



AGENDA

**PLANNING COMMISSION
THURSDAY, APRIL 4, 2019 6:00 PM**

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning Commission – Regular Meeting – March 7, 2019
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 6580 East Main St.; Application #2019-5075; Applicant Sign Vision Co., Inc.; Certificate of Appropriateness - Kroger Comprehensive Sign Plan

E. OTHER BUSINESS

F. ADJOURNMENT

CITY OF REYNOLDSBURG

MINUTES

PLANNING COMMISSION THURSDAY, MARCH 7, 2019 6:00 PM

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – December 6, 2018

Minutes stand Approved

2. Planning Commission – Special Meeting – December 13, 2018

Minutes stand Approved

3. APPROVAL OF AGENDA

4. SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Zollars

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. 8077 E. Broad Street; App# 2019-5047; Applicant Kessler Sign Company; Certificate of Appropriateness - Signage (Hand & Stone Massage)

Ms. Wheeler: The first applicant is representing the Hand and Stone Massage going in at the Shoppes at East Broad Plaza. They are requesting approval of a 46 square foot wall sign on the front facade of the building. I would be happy to answer any questions you may have.

Mr. Zollars: Anything you would like for us to know?

Mr. Lynn: The landlord did give the approval for the client to have one foot on each side rather than the two feet on the edges from the brick.

Mr. Zollars: Any questions from the Commissioners?

Minutes Acceptance: Minutes of Mar 7, 2019 6:00 PM (APPROVAL OF MINUTES)

Mr. Furst: Is the entire sign going to be illuminated? The channel letters, the bottom, and the round logo?

Mr. Lynn: The only part that is not is the black tag line. The letters are individually along with the logo.

Mr. Furst: Ok, great.

Mr Bizjak: I have a motion that we approve this application.

Mr. Furst: I second

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

2. 6314 E. Livingston Avenue; App# 2019-5041; Applicant Kessler Sign Company; Certificate of Appropriateness - Signage (Urban Air Adventure Park)

Ms. Wheeler: I wanted to clarify a few things for the board. Planning Commission is being asked to review solely the wall sign. The applicant had also submitted to do a sign reface on the Brice Rd. entry way sign, currently there is a pole sign with the two tenant panels there will be a new ground monument sign with all three tenants. For tonight though, Planning Commission is just reviewing the wall sign. A second point of clarity is that the wall sign is actually smaller now to confirm with the zoning code, it's actually 240 square foot. So it's the same design and everything just a little bit smaller. I'd be happy to answer any questions you might have.

Mr. Zollars: Anything you would like to add to that?

Mr. Lynn: That is the updated version and we were able to get the client to come down in size a little. So the variance wasn't needed at the next stage.

Mr. Bizjak: I move that we approve this application.

Mr. Hicks: I'll second.

RESULT:	APPROVED [4 TO 0]
AYES:	Cullinan, Hicks, Bizjak, Furst
ABSTAIN:	Zollars

3. 8231 E. Broad Street; Application #2019-5050; Applicant Edward Brouch, CESO Inc.; Major Site Plan - Valvoline Instant Oil Change

Ms. Wheeler: Our next application is requesting approval for a major site plan for the construction of a new free standing Valvoline Instant Oil change. This will be an out parcel at the shoppes at East Broad in front of the Lowe's that's currently there. The site is currently

vacant and I will pull that up on your screen here. I believe the applicant is here as well to answer any questions you may have.

Mr. Aunt: We are here to represent Valvoline for this application. This is a two bay store on the site as a major site plan approval. We are here to answer any questions you may have. I can answer any corporate level questions and Jordan can answer any kind of engineering questions you might have regarding the site.

Mr. Hicks: Since this is a Major Site Plan, all the signage is all conceptual, a full signage plan will have to come later. Is that correct, staff?

Ms. Wheeler: Correct.

Mr. Hicks: Ok, so that's why there is no monument sign or anything like that in this? It's just the site plan and not the signage part?

Mr. Bowsher: Correct. Just for reference fro staff. The Valvoline will be directly east of the Tire Discounter's is currently. Then, I know we previously sent some paperwork, but the Moo Moo Car wash will take over the next parcel. They are allowing that functionality to the road and allowing that access between the units. That was attractive to us to ensure flow and traffic.

Mr. Zollars: Mr Bowsher, are those two projects going to fill that lot then?

Mr. Bowsher: It is not, there will be a third larger lot all the way to the East that will be open.

Mr. Zollars: Any question?

Mr. Bizjak: Mr. Chair, I have a motion. I motion that we approve and send to Council for approval.

Mr. Hicks: Just a technical question. Are we sending this to Council for approval, or are we approving it?

Mr. Bowsher: You are just approving the Major Site Plan.

Mr. Hicks: Ok

Mr. Bizjak: I would like to amend my motion to send the site plan to Council.

Mr. Furst: I second.

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

E. OTHER BUSINESS

A. Election of Officers

Mr. Bowsher: I want to make sure we can elect new officers. I think its fine the way that it is, but we need to make it official and legal that we elect another chairman and vice chairman for the Planning Commission for this year.

Mr. Bizjak: Mr. Chairman, I move that we nominate chairman Zollars to remain our chairman and vice chair Cullinan to remain our vice chair for this year for Planning Commission.

Mr. Hicks: I would like to second that.

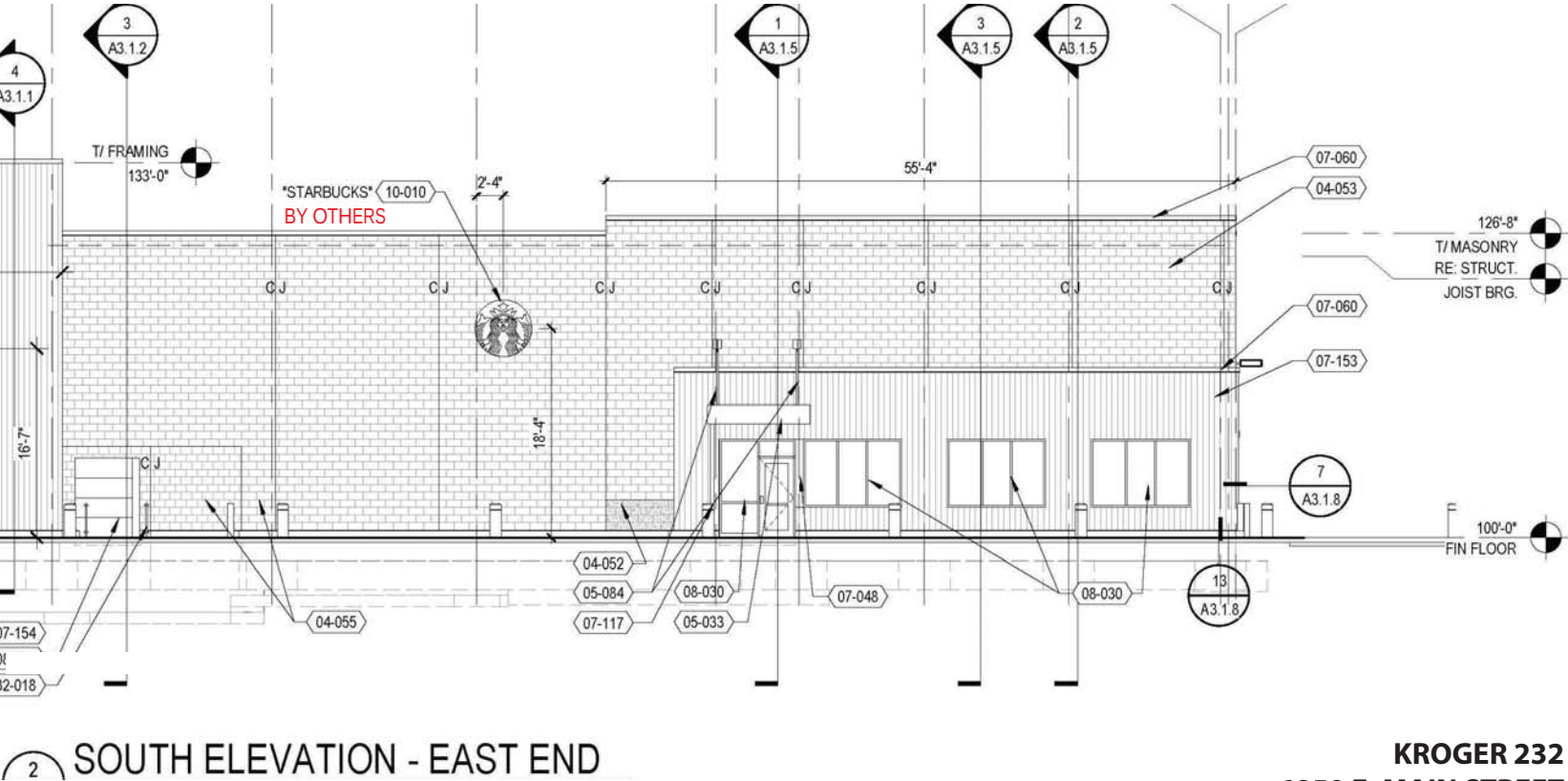
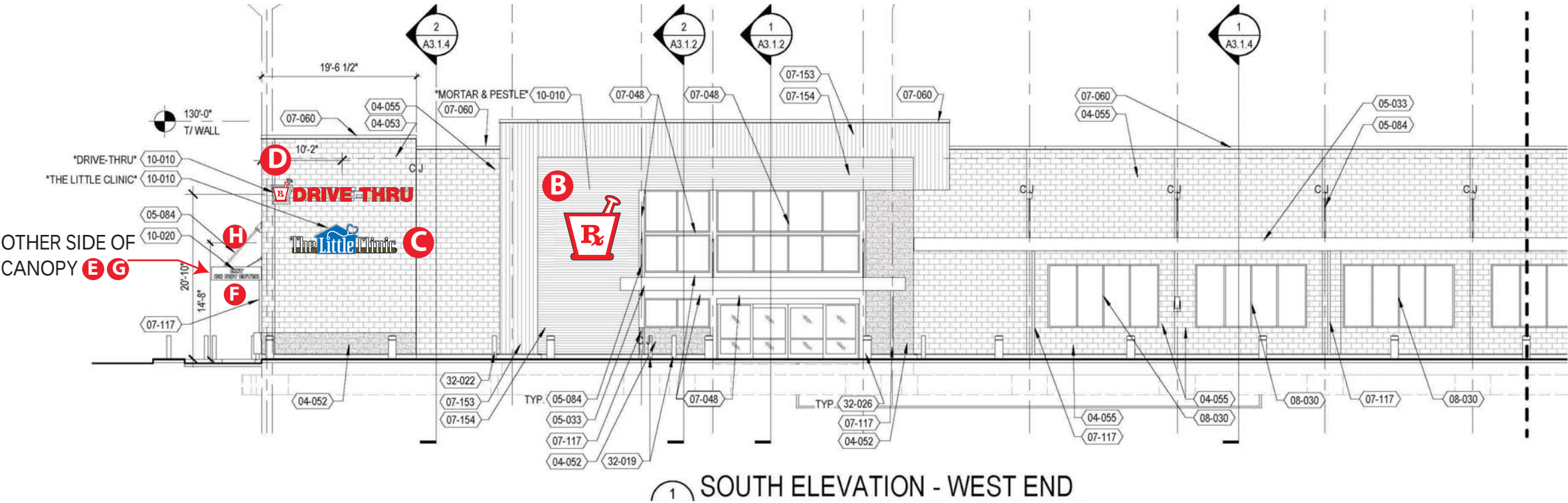
All voters - Yes

B. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Mar 7, 2019 6:00 PM (APPROVAL OF MINUTES)



BUILDING ELEVATION DIMENSIONS:
OAH AFF - 35'-6"
TOTAL LINEAL FT. STORE FRONTAGE: 379' +/-

KROGER 232
6850 E. MAIN STREET
REYNOLDSBURG, OH



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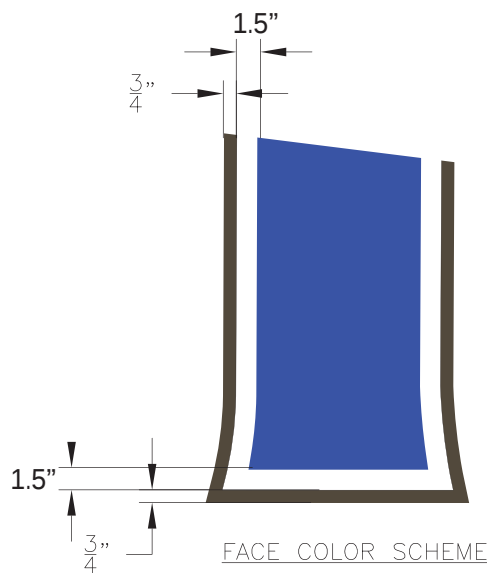
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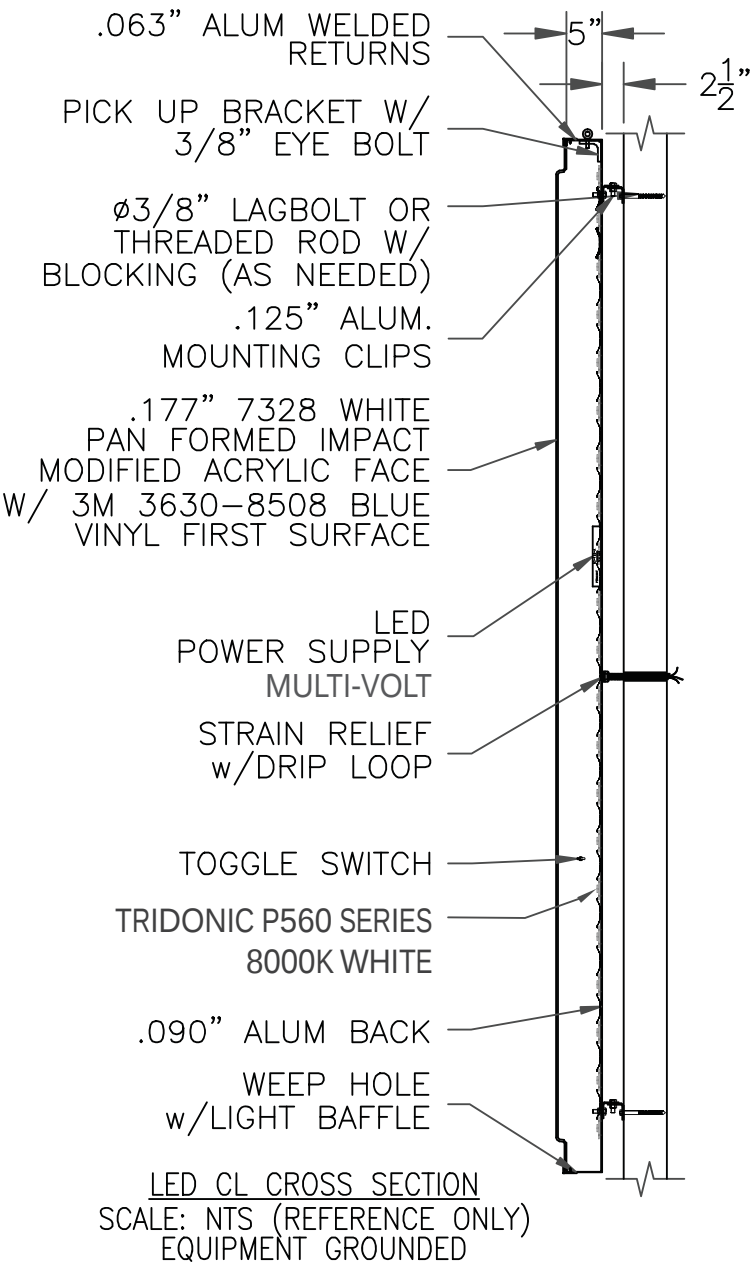
DRAWING NO:
95099E

DATE: 9-11-2018

Packet Pg. 6



- 3M 3630-8508 BLUE
- RETAINER:
AKZO TO MATCH
MATTHEWS 313
DARK BRONZE
(Gloss Level T.B.D.)
- FILLER:
AKZO TO MATCH
MATTHEWS P&L 2530
CATTAIL GRAY
(Gloss Level T.B.D.)



ELECTRICAL REQUIREMENTS:
VOLTS: 120-277 VAC
AMPS: 6.4A

ACTUAL SQ.FT.: 71.82

403-CL96-KRG-SCMTV-VE



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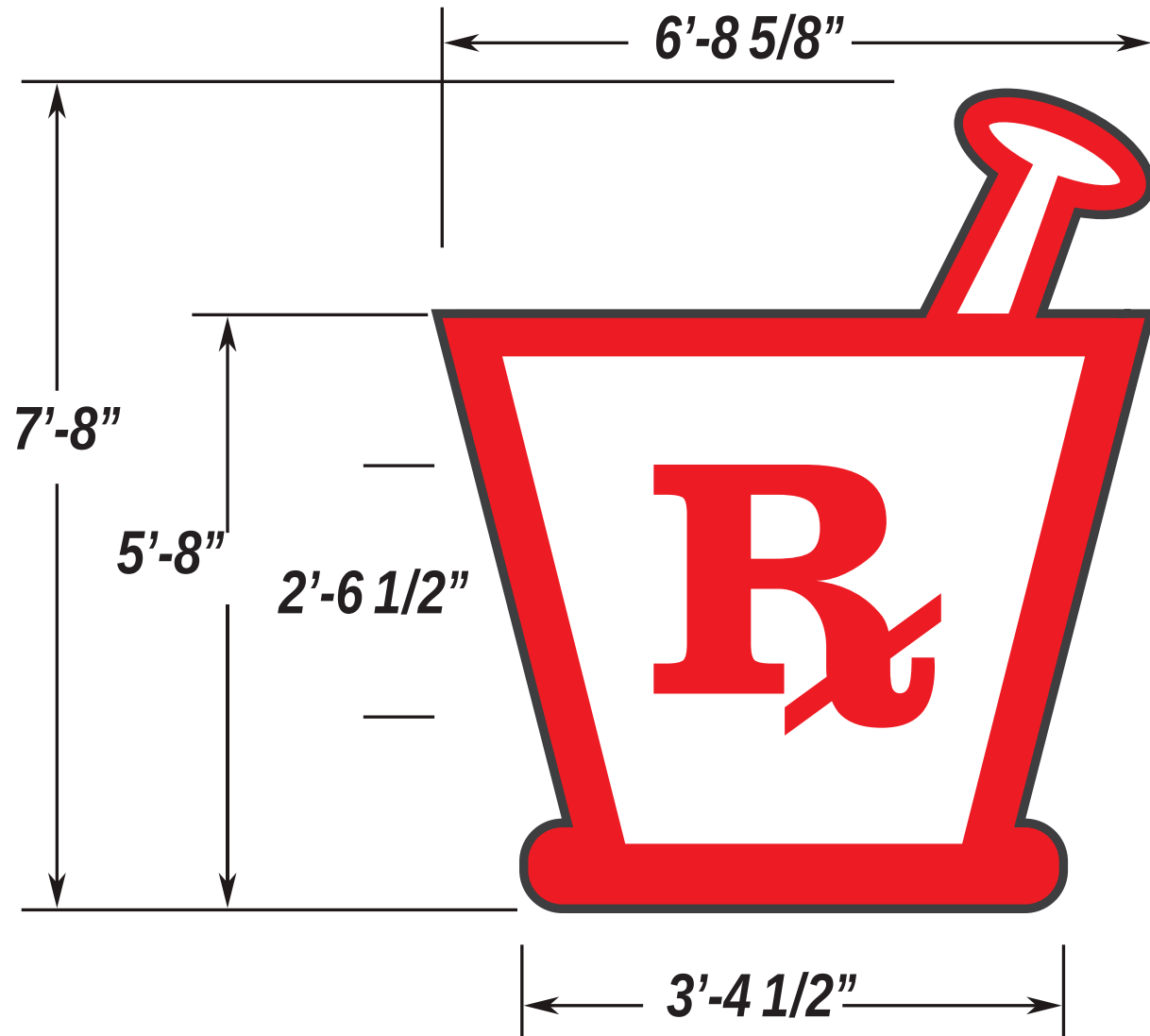
DRAWING NO:

92809.02E

DATE: 3-5-2018

Packet Pg. 7

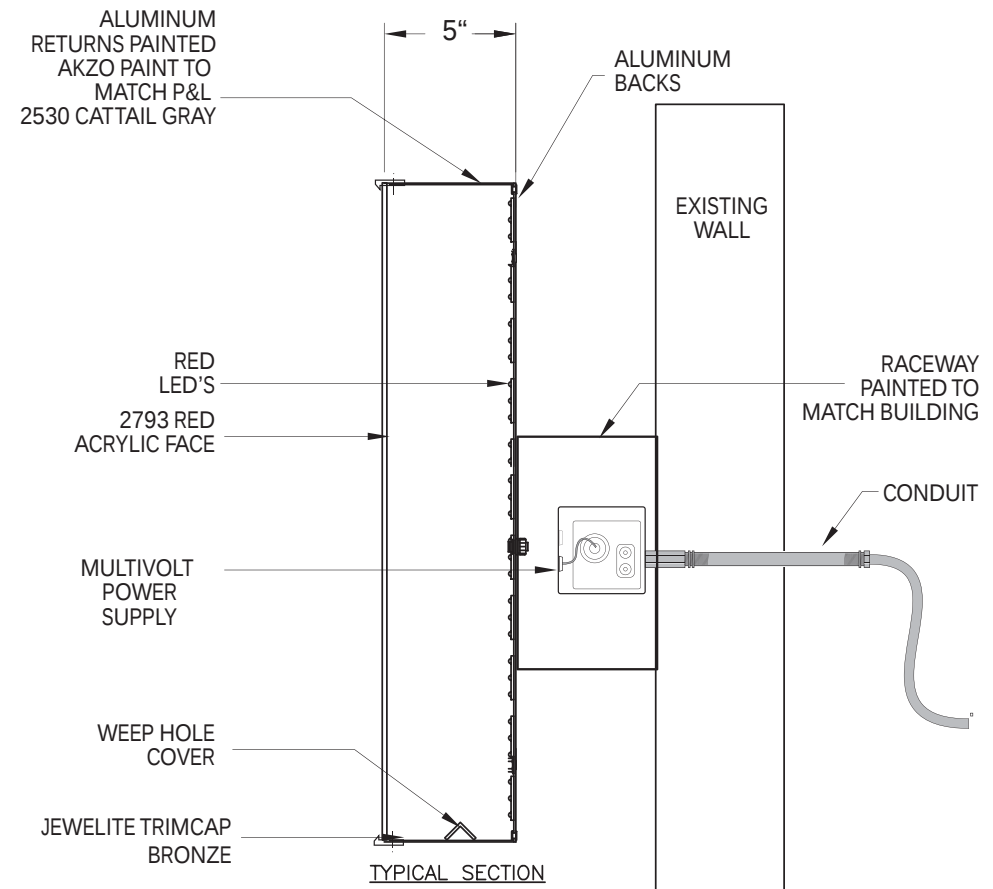
B



 2793 RED ACRYLIC FACE

 JEWELITE TRIMCAP BRONZE

 FILLER:
AKZO TO MATCH
MATTHEWS P&L 2530
CATTAIL GRAY
(Gloss Level T.B.D.)



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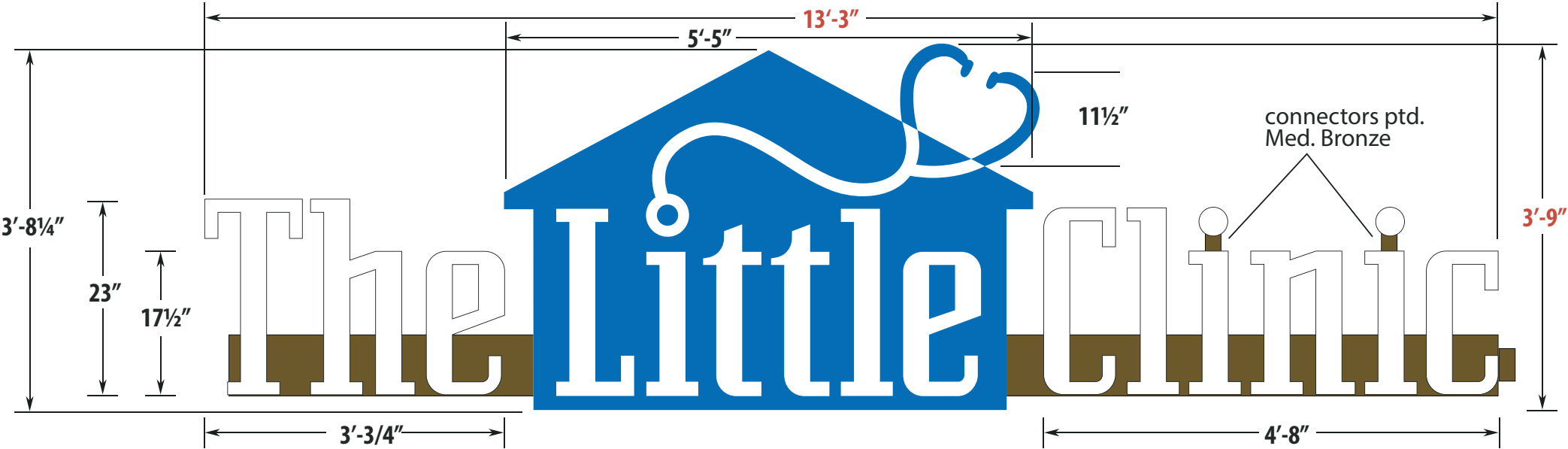
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Rev. #5	_____	_____
Rev. #6	_____	_____



DRAWING NO:
92809.02D

DATE: **3-5-2018**

Packet Pg. 8



'The' 'Clinic' LETTER CHANNELS

- .040 alum. returns pre-finished Gloss Black; .050 alum. backs.
- Channel interiors pre-finished Reflective White.
- 3/16" Plexiglas® #7328 White acrylic faces.
- 1" Wagner-Zip Change® Jewelite™ Black trimcap.
- White L.E.D. illum.

LOGO CHANNEL

- .040 alum. returns pre-finished Gloss Black; .050 alum. back.
- Channel interior pre-finished Reflective White.
- 3/16" Plexiglas® #7328 White acrylic face w/ first surface 3M #3630-167 Bright Blue trans. vinyl.
- 1" Wagner-Zip Change® Jewelite™ New Intense Blue trimcap.
- White L.E.D. illum.

STETHESCOPE

- 1/2" thk. acrylic painted MP 30132 Jet Black (High Gloss).
- Epoxy/glued to back of trimcap and for added rigidity and depth.

RACEWAY

- .080 alum. formed 8" x 8" x 13'; painted MP 15720 Med. Bronze.
- 1" x .125 alum. spreader welded on 12"-18" centers continuous.
- 2" x .250 alum. mounting straps welded on 4' centers as req'd based on length.
- Top bolts exposed; bottom bolts hidden within raceway.
- Two (2) 2" x .250 flat lifting bars placed to balance lift load.
- Power supplies: as required.

ELECTRICAL

- U.L. listed and labeled.
- 2" x 4" weatherproof disconnect box/switch(es), painted to match raceway.

MULTI-VOLT TRANSFORMER



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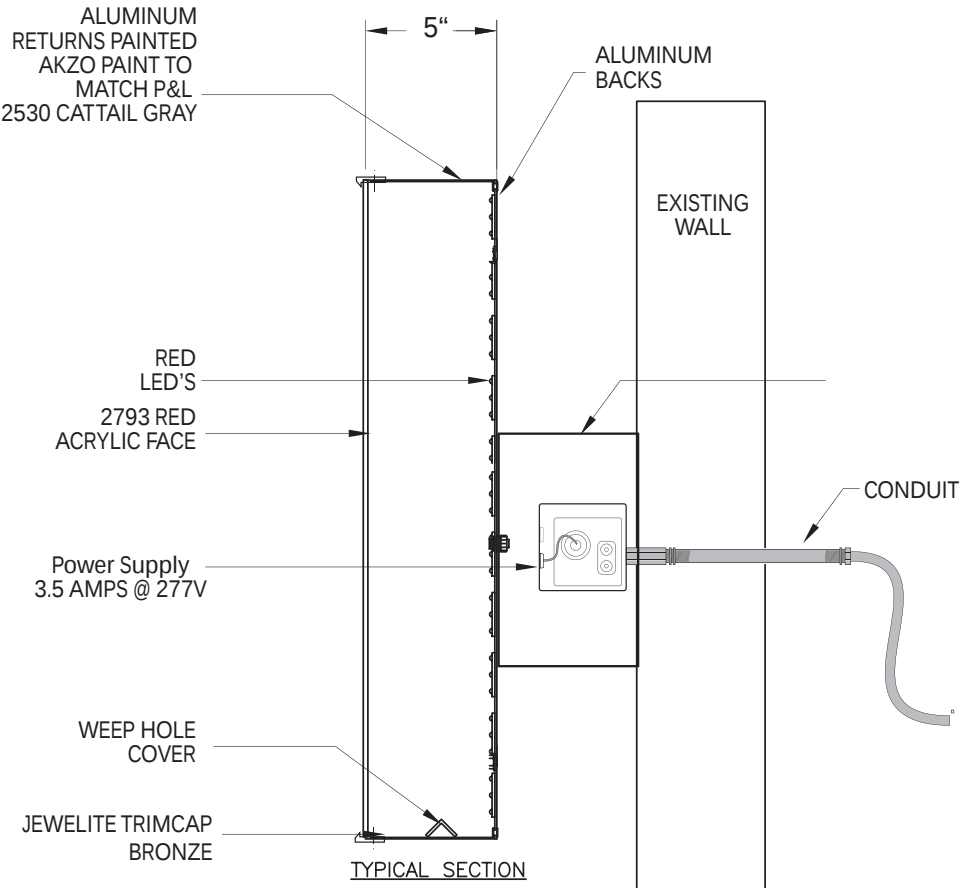
DATE: 3-5-2018

Packet Pg. 9

D



- 2793 RED ACRYLIC FACE
- JEWELITE TRIMCAP BRONZE
- FILLER:
AKZO TO MATCH
MATTHEWS P&L 2530
CATTAIL GRAY
(Gloss Level T.B.D.)



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Rev. #3	_____	_____	Rev. #6	_____	_____



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DATE: 3-5-2018

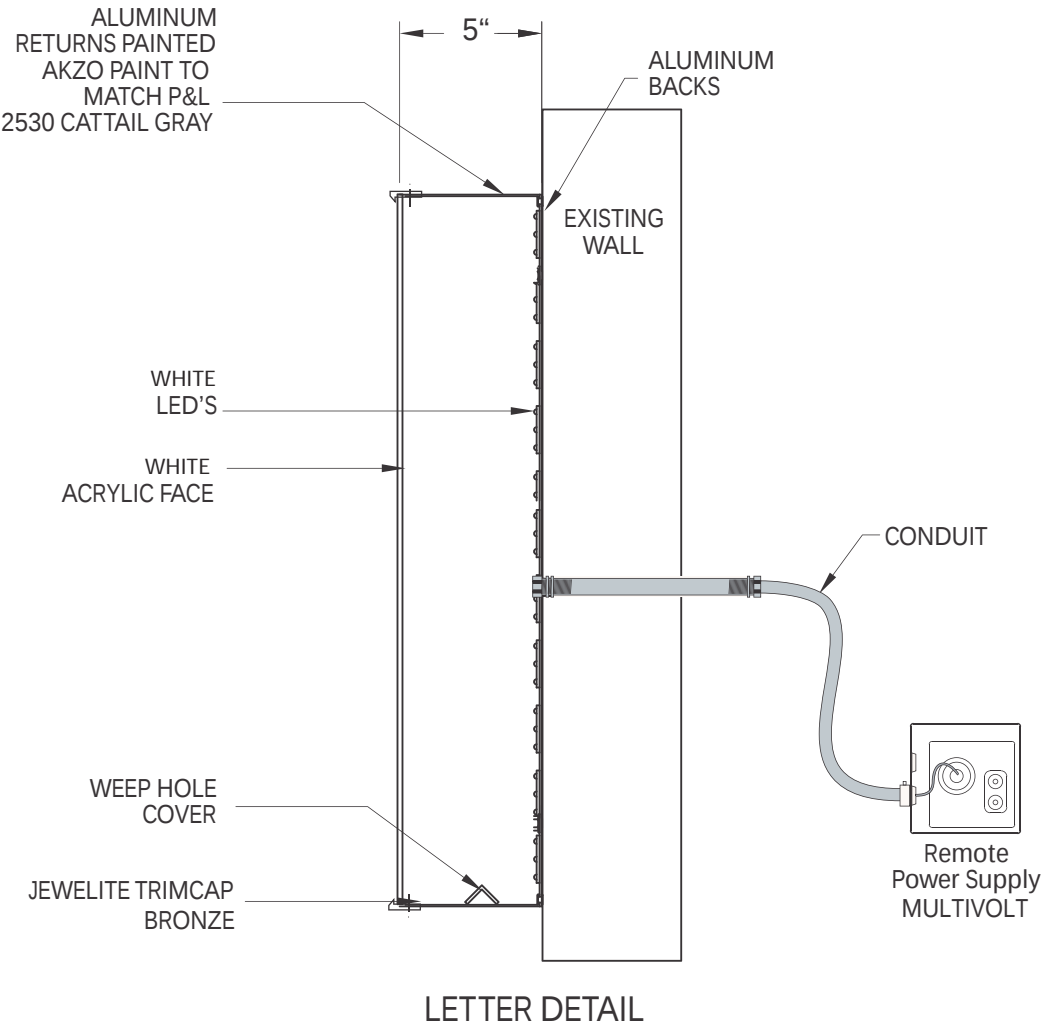
F



WHITE ACRYLIC FACE

BRONZE
JEWELITE

RETURNS:
AKZO TO MATCH
MATTHEWS P&L 2530
CATTAIL GRAY
(Gloss Level T.B.D.)



Actual Sq. Ft.: 2.05

403-CL12-EXIT-MTV



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Rev. #2	10-10-11	S.H.
Rev. #3		

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Rev. #5		
Rev. #6		



DRAWING NO:
54862 B

DATE: 4-29-09
S. H.

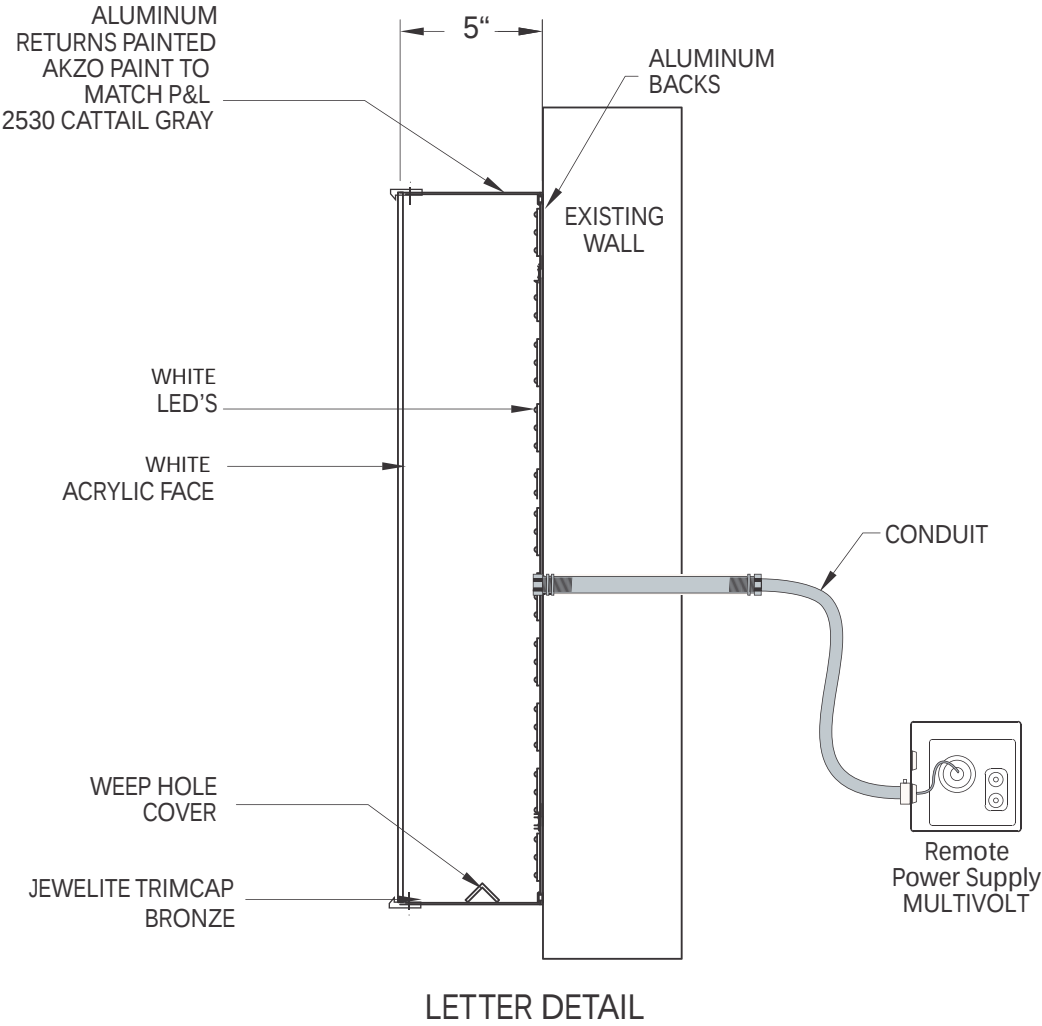
E



WHITE ACRYLIC FACE

BRONZE
JEWELITE

RETURNS:
AKZO TO MATCH
MATTHEWS P&L 2530
CATTAIL GRAY
(Gloss Level T.B.D.)



Actual Sq. Ft.: 2.63



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Rev. #2	10-10-2011	S.H.
Rev. #3		

	DATE	BY
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Rev. #6		



403-CL12-ENTER-MTV

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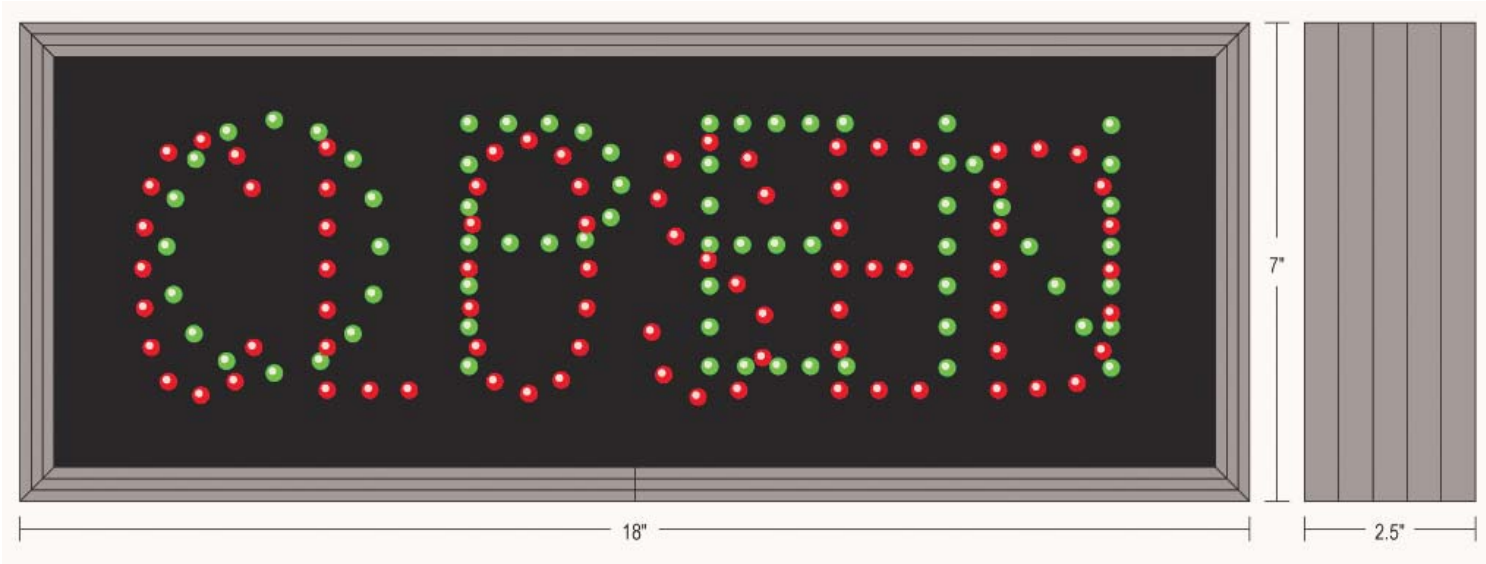
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DATE: 4-29-09

Packet Pg. 12

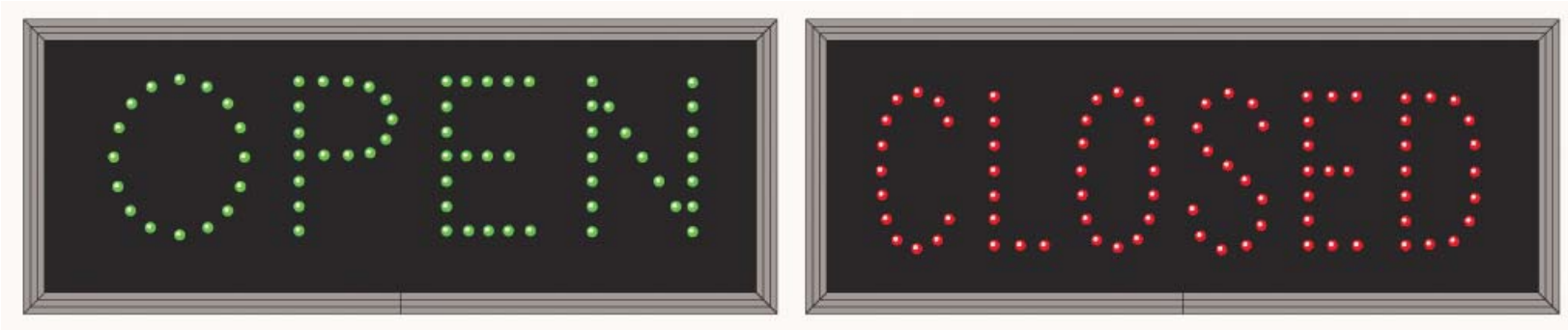
Attachment: Kroger Signage 1 (App# 2019-5075, 6580 East Main St., Sign Vision Co., Inc.)

G



SINGLE FACE LED
ILLUMINATED SIGN.

BRONZE CABINET.
RED AND GREEN LED'S.
POLYCARBONATE FACE.
MESSAGES "BLANK OUT"
WHEN TURNED OFF -
ELIMINATING CONFUSION.



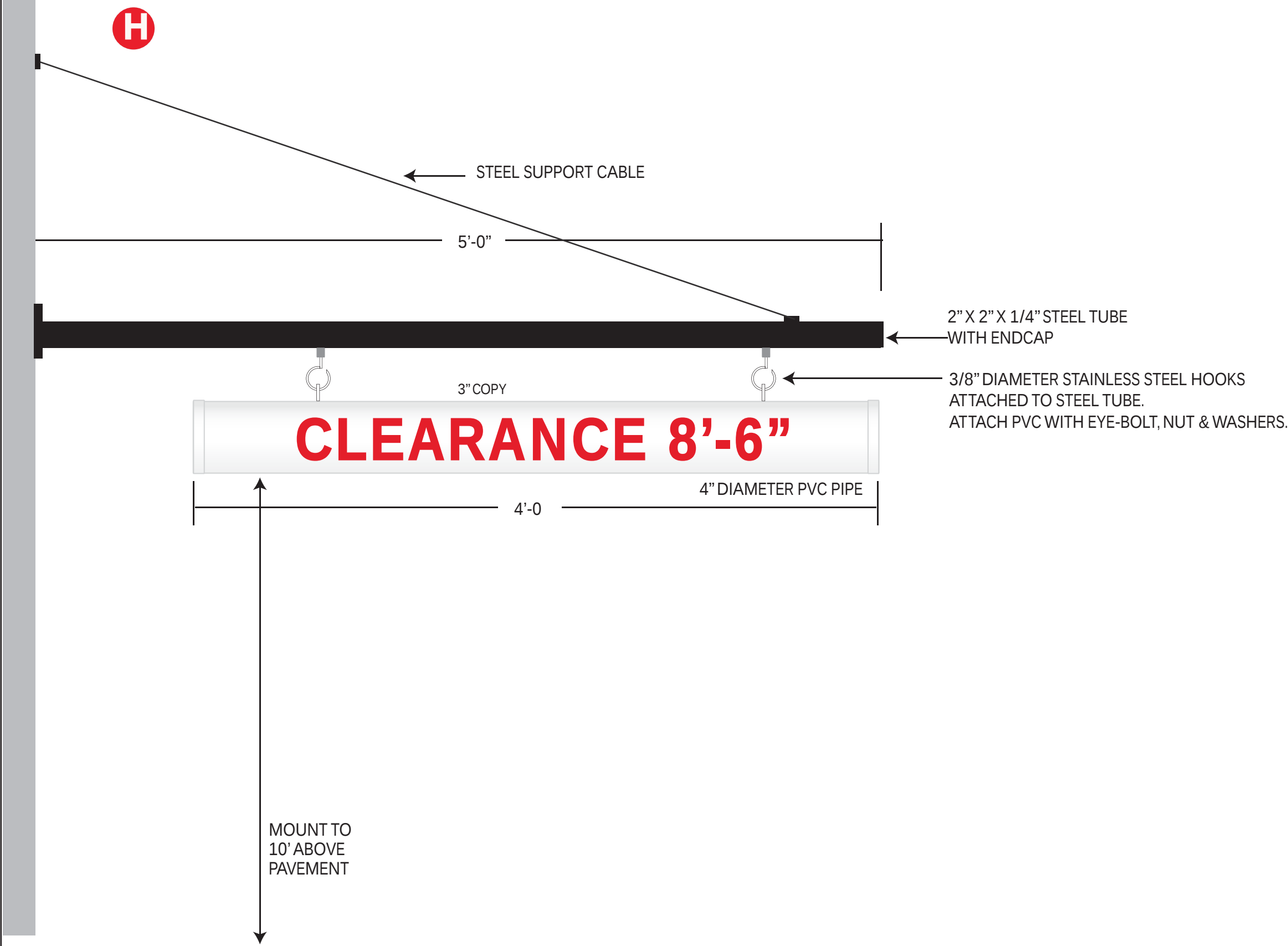
NOTE: THIS SIGN REQUIRES A 120V CONNECTION.
A 277V CONNECTION WILL REQUIRE A
STEP DOWN TRANSFORMER.

403-TCL718GR-100LE

WHITE PVC PIPE WITH END CAPS
RED VINYL COPY



3M 3630-33 RED



Attachment: Kroger Signage 1 (App# 2019-5075, 6580 East Main St., Sign Vision Co., Inc.)

PART # 403-STEEL-9246



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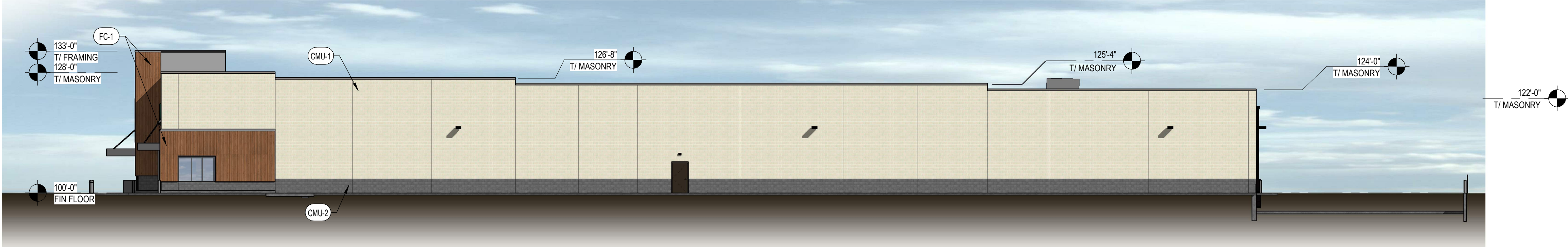
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92525.01

DATE: 7-24-2018

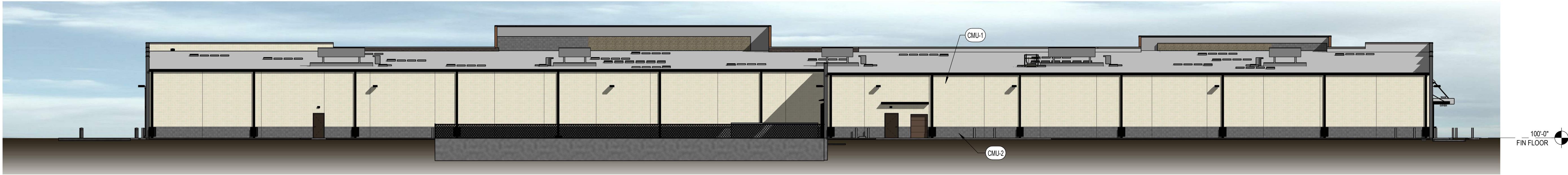
Packet Pg. 14



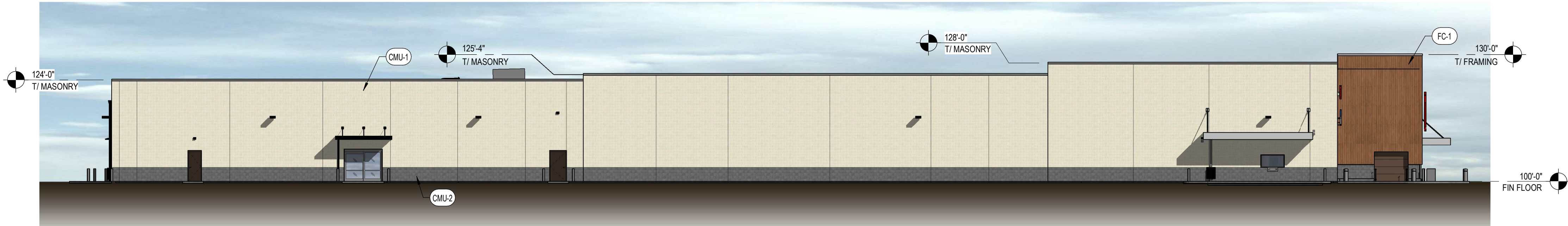
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

MATERIAL LEGEND

X	Content	Manufacturer	Series	Color	Finish
FC-1	Alum Metal Panel	LongBoard	Panel System	Light Cherry	Factory Wood
MT-1	V-Groove Siding	James Hardie	Artisan	TBD	Painted
CMU-1	Concrete Masonry Unit	Oberfields	DesignBLOK	Lt. Sierra	Smooth Face
CMU-2	Concrete Masonry Unit	Reading Rock	Architectural Block	Boston Gray	Split Face
CMU-3	Concrete Masonry Unit	Reading Rock	Architectural Block	Midnight Sky	Smooth Face
CMU-4	Concrete Masonry Unit	Reading Rock	Architectural Block	Boston Gray	Ground Face



February 11, 2019

KROGER STORE N232

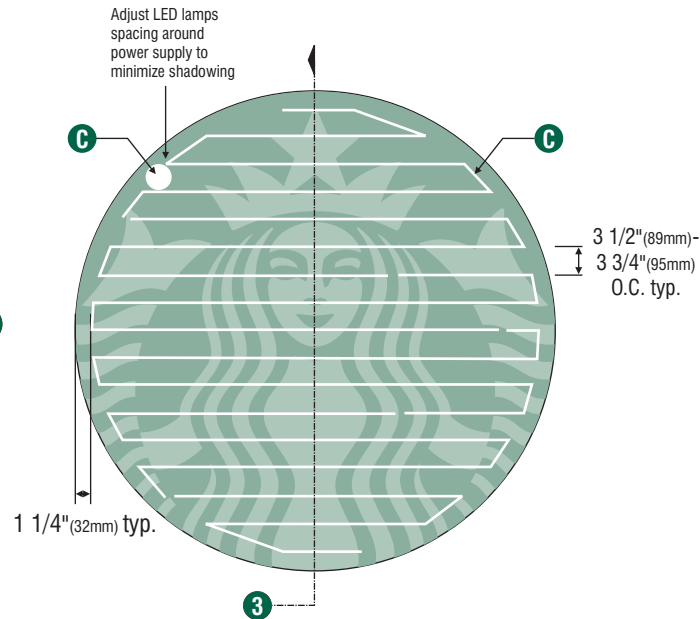
6580 E. MAIN STREET
REYNOLDSBURG, OH 43068
517315





1 Front View

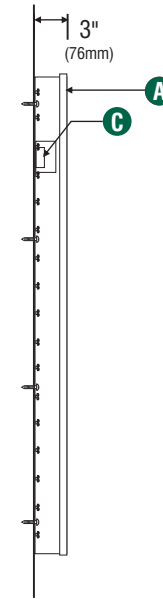
Scale: 1/2" = 1'-0"



2 LED Detail

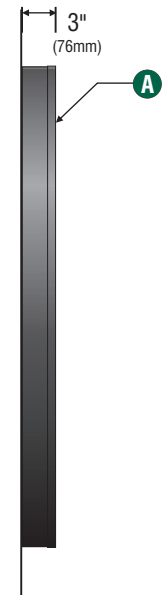
Scale: 1/2" = 1'-0"

LED's Provided By:
LUMificient™
White Light Technology



3 Section View

Scale: 1/2" = 1'-0"



4 Side View

Scale: 1/2" = 1'-0"

SPECIFICATIONS:

- A** 60" (1524mm) Single faced internally illuminated wall mount logo disk. Cabinet to be 3" (76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16" (5mm) Acrylite 015-2GP. 1" (25mm) black trimcap with square head screws retainer edging.
- B** Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C** Internally illuminate logo disk with Lumificient™ white LED's installed to back of disk. Power with self-contained Lumificient™ power supply contained with an U.L. enclosure covered in white vinyl film. Fasten to wall with required fasteners.

Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes. Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3[B] 600-2, 600-4. Primary electrical source 1/2" (13mm) conduit minimum) REF: NEC 600-6, 600-21 (provided by installer).



Disk 60in S/F Illuminated wall mount EVOLVED

Size	Sq.Ft.	Sq.M.	Volts
60" (1524mm)	19.62	1.82	120

Design ID #13164



Packet Pg. 16



COLOR SPECIFICATIONS


#2793 RED
PLASTIC


BLACK


DUAL COLOR
BLACK/WHITE
PERFORATED VINYL

NIGHT VIEW



NOTE: BOTTLE CENTER CHanneLED

- NOTE:
- ☐ FABRICATION AND INSTALLATION PER UL SPECIFICATIONS.
 - ☐ INSTALL IN ACCORDANCE WITH THE NEC.
 - ☐ ALL SIGN EQUIPT WITH DISCONNECT SWITCHES.



ELECTRICAL
CHARACTERISTICS
120 VOLT PER SET
AMPS AS NOTED

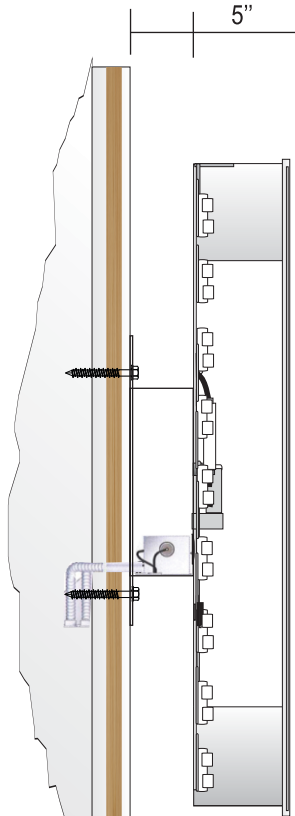
ELECTRICAL ACCESS
MUST BE BROUGHT WITH IN
3 FEET BY LICENSED
ELECTRICIAN



NIGHT VIEW



SIGN SPECIFICATIONS:
3" DEEP RACEWAYS

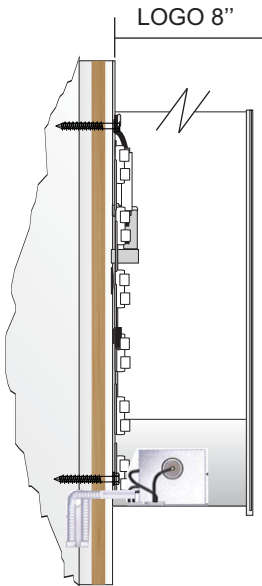


- LETTERS
- ☐ .063 X 5" CHanneLED RETURNS
 - ☐ PRE PAINTED BLACK CHANNEL COIL

- FACES
- ☐ WHITE ACRYLIC
 - ☐ DUAL COLOR BLACK/WHITE PERFORATED VINYL OVERLAY
 - ☐ 1" BLACK JEWELITE TRIM CAP RETAINERS

- ILLUMINATION
- ☐ WHITE LED MODULES
 - ☐ LED DRIVER

- INSTALLATION
- ☐ ALL SIGNAGE TO BE INSTALLED ON 5" X 3" DEEP
 - ☐ RACEWAYS **FINISHED TO MATCH FASCIA**
 - ☐ LETTERS TO RACEWAYS #10 TEK SCREWS
 - ☐ RACEWAYS TO FASCIA 1/4" X 3" LONG TAP CON FASTENERS



- LOGO
- ☐ .063 X 5" CHanneLED RETURNS
 - ☐ PRE PAINTED BLACK CHANNEL COIL

- LOGO FACE
- ☐ #2793 RED ACRYLIC
 - ☐ 1" BLACK JEWELITE TRIM CAP RETAINERS

- ILLUMINATION
- ☐ WHITE LED MODULES
 - ☐ LED DRIVER POWER SUPPLY
 - ☐ SELF CONTAINED IN LOGO
 - ☐ 5' ELECTRICAL WHIP

- INSTALLATION
- ☐ LOGO TO FASCIA 1/4" X 3" LONG
 - ☐ TAP CON FASTENERS



SIGN VISION
When You're Ready... We're Here!
Since 1992

CORPORATE OFFICES:
987 CLAYCRAFT ROAD
COLUMBUS, OHIO 43230
PHONE: (614) 475-5161

JOB TITLE: KROGER OHLQ	DATE: FEBRUARY 13, 2019 SALESMAN: DARRIN GRAY DESIGNER: SANDI DANIEL DRAWING #2019-033	FILE: INLINE REVISION: REVISION:	APPROVED ☐ APPROVED WITH CORRECTIONS ☐ NOT APPROVED RESUBMIT SIGNATURE: _____
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Attachment: Kroger Signage 4 (App# 2019-5075, 6580 East Main St., Sign Vision Co., Inc.)

Packet Pg. 17



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

App./Case#:

Date Submitted:

Fee Amount:

Section 1103.01
CERTIFICATE OF APPROPRIATENESS APPLICATION

☒ Paid:

I. PROPERTY INFORMATION

Property Address:

6580 E. Main St.

Parcel ID#(s):

060-005161-00

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Kroger Co.

Contact Email:

Contact Phone Number:

614-898-3200

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Kroger

Contact Name:

Anthony Fredenbert

Contact Phone Number:

614-898-5161

Contact Email:

IV. APPLICANT INFORMATION

Applicant Name:

Sign Vision Co., Inc. - Jami Gray

Applicant Address:

987 Claycraft Rd. Columbus, OH 43230

Applicant Phone Number:

614-475-5161

Applicant Email:

jamig@signvisionco.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: Install (8) eight new illuminated wall signs and (1) one new monument sign- new constructions

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: 03/18/2019

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:

Zoning Information

Zoning District: CC

☐ Historic District

☐ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Meeting Date:

4-4-2019

Meeting Results

☐ Approved as Submitted

☐ Tabled

☐ Approved w/ Conditions

☐ Denied

P&Z Admin.: _____ Date: _____

App./Permit#: 2019-5075
 Date Submitted: 3/18/2019
 Fee Amount: \$600⁰⁰

Section 1181.02
ZONING SIGN PERMIT APPLICATION

☒ Paid: \$600⁰⁰

I. PROPERTY INFORMATION

Property Address: 6580 E. Main St. Parcel ID#(s): 060-005161-00

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Kroger Co.
 Contact Email: - Contact Phone Number: (614) 898-3200

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Kroger Contact Name: Anthony Fridenberg
 Contact Phone Number: (614) 898-3485 Contact Email: -
 Description of Use: grocery

IV. APPLICANT INFORMATION

Applicant Name: Sign Vision Co., Inc. - Jami Gray Applicant Address: 987 Claycraft Rd. Columbus, OH 43230
 Applicant Phone Number: (614) 475-5161 Applicant Email: jami@signvisionco.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	<u>wall</u>	<u>174" x 70.25"</u>	☐	☒	☐	☐	☐
Sign #2	<u>wall</u>	<u>60" x 60"</u>	☐	☒	☐	☐	☐
Sign #3	<u>wall</u>	<u>19'-0 9/16" x 7'-11 13/16"</u>	☐	☒	☐	☐	☐
Sign #4	<u>wall</u>	<u>13'-3" x 3'-9"</u>	☐	☒	☐	☐	☐
Sign #5	<u>wall</u>	<u>18' x 2'-4"</u>	☐	☒	☐	☐	☐

Applicant Signature: Jami Gray Date: 3/13/19
 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 CC
 Zoning District: CC

Total Number of Signs: 8

☐ Historic District
☒ CC Overlay

Add'l Approvals Req'd

☐ BZBA

PC

P&Z Admin.: _____ Date: _____
 Floodplain Admin.: _____ Date: _____



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

App./Permit#: 2019-5073
Date Submitted: 3/18/2019
Fee Amount: \$1600

Section 1181.02

ZONING SIGN PERMIT APPLICATION

☒ Paid: \$1600

I. PROPERTY INFORMATION

Property Address:

6580 E. Main St.

Parcel ID#(s):

060-005161-00

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Kroger Co.

Contact Email:

Contact Phone Number:

(614) 898-3200

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:

Kroger

Contact Name:

Anthony Fridenberg

Contact Phone Number:

(614) 898-3485

Contact Email:

Description of Use:

grocery

IV. APPLICANT INFORMATION

Applicant Name:

Sign Vision Co., Inc. - Jami Gray

Applicant Address:

987 Claycraft Rd. Columbus, OH 43230

Applicant Phone Number:

(614) 475-5161

Applicant Email:

jami@signvisionco.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	<u>Wall</u>	<u>5'-1 1/2" x 1'-0"</u>	☐	☒	☐	☐	☐
Sign #2	<u>Wall</u>	<u>3'-7" x 1'-0"</u>	☐	☒	☐	☐	☐
Sign #3	<u>Wall</u>	<u>1'-6" x 7"</u>	☐	☒	☐	☐	☐
Sign #4		<u>X</u>	☐	☐	☐	☐	☐
Sign #5		<u>X</u>	☐	☐	☐	☐	☐

Applicant Signature: Jami Gray Date: 3/13/19
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: CCTotal Number of Signs: 8☐ Historic District☒ CC Overlay

Add'l Approvals Req'd

☐ BZBAPC

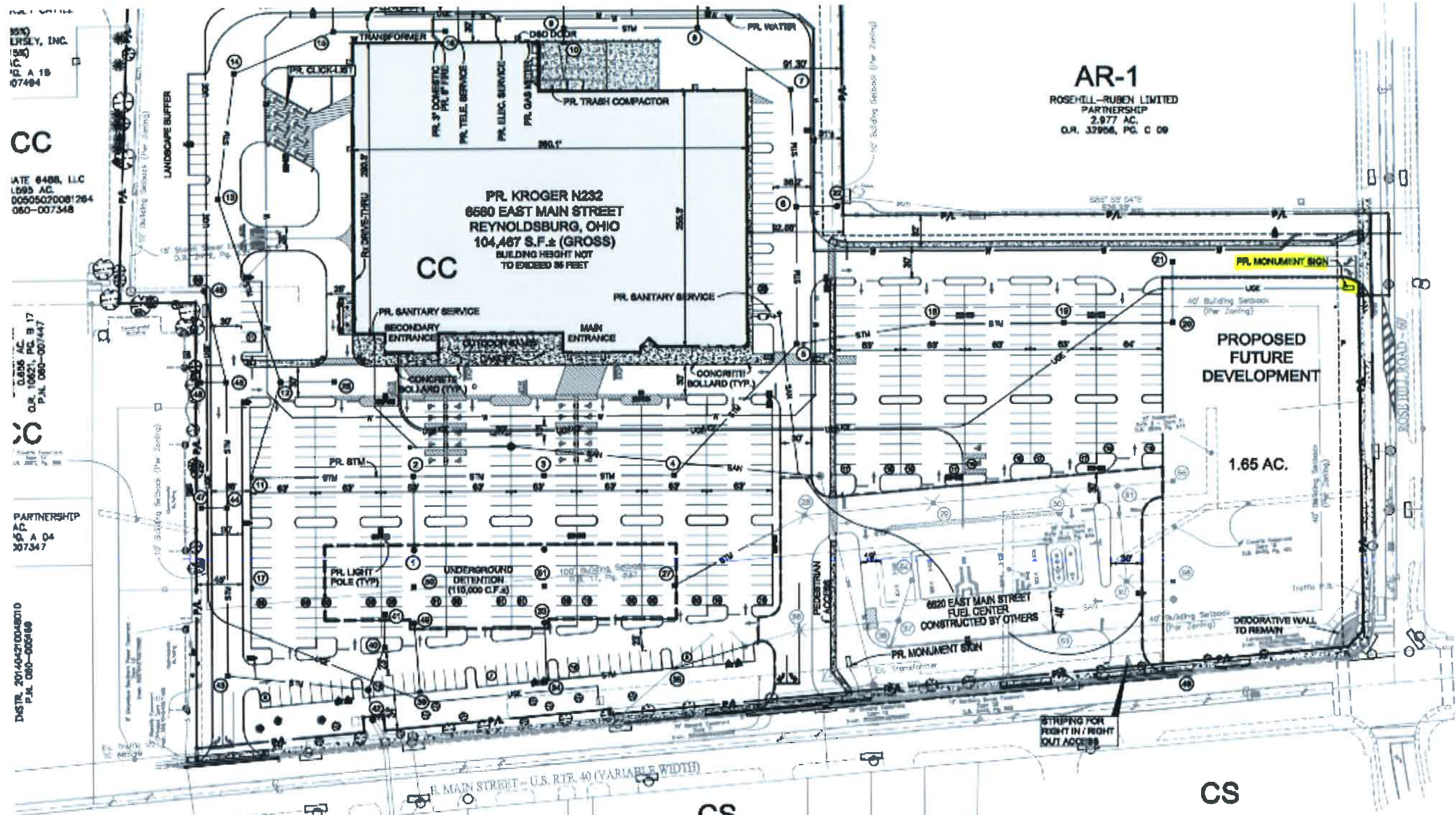
P&Z Admin.: _____

Date: _____

Floodplain Admin.: _____

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wf



E-MAIL: JIM.BROWN@KROGER.COM LOCATION 1
NO SCALE

ENGINEER/SURVEYOR
BIRD & BULL, INC.
3800 SNOUFFER ROAD, SUITE 225
COLUMBUS, OHIO 43235
PHONE: 614-781-1881
FAX: 614-781-1328
CONTACT: ANDREW GARDNER, P.E.
E-MAIL: AGARDNER@BIRDBULL.COM

SITE DATA TABLE

PROP. PROPERTY USE:	GROCERY STORE
EX. PROPERTY USE:	RESIDENTIAL/TRAILE
EXISTING ZONING:	CC
ADJACENT ZONING NORTH:	CITY OF COLUMBUS (
ADJACENT ZONING SOUTH:	CC
ADJACENT ZONING EAST:	AR-1
ADJACENT ZONING WEST:	CC
OVERALL SITE AREA:	16.47 AC.
TRUCK TURNING TEMPLATE:	WB-67
PROPOSED DRIVE AISLE WIDTH:	23'
PROPOSED PARKING STALL:	10' x 20' (200 S.F.)

- VARIANCES REQUESTED:**
- 1) SECTION 1175.08
SIDE YARD PVMT. & BUILDING SETBACK FROM AR-1 ZON
ALLOWED = 50'/120', REQUESTED = 23'/61'
 - 2) SECTION 1196.05a
SITE ORIENTATION - 60% OF THE BUILDING SHALL BE LC
IN ADVANCE OF THE BUILDING LINE.
REQUESTED: 0%
 - 3) SECTION 1196.05b
BUILD TO LINE SHALL BE BETWEEN 10' AND 20'.
REQUESTED: 311'
 - 4) SECTION 1196.07a
FOR FACADES ADJACENT TO THE BUILDING FRONTAGE
OF WINDOW GLASS SHALL CONTINUE FROM THE PRIMA
FRONTAGE A MIN. DISTANCE OF 10-FEET.
REQUESTED: 0'
 - 5) SECTION 1196.09a
LIGHT POLE HEIGHT:
ALLOWED = 18', REQUESTED = 40'
 - 6) SECTION 1196.10a
PARKING AND STACKING SPACES ARE NOT PERMITTED
PRINCIPAL BUILDING AND PUBLIC STREET R/W LINE.
REQUEST THIS BE VARIED DUE TO THE NATURE OF A G
 - 7) SECTION 1196.10b
PARKING SHALL BE LOCATED AT THE REAR OF THE PRI
REQUEST PARKING BE PERMITTED IN FRONT OF THE KI
 - 8) SECTION 1197.07
DRIVE THRU SHALL BE LOCATED ON THE REAR OF THE
STRUCTURE.
REQUEST THE DRIVE THRU PHARMACY AND CLICK LIST
LOCATED ON THE SIDE OF THE BUILDING.

NOTE: PAYING-SITE WORK INSIDE OF THE FUEL CENTER LIMIT
SHOWN ON THESE PLANS SHALL BE THE RESPONSIBI
THE FUEL CENTER CONTRACTOR AND IS SHOWN HERE
COORDINATION PURPOSE ONLY. THIS INCLUDES PAVI
CURBS, PAINT STRIPING, STORM SEWER, SIDEWALK A
LANDSCAPING SHOWN ON THESE PLANS SHALL BE TH
RESPONSIBILITY OF THE SITE CONTRACTORS.

NOTE: PER FPM MAP NUMBER 38048C0354K SITE IS LOCATED OUT
FLOODZONE.



KROGER N232
6580 EAST MAIN STRE
REYNOLDSBURG, OHIO,

FINAL SITE PLAN

CITY OF REYNOLDSBURG PARKING CRITERIA
1 PER 200 S.F. FOR RETAIL/COMMERCIAL
1 PER 300 S.F. FOR GROCERY

PARKING TABLE

REC 99J-67 LLC
1.28 AC.
P.N. 060-001190

CCB GROUP LLC
4.21 AC.
P.N. 060-001119

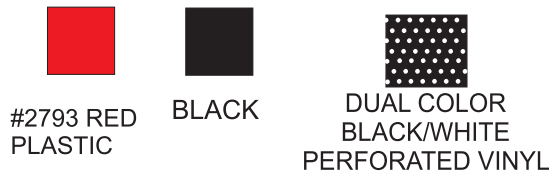
CC
6535 MAIN LLC
0.34 AC.
P.N. 060-001140

CC
BOYD A. AND
DONNA M. WARNER
0.33 AC.
P.N. 060-001330

CC
DAVID F. AND REBECCA E. HOWARD
6.97 AC.
P.N. 060-001115



COLOR SPECIFICATIONS



NIGHT VIEW



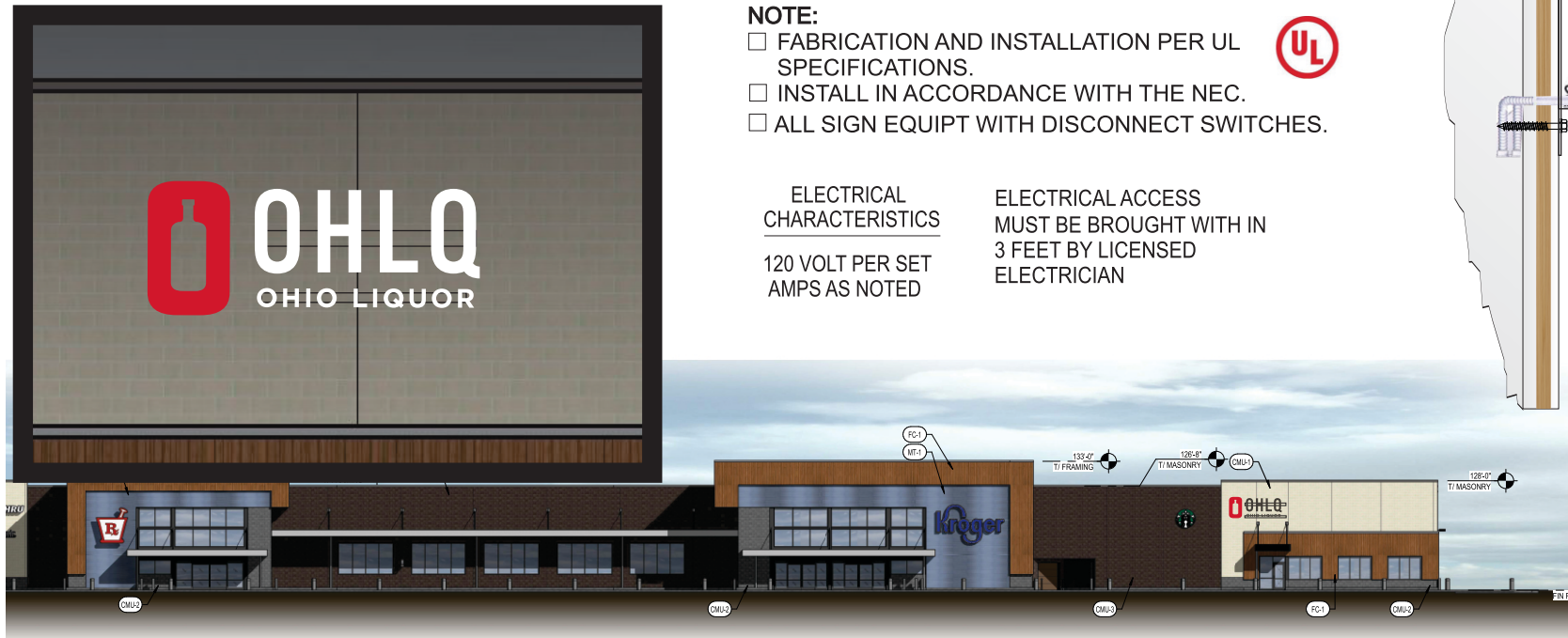
NOTE: BOTTLE CENTER CHANNELED

- NOTE:
- ☐ FABRICATION AND INSTALLATION PER UL SPECIFICATIONS.
 - ☐ INSTALL IN ACCORDANCE WITH THE NEC.
 - ☐ ALL SIGN EQUIPT WITH DISCONNECT SWITCHES.

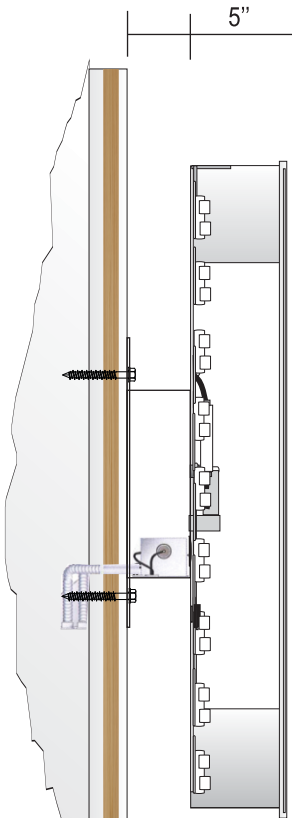


ELECTRICAL CHARACTERISTICS
120 VOLT PER SET
AMPS AS NOTED

ELECTRICAL ACCESS
MUST BE BROUGHT WITH IN
3 FEET BY LICENSED
ELECTRICIAN



SIGN SPECIFICATIONS:
3" DEEP RACEWAYS

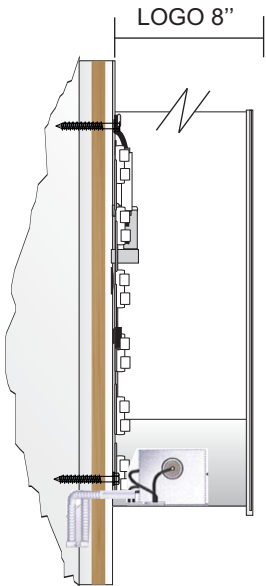


- LETTERS
- ☐ .063 X 5" CHANNELED RETURNS
 - ☐ PRE PAINTED BLACK CHANNEL COIL

- FACES
- ☐ WHITE ACRYLIC
 - ☐ DUAL COLOR BLACK/WHITE PERFORATED VINYL OVERLAY
 - ☐ 1" BLACK JEWELITE TRIM CAP RETAINERS

- ILLUMINATION
- ☐ WHITE LED MODULES
 - ☐ LED DRIVER

- INSTALLATION
- ☐ ALL SIGNAGE TO BE INSTALLED ON 5" X 3" DEEP
 - ☐ RACEWAYS **FINISHED TO MATCH FASCIA**
 - ☐ LETTERS TO RACEWAYS #10 TEK SCREWS
 - ☐ RACEWAYS TO FASCIA 1/4" X 3" LONG TAP CON FASTENERS



- LOGO
- ☐ .063 X 5" CHANNELED RETURNS
 - ☐ PRE PAINTED BLACK CHANNEL COIL

- LOGO FACE
- ☐ #2793 RED ACRYLIC
 - ☐ 1" BLACK JEWELITE TRIM CAP RETAINERS

- ILLUMINATION
- ☐ WHITE LED MODULES
 - ☐ LED DRIVER POWER SUPPLY
 - ☐ SELF CONTAINED IN LOGO
 - ☐ 5' ELECTRICAL WHIP

- INSTALLATION
- ☐ LOGO TO FASCIA 1/4" X 3" LONG
 - ☐ TAP CON FASTENERS

SIGN VISION
When You're Ready... We're Here!
Since 1992

CORPORATE OFFICES:
987 CLAYCRAFT ROAD
COLUMBUS, OHIO 43230
PHONE: (614) 475-5161

JOB TITLE: KROGER OHLQ	DATE: FEBRUARY 13, 2019 SALESMAN: DARRIN GRAY DESIGNER: SANDI DANIEL DRAWING #2019-033	FILE: INLINE REVISION: REVISION:	APPROVED ☐ APPROVED WITH CORRECTIONS ☐ NOT APPROVED RESUBMIT ☐ SIGNATURE: _____
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Attachment: Kroger - OH Liquor UPDATED Signage (App# 2019-5075, 6580 East Main St., Sign Vision Co., Inc.)

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CITY OF REYNOLDSBURG Mayor Brad McCloud

March 28, 2019

Planning Commission
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: 6580 E. Main Street - COA #2019-5075: Kroger Signage
Staff Report

Planning Commission:

Below is the staff review of the above referenced application.

1. Project Summary

- a. The property is located at 6580 E. Main Street and is zoned CC Community Commerce District.
- b. The applicant is requesting Planning Commission approval of a Comprehensive Sign Plan for the new Kroger site. The application is for the installation of 8 illuminated wall signs and 1 monument sign on Rosehill Road. The building setback is over 80 feet. The storefront will be 380 lineal ft on the E. Main side.
- c. The applicant has also received approval for an entryway monument sign along E. Main St. The Community Commercial Overlay allows for one ground sign per street frontage.

2. Zoning Review (Section 1181.00 – Signs and Graphics)

- a. Commercial properties with signage totaling 200 sf are required to submit a Comprehensive Sign Plan. The proposed signage conforms to current zoning standards in terms of allowable area and colors (Chapters 1181 and 1196).
- b. Staff recommends APPROVAL of the sign plan, with the recommendation that the Ohio Liquor signage be reduced in size.

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