



AGENDA

**PLANNING COMMISSION
THURSDAY, SEPTEMBER 6, 2018 6:00 PM**

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. NEW BUSINESS

1. 6492 E Main St; Application #2018-23; Applicant Steve Moore; Certificate of Appropriateness - Wall Sign
2. 7362 E Main St; Application #2018-22; Applicant Kim Mikanik. Create Collaborative; Certificate of Appropriateness - Exterior Modification, Signage, Historic District

D. UNFINISHED BUSINESS

1. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED: Changing the Zoning District of a 24.3 Acre Parcel on the West Side of Taylor Road Known as 9366 Taylor Road SW, 9370 Taylor Road SW, and 9333 Taylor Chase, Reynoldsburg, Ohio, from AR-2 Multiple Family Residence District and CC Community Commerce District to PND Planned Neighborhood Development District.

E. ADJOURNMENT



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

C.1.a

App./Case#: 2018-23

Date Submitted: 8/22/20

Fee Amount: \$7500

Section 1103.01

CERTIFICATE OF APPROPRIATENESS APPLICATION

☒ Paid: \$7500

I. PROPERTY INFORMATION				
Property Address: 6492 E MAIN ST.	Parcel ID#(s): 060005169			
II. PROPERTY OWNER OF RECORD				
Property Owner Name(s): JAN DARR INV. LLC				
Contact Email: MTISSOT@R20.COM	Contact Phone Number: 937-462-1622			
III. BUSINESS INFORMATION (IF APPLICABLE)				
Business Name: HOBBYTOWN	Contact Name: BRIAN MILLER			
Contact Phone Number: 606-324-9295	Contact Email: HTUSA.BRIAN@ADELPHIA.NET			
IV. APPLICANT INFORMATION				
Applicant Name: STEVE MOORE/MOORE SIGNS	Applicant Address: 6060 WESTERVILLE RD WST OH			
Applicant Phone Number: 614-432-5965	Applicant Email: STEVE@MOORESIGNS.BIZ			
☐ Property Owner	☐ Business Owner/Tenant	☒ Contractor	☐ Architect/Engineer	
PROJECT INFORMATION				
☐ New Main Building (\$400)	☐ Exterior Modifications/ New Accessory Building (\$200)	☐ Comprehensive Sign Plan (\$150)	☒ Signage (\$75)	☐ Historic District (\$50)
Description of Project: NEW WALL SIGN				

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: 8.18.18

*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
☐ BZBA

Meeting Date: 9/6/2018	
Meeting Results	
☐ Approved as Submitted	☐ Tabled
☐ Approved w/ Conditions	☐ Denied
P&Z Admin.: _____ Date: _____	



FRONT WALL SIGN

STANDARD FLUSH MOUNT CHANNEL LETTERS / LOGO

HOBBYTOWN IS TO BE RED #230-33 TRANSLUCENT VINYL FILMED OVER 7328 WHITE PLEXIGLASS WITH APPROXIMATELY 1" OF WHITE PLEXIGLASS BORDER LEFT AROUND EACH LETTER (DEPENDING ON THE SIZE OF THE LETTERS). THIS WILL ALLOW THE WHITE AND RED TO SHINE THROUGH AT NIGHT WHEN ILLUMINATED TO GIVE HOBBYTOWN A WHITE OUTLINE. HOBBYTOWN IS ONE WORD. TRIM CAP AND RETURN TO BE BLACK TO HELP THE LETTERS STAND OUT DURING THE DAY AGAINST THE LIGHTER FACIA. REMOTE POWER SUPPLY IN PAIGE SUPPLY HOUSINGS WITH FLUSH TOGGLE DISCONNECT. ALL SECONDARY PASS THRU PAIGE WALL BUSTERS.



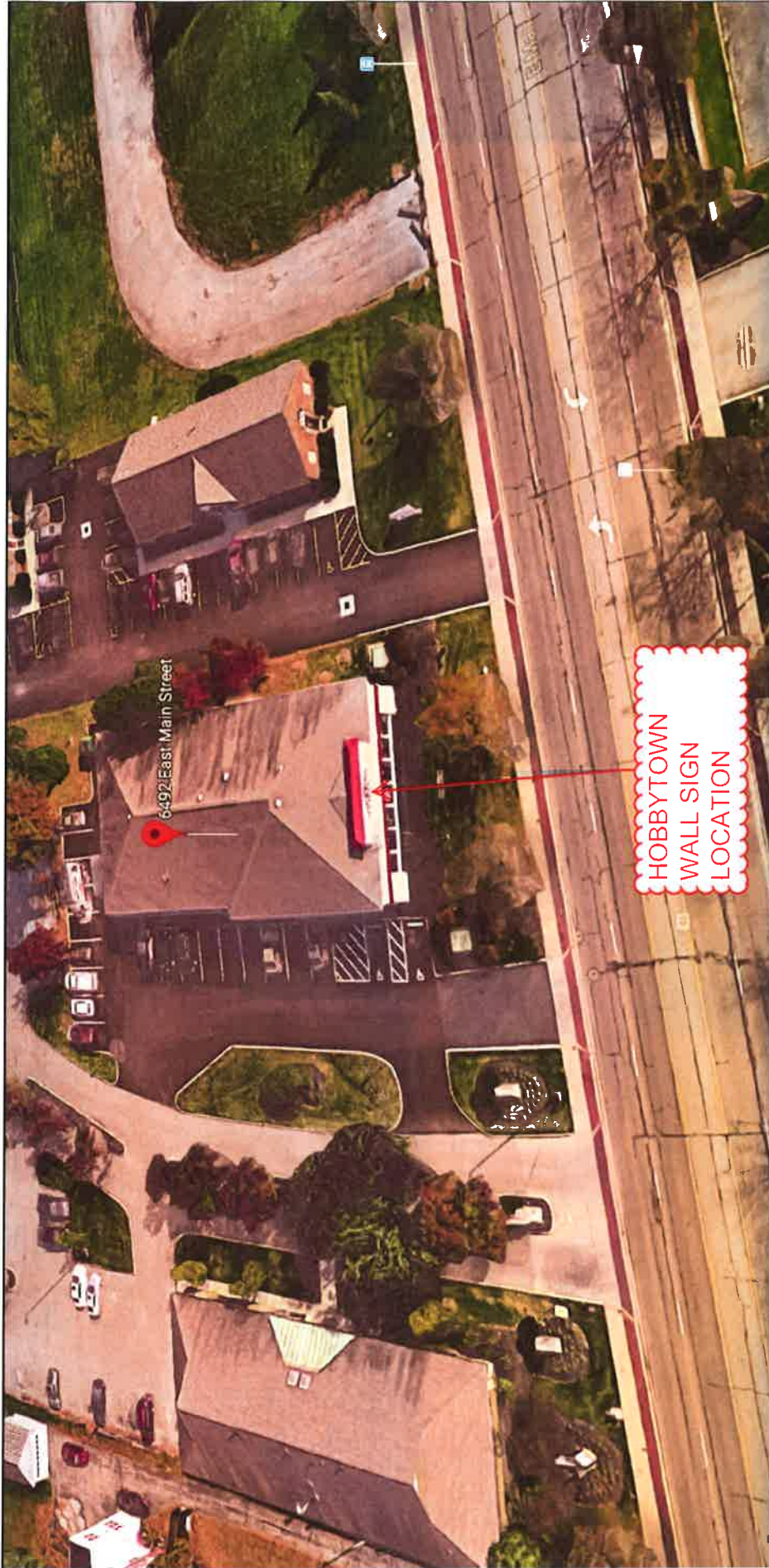
MOORE

SIGNS

Westerville, Ohio 614.882.1110 www.mooreesigns.biz

HBVY TWN WALL2 QT
8.20.18 MOE

PERMIT ART



Imagery ©2018 Google, Map data ©2018 Google 20 ft

Section 1103.01
CERTIFICATE OF APPROPRIATENESS APPLICATION

☒ Paid: \$325.00
check No.

I. PROPERTY INFORMATION	
Property Address: 7360-7362 E. Main St.	Parcel ID#(s): 060-000091
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): DMAK Properties, LLC	
Contact Email: dmak54@hotmail.com	Contact Phone Number: 480-628-5135
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: Tempe Taco Co.	Contact Name: Derek Maklezow
Contact Phone Number: 480-628-5135	Contact Email: dmak54@hotmail.com
IV. APPLICANT INFORMATION	
Applicant Name: Create Collaborative (Kim Mikanik)	Applicant Address: 1116 w. 2nd Ave. Columbus, Ohio
Applicant Phone Number: 614-562-4395	Applicant Email: kimmikanik@yahoo.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer	

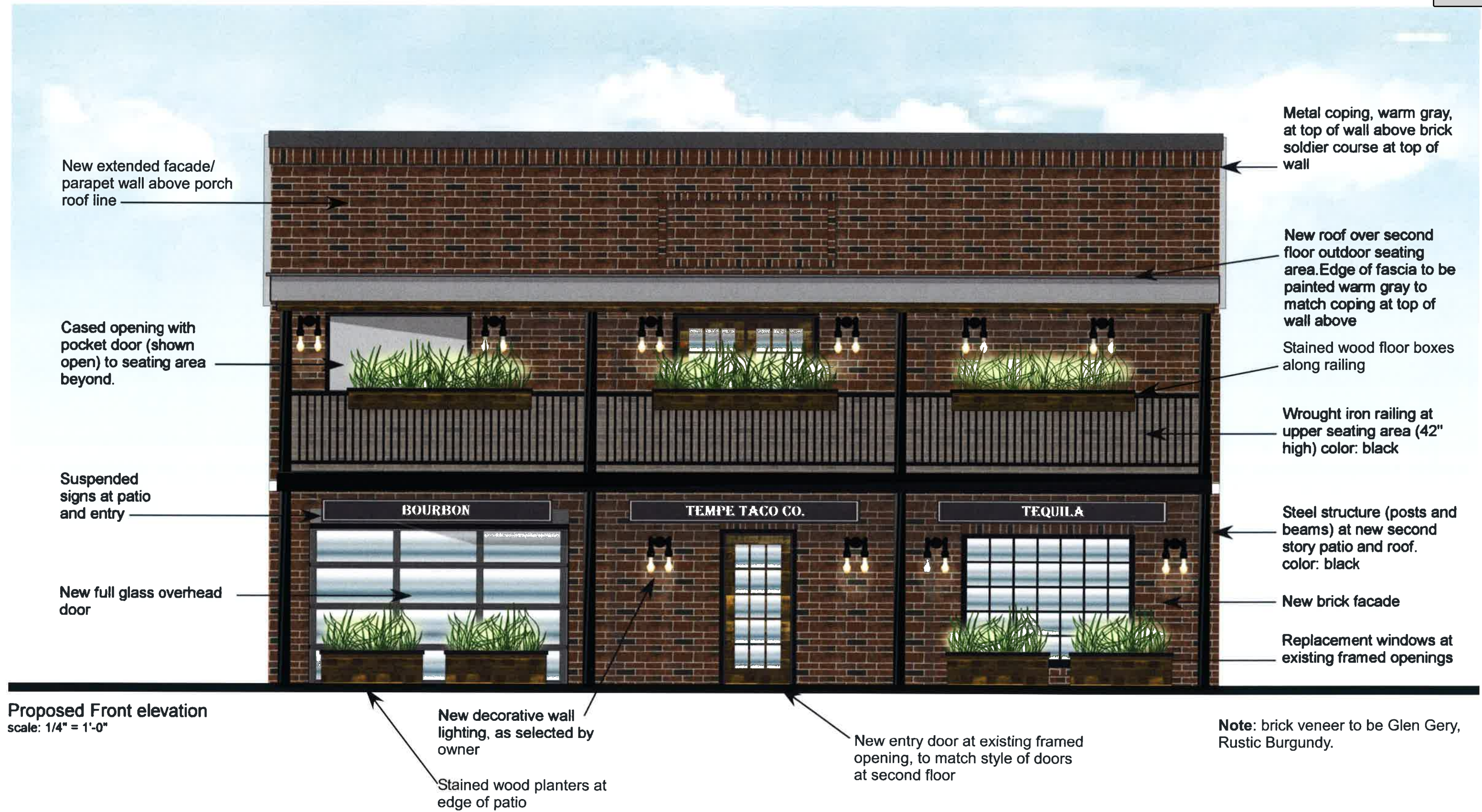
PROJECT INFORMATION				
☐ New Main Building (\$400)	☒ Exterior Modifications/ New Accessory Building (\$200)	☐ Comprehensive Sign Plan (\$150)	☒ Signage (\$75)	☒ Historic District (\$50)
Description of Project: <u>building renovation of existing commercial space into proposed restaurant. exterior finishes to be replaced</u> <u>existing front "porch" roof to be replaced with new covered second floor dining balcony</u>				

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

Applicant Signature: [Signature] Date: 7/30/18
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	Meeting Date: _____
	Zoning District: <u>CC</u>	Meeting Results
	☒ Historic District	
	☐ CC Overlay	☐ Approved as Submitted ☐ Tabled
	Add'l Approvals Req'd	☐ Approved w/ Conditions ☐ Denied
	☒ BZBA	P&Z Admin.: _____ Date: _____
	<u>Special Exception Use Permit</u>	



Attachment: Exterior Mod (App# 2018-22, 7362 E Main St, Mikanik)



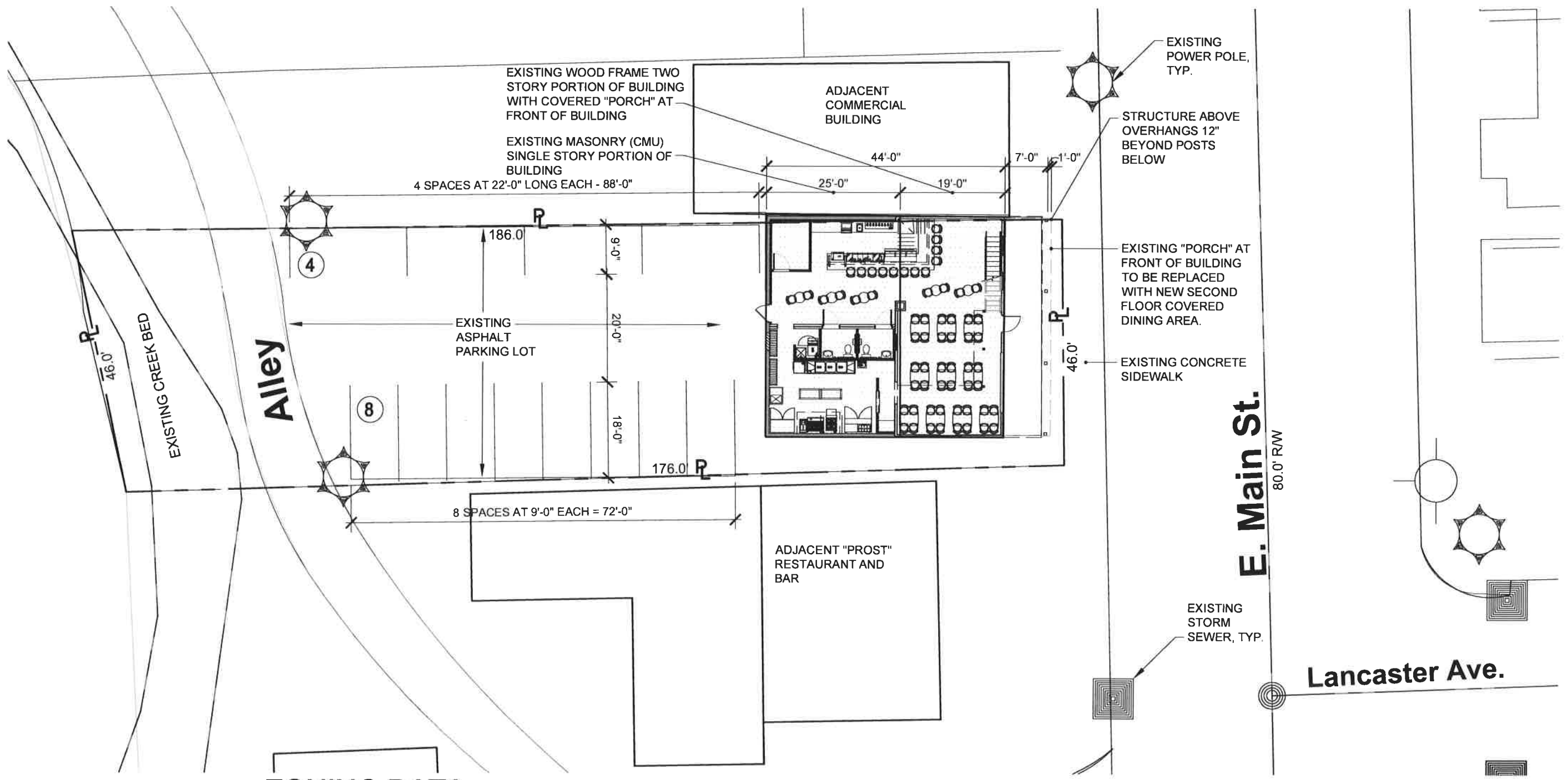
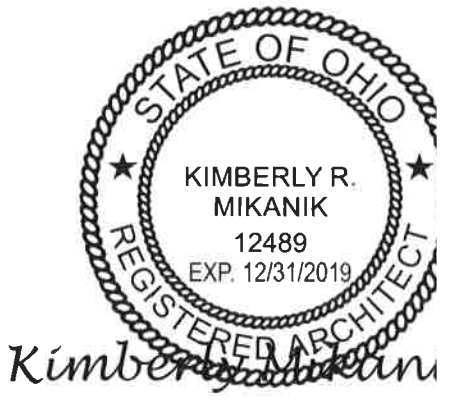
Proposed Side (west) elevation
scale: 1/4" = 1'-0"

Attachment: Exterior Mod (App# 2018-22, 7362 E Main St, Mikanik)

**Tempe Tacos
Restaurant & Bar**
7360-7362 E. Main Street
Reynoldsburg, Ohio 43068

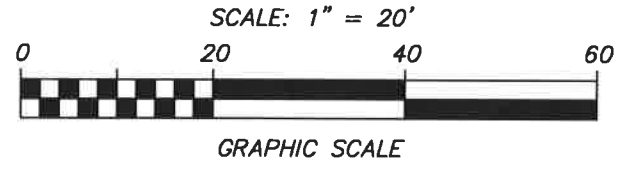
JOB NUMBER
18_DB03
SHEET NUMBER
C1.1
DATE:
ZONING/COA:

PREPARED BY:
create collaborative
design + architecture
614.562.4365 - 1116 W. 2nd AVENUE GRANDVIEW HEIGHTS, OHIO 43212
Attachment: Site Plan (App# 2018-22, 7362 E Main St, Mikanik)



ZONING DATA

CURRENT ZONING:	CC - COMMUNITY COMMERCE
PARCEL ID:	060-000091
ADDRESS:	7360-7362 E. MAIN ST
PROPERTY OWNER:	DMAK PROPERTIES, LLC
EXISTING TENANT SPACE USE:	BUSINESS/RETAIL
PROPOSED TENANT SPACE USE:	RESTAURANT/BAR
LOT AREA:	0.20 AC
LOT WIDTH AT STREET R/O/W:	46'-0" (+/-)
LOT DEPTH:	176' (+/-)
EXISTING BUILDING AREA:	2,698 S.F.



EXISTING PARKING PROVIDED ON SITE: 12 SPACES

SCOPE OF WORK

EXTERIOR UPDATES FOR THE EXISTING COMMERCIAL BUILDING INCLUDING REPLACEMENT OF EXISTING COVERED PORCH ROOF STRUCTURE ON FRONT OF BUILDING WITH NEW SECOND STORY COVERED OUTDOOR PATIO AREA. REPLACE EXISTING BRICK AND SIDING FINISHES.



16" TALL

10'-0" LONG



16" TALL

10'-0" LONG



16" TALL

10'-0" LONG

Each sign to be painted MDF board or any weather resistant type substrate.

Sign back ground is black with white border set 1" from edge. Lettering is white, approximately 12" high.

The three signs are to be suspended from structure above at entry "porch" area along E. Main St.

Tempe Taco Co. - 7360 E. Main St.

2018.07.30

create collaborative
design + architecture

THE PARKER

Planned Neighborhood Development District
Revised Exhibits
Taylor Road and East Main Street
City of Reynoldsburg, Ohio
August 30, 2018

Attachment: The Parker_8.30.18 (Rezoning App. #181277 - 9366/9370 Taylor Road SW, Metro Dev)

Rezoning Text
Planned Neighborhood Development District
24.3 Acre Tract, West side of Taylor Road, North of E. Main Street

EXISTING ZONING: CC Community Commerce District & AR 2 Multiple Family Residence District

PROPOSED ZONING: PND Planned Neighborhood Development District

EXISTING PROPERTY ADDRESS(s): 9366 & 9370 Taylor Road, 8700 Taylor Chase Blvd.

EXISTING PARCEL ID: 2005120800038955, 201006090010881, 187-0235

CURRENT OWNER: Murphy Development Co., Taylor Chase LLC

APPLICANT: Metro Development LLC

APPLICATION NUMBER: #181277

1. INTRODUCTION/NARRATIVE:

Metro Development LLC, (the Applicant), is seeking consideration for the approval of a proposed development consisting of multi-family dwellings, clubhouse and pool, and associated garages, as well as open space for the project residents. The existing 24.3 acres site is currently used for agriculture, and consists of several single-family homes, barns, as well as a slab for an unfinished condominium building. These structures and building pad shall be removed from the property as it is developed.

The applicant proposes to zone the site to Planned Neighborhood Development. The site is currently under 2 zoning designations: AR-2 Multiple Family Residence, as well as CC Community Commerce District.

The surrounding zoning districts are AR-2 Apartment Residence District to the north, R-3 Single Family Residence District to the west, and CC Community Commerce District to the south. To the east is undeveloped land in Etna Township, under township rural zoning district.

The project will consist of 192 dwelling units, 48 units will be 1-bedroom units, and 144 units will be 2-bedroom units. There will be 409 parking spaces, of which 60 will be in enclosed garages. Trash service will be provided with a centrally located compactor. A clubhouse with theatre, coffee bar, resident 'office' area, gathering space for resident activities, outdoor pool and grill areas shall be provided. A dog park shall be provided in the large green to the south of the project, as well as a walking path in the large open space to the north for residents of this developments use. Significant buffering is provided to the west between the proposed multifamily buildings and existing single family, as well as to the north adjacent the existing condominiums and single family. A preservation zone is located along the southern boundary to protect the existing trees and stream buffer between the proposed use and the Kroger store to the south.

The project will be developed as one phase. With the clubhouse being constructed first and individual buildings following. Residents will move in as buildings are completed.

2. PROPOSED CHARACTER OF THE PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT

All buildings shall be designed to complement the surrounding architecture. Sloped roofs and residential materials, including a mix of brick and stone, min. .044 mil vinyl horizontal, shake and vertical siding, and dimensional asphalt shingles will provide a residential quality that will enhance the adjacent residential neighborhoods. All landscaping

will meet the requirements as outlined in Chapter 1180 of the Zoning Code. The details of the proposed modifications are outlined below.

Per Section 1151.07 of the Zoning Code, the development plan shall be considered part of the official Zoning Map and a supplement to the Zoning Code for the lot.

3. ZONING SUMMARY

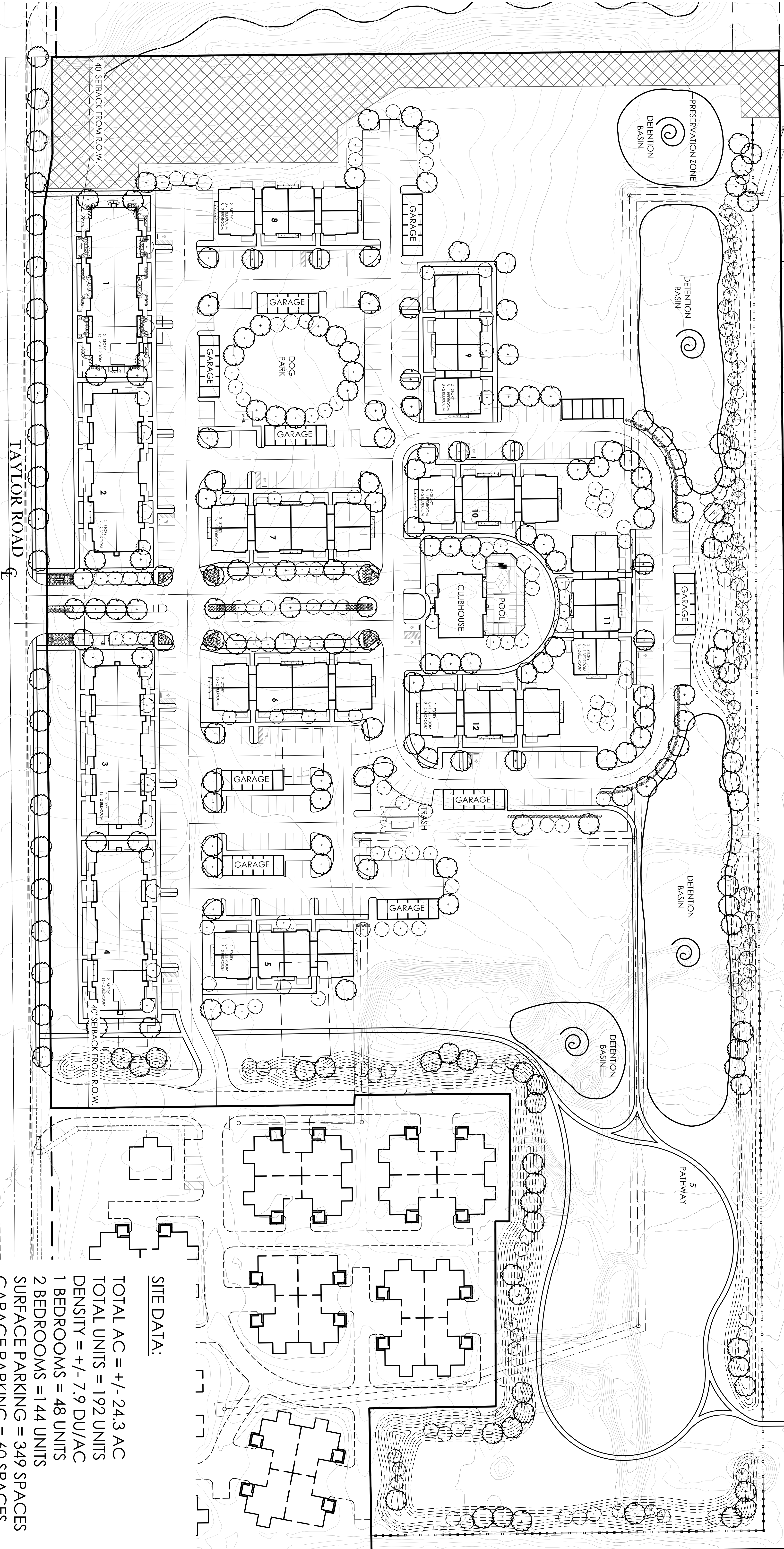
The proposed development shall comply with the zoning regulations as outlined in this text. Where not specifically identified within this text, the project shall comply with any general regulations of the Zoning Code.

Development Standards	Required / Allowed	Proposed	At Variance with Standards/Regulations
Permitted Use in Planned Neighborhood Development District 1183.04(a):	Single family dwelling; two-family dwelling; multiple family dwellings; public uses, semi-public uses, public service facility; accessory use, essential services; residential care facilities; non-commercial recreational uses.	Multiple Family Dwellings	No
Max. Density of Dwelling Units 1183.04(b)	Shall not exceed 5 units per acre in the district and not 10 units per acre in any part of the district.	Total District: 7.9 du/ac	Yes
Front Setback 1175.06 (a)	Major Arterial: 40 feet (Taylor Road)	40 feet	No
Side and Rear Yard Setbacks	N/A	65' south, 95' west, 100' to condominium north	No
Yards Between Multiple Family Dwellings 1175.09	20' min. between end wall to end wall, end wall to main wall, and 50' min from main wall to main wall	20' min	No
Lot Area per Dwelling	N/A	5,515 sf/unit	No
Building Height	N/A	32'-3" – 2 Story 36'-7" – clubhouse	No
Maximum Lot Coverage by building and Decks	N/A	Lot Coverage: 15%	No
Floor Area Requirements for Dwellings	N/A	675 sf -1 bed 933 sf -2 bed	No
Signage		One ground sign per sub-area shall be permitted along the primary and secondary frontages, and shall be approved in accordance with the procedures of Chapter 1181 of the Zoning Code.	No
Parking – Table 1179	2 spaces per unit	384 required 349 surface and 60 garage spaces provided	Yes
Open Space-1183.04	30%	57.3%	No

4. INTENDED AGREEMENTS, PROVISIONS AND COVENANTS.

If the application for a zoning district change is approved, the owner of the applicant will enter into the necessary easements and agreements, to be recorded against the property records, based upon the needs of the proposed development.

The applicant is in conversations with the neighborhood groups to the west and north. Agreements have been made to establish a 60' setback from the lot line for retention ponds, and a 30' setback from the lot line for mounding, in order to preserve the existing tree line to the west. Mounding will be provided along the northern single family as well as the condominium development, with breaks as needed to allow for proper water drainage. A 4' open style fence is proposed with a 30' setback off the lot line at the base of the proposed mounding to the west and along the property line to the north adjacent the single family. Existing trees that are dead or in poor condition, and undesirable underbrush shall be removed from the existing tree line in both locations. These commitments are reflected on the development plan. Additionally, fees in lieu of onsite park land improvements will be paid to Reynoldsburg for needed improvements to existing parklands in the nearby area.



SITE DATA:

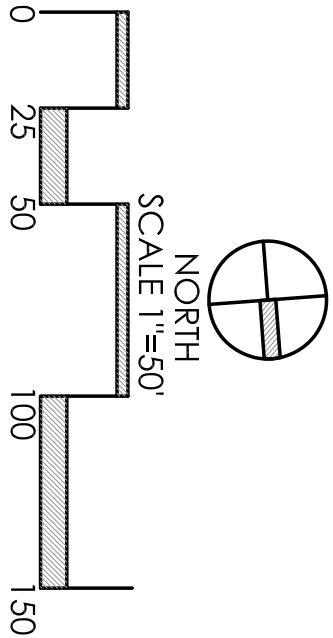
TOTAL AC = +/- 24.3 AC
TOTAL UNITS = 192 UNITS
DENSITY = +/- 7.9 DU/AC
1 BEDROOMS = 48 UNITS
2 BEDROOMS = 144 UNITS
SURFACE PARKING = 349 SPACES
GARAGE PARKING = 60 SPACES
TOTAL PARKING = 409 SPACES (2.1/UNIT)

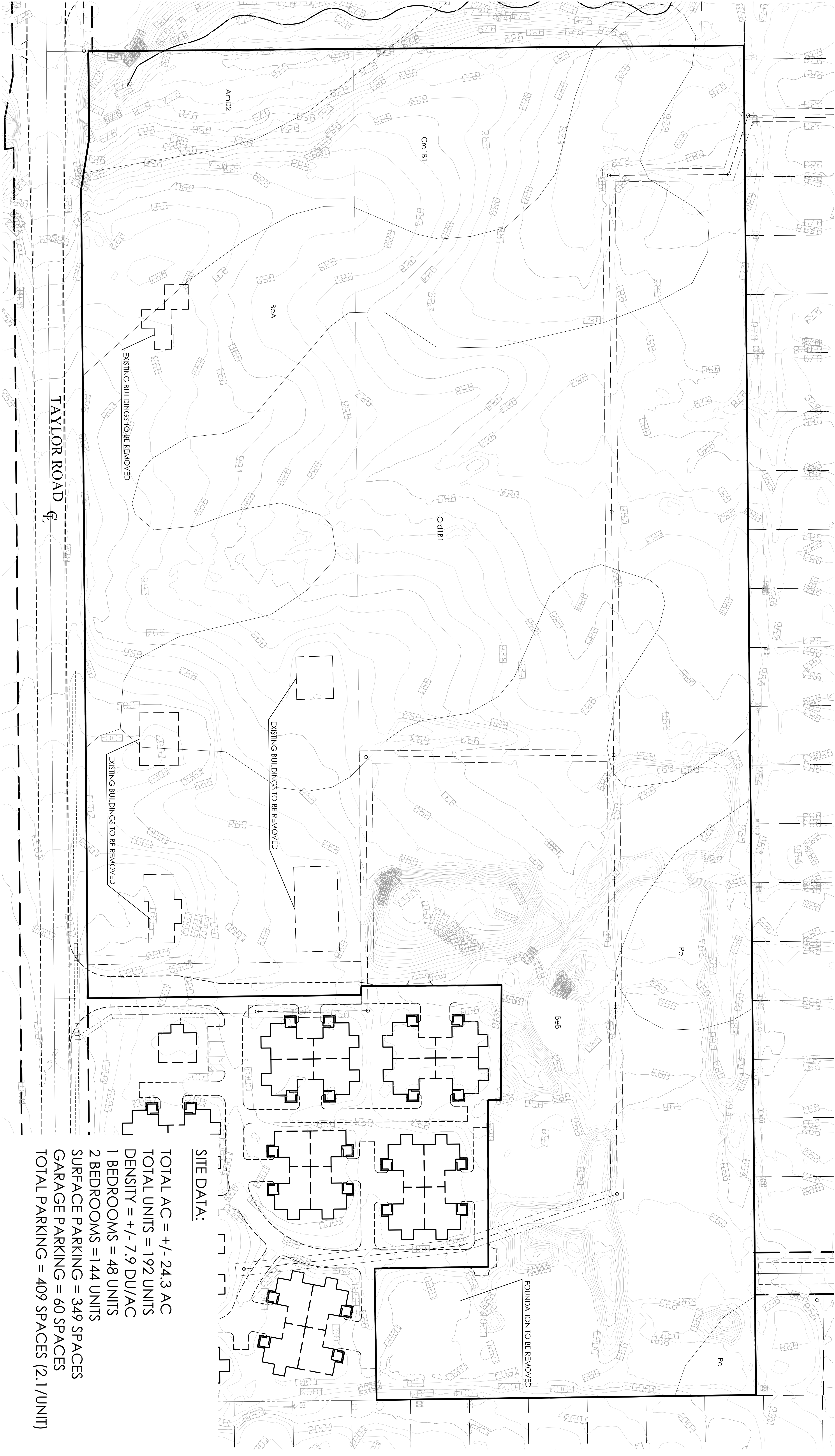
SITE PLAN

THE PARKER

PREPARED FOR METRO DEVELOPMENT

DATE: 8/30/2018





SITE DATA:

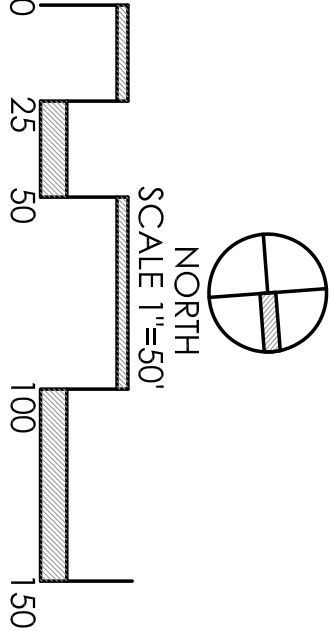
TOTAL AC = +/- 24.3 AC
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SURFACE PARKING = 349 SPACES
GARAGE PARKING = 60 SPACES
TOTAL PARKING = 409 SPACES (2.1/UNIT)

EXISTING CONDITIONS PLAN

EXHIBIT C-1

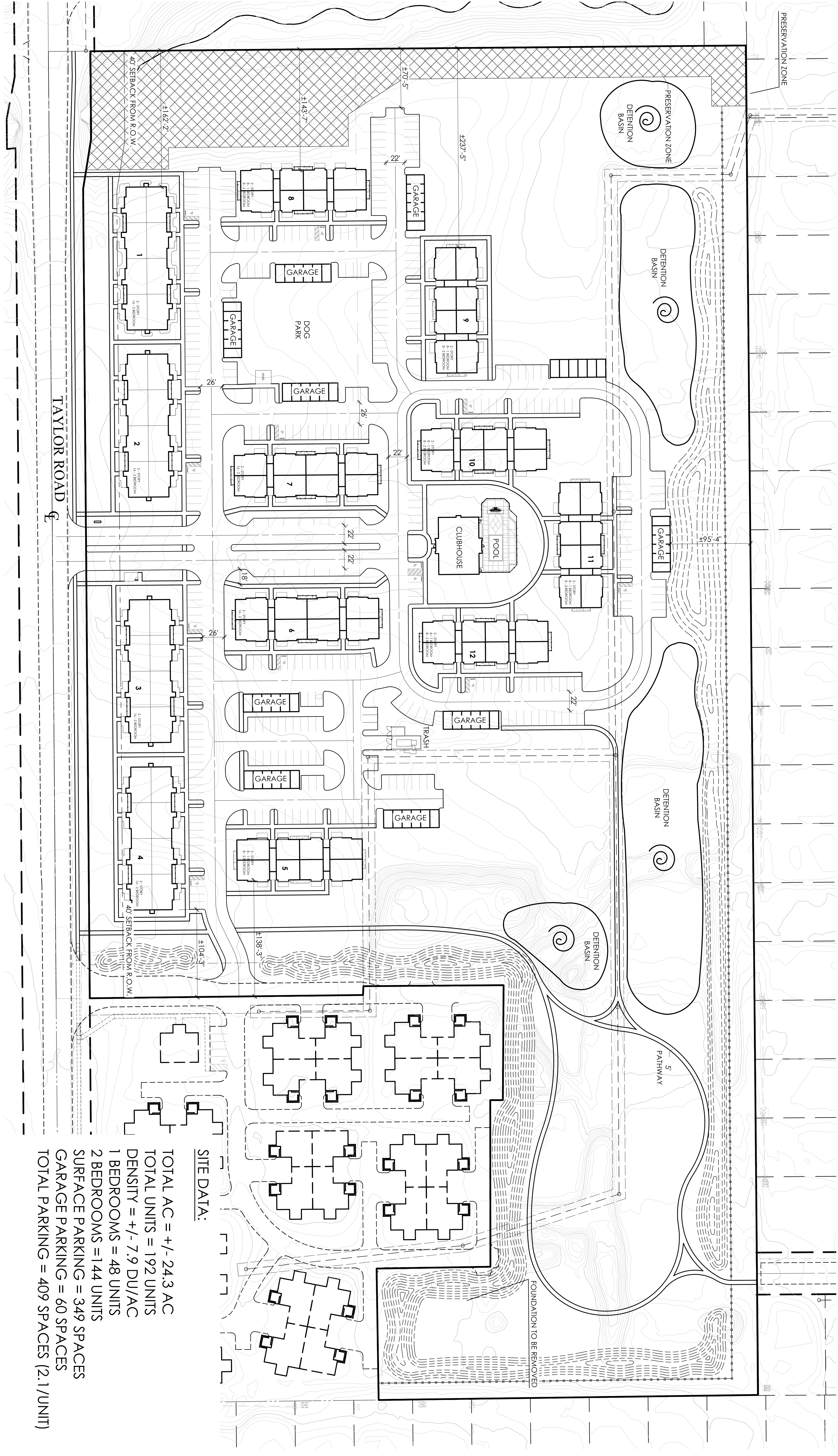
THE PARKER
PREPARED FOR METRO DEVELOPMENT

DATE: 8/30/2018



Faris Planning & Design
LAND PLANNING
243 N. 5th Street
Suite 401
Columbus, OH 43215
P (614) 487-1964
www.farisplanninganddesign.com

LANDSCAPE ARCHITECTURE



SITE DATA:

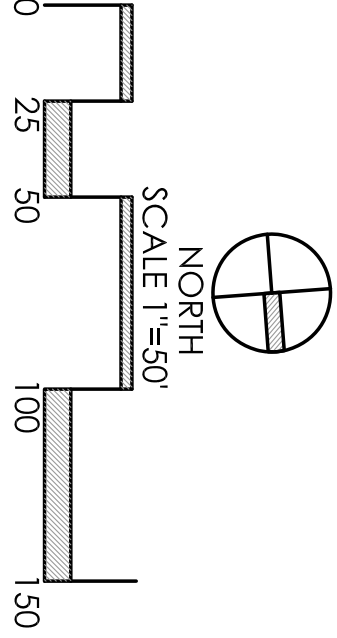
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GARAGE PARKING = 60 SPACES
TOTAL PARKING = 409 SPACES (2.1/UNIT)

DEVELOPMENT PLAN

EXHIBIT C-2

THE PARKER
PREPARED FOR METRO DEVELOPMENT

DATE: 8/30/2018



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243 N. 5th Street
P. (614) 487-1964
Suite 401
www.farispplanninganddesign.com
LANDSCAPE ARCHITECTURE
Columbus, OH 43215

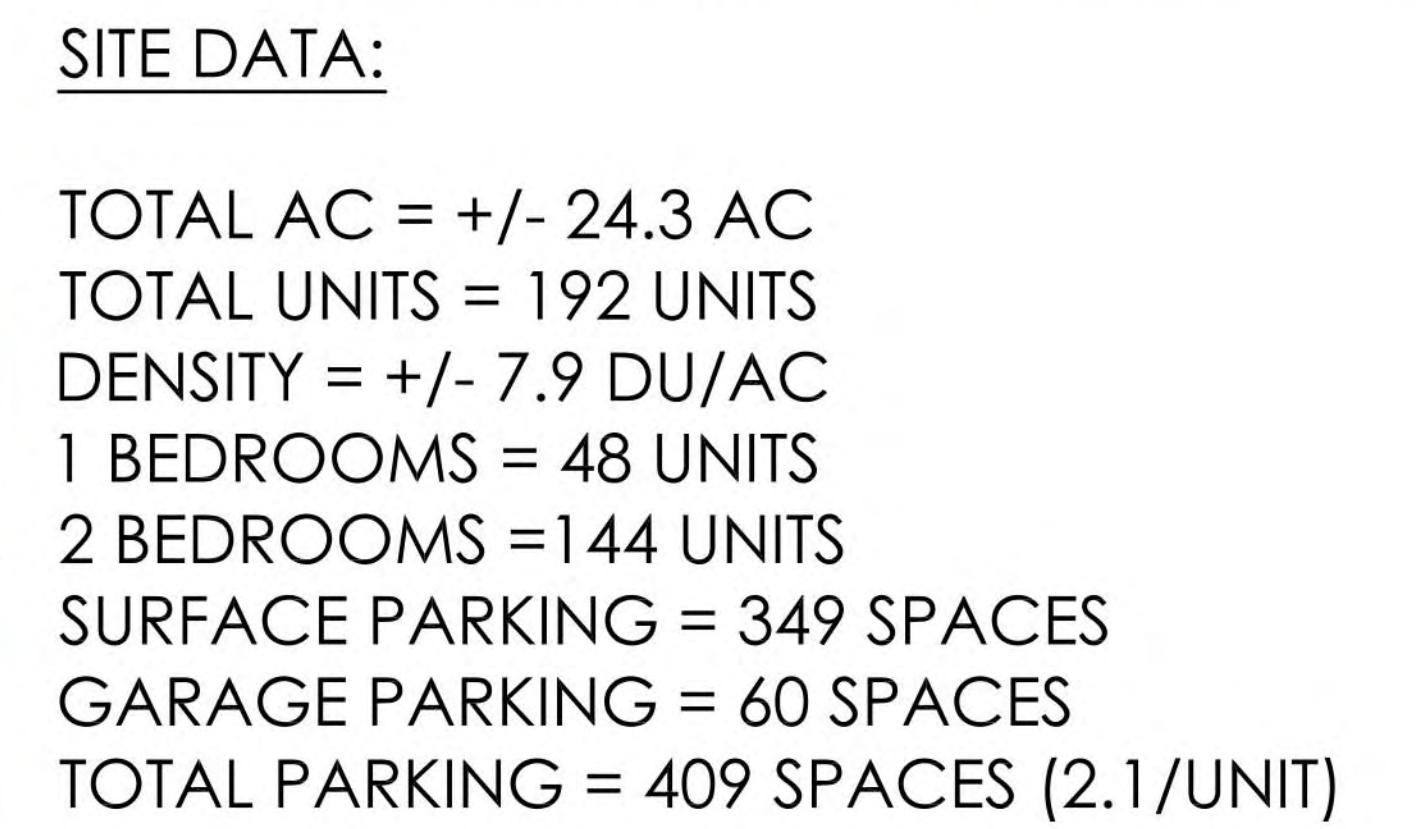
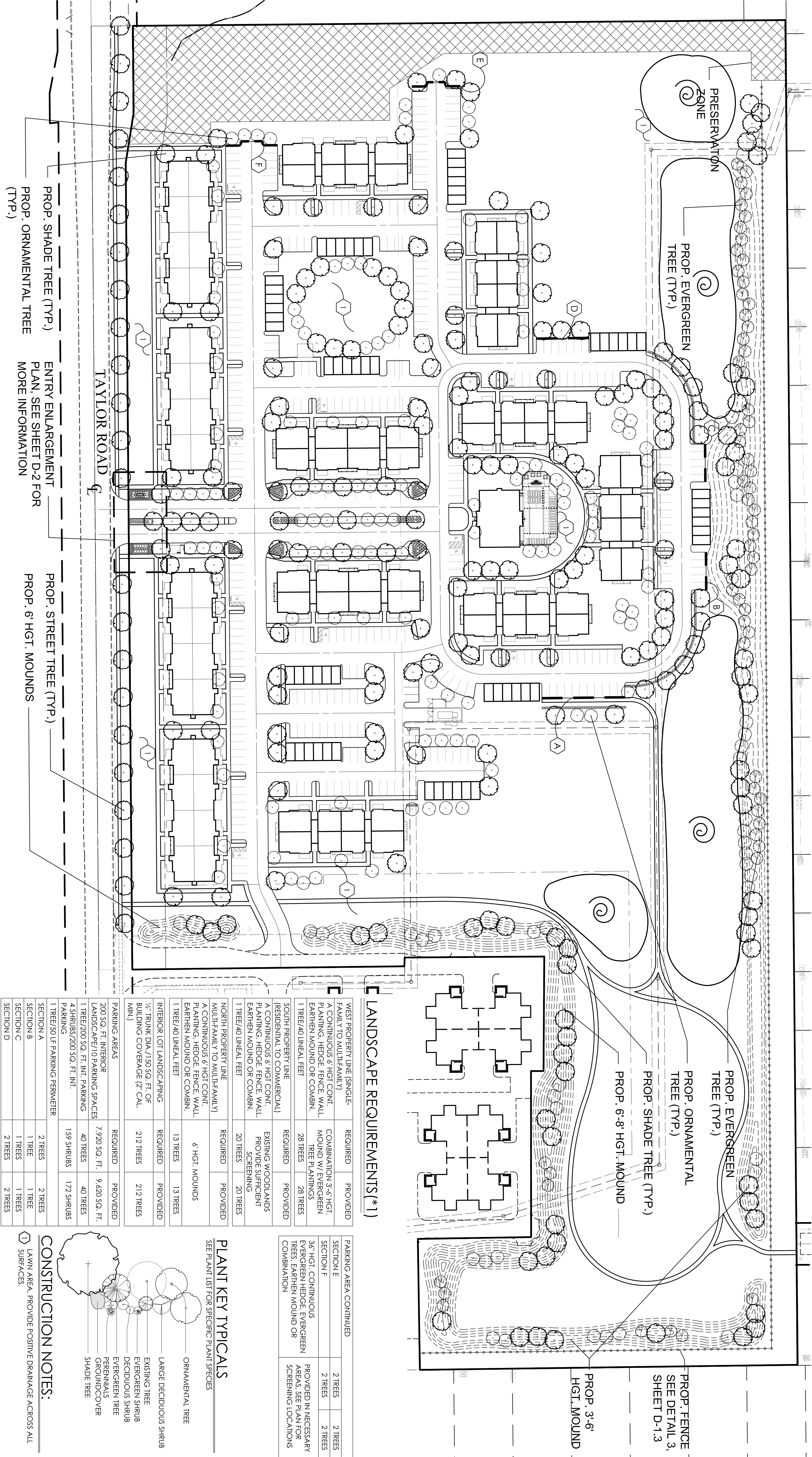


EXHIBIT C-3

Faris Planning & Design

LAND PLANNING		LANDSCAPE ARCHITECTURE
243 N. 5th Street p (614) 487-1964	Suite 401	Columbus, OH 43211 www.farisplanninganddesign.com



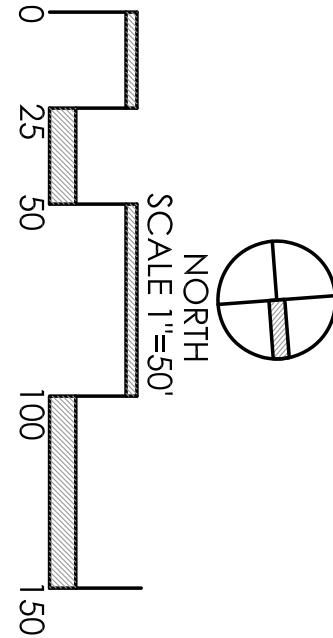
OVERALL LANDSCAPE PLAN CONCEPT

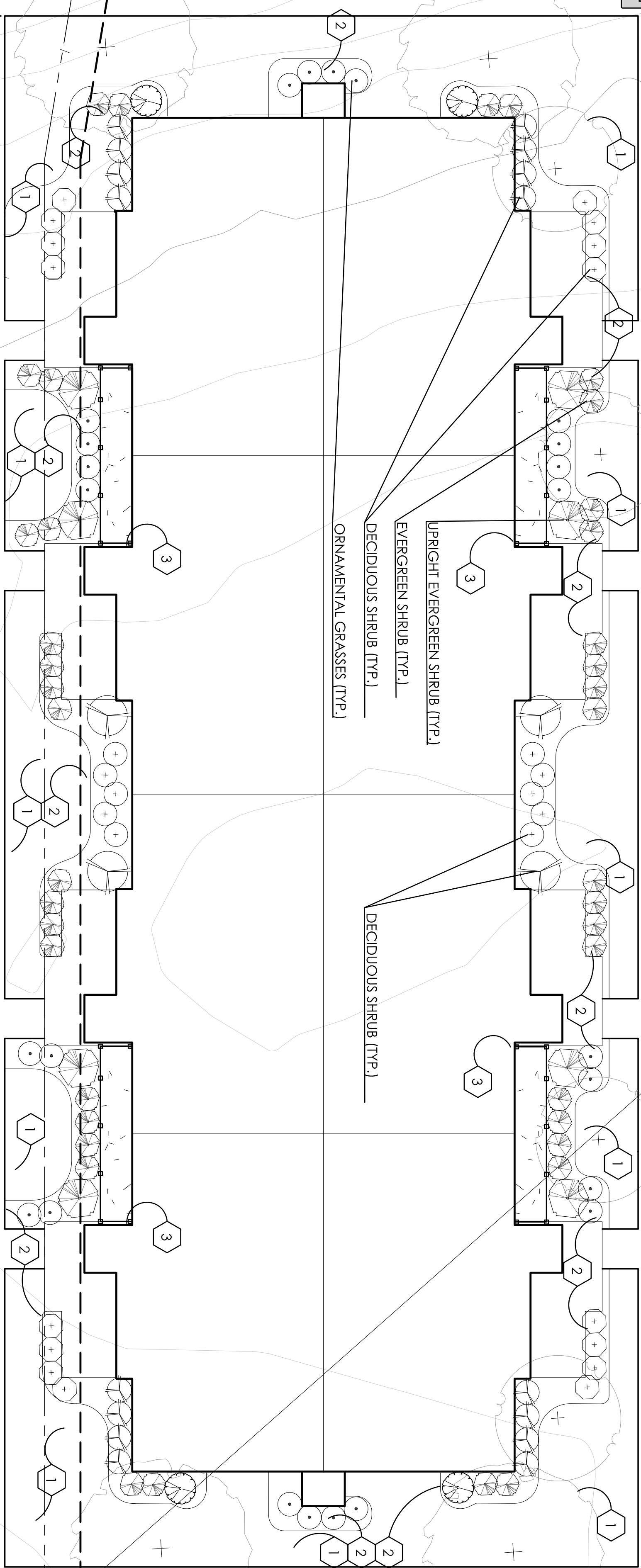
EXHIBIT D-1

THE PARKER

PREPARED FOR METRO DEVELOPMENT

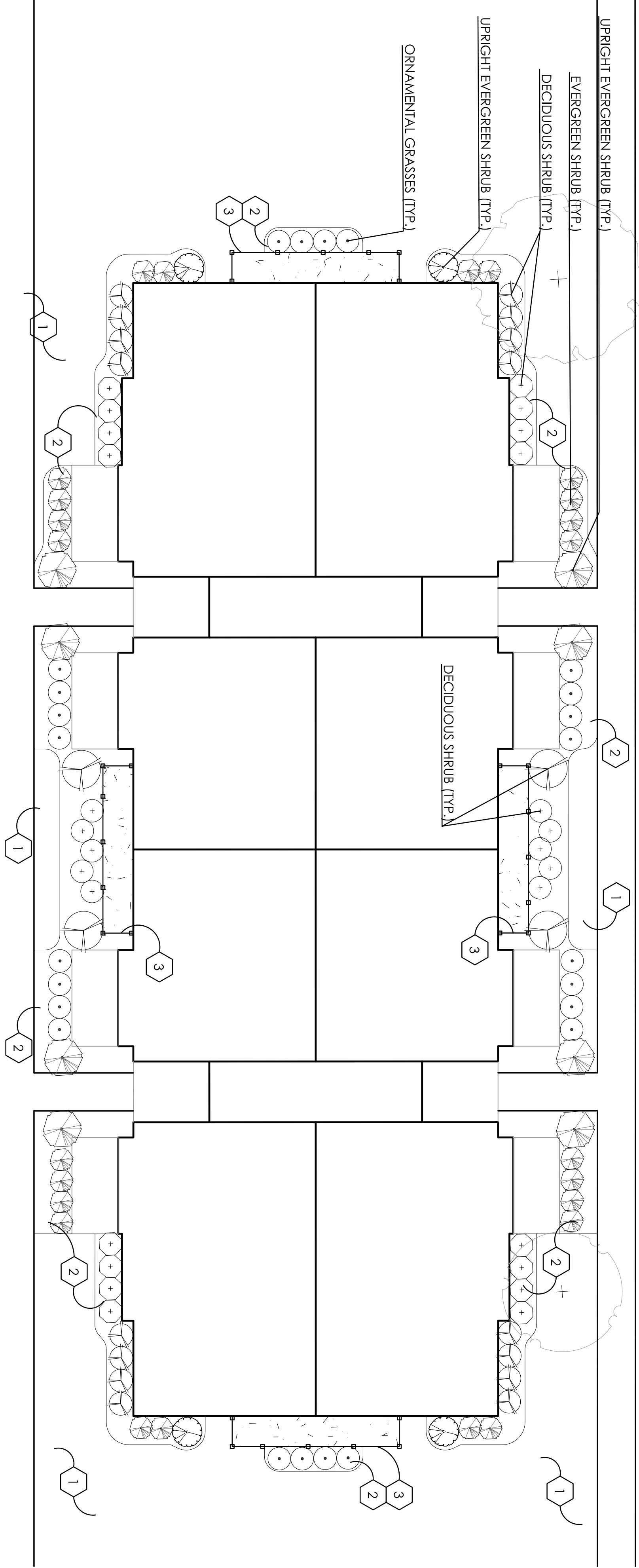
DATE: 8/30/2018





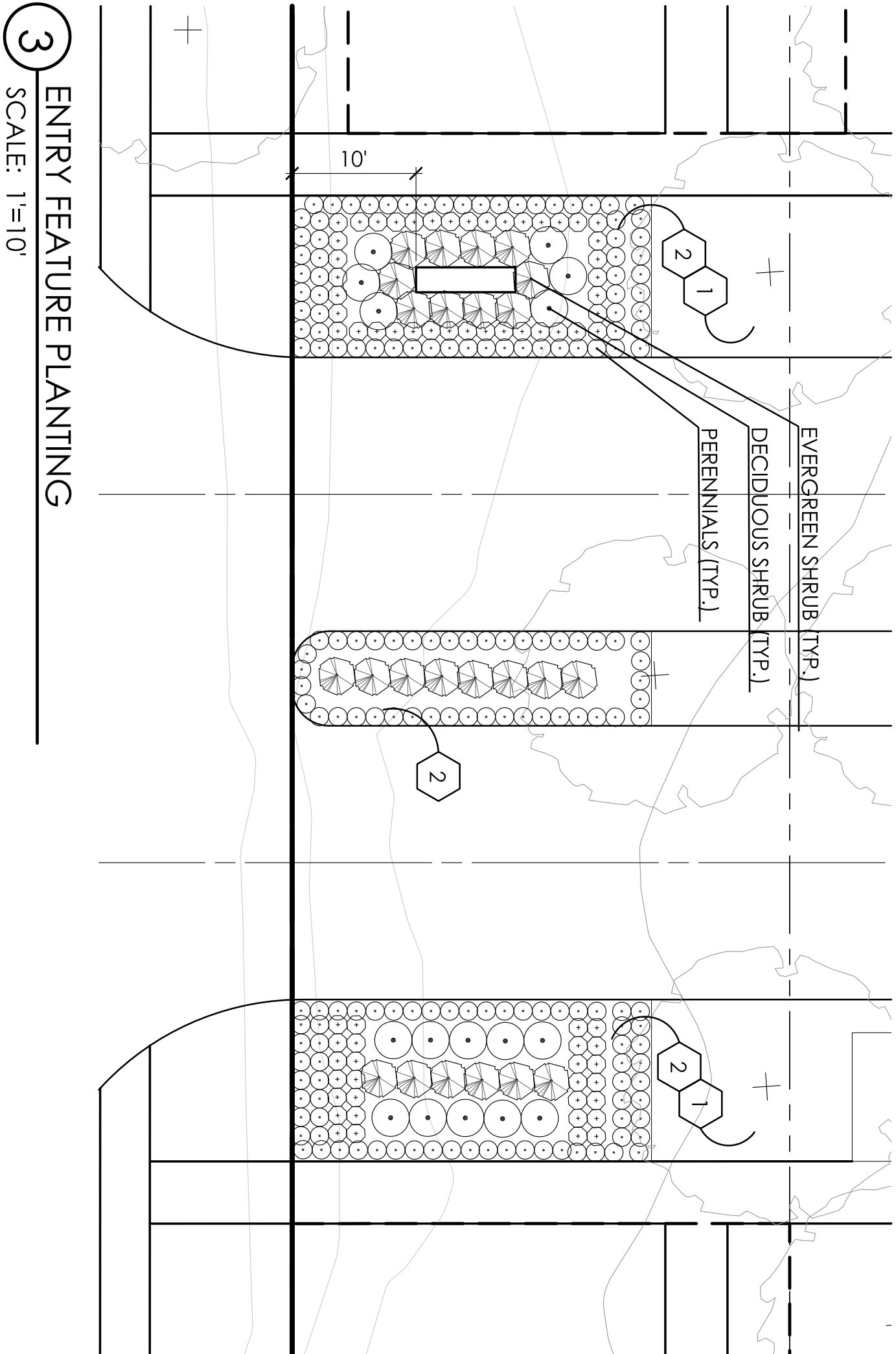
1 TYPICAL 3-STORY BUILDING PLANTING

SCALE: 1"=10'



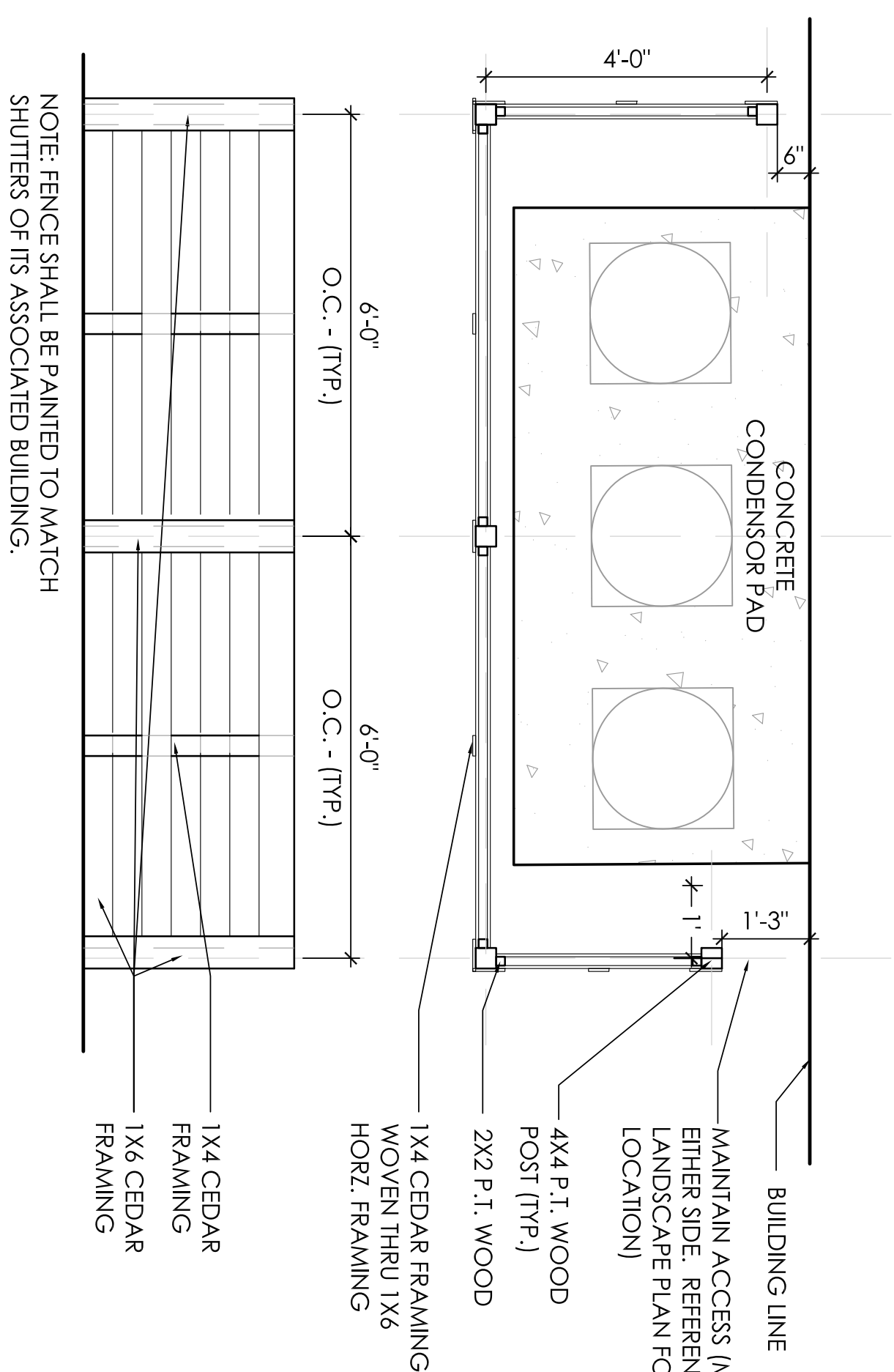
2 TYPICAL 2-STORY BUILDING PLANTING

SCALE: 1"=10'



3 ENTRY FEATURE PLANTING

SCALE: 1"=10'

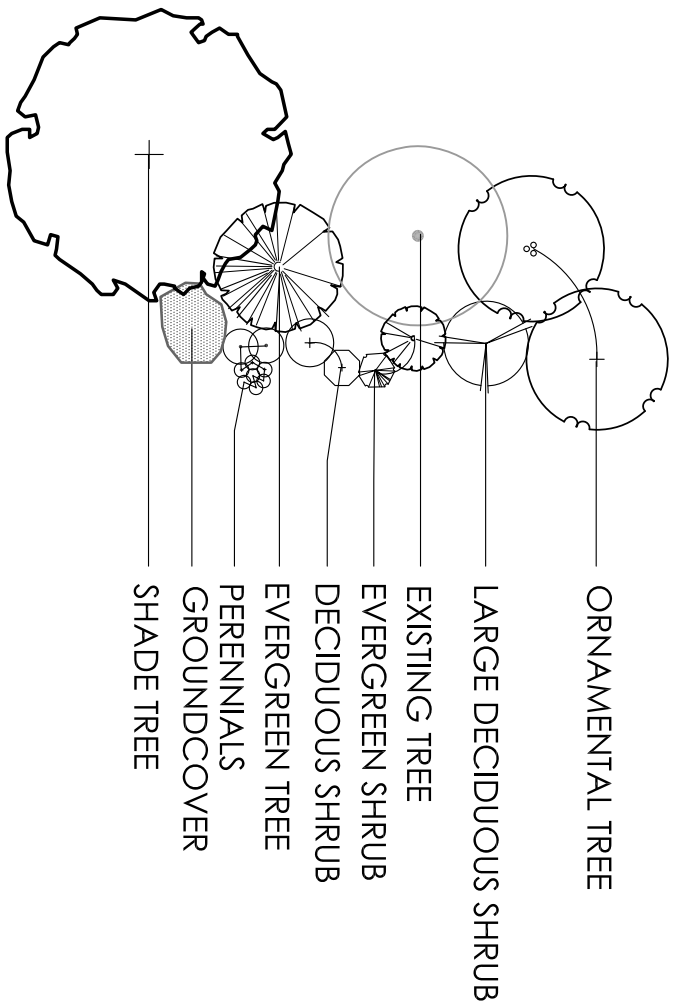


4 A/C CONDENSOR SCREENING FENCE

N.T.S.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CONSTRUCTION NOTES:

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 A/C CONDENSER AREA WITH SCREENING FENCE. SEE DETAIL 4, THIS SHEET, AND ARCHITECT'S PLANS.

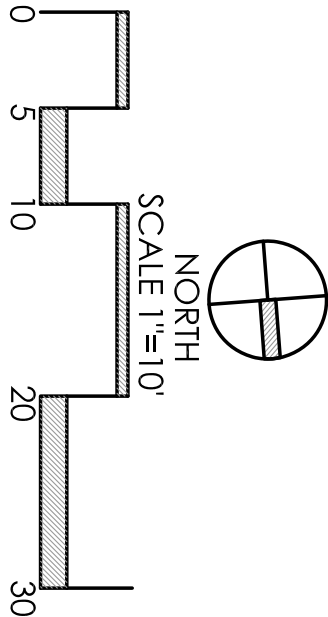
TYPICAL BUILDING PLANTINGS & ENTRY FEATURE CONCEPT

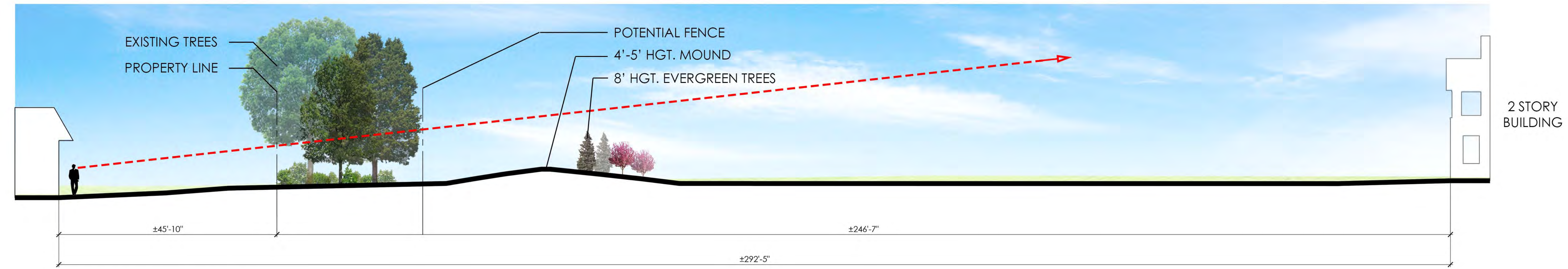
THE PARKER

PREPARED FOR METRO DEVELOPMENT

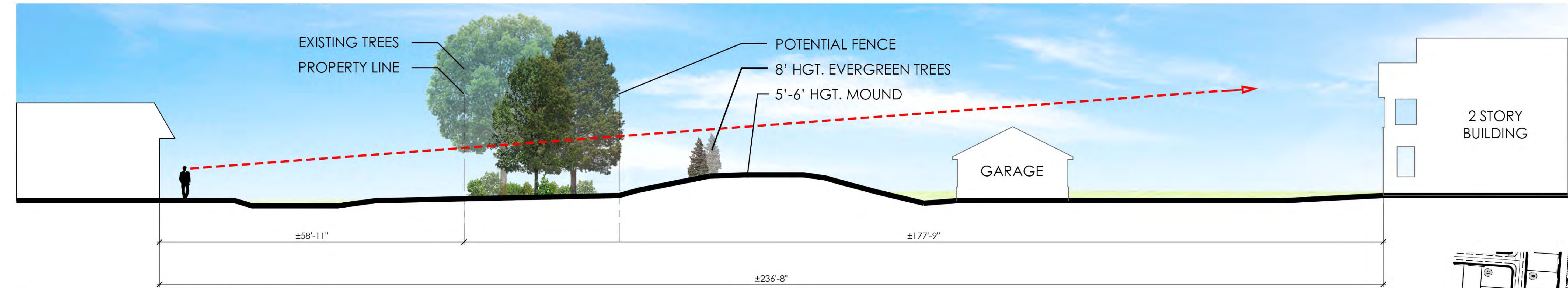
DATE: 8/30/2018

EXHIBIT D-1.1

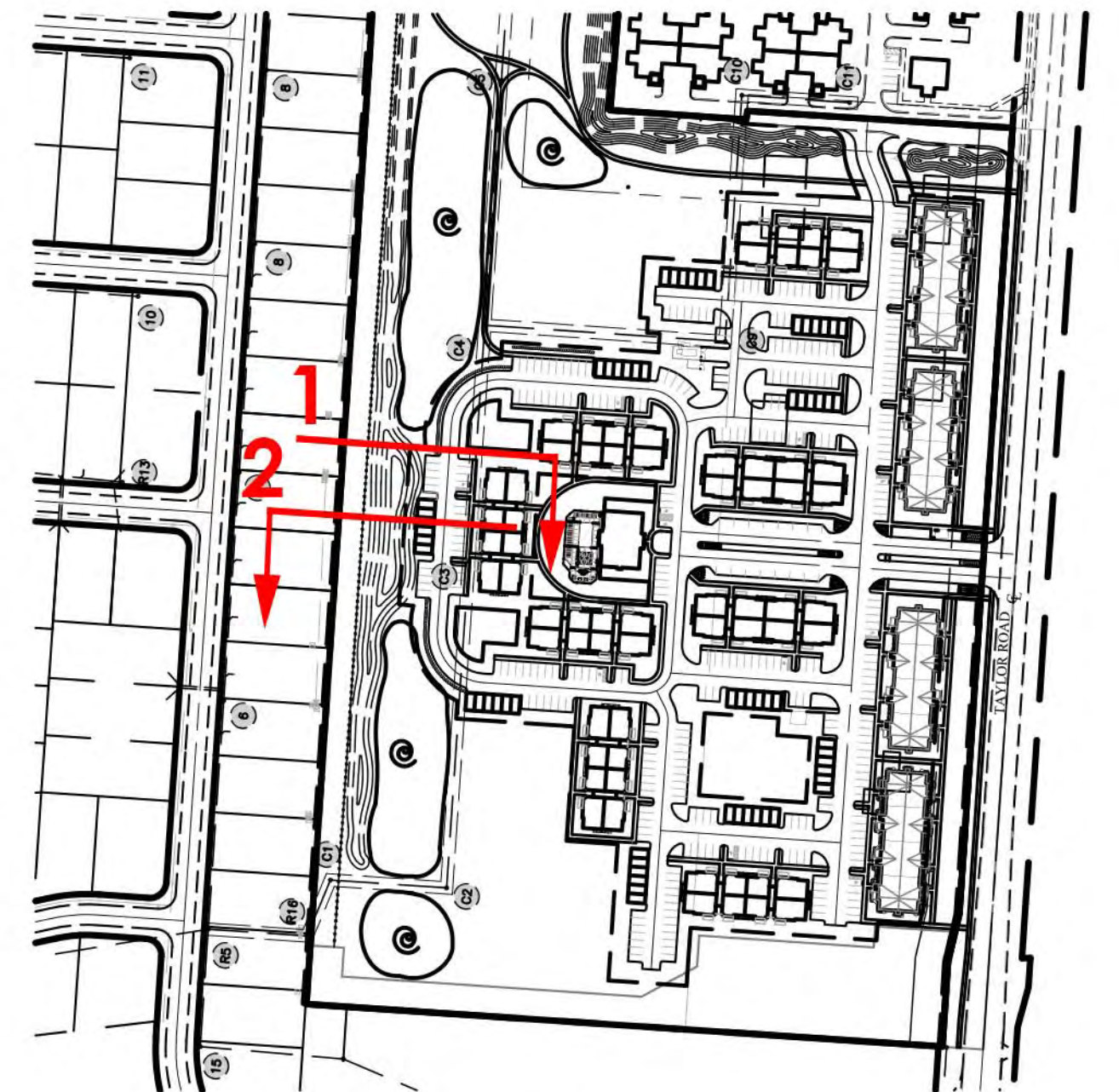




1 LANDSCAPE BUFFER SECTION ONE
SCALE: 1"=10'



2 LANDSCAPE BUFFER SECTION TWO
SCALE: 1"=10'

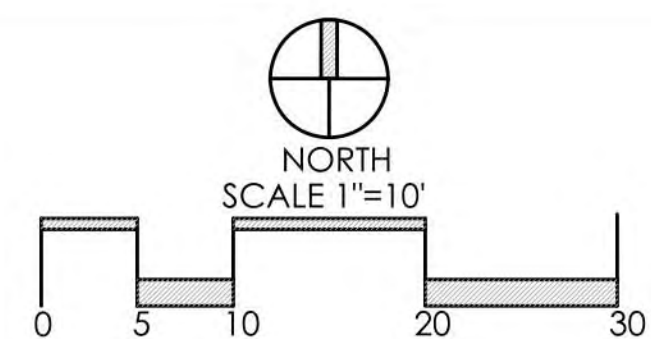


3 SECTION KEY MAP
SCALE: 1"=200'

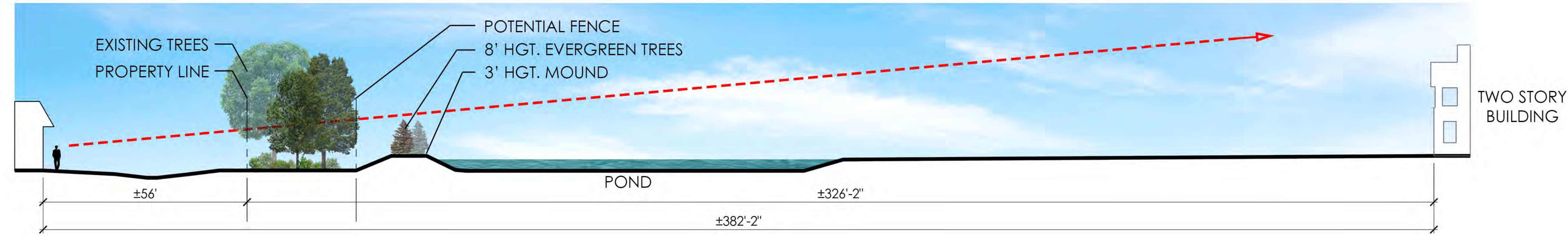
LANDSCAPE BUFFER SECTIONS

THE PARKER
PREPARED FOR METRO DEVELOPMENT
DATE: 8/30/2018

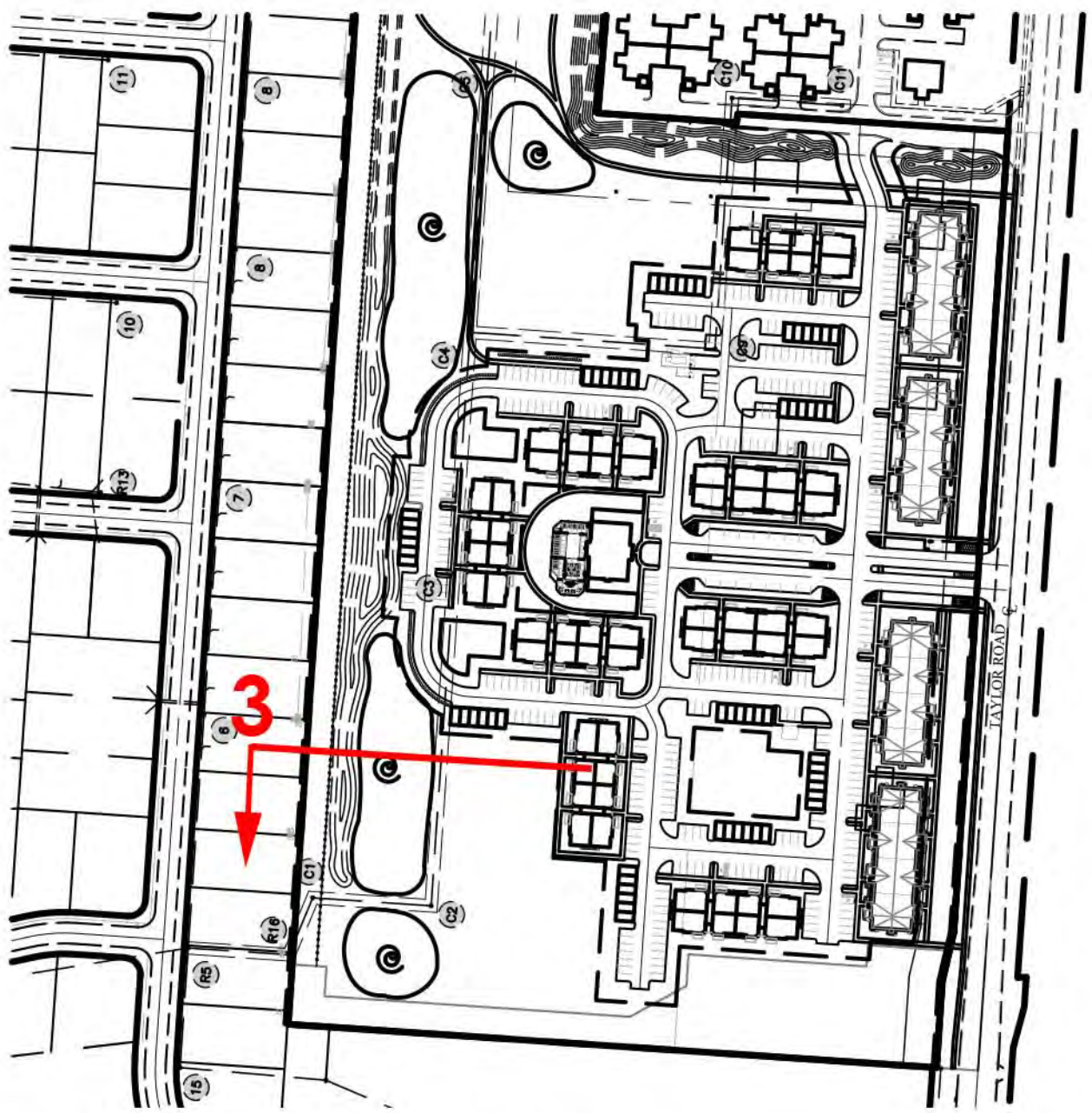
EXHIBIT D-1.2



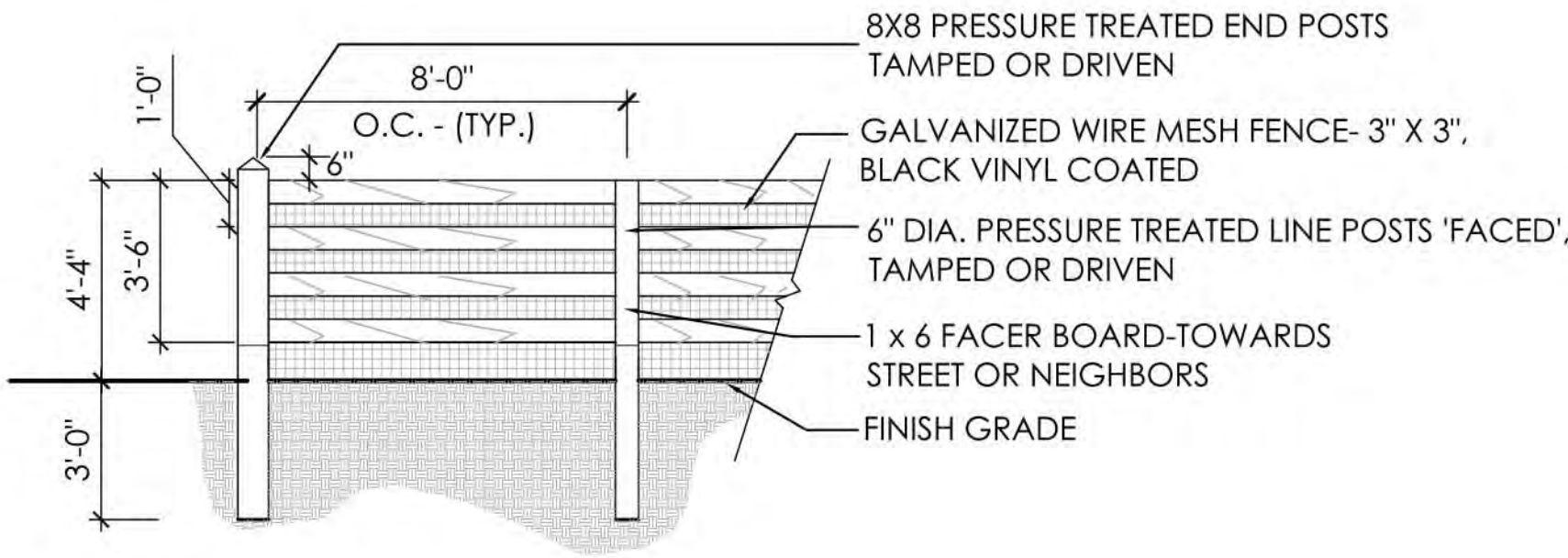
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www.farisplanninganddesign.com



1 LANDSCAPE BUFFER SECTION THREE
SCALE: 1"=16'



2 SECTION KEY MAP
SCALE: 1"=200'



NOTES:
POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE

FENCE BOARDS
BOARDS SHALL BE 1" X 6" X 16' POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES

PAINT
PAINT SHALL BE A SEMI GLOSS BLACK

FASTENERS
NAILS-10D PLAIN SHANK BOX GALVANIZED

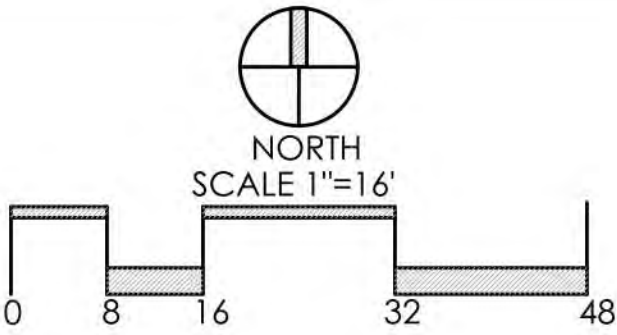
3 4 RAIL FENCE
N.T.S.

LANDSCAPE BUFFER SECTIONS

THE PARKER
PREPARED FOR METRO DEVELOPMENT
DATE: 8/30/2018

EXHIBIT D-1.3

Faris Planning & Design
LAND PLANNING
243 N. 5th Street
p (614) 487-1964
LANDSCAPE ARCHITECTURE
Suite 401
Columbus, OH 4321
www.farisplanninganddesign.com





1 OVERALL VIEW LOOKING WEST FROM TAYLOR RD.
SCALE: NTS



2 OVERALL VIEW LOOKING SOUTHWEST FROM TAYLOR RD.
SCALE: NTS



4 OVERHEAD VIEW LOOKING NORTHEAST AT THE CLUBHOUSE
SCALE: NTS



3 VIEW LOOKING WEST FROM TAYLOR RD. THROUGH MAIN ENTRY
SCALE: NTS

PERSPECTIVE VIEWS

THE PARKER

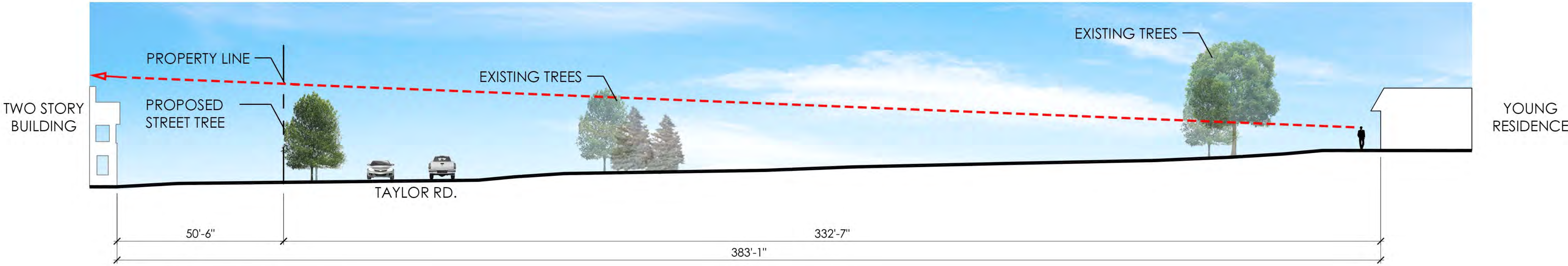
PREPARED FOR METRO DEVELOPMENT

DATE: 8/30/2018

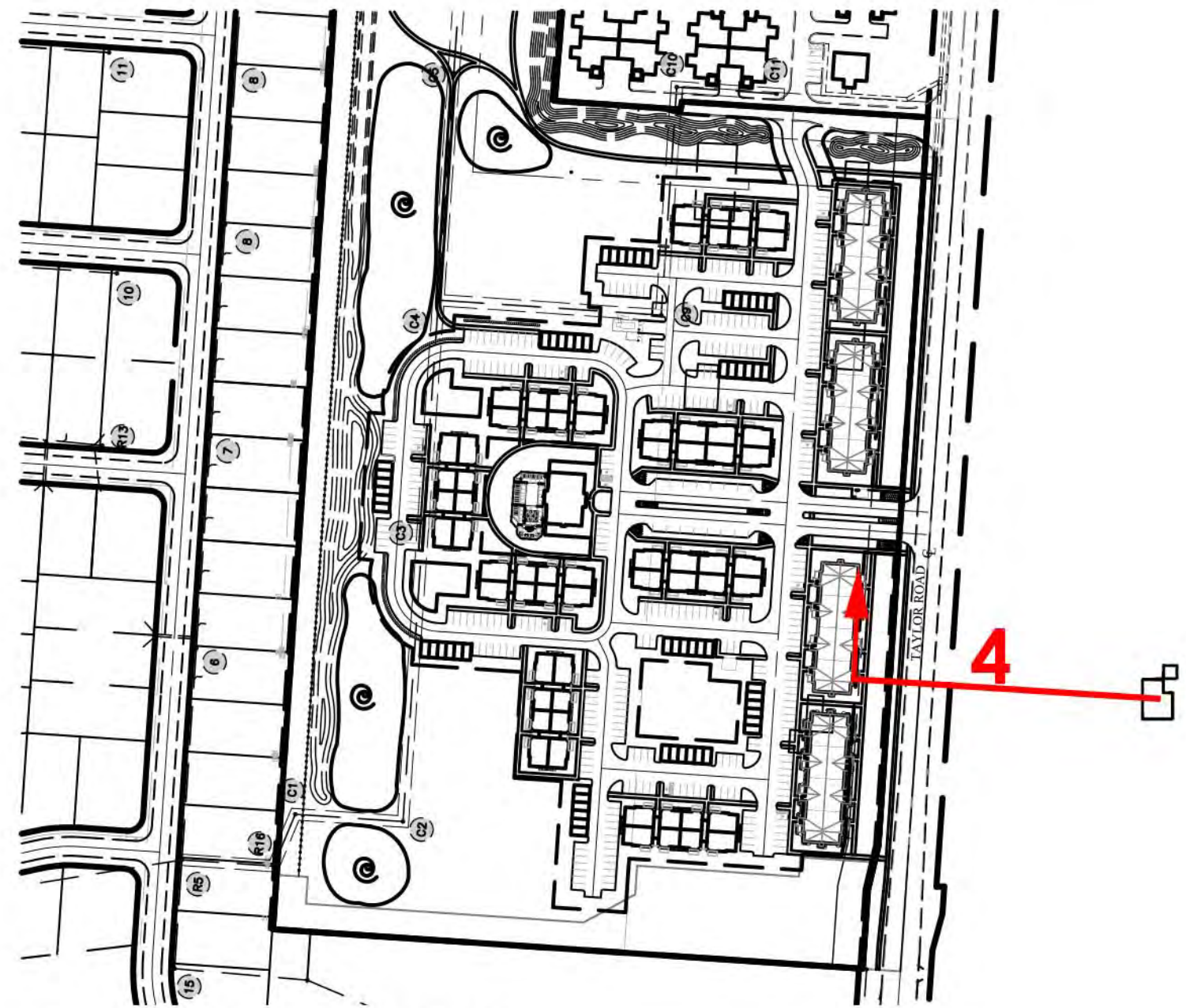
EXHIBIT D-1.4

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1 LANDSCAPE BUFFER SECTION FOUR
SCALE: 1"=16'

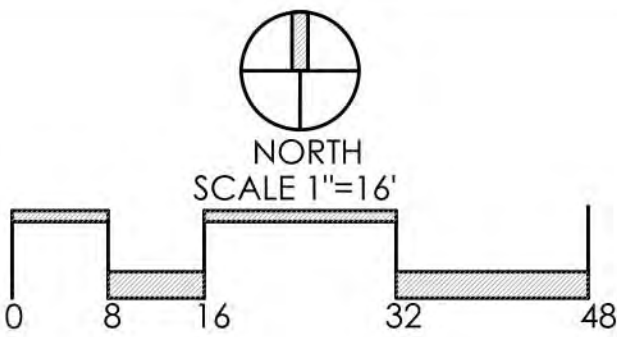


2 SECTION KEY MAP
SCALE: 1"=200'

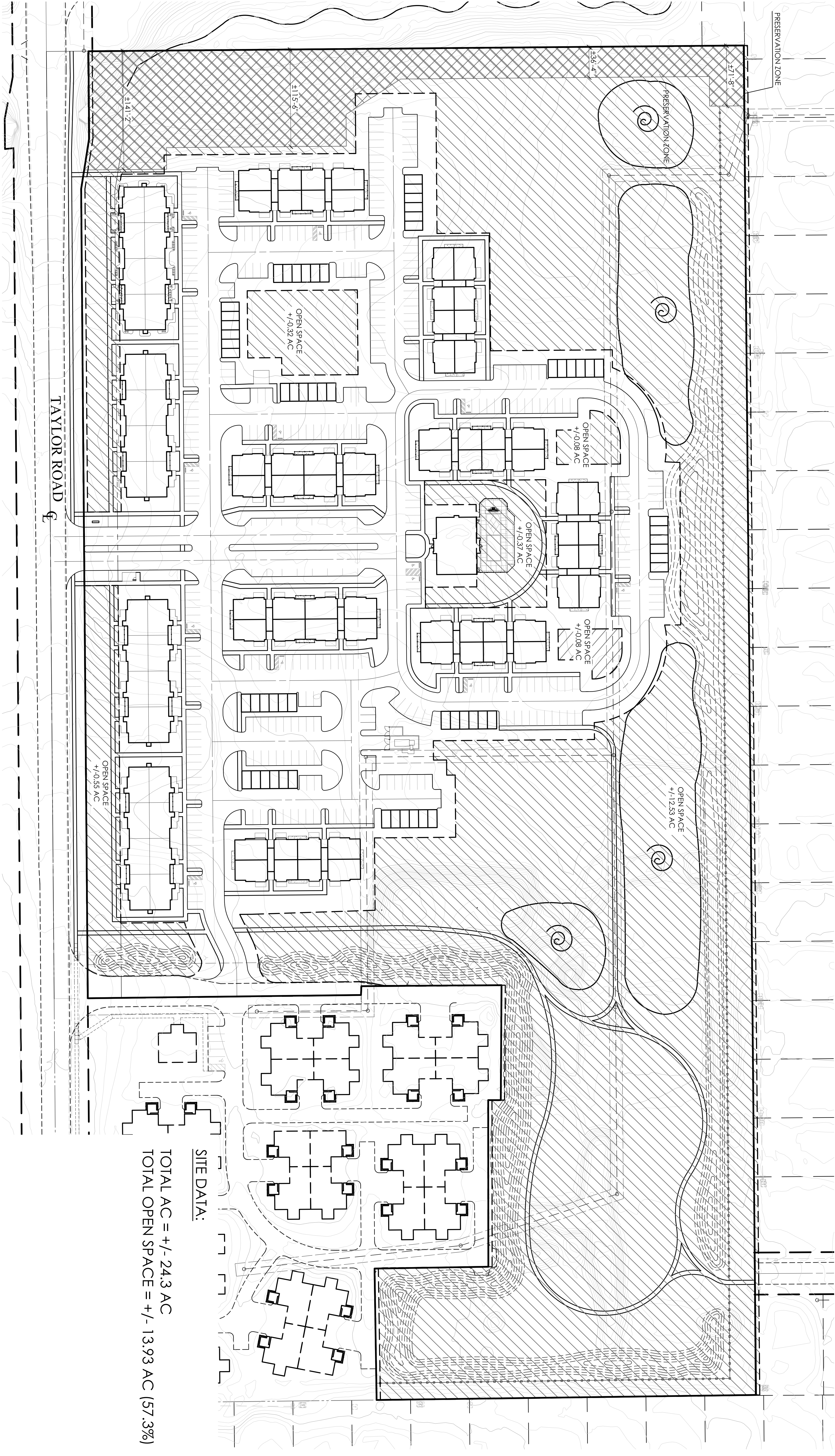
LANDSCAPE BUFFER SECTIONS

THE PARKER
PREPARED FOR METRO DEVELOPMENT
DATE: 8/30/2018

EXHIBIT D-1.5



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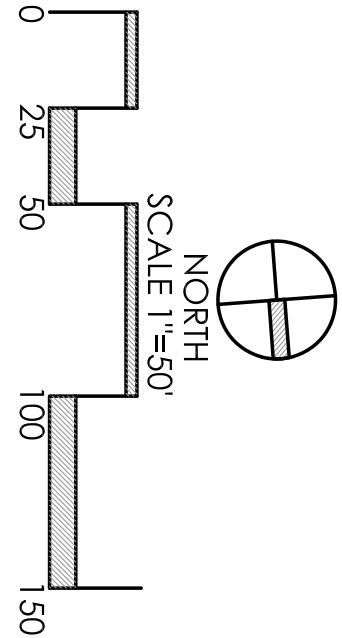
OPEN SPACE PLAN

EXHIBIT D-2

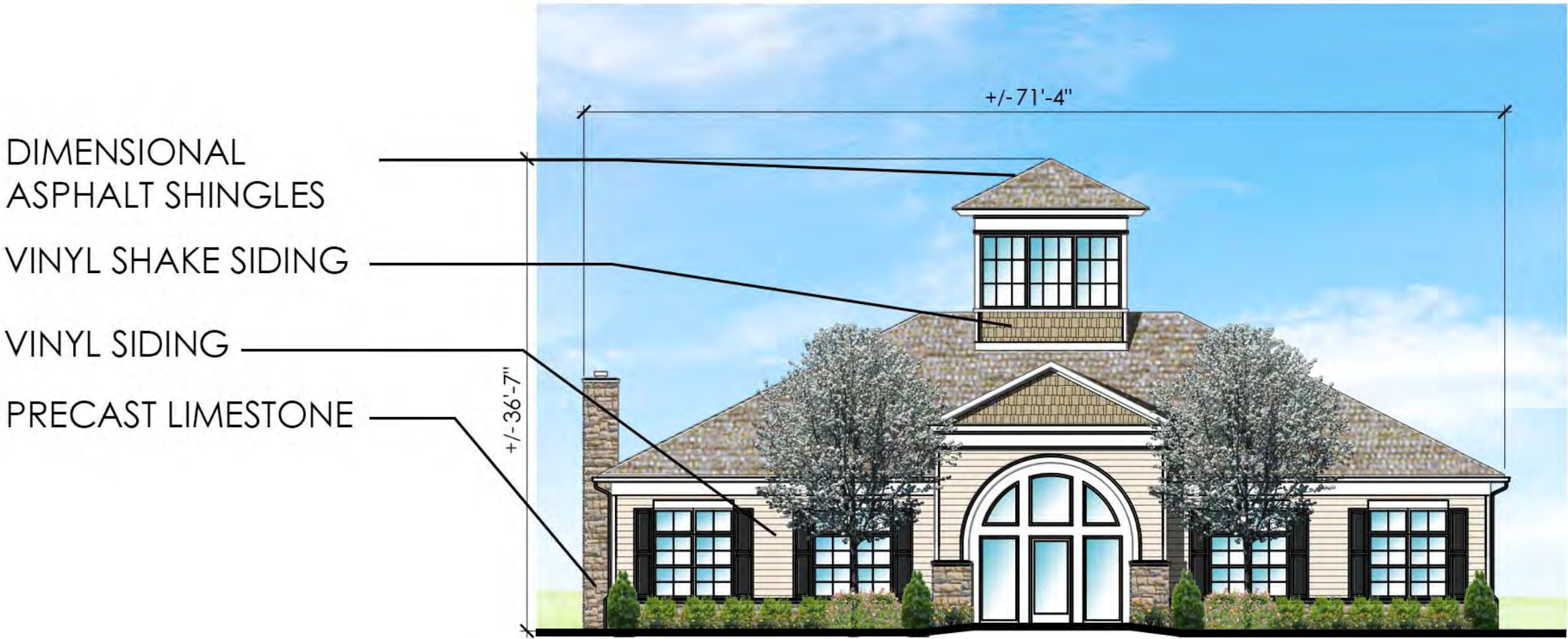
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1 CLUBHOUSE - FRONT ELEVATION
SCALE: 1"=10'



2 CLUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



3 CLUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



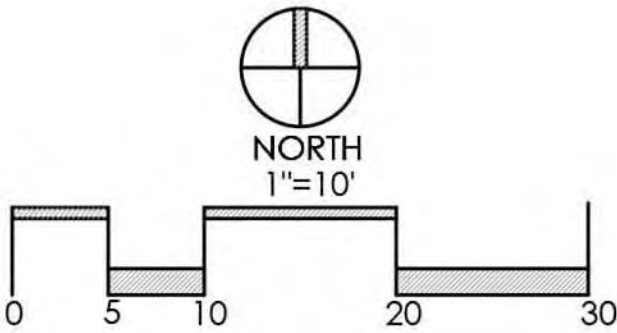
4 CLUBHOUSE - REAR ELEVATION
SCALE: 1"=10'

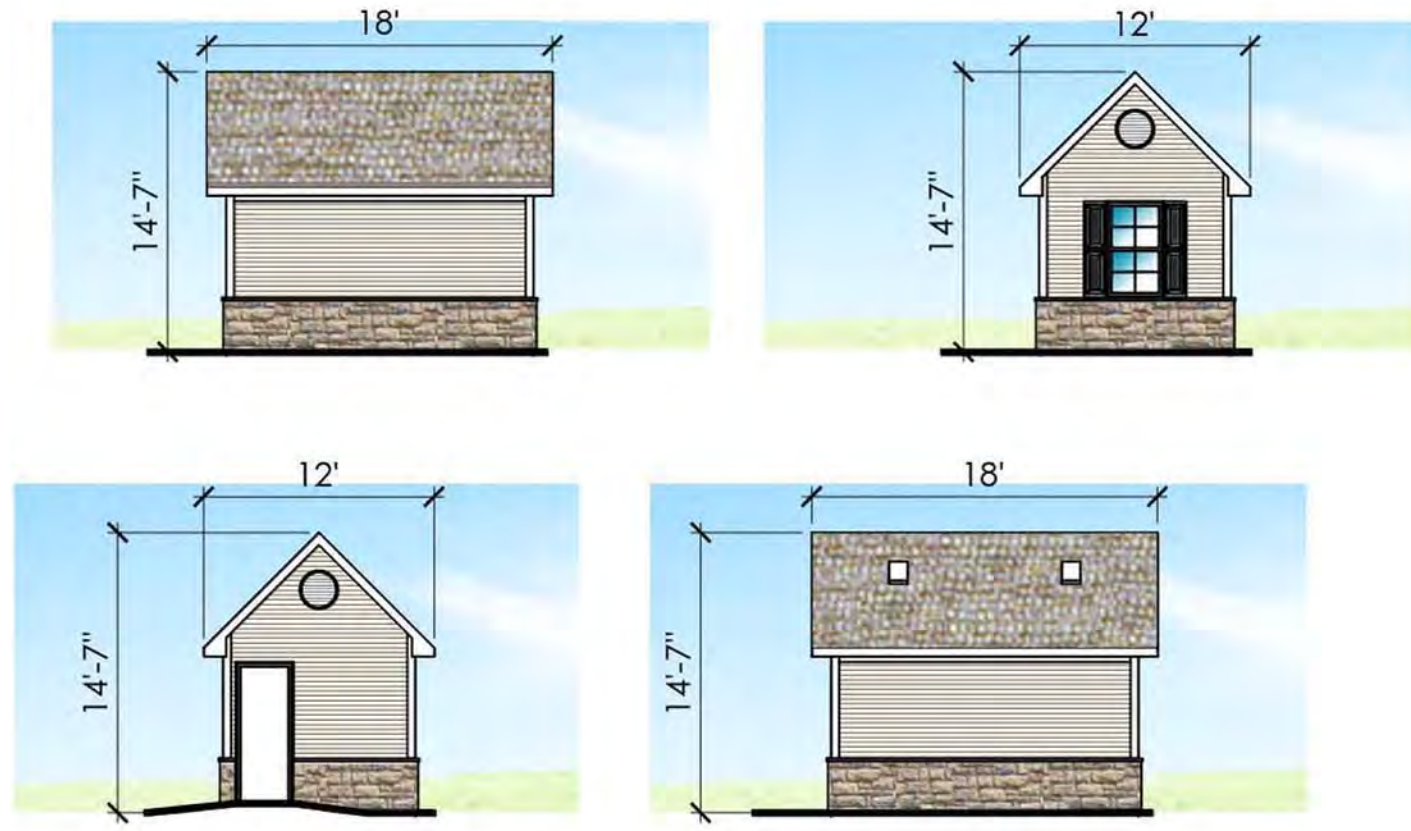
CLUBHOUSE ELEVATIONS

THE PARKER
PREPARED FOR METRO DEVELOPMENT
DATE: 8/30/2018

EXHIBIT G-1

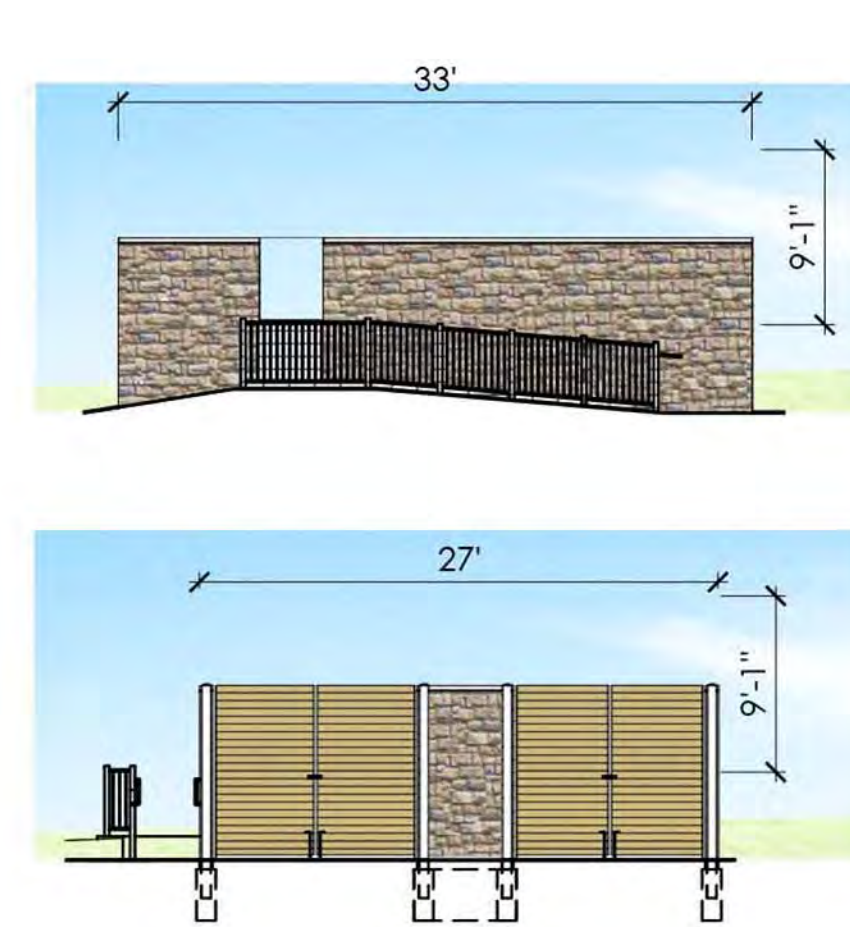
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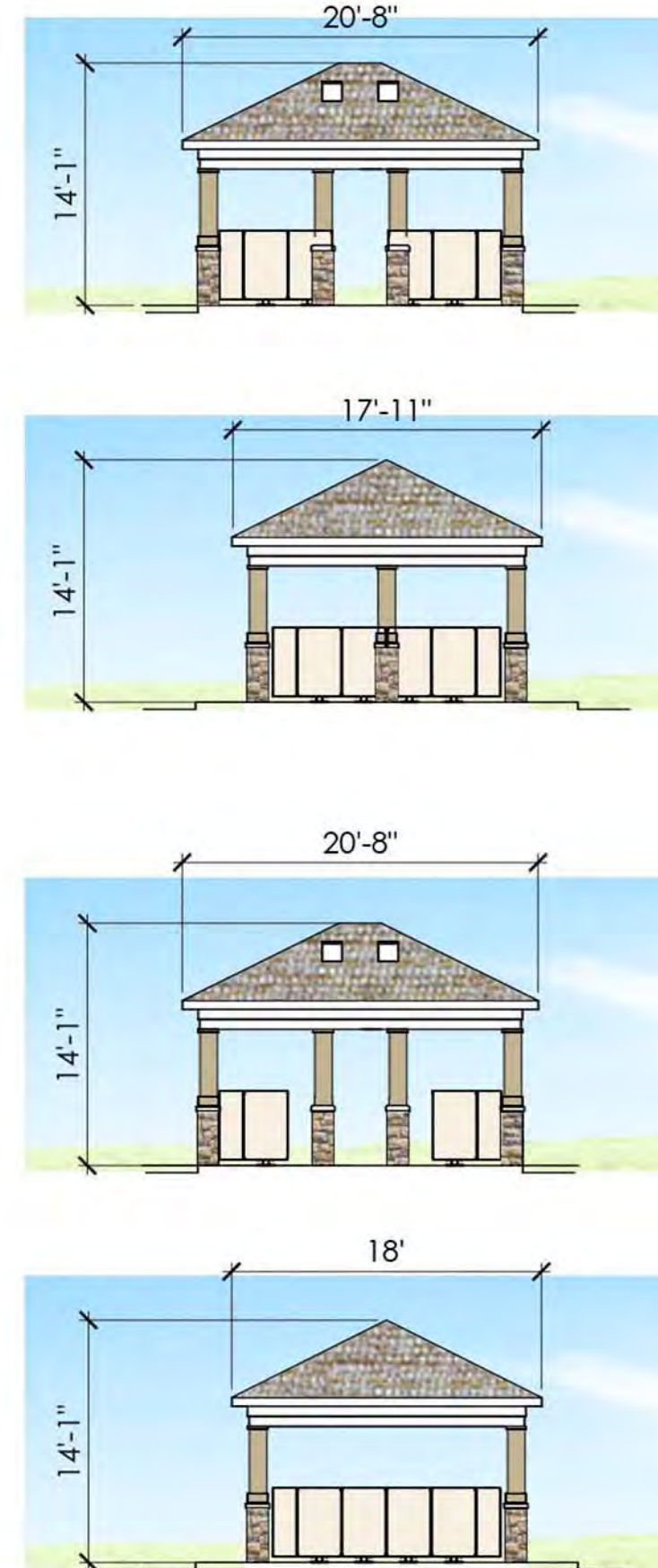


7 WATER METER BUILDING ELEVATIONS
SCALE: 1"=10'

1 2 STORY BUILDING, FRONT AND REAR ELEVATION
SCALE: 1"=10'



6 GARBAGE COMPACTOR ELEVATIONS
SCALE: 1"=10'



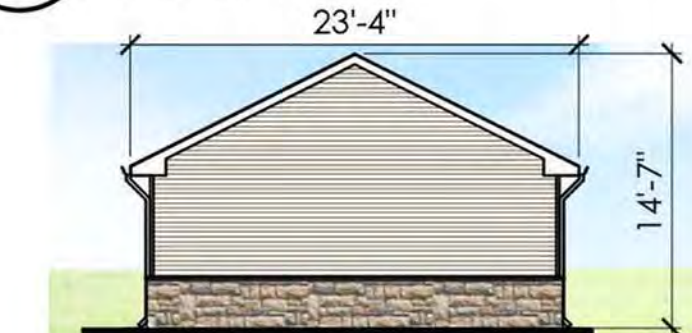
5 MAIL STATION ELEVATIONS
SCALE: 1"=10'



2 2 STORY BUILDING,
SCALE: 1"=10'
SIDE ELEVATION



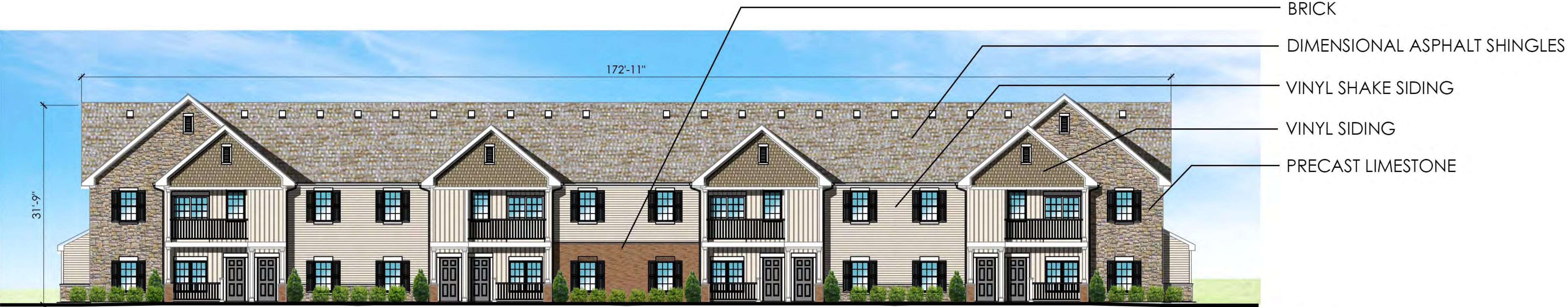
3 TYP. GARAGE FRONT ELEVATION
SCALE: 1"=10'



4 TYP. GARAGE SIDE ELEVATION
SCALE: 1"=10'

BUILDING ELEVATIONS

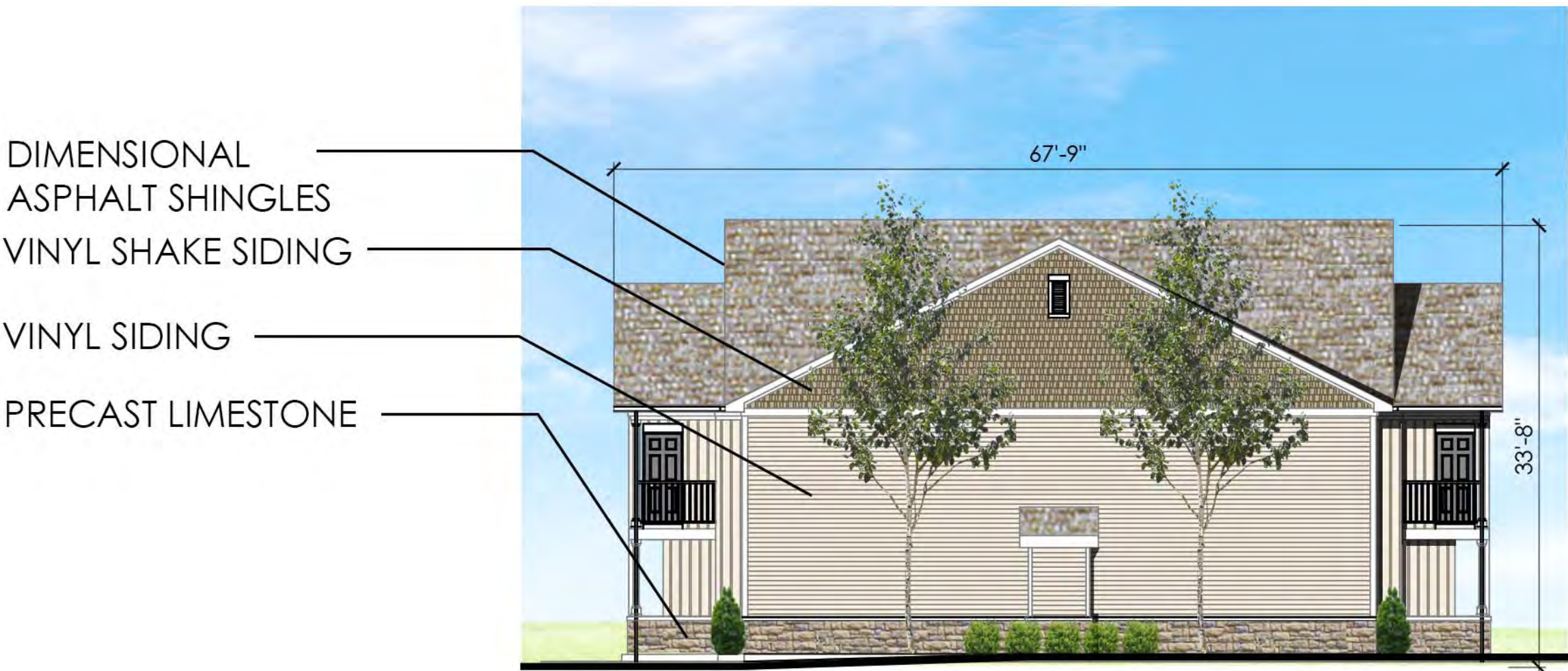
EXHIBIT G-2



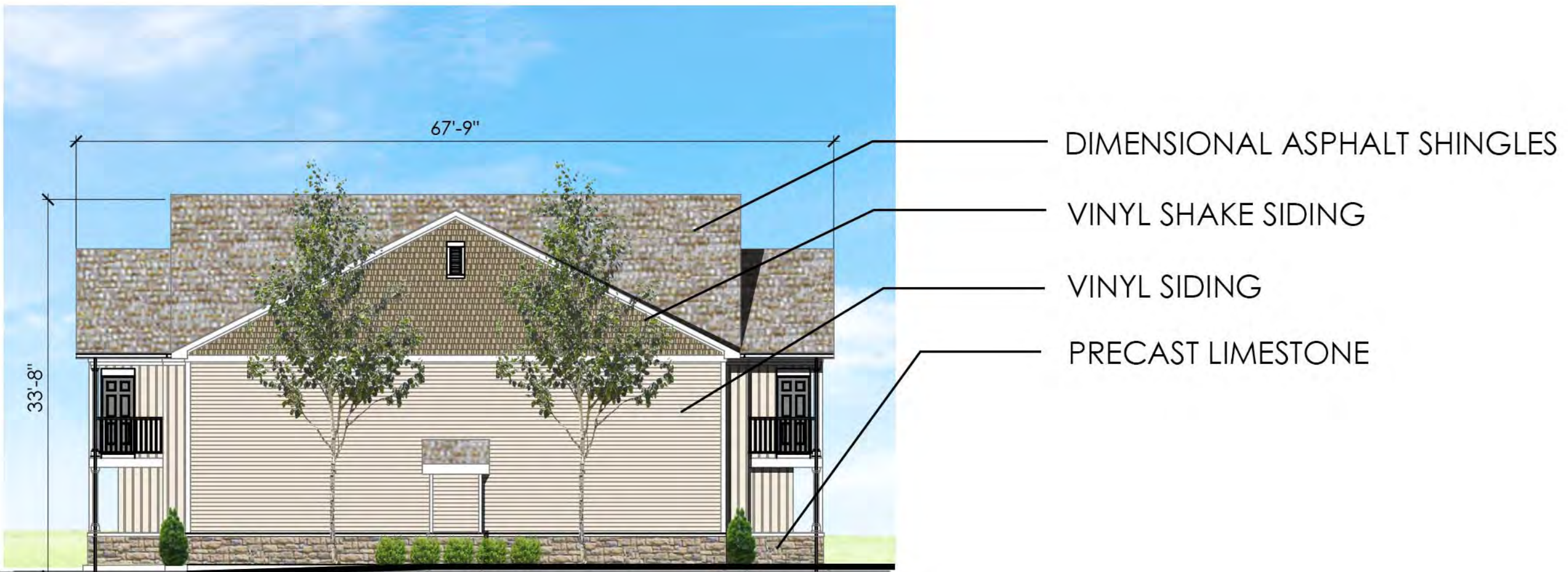
2 STORY BUILDING - 2 BED/2 BATH & FRONT ELEVATION



2 STORY BUILDING - 2 BED/2 BATH & REAR ELEVATION



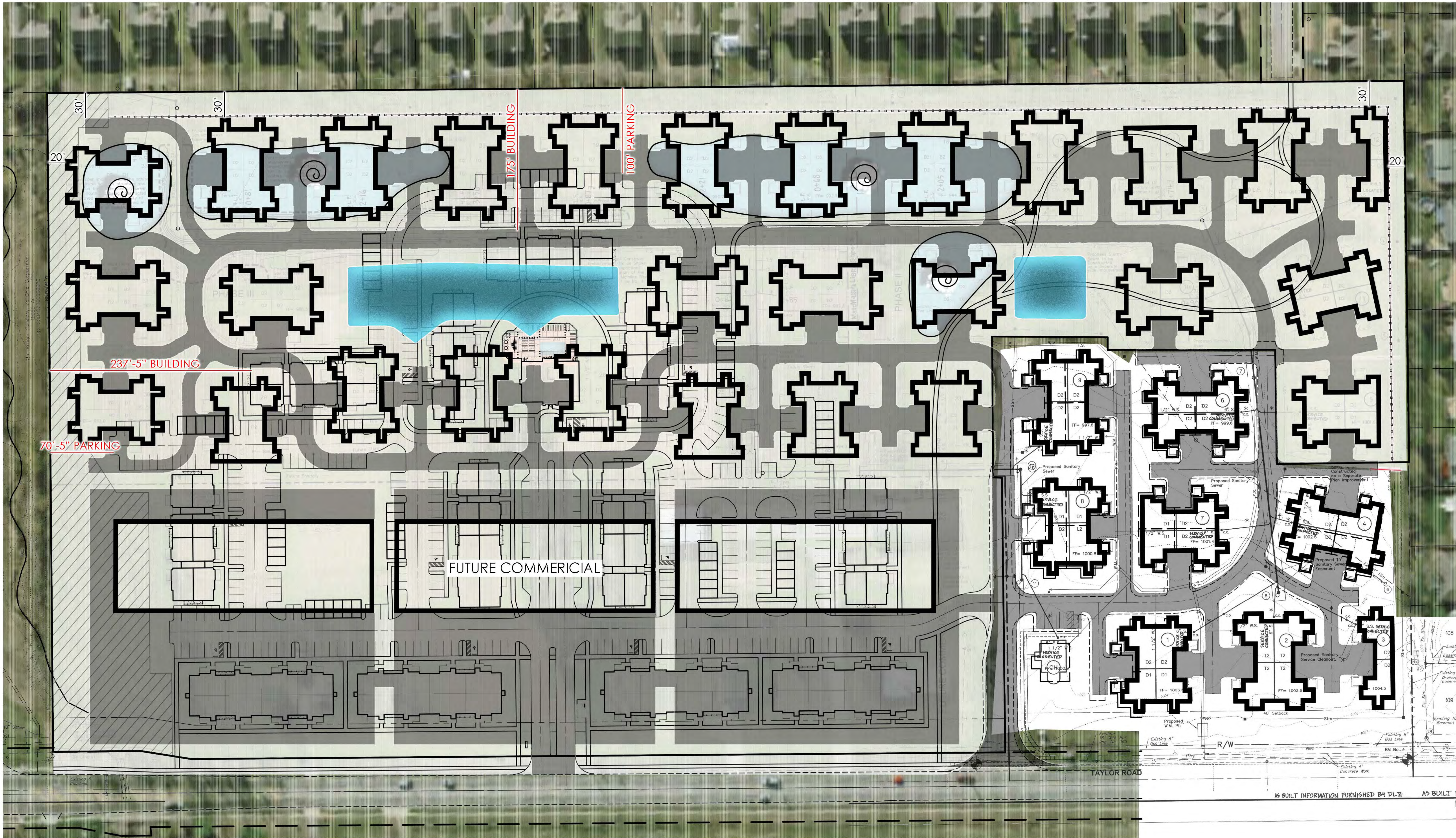
2 STORY BUILDING - 2 BED/2 BATH & SIDE ELEVATION



2 STORY BUILDING - 2 BED/2 BATH & SIDE ELEVATION

BUILDING ELEVATIONS ALONG TAYLOR RD.

EXHIBIT G-3

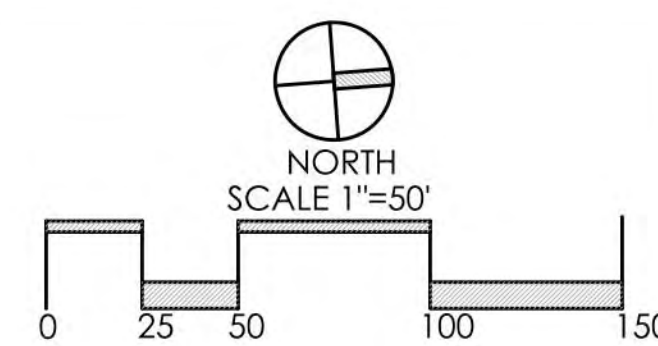


Attachment: The Parker 8.30.18 (Rezoning App. #181277 - 93669370 Taylor Road SW, Metro Dev)

EXISTING APPROVED PLAN VS. PROPOSED

THE PARKER
 PREPARED FOR METRO DEVELOPMENT
 DATE: 8/30/2018

*BLACK OUTLINES AND GRAY FILL IS EXISTING APPROVED PLAN.
 *RED DIMENSIONS ARE TO THE PROPOSED PLAN. **EXHIBIT H-**



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