



AGENDA

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, OCTOBER 19, 2017 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 – September 21, 2017
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 2060 Ravine Place; Application #180247; Applicant Elizabeth Boateng; Variance Request
2. 6740 E Main St; Application #180388; Applicant Mark Denny; Special Exception Use Permit
3. 6900 E Main St; Application #180430; Applicant: Jason Nicodemus; Variance

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, SEPTEMBER 21, 2017 6:30 PM

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – August 17, 2017

RESULT:	ACCEPTED
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3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Rettke.

B. PUBLIC COMMENT

None.

C. UNFINISHED BUSINESS

1. 2051 Birchview Drive South; Application #179440; Applicant; Stephanie McCoy;
Special Exception Use Permit

Mr. Snowden:

2051 Birchview Drive South - Elite Learning Center, LLC. - Special Exception Use Permit

Application: #179440 - Special Exception Use Permit

Location: Property is located on west side of Birchview Drive South, just south of Eastgreen Blvd.

Existing Zoning: AR-2 Multi-family Residence District

Request: Request for approval of a special exception use permit for a new childcare center.

Current Use: Vacant

Proposed Use: Childcare Center

Applicant: Stephanie McCoy

The applicant is requesting the Board review and approve a special exception use permit for

Minutes Acceptance: Minutes of Sep 21, 2017 6:30 PM (APPROVAL OF MINUTES)

a new childcare center.

The site is developed with an existing single-tenant commercial building that was designed as a childcare center from the ground up. To the south and east, the property borders multi-family dwellings also in the AR-2 district. To the west, the property abuts commercial properties that front onto Brice Road, including a hardware store (retail sales) and a hotel.

A special exception use permit for a childcare center was approved by the Board in 2016. Subsequently, the center never formally opened and cared for children. Since the use was not in operation for 6 months and the site has since been sold to a new owner/operator, a new special exception use permit is required.

I had a lengthy conversation with our Attorney, Mr. Roth, as well the seller. The previous application, special exception use permit, was not eligible for a transfer because the use was not in operation. Although the previous tenant did assign a site manager who was physically onsite. Mr. Roth, our Assistant City Attorney, were both in agreement that if the primary use was caring for children the use never formerly operated if the children were never cared for and enrolled in the childcare center; therefore, the permits not eligible for a transfer and we get to get a new permit.

The applicant resubmitted the site plan from the 2016 application. The site has an existing parking lot with approximately 6-7 spaces, as well as a drive-aisle that allows off-street drop-off. The existing configuration allows vehicles to enter and exit without changing direction. The parking lot was operated in this manner from 2011-2014 for a childcare center, and Staff is not aware of any issues generated during that period.

The site has an existing play area that is fenced with a 4FT chain-link fence. A previous applicant refurbished the play area in 2011. The interior classroom spaces have direct access to the play area through an exterior door. The occupants of the structure are not required to walk adjacent to vehicles or across any active drive-aisles to access the play area. No loading spaces where vehicles might idle are immediately adjacent to the play area. No transformers or other utility cabinets are located within the play area.

The applicant has an existing dumpster that is screened per the requirements of Chapter 1180. The dumpster is not in an area that is accessible to children within the structure or play area.

The Board should apply the standards for review of special exceptions contained in Section 1145.09 of the Zoning Code and determine if the proposed special exception complies with those standards. Staff finds that the application meets those standards, and recommends approval of the special exception use permit as submitted.

Stephanie McCoy: 6956 Bennel Dr, Reynoldsburg, Ohio.

Mr. Rettke: Any questions, concerns, comments?

Unknown: I think one of our concerns was what are your hours going to be? Will it be overnight? Are you going to have 24 hour type operation or anything like that?

Stephanie McCoy: No sir. 5 am to 7 pm will be the hours of operation. Just Monday through Friday.

Mr. Snowden: With this type of approval in the past has allowed change. For example, if the applicant had changed to a 6 am opening vs a 5 am, we have not locked that in stone; however, the board has taken the view in the past that a 24 hour childcare center is kind of like a different use because of the characteristics and the board took into consideration lighting and other site characteristics, but I wouldn't hold her to the 5 to 7. If she comes back and says her hours are 6 to 6 or 6 to 8 or something I don't view that as different. If she comes back and says it's a 24 hour, then we'll have to reevaluate it.

Stephanie McCoy: I understand.

Mr. Snowden: Because of the lighting mainly. Mr. Chairman, I see you looking through our minutes there and probably I assumed trying to recall Ms. Darling's questions or any other issues that were raised. The one issue that Ms. Darling raised to me, either in private or in the meeting, what the condition of the playground equipment was. I know it was refurbished in 2011. I know that in the last couple years since it wasn't in operation I'm sure that some of the local neighborhood children have been using that as their own play area, so I think there was a question about what the condition of the equipment is at this time.

Stephanie McCoy: I haven't had it assessed as of yet. I'm waiting for the State to come out and take a look at that and then they will determine whether or not it needs to be replaced if it's not up to their standards.

Mr. Snowden: That's part of your State inspection?

Stephanie McCoy: Yes.

Mr. Snowden: Ok. Very good.

Stephanie McCoy: And she had questions about lighting. I went through and read the board minutes. She had questions about lighting and the hours of operation. That doesn't pose a problem. I know she stated that she would be concerned as a parent letting her kid out to go in. According to Ohio Department of Job and Family Services they have to actually be walked in by a parent, so it's not like they can just drop a kid off when it's still dark out and expect them to get in safely. A parent has to drop them into the center.

Mr. Snowden: That's something I didn't know. That's good information for the board as we consider.

Unknown: Especially with the time changing back and forth.

Mr. Snowden: Ms. McCoy, is there any exterior lighting on the site?

Stephanie McCoy: On the building?

Mr. Snowden: Yes mam.

Stephanie McCoy: There is some. It's not, what do I want to say...

Mr. Snowden: It's more decorative in nature?

Stephanie McCoy: Right.

Mr. Snowden: So there's not any direct site lighting, which I think... The thing to bear in mind gentlemen is that there were no lighting standards. If you build this building today you have to meet Chapter 1182, which there would be a minimum lighting amount and a maximum lighting amount for the whole site. Maximum height of the pole and so forth and that would all be evaluated. We cannot go back and apply 1182 with retro-actively to her site as a whole, so I'm ok with it. If it was a 24 hour, I think the board would have more leeway to make some requirements, but I wouldn't recommend making any specific requirements.

Unknown: In 2011, I think that was a major concern with the 24 hours, but I think the street lighting along through there promoted more than what you might think. That was a heavily content discussion, but one of the board members worked for AEP and so it's unrealistic to even attempt and put lighting in there because the cost. You'll never recoup it. You're looking at \$50,000 - \$60,000.

Mr. Rettke: So, like I said, I have no objections with it. Staff report basically said it was built as a daycare. It wasn't like we converted something and made it a daycare. It was built as a daycare and it's operated as a daycare. I'm fine with it. Any other discussion, comments? I'll move for approval of Item C1, 2051 Birchview Drive South, Application 179440.

Mr. Donovan: I'll second it.

Mr. Rettke: Moved and seconded. Can we have the roll call please?

Mr. Snowden: Thank you Mr. Chairman. Mr. Donovan, "Yes", Pastor Linder "Yes", Mr. Rettke "Yes". Thank you very much. The special exception use permit is approved. Ms. McCoy if you look on the staff report, which is right in front of you, on the very back page. I'll provide this information to you in writing and the same way you got the notice from last time. What's going to happen at this point is, I'll forward this to City Council. One of two things will happen, either City Council will notify me saying we have no other concerns and the board's decision will stand or City Council will elect another additional hearing, in which case, the room right next door, we'll have the exact same thing we just did here in front of the City Council for you. Given the use I would expect City Council to hear it, but it's been a mixed bag with this particular location and this particular use. I will touch base with the

clerk and probably be looking around the first week of October to get the final word. At that point, any other changes to the exterior, come talk to me in terms of signage, whatever you need for the outside because there may be some approvals and/or permitting. I believe you submitted for a zoning certificate. If you didn't, we'll just need to submit for that permit and contact our building division. To my knowledge, there was a certificate of occupancy through the building division that was already good. If you need another one for your state licensing they have a procedure to get that, so just contact Shelley at the front desk over there. I review all these permits per the code after 6 months to see what the status is. You have no condition. All I'll be looking for is that the use is in operation. There's no other violations of the city code. Knowing what I know about the site and the number of times that I've been out there I wouldn't expect any problems. With that, I'll turn things back over to our Chairman.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Anthony Rettke, Chairman
SECONDER:	Richard Donovan, Vice Chairman
AYES:	Rettke, Linder, Donovan
ABSENT:	Darling, Armstead

D. NEW BUSINESS

None.

E. OTHER BUSINESS

Mr. Snowden: The reason why we're in this room is due to the power outage and the relocation of the Civil Service Test in the City Council Chambers. Just in case anyone's trying to figure that out in the future. We are in the City Council Conference Room off the of the Chamber's, next to the Clerk's office.

F. ADJOURNMENT

Mr. Rettke: Adjourned at 6:47 pm.

Chairman

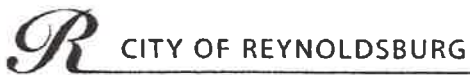
Planning and Zoning Administrator

Minutes Acceptance: Minutes of Sep 21, 2017 6:30 PM (APPROVAL OF MINUTES)

Board of Zoning and Building Appeals**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****MOTION REQUEST**

DATE: October 19, 2017**TO: Board of Zoning and Building Appeals****RE: 2060 Ravine Place; Application #180247; Applicant Elizabeth
Boateng; Variance Request**

See attached documentation.



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

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

Application #: 180247
Permit #:
Date Submitted: 1/8/17
Fee Amount: \$100.00
☐ Paid: _____

I. PROPERTY INFORMATION

Property Address: 2060 RAVINE PLACE
REYNOLDSBURG OH 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): ELIZABETH BOATENG AND KENNEDY OSEI
Contact Email: Boat.Lizzy@yahoo.com Contact Phone Number: 614 260 0581

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name: _____ Contact Name: _____
Contact Phone Number: _____ Contact Email: _____
Description of Use: _____

IV. APPLICANT INFORMATION

Applicant Name: ELIZABETH BOATENG Applicant Address: 2060 RAVINE PLACE
REYNOLDSBURG OH 43068
Applicant Phone Number: 614 260 0581 Applicant Email: Boat.Lizzy@yahoo.com
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

Variance (☐ Non-Residential (\$450) / ☒ Residential (\$100)): BACKYARD FENCE, INSTALL
VINYL FENCE 6FT TALL 20 FEET FROM BUILDING
STILL LEAVING 20 FEET TO THE SIDEWALK, FOR OUR SPECI
NEED SON. SAFETY, NOT CROSSING THE BUILDING WILL HURT PROP
VALUE.
☐ Special Exception Use Permit (\$350): 1171.06(a)
☐ Other: _____

Applicant shall submit ten (10) copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: E. Boateng Date: 8/23/17
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: R-3

- ☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ Planning Commission
☐ DRB

BZBA Meeting

Date: 10/19/17

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting

Date: _____

- ☐ No Action Taken
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Denied

Planning Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

Elizabeth Boateng and
Kennedy Osei
2060 Ravine place
Reynoldsburg Ohio 43068

Install vinyl fence 6ft tall 20 feet from build line still leaving 20 feet to the sidewalk. The property is close to the woods, and there is a slope in the backyard. Also there is not enough space for our special needs child who spends most of his time in the in the backyard. So we are requesting 20 feet from build line and also still leaving 20 feet to the sidewalk, so that our son can have enough space to play. Our son's safety is our number one priority, so not installing the fence could lead to something tragic if he goes to the woods which no one is ready or prepared for.

Parcel Number 013-027342-00.000

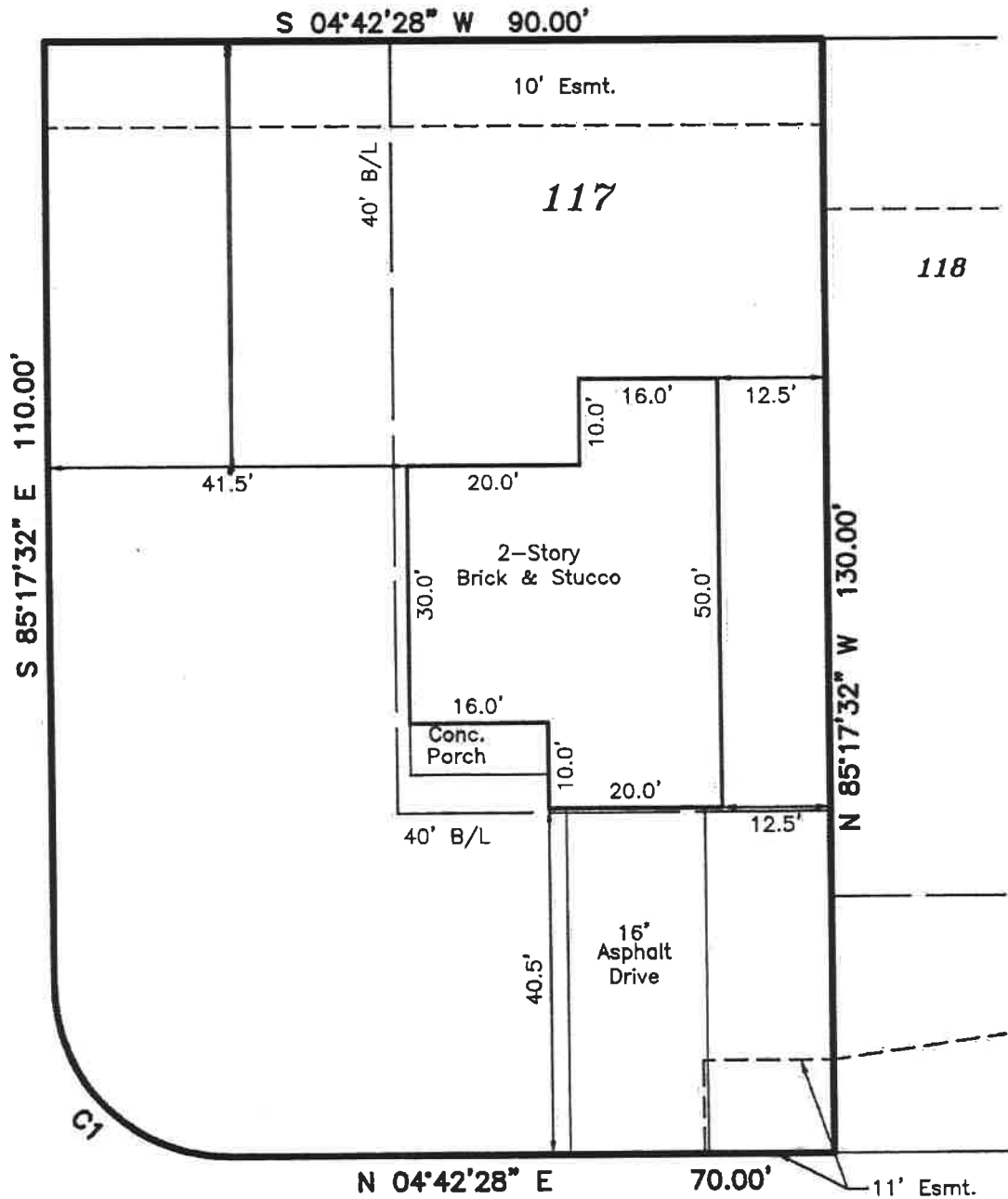
Tax District licking County.

Attachment: App. #180247 - 2060 Ravine Pl - Variance (App# 180247, 2060 Ravine Place, Boateng)

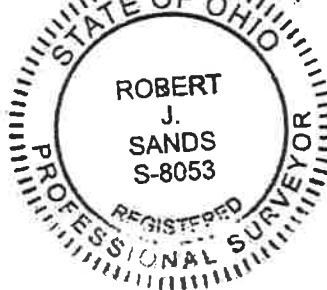
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°58'58"	20.00'	31.41'	N 49°42'28" E	28.28'



Slate Ridge Boulevard (50' R/W)



#2060
Ravine Place (50' R/W)



Lot No. 117 lies within Zone(s) X as designated on the FIRM Map No. 39089C0409H dated 5/2/07.

LOT: 117

Woods at Slate Ridge

Phase 5, Part 1

Plat Book 17, Pages 260-263
City of Reynoldsburg
for

Maronda Homes

Scale: 1"=20' 6/13/17

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

The Information shown hereon is not to be used for the installation of buildings, fences, landscaping or other permanent improvements.

Owner: Boateng



1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
PHONE: (614) 486-4383
FAX: (614) 486-4387

Note: Only a signature in Blue Ink shall be considered an original.

Robert J. Sands 07/05/17
Professional Surveyor No. S-8053

Rockford "G"

DR'N dg
CH'D
JOB 688610

Board of Zoning and Building Appeals**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****MOTION REQUEST**

DATE: October 19, 2017**TO: Board of Zoning and Building Appeals****RE: 6740 E Main St; Application #180388; Applicant Mark Denny;
Special Exception Use Permit**

See attached documentation.



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

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

Application #: 180388
Permit #:
Date Submitted: 9/18/17
Fee Amount: \$350.00
☒ Paid: 59484

D.2.a

I. PROPERTY INFORMATION	
Property Address: 6740 E. MAIN ST. REYNOLDSBURG, OHIO 43068	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): GBS REYNOLDSBURG LLC 33N. GRANT AV. ST 150, COLUMBIA, OHIO 43215	
Contact Email: JGUNSOREK@ECO-GV.COM	Contact Phone Number: 614-565-4407
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: GENUINE AUTO	Contact Name: KEVIN SPEARS
Contact Phone Number: 614-931-1433	Contact Email: KSPEARS414@GMAIL.COM
Description of Use: AUTO DETAILING & TOUCH-UP	
IV. APPLICANT INFORMATION	
Applicant Name: MARK R. DENNY, ARCHITECT	Applicant Address: GROVE CITY 1675 GATEWAY CIRCLE OH 43123
Applicant Phone Number: 614-871-3804 OFFICE 614-201-8888 CELL	Applicant Email: COARCHITECT@AOL.COM
☐ Property Owner	☐ Business Owner/Tenant
☐ Contractor	☒ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

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

☒ Special Exception Use Permit (\$350): ADAPTIVE REUSE OF CAR WASH TO AUTO DETAILING & TOUCH-UP
☐ Other:

Applicant shall submit ten (10) copies of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: [Signature]

Date: 9-18-17

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.

Additional Notes:

****OFFICE USE ONLY****

Zoning Information

Zoning District: CL

- ☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ Planning Commission
☐ DRB

BZBA Meeting

Date: 10/19/17

- ☐ 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: _____

Mark R. Denny, Architect

1675 Gateway Circle Grove City, Ohio 43123 Ph. 614-871-3404 Fax. 614-871-4823 coarchitect@aol.com and
1085 Kenilworth Place Columbus, Ohio 43209-3033 Ph. 614-804-8688 Fax 614-231-9313 coarchitect@aol.com

September 18, 2017

Board of Zoning and Building Appeals
7232 East Main Street
Reynoldsburg, Ohio 43068

Re: Narrative
Special Exceptional Uses
Genuine Auto
6748 E. Main St.

Board Members,

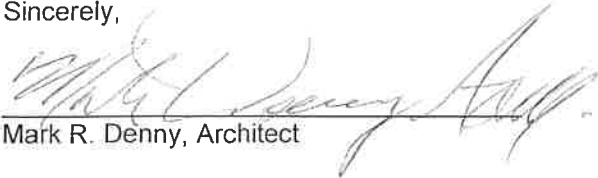
Genuine Auto would like to open an auto detailing and touch-up facility in the partial building area previously used as a carwash. The hours of operations will be 8 AM to 8PM. Any overtime or emergency operations would be with doors down. This proposed use should have little effects on the adjoining properties. The total number of cars and noise from patrons will be significantly lower than from the previous car wash. There should be no changes to the public traffic, storm water system, or public welfare.

There are no changes required to the site plan. The number of cars should be significantly lower in the waiting lines. The number of cars in the completed parking may increase. The rear parking will more than accommodate these cars.

The east and west bays will be used for the exterior and interior detailing of the cars. Most of this work is a "by hand", cleaning and waxing operation. The center bay will be a pull in back out access from the front of the building to a finish and paint touch up area for problems found during the detailing.

The building materials will remain as is. Touch-up and/or repainting of the walls at previous signs may be required. This coating will match the existing. New signage will be requested under separate application.

Sincerely,



Mark R. Denny, Architect

17030.c Narrative

Attachment: App. #180388 - 6740 E. Main St. - SEUP (App# 180388, 6740 E Main St, Denny)

Board of Zoning and Building Appeals**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****MOTION REQUEST**

DATE: October 19, 2017**TO: Board of Zoning and Building Appeals****RE: 6900 E Main St; Application #180430; Applicant: Jason Nicodemus;
Variance**

Large map on file in zoning office.



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

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

Application #: 180430
Permit #:
Date Submitted: 9/21/17
Fee Amount: 6450.00
☒ Paid: 1253

I. PROPERTY INFORMATION

Property Address:
6900 E. Main Street

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
Truro Twp. Trustees (Jason Nicodemus)

Contact Email: jnicodemus@trurotp.org Contact Phone Number: 614 866-1317

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name: Truro Twp. Fire Department Contact Name: Asst. Cheif Jeff Sharps

Contact Phone Number: 614 729-1902 Contact Email: acsharps@trurotp.org

Description of Use:
Fire Station

IV. APPLICANT INFORMATION

Applicant Name: Jason Nicodemus Applicant Address: 6900 E. Main Street

Applicant Phone Number: 614 866-1317 Applicant Email: jnicodemus@trurotp.org

☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

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

1175.05 Rear Yard and Side Yard; 1175.08 Rear Yard Setback, Bldg Setback

1180.08 Street Tree Requirements; 1180.11 Parking Lot Landscaping Requirements;

☐ Special Exception Use Permit (\$350): _____

☐ Other: _____

Applicant shall submit **ten (10) copies** of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Jason W. Nicodemus

Date: 9-19-17

*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: S-1

☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

☐ Planning Commission
☐ DRB

BZBA Meeting

Date: 10/14/17

☐ 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: _____

Attachment: App. #180430 - 6900 E. Main St. - Variance (App# 180430, 6900 E Main St, Nicodemus)

Statement of Hardship

Truro Twp. is submitting for variances in order to facilitate the construction of a new fire station #161 at 6900 East Main Street. The fire station is to be constructed on the site of the current fire station which predates the current zoning requirements. The following variances will be required in order to construct a new fire station meeting the department's needs for serving the community for the foreseeable future:

1175.05 Lot Yard and Height Requirement for Buildings other than Dwellings

Rear Yard requirement varied to 50' from 60'

- The limited site size requires continuation of utilizing up to the property line for circulation as with the current fire station on this site.

Side Yard requirement varied to 20' from 60'

- The limited site size requires continuation of utilizing up to the property line for circulation and parking as with the current fire station on this site.

1175.08 Side and Rear Yard Requirements for Non-Dwelling Uses Abutting Residential Districts

Off-street parking spaces and driveways for non-dwelling uses-Minimum Side or Rear Yard varied to 0' from 50 feet.

- The limited site size requires continuation of utilizing up to the property line for circulation as in the current fire station on this site. This includes the rear line which abuts multi-family residential (AR-2).

Churches, schools and public or semipublic buildings-Minimum Side or Rear Yard varied to 50' from 100'

- The limited site depth makes it impossible to meet a 100' building setback from the rear line where there is residential zoning.

1180.08 Street Tree Requirements

Eliminate Street Tree Requirements

- The fire department requires clear sight lines

1180.11 Parking Lot Landscaping Standards

(b) Perimeter Landscaping

- In order to provide parking to support the fire department and township use on a site of limited size and keeping with the current configuration of this and the adjacent sites, a variance will be required for interior landscaping of the parking lot.