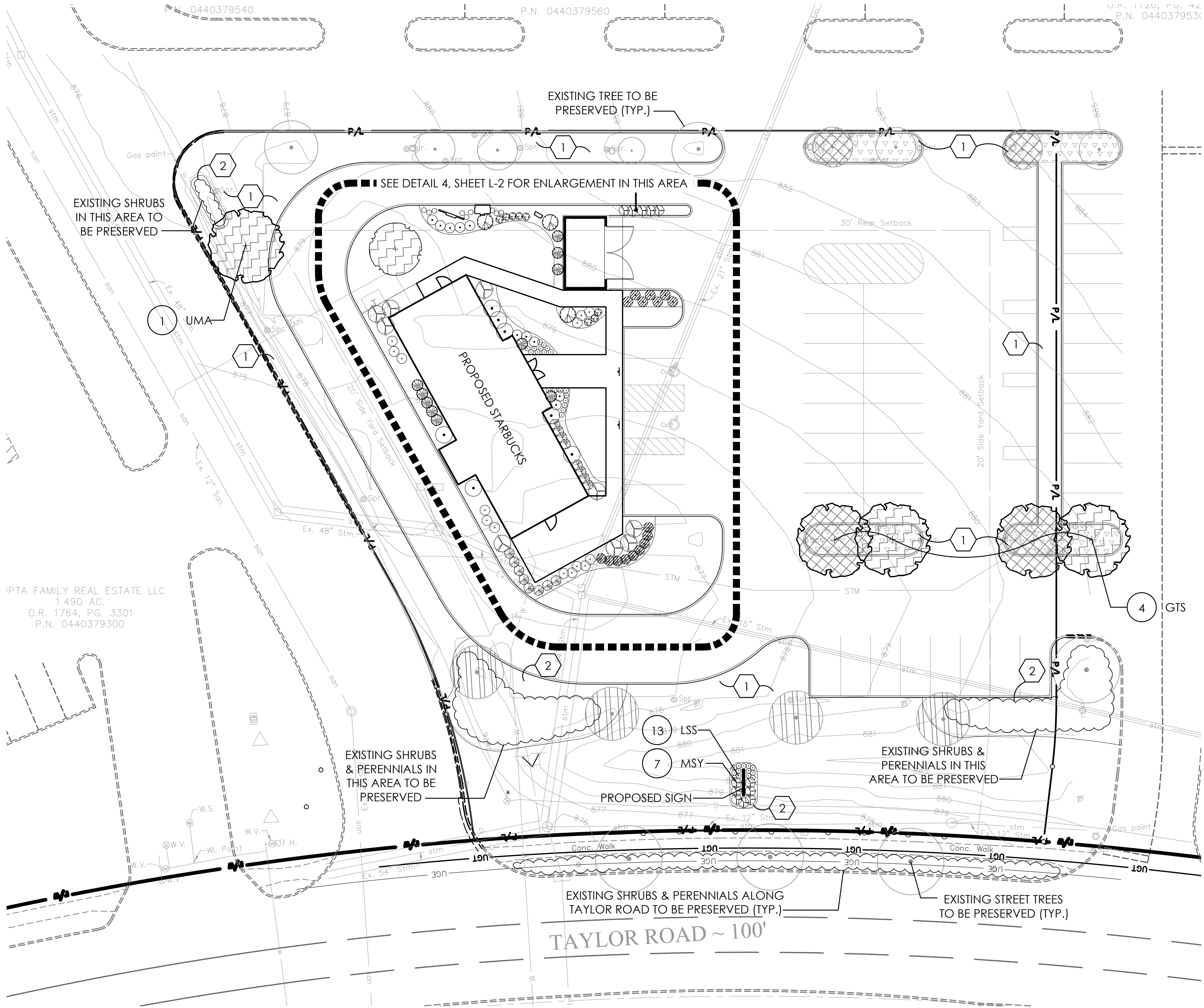
4

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE. SEE SHEET L-3 FOR TREE PRESERVATION PLAN

CONSTRUCTION NOTES:

- 1
- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2
- LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. PROVIDE MIN. 3" DEPTH HARDWOOD BARK MULCH.



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

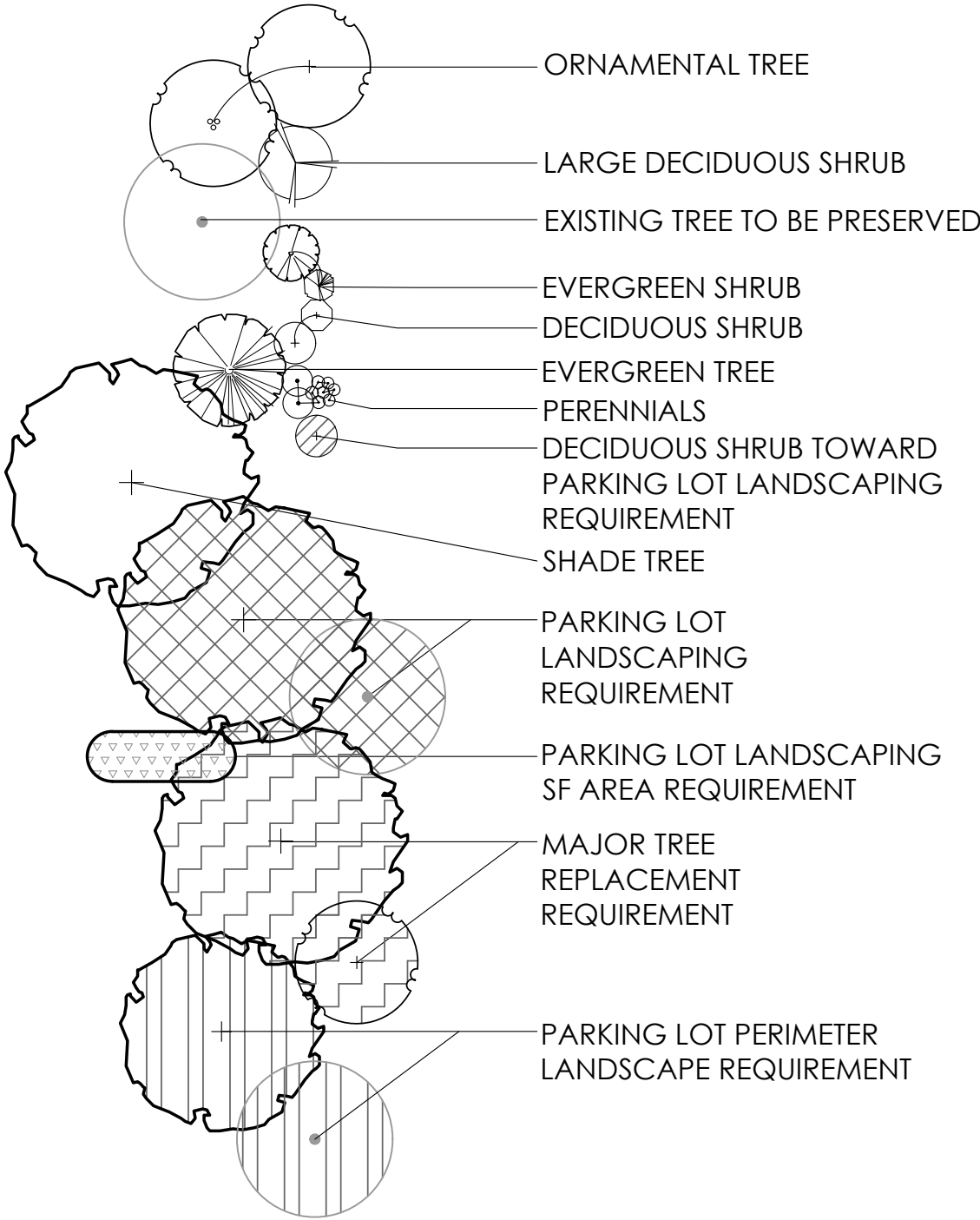
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
4	GTS	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2" CAL.	B&B	
1	UMA	ULMUS 'MORTON' ACCOLADE	ACCOLADE ELM	2" CAL.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
7	MSY	MISCANTHUS SINENSIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	1 GAL.	CONT.	
13	LSS	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LILYTURF	1 GAL.	CONT.	

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
1180.06 TREE REPLACEMENT		
EACH EXISTING MAJOR TREE REMOVED (6" CALIPER OR GREATER) SHALL BE REPLACED ON SITE WITH ONE TREE HAVING A MIN. CALIPER OF 1 3/4"	4 MAJOR TREES REMOVED = 4 TREE REPLACEMENTS REQUIRED @ MIN. 1 3/4" CALIPER	4 TREE REPLACEMENTS @ MIN. 1 3/4" CALIPER (SEE SHEET L-3 FOR TREE REMOVAL & PRESERVATION PLAN)
1180.08 STREET TREE REQUIREMENTS		
DEVELOPERS TO PLANT TREES ALONG PUBLIC STREETS OF THEIR DEVELOPMENT	35' - 45' SPACING, WITH MIN. DISTANCE OF 2.5' BETWEEN TREE AND EDGE OF STREET OR 2' BETWEEN TREE AND EDGE OF SIDEWALK (FOR LARGE TREE SELECTED FROM REYNOLDSBURG APPROVED STREET TREES).	EXISTING STREET TREES ON TAYLOR ROAD @ ±40' O.C. TO BE PRESERVED.
1180.09 INTERIOR LOT LANDSCAPING		
FOR COMMERCIAL BETWEEN 20,001 SF TO 50,000 SF GROUND COVERAGE, A TOTAL TRUNK DIAMETER OF 10", PLUS 1/2" OF TRUNK DIAMETER FOR EVERY 2,000 S.F. OVER 20,000 S.F. OR FRACTION THEREOF.	±27,786 S.F. TOTAL GROUND COVERAGE = 12" REQUIRED TREE PLANTING. EXISTING TREES WHICH ARE PRESERVED MAY BE CREDITED TOWARD THE TREE PLANTING REQUIREMENTS.	12" CREDIT TAKEN FROM EXISTING TREES TO BE PRESERVED. SEE TREE PRESERVATION PLAN, SHEET L-3
1180.11 PARKING LOT LANDSCAPING STANDARDS		
200 S.F. OF LANDSCAPED AREAS FOR EVERY 10 PARKING SPACES	46 SPACES = 1,000 S.F. OF LANDSCAPE AREA REQUIRED	±1,170 S.F. INTERIOR LANDSCAPE AREA
1 TREE @ MIN. 2" CALIPER AND 4 SHRUBS FOR EACH INTERIOR LANDSCAPED PARKING LOT AREA (6" MIN. 200SF & MAX 500SF)	4 INTERIOR LANDSCAPED PARKING LOT AREAS (PENINSULA OR ISLAND TYPE) = 4 MIN. 2" CAL. TREES & 16 SHRUBS	4 MIN. 2" CAL. TREES PROVIDED WITHIN 4 INTERIOR LANDSCAPED PARKING LOT AREAS 16 SHRUBS PROVIDED ADJACENT PARKING AT BUILDING. SEE PLAN. LAWN PROVIDED IN ISLANDS TO MATCH CHARACTER OF SURROUNDING TAYLOR SQUARE DEVELOPMENT.
PERIMETER LANDSCAPING	CONTINUOUS EVERGREEN HEDGE, EVERGREEN TREES, EARTHEN MOUND OR A COMBINATION TO PROVIDE AN OPAQUE SCREEN @ MIN. 36" HEIGHT WITHIN ONE YEAR OF INSTALLATION. PERIMETER LANDSCAPE SHALL ALSO CONTAIN A MIN. OF 1 DECIDUOUS TREE PER 40 LF ALONG RIGHT OF WAY (REQUIRED BY REYNOLDSBURG MAJOR COMMERCIAL CORRIDORS STREETScape AND DEVELOPMENT DESIGN GUIDELINES) OR 1 DECIDUOUS TREE PER 50 LF ALONG REMAINDER. MAY BE SATISFIED BY BUFFER REQUIREMENTS OF SECTION 1180.10 IF MORE INTENSIVE	NORTH: ADJACENT PARKING EAST: ADJACENT PARKING SOUTH: COMBINATION EXISTING 3' HGT. MOUND + EVERGREEN HEDGE ADJACENT TAYLOR RD. R.O.W. EXISTING MAPLES @ ±40' - 50' O.C. TO COUNT TOWARD TREE PERIMETER REQUIREMENT. WEST: NO PARKING ABUTS PERIMETER.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS	

OVERALL LANDSCAPE PLAN

STARBUCKS
TAYLOR SQUARE, REYNOLDSBURG, OHIO
PREPARED FOR
BIRD AND BULL
3500 Snouffer Road, Suite 225
Columbus, Ohio 43235

Paris Planning & Design
LAND PLANNING
2425 N. 5th Street
P. (614) 487-1964
LANDSCAPE ARCHITECTURE
Suite 401
Columbus, OH 43215
www.parisplanninganddesign.com

DATE	11/19/18
PROJECT	18172
SHEET	

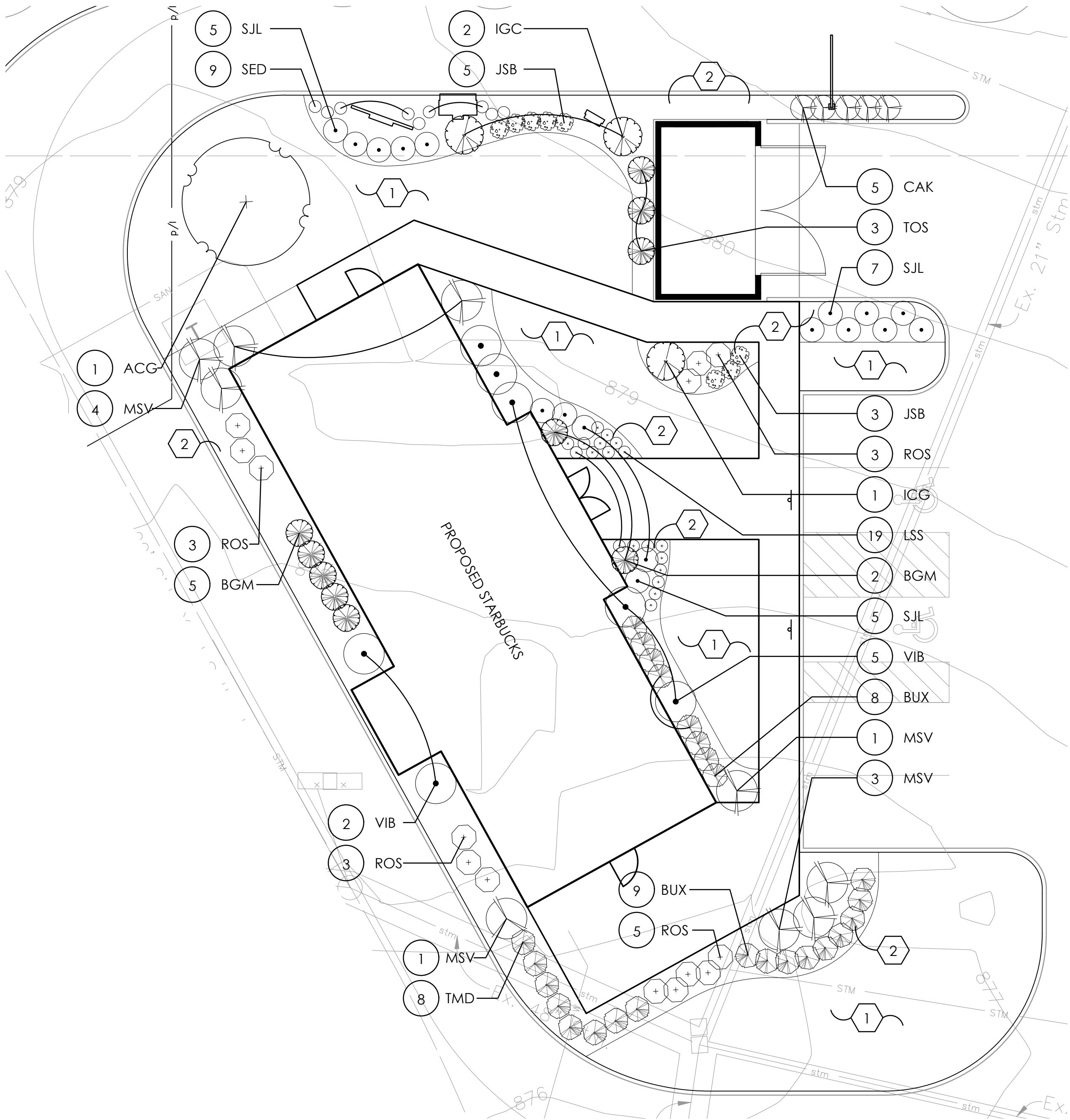
L-1

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
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6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
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10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE. SEE SHEET L-3 FOR TREE PRESERVATION PLAN

CONSTRUCTION NOTES:

- 1
- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2
- LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. PROVIDE MIN. 3" DEPTH HARDWOOD BARK MULCH.



4 FOUNDATION AREA LANDSCAPE ENLARGEMENT PLAN
SCALE: 1" = 10'

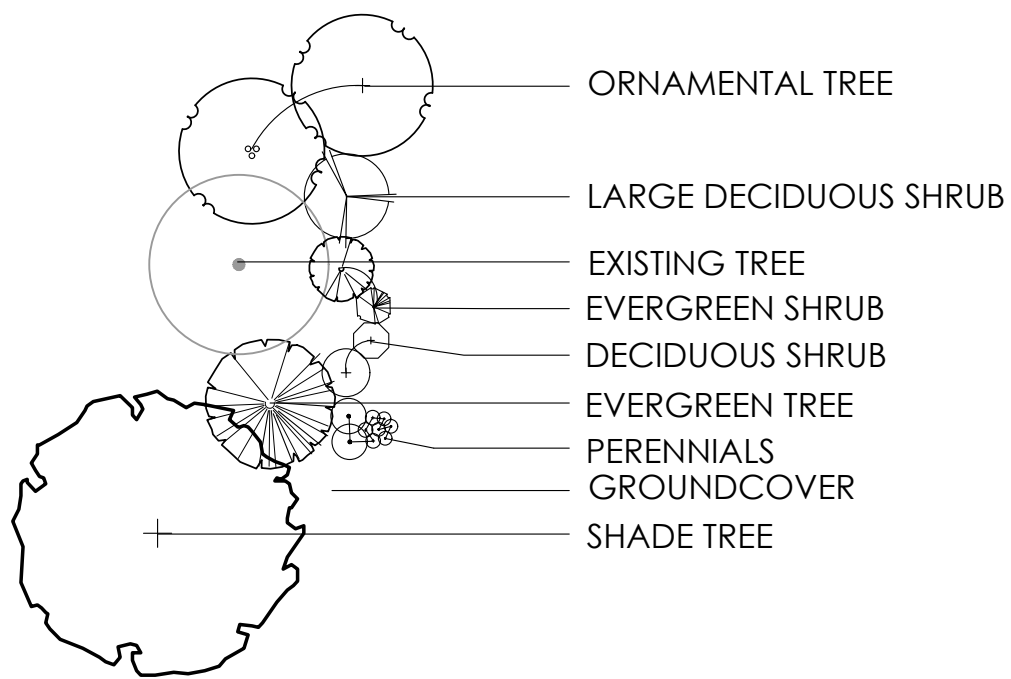
PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
1	ACG	AMELANCHIER CANADENSIS 'GLENIFORM'	RAINBOW PILLAR SERVICEBERRY	1.75" CAL.	B&B	MATCH FORM
SHRUBS						
3	TOS	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	4' HGT.	B&B	
8	JSB	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	18" SPRD	B&B	
3	IGC	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY	18" HGT.	B&B	
14	ROS	ROSA 'RADTKO' DOUBLE KNOCK OUT	DOUBLE KNOCK OUT ROSE	24" HGT.	B&B	
17	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18" HGT.	B&B	
7	VIB	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	24" HGT.	B&B	
17	BUX	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HGT.	B&B	
7	BGM	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	24" HGT.	B&B	
8	TMD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	24" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
9	MSV	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS	2 GAL.	CONT.	
19	LSS	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LILYTURF	1 GAL.	CONT.	
9	SED	SEDUM KAMTSCHATICUM 'VARIEGATUM'	VARIEGATED RUSSIAN STONECROP	1 GAL.	CONT.	
5	CAK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	CONT.	

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE

FLEXIBLE TREE WEBBING
MATERIAL 3/4" WIDE-
GREEN COLOR

2" X 2" X 8' WOOD
STAKE, 2 PER TREE

DO NOT CUT
MAIN LEADER

*DIG PLANTING HOLE TWICE
THE DIAMETER OF THE
ROOTBALL- BACKFILL WITH
MIXTURE 4 PARTS NATIVE
SOIL AND 1 PART ORGANIC
SOIL CONDITIONER (LEAF
COMPOST). PULVERIZE OR
CHOP SOIL TO REMOVE
CLODS AND CLUMPS

MULCH COLLAR

REMOVE TOP 1/3
(12" MIN.) OF
BURLAP AND TWINE

1 DECIDUOUS TREE
N.T.S.

01-1001

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE.

FLEXIBLE TREE WEBBING
MATERIAL 3/4" WIDE-
GREEN COLOR- TIE AT 1/3
HGT OF TREE

2" X 2" X 8' WOOD
STAKE, 3 PER TREE UP
TO 7' HEIGHT

DRIVE STAKES TO 18"
BELOW PIT

DO NOT CUT MAIN
LEADER

DIG PLANTING HOLE TWICE
THE DIAMETER OF THE
ROOTBALL- BACKFILL WITH
MIXTURE 4 PARTS NATIVE
SOIL AND 1 PART ORGANIC
SOIL CONDITIONER (LEAF
COMPOST). PULVERIZE OR
CHOP SOIL TO REMOVE
CLODS AND CLUMPS

HARDWOOD BARK
MULCH COLLAR

REMOVE TOP 1/3
(12" MIN.) OF
BURLAP AND TWINE

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

01-1100

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. REMOVE EXCESS SOIL FROM THE TOP OF ROOT MASS. PLANT SHRUBS WITH TOP OF ROOT MASS AT FINISH GRADE.

DIG PLANTING HOLE TWICE THE
DIAMETER OF THE ROOTBALL-
BACKFILL WITH MIXTURE 4 PARTS
NATIVE SOIL AND 1 PART
ORGANIC SOIL CONDITIONER
(LEAF COMPOST). PULVERIZE OR
CHOP SOIL TO REMOVE CLODS
AND CLUMPS

HARDWOOD BARK
MULCH COLLAR

PLANTING MIXTURE

REMOVE TOP 1/3 OF
BURLAP AND TWINE

SCARIFY 4" DEEP AND
RECOMPACT

3 SHRUB PLANTING DETAIL
N.T.S.

01-1300

REVISIONS

LANDSCAPE
ENLARGEMENT
PLAN

STARBUCKS
TAYLOR SQUARE, REYNOLDSBURG, OHIO

PREPARED FOR

BIRD AND BULL
3500 Snouffer Road, Suite 225
Columbus, Ohio 43235

Paris Planning & Design
LAND PLANNING
2425 N. 5th Street
P. (614) 487-1904

LANDSCAPE ARCHITECTURE
Columbus, OH 43215
Suite 401
www.parisplanninganddesign.com

DATE	11/19/18
PROJECT	18172
SHEET	

L-2





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

App./Case#: 2018-11
Date Submitted: 12/7/2018
Fee Amount: \$350.00

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

☒ Paid: \$350.00 (Starbucks)

I. PROPERTY INFORMATION

Property Address:
2923-2973 Taylor Rd and 2891-2913 Taylor Rd

Parcel ID#(s):
0440379540 and 0440379560 (Fairfield County Auditor)

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
TAYLOR SQUARE OWNER LLC

Contact Email:
bmyers@castoinfo.com, cfraas@castoinfo.com

Contact Phone Number:
614-228-5331

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:

Contact Name:

Contact Phone Number:

Contact Email:

Description of Use:

IV. APPLICANT INFORMATION

Applicant Name:
TAYLOR SQUARE OWNER LLC

Applicant Address:
250 Civic Center Dr, Suite 500, Columbus, OH 43215

Applicant Phone Number:
614-228-5331

Applicant Email:
bmyers@castoinfo.com, cfraas@castoinfo.com

☒ Property Owner

☐ Business Owner/Tenant

☐ Contractor

☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)):

☒ Special Exception Use Permit (\$350): Eating and drinking establishment with drive thru services.

☐ Other:

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: Bridgette Authorized Representative

Date: 11/20/18

*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:

Zoning Information

Zoning District: CS

☐ Historic District

☐ CC Overlay

Add'l Approvals Req'd

☐ Planning Commission

☐ Other:

BZBA Meeting

Date: 12/20/18

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

City Council Meeting

Date:

☐ No Action Taken

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Denied

P&Z Admin.:

Date:

Clerk of Council:

Date: