



AGENDA

**PLANNING COMMISSION
THURSDAY, SEPTEMBER 5, 2019 6:00 PM**

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning Commission – Regular Meeting – August 1, 2019
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 6309 E Main Street; Application #2019-5333; Applicant Custom Sign Center, Inc.; Certificate of Appropriateness - Signage
2. 7510-7550 E Main Street; Application #2019-5336; Applicant Tim Lai Architect; Certificate of Appropriateness - Comprehensive Sign Plan (Olde Town Center)
3. 2686 Taylor Road; Application #2019-5335; Oak View Capital Partners; Minor Site Plan - Indoor Storage Facility and Retail Development

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

PLANNING COMMISSION THURSDAY, AUGUST 1, 2019 6:00 PM

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

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Bizjak, Furst
ABSENT:

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – July 11, 2019

Minutes stand approved

3. APPROVAL OF AGENDA

Agenda stands Approved

4. SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Zollars

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. 8861 E Broad Street; Application #2019-5279; Applicant Eisbach; Certificate of Appropriateness - Signage (Circle K)

Mr. Zollars This meeting is called The Order staff if you would call the roll please.

Ms. Wheeler Mr. Bizjak. Here Mr. Cullinan. Here. Mr. Furst. Here. Mr. Hicks. Here and Mr. Zollars. Here.

Mr. Zollars OK. Thank you. Are there any changes or additions to the minutes from last meeting? Hearing none, they stand approved. Are there any changes to the agenda? That too will stand as presented. Those of you that are speaking tonight if you please stand up and raise your right hand. Do you swear or affirm that the testimony you give in front of this commission will be truthful. So please answer I do. Thank you. And you both did sign them. Thank you. Okay. No public comment. OK we're ready for the first item if you would please.

Minutes Acceptance: Minutes of Aug 1, 2019 6:00 PM (APPROVAL OF MINUTES)

Ms. Wheeler Thank you Mr. Chairman. First application this evening is for the Circle K. This is at 8861 East Broad Street. The request is for approval of two 56 square foot gas canopy signs. They are just redoing a few different signs on the site. This would be the only one requiring Planning Commission approval. Happy to answer any questions you may have.

Mr. Zollars Any questions, Commissioners?

Mr. Bizjak Mr. Chairman if there's no other questions I have a motion.

Mr. Zollars Go ahead Mr. Bizjak.

Mr. Bizjak I move that we approve the application.

Mr. Furst I second.

Mr. Zollars Very good staff. We have a first and a second, can you call the roll please?

Ms. Wheeler Mr. Bizjak. Yes Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. And Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Bizjak, Furst

2. 6150 E Main Street; Application #2019-5278; Applicant Moore Signs; Certificate of Appropriateness - Signage (Delaney's Diner)

Ms. Wheeler All right. Next application here is for Delaney's Diner. This is at 6150 East Main Street. The request is for a 77 square foot wall sign on the front facade of the building. Tenant frontage is approximately 46.6. Otherwise meets all of our sign area and color requirements and just looking for an approval because it is over 32 square feet.

Mr. Zollars Any applicants? I don't see here. Any questions or general discussions on this one?

Mr. Hicks Mr. Chairman, I don't know if staff discussed with them at all. The signage area on the front of that facade. There's a row a brick for the sign but then below that between the front windows, those canopies are sort of a different sized row. I don't know if there's any other signs in that center that sort of cross over that line. If the rest of the signs stay within the horizontal bricklayer rather than that vertical block bricklayer bricklayers sort of a trim so it look like a trim for a window or door. I'd like you to pull up the center.

Mr. Bowsher She's going to throw it up on Google and we'll take a look at it.

Mr. Hicks They'll be my only comment that we want to have something that fits in with the rest of the center. If the rest of them are all within that same area that would probably be better but if the rest of them are crossing over into that vertical brick area then maybe it's not that big of a deal. Just don't want the one person to have a little bit bigger sign if everybody else is following the rules.

Ms. Wheeler So I think they're all a little bit different. Yes so it would be replacing this green wall sign right here.

Mr. Bowsher It looks like to me they made that sign fit. Yeah it's sort of its own thing. Then the Domino's has a lot more space on its own sections. It's kind of concentrated.

Mr. Hicks I guess my preference would just be if they could change the dimensions of it a little bit to keep it within that space so it's not bleeding over top of that piece of trim. It just looks like it doesn't quite fit.

Mr. Zollars It's 18 inches tall. That's going to be small from the street anyways. At 18 inches if we get it down to, what? Maybe 16 or 15?

Mr. Hicks Well I mean they have more width. So maybe if they move their spatula thing to the left of the d of the Delaney's and then you know breakfast lunch dinner or like on the right side of it. Stacked or something, Just fit it to the size of the building a little bit better it might work better.

Mr. Bowsher 46 total inches high. Now granted we didn't go out there and measure it so I don't know how accurate the images obviously. They just threw that up there.

Mr. Zollars Good point. How would you like to proceed?

Mr. Hicks Well I mean even if they could put like breakfast lunch and dinner on the awning if you look at the old sign or the old frontage you know they had lettering on the awning you know that may work.

Mr. Bowsher Can we take a look at the Delaney's in Westerville and see their signage just for comparison. I believe that that spatula is part of their logos. I wouldn't want to have them change it.

Mr. Hicks I don't have any problem having a spatula on there. Helps illustrate what they have going on in there. But to make sure that it fits the facade of the building.

Mr. Furst So the proposed signage then would directly match what they have in Westerville.

Mr. Zollars Thoughts from anyone else up here.

Mr. Bizjak Mr. Chairman I mean I agree with Mr. Hicks's point I mean it would kind of look a little tacky with that bleed over I think. At the same time. I mean that's clearly what their brand is and I don't want that to hurt them either. I think we should at least give it a crack and take a look at it. That's just my opinion.

Mr. Zollars Would you be willing to let them. Mr. Hicks let them work with staff on the measurements and see how we do?

Mr. Hicks Yeah. Okay. I think we could approve it conditionally upon them working with staff to change the orientation a little bit to try to avoid getting on that lower trim concrete.

Mr. Zollars Yeah. Okay. Would you like to make a motion to that effect?

Mr. Hicks Mr. Chairman I'd like to make a motion. I'd like to move for approval conditionally upon the condition that the applicants work with staff to try to reorient the components of the sign to avoid overlapping the sign over the vertical door opening of the front facade of the building.

Mr. Bizjak Mr. Bizjak here, I second.

Mr. Zollars Very good we have a first and second if you would call the roll please.

Ms. Wheeler Mr. Bizjak. Yes. Mr. Cullinan yes. Mr. Furst. Yes. Mr. Hicks. Yes. And Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Bizjak, Furst

3. 7088 E Main Street; Application #2019-5277; Applicant Moore Signs; Certificate of Appropriateness - Signage (Planet Fitness)

Ms. Wheeler This next application is for 7088 E. Main Street. This is for the new planet fitness. The request is for a wall sign on the front facade of the building. Tenant frontage is quite large. Well over a hundred feet building step back is over 80 feet. So again requesting approval because it's over the 32 square feet. The applicant did not submit a colored rendering with this submittal. I believe one was submitted with building plans but you're probably familiar with their traditional purple and gold.

Mr. Bizjak Is it going to be like the facility out on broad? More or less that same kind of design?

Unknown That's not Planet Fitness. I think he means the one in Whitehall.

Mr. Bizjak Yes. I'm sorry. Yeah I got it infused with L.A. Fitness. My apologies. You know that's why I walked back.

Mr. Bowsher Yeah. Go to the Pickerington one. That would be a newer building. Same thing. You're just going to get the letters underneath of it.

Mr. Zollars Comments? Thoughts?

Mr. Bizjak I move that we approve the application and then we also want clarification. Got to make sure we include pending some zoning sign permit and all that stuff too in the motion, correct? Just make sure we're not holding you up with an obscure motion.

Mr. Furst Mr. Bizjak, would you mind amending your motion to include a condition that it matches the color waves of what we see on the screen?

Mr. Bizjak Yes. All right. Sure thing. Thank you Mr. Furst. Sorry Mr. Chairman. I amend my motion to approve the application on the condition that it fits the color scheme of the Pickerington facility.

Mr. Zollars Do we have a second to that motion?

Mr. Furst I'll second.

Mr. Zollars Okay. Good. Thank you. First and a second.

Ms. Wheeler Mr. Bizjak. Yes Mr. Cullinan. Yes Mr. Furst. Yes. Mr. Hicks. Yes. And Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Bizjak, Furst

4. 2100 Birchview Drive North; Application #2019-5280; Applicant Gillilan (OHM Advisors); Major Site Plan (COTA Park and Ride)

Ms. Wheeler All right. A final case this evening this is actually a major site plan approval. This is for the COTA park and ride. The request is for the scope of work is for a few different things this will include modification of the existing parking lot to increase the parking capacity, addition of a plus pickup lane along Birchview drive as well as the addition of a drivers rest facility. You have plans in front of you and then I believe that applicants are here as well if you have any specific questions regarding the plan.

Mr. Zollars Would you guys care to share high level what we're looking at and your intent?

Mr. Gillen My name is Shawn Gillen I'm with OHM Advisors 580 North 4th Street Suite 610 Columbus Ohio 43215. Inaudible....

Mr. Burger My name is Tom Burger. I'm an architect with Trans Systems. Trans Systems is the architect for the project. The facility that's shown on the platform.

Mr. Zollars Okay. Thank you.

Mr. Gillen So as everyone knows COTA here in central Ohio is striving to improve the transit options to people in central Ohio. This facility is not alone. They've seen some considerable growth over the past few years. People using their park and ride facilities. This particular park and ride is showing growth as well. Actually, it's one of their better facilities and the system. To serve Reynoldsburg better COTA would like to add a pickup lane along Birchview Drive. This will allow them to accommodate their current routes which include express routes, local routes, etc. and to serve as future routes, which they have plans for over the next 20 years or so to add extra routes. This bus lane will accommodate approximately six or seven buses. Of their current code of fleet it would do approximately seven. Currently they would anticipate about five buses queuing in this spot. They are wanting to reorganize the parking and increase the parking from an existing count of 224 vehicles to 288 vehicles. They are going to change the bus routing a little bit. Currently as you can see on the screen there there is a turnaround. It only accommodates about three buses coming in from Birchview from the south. Basically making a U-turn in that loop.

Mr. Zollars Wait a second. Staff, can you back to the visual? Please. Thank you. Yeah.

Mr. Gillen So they're coming in from the south on Birchview basically making a u turn coming around going back out to Brice road. The new proposed route would be coming from Livingston. Down to Birchview and if you would flip to the proposed site plan that might help. They'll be coming along Birchview pulling in, picking up passengers or using the new rest facility. The rest facility is just for drivers it's not for the general public. It allows us a place for the operators to use the restroom and there is a little break room in that building so that they can eat their lunch. There is union required breaks that they have to take. So this would be a place for them to do so. It's about a 900 square foot building. It's placed within the setbacks for the zoning use. I'll let Tom here present the building.

Mr. Burger There is a plan.... inaudible..... Thank you. As Sean said. The building is approximately 913 square feet. It has a break room. Has seating for eight. The Break Room has microwave, refrigerator, sink. There are two restrooms, a male and a female restroom. Storage for there for COTA pamphlets. They plan on stocking a small amount of routes in this facility so they can put them in their kiosks, not only at this facility but to other facilities. Then mechanical electrical plumbing to support the building along with I.T. to support the information that will be displayed for the routes that come here. To let people know when the buses are arriving. The exterior materials; the bases is stone faced concrete masonry unit above that is face brick. Then we have metal panel for the gable ends and also at the roof monitors,

the roof monitors are used to provide daylight to the hallway and also the break room. The one thing that COTA was looking for in this facility is to provide enough daylight for the drivers, but they didn't want people to be looking in and seeing what was going on in the building. So we have higher clear windows around the building and then the roof monitors at the one roof line. Then though the roof has a standing metal roof.

Mr. Zollars Can you clarify. Excuse me. Earlier in your discussion or comment you said an additional Lane. You're talking about an additional lane or just inside the existing parking lot? Where is this additional Lane?

Mr. Gillen You guys could give back to the site view. Yeah. The additional Lane would be right along Birchview it would be a 14 foot concrete Lane direct pull off from the public roadway.

Mr. Zollars Sorry. Maybe I can make it easier. So we're eliminating the half circle?

Mr. Gillen Yeah.

Mr. Zollars OK. Okay that's fine. Yeah I understand now. Thanks.

Mr. Hicks Mr. Chairman in regards to the building said the gable ends are the clear where the clear story roof is. What material is that exactly? I'm not quite following.

Mr. Burger INAUDIBLE.

Mr. Hicks Nothing with an exposed fastener? It's not going to look like steel siding it looks more like a solid panel like you see a lot of dealerships and things like that.

Mr. Burger INAUDIBLE

Mr. Hicks When you're saying those windows up there will be functional?

Mr. Burger Yeah. INAUDIBLE

Mr. Bowsher Is that pretty much standard on across the board. That is what the COTA bus stop sort of looks like across the board? Other municipalities? That's what you guys are building in other areas? Same look? Same feels? Same materials?

Mr. Burger Yes and no. And the reason I say that is that if you look at Easton. Easton was built 25 years ago. Delivery model it's a glass building with a metal canopy. The length of the platform. But there are other facilities that are very similar to this. We changed the roofline more.... IUNAUDABLE..... Concrete masonry stone faced concrete masonry in a base..... INAUDIBLE....The roof is has been something that COTA has done. Who's to say that it's a prototype or prototypical stretching it.

Mr. Zollars That's a good question. What is a new or the newest facility that they've done completed?

Mr. Gillen The one on North High Street I think.

Mr. Zollars Is that Clintonville area?

Mr. Gillen Yes.

Mr. Burger INAUDIBLE.

Mr. Bowsher Same materials?

Mr. Burger INAUDIBLE Windows are very high like this building but they have a large overhanging. That cuts down the light in the building. So what we're trying to do is get daylight so that.

Mr. Hicks Is there any in the current site that's there and on the proposed site. Is there any facilities for riders while they're waiting on the bus other than their own vehicle? Is there an overhang or anything for benches or anything for people sit on?

Mr. Gillen COTA currently is reviewing installing three to four of their standard canopies. They have two sizes in that one that's the smaller one that you would see and then one that's larger. Those will be arranged particularly around the routes where they would be waiting where a bus would pull in you know your express for downtown and they're going to arrange those based upon the volume of riders for each round. So but yeah there's no major large... We had thought about originally putting in one large custom canopy, but the needs a COTA changes a lot and there's actually discussion about in the future having electric buses which would have a panel and all sorts of things. There's not a lot of knowledge about how that system would work because it's not here yet. So in order to maintain flexibility that made the decision to just go with the standard COTA bus enclosure. So there will be benches.

Mr. Hicks So that's everything that's number two on here? That's says covered bus shelter. I see that. I was reading the number two down here that wasn't correlating. OK so there are standard shelters on this.

Mr. Gillen Yes.

Mr. Hicks We don't get the fancy ones with the green roofs and all that stuff like downtown?

Mr. Gillen Not yet. But eventually when they figure out this electric bus thing they would like to come back and revisit putting in a nicer comprehensive shelter here.

Mr. Bowsher I would add that code has been a great partner for us and moving through with the potential of taking a look at a BRT route along Main Street. Working with them with the East Main Street corridor study alongside MORPC. I know you guys mentioned this but you didn't even give us a full enough credit. It was told to us last year by COTA that this in fact is their busiest suburban park and ride.

Mr. Zollars Any other questions?

Mr. Bizjak Thank you Mr. Chairman Mr. Bizjak here and I move that we approve this application.

Mr. Cullinan I'll second.

Mr. Zollars Okay. Very good. We have a first and a second. Please call the role.

Ms. Wheeler Mr. Bizjak. Yes. Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Bizjak, Furst

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Aug 1, 2019 6:00 PM (APPROVAL OF MINUTES)



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

App./Case#: 2019-5332
Date Submitted: 8/26/2019
Fee Amount: \$ 7500

Section 1103.01
CERTIFICATE OF APPROPRIATENESS APPLICATION

☒ Paid: _____

I. PROPERTY INFORMATION	
Property Address: 6309 E. Main St	Parcel ID#(s): 060006240
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): Brazos Automotive Properties LP	
Contact Email:	Contact Phone Number: 585-629-6991
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: Tire Choice	Contact Name: Scott Buckley
Contact Phone Number: 585-629-6991	Contact Email:
IV. APPLICANT INFORMATION	
Applicant Name: Custom Sign Center, Inc	Applicant Address: 3200 Valleyview Dr, Columbus Ohio 43204
Applicant Phone Number: 614-279-6700 ext 262	Applicant Email: doug@customsigncenter.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>Replacement face in Existing Monument Sign, New Channel Letter Sign on Wall.</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: Doug M.

Date: 8-23-19

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: CC
☐ Historic District
☒ CC Overlay
Add'l Approvals Req'd
☐ BZBA

Meeting Date: 9/5/2019 @ 6P

Meeting Results	
☐ Approved as Submitted	☐ Tabled
☐ Approved w/ Conditions	☐ Denied

P&Z Admin.: _____ Date: _____

Attachment: App #2019-5333 (App# 2019-5333, 6309 E Main Street, Custom Sign Center, Inc.)



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

App./Permit#: 2019-5332
Date Submitted: 8/26/2019
Fee Amount: \$11000

Section 1181.02

ZONING SIGN PERMIT APPLICATION

☒ Paid: _____

I. PROPERTY INFORMATION

Property Address: 6309 E. Main St Parcel ID#(s): 060006240

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
Brazos Automotive Properties LP

Contact Email: Scott Buckley Contact Phone Number: 585-629-5991

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Tire Choice Contact Name: Scott Buckley

Contact Phone Number: 585-629-5991 Contact Email: _____

Description of Use:
Automotive Repair & Service

IV. APPLICANT INFORMATION

Applicant Name: Custom Sign Center, Inc Applicant Address: 3200 Valleyview Dr
Applicant Phone Number: 614-279-6700 ext 262 Applicant Email: doug@customsigncenter.com

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

SIGNAGE

FEES

OFFICE USE ONLY

	SIGN TYPE	DIMENSIONS Width(ft) X Height(ft)	Check if Applicable:		CoA Required	CoA Received	Building Permit Required
			Sign Reface (\$35)	New Sign (\$75)			
Sign #1	Monument	5' 1" X 5'	☒	☐	☐	☐	☐
Sign #2	Wall	29' 4 3/4" X 2' 4 3/4"	☐	☒	☐	☐	☐
Sign #3		X	☐	☐	☐	☐	☐
Sign #4		X	☐	☐	☐	☐	☐
Sign #5		X	☐	☐	☐	☐	☐

Applicant Signature: _____

Date: 8/23/2019

*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. *

OFFICE USE ONLY

Additional Notes:

PC approval req'd:
Sept 5th, 2019

Zoning Information

Zoning District: CCTotal Number of Signs: 2☐ Historic District☐ CC Overlay

Add'l Approvals Req'd

☐ BZBA

P&Z Admin.: _____

Date: _____

Floodplain Admin.: _____

Date: _____



Tire Choice
6309 E. Main St.
Reynoldsburg, OH

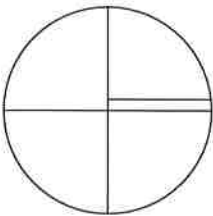
APPROVAL: _____
DATE: _____



SIGN PACKAGE

REV 1

[illegible]



SCALE 1" : 50'

- 1 PYLON/MONUMENT SIGN
- 2 WALL SIGN

TRIM SIZES REQUIRED PRIOR TO MANUFACTURING

25,416 sq. ft ±



EXISTING SIGN SCALE 3/8" : 1'

REPLACEMENT FACES SCALE 3/8" : 1'

SIGN TYPE

SPECIFICATIONS

- DOUBLE FACE
- ILLUMINATED
- GROUND

REPLACEMENT FACES

- .150" FLAT POLYCARBONATE FACES WITH FLAT DECORATED GRAPHICS

COLORS

- WHITE
- WARM RED
- PMS 2945 BLUE

SIGN SURVEY

ARTWORK

- FACE TRIMS
- FASCIA COLOR
- RADIUS DIM.
- BUILDING DIM.
- FACADE ANGLE
- OTHER

- PROVIDED
 - REQUIRED
- If required, customer to provide Custom Sign ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.

FILENAME: DATE: 8/16/19 REV. DATE:

REV# SCALE: 3/8" : 1' DGN# JLB SALES: JS

Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.

CUSTOMER: DATE:

LANDLORD: DATE:



This original design and all information herein are the property of Custom Sign Center, Inc. Artwork is subject to return if not purchased. Any unauthorized use is forbidden.

3200 Valleyview Drive Columbus, OH 43204 PH: 614-279-6700 FX: 614-279-7525



EXISTING SCALE 3/32" : 1'



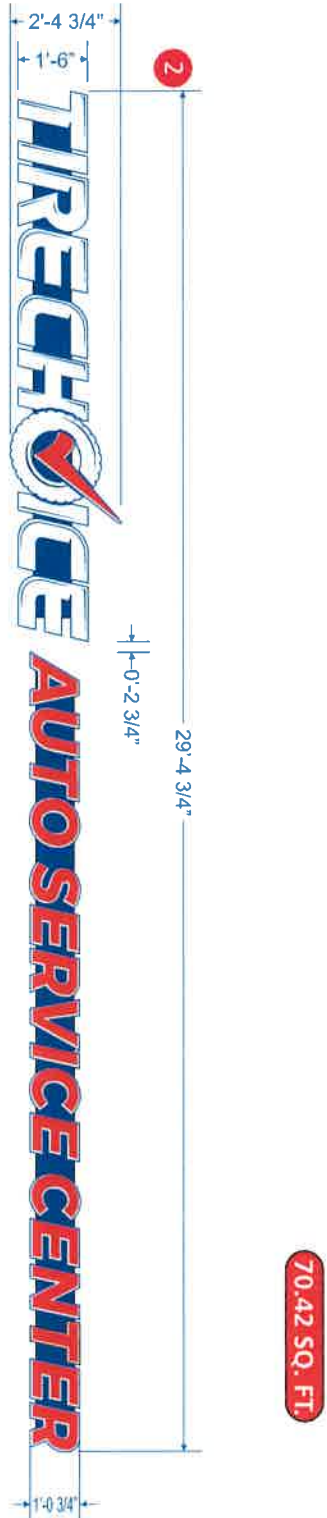
PROPOSED SCALE 3/32" : 1'

SIGN TYPE		SPECIFICATIONS		COLORS		SIGN SURVEY		ARTWORK	
☐ SINGLE FACE		CHANNEL LETTERS				☒ FACE TRIMS		☒ PROVIDED	
☐ ILLUMINATED		- SEE DETAILS SHEET FOR SPECIFICATIONS				☒ FASCIA COLOR		☒ RADIUS DIM.	
☐ WALL						☒ BUILDING DIM.		☒ FACADE ANGLE	
						☒ OTHER		If required, customer to provide custom sign lettering with appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.	
FILENAME:		REV#		SCALE: 3/32" : 1'		CUSTOMER:		LANDLORD:	
DATE: 8/19/19		REV. DATE:		DGNR: JLB SALES: JS		DATE:		DATE:	
Approval Signatures Required to insure that all spelling, color, and specifications for sign(s) rendered meets customer & landlord approvals.									
This original design and all information herein are the property of Custom Sign Center, Inc. Artwork is subject to return if not purchased. Any unauthorized use is forbidden. © Copyright 2007 All rights reserved.									



3200 Valleyview Drive
Columbus, OH 43204
PH: 614-279-5700
FX: 614-279-7525

70.42 SQ. FT.



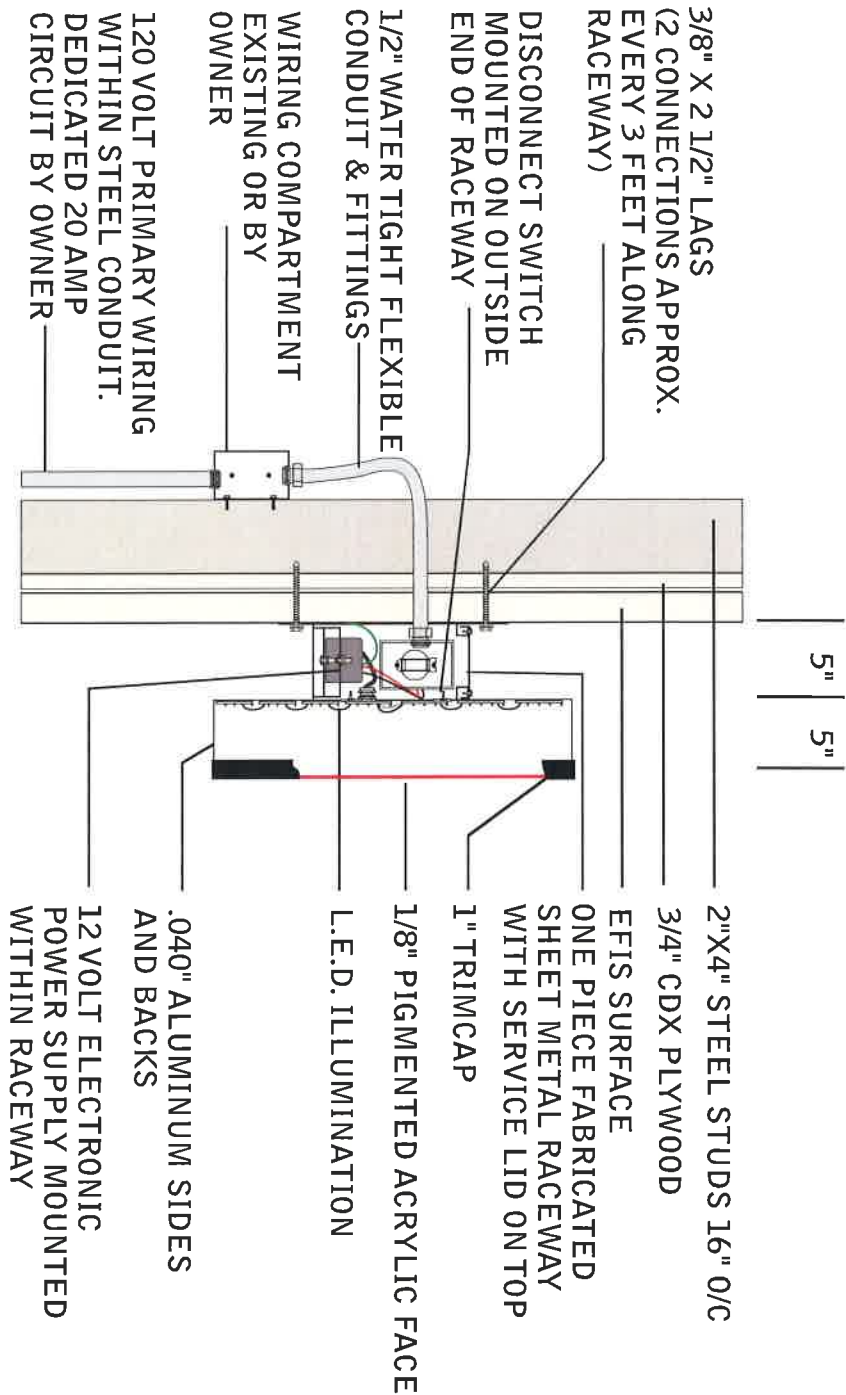
SCALE 3/16" : 1'



ALL WIRING MEETS NEC 2017 SPECIFICATIONS. SIGN TO BE WIRED TO A STANDARD 120 VOLT / 20 AMP CIRCUIT. SIGN IS A U.L. LABELED PRODUCT.
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES.
THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN TYPE		SPECIFICATIONS		COLORS		SIGN SURVEY		ARTWORK	
☒ SINGLE FACE	☒ RACEWAY MOUNT CHANNEL LETTERS	- .040" ALUMINUM SIDES AND BACKS FINISHED PMS 2945 BLUE	☐ WHITE	☒ FACE TRIMS	☒ PROVIDED	3200 Valleyview Drive Columbus, OH 43204 PH: 614-279-5700 FX: 614-279-7525 This original design and all information herein are the property of Custom Sign Center, Inc. Artwork is subject to return if not purchased. Any unauthorized use is forbidden. © Copyright 2019 all rights reserved			
☒ ILLUMINATED	- .125" ACRYLIC FACES WITH FLAT DECORATED GRAPHICS	☒ PMS 2945 BLUE	☒ FASCIA COLOR	☒ REQUIRED					
☒ WALL	- 1" BLUE TRIMCAP	☒ PMS WARM RED	☒ BUILDING DIM.	☒ OTHER					
		- LED ILLUMINATION		☒ FACADE ANGLE					
		- FABRICATED METAL RACE WAY FINISHED PMS 2945 BLUE							
FILENAME: DATE: 8/19/19		REV# SCALE: 1/4" : 1'	Approval Signatures Required: To insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approval.		CUSTOMER: DATE:	LANDLORD: DATE:			
REV: DATE:		DGMR: JLB SALES: JS							

xxx
xxx



LED CHANNEL LETTERS RACEWAY MOUNT

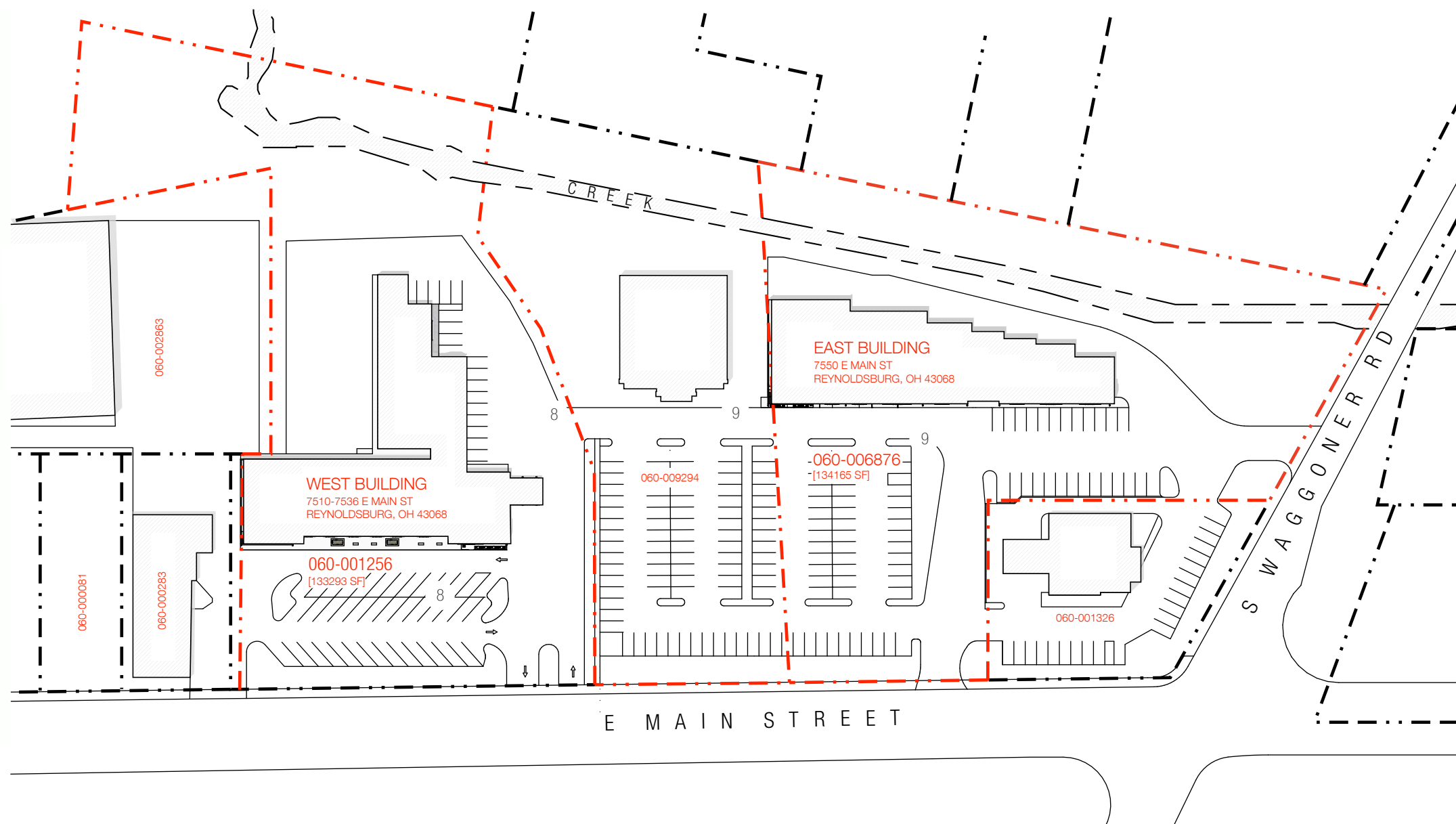
SIGN TYPE		SPECIFICATIONS		COLORS		SIGN SURVEY		ARTWORK	
☒ SINGLE FACE	MOUNTING DETAILS - RACEWAY MOUNT LED CHANNEL LETTERS	☐ COLOR	☐ COLOR	☒ FACE TRIMS	☒ PROVIDED	3200 Valleyview Drive PH: 814-279-5700 custom SIGN Full Service Sign Company Center, Inc. This original design and all information herein are the property of Custom Sign Center, Inc. Artwork is subject to return if not purchased. Any unauthorized use is forbidden. © Copyright 2016 All rights reserved.			
☒ ILLUMINATED		☐ COLOR	☐ COLOR	☐ FASCIA COLOR	☒ REQUIRED				
☐ WALL				☐ RADIUS DIM.	☐ BUILDING DIM.				
				☐ FACADE ANGLE	☐ OTHER				

FILENAME: XXXXXXXXXXXXXXXX	REV# X	SCALE: NOT TO SCALE	Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meet customer & landlord approval.	CUSTOMER: _____	LANDLORD: _____
DATE: XXXXXX	REV. DATE: XXXXXX	DGMR: XXX	SALES: XXXXXX	DATE: _____	DATE: _____

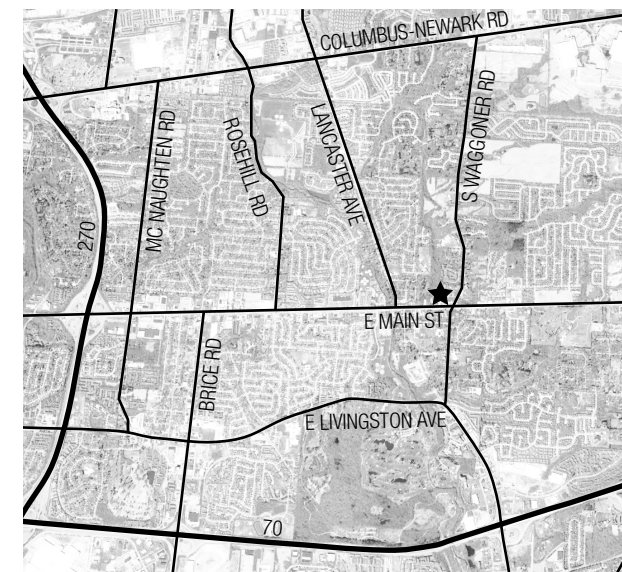
CITY OF REYNOLDSBURG
CERTIFICATE OF APPROPRIATENESS
COMPREHENSIVE SIGN PLAN APPLICATION

7510-7550 E MAIN STREET
REYNOLDSBURG, OH 43068

8.29.2019
© Tim Lai ArchitecT

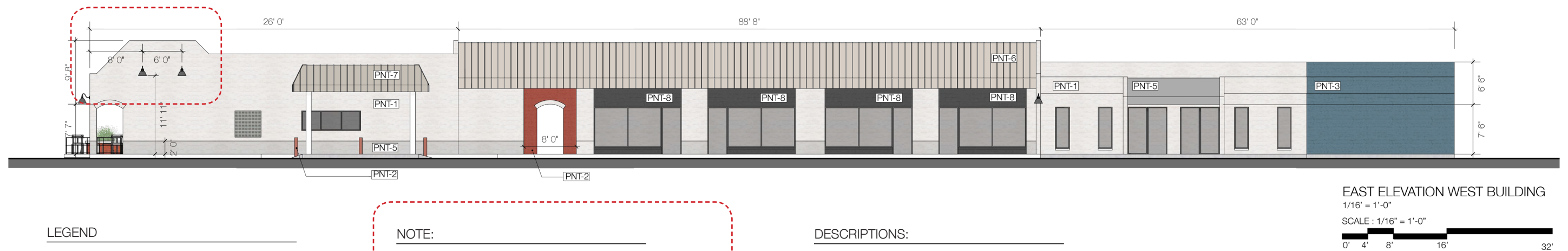
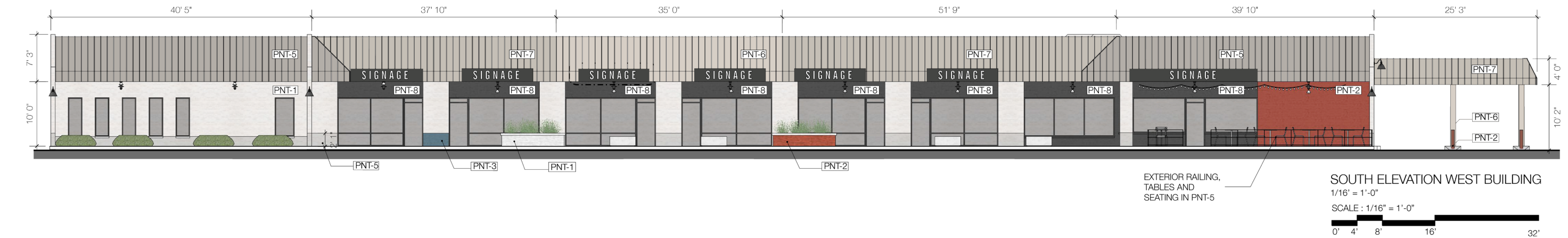


2 SITE PLAN
 100' = 1'-0"
 SCALE: 1" = 100'-0"



1 SITE MAP
 SCALE: NTS

PROPOSED UNIFIED TENANT SIGN: WEST BUILDING



LEGEND

PNT-1	SW 7009	PEARLY WHITE	ON BRICK
PNT-2	SW 6342	SPICY HUE	ON BRICK
PNT-3	SW 6116	REFUGE	ON BRICK
PNT-4	SW 6116	TATMI TAN	ON METAL PANEL
PNT-5	SW 7643	PUSSYWILLOW	ON BRICK, METAL PANEL
PNT-6	SW 7632	MODERN GRAY	ON BRICK, METAL PANEL
PNT-7	SW 7641	COLONNADE GRAY	ON BRICK, METAL PANEL
PNT-8	SW 7069	IRON ORE	ON BRICK, METAL PANEL

NOTE:

EAST WALL ON EAST BUILDING TO BE PAINTED AS OPTION B BELOW

FOR OTHER WALL NOT SHOWN: OWNER TO DECIDE BETWEEN 2 OPTIONS

OPTION A: PAINT ALL WALLS PNT-5

OPTION B: PAINT PNT-5 AT 2'-0" & BELOW TYP.; PNT-1 AT 2'-0" & ABOVE

FOR OPTION B, THE PAINT TRANSITION MAY NEED TO MATCH ADJACENT WALL SHOWN ON ELEVATION DUE TO SLOPING GRADE CHANGES.

CONTRACTOR TO CHECK WITH ARCHITECT BEFORE PAINTING

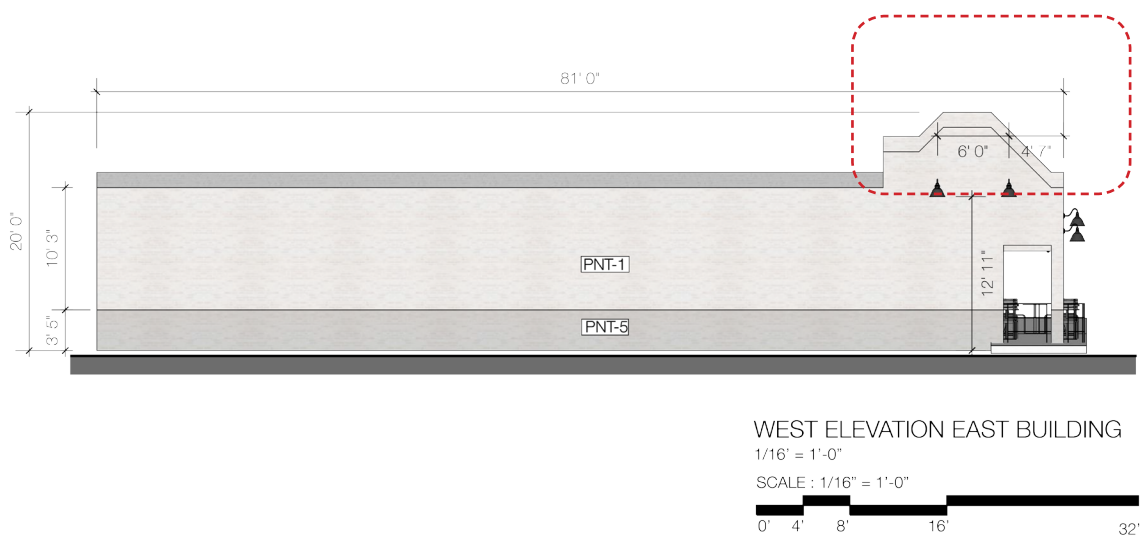
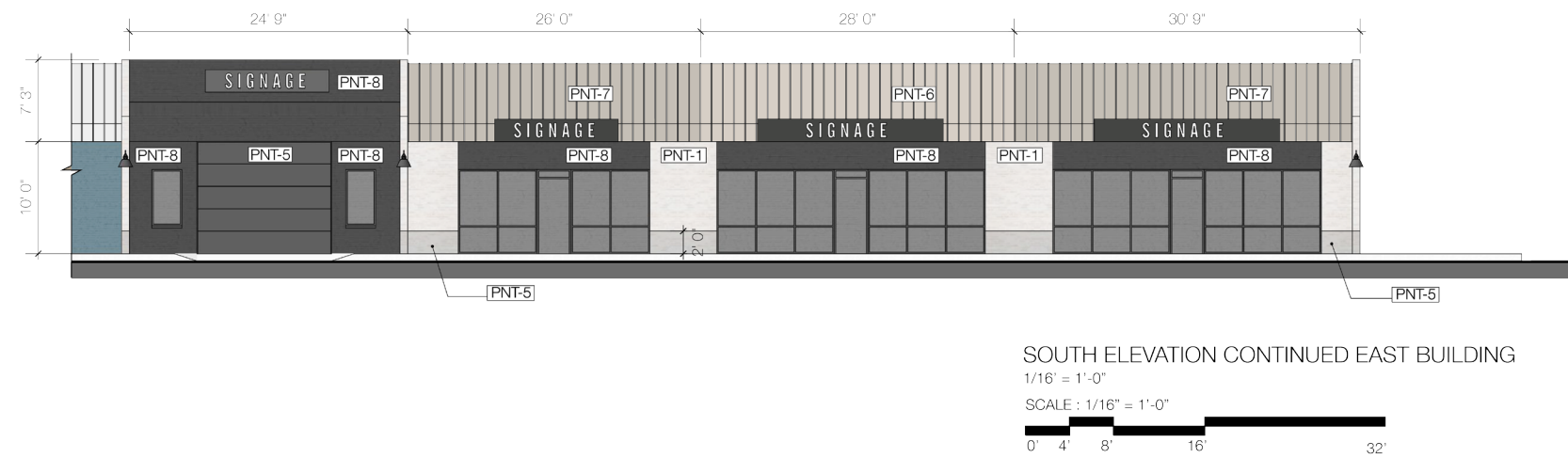
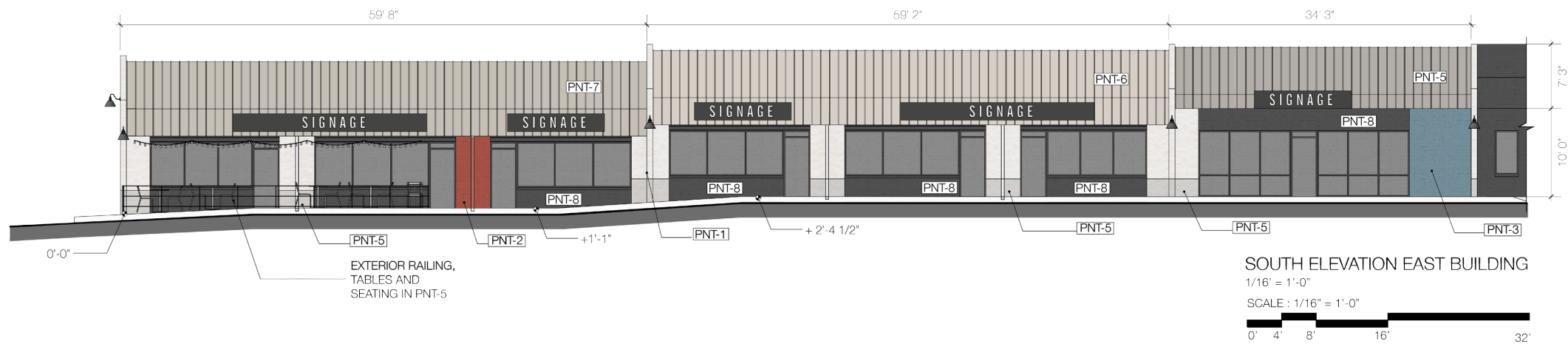
DESCRIPTIONS:

THE EXISTING LIGHT BOXES WILL BE RELOCATED TO THE FRONT OF BUILDING AND INSTALL ON FASCIA FOR BETTER VISIBILITY

PAINT ALL EXISTING LIGHT BOXES TO DARK GRAY, PNT-8, SW7069 IRON ORE

NEW TENANT SIGN WILL MATCH THE COLOR OF THE LIGHT BOX, PNT-8, SW7069 IRON ORE

PROPOSED UNIFIED TENANT SIGN: EAST BUILDING



DESCRIPTIONS:

SAME AS WEST BUILDING

NOTE:

EAST WALL ON EAST BUILDING TO BE PAINTED AS OPTION B BELOW

FOR OTHER WALL NOT SHOWN: OWNER TO DECIDE BETWEEN 2 OPTIONS

OPTION A: PAINT ALL WALLS PNT-5

OPTION B: PAINT PNT-5 AT 2'-0" & BELOW TYP.; PNT-1 AT 2'-0" & ABOVE

FOR OPTION B, THE PAINT TRANSITION MAY NEED TO MATCH ADJACENT WALL SHOWN ON ELEVATION DUE TO SLOPING GRADE CHANGES.

CONTRACTOR TO CHECK WITH ARCHITECT BEFORE PAINTING

LEGEND

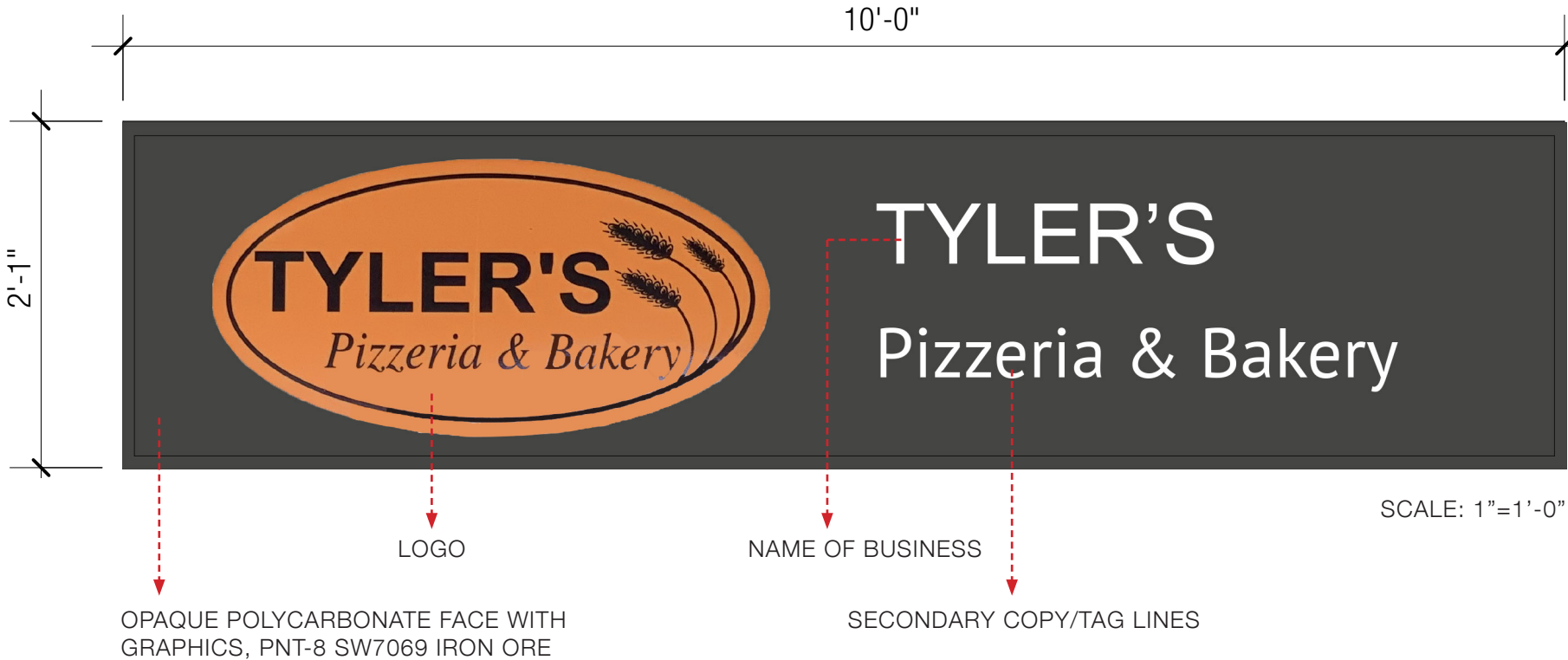
PNT-1	SW 7009	PEARLY WHITE	ON BRICK
PNT-2	SW 6342	SPICY HUE	ON BRICK
PNT-3	SW 6116	REFUGE	ON BRICK
PNT-4	SW 6116	TATMI TAN	ON METAL PANEL
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PNT-7	SW 7641	COLONNADE GRAY	ON BRICK, METAL PANEL
PNT-8	SW 7069	IRON ORE	ON BRICK, METAL PANEL

PROPOSED TENANT SIGN STANDARDS

EXISTING



NEW TENANT GRAPHIC STANDARD



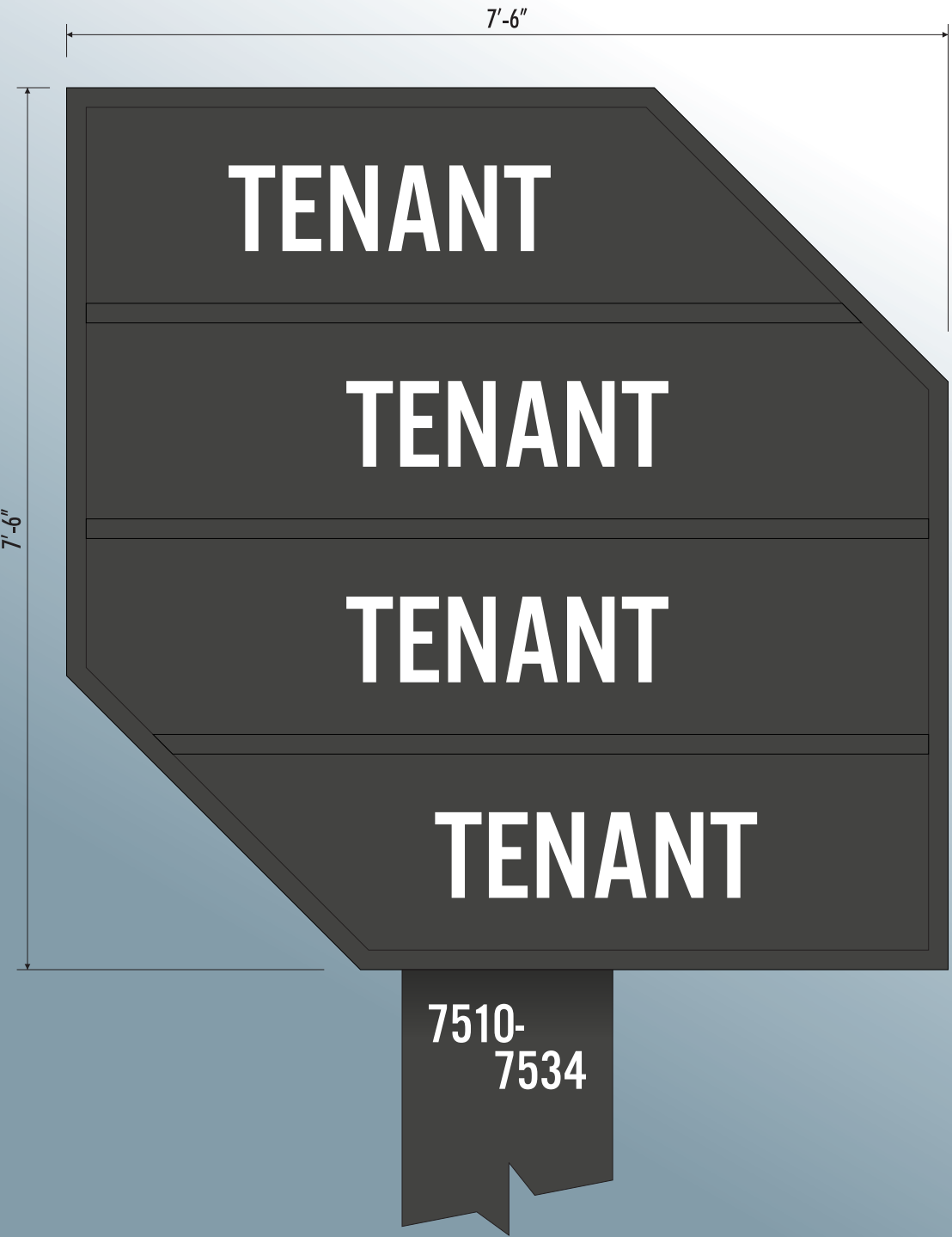


WEST BUILDING DETAIL MONTAGE



DaNite Sign Co.

DaNite Sign Co.



#S1-35805-R2: REPLACEMENT FACES FOR D/F ILLUMINATED PYLON SIGN 3/4" = 1'-0"

- REPAINT CABINET SW 7069 IRON ORE.
- FACES: FLAT WHITE POLYCARBONATE.
- GRAPHICS: CUT OPAQUE VINYL TO MATCH SW 7069 IRON ORE.
- LED RETROFIT.
- NEW POLE COVER PAINTED SW 7069 IRON ORE.
- ADDRESS: CUT WHITE VINYL.



PROPOSED CONCEPTUAL: SCALE: 3/8" = 1'-0"



Proudly Serving Central Ohio Since 1954
1640 Harmon Ave Columbus, Ohio, 43223
(614) 444-3333 (FAX) 444-3026
www.danitesign.com

UL LISTED via STANDARD UL48
FILE NO:E60042 DaNITE SIGN CO.

For electrical illuminated signs. For non-illuminated signs, UL does not apply.



EXISTING SIGN

COLORS

- ☐ WHITE
- ☒ SW 7069 IRON ORE

APPROVED-CUSTOMER DATE



JOB NAME	OLDE TOWNE	#S1-35805-R2
STREET	7510-7600 E. MAIN STREET	
CITY, STATE	REYNOLDSBURG, OH	
SIGN TYPE	REPLACEMENT FACES	

DATE	7/17/19	REV. DATE: 8/27/19
FILE NAME	OLDE TOWNE.CDR	
DIRECTORY	ANYA > 2019 > 0	

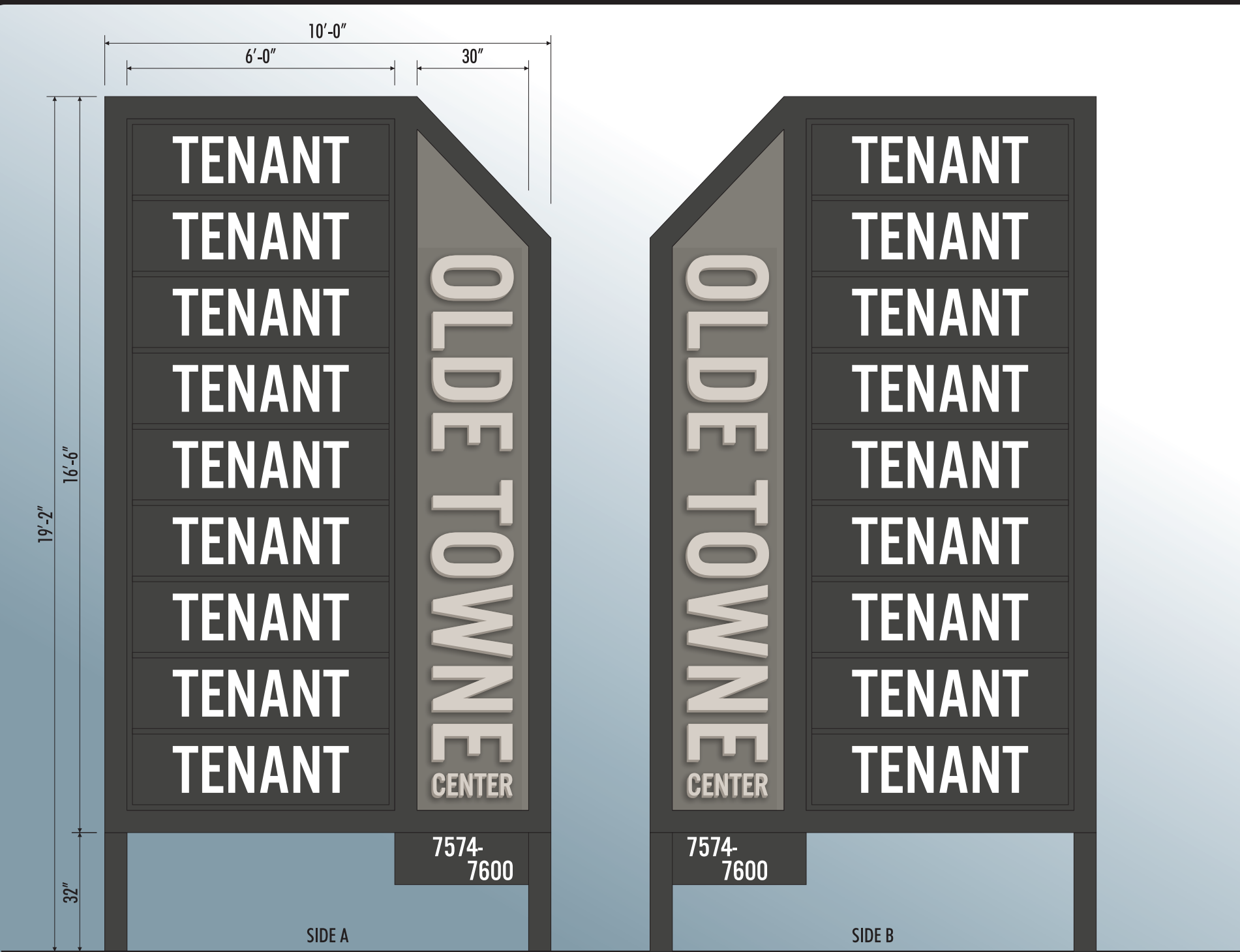
SCALE AS NOTED SALE SC DESIGNER AG

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DaNite Sign Co.

DaNite Sign Co.



#S2-35805-R4: REPAINT AND REPLACEMENT FACES FOR D/F ILLUMINATED PYLON SIGN 3/8" = 1'-0"

- REPAINT CABINET SW 7069 IRON ORE.
- FACES: FLAT WHITE POLYCARBONATE.
- GRAPHICS: CUT OR DIGITALLY PRINTED VINYL.
- LED RETROFIT.
- "OLDE TOWNE" PANEL: .090 ALUMINUM PAINTED SW 7067 CITYSCAPE.
- "OLDE TOWNE" GRAPHICS: ROUTED 1/2" PVC PAINTED SW 7643 PUSSYWILLOW.
- REPAINT CABINET FRAME SW 7069 IRON ORE.



1640 Harmon Ave Columbus, Ohio, 43223
(614) 444-3333 (FAX) 444-3026
www.danitesign.com

UL LISTED via STANDARD UL48
FILE NO:E60042 DaNITE SIGN CO.

For electrical illuminated signs. For non-illuminated signs, UL does not apply.



COLORS

- WHITE SW 7643 PUSSYWILLOW
- SW 7069 IRON ORE SW 7067 CITYSCAPE

APPROVED-CUSTOMER DATE



JOB NAME OLDE TOWNE #S2-35805-R3
STREET 7510-7600 E. MAIN STREET
CITY, STATE REYNOLDSBURG, OH
SIGN TYPE REPLACEMENT FACES

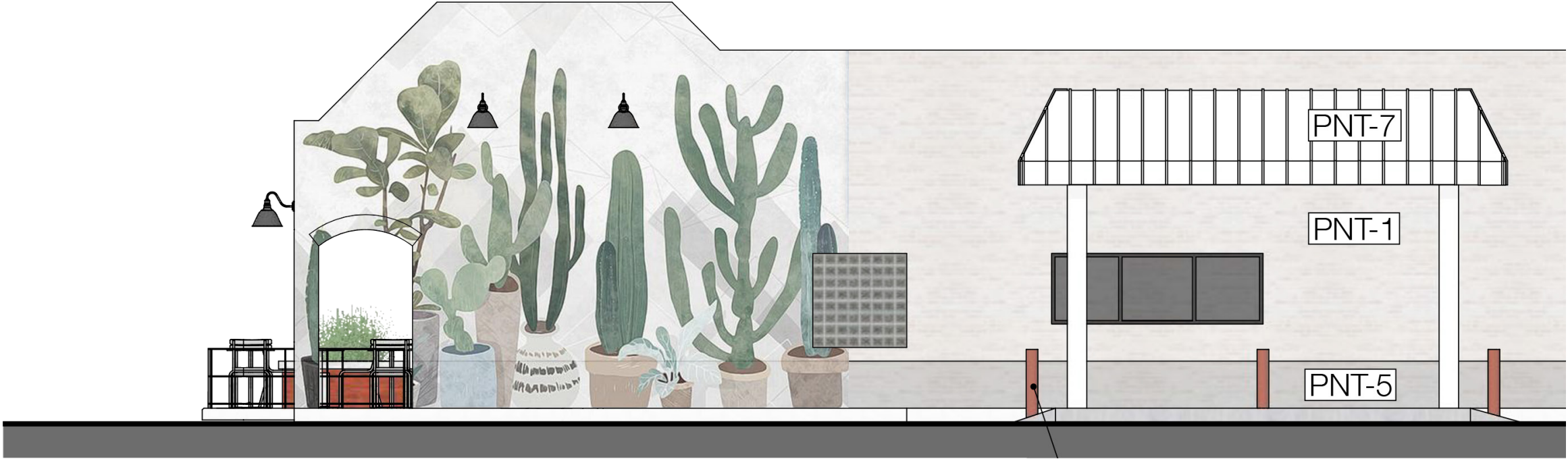
DATE 7/17/19 REV. DATE: 8/27/19
FILE NAME OLDE TOWNE.CDR
DIRECTORY ANYA > 2019 > 0

SCALE AS NOTED SALE SC DESIGNER AG

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PROPOSED MURAL TO BE PAINTED ON PART OF THE EAST WALL OF THE WEST BUILDING



MODERN FARMHOUSE AESTHETICS



LANDSCAPE ELEMENTS AT THE ENTRANCE OF THE SHOPPING CENTER



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

App./Cert.#: 2019-5335
Date Submitted: 8/28/2019
Fee Amount: \$330

Section 1143.02

☐ Paid: _____

ZONING CERTIFICATE APPLICATION

I. PROPERTY INFORMATION	
Property Address: <u>2686 Taylor Rd</u>	Parcel ID#(s): <u>0450379360 and 0440379514</u>
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>Taylor Square Owner, LLC</u>	
Contact Email: <u>SANDREWS Federer @ Casto info. com</u>	Contact Phone Number: <u>614-537-1076</u>
III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)	
Business Name:	Contact Name:
Contact Phone Number:	Contact Email:
IV. APPLICANT INFORMATION	
Applicant Name: <u>Oak View Capital Partners</u>	Applicant Address: <u>6651 Longhorn Dr Irving TX 75063</u>
Applicant Phone Number: <u>214-460-8442</u>	Applicant Email: <u>brad@oakviewcp.com</u>
☒ <u>Property Owner</u> ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer <u>proposed</u>	
RESIDENTIAL (\$50) CHECK IF APPLICABLE: ☐ New Building (+\$50) ☐ Swimming Pool ☐ Building Modification ☐ Patio ☐ Home Occupation (\$75) ☐ Deck ☐ Accessory Structure ☐ Driveway Modification ☐ Shed ☐ FENCE (\$35) (All Dists.)	NON-RESIDENTIAL (\$80) CHECK IF APPLICABLE: ☒ New Business/Use ☐ Accessory Structure ☐ New Building ☒ Building/Site Modification ☒ MIN. SITE PLAN (+\$250)
Project Information (If Applicable) Total Square Footage: _____ Est. Cost of Construction: _____ Est. Additional Employees: _____	
Description of Use/Project: <u>Convert existing Toy R US Building to climate storage. Additional vacant lot to be retail development</u>	

Applicant Signature: _____

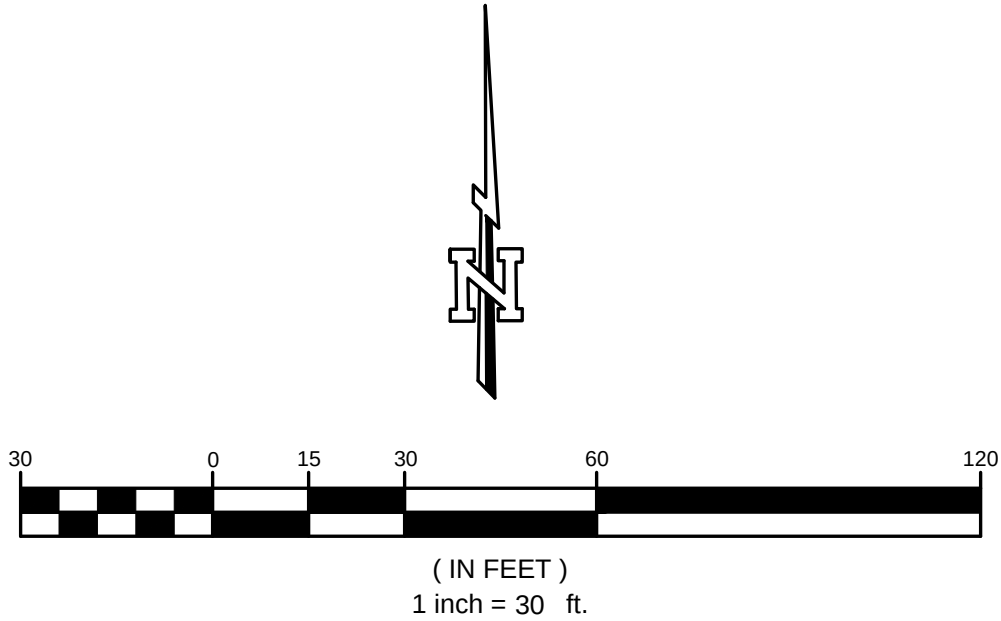
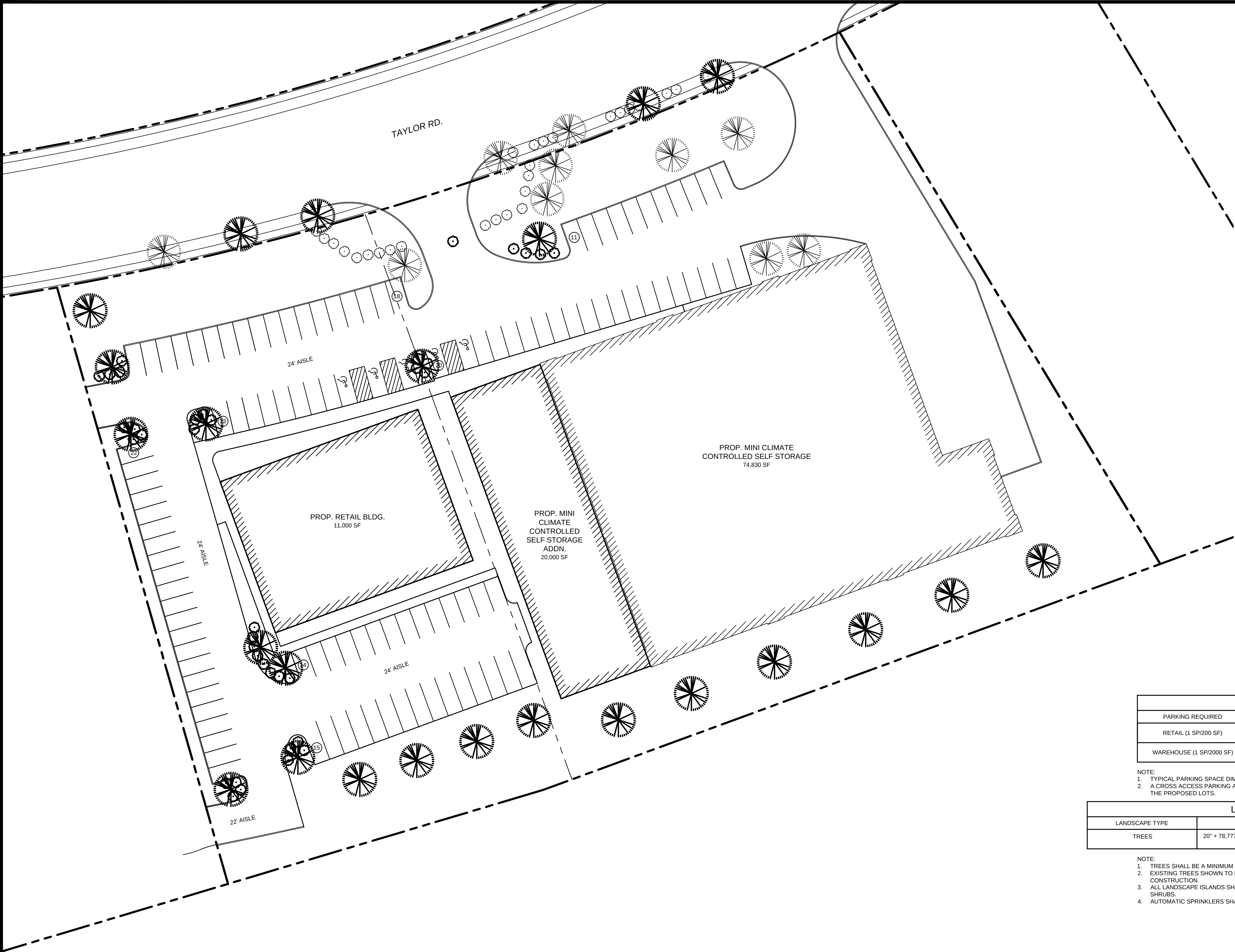
Date: 8/28/2019

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.

OFFICE USE ONLY

Additional Notes: <u>Indoor storage facility → SEUP Required</u>	Zoning Information Zoning District: <u>CS</u> ☐ Historic District ☐ CC Overlay	Additional Requirements ☐ CoA ☐ Variance ☒ Special Exception Use Permit ☒ PGU ☒ Building Permit
	Add'l Approvals Req'd ☒ PC ☒ BZBA	P&Z Admin.: _____ Date: _____ Floodplain Admin.: _____ Date: _____

Attachment: App#2019-5335 (App# 2019-5335, 2686 Taylor Road, Oak View Capital Partners)



LEGEND

---	LOT LINE
---	PROPERTY LINE
(Tree symbol)	EXISTING TREE
(Tree symbol)	PROPOSED TREE
(Shrub symbol)	EXISTING SHRUB
(Shrub symbol)	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:
1. TYPICAL PARKING SPACE DIMENSIONS 9'x18' UNLESS OTHERWISE SHOWN.
 2. 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:
1. TREES SHALL BE A MINIMUM CALIPER OF 1-1/2".
 2. EXISTING TREES SHOWN TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
 3. ALL LANDSCAPE ISLANDS SHALL HAVE A MINIMUM OF (1) TREE AND (4) SHRUBS.
 4. 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

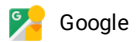
STEPHENS ENGINEERING
P.O. BOX 6618 LONGVIEW, TX 75608
(903) 215-8890 STEPHENSENG.NET

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

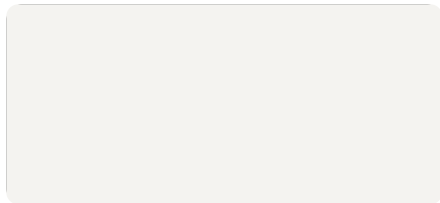
Google Maps Reynoldsburg, Ohio

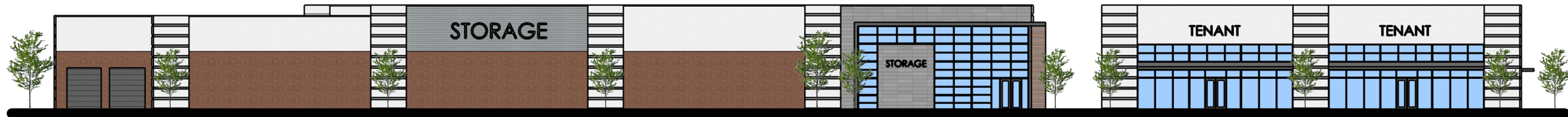


Image capture: Dec 2015 © 2019 Google



Street View - Dec 2015

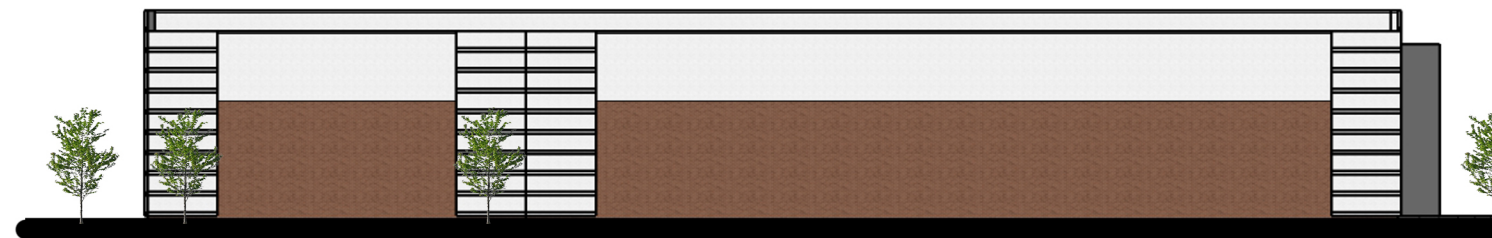




NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



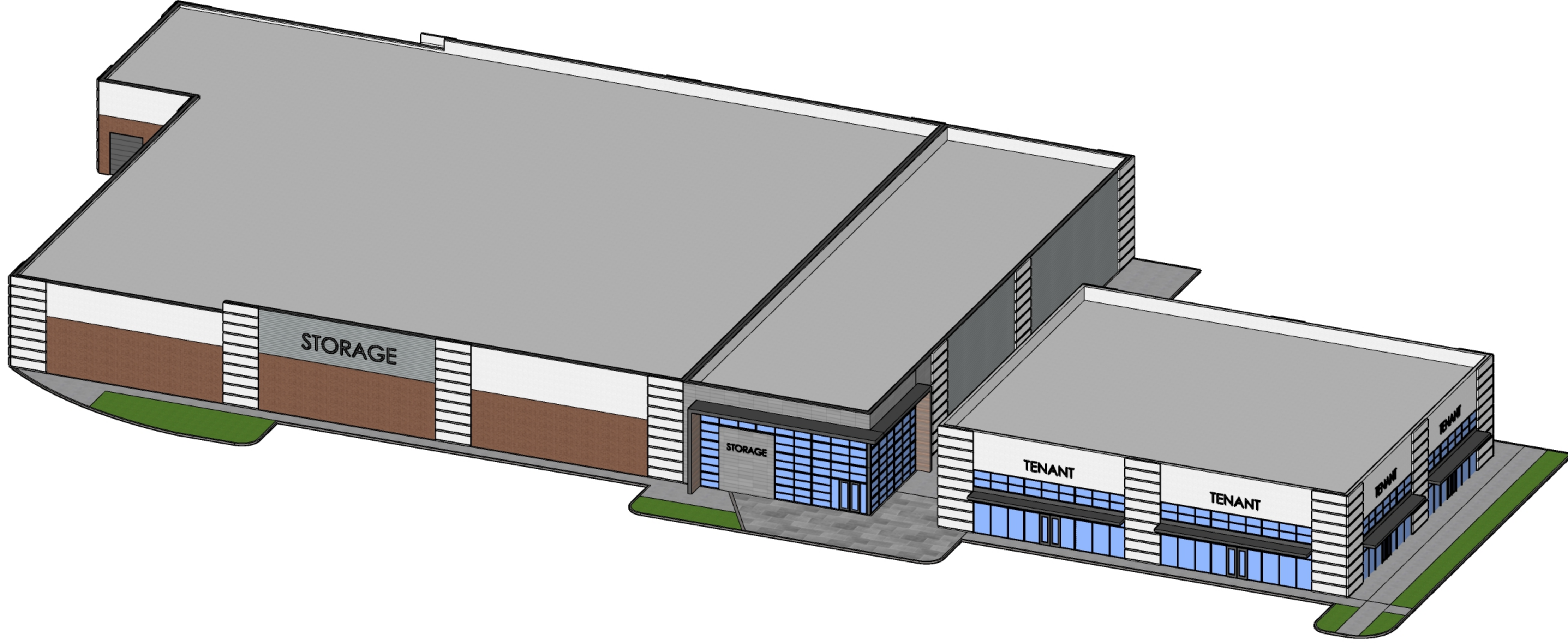
SOUTH ELEVATION

Attachment: Storage Elevations (App# 2019-5335, 2686 Taylor Road, Oak View Capital Partners)

D.3.e

Attachment: STORAGE_Photo -





D.3.g



Attachment: STORAGE_Photo -

Packet Pg. 34