



AGENDA

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, SEPTEMBER 19, 2019 6:30 PM

**PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Board of Zoning and Building Appeals – Regular Meeting – August 15, 2019
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 8305 Taylor Road; Application # 2019-5364; Applicant Laurence Bergman; Special Exception Use - Adult Day Care Facility
2. 2686 Taylor Road; Application #2019-5360; Applicant Oak View Capital Partners, LLC; Special Exception Use Permit - Indoor Storage

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, AUGUST 15, 2019 6:30 PM

PLACE: COUNCIL CHAMBERS 7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – July 18, 2019

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda stands as is.

4. SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Donovan

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. 1302 Brice Road; Application #2019-5303; Applicant BBB Ventures, LLC (Kevin Sharp); Special Exception Use Permit - Skilled Game Room

Ms. Wheeler New businesses. Application 2019- 5303. Well the administrator please read the description?

Ms. Wheeler Thank you Mr. Chairman. First case this evening is for the property located at 1302 Brice road. The applicant BBB ventures LLC is requesting Board of Zoning and building appeals approval for a special exception use permit to operate as a licensed skilled game room. Of course the zoning code requires, this most closely aligns this with an amusement arcade. We do require that these establishments be reviewed as a special exception within the Community Commerce district. The applicant has also submitted a written statement describing the proposed business hours. The staff levels as well as a general overview of the type of business it will be. The applicants here and I have to answer any questions that I can otherwise you can talk with the applicant.

Minutes Acceptance: Minutes of Aug 15, 2019 6:30 PM (APPROVAL OF MINUTES)

Mr. Donovan Any discussion?

Mr. Furst Is the applicant here? So I'd like to hear a little bit more about the proposed clientele for the businesses. Is this going to be ages 18 or 21 and up?

Mr. Donovan Could you come up here as a speaker please and please say your name and address please?

Ms. Mitchum My name's Kim Mitchum with BP ventures. To answer your question. State law requires 18 and up, but we do twenty one up just because there are some high school students that are still in school at the age of 18.

Mr. Furst Thank you.

Mr. Linder This is Pastor Linder. I'm not completely aware of the difference between a game of chance and a game that's a skilled game. I did do a little bit of reading. I mean these games are called Type C skilled games. What makes them skilled games when I looked on your Facebook page it seemed like to me I was looking at slot machines? In the videos that I saw they specifically were to me they looked just like that and maybe video versions of a slot machine. So how is that a skill game?

Ms. Mitchum Ohio requires a skilled version whether it be for the win you have to either nudge a game up or down or at the end of the game. There is a skill to allow that win. On our website we also have locations in Florida and Wisconsin. Several other states that do not require skill. So those may have been the ones that basically just look like there's no skill to them.

Mr. Linder OK. And just say you know I was looking at the page for Jeffersonville Ohio. So you're saying those pictures may be of other Locations?

Ms. Mitchum You said that was on Facebook? I honestly haven't even seen that face so long time. I will check it out.

Mr. Linder It did not. Just again not even being versed in this type of arena. It did not look in any way like a skill was required.

Ms. Mitchum She may have pulled those off of the main web site just to have something. So I will check that out. Yeah. Everything in the room is supposed to be skill. Yes sir.

Mr. Linder And then there was a picture provided excuse me if I can ask another question. There was a picture provided of I think the Jeffersonville location. That's pretty much what it's going to look like inside this location here? That's exactly what you anticipate? Very similar setup?

Ms. Mitchum Yes.

Mr. Linder Okay. Could I get one more question? Again. I'm going off a Facebook page which apparently you haven't seen. But it seems like there's also advertise on several days different meals that are being provided a different kind of promotions that way. Is this similar approach to how you would operate here?

Ms. Mitchum Yes. What we try to do is forge a community. The people that come in they know on the third Saturday we're having a big meal. They bring the meal in because we do not provide the food. It just kind of builds that commodore with the players. Generally we do that once a month. Throughout the week we also do promotions just to get people in and to again enhance the community environment so that you know Mary's come in the same day that Teresa is and that kind of thing.

Mr. Linder Thank you.

Ms. Darling I have a question for you. It's along this line of prizes that you said it would range from candles, household items, games, gas cards, hair products, and so on, your Facebook page it did show players getting cash prizes.

Ms. Mitchum If they win say four hundred dollars they get four hundred dollars to redeem in for prizes.

Ms. Darling So it's not four hundred dollars to walk out the door?

Ms. Mitchum No.

Ms. Darling So is that how this one's going to be set up as well?

Ms. Mitchum Yes. We do everything by the state law.

Mr. Bowsher On your Web site. Are you are the same company that runs the one out in Jeffersonville, Boomtown skills too?

Ms. Mitchum Yes.

Mr. Bowsher On the website it says you have to be 18 or older to enter. Are you saying that that's going to be different since you had just said 21?

Ms. Mitchum It should say 21.

Ms. Darling It says 18.

Mr. Bowsher We have several titles available, too many to list. You do have to be 18 or older to enter.

Ms. Mitchum I was not aware at that either. That will be changed to 21.

Mr. Furst This is this is in no way a comment on your particular company but I am aware of similar type establishments elsewhere in the Midwest. They have been subject to police investigations for running book and things like that. You know one of the things that we do on the zoning board is protect the property and safety of those in the area. Can you tell me how you propose to combat anything like that happening inside your establishment?

Ms. Mitchum We have a no tolerance. I mean if the wrong crowd starts to come in and the manager is to divert that 100 percent. Like I said we have the one in Jeffersonville and we have the one in Marion. The client tail is wonderful. I mean it's usually older people and they come in because that is their entertainment.

Ms. Darling I just have the manager. Do you have a security person that the staff pays for?

Ms. Mitchum Honestly we started out both locations with security people and since we've opened we've not had any issues at all. The manager elected to drop the security.

Ms. Darling So what's your plan for this location?

Ms. Mitchum If we get approved. I'm going to play it by ear by the demographics that I'm dealing with and the clientele. I don't have any problem at all having a security person there at all times if needed.

Mr. Bowsher Can you explain where you were saying you're having cash. Is it a fake cash is it real cash that they're buying these prizes with and where are the prizes kept? I'm not really seeing and I just see sort of a bank.

Ms. Darling We don't see like where the prize area would be on here. That's why I ask because on the Facebook page it did state that cash was being given out. So my question was is whether or not cash was being given out so you walk out the door? Or that you were going to be able to get something before you walked out the door.

Ms. Mitchum The one in Jeffersonville we actually have two units the one unit is what you see right there and that yellow door on the right hand side is the second unit and that unit is set up with the prizes. When someone comes in to play they go to the point of sale to the cash register and say they want to play 20 dollars that day. They have basically a membership card. They give the cash register twenty dollars. Twenty dollars is loaded on that card. They play, whenever they're finished they go up to the cash register and how much ever money is on the card. They have that much money to go and purchase any of the prizes. In Marion the prizes they like to have household items such as laundry detergent and stuff that they would normally

purchase. So that's what we stock there. Jefferson is games and candles and extra stuff.

Mr. Bowsher Can you explain maybe one of the most popular games that are on here. I guess I'm trying to wrap my head around the strategy or the skill that's involved. .

Ms. Darling Some of the games like this. That's all what we see.

Mr. Bowsher It's hard to tell from the pictures what is there.

Ms. Darling What skilled games you have?

Ms. Mitchum We have Fantasy Nudge, Primero Nudge, and Mega Nudge. Whenever I say Primero nudge, Primero has probably 30 different games. Boom town has a skill at the end and that may be what you're seeing.

Mr. Bowsher I'm not really sure. I mean it doesn't look like Boomtown, but could be. So those are just skill games that you have then?

Ms. Mitchum Yes.

Mr. Furst Staff. For the record. It's my understanding that this establishment does not particularly fit with the proposed use of the area called for in the Comprehensive Plan. Is that is that a correct statement?

Mr. Bowsher Yeah. They use specifically doesn't necessarily fit especially what the Comp Plan that we sort of come out with I guess. As far as the built environment is concerned.....This being part of a larger area or track for future development. I'm not sure if you were aware of that with potential signing of a lease with the Gilbert group. The entire site to include the Kmart side is being looked at for a larger mixed use development. So I'm curious to see how long this establishment would even be there knowing that most likely within the next few years most of it will be brought to the earth and then rebuilt. I'm hesitant for you as a business owner from that standpoint. I'm also hesitant because this is something new and it feels a little like targeting specifically in the area of where it's being located at which I have a lot of reservations about, especially because we're revitalizing the area. I'm not saying that a use of this kind would not fit within that, but it's a much larger development that's sort of in the pipeline and in the works. So this typically wouldn't necessarily fit that. So yes Mr. Furst you're correct.

Mr. Donovan Anybody else?

Mr. Linder Please forgive me for referencing this page again but just to explain to me and I'm not mean that in some sort of adversarial way you walk in on the bulletin board it says 12:00 to 6:00 p.m. high card 7 p.m. spin the wheel. What is high card

and what is spin the wheel?

Ms. Mitchum That's our promotions. Whenever a customer comes in and plays ten dollars they get to spin the wheel and whatever's on that wheel they get a match free play. Same thing for the card. It's just a game for a promotion.

Ms. Darling So match free play as in like if they land on a twenty dollar you're going to match it? For them to play it?

Ms. Mitchum They have to pay their whatever.

Ms. Darling Or that just an extra cash prize?

Ms. Mitchum It's not cash prizes. It's for free play only.

Ms. Darling It gets loaded on that card?

Ms. Mitchum Yes Ma'am. And it can't be cashed out either. The free play has to be actually played through.

Ms. Darling So if a player has any leftover money on their card they cannot cash those out then?

Ms. Mitchum Not the free play. Their own money they can.

Ms. Darling So they can cash their money back out off the card for the end of the night?

Ms. Mitchum For prizes.

Ms. Darling For prizes only, not cash?

Ms. Mitchum No cash.

Ms. Darling Once it goes on it stays on basically?

Ms. Mitchum Yes

Mr. Donovan I make a motion that we accept the special exception use permit for 2019 -5303. Administrator would you read the roll call please? I need a second. Anybody second it?

Ms. Wheeler Was that an approval? Your wording on that was that an approval?

Mr. Donovan To accept. So we accept the special use permit. Nobody wants to accept second. So I guess we can't have a vote on it. No nobody wants it. Sorry.

Ms. Mitchum Thank you for your time.

Mr. Bowsher For the record the majority of things that we do here and in city council we pass in the positive. So what Mr. Donovan did was correct. He put up a motion for the approval. It did not get a second. Therefore he was shot down did not move into for a committee vote. I'll hand it back over to you Mr. Donovan to conclude the meeting.

Mr. Donovan Nothing else before the board. We will adjourn this meeting at 6:47.

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Aug 15, 2019 6:30 PM (APPROVAL OF MINUTES)



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

App./Case#: 2019-5361
Date Submitted: 9/10/2019
Fee Amount: \$350.00

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

☒ Paid: \$350.00

I. PROPERTY INFORMATION	
Property Address: 8305 Taylor Road, Reynoldsburg, Ohio 43068	Parcel ID#(s): 013-027588-00.275
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): Taylor Station Associates LLC	
Contact Email: Larry@bergman-group.com	Contact Phone Number: (office) 513-322-6307 mobile 513-515-5488
III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)	
Business Name: Malik Adult Daycare	Contact Name: Vagan Matevosyants, Artem Matevosyants
Contact Phone Number: Vegan 720-532-4235 Artem 720-280-1483	Contact Email: vegan.mat@gmail.com artem.mat@gmail.com
Description of Use: Operation of an Adult Daycare serving population 65+ years and some disabled under 65+ Mon-Fri 8-4pm	
IV. APPLICANT INFORMATION	
Applicant Name: Laurence Bergman	Applicant Address: 4695 East Lake Forest Drive, Cincinnati, Ohio 45242
Applicant Phone Number: (m) 513-515-5488 (o) 513-322-6307	Applicant Email: Larry@bergman-group.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): See attached

☐ 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: Laurence Bergman Date: 8/30/2019

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: <u>XLC</u>	
	☐ Historic District ☐ CC Overlay Add'l Approvals Req'd ☐ Planning Commission ☐ Other: _____	
	BZBA Meeting Date: <u>9/19/2019</u> ☐ 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: _____



August 30th, 2019

Request for Exception Use Permit (Conditional Use)

8305 Taylor Road, Reynoldsburg, Ohio 43068

8305 Taylor Road, Reynoldsburg, Ohio is a 10,656 sf. Building on approximately 1.66 acres. The proposed tenant would locate in suites 102 and 103 for a total of approximately 4,618 sf. for the purpose of operating an adult daycare.

Currently the proposed daycare operator has a location in Denver, Colorado and they would model their Reynoldsburg location off of the daycare in operation. They anticipate a 70 to 80 clients at any one time and would have approximately 200-250 clients overall. Their Denver Facility has approximately 200 clients.

It's anticipated that there will be 15 to 20 employees. Their Denver operation has 20 employees

The hours of operation are

Monday to Friday 8am to 4pm. Closed Saturday and Sunday

The operation would require 10-15 parking spaces. The property has a total of 73 parking spaces. There would be ample parking for the property. This tenancy would fill the balance of available space in the building.

Clients mostly consist of elderly population of 65+ years old and some disabled under 65 years old. They do not have a web site to share as they work with a specific ethnic group (mostly population originally from Nepal). The client population for the Columbus (Reynoldsburg) location is similar to that of their Denver operation. The Company offers transportation services, breakfast and lunch, day care entertainment and outings to their clients. Personal care will be provided at the site per client request only. They will have a Registered Nurse on site checking vitals for client.

The current tenants include Stamas Dental Group and Edward Jones at each end of the property and Creno's Pizza (see attached site plan).

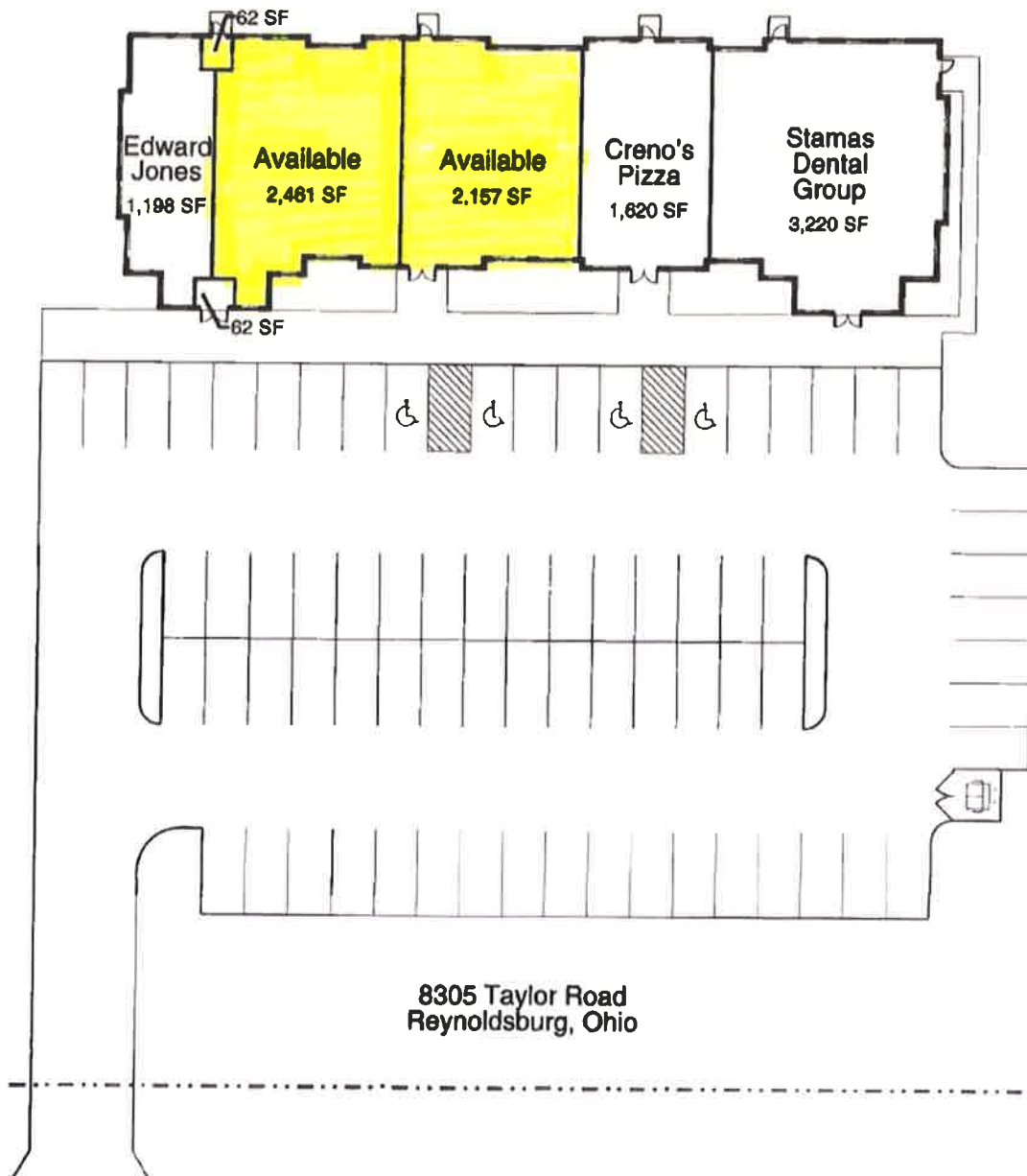
8305 Taylor Road is adjacent to two children's daycares; Rainbow Station Daycare to the south of the building, Children's Kindercare adjacent on the north side of the building, across the street on the west of the property is Taylor Road Elementary School and Residential properties behind to east of the property and throughout the area.

The use for the space (highlighted) will not impact what the building (built in 2007) is designed to accommodate an adult daycare. The use impact would not be any more and likely less than what is currently permitted.

Based on Section 1145.09 Standards and Requirements for all Special Exceptions (a) (b) (c) (d) (e) (f) (g) (h), we request the approval that this use meets the requirements to permit a Special Exception.

Attachment: App #2019-5361 (App# 2019-5364, 8305 Taylor Road, Laurence Bergman)

SITE PLAN



©2014 Microsoft Corporation
8595 Taylor Rd SW
Reynoldsburg, OH 43068

Taylor Rd SW

Taylor Rd SW

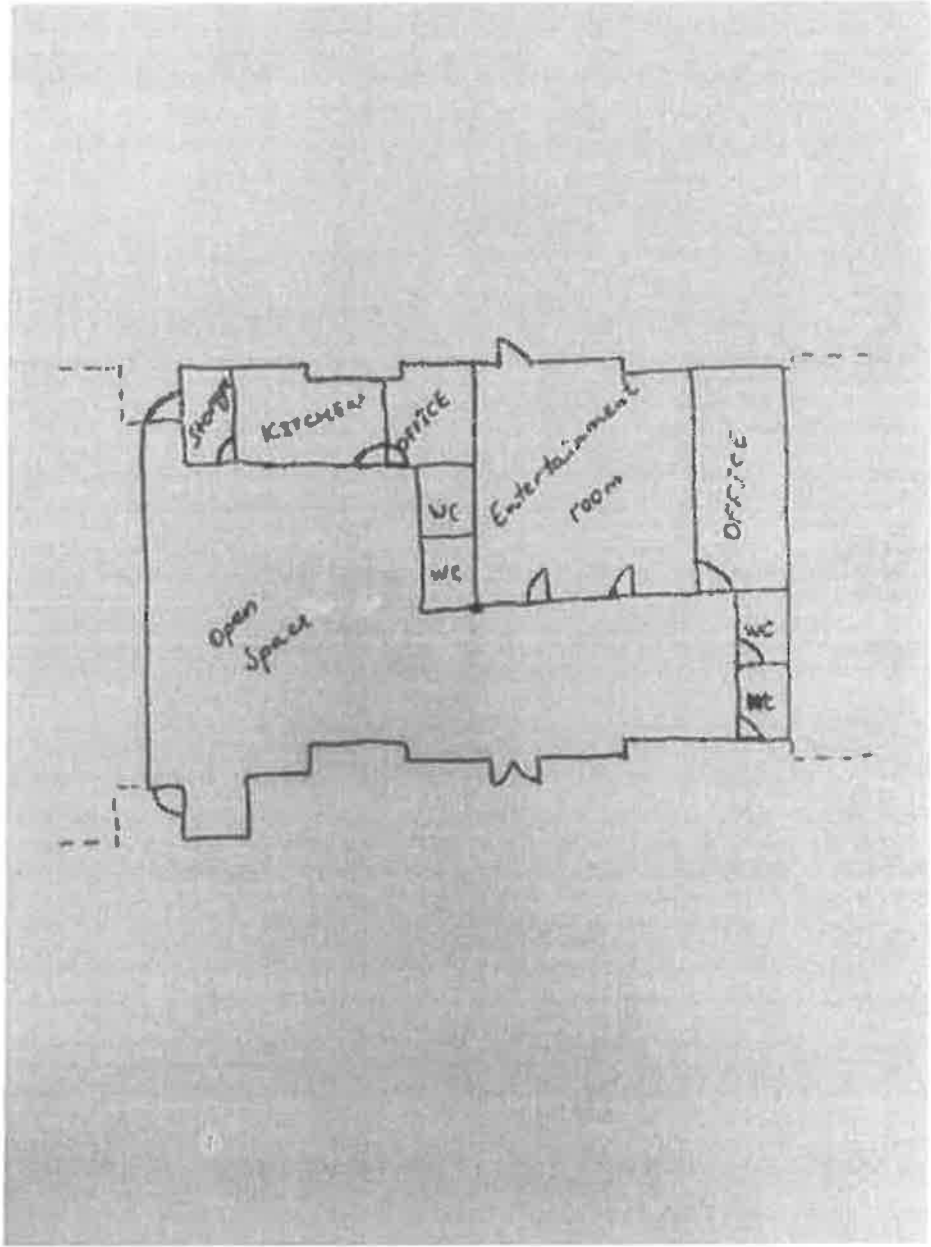
[illegible]

NORTH VIEW



SOUTH VIEW





September 12, 2019

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

RE: 8305 Taylor Road – Special Exception Use Permit #2019-5364: Adult Day Care Facility
Staff Report

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. Project Summary

- a. The property is located at 8305 Taylor Road and is zoned NC Neighborhood Commerce District.
- b. The applicant is requesting Board of Zoning and Building Appeals approval of a Special Exception Use Permit for the conversion of 2 existing tenant spaces to an adult day care facility. Specifically, the proposed project would convert 4,618 sf of floor space to a facility that will service a total of 200-250 clients and employ 15-20 individuals.

2. Zoning Review

- a. The current code does not adequately address adult day care facilities of this nature, hence a similar use interpretation is appropriate. The zoning code requires that ‘similar uses’ be reviewed as a Special Exception within all zoning districts. This use is similar in nature to child care, a use permitted via Special Exception in all districts.
- b. The code requires 1 parking space per employee (based on largest staff shift) plus 10 for visitors for adult day care facilities. The property has a total of 73 spaces.

3. Staff Recommendation

- a. The Board shall consider whether the proposed SEUP is consistent with the standards contained in Sections 1145.09 and 1145.10 of the zoning code. The proposed use will not adversely affect the use of adjacent property (currently Edward Jones and Creno’s Pizza) or impose a substantial change in traffic flow.
- b. Based on the above review of the application, staff recommends APPROVAL of the application.

If you have any questions or comments, please feel free to contact us.

[Print](#)

Reynoldsburg Code of Ordinances

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.

(Ord. 114-99. Passed 9-13-99.)

1145.10 SUPPLEMENTARY REQUIREMENTS FOR SIMILAR USE INTERPRETATIONS.

The following regulations, in addition to all other provisions of this chapter, shall apply to uses requested to be interpreted as similar uses and requested for approval of a special exception:

(a) When an application for a zoning certificate is submitted for a use which, in the opinion of the Planning Administrator, is not listed as a permitted use or a special exception in any district, then the Planning Administrator shall refuse to issue a zoning certificate. The applicant may submit an application for a special exception for a similar use interpretation.

(b) The Board shall consider the information submitted with regard to the use requested to be interpreted as a similar use and shall determine if such use is or is not similar based on the following standards:

- (1) Such use is not listed in any other district as a permitted use;

(2) Such use has characteristics and impacts consistent with those of one (1) or more of the permitted uses in the district; and such use has characteristics and impacts more consistent with those of the permitted uses of the district than with the permitted uses of any other district;

(3) The establishment of such use in the district will not significantly alter the nature of the district;

(4) Such use does not create dangers to health and safety and does not create offensive noise, vibration, dust, heat, smoke, odor, glare, traffic, or other objectionable impacts or influences to an extent greater than normally resulting from permitted uses listed in the district;

(5) Such use does not typically require site conditions or features, building bulk or mass, parking lots or spaces, or other requirements dissimilar from permitted uses; and the typical development of site and buildings for such use is compatible with those required for permitted uses and can be constructed in conformance with the standard regulations for height, lot dimensions, setbacks, and other provisions of the district.

(c) 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. City Council shall consider the recommendation of the Board and shall determine that the proposed use either is or is not a similar use for the district. The effect of a determination that a proposed use is a similar use shall be to amend this Zoning Code to list the proposed use as a new special exception use for the district.

(d) Subsequent to a determination by City Council that the proposed use is a similar use, the Board shall consider the application for a special exception and take action in the manner required by this chapter.

(Ord. 78-16. Passed 9-12-16.)



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

App./Case#: 2019-536
Date Submitted: 9/12/2019
Fee Amount: \$3500

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

☐ Paid:

I. PROPERTY INFORMATION	
Property Address: 2686 Taylor Rd	Parcel ID#(s): 0450379360 and 0440379514
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): Taylor Square JWHA, LLC	
Contact Email: SANDREWS FEDERER @ CASTO INFO .COM	Contact Phone Number: 614-537-1076
III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)	
Business Name:	Contact Name:
Contact Phone Number:	Contact Email:
Description of Use:	
IV. APPLICANT INFORMATION	
Applicant Name: Oak View Capital PARTNERS	Applicant Address: 6651 Longhorn Dr. Irving, TX 7501
Applicant Phone Number: 214-460-8442	Applicant Email: brad@oakviewcp.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): zoning to allow climate storage ☐ 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.

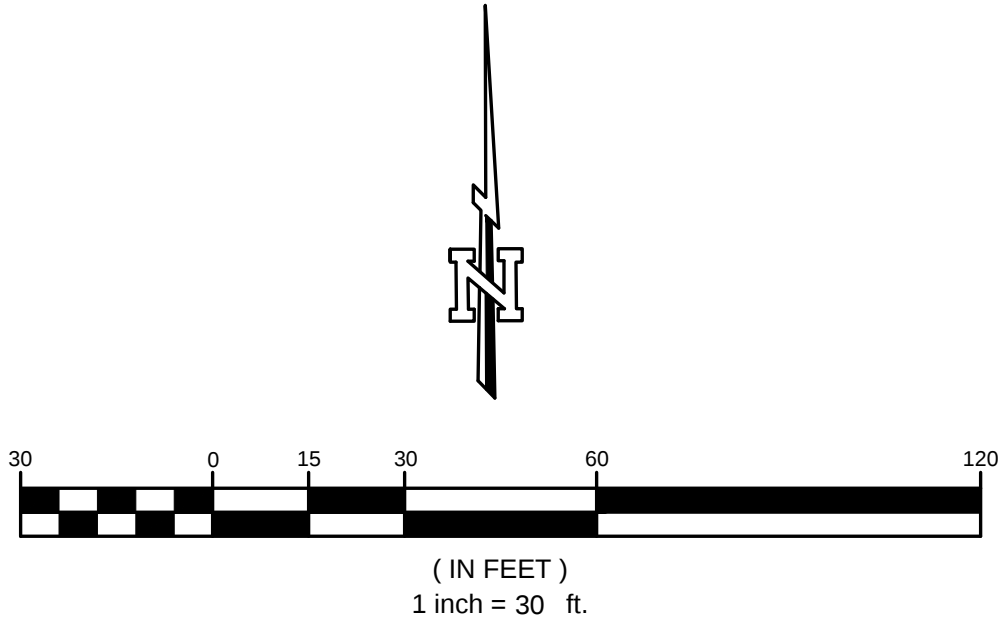
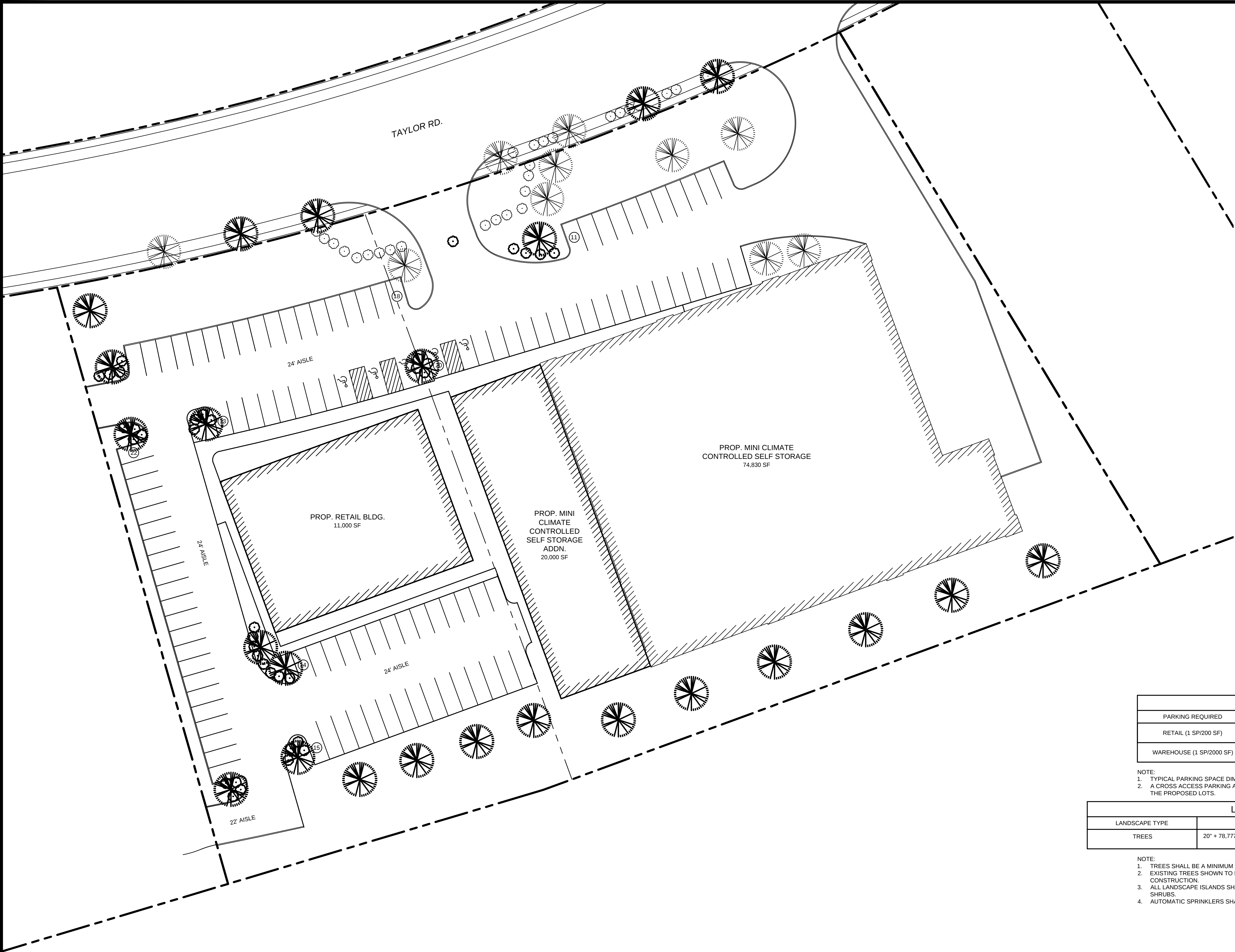
Applicant Signature: _____

Date: 8-27-19

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: 9/19/2019 ☐ 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 #2019-5360 (App# 2019-5360, 2686 Taylor Road, Oak View Capital Partners, LLC)



- LEGEND**
- LOT LINE
 - PROPERTY LINE
 - EXISTING TREE
 - PROPOSED TREE
 - EXISTING SHRUB
 - PROPOSED SHRUB

SITE DATA

SITE DATA:	
GROSS/NET SITE AREA	180,948 SF
IMPROVED SITE AREA	128,777 SF
ZONING	GENERAL RETAIL
PROPOSED USE	RETAIL & MINI WAREHOUSE
BUILDING DATA:	
BUILDING HEIGHT	2 STORY
BUILDING AREA(GROSS)	84,830 SF (MINI WAREHOUSE) + 11,000 SF (RETAIL)

PARKING SUMMARY			
PARKING REQUIRED	TOTAL SF	REQUIRED SPACES	PROVIDED
RETAIL (1 SP/200 SF)	11,000 SF (PROP.)	55	55
WAREHOUSE (1 SP/2000 SF)	74,830 SF (EXIST.) + 20,000 SF (PROP.)	48	48

- NOTE:
- TYPICAL PARKING SPACE DIMENSIONS 9'x18' UNLESS OTHERWISE SHOWN.
 - A CROSS ACCESS PARKING AGREEMENT WILL BE EXECUTED BETWEEN THE PROPOSED LOTS.

LANDSCAPE CALCULATION				
LANDSCAPE TYPE	REQUIRED	EXISTING	PROPOSED	TOTAL
TREES	20" + 78,777 SF / 4,000 SF x 1" = 40"	7 TREES (1-1/2" MIN) = 10.5"	20 TREES (1-1/2" MIN.) = 30"	40.5"

- NOTE:
- TREES SHALL BE A MINIMUM CALIPER OF 1-1/2".
 - EXISTING TREES SHOWN TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
 - ALL LANDSCAPE ISLANDS SHALL HAVE A MINIMUM OF (1) TREE AND (4) SHRUBS.
 - AUTOMATIC SPRINKLERS SHALL BE PROVIDED.

MARK	REVISION	DATE

PRELIMINARY
SITE PLAN

OAKVIEW CAPITAL PARTNERS
CUBESMART MINI STORAGE
REYNOLDSBURG, OH

DRAWN BY:	K.A.S.
DESIGNED BY:	K.A.S.
DATE:	AUG. 2019
JOB NO.	N/A

SE
STEPHENS ENGINEERING
P.O. BOX 6618 LONGVIEW, TX 75608
(903) 215-8890 STEPHENSENG.NET

SEAL:
TBPE FIRM NO. F-20395
SHEET NO.

D.2.c

Attachment: STORAGE_Photo -



CITY OF REYNOLDSBURG *Mayor Brad McCloud*

September 12, 2019

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

RE: 2686 Taylor Road – Special Exception Use Permit #2019-5360: Indoor Storage Facility
Staff Report

Board of Zoning and Building Appeals:

Below is the staff review of the above referenced application.

1. Project Summary

- a. The property is located at 2686 Taylor Road and is zoned CS Community Services District. The property is a former Babies “R” Us and is currently vacant.
- b. The applicant is requesting Board of Zoning and Building Appeals approval of a Special Exception Use Permit for the conversion of an existing retail building to an indoor, climate-controlled storage facility. Specifically, the proposed project will convert 74,830 sf of floor space to a storage facility, with a 20,000 sf addition. The project will also include a new freestanding 11,000 sf retail building.

2. Zoning Review

- a. The zoning code requires that ‘indoor storage facilities’ be reviewed as a Special Exception within the CS District.
- b. The code requires 1 parking space for every 75 storage units for indoor storage facilities. Therefore, 10 spaces would be required for the proposed storage component of the project. Additionally, 55 spaces would be required for the proposed 11,000 sf retail component of the project. The applicant has met this requirement.

3. Staff Recommendation

- a. The Board shall consider whether the proposed SEUP is consistent with the standards contained in Sections 1145.09 and 1145.17 of the zoning code. The proposed use will not adversely affect the use of adjacent property or impose a substantial change in traffic flow.
- b. Based on the above review of the application, staff recommends APPROVAL of the application.

If you have any questions or comments, please feel free to contact us.

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Reynoldsburg Code of Ordinances

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.

(Ord. 114-99. Passed 9-13-99.)

1145.17 SUPPLEMENTARY REQUIREMENTS FOR INDOOR STORAGE FACILITIES.

The following regulations, in addition to those stated at Section 1145.09, shall apply to special exception permits for indoor storage facility:

- (a) A minimum of twenty percent (20%) of the floor area of any structure proposed to be used as an indoor storage facility shall be used for other uses permitted within the respective zoning district, unless otherwise specifically approved by the Board on the approved site plan.
- (b) All storage shall take place within an enclosed individual storage unit that is rented or leased on an individual basis. Storage shall be prohibited outside of the structure or within designated aisle areas with exception of vehicle and recreational vehicle storage areas clearly shown on the plan.
- (c) A rental or leasing office shall be required to be located on-site.
- (d) No more than one (1) external garage-door entrance shall be provided for each twenty (20) storage units within the structure.

(e) A landscaped yard of at least twenty-five feet (25FT) in width shall be provided along any lot line of the subject site which abuts a residentially zoned property. A reduction of this buffer may be approved by the Board if alternate means of screening are provided and specifically approved on the site plan.

(f) Caretaker/residential units are prohibited.

(g) One (1) parking space shall be located on the site for each seventy-five (75) storage units, in addition to other required parking for all other uses on the site (see Section 1179.03).

(Ord. 78-16. Passed 9-12-16.)