



AGENDA

**BOARD OF ZONING AND BUILDING APPEALS
THURSDAY, MARCH 17, 2016 6:30 PM**

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – February 18, 2016

3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. **1909 Baltimore-Reynoldsburg Rd.; Application #172905; Applicant: Jeanne Cabral; Business Name: MI Fonda Cristo Rey; Special Exception Use**
2. **6549 E. Livingston Ave.; Application #172916; Applicant: Mark Jones, Sr.; Business Name: the Jones School; Special Exception Use**
3. **6545 E. Main St.; Application #172956; Applicant: Jim Dorenbusch; Business Name: Dairy Queen; Comprehensive Sign Plan**
4. **1675 Truro Ave.; Application #172987; Business Name: Redwood Acquisition, LLC; Major Site Plan Review**

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, FEBRUARY 18, 2016 6:30 PM

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

A. CALL TO ORDER

PRESENT: Rettke, Linder, Donovan, Enfinger
ABSENT:

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – January 21, 2016

Minutes stand approved.

3. APPROVAL OF AGENDA

Mr. Snowden: Mr. Chairman, there are no changes to the agenda, but if I may make one announcement, under Item 2., 1792 Brice Rd. We will have a translator assisting with communication with the applicant in order to help everyone, Board Members, Staff and the Applicant. And our translator, Mr. Alyassary, has asked me if the Board Members would speak very clearly into the microphone, and also speak in short sentences so that he can assist with translation to the applicant. Mr. Alyassary, if you need anything, just wave your hand. Thank you Mr. Chair.

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Chairman Rettke: Anyone wishing to speak before the Reynoldsburg Board of Zoning and Building Appeals, please stand, and we will issue the Oath to swear you in.

Mr. Snowden: Mr Alyssary, would you ask Mr. Rahim to stand, we are going to swear him in?

Chairman Rettke: Do you swear or affirm that the testimony you will give in front of the Board will be truthful? If so, please say I do. Thank you. I remind you that you need to sign in, and before you speak, please state your name and address for the record.

B. PUBLIC COMMENT

None.

C. UNFINISHED BUSINESS

None.

Minutes Acceptance: Minutes of Feb 18, 2016 6:30 PM (APPROVAL OF MINUTES)

D. NEW BUSINESS

1. 1731 Brice Rd.; Application #172727; Applicant: Paul Powell; Business Name: El-Shaddai Praise Tabernacle; Special Exception Use Permit

Mr. Snowden: 1731 Brice Road - El Shaddai Praise Tabernacle - Special Exception Use Permit. Application: #172727 - Special Exception Use Permit. The property is located on the west side of Brice Road between Astor Ave and Radekin Road. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay. The Request is for the Board to review and approve a special exception use permit for a new semi-public use in the CC - Community Commerce District of the City. Current Use is Semi-public Use and the applicant is Rev. Dr. Paul Powell. The applicant is requesting the Board to review and approve a special exception use permit for a new semi-public use within an existing multi-tenant commercial building in the CC Community Commerce District and CCO Community Commercial Overlay District of the City. The proposed semi-public use is the worship space for a church. The site is located on the west side of Brice Road between Astor Ave and Radekin Road. The site contains an existing multi-tenant commercial building, associated parking and other improvements. Adjacent uses include commercial businesses in the CC - Community Commerce District, including retail sales, professional activities/office and personal service uses. All adjacent properties that front Brice Road are in the Community Commercial Overlay District. To the west, the property abuts single family dwellings in the City of Columbus. The applicant stated that the church membership is about 30 persons. The parking requirement for a place of worship is 1 space for every 4 seats in the main worship space, which would mean the applicant would need to provide 8 parking spaces. Staff has calculated that the entire site provides over 90 spaces, it is actually 92 spaces on this site. There is actually another church at this location. Neither of those seem to require a use that is over 92 spaces. They are only opened periodically through the week. The other church does not have a permanent staff. So, the only two questions that I would want clarified are 1., how many worshippers can his space accommodate in total? And, 2., how many employees does he have there during the day, if any? The Board should apply the standards for review of special exceptions contained in Section 1145.09 of the Zoning Code and determine if the proposed special exception complies with those standards. Staff finds the proposed special exception in compliance with those standards and recommends approval of the special exception use permit. With that, I would be happy to answer any questions.

Chairman Rettke: Mr. Powell if you would come to the microphone please?

Mr. Powell: Concerning the amount of people, the building can accommodate currently between 60-70 individuals. In terms of employees, we do not anyone there during the week, only on Sunday everyone gather, both workers and everyone involved in the operation of the ministry. Only on Sunday, and Saturday morning sometimes, and occasionally on a Wednesday evening, maybe just a few. But it is mainly on a Sunday that everything takes place.

Mr. Donovan: There is another church in that center there, how many folks, what are their hours of worship? Do you have any idea?

Mr. Powell: You say the other church in the same location, or the same building?

Mr. Donovan: That same strip mall.

Mr. Powell: Yes, they also gather on a Sunday. They start their service about 10 am. We start about 11:30. So, by time we get started, they are on their way out.

Chairman Rettke: Would you please state your name and address for the record.

Mr. Powell: My name is Reverend Dr. Powell, 2671 Hampton Ct. Columbus, Ohio 43209.

Mr. Snowden: If I could interject for a moment, in this case, if the Reverend Dr. Powell's church is at sixty, then we are talking, we are doubling the current amount, so we are going to 16 to 20 spaces total being required there, and again, we have got 92 spaces on site. The other church had 75 persons there, so it was approximately the same size tenant space, so you are looking at essentially the same. Neither of those, or combined is going to exceed the 92 spaces that are on site, assuming everybody is there, which I am sure the pastors would love to see. Assuming the entire place was filled to its maximum allowable capacity, we are not exceeding the 92 on site. So I would say, we have done our due diligence in reviewing and making sure we can accommodate that.

Mr. Enfinger: What is the nature of the other businesses there. I imagine they are going to be open at the same time and what is the consideration for that?

Mr. Snowden: That is a great point. They are suppose to be providing accommodations for all of that. But the Code also gives the Board, the determination. And, it does say that if sufficient evidence can be shown that the businesses are closed or that the hours are alternating that the Board can approve it. It is giving some parameters for the Board to guide. In this case, if you are looking at the screen in front of you. There are retail sales, a personal trainer that is closed on weekends, an eye doctor's office, and temporary staffing that is not open Saturday and Sunday.

Mr. Enfinger: What are your plans? Will you have any special camp meeting services or anything that may take place throughout the week? Do we have to take those down as considerations?

Mr. Snowden: that is up to the Board. I will say that the majority of those other businesses are closed after 5p.m. The day care facility that I forgot to mention, closes at 6 p.m. If the Board feels that there is a conflict there, they are certainly welcome to deny based on those grounds.

Mr. Powell: They also park in the back of the building, and on the opposite side of the road. May I also state that the previous church, that they have had many community events out there before, also the Reynoldsburg Police were involved in order to escort traffic in and out. They were five times the size of our ministry. We are a very small private family ministry. We are not considered anywhere close to a mega ministry. We have never held a crusade.

We have never held a revival. We just had an official opening at a time when we entered the building. I have never seen the parking lot be overfilled on any Sunday when the other church and our folks are there also. The parking lots in the back, those are never used up. I have never seen them being used, except for the two buses that park in the back from the daycare center next door.

Mr. Snowden: These types of special events request periodically at different locations and they can be temporarily very disruptive to the surrounding area. We always have the option, especially if the applicant has contacted the City. As Dr. Powell has stated, it is not an issue at this time. But, if it were to become an issue, we could address it at that time, with some additional requirements.

Mr. Enfinger: I asked that because regularly I do not think it will be a problem, but there will be opportunities and times where it might be an issue. We do have to make sure we are considering those. Thank you for your answer.

Chairman Rettke: Any other discussion or comments?

(Vote)

Mr. Snowden: Reverend Dr. Powell, I will provide a statement to you, a written letter to the address I believe you put on the application, which I believe was your ministry address, stating what the next steps are, but let me go over them briefly. Your application will be forwarded to City Council. The Clerk of Council will contact the applicant when the Council elects to hold additional hearings. It would be very similar to tonight, it would just be escalated to the next body. Once it is confirmed that you are approved through Council you should submit for a zoning certificate, which I can issue. You will then need contact our Building Division at 614-322-6802 to submit plans for building occupancy and to complete the required inspections. If you have any other questions, I would encourage you to contact me. Ok?

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/21/2016 7:30 PM
MOVER:	Aaron Enfinger	
SECONDER:	Robert Linder	
AYES:	Rettke, Linder, Donovan, Enfinger	

2. 1792 Brice Rd.; Application #172745; Applicant: Samir Rahim; Special Exception Use Permit

Chairman Rettke: Could we please have the presentation?

Mr. Snowden: Thank you very much Mr. Chairman. Mr. Alyassary, please stop me if there is any confusion. 1792 Brice Road - 99 Cent Family Store - Special Exception Use Permit. Application: #172745 - Special Exception Use Permit. The property is located on the east side of Brice Road just north of Livingston Ave. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay. The request for the Board to review and approve a special exception use permit for a new auto sales use in the CC -

Community Commerce District of the City. Current Use is Retail Sales. The applicant is Mr. Samir Rahim. The applicant is requesting a special exception use permit to rent vehicles from their property located within the CC Community Commerce District. The reason the use is called Auto Sales is because, in the code, the definition of Auto Sales includes vehicles for lease, or for rent. That is why it says Auto Sales, even though he is renting the vehicles.

Mr. Donovan: Didn't they have a setback rule about vehicles for sale and he curb?

Mr. Snowden: You are getting ahead of me Mr. Donovan, I will get there I promise. You are one step ahead. Adjacent uses include commercial businesses in the CC Community Commerce District, including retail sales and an auto services use, that is the car wash facility that was approved by Special Exception Permit several years ago. To the north, the property abuts multi-family dwellings in the AR-3 District of the City, that is the Century City apartment complex. This image was taking in December 2015, so you can see the Use was in operation, so we made contact with Mr. Rahim to encourage him to secure the required permit for the use before the operation began. To address Mr. Donovan's questions, which are very good questions, there are several layers of overlapping setbacks for this type of use. Including a requirement in the Community Commercial Overlay section. Since there are several overlapping requirements, the code says that whenever you have conflicting requirements, the most stringent requirement would be the one that is required. So, whatever is the strongest, or largest setback, is what would be required in this case. Mr. Rahim, do you understand what the word "setback" means? It is a required distance between the edge of the property, and the location where the use can be. So there are several regulations that overlap. So, what the code says about the overlapping requirements, is whatever requirement is longest, is what is required. The setback from the street is 25 feet. In his application, Mr. Rahim was proposing to locate the vehicles no closer than 35 feet from the curb. In this case, the requirement would be from the edge of the sidewalk, 25 feet from that point is where the vehicles could be located per the code. From the residential line that is here, 100 feet is the required setback. So the area, per the code, where these could be located, is approximately this area here. Now, that is per the code. The Board can, add additional requirements to that, if they feel it is necessary in this case. Mr. Rahim, let me finish one other and they will have the Chairman turn it over to you. Members of the Board, that covers the setback portion per the code. In addition, there are required parking spaces for this entire commercial site. Based on the area provided by the County Auditor's site, I have counted that 33 parking spaces are required for this site. According to the application provided by Mr. Rahim, and based on my calculations, there are approximately 120 spaces. So, what the code says is no amount of required parking can be taken up by outdoor storage. In this case, to allow the four vehicles, would not take up any of the required parking if the Board chose to allow. Members of the Board, are there any questions as to what the Code says about this type of outdoor storage?

Mr. Donovan: Are there going to be any limitations on the size of the structure.

Mr. Snowden: Mr. Donovan, you and your colleagues can place any reasonable conditions on this use, that you feel is warranted. What I have gone through is the technical detail of what the Code says. But, the Code will allow it on this parameter, per the setback

requirements, and the parking requirements. From there, it is up to the Board to determine, is it appropriate given the other context of the site? And, if so, are there any other restrictions that the Board would require in order to be comfortable. I do not have a lot of insight to provide because these sites are so unique. The only other experience that I have with this type of use, has been located at either a place where other types of vehicles are already being rented. A business that specializes in storage, or storage related products, which this is not, or a business that has significant side parking areas where the storage of the vehicles was almost like a separate activity there. In this case, I have been asked if I felt it was necessary to park the vehicles behind the building. I agree it would certainly be better from an esthetic standpoint. However, I can tell you from a conversation with Lt. Posey, the Fire Prevention Officer, That he had some concerns with vehicles being at the site and very close to the building. And, technically speaking, those are required loading spaces. Unlike the situation that the Board reviewed several years ago at Ace Hardware, where the U-Haul vehicles were placed to the side of the property. I don't have a better solution to that issue other than, if the Board chose to allow it, it would have to be allowed in front. Mr. Chairman, given our situation, would it be acceptable for me to ask the applicant any questions? Mr. Rahim, do you have any questions for me? Mr. Alyassary, would you speak into the microphone please if you are going to be translating, for my assistance, and for the recording?

Mr. Alyassary: I have been here for three years, in this building. You can see the pictures online. And, only four cars park in this parking lot. The maximum is four cars in the parking lot. I am beside the shop which is 1800-A. So, in this case, I use two stores. Beside me is a car wash, and no parking needed for it, because it is a drive thru. So, if I park my cars in the rear outside, I think it is not safe for cars to be parked on the side, especially for my store one month ago get windows broke. And, I have a case in the court because the Police got the theft. Beside me the apartment, might be 600 unit. So, those U-Haul cars will be very good to them, so when they need to move, it will be easier to them to rent the U-Haul trucks. And, it also will support the income for the store, because the store located in a not quiet but busy place. And, I don't like to close my store and lose money. That is it. I need only four parking spots.

Mr. Snowden: Mr. Rahim, let me just remind you and the Board, with regard to the 1800-A space, as we have told you many times, I know it is not related to this. But, you have to have a zoning certificate and building plans, to occupy that space. I just want to be clear.

Mr. Alyassary: I just paid to get a certificate and it is on the processing.

Mr. Snowden: So, you have submitted building plans for review? Is that what you are telling me?

Mr. Alyassary: Yes, and I paid for it , and I get the *(inaudible)*.

Mr. Snowden: I will clarify that with our Building Department tomorrow. I am not aware of that.

Mr. Alyassary: Just one month ago.

Mr. Snowden: You are talking about the electricity. Yes I understand that. I am telling you, for a new business, new, expanding or new business, you must have a zoning and building permit for the new business. What you are talking about is old. I am talking about new.

Mr. Alyassary: So, I get that permit and I wait for electrician to complete his work, and then I will come again to apply, and submit the papers.

Mr. Enfinger: So, he has been there for three years and has not had the permit to operate?

Mr. Snowden: Mr. Enfinger, let me clarify. He has a zoning and building occupancy for the retail sales use. There are two separate issues. I am only bringing it up because I wanted to clarify what Mr. Rahim was saying. There was an issue between our Chief Building Official and expansion of his business in a neighboring space. That has already been addressed. He is correct. He has addressed that at our request. The U-Haul business started approximately last Fall. And our Compliance Officer, based on complaints that were received, wrote a violation for the Special Exception Use Permit. And that is what brings us here this evening.

Chairman Rettke: What was the nature of the complaint?

Mr. Snowden: the nature of the complaint was, operation of a auto sales business without a Special Exception Use Permit or zoning certificate for he auto sales use. The retail sales was approved. The auto sales use was not approved. Mr. Rahim worked with our compliance officers, worked with me, and made the application, to be here this evening, and secure the required permit.

Mr. Alyassary: In the beginning I don't have any idea about this until the officer came to me and he told me about that. I thought that U-Haul take responsibility for that. And, after the officer told me that in the first point I had this application, and I start all the works.

Mr. Snowden: Despite some challenges, communication being one of them, Mr. Rahim has worked with us to get into compliance.

Mr. Rettke: Is Mr. Rahim acceptable to the location where we are telling him he has to store the vehicles, and the quantity of vehicles?

Mr. Alyassary: The total quantity is four, but if there is a truck that came at night, can I keep it until morning? So, when I will open, I can send it out.

Mr. Snowden: It would be best that whatever the number is he is approved for, if any, he is bound by that number. So, what that means is that if our Compliance Officers see it, or see a complaint, they will write a violation. If that means he needs to request five trucks, he should do that. If that means he needs to request six, he should request six. Whatever that number is, he will be bound by that number.

Mr. Enfinger: In addition to the trailers, or any other vehicles as well?

Mr. Snowden: Mr. Enfinger, the trailers will be included in that count. The Board could also make a separate requirement saying trailers two, trucks four, or whatever. But, whatever is included, is included in that number.

Mr. Enfinger: Mr. Rahim, you say that you have had the store for three years, did you open the store? Have you been the only owner? Mr. Snowden, correct me if I am wrong, but has there not been multiple violations sited for this location for window covering multiple times? My understanding is, that is the case. And, if so, what makes us believe he will comply now?

Mr. Snowden: Mr. Enfinger, you are correct. We have written several violations of the Zoning Code on this property. I have worked for banners, signage, etc... And, I have worked to explain sign regulations to Mr. Rahim. As far as I know, there are not any open violations at this time. And, as far as I know, after I took the time to educate Mr. Rahim on the sign code, we have not received any additional complaints. But, the direct answer to your question is yes.

Mr. Rettke: So understanding, back to the location, your goal is to have four, on your property, for lease?

Mr. Alyassary: Yes.

Mr. Rettke: The nature of U-Haul, you could receive one or two without your knowledge, with one night transfer. Personally, I would hate to see you get in trouble for somebody dropping off that you didn't anticipate. I think it would be best, if we would request we alter that to five or six. That gives you a little leeway.

Mr. Snowden: Ultimately, this is the Board's decision. It would be nice to be able to say, he has four regularly, and up to six for some amount of time. However, from an enforcement standpoint, for our Compliance Officers and myself, that becomes very difficult. So, I do not want to create an enforcement problem.

Mr. Rettke: But as business model, if he says I am going to have four, and five shows up, he has a cushion. *(Inaudible)*

Mr. Snowden: I wish I had a better location to recommend, other than directly in front of the building, but I don't. That is the reality.

Mr. Rettke: Can you describe for us the four you are going to try to stock at all times?

Mr. Rettke: Is your goal one trailer and two vans, and one box truck?

Mr. Alyassary: Mr. Eric work with me. I do not like to have problems. Therefore, I state that if there will be a fifth car come in on the same side, I do not like the problems, and there is a box that will be outside the U-Haul put it. At night, they will come in to put a key inside. So, in the morning, I get the key and I check the mileage of the car. This is my question

about the five car.

Mr. Snowden: So, Mr. Chairman, if the business model is four, and the Board is comfortable with the location, I would recommend that we approve five to give us some flexibility with enforcement.

Mr. Enfinger: Personally, I think five would be better to ask for. As a business owner, I would do five for a better cushion. And, they have to be in that location, as Mr. Snowden stated.

Mr. Snowden: Mr. Rahim, if you draw a line from this point of your building, that you can see on the screen, to here, they can not be any further to the north, than this line. They must be in this area here, 25 feet from the sidewalk, and no further north than this line, which is even with the side of the building.

Mr. Enfinger: So, basically this is limiting him from parking all of his vehicles in front, and there is a drive thru?

Mr. Snowden: Car wash.

Mr. Enfinger: Oh, it is the car wash.

Mr. Snowden: The car wash's stacking space, stacks into this travel lane, per the permit that was approved.

Mr. Enfinger: I could totally see that there will be a traffic problem here.

Mr. Snowden: The hand-drawn site plan that was provided by the applicant, is accurate, based on the number of spaces there. And, I think, Mr. Enfinger, if you look here, this will give you a better idea. That is the entrance to the car wash.

Pastor Linder: Would there be any precedent for these spaces that are designated for these particular vehicles to be marked. So, even people bringing them in after hours would know that is where his vehicles get placed. And then we would move over to the second or third row and say that is where he has to designate parking for his vehicles.

Mr. Snowden: Pastor Linder, to answer your question, it would be possible for those spaces to be marked if necessary. It would also be possible for the Board to designate which spaces they are based on the site plan that was provided. Whether or not those spaces are marked is immaterial from the standpoint of staff and enforcement. For example, if these first four spaces were where the vehicles were to be located, if there were vehicles that were not located there, that would be a violation, if the Board were to designate such space.

Pastor Linder: So It actually makes it more of a burden on the business.

Mr. Snowden: Pastor Linder, my experience with this has been that the applicants, or

tenants, have to manage these, because folks, generally speaking, don't abide by, it will be late at night, and they are going to put it where they want in this gigantic, relatively speaking, large parking lot.

Chairman Rettke: Any other questions, concerns, or comments?

Mr. Snowden: Gentlemen, I have nothing else to present. I appreciate your attention and cooperation with this unique case. I would just ask that whatever member is making the motion, be very careful with how you are wording it and the conditions. Because these conditions are things that the Compliance Officers and myself are going to have to enforce. If we need to pause, or write them down, or whatever.

Chairman Enfinger: I move that we approve Application #172745 with the following conditions: That the applicant be restricted from storing the vehicles further to the north than the road, or parking directly in front of his tenant space. And, that the applicant be restricted to no more than five vehicles on site at any one time.

(Vote)

Mr. Snowden: This Special Exception Use Permit has been approved. I will provide to Mr. Rahim, a written statement of what happened here this evening, and explain the next steps which include approval by City Council, and a zoning permit, which I approve, based on what the Board said. If you have any other questions, it would be best to stop in and that office and find me. Ok? Thank you Gentlemen.

RESULT:	REFERRED TO COUNCIL [3 TO 1]	Next: 3/21/2016 7:30 PM
AYES:	Rettke, Linder, Donovan	
NAYS:	Enfinger	

3. 0 Refugee Rd. SW; Application #172748; Applicant: Drew McClain; Major Site Plan Review for the Inn at Summit Trail

Mr. Snowden: Thank you Mr. Chairman. 0 Refugee Road - SRJ Properties of Ohio LLC - Major Site Plan Review. Application: #172748 - Major Site Plan Review. The property is located on south side of Refugee Road between Summit Road and Old Summit Road. Existing Zoning: UN - Un-zoned (AR-3 Multi-family Residential District). The request is for the Board to review and approve a major site plan for a parcel in the AR-3 - Multi-family Residential District to permit construction of a new residential care facility. Current Use, as you can see from the area, is vacant Land. The applicant is Drew McClain. The applicant is requesting that the Commission review and approve a zoning district amendment that changes the zoning district of the subject parcel to AR-3 - Multi-family Residential District to allow construction of a residential care facility. The parcel does not currently have a zoning district designation. The site consists of a 11.22 acre tract located at the southeast corner of Refugee Road and Summit Road which contains no structures and is currently used for agricultural purposes. The site is triangular in shape and is bounded along the east side by Old Summit Road and along the west side by Summit Road. To the north, the property abuts Refugee Road single family homes located in the City of Pataskala. The applicant has previously secured approval of a zoning district amendment which will take effect next month. The amendment will officially take affect thirty days from yesterday, when it was signed by the Mayor. The applicant proposes to construct an original building, and is requesting that the Board approve a proposed "Phase II" site pad, and I will let Roger explain the ins and out of that particular unique phase. The Board can approve the site plan on condition that Staff review the architecture, and issue zoning certificate for that phase. Essentially the bottom line is, although the applicant is only going to be constructing the main phase of the building, if the Board is comfortable, the Board can essentially approve the entire site. Required parking lot characteristics, as you can see, they are being met. The applicant has provided a conceptual building rendering showing a one story building with nearly 100% coverage of natural material on the exterior. The proposed structure exceeds the requirements for natural materials required by the Zoning Code for all projects in multi-family and commercial districts. Staff does not feel that the building architecture is at variance with the adjacent single family dwellings or nearby school campus, and it exceeds the materials requirements in any multi-family, or commercial district, within the City. The applicant provided a preliminary traffic study which indicated that the number of new trips generated by the proposed development would not warrant additional infrastructure improvements at the cost of the applicant. The applicant's site plan for typical aisle and parking spaces meet the minimum zoning regulations. The applicant has provided a landscape plan that appears to satisfy the minimum requirements of the Zoning Code. All parking areas and service areas are screened, and the applicant has provided the required street trees and additional plantings. The applicant provided a detailed landscape plan showing their front entrance and interior courtyard planting. The landscaping as proposed exceeds the requirements for landscaping in any multi-family or commercial district. If I had

Minutes Acceptance: Minutes of Feb 18, 2016 6:30 PM (APPROVAL OF MINUTES)

to summarize landscaping, I would say that this applicant has gone above what we usually like to see in Institutional type buildings in the City. The applicant has shown the general location of utilities and will need to have a plot-grade-utility plan approved by the City Engineer prior to issuance of a zoning certificate. The proposed site plan modifies a stormwater retention area along the north side of the property that also collects stormwater from a portion of the public right-of-way. The applicant is working with the City Engineer to modify a required easement. The applicant has provided a detailed lighting plan, including cut sheets on the individual fixture types for review. The applicant is proposing attractive front accent lighting that is consistent with the building architecture and colors. The applicant is proposing 14' light poles around the parking area and is lighting all pedestrian areas and courtyards with LED bollard style lights. The distance between the nearest light and the single family dwellings to the north is approximately 100ft. The proposed lighting for the entrance signage and flagpole is shielded and not directed toward the public street. The lighting material is a dark bronze color. The light poles are no higher than 14 ft., including the proposed fixture. Overall, this is one of the most detailed lighting plans we have had. The Board should determine if the applicant has met all the criteria for major site plan review and approval as outlined in Section 1143.03(c) of the Zoning Code, and if the site plan as proposed will have a negative impact on the public health, safety, morals, comfort and general welfare. Staff finds the proposed site plan in compliance with those standards and recommends approval of the site plan on the following conditions: 1. That the required zoning district amendment take effect as scheduled. That is a technicality of the zoning, theoretically speaking. 2. That the applicant present staff an architectural plan for the proposed second phase that is consistent with the scale and materials used in the original phase. In this case, the Board is going to be basically approving the site plan for that second phase, and given that Staff does not normally review architecture, I am going to request that the Board request that Staff review that architecture, so the applicant does not need to get a new Major Site Plan to build a building that is consistent with what they have already shown. It is a little bit of a unique situation, but I feel with our meeting tonight, and the rezoning, that there has been plenty of public review and input into this, and that there is no reason that Staff can not approve that architecture when it comes in, to be consistent with the building, as it was constructed. Until that time, the site pad shall be maintained as grass or landscape. With that, I will turn things back over to our Chairman. I will be happy to answer any questions, and thank you very much.

Chairman Rettke: May we have your name and address for the record please?

Mr. McClain: My name is Roger McClain, 29 W. Locust St., Newark, OH

Chairman Rettke: Any questions or concerns? Any discussions?

Mr. Donovan: When are you planning on doing this future addition? Is there a timeline to that?

Mr. McClain: Yes, approximately a year and a half to two and a half years after we have opened for the first phase, we typically put the second phase, the final phase, on. So it will be about a year and a half to two years after we have opened for business for our first phase,

and we would like to see how it has filled out. We would like to see what the market says for the levels of care that we offer. That allows us to be very specific with how we design that second, and final, phase.

Mr. Donovan: Are you going to offer any kind of community outreach program there for local residents to come there and make use of the facility. Wesley Ridge is going to in the exercise facility, allow people, other than residents, to go there. Are you planning on doing anything like that?

Mr. McClain: What we like to have, is any church affiliated associations, Kiwanis clubs, chamber clubs, we do not have a large assembly room for more than 20-25 people coming in. What we are very careful of, even small kids come in and do programs for the older folks. That is our business. We like that. But, what we are very careful of, as far as exercise classes and such, with older folks, as far as sicknesses, illnesses, flus, colds, and that is their primary residence, not to make them feel like the public is taking over their space, so to speak. If it fits very well, and it is a very good cause, we sure recommend this. Local church groups, Kiwanis, Chambers, some community condo associations, are in there at times, and we very much like that. And the residents like that.

Mr. Snowden: Roger, based on the site business, Mr. McClain has a variety of these around the State of Ohio. Dan and I, along with Mayor McCloud, had the opportunity to visit their location in Canal Winchester, which is basically the same prototype building. So, we almost feel we have seen the thing already built, because we have been to another one nearby. He does have a small chapel which can be used for assembly, for small groups of 25. And I think Mr. McClain, based on what you told me, I think that many of the folks that are living in your facility are also members of these groups and so forth.

Mr. McClain: Yes, that is what makes our business work, that is their lives, and we want it to continue on, it is just that they can not get out any longer. This is what makes it work.

Mr. Donovan: How many residents do you plan on having in this facility?

Mr. McClain: In the first phase, our main phase, 75-77 rooms, and our licensing will allow us to have slightly more than that. That is the amount of rooms we have. Up in the northeast, there seems to be a lot of couples and wives that move in their caretaker, and so on an average building it would not be uncommon to have in a 75 room facility, to have 80 residents. Our final phase is very important to us. Obviously, from a financial center, because everything is in place, staff is set, and it is just a matter of setting it down. It takes about six months from the time we start our final phase, through completion.

Chairman Rettke: About how many employees are you going to have?

Mr. McClain: It varies depending on the needs of the residents there. At a minimum of forty, to as many, three or four years down the road, to 70 or 80.

Chairman Rettke: I can personally say I went over the plans with a fine tooth comb and I

could hardly find anything to talk about, so whoever did it, did a bang up job. Usually our landscaping has some issues.

Mr. Snowden: I have to remain as objective as possible, but given the characteristics of the development, this group, for the most part, has exceeded what we like to see. And, that is a good thing. I will just leave it there. In terms of landscaping, in terms of building, it is above what we normally see. It is above what we normally request. So, I am pretty happy with that aspect.

Chairman Rettke: Over the years, I have built a cheat sheet, and I could not find much.

Mr. McClain: Thank you. We take great pride in the appearance of our buildings, from our landscaping, from how we mow our grass, to Christmas lighting, etc... This is what makes it successful, we take care of it like a fine residence. It is a happy place. It takes a lot of work. Probably our bigger concern, when we go into the community, how are other people taking care of their properties around us. Sometimes that is an issue with us, because we take great pride in that. It is contagious. We have found that we take care of a nice piece of property, and other people want to come around and be part of it, so next thing you know, the community is taking better care of their properties.

Pastor Linder: I am just curious how the setting near the school compares to some of your other locations. Is that new for you, or have you done that before?

Mr. McClain: We like schools. A lot of preschools, a lot of day care centers. Not a ton of high school campuses. I have sat there 2 or three times watching kids come and go, and watching your Police Department monitor that. That is a big concern of ours. It can be a wonderful thing. These older folks like to intertwine with the reading programs. Churches are a big thing with us. A lot of these folks still need their spiritual guidance and ministers come in. You need to keep in mind, in today's world, folks are coming in a lot older and finances are a little strained, compared to ten years ago. So, our folks coming in, average age is in the mid eighties, and they are pretty much need based. They are not really coming in because it is just a beautiful place to live, a few of them are. But they are pretty much coming in because they need to be there. And, because of that, they don't get out a whole lot. So, either our van will take them to their church, or wherever it may be. But, a lot of times their minister will come and have services throughout the week at our location.

Mr. Snowden: Mr. McClain, I am sure that Pastor Linder would love to come and preach at your church, because he has so much extra time.

Chairman Rettke: Like I said, I have been through it and it is naked ground that is sitting out there.

Mr. Snowden: Let me make two other comments. One is, we normally do not talk about this, but given it is senior care, I will state it, the West-Licking and City of Reynoldsburg Police, and West-Licking Fire were involved in preliminary meetings when this was being sited, and they have not expressed any concerns to me. They have tried to start building

relationships to make sure that our community is safe. Given this location at Summit and Refugee, it is possible, given that you have a single family on the north side there, you could someday have a small retail development looking to go into this type of location, and I think there would be more resistance from some of the neighbors to that sort of thing versus this which we have heard no push back on. It is a good complimentary institutional style use to the high school campus. And it kinda builds a nice transect between this relatively intense school use, a slightly less intense semi-multi family use, not as apartments, but as this development. It builds a nice flow in this corridor.

Chairman Rettke: I really like the area inside the courtyard. I would like to move that we accept Application 172748 with the following conditions: that the required zoning district take affect as scheduled, and that the applicant present staff and architectural plans for the second phase that is consistent with the scale and materials used in the original phase, until that time, shall be maintained as grass.

(Vote)

Mr. Snowden: Mr. McClain, you will be getting a zoning a certificate. You will be submitting a plot grade utility, that will keep your engineer and architects busy. And, you will be submitting your building plans fro approval. One that is all done, we will schedule a pre-construction meeting. All of that information will go out in a letter which I will be drafting. If you have any other questions, you know how to get a-hold of us.

Mr. McClain: Thank you Gentlemen. We will make you proud with what we do here. Than you for your confidence.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Anthony Rettke, Chairman
SECONDER:	Aaron Enfinger
AYES:	Rettke, Linder, Donovan, Enfinger

4. 8173 E. Broad St.; Application #172834; Applicant: DNReynoldsburg, LLC; Major Site Plan Review

Mr. Snowden: thank you Mr. Chairman and Members of the Board. This is 8173 or 8097 East Broad Street - Shoppes at East Broad, Phase II - Major Site Plan Review - Phase II. Application: #72834 - Major Site Plan Review. The property is located on the south side of E Broad Street, east of Waggoner Road. Existing Zoning: CS - Community Services/Limited Overlay. The request is for review of a major site plan for a new retail shopping center, it is actually a revision. Current Use: Retail Sales. Applicant: DN Reynoldsburg LLC. The applicant is requesting a major site plan review for a proposed commercial shopping center located in CS Community Service District. Phase I of the project was approved by the Board in March, 2015. The applicant is proposing to modify that original site plan to create additional building sites for a second phase. The site consists of an existing 120,000sf commercial building, let me be clear, the building is still under construction, with related parking improvements and neighboring out lots. Neighboring uses

include commercial business along the north side of E. Broad Street in the City of Columbus. The site was last rezoned in 2006, and in conjunction with that process, a limited overlay was placed over the site. The overlay text is on file in the Zoning Division office. The applicant was previously approved for a major site plan in March of 2015, and is now proposing to revise that site plan to add additional in-line tenant spaces. The applicant is proposing to increase the total building area on the 24.94ac site to 200,550sf, which is an increase to 78,650sf from their Phase I. This is a pretty big investment to an already large commercial development. To add on to the administrative section, some of the Members probably remember that there was a hotel proposed for this site, at one point, which received some preliminary approvals. And, for various reasons, that project never came to fruition, and the applicant is coming back to extend the retail portion into that former site. The applicant is proposing 200,550sf of retail space. The limited overlay requires that the applicant provide 1 parking space for every 250 sf of retail space. This would require the applicant to have 802 parking spaces on site. The applicant has provided for 928 spaces, so Staff is comfortable that there is adequate parking. The overlay has different requirements for different types of uses, so the applicant could return to the Board to approve a new parking plan if the tenant mix were to change again. Pedestrian Connectivity. At the request to Staff, the applicant has connected a previously constructed sidewalk along the south side of the main entrance drive from Waggoner Road to the front pedestrian area of the development. Landscaping/Buffering, for whatever reason, by my own error, I had a copy of the plan that did not have the landscape and lighting attached, so when I wrote the report, I wrote as if the applicant had not provided those items. This was my mistake. I have those items on file and I reviewed them. They are consistent with what the applicant provided to us in phase one. They are meeting the minimum requirements of the code for both the landscape plan and the lighting. So, I really don't have any outstanding concerns. My concern in this case was going to be that whatever they proposed was going to be consistent, but what they are showing is consistent with what was already approved. When the applicant made this application, they were attempting to get the building sites approved, in order to meet some contractual obligations with some proposed tenants. Since then, the applicant has applied for the upcoming March Design Review Board meeting, with the architectural for this site, to complete the process. This application was not amended to include the architectural, because those just came in last week. In fact, the deadline was the same day this packet went out to the Board. In this case, I am going to request that the Board approve this without the architectural, with the understanding that it is a unique circumstance. I don't want to create a situation where future applicants think that just because, I can get my site approved and I don't have to have BZBA, or Planning Commission see my building, and I can go straight to DRB with my building. It is not to circumvent the process. But, the thing that made this unique was the fact that the building was already under construction, and the fact that the architectural character has already been established. No matter what, whether it is this Board, DRB, or Staff, we are going to make them consistent with what is already being built there. The Board should determine if the applicant has met all the criteria for major site plan review and approval as outlined in Section 1143.03(c) of the Zoning Code, and if the site plan as proposed will have a negative impact on the public health, safety, morals, comfort and general welfare. Staff finds the proposed site plan in compliance with those standards and recommends approval of the site plan on the following condition: 1. That the applicant submit an architectural, lighting, and landscape plan for review and approval by the Design

Review Board and Staff to confirm compliance. With that, I will turn it back over to our Chairman, and I will be happy to answer any questions.

Chairman Rettke: Any questions concerns or comments.

Mr. Donovan: Are there any restaurants or food establishments in the additions you are making?

Mr. Giltz: Greg Giltz, 4835 Muskingham Ave. Canton, Ohio 44718. Mr. Donovan, currently no restaurants, talking to a few restaurants. But with the current plan proposed, there are no restaurants.

Mr. Donovan: Do you have a tenant for this big building?

Mr. Giltz: We do. It is Hobby Lobby.

Chairman Rettke: Phase 1 is 80 % complete?

Mr. Giltz: It is one of those things you like to see, Phase 1 totally complete and prospects for Phase 2. That is the fortunate situation where we are right now. The hotel was going through the motion and it fell apart on their side and we had to some other things. We had to vacate, and get things put together. Phase 1 is going to be harmonious with Phase 2, architecturally, landscaping, lighting, as Mr. Snowden indicated.

Mr. Snowden: That is why I am comfortable with doing it this way. But, I don't want anybody to get the idea that all of a sudden I do not have to show my architecturals on a major site plan in the future. Whenever you are changing from your normal procedure, I just want to be totally clear on why I base that decision.

Mr. Donovan: You said that the hotel was already starting to build?

Mr. Glitz: They never broke ground. They never purchased the ground. They had it under contract from us. They terminated the contract. Since then, we have talked to other great prospects for the Shoppes at East Broad and it is finally coming together. It comes together in waves. For a period of time there was nothing and we think, wow, is this it, and then the phone starts ringing and we get a lot of meetings put together. It is a transformation of how the project has morphed over the last ten years.

Chairman Rettke: How many of the lots do you have out front?

Mr. Glitz: We do not have any. I think there are two lots available.

Chairman Rettke: It looks like you put some emphasis on water retention and water drainage.

Mr. Snowden: Mr. Rettke, you can see on the site plan, that there is like a tree preservation

area. The reason that is there is because originally, in the middle of this, there was some sort of wetland. Mr. Giltz, was that before your company was involved with that. Was that the previous owner?

Mr. Giltz: That was the previous owner. Are you talking about the trees along Waggoner?

Mr. Snowden: Yeah, but my understanding, when we met with the people from the various environmental agencies, that was done to compensate for this being kind of a wet site in general. So, that is probably why you are seeing a pretty heavy pond and some beefy stormwater infrastructure.

Chairman Rettke: I think you have done your due diligence to alleviate the water issues. I am not an engineer, I am a surveyor. I do not know all the ins and outs. That was one of my bigger concerns when we started developing all of this, you turn a lot of natural ground into, a lot of runoff, you have a pretty substantial ecosystem in that creek coming through there.

Mr. Snowden: Mr. Rettke, I would just throw this out to Mr. Quick, the engineer, to see if he has anything to add on this. Mr. Quick is the applicant's engineer, I have worked with him extensively.

Mr. Quick: Chris Quick, 7940 Gladshire Blvd. Lewis Center, Ohio 43035. I am with Manic Smith, the engineers on this, and actually, before our company got involved with this, the pond was designed with a different plan. What we have done, we have actually added green spaces.

Chairman Rettke: Any other questions, concerns, comments?

Mr. Snowden: Gentlemen, let me remind you of something and let you know what the follow-up was. You probably remember that the applicant did provide a north/south sidewalk, and that there was a connection that was missed on Burger King's portion of the property. Burger King did a minor site plan in order to add an additional drive thru lane to their site, and in part of that process, I required them to add that additional sidewalk. Burger King subsequently backed out of adding the additional lane, so that unfortunately still has not been made, and we cannot require this applicant to build something on land that they simply don't own. But, I can tell you that I have made a note in the file, and as long as I am around, I am going to continue to try to work with Burger King. In fact, as this comes to fruition, and the remainder of that parking lot gets constructed, I may try to contact Burger King's management, or regional management, to try to address that issue. Dan reminded me of that issue and I wanted to give the Board an update. It was on their original site plan for Burger King said that they were going to build a sidewalk, and for whatever reason, they did not do it. I tried once, and we will work with them in the future, make contact with them and try to make that connection.

Mr. Enfinger: Couldn't you site them?

Mr. Snowden: Theoretically, I could, yes. It was part of the site plan. I could amend the site

plan. That would definitely be an option.

Mr. Enfinger: We are holding Dollar General to the fire on theirs.

Mr. Snowden: I will take that under advisement and we will work with them, definitely. I would be fine to go that route.

Chairman Rettke: Any other uniqueness about this center you want to tell us about?

Mr. Glitz: The good thing about Phase 2 coming, it is much quicker at one time. *(Inaudible)*

Mr. Donovan: The service road at the top of Waggoner, that is an entrance only, is there any plan to try to get that traffic pattern changed?

Mr. Glitz: We have been over this many times and there are a multitude of issues. There is a bridge involved, a creek involved. There is a separation lane involved.

Mr. Snowden: There is stacking space with this intersection. This is a state highway so there are certain ramifications. It is controlled by the City of Columbus. My understanding going back that pretty much everybody, including our own City Engineer, EMH&T, and internal people from the street department, service department, I have tried to find a way to make it work for these guys for a number of years. There is just no way. It is unfortunate, but it is how it ended up working. I wish I could go back and review the site designs.

Mr. Donovan: *(Inaudible)*

Mr. Enfinger: Are the stores that are going in there, are they opening new stores, or are they locating existing ones? Do you happen to know that? For example, Hobby Lobby, and Tj Maxx, are they transplants.

Mr. Glitz: Both of those stores are saying they are going to wait and see. Interestingly, Taylor Square *(Inaudible)*

Mr. Enfinger: The only reason I asked that is because its just a continuation of the decline of Brice Rd., across 70, and that is one problematic area for Reynoldsburg. It seemed to have crept across the highway and we struggle with that area. I realize it has nothing to do with you, I was just curious.

Mr. Snowden: It is a great general question to be asking to keep the Board updated. And, Dan and I have worked extensively, and have relationships with the folks at the City of Columbus, and they did an economic development study last year, and they have an ongoing planning effort for that entire corridor, which I am sure we are going to be part of. The good news is, we have had some positive momentum there as far as a couple of new anchor tenants. Dan and I just met yesterday with guys that are looking to purchase property down there, that come very well capitalized from the west coast and they seem to know what they are doing. It is certainly an issue, but I think in this case we have to look at the

characteristics of this site. Is there any other logical use for this site other than commercial retail? Not really. That is the balance that we have, and I just hope that the time Dan and I are here, we can bring some new uses to that area and continue the relationships that we have.

Chairman Rettke: I did not mean to cause the diversion. One of the things that I did not find, and forgive me if it is there and staring me in the face, the signage (*inaudible*) These two new units are going to be somewhat secluded. (*Inaudible*)

Mr. Snowden: Let me interject, there was a comprehensive sign plan done for this entire site, when it was originally developed in 2007. Essentially it is still in effect because the signs are still located in the same location. Now, the applicant can divide up the individual locations as they see fit to the tenant. But, the signage area and location is fixed by that sign plan. I will have at least two or three sign contractors on for next month from your tenants, contacting me to be on Design Review. So, we will have several next month, where they are getting approved for a wall sign, they are getting approved for a panel on these existing signs. No one is requesting new signage, or anything like that, at this time. And, they really wouldn't be because there are already monument ground signs on the site. When Hobby Lobby comes, based on the design rendering that I have seen, they will be requesting multiple signs, so I would expect them to be doing a comprehensive sign plan, with the Board, to get the signs approved, and DRB to approve the details of it. I am sure you will be seeing some additional signage for the buildings. I have to refer to the applicant here, but I can not imagine we will be seeing any additional ground signage. That seems to be basically fixed at this point.

Mr. Donovan: Are you planning on putting any direction signs out of there, at that access road there so people will no whether to turn left or right out of there.

Mr. Glitz: I think there is some there now. If we need to add more, we will work with the City of Reynoldsburg.

Mr. Donovan: I am trying to help your customers out over there.

Mr. Snowden: I looks like we have got a one way, and a one way sign there. Up at the top there are some "Do Not Enter" signs. Sometimes when you are dealing with something like this, it takes people a while to get use to it.

Mr. Donovan: (*Inaudible*)

Mr. Snowden: To address this in general, it will take people a while, as you have stated, and some people have learned. What we sill do is work with the applicant. If we are getting any complaints, if we have the Police being contacted, and they are calling Dan and me saying, "What is going on with this? We are having all kinds of problems." We can do a post mortem and see if there is anything that needs to be done with additional signage at this point, and we will contact the applicant.

Mr. Glitz: We are here to tell you we will address any problems that come along. If we need to add additional signage, we definitely will do that.

Chairman Rettke: I will move that we approve Application #172834 with the condition that the applicant submit an architectural lighting and landscape plan for review and approval by the Design Review Board, and staff to confirm compliance.

(Vote)

Mr Snowden: You have been in front of us enough to know that I do not need to read these you. You have already submitted several of your requirements, and we will be in contact.. I will provide the written notice. I know your plot grade utility is under review at the moment. Are your building plans in already? This would be a good time to move forward with your building plans as well.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Anthony Rettke, Chairman
SECONDER:	Aaron Enfinger
AYES:	Rettke, Linder, Donovan, Enfinger

E. OTHER BUSINESS

Mr. Snowden: There are two young men wearing purple jackets in the audience that are here for a school project and we obviously want them to get an "A" on their project. They would like to take a picture with the Board. We will take a picture with them if that is ok.

Chairman Rettke: Come on up and state your name. That way we will have it on record that you are here.

(Two Students from Reynoldsburg High School gave their names and addresses for the record, and spoke about their project/assignment.)

F. ADJOURNMENT

Chairman



Planning Administrator

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

Application #: 172905
Permit #:
Date Submitted: 2/16/16
Fee Amount: \$350.00
☒ Paid: 1154

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

I. PROPERTY INFORMATION

Property Address:
1909 BALTIMORE-REYNOLDSBURG RD.

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
KENT C. Mc BRIDE TR
Contact Email: Contact Phone Number:

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name: MI FONDA CRISTO REY Contact Name: KARINA SOLIS
Contact Phone Number: 614-371-1216 Contact Email:
Description of Use:
CARRY-OUT RETAIL FOOD ESTABLISHMENT (FOOD PREPARED ON SITE)

IV. APPLICANT INFORMATION

Applicant Name: JEANNE CABRAL, ARCHITECT Applicant Address: COLS, OH 43209
Applicant Phone Number: 614-239-9484 Applicant Email: jeannecabral@aol.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer

PROJECT INFORMATION

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

☒ Special Exception Use (\$350): CARRY-OUT RETAIL FOOD ESTABLISHMENT
☐ Major Site Plan Review (\$500):
☐ 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: Jeanne M. Cabral Date: 2/12/16

Additional Notes:

****OFFICE USE ONLY****

Zoning Information
Zoning District: CC
☐ Historic District
☒ CC Overlay

Other Board Approval
☐ DRB

BZBA Meeting Date: <u>3/13/16</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	City Council Meeting Date: ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied
Planner Initials: _____ Date: _____	
Clerk of Council Initials: _____ Date: _____	

Attachment: Application #172905 (1343 : 1909 Baltimore-Reynoldsburg Rd.; Application #172905; Applicant: Jeanne Cabral)

JEANNE CABRAL, ARCHITECT
 2939 Bexley Park Road
 Columbus, OH 43209-2236
 614-239-9484
 614-754-5113 Fax
jeannecabral@aol.com

SPECIAL EXCEPTION APPLICATION FOR
1909 BALTIMORE-REYNOLDSBURG RD.
MI FONDA CRISTO REY TAQUERIA
2-16-16

1. The previous use of the same space was a pizza prep and carry-out retail food establishment. The new tenant is a Mexican food prep and carryout retail food establishment without inside dining. Prepackaged snacks and soft drinks, coffees and teas will be sold. No liquor will be sold or served. Therefore, no change of use.
2. Cooking will be done on site. Customers will come in to pick up prepared food for carryout. Hours of operation are M-Th: 11:00 AM to 9:00 PM. Fri and Sat 11:00 AM to 11:00 PM. Sunday 11:00 AM to 8:00 PM. Number of employees will be a shift load of 3. No delivery service anticipated at this time but, if needed, could be implemented. If so, deliveries would go out the back door to not interfere with the parking in the front. The previous pizza place did do deliveries.
3. See attached site plan. No changes to exterior other than new sign.
4. This use is very compatible with adjacent spaces and adjacent lots as it is not a change of use from previous tenant and should be no greater an impact.
5. 1145.09
 - a. The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts; THIS IS A COMMERCIAL AREA WITH OTHER FOOD ESTABLISHMENTS AND THIS FOOD BUSINESS WILL NOT CHANGE THE ESSENTIAL CHARACTER OF THE DISTRICT
 - b. The proposed use shall not adversely affect the use of adjacent property; THIS IS NOT A CHANGE OF USE AND ADJACENT PROPERTIES WILL NOT BE AFFECTED.
 - c. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood; THIS IS A CARRY-OUT FOOD ESTABLISHMENT WITHOUT LIQUOR.
 - d. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools; THIS BUSINESS IS ADEQUATELY SERVED BY PUBLIC CONCERNS
 - e. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district; THIS BUSINESS IS THE SAME AS THE PREVIOUS TENANT AND WOULD NOT INCREASE TRAFFIC IN THE AREA
 - f. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other

- plans and ordinances of the City; THIS BUSINESS IS COMPATIBLE WITH AND COMMON TO THE LAND USE PLAN AS WELL AS THE ZONING CODE
- g. The proposed use complies with the applicable specific provisions and standards of this Code; THIS BUSINESS COMPLIES WITH THE ZONING CODE.
 - h. The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located: THE PROPOSED USE IS DEFINED AS A FOOD ESTABLISHMENT WHICH IS A SPECIAL EXCEPTION.



Google earth

feet
meters

200

80



EXISTING PARKING SPACES - 102
19,032 SQ. FT. TOTAL
1,148 SQ. FT. FOR SPACE C

060-004109
1909 BALTIMORE-REYNOLDSBURG RD.
REYNOLDSBURG, OH 43068



City of Reynoldsburg
Board of Zoning and Building Appeals
STAFF REPORT
March 17, 2016

New Business

1) 1909 Baltimore-Reynoldsburg Road – Mi Fonda Cristo Rey – Special Exception Use Permit

Application: #172905 – Special Exception Use Permit

Location: Property is located on the west side of Baltimore-Reynoldsburg Road just south of Livingston Avenue.

Existing Zoning: CC – Community Commerce District

Request: Request for the Board to review and approve a special exception use permit for a new eating or drinking establishment use in the CC – Community Commerce District of the City.

Current Use: Vacant Space

Applicant: Jeanne Cabral

BACKGROUND INFORMATION

Proposal

The applicant is requesting the Board to review and approve a special exception use permit for a new eating or drinking establishment within an existing multi-tenant commercial building in the CC Community Commerce District of the City. The proposed eating and drinking establishment would be a take-out style restaurant with counter service and extremely limited seating.

Existing Site & Context

The site is located on the west side of Baltimore-Reynoldsburg Road (SR256), just south of the intersection with Livingston Avenue. The site contains an existing multi-tenant commercial building, associated parking and other improvements.

Adjacent uses include commercial businesses in the CC – Community Commerce District, including retail sales, professional activities/office and personal service uses. All adjacent properties that front Baltimore-Reynoldsburg Road are in the Community Commerce District and include an eating or drinking establishment with drive-thru service. To the south, the property abuts multi-family dwellings in the R-20 Townhouse District.

CONSIDERATIONS

1145.09 STANDARDS AND REQUIREMENTS FOR ALL SPECIAL EXCEPTIONS.

In review of a special exception application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

- (a) The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*
- (b) The proposed use shall not adversely affect the use of adjacent property;*
- (c) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*
- (d) The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;*
- (e) The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*
- (f) The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*
- (g) The proposed use complies with the applicable specific provisions and standards of this Code;*
- (h) The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.*

1145.06 CONDITIONS OF APPROVAL.

In approving a special exception, the Board may impose such conditions as it deems necessary to protect the public welfare, preserve the purpose and intent of this ordinance, to protect the character of the surrounding properties and neighborhood affected by the proposed use, and to mitigate the special impacts of the use. Such conditions may include, but shall not be limited to:

- (a) Locations, setbacks, and configurations of structures and of uses of interior and exterior space*
- (b) Screening comprised of landscaping, walls, fencing or other materials or construction;*
- (c) Access points and traffic management provisions, including those impacting vehicular and pedestrian access, and the locations and design of parking facilities;*

- (d) *Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;*
- (e) *Other features of construction, including but not limited to paving and parking, signs, and landscaping;*
- (f) *Hours and method of operation;*
- (g) *Maintenance of the site, structures, and landscaping;*
- (h) *Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water;*
- (i) *A time limit for operation of the use, if temporary operation is determined to be a typical characteristic of the proposed use or otherwise appropriate given unique circumstances of the proposed use.*

STAFF REVIEW

Use Classification

Staff has classified this use as an eating or drinking establishment because food is prepared and sold on site. This definition can include various types of restaurants from carry-out only establishments like this, to bar/restaurants that offer entertainment and have a very long guest length of stay. Although it meets the eating or drinking establishment definition, Staff's view is that the proposed carry-out restaurant is probably more similar in operation to a retail use, given that guest length of stay will be extremely short.

Parking

Given the length of stay of many establishments that meet the definition of eating or drinking establishments, Table 1179 of the Zoning Code requires one parking space for every 100SF of area within this use. This would require the applicant to provide 12 parking spaces. There are 102 parking spaces provided on site, and this would exceed the requirements of the Code if the entire site was utilized for retail. There are two other eating or drinking establishments on the site, so the site probably does not meet the parking requirements for new construction.

Staff has reviewed the remaining uses at the site, and does not feel that the addition of this use changes the parking load requirements of the site. Staff's view is that the proposed carry-out restaurant may even reduce traffic to the site because no delivery will be offered.

STAFF RECOMMENDATION

The Board should apply the standards for review of special exceptions contained in Section 1145.09 of the Zoning Code and determine if the proposed special exception complies with those standards. Staff finds the proposed special exception in compliance with those standards and recommends approval of the special exception use permit.

NEXT STEPS

Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows:

1. This application will be forwarded to City Council. The Clerk of Council will contact the applicant when the Council elects to hold additional hearings.
2. The applicant should submit for a zoning certificate. Staff will require two copies of a site plan showing the location of the proposed use within the existing shopping center.
3. Once a zoning certificate is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit plans for building occupancy and to complete the required inspections.

Per section 1145 of the Zoning Code, Staff will review this permit approval in 6 months to confirm compliance and report those findings to the Board. If the applicant has not complied with all conditions of their approval and completed all the required steps to open the business/use, the special exception use permit can be revoked by the Board.

2) 6545 E Livingston Ave — The Jones School - Special Exception Use Permit

Application: #172916 – Special Exception Use Permit

Location: Property is located on the south side of E Livingston Ave, west of Baldwin Rd.

Existing Zoning: CC – Community Commerce / CCO – Community Commercial Overlay

Request: Request for a special exception Use permit to operate a childcare center within the Community Commercial District

Current Use: Vacant

Applicant: Mark Jones, Sr.

BACKGROUND INFORMATION

Proposal

The request of the applicant is for a special exception use permit to operate a childcare center within the Community Commercial District. The hours of operation for the proposed childcare center shall be as follows:

- o Monday-Friday: 6am-6pm
- The children will be range in age between 6-weeks and 11 years old.
- The applicant will enlarge the existing play area located on the site.

Site Context

The entire site consists of a multi-tenant commercial building in the CC – Community Commerce District. The properties to the south and east are single-family and multi-family homes in the AR-2 district. Adjacent uses to the west consist of small office buildings in the CO district. The property directly to the north, across Livingston Ave is a church in the S-1 district of the city. Adjacent tenants include eating and drinking establishments, personal services, retail sales, an additional retail center and vacant space.

CONSIDERATIONS

1145.09 STANDARDS AND REQUIREMENTS FOR ALL SPECIAL EXCEPTIONS.

In review of a special exception application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

- (a) The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*
- (b) The proposed use shall not adversely affect the use of adjacent property;*
- (c) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

- (d) *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;*
- (e) *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*
- (f) *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*
- (g) *The proposed use complies with the applicable specific provisions and standards of this Code;*
- (h) *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.*

1145.06 CONDITIONS OF APPROVAL.

In approving a special exception, the Board may impose such conditions as it deems necessary to protect the public welfare, preserve the purpose and intent of this ordinance, to protect the character of the surrounding properties and neighborhood affected by the proposed use, and to mitigate the special impacts of the use. Such conditions may include, but shall not be limited to:

- (a) *Locations, setbacks, and configurations of structures and of uses of interior and exterior space*
- (b) *Screening comprised of landscaping, walls, fencing or other materials or construction;*
- (c) *Access points and traffic management provisions, including those impacting vehicular and pedestrian access, and the locations and design of parking facilities;*
- (d) *Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;*
- (e) *Other features of construction, including but not limited to paving and parking, signs, and landscaping;*
- (f) *Hours and method of operation;*
- (g) *Maintenance of the site, structures, and landscaping;*
- (h) *Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water;*
- (i) *A time limit for operation of the use, if temporary operation is determined to be a typical characteristic of the proposed use or otherwise appropriate given unique circumstances of the proposed use.*

STAFF REVIEW

Parking

Staff calculated over 200 parking spaces on site, not including the rear loading areas. Given the amount of vacancy in the center, staff is comfortable that there is ample parking on site.

Play Area

The applicant/property owner provided a plan that included permanent bollards installed to block the service drive from traffic. The plan is consistent with the plan proposed and implemented for the previous childcare center at the site.

STAFF RECOMMENDATION

The Board should apply the standards for review of special exceptions contained in Section 1145.09 of the Zoning Code and determine if the proposed special exception complies with those standards.

NEXT STEPS

Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows:

1. This application will be forwarded to City Council. The Clerk of Council will contact the applicant when the Council elects to hold additional hearings.
2. The applicant should submit for a zoning certificate. Staff will require two copies of a site plan showing the location of the proposed use within the existing shopping center.
3. Once a zoning certificate is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit plans for building occupancy and to complete the required inspections.

Per section 1145 of the Zoning Code, Staff will review this permit approval in 6 months to confirm compliance and report those findings to the Board. If the applicant has not complied with all conditions of their approval and completed all the required steps to open the business/use, the special exception use permit can be revoked by the Board.

3) 6546 E. Main Street – Dairy Queen – Comprehensive Sign Plan

Application: #172956 – Comprehensive Sign Plan

Location: Property is located on south side of E. Main Street between Beeler Drive and Crest Street.

Existing Zoning: CC – Community Commerce District / Community Commercial Overlay

Request: Request for approval of a comprehensive sign plan.

Current Use: Eating or Drinking Establishment w/ Drive-Thru

Applicant: Jim Dorenbusch/Juntion Architecture

BACKGROUND INFORMATION

Proposal

The applicant is requesting the Board review and approve a comprehensive sign plan for 3 new wall signs up to 125.8SF of sign area to be installed on an existing commercial building.

Existing Site & Context

The site is developed with an existing commercial building, related parking and offers drive-thru service. Neighboring uses include other commercial businesses in the CC or CS Districts. To the rear, the property abuts a semi-public use which the Board approved as a special exception. All adjacent properties are within the Community Commercial Overlay.

CONSIDERATIONS

1103.12 STANDARDS FOR DESIGN REVIEW.

(a) *The Design Review Board shall review an application for a certificate of appropriateness to determine if proposed new construction or alteration to an existing commercial or industrial structure promotes, preserves and enhances the overall architectural character and integrity of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be at variance with existing commercial or industrial structures within the Design Review District.*

(b) *In conducting this review the Board shall examine and consider the design elements of the proposed structure including but not limited to the following:*

- (1) *Building height.*
- (2) *Building massing or the relationship of the building width to its height and depth and its relationship to the viewer's and pedestrian's visual perspective.*
- (3) *Fenestration to include the size, shape and materials of individual window or door units and the overall harmonious relationship of window, door or other openings within the building façade.*
- (4) *Exterior detail and relationships which shall include all projecting and receding elements of the building exterior including but not limited to the horizontal or vertical expression and composition which is conveyed by these elements.*
- (5) *Roof shape which shall include form and material.*

(6) Exterior materials which shall include consideration of material compatibility among various elements of the structure, the texture and color of each material and the visual impact that the materials, when considered as a whole, will have upon the viewer's visual perspective.

(7) Landscape design and plant materials which shall include the site lighting and use of landscaping features such as plant material, mounding, fencing or other details to highlight architectural features or screen and soften undesirable views.

(8) Pedestrian environments which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective.

(9) Vehicle environment which shall include those provisions which enhance vehicle movement onto, within and off the site and which serve to separate vehicular and pedestrian movement.

(10) Signage and graphics to include building and site graphic displays.

STAFF REVIEW

Administrative

Section 1181.03(d) of the Zoning Code requires the Board to review a comprehensive sign plan for signage over 200SF in area and in other specific circumstances. This is in addition to review by the Design Review Board, and was probably the only sign review prior to the formation of the DRB in 1994. Most previous Planning Administrators have found that the intent of this section is to allow the Board to approve more signage than would normally allowed by Code, and therefore, to function like a "variance package". Staff will work to clarify this provision in a future Code revision.

Wall Sign

The applicant is proposing to install a total of 125.8SF of sign area. The proposed sign consists of internally illuminated channel logo style sign. The signage is internally consistent and is consistent with the colors of the proposed exterior modifications. The signs on the east and west facades do not exceed the area of signage that would be allowed if these were the main sign of a typical business. The proposed signage on the north facade exceeds the signage regulations of the Code by 30SF. The signage as proposed is significantly smaller than the current non-conforming wall sign.

Sign Style

The proposed signage is consistent with the provisions of the Community Commercial Overlay, exception that the application should clarify that the "Grill & Chill" sign is a channel letter sign and not a cabinet style sign.

STAFF RECOMMENDATION

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial corridor and that the request is reasonable. Staff's recommendation is it that the Board approve the application for comprehensive sign plan review as submitted.

NEXT STEPS

Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows:

1. The applicant should contact Staff to submit an application for a certificate of appropriateness from the Design Review Board for the signage and any other additional exterior modifications.
2. The applicant should then submit a zoning sign permit application for the proposed new signage and a zoning certificate application for any subsequently approved exterior modifications. Staff will require two copies of plans to confirm compliance with the approved certificate of appropriateness.
3. Once a zoning sign permit is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit building plans for the new sign, secure permits, and complete the required inspections for the signage, any subsequent exterior modifications and any other modifications to the building.

4) 1675 Truro Avenue – Blacklick Pointe – Major Site Plan

Application: #172987 – Major Site Plan

Location: Property is located on west side of Lancaster Avenue between John Street and Livingston Avenue

Existing Zoning: AR-1c – Multi-family Residential District

Request: Request for review of a major site plan for new multi-family buildings.

Current Use: Vacant land

Applicant: Redwood Acquisition c/o Glen Dugger

BACKGROUND INFORMATION

Proposal

The applicant is requesting the Board review and approve a major site plan for new multi-family residential buildings. The applicant is proposing a total of 89 units of multi-family housing arranged in 4, 8, 6, and 2 unit buildings on a 17.44AC parcel. Since this project was rezoned originally in 2003 and development was not completed, it is not subject to the provisions of Section 1187.06 that were enacted in 2012.

Existing Site & Context

The site was rezoned in 2003 to AR-1c – Multi-family Residential district. The property is currently undeveloped. To the north, the property abuts single family homes in Truro Township across John Street. The east, the property is adjacent to single family homes across Lancaster Ave. The south, the property abuts a small commercial building in the NC – Neighborhood Commerce District and additional undeveloped land in the Community Commerce District.

CONSIDERATIONS

1143.03 SITE PLAN.

(c) Major Site Plan. A written application for a major site plan shall be submitted to the Zoning Officer on forms provided and shall include:

- (1) General Requirements.
 - A. Completed major site plan application.
 - B. Six copies of the major site plan submitted on 22" x 34" paper, and three copies submitted on 11" x 17".
 - C. Professional engineer, architect, or landscape architect registered with the State of Ohio must sign and seal all plans.
 - D. The current zoning of the property. In addition, current zoning of adjacent parcels.
 - E. Vicinity map showing the location of the proposed development in relationship to the surrounding area including major thoroughfares.
 - F. Property lines, parcel dimensions and adjoining rights-of-way.
 - G. The names and addresses of all adjoining property within 150 feet of the proposed development.

- H. Title block for each sheet.
 - I. Location of proposed buildings and structures.
 - J. Wetland limits and size clearly shown, regardless of size.
 - K. One hundred-year flood elevation to be clearly indicated.
 - L. The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within 150 feet of the proposed development.
 - M. The location, width, names, and classification of existing and proposed streets, rights-of-way, and easements, and where pertinent, their designated use within 250 feet of the proposed subdivision.
 - N. Approximate location of all existing buildings within 150 feet of the proposed development.
 - O. The approximate location, dimensions, and area of all property proposed to be set aside for parks and open space, and other public or private reservation, with designation of the purpose and proposed ownership thereof.
 - P. Topography with a maximum contour interval of two feet.
 - Q. Preliminary proposals for connection to existing water supply and sanitary sewer systems and for the collection and discharge of surface water drainage including the location and size of existing and proposed water mains, sanitary sewers and drainage facilities.
 - R. Show all existing conditions, including but not limited to: ditches, culverts, waterways, utilities, sidewalks, power poles, easements, building footprint and finish grade, finish grade of adjacent buildings, wetlands and woodlands, etc.
 - S. Show existing adjacent roads with rights-of-way.
 - T. Complete facility demand worksheets as provided by the Planning Administrator.
 - U. All exterior lighting shall be shown, including parking lot, pedestrian, and building accent lighting. Lighting intensity and installation height shall be indicated.
 - V. Exterior building design and surface treatments shall be indicated, including building material and color. Color and material samples shall also be made available for inspection.
 - W. Fees as required by Chapter 1155.
- (2) Zoning Standards and Requirements.
- A. Setbacks and building separations shall be noted in accordance with zoning requirements.
 - B. Striping for parking lot shall be indicated directly on the plans, and include the spaces required vs. spaces provided.
 - C. Loading spaces indicated.
 - D. Plantings shown in accordance with zoning requirements. All utilities shall be shown on all planting plans.
 - E. Completed zoning certificate and fee.

(some sections omitted.)

Approval of a major site plan shall expire twelve (12) months from the date of approval unless building permits have been obtained for construction. A single extension, not to exceed six (6) months may be granted by the Board upon receipt of a written request from the applicant

Table 1175.03

AR-1C District

Min Lot Width	100'
Min Lot Area / Dwelling	3,600 sf
Min Rear Yard Depth	30'
Min Side Yard Width	15'
Min Side Yard Sum	35'
Max Bldg Lot Coverage	15%
Max Bldg Stories	2.5
Max Bldg Height	35'

Table 1179 Required Parking

Multiple family dwelling – 1 enclosed space per dwelling + 1 unenclosed space per dwelling

1180.05 Tree Preservation

- (a) All existing major trees shall be preserved, unless exempted as follows:
- (b) The building inspector may approve the cutting down, removal or destruction of a major tree/trees when the tree/trees interferes with the proper development of the lot, provided that the lot is subject of application for approval of a zoning certificate, development plan approval or variance, such application is approved and one of the following applies:
 - (1) The trees will be located within the public right of way.
 - (2) The site cannot be arranged in a manner to avoid removal of the tree/trees at the same time permitting the desirable and logical development of the lot.
 - (3) The tree/trees are located within the proposed driveway to service a single family home.
 - (4) The tree is damaged or diseased or can be proven to be of poor quality.
 - (5) The tree/trees are an undesirable species in its present location.

1180.06 Tree Replacement

- (a) Each existing major tree removed pursuant to Section 1180.05 during the course of a development of a lot shall be replaced on site with one (1) tree, having a minimum caliper of 1-3/4" as measured 1' above ground level.
- (b) Failure to replace a major tree as required by Section 1180.06(a) shall be a violation of this Zoning Ordinance and the enforcement and penalty requirements of Chapter 1155 shall apply.

STAFF REVIEW*Administrative*

The project received all required zoning approvals previously, including a major site plan approval. Per section 1143.03 of the Zoning Code, site plan approvals are only valid for one year. The previous site plan approval became invalid in 2015. Given the length of time that has passed since the plan expired and the proposed change in the mix of buildings, Staff felt it was necessary to secure a new site plan approval.

Site Layout

In this version of the site plan, the applicant has proposed to rearrange all of the buildings around the north and east sides of the property to face their respective public streets. Staff supports this revision because it will place the garages facing toward the rear interior drives and is more consistent with the tradition neighborhood development around the site. The applicant will be removing portions of the overgrown tree line around these public streets and replacing them with a walkway and decorative fencing and trees at intervals.

The applicant has retained emergency access from the intersection of John Street and Truro Avenue and should clarify the proposed bollard type to the satisfaction of Staff and the Truro Township Fire Department.

Traffic & Parking

Staff has reviewed the site circulation study and found that the applicant is exceeding the minimum parking requirements of Table 1179.

Parking:

Multi-family Dwelling	<u>Required</u>	<u>Proposed</u>
-----------------------	-----------------	-----------------

178 spaces	387 spaces
89 enclosed spaces	178 enclosed spaces
89 unenclosed spaces	201 unenclosed spaces

Landscaping & Buffering

The original zoning limited overlay text required the applicant to make a “reasonable” effort to maintain the original trees on the site. During the environmental investigation of the site, conditions were found that require the applicant to remove some soil from the site. Many of the trees are species of ash and have become diseased. For safety purposes and in order to improve the aesthetics of the site, the applicant is proposing the removal the central stand of trees and replacement with detention pond and landscaped area. This will serve as a central feature of the site, and includes a small pavilion. The applicant has retained all trees along the western preserve/floodplain area of the property in a manner consistent with the overlay text.

Section 1180.06 states that “*Each existing major tree removed pursuant to Section 1180.05 during the course of a development of a lot shall be replaced on site with one (1) tree, having a minimum caliper of 1-3/4” as measured 1’ above ground level.*” All trees provided by the applicant are at least 2.5” caliper. The applicant should clarify for Staff that they have provided at least ½” caliper for every 150SF of building area on the site. This can be done in conjunction with the final zoning certificate.

Lot Characteristics

	<u>Required</u>	<u>Proposed</u>
Min Lot Area / Dwelling	3,600 SF	8,535.8 SF
Min Rear Yard Depth	N/A	N/A
Min Side Yard Width	15’	32’
Min Side Yard Sum	N/A	N/A
Max Bldg Lot Coverage	15%	38%*
Max Bldg Stories	2.5	1
Max Bldg Height	35’	2’

*The applicant included all impervious surface in their calculation. They should revise their calculation on the site plan submitted with the zoning certificate application to only include building area.

STAFF RECOMMENDATION

The Board should determine if the applicant has met all the criteria for major site plan review and approval as outlined in Section 1143.03(c) of the Zoning Code, and if the site plan as proposed will have a negative impact on the public health, safety, morals, comfort and general welfare. Staff finds the proposed site plan in compliance with those standards and recommends approval of the site plan as submitted.

NEXT STEPS

Provided the Board approves the application, the next steps are as follows:

1. The applicant should contact the Planning Administrator at 614-322-6829 to submit an application for a zoning certificate. Staff will require two sets of plans to confirm compliance with the approved major site plan.
2. The applicant will need to contact the Building Division at 614-322-6802 to submit an application for plot-grade-utility plan review and approval. The Planning Administrator cannot issue a zoning certificate until a plot-grade-utility plan is approved.
3. The applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review, secure permits, and complete the required inspections.

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

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

Application #: 172716
Permit #:
Date Submitted: 2/17/16
Fee Amount: \$350.00
☒ Paid: Visa

I. PROPERTY INFORMATION	
Property Address: <u>6549 E LIVINGSTON AVE, REYNOLDSBURG, OH 43068</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>E.V. Bischoff Co</u>	
Contact Email: <u>JHEKMAN@EVBCO.COM</u>	Contact Phone Number: <u>614-221-4736</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>THE JONES SCHOOL</u>	Contact Name: <u>MARK JONES SR</u>
Contact Phone Number: <u>330-398-8737</u>	Contact Email: <u>JONES-MARK@THEJONESCHOOL.COM</u>
Description of Use: <u>CHILD CARE CENTER</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>MARK JONES SR</u>	Applicant Address: <u>4011 DUNBY ST, WHEELING, OH 43083</u>
Applicant Phone Number: <u>330-398-8737</u>	Applicant Email: <u>JONES-MARK@THEJONESCHOOL.COM</u>
☐ Property Owner	☐ Business Owner/Tenant
☐ Contractor	☐ Architect/Engineer
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)):	
☒ Special Exception Use (\$350): <u>Childcare Center</u>	
☐ Major Site Plan Review (\$500):	
☐ Other:	
Applicant shall submit <u>nine (9)</u> 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: <u>[Signature]</u>	Date: <u>02-16-2016</u>

Additional Notes:	**OFFICE USE ONLY**
	Zoning Information
	Zoning District: <u>CC</u>
	☐ Historic District ☒ CC Overlay
	Other Board Approval
	☐ DRB
	BZBA Meeting
	Date: <u>2/17/16</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
	City Council Meeting
	Date: _____ ☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied
	Planner Initials: _____ Date: _____
	Clerk of Council Initials: _____ Date: _____

Attachment: Application #172916 (1344 : 6549 E. Livingston Ave.; Application #172916; Applicant: Mark Jones, Sr.)



THE JONES SCHOOL

The Jones School LLC,
6549 E. Livingston Ave
Reynoldsburg, OH 43068
330-398-8737

February 15, 2016

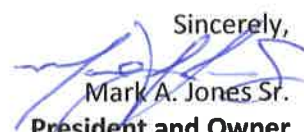
The City of Reynoldsburg Zoning Department
7232 E. Main St
Reynoldsburg, OH 43068
614-322-6802

Proposed Operations

The Jones School LLC. Is an company dedicated to providing Childcare Services to the local communities for which it's schools are located. The Jones School is proposing to operate within the Blacklick Plaza from 6:00am to 6:00pm. The Jones School will be providing these services to children from 6weeks to school age will be in the center for a majority of the day. There will also be before care from 6:00am to 7:00am and after care from 3:00pm to 6:00pm for the school age children between the ages of 5 to 11 years of age.

The Jones School is planning some seasonal programing during spring break, summer break, and winter break for the school age children. Those programs are in the planning stages but we are working on them right now and they should be going into the finalization in the coming weeks. We want to ensure the families in the community have a place to bring their children when the schools are closed to keep their children engaged.

Thank you for your time on this matter.

Sincerely,

Mark A. Jones Sr.
President and Owner
The Jones School LLC.



THE JONES SCHOOL

The Jones School LLC,
6549 E. Livingston Ave
Reynoldsburg, OH 43068
330-398-8737

February 15, 2016

The City of Reynoldsburg Zoning Department
7232 E. Main St
Reynoldsburg, OH 43068
614-322-6802

To Whom it May Concern,

Herein are the details surrounding The Jones School's application for Special Exception Uses for the address of 6549 E. Livingston Ave, Reynoldsburg, OH 43068 located within the Blacklick Plaza. The Jones School is an Early Learning Center that will be providing Childcare/Daycare services to the Reynoldsburg community as well as the surrounding areas. Please see the below as it applies to prescribed information of Section 1145 and 1145.09.

Section 1145

1. **Description of the existing use of the lot and of adjacent lots;** *the existing use of the lot was previously Glorious Kids and Little Angles prior to that. The use of the space to be occupied by The Jones School has been in use as a Childcare Center in the Blacklick Plaza since at least 2003. The store rooms directly adjacent to 6549 are the Callos Staffing Company and a 1,200 s.f Vacant unit .*
2. **The application shall include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed uses and its potential impacts;** *The activities that will be performed on the site will be Childcare/ Early Education services. The Jones School will be providing services and care for children ranging from 6weeks old to 11 years old. The hours of operation will be 6am to 6pm Monday through Friday. The anticipated number of employees will be solely dependent upon enrollment into the center. However previously the center was rated for upwards to 98 children. This will allow for the hiring of 5 to 15 employees depending on ratios and enrollment. There will be deliveries to the location depending on structure of the food*



THE JONES SCHOOL

service operation there may be deliveries from vendors like Sysco, GFS, or Single Source however; initially deliveries may come from a local catering vendor as meals for the Childcare Center may be catered in. The Jones School also plans to host community events targeted at drawing Reynoldsburg residents to the Blacklick Plaza for family friendly activities in coordination with the other family friendly businesses now located in Blacklick Plaza and those targeted by Blacklick Plaza. The new food and beverage operations, the planned Amphitheater and the Community Garden all currently in place or planned by the Blacklick Plaza will be central to our becoming a part of the Reynoldsburg Community

3. **A plan for the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service area, utilities, signs, yards, landscaping, and other relevant features;** *The plan for this site is to be used for The Jones School. Since it has been a day care center for over a decade, there will not need to be any internal improvements initially however there will be some permits requested to make some improvements to the Food Prep Area to make the Childcare Center more self-sustaining. There is no dedicated parking area in the front of the Daycare as it is general parking available to the entire shopping plaza. Parking is thought to be extensive. The Loading area is located in the rear of the building directly off of the Kitchen. The Owner of Blacklick has made a substantial improvement to the rear of the shopping center to isolate any vehicular traffic away from any possible pedestrian traffic and has eliminated the circular traffic pattern that you find in most shopping center further discouraging any traffic to the south of the Center. The only exterior improvements that will be made will be to the display sign above the proposed location and on the sign that is located approximately 15ft. from E. Livingston Ave. There will be no signs other than a now enrolling signs that will be placed out for 3 to 4 weeks preceding the opening of the center and 3 to 4 weeks after the centers opening only if it is permissible by the City of Reynoldsburg and the EV Bishoff Company. There will be some improvements that will be done to the rear(south) of the building directly behind the daycare center to further improve the existing green space for the children to enjoy recreation within the parameters of the Department of Job and Family Services.*
4. **A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including and evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;** *If the special exception is granted The Jones School would be compatible with the existing uses of adjacent lots as it is occupying a space that was previously utilized for a childcare center over the last 13 years. It will add value to the area as it will provide a quality childcare center that will become a staple in the Reynoldsburg community. The center will not take away from the luster of the plaza. It will also draw more foot traffic in the plaza*



THE JONES SCHOOL

which will be beneficial to the economy as a whole. This will draw business for the existing restaurants and the stores located within the plaza. Families that choose the childcare center for their children will see that there are restaurants, a Laundromat, and convenience store as well as other businesses that may useful to them. So the compatibility factor is that by putting a quality business in the plaza will bring more business into the area. As it applies to traffic circulation and noise the busy times for the childcare center will between 6:00am and 8:00am for the morning hours and 4:00pm to 6:00pm for the evening hours because that is generally when parents drop-off and pick-up. The noise will be at a minimum except for the time when children are outside for recess and noise will still be at a minimum as it applies to the front of the building because the recess area will be in the green space that will be located in the rear of the building. There will be no effects to the other adjacent lots as it applies to glare, odor, fumes, and vibrations due to the fact that there will be not machining or any other such work being conducted in the space nor will there be any major renovations conducted in the space. If there are any major renovations done there will be plenty of notice as to those renovations and most of the renovations will be done during the evening hours or weekends where there are not children in the area and when traffic in the plaza is at its lowest. As for the effects on the storm water we will not be changing the landscape of the current parking lot or any other areas that affect running of the storm water.

5. **A narrative addressing each of the applicable criteria set forth in section 1145.09:**
- The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;**
 - The proposed use shall not adversely affect the use of adjacent property;**
 - The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;**
 - The proposed use shall be served adequately by public facilities and services such as, but not limited to roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;**
 - The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted use of the district;**
 - The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;**
 - The proposed uses complies with the applicable specific provisions and standards of this Code;**
 - The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.**



THE JONES SCHOOL

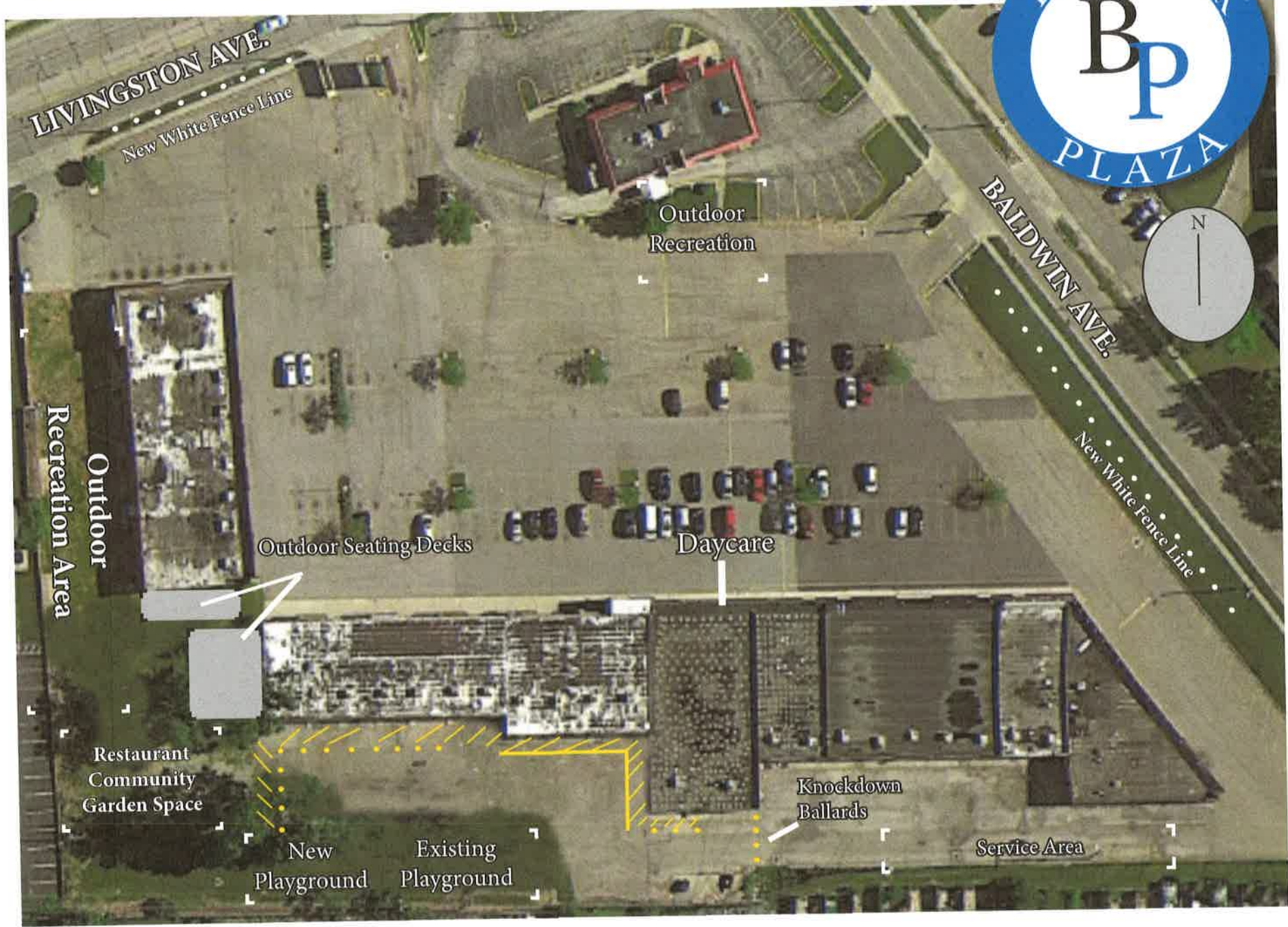
The Jones School would like to convey to the zoning department that the proposed use of the 6549 E. Livingston shall be in harmony with the existing character of the district and nearby affected districts and shall not change the essential character of the districts. The proposed use shall not adversely affect the use of adjacent property as The Jones School is an Early Learning Center that has minimal foot traffic, and is a business that does not promoted loitering in the common spaces of the plaza. Due to the nature of the business its financial impact will be great but it’s presence in the plaza will be hardly noticed as it applies to noise etc. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. The proposed use of the space will actually increase their pride in the community as The Jones School is a professional Early Learning Program what will be actively involved in the community by hosting community events that will foster an environment where the residents will find resources, and good wholesome fun. With the proposed improvements of the Blacklick plaza The Jones School plans to be a major supporter in the use of the Amphitheater and the outdoor recreations space to ensure that the Blacklick plaza is a premiere area for the City. The proposed use shall be served adequately by public facilities and services such as but not limited to roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted use of the district. The Jones School’s presence in the proposed space will not in any way impact the public right-of-way in any way that will be negative or that will adversely affect the traffic patterns or uses in the area.

Thank you for your time on this matter and we hope that the results of this review are favorable as it applies to The Jones School LLC. being granted the special exception to do business within your community.

Sincerely,


Mark A. Jones Sr.
President and Owner
The Jones School LLC.

AERIAL VIEW OF BLACKCLICK PLAZA



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

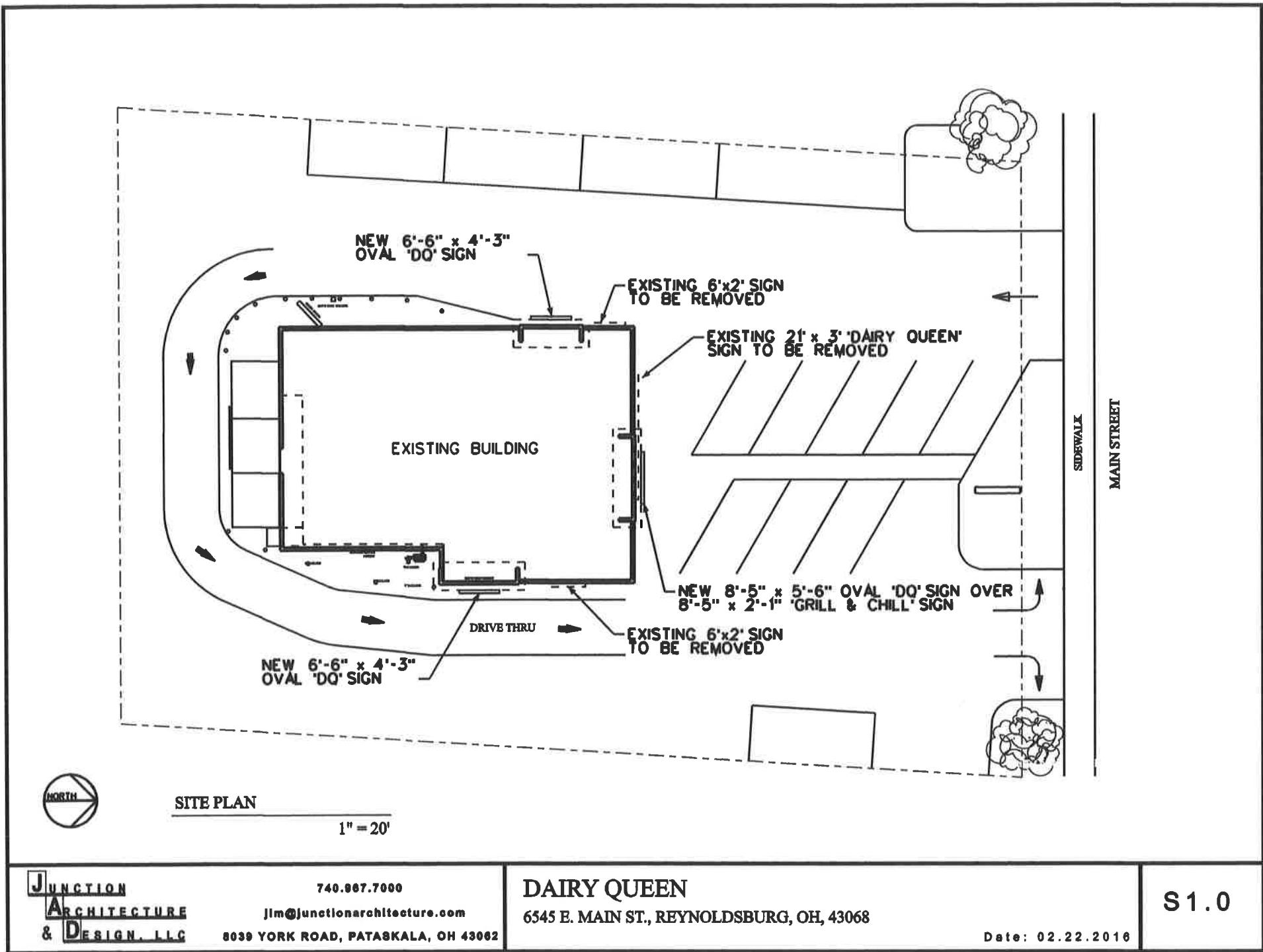
Application #: 172956
Permit #:
Date Submitted: 2/22/16
Fee Amount: \$150.00
☒ Paid: 2040

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

I. PROPERTY INFORMATION	
Property Address: <u>6545 E. MAIN ST, REYNOLDSBURG, OH 43068</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>BOYD WARNER</u>	
Contact Email: <u>lancaasterdq@sbeglobal.net</u>	Contact Phone Number: <u>740.503.1359</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>DAIRY QUEEN</u>	Contact Name: <u>BOYD WARNER</u>
Contact Phone Number: <u>BOYD WARNER 740.503.1359</u>	Contact Email:
Description of Use: <u>RESTAURANT</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>JIM DORENBUSCH, Junction Architecture</u>	Applicant Address: <u>8039 YORK RD PATASKALA 43062</u>
Applicant Phone Number: <u>740.967.7000 / 740.964.4186</u>	Applicant Email: <u>jim@junctionarchitecture.com</u>
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY: Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)): _____ _____ _____ ☐ Special Exception Use (\$350): _____ ☐ Major Site Plan Review (\$500): _____ ☒ Other: <u>Comp Sign Plan</u>	
Applicant shall submit <u>nine (9)</u> 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: <u>[Signature]</u>	Date: <u>2/22/16</u>

Additional Notes:	**OFFICE USE ONLY**				
	Zoning Information				
	Zoning District: <u>CL</u>				
	☐ Historic District ☐ CC Overlay				
Other Board Approval		BZBA Meeting		City Council Meeting	
☒ DRB		Date: <u>3/17</u>		Date: _____	
		☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied		☐ No Action Taken ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Denied	
		Planner Initials: _____ Date: _____		Clerk of Council Initials: _____ Date: _____	

Attachment: Application #172956 (1345 : 6545 E. Main St.; Application #172956; Applicant: Jim Dorenbusch)



DAIRY QUEEN

6545 E. MAIN ST. REYNOLDSBURG, OH, 43068

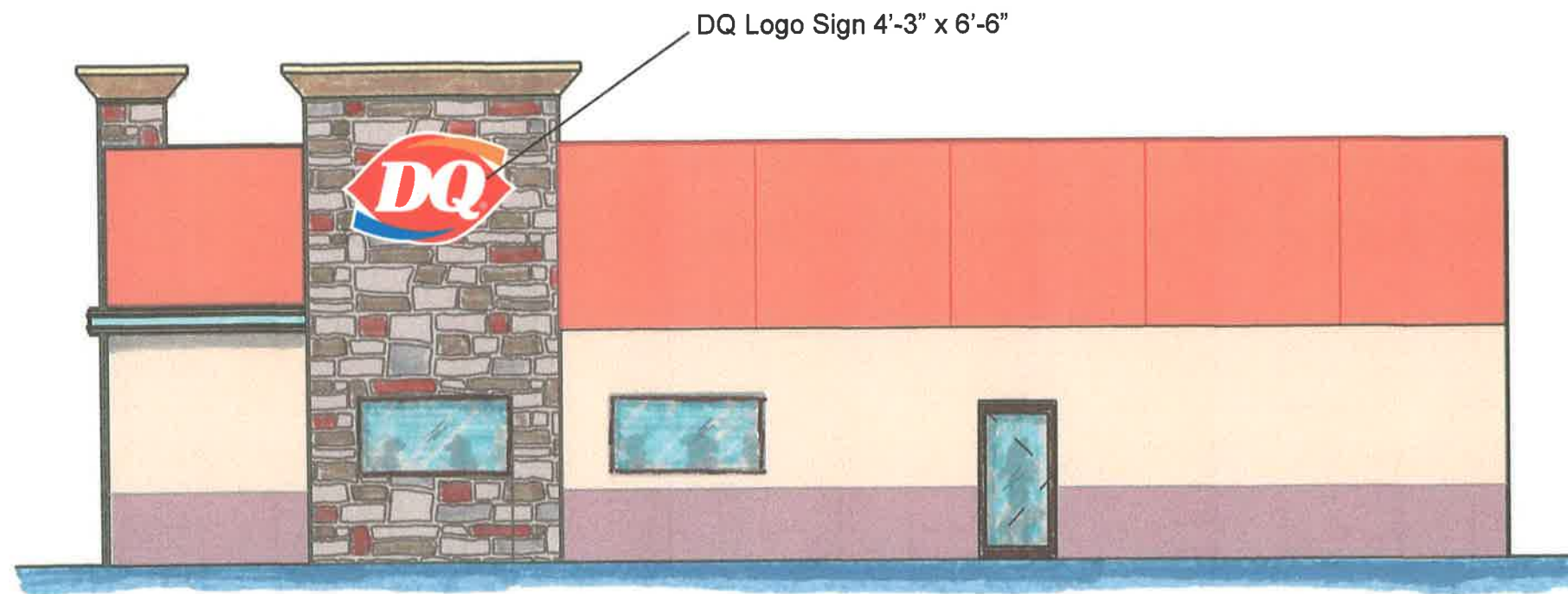
DQ Logo Sign 5'-6.25" x 8'-5.5"

DQ Grill & Chill Sign
2'-1" x 8'-5.5"JUNCTION ARCHITECTURE & DESIGN, LLC.
740.967.7000

FRONT NORTH ELEVATION

DAIRY QUEEN

6545 E. MAIN ST. REYNOLDSBURG, OH, 43068



JUNCTION ARCHITECTURE & DESIGN, LLC.
740.967.7000

WEST ELEVATION

DAIRY QUEEN

6545 E. MAIN ST. REYNOLDSBURG, OH, 43068



JUNCTION ARCHITECTURE & DESIGN, LLC.
740.967.7000

EAST ELEVATION

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

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

Application #: 172987
Permit #:
Date Submitted: 2/22/16
Fee Amount: \$500.00
☒ Paid: 85/35

I. PROPERTY INFORMATION	
Property Address: 1675 Truro Avenue, Reynoldsburg, OH 43068	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): Reynoldsburg One LLC and local contact Jim Frey jfrey@byredwood.com	
Contact Email: dconwill@byredwood.com	Contact Phone Number: (216) 360-9441 614-206-1123
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: Redwood Acquisition, LLC	Contact Name: Dave Conwill local contact: Jim Frey
Contact Phone Number: (216) 360-9441	Contact Email: dconwill@byredwood.com, jfrey@byredwood.com
Description of Use: Single-story apartment homes	
IV. APPLICANT INFORMATION	
Applicant Name: Redwood Acquisition, LLC, c/o Glen A. Dugger	Applicant Address: 37 West Broad Street, Suite 460, Columbus, OH 43215
Applicant Phone Number: (614) 221-4255	Applicant Email: gdugger@smithandhale.com
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY: Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)): _____ _____ _____ ☐ Special Exception Use (\$350): _____ ☒ Major Site Plan Review (\$500): <u>Single-story apartment homes</u> ☐ 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: 2/12/16

Additional Notes:	**OFFICE USE ONLY**				
	<u>Zoning Information</u>				
	Zoning District: <u>AR-1</u>				
	☐ Historic District ☐ CC Overlay				
<u>Other Board Approval</u>		BZBA Meeting		City Council Meeting	
☐ DRB		Date: <u>3/17/16</u>		Date: _____	
		☐ Approved as Submitted		☐ No Action Taken	
		☐ Approved w/ Conditions		☐ Approved as Submitted	
		☐ Tabled		☐ Approved w/ Conditions	
		☐ Denied		☐ Denied	
		Planner Initials: _____ Date: _____		Clerk of Council Initials: _____ Date: _____	

Attachment: Application #172987 (1346 : 1675 Truro Ave.; Application #172987)

3. Facilities Demand Worksheet

(To be completed for Major Site Plans, Re-Zoning, and Plot, Grade, & Utility Plan Applications¹)

1. Water:

- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 31,500 gpd
 - b. How much pressure is required? Std. Residential Pressure psi
- Coordinate with the Director of Engineering to determine if a Water Usage/Flow Study is required (614.322.6884).*

2. Sanitary Sewer:

- a. What will the total anticipated flow in gallons per day for this proposed site improvement?
- 31,500 gpd
- Coordinate with the Department of Engineering to determine if a Utility Study is required (614.322.6884).*

3. Traffic:

- a. Definitions:
 - i. Traffic Access Study: This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.
 - ii. Traffic Impact Study: An impact study is to be completed for uses that generate more than 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. This type of evaluation usually includes all access points and nearby intersections. The scope of the Traffic Impact Study is to be determined by affected agencies and the Applicant.
 - iii. Regional Traffic Analysis: This type of analysis is suited for large scale or groups of smaller projects that impact a large geographical area significant enough in the judgment of City to require an evaluation of impacts on a Comprehensive or Thoroughfare Plan Scale. Road segments, intersections, and perhaps alternative road networks shall be analyzed and long term needs identified. The scope is to be determined by affected agencies and the Applicant.

- b. What are the anticipated Average Daily Traffic (ADT), Generator Peak Traffic, Adjacent Street Peak Traffic volumes, generated by the site improvement and what are the Peak Hours of operation (using ITE Trip Generation Manual).

_____ ADT

Generator Peak

Adjacent Street Peak

Peak Hour

_____AM

_____AM

_____AM

_____PM

_____PM

_____PM

- c. Is rezoning being requested that will generate 200 or more peak hour trip ends that the current zoning does not anticipate?

_____ Yes, Traffic Impact Study or Regional Traffic analysis is required.

☒ No, Traffic Access Study Required.

- d. Check the following as applicable to the site development:

_____ Rezoning

_____ There are less than 200 Peak Hour trips anticipated
(Traffic Access Study is required)

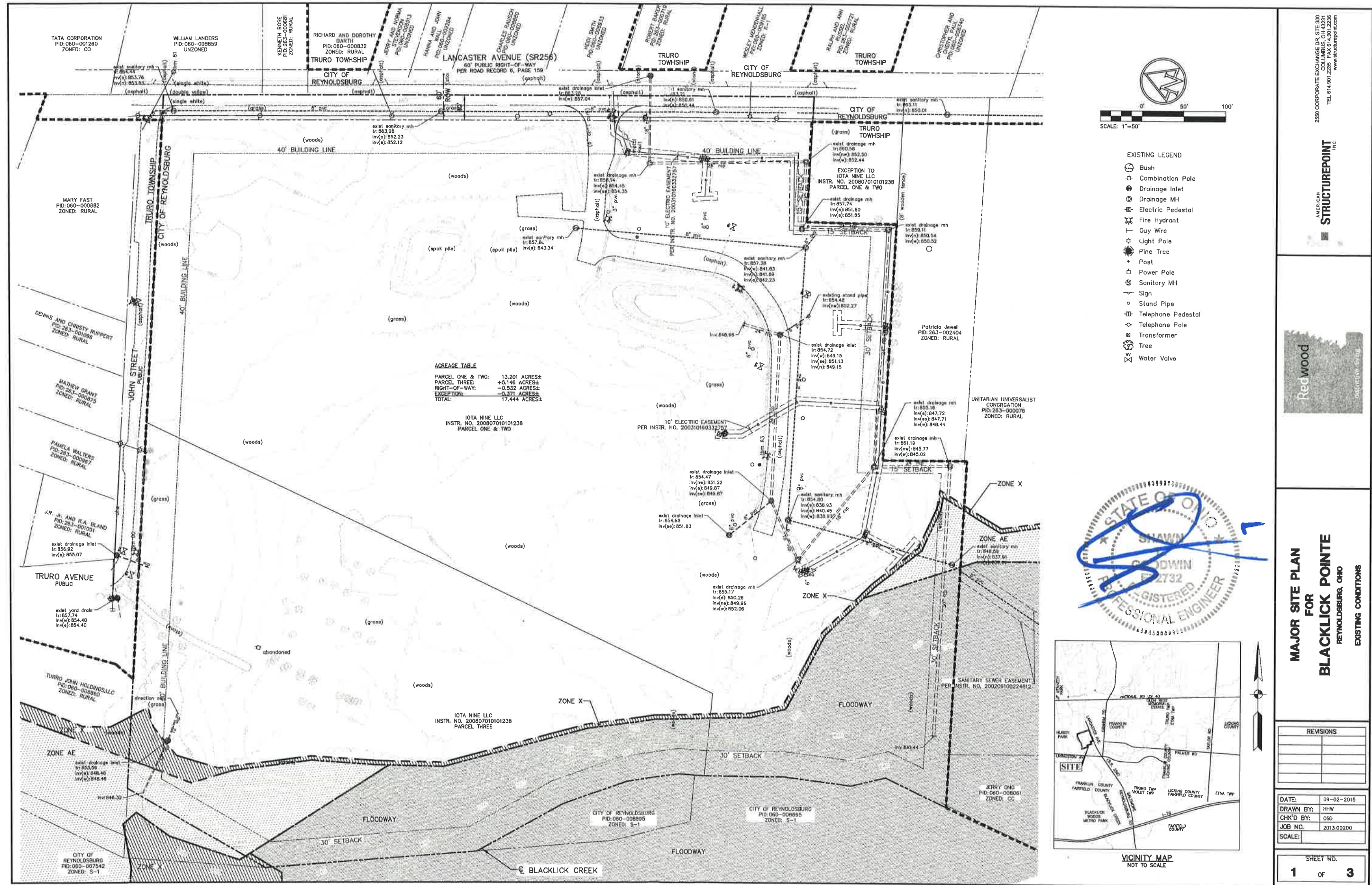
_____ There are 200 or more Peak Hour trips anticipated
(Traffic Impact Study or Regional Traffic Study is required).

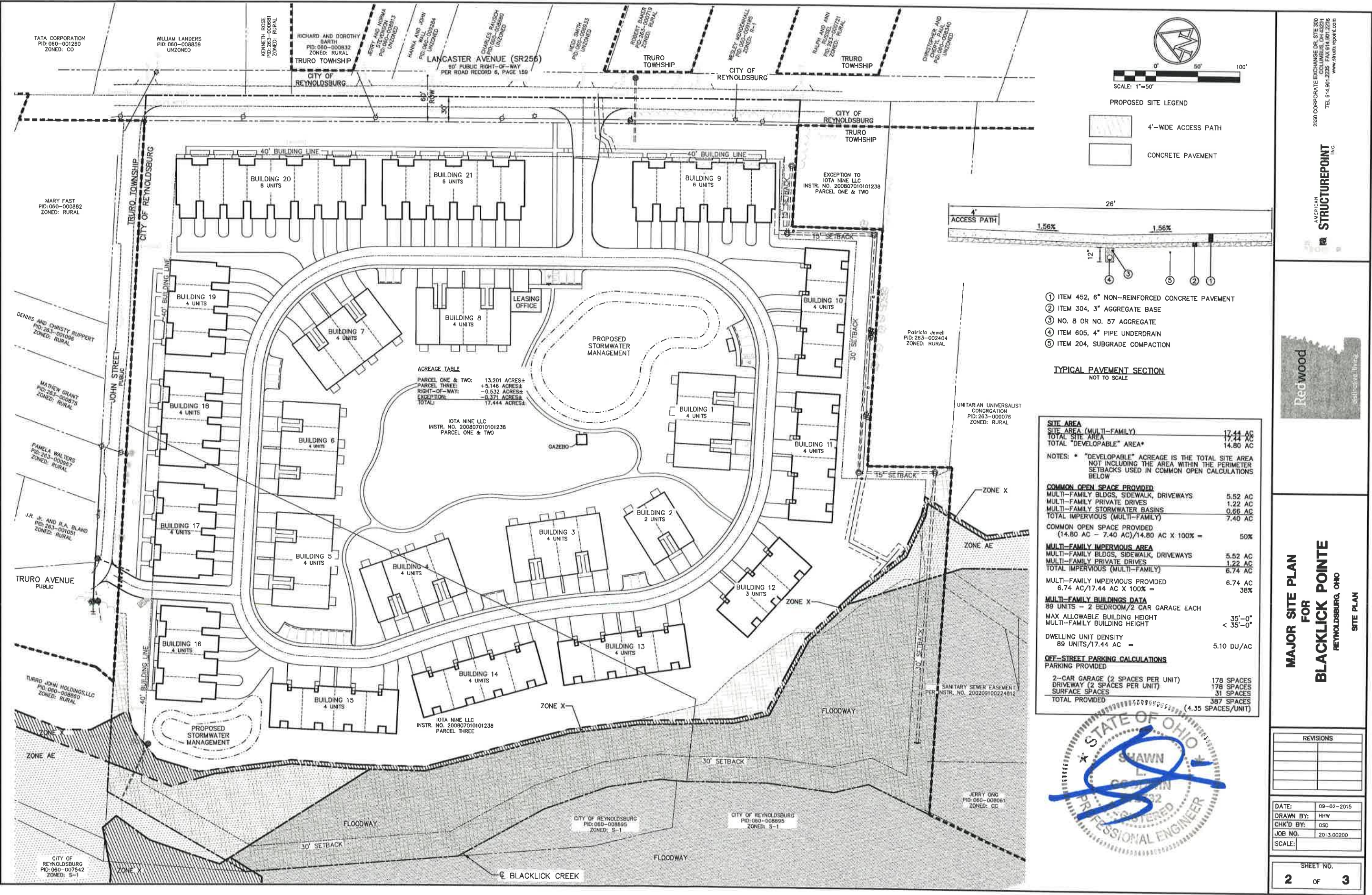
- e. The information presented in this section is to assist the Applicant with the requirements for Traffic Analysis within the City Of Reynoldsburg. The Village reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required, the Applicant and the Engineer must schedule a scope verification meeting with the Village and any other local, state, or federal agencies affected by the proposed site improvements.

I certify that the information provided with this application is correct and accurate to the best of my knowledge, in filing this Application with the City of Reynoldsburg.

Applicant's Signature

Date







PRELIMINARY

NOTE!!!
THIS DRAWING IS
NOT FOR
CONSTRUCTION

revisions

23775 commerce
park road, suite 7
beachwood, ohio 44122
tel. 216 . 360 . 9441
www.byredwood.com



mann
architects
3660 embassy parkway
fairlawn, ohio 44333
tel. 330 . 666 . 5770
fax. 330 . 666 . 8812
www.mann-architects.com

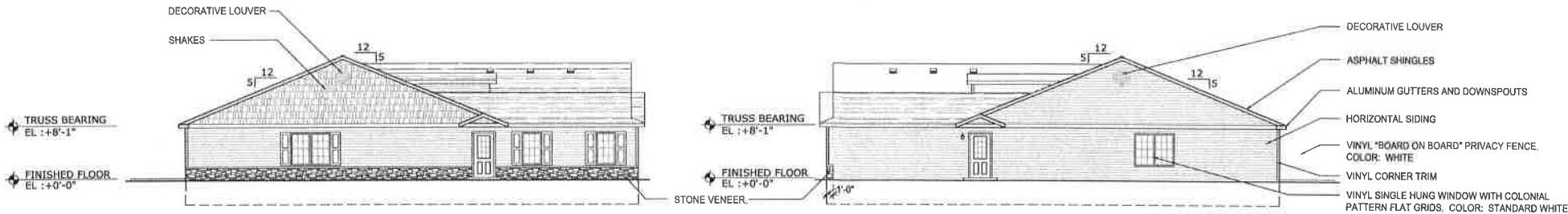
scale
AS NOTED

drawing
4 UNIT BUILDING - 28' WIDE UNIT
project no. 19712
date FEBRUARY 19, 2016

POINTE AT BLACKLICK CREEK APTS.

LANCASTER AVENUE
REYNOLDSBURG, OHIO
project

Attachment: Application #172987 (1346 : 1675 Truro Ave.; Application #172987)



NOTE:

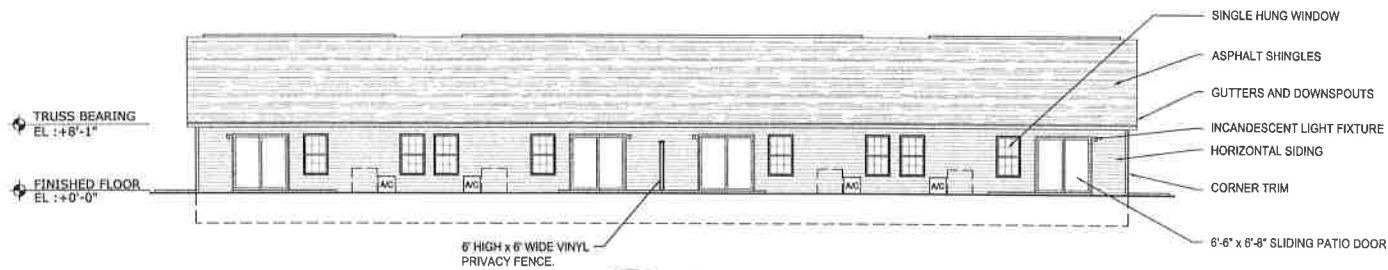
HIGH PROFILE ELEVATION
OCCURS AT STREET VIEW
ONLY

5 HIGH PROFILE SIDE ELEVATION

A1.1 SCALE : 3/32" = 1'-0"

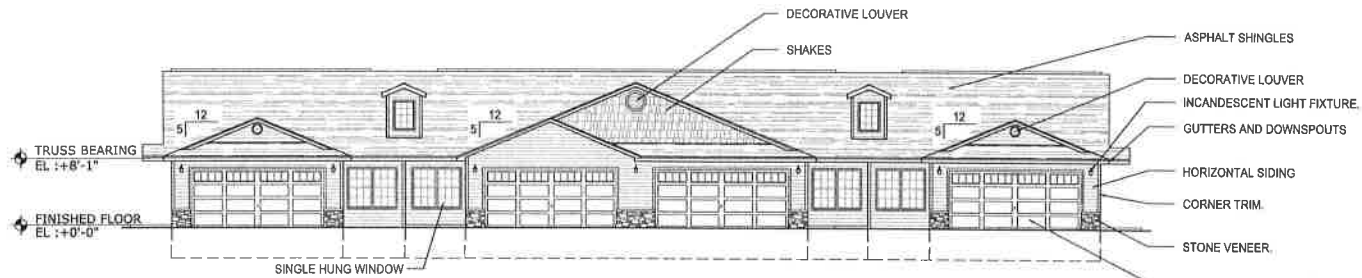
4 STANDARD SIDE ELEVATION

A1.1 SCALE : 3/32" = 1'-0"



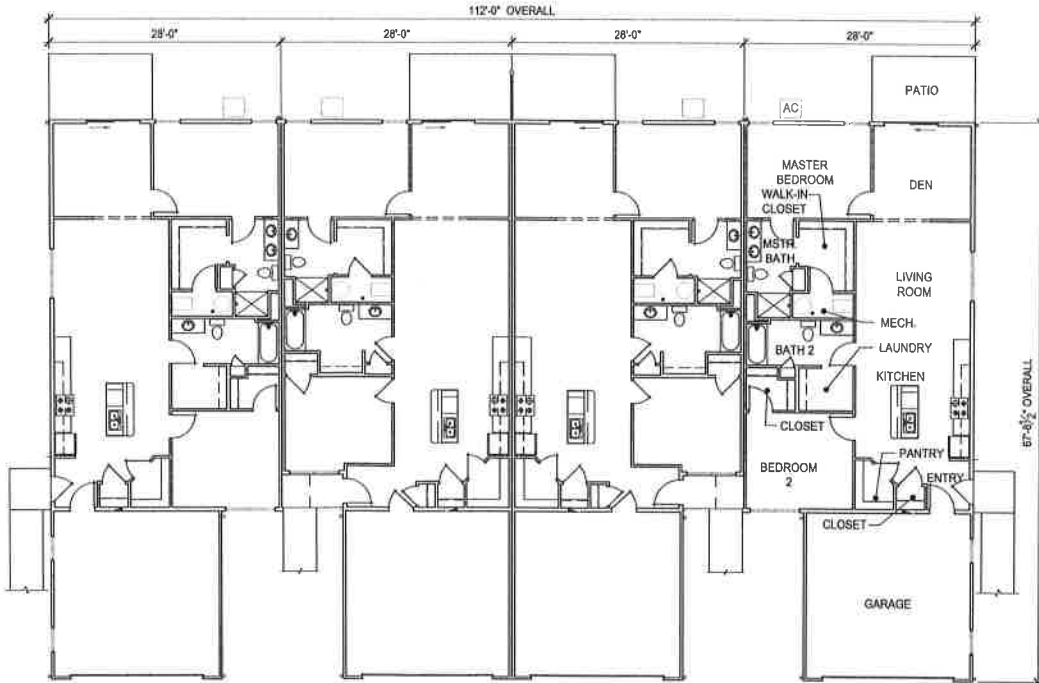
3 REAR ELEVATION

A1.1 SCALE : 3/32" = 1'-0"



2 FRONT ELEVATION

A1.1 SCALE : 3/32" = 1'-0"



1 OVERALL FLOOR PLAN

A1.1 SCALE : 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	SAND
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	SAND
HORIZONTAL SIDING	FIBER CEMENT OPTION: EVERLAST POLYMERIC	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	FIBER CEMENT OPTION: EVERLAST POLYMERIC	SAND
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	DESERT TAN
SINGLE HUNG WINDOW	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE
AND LEGIBLE FROM THE STREET OR ROAD.

A1.1

1 OF 3

PRELIMINARY

NOTE!!!
THIS DRAWING IS
NOT FOR
CONSTRUCTION

revisions

23775 commerce
park road, suite 7
beadwood, ohio 44122
tel. 216 . 360 . 9441
www.byredwood.com



mamm
architects
3660 embassy parkway
fairlawn, ohio 44333
tel. 330 . 666 . 5770
fax. 330 . 666 . 8812
www.mamm-architects.com

scale
AS NOTED

drawing
4 UNIT BUILDING - 38' WIDE UNIT

project no.
19712
date
FEBRUARY 19, 2016

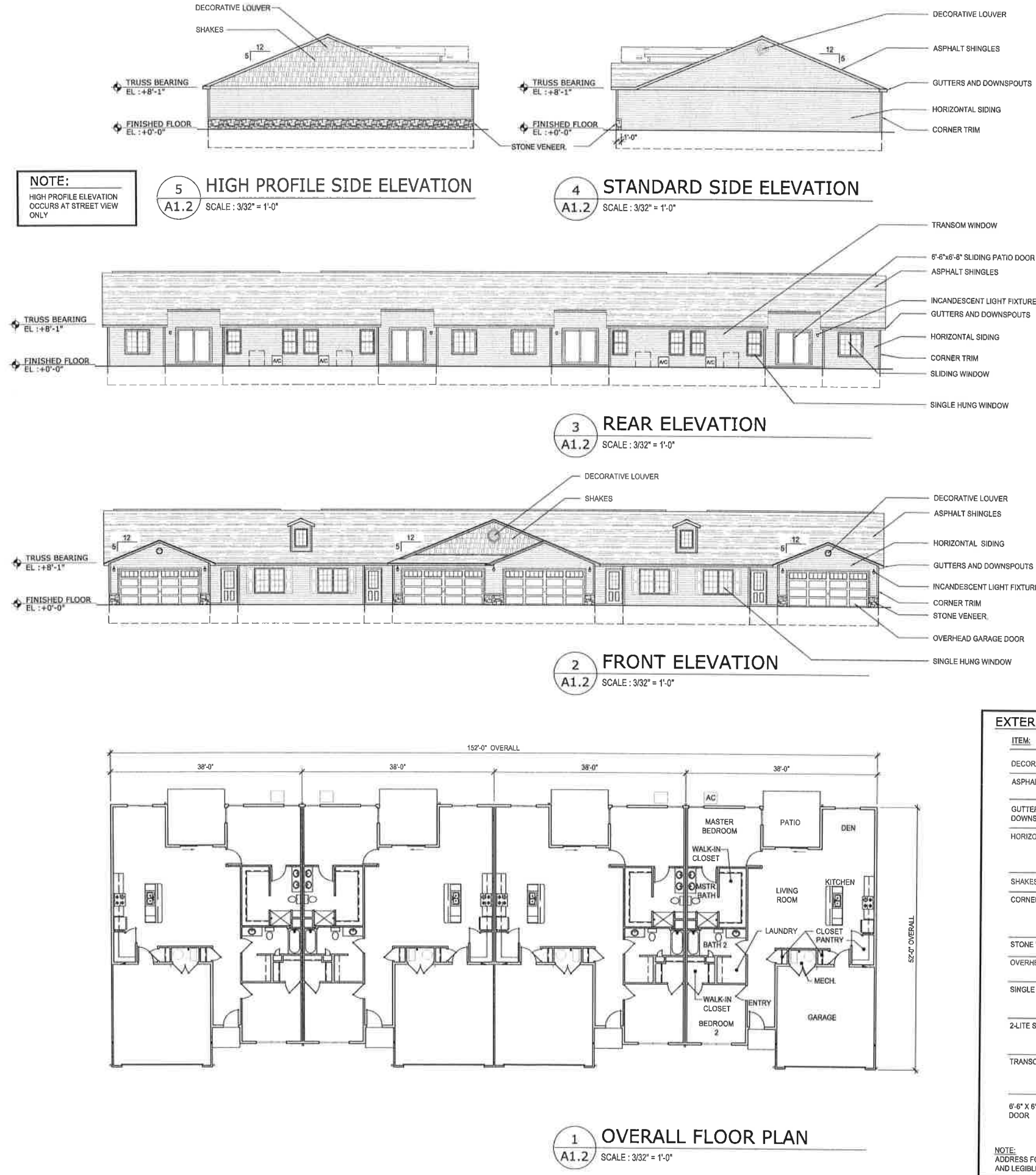
POINTE AT BLACKLICK CREEK APTS.

LANCASTER AVENUE
REYNOLDSBURG, OHIO

project

A1.2

2 OF 3



NOTE:
HIGH PROFILE ELEVATION
OCCURS AT STREET VIEW
ONLY

PRELIMINARY

NOTE!!!
THIS DRAWING IS
NOT FOR
CONSTRUCTION

revisions

23775 commerce
park road, suite 7
beachwood, ohio 44122
tel. 216 . 360 . 9441
www.byredwood.com



mann
architects
3660 embassy parkway
fairlawn, ohio 44133
tel. 330 . 666 . 5770
fax. 330 . 666 . 8812
www.mann-architects.com

scale
AS NOTED

drawing
4 UNIT BUILDING - 28' WIDE UNIT
project no. 19712
date FEBRUARY 19, 2016

POINTE AT BLACKLICK CREEK APTS.

LANCASTER AVENUE
REYNOLDSBURG, OHIO

project

A1.3

3 OF 3



5 HIGH PROFILE SIDE ELEVATION
A1.3 SCALE : 3/32" = 1'-0"



4 STANDARD SIDE ELEVATION
A1.3 SCALE : 3/32" = 1'-0"

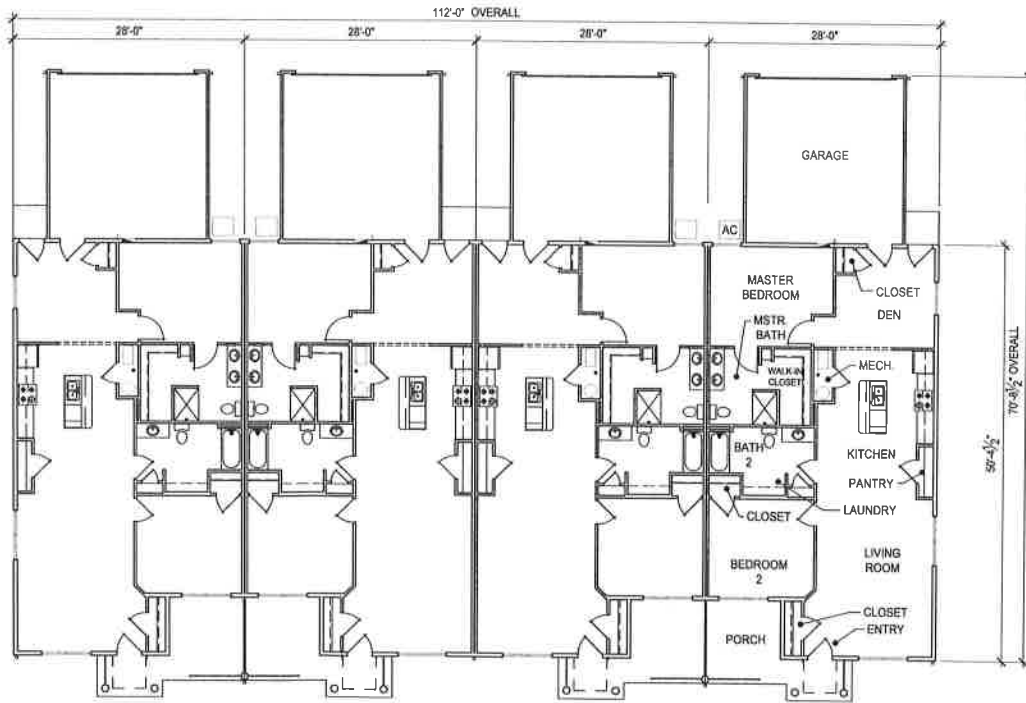
NOTE:
HIGH PROFILE ELEVATION
OCCURS AT STREET VIEW ONLY



3 REAR ELEVATION
A1.3 SCALE : 3/32" = 1'-0"



2 FRONT ELEVATION
A1.3 SCALE : 3/32" = 1'-0"



1 OVERALL FLOOR PLAN
A1.3 SCALE : 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	SAND
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	SAND
HORIZONTAL SIDING	FIBER CEMENT OPTION, EVERLAST POLYMERIC	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	FIBER CEMENT OPTION, EVERLAST POLYMERIC	SAND
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	DESERT TAN
SINGLE HUNG WINDOW	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
TRANSOM WINDOW	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE
AND LEGIBLE FROM THE STREET OR ROAD.



revisions

23775 commerce
park road, suite 7
beachwood, ohio 44122
tel. 216 . 360 . 9441
www.byredwood.com

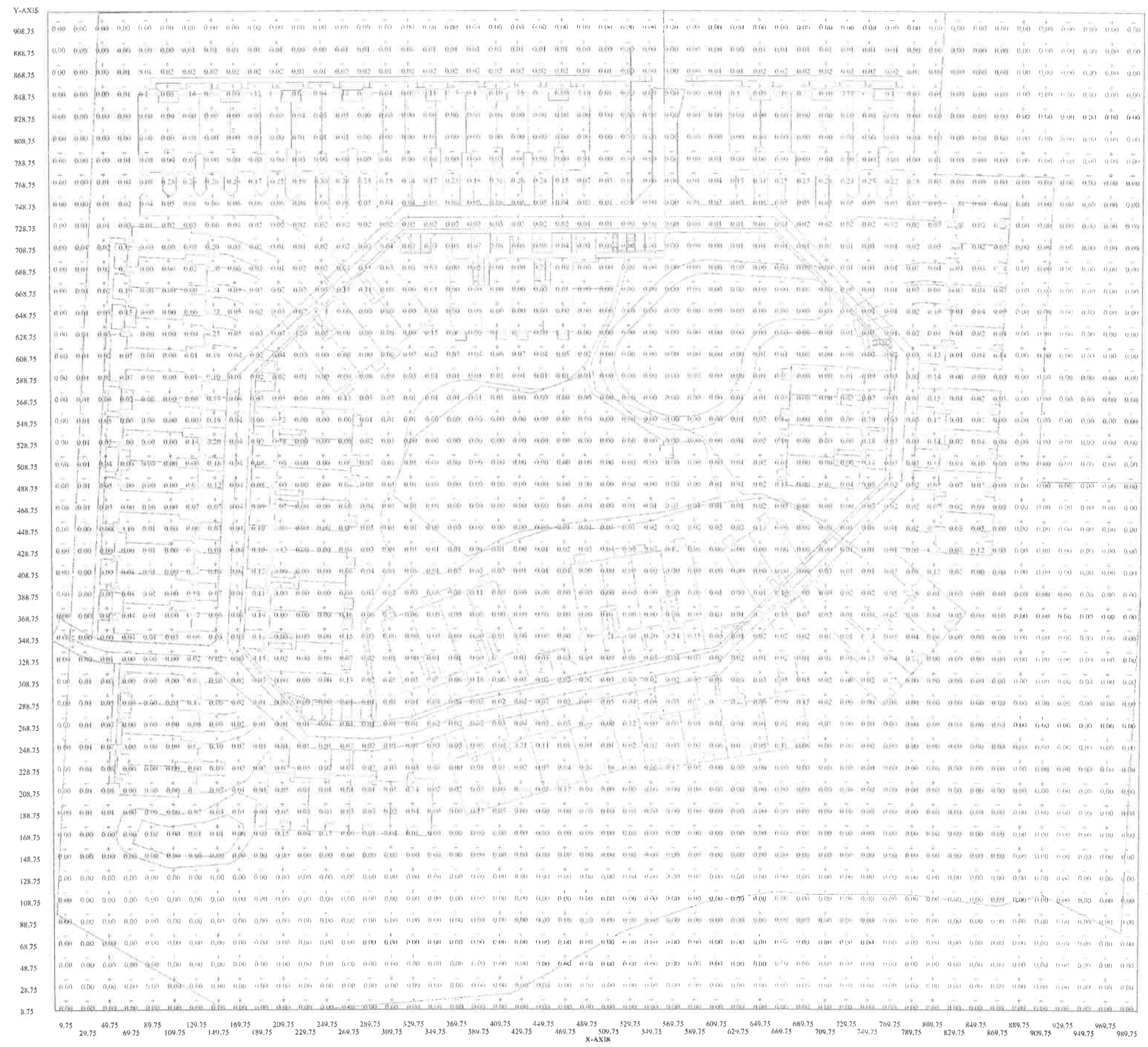


mann
architects
3660 embassy parkway
fairlawn, ohio 44133
tel. 330 . 666 . 5770
fax. 330 . 666 . 8812
www.mann-architects.com

Scale
AS NOTED

drawing
PHOTOMETRIC SITE PLAN
project no.
19712
date
FEBRUARY 23, 2016
POINTE AT BLACKLICK CREEK APTS.
LANCASTER AVENUE
REYNOLDSBURG, OHIO
project

Attachment: Application #172987 (1346 : 1675 Truro Ave.; Application #172987)



Computed in accordance with IES recommendations

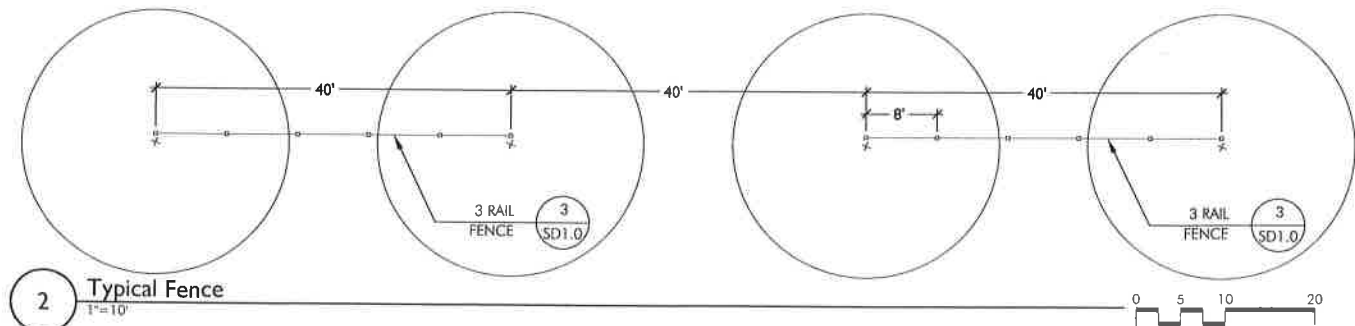
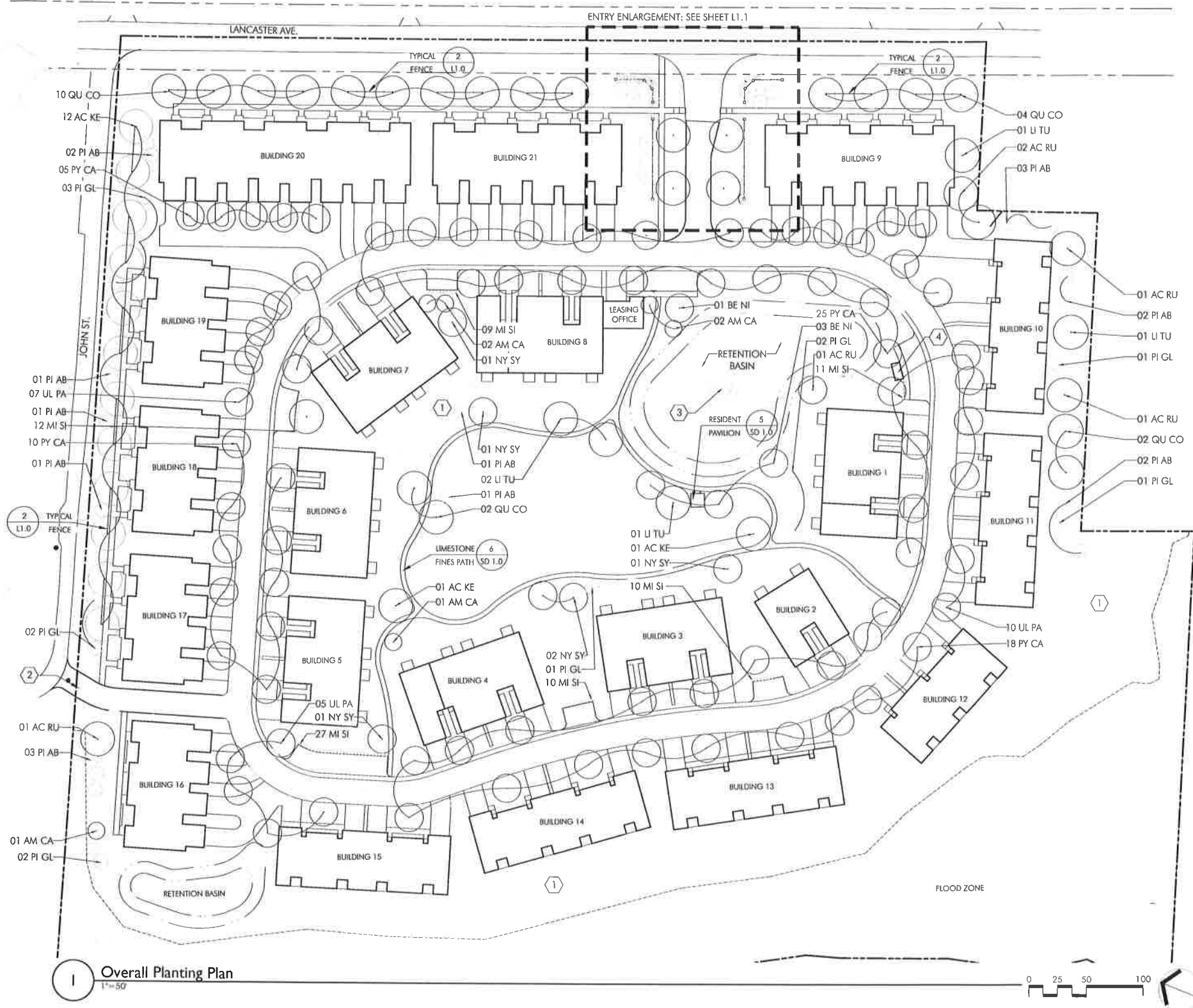
Statistics

GROUP	MIN	MAX	AVL	AVE/MIN	MAX/MIN
	FOOT	FOOT	FOOT	N/A	N/A
Footcandle Used					
TYPE	QTY	DESCRIPTION			
SA	200	PROGRESS LIGHT, P5766-11W-024q-1-CT, COMPACT FLUORESCENT ROMAN COAT, ETCHED WHITE GLASS PANELS			
SH	52	PROGRESS LIGHT, P5986-11W-024q-1-CT, COMPACT FLUORESCENT ROMAN COAT, ETCHED WHITE GLASS PANELS			

PHOTOMETRIC SITE PLAN
SCALE: N.T.S.



PS-1



PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
DECIDUOUS TREES					
AC KE	Acer x 'Keithsloam'	Norwegian Sunset Maple	2.5" cal.	B&B	
AC RU	Acer rubrum 'Red Select'	Red Select Maple	2.5" cal.	B&B	
AM CA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" cal.	B&B	
BE NI	Betula nigra 'Heritage'	Heritage River Birch	10' hgt.	B&B	Clump Form
LI TU	Liriodendron tulipifera	Tuliptree	2.5" cal.	B&B	
NY SY	Nyssa sylvatica	Black Gum	2.5" cal.	B&B	
PY CA	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	2.5" cal.	B&B	Match Form
QU CO	Quercus coccinea	Scarlet Oak	2.5" cal.	B&B	
UL PA	Ulmus parvifolia	Laebark Elm	2.5" cal.	B&B	Match Form
EVERGREEN TREES					
PI AB	Picea abies	Norway Spruce	8' hgt.	B&B	
PI GL	Picea glauca	White Spruce	8' hgt.	B&B	
ORNAMENTAL GRASS AND GROUND COVER					
Mi Si	Miscanthus sinensis	Maiden Grass	2' gal.	Cont.	

PLANT INSTALLATION NOTES

- CONTRACTOR TO VERIFY WITH THE OWNER'S REPRESENTATIVE AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO START. CALL OHIO UTILITIES PROTECTION SERVICES AT (800)362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC., RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
- PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNER'S REPRESENTATIVE APPROVAL.
- BASE INFORMATION PROVIDED BY AMERICAN STRUCTUREPOINT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SEED AND PLANTING BED.
- CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:
SOIL AMENDMENT:
100% 'COM-TIL' ORGANIC COMPOST (OR EQUAL)
7000 STATE ROUTE 104
SOUTH LOCKBOURNE, OHIO 43137
(614) 645-3152
- TURF & SHRUB BED AREAS: SPREAD 3" OF 'COM-TIL' OVER NEW LANDSCAPE AREAS AND INCORPORATE INTO THE TOP 8" OF THE SOIL BY MECHANICAL TILLER.
- TREES AND SHRUBS: MIX 30% 'COM-TIL' TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.
- ALL PLANT MATERIAL TO MEET OR EXCEED AMERICAN STANDARD FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER'S REPRESENTATIVE. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
- ALL SUBSTITUTIONS AND PLAN CHANGES MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
- WATER TREES IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANT INSTALLATION.
- BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL SHRUB AND TREE BED AREAS TO BE MULCHED WITH 2-3" LOCAL WASHED ROCK, SUBMIT SAMPLE TO OWNER FOR APPROVAL.
- ALL AREAS OUTSIDE OF PLANTING BEDS SHALL BE SEEDED OR SODDED AS SHOWN ON THE PLANS AND NOTED IN THE TECHNICAL SPECIFICATIONS.
- FINISHED TURF (SOD OR SEED) TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNER'S REPRESENTATIVE IN FIELD AS REQUIRED.
- THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND GROUND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER'S REPRESENTATIVE.
- PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER'S REPRESENTATIVE AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.

CODED NOTES

- LAWN AREA, MAINTAIN POSITIVE DRAINAGE ACROSS ALL AREAS
- BOLLARDS
- FOUNTAIN
- MAILBOX GAZEBO

POD design

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 919.853.7788

PODdesign.net

Project Name

The Pointe at Blacklick Creek

Lancaster Ave,
City of Reynoldsburg,
Franklin County, Ohio

Prepared For

Redwood Acquisition, LLC
23775 Commerce Park, Suite 7
Beachwood, Ohio 44122



Project Info

Project # 15012
Date 02/22/16
By SO/TF
Scale As shown

Revisions

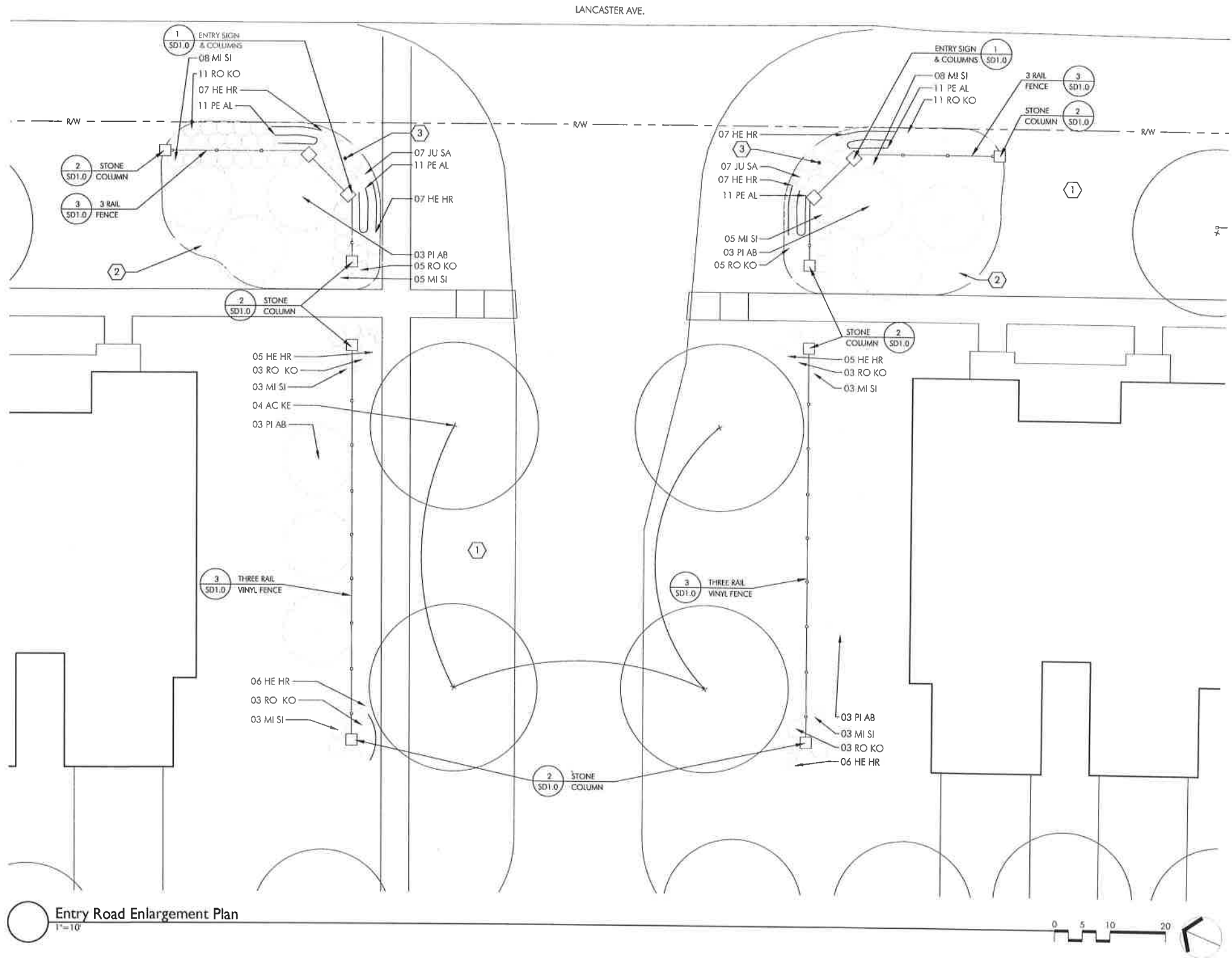
Sheet Title

Overall Landscape Plan



Sheet #

L1.0



PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
TREES					
AC KE	Acer x 'Katsushiro'	Norwegian Sunset Maple	2.5" cal.	B&B	
PI AB	Picea abies	Norway Spruce	6' hgt.	B&B	
SHRUBS					
JU SA	Juniperus sabina 'Bulldo'	Bulldo Juniper	3 gal.	Cont.	
RO KO	Rosa 'Knock Out'	Pink Double Knock Out Rose	3 gal.	Cont.	
VI OP	Viburnum opulus 'compactum'	Compact European Viburnum	30" hgt.	Cont.	
PERENNIALS AND ORNAMENTAL GRASSES					
HE HR	Heimerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	
MI SI	Miscanthus sinensis	Maiden Grass	2 gal.	Cont.	
PE AL	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal.	Cont.	

NOTE: CONTRACTOR MAY SUBSTITUTE PLANT SPECIES BASED ON AVAILABILITY

NOTES

1. ENTRY MONUMENT SIGN TO BE NO CLOSER THAN 5' FROM RIGHT OF-WAY
2. ENTRY SIGN TO BE SINGLE SIDED

CODED NOTES

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL AREAS.
2. LANDSCAPE BED, PROVIDE POSITIVE DRAINAGE ACROSS ALL AREAS.
3. LOW VOLTAGE UPLIGHT, MODEL 15753 BKT AVAILABLE FROM KICHLER LIGHTING, WWW.KICHLER.COM.



POD design

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 919.853.7788

PODdesign.net

Project Name

The Pointe at Blacklick Creek

Lancaster Ave,
City of Reynoldsburg,
Franklin County, Ohio

Prepared For

Radwood Acquisition, LLC
23775 Commerce Park, Suite 7
Beachwood, Ohio 44122



Project Info

Project # 15012
Date 02/22/16
By SO/TF
Scale As shown

Revisions

Sheet Title

Landscape Enlargement Plans



Sheet #

L1.1

POD design

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 919.853.7788

PODdesign.net

Project Name

The Pointe at Blacklick Creek

Lancaster Ave,
City of Reynoldsburg,
Franklin County, Ohio

Prepared For

Redwood Acquisition, LLC
23775 Commerce Park, Suite 7
Beachwood, Ohio 44122



Project Info

Project # 15012
Date 02/22/16
By SO/TF
Scale As shown

Revisions

Sheet Title

Unit Planting Enlargements



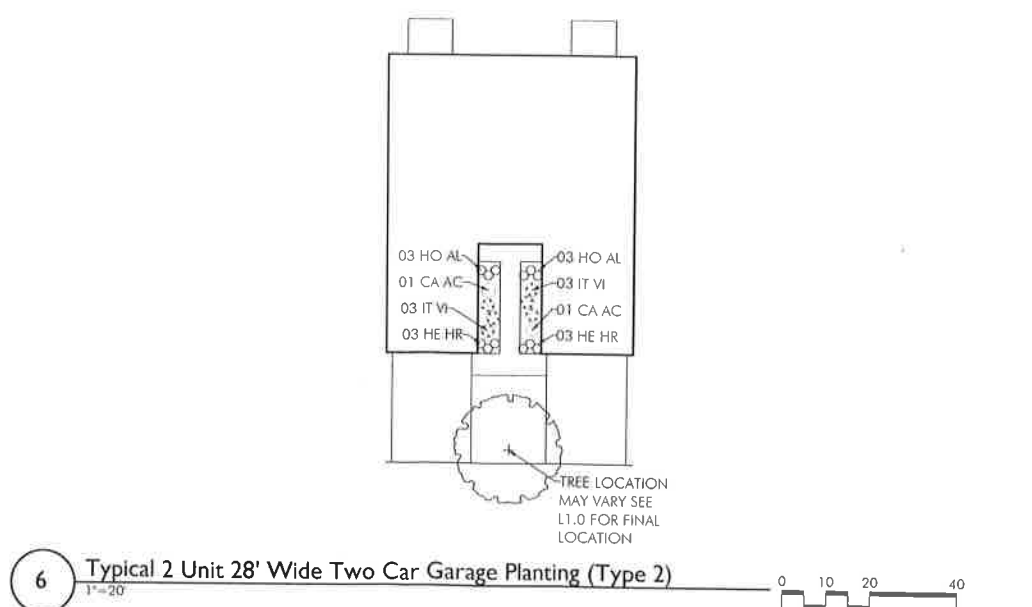
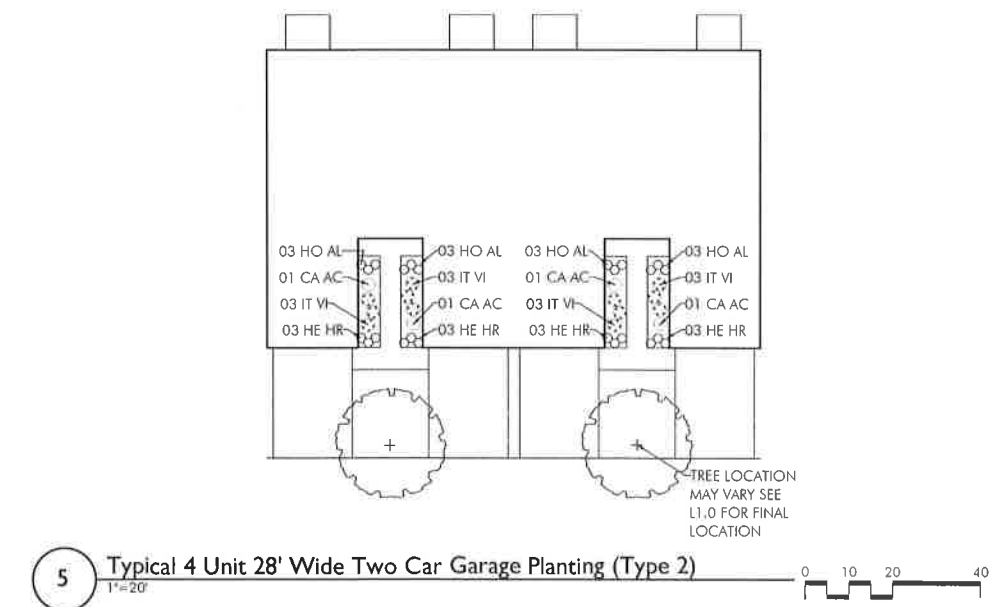
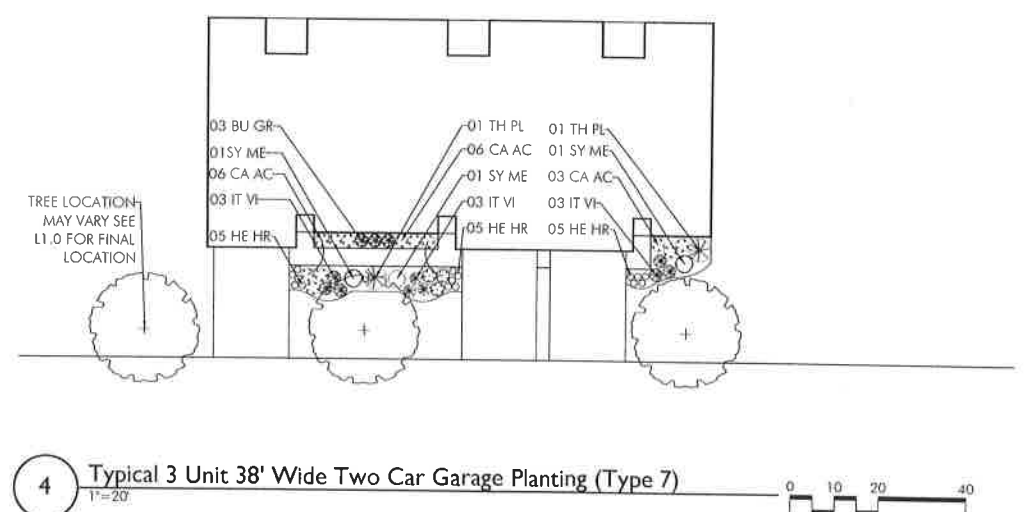
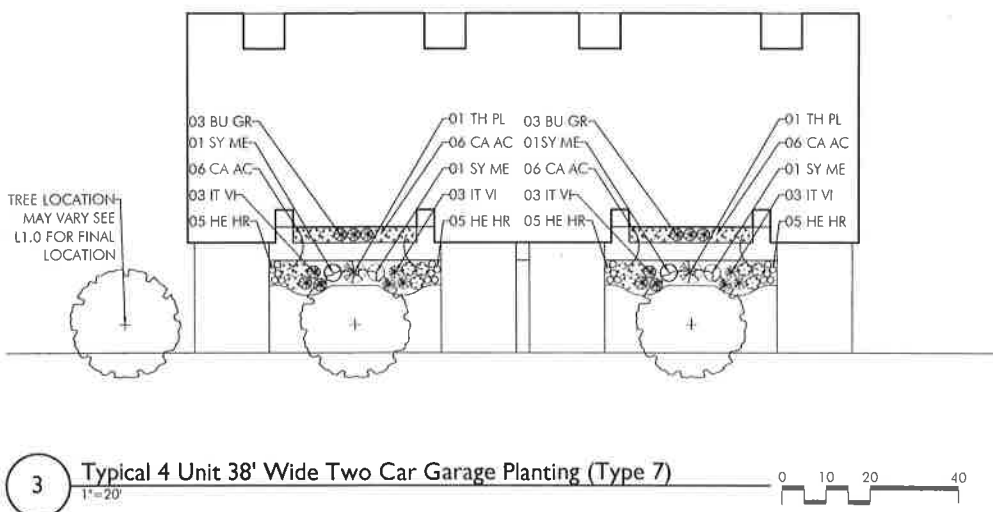
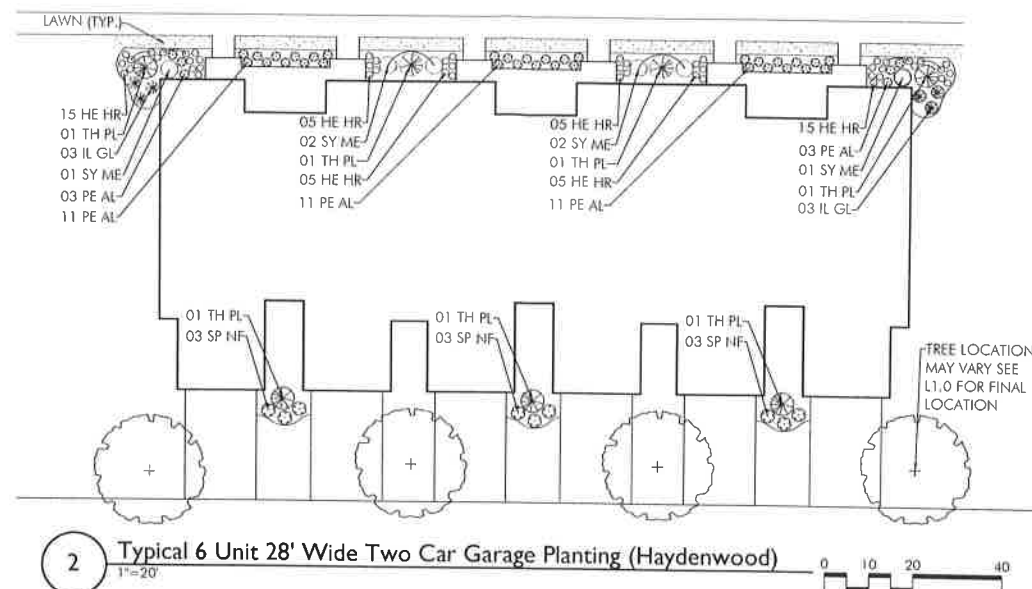
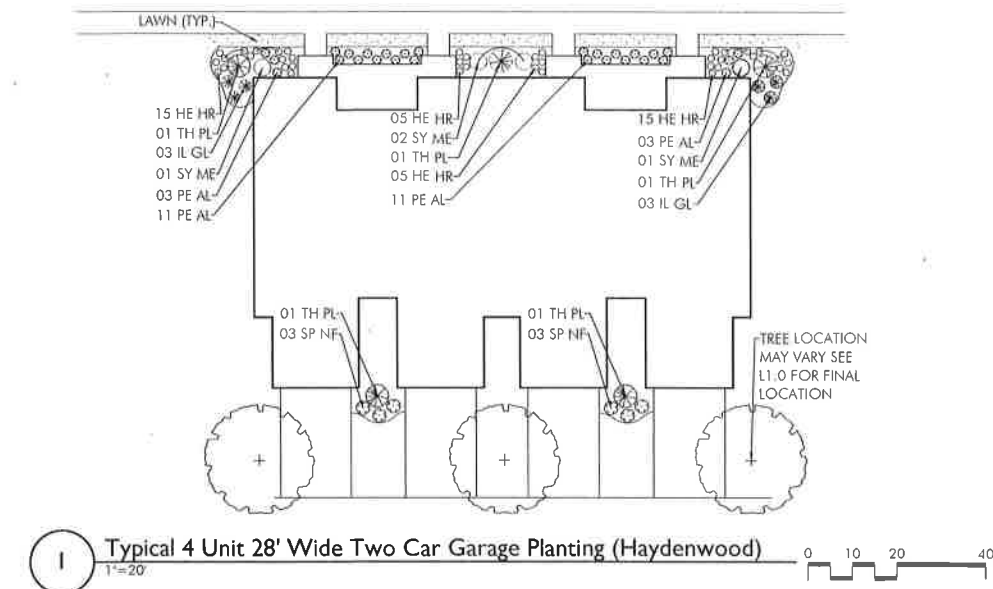
Sheet #

L1.2

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
SHRUBS					
BU GR	Buxus 'Green Velvet'	Green Velvet Boxwood	1'5" hgt.	Cont.	As Shown
CH PI	Chamaecyparis pisifera 'Filiformis'	Green Thread Falsecypress	18" hgt.	Cont.	As Shown
IL GL	Ilex glabra 'Dense'	Dense Compact Inkberry	18" hgt.	Cont.	As Shown
SP NF	Spiraea x 'Neon Flash'	Neon Flash Spirea	18" hgt.	Cont.	As Shown
SY ME	Syringa meyeri	Palladin Lilac	30" hgt.	Cont.	As Shown
TH PL	Thuja plicata 'Goldlander'	Gelderland Western Arborvitae	4" hgt.	Cont.	As Shown
VI OP	Viburnum Opulus 'Compactum'	Compact European Viburnum	30" hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
CA AC	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Cont.	As Shown
CE TO	Cerastium tomentosum	Snow in the Summer	1 gal.	Cont.	As Shown
HE HR	Heimerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	As Shown
HO AL	Hosta 'Fortunei Albomarginata'	Variiegated Hosta	1 gal.	Cont.	As Shown
PE AL	Pennisetum alopecuroides	Fountain Grass	2 gal.	Cont.	As Shown

NOTE: CONTRACTOR MAY SUBSTITUTE PLANT SPECIES BASED ON AVAILABILITY



POD design

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 919.853.7788

PODdesign.net

Project Name

The Pointe at Blacklick Creek

Lancaster Ave,
City of Reynoldsburg,
Franklin County, Ohio

Prepared For

Redwood Acquisition, LLC
23775 Commerce Park, Suite 7
Beachwood, Ohio 44122



Project Info

Project # 15012
Date 02/22/16
By SO/TF
Scale As shown

Revisions

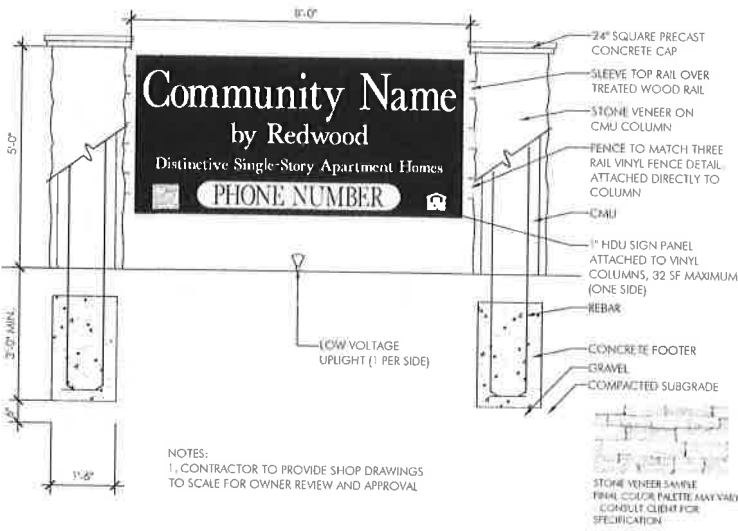
Sheet Title

Site Details

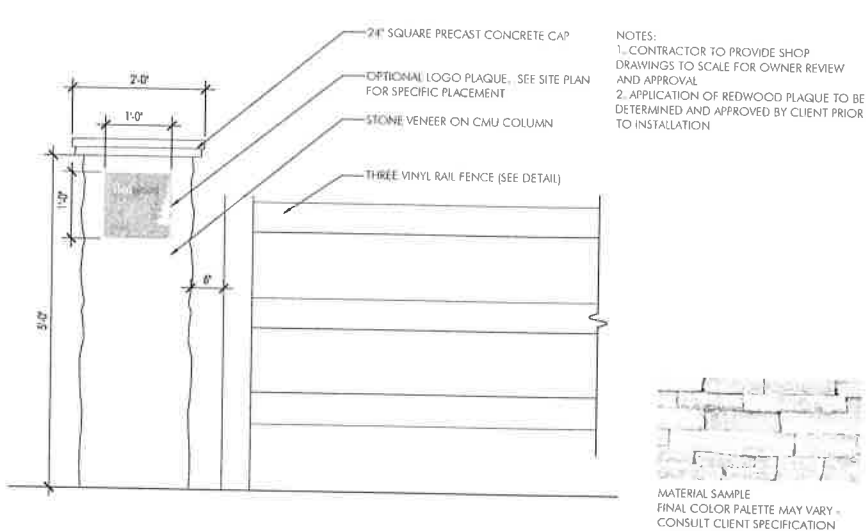


Sheet #

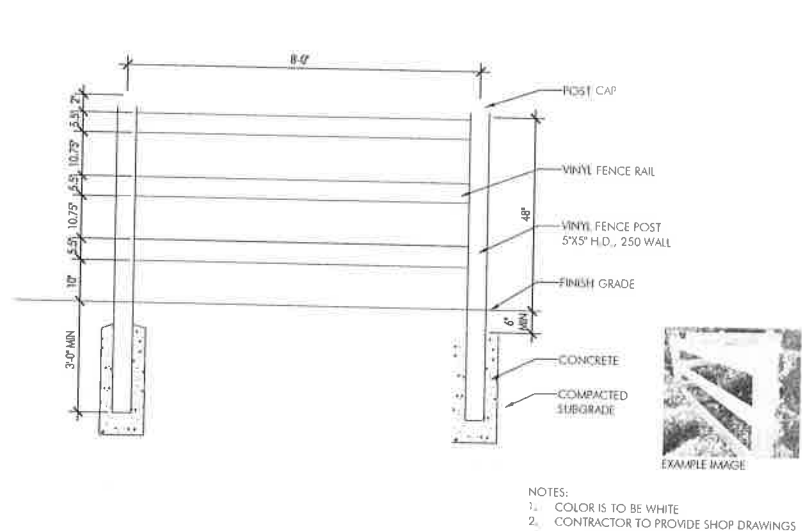
SD 1.0



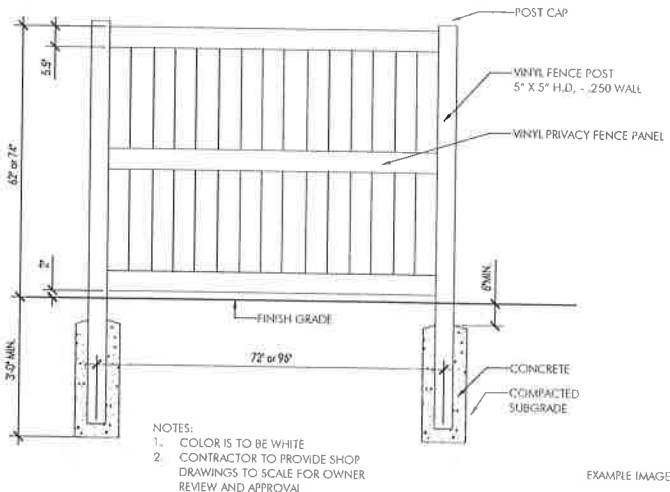
1 Development Entry Sign and Columns
1/2" = 1'-0"



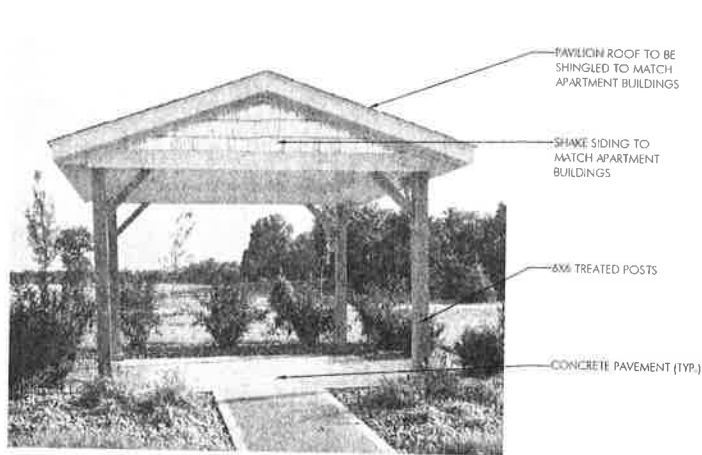
2 Stone Column
3/4" = 1'-0"



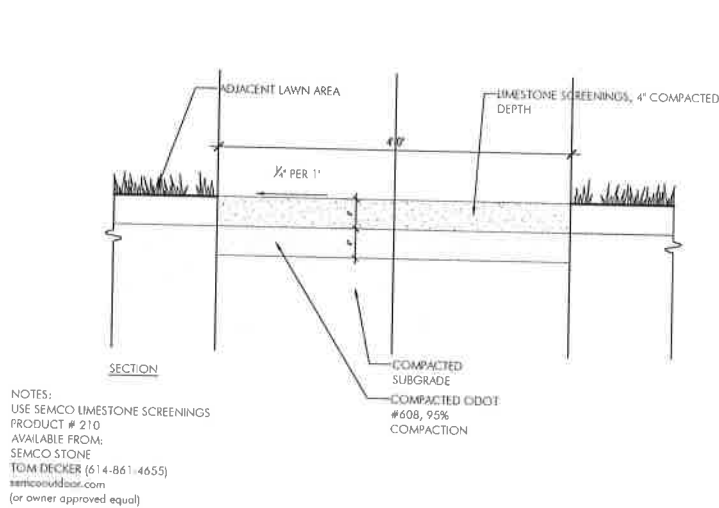
3 Three Rail Vinyl Fence
1/2" = 1'-0"



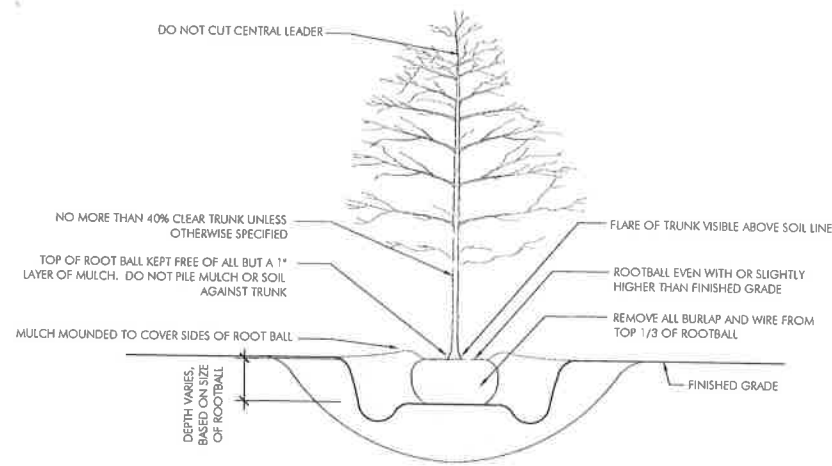
4 Vinyl Privacy Fence
1/2" = 1'-0"



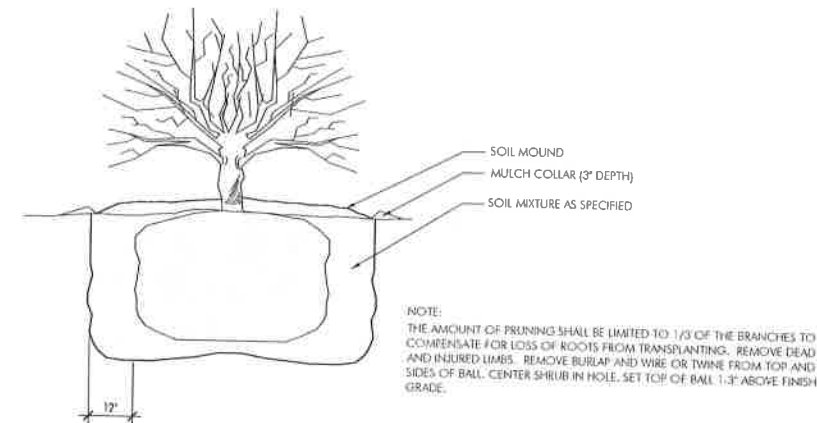
5 Resident Pavilion
3/4" = 1'-0"



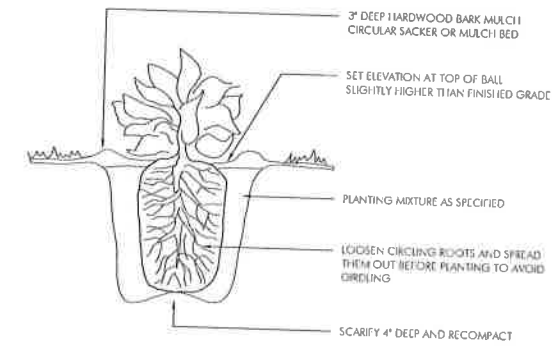
6 Limestone Fines Path
1" = 1'-0"



1 Tree Planting
N.T.S.

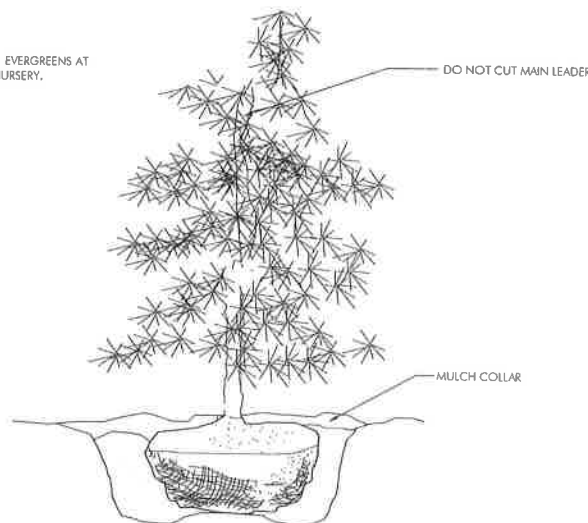


2 Shrub Planting
N.T.S.



3 Perennial Planting
N.T.S.

NOTE: PLANT TREES, SHRUBS, & EVERGREENS AT SAME GRADE AS GROWN IN NURSERY.



4 Evergreen Planting
N.T.S.

POD design

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 919.853.7788

PODdesign.net

Project Name

The Pointe at Blacklick Creek

Lancaster Ave,
City of Reynoldsburg,
Franklin County, Ohio

Prepared For

Redwood Acquisition, LLC
23775 Commerce Park, Suite 7
Beachwood, Ohio 44122



Project Info

Project # 15012
Date 02/22/16
By SO/TF
Scale As shown

Revisions

Sheet Title

Planting Details



Sheet #

SD 1.1



Attachment: Application #172987 (1346 : 1675 Truro Ave.; Application #172987)



Attachment: Application #172987 (1346 : 1675 Truro Ave.; Application #172987)



Attachment: Application #172987 (1346 : 1675 Truro Ave.; Application #172987)



Attachment: Application #172987 (1346 : 1675 Truro Ave.; Application #172987)



Attachment: Application #172987 (1346 : 1675 Truro Ave.; Application #172987)