

Alex Furst, Chair
Keith Benner, Vice-Chair
Teresa Alabi
Amy Barnhart
Norman Brusk
Toni Kleckley
Anita Ward

Planning & Zoning Board

7232 East Main Street
Reynoldsburg, OH 43068
www.reynoldsburg.gov

Eric Meyer, Development Director
Melissa Butler, Administrative
Assistant

Thursday, October 17, 2024

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 9/19/2024
 2. Planning & Zoning Board - Regular Meeting - 10/3/2024
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. App# 2024-0577; 6821 E. Main St; Andy Gray of Mann Parsons Gray Architecture for Grease Monkey; Conditional Use
2. App# 2024-0565; 6014 E. Livingston Ave; John Gleason for Caribbean Grocery Store LLC; Conditional Use
3. App# 2024-0564; 2290 Ayers Dr; Glen Dugger of Smith and Hale for HERC Rentals; Conditional Use
4. App# 2024-0438; 2290 Ayers Dr; Glen Dugger of Smith and Hale for HERC Rentals; Appeal

D. NEW BUSINESS

1. App# 2024-0695; 1284 Brice Road; Robb Childs for The Christian and Missionary Alliance; Variance
2. App# 2024-0693; 1710 Rosehill Road; Tura Lencho of Bokore LLC; Conditional Use

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
September 19, 2024**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Barnhart, Benner, Alabi, Kleckley, Ward, Brusk
ABSENT:

APPROVAL OF AGENDA

Agenda stands approved.

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

PUBLIC COMMENT

UNFINISHED BUSINESS

App# 2024-0514; 976 Waggoner Rd; Abigail Curtis; Variance

The applicant sent us an email requesting that we hold their application until November 7th, 2024. They are working with the city to resolve this to potentially not need a variance.

RESULT:	Tabled until November 7th
MOVER:	Furst
SECONDER:	Benner
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley Ward, Furst

NEW BUSINESS

App# 2024-0577; 6821 E. Main St; Andy Gray of Mann Parsons Gray Architecture for Grease Monkey; Conditional Use

Ms. Buathier read the staff report into the record.

Mr. Furst asked how the board can approve any conditional use when they don't know if any variances are required.

Ms. Buathier explained there are some unknown factors and if the applicant can address those then staff would recommend approval.

Ms. Call provided a document regarding the stacking to the board.

Mr. Meyer explained that we do not have an engineer on staff. Staff would prefer to have the engineers look over the documents and provide feedback before they could give a complete evaluation of the new plan. They are not able to let the board know if they now meet all the standards.

Mr. Furst asked if tabling the application to the next meeting would be a sufficient amount of time. The deadline for that meeting has already passed so they suggested tabling until the October 17th meeting.

Mr. Furst: Hearing that the applicant is amenable to tabling this until the October 17th meeting, I so move.

Ms. Kleckley: I second.

RESULT:	Tabled until October 17th
MOVER:	Furst
SECONDER:	Kleckley
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, Ward, Furst

App# 2024-0565; 6014 E. Livingston Ave; John Gleason for Caribbean Grocery Store LLC; Conditional Use

The applicant didn't get staff's comments on time. They will likely need to change items within the building and not just the conditional use of the tenant space. They asked for the application to be tabled.

Mr. Furst: I understand that the applicant would like to table this application until the October 17th regularly scheduled planning and zoning board meeting. I so

move.

Ms. Alabi: I'll second.

RESULT:	Tabled until October 17th
MOVER:	Furst
SECONDER:	Alabi
AYES:	Furst, Ward, Kleckley, Brusk, Benner, Barnhart, Alabi

App# 2024-0564; 2290 Ayers Dr; Glen Dugger of Smith and Hale for HERC Rentals; Conditional Use

Ms. Buathier read the staff report into the record.

Mr. Duggar: I represent the applicant, Herc Rentals. The property is described by staff. We have a couple of quibbling issues. I don't think they're relevant in terms of disagreements with staff. I do believe as an attorney that the prior conditional use is still in effect as a non-conforming use, the property has been used by Robertson Rentals and that conditional use has not expired. So, from 2014 to the present. Ethan Robertson is the current owner of the property and has continued to operate that business. I looked at those pictures, looks like there was not much going on there and there isn't. But I have notified him that he needs to continue to maintain to sell and lease trucks out of that location, which he has done. In my opinion, not that that's necessarily totally irrelevant. The property has been used and the conditional use which was obtained in 2014 is still in full force in effect. The second thing, I guess I just a minor disagreement. I think it's probably a labeling error. And I have to apologize this the largest conditional use application I probably ever filed north of 80 pages, and it would have been easy to miss something in there. We filed 2 or 3 documents in there that were as built surveys. These were the site plan for this. It's indicative of what the actual property looks like, the way it was developed in accordance with the 2014 approvals. It would be my client's intention to use the property as it has previously been used without essentially any change other than to trim the bushes and clean a parking lot. The building was built in 2014, and I think a lot of this the next two cases are going to be a discussion about what happened in 2014, what's happened since then, and then how staff is interpreting that. There was a conditional use granted to Mr. Robertson in 2014. He can tell you more about that since he was here. I wasn't. All I've done is read the minutes. I think it's informative for all of you to have read the minutes of that hearing as well. Some of you may remember that this was a Bob Evans concept Mexican restaurant that was built there 25 or 30 years ago. It closed and sort of unceremoniously and the building sat vacant for a long time. The reason it sat vacant was that there was a deed restriction on the property that didn't allow it to be used for restaurant use. So the property is sort of zoned in accordance with

that. Mr. Robertson acquired the property from the Bob Evans people and obtained a special exceptional use staff noted to permit the sales of automobiles or vehicles, which includes trucks, automobiles and other things. It does not, I think a staff pointed out, include construction equipment, and that's not what we're here to try and sort out. We are not asking for construction equipment here. I think that there needs to be a greater clarity as to what exactly construction equipment means. What we did was, we submitted to you as a part of the package, probably 20-page pictures of the types of vehicles that Herc would be leasing. Herc is a national company. It's a publicly traded company. It's a \$4 billion a year company. This is not something that sort of fly-by-night deal. They have one other location in Columbus where they do lease different types of machinery, but this would be their truck location. Mr. Robertson is here. If there's any question about what Herc wants to do, its contents are in your application package. We think that that's perfectly appropriate and consistent with the way the property has been used for the last ten years. One of the challenges with this, and I think staff would admit, is that in 2014, Mr. Robertson built a building that was sort of a special purpose, single-purpose building. You saw it in the pictures. It has high overhead doors. It has a very large parking lot. Quite frankly, it doesn't fit with the way the property is zoned today. So the city has made a couple of changes to the zoning codes that provide us with a package of uses. But that package of uses doesn't really translate well into this particular building. There have been an awful lot of people who've looked at it, and because of the problems with the incongruity between the building and the land use, they've had to walk away. What we are saying is that Herc is the closest we've found to continuing the type of activity that has been there for a long time, at least since 2014 by Mr. Robertson. He's here. I'd like to have him describe to you kind of how that fits and how that works. Then I'd like to talk to you briefly about some of the additional factors. I again, disagree with the staff that this is a more intense use, this is a consistent use with what has been made of the property. And if that's okay, Mr. Furst, I'd like to bring Mr. Robertson up.

Mr. Robertson: This property was purchased by myself in 2014. We went through a lot of these same questions and big trucks through the neighborhood was staff's major concern. One of the main things that we spoke about was that trucks go into the neighborhood, CDL drivers are required, they're drug tested. They go through background checks. The type of trucks that are already currently running through the neighborhood are not much different from the type of trucks that we sell. There's garbage trucks, which are heavy use vehicles. There's Gordon Food services trucks, there's delivery trucks, there's Amazon, there's UPS, there's a bunch of different trucks. COTA bus services go through there. Those vehicles are all exceeding 33,000 pounds. And when it states 33,000 pounds, that's not the actual empty weight necessarily of the vehicle. It's what the vehicle could actually potentially haul, called gross vehicle weight rating. Looking back at it, there's a lot of concerns. The main feel if you were to read back through the minutes, back from

2014, was that the major concern with staff was not that we were selling trucks or equipment there, because we sold medium and heavy-duty trucks and equipment. The main concern was, was that semis would pull off the side of the road and try to seek us out for possible repairs, maintenance or possibly to buy a truck. And they were concerned about traffic flow and how people would get back to the facility. That was one of the main issues that they were concerned about of the facility itself. And I think we've addressed it. Never had an issue since we purchased the property. There's never been any incidents in the neighborhood. Like I said, all the drivers, a CDL is required, medical cards required, we know they're safe drivers, as far as I could go. As far as the vehicular sales automobile, there was no classification back in 2014 for trucks. Even though the trucks aren't an on a road vehicle, they have a 17 digit vin. They're required to do all the permitting that you would have any other vehicle rentals. Reynoldsburg did not have that in the zoning code. So that's where the special exception, I believe, with the conditional use permit came from, because it wasn't specifically spelled out for trucks as opposed to automobiles. We didn't do any outside maintenance on vehicles. We kept it all in house where we service only our own vehicles that we sold. Very in line with what Herc is doing. They're only servicing vehicles that they are leasing or selling. They're not doing outside construction or outside work for other people in the city. So they're working on their own fleet of vehicles, which was another concern back in 2014 with the city asked the questions. They didn't want to see a lot of truck traffic back and forth in the facility. Were a low-use facility, as far as truck traffic in and out, maybe 6 to 8 vehicles a day as far as trucks would be coming in and out of the the facility itself. I know it's very close to what Herc was looking at as far as their truck traffic in and out. Our drivers coming in, we would have some customers come in. We weren't a high-volume dealership. It wasn't that we were selling 50 to 100 trucks a month. We were selling 20, maybe 30 trucks and trailers a month. So those are kind of some of the things that we did at the facility. But as far as on some of the staff questions with the construction equipment, I believe is what was the concern with Herc. Herc is not running construction equipment, from what I understand, at this location. This is their truck rental division, and I believe they provided a packet for that. And I'm not speaking on behalf of Herc. Just kind of giving a like for like. They're leasing out anything from pickup trucks to tandem axle dump trucks to water trucks. Trucks that we sold, we've been selling since the facility was built. That was our business model back in 1983 when my dad started the company, and it hasn't changed since then. So we always sold medium and heavy-duty trucks. Back in 2014, the trucks that we were currently selling were displayed on the screen for staff to see. Unfortunately, my email has changed back from 2014, and I couldn't find the actual email that was sent to Dan Havener at the time, but it was showing a cluster of different trucks, which were single and tandem axle trucks. Single axle day cabs, and tandem axle day cabs. The main concern was within the minutes and I believe if you guys have read them. The class eight trucks were sleeper trucks that I was speaking of. We don't sell sleeper trucks.

That's not our business. And that was the main concern that these sleeper trucks would be installed would be drawing these big 53 foot trailers being pulled with these trucks 80 foot long into the facility. That's never been our model. I don't believe Herc is selling sleeper trucks or leasing sleeper trucks as well. I guess that's about all I have for kind of the background of the facility and where we are and how we got to this point. If there's any questions, the staff might have for me. It is just the property owner and business owner. I'd be more than happy to answer them.

Mr. Brusk asked while the business was running if they had access through Home Depot.

Mr. Robertson explained that road was never a viable option. That has always been gated off and shut off as a private access road.

Mr. Robertson brought up the weight issue that was brought up in the staff report. He explained that their trucks were never loaded and the Herc rental trucks would be empty as well. These would not have additional weight like other trucks already on the road, like garbage trucks or service trucks. Double axle trucks distribute the weight differently than a single axle, actually causing less damage to the roadways.

Mr. Furst: Thank you, Mr. Robertson. Frankly, this is a difficult application for us because the applicant is Herc Rentals, and I believe Mr. Duggar is here to speak on their behalf, but it's difficult for your experience to map directly to theirs because we just aren't certain what they're going to be doing. You are claiming that it is similar, but you know, we do need some certainty on that. There are two factors here. We're trying to decide whether or not the use under this application, and it's been submitted as vehicular sales automobile, whether Herc's intended use of the property meets that. And then also do you meet the conditional use factors. It's a little difficult for me to understand given that they're Herc rentals if it meets vehicular sales/ automobile as the use is defined in our code. Could you elaborate on that for me?

Mr. Duggar confirmed Herc will sell and lease. Primarily lease, but they will sell.

Mr. Furst read the definition of vehicular sales automobile for the applicant.

Mr. Furst: The way I understand this to read is that the primary use is the sale/ rental lease of new motor vehicles and then used motor vehicles would be an ancillary use. So I think, in order for us to resolve whether or not Herc's intended use meets that definition, is the majority of the trucks on the lot new sales?

Mr. Duggar explained the percentage was included in the packet.

Mr. Furst explained that he reads the business plan as the opposite of the definition, so he was asking if they could provide some additional testimony to

correct his mistake.

Mr. Duggar is not certain if he is correct or not.

Mr. Furst is satisfied with Mr. Robertson's testimony that construction equipment is not involved. He asked the applicant to speak about the other factors.

Mr. Duggar explained they did address that the proposed use should not adversely affect the health, safety and morals residing in the neighborhood. Mr. Robertson testified they haven't had any problems and this is substantially the same use that has previously been there.

They provided a site plan in the package that Mr. Duggar believes it to be more accurate because it is an as-built plan, indicating how the property was actually built.

Mr. Duggar agrees that they are not asking for construction equipment. They are talking about over the road trucks, which are licensed and titled as such. They would have their own CDL driver.

The 33,000 pound issue Mr. Duggar feels it is a misunderstanding. Mr. Robertson discussed in 2014 that there would be no class eight vehicles. There is no mention, limitation, or distinction on the 33,001 gross vehicle weight. Mr. Robertson provided ample evidence that he has sold and leased numerous vehicles over the last 3 to 5 years that were more than 33,000 pounds.

Mr. Furst asked Mr. Robertson if he could address the percentage. Mr. Robertson isn't able to address the percentage that Herc's plan is for new and used vehicles. He explained that they always sold used vehicles and some new trailers. He does not have a new truck dealership license.

Mr. Furst explained that the challenge is that used motor vehicles was an allowable use, and it is no longer allowed.

Mr. Duggar explained he feels that the 2014 special exception use permit is still in effect, although staff disagrees. Based on his conversation with Mr. Robertson, the property is still vested as a non-conforming use.

Mr. Furst asked if he had operated continuously. Mr. Duggar said, "Yes".

Mr. Leist: The burden of proof is on the applicant to prove that.

Mr. Benner does not have a clear enough vision of how Herc will operate the business since they are not present. It is not clear enough to make a decision.

Mr. Benner asked when the last time they sold a vehicle out of that office. Mr. Robertson said they have been working out of the offices. A sales rep was there yesterday. They are running the facility and still doing some shop work on a limited

basis.

Mr. Duggar explained that he told his client to continue the business and there's no provision in the code that a non-conforming use has to operate at the same intensity as it had previously.

Mr. Meyer explained that the site plan does not show outside storage and recommended Mr. Furst speak about that.

Ms. Buathier: The site plan submitted with an application for conditional use permit shall indicate the types of merchandise or materials to be stored and, if applicable, any seasonal changes of merchandise or materials. So they're required to meet these standards.

Mr. Duggar asked the board to pull out exhibit 4A. This exhibit shows the property, the bays, landscaping, and drainage.

Ms. Buathier explained the requirement for outdoor storage is to show where the merchandise would be located and what they would be selling in those locations.

Mr. Duggar explained it is a parking lot. This is not like a convenience store where they put merchandise outside.

Ms. Buathier: The definition of outdoor storage is the keeping of property in an open area of a lot for the purpose of sales, storage or display.

Mr. Duggar showed them the parking lot and that is not adequate for staff.

Ms. Buathier explained, standards in a parking lot are for maneuverability. Another is any potential screening for outdoor storage.

Mr. Duggar: Mr. Chair, apparently staff has concluded that the designating of the property as a parking lot is inadequate to identify as outdoor storage. We will correct the site plan as a part of this application if we get to that point.

Mr. Meyer pointed out exhibit 3A showing Herc rental did include information on their intent.

Mr. Meyer: Herc Rentals Pro Truck Division will repair and sell light, medium and heavy-duty trucks and trailers for the local contractor industry. This will be a business-to-business retail store, not consumer focused. Approximately 90% of the traffic will involve Herc employees with movements of rental trucks to and from job sites. Maintenance services will be solely dedicated to the preventative maintenance of our Herc rental trucks and any major repair work will be conducted at other locations. Trucks will be stored onsite when not in use, or if available for sale. It also says Herc Rentals and Robinson truck sales carry a very similar inventory primarily focused on various types of light, medium and heavy-duty trucks, and they provide the hours of operations below. That is my understanding of what they submitted. If I missed something, I apologize.

Mr. Furst doesn't question the intended types of vehicles being sold. His contention is whether it's primarily used vehicles or new vehicles to satisfy the vehicular sales automobile definition. He reads the definition to require primarily the sale of new

vehicles and used vehicles would be ancillary.

Mr. Duggar: Herc doesn't want to misrepresent that they are primarily a rental company.

Mr Duggar was confused about which application they were discussing. Mr. Furst explained that the board can't render a conditional use until they understand what the intent is.

The information submitted says the business will be 90% used sales. Mr. Furst explained the percentage given is for traffic inflow and outflow, not for the actual percentage of sales.

From the application Mr. Furst understands the intended use is primarily for used vehicles. That does not conform with his understanding of the use. He doesn't feel that the board can render a conditional use because they are applying for a use which they do not meet.

Mr. Duggar explained they filed the application in an attempt to sort out what happened in 2014, and hope to enable Herc to occupy the building. The city has rezoned this property twice and each time has moved further away from the use, and provided fewer uses for this building.

Mr. Brusk asked staff about the definition and how leased vehicle seems to be a use and not ancillary. The wording seems to allow it, but he asked for clarification. Ms. Buathier read the definition again. The sale or lease was brought up. The sale OR lease, but not both.

Ms. Buathier: As you can see on the first page under the project summary C, the applicant's request that the applicant is requesting to obtain a conditional use for vehicular sales automobile in order to operate a Herc rental business on the subject site. The applicant is requesting to intensify the use of the previously approved special use exception permit in 2014 in order to also rent and sell construction type trucks, including, but not limited to dump trucks, delivery trucks, box trucks, flatbed trucks, vacuum trucks, utility trucks, ladder trucks, boom trucks and other similar trucks, and trucks above 31,001 gross vehicle weight ratio, but not over the road trucks, semi trucks and semi-trailers. Therefore, the applicant is asking for a new conditional use for vehicle sales automotive under the current zoning code regulations.

Mr. Leist: The question is not what the definition is. The question is this a continued use prior to the application.

Mr. Duggar offered to table the application so they could discuss the appeal. I think there's a fundamental misunderstanding on the staff's part. The staff objects to this idea of construction vehicles. Our understanding of the 2014 approval was that they were talking about tractors and graters and construction equipment. The

things that we listed here are dump trucks, delivery trucks, box trucks. They're all over the road trucks that have a license and have to have a CDL driver's license to drive them. And we think that's what was approved in 2014. The 31,001 gross vehicle weight, I think, was just devised by staff as a way to demarcate between those two based on what they thought a Class eight vehicle was. But I don't think that was a clear reading. A fair reading of the minutes from that time was that those were construction vehicles or construction things that require an over-the-road license. That's not what Ethan was asking for. And that, quite frankly, it's not what we're asking for. So I think there's some confusion about the nature of this application, and maybe we should table it and go do the appeal first. I don't know if I would defer to the board.

The applicant is requesting that this be tabled until the board resolves their next application for the appeal hearing.

Mr. Furst: I so move.

Ms. Barnhart: I will second.

RESULT:	Tabled until October 17, 2024
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, Ward, Furst

App# 2024-0438; 2290 Ayers Dr; Glen Dugger of Smith and Hale for HERC Rentals; Appeal

OTHER BUSINESS

2025 Planning and Zoning Board Meetings

ADJOURNMENT

Planning and Zoning Administrator

Chairman



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
October 3, 2024**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Barnhart, Benner, Alabi, Kleckley, Ward
ABSENT: Brusk

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 9/5/2024

Minutes stand approved.

APPROVAL OF AGENDA

Agenda stands approved.

SWEARING IN OF SPEAKERS

No speakers to swear in.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

NEW BUSINESS

**App#2024-0601; EMH&T for MI Homes of Central Ohio, LLC; Spring Hill Farm
- Final Plat Phase 4A**

Ms. Buathier read the staff report into the record.

a. Final Plat Requirements (1111.07 & 1111.09):

i. On Sheet 1 of 2: the professional surveyor will need to sign and date the plat to verify that all dimensional and geodetic details are correct on the survey.

ii. On Sheet 1 of 2: the owner will need to sign the plat and have their statement notarized by a registered notary before obtaining any City Official's signature on the plat.

iii. On Sheet 1 of 2: revise the signature line for "Chairman, Planning Commission" to "Chairman, Planning and Zoning Board"

iv. On Sheet 1 of 2: add a signature line for the "Director of Public Service"

v. On Sheet 1 of 2: add a signature line space for approval by the City Engineer and Director of Public Service of easements added to or revised

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CITY OF REYNOLDSBURG 7232 East Main Street Reynoldsburg, OH 43068 614-322-6800

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on the final plat.

vi. On Sheet 1 of 2: the reservation of easements section states that the Final Plat is 12.625 acres, but sheet 2 of 2 shows the total acreage as being 12.642. Please revise the acreage calculations to be correct and consistent throughout both sheets.

Mr. Furst: Seeing as there is no applicant present here, I move that we adopt staff's recommendations.

Mr. Benner: Second.

RESULT:	Tabled until November 7th, 2024
MOVER:	Furst
SECONDER:	Benner
AYES:	Alabi, Barnhart, Benner, Kleckley, Ward, Furst

App#2024-0602; EMH&T for MI Homes of Central Ohio, LLC; Spring Hill Farm - Final Plat Phase 4B

Ms. Buathier read the staff report into the record.

Final Plat Requirements (1111.07 & 1111.09):

i. On Sheet 1 of 2: the professional surveyor will need to sign and date the plat to verify that all dimensional and geodetic details are correct on the survey.

ii. On Sheet 1 of 2: the owner will need to sign the plat and have their

statement notarized by a registered notary before obtaining any City Official's signature on the plat.

iii. On Sheet 1 of 2: revise the signature line for "Chairman, Planning Commission" to "Chairman, Planning and Zoning Board"

iv. On Sheet 1 of 2: add a signature line for the "Director of Public Service"

v. On Sheet 1 of 2: add a signature line space for approval by the City Engineer and Director of Public Service of easements added to or revised on the final plat.

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CITY OF REYNOLDSBURG 7232 East Main Street Reynoldsburg, OH 43068 614-322-6800

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vi. On Sheet 1 of 2: the legal description states that the final plat is 9.554 acres, but sheet 2 of 2 shows the total acreage as being 5.554. Please revise the acreage calculations to be correct and consistent throughout both sheets.

Mr. Furst: I also move that we adopt staff's recommendations.

Ms. Kleckley: Second.

RESULT:	Tabled until November 7th, 2024
MOVER:	Furst
SECONDER:	Kleckley
AYES:	Alabi, Barnhart, Benner, Kleckley, Ward, Furst

App#2024-0603; EMH&T for MI Homes of Central Ohio, LLC; Spring Hill Farm - Final Plat Phase 5

Ms. Buathier read the staff report into the record.

Final Plat Requirements (1111.07 & 1111.09):

i. On Sheet 1 of 2: the professional surveyor will need to sign and date the plat to verify that all dimensional and geodetic details are correct on the survey.

ii. On Sheet 1 of 2: the owner will need to sign the plat and have their statement notarized by a registered notary before obtaining any City Official's signature on the plat.

iii. On Sheet 1 of 2: revise the signature line for "Chairman, Planning Commission" to "Chairman, Planning and Zoning Board"

iv. On Sheet 1 of 2: add a signature line for the "Director of Public Service"

v. On Sheet 1 of 2: add a signature line space for approval by the City Engineer and Director of Public Service of easements added to or revised

on the final plat.

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CITY OF REYNOLDSBURG 7232 East Main Street Reynoldsburg, OH 43068 614-322-6800

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vi. On Sheet 1 of 2: the reservation of easements section states that the Final Plat is 9.539 acres, but sheet 2 of 2 shows the total acreage as being 11.425. Please revise the acreage calculations to be correct and consistent throughout both sheets.

Mr. Furst: I also move that we adopt the staff's recommendations.

Ms. Barnhart: Second.

RESULT:	Tabled until November 7th, 2024
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Alabi, Barnhart, Benner, Kleckley, Ward, Furst

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman

September 09, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Andy Gray of Mann Parsons Gray Architects for Grease Monkey; 6821 E Main Street:
Conditional Use Application – Vehicular Care Services – Minor

Planning and Zoning Board:

Below is the staff review of the above referenced Conditional Use Application.

1. Project Summary

- a. **Site Summary:** The subject site is addressed 6821 E Main Street and consists of an existing structure that is approximately 1,273 square feet according to the applicant's site plan. The parcel is 0.51 acres. According to the applicant, the building was previously operated by Columbus Car Trader. The subject site is zoned EMD, East Main Street District.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of EMD, East Main Street District to the west, north, east, and south. The surrounding land uses consist of an EZ Thru to the west, Heartland Bank to the east, a restaurant and florist to the north, and a restaurant to the south.
- c. **Applicant's Request:** The applicant is requesting to use the subject site for a Vehicular Care Service – Minor with a drive thru, which is a conditional use in the EMD, East Main Street zoning district. The applicant intends to operate the business from 8am to 8pm, 7 days a week. The applicant states that there will be a maximum of 10 employees with the number ranging from 2-5 employees working at the store at any time. Delivery activity from the supplier is expected bi-weekly.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the intent of this area is to "...connect gateways into Reynoldsburg with the downtown, as well as serve commercial needs scaled to accommodate the immediate neighborhoods. The districts should incorporate a mixture of small commercial and office uses, residential units, and retail uses, including shopping and dining."

2. Project Review

- a. **Definition:** Vehicular Care Services – Minor: The replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission or differential; incidental body and fender work, minor painting and upholstering service. Above stated is applied to passenger automobiles and trucks not in excess of 7,000 pounds gross weight.
- b. **Conditional Use Standards:** Conditional Uses are required to meet the general standards found in Section 1109.13.D.i-viii:
 - i. The proposed use shall be in harmony with the existing or intended

character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;

1. Staff finds that the proposed use is in harmony with the existing character of East Main Street District, and that the land use of Vehicle Care Services – Minor land use will not change the essential character of the zoning district.
- ii. The proposed use shall not adversely affect the use of adjacent property;
 1. Staff finds that the proposed use will not adversely affect the use of adjacent properties.
- iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
 1. Staff finds that the proposed use will not adversely affect the health, safety, morals, and welfare of persons residing or working nearby.
- iv. 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;
 1. Staff finds that the subject site is adequately serviced by public facilities and services. The Fire Department has no concerns with the application.
- v. 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 zone or district;
 1. The applicant is proposing to add a Drive Thru onto the existing site. EMH&T has reviewed the application, and the applicant has provided the required six spaces for the site. Two vehicle spaces within the building, along with four stacking spaces and abort lanes. Traffic flow throughout the site is managed appropriately and meets the Supplementary Use Conditions for drive thru as outlined in Section 1105.13.L.
- vi. 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;
 1. Staff finds that the proposed use meets the general purpose and intent of the Zoning Code and complies with applicable specific provisions of the Code, and meets the intentions of the EMD, East Main Street District as described in the 2018 Comprehensive Plan.
- vii. The proposed use complies with the applicable specific provisions and standards of this Code;
 1. **Supplementary Use Conditions for Drive Thru:** The following Supplementary Use Conditions for drive thru are outlined in Section 1105.13.L:
 - i. Loudspeakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses.
 - a. The applicant does not appear to identify any

loudspeakers on the site plan, therefore this condition appears to be met.

- ii. Lanes required for vehicle access to and waiting for use of a drive-thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one (1) time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians. The Planning and Zoning Administrator or Planning and Zoning Board, as applicable, may require a traffic study which documents the projected vehicular use of the proposed facilities and evidence of compliance with the provisions of this Zoning Code.
 - a. The applicant has identified the drive-thru lanes, the escape/abort lanes and the required stacking spaces on the site plan. This requirement has been met.
- iii. The Planning and Zoning Administrator or Planning and Zoning Board, as applicable, may impose restrictions on the hours of operation in order to reduce inappropriate impacts on abutting uses and on street traffic and to ensure compatibility with normal vehicular activity in the district.
 - a. Staff does not feel that additional restrictions are necessary at this time.
- iv. The applicant shall so design the site plan or otherwise provide assurances as to reduce the impacts of lighting, litter, noise, and exhaust resulting from the facility, especially impacts on nearby residential uses.
 - a. Staff finds that the applicant has addressed all of the above standards.

2. **Off-street Parking Requirements:** Required off-street parking spaces for a Vehicular Care Services – Minor is detailed in Table 1105.01A and the requirement is 1 parking space for each 500 square feet of floor area.

- i. Based on the application, the applicant is proposing to add 15 parking spaces. The required number of off-street parking spaces for the applicant would be 3 based on the existing building being 1,273 square feet according to the applicant's site plan.
 - a. Staff finds that the number of parking spaces is sufficient for the new use.
- viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.
 - 1. Staff finds that the proposed use meets the definition and intent of

a Vehicular Care Services – Minor as it is listed as a conditional use for the EMD, East Main Street District.

3. Recommendation

- a. Staff recommends approval of the conditional use of a Vehicular Care Services – Minor.





Engineers, Surveyors, Planners, Scientists

MEMO

Date: October 8, 2024

To: Ms. Phoenix Buathier - Planning & Zoning Administrator

From: Mitchell Yake, PE

Subject: 6821 East Main Street – Staff Report

Copies: Joseph Begeny – Mayor, Eric Meyer - Director of Development, Ryan Andrews - City Engineer

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review as part of the conditional use application for the private development project located at 6821 East Main Street. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The proposed site plan includes limited changes to the existing building to provide drive thru access for automotive service facility.
2. The site is proposing modification to existing parking lot removing pavement/parking spaces for additional landscaping islands.
3. The site provides driveway access at two locations, Hentz Drive and East Main Street.
4. There are 15 proposed parking spaces (1 ADA space). City Code requires a minimum of 3 parking spaces based on the use.
5. The site plan includes concrete sidewalk as walkable space from the parking area to building. There are no other pedestrian facilities on the site.
6. No pavement sections or details were provided with the development plan but need to be provided with the PGU.
7. The site plan is relocating dumpster and dumpster enclosure.
8. Per the comment response provided, we understand the fire department has reviewed and does not have concerns with the proposed development.
9. Based on the proposed use and size, a traffic study is not required for the project. The peak hours letter demonstrates that the layout or length of the drive thru is sufficient to accommodate peak projected vehicles and provide necessary escape ability.

UTILITIES

10. It is assumed that the existing building is already served with water and sanitary sewer and will re-use those services.
11. Lighting/photometric plan was not provided with the development plan, but needs to be provided with the PGU.

STORMWATER

12. The existing site drainage is collected by four separate catch basins. Each of these catch basins are to remain in place to collect localized stormwater. It can be adjusted to grade as necessary.

13. The current project site is almost entirely all impervious area (pavement or roof). The proposed site plan appears to reduce the impervious area. With a reduction in impervious area, stormwater quantity treatment will not be necessary. Calculation needs to be provided with PGU.
14. The proposed site plan appears to disturb less than one acre. Due to that and the comment above, stormwater quality treatment will not be necessary. Calculation needs to be provided with PGU.

DETAILS / SPECIFICATIONS

15. Please provide an existing conditions plan showing the existing topography, utilities, and other features on the existing site.
16. Refer to Reynoldsburg Standard Construction Drawings where applicable.
17. Reorient the plan so north is at the top of the page.

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 6821 E Main St.	Parcel ID#(s): 060-004138
---	-------------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): 6821 LLC	
Contact Email:	Contact Phone Number:

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Grease Monkey	Contact Name: Gabe Sirkin
Contact Email: gabe@solomonacquisitions.com	Contact Phone Number: 914-980-9318
Description of Use: Oil change garage.	

III. APPLICANT INFORMATION

Applicant Name: Andy Gray - Mann Parsons Gray Architects	Applicant Address: 3660 Embassy Pkwy Fairlawn, OH 44333
Applicant Phone Number: 330-666-5770	Applicant Email: andy@mpg-architects.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance ☒ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☒ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min.])

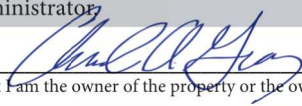
Conversion of existing used car sales building into a quick service vehicle repair shop in the East Main Street District.

Existing use is nonconforming, proposed use is allowable with conditional use approval. Existing building shall remain,

no addition. Proposed exterior alterations include additional overhead doors, relocation of dumpster enclosure,

additional landscaping/parking lot rework.

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

Applicant Signature:  Date: 8/14/2024

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:

Zoning Information Additional Approval Required

Zoning District: _____ ☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District ☐ Other: _____

PZB Meeting

Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

P&Z Administrator: _____ Date: _____

Section 1109.13

CONDITIONAL USES

Initiating a Conditional Use

A conditional use application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit ☐ eleven ☐ (11) hardcopy packets of all required items. Please also submit one (1) electronic copy, a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use ?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

- ☒ Description of the existing use of the lot and of adjacent lots
- ☒ A statement of the conditional use for which the application is submitted.
- ☒ The application shall also 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 use and its potential impacts;
- ☒ A plan of 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 areas, utilities, signs, yards, landscaping, and other relevant features;
- ☒ A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an 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;

- ☒ A narrative addressing each of the applicable criteria set forth in section 1109.13.D

Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations may be required. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use is two hundred dollars (\$200) for a residential conditional use, and four hundred and fifty dollars (\$450) for all other conditional requests.

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Board Meeting.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.

OR Visit our website at:

<http://www.reynoldsburg.gov>

Section 1109.13.D

STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use 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:

- ☐ 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 uses 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 use 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.

In approving a Conditional Use, the Planning and Zoning Administrator or the PZB may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of the Code. Such conditions may include:

- Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;
- Screening comprised of landscaping, walls, fencing or other materials or construction;
- Access points and traffic management provisions, including those impacting vehicular and pedestrian access and the locations and design of parking facilities;
- Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
- Other features of construction, including but not limited to paving and parking, signs, and landscaping;
- Hours and method of operation
- Maintenance of the site, structures, landscaping;
- Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
- A time limit for operation of the use.

Section 1109.11 VARIANCES

Initiating a Variance Request

A variance application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

What information must be provided for a Variance?

A property owner seeking a Variance shall submit a written request for Variance on forms provided by the Planning & Zoning Administrator. Such request shall include the following:

- ☐ Name, address, and telephone number of the property owner(s) and owner's agent(s);
- ☐ Legal description, address, tax district and parcel number of the property;
- ☐ Description of the nature of the variance requested and a statement address each of the standards for variance in the Code (see section 1109.13);
- ☐ Statement of the hardship;
- ☐ Such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.

*****Note: The application must be signed by the property owner for the property which pertains to the variance.***

- ☐ Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What is the time frame for a variance request?

In general the application process takes 30-45 days. Once a variance application is submitted, it will be placed on the next PZB agenda. The PZB can hold the application but a decision must be reached by the Board within sixty (60) days.

Why might you request a Variance?

To allow development of property prohibited by current zoning if such development will not adversely affect the surrounding property or neighborhood and if the PZB is satisfied that it will alleviate some hardship or difficulty.

How much will a Variance cost?

The fee for a variance is two hundred dollars (\$200) for a residential variance, and four hundred and fifty dollars (\$450) for all other variance requests.

What are the next steps after a Variance approval?

The approved variance will need to be officially documented through the issuance of a zoning certificate or a zoning sign permit depending on the type of variance. Any action of the PZB granted a variance shall be valid for a period of 12 months.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at

614-322-6829.

OR Visit our website at:

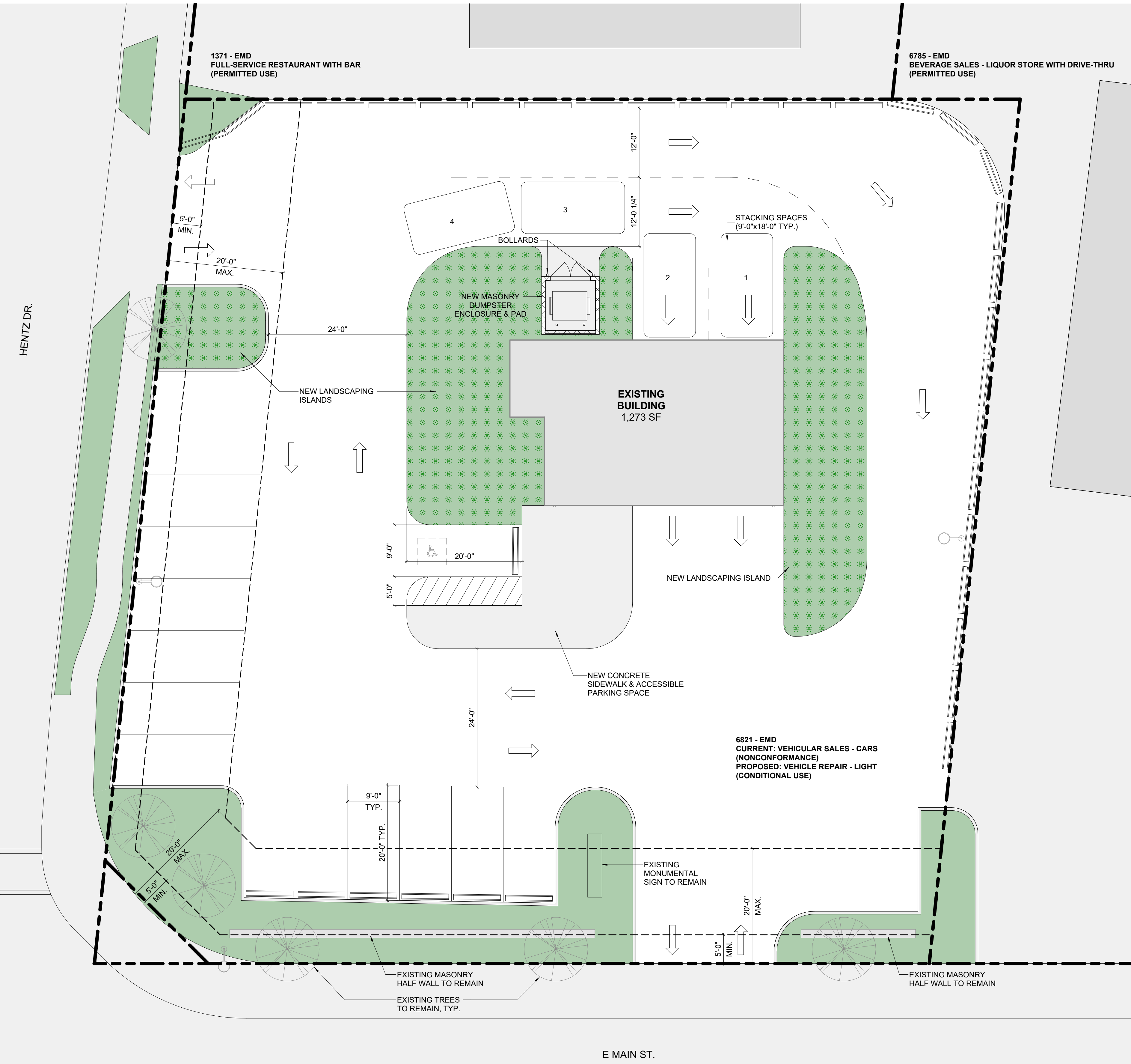
<http://www.reynoldsborg.gov>

Section 1109.11.D

STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

- ☐ The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
- ☐ The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)
- ☐ There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures.
- ☐ There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
- ☐ There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
- ☐ The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
- ☐ The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
- ☐ The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
- ☐ No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
- ☐ The variance is not a matter of convenience when other remedies are available within the provisions of this Code.



CITY OF REYNOLDSBURG ZONING ANALYSIS	
LOT ZONING:	EAST MAIN STREET DISTRICT (EMD)
EXISTING LOT USE:	VEHICULAR SALES - AUTOMOBILES (EXISTING NONCONFORMANCE)
PROPOSED USE:	VEHICULAR REPAIR - LIGHT (ALLOWABLE CONDITIONAL USE)
NATURE OF USE:	QUICK SERVICE OIL CHANGE AND OTHER SIMPLE VEHICLE REPAIR SERVICES. PROPOSED USE IS NOT A FULL SERVICE AUTO CARE FACILITY.
HOURS OF OPERATION:	PROPOSING 8AM-8PM, 7 DAYS A WEEK, MAXIMUM, DEPENDENT ON SALES.
# OF EMPLOYEES:	10 EMPLOYEES TOTAL INCLUDING GM, 2-5 ON ANY GIVEN SHIFT
NATURE OF DELIVERIES:	BI-WEEKLY BOX TRUCK DELIVERIES
# OF PARKING SPACES:	VEHICULAR CARE SERVICES - MINOR 1 PER 500 SF = 3 MIN. (1 VAN ACCESSIBLE) 15 PROPOSED (1 VAN ACCESSIBLE)
ACCESS AISLE WIDTH:	1-WAY = N/A 2-WAY = 22' MIN.

CONDITIONAL USE APPROPRIATENESS NARRATIVE

WE FEEL THAT THE PROPOSED USE WILL BE IN HARMONY WITH THE SURROUNDING ENVIRONMENT FOR THE FOLLOWING REASONS:

- THE ADJACENT BANK AND DRIVE-THRU'S HAVE SIMILAR TRAFFIC AMOUNTS AND CIRCULATION TYPES.
- ANY LIGHTING NOT REUSED WILL BE REPLACED IN-KIND, AVOIDING ANY ADDITIONAL GLARE.
- THE NOISE, ODOR, FUMES, AND VIBRATIONS WOULD NOT BE MORE OBTUSIVE THAN THAT OF THE EXISTING REPAIR GARAGE COMPONENT OF THE AUTO SALES BUSINESS.
- ADDITIONAL PROPOSED LANDSCAPING SHOULD HELP ALLEVIATE STORMWATER DRAINAGE COMPARED TO THE CURRENT USE.

OVERALL, THE PROPOSED CONDITIONAL USE IS SIMILAR IN CHARACTER TO NEIGHBORING LOT USES AND DOES NOT ADVERSELY AFFECT THE USE OF THOSE LOTS. BECAUSE IT IS SIMILAR TO THE EXISTING USE, IT IS NOT ANTICIPATED TO CAUSE ANY SAFETY, HEALTH, UTILITY, TRAFFIC, OR RIGHT-OF-WAY CONCERNS AND MAY ACTUALLY IMPROVE STORMWATER RUNOFF. IT IS ANTICIPATED THAT A MAXIMUM OF 6 PARKING SPACES WILL BE USED—3-4 FOR EMPLOYEES AND 2 FOR CUSTOMERS NOT CURRENTLY IN THE BAYS. IT IS AN ALLOWABLE CONDITIONAL USE PER THE ZONING ORDINANCE AND WE SHALL COMPLY WITH ANY OTHER REQUIREMENTS THE CITY MAY HAVE TO MITIGATE CONCERNS.

PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION

DATE PRINTED
SEPTEMBER 25, 2024

REVISIONS



330.666.5770



MAIN • PARSONS • GRAY
ARCHITECTS

PROPOSED SITE PLAN

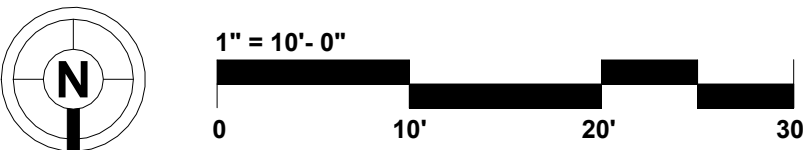
GREASE MONKEY

6821 E MAIN ST.
REYNOLDSBURG, OHIO 43068

PROJECT #: 02224

L2.0

1 PLAN PROPOSED SITE PLAN
1" = 10'-0"



Grease Monkey
6821 E. Main St.
Reynoldsburg, OH 43068

We are proposing a new business occupancy for the previous site of Columbus Car Trader. Grease Monkey is a quick-service auto care center specializing in oil changes and other simple, drive-thru vehicle repair and maintenance services. The lot is located in the East Main Street District and the proposed use (Vehicular Repair – Light) is an allowable conditional use in this district. We are intending to keep the existing building with minor changes to the exterior limited to adding new overhead doors to create two drive-thru vehicle bays, relocating the dumpster enclosure to allow access to the new bay, and limited sitework to improve traffic flow around the site. Parking requirements are sufficiently met with the existing striping, though we will be adding an ADA accessible van space.

Grease Monkey is proposing a maximum business schedule of 8am to 8pm, 7 days a week, depending on sales. They plan to have 10 total employees, including the general manager, ranging from 2-5 employees on-site during any given shift. They anticipate having bi-weekly box truck deliveries for supplies.

Conditional Use Standards:

1. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts.

The proposed use will be in harmony with the existing and intended character of the district as a “transportation corridor lined with compact, mixed-use development” that is currently occupied by many drive-thru and vehicular service businesses such as gas stations, an auto parts store, and fast-food restaurants.

2. The proposed use shall not adversely affect the use of adjacent property.

The proposed use will not adversely affect adjacent properties, as it is similar to both those adjacent uses as well as the existing use it is replacing. Any lighting not reused will be replaced in-kind and rebalanced as necessary, avoiding any additional glare. The proposed use’s noises, odors, fumes, and vibrations will not be substantially more obtrusive than that of the existing repair garage component of the auto sales business.

3. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.

The proposed use will not impose any health, safety, moral, or welfare concerns.

4. 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 will not impose any undue stress on existing facilities or services. It will be adequately serviced by the same utilities as the existing use. The new use may even have a positive impact on the storm water facilities, as we are proposing additional planted landscaping that will lessen the impact of site runoff compared to the existing hardscape.

5. 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 zone or district.

The proposed use's traffic impact will be similar to that of the existing adjacent businesses. It will likely have a lower traffic impact than the adjacent fast-food and gas station drive-thrus.

6. 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 use complies with the purpose and intent of these codes. It improves the existing conditions by replacing a non-conforming use (Vehicle Sales – Automobiles) with a conditionally conforming use (Vehicle Repair – Light).

7. The proposed use complies with the applicable specific provisions and standards of this Code.

The proposed use will meet all applicable standards and provisions.

8. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.

Section 1103.15(b) provides for "Vehicle Repair – Light" as a conditional use. Grease Monkey is a quick-service oil change facility and not a full-service garage, so it meets the definition and intent of the allowable conditional use.

SS Companies, LLC

September 23, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E Main Street
Reynoldsburg, Ohio 43068

RE: App# 2024-0577; 6821 E. Main Street Reynoldsburg, OH

To Whom It May Concern:

We are writing in response to application #2024 – 0577 regarding the conditional use application for 6821 E Main Street.

Thank you to the Staff for reviewing our application and providing a recommendation to approve our conditional use application upon satisfying the list of conditions provided:

- That the applicant submit a revised site plan showing where the drive – thru lanes will be located on the site, along with showing the required location of the abort/escape lanes provided on the site.
- That the applicant provide the required documentation and information pertaining to their peak drive-thru numbers that engineering finds sufficient.
- That if any variances are required for the site that the variances be obtained prior to the approval of the Conditional Use.
- The applicant provide and revise their drawings and any other materials, to show a final set of plans that meet the approved conditional use conditions to staff's satisfaction.

The purpose of this document is to address the required documentation and information pertaining to peak drive-thru numbers that engineering finds sufficient. The applicant intends to operate a quick service oil change franchise, Grease Monkey. As noted in our application, we intend to operate the business from 8am to 8pm, 7 days a week with a max of 10 employees ranging from 2-5 employees working at the store at any time.

Based on the information provided by the franchisor, we expect our peak drive-thru numbers to be between 4-6 cars. There are two assessments below that support our estimate.

Assessment #1: Average Per Hour per Franchise Disclosure Document

- According to the Franchise Disclosure Document provided by Grease Monkey Franchising LLC, dated April 5, 2024, denoted in Item 19: Financial Performance Representations, any single franchisee-owned location could see an Average Daily Vehicle Count anywhere from 14 – 37 cars per day (see Exhibit A).
- Based on our sales projections for this location, we would fall into Category “D” which would have max Daily Vehicle Count Range of 37 cars.

- Please note, this does not classify how many bays at these locations, with two bays being the minimum, which is what we're proposing.
- If the location is open for 12 hours as stated above (from 8 AM – 8 PM), we can expect to have 1-3 cars in our drive-thru per hour. This would result in a max of 0-1 cars waiting in our drive-thru lane at any time during each hour.

Assessment #2: Qualitative Interviews

- From interviews conducted with existing franchisees and the franchisor, the applicant identified that peak demand occurred during lunch, after work, and weekends.
- The target customer base for express oil change services value efficient and effective service. They tend to be busier and react negatively to longer wait times.
- It was identified that the target customer is unwilling to spend more than 30-45 minutes waiting to be serviced.
- If wait time is longer, customer would come back another time.
- The conditional use location being reviewed, 6821 E Main St., is for a two-bay service center where we will be able to service a max of two cars at any given time.
- Our full-service oil changes will be completed in 15-20 minutes on average according to the service commitment we provide to customers (see Exhibit B).
- When two bays are occupied, the following wait times would be assumed:

Queue	Wait Time
Car 1	In Bay 1
Car 2	In Bay 2
Car 3	15-minute wait
Car 4	15-minute wait
Car 5	30-minute wait
Car 6	30-minute wait
Car 7	45-minute wait
Car 8	45-minute wait
Car 9	1-hour wait
Car 10	1-hour wait

- Given our target customer base, we believe that the maximum number of cars in our drive-thru at any given time would be about 6 cars.
- Anecdotally, interviewees suggested that the average peak drive-thru numbers were between 4-6.
- Lastly, according to Sami Hage, Senior Director of Construction Design, stated “all Grease Monkey buildings are designed to accommodate 4 cars total, two in the bay, and a two in que”.

If you have any questions, or need additional information, please don't hesitate to contact me at (740) 260-9884 or brandonstarrcpa@gmail.com.

Sincerely,

Brandon Starr

Brandon Starr
Principal
SS Companies, LLC

Exhibit A:

**CHART I
OPERATIONAL RESULTS BASED ON
FRANCHISEE-OWNED GREASE MONKEY CENTERS
ANNUAL SALES RANGES
FISCAL YEAR 2023**

SALES RANGE	Category "A" Less than \$400,000	Category "B" \$400,001 – \$600,000	Category "C" \$600,001 – \$800,000	Category "D" \$800,001 – \$1,000,000	Category "E" Greater than \$1,000,000
Number of Centers	2	8	15	33	73
Daily Vehicle Count Range	13 – 48	9 – 22	6 – 25	15 – 37	19 – 86
Ticket Range	\$25.59 - \$89.71	\$77.32 - \$169.83	\$88.61 - \$340.12	\$70.86 - \$182.09	\$67.52 - \$206.13
Average Daily Vehicle Count	30	14	18	24	37
Average Ticket	\$57.65	\$122.20	\$135.21	\$115.76	\$126.54
Median Daily Vehicle Count	30.48	13.43	18.30	23.48	33.86
Median Ticket	\$57.65	\$116.30	\$122.71	\$118.98	\$127.57

Exhibit B: <https://www.greasemonkeyauto.com/>

At Grease Monkey®, We Value Your Business And Your Time!

When you visit Grease Monkey for a Full-Service Oil Change, our Certified Pit Crew will complete your oil change service in about 15 minutes. Done Fast. Done Right. That's our service commitment to you.



Marie Meeks

From: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Sent: Monday, September 30, 2024 2:27 PM
To: Marie Meeks
Cc: Phoenix Buathier
Subject: Re: Updated Site Plan - 6821 E Main St - Conditional Use

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Meeks,

We do not have any commits about this project.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Monday, September 30, 2024 1:50 PM
To: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: Updated Site Plan - 6821 E Main St - Conditional Use

Hi Lt Schmidt,

I have attached an updated site plan for a Conditional Use application for 6821 E Main St. Please let me know if the Fire Department has any comments about this application by October 8th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner 1

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

September 09, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: John A. Gleason for Caribbean Grocery Store, LLC; 6014 E Livingston Avenue:
Conditional Use Application – Food Sales – Small Format Grocery

Planning and Zoning Board:

Below is the staff review of the above referenced Conditional Use Application.

1. Project Summary

- a. **Site Summary:** The subject site is addressed 6008-6014 E Livingston Avenue and the subject tenant space is located at 6014 E Livingston Avenue. The subject parcel is 0.24 acres with a building that is divided into multiple tenant spaces. The entire building is approximately 7,072 square feet according to the Franklin County Auditor's website. The subject building has had a variety of tenants with different uses including a restaurant, a personal care and beauty services use, and a tattoo parlor. The applicant states that the square footage of the subject tenant space is 700 square feet. According to the applicant, the subject tenant space was previously used as a bar establishment. The subject site is zoned I, Innovation District.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of I, Innovation to the west, north, and east. The subject site borders the City of Columbus to the south. The surrounding land uses consist of a tire shop to the east, what appears to be a vacant building to the west, and a commercial building to the north.
- c. **Applicant's Request:** The applicant is requesting to use the subject tenant space use for a Food Sales – Small Format Grocery, which was listed as a conditional use in the I, Innovation zoning district under the Zoning Code prior to the most recent update. The applicant submitted this Conditional Use request before the most recent Zoning Code update went into effect. The applicant intends to operate a grocery store 7 days a week from 8am to 9pm. The applicant states that the storefront contains approximately 700 square feet of gross floor area, that the store will employ 2 employees, and that deliveries from vendors will occur 1 or 2 times a week.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the Innovation District is intended to "...[I]nclude a mix of industrial and office uses intended to serve as economic centers for Reynoldsburg and surrounding communities. Professional office users such as research and development, laboratory, and technology businesses, among others are encouraged"

2. Project Review

- a. **Definition:** Food Sales – Small Format Grocery: A retail establishment which primarily sells food, but also may sell other convenience and household goods, and which occupies at least 500 square feet but not more than 25,000 square feet of gross floor area. At least 10 percent of a small format grocery shall be devoted to the sale of fresh produce at all times
- b. **Conditional Use Standards:** Conditional Uses are required to meet the general standards found in Section 1109.13.D.i-viii:
 - i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
 1. Staff finds that the proposed use is in harmony with the existing character of the I, Innovation zoning district and that the use will not change the essential character of the zoning district.
 - ii. The proposed use shall not adversely affect the use of adjacent property;
 1. Staff finds that the proposed use will not adversely affect the use of adjacent properties.
 - iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
 1. Staff finds that the proposed use will not adversely affect the health, safety, morals, and welfare of persons residing or working nearby based on the information provided in the application.
 - iv. 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;
 1. Staff finds that the subject site is adequately serviced by public facilities and services. The Fire Department has no concerns with the application at this time.
 - v. 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 zone or district;
 1. Staff finds that the proposed use will not impact traffic significantly different from permitted uses in the zoning district.
 - vi. 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;
 1. Staff finds that the proposed use meets the general purpose and intent of the Zoning Code and complies with applicable specific provisions of the Code, but does not meet the intentions of the I, Innovation District as described in the 2018 Comprehensive Plan.
 - vii. The proposed use complies with the applicable specific provisions and standards of this Code;
 1. **Off-street Parking Requirements:** Required off-street parking spaces for a Commercial Center – Outdoor – Small is detailed in Table 1105.01A and the requirement is 1 parking space for each

300 square feet of floor area.

- i. According to the Franklin County Auditor's website, the total square footage of the entire building is approximately 7,072 square feet. The required off-street parking spaces for the entire building is 24 parking spaces. It is unclear how many parking spaces there are on the existing site based on the information provided in the application.
 - a. Staff finds that the applicant will need to submit an official site plan showing how off-street parking requirements are met in Section 1105.01 of the Zoning Code.
 1. If the required parking cannot be met for the site, a variance would likely be needed for the site.
 2. The applicant will need to provide an official site plan for the site, showing how all development standards that are applicable in the Zoning Code are met. If the required standards cannot be met, a variance to said standard would likely be needed before any New Business/Use Application is approved by staff.
- viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.
 1. The definition of Food Sales – Small Format Grocery is defined in the Code as: "Food Sales - Small Format Grocery. A retail establishment which primarily sells food, but also may sell other convenience and household goods, and which occupies at least 500 square feet but not more than 25,000 square feet of gross floor area. At least 10 percent of a small format grocery shall be devoted to the sale of fresh produce at all times."
 - i. Staff finds that the applicant has not submitted a sufficient interior floor plan to determine that the proposed new business/use meets the definition of a Food Sales – Small Format Grocery. This is due to a specific area not be identified on the interior site plan where "fresh produce" will be located. The applicant is required to provide 70 square feet of fresh produce area, for a 700 square foot small format grocery store. The applicant has provided a drawing, however the drawing does not appear to be to scale. The applicant will need to provide a drawing of the interior layout of the building that is to-scale, identifying the square footage and location of the fresh produce.
 - ii. The applicant also did not define what they intended to mean by "fresh produce". In the past the Planning and Zoning Board has defined "fresh produce" as fruits and vegetables only.

3. Recommendation

- a. Staff recommends denial of the conditional use for a Food Sales – Small Format Grocery based on the following reasons:
 - i. The applicant has not provided a to-scale interior floor plan, identifying the location of the required 10%, “fresh produce” area within the store. Without meeting the requirements of Food Sales – Small Format Grocery definition, staff is concerned that proposed land use may not be the correct land use intended for this site.
- b. If the Planning and Zoning Board decides to grant the conditional use for a Food Sales – Small Format Grocery, staff recommends that the following conditions be placed on its approval:
 - i. The applicant submit a to-scale floor plan showing that at least 10% of the total tenant space floor area be dedicated to “fresh produce”.
 - ii. That fresh produce be defined as fruits and vegetables only, and that the applicant adhere to this definition.
 - iii. The applicant revise their drawings and any other materials, to show a final set of plans that meet the approved conditional use conditions.

Reynoldsburg

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

*All Applications are submitted in person,
through mail or to the Building
Department by email at
permit@reynoldsburg.gov.

App./Case#: _____

Date Submitted: **AUG 23 2024**

*Please know that an application will not be processed until payment has been received.

Fee Amount: _____

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 6014 East Livingston Avenue	Parcel ID#(s): 060-001840-00
--	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): One Souss LLC	
Contact Email: souss2015@hotmail.com	Contact Phone Number: 614-218-1448

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Caribbean Grocery Store LLC	Contact Name: Jeanriel Barjon
Contact Email: jeanbarjon2@gmail.com	Contact Phone Number: 614-596-9836
Description of Use: Food Sales- Small Format Grocery	

III. APPLICANT INFORMATION

Applicant Name: John A. Gleason	Applicant Address: 4200 Regent Street, Columbus, Ohio 43219
Applicant Phone Number: 614-296-1281	Applicant Email: jgleason@gleasonlawofficellc.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Attorney/Engineer ☒ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance ☒ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☐ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min.]

The property in question was a liquor permit premise (bar). The current tenant would like to have a small format grocery. Such use is a Conditional Use in the Innovation Zone. Section 1103.23.

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

Applicant Signature: _____

Date: **8-23-2024**

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information Additional Approval Required

Zoning District: _____ ☐ Major/Minor Site Plan

☐ Olde Reynoldsburg District ☐ Other: _____

PZB Meeting

Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Administrator: _____ Date: _____

CONDITIONAL USES

Initiating a Conditional Use

A conditional use application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit eleven (11) hardcopy packets of all required items. Please also submit one (1) electronic copy, a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use ?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

☒ Description of the existing use of the lot and of adjacent lots

☒ A statement of the conditional use for which the application is submitted.

☒ The application shall also 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 use and its potential impacts;

☒ A plan of 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 areas, utilities, signs, yards, landscaping, and other relevant features;

☒ A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an 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;

☒ A narrative addressing each of the applicable criteria set forth in section 1145.09

Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations may be required. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use is two hundred dollars (\$200) for a residential conditional use, and four hundred and fifty dollars (\$450) for all other conditional requests.

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Board Meeting.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.

OR Visit our website at:

<http://www.reynoldsburg.gov>

Section 1109.15

STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use 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:

- ☒ 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 uses 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 use 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.

In approving a Conditional Use, the Planning and Zoning Administrator or the PZB may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of the Code. Such conditions may include:

- Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;
- Screening comprised of landscaping, walls, fencing or other materials or construction;
- Access points and traffic management provisions, including those impacting vehicular and pedestrian access and the locations and design of parking facilities;
- Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
- Other features of construction, including but not limited to paving and parking, signs, and landscaping;
- Hours and method of operation
- Maintenance of the site, structures, landscaping;
- Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
- A time limit for operation of the use.

STATEMENT IN SUPPORT OF CONDITIONAL USE APPLICATION

6014 East Livingston Avenue
Parcel Number 060-001840-00 (the "Property")

Applicant is seeking conditional use approval at the Property for a Food Sales-Small Format Grocery within the Innovation Zone. The Property was previously a liquor permit premise operating under the name Putters Pub. Other establishments in the retail structure include a tattoo parlor, a hair braiding establishment and a wing restaurant.

As set forth above, the Tenant seeks to operate a small format grocery store which will primarily sell food and produce, but also may sell other convenience and household goods. The storefront contains approximately 700 square feet of gross floor area.

At the present time, it is anticipated that the store will be open every day from 8:00 a.m. to 9:00 p.m. It also is anticipated that the store will employ approximately two (2) employees. Deliveries from vendors will occur one (1) or two (2) times a week, but it is not anticipated such deliveries will negatively impact traffic flow or other tenants.

A site plan showing the location of the Property and a photograph depicting the structure on the Property are submitted herewith. Tenant does not anticipate making any structural changes to either the interior or exterior of the Property. Freestanding racks that will house the groceries and freestanding counters for checkout will be located within the Property.

Each of the Applicant, the Tenant and the Owner believe the proposed conditional use will be compatible with the adjacent lots and will have no negative impact on traffic circulation, noise, glare, odor, fumes, vibration and/or storm water. In fact, all parties believe that the proposed conditional use will be less intrusive than the prior use.

Addressing each of the eight (8) conditional use standards, Applicant respectfully submits the following:

1. The proposed use will be in harmony with both the existing zone and nearby zones and will not change the essential character of such zones.
2. The proposed use will not adversely affect the use of any adjacent property.
3. The proposed use will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.
4. The proposed use will 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.

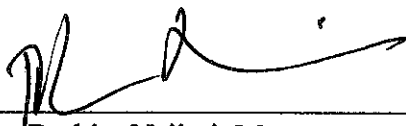
5. The proposed use will not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district.
6. The proposed use will be in accord with the general and specific objectives, and the purpose and intent of the Reynoldsburg Zoning Code, the Land Use Plan and any other plans and ordinances of the City of Reynoldsburg.
7. The proposed use complies with the applicable specific provisions and standards of the Reynoldsburg Zoning Code.
8. Food Sales-Small Format Grocery is specifically listed as a conditional use in the Innovation Zone. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.
place since late 2001. Second, the fence starts over 40' back from the Scottsdale Ave. sidewalk (on the north) along the west side of the house and ends over 100' from the Ramblewood Ave. sidewalk (on the south). Third, there are no visibility impediments from either Mercer Ave. or Scottsdale Ave.

All in all, the Applicant, Tenant and Owner believe that the proposed use will be a net positive to the retail structure and the area as a whole.

One Souss LLC, Owner of the Property, consents to the proposed conditional use.

ONE SOUSS LLC

By: _____



Brahim Nejjari, Manager

AUDITOR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT MICHAEL

Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

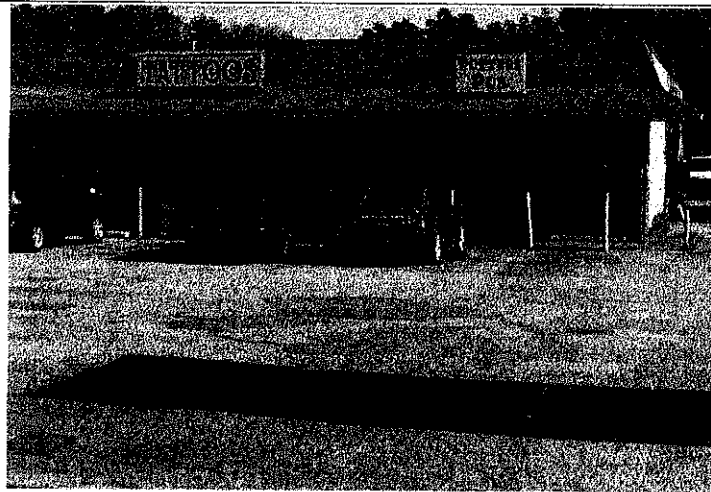
Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links



060-001840 07/22/2022



Public



Public



Public



Public

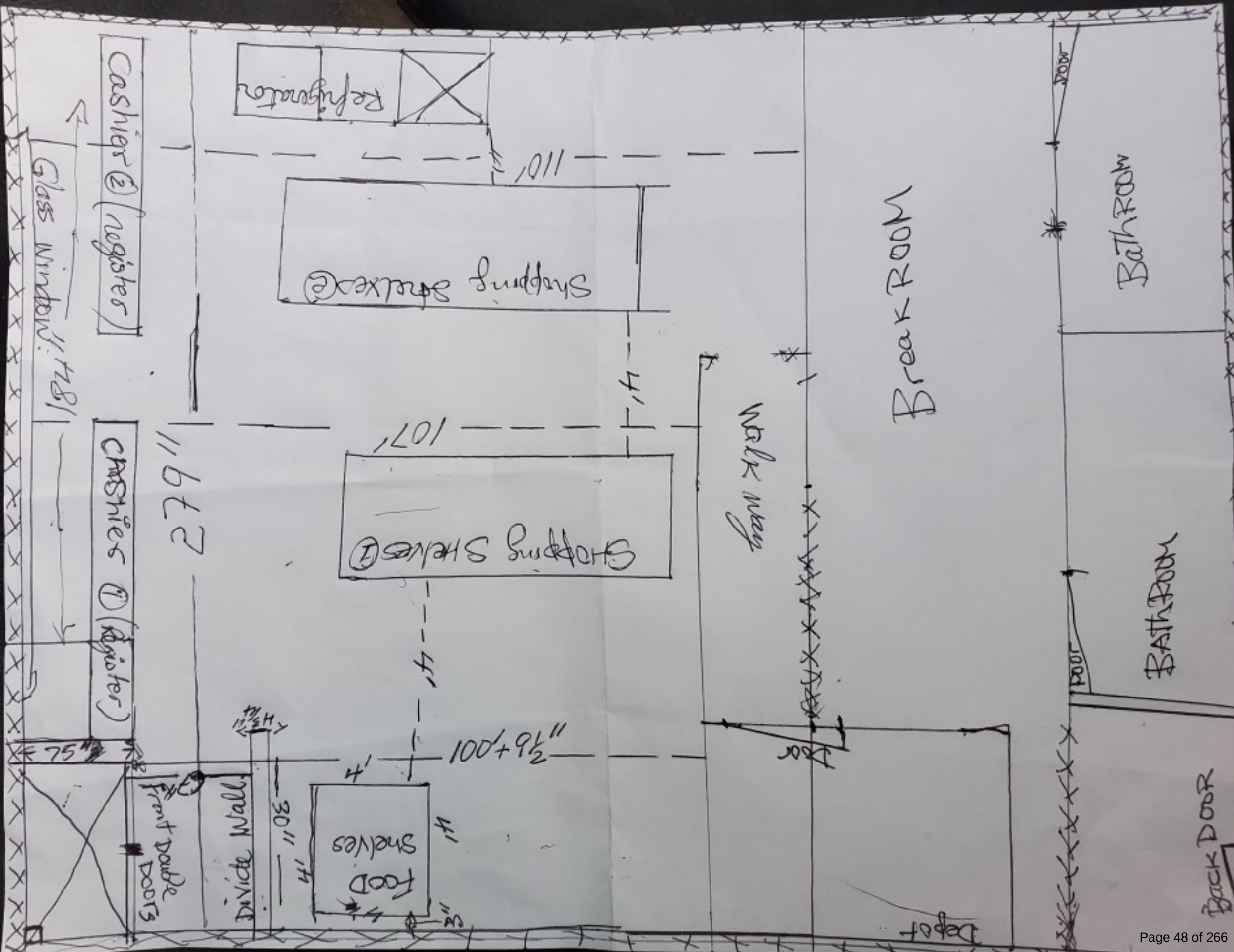


Public

Disclaimer:

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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Marie Meeks

From: John Gleason <jgleason@gleasonlawofficellc.com>
Sent: Tuesday, September 10, 2024 1:14 PM
To: Marie Meeks
Subject: RE: 6014 E Livingston - Conditional Use - Small Format Grocery

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Marie, I hope all is well. The total interior square feet is 700. I am trying to make the drawing prettier and will get it to you ASAP. Getting hacked is no fun.

From: John Gleason <jgleason@gleasonlawofficellc.com>
Sent: Thursday, August 29, 2024 2:27 PM
To: Marie Meeks <mmeeks@reynoldsburg.gov>
Subject: Re: 6014 E Livingston - Conditional Use - Small Format Grocery

Thanks. I'll get that revised.

John A. Gleason
Gleason Law Office LLC
4200 Regent Street, Suite 200
Columbus, Ohio 43219
614-296-1281
jgleason@gleasonlawofficellc.com

Post Office Mailing Address
P.O. Box 768
New Albany, Ohio 43054

***** Notice from Gleason Law Office LLC *****

This message may be protected by the attorney-client privilege. If you believe that it has been sent to you in error, do not read, print or forward it. Please reply to the sender that you have received the message in error, then delete it. Thank you.

***** End of Notice *****

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Thursday, August 29, 2024 2:24:56 PM
To: John Gleason <jgleason@gleasonlawofficellc.com>
Subject: RE: 6014 E Livingston - Conditional Use - Small Format Grocery

Hi John,

This interior layout does not show where the fruits and vegetables are. There needs to be at least 10% of the floor area of the store dedicated to fresh fruits and vegetables. I can accept this, but staff would likely recommend denial of the application due to the lack of an interior floor plan that shows at least 10% of fruits and vegetables. I will also need the total square footage of the tenant space.

Marie Meeks

From: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Sent: Friday, September 6, 2024 11:43 AM
To: Marie Meeks
Cc: Phoenix Buathier
Subject: Re: 6014 E Livingston Ave - Conditional Use - Food Sales - Small Format Grocery

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Meeks,

We are good with this proposal.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Friday, September 6, 2024 11:37 AM
To: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 6014 E Livingston Ave - Conditional Use - Food Sales - Small Format Grocery

Hi Lt Schmidt,

I have attached a Conditional Use Application for 6014 E Livingston Ave for a Food Sales – Small Format Grocery. Please let me know if the Fire Department has any comments about this application by September 16th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner 1

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

October 9, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Glen A. Dugger for HERC Rentals; 2290 Ayers Drive: Conditional Use Application –
Vehicular Sales – Automobiles

Planning and Zoning Board:

Below is the staff review of the above referenced Conditional Use Application.

1. Project Summary

- a. **Site Summary:** The subject site is addressed 2290 Ayers Drive and is 4.37 acres with an existing structure that is 8,975 square feet according to the Franklin County Auditor's website. The previous land use for the site is Robertson Truck Sales, which was granted a Special Use Exception Permit in 2014 to operate an automotive sales business. The subject site is zoned I, Innovation District.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of SR, Suburban Residential to the north, RM, Residential medium to the east, I, Innovation to the west, and I-70 to the south. The surrounding land uses consist of single-family residential to the north, multi-family residential to the east, and a Home Depot to the west.
- c. **Applicant's Request:** The applicant is requesting to obtain a Conditional Use for Vehicular Sales – Automobile in order to operate a HERC Rentals business on the subject site. The applicant is requesting to intensify the use of the previously approved Special Use Exception Permit in 2014 in order to also rent and sell "construction type trucks," along with allowing Class 8 vehicles including, but not limited to dump trucks, delivery trucks, box trucks, flat bed trucks, vacuum trucks, utility trucks, ladder trucks, boom trucks, and other similar trucks, and trucks above 31,001lbs Gross Vehicle Weight Ratio (GVWR), but not "over-the-road trucks," semi-type trucks, and semi-trailers. Therefore, the applicant is asking for a New Conditional Use for the site, to permit Vehicular Sales – Automotive under the previously approved zoning code regulations. **Due to the application being a New Conditional Use application, the previously approved Special Use Exception Permit is not applicable in the review of this application.** The applicant applied for the Conditional Use of Vehicle Sales - Automobile before the new Zoning Code went into effect on August 23, 2024.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the Innovation District is intended to "...[I]nclude a mix of industrial and office uses intended to serve as economic centers for Reynoldsburg and surrounding communities. Professional office users such as research and development, laboratory, and technology businesses, among others are encouraged"

2. Project Review

a. Definitions:

- i. Vehicular Sales – Automobiles: The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental, or lease of new motor vehicles, or used motor vehicles as an ancillary use of a lot, and any warranty repair work and other repair service conducted as an accessory use.
- ii. Motor Vehicle: A vehicle which is designed and manufactured to be self-propelling or self-moving upon the public street or highway. More specifically, as referred to in this ordinance, it includes: automobiles, trucks, tractors and scooters and motorcycles.

b. Conditional Use Standards: Conditional Uses are required to meet the general standards found in Section 1109.13.D.i-viii:

- i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
 1. The applicant states that the proposed use is consistent with the prior use of the property by the prior property owner and will therefore not change the character of the area or district. This application states that Vehicular Sales – Automobile would include construction equipment and some class 8 vehicles. Staff finds that selling/renting of construction equipment would be a different land use category than Vehicular Sales – Automobile, and that the sale of construction equipment is not permitted in this zoning district because this land use is not listed/permitted. Staff finds that the proposed use to rent/sell construction equipment and larger class 8 vehicles is not in harmony with the existing character of the I, Innovation zoning district, and that the use would likely change the essential character of the nearby residential zones.
- ii. The proposed use shall not adversely affect the use of adjacent property;
 1. The applicant states that the proposed use is low traffic, that there are few visitors/customers that are coming in and out of the property, and that the proposed use would not conflict with adjacent properties. Staff finds that the proposed use could adversely affect the use of adjacent properties due to the introduction of heavy class 8 vehicles and construction equipment being driven on nearby residential roads, which is the only way to access the site, along with a greater potential for visual and noise disturbances associated with the business. Staff also has concerns that allowing larger class 8 vehicles to be sold on the site, could adversely affect the surrounding residential nature and character of the area, especially since no site plan has been provided to show how the outdoor storage area will have the appropriate screening and buffering, which is required to be provided by the applicant.

As it is our understanding, the applicant at this time does not have an access easement with Home Depot, which means they cannot get access through the Home Depot parking lot.

- iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
 - 1. The applicant states that the current use of the property as permitted by the 2014 Special Use Exception Permit is extremely similar to the proposed use, which has not shown to affect the health, safety, morals, or welfare of the neighborhood. The applicant however does not directly address the proposed New Conditional Use Application in the statement. Staff has concerns that this Conditional Use standard has not been addressed, and that allowing construction equipment and class 8 vehicles on the site may adversely affect the health, safety, morals, and welfare of persons residing or working nearby.
- iv. 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;
 - 1. Staff finds that the subject site is adequately serviced by public facilities and services. The Fire Department and Public Service Department have no concerns with the application at this time.
- v. 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 zone or district;
 - 1. The applicant states that the traffic impact of the proposed use would be significantly less impactful than other uses permitted in the zoning district. Staff finds that the proposed use will not impact traffic significantly different from permitted uses in the zoning district. However, staff is concerned about the impact that the proposed use may have on the residential road on which the subject site is located off of. Staff is of the opinion that if the conditional use is approved, and that due to the heavier nature of class 8 vehicles and construction equipment, the public right-of-way would be significantly impacted due to the non-residential nature of the business. In a discussion with the City Engineer, the engineer stated that a class 8 vehicle and construction equipment would likely have a greater effect on the degradation of the road quality than a personal vehicle on a residentially intended road in the city over time.
- vi. 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;
 - 1. The applicant states that the proposed use for the subject property is aligned with the purpose and intent of the I, Innovation zoning district because the proposed use will promote economic development and job creation. Staff finds that the proposed use

does not meet the general purpose and intent of the Zoning Code because the applicant is requesting to add construction equipment to the land use of Vehicular Sales – Automobile, which based on staff's interpretation of the use, would not be allowed.

- vii. The proposed use complies with the applicable specific provisions and standards of this Code;
 - 1. Outdoor Storage Requirements: Section 1105.13.E. “Outdoor Storage – The keeping of property in an open area of a lot for the purpose of sales, storage, or display.”
 - i. Outdoor storage shall only be permitted in areas identified on the approved site plan. No such activity shall be located closer than fifty feet (50FT) to a residential zoning district boundary or road right-of-way abutting any residential zoning district or within ten feet (10FT) of any road right-of-way. Such activities shall not occupy any required parking area or driveway;
 - a. The applicant does not show the required 50 foot setback along the northern or eastern parcel lines, where storage is not permitted. However there appears that there may be storage within these areas. The applicant will need to provide more information on their site plan.
 - 1. If the applicant would like to have outdoor storage within the 50 foot setback area, a variance from Section 1105.13.E.i would be needed.
 - ii. Any outdoor storage area located closer than one hundred feet (100FT) to a residential district shall, if determined to be visible from such district, be screened by a landscape buffer strip or other means indicated on the approved site plan;
 - a. The applicant will need to identify on the site plan, the area that is within 100 feet of the north and eastern parcel lines. If there is outdoor storage located in this area, which there appears to be, the required screening by a landscaped buffer will need to be proved along both the north and eastern parcel lines. The applicant will need to provide more information on their site plan.
 - 1. If the applicant would like to not have to provide the required landscaped buffer along the eastern and northern property lines, then a variance from Section 1105.13.E.ii would be needed.
 - iii. Illumination of outdoor storage areas shall be designed to prevent glare or direct light from the illumination source

into residential areas;

- a. Will there be outdoor lighting? If there will be outdoor lighting, the required lighting standards found in section 1105.09, Exterior lighting will need to be met. Please know this will include a photometric plan at the Site Plan process of this application, once the Conditional Use is approved.
- iv. Outdoor displays shall be maintained in a neat and orderly fashion. Waste material shall be contained within a storage area completely surrounded by a gated masonry wall six feet (6FT) in height or other screening approved by the Board. Such screening shall be set back from residential districts at least six feet (6FT) and landscaped according to the approved site plan;
 - a. The outdoor displays appear to be in an orderly fashion, and the site does not appear to have waste materials identified on site.
- v. The site plan submitted with an application for a conditional use permit shall indicate the types of merchandise or materials to be stored, and, if applicable, any seasonal changes of merchandise or materials;
 - a. The site plan does not call out specific types of trucks within the display, but does identify the area as truck and trailer display areas.
 1. Staff recommends that the applicant be held to the type of trucks and trailers identified in Exhibit 3-B, "Trucks + Trailers – All The Gear You Need". This would include Pick-up trucks, utility trucks, vans, bucket trucks, stake body trucks, dump trucks, water trucks, crash trucks and trailers identified in Exhibit 3-B.
- vi. Outdoor repair, preparation, cleaning, assembly, disassembly, or other similar activities shall not be permitted unless the nature and location of such activity is specifically identified in the application and approved by the Planning and Zoning Administrator or the Planning and Zoning Board.
 - a. The applicant does not appear to have outdoor repair, preparation, cleaning, assembly, disassembly or other similar activities outside of the building identified on the site. Staff does not have a concern if all uses listed above are conducted within the building for their trucks and equipment; especially since the applicant states all major repair work would be conducted at a different location.

2. The applicant will need to provide a site plan showing all zoning requirements met for the subject site. Based off of the limited site information given from the previous land use, the following additional standards would need to be shown met during the site plan process:
 - i. A minor site plan, showing the layout of the site meeting the outdoor storage requirements, along with lighting, parking, landscaping, setbacks, etc, will be needed. The applicant will need to have a site plan meet all development and zoning standards, especially since the applicant is intending to remove and replace area of open space with concrete. This will need to be done prior to any zoning certificates for new/business use being approved.
 - ii. Off-street Parking Requirements: Required off-street parking spaces for a Vehicular Sales – Automobiles is detailed in Table 1105.01A and the requirement is 1 parking space for each 1,000 square feet of floor area.
 - a. The required number of off-street parking spaces for the applicant would be 9 total due to the existing building being 8,975 square feet according to the Franklin County Auditor’s website. Staff finds that the subject site has a total of 12 existing parking spaces.
- viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.
 1. The definition of a Vehicular Sales – Automobile is stated in the zoning code as: “Vehicular Sales – Automobiles. The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental, or lease of new motor vehicles, or used motor vehicles as an ancillary use of a lot, and any warranty repair work and other repair service conducted as an accessory use.”
 2. The definition of a Motor Vehicle, which includes “automobiles” is stated in the zoning code as: “Motor Vehicle. A vehicle which is designed and manufactured to be self-propelling or self-moving upon the public street or highway. More specifically, as referred to in this ordinance, it includes: automobiles, trucks, tractors and scooters and motorcycles.”
 - i. Staff’s interpretation is that construction equipment would not fall under the use “Vehicular Sales – Automobile” because construction equipment is not a “motor vehicle” that is designed and manufactured to be self-propelling or self-moving upon the public street or highway, therefore, construction equipment does not meet the definition of Vehicular Sales – Automobile and is not permitted.
 - ii. Staff finds that class 8 vehicles would fit under the use

Vehicular Sales – Automobiles as long as they are not construction equipment.

3. Recommendation

- a. Staff recommends approval of the new conditional use application for Vehicular Sales – Automobile for the following conditions:
 - i. That the applicant clearly addressed Conditional Use standard 1109.13.D.iii, “The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood”, due to not addressing the proposed more intense Conditional Use Application request, but the current land use on site to the Planning and Zoning Boards satisfaction.
 - ii. That the applicant provide a revised site plan, to staffs satisfaction, showing how all outdoor storage requirements found in Section 1105.13.E have been meet prior to conditional use approval.
 - iii. That construction equipment will not be located on the parcel as a part of this conditional use, excluding anything identified in Exhibit 3-B provided by the applicant.
 - iv. That the trucks and trailers identified in Exhibit 3-B, “Trucks + Trailers – All The Gear You Need”, be the only permitted vehicles for sale or rental on the site, and if any vehicles not found on the approved Exhibit 3-B are identified on the site, that the conditional use be revoked.

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 2290 Ayers Drive	Parcel ID#(s): 060-004512-00
---------------------------------------	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Robertson Commercial Properties	
Contact Email: Ethan@Robertsontrucksales.com	Contact Phone Number: 614-296-5878

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: HERC Rentals	Contact Name: Richard Catalan
Contact Email: richard.catalan@hercrentals.com	Contact Phone Number: 239-301-1348

Description of Use: sales and rental of long wheel base trucks, single and double axle trucks (dump trucks, flatbeds, vac trucks, and other trucks above 33,001 GVWR (but **not** semi-trucks or semi-trailers))

III. APPLICANT INFORMATION

Applicant Name: Glen A. Dugger	Applicant Address: 37 West Broad Street, Suite 460 37 West Columbus, OH 43215 460, Columbus
Applicant Phone Number: 614-221-4255	Applicant Email: gdugger@smithandhale.com

☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance ☒ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☐ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 (min.))

To add additional uses to SREC #165994 approved by the Reynoldsburg BZA on August 21, 201 which permits the same/similar list of trucks less than 33,001 GVWR

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

Applicant Signature: _____

Date: August 23, 2021

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information Additional Approval Required

Zoning District: _____ ☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District ☐ Other: _____

PZB Meeting

Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Administrator: _____ Date: _____

Section 1109.13 CONDITIONAL USES

Initiating a Conditional Use

A conditional use application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit eleven (11) hardcopy packets of all required items. Please also submit one (1) electronic copy, a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use ?
An application for a Conditional Use shall be submitted using the attached form and shall include the following:

- #1 ☒ Description of the existing use of the lot and of adjacent lots
- #2 ☒ A statement of the conditional use for which the application is submitted.
- #3 ☒ The application shall also 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 use and its potential impacts;
- #4 ☒ A plan of 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 areas, utilities, signs, yards, landscaping, and other relevant features;
- #5 ☒ A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an 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;

#6 ☒ A narrative addressing each of the applicable criteria set forth in section 1109.13.D

Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations may be required. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use is two hundred dollars (\$200) for a residential conditional use, and four hundred and fifty dollars (\$450) for all other conditional requests.

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Board Meeting.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.

OR Visit our website at:

<http://www.reynoldsburg.gov>

CONDITIONAL USE APPLICATION

SECTION 1109.03 INFORMATION

2290 AYERS DRIVE

1. Description of the existing use of the lot and adjacent lots.

The property to the west is zoned CC and used for a Home Depot. The properties to the east and north are zoned AR-2 and used for Multi-Family apartments. The property to the south is Interstate 70 East.

The property has been used since 2014 by Robertson Truck Sales under Special Exceptional Use Permit No. 165994 approved by the Reynoldsburg Planning and Zoning Board on August 21, 2014, copy of the staff report for that case and the minutes of that hearing are attached, marked Exhibit 1-A and 1-B. Also attached is a list of trucks sold by Robertson Truck Sale for the last several years marked Exhibit 1-C.

2. A statement of the conditional use for which the application is submitted.

In addition to the uses permitted in accordance with the existing applicable Special Exceptional Use Permit #165994 approved in 2014, the applicant seeks to expand that permit to include sales and rental of long wheelbase trucks, single and double axle trucks, and other construction type trucks (including but not limited to dump trucks, delivery trucks, box trucks, flat bed trucks, vacuum trucks, utility trucks, ladder trucks, boom trucks, and other similar trucks), all trucks being above 33,001 GVWR, (those below 33,000 GVWR having been approved in and included within SEUP #165994), but not including Class 8, over-the-road trucks, semi-type trucks and semi-trailers.

3. The application shall also 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 use and its potential impacts.

The activities proposed for the site include the sale and rental of all trucks permitted by the existing approved Special Exceptional Use Permit and the sale and rental of trucks described in Item 2. Above. Hours of operation, number of employees, and delivery activities are set forth in the attached document identified as "Rezoning Application 2290 Ayers Drive, marked Exhibit 3-A. Pictures of trucks, equipment and building elevations of other HERC sales and rental

locations which are representative of what will be located on the property are attached, marked Exhibit 3-B.

- 4. A plan of 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 areas, utilities, signs, yards, landscaping and other relevant features.**

The Site Plan for the development containing most or all of the required information is set forth on the Site Development Plan attached hereto and marked Exhibit 4-A. Additional information on existing interior and exterior elevations and plans are as shown on the plans identified as National Truck and Equipment Rental marked Exhibit 4-B, also attached hereto.

- 5. A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effect on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes vibration, and storm water and any measures proposed to mitigate such effect.**

These listed impacts were thoroughly discussed and debated during the Planning and Zoning Board hearing in August 21, 2014 and the Board found this use to be preferable to the relatively high traffic volume use previously occupying this property, a high concept Mexican restaurant operated by the Bob Evans restaurant company. Rather than re-litigate these issues, the applicant refers the Board to the minutes from the August 21, 2014 BZA meeting, copy attached marked Exhibit 1-B, wherein these issues were discussed in detail, and the application subsequently approved.

- 6. A narrative addressing each of the application criteria set forth in Reynoldsburg City Code Section 1109.13D.**

Reynoldsburg City Code 1109.13D factors are a slightly revised list of criteria and considerations formulated in an Ohio Supreme Court decision applicable to approval factors to be considered by administrative land use boards when considering use and area variances and are typically known as "Duncan Factors", the case having been brought by the so named Mr. Duncan. A narrative addressing each of the Duncan factors is attached hereto and marked Exhibit 6.

Exhibit 1-A



**City of Reynoldsburg
Board of Zoning and Building Appeals
STAFF REPORT
August 21, 2014**

Old Business

1) 7088 East Main Street – Special Exception Use – U-Haul Rental for Ace Hardware

Application: #165300 – Special Exception Use Permit

Location: Property is located on the northwest corner of East Main Street and Aida Drive.

Existing Zoning: CC – Community Commercial/ CC Overlay

Request: Applicant is requesting a special exception use permit to rent out U-Hauls from their property located within in a CC District.

Current Use: Retail

Applicant: Viktor Prozapas
7088 East Main Street
Reynoldsburg, Ohio 43068
614.537.9441
graniterep@hotmail.com

BACKGROUND INFORMATION

Proposal

Applicant is requesting a special exception use permit to rent out U-Hauls from their property located within in a CC District.

Existing Site & Context

- Properties to the north are zoned R-3 – Single Family Residence and properties to the west are zoned AR-2 Multi Family Residence
- Other businesses at this location include; Kroger and Aaron's

CONSIDERATIONS

1145.09 – STANDARDS AND REQUIREMENTS FOR ALL SPECIAL EXCEPTIONS

3) 2290 Ayers Drive – Robertson Truck Sales – Special Exception Use

Application: #165994 – Special Exception Use Permit

Location: Property is located on the south side of Ayers Drive, north of I-70.

Existing Zoning: CC – Community Commerce

Request: Request of a Special Exception Use Permit to operate an automotive sales business within the CC District.

Current Use: Vacant

Applicant: Robertson Truck Sales
Ethan Robertson
8920 Columbus Road
Mount Vernon, OH 43050
614.296.5878
ethan_robertson@rrohfo.com

BACKGROUND INFORMATION

Proposal

Request of a Special Exception Use Permit to operate an automotive sales business within the CC District.

- Regularly scheduled business hours are proposed to be Monday - Friday from 8:00am – 5:30pm and 8:00am - 12:00pm or by appointment on Saturday.
- Proposed business is intended to serve other businesses, not the general public.
- Proposed to have 4-8 employees

Scope of Work

- Applicant is proposing to preserve the existing parking lot as a sales lot.
- Applicant is proposing to construct a new building for a sales office as well as a shop for cleaning/detailing and in-house service work for retail sales trucks. The proposed building will be constructed in approximately the same location as the existing building

Existing Site & Context

- The property to the west is zoned CC – Community Commerce, and the properties to the east are zoned AR-2 – Multi Family Residence.
- Property was previously used as an eating and drinking establishment.

CONSIDERATIONS

Section 1145.09 – STANDARDS AND REQUIREMENTS FOR ALL SPECIAL EXCEPTIONS

- (i) 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;
- (j) The proposed use shall not adversely affect the use of adjacent property;
- (k) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- (l) 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;
- (m) The proposed use shall not impose a traffic impact upon the right-of-way significantly different from that anticipated from permitted uses of the district;

- (n) 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;
- (o) The proposed use complies with the applicable specific provisions and standards of this Code;
- (p) 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.

Table 1175.05

District	Lot Width (ft.)	Lot Area (sq. ft.)	Rear Yard Depth (ft.)	Side Yard Width (ft.)	Lot Coverage by Buildings and Decks (% of lot)	Maximum Stories	Maximum Building Height (ft.)
CC	None	None	30	10	40	6	90

1175.07 COMMERCIAL FRONT YARD LANDSCAPING

The front yard of every lot in the commercial districts shall be improved as a landscaped area of grass and/or landscape plantings, illustrated on the plot-grade-utility plan and subject to approval by the Director of Public Service and the City Engineer. Driveways in the front yard shall not exceed thirty feet (30') in width and shall not be constructed parallel to the right-of-way.

1175.08 SIDE AND REAR YARD REQUIREMENTS FOR NONDWELLING USES ABUTTING RESIDENTIAL DISTRICTS.

- (a) The following non-dwelling buildings and uses shall comply with the following minimum setbacks from the boundaries of residential districts:

Building or Use	Minimum Side and Rear Yard Setback
Off-street parking spaces and driveways for non-dwelling uses	50 feet
Recreational facilities, entertainment facilities, motels, trailers and mobile home parks, all commercial uses	120 feet

- (b) The minimum yard requirements may be reduced to fifty percent (50%) of the requirements if acceptable landscaping and screening are provided as approved by the Design Review Board. Screening shall be a masonry or solid fence between four feet (4') and six feet (6') in height maintained in good condition and free of all advertising or other signs. Landscaping may be provided in lieu of a wall or fence and shall consist of a strip of land not less than fifteen feet (15') in width planted with an evergreen hedge or dense planting of evergreen shrubs not less than four feet (4') in height at time of planting. Either type of screening shall not obscure traffic visibility within twenty feet (20') of an intersection.

Table 1179: REQUIRED PARKING SPACES

Use	Parking Spaces Required
Retail store or business service establishment	1 space / 200 sf of store area = 104 spaces

1179.04 PARKING AND LOADING DESIGN STANDARDS

- (f) Loading Spaces.
 - (2) At least one (1) loading space shall be provided for every building having a floor area of up to ten thousand (10,000) square feet and one (1) additional loading space shall be provided for each additional ten thousand (10,000) square feet, or major fraction thereof.

1180.10 PROPERTY BUFFER REQUIREMENTS

- (b) When one zoning classification abuts another zoning classification, a minimum buffer zone shall be required as follows:
 - (2) Any residential zone adjoining any commercial zone; required buffer zone is fifteen feet adjacent to all common boundaries except street frontage and shall include one tree for each forty feet of linear boundary, or fraction thereof, and a continuous six foot high planting, hedge, fence, wall, earth mound or combination thereof.

STAFF REVIEW AND RECOMMENDATION

CODE CONSIDERATIONS FOR MAJOR SITE PLANS

Setback and Buffer Requirements

- *Non Dwelling Uses Abutting Residential Districts (Section 1175.08 and 1180.10)*

<u>Building or Use</u>	<u>Required</u>	<u>Proposed</u>
Commercial Uses (Automotive Sales/Repairs):	120ft	110ft
Off-street parking spaces and driveways for non-dwelling uses:	50ft	25ft
Buffer Zone:	15ft	25ft
- *Standard Setbacks for the CC District (Table 1179)*

	<u>Required</u>	<u>Proposed</u>
○ Side Setback:	10ft	15ft
○ Rear Setback:	30ft	35ft

Parking and Loading Requirements

- Section 1175.07 states that driveways shall not exceed a width of 30 feet.
- Section 1179.04 (f)(2) states that at least one (1) loading space shall be provided for every building having a floor area of up to ten thousand (10,000) square feet and one (1) additional loading space shall be provided for each additional ten thousand (10,000) square feet, or major fraction thereof.

STAFF REVIEW

Character

Staff has concerns regarding the location of the proposed business in relation to the surrounding neighborhoods. The Board should consider the specific operations of the business, such as types of trucks proposed to be sold and how the trucks are proposed to be circulated in the area and handled on site. The Board should inquire the potential level of noise that the proposed trucks and business activities could generate, as it is in close proximity to residential properties.

The proposed business would have to travel along residential streets to access major thoroughfares, which presents potential noise concerns from heavy truck traffic. In addition, the existing parking layout on site would allow for trucks to access the driveway on the east side of the property, which presents potential noise concerns for the adjacent residential properties.

STAFF RECOMMENDATION

Staff would like the Board to consider the application/materials and make a determination regarding the proposed use, and whether it meets the special exception requirements outlined in Section 1145.09.

Exhibit 1-B

Mr. Enfinger: Does he have to have a building permit for this?

Mr. Robbins: Yes.

Mr. Enfinger: So just keep in mind all the – even though you're not required by code, because you're under 30" to have a railing, everything that you do does, at that point, have to be conforming to all the standards. So all your balusters can't be over 4" on the spread and some things like that. So if you're not familiar with that, it might be a good opportunity to speak to a building inspector and just touch base with him and find out – even though you're not over 30" it doesn't have to be there, if you do a railing, it does have to conform. So that's just a head's up for you on that, for your information.

Mr. Rossel: Thank you. I appreciate that.

Mr. Rettke: Any other concerns, comments, questions? (No response.)

Mr. Enfinger: I make a motion we move to approve Item B1, #165920.

Ms. Armintrout: I second the motion.

(Ms. Moeller called the roll. Mr. Stoffel voted "yes." Ms. Wallace voted "yes." Mr. Enfinger voted "yes." Mr. Rettke voted "yes." Ms. Armintrout voted "yes.")

2. **SPECIAL EXCEPTION USE PERMIT, 2290 AYERS DRIVE, REYNOLDSBURG, OHIO;** PRESENT ZONING, CC; PRESENT OWNER'S NAME, DBSO BOB LLC; REQUESTING A SPECIAL EXCEPTION FOR AUTOMOTIVE SALES, CONTACT: ETHAN K. ROBERTSON (#165994).

Ms. Moeller: This is for Robertson Truck Sales and the application number is 615994 and it's for a Special Exception Use Permit. The property is located on the south side of Ayers Drive north of I-70. The existing zoning is CC, which is Community Commerce. It's a request for a Special Exception Use Permit to operate an automotive sales business within the CC District and the current use is vacant. Just some additional information, regularly scheduled business hours are proposed to be Monday through Friday from 8 a.m. to 5:30 p.m. and 8 a.m. to 12 p.m. or by appointment on Saturday. The proposed business is intended to serve other businesses, not the general public, and it is proposed to have 4-8 employees. Just to kind of give you an idea about their scope of work, the applicant is proposing to preserve the existing parking lot as a sales lot. The applicant is proposing to construct a new building for a sales office as well as a shop for the cleaning and detailing and the in-house service work for retail sales trucks. The proposed building will be constructed in approximately the same location as the existing building and, for some existing site and context, the property to the west is zoned CC, which is Community Commerce, and the

properties to the east are zoned AR-2 which is Multi-Family Residences. The property was previously used as an eating and drinking establishment. I believe it was a Bob Evans.

Just to kind of go through the review, one thing we do want to talk about is the character of the district with this business. Staff has some concerns regarding the location of the proposed business in relation to the surrounding neighborhoods. The Board should consider the specific operations of the business, such as types of trucks proposed to be sold and how the trucks are proposed to be circulated in the area and handled on site. The Board should inquire of the potential level of noise that the proposed trucks and business activities could generate as it is in close proximity to those residential properties over to the east. I actually wanted to ask the application-- I took some pictures from the website that you guys have and I was curious about whether this was going to be consistent with the site that you're proposing.

Mr. Ethan Robertson: It will be. My name's Ethan Robertson, address is 18 Olde Farm Road, Granville, Ohio. Those are the type of trucks that we sell, medium and heavy duty cabs and chassis. We also upfit different dump bodies and types of other equipment on the back of them. So, yes, that would be consistent.

Ms. Moeller: It looks like you have some preliminary drawings as well for the building.

Mr. Robertson: Yeah, those are some renderings of what our general concept would be for the particular building for the site right there. We have a sales office which would be to the west of the building. Then we have a general shop. One of the bays would be comprised of a wash bay for cleanup and the other three bays would be primarily used for cleanup work as well as any in-house service work that we'd have to do for our particular trucks. If we had to bring a tire guy in to change tires, perhaps something would have to be done mechanically on the trucks themselves. This facility would not be used for our main cleanup and detail as well as mechanical facility. The one in Mt. Vernon would be used for that. That's our general hub where we do all of our major work. This would be more for on-site, the truck needs to be washed or cleaned up, perhaps something happens to it where it needs a turbo bolted onto it or something along those lines. It's not designed for outside service work of any kind. We don't advertise we do brakes or anything mechanical. We do everything for our own trucks, so no off-the-road trucks would be coming in on a daily basis. We're not set up for that. That's not our business.

Ms. Moeller: I just also wanted to mention that the proposed business would have to travel along residential streets in order to get to Brice, which I believe would be over here. That could also create a potential noise for heavy truck traffic. In addition, the existing parking lot layout on site would allow for

trucks to access the driveway on the east side of the property, which would be right over here, which presents a potential noise concern for adjacent residential properties as I mentioned. So staff would like the Board to consider the application and materials and make a determination regarding the proposed use and whether it meets the Special Exception requirements outlined in Section 1145.09.

Ms. Wallace: Is there any way we can block out the pictures so I can see the neighborhood better? Where is Ayers Drive?

Mr. Robertson: It's right next to Home Depot off of Brice Road. It's behind it.

Mr. Robbins: Just to clarify, this is the old Cantina Del Rio. I think the property is owned by Bob Evans, but it is Cantina Del Rio and there's no existing building onsite, but, rather, the pad is where I think you're proposing to place the building.

Ms. Wallace: Will you have to go Eastgreen to Birchview to get back there, or are you able to go through the Home Depot?

Mr. Robertson: Well, that was one of our questions as we were in contract with him on Home Depot. I'm trying to get in touch with them. There was a – ARA Realty had a contract with them and they had an agreement on far as being able to use certain parking lot spaces and Home Depot's lot as well as to be able to use that drive if there was to be a retail site there. We don't believe that agreement is still in place as of our lawyer reviewing that, but that drive is an open drive there but they have it currently blocked off with their gates. I don't know if we can get Home Depot to respond. We've tried to get in touch with them, but I don't have any information as of now. We've been trying to get in touch with them. I know it's probably a hard nut to crack to figure out who to talk to with them, but that's what our initial thought was, that we could go on that particular route through there. There was an agreement there at one point to utilize that first turn-off there to run around their lot and through that so you don't have to go through the neighborhood, but I'm unsure of that as of right now.

Mr. Stoffel: I have a feeling why they closed that off is cause a lot of people were using it as a cut-through to get to Home Depot. Guilty. It was just easy to get to. So I have a feeling that that's even going to be more of a push back. If that opens up to trucks going through there and residential, I don't think that's going to happen. Also bringing those trucks through the neighborhood up through there, it just seems problematic to me. Typically you wouldn't have this type of situation, correct, at your other facilities? You're more in the industrial areas?

Mr. Robertson: Well, at our main facility-- I want to clarify too, that this is a business for commercial trucks. It's not like a car facility where you are selling to the general consumer, the general public where everybody needs a car drive. A commercial truck for instance, like a dump truck or a flatbed truck, that's more business-oriented. So we don't have near the volume that somebody would have at, say, a car lot that might sell 20, 30, 40 cars on a weekend. We might sell 20-30 trucks per month. So the volume isn't there. We're not running stuff in and out constantly. With our general model, everything would be prepped at our Mt. Vernon location and brought down here for the retail facility. So people don't come in and usually test drive 5, 6, 7 trucks at a time. You kind of hone in on a general truck that you're interested in and you might test drive 1-2 of them, but we're not getting customers after customers. On a typical Saturday when I work -- we work a half day on Saturday -- I might get 2-3 customers and some of them are picking up trucks they've already bought. So it's not a very high volume movement of trucks in and out. There will be trucks moving in and out of there, but it's not like a trucking facility or a trucking depot where you're in and out constantly. This is more of a sales lot. I-70 frontage is what makes this lot attractive to us. People will be driving normal automobile vehicles in. They're not -- we don't sell Class 8's. In the pictures you saw medium and heavy duty, but Class 8 would be over-the-road trucks. That's not my market. I don't cater to the over-the-road guys, so you won't be having a tractor-trailer pulling in there to take a look at another truck. We're dealing in more the construction, landscaper size. We deal in a lot of Ford F-550, International low-pros with 10' dump bodies on them. That's predominantly kind of what we're dealing with. The grain trucks probably wouldn't have a big impact on 70. Those would probably stay up in Mt. Vernon for the more agricultural community. It's not as high volume as an automotive lot would sound. They are trucks. They are diesel, but I don't believe the impact is as bad as one might think. Currently right now we're in Mt. Vernon just south on St. Rt. 3. We have a retirement community across the street from us. There's a special assisted home right next to us on the southwest side of us, another business over; not to mention there's residential around us as well. So there's a mix of commercial and residential areas and we don't seem to have a problem with them. It doesn't seem to be a major issue, I guess, as far as that goes.

Mr. Robbins: Just for comparison, I'm just curious myself to try to get a feel of the scale of these things. Say like a U-Haul or a Fed-Ex truck, is this about the same size as something like that?

Mr. Robertson: Yeah, primarily the single axle tractor's like the Mac in the bottom center picture there, that's about 19' long. That would be consistent with like a truck that would pull a double or single trailer, a lighter load, 65,000 ddw. But, yeah, that water truck is probably a 22' long truck. Some of the box trucks would be like a U-Haul or a Penske one-way style truck. So that's about the size of the truck is what we're used to selling. Yes, they're about that size but they're not the Class 8 sleeper trucks, the big bunks. We not going to have

trailers on the lot. It's not going to be like a trailer facility where you have 53' trailers all stacked up. It's going to be primarily trucks along these lines.

Ms. Wallace: My two concerns, and I think one might be a little bit alleviated, was the noise level since it is in the center of a neighborhood, an apartment complex, and another is having to drive through an apartment complex, or essentially on the edge, and then through a housing development, just for safety issues. It's right in the dead center of a neighborhood.

Mr. Robertson: I guess for the noise concern, yes, they are diesel engines, they are a little bit noisier. The new emissions engines are quite a bit quieter than the older ones are. You listen to an old truck, it's very loud. The newer stuff that's coming out with the new emissions, they're really muffled the sound down. It's not as bad as you would think. I don't know if you've heard a new diesel pickup truck, but they're very quiet. 70 is also just south of that property, too, so I would say the noise isn't any greater than having semis barreling down the road at 65-70 mph. These trucks will be operating at low speed through the neighborhood. I believe it's 25 mph through there. So I don't know if the noise – I know it's a concern, but I don't think it's any worse than having 70 right there. As far as the concern about driving through the neighborhood, I think possibly is a concern, but I would say it's no more than a UPS truck or U-Haul truck driving through there. My drivers, a lot of them are retired drivers. They have CDL's, they're drug tested, everybody's up on – you know, they have to pass our DOT regulations as well as our company regulations to have our licenses to drive our trucks. So my drivers driving in and out of there, I don't think that's a major problem. We've never had a major incident in 30 years of operating as a business. We're not hauling freight or high volume. We're not in and out constantly. So once the truck's there, it'll pretty much stay there until it is sold and, like I say, the volume is probably a 20-30 truck turnover a month, not any higher than that. Traditionally we sell 300-400 trucks a year through our current Mt. Vernon facility.

Ms. Armintrout: Isn't there a daycare right there?

Mr. Rettke: In the bend, just above the third apartment complex there used to be a Kindercare or something and then we approved it – I think it's all night.

Mr. Robertson: Also, I don't think I touched on it in the general plan I sent you, but we'd be interested in putting up a fence around that lot as not only security for our trucks, but also to keep people off of the lot as far as people getting hurt. You know, you see a truck, little kids especially like to climb on it, like to see what's going on. I think having a fence with applicable screening around it, I think would help as far as keeping people off the lot as well as security for us as well as keeping the liability hazard down. During the day we'd propose to possibly have one gate open, the one closest to Home Depot, to drive

trucks as far as customers coming in and out. The other gate, I would primarily like to have shut, one way to come in and out. If that would have to be open, it would be probably on a – you know, having to get a truck out on a particular way. Having two access points is nice, but I think primarily one would be more than adequate for operating on a day-to-day basis.

Ms. Armintrout: Your hours are from 8-5:30. My only concern would be all of the children that are standing waiting on the buses in the mornings, they're all over the place, all over the neighborhood there.

Mr. Robertson: Okay. That's not set in stone. I guarantee the salesmen wouldn't mind it being at 9:00, 9-4:30 or something. Traditionally we always open at 8:00, but if that's a concern, which I think it might be a concern that you raised, I think I wouldn't be opposed to 8:30 or 9:00 opening time. As far as on the closing time, I don't know if the 5:00 or 5:30 is an issue, since children should be off the bus by then but, yeah, the concern definitely is there. I don't think we'd be wrong to start it at 8:30 or 9:00. That's not a problem.

Mr. Robbins: If the primary concern is truck traffic, would you be amenable to maybe regulating when those trucks could come and go, some restricted hours?

Mr. Robertson: Yeah, I'm not opposed to that, especially with the children. I understand that children are small and trucks are big. As far as that goes, I don't think that would be a problem, posted hours, you just change them from 9. For the state I have to be open so many hours a day and I don't think that's a problem operating from 9. So that wouldn't be a problem.

Mr. Stoffel: I would love if you would have come in tonight and said, "Hey, we have an agreement with Home Depot. They don't want residential traffic running through the whole nine yards. We've talked to Home Depot and they said they're going to remove those two drives right by Home Depot so no residential can get in through there and make a connection with your parking lot into their drive to where you wouldn't even touch the residential."

Mr. Robertson: Right. I'd like that also. If I could make an agreement with Home Depot, I'd just as soon do that honestly. That was our initial thought was that drive's already there and we got out the agreement that they had and that was part of the agreement to be able to operate on that street. I see now there's concrete pylons in there and they have the gates closed. but if that could be reached, that would be a lot nicer. Like I said, the traffic count isn't huge. We're not running a lot of trucks in and out of there. You might get 2-3 trucks, 5-6, 8-10, but I wouldn't say any more than that. But, yeah, that's definitely a lot safer route to run around through Home Depot. Customers coming in, that would be nice for them to pull off on the first stop sign where you automatically as you drive off you'd think take a right and pull right in through there to run around, but

you have to go to the second stop sign, like you can see on the map and then jog back around. Yeah, I would love to be able to have an agreement with Home Depot there to possibly do that. That would make a lot more sense. I don't know whether you guys could help me make that happen or not, but there was an agreement at one time, but it's no longer in effect.

Ms. Wallace: On the lines of that with the Home Depot, instead of having the drive open all the time, have a gate that you're the gate keeper of and you sell a truck, you take your customer over there, open the gate, let them out and relock the gate. That would keep through-and-through traffic from the neighborhoods getting into their parking lot. That might be a way you can talk to Home Depot and have a gate that only you and Home Depot have access to opening and shutting it. Then when you sell a truck, you only use that driveway, so the truck doesn't have to drive through the neighborhood.

Mr. Robertson: Yeah, that makes sense, just a truck only type route.

Ms. Wallace: Right, and then the regular car or pickup driving customers come in off Eastgreen.

Mr. Robertson: Yeah, I don't think that would be an issue for me, as long as I can get Home Depot on board with that. I don't know if – obviously I think it would be a task to get them to agree to it, but I don't see the major impact with them since they agreed to it once. I don't know if it would be a sticking point or not with them, but, yeah, definitely that would alleviate a lot of the concerns as far as truck traffic in general.

Ms. Wallace: And that might kind of go in your favor for them agreeing to it if they know that it was not going to be a through-and-through driveway or cut-through.

Mr. Robertson: Yeah, I can understand, like you said, the cut-through. If it's open, everyone's going to use it.

Ms. Wallace: And if it's got a gate up, nobody's going to use it.

Mr. Robertson: Yeah, that makes a lot of sense.

Mr. Stoffel: I think we would like to see, just like any site plan, especially since you're butting up against residential, we'll want to see some kind of fencing that you're talking about, landscaping, and it would be great if you could come back next month and say that you had a conversation with Home Depot. Based on just the amount of information I have now, it's hard for me to make that decision, because I'm not so sure that Home Depot would say no now. I don't know what everyone else thinks, but as far as the site plan's concerned, this isn't typically what we would—

Mr. Rettke: Well, this is just for the use. He'd have to come back with a site plan. We're not approving the site, just the use.

Mr. Robertson: What I'm after right now – I'm in contract with Bob Evans, but I only have 75 days to be able to close my contract with them to be able to buy the property, but it's contingent upon me being able to get the Special Exception Use Permit to have a facility on this lot. I know it's been vacant for a while. They want to cut it loose, but I know it's somewhat of a hang-up. I don't want to purchase the property without being able to put my lot on there. I don't mind doing what's needed to be done as far as on the screening. That's what we did in Mt. Vernon up against the retirement community that's right next to us. We planted 100 pine trees, doubled them up side-by-side all the way down. They were 12-15' high when we put them in and that really helped out. They had a lot of kick-back. There was originally a vacant field there. They liked seeing a vacant field. They liked to see the wildlife. Once we put the trees up initially they thought that wasn't good, but we've never had any kick-back since, because I think they like it. Now they have privacy as opposed to what they had before. I think here by putting up some of the landscaping – and currently on the east side of the property there is quite a bit of screening already. I think we might be able to put some more pine trees in there, some other trees that are fairly – that take up a lot of space, I think that would help, and also putting up a fence there. It would screen the fence. The fence would be on the truck side, not the residential side. I understand what it is to be a good neighbor. I know having certain things next to your house you don't particularly want. I don't think this is as obtrusive as one might be. I know the traffic count's not there like a restaurant would have been, having people come in all hours of the night. This is during the business hours only. I'm not opposed to making it what you guys need for what we need to do. I just have a timeline on whether my contract expires or not. If I can't get the variance to put it in, I won't be able to close the contract. So there is a little bit of time is of the essence.

Mr. Rettke: Forgive me if I ramble, but I'm just going through the thought process. I see your appeal along 70. Great location if you drive down any freeways, you're going to see a business sort of like this. The west side has them over by Trabue, great location I think for it. The only down side is the access. You've got to go through the subdivision/apartment complex. He raised a good point. It's not nearly as intrusive as a restaurant that was put there. I don't know how a restaurant was put there, because I think we tried going there once way back when we first moved and it was like you couldn't get there from here. That being said, that's a concern of mine with trucks. You get a truck back there, they should be skilled drivers. I'm not casting any aspersions to them. And if you go a little bit further east where we get into the Birchview duplexes, it gets real thin. So we've got to make sure they know they've got to turn there and can't go much further. Cause when you get to those duplexes, everybody and their uncle parks on that side and it's hard for me to get a 1500 series Chevy

through there at times with a trailer. Like I said, I've got mixed reviews. I think it would be a great site. If you build that building there, I think it raises the neighborhood. The biggest problem I have is that access. I don't know that the kids standing out for the bus, not to discredit Ms. Armintrout, but don't know that that's going to be a super big deal, because most of them should already be in school. To the east it does get fairly populated with certain individuals liking to play in the middle of the road. So I would, once again, have to put some signs out like 270, you know, "Left Only." Same way with maybe exiting the property, "Trucks Left Only" advise them.

Mr. Robertson: Yeah, I assume they would go that way. You could even make it—

Mr. Rettke: Cause it does get super narrow once you start getting those duplexes. Like I said, I think that would help the neighborhood. My biggest thing is the access. If you could put a different service road in, I don't think we would have had much discussion on this, but it's that road I'm struggling with.

Ms. Armintrout: What's your timeframe on having to lose the contract or how much time do you have left to maybe contact—

Mr. Robertson: I had 75 days when I went into contract. I had 30 days to waive all my contingencies for the lot itself. That expired yesterday, so I have another 45 days roughly. If we had another continuance from here, the next time I think that would be the last time I'd be able to meet with you before I have to let them know which way we're going. If not, it'll fall out of contract. I think there was a backup bid on it. They wanted to run a landscaping and equipment company out of there is who I think my backup bid was. I'm not sure if it would be any better than traffic in and out with trucks and equipment.

Mr. Rettke: No, I think it would be just about as bad. I think we'd have the same issues. The lot itself would be conducive to it. I like the way it's laid out. I like it being along the freeway. It's just a bad location.

Mr. Robertson: That's what my land agent said when he was looking at it. He said the reason why this lot's priced so attractively is because it doesn't offer a lot of other uses because the access is so poor. A restaurant will never go back in there and Bob Evans makes clear a restaurant will never go back in there, because in their contract to buy it there's a contingency that you cannot operate any type of restaurant like Bob Evans for next I forget how many years it was, but it was a long time and they list every single restaurant you could not operate in there. So they're making sure you can't operate a restaurant. But the use of it, like you say, it's not very good access to get back to, but it has very nice freeway access. So as far as visibility, I think there's 450' of road frontage. That's what appeals to us. The downside would be the access, but like we've talked about earlier and like my father and I talked about – we partners in this

business – is that people will seek out the truck wherever it is. They know they can find it back through there. So the off-the-road type buyer, like a consumer or general public it would be horrible for a car lot, because nobody would drive back there to find it. It's hard to find. For trucks, people will seek it out. A lot of advertising would go into how to get there. There are easements in place for sign placements off of Brice Road as well as off the next turn coming onto Pinetree Lane. I think there are agreements in place back when Bob Evans operated it. Currently there's no signs there, but there were sign agreements in place to direct traffic back in there. As far as if we can't get access from Home Depot, like you say, if you could have trucks only or operating only a certain way, I think that would be great. I'm not opposed to that and it would keep customers from trying to go every other way. I think just the general direction that you've got to take a left and then a left to get you back onto Brice Road, I think that's a fairly easy concept as long as they know they can't go right. I know if you go right, you get tangled back in the neighborhood. I've driven back there quite a bit to see what it's like but, yeah, left is obviously the best way to get out of there.

Mr. Robbins: I have one question for you and then a reminder for the Board afterwards. The question is, just to get a better idea of how this is operated, so you have the trucks there that will be purchased by other businesses. The trucks actually get there by your staff. They're going to know the way to come in. The only time anybody who's not necessarily familiar with the way in and out that will be driving a truck is when they leave, by which point they would have already been that way and kind of already would understand.

Mr. Robertson: Or on a sales drive, and they're accompanied by a salesman when they go on a test drive. That way they know. My salesmen always ride with them on test drives.

Mr. Robbins: But it's not going to be the case that somebody that isn't necessarily familiar with how to get there is going to be driving that truck into the site. Is that correct?

Mr. Robertson: Correct.

Mr. Robbins: It would be somebody buying the truck who would drive their own truck there for some reason and then look at another one and then drive out. So it would be a passenger vehicle that would come there and then a truck would leave, or it would be one of your staff members who would drive a truck through there.

Mr. Robertson: Correct. Yeah, primarily the customers who come in, they're usually buyers for contractor companies or landscapers and they drive pickups usually or cars. But, yeah, they would be the ones coming in to find the place. They don't normally, very rarely ever drive a large truck in to look at it. It's not the owner/operator that gets off the side of the freeway to go look at it.

Usually these are businesses that are operated by a company and they have crews that drive the trucks. They're the purchasing agents that come out. A lot of companies that we deal with would be Shelly Company, Shelly & Sands, Nickels Bakery, Fed Ex – we outfit a lot of trucks for them, but their company guys aren't coming on the lot to buy the trucks with their own trucks. It's usually done by the purchasing agent coming on the property.

Mr. Robbins: Thank you. The reminder that I have for the Board, and I guess just a description of how this process works for the applicant as well. With a Special Exception, the Board is going to make a recommendation. They're going to vote on it yes or no. After that it doesn't stand as approved. What happens is the recommendation gets sent to City Council. The minutes get transcribed from this meeting and they get put into a document. The document gets sent to City Council. In the next upcoming Council meeting, Council has the ability to vote on it. So even after the meeting, there's still kind of a lead time afterwards by which we have to wait before we can issue a zoning certificate. So if Council has any issue with it, they'll bring it up and introduce it as an Ordinance and then that can be kind of a lengthy process. So I'm telling you that just so you know. Then if this does get tabled tonight, it's not the case that he necessarily has 45 days from now and this could get wrapped up in 30. We have 30 days until the next meeting. That leaves him 15 days for the meetings to get transcribed and then for City Council to basically verify its compliance or give them the opportunity to have their say. So I just wanted to make that clear for the Board if you're trying to get an idea of time line. I'm just throwing that out there.

Mr. Rettke: Good point, Mr. Robbins. I'm glad you brought that up. I have one question for staff. This is zoned Community Commerce. What examples can you give us of businesses that would go in there as a comparison without coming before us.

Mr. Robbins: The Community Commercial District is pretty restrictive in terms of what it will allow. We're looking at primarily office and retail as the number one user. That includes professional services, personal services, doctors, lawyers, things like that. As far as a restaurant goes, that's not something that's a permitted use in the area and, as you mentioned, that's not something that could apparently legally go in there by contract of the owner. It's a good question.

Mr. Rettke: My point being is if we're going to hold him to the standard of the access, if there's something comparable that could go in there that would burden it more with traffic that we'd have no say over. I mean, yeah, you do have to consider it, but some of that's with the whole zoning map in creating that pocket right there with lack of access. I don't necessarily want to hold him against it if you're saying a – some of the examples like an attorney or medical, they probably wouldn't have the truck traffic, but you'd have more volume of cars and trucks and stuff like that. But if you're saying landscapers or somebody else

could go in there, they could build – like of like Long's Painting type place where you have more contractors in there, if that could go in there, that could put a huge dent in comparison to his truck traffic.

Mr. Stoffel: That's a great point. We have to imagine that these trucks and the truck drivers, again, are professional. They know what they're doing and they've going to be coming in and out of there a lot cleaner than landscapers or anything like that if it is more that kind of use. It really is a site that is pretty tough to develop or else it would have been developed by now, because it's a nice piece of real estate except for the access. Home Depot should have made it a pond.

Mr. Robbins: I want to mention that as well, that if this does get turned into a safe permitted use as retail, I mean you're kind of looking at the same thing. You'd have trucks delivering before and after hours, maybe to some maybe to more extent than what's being proposed here.

Ms. Wallace: If we do approve this tonight, are you going to continue to still try and work with Home Depot to get that as a road just for you or for access?

Mr. Robertson: Yes. I just mentioned that yesterday to our agent again to try to get in touch with them, because through Bob Evans they don't have any say on that anymore since that was so long ago and ARA Realty is no longer in effect for what they were proposing to do with the retail site there. So, yes, I just talked to him yesterday about trying to get that access. I think that would be great. It's so much easier and smoother to get in and out of there. I understand their concern, but if they were willing to waive it once, I don't know, like you say, if you can only the gate for trucks in and out, I think that's excellent. So, yeah, I think we're definitely going to keep trying to work with them on it. It makes a lot of sense.

Mr. Rettke: I think you hit the nail on the head. I don't think your volume is going to be super large. I'm glad you're not trying to put 18-wheelers in there, box trucks, long trailers. I'm not sure – I'd kind of like to – if there's a way you could keep trucks, like coming down 70, they blow a tire, pull into your shop. Do you see that being a problem?

Mr. Robertson: I won't be equipped to fix that. We don't do any outside service. The way that we're set up is we do everything in Mt. Vernon.

Mr. Rettke: I just worry about them seeing the garage bays and saying, "Oh, there's a repair shop. I'm going to pull in there."

Mr. Robertson: I understand.

Mr. Rettke: Now we're drawing people that aren't seeking you out, and the neighborhood would be another concern.

Mr. Enfinger: Kind of one of the concerns similar to what you guys are talking about right now, right now this is the way that you operate your business. Let's say you make the investment and you move in here. That all can change, cause you're there. That's a concern that I have. I have a concern that you're a very industrial type of business going into the heart of a residential area and even with screening and fencing and gates, that just makes it feel even more like an industrial business stuck down in a residential area. Have you checked the radiuses of the entrances coming in and out? Are your trucks going to be able to make all those turns?

Mr. Robertson: Yeah, that shouldn't be a problem. Like I said, they're not long semis, they're not 80' tractors and trailers coming in. The longest box truck legally run is a 40-footer. That's the longest box truck you're legally allowed to have on the road and that would be a very long box truck. Most cabs on trucks are 10' long. Most box trucks are 24', so you're 34' overall length. With a lift gate you add another foot or so. Primarily on this location this is more designed for catering to the contractors, the landscapers. We'd like to have a lot of 10' dumps, 12' dump trucks. We don't get into the 5 and 6-axle, multi-axle trucks. That's not our market. Freightliner, if you go on the west side, that's more their market. The expeditors, they're dealing with that type of clientele. Most of our stuff is in that 26,000 to 33,000 lbs. gbw, which would be single axle trucks. We do get into some tandems, but the big dump trucks, we don't usually deal with anything over 16', which 16' and 10, you'd be about 26' overall length. This site is more to try to cater to that contractor use, little utility trucks, stuff like that, not the real big dumps, big heavy equipment you would see with some of the other dealerships. What makes our dealership unique is that we deal in used chassis, so we're not a new dealer as far as on the trucks themselves. We deal in all used chassis, but we deal in new equipment on the back of them. So we cater to that landscaper who can't afford a \$70,000 truck with another \$10-15,000 dump bed, but he can afford a \$20,000 truck with a \$10,000 dump bed on it. So they make their money by buying a piece of equipment to haul their mowers to the job site or to haul their excavator to the job site. They're not buying the truck to run long distance over the road. So it makes us unique. There's not really any other dealer in the state that kind of does what we do since we take it from the basic state of a cab and chassis and outfit it the way the customer wants it. This site would be we build the stock trucks. We know they'll sell and if they want to build something custom, we would build that at our Mt. Vernon facility. That's kind of the overall feel of this site. It's more of a these are already ready to go when they come in. If they want something custom done besides maybe adding a tool box or something along those lines, that would all be done in our Mt. Vernon facility, which would hold the majority of the inventory. We carry about 200 trucks in hand at all times, but we're on 15 acres in Mt. Vernon. This is only a 4 acre site. We could probably get maybe another, I'd say

50 trucks on this lot maximum by the time you space them out. Trucks are long. They take up some space, but I don't see any more than 50-60 trucks possibly maximum on this facility.

Mr. Enfinger: 50-60 trucks there sounds like an awful lot. It really does to me. One of the things that really – I know we're up against the highway and I know we're up against Home Depot, but you're going to be affecting the lives of all those people that live in that area and that's my concern. They need an advocate and that's who I am. In this situation the character of that business, and I understand it's a very difficult place to develop or, like they said, it would have been developed. It just doesn't fit the character of the area for me and I think it's too far afield in my opinion.

Mr. Robertson: I think the trucks we're selling there – the trucks that are coming to this site, they're going to be clean, retail ready trucks. They don't have big oil leaks, the paint's not all faded. Our stuff – I tell people if you want a cheap truck, it's not for me. I don't sell cheap trucks because I put a lot of money into them to bring them where they should be. I put \$5-10,000 into these trucks. They're clean, they're well maintained. We go through them, we service them, we spend a lot of money on them. I want a customer to buy a truck that he's happy with, satisfied that it's not going to cause him problems in the short-term down the road. Our stuff is retail ready. You're not going to be looking at old raggedy trucks that are worn out or broken down. These are going to be at least attractive looking trucks. We had the same concern with the trailer park across the street from us. There's probably 50-60 trailers over there with a retirement community. I don't know if you've ever dealt with a retirement community, but they don't have a lot of stuff going on throughout the day, so they like to cause a lot of problems for all their neighbors. But we had a very big resentment and kickback when we did this. They were across the street from us. We had a highway separating us, a two-lane highway. We came across the street and developed a 9 acre site. Since we put that building in we've had zero complaints from them. I think we know what it's like to be a good neighbor. I understand your main concern. I'd like to say that we'd do everything in our ability to alleviate some of those pains, as well as try to be a good neighbor with the rest of them, like the 9:00. If you think that would be beneficial, I don't mind doing that. The screening, that type of stuff, I understand your concern. But there's also a Home Depot right there, right next to it, and Home Depot has a way more traffic count than we do. I know it's off the other road, but Home Depot's building is quite a bit higher. I think our side wall height for our particular building is 18 and I think they're 24-26'. So some of these trees are already going to be taller than that when they get to several year maturity if we put them in at a 12-15' height. I understand, but I'm trying to do everything we can to be a good neighbor.

Mr. Enfinger: I understand and it's going to be great to see something go in there, but this particular type of business, I feel like it's the wrong place for it.

Mr. Stoffel: I think to say that it's in the heart of residential isn't really totally true. It cuts through the fringe of residential. It has no residential on the south, none on the west and just a tip on the north and, obviously, some on the east. So—

Mr. Enfinger: Well, again, the access is all through the—

Mr. Rettke: Yes, you are affecting some residential, but the character of the neighborhood currently is a vacant lot with concrete and it's going to look like that forever, because I don't see how it'll be developed otherwise. So I personally think it's a good idea. That location, plus there will be some – we will have some say as far as how it's landscaped, how it's buffered, how pines or whatever are put up for noise reduction; and since he will have to work with us on that, we kind of control that. I personally think it's a great location for it.

Male: (Dan Higner?) (Microphone is not working properly.) I just wanted to point out to-- I appreciate everybody's concern with our safety, etc. I guess you need to look back to when it was a Cantina restaurant. You had trailer trucks – semi-trailers pulling into the lot delivering food, dry goods, produce. You had trash trucks coming in there and picking things up on a weekly basis. There were constantly trucks coming in and out of there and pulling through that neighborhood as well as much more vehicular traffic because of the nature of the restaurant. So when it comes to the safety of the neighborhood itself, I just want to point out in my view we're looking at a much safer type of location and type of business going into the neighborhood than what was there previously. Is it the ideal business for that area, probably not; but is it a good use for that area, yes, I believe it is.

Mr. Rettke: Yeah, and that's what I was sort of getting at, Dan. With the current zoning, I don't think it's the greatest for that site, but I don't see it being the worst of what could go in there. You could have something even more and, as a restaurant, I think the traffic was way more, especially when you have the title "Cantina" in it. Any other discussion, comments, concerns? (None.) I'll move that we approve Item B2, Special Exception Use Permit for 2290 Ayers Drive, number 165994.

Mr. Stoffel: I'll second.

(Ms. Moeller called the roll. Mr. Stoffel voted "yes." Ms. Wallace voted "yes. Mr. Enfinger voted "No. The applicant does not meet the requirements stipulated in Section 1145.09 of the Code for Special Exemption Use Permit, specifically Items A, B and D." Mr. Rettke voted "yes." Ms. Armintrout voted "yes.")

Mr. Rettke: So, Phase I is done. Like he said – Mr. Robbins said, Council has the option to pick it up.)

Mr. Robbins: Yeah, I'm going to brief you on that just really quickly just for the record. Again, the minutes will be transcribed, they'll be sent to Council. If Council decides to act on it, it could be a longer process and we have no control over that. If Council has no issue with it, it stands as approved and will be issued a zoning certificate-- Well, I shouldn't say that, but the use would be approved. You'd still have to go through major site plan and design review as well for the exterior of the building.

Mr. Robertson: I understand all that. What is the timeline, roughly, for City Council to either pick it up and discuss it or approve it?

Mr. Robbins: You can tell by the first meeting. We'll get the minutes back from this meeting probably by next Wednesday. We'll have it resubmitted to City Council. It could be not this Monday but the next Monday will be the first – Tuesday, excuse me, because of the holiday. But that would be the point at which they would have the opportunity to take it up as an item.

Mr. Robertson: Would it be something I would be present for or it's more of a closed discussion? I don't mind being available.

Mr. Robbins: Yeah, I don't think it's a bad idea to come to answer questions. If you want to contact us, we can get in touch with the Clerk of Council and see if anybody has any questions or issues to see if you should be there.

Mr. Robertson: Great. I appreciate it. Thank you guys very much.

Mr. Rettke: Well, good luck. You know what you're getting: location, location, location, but hopefully it works for you.

3. SPECIAL EXCEPTION USE PERMIT, 6537 E. LIVINGSTON AVE., REYNOLDSBURG, OHIO; PRESENT ZONING, cc; PRESENT OWNER'S NAME, E.V. BISHOFF; REQUESTING A SPECIAL EXCEPTION FOR A CHILDCARE FACILITY. CONTACT: ROBIN TREADWAY (#166200).

Mr. Rettke: Moving on, Item B3, Special Exception Use Permit for 6537 E. Livingston Avenue. Can we please have a presentation?

Ms. Moeller: Again, this is for 6537 E. Livingston. It's a Special Exception Use for a daycare facility. The application number is 166200. The property is located on the southwest corner of Baldwin Road and East Livingston Avenue. The existing zoning is CC, which is Community Commercial or Community Commerce and is within the CC Overlay. This is a request for a

Glen Dugger

Exhibit 1-C

From: Ethan Robertson <ethan@robertsontrucksales.com>
Sent: Friday, August 23, 2024 12:28 PM
To: Glen Dugger
Subject: Higher Resolution Screen Shots
Attachments: NTES Sold Units.pdf

Glen, I am attaching a higher resolution screen shots for you. My last email did not attach properly. I ran the numbers, and for the boards reference since we opened at National Truck and Equipment sales we sold a total of 477 trucks off of that lot. 179 of those trucks were over 33,001 GVW, which makes up 38% of total truck sales. I have highlighted some of the trucks that show the GVW exceeding 33,001. There are many more on these pages as you can see that are in excess of the gvw that Marie has inposed as the standard in her ruling of class 8. If you read the transcript I speak on selling 10' dump trucks as well as up to 16' dump trucks. I also touch on the types of trucks we sell and I had these very photos of trucks that we currently had in inventory at the time up on display for the meeting which was touched on several times you can read in the transcript. Please let me know if you need anything else from me, but I think it all looks good. I will be working on a presentation of truck types and sizes with photos to show what we currently see/sold and what the classifications really mean.

Thank You,

-Ethan

Ethan K. Robertson
Robertson Truck Group
8920 Columbus Road
Mt. Vernon, OH 43050

W 740-397-4969
D 740-326-1865
C 614-296-5878
F 740-393-0721

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Stock #: 7158	Print	Loan Calc	Quotes
Status: Sold			
Trans Model	RT18709		
Suspension Type	Walking Beam		
From Tire Size	295/75R22.5		
Rear Tire Size	295/75R22.5		
Axle Configuration	1 tandem		
FA Capacity	12,350		
RA Capacity	49,000		
Rear End Ratio	6.50		
GVMR	52,350		
Front Wheels	Steel		
Rear Wheels	Steel		

Page 3 of 10

431 units

Stock#: 8859
Status: Sold

E-Spec Print Loan Calc Quotes Details

Axle Configuration	Tandem
FA Capacity	12,000
RA Capacity	40,000
Rear End Ratio	3.55
GVMR	52,000
Trans Speed	9
Engine Brake	No
Bed Serial#	DLA29991
Bed Make	Bau Roc
Bed Length	16'
Bed Height	54"

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All Recently Added Trucks Trailers Equipment Bodies

	Details	VIN	GVWR	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	T Lot Loc
												
		3HAMMM	33,000	Sold	Cab & Chassis	Used	2015	8651	International	4300	135747	National Truck & Equipment Sales-Columbus
		1FVACDT	33,000	Sold	Box Truck	Used	2014	8629	Freightliner	M12	171902	National Truck & Equipment Sales-Columbus
		1FVACDT	33,000	Sold	Refrigerator	Used	2014	8621	Freightliner	M12	196260	National Truck & Equipment Sales-Columbus
		1FVACGS	33,000	Sold	Cab & Chassis	Used	2008	8761	Freightliner	M12	118414	National Truck & Equipment Sales-Columbus
		1FVBCDN	33,000	Sold	Tractor	Used	2012	8787	Freightliner	M12	354025	National Truck & Equipment Sales-Columbus
		1FVACDT	33,000	Sold	Box Truck	Used	2014	8789	Freightliner	M12	177950	National Truck & Equipment Sales-Columbus
		3ALACDT	33,000	Sold	Scale Bed	Used	2015	8803	Freightliner	M12	163027	National Truck & Equipment Sales-Columbus
		1FVACDT	33,000	Sold	Box Truck	Used	2012	7842	Freightliner	M12	180713	National Truck & Equipment Sales-Columbus
		1GBVCTC	33,000	Sold	Box Truck	Used	2006	9896	Freightliner	C7500	58401	National Truck & Equipment Sales-Columbus
		1FVBCSN	33,000	Sold	Dump Truck	Used	2012	8971	Freightliner	M12	438652	National Truck & Equipment Sales-Columbus
		1FVBCSN	33,000	Sold	Dump Truck	Used	2013	8975	Freightliner	M12	360914	National Truck & Equipment Sales-Columbus
		1HDMCA	33,000	Sold	Service Truck	Used	2007	C1	International	4400		National Truck & Equipment Sales-Columbus

481 units

E-Spec Print Loan Calc Quotes

Engine Make	Caterpillar
Engine Model	3126
Engine HP	230
Trans Make	Allison
Trans Model	MD3060P
Suspension Type	Spring
Front Tire Size	11R22.5
Rear Tire Size	11R22.5
Axle Configuration	Single
PA Capacity	12,000
RA Capacity	21,000
Make/Model	2009

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All		Recently Added		Trucks		Trailers		Equipment		Bodies				
		Details	VIN	GMW	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	T	Last Loc
☐		3HTNUAP	66.000	Sold	Cab & Chassis	Used		2014	8444	International	5900	293636		National Truck & Equipment Sales-Columbus
☐		1HT0HAF1	66.000	Sold	Cab & Chassis	Used		2009	8475	International	5600	25286		National Truck & Equipment Sales-Columbus
☐		1HTGLAF	64.740	Sold	Dump Truck	Used		2003	7183	International	2674	112833		National Truck & Equipment Sales-Columbus
☐		1PMHCD	64.000	Sold	Rollback	Used		2013	8374	Freightliner	M2	299609		National Truck & Equipment Sales-Columbus
☐		1HTDLAF1	64.000	Sold	Dump Truck	Used		2008	7393	International	5500	136099		National Truck & Equipment Sales-Columbus
☐		2HTBAST	64.000	Sold	Vacuum Tru	Used		1997	7335	International	9300	34487		National Truck & Equipment Sales-Columbus
☒		1PMGSD	64.000	Sold	Vacuum Tru	Used		2013	6981	Freightliner	11450	94475		National Truck & Equipment Sales-Columbus
☐		1FJUADE	60.000	Sold	Tractor	Used		2007	7169	Freightliner	CL1200645T	363789		National Truck & Equipment Sales-Columbus
☐		1MTAW07	60.600	Available	Tractor	Used		2015	C8685	Mack	CU613	537004		National Truck & Equipment Sales-Columbus
☐		1MTAN07	60.320	Sold	Tractor	Used		2012	7639	Mack	CHU613	318690		National Truck & Equipment Sales-Columbus
☐		1HTWVAT	60.000	Sold	Parked	Used		2003	9205	International	7600	448489		National Truck & Equipment Sales-Columbus
☐		3C6D6EP	6.600	Available	Light Duty	Used		2012	7313	RAM	1500	122203		National Truck & Equipment Sales-Columbus

A red Chevrolet truck with a dump body is parked in front of a building. The truck is facing right, and its bed is slightly raised. The building has a dark roof and light-colored walls. The truck has a black bumper and a chrome grille. The license plate is not visible. The truck is parked on a paved surface.

Status: Sold

Sold

E-Spec Print Loan Calc Quotes

Engine Make	Detroit
Engine Model	DD13
Engine HP	450
Trms Make	Fisher
Trms Model	RTG-16908LL
Suspension Type	Cameback
Front Tire Size	315/80R22.5
Rear Tire Size	11R22.5
Axle Configuration	Tandem
FA Capacity	18,000
RA Capacity	46,000

Rear Wheels	Aluminum

Exhibit 3-A

RE: Zoning Application for: 2290 Ayers Drive, Reynoldsburg, OH 43068

Dear Mr. Meyer,

We are submitting this application for zoning approval for 2290 Ayers Drive, Reynoldsburg, OH. Currently, Robertson Truck Sales (National Truck & Equipment Sales), sells, and services light, medium and heavy-duty trucks and trailers at the facility. We have entered into a long-term lease agreement with Ethan Robertson of Robertson Commercial Properties and intend to operate our HERC Rentals-Pro Truck Division from this location.

HERC Rentals-Pro Truck Division will rent, repair, and sell light, medium and heavy-duty trucks and trailers for the local contractor industry. This will be a business-to-business retail store, not consumer-focused. Approximately 90% of the traffic in/outflow will involve HERC employees, with movement of rental trucks to and from jobsites. Maintenance services will be solely dedicated the preventative maintenance of our HERC rentals trucks. Any major repair work will be conducted at other locations. Trucks will be stored on-site when not in use, or if available for sale.

HERC Rentals and Robertson Truck Sales carry very similar inventory, primarily focusing on various types of light, medium and Heavy-duty trucks. Below are the key operational details and a comparison of equipment types:

Hours of Operation:

- Robertson: Monday – Friday (Mechanical Shop 7 am-3:30 pm) (Sales 8 am – 5 pm)
- HERC Rentals: Monday - Friday from 7:00 am - 5:00 pm.

Full-Time Employees:

Robertson: 4 Full-Time Employees

- 2 Office @ \$90,000 average/year and
 - 2 Mechanics @ \$62,000 average/year
- HERC Rentals:
 - 7 Full-Time Employees Year 1 (2 Office @ \$75,000 Average/Year,
 - 2) Mechanics @ \$68,000 Average/Year,
 - 1) Driver \$62,000 Year
 - 1) Yard Technician \$40,000 Year
- Year 3 9/10 total employees Additions-
 - 1 office @ \$75,000 Average/Year
 - 1 Driver @ \$62,000 Average/Year
 - 1 Mechanic @ \$68,000 Average/Year

Type of In-Out Traffic:

- Robertson: Medium and Heavy-Duty Trucks transported daily. Shipments of inventory and parts via semi and box trucks.
- HERC Rentals: Primarily light and medium-duty trucks, including pickup trucks, utility trucks, stake body trucks, and dump trucks. Equipment deliveries and pickups will typically occur using these vehicles.

Frequency of In-Out Traffic:

- Robertson: 6-10 trips/day for deliveries of trucks/trailers and parts.
- HERC Rentals: 8-10 trips/day.

Type of Equipment:

Equipment Type	Robertson Truck Sales	HERC Rentals
Pickup Trucks	Yes	Yes
Utility Trucks	Yes	Yes
Stake Body Trucks	Yes	Yes
Dump Trucks	Yes	Yes
Water Trucks	Yes	Yes
Bucket Trucks	Yes	Yes

Crane Trucks	Yes	Yes
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Exhibit 3-B



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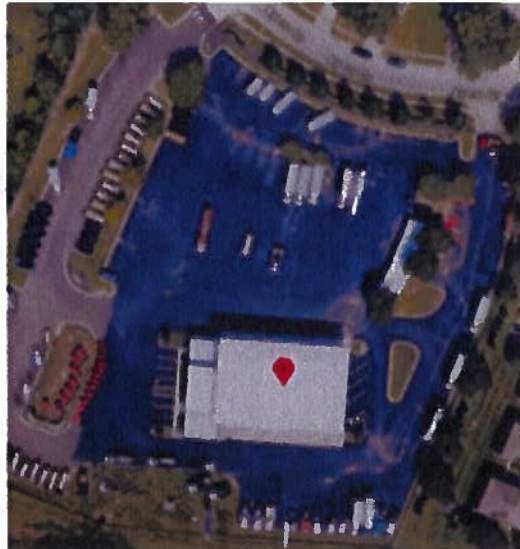


HercRentals[®]





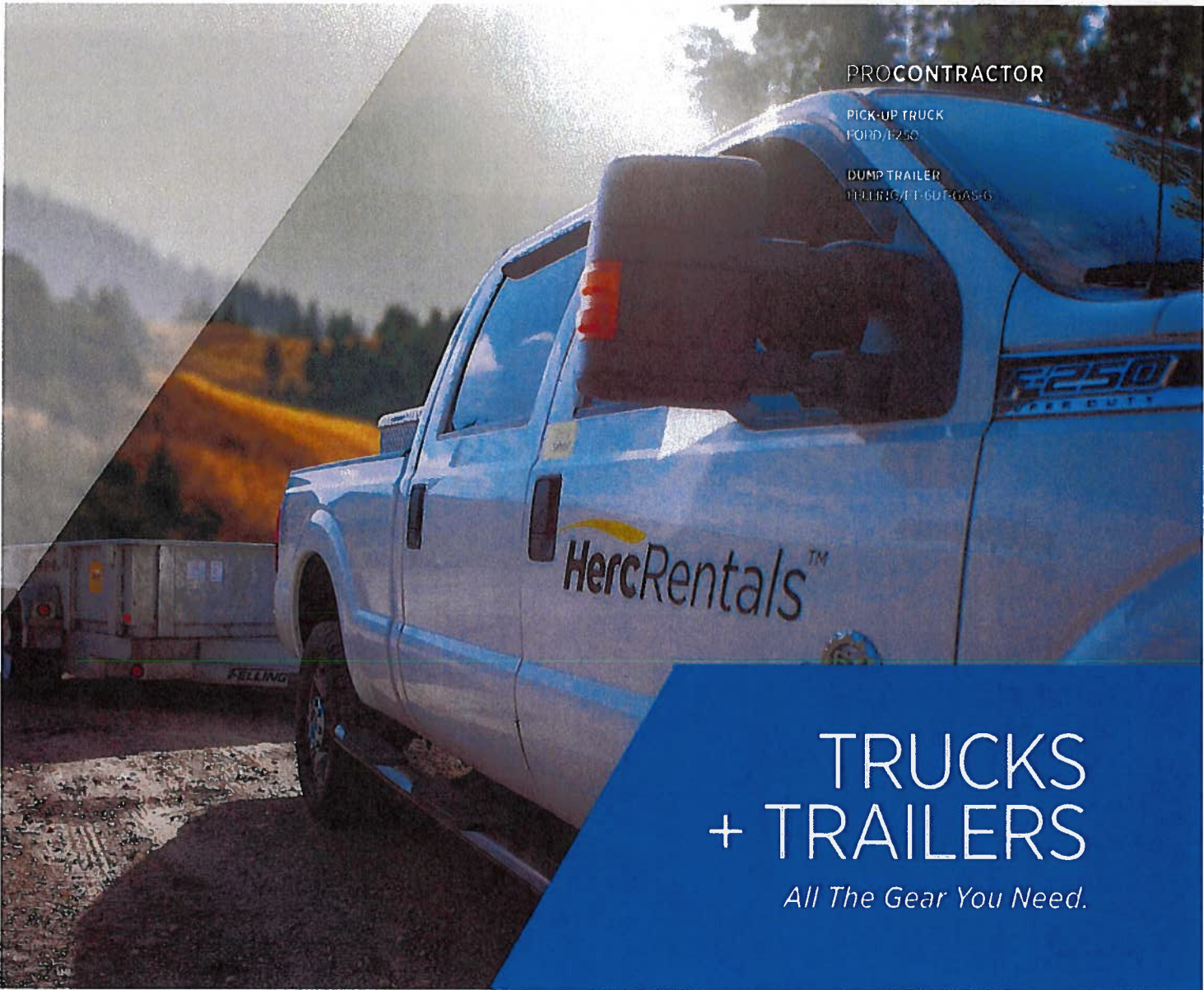
**2290 Ayers Dr,
Reynoldsburg, OH
43068**



**9619 8th Ave S,
Seattle, WA 98108**



We are eager to join the Reynoldsburg community and are committed to being good neighbors. We believe the proposed use aligns closely with the current use and request administrative approval. Please contact us if there are any questions.



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Bluetooth*



Diesel



Tow Package



Backup Camera



PICK-UP TRUCKS



Features:

- 1/2 Ton - 1 Ton models

GVWR

7,000-11,200lb



UTILITY TRUCKS



Features:

- Storage Compartments

GVWR

10,700lb



VANS



Features:

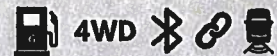
- Passenger and Cargo vans

GVWR

9,000lb



BUCKET TRUCKS



Features:

- Insulated Bucket

GVWR

19,500lb



STAKE BODY



Features:

- Removable Stakes
- Lift Gate

GVWR

16,500-25,999lb



DUMP TRUCKS



Features:

- In-cab Controls
- Tarp System

GVWR

19,500-58,000lb



WATER TRUCKS



Features:

- In-cab Controls
- 5 Spray Heads

CDL
REQUIRED

GVWR

33,000-62,000lb



CRASH TRUCKS



Features:

- Removable Stakes
- 65 mph attenuator

GVWR

25,999lb

ADD A TRAILER EQUIPMENT TRAILERS



GVWR
25,900-44,920lbs



VIDEOS



DOWNLOADS

This information is available online.
Scan the QR Code to access more information, downloads,
and videos on this solution.



PICK-UP TRUCKS



TRUCKS EQUIPPED WITH

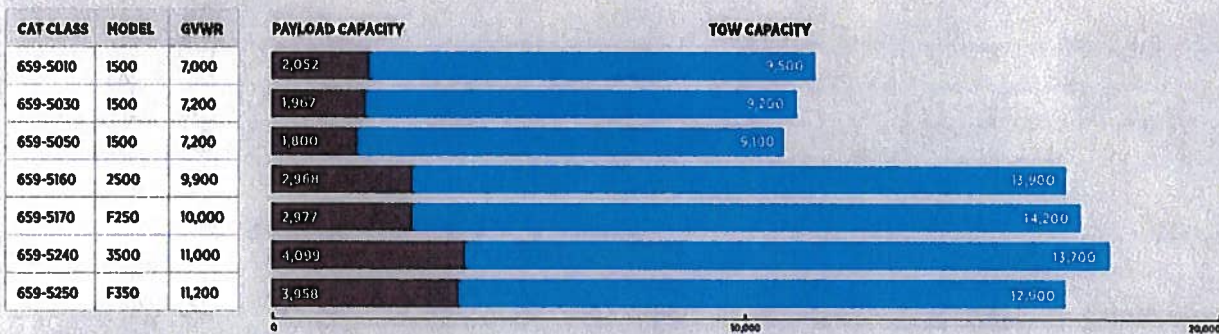
- Back-up camera
- Bluetooth*
- Tow package
- Spray-in bedliner
- ProControl Telematics



TRUCKS + TRAILERS

MAKE	MODEL	BODY/CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	PAYLOAD CAPACITY	TOW CAPACITY	CAT CLASS
Chevrolet	Silverado 1500	Regular	4x4	Gas	7,000 lb	2,052 lb	9,500 lb	659-5010
Chevrolet	Silverado 1500	Double	4x4	Gas	7,200 lb	1,967 lb	9,200 lb	659-5030
Chevrolet	Silverado 1500	Crew	4x4	Gas	7,200 lb	1,800 lb	9,100 lb	659-5050
Chevrolet	Silverado 2500	Crew	4x4	Gas	9,900 lb	2,968 lb	13,900 lb	659-5160
Ford	F250	Crew	4x4	Diesel	10,000 lb	2,977 lb	14,200 lb	659-5170
Chevrolet	Silverado 3500	Crew	4x4	Gas	11,000 lb	4,099 lb	13,700 lb	659-5240
Ford	F350	Crew	4x4	Diesel	11,200 lb	3,958 lb	12,900 lb	659-5250

PAYLOAD + TOWING CAPACITY



PICK-UP TRUCK
CHEVROLET

VANS



VANS EQUIPPED WITH

- Back-up camera
- Bluetooth*
- Tow package
- ProControl Telematics



MAKE	MODEL	BODY / CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	PAYLOAD CAPACITY	TOW CAPACITY	CAT CLASS
Ford	T250	Cargo Van	4x2	Gas	9,000 lb	3,600 lb	5,200 lb	659-5470
Ford	T350	12 Person - Passenger Van	4x2	Gas	9,000 lb	2,800 lb	4,300 lb	659-5510

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	GVWR	PAYLOAD CAPACITY	TOW CAPACITY
659-5470	T250	9,000	3,600	5,200
659-5510	T350	9,000	2,800	4,300

STAKE BODY TRUCKS



TRUCKS EQUIPPED WITH

- Back-up camera
- Bluetooth*
- Tow package
- Removable stakes
- Lift gate
- ProControl Telematics



MAKE	MODEL	BODY / CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	PAYLOAD CAPACITY	TOW CAPACITY	CAT CLASS
Ford	F450	12 ft. Stake Bed / Standard Cab	4x4	Diesel	16,500 lb	4,000 lb	10,000 lb	659-5640
Ford	F450	12 ft. Stake Bed / Standard Cab	4x2	Gas	16,500 lb	4,000 lb	10,000 lb	659-5650
Ford	F550	12 ft. Stake Bed / Standard Cab	4x4	Gas	19,500 lb	7,600 lb	10,000 lb	659-5630
Ford	F550	12 ft. Stake Bed / Crew Cab	4x4	Diesel	19,500 lb	5,900 lb	10,000 lb	659-5730
Ford	F550	12 ft. Stake Bed / Crew Cab	4x4	Gas	19,500 lb	5,900 lb	10,000 lb	659-5725
Ford	F750	22 ft. Stake Bed / Standard Cab	4x2	Gas	25,999 lb	10,100 lb	6,000 lb	659-5790
Hino	268A	22 ft. Stake Bed / Standard Cab	4x2	Diesel	25,950 lb	10,200 lb	6,000 lb	659-5800

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	GVWR	PAYLOAD CAPACITY	TOW CAPACITY
659-5640	F450	16,500	4,000	10,000
659-5650	F450	16,500	4,000	10,000
659-5630	F550	19,500	7,600	10,000
659-5730	F550	19,500	5,900	10,000
659-5725	F550	19,500	5,900	10,000
659-5790	F750	25,999	10,100	6,000
659-5800	268A	25,950	10,200	6,000

DUMP TRUCKS



TRUCKS EQUIPPED WITH

- Back-up camera
- Bluetooth®
- Tow package
- Tarp system
- In-cab bed controls
- ProControl Telematics

MAKE	MODEL	BODY / CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	CDL REQUIRED	PAYLOAD CAPACITY	TOW CAPACITY	CAT CLASS
Ford	F550	3 - 4 Yard / Standard Cab	4x4	Diesel	19,500		7,600 lb	10,000 lb	659-6120
Ford	F550	3 - 4 Yard / Crew Cab	4x4	Diesel	19,500		7,000 lb	10,000 lb	659-6130
Ford	F550	3 - 4 Yard / Crew Cab	4x4	Gas	19,500		7,000 lb	10,000 lb	659-6135
Ford	F750	5 - 6 Yard	4x2	Gas	25,999		10,900 lb	10,000 lb	659-6160
Ford	F750	5 - 6 Yard - CDL	4x2	Diesel	33,000	✓	17,300 lb	25,900 lb	659-6170
Hino	268A	5 - 6 Yard	4x2	Diesel	25,950		10,200 lb	25,900 lb	659-6180
Freightliner	M2-106	12 - 14 Yard - Manual Transmission	4x2	Diesel	58,000	✓	33,000 lb	44,920 lb	659-6200
Freightliner	M2-106	12 - 14 Yard - Automatic Transmission	4x2	Diesel	58,000	✓	33,000 lb	44,920 lb	659-6210

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	GVWR	PAYLOAD CAPACITY	TOW CAPACITY
659-6120	F550	19,500	7,600	10,000
659-6130	F550	19,500	7,000	10,000
659-6135	F550	19,500	7,000	10,000
659-6160	F750	25,999	10,900	10,000
659-6170	F750	33,000	17,300	25,900
659-6180	268A	25,950	10,200	25,900
659-6200	M2	58,000	33,000	44,920
659-6210	M2	58,000	33,000	44,920



WATER TRUCKS



TRUCKS EQUIPPED WITH

- Creek and hydrant fill options
- Back-up camera
- Bluetooth®
- In-cab controls
- 5 spray heads
- ProControl Telematics

CDL and Tanker Endorsement is required as both trucks can transport more than 1,000 gallons of water.



WATER TRAILER

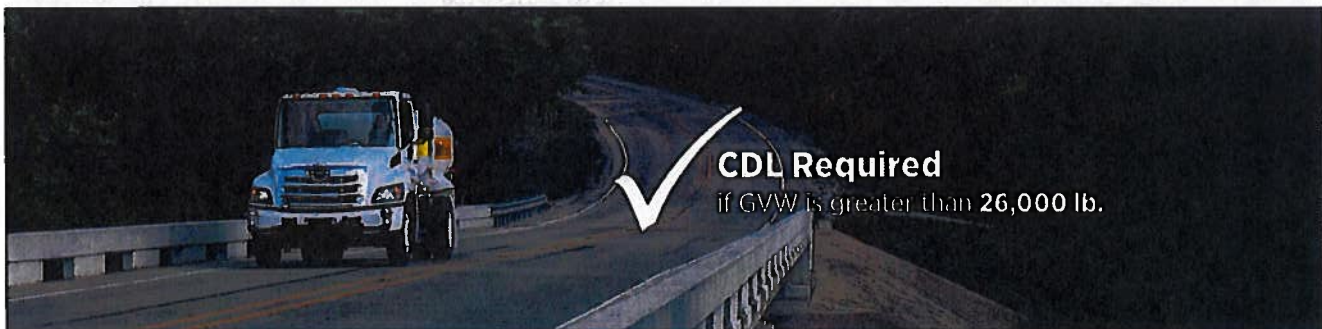
MULTIQUIP/WT5C

- DOT-approved
- Quick-Fill Tank
- 158 GPM and rear spray bar



MAKE	MODEL	TANK CAPACITY	DRIVETRAIN	FUEL TYPE	GVWR	CDL REQUIRED	CAL CLASS
Hino	338	2,000 Gallon	4x2	Diesel	33,000 lb	✓	659-6040
Freightliner	M2-106	4,000 Gallon	4x2	Diesel	58,000 lb	✓	659-6050
Freightliner	108SD	4,000 Gallon	6x6	Diesel	62,000 lb	✓	659-6052

MAKE	MODEL	GVWR	TANK CAPACITY	ITCH TYPE	CAL CLASS
Multiquip	WT5C	10,000 lb	525 Gallons	2" Ball	610-2420



CDL Required
if GVW is greater than 26,000 lb.

SPECIALITY TRUCKS



UTILITY TRUCKS EQUIPPED WITH

- Storage compartments
- Ladder rack
- Tow package



TERMINAL TRACTORS EQUIPPED WITH

- Automatic Transmission
- HVAC cab
- 70,000 lb lift tow capacity



CRASH TRUCKS EQUIPPED WITH

- Removable stake sides
- Strobe and work lights
- 65 mph rated attenuator



BUCKET TRUCKS EQUIPPED WITH

- 38' bucket height
- Articulating arm
- Insulated bucket



CRANE TRUCKS EQUIPPED WITH

- 71' 3-section boom
- Anti-two-block
- Hydraulic capacity alert

MAKE	MODEL	BODY / CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	CDL REQUIRED	CAT CLASS
Ford	F350	9' Bed Utility Truck	4x4	Gas	10,700 lb		659-5880
Capacity	TJ5000	Terminal Tractor	4x2	Diesel	81,000 lb	✓	659-6440
Ford	F750	62 mph Crash Attenuator Truck	4x2	Gas	25,999 lb		659-6250
Ford	F550	38' Bucket Truck	4x4	Gas	19,500 lb		659-6315
Ford	F750	18 Ton Crane Truck	4x2	Diesel	33,000 lb	✓	659-6380

TILT TRAILERS

FELLING

TRAILERS EQUIPPED WITH

- D-rings/corner ties
- 8" sides
- Chains/binders
- Headache rack

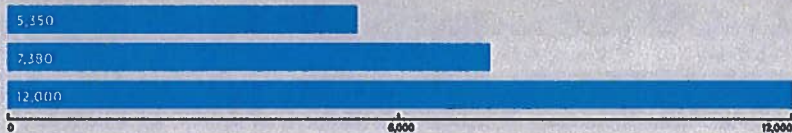


MAKE	MODEL	DESCRIPTION	GVWR	PAYLOAD CAPACITY	HITCH TYPE	CAT CLASS
Felling	FT-6T-GW	12' Pan Tilt	7,000 lb	5,350 lb	2" Ball	610-1766
Felling	FT-10IT-I-G	16' Tilt	9,980 lb	7,380 lb	3" Pintle	610-1770
Felling	FT-12IT-I-G	18' Tilt	15,200 lb	12,000 lb	3" Pintle	610-1780

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	DESCRIPTION	GVWR (LB)
610-1766	FT-6T-GW	12' Pan Tilt	7,000
610-1770	FT-10IT-I-G	16' Tilt	9,980
610-1780	FT-12IT-I-G	18' Tilt	15,200

PAYLOAD CAPACITY



UTILITY TRAILERS

FELLING **Best**

TRAILERS EQUIPPED WITH

- Tail gate ramp
- 14" sides on pan trailers, 36" sides on utility trailers
- D-rings/corner ties



MAKE	MODEL	DESCRIPTION	GVWR	PAYLOAD CAPACITY	HITCH TYPE	CAT CLASS
Felling	FT-3-G	10' Pan Utility	2,900 lb	1,800 lb	2" Ball	610-1059
Best	5x8US	8' Utility	2,999 lb	2,000 lb	2" Ball	610-1060

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	DESCRIPTION	GVWR (LB)
610-1059	FT-3-G	10' Pan Utility	2,900
610-1060	5X8-US	8' Utility	2,999

PAYLOAD CAPACITY



DUMP TRAILERS

FELLING

TRUCKS + TRAILERS



TRAILERS EQUIPPED WITH

- Magnetized remote
- Roll tarp
- Gas powered

MAKE	MODEL	DESCRIPTION	GVWR	PAYLOAD CAPACITY	HITCH TYPE	CAT CLASS
Felling	FT-6DT-GAS-G	8' Dump Trailer	7,000 lb	4,500 lb	2" Ball	610-2200
Felling	FT-10DT-GAS-G	10' Dump Trailer	9,980 lb	7,000 lb	3" Pintle	610-2230

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	DESCRIPTION	GVWR (LB)	PAYLOAD CAPACITY
610-2200	FT-6DT-GAS-G	8' Dump Trailer	7,000	4,500
610-2230	FT-10DT-GAS-G	10' Dump Trailer	9,980	7,000



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EQUIPMENT TRAILERS

FELLING

TRAILERS EQUIPPED WITH

- D-Rings
- Tool Box
- LED Lighting



MAKE	MODEL	DESCRIPTION	GVWR	PAYLOAD CAPACITY	BRAKE TYPE	HITCH TYPE	CAT CLASS
Felling	FT-20LP	20' Flat Deck with Ramps	25,900 lb	20,000 lb	Electric	3" Pintle	610-1170
Felling	FT-40LP	20' Flat Deck with Ramps	44,920 lb	36,320 lb	Air	3" Pintle	610-1240

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	DESCRIPTION	GVWR (lb)
610-1170	FT-20LP	20' Flat Deck w/ Ramps	25,900
610-1240	FT-40LP	20' Flat Deck w/ Ramps	44,920

PAYLOAD CAPACITY



CAT CLASS	DESCRIPTION	GVWR	PAYLOAD	TOW CAPACITY
659-5010	1/2 Ton / Gas	7,000	2,052	9,500
659-5030	1/2 Ton / Double Cab / Gas	7,200	1,967	9,200
659-5050	1/2 Ton / Crew Cab / Gas	7,200	1,800	9,100
659-5160	3/4 Ton / Crew / Gas	9,900	2,968	13,900
659-5170	3/4 Ton / Crew / Diesel	10,000	2,977	14,200
659-5240	1 Ton / Crew / Gas	11,000	4,099	13,700
659-5250	1 Ton / Crew / Diesel	11,200	3,958	12,900
659-5470	Cargo Van	9,000	3,600	5,200
659-5510	12 - Person Passenger Van	9,000	2,800	4,300
659-5630	12 ft. Stake / F550/ Gas	19,500	7,600	10,000
659-5640	12 ft. Stake / F450 / Diesel	16,500	4,000	10,000
659-5650	12 ft. Stake / F450 / Gas	16,500	4,000	10,000
659-5725	12 ft. Stake / F550 / Crew / Gas	19,500	5,900	10,000
659-5730	12 ft. Stake / F550 / Crew / Diesel	19,500	5,900	10,000
659-5790	22 ft. Stake / Gas	25,999	10,100	6,000
659-5800	22 ft. Stake / Diesel	25,950	10,200	6,000
659-6120	3 YD / F550/ Diesel	19,500	7,600	10,000
659-6130	3 YD / F550/ Crew Cab / Diesel	19,500	7,000	10,000
659-6135	3 YD / F550 / Crew / Gas	19,500	7,000	10,000
659-6160	5 YD / Gas	25,999	10,900	10,000
659-6170	5 YD / Diesel / CDL	33,000	17,300	25,900
659-6180	5 YD / Diesel	25,950	10,200	25,900
659-6200	12 YD / Diesel / MT	58,000	33,000	44,920
659-6210	12 YD / Diesel / AT	58,000	33,000	44,920

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TRUCKS + TRAILERS

All drivers of commercial motor vehicles in interstate commerce with a gross vehicle weight rating (vehicle only) or gross combination weight rating (vehicle plus trailer) of 10,001 pounds or more are required to obtain and maintain a valid Medical Examiner's Certificate (ME Certificate)

CLASS A

GVWR/GCWR of
26,001lb **+**

TOWING **MORE** THAN
10,000lb



GVWR/GCWR of
26,001 lb +
TOWING LESS THAN
10,000 lb



Any single vehicle, or combination of vehicles, that does not meet the definition of Class A or Class B, but is either designed to transport 16 or more passengers, including the driver, or is placarded for hazardous materials.

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O Restriction - The driver is restricted from operating a tractor trailer with a fifth-wheel connection if a unit with a pintle hook, or other non-fifth wheel connection is used (such as a goose neck, or ball and chain hook up) during the road skills test.



KUBOTA / RTV-X1100 CAB

- Industry leading comfort, power and performance
- Highest HP in its class
- Equipped with Heat and AC



KUBOTA / RTV-X1140 ROPS

- Heavy duty 4WD and variable hydro transmission
- Hydraulic bed dump system
- Quickly converts from 2 seats to 4 seats

MAKE	MODEL	TOP SPEED	SHORT BED CAPACITY	LONG BED CAPACITY	PASSENGERS	DRIVETRAIN	FUEL TYPE	HORSEPOWER	CAT CLASS
Kubota	RTV-X1100 CAB	25 mph	N/A	1,102 lb	2	4WD	Diesel	24.8 HP	630-1240
Kubota	RTV-X1140 ROPS	25 mph	661 lb	1,102 lb	2 OR 4	4WD	Diesel	24.8 HP	630-1280

RTV-X1140 ROPS

Ultimate Versatility

Converts from a 2 passenger cargo hauler to a 4 passenger people mover in less than a minute.

NO DOOR NETS REQUIRED*

2-SEAT CONFIGURATION



4-SEAT CONFIGURATION



CONVERTS IN THREE SIMPLE STEPS

* Reference the equipment's manuals



STEP 1 /

Reposition the sides of the bed.



STEP 2 /

Reposition the cargo bed.



STEP 3 /

Reposition the protective screen and bench seat.

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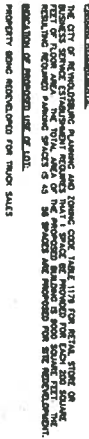




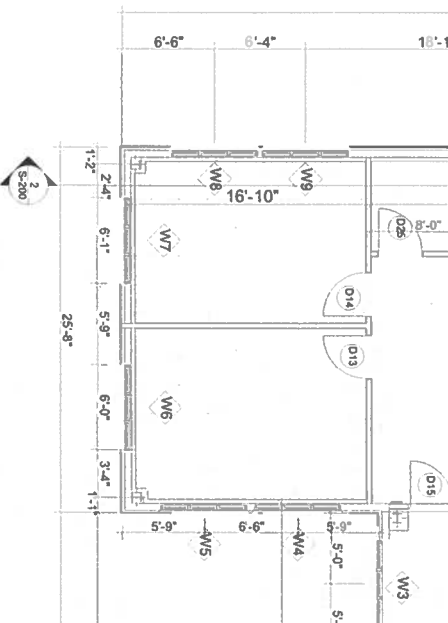






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5 OFFICE ACCOUSTICAL TILE PLAN
SCALE 1/4" = 1'-0"

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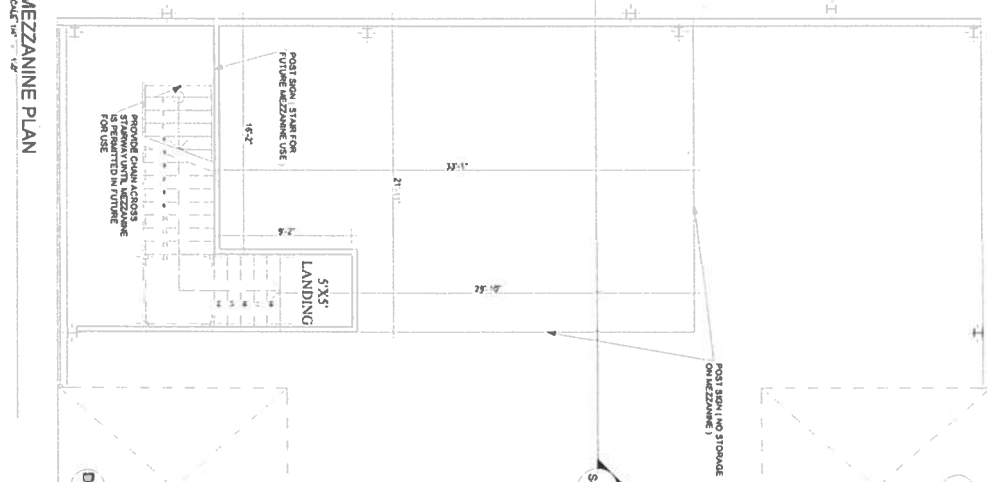
DOOR NOTES:
ALL REFERENCE IN THIS

ALL REPRESENTATION THIS SECTION ARE ACCORDING TO THE ONE BUILDING CODE AND NOT 13 OTHER ALL VARIOUS OF THE BUILDING CODE TO MEET OR EXCEED THE STANDARDS REQUIRED THEREIN

1. ALL EGRESS DOORS ARE TO BE HEAVILY OPENED FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE
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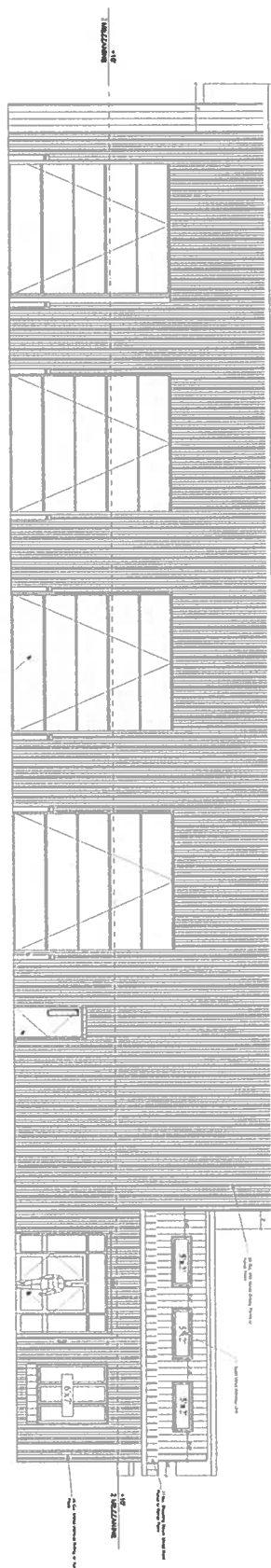
4 MEZZANINE PLAN
SCALE: 1/4" = 1'-0"



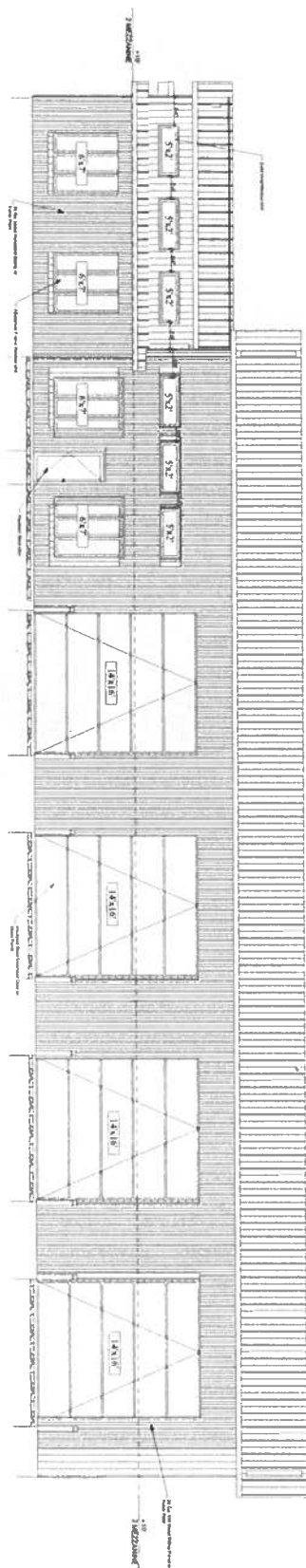
Room #	Room	Height	Measured Area	Furniture & Equipment Inventory				
				Floor	Ceiling	South Wall	North Wall	East Wall
100	Show Room	11'	1281	Sealed Concrete	W/10' R-4000 W/10'	Painted Drywall	Painted Drywall	Painted Drywall
101	Office 1	9'	151	W/10' R-4000 W/10'	Acoustical Tile	Painted Drywall	Painted Drywall	Painted Drywall
102	Office 2	9'	202	W/10' R-4000 W/10'	Acoustical Tile	Painted Drywall	Painted Drywall	Painted Drywall
103	Woolen Restroom	9'	54	W/10' R-4000 W/10'	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall
104	Woolen Restroom	9'	54	W/10' R-4000 W/10'	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall
105	Leather Restroom	9'	72	W/10' R-4000 W/10'	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall
106	Leather Restroom	9'	72	W/10' R-4000 W/10'	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall
107	Warehouse	17'	4,698	Sealed Concrete	W/10' R-4000 W/10'	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall
108	Warehouse	17'	4,698	Sealed Concrete	W/10' R-4000 W/10'	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall
109	Storage Room	9'	140	W/10' R-4000 W/10'	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall
110	Storage Room	9'	140	W/10' R-4000 W/10'	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall	Washable Drywall, Painted Drywall
111	Utility Room 1	9'	56	Sealed Concrete	W/10' R-4000 W/10'	Painted Drywall	Painted Drywall	Painted Drywall
112	Utility Room 2	9'	56	Sealed Concrete	W/10' R-4000 W/10'	Painted Drywall	Painted Drywall	Painted Drywall

PROJECT NO.	RTS-101
DRAWN BY:	LM
CHECK BY:	RM
SHEET TITLE	
SCHEDULES & MEZZANINE PLAN	
A-101	

1 NORTH ELEVATION
SCALE 3/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068



TEKTON ENGINEERING LLC.



4805 EAST MAIN ST
PO BOX 347
BERLIN, OHIO 44610
Ph. (330) 705-7943

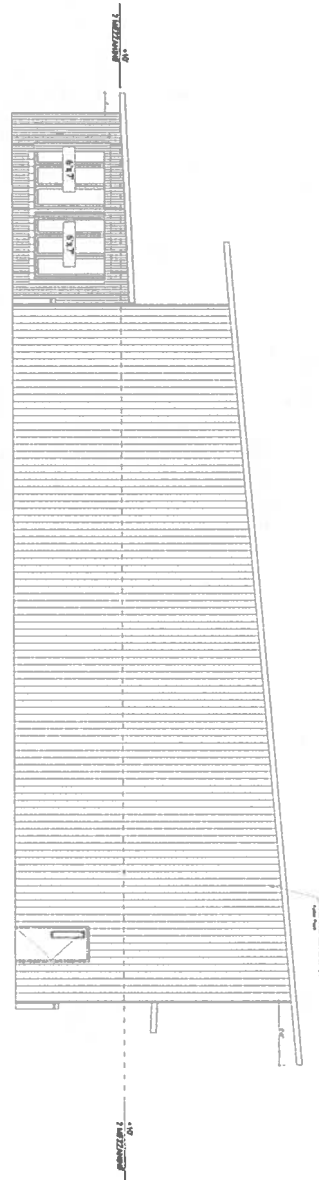
A-200

N & S ELEVATIONS

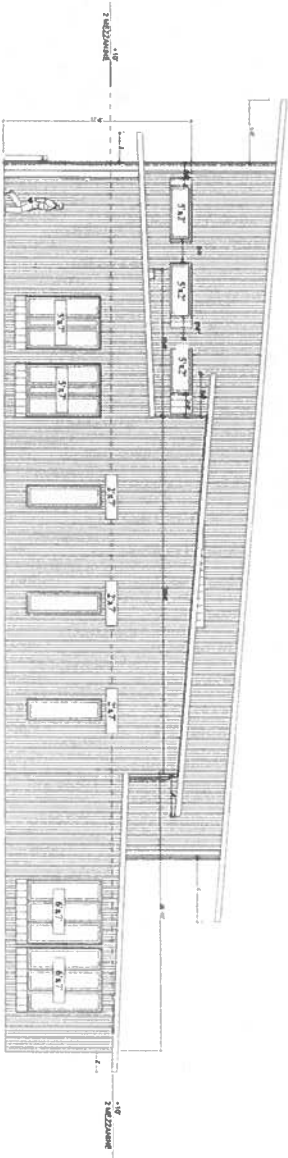
SHEET TITLE

2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOORHALL
DATE	DESCRIPTION	
REVISIONS		
PROJECT NO	RTS-101	
DRAWN BY	LM	
CHECKED BY	RM	

1 EAST ELEVATION



2 WEST ELEVATION



A-201

E & W ELEVATIONS

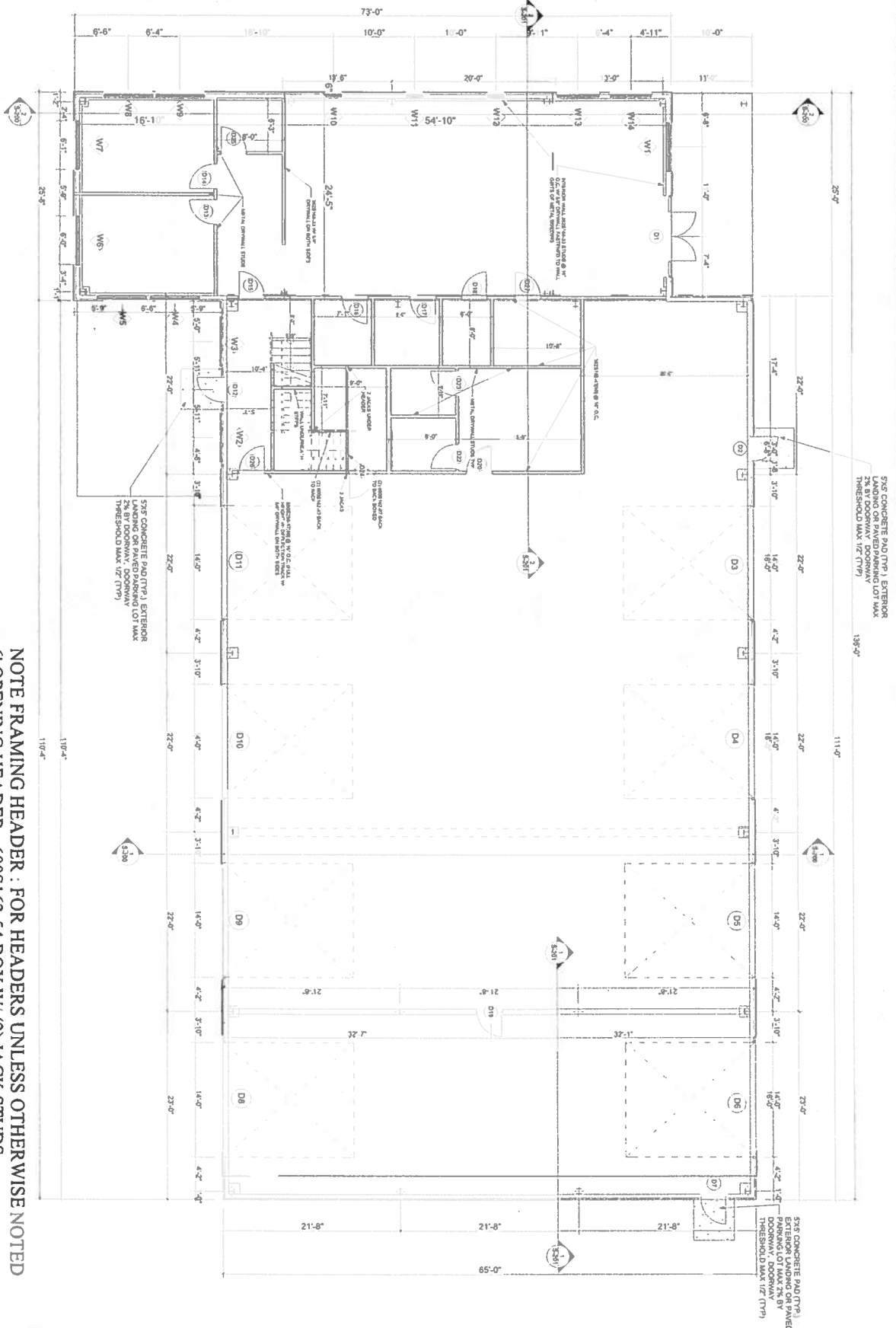
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CHECK BY:	RM
REVISIONS	
MARK	DATE
1	1/18/16
2	3/11/16
	DESCRIPTION
	DOORWALL
	REVISION TO OWNER

National Truck
2290 Ayers Drive
Reynoldsburg Ohio 43068



TEKTON ENGINEERING LLC.
TEKTON
ENGINEERING
4805 EAST MAIN ST
PO BOX 347
BERLIN, OHIO 44610
Ph. (330) 705-7943

1 STRUCTURAL PLAN



S-100

STRUCTURAL PLAN

2	3/11/16	RESPOND TO OWNER
1	1/18/16	DOORWALL
REVISIONS		
PROJECT NO:		RTS-101
DRAWN BY:		LM
CHECK BY:		RM
SHEET TITLE		

National Truck

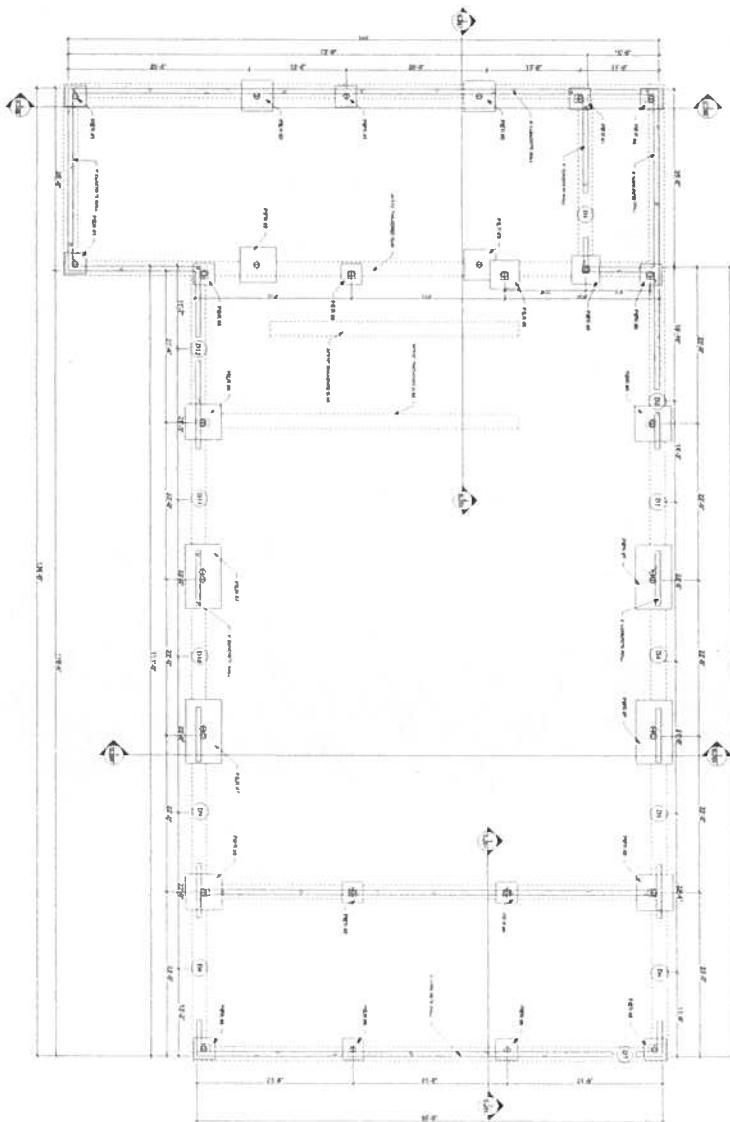
2290 Ayers Drive
Reynoldsburg Ohio 43068



TEKTON ENGINEERING LLC.
TEKTON
ENGINEERING
4805 EAST MAIN ST
PO BOX 347
BERLIN, OHIO 44610
Ph. (330) 705-7943

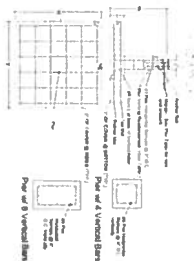
1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



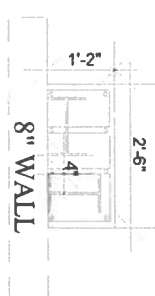
2 TYPICAL PIER DETAIL

SCALE: 1/4" = 1'-0"



3 PIER #7 DETAIL

SCALE: 1/4" = 1'-0"



PIER #	1"	2"	3"	4"	5"	6"	7"	8"	9"	10"	11"	12"	13"	14"	15"	16"	17"	18"	19"	20"
DESIGN #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Dim. Top of Pier	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
Dim. Bottom of Pier	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"
Reinforcement	(1) #5 South Way	(1) #5 South Way	(1) #5 South Way	(1) #5 South Way	(1) #5 South Way	(1) #5 South Way	(1) #5 South Way	(1) #5 South Way	(1) #5 South Way	(1) #5 South Way	(1) #5 South Way	(1) #5 South Way	(1) #5 South Way	(1) #5 South Way	(1) #5 South Way	(1) #5 South Way	(1) #5 South Way	(1) #5 South Way	(1) #5 South Way	(1) #5 South Way
Top Reinforcement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pier Dimensions	14' x 14'	14' x 14'	14' x 14'	14' x 14'	14' x 14'	14' x 14'	14' x 14'	14' x 14'	14' x 14'	14' x 14'	14' x 14'	14' x 14'	14' x 14'	14' x 14'	14' x 14'	14' x 14'	14' x 14'	14' x 14'	14' x 14'	14' x 14'
Pier Vertical Reinforcement	(4) #5 Rebar	(4) #5 Rebar	(4) #5 Rebar	(4) #5 Rebar	(4) #5 Rebar	(4) #5 Rebar	(4) #5 Rebar	(4) #5 Rebar	(4) #5 Rebar	(4) #5 Rebar	(4) #5 Rebar	(4) #5 Rebar	(4) #5 Rebar	(4) #5 Rebar	(4) #5 Rebar	(4) #5 Rebar	(4) #5 Rebar	(4) #5 Rebar	(4) #5 Rebar	(4) #5 Rebar
Anchor Bolt	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length	3/4" Dia. w/ 17" Length
Pier Height	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

S-101

FOUNDATION PLAN

SHEET TITLE

PROJECT NO. RTS-101

DRAWN BY: RM

CHECK BY:

DATE:

REVISIONS:

DATE:

BY:

DESCRIPTION:

1. LITERATURE

2. SITE PLAN

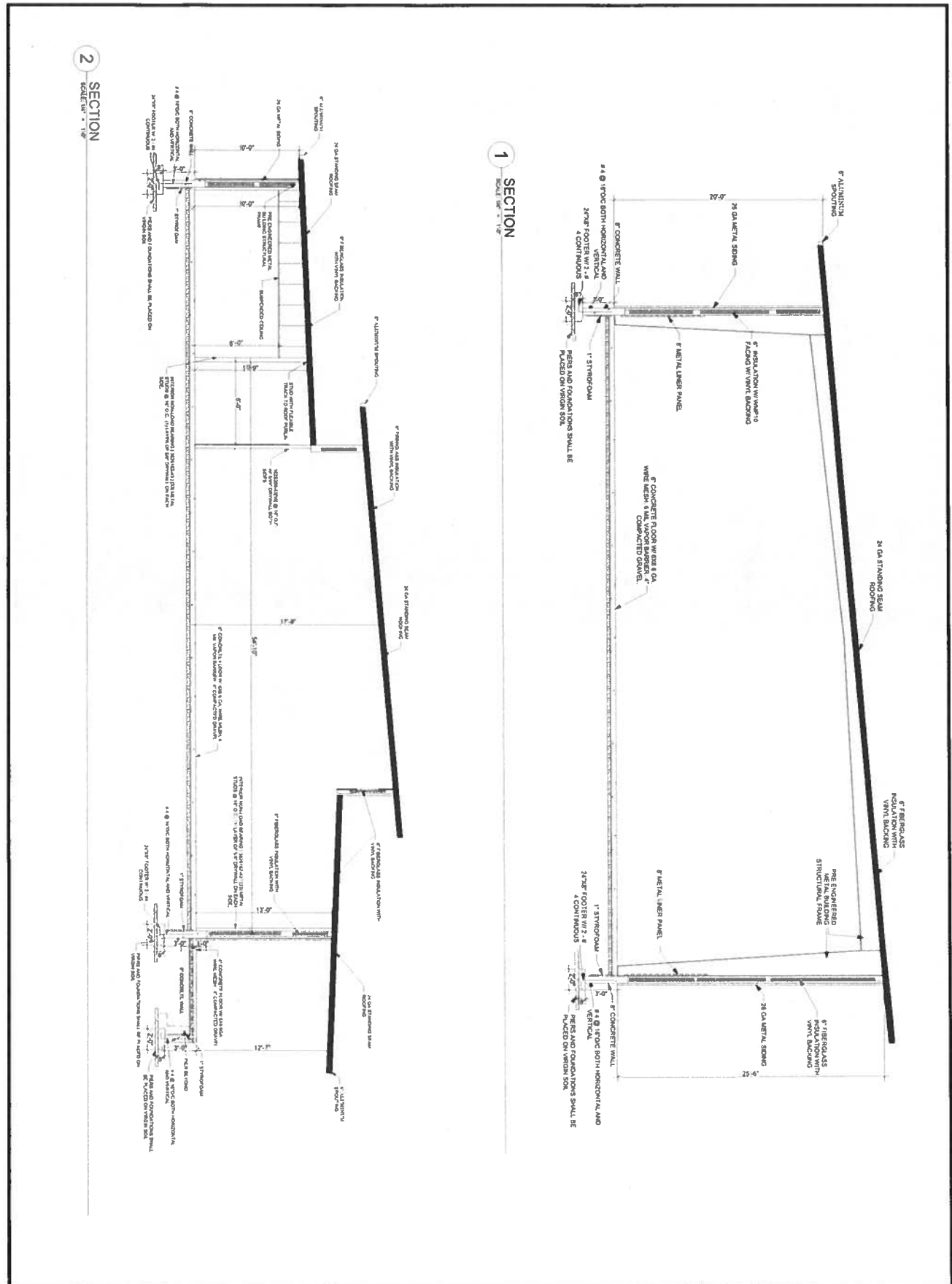
3. RESPONSE TO OWNER

National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068



TEKTON ENGINEERING LLC.
TEKTON
ENGINEERING
4805 EAST MAIN ST
PO BOX 347
BERLIN, OHIO 44610
Ph. (330) 705-7943



SECTION 1

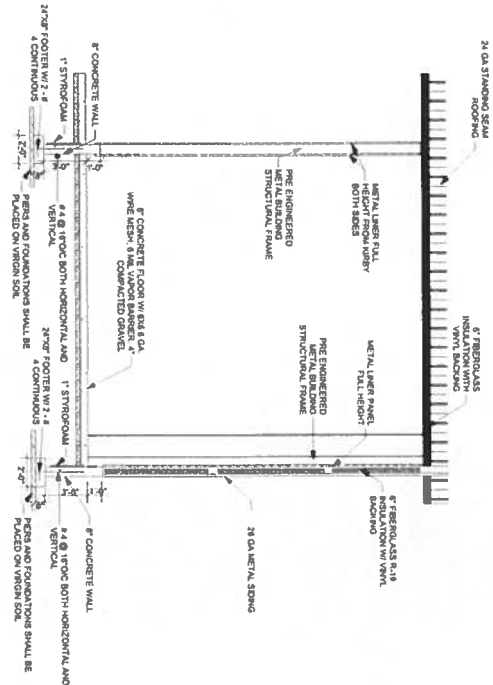
SECTION
SCALE 1/4" = 1'-0"

S-200	TYPICAL SECTIONS	PROJECT NO.	RTS-101	DRAWING NO.	REVISED TO ORIGINALLY	DATE	1/1/80	SHEET NO.	SHEET TITLE
		PROJECT BY	RM			DATE	1/1/80		

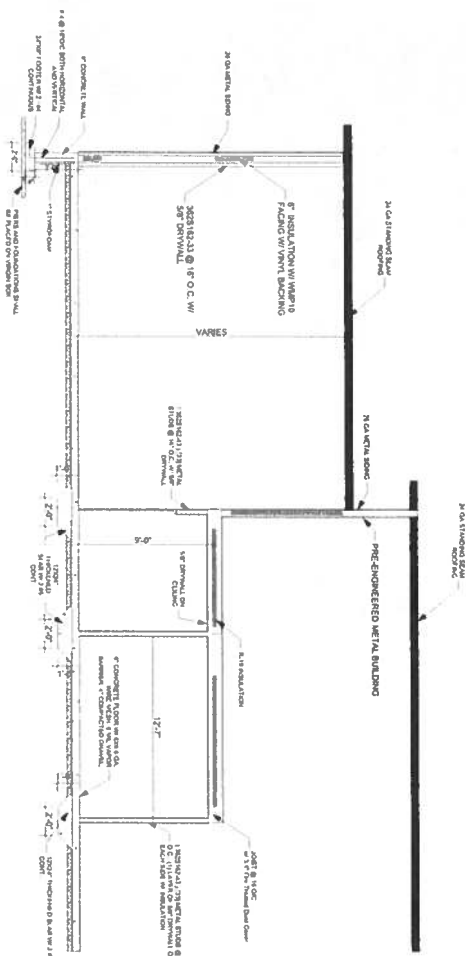
National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068

SECTION
SCALE 1/8" = 1'-0"



SECTION 2 SCALE 1/4" = 1'-0"



National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068



TEKTON ENGINEERING LLC.



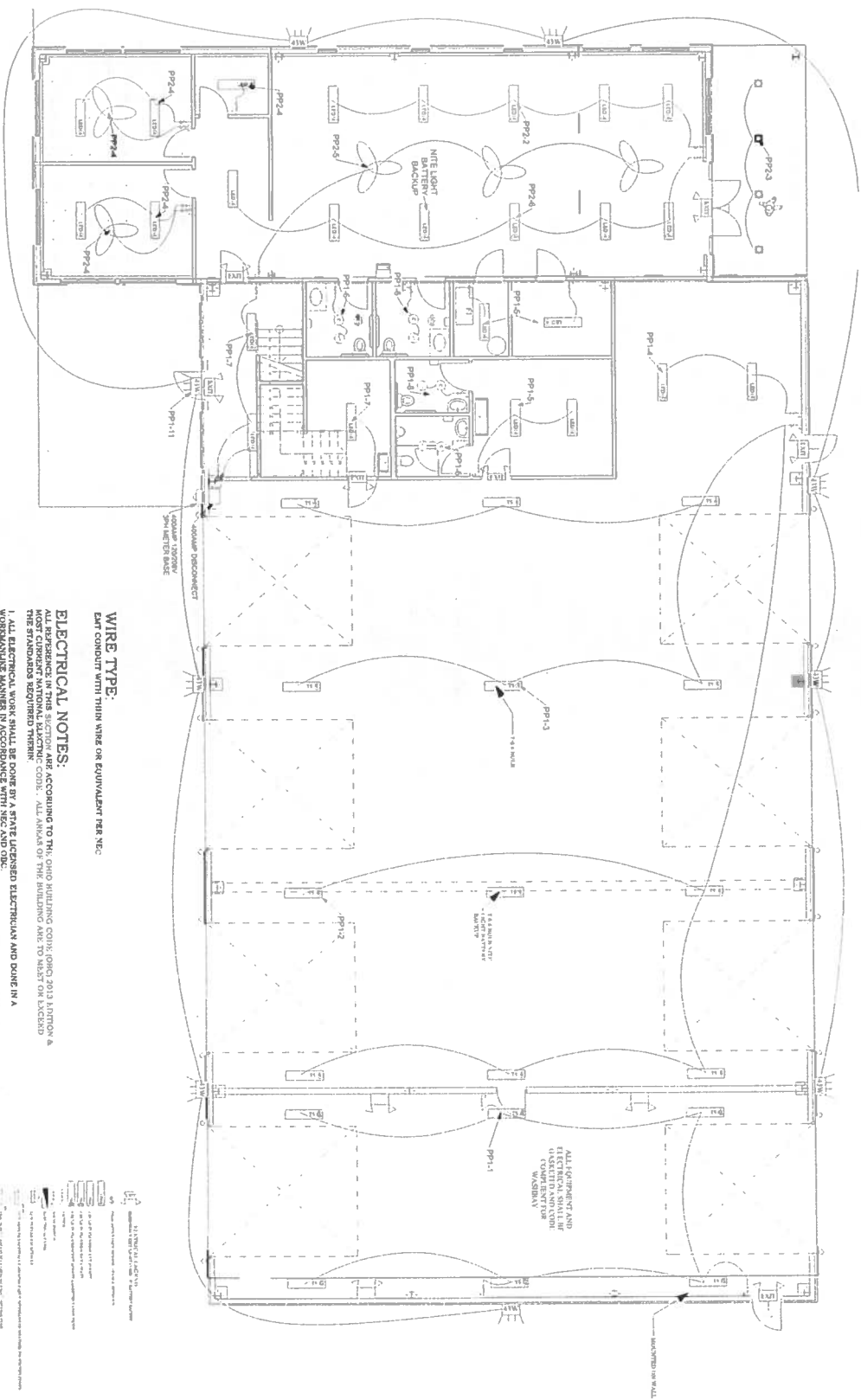
4805 EAST MAIN ST
PO BOX 347
BERLIN, OHIO 44810
Ph. (330) 705-7943

S-201

TYPICAL SECTIONS

2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOORWALL
MAJOR	DATE	DESCRIPTION
REVISIONS		
PROJECT NO:		RTS-101
DRAWN BY:		LM
CHKD BY:		RM
SHEET TITLE		

1 LIGHTING PLAN



WIRE TYPE:
EMT CONDUIT WITH THIN WIRE OR EQUIVALENT PER NEC

ELECTRICAL NOTES:

[illegible][illegible]

National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068



TEKTON ENGINEERING LLC.



4805 EAST MAIN ST
PO BOX 347
BERLIN, OHIO 44610
Ph. (330) 705-7943

LIGHTING PLAN

E-100

Period Schedule

Wednesday, July 15, 2015

Customer: 1441777

Contract: 1441777

Contract: 1441777

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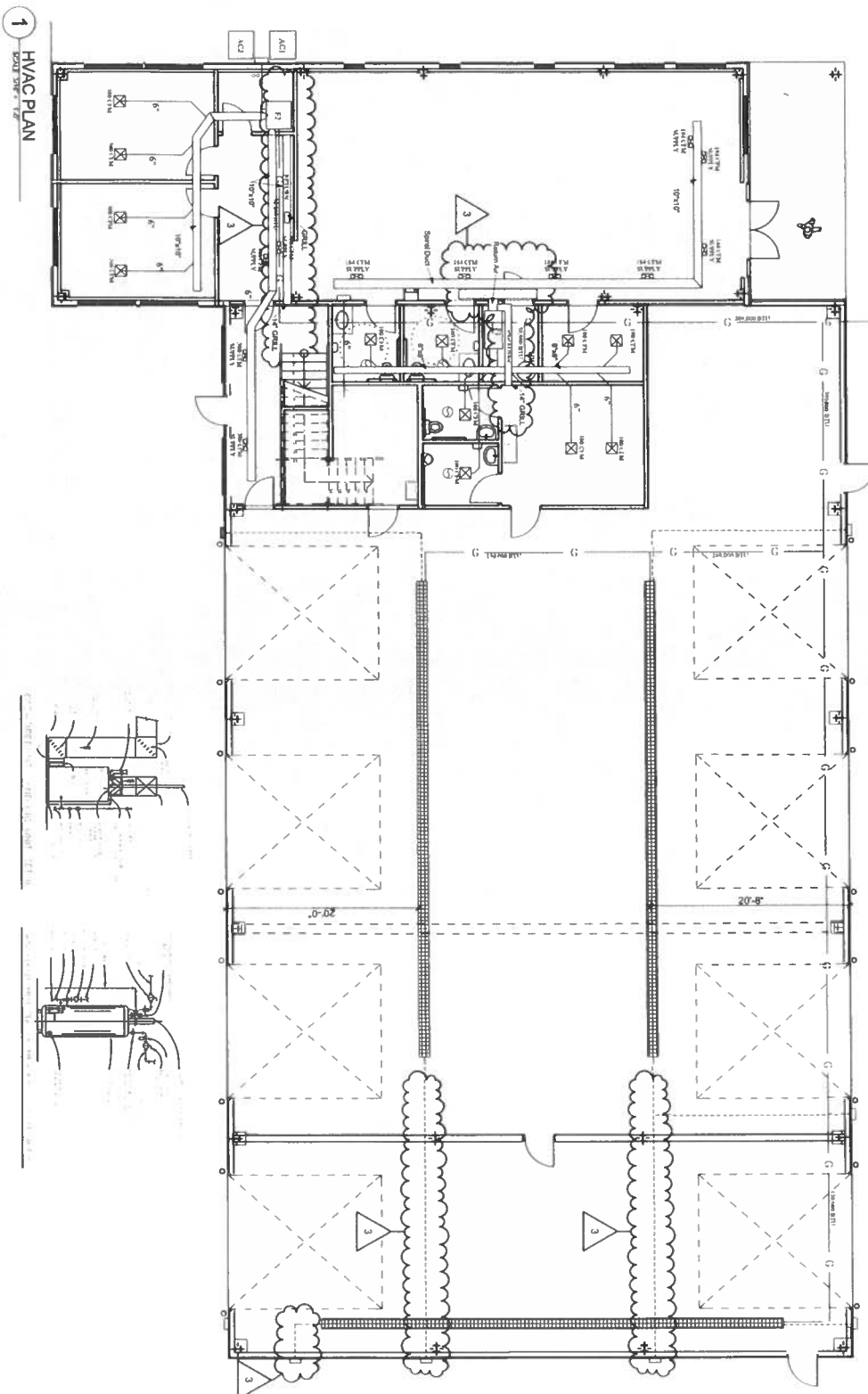
Contract: 1441777

Contract: 1441777

TEKTON ENGINEERING LLC.
 **TEKTON**
 ENGINEERING
 4805 EAST MAIN ST
 PO BOX 347
 BERLIN, OHIO 44610
 Ph. (330) 705-7943

MECHANICAL EQUIPMENT SCHEDULE		
#	UNIT	CAPACITY
F1	NATURAL GAS FURNACE	130,000 BTU 93% AFUE
F2	NATURAL GAS FURNACE	130,000 BTU 93% AFUE
AQ1	AIR CONDITIONER	46,500 BTU 13 SEER
AQ2	AIR CONDITIONER	130,000 BTU 13 SEER
R.H.#1	NATURAL GAS WATER-HEATING HEATER	130,000 BTU 80% EFF.
R.H.#2	NATURAL GAS WATER-HEATING HEATER	130,000 BTU 80% EFF.
EF-1	EXHAUST FAN	50 CFM

NOTE: FURNACE BLOWERS MUST BE RUNNING WHEN SPACE IS OCCUPIED

[illegible]

H-100

HVAC PLAN

3	6/14/16	REVISIONS
2	6/14/16	RESPONSE TO OWNER
1	1/18/16	DOORWALL
MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO	ODC-206	
DRAWN BY	LM	
CHECK BY	RM	
SHEET TITLE		

National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068



TEKTON ENGINEERING LLC.



4805 EAST MAIN ST
PO BOX 347
BERLIN, OHIO 44610
Ph. (330) 705-7943

Section 1109.13.D

STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use 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:

See attached Statement

- ☐ 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 uses 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 use 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.

In approving a Conditional Use, the Planning and Zoning Administrator or the PZB may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of the Code. Such conditions may include:

- Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;
- Screening comprised of landscaping, walls, fencing or other materials or construction;
- Access points and traffic management provisions, including those impacting vehicular and pedestrian access and the locations and design of parking facilities;
- Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
- Other features of construction, including but not limited to paving and parking, signs, and landscaping;
- Hours and method of operation
- Maintenance of the site, structures, landscaping;
- Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
- A time limit for operation of the use.

REYNOLDSBURG CITY CODE
SECTION 1109.13D CONSIDERATIONS

The proposed use shall be in harmony with existing or intended character of the district and nearby affected districts and shall not change the essential character of the district.

The proposal is consistent with prior use of the property by the prior owner, and therefore will not change the character of the area or district.

The proposed use shall not adversely affect the use of adjacent property.

The proposed use is low traffic which is generated by drive by traffic due to the visibility of the property from Interstate 70. There are few visitor/customers and those customers are coming specifically to this property and would be using the public right of way, with no conflict with adjacent properties.

The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.

The current use of the property as permitted by the 2014 Special Exceptional Use Permit is extremely similar to the proposed use, which use has not shown to affect the health, safety, morals or welfare of 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.

All public facilities and services are presently located on the site, no expansion or change in public facilities are anticipated with the approval of the proposal. Schools are not impacted as this is a commercial use.

The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that use anticipated from permitted uses of the district.

The proposed use does not in any material way differ from the existing and permitted use of the property, and is significantly less impactful than other uses permitted in the district concerning traffic impact.

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 city's plans for the area identify this property as economic development and job generating, which is what will be produced by the approval of the proposal. The building on the property was built specifically for this use, it has been used for this purpose for the last 10 years, and failure to approve the proposal would leave a relatively new and productive building with little economic value.

The proposed use complies with the applicable specific provisions and standards of the Code.

The proposed use does comply with all city standards of which the applicant is aware. The applicant and the prior owner are unaware of any outstanding non-compliance issues.

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 in this Zoning Code.

The proposed use necessary because of an interpretation of the 2014 Special Exceptional Use approval which determined that the previously approved permit does not permit Class 8 trucks, thus the application was necessary to clearly set forth the types of large trucks, above 33,001 GVWR that have previously been sold at the property for the last 10 years, could continue to be sold and rented at this location, which current staff believes is inconsistent with the 2014 approval. The proposed use, in the applicant's view, does meet the definitions contained in the 2014 Special Exceptional Use Permit which would permit sales and rental of trucks above 33,001 GVWR.

AGENT AUTHORIZATION LETTER

DATE:

TO: City of Reynoldsburg
7232 E Main Street,
Reynoldsburg, OH 43068

RE PROJECT NAME: Herc's Rental Inc.

The undersigned, Ethan Robertson
Property Owner Name

Is the owner of property known as:

2290 Ayers Dr, Reynoldsburg, OH 43068

The undersigned authorizes Easy Code Checks LLC. to act as agent to sign and file applications with the City of Reynoldsburg on behalf of the undersigned and Herc's Rental Inc.

DocuSigned by:

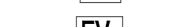
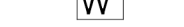
Ethan Robertson

BB15007E401B40F...

Property Owner Signature

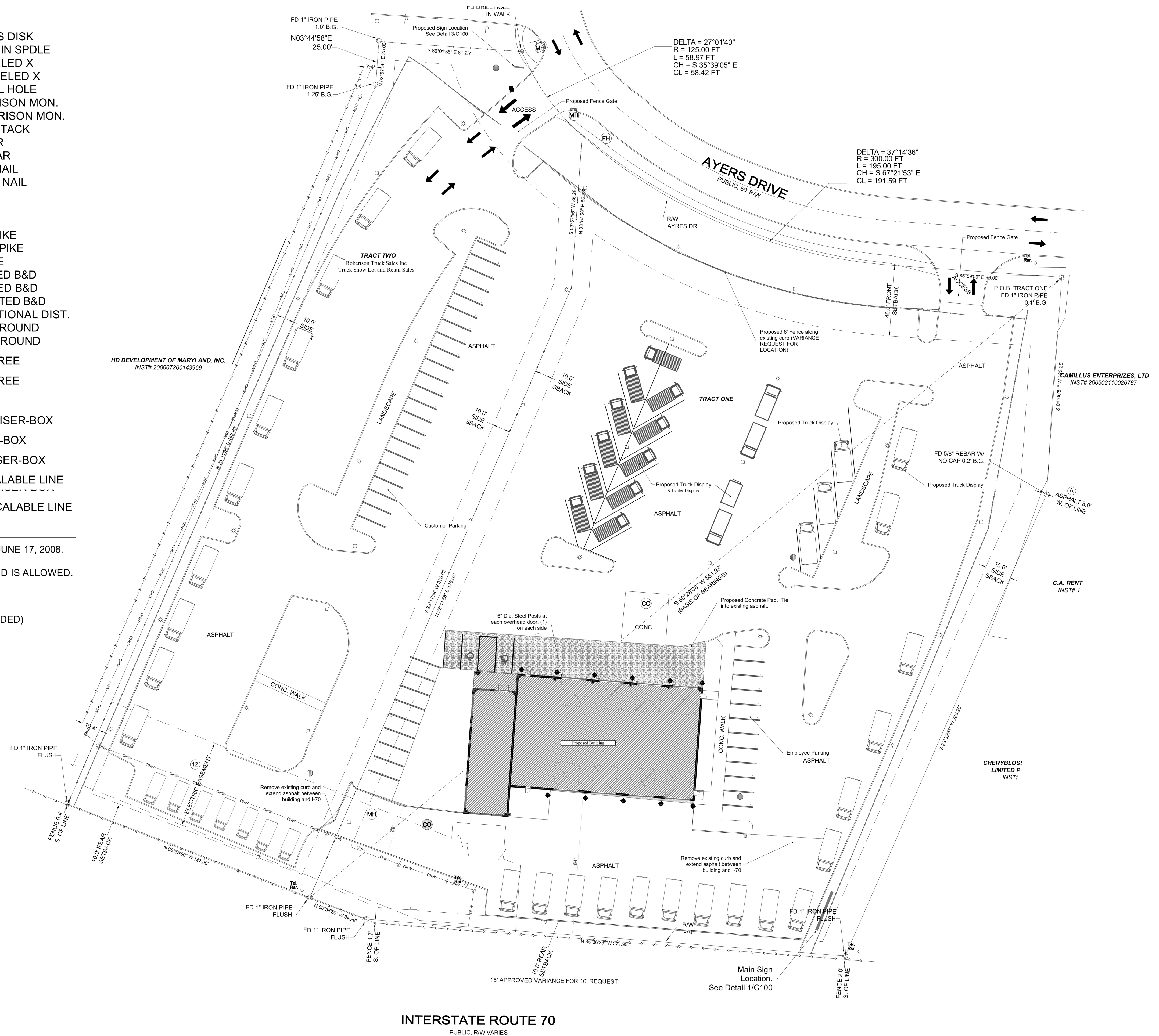
Herc's Rental Inc. Representative Signature

LEGEND:

	YARD LIGHT		FENCE		FD AXLE
	LIGHT POLE		GUARDRAIL		FD BRASS DISK
	SIGNAL POLE		OVERHEAD WIRES		FD COT GIN SPDLE
	UTILITY POLE		UNDER ELEC.		FD CHISELED X
	GUY WIRE		GAS LINE		SET CHISELED X
	CATCH BASIN		SAN SEWER LINE		SET DRILL HOLE
	CURB INLET		STORM SEWER LINE		FD HARRISON MON.
	ELECTRIC MH		UNDER TELEPHONE		SET HARRISON MON.
	MANHOLE		EXISTING WATER LINE		SET HUB/TACK
	PHONE MH		CHILLED WATER LINE		FD REBAR
	SANITARY MH		SIGN		SET REBAR
	SIGNAL MH		R.O.W. MON.		FD MAG NAIL
	STEAM MH		MONITORING WELL		SET MAG NAIL
	STORM MH		BOLLARD		FD NAIL
	WATER MH		BORE HOLE		SET NAIL
	ELEC. METER		DOWNSPOUT		FD PIPE
	CLEANOUT		GATE POST		FD RR SPIKE
	GAS METER		POLE		SET RR SPIKE
	GAS VALVE		PARKING METER		FD STONE
	WATER VALVE		SPIGOT		RECORDED B&D
	FIRE HYDRANT		T-POST		MEASURED B&D
	SPR. HOOKUP		WOOD POST		CALCULATED B&D
	SPRINKLER		PARKING SPACES		PROPORTIONAL DIST.
	GAS RISER-BOX		TRANSFORMER		ABOVE GROUND
	GAS RISER-BOX		ELEC. VAULT		BELOW GROUND
			PHONE VAULT		CONIF. TREE
			STEAM VAULT		DECID. TREE
			VALVE VAULT		SHRUB
			AC UNIT		PHONE RISER-BOX
			PHONE BOOTH		TV RISER-BOX
			FIRE MAIN POST		ELEC. RISER-BOX
			MAILBOX		NON-SCALABLE LINE
			PROP. TANK		
			PARKING BOX		
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NOTES:

1. PROPERTY IS LOCATED IN FLOOD ZONE "X" PER MAP NUMBER 39049C0362K, DATED JUNE 17, 2008.
2. PROPERTY IS ZONED CC, COMMUNITY COMMERCE, CURRENT USE AS VACANT LAND IS ALLOWED.
3. SETBACKS: PER CITY OF REYNOLDSBURG ZONING OFFICE
FRONT = 40'
SIDE = 10' (50' ABUTTING RESIDENTIAL, 15' IF LANDSCAPE BUFFER STRIP IS PROVIDED)
REAR = 35'
MAX BUILDING HEIGHT = 90'



HercRentalsTM
Site Plan

1 Site Layout

SCALE: 1" = 30'

Marie Meeks

From: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Sent: Monday, September 30, 2024 2:25 PM
To: Marie Meeks
Cc: Phoenix Buathier
Subject: Re: Updated Site Plan - 2290 Ayers Dr - Conditional Use

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Meeks,

No, we have no commits regarding this project. The site was a light truck sales lot before, so really nothing is changing with a Herc Rental coming in.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Monday, September 30, 2024 1:55 PM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: Updated Site Plan - 2290 Ayers Dr - Conditional Use

Hi Lt Schmidt,

I have attached an updated site plan for a Conditional Use application for 2290 Ayers Dr. Please let me know if the Fire Department has any comments about this application by October 8th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

Marie Meeks

From: Mark Riley
Sent: Wednesday, October 2, 2024 11:19 AM
To: Marie Meeks
Cc: Phoenix Buathier
Subject: RE: Updated Site Plan - 2290 Ayers Dr - Conditional Use

Hi Marie,

No comments.

Mark

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Monday, September 30, 2024 1:57 PM
To: Mark Riley <mriley@reynoldsburg.gov>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: Updated Site Plan - 2290 Ayers Dr - Conditional Use

Hi Mark,

I have attached an updated site plan for a Conditional Use application for 2290 Ayers Dr. Please let me know if the Public Service Department has any comments about this application by October 8th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner 1

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

July 31, 2024

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

RE: 2290 Ayers Drive – Similar Use Determination for Zoning Certificate
Application #2024-438

Below is the staff review of the above referenced application.

1. Project Summary

- a. The property is located at 2290 Ayers Drive and is located in the I, Innovation zoning district.
- b. The Applicant describes the proposed business, HERC Rentals-Pro Truck Division, as a place of business that will rent, repair, and sell light, medium, and heavy-duty trucks and trailers for the local contractor industry. The applicant states that maintenance services will be solely dedicated to preventative maintenance of HERC rentals trucks and that trucks will be stored on-site when not in use, or if available for sale. The applicant states that the existing business, Robertson Truck Sales, which is classified as Vehicular Sales – Automobile, has similar hours of operation, traffic patterns, usage, and inventory to the proposed HERC Rentals business. HERC Rentals intends to rent/sell pickup trucks, utility trucks, stake body trucks, dump trucks, water trucks, bucket trucks, and crane trucks, all of which Robertson Truck Sales currently has in their inventory as well. The applicant states that the primary purpose of the business is to rent vehicles, that there will be no new vehicle sales, and that used vehicle sales will only encompass less than 2% of revenue. The applicant also states that only on-road vehicles will be rented/sold by the business and that no construction equipment would be sold at this location. HERC Rentals also explained that for the rented vehicles, 10% of the fleet is less than 12 months old, 90% is used, but that the majority of the inventory is less than 36 months old.
- c. The definition for “Vehicular Sales – Automobile” in the Zoning Code is “The use of any building or portion thereof, or any other premises or portion thereof, for the display, sale, rental, or lease of new motor vehicles, or used vehicles as an ancillary use of a lot, and any warranty repair work and other repair services conducted as an accessory use”

- d. The definition for “Motor Vehicle” as described in the definition for “Vehicle Sales – Automobile” is defined as follows: “A vehicle which is designed and manufactured to be self-propelling or self-moving upon the public street or highway. More specifically, as referred to in this ordinance, it includes: automobiles, trucks, tractors and scooters and motorcycles”

2. Project Review

- a. Staff finds that based on the definition of “Vehicular Sales – Automobile” the proposed new business does not fully meet the definition of that use because the business is primarily renting out and selling used vehicles, when the definition states that the rental or sales of used vehicles should be a secondary use to that of new vehicles.
- b. However, since the applicant states that they will not be selling construction equipment, and that only on-road vehicles will be rented/sold on site, staff finds that the business’ vehicle inventory meets the definition for “Motor Vehicle”. If construction equipment or off-road vehicles were sold, then the proposed business would be best classified as “Construction Equipment – Sales and Rental,” which is a use that is not permitted. Examples of construction equipment and/or off-road vehicles can include, but are not limited to: diggers, excavators, loaders, graders, scrapers, and compactors. Since no construction equipment or off-road vehicles will be sold, then the proposed business most closely meets the use “Vehicular Sales – Automobile” due to the described nature of the business as renting/selling “Motor Vehicles” as defined by the Zoning Code.

3. Zoning Review (Section 1103.15)

- a. “Vehicular Sales – Automobile” is listed as a Conditional Use in the I, Innovation zoning district.
- b. The existing use for the site is “Vehicular Sales – Automobile” and the site was granted a Special Exception Use Permit for the use on September 15th, 2024. Since the existing business that is used for Vehicular Sales – Automobile is still in operation, transferring the same use to a new business will not require a new Conditional Use approval. However, any conditions set forth during the approved Special Exception Use Permit should still be followed by the new business. One of the conditions that was discussed during the hearing was that the representative for Robertson Truck Sales, Ethan Robertson, stated that they would not be selling any vehicles off-road or class 8 trucks, which includes semi-trucks and semi-trailers. Therefore, one of the

conditions that HERC Rentals must follow is that they may not rent/sell any class 8 trucks/vehicles on the site.

- c. The existing parking on-site is sufficient for the proposed use.

4. Similar Use Determination Approval Findings (Section 1109.15.D)

- a. In determining “similarity,” the Approving Authority shall make all of the following findings:

- i. Such use is not listed in any other zone or district as a permitted use;
 - 1. There is no other use in the Zoning Code that correctly defines the description of the business use as described by the applicant.
- ii. Such use has characteristics and impacts consistent with those of one (1) or more of the permitted uses in the district; and such use has characteristics and impacts more consistent with those of the permitted uses of the zone or district than with the permitted uses of any other district;
 - 1. The proposed use has characteristics that meet the requirements of “Vehicular Sales – Automobile” because the business is renting/selling “Motor Vehicles” and the business fits most closely with this use definition.
- iii. The establishment of such use in the zone or district will not significantly alter the nature of the district;
 - 1. The establishment of the proposed business use will not significantly alter the nature of the I, Innovation zoning district.
- iv. Such use does not create dangers to health and safety and does not create offensive noise, vibration, dust, heat, smoke, odor, glare, traffic, or other objectionable impacts or influences to an extent greater than normally resulting from permitted uses listed in the zone or district; and
 - 1. The proposed use will not create dangers to health and safety and will not increase noise, vibration, dust, heat, smoke, odor, traffic, or other objectionable impacts to an extent greater than other permitted uses in the zoning district.
- v. Such use does not typically require site conditions or features, building bulk or mass, parking lots or spaces, or other requirements dissimilar from permitted uses; and the typical development of site and buildings for such use is compatible with those required for permitted uses and can be constructed in conformance with the standard regulations

for height, lot dimensions, setbacks, and other provisions of the zone or district.

1. The proposed use will not require zoning, parking, or building regulations that significantly differ from permitted uses allowed in the zoning district. The typical development of site and buildings for the proposed use are compatible with those required for permitted uses in the district and can be constructed in conformance with the standard zoning regulations set by the I, Innovation zoning district.

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

Sincerely,



Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner 1

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

* All Applications are submitted in person,
through mail or to the Building Department
at: permit@reynoldsburg.gov

*Please know that an application will not be
processed until payment has been received.

App./Case#: 2024-0438
Date Submitted: 6/28/24
Fee Amount: \$15000

☒ Paid: OK

ZONING CERTIFICATE APPLICATION

Property Address: 2290 Ayers Rd, Reynoldsburg OH 43068	Parcel ID#(s): 060-004512-00
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II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Robertson Commercial Properties LLC	
Contact Email: ethan@robertsontrucksales.com	Contact Phone Number: (614) 296-5878

III. BUSINESS/TENANT INFORMATION(IF APPLICABLE)

Business Name: Herc Rentals Inc.	Contact Name: Christine Thigpen
Contact Email: support@easycodchecks.com	Contact Phone Number: (864) 867-6601

IV. APPLICANT APPLICATION

Applicant Name: Christine Thigpen	Applicant Address: PO Box 6035, Greenville, SC 29606
Applicant Phone Number: (864) 867-6601	Applicant Email: support@easycodchecks.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☒ Owner's Consent Attached.	

RESIDENTIAL (\$100 each)	NON-RESIDENTIAL (\$150 each)	Project Information (If Applicable)
CHECK IF APPLICABLE: ☐ Swimming Pool ☐ New Building (+\$50) ☐ Patio ☐ Building Modification ☐ Deck ☐ Home Occupation ☐ Driveway Modification* ☐ Accessory Structure ☐ Shed ☐ Fences (\$50) - All Districts	CHECK IF APPLICABLE: ☒ New Business/Use ☐ Accessory Structure ☐ New Building ☐ Building/Site Modification ☐ Zoning Verification Letter (\$50)	Total Square Footage: <u>N/A</u> Est. Cost of Construction: <u>N/A</u> Est. Additional Employees: <u>N/A</u>

Description of Project/Use: <u>Vehicle Sales</u>

Applicant Signature: [Signature] Date: 5/13/2024

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:

Zoning Information	Additional Approval Required	Additional Requirements
Zoning District: _____ ☐ Olde Reynoldsburg District	☐ Planning and Zoning Board	☒ Building Permit ☐ PGU ☐ Variance ☐ Conditional Use Permit ☐ Certificate of Appropriateness
P&Z Administrator: _____	Date: _____	
Floodplain Administrator: _____	Date: _____	

AGENT AUTHORIZATION LETTER

DATE:

TO: City of Reynoldsburg
7232 E Main Street,
Reynoldsburg, OH 43068

RE PROJECT NAME: Herc's Rental Inc.

The undersigned, ^{Ethan Robertson}

Property Owner Name

Is the owner of property known as:

2290 Ayers Dr, Reynoldsburg, OH 43068

The undersigned authorizes Easy Code Checks LLC. to act as agent to sign and file applications with the City of Reynoldsburg on behalf of the undersigned and Herc's Rental Inc.

DocuSigned by:


BB150C7C401B4DF...
Property Owner Signature

Herc's Rental Inc. Representative Signature

RE: Zoning Application for: 2290 Ayers Drive, Reynoldsburg, OH 43068

Dear Mr. Meyer,

We are submitting this application for zoning approval for 2290 Ayers Drive, Reynoldsburg, OH. Currently, Robertson Truck Sales (National Truck & Equipment Sales), sells, and services light, medium and heavy-duty trucks and trailers at the facility. We have entered into a long-term lease agreement with Ethan Robertson of Robertson Commercial Properties and intend to operate our HERC Rentals-Pro Truck Division from this location.

HERC Rentals-Pro Truck Division will rent, repair, and sell light, medium and heavy-duty trucks and trailers for the local contractor industry. This will be a business-to-business retail store, not consumer-focused. Approximately 90% of the traffic in/outflow will involve HERC employees, with movement of rental trucks to and from jobsites. Maintenance services will be solely dedicated the preventative maintenance of our HERC rentals trucks. Any major repair work will be conducted at other locations. Trucks will be stored on-site when not in use, or if available for sale.

HERC Rentals and Robertson Truck Sales carry very similar inventory, primarily focusing on various types of light, medium and Heavy-duty trucks. Below are the key operational details and a comparison of equipment types:

Hours of Operation:

- Robertson: Monday – Friday (Mechanical Shop 7 am-3:30 pm) (Sales 8 am – 5 pm)
- HERC Rentals: Monday - Friday from 7:00 am - 5:00 pm.

Full-Time Employees:

Robertson: 4 Full-Time Employees

- 2 Office @ \$90,000 average/year and
 - 2 Mechanics @ \$62,000 average/year
- HERC Rentals:
 - 7 Full-Time Employees Year 1 (2 Office @ \$75,000 Average/Year,
 - 2) Mechanics @ \$68,000 Average/Year,
 - 1) Driver \$62,000 Year
 - 1) Yard Technician \$40,000 Year
- Year 3 9/10 total employees Additions-
 - 1 office @ \$75,000 Average/Year
 - 1 Driver @ \$62,000 Average/Year
 - 1 Mechanic @ \$68,000 Average/Year

Type of In-Out Traffic:

- Robertson: Medium and Heavy-Duty Trucks transported daily. Shipments of inventory and parts via semi and box trucks.
- HERC Rentals: Primarily light and medium-duty trucks, including pickup trucks, utility trucks, stake body trucks, and dump trucks. Equipment deliveries and pickups will typically occur using these vehicles.

Frequency of In-Out Traffic:

- Robertson: 6-10 trips/day for deliveries of trucks/trailers and parts.
- HERC Rentals: 8-10 trips/day.

Type of Equipment:

Equipment Type	Robertson Truck Sales	HERC Rentals
Pickup Trucks	Yes	Yes
Utility Trucks	Yes	Yes
Stake Body Trucks	Yes	Yes
Dump Trucks	Yes	Yes
Water Trucks	Yes	Yes
Bucket Trucks	Yes	Yes

Crane Trucks	Yes	Yes
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HercRentals®



NATIONAL
TRUCK & EQUIPMENT
*******SALES**

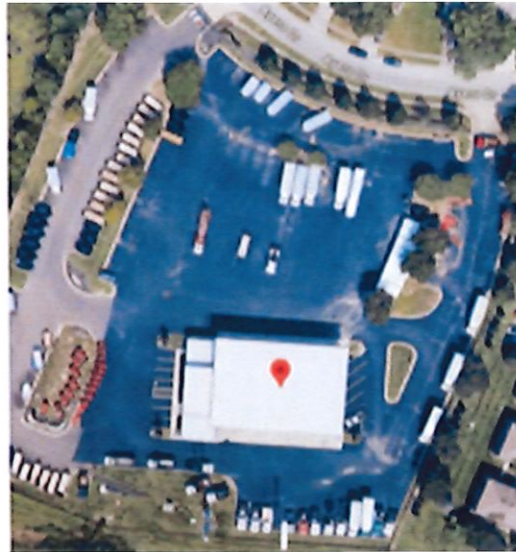


HercRentals[®]

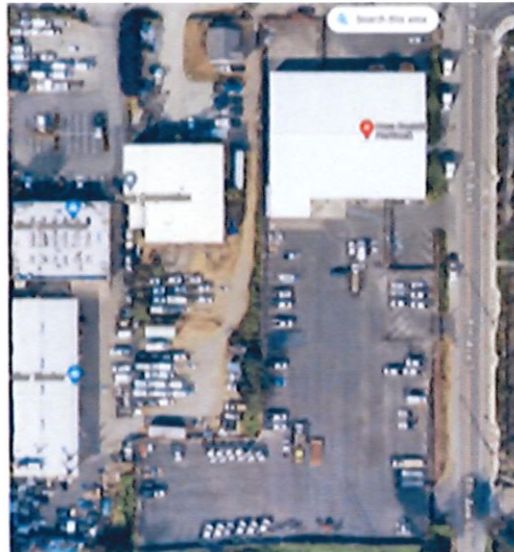




2290 Ayers Dr,
Reynoldsburg, OH
43068

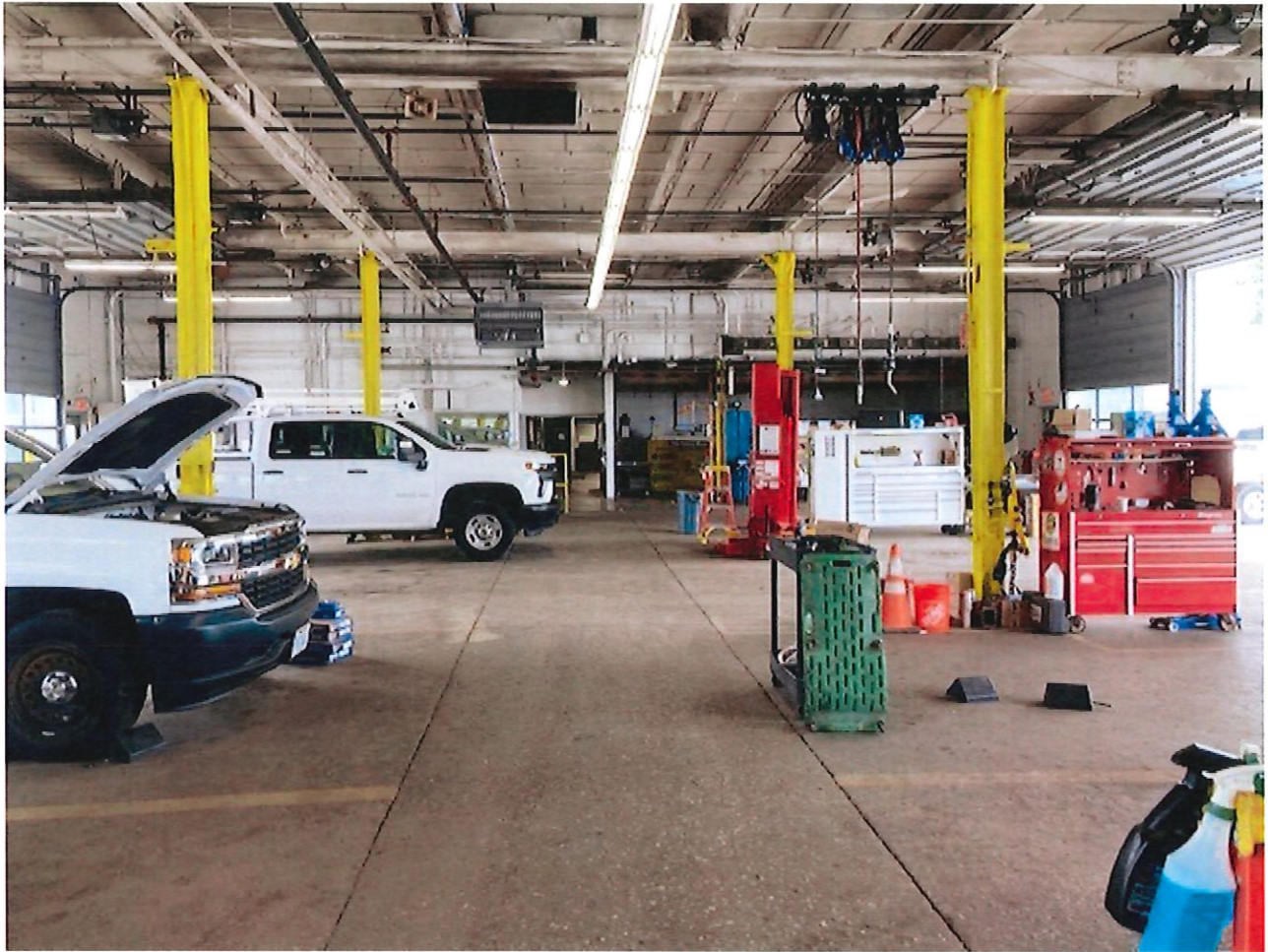


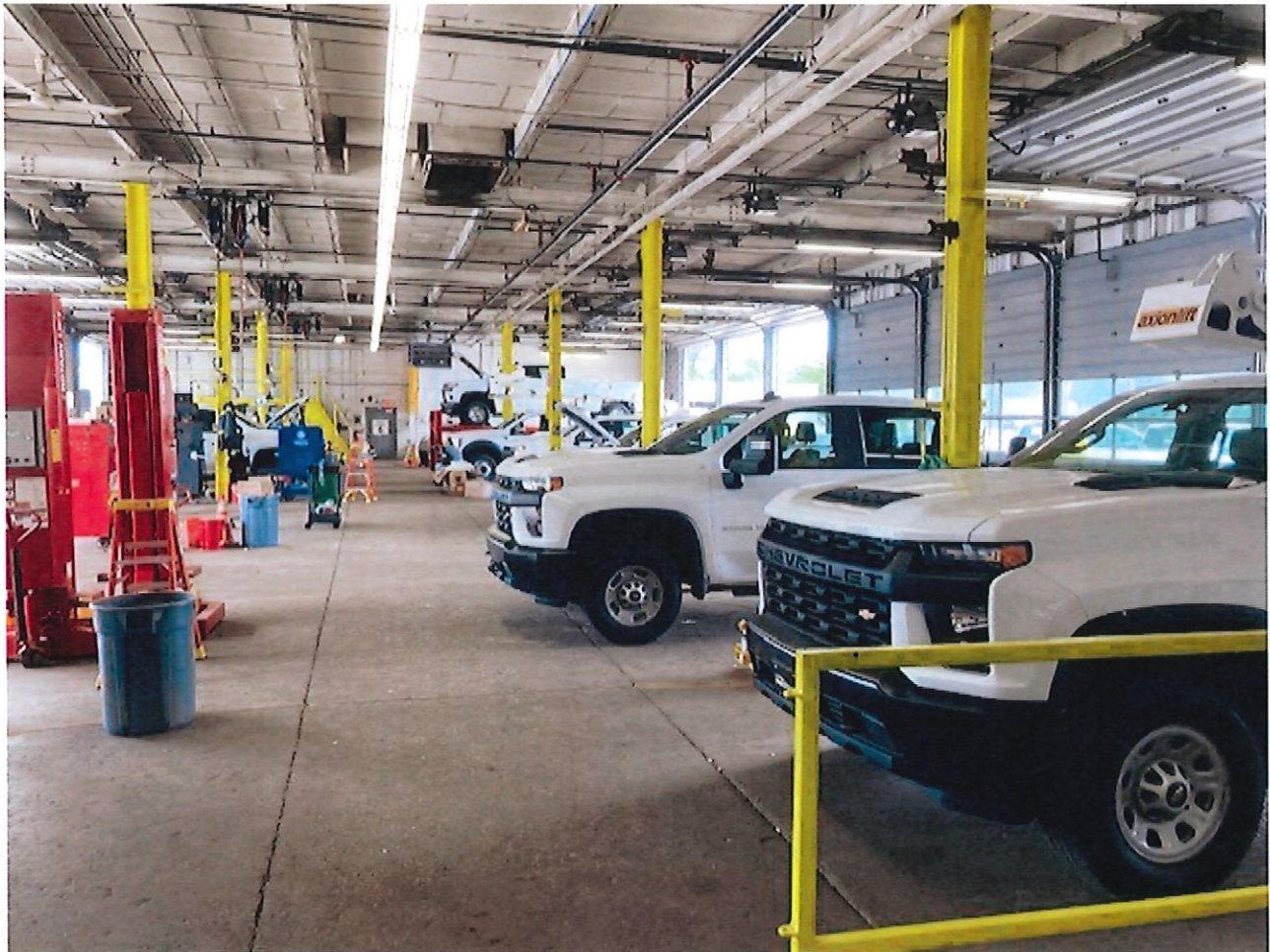
9619 8th Ave S,
Seattle, WA 98108



We are eager to join the Reynoldsburg community and are committed to being good neighbors. We believe the proposed use aligns closely with the current use and request administrative approval. Please contact us if there are any questions.











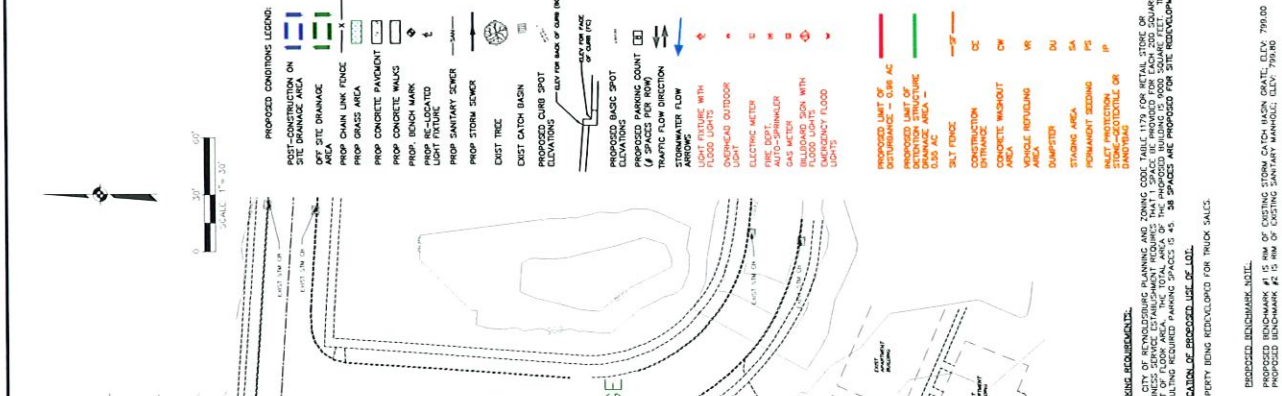














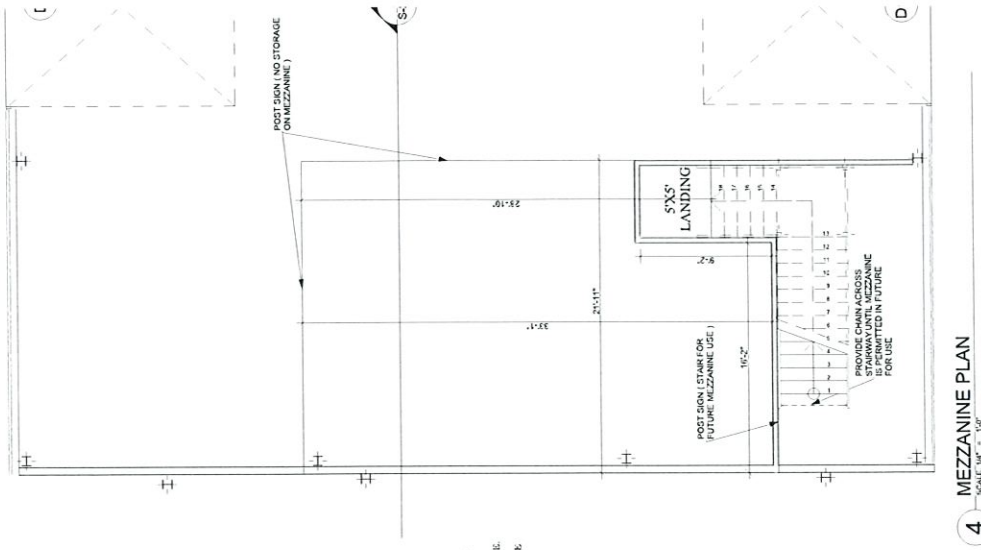


National Truck
 2290 Ayers Drive
 Reynoldsburg, Ohio 43068

REVISIONS	DATE	DESCRIPTION
1	1/18/16	DOORWALL
2	3/11/16	RESPONSE TO OWNER

PROJECT NO:	RTS-101
DRAWN BY:	LM
CHECK BY:	RM
SHEET TITLE	

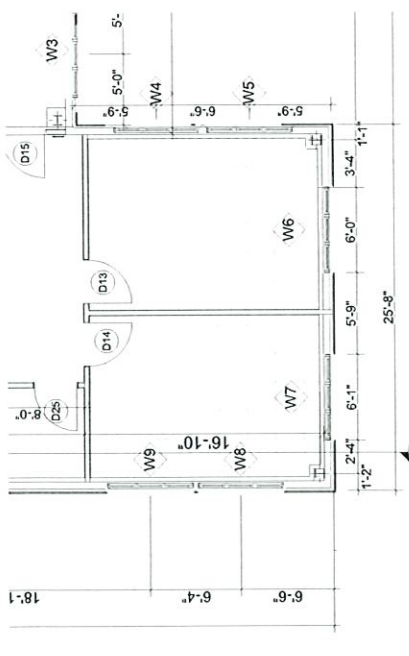
SCHEDULES & MEZZANINE PLAN	
A-101	



4 MEZZANINE PLAN
 SCALE: 1/4" = 1'-0"

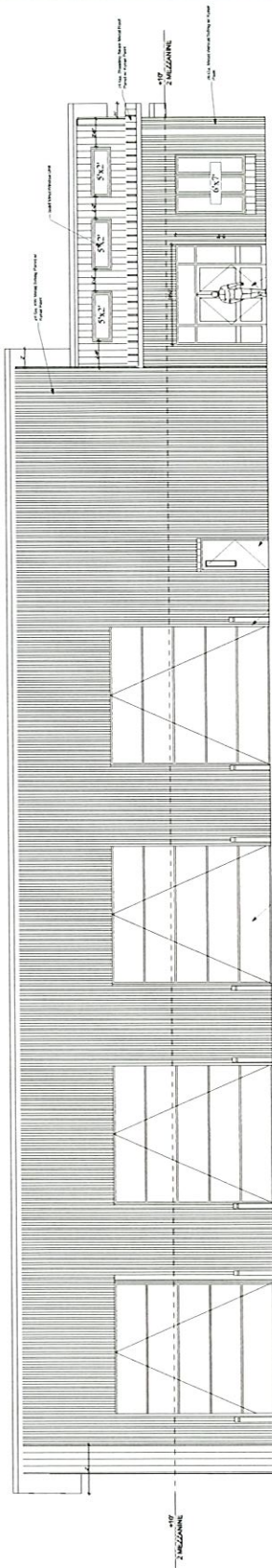
DOOR SCHEDULE									
ID	DESCRIPTION	W	H	MT	DOOR	CLOSER	DOOR SEAL	HW SET	NOTES
D1	INSULATED ENTRANCE DOOR	7	6'-6"	STEEL	W	W	X	PAVE W/MEZANINE	
D2	INSULATED ENTRANCE DOOR	7	6'-6"	STEEL	W	W	X	PAVE W/MEZANINE	
D3	INSULATED ENTRANCE DOOR	7	6'-6"	STEEL	W	W	X	PAVE W/MEZANINE	
D4	INSULATED ENTRANCE DOOR	7	6'-6"	STEEL	W	W	X	PAVE W/MEZANINE	
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DOOR NOTES:
 ALL REFERENCES IN THIS SECTION ARE ACCORDING TO THE OHIO BUILDING CODE (BOC) 2013 EDITION.
 ALL AREAS OF THE BUILDING ARE TO MEET OR EXCEED THE STANDARDS REQUIRED THEREIN.
 1. ALL RECESS DOORS TO BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE.
 2. THIS UNLATCHING OF ANY DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
 3. DEAD BOLT SHALL BE INSTALLED AND KEYS SHALL BE PROVIDED TO THE TUNING OF THE
 4. ALL GLASS OF ANY DOORS TO BE TEMPERED GLASS.
 5. HANDLES SHALL BE 1/2" FOR HANDICAP ACCESSIBILITY.



5 OFFICE ACCOUSTICAL TILE PLAN
 SCALE: 1/4" = 1'-0"

FURNITURE & EQUIPMENT INVENTORY						
ROOM #	ROOM	MEASURED AREA	FLOOR	CEILING	SOUTH WALL	NORTH WALL
100	SHOW ROOM	1,201	SEALED CONCRETE	W/MP18 PAVING WHITE	PAINTED DRYWALL	PAINTED DRYWALL
101	OFFICE 1	191	WCT TILE	ACCOUSTICAL TILE	PAINTED DRYWALL	PAINTED DRYWALL
102	OFFICE 2	202	WCT TILE	WASHABLE ENAMEL PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL
103	WOMEN'S RESTROOM	58	WCT TILE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL
104	MEN'S RESTROOM	58	WCT TILE	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL	WASHABLE ENAMEL PAINTED DRYWALL
105	EMPLOYEE RESTROOM	73	SEALED CONCRETE	WMP18 INSULATION JACKING	METAL LINER PANEL / WMP18	METAL LINER PANEL / WMP18
106	WASHROOM	4,458	SEALED CONCRETE	WMP18 INSULATION JACKING	METAL LINER PANEL	METAL LINER PANEL
107	STORAGE ROOM	1,411	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL
108	WASHROOM	1,411	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL
109	STORAGE ROOM	148	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL
110	LUNCHROOM	192	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL
111	UTILITY ROOM	95	SEALED CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL
112	UTILITY ROOM 2	50	WCT TILE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL

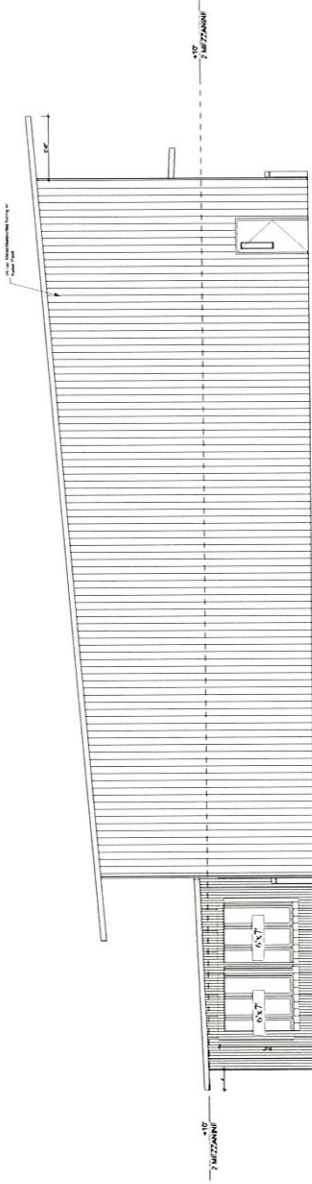




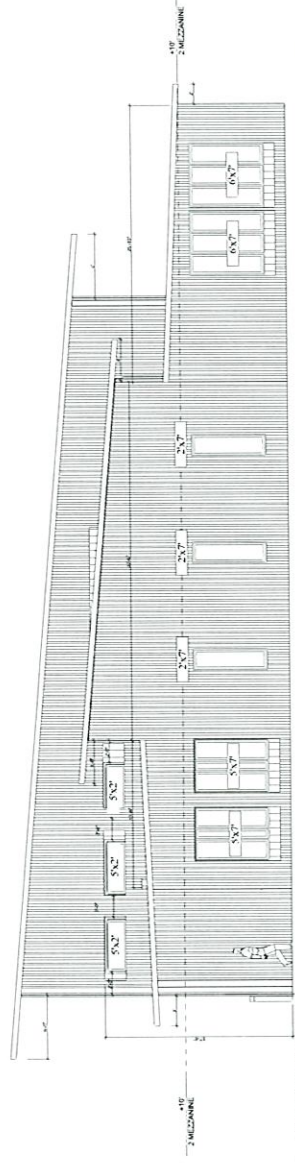
National Truck
 2290 Ayers Drive
 Reynoldsburg Ohio 43068

2	3/11/18	RESPONSE TO OWNER
1	1/18/18	DOORWALL
REVISIONS		
MARK	DATE	DESCRIPTION
PROJECT NO: RTS-101		
DRAWN BY: LM		
CHKD BY: RM		
SHEET TITLE		
E & WE ELEVATIONS		

A-201



1 EAST ELEVATION
 SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
 SCALE: 3/16" = 1'-0"



NOTE FRAMING HEADER : FOR HEADERS UNLESS OTHERWISE NOTED
 6' OPENING HEADER : 600S162-54 BOX W/ (2) JACK STUDS
 3' OPENING HEADER : 600S162-43 BOX W/ (1) JACK STUD
 SEE KIRBY DRAWING FOR STRUCTURAL SHELL FRAMING

[illegible]

S-100

National Truck

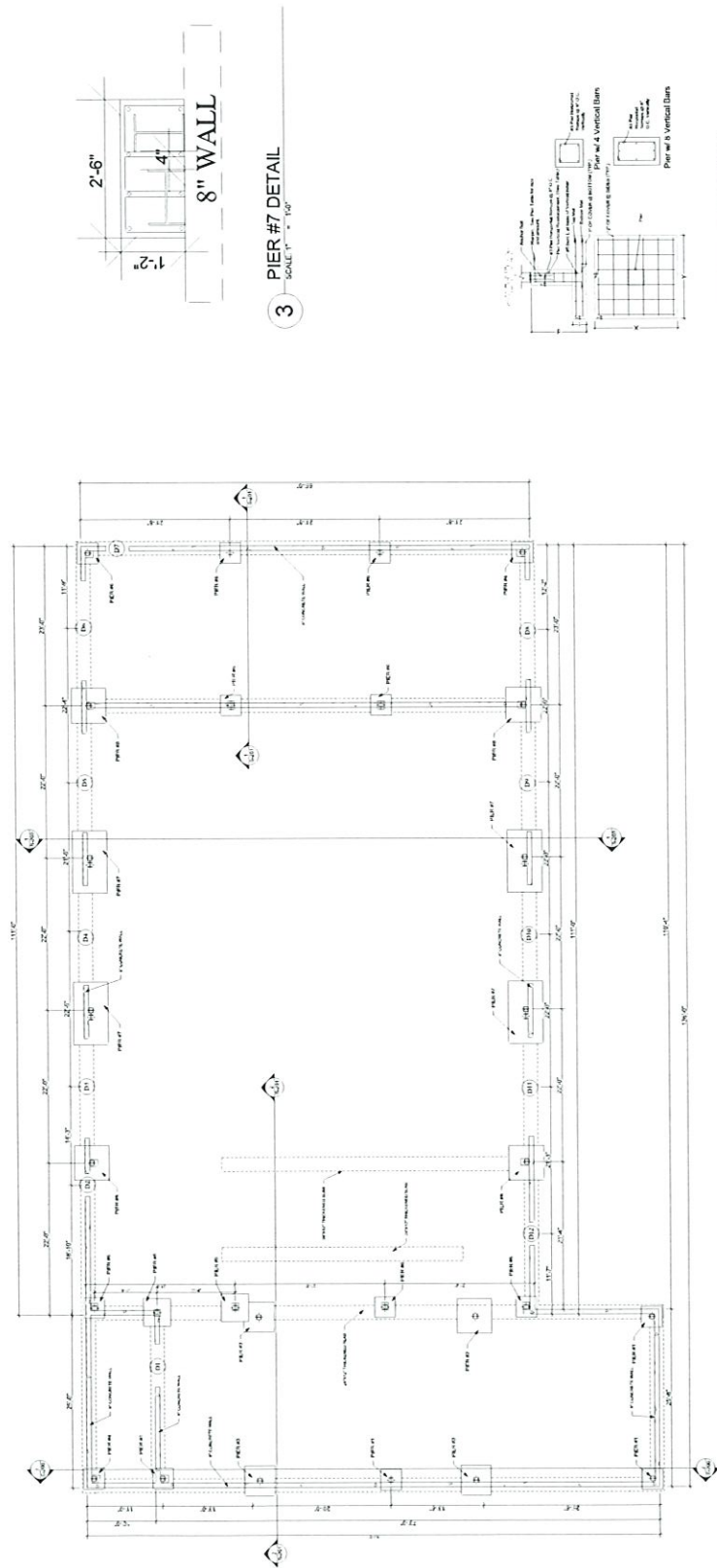
2290 Ayles Drive
Reynoldsburg Ohio 43068



TEKTON ENGINEERING LLC.
TEKTON ENGINEERING
ENGINEERING
4805 EAST MAIN ST
PO BOX 347
BERLIN, OHIO 44610
Ph. (330) 705-7943

R:\Production Truck Sales\Western National Truck\FOUNDATION PLAN

1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



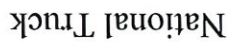
PIER DESIGN TABLE

PIER DESIGN #	X"	Y"	Elev. Top of Pier	Elev. Bottom of Footing	Bottom Mat Reinforcement	Top Mat Reinforcement	Pier Dimensions	Pier Vertical Reinforcement	Anchor Bolt	Floor Hatching
1	36"	36"	100'-0"	96'-0"	(3) #5 Each Way	---	14" x 14"	(4) #5 Rebar	3/4" Dia. w/ 17" Length	---
2	60"	60"	100'-0"	96'-0"	(3) #5 Each Way	---	14" x 14"	(4) #5 Rebar	3/4" Dia. w/ 17" Length	---
3	52"	52"	100'-0"	96'-0"	(3) #5 Each Way	---	14" x 14"	(4) #5 Rebar	3/4" Dia. w/ 17" Length	---
4	36"	36"	100'-0"	96'-0"	(3) #5 Each Way	---	14" Dia.	(4) #5 Rebar	3/4" Dia. w/ 17" Length	---
5	48"	48"	100'-0"	96'-0"	(4) #5 Each Way	---	12" x 12"	(4) #5 Rebar	3/4" Dia. w/ 17" Length	---
6	36"	36"	100'-0"	96'-0"	(3) #5 Each Way	---	12" x 12"	(4) #5 Rebar	3/4" Dia. w/ 17" Length	---
7	108"	60"	100'-0"	96'-0"	(3) #5 Long Bars (10) #5 Short Bars	(3) #5 Long Bars (10) #5 Short Bars	30" x 14"	(8) #5 Rebar	3/4" Dia. w/ 17" Length	#5 - 20 Rebar
8	60"	60"	100'-0"	96'-0"	(3) #5 Each Way	---	14" x 14"	(4) #5 Rebar	3/4" Dia. w/ 17" Length	#5 - 20 Rebar



2	3/11/16	RESPONSE TO OWNER
1	1/18/16	DOORWALL
MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO.	RTS-101	
DRAWN BY:	LM	
CHECKED BY:	RM	
SHEET TITLE		

FOUNDATION PLAN



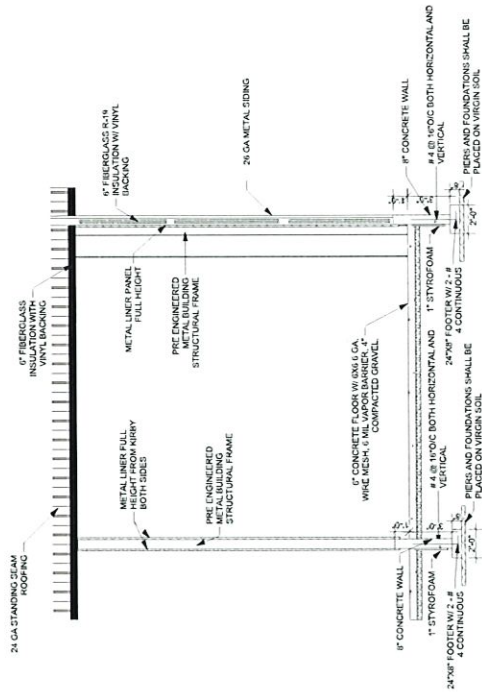


National Truck
 2290 Ayers Drive
 Reynoldsburg Ohio 43068

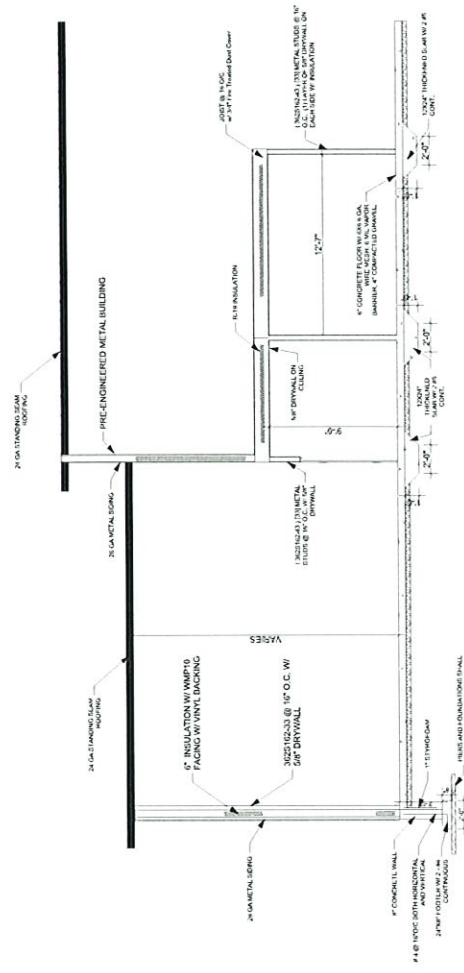
2	3/11/16	RESPONSE TO OWNER
1	1/16/16	DOORWALL
MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: RTS-101		
DRAWN BY: LM		
CHKD BY: RM		
SHEET TITLE		

TYPICAL SECTIONS

S-201

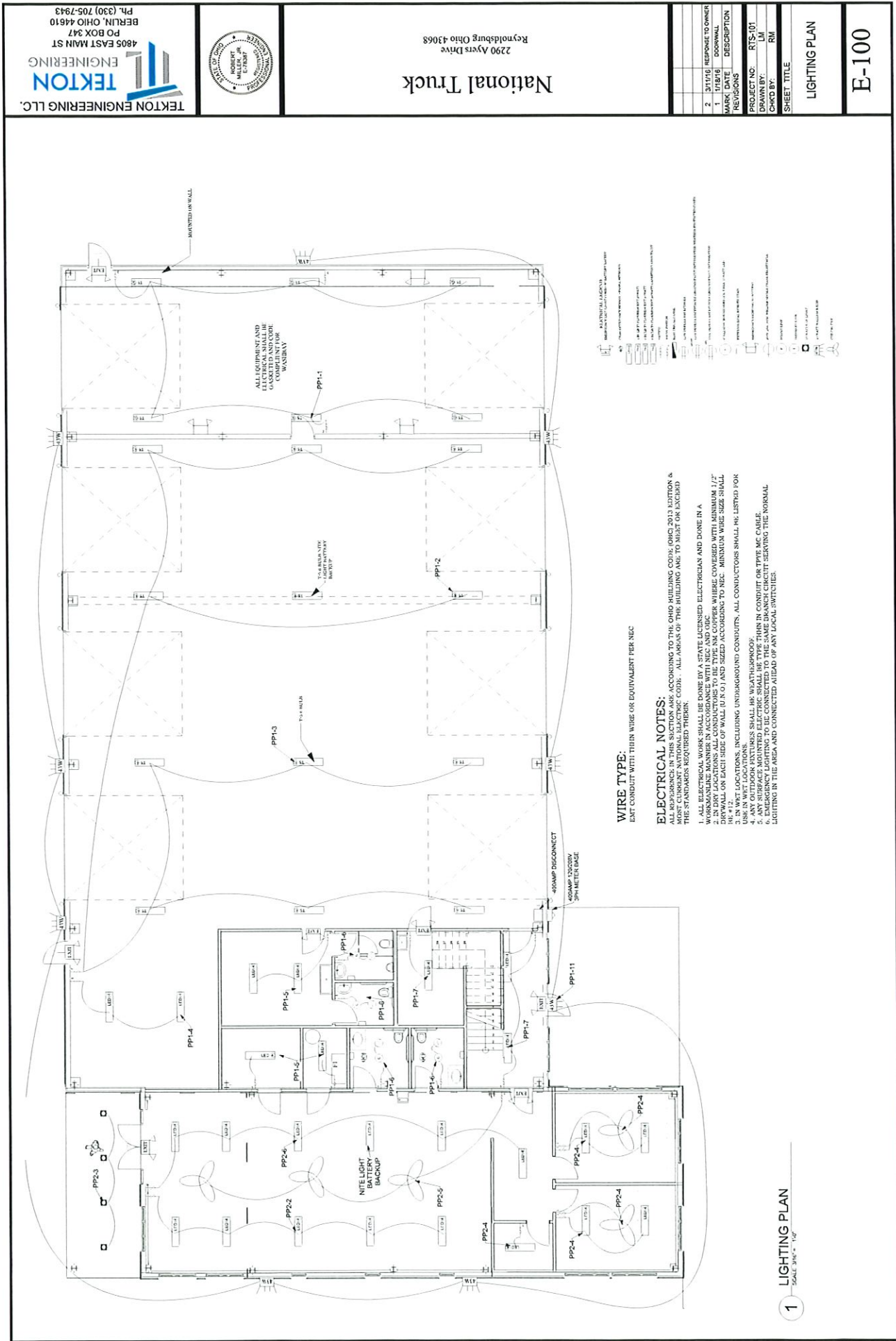


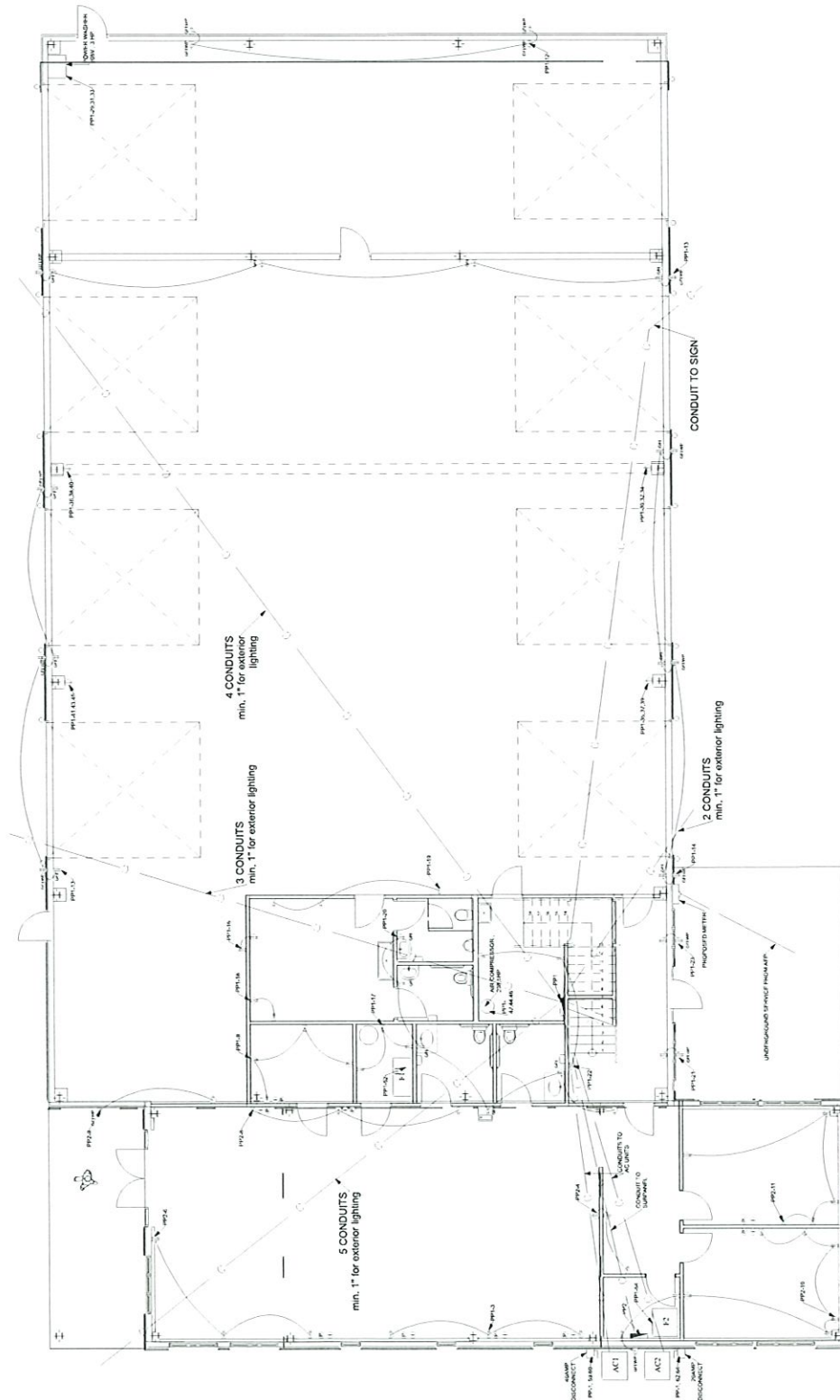
1 SECTION
 SCALE: 1/4" = 1'-0"



2 SECTION
 SCALE: 1/4" = 1'-0"

R:\Protection Truck Sites\Weston National Truck with Stairs.pgn





1 RECEPTACLE PLAN

[illegible]

E-101

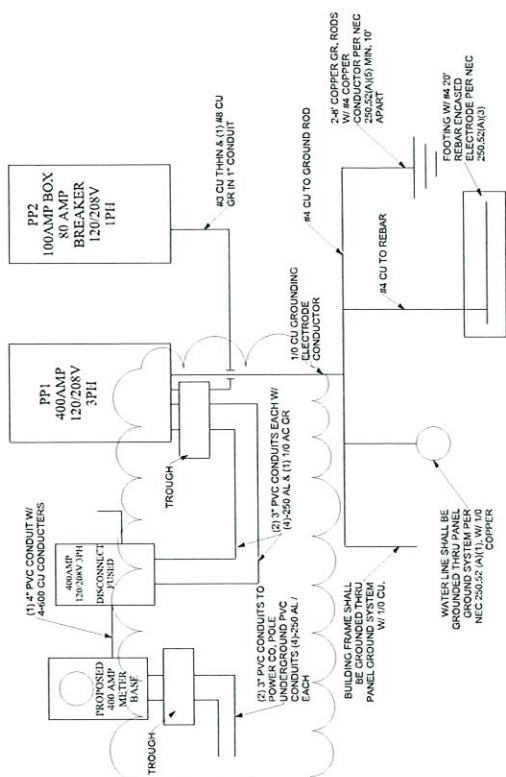
National Truck

2290 Ayers Drive
Reynoldsburg Ohio 43068



TEKTON ENGINEERING LLC.
TEKTON
ENGINEERING
4805 EAST MAIN ST
PO BOX 347
BERLIN, OHIO 44610
Ph. (330) 705-7943

					REVISIONS
	3	04/14/16			RESPONSE TO OWNER
	2	3/17/16			DOORWALL
	1	1/18/16			DESCRIPTION
					REVISIONS
					PROJECT NO.: ODC-206
					DRAWN BY: LM
					CHECKED BY: RM
					SHEET TITLE
					RISER & PANEL SCHEDULE
					E-200



1 ELECTRICAL RISER
NOT TO SCALE

WIRE TYPE:

ELECTRICAL NOTES:

ALL REFERENCE IN THIS SECTION ARE ACCORDING TO THE OHIO BUILDING CODE (OBC) 2013 EDITION & MOST CURRENT NATIONAL ELECTRIC CODE. ALL AREAS OF THE BUILDING ARE TO MEET OR EXCEED THE STANDARDS REQUIRED THEREIN.

1. ALL ELECTRICAL WORK SHALL BE DONE BY A STATE LICENSED ELECTRICIAN AND DONE IN A WORKMANLIKE MANNER IN ACCORDANCE WITH NEC AND OHC.

OK USE IN WET LOCATIONS.

5. ANY SURFACE MOUNTED ELECTRIC SHALL BE TYPE THHN IN CONDUIT OR TYPE MC CABLE.

PARKING LOT LIGHT CONDUITS REQUIRE MIN. 24" COVER IN ROADWAYS AND PAVED PARKING AREA AND 18" IN GRASS AREAS.

Panel Schedule

Panel #1
 Wednesday, Aug. 15, 2016
 Requested By: Robert Miller, Jr.
 Company: Taylor Engineering LLC

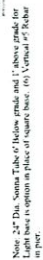
Circuit Information:	Protection Information:	Load Information:
Circuit: 64	OCPO Size: 400A	Load A: 322
Voltage: 120 / 208		Load BVA: 94
System: 3Ø, 4W/5W		Load LW: 94
Notes: 60		Total VA: 94

[illegible]

Panel Schedule

Circuit Information	Production Information	Load Information
Circuit: 115/42	CCP Date: 04A	Load (AL): 37
Voltage: 115/208		Load (V): 8
System: 10		Load (W): 8
Hz: 60		Total (V): 8

[illegible]



NOT TO SCALE

SCALE 1" = 30'

		REVISIONS	
MARK	DATE	DESCRIPTION	
1	1/18/16	DOORWALL	
2	3/11/16	RESPONSE TO OWNER	
3	6/14/16	REVISIONS	

1121

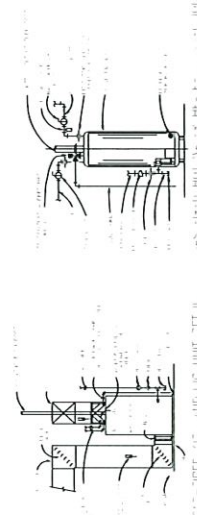
EXTERIOR LIGHTING
PLAN

E-300

National Truck

2790 Myers Drive
Reynoldsburg Ohio 43068

TEKTON ENGINEERING LLC.
TEKTON
ENGINEERING
4805 EAST MAIN ST
PO BOX 347
BERLIN, OHIO 44610
Ph. (330) 705-7943

250 CFM

THE UNIVERSITY OF CHICAGO

TEKTON ENGINEERING LLC.
TEKTON
ENGINEERING

4805 EAST MAIN ST
PO BOX 347
BERLIN, OHIO 44610
PH. (330) 705-7943



Marie Meeks

From: Glen Dugger <gdugger@smithandhale.com>
Sent: Friday, August 23, 2024 1:43 PM
To: Marie Meeks
Subject: RE: 2290 Ayers Dr. - Zoning Certificate Application #2024-438

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Thank You Marie, we'll make the copies, cut the check and head to Reynoldsburg. I'll send you the electronic copy before I leave so you'll have it before I arrive.

Best,

Glen

Glen A. Dugger
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

Confidentiality Notice:

The information in this electronic mail transmission and any documents accompanying it contain confidential information belonging to the sender, which is legally privileged. The information is intended only for the use of the individual or entities named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this e-mail in error, please destroy the message in its entirety.

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Friday, August 23, 2024 1:39 PM
To: Glen Dugger <gdugger@smithandhale.com>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>; Melissa Butler <MButler@reynoldsburg.gov>
Subject: RE: 2290 Ayers Dr. - Zoning Certificate Application #2024-438

Hi Glen,

11 hard copies is sufficient. Unfortunately we can't guarantee that our board members have access to the digital packet that we provide them, so we provide them with a physical copy, along with one for the city attorney and a few for staff, so that is why we require 11 physical copies. You are correct about the application fee for a Conditional Use.

Please feel free to reach out with any further questions.

Best,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

From: Glen Dugger <gdugger@smithandhale.com>
Sent: Friday, August 23, 2024 1:35 PM
To: Marie Meeks <mmeeks@reynoldsburg.gov>
Subject: RE: 2290 Ayers Dr. - Zoning Certificate Application #2024-438

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Marie, I am copying the application and wanted to confirm that you need 14 hard copies (this is an oddly large application due to its exhibits), a filing fee of \$450 and an electronic copy of the application. I anticipated heading your way about 3, just wanted to give you a heads up, and hope to meet you when I arrive.

Best,

Glen

Glen A. Dugger
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

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From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Wednesday, August 21, 2024 7:50 AM
To: Glen Dugger <gdugger@smithandhale.com>
Cc: Neil Thigpen <neil@easycodchecks.com>; Ethan Robertson <ethan@robertsontrucksales.com>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: 2290 Ayers Dr. - Zoning Certificate Application #2024-438

You don't often get email from mmeeks@reynoldsburg.gov. [Learn why this is important](#)

Hi Glen,

The appeal has been received and will go before the Planning and Zoning Board on 9/19/2024 at 6pm in City Hall Council Chambers. Please provide any materials that you would like to provide to the Board for this appeal by September 11th so that we may add the materials to the Agenda Packet for the Board members.

And yes, the Conditional Use Application must be submitted by the end of the day on Friday, August 23rd. Otherwise the zoning code changes will not allow this use in that zoning district.

Please feel free to reach out with any questions.

Best,
Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner I

—
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

From: Glen Dugger <gdugger@smithandhale.com>
Sent: Tuesday, August 20, 2024 4:11 PM
To: Marie Meeks <mmeeks@reynoldsburg.gov>
Cc: Neil Thigpen <neil@easycodetech.com>; Ethan Robertson <ethan@robertsontrucksales.com>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: FW: 2290 Ayers Dr. - Zoning Certificate Application #2024-438

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Meeks, please be advised that as the authorized attorney and representative of the applicant for Zoning Certificate Application 2024-438; 2290 Ayers Drive, I hereby appeal to the Reynoldsburg Planning and Zoning Board, on behalf of the applicant, that portion of the Zoning Department's decision contained in the email sent August 6, 2024, copied below, which determines that "construction equipment" and trucks with a greater than 33,001GVWR (but not Class 8 vehicles) were Not approved in the 2014 CUP approval for the same property submitted by the applicant/owner of the property at that time, Ethan Robertson of Robertson Truck Sales. We believe it is a fair reading of the record that the 2014 approval, as evidenced by subsequent sales records of Robertson Truck Sales and Mr. Robertson that such vehicles were contained within the 2014 CUP approval, and should be permitted to continue as a non-conforming use in the zoning district in accordance with that approval. It is my request that this appeal be heard by the Reynoldsburg PZB at its hearing on September 19, as we are filing a parallel Conditional Use Permit which would cover much of the same factual record.

Consistent with your advice below, will be filing the CUP application tomorrow or Thursday as I believe due to changes in your zoning code, such a request has to be filed by Friday, August 23.

Thank you for your consideration,

Best,

Glen A. Dugger,
Attorney for HERC, applicant

Glen A. Dugger
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

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From: Marie Meeks <mmeeks@reynoldsburg.gov>
Date: August 6, 2024 at 5:14:15 PM EDT
To: Neil Thigpen <neil@easycodechecks.com>, support@easycodechecks.com,
Glen Dugger <gdugger@smithandhale.com>, Ethan Robertson
<ethan@robertsontrucksales.com>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>, Melissa Butler
<MButler@reynoldsburg.gov>
Subject: RE: 2290 Ayers Dr. - Zoning Certificate Application #2024-438

Good Evening,

After further consideration, the Zoning Department has decided to stick with our original determination. It is within the applicant's right to appeal this decision within 14 days to the Planning and Zoning Board. Please see the Appeal language in the Zoning Code that is displayed below:

"A. Any person directly affected by the decision of the Planning and Zoning Administrator or a notice or order issued under this Zoning Code shall have the right to appeal to the PZB, provided that a written application for appeal is filed within fourteen (14) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted or the provisions of this code do not fully apply."

If you would like to appeal, please send an email stating your intent.

You may appeal and submit a Conditional Use application at the same time. Please be aware that you MUST submit a Conditional Use application before August 23rd in order to have a Conditional Use approval considered by the Board for Vehicular Sales – Automobile in the Innovation district.

Best,
Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner I

—
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

From: Neil Thigpen <neil@easycodechecks.com>
Sent: Monday, August 5, 2024 10:16 AM
To: Marie Meeks <mmeeks@reynoldsburg.gov>
Subject: Re: 2290 Ayers Dr. - Zoning Certificate Application #2024-438

[NOTICE: This email originated outside of the City of Reynoldsburg.]

You're awesome! Thank you for that clarification, I know this is a fair amount of back and forth for one particular location but it's appreciated greatly.

Thanks again,
- Christine

On Mon, Aug 5, 2024 at 9:53 AM Marie Meeks <mmeeks@reynoldsburg.gov> wrote:

Good Morning,

Based on previous Zoning determinations and the Special Use Exception Permit that was approved for the site in 2014, no class 8 vehicles or construction equipment are allowed to be sold/rented on the site.

The following Vehicle Models in the provided Herc Truck Guide are **not allowed** by the currently approved Zoning Certificate based on the fact that they have 33,001 or higher GVWR and are considered class 8 vehicles:

1. Dump Truck: Freightliner M2-106 12-14 Yard – Manual Transmission (58,000 GVWR)
2. Dump Truck: Freightliner M2-106 12-14 Yard – Automatic Transmission (58,000 GVWR)
3. Water Truck: Freightliner M2-106 4,000 Gallon (58,000 GVWR)
4. Water Truck: Freightliner 108SD 4,000 Gallon (62,000 GVWR)
5. Specialty Truck: Capacity TJ5000 Terminal Tractor (81,000 GVWR)
6. Equipment Trailer: Felling FT-40LP 20; Flat Deck with Ramps (44,920 GVWR)
7. Truck + Trailer Configuration: 659-6200 12 YD/Diesel/MT (58,000 GVWR)
8. Truck + Trailer Configuration: 659-6210 12 YD/Diesel/AT (58,000 GVWR)

If HERC Rentals would like to use vehicles that are 33,001 GVWR or higher, they would need to submit a separate Zoning Certificate application and Conditional Use application due to increasing the intensity from what was previously approved by Robertson Truck Sales' Special Use Exception Permit for the same use. Please note that the new Zoning Code Changes, which have been passed by City Council, are currently in a referendum period and that in August 23rd they will go into effect. One of the new zoning code changes that will go into effect August 23rd is that Vehicular Sales – Automobiles would no longer be permitted in the I, Innovation district. Any approved Zoning Certificate for Vehicular Sales – Automobile in the I, Innovation district that is approved before the new zoning code updates go into place on August 23rd would be

considered legally non-conforming.

The business is allowed to have any vehicle that is 33,000 GVWR or less as long as it is not considered to be Construction Equipment e.g. diggers, excavators, loaders, graders, scrapers, compactors, bulldozers, trenchers, etc.

*Please note that for the purpose of this Zoning Certificate, Dump Trucks and Crane Trucks will not be considered Construction Equipment unless they exceed 33,000 GVWR.

Please let me know if you have any questions.

Thank you,
Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner 1

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

From: Neil Thigpen <neil@easycodechecks.com>

Sent: Monday, August 5, 2024 7:23 AM

To: Marie Meeks <mmeeks@reynoldsburg.gov>

Subject: Re: 2290 Ayers Dr. - Zoning Certificate Application #2024-438

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Good Morning Marie,

Just following up on my initial email - I do have the entire Herc Rental Team and Mr. Ethan Robertson (building owner) awaiting the city's clarification on the approved zoning certificate #2024-438 use, the certificate is pretty ambiguous as to whether or not Herc is permitted to have the items listed in the Herc Truck Guide (attached) legally on site or not. Apologies for the bother on this one!

Thanks again for your help with this.

- Christine

On Thu, Aug 1, 2024 at 4:39 PM Neil Thigpen <neil@easycodechecks.com> wrote:

Hi Marie,

My apologies, but there seems to be some confusion and some back and forth about the intended use for the aforementioned address in the subject line.

I wanted to be as transparent as possible with what Herc intends to have on site at the 2290 Ayers Dr. location if permitted by the city zoning ordinances - if you could please thumb through the attached Herc Truck Guide, everything in that guide both visually represented and listed in the graphs would be intended to be on site at that location.

Am I understanding that these items are permitted to be rented/sold at this location under the current approved zoning certificate #2024-438?

I appreciate you being clear in your answer as Herc does not obviously want to move into a location where they will be violating any city ordinances!

Thanks so much for your help in this matter.

Respectfully,

Christine Thigpen

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Marie Meeks

From: Marie Meeks
Sent: Wednesday, July 31, 2024 1:04 PM
To: Eric Meyer; Glen Dugger; 'support@easycodechecks.com'; 'Neil Thigpen'
Subject: RE: 2290 Ayers Dr - Zoning Certificate Application #2024-438
Attachments: 2290 Ayers Dr Similar Use Determination - SIGNED.pdf; Zoning Sign Permit Application_2 (1).pdf

Dear Applicants,

I am reaching out to inform you that Zoning Certificate 2024-438 for Ayers Dr. has been approved by Zoning and has been sent to the Building Department for issuance. Please reach out to the Building Department to work with them to submit all required building permits. The approved Zoning Certificate gets formally issued to the applicant after all required building permits are approved. You can reach out to the Building Department by email at permit@reynoldsburg.gov or call 614-322-6802 with questions.

Additionally, you should submit a Zoning Sign permit for any proposed signage. The approved Zoning Certificate does not cover any proposed signage. I have attached the Zoning Sign Permit application to this email.

Please see the attached Similar Use Determination and note that the rental/sale of any construction equipment, off-road vehicles, or semi-trucks or semi-trailers will be a direct violation of the approved Zoning Certificate, and that if these vehicles are seen being rented/sold on the property, the approved Zoning Certificate may be revoked.

Please feel free to reach out with any questions.

Thank you,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

From: Eric Meyer <emeyer@reynoldsburg.gov>

Sent: Wednesday, July 31, 2024 11:11 AM

To: Glen Dugger <gdugger@smithandhale.com>

Cc: Marie Meeks <mmeeks@reynoldsburg.gov>

Subject: RE: HERC

Hi Glen,

We've made a determination on this. We are going to approve the zoning certificate. However, and this is noted in the approval, please make sure the applicant sticks to the items that they've submitted. If things like semi-trailers or

construction equipment show up on the lot, the City would be within its rights to revoke zoning approval. We will be communicate this to the applicant shortly.

Best,

Eric

From: Glen Dugger <gdugger@smithandhale.com>
Sent: Wednesday, July 24, 2024 11:28 AM
To: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: HERC

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Thanks for the update, Eric, good meeting yesterday as well.

Best,

Glen

Glen A. Dugger
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

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From: Eric Meyer <emeyer@reynoldsburg.gov>
Sent: Wednesday, July 24, 2024 11:08 AM
To: Glen Dugger <gdugger@smithandhale.com>
Subject: RE: HERC

Hi Glen,

We've reached out to a Neil Thigpen at Easy Code Checks, who was listed on the application. We are awaiting a response from them to our last question about the application.

The planner reviewing the case is back on Monday. We'd be ready to have a conversation next week, if your client wishes, if we receive a response to our question.

Best,

Eric

From: Glen Dugger <gdugger@smithandhale.com>
Sent: Monday, July 15, 2024 4:12 PM

To: Eric Meyer <emeyer@reynoldsburg.gov>

Subject: RE: HERC

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Eric, my email was just a follow up, thanks for the info, I don't know who on your staff to interact with so started with you. Thanks, have the appropriate person reach out to me when they get back so at least we can get on the same set of facts and hopefully get this worked out. Thanks

Best,

Glen

Glen A. Dugger
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

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From: Eric Meyer <emeyer@reynoldsburg.gov>

Sent: Monday, July 15, 2024 1:34 PM

To: Glen Dugger <gdugger@smithandhale.com>

Subject: RE: HERC

Hi Glen,

I've been out on vacation, with today being my first day back in the office.

I believe you are reaching about the zoning certificate application submitted for 2290 Ayers Drive. My understanding is that the planner assigned to the review has been reviewing the application but has not completed the review.

In terms of process, If the planning team has questions about an application, staff typically emails the named applicant on the application with follow-up questions. And, for zoning certificate applications, the review is administrative (unless something comes up in the require that would require a variance, major site plan, etc. that would require Planning and Zoning Board review).

Is there something additional you'd like to provide on the application that requires a meeting? I believe the planner reviewing it from my team is on vacation next week, so the person working on the review itself wouldn't be able to attend. They are back in the office the following week.

Best,

Eric

From: Glen Dugger <gdugger@smithandhale.com>

Sent: Monday, July 15, 2024 12:46 PM

To: Eric Meyer <emeyer@reynoldsburg.gov>

Subject: HERC

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Eric, I'm on family vacation but would like to get something scheduled with you for when I get back on this. What is your availability the week of the 22nd?

Best

Glen

Glen A. Dugger
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

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Marie Meeks

From: Marie Meeks
Sent: Tuesday, July 30, 2024 10:40 AM
To: 'Neil Thigpen'
Subject: RE: 2290 Ayers Dr - Zoning Certificate Application #2024-0438

Received, thank you!

From: Neil Thigpen <neil@easycodechecks.com>
Sent: Tuesday, July 30, 2024 10:36 AM
To: Eric Meyer <emeyer@reynoldsborg.gov>
Cc: Melissa Butler <MButler@reynoldsborg.gov>; Marie Meeks <mmeeks@reynoldsborg.gov>
Subject: Re: 2290 Ayers Dr - Zoning Certificate Application #2024-0438

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Hi Eric,

Just checking to confirm you received my note last week, and to see if you need anything else. Thanks!

Best Regards,

Neil Thigpen

M: 626-298-5747

E: neil@easycodechecks.com

[LinkedIn](#) | [Facebook](#) | [Website](#)

On Jul 24, 2024, at 1:37 PM, Neil Thigpen <neil@easycodechecks.com> wrote:

Good Afternoon Eric,

This is the latest breakdown that I have received, in direct response to Marie's latest request which was:

"I will need the percentage distribution for the rentals of new and used vehicles separately."

The response from Herc was:

"I am having a hard time answering this question because we buy new units to put in our rental fleet and the 1st time a unit is rented technically it is used.

10% of the total fleet is less than 12 months old, 90% is used.

Majority of our gear is less than 36 months old and would not consider old equipment."

<Easy Code Checks logo 2.5 small.jpg>

Best Regards,

Neil Thigpen

E: easycodechecks@gmail.com

[LinkedIn](#) | [Facebook](#) | [Website](#)

On Jul 24, 2024, at 10:31 AM, Eric Meyer <emeyer@reynoldsburg.gov> wrote:

Hi Neil,

Marie is out on vacation this week, but I wanted to follow up while she is out. Could you provide an answer to Marie's previous email?

Best,

Eric

Eric Meyer
Development Director

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6831

www.reynoldsburg.gov

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Thursday, July 18, 2024 11:03 AM
To: Neil Thigpen <neil@easycodechecks.com>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>; Melissa Butler <MButler@reynoldsburg.gov>
Subject: RE: 2290 Ayers Dr - Zoning Certificate Application #2024-0438

Good Morning,

I will need the percentage distribution for the rentals of new and used vehicles separately.

Thank you for your help with this,

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

From: Neil Thigpen <neil@easycodechecks.com>
Sent: Wednesday, July 17, 2024 4:53 PM

To: Marie Meeks <mmeeks@reynoldsburg.gov>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>; Melissa Butler
<MButler@reynoldsburg.gov>
Subject: Re: 2290 Ayers Dr - Zoning Certificate Application #2024-0438

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Good Afternoon Marie,

Thank you so much for the detailed direction! It made sense to me but I fear the feedback that I received from Herc might still be insufficient. Please see their response below:

“98% New/Used Vehicle rentals, 2% used vehicle Sales.
All vehicles are purchased new for rental fleet, Average age of fleet 38 months”

Let me know if this still does not cover all the bases you need it to, and I’ll hop on a call with Herc to try and get some better feedback.

Thanks again for your help with this!

<image001.jpg>

Best Regards,

Neil Thigpen

E: easycodechecks@gmail.com

[LinkedIn](#) | [Facebook](#) | [Website](#)

On Jul 17, 2024, at 11:08 AM, Marie Meeks
<mmeeks@reynoldsburg.gov> wrote:

Hi Neil,

Unfortunately that answer provided only addresses part of the question because I asked for the distribution percentage of sales/rentals for new and used vehicles, and only the percentages for sales were provided even though the proposed business is described as being primarily for rentals.

I will need the estimated distribution percentage of rentals for new and used vehicles as well.

Thank you,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

From: Neil Thigpen <neil@easycodechecks.com>
Sent: Wednesday, July 17, 2024 11:01 AM
To: Marie Meeks <mmeeks@reynoldsburg.gov>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>; Melissa Butler <MButler@reynoldsburg.gov>
Subject: Re: 2290 Ayers Dr - Zoning Certificate Application #2024-0438

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Hi Marie,

This is the response we received from Herc specifically for that questions:

“Primary Business is to rent Vehicles, No new vehicle sales. Used vehicle sales less than 2% of RR”

Is that not sufficient? I just want to make sure I explain to Herc exactly what they need to provide as they can get a little confused quickly. Thanks again!

<image001.jpg>

Best Regards,

Neil Thigpen

E: easycodechecks@gmail.com

[LinkedIn](#) | [Facebook](#) | [Website](#)

On Jul 17, 2024, at 10:49 AM, Marie Meeks <mmeeks@reynoldsburg.gov> wrote:

Hi Neil,

Thank you for the information.

Please provide the estimated distribution percentage of rentals for both new and used vehicles for the proposed business.

Thank you,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

From: Neil Thigpen <neil@easycodechecks.com>
Sent: Wednesday, July 17, 2024 10:42 AM
To: Marie Meeks <mmeeks@reynoldsburg.gov>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>; Melissa Butler <MButler@reynoldsburg.gov>
Subject: Re: 2290 Ayers Dr - Zoning Certificate Application #2024-0438

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Good Morning,

Please see the responses to the requested information below:

1. Will the proposed new business primarily sell/rent out new vehicles or used vehicles?

a. Please provide an estimated distribution percentage of sales/rentals for both new and used vehicles.

Primary Business is to rent Vehicles, No new vehicle sales. Used vehicle sales less than 2% of RR

2. Are there any vehicles that will be sold/rented out that are not intended to be driven on a public street or highway?

a. If so, please provide a list of the vehicles that are not intended to be driven on a public street/highway and describe the location of where they are intended to be driven.

Only on road vehicles rented/sold at this facility.

3. Will the proposed business sell/rent out construction equipment of any kind?

a. If so, please provide a list of vehicles that are intended to be sold/rented on the site that could be described as construction equipment."

No construction equipment will be rented or sold at this location.

<image001.jpg>

Best Regards,

Neil Thigpen

E: easycodechecks@gmail.com

[LinkedIn](#) | [Facebook](#) | [Website](#)

On Jul 11, 2024, at 4:16 PM, Marie Meeks

[<mmeeks@reynoldsburg.gov>](mailto:mmeeks@reynoldsburg.gov)

wrote:

Dear Applicant,

I am contacting you regarding Zoning Certificate (New Business/Use) Application #2024-438 for Ayers Dr and have the following questions about the proposed use:

1. Will the proposed new business primarily sell/rent out new vehicles or used vehicles?
 - a. Please provide an estimated distribution percentage of sales/rentals for both new and used vehicles.
2. Are there any vehicles that will be sold/rented out that are not intended to be driven on a public street or highway?
 - a. If so, please provide a list of the vehicles that are not intended to be driven on a public street/highway and describe the location of where they are intended to be driven.
3. Will the proposed business sell/rent out construction equipment of any kind?
 - a. If so, please provide a list of vehicles that are intended to be sold/rented on the site that could be described as construction equipment.

Please feel free to reach out with any questions.

Thank you,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg,
OH 43068

Zoning: 614-322-6850 | **Direct:** 614-
322-6800 – ext. 6720

Marie Meeks

From: Ethan Robertson <ethan@robertsontrucksales.com>
Sent: Monday, August 5, 2024 1:29 PM
To: Marie Meeks; Neil Thigpen; support@easycodechecks.com; Glen Dugger
Cc: Eric Meyer
Subject: RE: 2290 Ayers Dr - Conditional Use Application Inquiry
Attachments: Units Sold NTES.pdf

Follow Up Flag: Follow up
Flag Status: Completed

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Marie, thank you for taking the time today to speak with me about class 8 over the road sleeper trucks, versus medium and heavy duty straight trucks that we sold at National Truck and Equipment Sales. I know the it is a little confusing, and i understand how you are interpreting class 8. I have included the excerpt from the bzba for reference that when I speak on class 8, I was referring to over the road sleeper trucks with bunks, not single and tandem axle medium and heavy duty straight trucks. (They're not – we don't sell Class 8's. In the pictures you saw medium and heavy duty, but Class 8 would be over-the-road trucks. That's not my market. I don't cater to the over-the-road guys, so you won't be having a tractor-trailer pulling in there to take a look at another truck.) I speak again later on the physical size of the trucks, and state they are not class 8 sleeper trucks, and that we don't sell 53' semi-trailers. During the bzba meeting, trucks were displayed that I had emailed over pictures of the types of trucks that we sold and current inventory. I don't have the emails going back that far, but it was my current inventory photos of long wheelbase trucks, single and tandem axle, dump trucks, flatbeds, vac trucks etc. I have included some screen shots from our inventory database of what we sold at National Truck and Equipment Sales for you to review truck types and GVWR. Also, please click on the link www.robertsontruckgroup.com to see what we currently have in inventory, and what we build at Ohio Truck Equipment, that we sold down in Reynoldsburg. Please let me know if you have any questions, and I really appreciate you taking the time to take another look.

Thank You,

-Ethan

Ethan K. Robertson
Robertson Truck Group
8920 Columbus Road
Mt. Vernon, OH 43050

W 740-397-4969
D 740-326-1865
C 614-296-5878
F 740-393-0721

Connect with Robertson Truck Group:



From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Monday, August 5, 2024 11:30 AM
To: Neil Thigpen <neil@easycodechecks.com>; support@easycodechecks.com; Glen Dugger <gdugger@smithandhale.com>; Ethan Robertson <ethan@robertsontrucksales.com>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: 2290 Ayers Dr - Conditional Use Application Inquiry

Good Morning,

I have attached the Conditional Use Application to this email. Please note that a Conditional Use for Vehicular Sales – Automobile does not include construction equipment because Construction Equipment is not permitted for that use.

The applicant may apply for a Conditional Use in order to increase the intensity of the use and request the Board to permit class 8 vehicles of 33,001lbs GVWR or more, since these vehicles were not originally approved on the site's approved Special Use Exception Permit in 2014.

Please note that the Conditional Use Application must be submitted before August 23rd in order to go before the Planning and Zoning Board using the current Zoning Code. The new Zoning Code does not list Vehicular Sales – Automobile as a Conditional or Permitted Use. The deadline to submit a completed application for the September 5th Planning and Zoning Board meeting is August 15th. The deadline to submit a completed application for the September 19th Planning and Zoning Board meeting is August 29th, but for this application the deadline would still need to be before August 23rd.

For a Conditional Use, the applicant will need to provide 11 physical copies and 1 digital copy of the Conditional Use application and any supporting documents. Supporting documents should include:

1. A statement of the Conditional Use that is being applied for.
2. A detailed description of the New Business/Use that includes proposed activities, goods and services sold or provided, hours of operation, anticipated number of employees, nature and volume of delivery activity, proposed types of vehicles and models that will be rented/sold on-site and their associated GVWR, and any other helpful information.
3. A site plan or overhead aerial view of the existing site and a rendering showing any proposed improvements.
4. A narrative describing how the use is compatible with neighboring uses around the site and impacts on adjacent sites including traffic circulation, noise, glare, odor, fumes, vibration, storm water, and any measures proposed to mitigate these impacts.
5. A narrative addressing the following 8 Conditional Use standards:
 - i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
 - ii. The proposed use shall not adversely affect the use of adjacent property;
 - iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
 - iv. 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;
 - v. 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 zone or district;
 - vi. 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;
 - vii. The proposed use complies with the applicable specific provisions and standards of this Code;
 - viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.

*Please note that it is recommended that the applicant address each of the 8 standards individually because these are the standards that the Planning and Zoning Board uses to make their determination on whether or not a Conditional Use should be approved

6. Any other information as requested by staff or the Board.

Please feel free to reach out with any questions.

Thank you,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

Good Morning,

Based on previous Zoning determinations and the Special Use Exception Permit that was approved for the site in 2014, no class 8 vehicles or construction equipment are allowed to be sold/rented on the site.

The following Vehicle Models in the provided Herc Truck Guide are **not allowed** by the currently approved Zoning Certificate based on the fact that they have 33,001 or higher GVWR and are considered class 8 vehicles:

1. Dump Truck: Freightliner M2-106 12-14 Yard – Manual Transmission (58,000 GVWR)
2. Dump Truck: Freightliner M2-106 12-14 Yard – Automatic Transmission (58,000 GVWR)
3. Water Truck: Freightliner M2-106 4,000 Gallon (58,000 GVWR)
4. Water Truck: Freightliner 108SD 4,000 Gallon (62,000 GVWR)
5. Specialty Truck: Capacity TJ5000 Terminal Tractor (81,000 GVWR)
6. Equipment Trailer: Felling FT-40LP 20; Flat Deck with Ramps (44,920 GVWR)
7. Truck + Trailer Configuration: 659-6200 12 YD/Diesel/MT (58,000 GVWR)
8. Truck + Trailer Configuration: 659-6210 12 YD/Diesel/AT (58,000 GVWR)

If HERC Rentals would like to use vehicles that are 33,001 GVWR or higher, they would need to submit a separate Zoning Certificate application and Conditional Use application due to increasing the intensity from what was previously approved by Robertson Truck Sales' Special Use Exception Permit for the same use. Please note that the new Zoning Code Changes, which have been passed by City Council, are currently in a referendum period and that in August 23rd they will go into effect. One of the new zoning code changes that will go into effect August 23rd is that Vehicular Sales – Automobiles would no longer be permitted in the I, Innovation district. Any approved Zoning Certificate for Vehicular Sales – Automobile in the I, Innovation district that is approved before the new zoning code updates go into place on August 23rd would be considered legally non-conforming.

The business is allowed to have any vehicle that is 33,000 GVWR or less as long as it is not considered to be Construction Equipment e.g. diggers, excavators, loaders, graders, scrapers, compactors, bulldozers, trenchers, etc.

*Please note that for the purpose of this Zoning Certificate, Dump Trucks and Crane Trucks will not be considered Construction Equipment unless they exceed 33,000 GVWR.

Please let me know if you have any questions.

Thank you,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner 1

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

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Bluetooth*



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Diesel



Tow Package



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GVWR

7,000-11,200 lb



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4WD



Features:

- Storage Compartments

GVWR

10,700 lb



VANS



2WD



Features:

- Passenger and Cargo vans

GVWR

9,000 lb



BUCKET TRUCKS



4WD



Features:

- Insulated Bucket

GVWR

19,500 lb



STAKE BODY



4WD



Features:

- Removable Stakes
- Lift Gate

GVWR

16,500-25,999 lb



DUMP TRUCKS



4WD
2WD



Features:

- In-cab Controls
- Tarp System

GVWR

19,500-58,000 lb



WATER TRUCKS



2WD



Features:

- In-cab Controls
- 5 Spray Heads

GVWR

33,000-62,000 lb



CRASH TRUCKS



2WD



Features:

- Removable Stakes
- 65 mph attenuator

GVWR

25,999 lb

ADD A TRAILER EQUIPMENT TRAILERS



GVWR

25,900-44,920 lbs



VIDEOS



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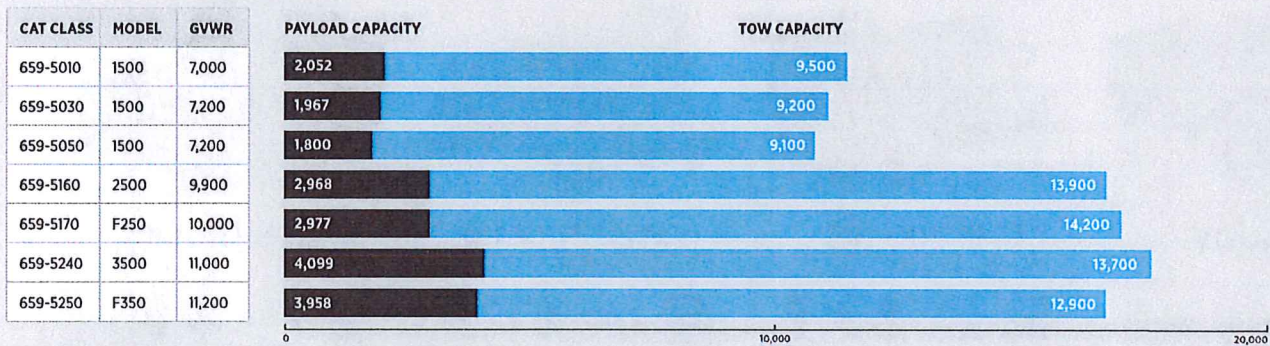
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- Tow package
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- ProControl Telematics



MAKE	MODEL	BODY /CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	PAYLOAD CAPACITY	TOW CAPACITY	CAT CLASS
Chevrolet	Silverado 1500	Regular	4x4	Gas	7,000 lb	2,052 lb	9,500 lb	659-5010
Chevrolet	Silverado 1500	Double	4x4	Gas	7,200 lb	1,967 lb	9,200 lb	659-5030
Chevrolet	Silverado 1500	Crew	4x4	Gas	7,200 lb	1,800 lb	9,100 lb	659-5050
Chevrolet	Silverado 2500	Crew	4x4	Gas	9,900 lb	2,968 lb	13,900 lb	659-5160
Ford	F250	Crew	4x4	Diesel	10,000 lb	2,977 lb	14,200 lb	659-5170
Chevrolet	Silverado 3500	Crew	4x4	Gas	11,000 lb	4,099 lb	13,700 lb	659-5240
Ford	F350	Crew	4x4	Diesel	11,200 lb	3,958 lb	12,900 lb	659-5250

PAYLOAD + TOWING CAPACITY



PICK-UP TRUCK
CHEVY/1500

VANS



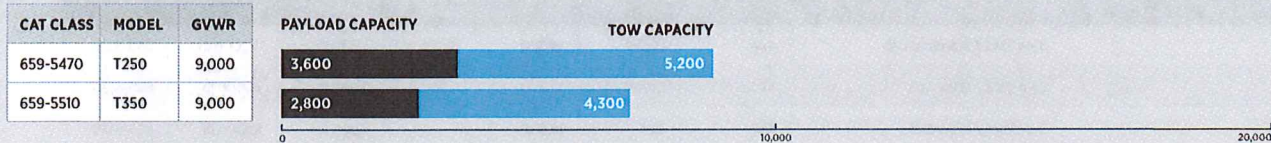
VANS EQUIPPED WITH

- Back-up camera
- Bluetooth*
- Tow package
- ProControl Telematics



MAKE	MODEL	BODY / CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	PAYLOAD CAPACITY	TOW CAPACITY	CAT CLASS
Ford	T250	Cargo Van	4x2	Gas	9,000 lb	3,600 lb	5,200 lb	659-5470
Ford	T350	12 Person - Passenger Van	4x2	Gas	9,000 lb	2,800 lb	4,300 lb	659-5510

PAYLOAD + TOWING CAPACITY



STAKE BODY TRUCKS



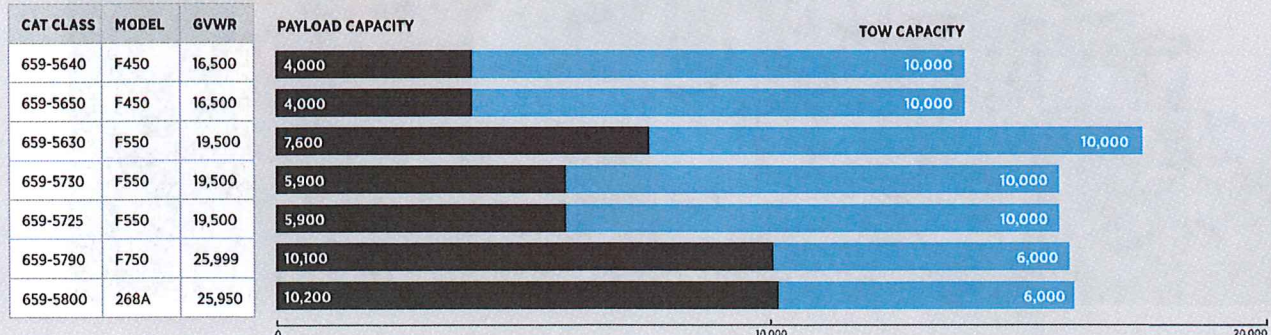
TRUCKS EQUIPPED WITH

- Back-up camera
- Bluetooth*
- Tow package
- Removable stakes
- Lift gate
- ProControl Telematics



MAKE	MODEL	BODY / CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	PAYLOAD CAPACITY	TOW CAPACITY	CAT CLASS
Ford	F450	12 ft. Stake Bed / Standard Cab	4x4	Diesel	16,500 lb	4,000 lb	10,000 lb	659-5640
Ford	F450	12 ft. Stake Bed / Standard Cab	4x2	Gas	16,500 lb	4,000 lb	10,000 lb	659-5650
Ford	F550	12 ft. Stake Bed / Standard Cab	4x4	Gas	19,500 lb	7,600 lb	10,000 lb	659-5630
Ford	F550	12 ft. Stake Bed / Crew Cab	4x4	Diesel	19,500 lb	5,900 lb	10,000 lb	659-5730
Ford	F550	12 ft. Stake Bed / Crew Cab	4x4	Gas	19,500 lb	5,900 lb	10,000 lb	659-5725
Ford	F750	22 ft. Stake Bed / Standard Cab	4x2	Gas	25,999 lb	10,100 lb	6,000 lb	659-5790
Hino	268A	22 ft. Stake Bed / Standard Cab	4x2	Diesel	25,950 lb	10,200 lb	6,000 lb	659-5800

PAYLOAD + TOWING CAPACITY



DUMP TRUCKS



TRUCKS + TRAILERS



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- Back-up camera
- Bluetooth®
- Tow package
- Tarp system
- In-cab bed controls
- ProControl Telematics

MAKE	MODEL	BODY / CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	CDL REQUIRED	PAYLOAD CAPACITY	TOW CAPACITY	CAT CLASS
Ford	F550	3 - 4 Yard / Standard Cab	4x4	Diesel	19,500		7,600 lb	10,000 lb	659-6120
Ford	F550	3 - 4 Yard / Crew Cab	4x4	Diesel	19,500		7,000 lb	10,000 lb	659-6130
Ford	F550	3 - 4 Yard / Crew Cab	4x4	Gas	19,500		7,000 lb	10,000 lb	659-6135
Ford	F750	5 - 6 Yard	4x2	Gas	25,999		10,900 lb	10,000 lb	659-6160
Ford	F750	5 - 6 Yard - CDL	4x2	Diesel	33,000	✓	17,300 lb	25,900 lb	659-6170
Hino	268A	5 - 6 Yard	4x2	Diesel	25,950		10,200 lb	25,900 lb	659-6180
Freightliner	M2-106	12 - 14 Yard - Manual Transmission	4x2	Diesel	58,000	✓	33,000 lb	44,920 lb	659-6200
Freightliner	M2-106	12 - 14 Yard - Automatic Transmission	4x2	Diesel	58,000	✓	33,000 lb	44,920 lb	659-6210

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	GVWR	PAYLOAD CAPACITY	TOW CAPACITY
659-6120	F550	19,500	7,600	10,000
659-6130	F550	19,500	7,000	10,000
659-6135	F550	19,500	7,000	10,000
659-6160	F750	25,999	10,900	10,000
659-6170	F750	33,000	17,300	25,900
659-6180	268A	25,950	10,200	25,900
659-6200	M2	58,000	33,000	44,920
659-6210	M2	58,000	33,000	44,920



WATER TRUCKS



TRUCKS EQUIPPED WITH

- Creek and hydrant fill options
- Back-up camera
- Bluetooth®
- In-cab controls
- 5 spray heads
- ProControl Telematics

CDL and Tanker Endorsement is required as both trucks can transport more than 1,000 gallons of water.



WATER TRAILER

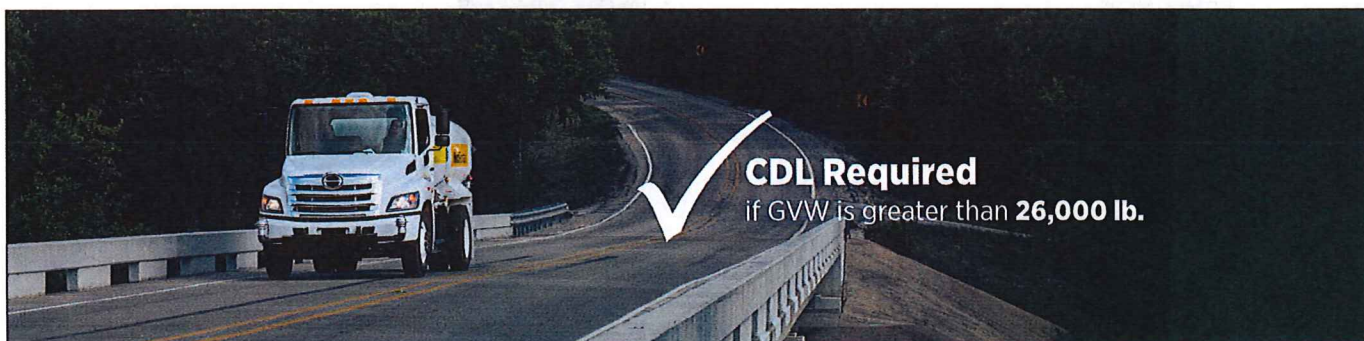
MULTIQUIP/WT5C

- DOT-approved
- Quick-Fill Tank
- 158 GPM and rear spray bar



MAKE	MODEL	TANK CAPACITY	DRIVETRAIN	FUEL TYPE	GVWR	CDL REQUIRED	CAT CLASS
Hino	338	2,000 Gallon	4x2	Diesel	33,000 lb	✓	659-6040
Freightliner	M2-106	4,000 Gallon	4x2	Diesel	58,000 lb	✓	659-6050
Freightliner	108SD	4,000 Gallon	6x6	Diesel	62,000 lb	✓	659-6052

MAKE	MODEL	GVWR	TANK CAPACITY	HITCH TYPE	CAT CLASS
Multiquip	WT5C	10,000 lb	525 Gallons	2" Ball	610-2420



CDL Required
if GVW is greater than **26,000 lb.**

SPECIALITY TRUCKS



UTILITY TRUCKS EQUIPPED WITH

- Storage compartments
- Ladder rack
- Tow package



TERMINAL TRACTORS EQUIPPED WITH

- Automatic Transmission
- HVAC cab
- 70,000 lb lift tow capacity



CRASH TRUCKS EQUIPPED WITH

- Removable stake sides
- Strobe and work lights
- 65 mph rated attenuator

TRUCKS + TRAILERS



BUCKET TRUCKS EQUIPPED WITH

- 38' bucket height
- Articulating arm
- Insulated bucket



CRANE TRUCKS EQUIPPED WITH

- 71' 3-section boom
- Anti-two-block
- Hydraulic capacity alert

MAKE	MODEL	BODY /CAB STYLE	DRIVETRAIN	FUEL TYPE	GVWR	CDL REQUIRED	CAT CLASS
Ford	F350	9' Bed Utility Truck	4x4	Gas	10,700 lb		659-5880
Capacity	TJ5000	Terminal Tractor	4x2	Diesel	81,000 lb	✓	659-6440
Ford	F750	62 mph Crash Attenuator Truck	4x2	Gas	25,999 lb		659-6250
Ford	F550	38' Bucket Truck	4x4	Gas	19,500 lb		659-6315
Ford	F750	18 Ton Crane Truck	4x2	Diesel	33,000 lb	✓	659-6380

TILT TRAILERS

FELLING

TRAILERS EQUIPPED WITH

- D-rings/corner ties
- 8" sides
- Chains/binders
- Headache rack



MAKE	MODEL	DESCRIPTION	GVWR	PAYLOAD CAPACITY	HITCH TYPE	CAT CLASS
Felling	FT-6T-GW	12' Pan Tilt	7,000 lb	5,350 lb	2" Ball	610-1766
Felling	FT-10IT-I-G	16' Tilt	9,980 lb	7,380 lb	3" Pintle	610-1770
Felling	FT-12IT-I-G	18' Tilt	15,200 lb	12,000 lb	3" Pintle	610-1780

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	DESCRIPTION	GVWR (LB)	PAYLOAD CAPACITY
610-1766	FT-6T-GW	12' Pan Tilt	7,000	5,350
610-1770	FT-10IT-I-G	16' Tilt	9,980	7,380
610-1780	FT-12IT-I-G	18' Tilt	15,200	12,000

UTILITY TRAILERS

FELLING Best Trailer, Inc.

TRAILERS EQUIPPED WITH

- Tail gate ramp
- 14" sides on pan trailers, 36" sides on utility trailers
- D-rings/corner ties



MAKE	MODEL	DESCRIPTION	GVWR	PAYLOAD CAPACITY	HITCH TYPE	CAT CLASS
Felling	FT-3-G	10' Pan Utility	2,900 lb	1,800 lb	2" Ball	610-1059
Best	5x8US	8' Utility	2,999 lb	2,000 lb	2" Ball	610-1060

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	DESCRIPTION	GVWR (LB)	PAYLOAD CAPACITY
610-1059	FT-3-G	10' Pan Utility	2,900	1,800
610-1060	5X8-US	8' Utility	2,999	2,000



TRAILERS EQUIPPED WITH

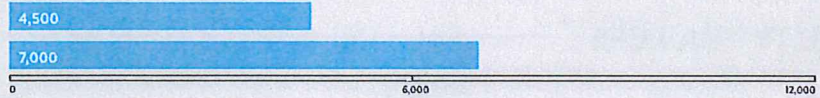
- Magnetized remote
- Roll tarp
- Gas powered

MAKE	MODEL	DESCRIPTION	GVWR	PAYLOAD CAPACITY	HITCH TYPE	CAT CLASS
Felling	FT-6DT-GAS-G	8' Dump Trailer	7,000 lb	4,500 lb	2" Ball	610-2200
Felling	FT-10DT-GAS-G	10' Dump Trailer	9,980 lb	7,000 lb	3" Pintle	610-2230

PAYLOAD + TOWING CAPACITY

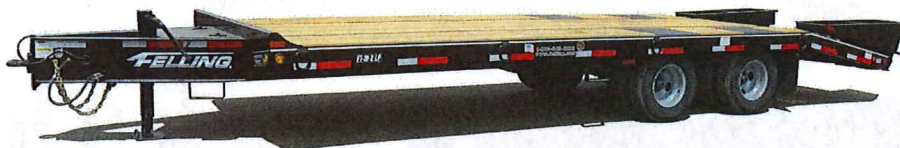
CAT CLASS	MODEL	DESCRIPTION	GVWR (LB)
610-2200	FT-6DT-GAS-G	8' Dump Trailer	7,000
610-2230	FT-10DT-GAS-G	10' Dump Trailer	9,980

PAYLOAD CAPACITY



TRAILERS EQUIPPED WITH

- D-Rings
- Tool Box
- LED Lighting

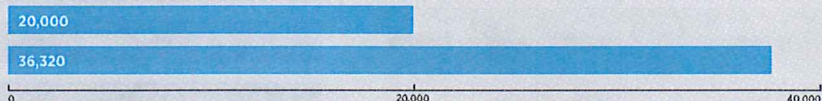


MAKE	MODEL	DESCRIPTION	GVWR	PAYLOAD CAPACITY	BRAKE TYPE	HITCH TYPE	CAT CLASS
Felling	FT-20LP	20' Flat Deck with Ramps	25,900 lb	20,000 lb	Electric	3" Pintle	610-1170
Felling	FT-40LP	20' Flat Deck with Ramps	44,920 lb	36,320 lb	Air	3" Pintle	610-1240

PAYLOAD + TOWING CAPACITY

CAT CLASS	MODEL	DESCRIPTION	GVWR (LB)
610-1170	FT-20LP	20' Flat Deck w/ Ramps	25,900
610-1240	FT-40LP	20' Flat Deck w/ Ramps	44,920

PAYLOAD CAPACITY



TRUCK + TRAILER CONFIGURATION



CAT CLASS	DESCRIPTION	GVWR	PAYLOAD	TOW CAPACITY
659-5010	1/2 Ton / Gas	7,000	2,052	9,500
659-5030	1/2 Ton / Double Cab / Gas	7,200	1,967	9,200
659-5050	1/2 Ton / Crew Cab / Gas	7,200	1,800	9,100
659-5160	3/4 Ton / Crew / Gas	9,900	2,968	13,900
659-5170	3/4 Ton / Crew / Diesel	10,000	2,977	14,200
659-5240	1 Ton / Crew / Gas	11,000	4,099	13,700
659-5250	1 Ton / Crew / Diesel	11,200	3,958	12,900
659-5470	Cargo Van	9,000	3,600	5,200
659-5510	12 - Person Passenger Van	9,000	2,800	4,300
659-5630	12 ft. Stake / F550 / Gas	19,500	7,600	10,000
659-5640	12 ft. Stake / F450 / Diesel	16,500	4,000	10,000
659-5650	12 ft. Stake / F450 / Gas	16,500	4,000	10,000
659-5725	12 ft. Stake / F550 / Crew / Gas	19,500	5,900	10,000
659-5730	12 ft. Stake / F550 / Crew / Diesel	19,500	5,900	10,000
659-5790	22 ft. Stake / Gas	25,999	10,100	6,000
659-5800	22 ft. Stake / Diesel	25,950	10,200	6,000
659-6120	3 YD / F550 / Diesel	19,500	7,600	10,000
659-6130	3 YD / F550 / Crew Cab / Diesel	19,500	7,000	10,000
659-6135	3 YD / F550 / Crew / Gas	19,500	7,000	10,000
659-6160	5 YD / Gas	25,999	10,900	10,000
659-6170	5 YD / Diesel / CDL	33,000	17,300	25,900
659-6180	5 YD / Diesel	25,950	10,200	25,900
659-6200	12 YD / Diesel / MT	58,000	33,000	44,920
659-6210	12 YD / Diesel / AT	58,000	33,000	44,920

TRAILERS - GVW

FT-3-G 2,900	5X8-US 2,999	FT-6T-GW 7,000	FT-6DT-GAS-G 7,000	FT-10DT-GAS-G 9,980	FT-10IT-I-G 9,980	FT-12IT-I-G 15,200	FT-20LP 25,900	FT-40LP 44,920
				UP TO 9,500 GVW				
				UP TO 9,200 GVW				
				UP TO 9,100 GVW				
						UP TO 13,900 GVW		
						UP TO 14,200 GVW		
						UP TO 13,700 GVW		
						UP TO 12,900 GVW		
						UP TO 10,000 GVW		
						UP TO 10,000 GVW		
						UP TO 10,000 GVW		
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						UP TO 10,000 GVW		
						UP TO 10,000 GVW		
						UP TO 10,000 GVW		

Medical Examiner's Certificate (ME Certificate)

All drivers of commercial motor vehicles in interstate commerce with a gross vehicle weight rating (vehicle only) or gross combination weight rating (vehicle plus trailer) of 10,001 pounds or more are required to obtain and maintain a valid Medical Examiner's Certificate (ME Certificate)

Commercial Driver's License (CDL)

CLASS A

Any combination of vehicles with a GVWR of 26,001 or more pounds provided the GVWR of the vehicle(s) being towed is in excess of 10,000 pounds.

GVWR/GCWR of
26,001lb +
TOWING MORE THAN
10,000lb



CLASS B

Any single vehicle with a GVWR of 26,001 or more pounds, or any such vehicle towing a vehicle not in excess of 10,000 pounds GVWR.

GVWR/GCWR of
26,001lb +
TOWING LESS THAN
10,000lb



MEDICAL EXAMINER'S CERTIFICATE	
I certify that I have examined _____ and, to the best of my knowledge and belief, this person is qualified and capable only when:	
☐ holding a valid driver's license	☐ holding a valid driver's license and a valid Medical Examiner's Certificate (MEC)
☐ holding a valid driver's license and a valid Medical Examiner's Certificate (MEC)	☐ holding a valid driver's license and a valid Medical Examiner's Certificate (MEC)
The information I have provided regarding this physical examination is true and complete. A complete examination form with any attachments indicates my findings completely and accurately, and is to be filed in my office.	
SIGNATURE OF MEDICAL EXAMINER	DATE
MEDICAL EXAMINER'S NAME (PRINT)	STATE
MEDICAL EXAMINER'S LICENSE OR CERTIFICATE NUMBER	EXPIRATION DATE
SIGNATURE OF DRIVER	DATE
ADDRESS OF DRIVER	
MEDICAL CERTIFICATE EXPIRATION DATE	

CLASS C

Any single vehicle, or combination of vehicles, that does not meet the definition of Class A or Class B, but is either designed to transport 16 or more passengers, including the driver, or is placarded for hazardous materials.



License Endorsements

In addition to needing a CDL, some drivers may be required to have additional endorsements that allow them to operate specialized vehicles and carry a variety of cargo.

H - Hazardous Materials - Required in order to drive any commercial vehicle which transports hazardous materials and is placarded under state or federal regulations.

N - Tank Vehicles - A tanker endorsement is required when hauling a load with aggregate bulk packages of 119 gallons, totaling 1,000 gallons or more.

P - Passenger Transport (16 or more passengers)

X - Combination of Tank Vehicle and Hazardous Materials

License Restrictions

CDL licenses can be restricted in the following ways:

L Restriction - Air Brakes: Drivers are restricted from operating a commercial vehicle with air brakes. This restriction is issued when a driver either fails the air brake component of the general knowledge test or performs the road skills test in a vehicle not equipped with air brakes.

E Restriction - The driver may only operate a commercial vehicle with an automatic transmission.

O Restriction - The driver is restricted from operating a tractor trailer with a fifth-wheel connection if a unit with a pintle hook, or other non-fifth wheel connection is used (such as a goose neck, or ball and chain hook up) during the road skills test.



KUBOTA / RTV-X1100 CAB

- Industry leading comfort, power and performance
- Highest HP in its class
- Equipped with Heat and AC



KUBOTA / RTV-X1140 ROPS

- Heavy duty 4WD and variable hydro transmission
- Hydraulic bed dump system
- Quickly converts from 2 seats to 4 seats

MAKE	MODEL	TOP SPEED	SHORT BED CAPACITY	LONG BED CAPACITY	PASSENGERS	DRIVETRAIN	FUEL TYPE	HORSEPOWER	CAT CLASS
Kubota	RTV-X1100 CAB	25 mph	N/A	1,102 lb	2	4WD	Diesel	24.8 HP	630-1240
Kubota	RTV-X1140 ROPS	25 mph	661 lb	1,102 lb	2 OR 4	4WD	Diesel	24.8 HP	630-1280

RTV-X1140 ROPS

Ultimate Versatility

Converts from a 2 passenger cargo hauler to a 4 passenger people mover in less than a minute.

NO DOOR NETS REQUIRED*

2-SEAT CONFIGURATION



4-SEAT CONFIGURATION

CONVERTS IN THREE SIMPLE STEPS

* Reference the equipment's manuals



STEP 1 /

Reposition the sides of the bed.



STEP 2 /

Reposition the cargo bed.



STEP 3 /

Reposition the protective screen and bench seat.

TELEMATICS
BY PROCONTROL

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AllRecently AddedTrucksTrailersEquipmentBodies

269 units

	Details	VIN	GVWR	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	Lot Loc	Engine Make	Engine Model	HP	Engine Brake	Axles
☒		3FRNF65A37V515202	26,000	Sold	Dump Truck	Used	2007	7504	Ford	F-650	162600	National Truck &	Cummins	ISB	200	No	Single
☐		1FUBA5CG35LU27974	33,000	Sold	Dump Truck	Used	2005	7526	Freightliner	Columbia	372930	National Truck &	Detroit	DDC	425	Yes	Single
☐		1FVACWDTXCHBF5585	26,000	Sold	Box Truck	Used	2012	7527	Freightliner	M2	165583	National Truck &	Cummins	ISB	240		Single
☐		3FRNF65A17V515103	26,000	Sold	Dump Truck	Used	2007	7507	Ford	F-650	191247	National Truck &	Cummins	ISB	200	No	Single
☐		3FRNF65A97V515205	26,000	Sold	Dump Truck	Used	2007	7510	Ford	F-650	136047	National Truck &	Cummins	ISB	200	No	Single
☐		1GDT8C4C24F504043	56,000	Sold	Dump Truck	Used	2004	7534	GMC	C8500	155866	National Truck &	Caterpillar	C7	250	No	Tandem 6
☐		3F6WK76L89G514332	19,500	Sold	Service Truck	Used	2009	7544	Sterling	Bullet	195366	National Truck &	Cummins	ISB	350	No	Single
☐		1GDT8C4C47F401680	56,000	Sold	Cab & Chassis	Used	2007	7547	GMC	C8500	60442	National Truck &	Caterpillar	C7	250	No	Tandem
☐		3FRNW75H98V067889	25,999	Sold	Flatbed	Used	2008	7560	Ford	F-750	91785	National Truck &	Cummins	ISB	250	Yes	Single
☐		1GDT8C4C67F408629	56,000	Sold	Dump Truck	Used	2007	7562	GMC	C8500	133569	National Truck &	Caterpillar	C7	250	No	Tandem 6
☐		3FRNF65NX7V467328	26,000	Sold	Flatbed	Used	2006	7578	Ford	F-650	59065	National Truck &	Caterpillar	C7	210	No	Single
☐		1FDAF57R08EA70774	19,000	Sold	Service Truck	Used	2008	7586	Ford	F-550	111500	National Truck &	Ford	6.4L	350	No	Single
☐		1FVACWDT5CHBS3910	26,000	Sold	Box Truck	Used	2012	7588	Freightliner	M2	131849	National Truck &	Cummins	ISB	240	No	Single
☐		1FVACWDT9HAD1881	25,999	Sold	Box Truck	Used	2009	7573	Freightliner	M2	213045	National Truck &	Cummins	ISB	240	No	Single
☐		1GDT8C4C57F408508	56,000	Sold	Dump Truck	Used	2007	7597	GMC	C8500	100488	National Truck &	Caterpillar	C7	250	No	Tandem 6
☐		1HTWYAHR89J081786	54,000	Sold	Flatbed	Used	2009	7611	International	7600	337823	National Truck &	Cummins	ISM	310	Yes	Tandem
☐		1FVACWDU1CDBU7993	20,000	Sold	Dump Truck	Used	2012	7596	Freightliner	M2	277768	National Truck &	Cummins	ISB	220	No	Single

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All

Recently Added

Trucks

Trailers

Equipment

Bodies

269 units

	Details	VIN	GVWR	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	Lot Loc	Engine Make	Engine Model	HP	Engine Brake	Axles
☒		1FVACKDT6CDBU9462	33,000	Sold	Box Truck	Used	2012	8290	Freightliner	M2	267306	National Truck &	Cummins	ISB	280	No	Single
☐		3FRNF65C68V578216	26,000	Sold	Cab & Chassis	Used	2008	8323	Ford	F-650	86048	National Truck &	Cummins	ISB	240	No	Single
☐		1FDUF5GT7DEB46865	19,500	Sold	Box Truck	Used	2013	8352	Ford	F-550	164338	National Truck &	Ford	6.7	300	No	Single
☐		1FUBC4CY1EHF59776	33,000	Sold	Dump Truck	Used	2014	8368	Freightliner	M2	362656	National Truck &	Cummins	ISL	370	No	Single
☐		1FUBC4CY6EHF59773	33,000	Sold	Dump Truck	Used	2014	8369	Freightliner	M2	391500	National Truck &	Cummins	ISL	370	No	Single
☐		1FVHCYBS4DDFB6242	52,000	Sold	Cab & Chassis	Used	2013	8320	Freightliner	M2	191961	National Truck &	Cummins	ISC	270	No	Tandem
☐		1FVHC5DV0DHFE1850	64,000	Sold	Rollback	Used	2013	8374	Freightliner	M2	299609	National Truck &	Detroit	DD13	410	Yes	Tandem
☐		1FUBC4CYXEHF59775	33,000	Sold	Dump Truck	Used	2014	8390	Freightliner	M2	408976	National Truck &	Cummins	ISL	370	No	Single
☐		1FUBC4CY3EHF59777	33,000	Sold	Dump Truck	Used	2014	8391	Freightliner	M2	408687	National Truck &	Cummins	ISL	370	No	Single
☐		1FUBC4CY5EHF59778	33,000	Sold	Dump Truck	Used	2014	8392	Freightliner	M2	347250	National Truck &	Cummins	ISL	370	No	Single
☐		1FUBC4CY5EHFW9424	33,000	Sold	Dump Truck	Used	2014	8393	Freightliner	M2	314173	National Truck &	Cummins	ISL	370	No	Single
☐		1HTMSTAR1KH049211	52,000	Sold	Cab & Chassis	Used	2019	8432	International	4400	42491	National Truck &	Cummins	L9	300	No	Tandem
☐		3ALACWDU0GDHN6058	25,500	Sold	Flatbed	Used	2016	8418	Freightliner	M2	52659	National Truck &	Cummins	ISB	240	No	Single
☐		3HTNUAPT8EN022538	66,000	Sold	Cab & Chassis	Used	2014	8444	International	5900	295636	National Truck &	Cummins	ISX	500	Yes	
☐		1HTMSTAR0KH049345	52,000	Sold	Cab & Chassis	Used	2019	8450	International	4400	56789	National Truck &	Cummins	L9	300	No	Tandem
☐		1FVHCYCY9GHHN6004	52,000	Sold	Cab & Chassis	Used	2016	8454	Freightliner	M2	94614	National Truck &	Cummins	ISL	270	No	Tandem
☐		1HTXHAPT19J057198	66,000	Sold	Cab & Chassis	Used	2009	8475	International	5600i	25286	National Truck &	Cummins	ISX	485	Yes	Tandem

E-Spec

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269 units

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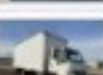
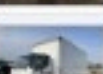
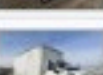
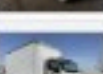
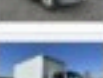
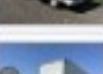
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		All	Recently Added	Trucks	Trailers	Equipment	Bodies											269 units				
	Details	VIN	GVWR	Status	Type	Designation	Year	Stock#	Make	Model	Odometer	Lot Loc	Engine Make	Engine Model	HP	Engine Brake	Axles					
☒		1GBESC1999F406010		Sold	Dump Truck	Used	2009	9207	Chevrolet	C5500		National Truck &										
☐		1FUBC4CY7FHGJ2128	33,000	Sold	Dump Truck	Used	2015	9210	Freightliner	M2	344583	National Truck &	Cummins	ISL	370	Yes	Single					
☐		3HAMMMMN4GL199033	30,000	Sold	Flatbed	Used	2016	9244	International	4300	34134	National Truck &	Cummins	ISB	240	No	Single					
☐		1FVHCYBS8CH8R3664	52,000	Sold	Cab & Chassis	Used	2012	9231	Freightliner	M2	147723	National Truck &	Cummins	ISC	270	No	Tandem					
☐		1HTMMML9KH510226	25,999	Sold	Box Truck	Used	2019	9262	International	4300	97678	National Truck &	Cummins	ISB	220	No	Single					
☐		1HTMMML0KH510342	25,999	Sold	Dump Truck	Used	2019	9273	International	4300	139690	National Truck &	Cummins	ISB	260	No	Single					
☐		JHHSDM2H3KK008718	19,500	Sold	Box Truck	Used	2019	9272	Hino	195	167895	National Truck &	Hino	J05E-TP	210	No	Single					
☐		JHHRDM2H2KK007316	19,500	Sold	Box Truck	Used	2019	9271	Hino	195	181205	National Truck &	Hino	J05E-TP	210	No	Single					
☐		1GDE5C1998F416171	19,500	Sold	Box Truck	Used	2008	9228	GMC	C5500	56560	National Truck &	GMC	6.6L	300	No	Single					
☐		JHHSDM2HXKK009378	17,950	Sold	Box Truck	Used	2019	9296	Hino	195	174434	National Truck &	Hino	J05E-TP	210	No	Single					
☐		3FRNF65324V588641	26,000	Sold	Dump Truck	New	2004	9326	Ford	F-650	206929	National Truck &	Caterpillar	C7	230	No	Single					
☐		JALC4W163J7007510	14,500	Sold	Box Truck	Used	2018	9328	Isuzu	NPR	89457	National Truck &	Isuzu	4HK1-TC	215	No	Single					
☐		3ALACWDT0HDHA4658	25,500	Sold	Box Truck	Used	2017	9349	Freightliner	M2	206040	National Truck &	Cummins	ISB	200	No	Single					
☐		3AKBC4CY8GDHG1232	33,000	Sold	Dump Truck	Used	2016	9364	Freightliner	M2 112	131775	National Truck &	Cummins	ISL	370	No	Single					
☐		3ALHCYCYXGDHM0593	52,000	Sold	Flatbed	Used	2016	9377	Freightliner	M2	309601	National Truck &	Cummins	ISL	260	No	Tandem					
☐		1FVACDTS0HFD7689	33,000	Sold	Flatbed	Used	2013	9384	Freightliner	M2	100779	National Truck &	Cummins	ISB	325	No	Single					
☐		3ALACWFC9DJW3484	26,000	Sold	Box Truck	Used	2018	9404	Freightliner	M2	181554	National Truck &	Cummins	ISB	240	No	Single					

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+ Add New

ViewReportsToolsExperimentalForms...E-Spec

Q Search

Filters (Modified)

Locations

Edit

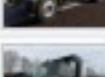
Edit Sale

Expenses

Change Status

More

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All		Recently Added		Trucks	Trailers	Equipment	Bodies											269 units							
		Details	VIN	GVWR	▼ Status	▼ Type	Designation	Year	Stock#	Make	Model	Odometer	▼ Lot Loc	Engine Make	Engine Model	HP	Engine Brake	Axles							
☒			1HTWYSARX5J126821	52,350	Sold	Rollback	Used	2005	6792	International	7600	351871	National Truck &	Caterpillar	C11	305	None	Tandem							
☐			2NPNHD6XX7M698231	26,000	Sold	Dump Truck	Used	2007	6833	Peterbilt	330	228225	National Truck &	Caterpillar	C7	210	None	Single							
☐			1FUBA5CG67LX71382	32,000	Sold	Dump Truck	Used	2007	6892	Freightliner	CL120	516458	National Truck &	Detroit	SERIES 60	425	None	Single							
☐			1HSHWSAN65J055858	32,000	Sold	Dump Truck	Used	2005	6902	International	8600	384815	National Truck &	Caterpillar	C11	335	None	Single							
☐			1GDJ7C1356F900923	25,950	Sold	Dump Truck	Used	2006	6965	GMC	C7500	173456	National Truck &	Isuzu	Duramax7.8	200	None	Single							
☐			1GDJ7C1306F901333	25,950	Sold	Flatbed	Used	2006	7005	GMC	C7500	168255	National Truck &	Isuzu	Duramax7.8	200	None	Single							
☐			1GDJ7C1336F901438	25,950	Sold	Dump Truck	Used	2006	6997	GMC	C7500	171149	National Truck &	Isuzu	Duramax7.8	200	None	Single							
☐			1GDJ7C1366F900722	25,950	Sold	Dump Truck	Used	2006	7001	GMC	C7500	171561	National Truck &	Isuzu	Duramax7.8	200	None	Single							
☐			1GDJ7C1316F901258	25,950	Sold	Dump Truck	Used	2006	7050	GMC	C7500	171033	National Truck &	Isuzu	Duramax7.8	200	None	Single							
☐			1GDJ7C1396F901640	25,950	Sold	Dump Truck	Used	2006	7054	GMC	C7500	172846	National Truck &	Isuzu	7.8	200	None	Single							
☐			1GDJ7C1366F901160	25,950	Sold	Cab & Chassis	Used	2006	7002	GMC	C7500	161437	National Truck &	Isuzu	7.8	200	None	Single							
☐			3FRXF75N15V171500	33,000	Sold	Dump Truck	Used	2005	6939	Ford	F-750	89737	National Truck &	Caterpillar	C7	210	Jake Brake	Single							
☐			1HSHWSAN15J149159	32,000	Sold	Dump Truck	Used	2005	6898	International	8600	335167	National Truck &	Caterpillar	C11	335	None	Single							
☐			1HSHWSAN85J149160	32,000	Sold	Dump Truck	Used	2005	6899	International	8600	291794	National Truck &	Caterpillar	C11	335	None	Single							
☐			1FVACWDT38HZ64726	26,000	Sold	Cab & Chassis	Used	2008	6465	Freightliner	M2 106	291415	National Truck &	Cummins	ISB 6.7	240	None	Single							
☐			1GDT8E4C03F517058	52,350	Sold	Dump Truck	Used	2003	7158	GMC	C8500	299583	National Truck &	Caterpillar	3126	250	No	Tandem							
☐			1HTMMAAM84H650427	25,500	Sold	Dump Truck	Used	2004	5162	International	4300	210075	National Truck &	International	DT466	215		Single							

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4/23/2024



4/23/2024



9/12/2024



9/12/2024



9/12/2024



9/12/2024



9/12/2024



9/12/2024



9/12/2024



9/12/2024



9/12/2024

October 9, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Robb Childs of The Christian and Missionary Alliance; 1284 Brice Rad: Variance Application

Planning and Zoning Board:

Below is the staff review of the above referenced Variance Application.

1. Project Summary

- a. **Site Summary:** The subject site is located at 1284 Brice Road, Parcel ID #060-001145. The parcel is 9.8188 acres according to the Franklin County Auditor's website and contains an existing building (McDonalds) that is approximately 3,720 square feet. The applicant has submitted a Major Site Plan application simultaneously for a mixed-use development and for Phase 1 of the proposed development, the applicant intends to develop a private road and a new 2-story building that will be used as an office, coffee shop, and meeting center. The subject site is zoned BMD, Brice and Main Street District.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of BMD, Brice and Main Street District to the west, east, north, and south. The surrounding land uses consist of commercial centers, food service, retail, auto shops, and office uses.
- c. **Applicant's Request:** The applicant is requesting a Variance to deviate from Section 1103.15.III.A.Setbacks, which states that the maximum front yard setback is 20 feet from the right-of-way in the BMD, Brice and Main Street District. The applicant is requesting to deviate from Section 1103.15.III.A.Setbacks to allow a maximum front yard setback of 341 feet from Main Street and 366 feet from Brice Road rights-of-way.

2. Project Review

- a. The following variance factors are considered below:
 - i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
 1. The applicant states that the variance is in accord with the general purpose and intent of the regulations, because it conforms with the vision of the site and district with the intended walkable, compact urban center. The proposed land use is also permitted and would not be a detriment to public welfare.
 - ii. The variance will not permit the establishment of any use which is not

otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.

1. All three land uses, office, event center and food service – commissary/bakery are permitted in the BMD, Brice and Main Street District.
- iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
 1. Staff finds that the 9 acre site is larger than almost all lots located in this zoning district, with the exception of Kroger. The applicant is trying to develop the subject site in phases, which they mention in their application. The applicant is trying to build mainly office, event center and a coffee shop in the interior of the site, with future plans for retail and restaurants along the E. Main Street and Brice Road corridors. Staff finds that in this instance, due to the size of the lot, and the restrictive nature of the setback requirements, that not obtaining a variance would deprive the property owner the reasonable use of the land.
- iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
 1. The Zoning Code did not take into account a larger parcel that could have multiple buildings built on it, into consideration when the code was written. Based on staff's analysis the applicant does experience a hardship from the strict application of the Zoning Code and the variance should be granted.
- v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
 1. The applicant has requested the minimum variance required to accomplish the applicant's request.
- vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
 1. The variance, if granted, will not impair the supply of light and air, substantially increase congestion, endanger public safety, or

significantly impact nearby property values.

- vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
 - 1. The variance will not grant the property owner any special privileges because the variance would allow a larger than normal site to be developed with mixed uses, that would utilize the entire parcel. This would not apply to other undeveloped parcels in the Brice and Main District at this size.
- viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
 - 1. The applicant states the granting of this variance is not based on adjacent property, and is specific to the nature of this site and the proposed arrangement of uses and buildings. Staff agrees the applicant's statement of hardship.
- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 - 1. Staff finds that the requested variance is not a matter of convenience, since the zoning code does not address setbacks for larger parcels like this parcel, that would generally have multiple buildings located on it, once fully developed. That granting the variance would allow the site to be developed as a mixed-use development, which is what is intended of this site in the Brice and Main District.

3. Recommendation

- a. Staff finds that the setback of the building is not a self-created hardship, but a hardship due to the size and location of the lot in the Brice and Main Street District. Staff also finds that the strict application of the code would limit the development of this lot. Furthermore, the required maximum setback of 20 feet did not take into account developments that were located on larger parcels, which would have a mixed-use type development, when the Zoning Code was created. Finally the applicant is working to have the building setback no more than 20 feet from the private drive, with parking mostly in the rear, to allow the mixed use nature of this zoning to be utilized on the site. Based on these reasons, staff recommends approval of the requested Variance to deviate from the maximum setback of 20 feet from Section 1103.15.III.A.Setbacks to permit a 341 foot setback from E. Main Street and 366 foot setback from Brice Road.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: October 8, 2024

To: Mr. Andrew Bowsher, Director of Development

From: Mitchell Yake, PE

Subject: Staff Report for: 1284 Brice Road (Alliance)

Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director, Ryan Andrews, City Engineer

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the above project at 1284 Brice Road (in the Brice and East Main District). The project is considered to be the first Phase of the improvements for the site and the development area encompasses 4.74 acres (proposed impervious acres is 3.37 acres). The project will include development of an interior private street and a 2-story mixed use building that includes office space, a coffee shop and a meeting center. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The site plan shows two access points. One is from East Main Street to the north of the project and the second is from Brice Road to the west of the project. A signal plan for the entrance from Brice Road was submitted January 16, 2024. Variance Application states that "Per correspondence with the City, no updated traffic study is required from the previously provided study and no public improvements will be required as part of the Phase 1's development". It is understood the signal will not be constructed as part of the Phase 1 development. However, if the intent is to it construct in a future phase, the traffic signal and study will need to be submitted for review.
2. There will be a total of 219 required parking spaces which include 7 ADA spaces. Also included in that number are 10 shared spaces provided on the adjacent south property and 202 surface parking stalls. Therefore, the parking requirements have been met for this phase of the project.
3. The internal private streets for the project have widths of both 24 feet and 26 feet on the northern and eastern portion of the project and it will be two-way traffic. The majority of the streets in this area include parking on both sides of the street. There is a portion of the proposed roadway that will continue to allow access for the existing McDonalds fast food restaurant from the northeast. There is also a proposed 26-foot wide roadway that will allow for access to McDonalds from the south of the restaurant, and the extent of the proposed roadway to the west terminates at the west side of the McDonalds access. No future development for that roadway to the west is proposed at this time. On the south side of the project from the entrance of Brice Road, there will be two-way traffic divided by an 8-foot wide median with no parking on either side. Each roadway on the south side of the property will be 13 feet wide. All are sufficient.
4. No pavement sections or details were provided with the Major Site Plan but will need to be provided with the PGU.

UTILITIES

5. There is an existing 8-inch private watermain throughout the project area with connections on both East Main Street and Brice Road, from the 8-inch watermain at those locations. There are existing fire hydrants to service the area as well within the project area. The water demand for the project area has been calculated to be 2,885 gpd per the variance and would be acceptable for the project.
6. The site's existing 8-inch sanitary sewer system connects to an existing 8-inch sanitary sewer main at the western end of the property at Brice Road. The anticipated flow has been calculated to be 2,885 gpd per the variance and would be acceptable for the project.
7. The submitted photometric analysis indicates there will be sufficient lighting throughout the project area. Several of the required plans were submitted separately but would ask that all plan sheets be included in the PGU upon submittal.

STORMWATER

8. The project includes new storm inlets within the pavement areas that connect into the existing stormwater system which was installed for the mass excavation project in 2023-2024. The storm pipe sizing ranges from 12-inch to 30-inch and connects into an existing 30-inch reinforced concrete pipe across Brice Road. The Major Site Plan indicates there is an existing sediment basin on the southwest corner of the property. Information should be included regarding the use of the existing sediment basin during construction of Phase 1, and a stormwater management report should be provided with the PGU.

DETAILS / SPECIFICATIONS

9. A Variance Request has been submitted for setbacks, from the required maximum front yard setback of 20 feet from a R/W and to permit a maximum front yard setback of 341 feet from East Main Street and 366 feet from Brice Road R/W.
10. Where applicable, refer to Reynoldsburg Standard Construction Drawings on the PGU submittal.

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 1284 Brice Road	Parcel ID#(s): 060-001145-00
--------------------------------------	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): The Christian and Missionary Alliance	
Contact Email: childs@cmalliance.org	Contact Phone Number: 503-750-6590

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Contact Email:	Contact Phone Number:
Description of Use:	

III. APPLICANT INFORMATION

Applicant Name: The Christian and Missionary Alliance Attn: Robb Childs	Applicant Address: One Alliance Place, Reynoldsburg, OH 43068
Applicant Phone Number: 503-750-6590	Applicant Email: childs@cmalliance.org alt: rick.fay@ohm-advisors.com
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance ☐ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☒ Non-Residential (all residential except single-family residential)(\$450) ☒ Engineering Report (\$750 [min.])

Requesting a variance from 1103.15, III, A. Lot Dimensions and Setbacks, from the required maximum front yard setback from a right of way.

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

Applicant Signature: Robb Childs Date: September 20, 2024

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:	<u>Zoning Information</u>	<u>Additional Approval Required</u>	<u>PZB Meeting</u>
	Zoning District: _____ ☐ Olde Reynoldsburg District ☐ Other: _____	☐ Major/Minor Site Plan ☐ Other: _____	Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
P&Z Administrator: _____		Date: _____	

Section 1109.11 VARIANCES

Initiating a Variance Request

A variance application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

What information must be provided for a Variance?

A property owner seeking a Variance shall submit a written request for Variance on forms provided by the Planning & Zoning Administrator. Such request shall include the following:

- ☒ Name, address, and telephone number of the property owner(s) and owner's agent(s);
- ☒ Legal description, address, tax district and parcel number of the property;
- ☒ Description of the nature of the variance requested and a statement address each of the standards for variance in the Code (see section 1109.13);
- ☒ Statement of the hardship;
- ☒ Such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.

***Note: The application must be signed by the property owner for the property which pertains to the variance.*

- ☒ Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What is the time frame for a variance request?In general the application process takes 30-45 days. Once a variance application is submitted, it will be placed on the next PZB agenda. The PZB can hold the application but a decision must be reached by the Board within sixty (60) days.

Why might you request a Variance?

To allow development of property prohibited by current zoning if such development will not adversely affect the surrounding property or neighborhood and if the PZB is satisfied that it will alleviate some hardship or difficulty.

How much will a Variance cost?

The fee for a variance is two hundred dollars (\$200) for a residential variance, and four hundred and fifty dollars (\$450) for all other variance requests.

What are the next steps after a Variance approval?

The approved variance will need to be officially documented through the issuance of a zoning certificate or a zoning sign permit depending on the type of variance. Any action of the PZB granted a variance shall be valid for a period of 12 months.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at

614-322-6829.

OR Visit our website at:

<http://www.reynoldsburg.gov>

Section 1109.11.D

STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

- ☐ The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
- ☐ The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)
- ☐ There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures.
- ☐ There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
- ☐ There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
- ☐ The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
- ☐ The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
- ☐ The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
- ☐ No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
- ☐ The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

DESCRIPTION OF 10.175 ACRES

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, being located in Half-Section 20, Section 13, Township 12, Range 21, Refugee Lands, and being all of those 1.081 acre and 9.093 acre tracts of land described in deeds to **The Christian and Missionary Alliance**, of record in Instrument Numbers 202112080223092 and 202106140103619 respectively, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at the northwest corner of said 1.081 acre tract, being at the intersection of the existing centerlines of right-of-way of Main Street (U.S. 40) and Brice Road;

Thence **North 89 degrees 06 minutes 38 seconds East**, along the centerline of right-of-way of Main Street and along the north line of said 1.081 acre tract, a distance of **180.09 feet** to the northeast corner of said 1.081 acre tract;

Thence **South 04 degrees 47 minutes 28 seconds West**, along the east line of said 1.081 acre tract, a distance of **45.22 feet** to a point on the existing south right-of-way line for Main Street (width varies), being at a northwest corner of said 9.083 acre tract;

Thence along the existing south right-of-way lines for said Main Street and the north lines of said 9.083 acre tract along the following three (3) description courses:

- 1. **North 89 degrees 06 minutes 38 seconds East**, a distance of **111.98 feet** to a point;
- 2. **South 02 degrees 43 minutes 06 seconds West**, a distance of **2.00 feet** to a point;
- 3. **North 89 degrees 06 minutes 38 seconds East**, a distance of **218.91 feet** to a northeast corner of said 9.083 acre tract;

Thence **South 03 degrees 58 minutes 00 seconds West**, along an east line of said 9.083 acre tract, a distance of **179.54 feet** to northeast corner of said 9.083 acre tract;

Thence **South 87 degrees 14 minutes 31 seconds East**, along a north line of said 9.083 acre tract, a distance of **160.26 feet** to a northeast corner of said 9.083 acre tract;

Thence **South 03 degrees 45 minutes 00 seconds West**, along an east line of said 9.083 acre tract, a distance of **50.35 feet** to a point;

Thence **South 04 degrees 26 minutes 21 seconds West**, along an east line of said 9.083 acre tract, a distance of **487.95 feet** to a southeast corner of said 9.083 acre tract;

Thence **North 85 degrees 35 minutes 23 seconds West**, along a south line of said 9.083 acre tract, a distance of **305.67 feet** to a southeast corner of said 9.083 acre tract;

Thence **South 04 degrees 22 minutes 45 seconds West**, along an east line of said 9.083 acre tract, a distance of **49.49 feet** to a southeast corner of said 9.083 acre tract;

Thence **North 85 degrees 34 minutes 29 seconds West**, along a south line of said 9.083 acre tract, a distance of **325.26 feet** to the southwest corner of said 9.083 acre tract, being on the existing east right-of-way line for Brice Road (width varies);

Thence along the west lines of said 9.083 acre tract along the following three (3) described courses:

- 1. **North 04 degrees 26 minutes 33 seconds East**, a distance of **311.68 feet** to a point;
- 2. **North 07 degrees 31 minutes 43 seconds East**, a distance of **92.88 feet** to a point;

- 3. **North 07 degrees 11 minutes 26 seconds East**, a distance of **104.29 feet** to a northwest corner of said 9.083 acre tract, being on the south line of said 1.081 acre tract;

Thence **North 85 degrees 44 minutes 43 seconds West**, along the south line of said 1.081 acre tract, a distance of **50.00 feet** to the southwest corner of said 1.081 acre tract, being on the centerline of right-of-way of Brice Road;

Thence **North 04 degrees 26 minutes 33 seconds East**, along the centerline of right-of-way of Brice Road and along the west line of said 1.081 acre tract, a distance of **254.18 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **10.175 acres**, all of which is located within Franklin County Auditor’s parcel numbers 060-001113 and 060-001145.

Bearings described herein are based on a bearing of North 89 degrees 06 minutes 38 seconds East for the centerline of right-of-way of Main Street (U.S. 40), measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description is intended for zoning purposes only.

ALTA/NSPS LAND TITLE SURVEY
STATE OF OHIO,
COUNTY OF FRANKLIN,
CITY OF REYNOLDSBURG,
HALF-SECTION 20, SECTION 13,
TOWNSHIP 12, RANGE 21
REFUGEE LANDS



BASIS OF BEARINGS

Bearings described hereon are based on a bearing of North 89 degrees 06 minutes 38 seconds East for the centerline of right-of-way of Main Street (U.S. 40), measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

GENERAL PROPERTY INFORMATION

Owners of Record: The Christian and Missionary Alliance

Current Tax PIDs: 060-001113, 060-001145

Current Tax District: City of Reynoldsburg

Current Deed Reference: I.N. 202112080223092, I.N. 202106140103619

Current Site Address: 6321 E. Main Street, 1284 Brice Road

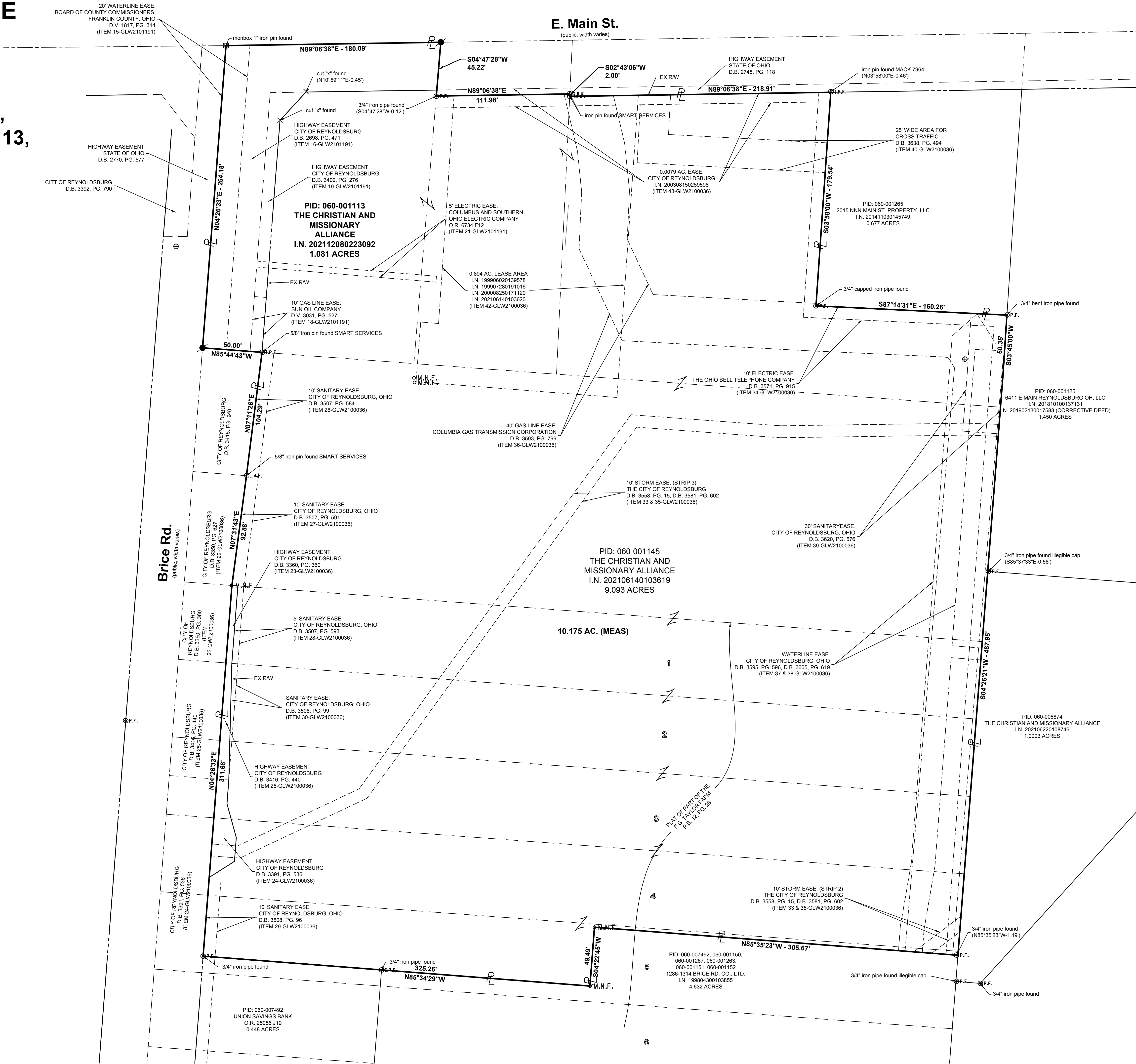
To: The Christian and Missionary Alliance; Commonwealth Land Title Insurance Company; and all of their respective successors and/or assigns as their interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18 and 19 of Table A thereof. The original field work was completed on September 5, 2022.

Date of Plat or Map: October 25, 2022

This document is not valid unless imprinted with a land surveyor's seal.

Michael J. Ward Date
Professional Land Surveyor 8808



THE CHRISTIAN &
MISSIONARY
ALLIANCE



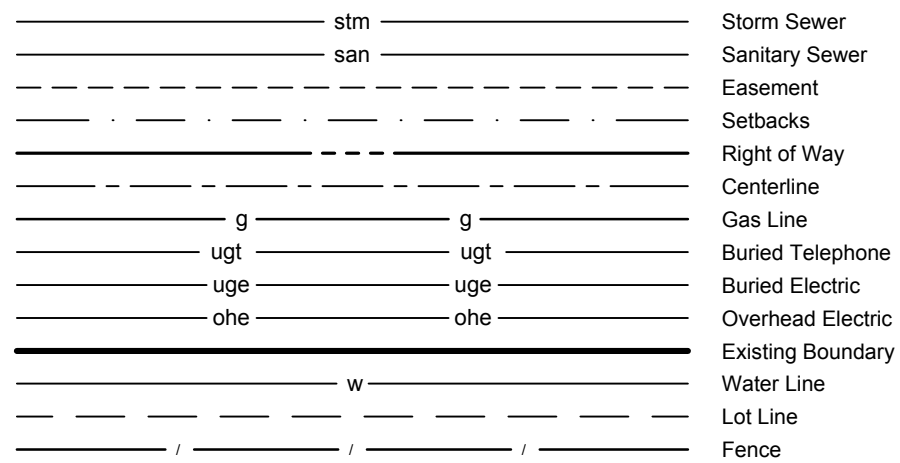
ALTANSPS LAND TITLE SURVEY
FOR
ALLIANCE PLACE DEVELOPMENT
CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO

REVISIONS	DATE	SHEET NO.	DESCRIPTION

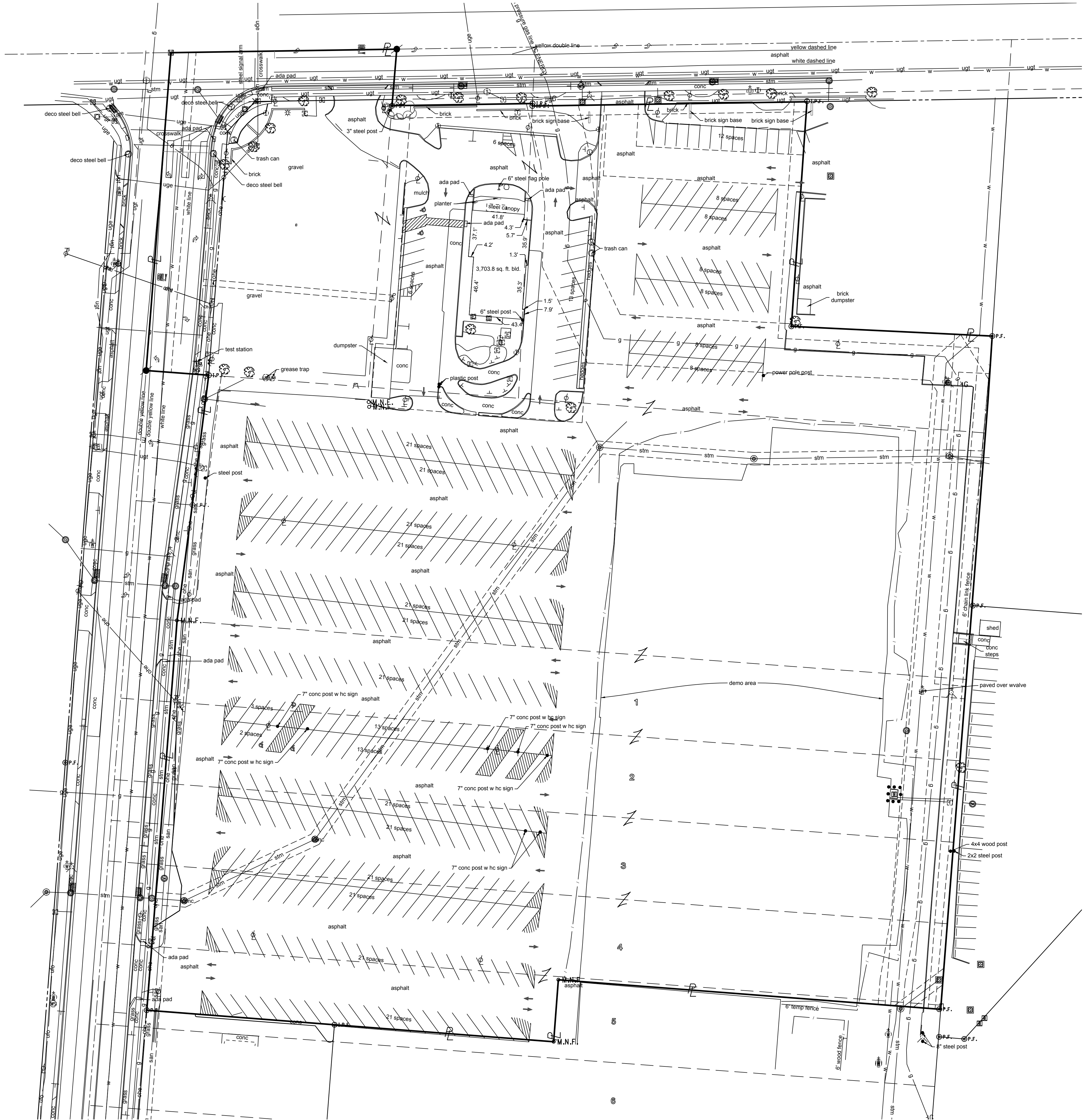
DATE:	10/26/2022
DRAWN BY:	MJW
CHECKED BY:	MJW
JOB NUMBER:	2021.03393

1 OF 3

PLOT SCALE: 1"=1' EDIT DATE: 10/26/22 - 12:38 PM EDITED BY: MWARD DRAWING FILE: O:\2021\03393D DRAWINGS\SURVEY\202103393 SV 2022-10-26.LTS.DWG



- ✕ Cross Cut Found
- ⊙ Curb Inlet
- ⊙ Drainage Inlet Round
- ⊙ Drainage Inlet Square
- ⊙ Electric Box
- ⊙ Electric Transformer
- ⊙ Fire Hydrant
- ⊙ Flag Pole
- ⊙ Gas Marker
- ⊙ Guy Wire
- ⊙ I.P.F. Iron Pin & Cap Found
- ⊙ I.P.F. Iron Pin Found
- ⊙ I.P.S. Iron Pin Set
- ⊙ Light Pole
- ⊙ M.N.F. Mag Nail Found
- ⊙ MAG Spike Set
- ⊙ Monument Box Found
- ⊙ Paint Arrow Left
- ⊙ Paint Arrow Right
- ⊙ Paint Arrow Straight
- ⊙ Paint Only
- ⊙ Post
- ⊙ Power & Telephone Pole
- ⊙ Power Pole
- ⊙ Rock
- ⊙ Sanitary Manhole
- ⊙ Sign
- ⊙ Sign Luminaire
- ⊙ Signal Pedestal
- ⊙ Storm Manhole
- ⊙ Stump
- ⊙ Telephone Manhole
- ⊙ Telephone Pedestal
- ⊙ Traffic Pull Box
- ⊙ Tree
- ⊙ Unidentified Manhole
- ⊙ Miscellaneous Object (see note)
- ⊙ Unknown Pole
- ⊙ Unknown Well
- ⊙ Utility Valve (Misc)
- ⊙ Water Service Valve
- ⊙ Water Valve
- ⊙ Yard Light



THE CHRISTIAN & MISSIONARY ALLIANCE

AMERICAN
STRUCTUREPOINT
INC.
2550 Corporate Exchange Dr. Ste 300 | Columbus, Ohio 43231
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ALTANSPS LAND TITLE SURVEY
FOR
ALLIANCE PLACE DEVELOPMENT
CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO

REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE: 10/26/2022

DRAWN BY: MJW

CHECKED BY: MJW

JOB NUMBER: 2021.03393

2 OF 3

PLOT SCALE: 1"=1' EDIT DATE: 10/26/22 - 12:38 PM EDITED BY: MWARD DRAWING FILE: O:\2021\03393D_DRAWINGS\SURVEY\202103393 SV\2022-10-26-LTS.DWG

EXHIBIT "A" - LEGAL DESCRIPTION

(GLW2101191)

Situated in the State of Ohio, County of Franklin, and in the City of Reynoldsburg, to-wit:

Half Section 20, Section 13, Township 12 North, Range 21 West, and being a part of 1.88 acre tract deed to M.C. Schatzman, in Deed Book 2622, Page 138, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a spike at the intersection of the center line of Main Street (U.S. 40), with the center line of Brice Road, said spike being at the northwesterly corner of said 1.88 acre tract; thence North 85°0' East, along the northerly line of said 1.88 acre tract, and along the center line of said Main Street (U.S. 40), a distance of 180.09 feet to a spike, passing spikes on line at 40.18 feet and 160.18 feet; thence South 0°21' West, across said 1.88 acre tract, and parallel to the westerly line of said 1.88 acre tract, and parallel to the center line of said Brice Road, a distance of 270.07 feet to an iron pin in the southerly line of said

1.88 acre tract, and in the northerly line of the H.B. Tussing, Jr., 1.492 acre tract (Deed Book 2255, Page 321), passing an iron pin on line in the southerly right of way line of said Main Street (U.S. 40), at 40.18 feet; thence North 89°39' West along the southerly line of said 1.88 acre tract, and along the northerly line of said 1.492 acre tract, a distance of 179.31 feet to a spike in the center line of said Brice Road, and at the southwestery corner of said 1.492 acre tract, passing an iron pin on line in the proposed easterly right of way line of said Brice Road at 139.31 feet, passing a found iron pin on line at 161.91 feet; thence North 0°21' East, along the westerly line of said 1.88 acre tract, and along the center line of said Brice Road, a distance of 254.18 feet to the place of beginning, passing spikes on line at 94.0 feet and 214.00 feet, containing 1.081 acres, more or less.

SUBJECT TO THE FOLLOWING:

Easement for highway purposes.

Being part of half Section 20, Section 13, Township 12, Range 21; and being part of The Sun Oil Company 1.081 acre tract, of record in Deed Book 2708, Page 20, all references being to records of the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the centerline of Brice Road at the Southwestery corner of the said 1.081 acre tract; Thence along the Southerly line of the said 1.081 acre tract, South 89°39' East, 40.0 feet to a point in the Easterly right of way of Brice Road, and the True Place of Beginning; Thence along the said right of way, North 0°21' East, (Being 40 feet easterly at right angles from a centerline of Brice Road), 217.75 feet to a point in the southerly right of way of Main Street; Thence along the said right of way, North 85°00' East, (Being 40 feet southerly at right angles from the centerline of Main Street), 30.00 feet to a point; Thence South 38°13'24" West 32.37 feet to a point; Thence South 0°21' West, (Being 50 feet Easterly at right angles from the centerline of Brice Road), 195.0 feet to a point in the said 1.081 acre tract; Thence along the said line, North 89°39' West, 10.0 feet to the True Place of Beginning, containing 0.055 acres, more or less.

PPN: 060-001113

(GLW2100038)

Situated in the County of Franklin, State of Ohio, City of Reynoldsburg, being located in Half Section 20, Section 13, Township 12, Range 21, Refugee Lands, and being parts of Lots Nos. 1 through 5, inclusive, of "F.G. TAYLOR'S EXECUTOR'S SUBDIVISION" as recorded in Plat Book 12, Page 28, together with parts of the tracts conveyed to Laura T. McClarren (see Deed Book 1055, Page 653); Patti A. Anders (see Deed Book 3313, Page 363); Constance G. Neiss and Bruce A. Gilbert (see Deed Book 3497, Pages 962 and 965); and all of the tract conveyed to Homer B. Jr. and Mary Louise Tussing (see Deed Book 2594, Page 399), all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at an iron pin at the intersection of the easterly right-of-way line of Brice Road with the northerly line of Lot No. 1 of "F.G. TAYLOR'S EXECUTOR'S SUBDIVISION"; said iron pin being located 40.0 feet easterly at right angles from the centerline of Brice Road;

thence along the easterly right-of-way line of Brice Road, North 7° 41' 54" East, 89.09 feet to an iron pin at an angle point in said right-of-way line, said angle point being located 45.0 feet easterly at right angles from the centerline of Brice Road;

thence continuing along the easterly right-of-way line of Brice Road, North 7° 11' 58" East, 105.41 feet to a iron pin at the point of intersection of said right-of-way line with the southerly line of the 1.081 acre tract conveyed to the Sun Oil Company by deed of record in deed Book 2708, Page 20, said iron pin being located 50.0 feet easterly at right angles from the centerline of Brice Road;

thence along the southerly line of said 1.081 acre tract, South 85° 31' 14" East, 129.46 feet to an iron pin at the southeasterly corner of the said Sun Oil Company tract;

thence along the easterly line of said tract, North 4°29' 19" East, 225.21 feet to the point of intersection of said line with the southerly right-of-way line of East Main Street;

thence along the southerly right-of-way line of East Main Street, North 89° 08' 37" East (being parallel to and 45.0 feet southerly from the centerline of East Main Street), 112.17 feet to an angle point in said right-of-way line;

thence South 4° 28' 52" West, 2.01 feet to an angle point in said right-of-way line;

thence North 89° 08' 37" East (being parallel to and 47.0 feet southerly at right angles from the centerline of East Main Street), 218.93 feet to a point;

thence South 3° 43' 48" West (being parallel to the easterly line of the said Constance G. Neiss and Bruce A. Gilbert tract), 180.00 feet to a point;

thence South 87° 16' 26" East, 159.51 feet to a point in the easterly line of the said Neiss and Gilbert tract, being the westerly line of the 0.910 acre tract conveyed to Dallas R. and Nelle M. Tobin by deed of record in Deed Book 2015, page 209;

thence along the westerly line of the said Tobin tract, South 3° 43' 48" West,

49.47 feet to an iron pin found at the southwestery corner of said tract, being the northwesterly corner of the 10.768 acre tract conveyed to George R. and K.B. Clymer by deed of record in Deed Book 3370, page 148; thence along the westerly line of the said Clymer tract, South 4° 39' 29" West, 488.41 feet to a point in the easterly line of Lot No. 5 of "F.G. TAYLOR'S EXECUTOR'S SUBDIVISION";

thence across said Lot No. 5, North 85° 31' 08" West, 304.59 feet to a point;

thence South 4° 28' 52" West, 49.5 feet to a point; thence North 85° 31'08" West, 325.50 feet to a point in the easterly right-of- way line of Brice Road;

thence along the easterly right-of-way line of Brice Road, North 4° 28' 52" East (being -parallel to and 40.0 feet easterly from the centerline of Brice Road), 314.22 feet to the place of beginning, containing 9.093 acres, more or less.

TOGETHER WITH the beneficial easements contained in Easement Agreement by and between KM Reynoldsburg Development Company and Patti A. Anders, filed for record March 3, 1978, in Deed Book 3638, Page 494, of the Franklin County, Ohio Records.

SURVEYOR'S NOTES

1. This plat of an **ALTANSPS LAND TITLE SURVEY** is based upon the Commonwealth Land Title Insurance Company owner's policies of title insurance having Policy Nos. GLW2101191 (effective date of December 8, 2021) and GLW2100036 (effective date of June 14, 2021).

2. The following notes are keyed the Exceptions in Schedule B of the above referenced owner's policy of title insurance having Policy No. GLW2101191 and pertain only to the location of the item in relation to the subject premises. The undersigned makes no assumptions or assertions as to what rights exist or do not exist as described in the below documents.

No comment is made regarding the following Exceptions in Schedule B: 1-11, 17, 20, 23 & 24

Item 12: Easement to The Ohio Fuel Supply Co., filed for record October 29, 1910, in Misc. Volume 7, Page 507, of the Franklin County, Ohio, Records.
Surveyor's Notes: *May affect subject property, unable to determine exact location.*

Item 13: Deed of Easement to Scioto Valley Traction Co., filed for record March 20, 1924, in Deed Volume 773, Page 323, of the Franklin County, Ohio Records.
Surveyor's Notes: *Affects subject property, nothing to plot.*

Item 14: Easement of Ohio-Midland Light and Power Comapny, filed for record February 16, 1937, in Deed Volume 1051, Page 425, of the Franklin County, Ohio Records.
Surveyor's Notes: *May affect subject property, unable to determine exact location.*

Item 15: Easement for Water Line, Water Improvement No. 455 Sewer District Truro No. 2, to The Board of County Commissioners, Franklin County, Ohio, filed for record June 23, 1954, in Deed Volume 1817, Page 314, of the Franklin County, Ohio Records.
Surveyor's Notes: *Affects subject property, shown on survey.*

Item 16: Deed of Easement to The City of Reynoldsburg, filed for record December 10, 1965, in Deed Volume 2698, Page 471, of the Franklin County, Ohio Records.
Surveyor's Notes: *Affects subject property, shown on survey.*

Item 18: Right-of-Way to Columbia Gas of Ohio, Inc., filed for record December 19, 1969, in Deed Volume 3031, Page 527 of the Franklin County, Ohio Records, and generally depicted on the ALTANSPS Land Title Survey prepared by American Surveying And Mapping, Inc., entitled "6321 East Main Street, Franklin County, Reynoldsburg, Ohio" dated August 19, 2021, last revised October 26, 2021 and assigned Project No. 2113255-33238 (the "Survey").
Surveyor's Notes: *Affects subject property, shown on survey.*

Item 19: Easement as set forth in Entry, filed for record March 26, 1974, in Deed Volume 3402, Page 276, of the Franklin County, Ohio Records, and generally depicted on the Survey.
Surveyor's Notes: *Affects subject property, shown on survey.*

Item 21: Easement to Columbus and Southern Ohio Electric Company, filed for record December 20, 1985, in OR Volume 6734, Page F12, of the Franklin County, Ohio Records and generally depicted on the Survey.
Surveyor's Notes: *Affects subject property, shown on survey.*

Item 22: Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record June 18, 2008, in Instrument No. 200806180093814, of the Franklin County, Ohio Records.

Amended and Restated Use and Operating Restriction, filed for record October 26, 2010 and recorded in Instrument No. 201010260142473 of the Franklin County, Ohio Records.
Surveyor's Notes: *Affects subject property, nothing to plot.*

Item 25: Easement Agreement by and between KM Reynoldsburg Development Company, and Gilbert Brice Road Co., filed for record December 22, 1976 in Deed Volume 3558, Page 3, and as the same was modified by a Release of Easement filed for record October 24, 1985 in Official Record Volume 6448, Page I01, of the Franklin County, Ohio Records.
Surveyor's Notes: *Item contains a temporary easement, not shown on survey, appears to have been released via O.R. 6448 I01.*

Item 26: The following matters disclosed by the Survey:

a. Encroachment of curb from the Land onto the adjoining property along the easterly boundary line, now or formerly owned by Christian & Missionary Alliance by 10.1 feet;

b. Apparent cross access to and from the property to the east, now or formerly owned by Christian & Missionary Alliance, without benefit of easement;
Surveyor's Notes: *Referenced "Survey" not provided to surveyor.*

3. The follwin notes are keyed the Exceptions in Schedule B of the referenced owner's policy of title insurance having Policy No. GLW2100036 and pertain only to the location of the item in relation to the subject premises. The undersigned makes no assumptions or assertions as to what right exist or do not exist as described in the below documents.

No comment is made regarding the following Exceptions in Schedule B: 1-13, 16, 17, 19, 31, 32, 41, 44, 45 & 46

Item 14: Deed of Easement granted to Scioto Valley Traction Co. filed for record March 22, 1924, in Deed Book 773, Page 323, of the Franklin County, Ohio Records.
Surveyor's Notes: *Affects subject property, blanket in nature, nothing to plot.*

Item 15: Easement granted to Ohio Midland Light and Power Company, filed for record February 24, 1937, in Deed Book 1051, Page 425, of the Franklin County, Ohio Records.
Surveyor's Notes: *May affect subject property, unable to determine exact location.*

Item 18: Easement granted to Ohio-Midland Light and Power Company, filed for record December 9, 1958, in Deed Book 2146, Page 634, of the Franklin County, Ohio Records.
Surveyor's Notes: *Affects subject property, blanket in nature, nothing to plot.*

Item 20: Right of Way granted to Columbia Gas of Ohio, Inc., filed for record September 24, 1969, in Deed Book 3011, Page 668, of the Franklin County, Ohio Records.
Surveyor's Notes: *Affects subject property, located on Lot 1 of Plat of Part of the F.G. Taylor Farm, as recorded in Plat Book 12, Page 28, unable to determine exact location (poor original), for gas line within Brice Road.*

Item 21: Right of Way granted to Columbia Gas of Ohio, Inc., filed for record September 24, 1969, in Deed Book 3011, Page 672, of the Franklin County, Ohio Records.
Surveyor's Notes: *Affects subject property, unable to determine exact location (poor original), for gas line within Brice Road.*

Item 22: Easement as contained within the entry filed for record July 17, 1973, in Deed Book 3350, Page 627, of the Franklin County, Ohio Records.
Surveyor's Notes: *Does not affect subject property, located within Brice Road Right-of-Way, shown on survey, temporary easement not shown.*

Item 23: Easement as contained within the entry filed for record August 21, 1973, in Deed Book 3360, Page 360, of the Franklin County, Ohio Records, and generally depicted on the ALTANSPS Land Title Survey prepared by American Surveying & Mapping, Inc., entitled "1284 BRICE RD & 6323 E MAIN ST, FRANKLIN COUNTY, REYNOLDSBURG, OHIO" dated March 9, 2021, and assigned Project No. 2112144_30204 (the "Survey").
Surveyor's Notes: *Affects subject property, shown on survey, fee parcel within Brice Road Right-of-Way.*

Item 24: Easement as contained in entry filed for record January 15, 1974, in Deed Book 3391, Page 536, of the Franklin County, Ohio Records, and generally depicted on the Survey.
Surveyor's Notes: *Affects subject property, shown on survey, fee parcel within Brice Road Right-of-Way.*

Item 25: Easement as contained within the amended entry filed for record June 17, 1974, in Deed Book 3416, Page 440, of the Franklin County, Ohio Records, and generally depicted on the Survey.
Surveyor's Notes: *Affects subject property, shown on survey, fee parcel within Brice Road Right-of-Way.*

Item 26: Deed of Easement granted to the City of Reynoldsburg, Ohio, filed for record March 3, 1976, in Deed Book 3507, Page 584, of the Franklin County, Ohio Records.
Surveyor's Notes: *Affects subject property, shown on survey.*

Item 27: Deed of Easement granted to the City of Reynoldsburg, Ohio, filed for record March 3, 1976, in Deed Book 3507, Page 591, of the Franklin County, Ohio Records.
Surveyor's Notes: *Affects subject property, shown on survey.*

Item 28: Deed of Easement granted to the City of Reynoldsburg, Ohio, filed for record March 3, 1976, in Deed Book 3507, Page 593, of the Franklin County, Ohio Records.
Surveyor's Notes: *Affects subject property, shown on survey.*

Item 29: Deed of Easement granted to the City of Reynoldsburg, Ohio, filed for record March 8, 1976, in Deed Book 3508, Page 96, of the Franklin County, Ohio Records, and generally depicted on the Survey.
Surveyor's Notes: *Affects subject property, shown on survey.*

Item 30: Deed of Easement granted to the City of Reynoldsburg, Ohio, filed for record March 8, 1976, in Deed Book 3508, Page 99, of the Franklin County, Ohio Records.
Surveyor's Notes: *Affects subject property, shown on survey.*

Item 33: Deed of Easement granted to the City of Reynoldsburg, Ohio, filed for record December 27, 1976, in Deed Book 3558, Page 15, of the Franklin County, Ohio Records, and generally depicted on the Survey.
Surveyor's Notes: *Affects subject property, shown on survey.*

Item 34: Deed of Easement granted to the City of Reynoldsburg, Ohio, filed for record March 29, 1977, in Deed Book 3571, Page 915, of the Franklin County, Ohio Records, and generally depicted on the Survey.
Surveyor's Notes: *Affects subject property, shown on survey.*

Item 35: Deed of Easement granted to the City of Reynoldsburg, Ohio, filed for record May 13, 1977, in Deed Book 3581, Page 602, of the Franklin County, Ohio Records, and generally depicted on the Survey.
Surveyor's Notes: *Affects subject property, shown on survey.*

Item 36: Right of Way granted to Columbia Gas Transmission Corporation, filed for record July 7, 1977, in Deed Book 3593, Page 799, of the Franklin County, Ohio Records, and generally depicted on the Survey (As to Parcel I).
Surveyor's Notes: *Affects subject property, shown on survey.*

Item 37: Deed of Easement granted to the City of Reynoldsburg, Ohio, filed for record July 15, 1977, in Deed Book 3595, Page 596, of the Franklin County, Ohio Records, and generally depicted on the Survey.
Surveyor's Notes: *Affects subject property, shown on survey.*

Item 38: Deed of Easement granted to the City of Reynoldsburg, Ohio, filed for record August 31, 1977, in Deed Book 3605, Page 876, of the Franklin County, Ohio Records, and generally depicted on the Survey.
Surveyor's Notes: *Affects subject property, shown on survey.*

Item 39: Deed of Easement granted to the City of Reynoldsburg, Ohio, filed for record November 15, 1977, in Deed Book 3620, Page 876, of the Franklin County, Ohio Records, and generally depicted on the Survey.
Surveyor's Notes: *Affects subject property, shown on survey.*

Item 40: Subject to the terms and conditions of the Easement Agreement by and between KM Reynoldsburg Development Company and Patti A. Anders, filed for record March 3, 1978, in Deed Book 3638, Page 494, of the Franklin County, Ohio Records, and generally depicted on the Survey.
Surveyor's Notes: *Affects subject property, shown on survey.*

Item 42: Memorandum of Sublease by and between KMart Corporation and McDonald's Corporation, filed for record June 2, 1999, in Instrument No. 199906020139578, and re-recorded July 28, 1999, in Instrument No. 199907280191016, of the Franklin County, Ohio Records.

Supplement to Sublease dated July 25, 2000 and recorded August 25, 2000 as Instrument No. 200008250171120, of the Franklin County, Ohio Records.

As affected by Assignment Agreement by and between Jayne Bentzen and The Christian And Missionary Alliance, a Colorado nonprofit corporation dated May 13, 2021 and filed for record June 14, 2021 in Instrument No. 202106140103620, of the Franklin County, Ohio Records.
Surveyor's Notes: *Lease area affects subject property, shown on survey.*

Item 43: Deed of Easement granted to the City of Reynoldsburg, Ohio, filed for record August 15, 2003, in Instrument No. 200308150259598, of the Franklin County, Ohio Records, and generally depicted on the Survey.
Surveyor's Notes: *Affects subject property, shown on survey.*

4. The purpose of this survey was to prepare an ALTANSPS Land Title Survey for the site.

5. This plat of an **ALTANSPS LAND TITLE SURVEY** represents the conditions of the site on: September 5, 2022 (date of latest field activity).

6. The accuracy of any flood hazard data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. Flood Insurance Rate Map having Community-Panel Number 39049C0354K (effective date June 17, 2008) of the National Flood Insurance Program indicates this site to be within zone "X" (areas determined to be outside 500-year floodplain).

The subject properties are adjacent to, and have direct vehicular access, to the rights-of-ways for Brice Road (public) and E. Main Street (public).

7. Discussion of Certain ALTA Table A Items:

Item 6: No zoning information provided by client.

Item 9: There are currently 393 delineated parking spaces, of which 5 are designated as handicapped spaces, on the subject property.

Item 11: The locations of any underground utilities shown on this plat are based upon above ground evidence (including, but not limited to, manholes, inlets, and marks made on the ground by others) or plan information provided by the utility owners and are speculative in nature. There may be underground utilities for which there is no above ground evidence, for which the above ground evidence was not observed (i.e. buried or paved over), or for which no plans were provided.

Observed evidence of Gas, Electric, Water, Telecommunications (which may or may not include telephone, cable TV and fiber optic lines), Sanitary Sewer and Storm Drainage exist on or adjacent to the subject property.

Item 16: No observed evidence of building construction or earth moving work currently exists on site.

Item 17: The undersigned has not been made aware of any proposed changes to the public right-of-way width or location. There is no evidence of recent sidewalk construction.

Item 18: The undersigned is aware of the following offsite easements or servitudes:

Easement Agreement by and between KM Reynoldsburg Development Company and Patti A. Anders, of record in Deed Book 3638, Page 494 (Item 40-GLW2100036)

8. American Structurepoint, Inc. makes no warranty, either expressed or implied, as to our staking, findings, recommendations, plans, specifications, or professional advice except that the work was performed pursuant to generally accepted standards of practice and degree of care exercised by members of the same profession on projects of comparable size and complexity. As used in this survey, the word certify (certified, certification, and/or certificate) shall be interpreted as meaning a professional opinion regarding the conditions of those facts and/or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied.

9. This Plat of an ALTANSPS LAND TITLE SURVEY represents a survey made under my supervision and in compliance with the Minimum Standards for Boundary Surveys as established by Chapter 4733-37 of the Ohio Administrative Code with corners established as shown and is true and correct to the best of my knowledge.

THE CHRISTIAN & MISSIONARY ALLIANCE



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www.structurepoint.com

ALTANSPS LAND TITLE SURVEY FOR
ALLIANCE PLACE DEVELOPMENT
CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO

REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE:	10/26/2022
DRAWN BY:	MJW
CHECKED BY:	MJW
JOB NUMBER:	2021.03393

September 25, 2024

The Christian and Missionary Alliance PZB Variance Request Statements

Variance Request: 1103.15, III, A. Lot Dimensions and Setbacks, from the required maximum front yard setback of 20 feet from a right of way and to permit a maximum front yard setback of 341 feet from Main Street and 366 feet from Brice Road rights of way.

(c) Description of the nature of the variance requested and a statement address each of the standards for variance in the Code:

Description of proposed conditions:

- The site is located in the Brice and East Main District, approximately at the corner of Main Street and Brice Road.
- Zoning code section 1103.15 Brice & East Main Street District describes the district as “intended to create compact, mixed-use, walkable environments”, and “intended to be more of an urban, mixed-use zone or Transit Oriented Development”.
- The Comprehensive Plan identifies the site specifically as a focus area “Focus Area #1: K-Mart Site”. The plan recommends a development pattern with buildings located along Brice and Main with small setbacks and parking screened behind buildings, supporting a walkable, mixed-use urban environment.
- The Alliance Place site plan is organized to support the goals of the comprehensive plan and zoning code, providing a mixed-use development.
 - The site is organized around a central interior neighborhood street. The private street will provide access and circulation through the site, and connection to the adjacent south parcel. The street will be walkable with a small scale and slow vehicle speeds, on-street parking, crosswalks, street trees. Adjacent surface parking will be screened with evergreen hedges.
 - The site will be developed in phases to best match to market conditions.
 - Phase 1 includes development of the interior private street, and One Alliance Place and associated parking. One Alliance Place will be a 2-story mixed use building that includes office, a coffee shop, and a meeting center.
 - Future phases will include development of the Brice Road and Main Street frontages. It is anticipated that uses along the streets will be retail and/ or restaurant uses that can best take advantage of the roadway visibility, and access to existing bus transit and to a potential future BRT stop on Main Street.
 - The future phases along Brice and Main Street are anticipate to meet zoning code standard for building setbacks along those streets.
- The Brice & East Main Street District requires a minimum front yard setback of 5 feet, and a maximum front yard setback of 20 feet. The setback is defined as being from a public right-of-way. The code does not specifically indicate how phased developments or setbacks on private streets are to be handled.
 - The proposed phase 1 development locates the mixed-use One Alliance Place building along the interior private street. The building will be setback approximately 20 feet from the face-of-curb, and is consistent with the district intent of place building near streets.



- The development of buildings in the future phase area of the project site, along Main Street and Brice Road, are anticipated to meet the zoning requirements for front yard setbacks along those streets, with parking placed behind or to the side of the buildings and screened from the street.
- The variance is necessary to allow for the phased development of the project site, to allow the phase 1 mixed-use (but primarily office and meeting use) building to proceed in a more interior portion of the site, and to allow the street-frontage to remain developable as a more appropriate location for retail and/ or restaurant uses that rely on street visibility for their success.

Disposition of variance standards (Section 1109.13 D.)

i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

The variance conforms with the intended vision for the site and district as a compact, walkable, urban center. While the setback is regulated from the public streets, the plan still places the mixed-use building within 20 feet of an interior private street. The variance allows the street-frontage portions of the site to remain available for street-fronting development. The variance would not be detrimental to the public welfare.

ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.

The variance does not establish any use.

iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.

The development intends to proceed in a phased approach to best align with Owner's development funding and market conditions. The development is following the zoning code for the existing district (Brice and East Main District), however the base code makes no flexibility to phase development in a pattern where the initial phase is not located immediately on the fronting roadways. The site is unique in that it is one of the larger developable sites within the district, and the variance will aid in developing the mix of uses and development pattern supportive intended community vision for the district.

Strict application of the code would require either the phase 1 building (coffee + meeting + office) be located within 20 feet of either road right of way. This location would leave the interior of the site for retail or restaurant space, severely constraining its viability due to lack of visibility from the streets.

iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.

The hardship exists in that the code does not allow for the ability to measure setback from an interior private street that is designed to provide access within and across the site, nor to phase a larger mixed-use development in such a way as the interior located building can be developed first, allowing future development of street-fronting portions of the site.



v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

The variance allows for the planned placement of the phase 1 mixed-use building, the development of the interior private street, and the ability to maintain the street-frontage areas for more appropriate commercial development that will be best served by the visibility. It is anticipated that the future phase development will comply with the front setback requirements.

vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

The variance will not impair the supply of light and air, will not add traffic congestion, increase danger of fire, endanger the public safety. The proposed development will bring users to a currently vacant site adding value and potential customers for surrounding businesses.

vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.

This variance does not apply any special privilege that is otherwise expressly prohibited by the code. The variance allows for more flexibility in the phasing of mix of uses on a uniquely large site in the district.

viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

The variance request is not based on any adjacent development. It is specific to the nature of this site and the proposed arrangement of uses and buildings.

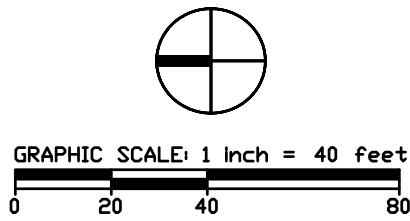
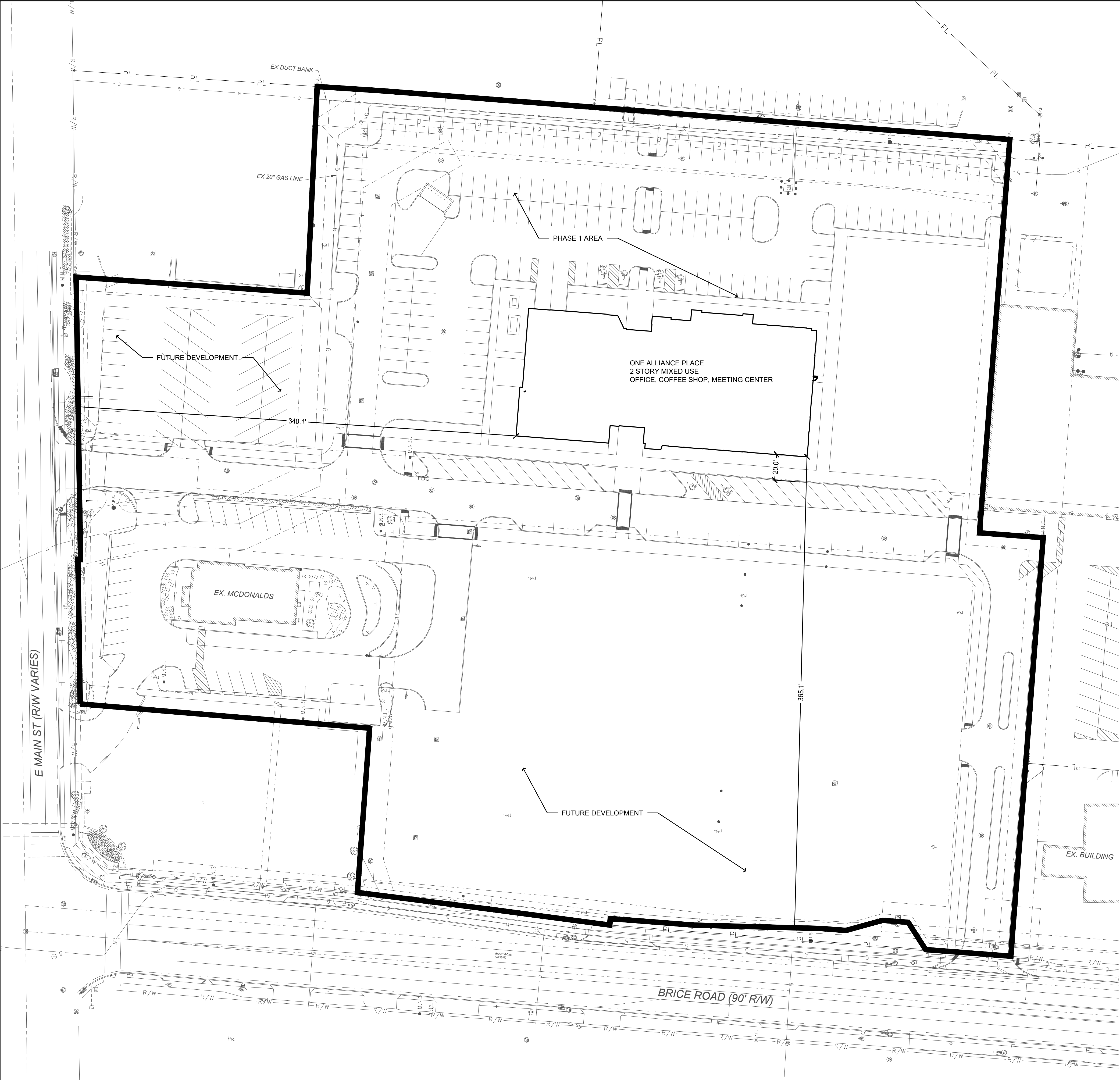
ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

The code makes no provisions for setbacks applicable to interior private streets.

d) Statement of Hardship

The hardship exists in that the code does not allow for the ability to measure setback from an interior private street that is designed to provide access within and across the site, nor to phase a larger mixed-use development in such a way as the interior located building can be developed first, allowing future development of street-fronting portions of the site. The proposed arrangement of buildings, their uses, and phased approach are intentional – to place the mixed use office/coffee/ meeting use building interior to the site and create an established presence of people, and to then develop the street frontage with retail or restaurant uses that can better utilize the street visibility, office occupants, and proximity to transit and pedestrian ways.

DRAWING PATH: C:\Users\frayapp\pds\caltemp\pds\Publish 32658\210220 SETBACK VARIANCE PLAN.dwg Sep 26, 2024 - 12:33pm



ISSUED FOR:	VARIANCE APPLICATION	09/26/2024	DATE
REVISION	DESCRIPTION		

THE CHRISTIAN AND MISSIONARY ALLIANCE
ONE ALLIANCE PLACE
REYNOLDSBURG, OH

SETBACK VARIANCE PLAN



CONCEPT PLAN - Potential Future Build-out

ALLIANCE PLACE | REYNOLDSBURG, OHIO

09/26/2024

This plan is conceptual and for master planning purposes only. Subject to change with final engineering and agency approvals. Not for construction.



Marie Meeks

From: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Sent: Monday, September 30, 2024 11:20 AM
To: Marie Meeks
Cc: Phoenix Buathier
Subject: Re: 1284 Brice Rd - Major Site Plan and Variance Applications

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Meeks,

Good morning.

We do not have any comments about this project at this time.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Monday, September 30, 2024 10:15 AM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 1284 Brice Rd - Major Site Plan and Variance Applications

Hi Lt Schmidt,

I have attached a Major Site Plan and Variance application for 1284 Brice Rd. Please let me know if the Fire Department has any comments about these applications by October 8th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

October 9, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Tura Lencho for Bokore, LLC; 1710 Rosehill Road: Conditional Use Application – Dwelling – Developmental Disability

Planning and Zoning Board:

Below is the staff review of the above referenced Conditional Use Application.

1. Project Summary

- a. **Site Summary:** The subject site is located at 1710 Rosehill Road, parcel ID number 060-003160. The 0.18 acre site's current land use is Dwelling – Single-Family Detached. The existing home is approximately 1,301 square feet with 2 full baths and 3 bedrooms per the Franklin County Auditor's website. The parcel is zoned SR, Suburban Residential. The applicant is requesting the site's land use be changed to Dwelling – Developmental Disability, which is identified as a Conditional Use in the Zoning Code for the SR, Suburban Residential zoning district.
- b. **Surrounding Zoning:** The surrounding zoning consists of SR, Suburban Residential the north, east, west, and south of the subject site. The surrounding land uses consist of Dwellings – Single-Family to the north, east, west, and south of the subject site.
- c. **Applicant's Request:** The applicant is requesting a Conditional Use for a Dwelling – Developmental Disability in the SR, Suburban Residential District, since it is a Conditional Land Use. The applicant states that the proposed new business/use will function as a residential dwelling for adults with developmental and/or physical disabilities, that the use will provide daily living support, supervision, and personal care assistance for clients. That the use will provide housing and care, but that no medical services will be provided on-site. The applicant states that clients will be given 24/7 residential care, including assistance with daily activities such as dressing, grooming, and meal preparation, and that there will be one employee on-site at any given time, with possible shift changes. The applicant states that delivery activity will be minimal, and will primarily consist of groceries, medical supplies, and household items once or twice a week, similar to a standard residential use.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the SR, Suburban Residential district "...should largely consist of single-family homes situated on medium-sized lots."

2. Project Review

- a. **Definition:** The definition of a Dwelling – Developmental Disability in the

Zoning Code is “A dwelling devoted to two or more persons who have a physical or mental impairment or handicap, or both, that substantially limits one or more major life activities, such as caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, learning, breathing, or working. A physical or mental impairment may include orthopedic, visual, speech, or hearing impairments, Alzheimer’s disease, pre-senile dementia, cerebral palsy, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, autism, or emotional illness.”

- b. **Conditional Use Standards:** Conditional Uses are required to meet the general standards found in Section 1109.13.D:
 - i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
 1. The applicant states that the proposed use is in harmony with the existing residential character of the SR district and will not change the essential character of the neighborhood; the dwelling is intended to provide a quiet, stable residential environment similar to other homes in the area. Staff finds that the proposed use is in harmony with the existing character of the zone and will not change its essential character.
 - ii. The proposed use shall not adversely affect the use of adjacent property;
 1. The applicant states that the proposed use will not adversely affect the use of adjacent properties, that the home will be maintained to residential standards, and that operations will be quiet with minimal impact on neighboring properties. Staff finds that the proposed use does not appear to adversely affect the use of adjacent properties.
 - iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
 1. The applicant states that the proposed use will not adversely affect the healthy, safety, morals, or welfare of persons residing or working in the neighborhood, staff are trained to handle the needs of residents, and no activities that could negatively impact the community are planned. Staff finds that that the proposed use as described by the applicant does not appear to adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.
 - iv. 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;
 1. 1710 Rosehill Road currently exists as a Dwelling – Single-Family Detached. The applicant states that the proposed use will be adequately served by public facilities and services, including roads, police and fire protection, water, sanitary sewer, and storm water management. The Fire Department has no issues with the application at this time.

- v. 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 zone or district;
 - 1. The applicant states that the use will not impose a significant traffic impact different from other residential uses, and that with only two residents and one employee on-site at a time, traffic will be minimal and comparable to any other single-family home. Staff finds that the proposed use as described by the applicant would likely not cause a traffic impact that is significantly different from that anticipated by permitted uses of the zone.
- vi. 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;
 - 1. The applicant states the proposed use is in accordance with the objectives, purpose, and intent of the Zoning Code, Land Use Plan, and relevant ordinances, and that the use aligns with community goals to provide inclusive housing options for individuals with disabilities. Staff finds that the proposed use meets the general purpose and intent of the Zoning Code.
- vii. The proposed use complies with the applicable specific provisions and standards of this Code;
 - 1. Required off-street parking spaces for Dwelling – Developmental Disability is detailed in Table 1105.01A and the requirement is 1 parking space per 8 beds plus 1 per employee based on the largest staff shift.
 - i. The applicant states that there will be 1 employee working at all times, that the dwelling would contain 2 residents, and that there would be 3 beds on-site. Based on the application, the required number of off-street parking spaces for the applicant would be 2 total.
- viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.
 - 1. The proposed use meets the definition and intent of a Dwelling – Developmental Disability, which is listed as a conditional use in the SR, Suburban Residential zoning district.

3. Recommendation

- a. Staff recommends approval of the proposed conditional use for a Dwelling – Developmental Disability, due to meeting all of the required factors of the conditional use.

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 1710 Rosehill rd Reynoldsburg, ohio 43068	Parcel ID#(s): 060-003160-00
--	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Tura Lencho	
Contact Email: lencho.t@gmail.com	Contact Phone Number: (614) 974-6700

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Bokore LLC	Contact Name: Tura Lencho
Contact Email: bokorellc@gmail.com	Contact Phone Number: (614) 974-6700
Description of Use: The property will function as a residential dwelling for adults with developmental and/or physical disabilities. It will provide housing and care but no medical treatments on site. The focus is on daily living support, supervision, and assistance with personal care. please see attachment for more details.	

III. APPLICANT INFORMATION

Applicant Name: Tura Lencho	Applicant Address: 9096 Cotswold Dr Pickerington OH 43147 United States
Applicant Phone Number: 614-974-6700	Applicant Email: lencho.t@gmail.com
☒ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance ☒ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☐ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min.])

The property will function as a residential dwelling for adults with developmental and/or physical disabilities without major structure changes. It will provide housing and care but no medical treatments on site. The focus is on daily living support, supervision, and assistance with personal care. please see attachment for more details.

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

Applicant Signature: _____ Date: 09/25/2024

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:	<u>Zoning Information</u>	<u>Additional Approval Required</u>	<u>PZB Meeting</u>
	Zoning District: _____	☐ Major/Minor Site Plan	Date: _____
	☐ Olde Reynoldsburg District	☐ Other: _____	☐ Approved as Submitted
			☐ Approved w/ Conditions
			☐ Tabled
			☐ Denied
P&Z Administrator: _____		Date: _____	

Section 1109.13

CONDITIONAL USES

Initiating a Conditional Use

A conditional use application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit eleven (11) hardcopy packets of all required items. Please also submit one (1) electronic copy, a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use ?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

- ☐ Description of the existing use of the lot and of adjacent lots
- ☐ A statement of the conditional use for which the application is submitted.
- ☐ The application shall also 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 use and its potential impacts;
- ☐ A plan of 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 areas, utilities, signs, yards, landscaping, and other relevant features;
- ☐ A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an 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;

- ☐ A narrative addressing each of the applicable criteria set forth in section 1109.13.D

Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations may be required. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use is two hundred dollars (\$200) for a residential conditional use, and four hundred and fifty dollars (\$450) for all other conditional requests.

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Board Meeting.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.

OR Visit our website at:

<http://www.reynoldsburg.gov>

Section 1109.13.D

STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use 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:

- ☐ 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 uses 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 use 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.

In approving a Conditional Use, the Planning and Zoning Administrator or the PZB may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of the Code. Such conditions may include:

- Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;
- Screening comprised of landscaping, walls, fencing or other materials or construction;
- Access points and traffic management provisions, including those impacting vehicular and pedestrian access and the locations and design of parking facilities;
- Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
- Other features of construction, including but not limited to paving and parking, signs, and landscaping;
- Hours and method of operation
- Maintenance of the site, structures, landscaping;
- Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
- A time limit for operation of the use.

Statement Describing Conditional Use Applied For:

I am applying for the Conditional Use of a "Dwelling – Developmental Disability" within the SR, Suburban Residential zoning district, as per the Zoning Code.

Description of Proposed Business/Use:

- **Activities:** The property will function as a residential dwelling for adults with developmental and/or physical disabilities. It will provide housing and care but no medical treatments on site. The focus is on daily living support, supervision, and assistance with personal care.
- **Goods/Services Provided:** Non-medical support services, including assistance with daily activities (e.g., dressing, grooming, meal preparation), coordination of outside healthcare services, and general supervision.
- **Hours of Operation:** 24/7 residential care, with caregivers present at all times.
- **Number of Employees:** There will be one employee on site at any given time, with possible shift changes.
- **Delivery Activity:** Deliveries will be minimal, primarily limited to groceries, medical supplies, and household items once or twice a week, similar to standard residential use.

Site Plan or Aerial View:

Attached is a site plan showing the property layout, existing structures, and no significant changes are proposed at this time.

Narrative Statement Describing Compatibility with Adjacent Uses and Mitigation of Potential Impacts:

- **Compatibility:** The proposed use is consistent with the character of the SR zoning district. The dwelling will function similarly to other residential homes in the neighborhood, with minimal traffic and a quiet living environment.
- **Potential Impacts:**
 - **Traffic:** There will be no significant increase in traffic beyond normal residential use. Employees work in shifts, and deliveries will be limited.
 - **Noise:** No excessive noise is anticipated beyond normal residential activities.
 - **Glare, Odor, Fumes, Vibration:** The use will not generate any unusual glare, odors, fumes, or vibrations.
 - **Storm Water:** No additional impact on stormwater management is expected, as there are no major changes to the site.
- **Mitigation:** Since there are no anticipated negative impacts, no additional mitigation measures are necessary.

Narrative Addressing the 8 Conditional Use Standards:

- i. **Character of Zone:** The proposed use is in harmony with the existing residential character of the SR district and will not change the essential character of the neighborhood. The dwelling is intended to provide a quiet, stable residential environment similar to other homes in the area.
- ii. **Impact on Adjacent Property:** The proposed use will not adversely affect the use of adjacent

properties. The home will be maintained to residential standards, and operations will be quiet, with minimal impact on neighboring properties.

iii. **Health, Safety, Morals, or Welfare:** The proposed use will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. Staff are trained to handle the needs of residents, and no activities that could negatively impact the community are planned.

iv. **Public Facilities and Services:** The proposed use will be adequately served by existing public facilities and services, including roads, police and fire protection, water, sanitary sewer, and stormwater management.

v. **Traffic Impact:** The use will not impose a significant traffic impact different from other residential uses. With only two residents and one employee on site at a time, traffic will be minimal, comparable to any other single-family home.

vi. **Zoning Code and Land Use Plan Compliance:** The proposed use is in accordance with the objectives, purpose, and intent of the Zoning Code, Land Use Plan, and relevant ordinances. The use aligns with community goals to provide inclusive housing options for individuals with disabilities.

vii. **Compliance with Specific Provisions:** The proposed use complies with all applicable specific provisions and standards of the Zoning Code, including those for residential care facilities.

viii. **Conditional Use Definition:** The proposed use meets the definition and intent of a conditional use for a "Dwelling – Developmental Disability" in the SR district. It fulfills the need for specialized housing while integrating seamlessly with the residential character of the neighborhood.

Marie Meeks

From: Tura Lencho <lencho.t@gmail.com>
Sent: Monday, September 30, 2024 5:21 PM
To: Marie Meeks
Subject: Re: 1710 Rosehill Rd - Conditional Use 2024-693

Follow Up Flag: Follow up
Flag Status: Flagged

[NOTICE: This email originated outside of the City of Reynoldsburg.]

There will be two clients (one in each bedrooms) and one bedroom for employee.

Thanks
Tura Lencho

On Sep 30, 2024, at 3:08 PM, Marie Meeks <mmeeks@reynoldsburg.gov> wrote:

Good Afternoon,

I am contacting you regarding Conditional Use 2024-693 for 1710 Rosehill Rd:

Could you please confirm the number of clients/residents that will be staying on-site at one time and how many total beds will be on-site?

Thank you!

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner I

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

Aerial Photo 1710 Rosehill



Marie Meeks

From: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Sent: Monday, September 30, 2024 11:20 AM
To: Marie Meeks
Cc: Phoenix Buathier
Subject: Re: 1710 Rosehill Rd - Conditional Use

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Ms. Meeks,

Good morning.

We do not have any comments about this project at this time.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Monday, September 30, 2024 10:29 AM
To: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 1710 Rosehill Rd - Conditional Use

Hi Lt Schmidt,

I have attached a Conditional Use Application for 1710 Rosehill Rd. Please let me know if the Fire Department has any

comments about this application by October 8th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner 1

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov