



AGENDA

**BOARD OF ZONING AND BUILDING APPEALS
THURSDAY, JULY 16, 2015 6:30 PM**

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDBURG, 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. UNFINISHED BUSINESS

D. NEW BUSINESS

1. **2277 Taylor Park Dr.; Application #170167; Major Site Plan Review**
2. **ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT - (6475 E. Main Street; Proposed Use – Professional Activities); Applicant, Sam Ugbo**

E. OTHER BUSINESS

F. ADJOURNMENT

CITY OF REYNOLDSBURG
Planning and Zoning Division
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

Application #: 170167
Permit #:
Date Submitted: 6/24/15
Fee Amount: \$ 500.00
☒ Paid: 3332

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

I. PROPERTY INFORMATION
Property Address:
2227 Taylor Park Drive, Reynoldsburg, OH 43068
2277

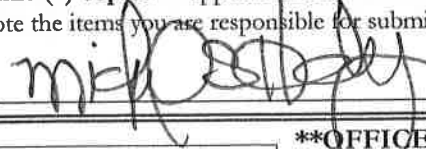
II. PROPERTY OWNER OF RECORD
Property Owner Name(s):
Wesley Ridge Residence Corporation, 2229 Taylor Park Drive, Reynoldsburg, OH 43068
Contact Email: kmiller@mecsrc.com
Contact Phone Number: 614/501-1300

III. BUSINESS INFORMATION (IF APPLICABLE)
Business Name: Wesley Ridge Retirement Community
Contact Name: Kathy Miller, Executive Director
Contact Phone Number: 614/759-0023, 614/501-1300
Contact Email: kmiller@mecsrc.com
Description of Use:
Continuing Care Retirement Community - New Fitness & Aquatics Center

IV. APPLICANT INFORMATION
Applicant Name: Michael S. Healy, AIA
Applicant Address: 330 W Spring St., Suite 265, Columbus, OH 43215
Applicant Phone Number: 614/450-2955
Applicant Email: mhealy@ph7architects.com
☐ Property Owner ☐ Business Owner ☐ Contractor ☒ Architect

PROJECT INFORMATION
CHECK AND DESCRIBE IF APPLY:
Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)): _____

☐ Special Exception Use (\$350): _____
☒ Major Site Plan Review (\$500): new building
☐ Other: _____
Applicant shall submit **nine (9) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature:  Date: June 24, 2015

Additional Notes:

****OFFICE USE ONLY****
Zoning Information
Zoning District: AR-3
☐ Historic District
☐ CC Overlay
Other Board Approval
☐ DRB

BZBA Meeting Date: <u>7/16/15</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	City Council Meeting Date: _____ ☐ No Action Taken ☐ Approved (w/ Conditions) ☐ Introduced As Ordinance ☐ Denied
Clerk of Council Initials: _____ Date: _____ Planner Initials: _____ Date: _____	

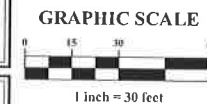
Attachment: BZBA App #170167 (1115 : 2277 Taylor Park Dr.)



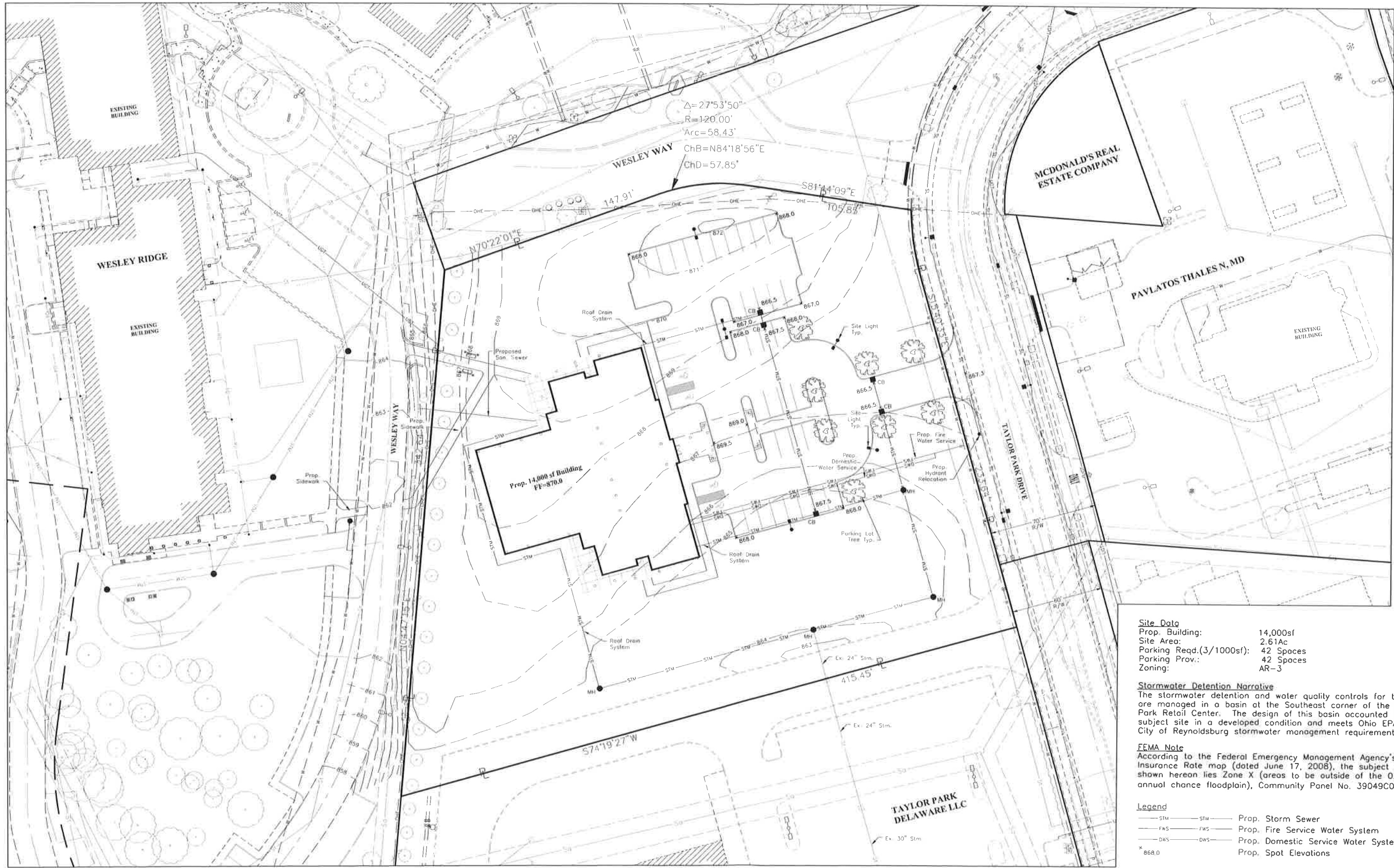
PRELIMINARY

**NOT TO BE USED FOR
CONSTRUCTION**

PLAN SET DATE
June 23, 2015



\\130150870\Draw\050870\050870.dwg 6/23/2015 4:48 PM User: B. J. [unclear] 6/23/2015 4:52 PM [unclear]



Site Data
Prop. Building: 14,000sf
Site Area: 2.61Ac
Parking Req.(3/1000sf): 42 Spaces
Parking Prov.: 42 Spaces
Zoning: AR-3

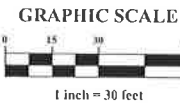
Stormwater Detention Narrative
The stormwater detention and water quality controls for the site are managed in a basin at the Southeast corner of the Taylor Park Retail Center. The design of this basin accounted for the subject site in a developed condition and meets Ohio EPA and City of Reynoldsburg stormwater management requirements.

FEMA Note
According to the Federal Emergency Management Agency's Flood Insurance Rate map (dated June 17, 2008), the subject tract shown hereon lies Zone X (areas to be outside of the 0.2% annual chance floodplain), Community Panel No. 39049C0366 K.

Legend
STM — STM — Prop. Storm Sewer
FWS — FWS — Prop. Fire Service Water System
DWS — DWS — Prop. Domestic Service Water System
x 868.0 — Prop. Spot Elevations

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
June 23, 2015



Plan Prepared By:

Registered Engineer No.

Date

REVISIONS

MARK DATE DESCRIPTION

PH7 Architects

CITY OF REYNOLDSBURG, FAIRFIELD COUNTY, OHIO
FOR
MAJOR SITE PLAN
**WESLEY RIDGE-HARCUM
AQUATICS & FITNESS CENTER**
PROPOSED CONDITIONS PLAN

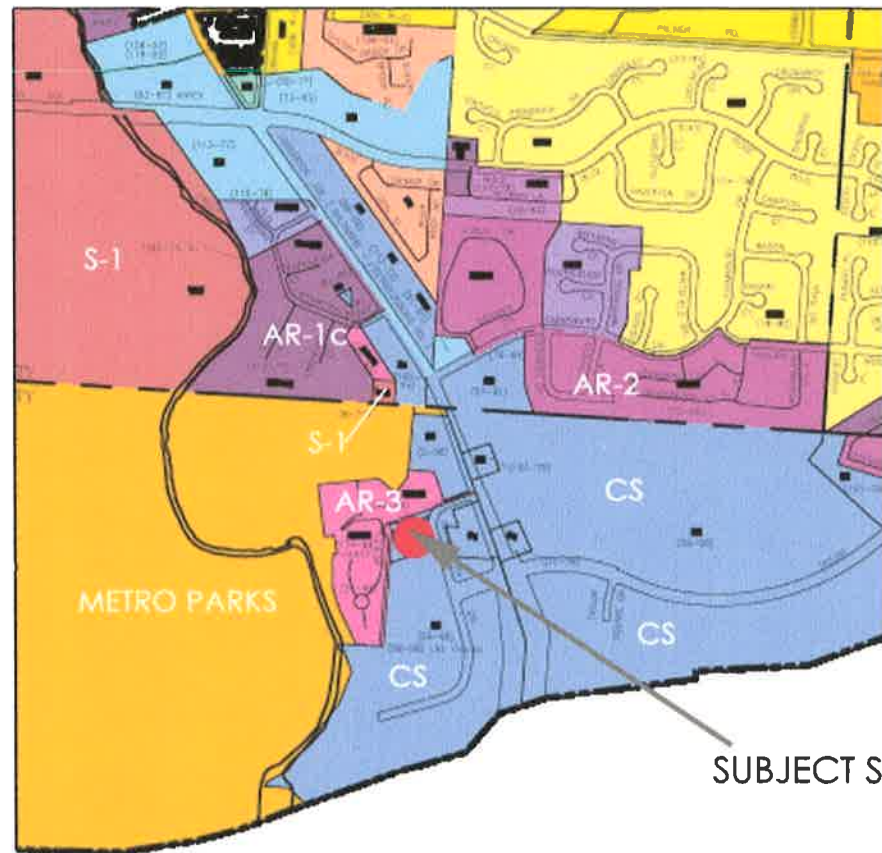
EMHIT
Boards: Mechanical, Electrical & Plumbing Inc.
5500 New Albany Road, Columbus, OH 43254
Phone 614 775 6500 Toll Free 888 775 3468
emhit.com

DATE
June 23, 2015

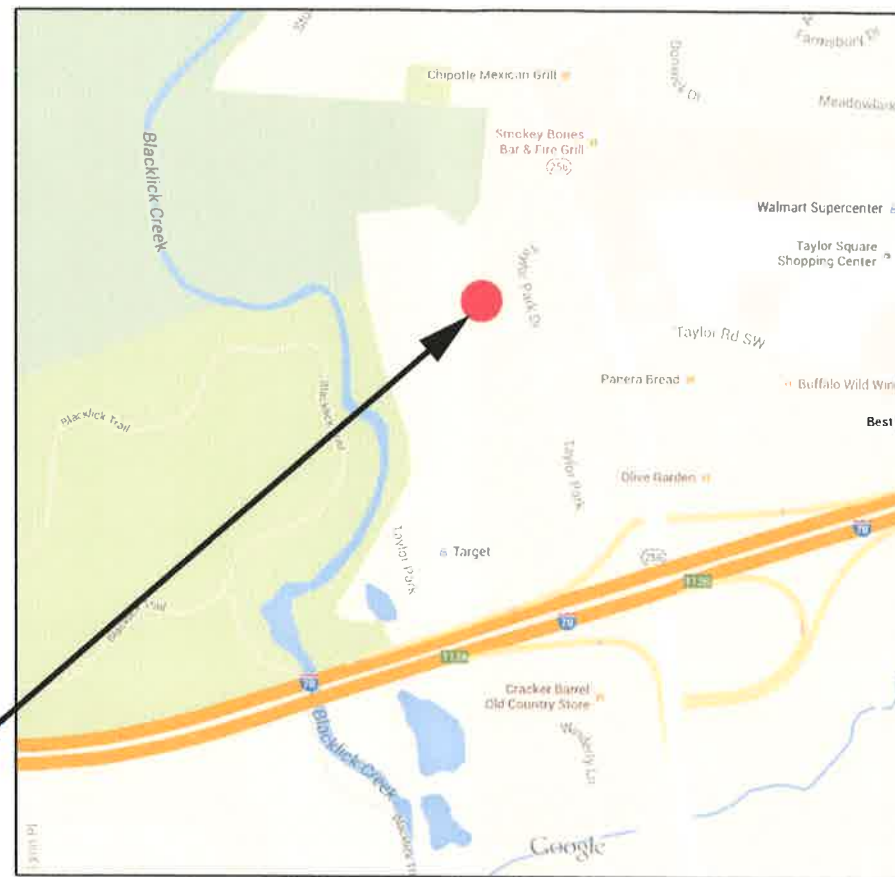
SCALE
1" = 30'

JOB NO.
2015-0870

SHEET
2/2



ZONING MAP-ADJACENCIES

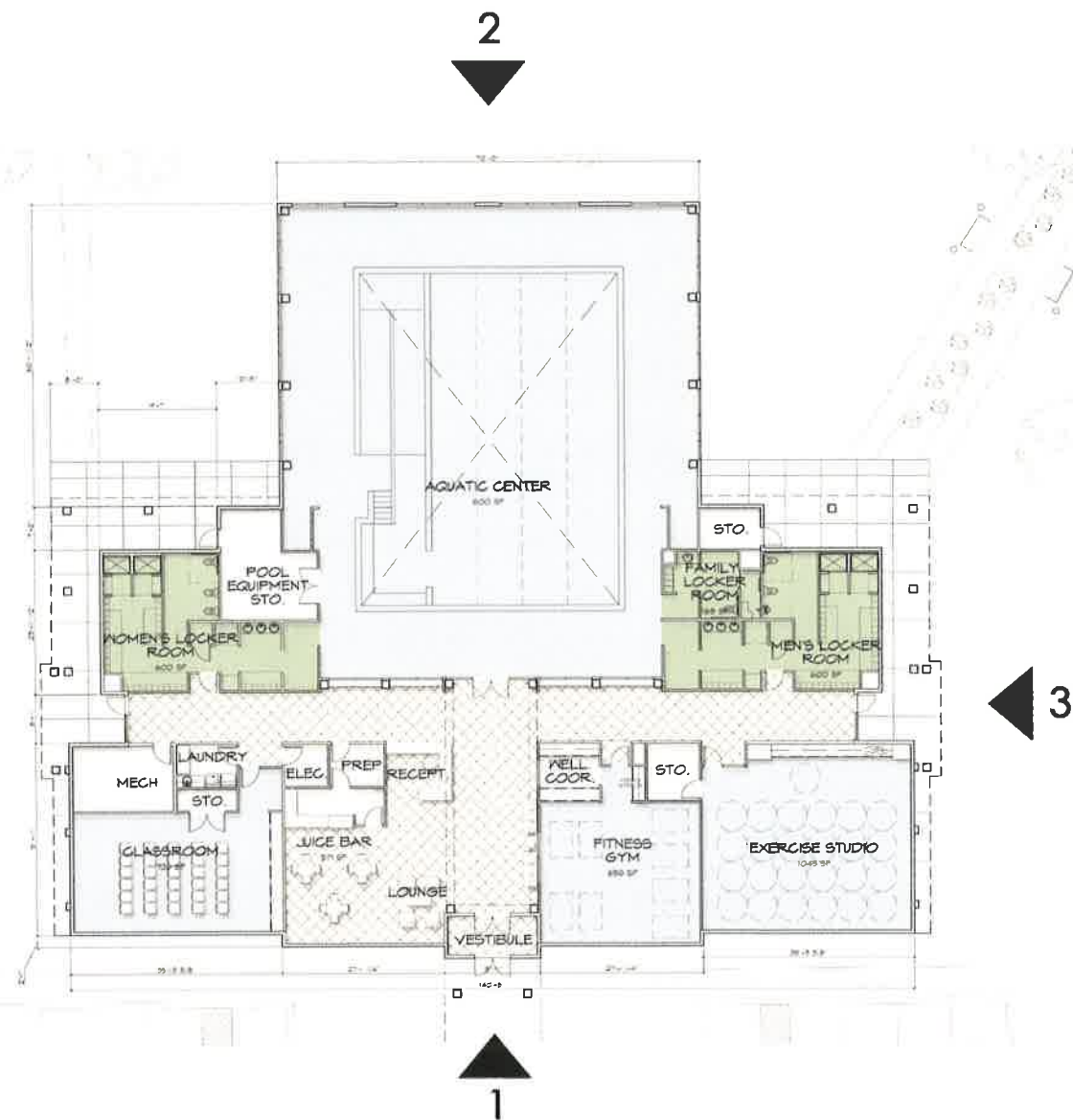


PROXIMITY MAP



PARCEL MAP





FLOOR PLAN



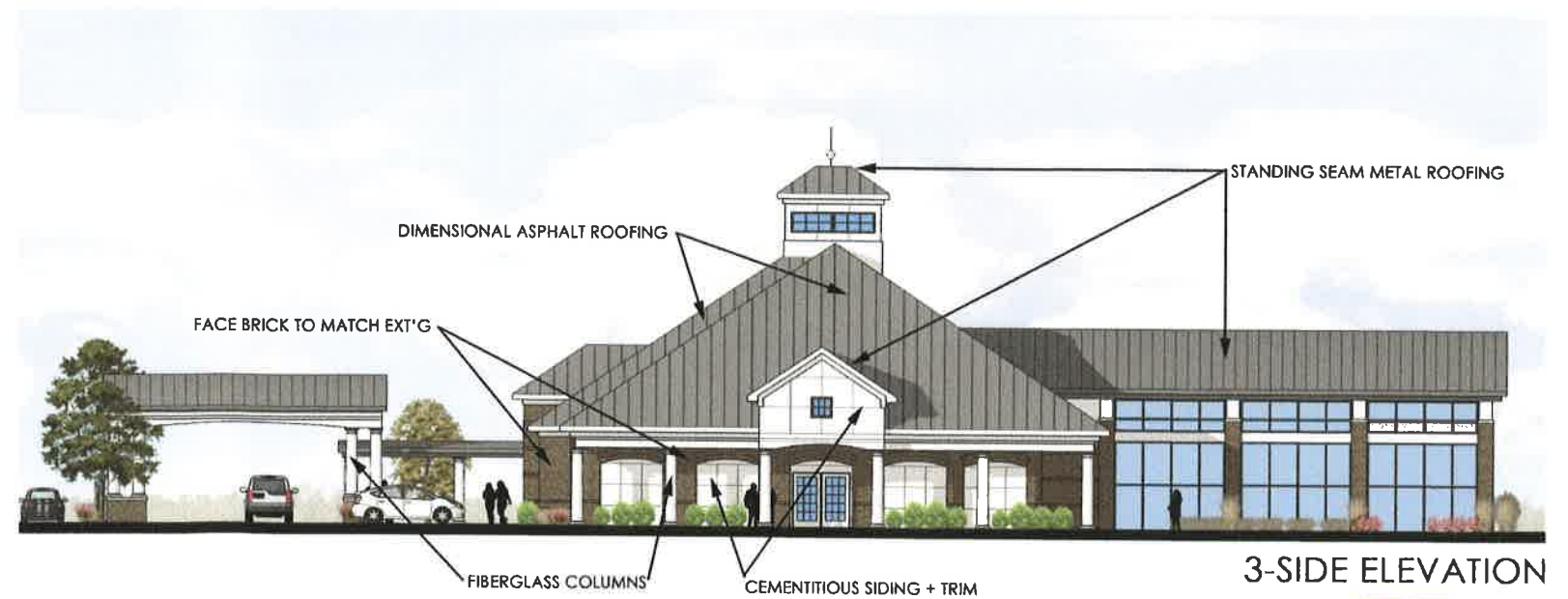
NORTH



1-FRONT ELEVATION



2-REAR ELEVATION



3-SIDE ELEVATION

WESLEY RIDGE - HARCUM FITNESS & AQUATICS CENTER

PROPOSED BUILDING PLAN & ELEVATIONS





Planning and Zoning Office
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

Received

JUN 02 2015

**Reynoldsburg Building Division
Section 1139**

**BOARD OF ZONING & BUILDING APPEALS
APPLICATION**

Application #: 169919
Permit #:
Date Submitted: 6/2/15
Fee Amount: \$
☐ Paid: _____

I. PROPERTY INFORMATION

Property Address:

6475 E. MAIN ST., Suite 137

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

GBS Main, LLC
Contact Email: JgunSorek@eco-gv.com

Contact Phone Number:

614-419-0425

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Stepping Stone Health Services

Contact Name:

Sam Ugbo

Contact Phone Number:

614-556-2167

Contact Email:

SSrs.org@gmail.com

Description of Use:

Business/adult Services - Professional activities - EA

IV. APPLICANT INFORMATION

Applicant Name:

Sam Ugbo

Applicant Address

6475 E MAIN ST 814 137

Applicant Phone Number:

614 556 2167

Applicant Email:

ssrs.org@gmail.com

☐ Property Owner

☒ Business Owner

☐ Contractor

☐ Architect

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

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

☐ Major/Minor Site Plan Review (\$500/\$250):

☒ Special Exception Use (\$350): professional activities - EA

☐ Other:

Applicant shall submit **nine (9) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Sam Ugbo

Date: _____

Additional Notes:

****OFFICE USE ONLY****

Zoning Information

Zoning District: RI

☐ Historic District

☐ CC Overlay

Other Board Approval

☐ DRB

City Council Meeting

Date: _____

☐ No Action Taken

☐ Approved (w/ Conditions)

☐ Introduced As Ordinance

☐ Denied

BZBA Meeting

Date: 7/16/15

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

Clerk of Council

Initials: _____

Date: _____

Planner Initials: _____

Date: _____

REAL ESTATE DEVELOPMENT CONSULTING
ARCHITECTURE + ENVIRONMENTAL + CIVIL ENGINEERING
DEVELOPMENT SERVICES

DATE:

May 27, 2015

TO:

Planning and Zoning Department
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio 43068

Re: Special Exception Use Permit Application

Narrative for items 6, 8, 9 and 10 (traffic only)

This narrative accompanies the submitted plans with this application

Project: Stepping Stones Health Services

East Main Commerce Center - Suites 136 thru 137
6475 East Main Street
Reynoldsburg, Ohio

Below are the written narratives as required per the Special Exception Application. Each item numbered in this letter corresponds with the listed item on the application checklist.

Item 6: Description of proposed activities, services, hours of operation, number of employees, and delivery schedule.

The office space occupied by Stepping Stone Health Services shall be used for daily business operations of the company and for various in-house instruction, recreation and health services for clients. There shall not be any sale of goods. The anticipated hours of operation shall be from 8am to 6pm Monday thru Friday. It is anticipated there shall be 2-4 employees and 4-6 clients on site during these hours. Typically, clients arrive using transportation services and do not utilize on-site parking. There shall not be any related delivery of goods to the facility besides typical postal service and Fedex/UPS deliveries.

Item 8: Compatibility with the proposed use with existing uses in the center.

The tenant is moving into an existing building space and many of the activities associated with this tenant are business related so, no new impact on site is expected. Finally, since this is a service tenant there shall not be any elements affected such as noise, glare, fumes, vibration, etc.

May 27 2015

Item 9: Applicable criteria in section 1145.09.

- a. The proposed use shall work well within the existing commerce center. This space does not have warehouse use like the other spaces in the center and this tenant has not need for the warehouse. All activities happen within the facility and do not provide any adverse affects to the character of the district and nearby districts.
- b. The proposed use shall not adversely affect the adjacent property. This tenant is not making any changes to the existing structure or exterior elements of the property. This tenant also does not have any unusual deliveries or activities that occur outside of the facility.
- c. The proposed use does not adversely affect the health, safety, morals or welfare of persons residing or working in the neighborhood. We would expect this tenant actually provides a service that can improve the lives of local disabled adults in the area.
- d. The existing public facilities, such as roads, police/fire protection, storm water, water and sanitary sewer are adequate to serve this proposed use. The average client stay here shall be about a few hours to attend classes and typical there are only 4-6 participants at a time.
- e. The proposed use shall not impose a traffic impact on the right of way significantly different from the other anticipated uses in the district.
- f. The proposed use shall be in accord with specific objectives, purpose and intent of the Zoning Code and Land Use Plan, as well as with any other city ordinances.
- g. The proposed use complies with the specific provisions of the Code. All pertinent building codes shall be adhered in the tenant build out for this city and shall be reviewed by the City of Reynoldsburg.
- h. The proposed use is found to meet the specifically listed special exception, Business Services as allowed as a special exception in this district.

Item 10: Additional information required pertaining to traffic impact, storm water impact or utility impact.

This tenant shall not have any new impact on the existing storm water or utilities on the site. The impact on current traffic and parking needs on the site shall be minimal due to the small occupant load and use of public transportation services.

If you have any additional comments or questions please contact me at the number or email address listed below. Thank you.

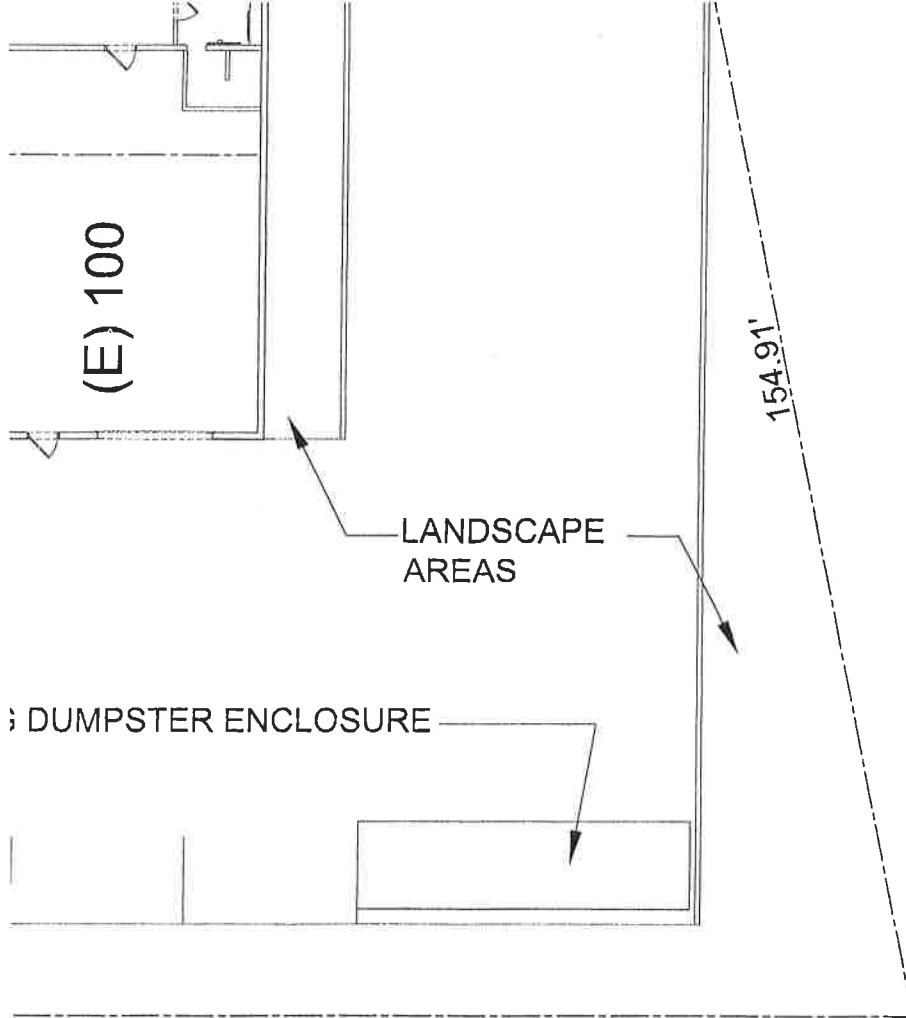
Sincerely,



Kimberly Mikanik
Architect, NCARB

614.562.4395

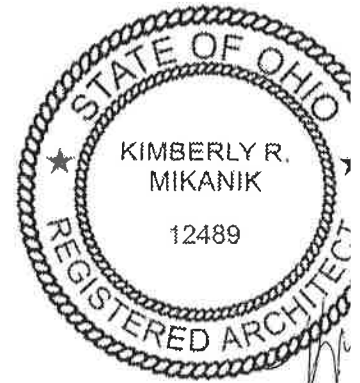
kim.mikanik@r-e-d-consulting.com



LOCATION MAP



SEAL



Kimberly R. Mikanik
License Number 12489
Expiration Date 12/31/2015

REVISION RECORD

NO:	DATE:

SEU APPROVAL: 2015.05.

JOB NUMBER
15MC01

SHEET TITLE:
ZONING CLEARANCE PLAN

SHEET NUMBER:

C1.1



Board of Zoning and Building Appeals

July 16, 2015 Meeting

Due to the size
of the plans,
plans pertaining
to this packet
may be viewed
at the
City of Reynoldsburg Building
Department

Attachment: BZBA App #169919 and lg plans memo (1114 : 6475 E. Main St., Suite 137)