



Pat Zollars, Chair
Alex Furst, Vice-Chair
Teresa Alabi
Toni Kleckley
Keith Benner
Amy Barnhart
Lee Bivens

Planning & Zoning Board

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

Eric Meyer, Development Director
Melissa Butler, Administrative
Assistant

Thursday, June 1, 2023

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 5-18-2023
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. App#2023-5162; 8555 E. Main Street; Skilken Gold LLC; Variances
2. App# 2023-5185; 7335 E Livingston Ave; Hopewell Health; Variance for Monument Sign

D. NEW BUSINESS

1. App# 2023-5194; 6672 E Main St; JP Morgan Chase; Conditional Use
2. App# 2023-5195; 6672 E Main St; JP Morgan Chase; Variances
3. APP# 2023-5176; 6336 E. Livingston Ave; Nick Madonia; Appeal

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT



**MINUTES Regular Meeting
REYNOLDSBURG Planning & Zoning Board
May 18, 2023**

CALL TO ORDER

ROLL CALL

PRESENT: Kleckley, Zollars, Furst, Barnhart, Benner, Bivens
ABSENT: Alabi

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 5/4/2023

Minutes stand approved.

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

PUBLIC COMMENT

Ms. Buathier read the following email into the record.

Hello,
Like I stated in my previous email, I am talking for several neighbors that want to be heard and would like to stay anonymous due to represucations.
This truck has been in the driveway for almost 2 years and is an eyesore. We spend money on our houses each and every year to keep the neighborhood. It is making deeper and deeper ruts in the lawn it is parked on. We feel it's an eyesore, we know that earlier this year the

issue was addressed and still nothing done. I was informed that argument was that it was an emergency vehicle. Is it not a work truck? I understand that he works on generators for healthcare facilities. We haven't seen it dispatched one time even when there were weather issues. When it is parked in the street it blocks the road so that a car or truck can pass, not to mention a true emergency vehicle. We have done some research and found that the vehicle violates the rules that were incorporated in the HOA rules when the sub division was established. We have attached a copy of the Charter and you will find on page 10 section J states not commercial vehicles, which this violates. Please help us keep our property values up without trucks blocking our houses and parked on the lawn.

UNFINISHED BUSINESS

None

NEW BUSINESS

App# 2023-5185; 7335 E Livingston Ave; Hopewell Health; Variance for Monument Sign

Ms. Buathier mentioned that the applicant was not there and Mr. Zollers offered to move the agenda item down to allow the applicant time to get to the meeting.

Mr. Furst: I move that we table this item until our next regularly scheduled meeting.

Mr. Barnhart: I second.

RESULT:	TABLED
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Kleckley, Zollars, Furst, Barnhart, Benner, Bivens

App# 2023-5167; 8360 Reynoldswood Dr; Simon; Variance - Commercial Vehicle

Ms. Buathier read the staff report into the record and provided the pictures that

were included in the packet.

Mr. Furst asked the applicant if he had anything to add to the application as he has the same objections as reported in the staff report.

Mr. Simon explained that he does get called out often and was called out four times last week. He told the board this is not just for convenience and that he is required to be on-site within an hour. If the truck was not in the driveway, it would be added time to get to the emergency.

Mr. Benner asked where the office was located. Mr. Simon said the office was in Canal Winchester, which is 25 minutes away from his home.

Mr. Benner pointed out that the picture he provided also has another code violation for a vehicle blocking the sidewalk. Mr. Simon told the board that the car had been moved.

Mr. Furst: I don't know how we can grant a variance for what appears to be a privilege that is otherwise denied by another part of the city code. Based on the findings and that specific factor, I recommend that we deny this variance.

Ms. Barnhart: I'll second.

RESULT:	Denied
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Kleckley, Zollars, Furst, Barnhart, Benner, Bivens

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman

May 19, 2023

Mr. Eric Meyer
Development Director
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Sheetz Taylor and Main, 8555 East Main Street – Sign Variances.

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. Project Summary

- a. The property at 8555 East Main Street is located in the southeast quadrant of the intersection of East Main Street and Taylor Road and consists of a 3.4-acre parcel that is part of a larger 16 +/- acre property.
- b. The current zoning of properties at the other three quadrants of the East Main Street and Taylor Road intersection includes Community Commercial (CC) at the southwest and northwest quadrants, and Aetna Township's General Business 1 (GB I) zoning in the northeast quadrant.
- c. The 3-acre site received Major Site Plan approval from the Planning Commission on March 16, 2023, and a recommendation on April 6, 2023, to submit a signage package to the Planning Commission.
- d. In the previous signage package submittal for the April 20th Planning and Zoning Board meeting, the applicant requested variances to Section 1105.03, Signs that included:
 - i. Variances for building/canopy signs:
 1. To allow for more than one wall sign facing a street, parking area, or service drive the primary structure and canopy. 1105.03.c.8. (Signs A3 and A.4)
 2. To allow for a wall sign that does not face a street, parking area, or service drive. 1105.03.c.8 (Sign A.5)
 3. To allow for a sign to be placed on the canopy's right-side elevation.(Sign B.3)
 - ii. Variances to a monument sign:
 1. To vary the height the monument sign's height from 6 ft to 9 ft 1/16 in. 1105.05.C.vii.4. (Sign C)
 2. To vary the sign area from 24 sf to 36.54 sf. 1105.05.C.vii.4. (Sign C)
 3. To vary the percentage of electronic sign area from one-third (33.33%) of the total sign area to 52%.1105.H.i. (Sign C). The electronic sign portion displaying fuel pricing is 19.03 sf and constitutes 52% of the total sign area.
- e. The Board recommended disapproval of the following sign variances:
 - i. To allow for more than one wall sign facing a street, parking area, or service drive the primary structure and canopy. 1105.03.c.8. (Signs A3 and A.4).
 - ii. To allow for a wall sign that does not face a street, parking area, or service drive. 1105.03.c.8 (Sign A.5)
 - iii. To allow for a sign to be placed on the canopy's right-side elevation.(Sign B.3)



- f. In Response to the Board's recommendation to reduce the number of sign variances, the applicant modified its signage package to remove the following variance requests:
 - i. To allow for more than one wall sign facing a street, parking area, or service drive the primary structure and canopy. 1105.03.c.8 (Sign A.4)
 - ii. To allow for a wall sign that does not face a street, parking area, or service drive. 1105.03.c.8 (Sign A.5)
 - iii. To allow for a sign to be placed on the canopy's right-side elevation.(Sign B.3)
- g. As a result of the Board's disapproval of its sign package submission the applicant is requesting the following variances to the signage requirements:
 - i. To allow for more than one wall sign facing a street, parking area, or service drive. (Sign A.3)
 - ii. To allow for more than one projecting sign. 1105.03.c.9. (Sign F.1 and Sign F.2)
 - iii. To vary the height the monument sign's height from 6 ft to 8 ft., 1105.03.C.vii.4 (Sign C)
 - iv. To allow for a monument sign with 36.54sf of area, a variance of 12.54sf., 1105.03.C.vii.4 (Sign C)
 - v. To allow for a monument sign with 4sf area of changeable copy 1105.03.H.i. (Sign C).

2. *Project Review*

Signs, Section 1105.03:

- a. Variance to the wall sign:
 - i. To allow for more than one wall sign facing a street, parking area, or service drive. 1105.03.c.8. (Sign A.3). One wall sign may be erected on the wall of a building which most nearly parallels a street, parking lot or service drive (Sign A.1) Because the building is situated on a corner lot, another wall is permitted facing a street, parking area, or service drive (Sign A.2). Both signs are within the permitted sing area allowed by Section 1105.03, C, vii, 1. The third wall sign (Sign A.4) refers to the restaurant within the primary building and exceeds the permitted number of wall signs.
- b. Variances to a monument sign:
 - i. To vary the height the monument sign's height from 6 ft to 8 ft. 1105.03.C.vii.4. (Sign C). The monument sign is required to be set back a minimum of 10 feet from the property line. It appears from the Site Plan to be set back at least 10 feet. Since the sign is located at a similar grade/elevation to the road, there appears to be no reason the sign needs to be higher than the permitted height of 6 feet. Since the previous submission, the applicant has reduced the height of the base to allow for a one-foot decrease in overall sign height.to 8 feet.
 - ii. To vary the sign area from 24 sf to 36.54 sf. 1105.03.C.vii.4. (Sign C). The maximum surface area of the sign is limited to 24 square feet and if reduced in size (along with the base) to meet the 24 square foot requirement would contribute to a smaller sign area as well as mass.
 - iii. To allow for a monument sign with 4sf area of changeable copy1105.03 H.i. (Sign C). The electronic sign portion displaying fuel pricing is 19.03 sf and constitutes 52% of the total sign area. The applicant states that the "The price identification cabinet has a static area of 15.02sf and a changeable area of 4sf. The changeable area is 11% of the total sign area." By definition, the Sign Area is "the entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem, or any figure or similar character together with any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed; excluding the necessary supports or uprights on which such



sign is placed.” Consequently, there is no distinction between the “static area” and the “changeable area.”

3. Recommendation

- a. Because the applicant has followed the Board’s recommendation to reduce the number of sign variances, approval is recommended for the following:
 - i. To allow for more than one wall sign facing a street, parking area, or service drive. (Sign A.3)
 - ii. To vary the height the monument sign’s height from 6 ft to 8 ft., 1105.03.C.vii.4 (Sign C)
 - iii. To allow for a monument sign with 36.54sf of area, a variance of 12.54sf., 1105.03.C.vii.4 (Sign C)
 - iv. To allow for a monument sign with 19.03 sf of changeable copy, 1105.03 H.i. (Sign C).

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

Very truly yours,

Kim Littleton

Kim C. Littleton, AICP
Senior Planner/Project Manager

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 8555 E. Main St. Reynoldsburg OH	Parcel ID#(s): 013-027540-00.000
--	--

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): John Shepard	
Contact Email:	Contact Phone Number:

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Sheetz	Contact Name: Mike Casale
Contact Email: mcasale@sheetz.com	Contact Phone Number: 614-929-2126
Description of Use: Sheetz refueling station and convenience store	

III. APPLICANT INFORMATION

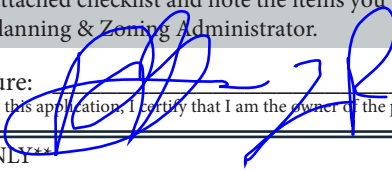
Applicant Name: Skilken Gold LLC	Applicant Address: 4270 Morse Rd Columbus OH 43230
Applicant Phone Number: 614.496.4220	Applicant Email: rebecca@zoningresources.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance (Non-Residential ☐ (\$450)/ Residential (\$200) ☐ Conditional Use (\$350):

See attached Statement in Support

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:  **Rebecca Green Zoning Resources** Date: **3/30/2023**

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

****OFFICE USE ONLY****

Additional Notes:

Zoning Information Zoning District: _____ ☐ Olde Reynoldsburg District ☐ Other: _____	Additional Approval Required ☐ Major/Minor Site Plan ☐ Other: _____	PZB Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
--	--	--

P&Z Administrator: _____ Date: _____



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

Received

AUG 19 2022

Reynoldsburg Building Division

App./Case#: 2022-5348

Date Submitted: 8/19/22

Fee Amount: \$45000

☒ Paid: CK

I. PROPERTY INFORMATION

BOARD OF ZONING & BUILDING APPEALS

Property Address: 8555 E. Main St. Reynoldsburg OH	Parcel ID#(s): 013-027540-00.000
---	-------------------------------------

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): John Shepard	
Contact Email:	Contact Phone Number:

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Sheetz	Contact Name: Mike Casale
Contact Email: mcasale@sheetz.com	Contact Phone Number: 614-929-2126
Description of Use: Sheetz refueling station, convenience store, and drive-thru.	

IV. APPLICANT INFORMATION

Applicant Name: Skilken Gold LLC by Zoning Resources LLC	Applicant Address: 4270 Morse Rd Columbus OH 43230		
Applicant Phone Number: 614.496.4220	Applicant Email: rebecca@zoningresources.com		
☐ Property Owner	☐ Business Owner/Tenant	☐ Contractor	☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance (☒ Non-Residential (\$450) / ☐ Residential (\$200):
See attached Statement in Support

☐ Conditional Use Permit (\$350):

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: X [Signature] Z R Rebecca Green Zoning Resources Date: August 18, 2022

*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>	BZBA Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
	Zoning District: _____	
	☐ Historic District	
	<u>Add'l Approvals Req'd</u>	
	☐ Planning Commission	P&Z Admin.: _____ Date: _____
	☐ Other: _____	

Statement in Support
Modified May 11, 2023

Wall Signs

At the last hearing, Staff recommended disapproval of the following wall signs:

Sign A.3 "Sheetz"

Sign A.4 MTO

Sign A.5 24/7

Sign B.3 Canopy

In response, Sheetz modified its sign plan to remove:

Sign A.4 MTO

Sign A.5 24/7

Sign B.3 Canopy

Sheetz believes that the A.3 "Sheetz" wall sign is imperative so that traffic heading north can identify the Sheetz store. Sign A.3 is a wall sign facing a parking area. 1105.03.c.8

Monument Sign

At the last hearing, Staff recommended disapproval of the monument sign requested variances for height, sign area, and percentage of electronic sign area. In response, Sheetz modified the proposed monument sign by reducing its height to 8ft. The sign area and the changeable sign area remain the same.

Sheetz has:

- 1 - Sheetz has removed Sign A.4 MTO according to Staff recommendation per 1105.03.c.8.
- 2 - Sheetz has removed Sign A.5 24/7 according to Staff recommendation per 1105.03.c.8.
- 3 - Sheetz has modified Sign C's height from 9'1"ft to 8ft.

Sheetz now asks that the City review the following monument sign variances:

- 1 - Sign C. Monument - To allow for a monument sign to be 8ft in height, a variance of 2ft.
- 2 - Sign C. Monument - To allow for a monument sign with 36.54sf of area, a variance of 12.54sf.
- 3 - Sign C. Monument - To allow for a monument sign with 4sf area of changeable copy. The price identification cabinet has a static area of 15.02sf and a changeable area of 4sf. The changeable area is 11% of the total sign area.

Projecting/Blade Signs

Staff recommends approval of Signs F.1 and F.2 "Fuel Type" signs.

Discussion of Factors for Variance

- (a) 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 variances requested are in accordance with the general purpose and intent of the regulations and are not injurious to the area or otherwise detrimental to the public welfare. The multi-functional nature of the site requires enhanced vehicular and pedestrian wayfinding to ensure safe circulation. Sheetz's wayfinding system uses the architectural features of the structures and signage to indicate the location of important site features. For example, the entrance towers indicate where pedestrians enter and exit the store, the fuel type signs at the ends of the fuel pump canopy indicate the location of a specific fuel type, and the fuel price signage gives consumers the most important decision-making information, fuel prices.

- *Variance for Sign A.3 "Sheetz" To allow a wall sign to face the parking lot on the south side of the store.*

Sign A.3 "Sheetz" faces the parking area on the south side of the store. It identifies the Sheetz store for those drivers traveling north. The addition of the right turn lane makes the store more difficult to identify the store for those traveling north. Reasonable identification of the store is critical for traffic safety on Taylor Road.

- *Variances for a monument sign, specifically a variance for the height the monument sign from 6 ft to 8ft, 1105.05.C.vii.4; a variance for sign area, from 24sf to 36.54sf, 1105.05.C.vii.4; and to allow changeable copy area of 4sf.*

The monument sign variances are required for consumers to make appropriate decision-making. Fuel price is the most important factor for a consumer when choosing a gas station. Seeing the fuel price in advance and allowing for time for decision-making makes the site safer and the surrounding roadways safer. If the price information is at ground level, the fuel price will be difficult to see, failing to give the consumer time for decision-making, and promote half-hazard, hasty turns into the site. Sign height and price information promote traffic safety.

The changeable copy section of the fuel price cabinet is 4sf - six numerals, 14 inches tall, and 6.75 inches wide. If the numerals are near ground level, drivers will be unable to make safe turning decisions.

- (b) 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.)

The variance will not permit the establishment of a use which is not listed as permitted. The zoning code recognizes that gas station price signs are different than other signs and that the price signage is unique to that use.

- (c) 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.

The multi-functional nature of the site requires enhanced vehicular and pedestrian wayfinding to ensure safe circulation. Sheetz's wayfinding system uses the architectural features and signage to indicate the location of important site features. Moreover, the monument sign must display fuel prices in a manner that it is easy for consumers to read, decide to obtain, and safely turn into the site. The owner will be deprived the opportunity to provide a safe site and safe access if the variance is denied.

- (d) 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 created by the strict application of the Code is the denial of Applicant's ability to use its enhanced wayfinding system to provide safe circulation on the site. Further, the strict application of the Code denies Applicant's ability to communicate fuel prices at a height and a manner that allows consumers to make safe driving decisions.

Customers driving west will approach the site at 35mph. The proposed monument sign is 8 ft. It lifts the price signs up to 36.75in. It is reasonable for a gas station to have its gas prices to be visible to passing drivers, and Sheetz has revised its request from 9ft to 8ft. This is the minimal height required. If the sign is limited to 6 ft, the gas prices will only be 10.75in from grade, and 6.75 in from grass height. Requiring drivers to view prices at about 6in from the height of the grass is unreasonable and creates a hardship.

A driver's minimum reading-to-reaction time is 6 to 8 seconds. In 6 to 8 seconds, the driver will need to decide to purchase gas at the exhibited price and react to turn into the site. A driver traveling on East Broad will be traveling 35mph. That driver will have 308ft to read-and-react.

The Manual on Uniform Traffic Control Devices recommends 1 inch of text for every 30ft of legibility distance. The existing price digits are 14 inches in height so are legible at 420ft. The price digits are designed to be the minimum necessary to promote driver safety on adjacent roadways.

However, if the digits are approximately 6 inches from the top of the grass, readability will vary depending on traffic hindering a consumers' ability to react safely. The more traffic is on the road, the less likely the driver will see the price and respond safely. East Main Street is a well-traveled. In 2021, MORPC counted 13419 travelers on the east side of the Taylor & Main Street intersection.

Gas price is the most important factor to a customer. A customer will decide to turn into a gas station based upon price alone. If a customer cannot see the gas price appropriately, the customer may not be able to safely onto the site. If the customer misses the turn, it may cause additional congestion due to drivers turning around and re-entering the site.

Sheetz has modified its request by 12 inches. The request is the absolutely the minimal amount required for safe driving on East Broad and Taylor.

- (e) 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 variances are necessary for the reasonable use of the land and building. The variances requested are necessary to enhance safety at the site.

- (f) 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 requested variances will not affect the supply of light or air.

- (g) 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.

The variances will not confer any special privilege.

- (h) 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 basis of the variances is a concern for site safety.

- (i) The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

The requested variances are not merely for convenience.

Sign Identifiers

Identifier	Type	Description	≅ Area	Height
Sign A.1	Permanent	"Sheetz"	25.94 sf	19'5"
Sign A.2	Permanent	"Sheetz"	25.94 sf	19'5"
Sign A.3	Permanent	"Sheetz"	25.94 sf	18'3"
Sign B.1	Permanent	"Sheetz"	15.37 sf	21"
Sign B.2	Permanent	"Sheetz"	15.37 sf	19'6"
Sign C	Permanent	Monument Sign	36.54sf	8'
Sign D.1	Permanent	Drive-thru Orderpoint		
Sign D.2	Permanent	Drive-thru Menuboard		
Sign E.1	Permanent	Price Sign	4.58 sf	12'

Sign E.2	Permanent	Price Sign	4.58 sf	12'
Sign F.1	Permanent	Blade Sign	5.08 sf	13'6"
Sign F.2	Permanent	Blade Sign	5.08 sf	13'6"



Michael L. Smith

Auditor, Licking County, Ohio

SHEPARD JOHN A
8555 E MAIN ST

Parcel #: 013-027540-00.000

Rt #: 013-002.00-007.000

1 of 1

Tax District: 013 - ETNA T-REYNOLDSB. C&CSD-WLJFD
School District: REYNOLDSBURG CSD
Neighborhood: 08500 Reynoldsburg -- South Half
Classification: 415 Trailer & mobile home park
Acreage:
Property Desc: 17.010 AC SEC 16 & 9 R20 T16 (SHEPARDS MHP)



ATTRIBUTES

Story Height: 1
Exterior Wall: Concrete Block
Heating:
Cooling:
Basement:
Attic:

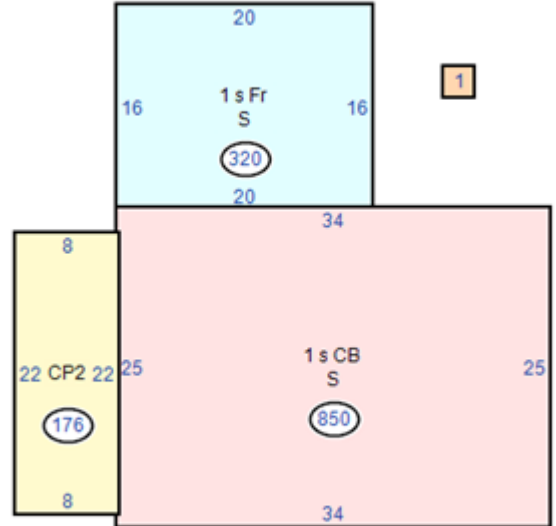
Total Rooms:
Bedrooms: 0.0
Family Rooms:
Dining Rooms:

Full Baths: 0.0
Half Baths: 0.0
Other Fixtures: 0.0

Year Built: 1965
Finished Living Area:

Fireplace Openings: 0.0
Fireplace Stacks: 0.0

Basement Garage(s): 0.0
Basement Finished: No



AREA

First Floor:
Upper Floor:
Attic:
Half Story:
Crawl:
Basement:

VALUES

(by tax year)		Land	Improvement	Total
2021	Market	761,200	110,000	871,200
	CAUV	0	0	0
2020	Market	761,200	110,000	871,200
	CAUV	0	0	0
2019	Market	761,200	110,000	871,200
	CAUV	0	0	0

SALES HISTORY

Pcl # Instrument Type Sale Price Conv # V LO Previous Owner

IMPROVEMENTS

Description	Yr Built	SqFt	Value
1 MH3 - MFD Home Pad	1965	47	97,800

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	10301.61	10301.61	20603.22
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	0.00	0.00	0.00
Gross Due	0.00	10301.61	10301.61	20603.22
Payments	0.00	10301.61	10301.61	20603.22
Net Due	0.00	0.00	0.00	0.00

Public information data is furnished by this office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Furthermore, this office assumes no liability whatsoever associated with the use or misuse of such data.

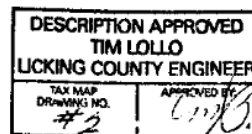
742

FORM 625 OHIO QUIT CLAIM DEED—Short Form.

23567

TITLE, ANX. REGISTERED U. S. PATENT OFFICE
TITLE CLAW PRINT PUBLISHERS BRITLAND, VT 05702**Know all Men by these Presents****That** Bruce A. Shepard and Sadie E. Shepard, Husband and Wife

in consideration of One Dollar (\$1.00) and other good and valuable consideration

to them in hand paid by John A. Shepard
Tax mailing address: 10852 Zion Road
Thornville, OH 43076do hereby Remise, Release and Forever Quit Claim
to the said John A. Shepard, hisheirs and assigns forever, the following described Real Estate, situate in the Township
of Etna (now in the City of in the County of Licking and State of
Reynoldsburg)
Ohio:Situating in the County of Licking, in the State of Ohio, and in the
Township of Etna now in the City of Reynoldsburg and bounded and
described as follows:Being a part of the Northwest Quarter of Section 16 and the
Southwest Quarter of Section 9, Township 16, and Range 20, Refugee
Lands and bounded and described as follows: Beginning at a point
whether the center line of Township Road No. 169 intersects the
center line of the National Road; thence, along the center line of
the National Road, North 85° 37' East 695 feet to a point for a
corner; thence South 0° 04' East (passing an iron pipe at 40.11
feet) a distance of 1097.3 feet to a point for a corner, marked by
an iron pipe; thence South 89° 55' West (passing an iron pipe at
673.7 feet) a distance of 693.7 feet to a point in the center line
of said Township Road No. 169; thence, along the center line of
said Township Road, North 1042.4 feet to the point of beginning;
containing 17.010 acres, more or less, subject to all legal
highways;Subject to all conditions, easements restrictions, rights of way of
record, legal highways and applicable zoning regulations.Being the same premises conveyed to Grantor by deed recorded in
Volume 691 at Page 19 of the Deed Records of Licking County, Ohio.and all the Estate, Right, Title and Interest of the said grantor in and to said premises; To have
and to hold the same, with all the privileges and appurtenances thereunto belonging, to said
grantee, his heirs and assigns forever.

In Witness Whereof, the said Bruce A. Shepard and Sadie E. Shepard

TRANSFERRED 2 01

743

hereby release their right and expectancy of dower in said premises, have
 hereunto set their hand, this 2nd day of November
 in the year A. D. nineteen hundred and Ninety Four
 Signed and acknowledged in presence of us:

Wm Douglas Jones
 Wm Douglas Jones
Robert N. Drake
 Robert N. Drake

Bruce A. Shepard
 Bruce A. Shepard
Sadie E. Shepard
 Sadie E. Shepard

State of Ohio, Licking County, ss.

On this 2nd day of November A. D. 19 94, before me, a
 in and for said County, personally came

Bruce A. Shepard and Sadie E. Shepard

the grantors in the foregoing deed, and
 acknowledged the signing thereof to be their voluntary act and deed.
 Witness my official signature and seal on the day last above mentioned.



ROBERT N. DRAKE
 ATTORNEY AT LAW
 Notary Public, State of Ohio
 147.03 R.C. Lifetime Commission

put to
 This instrument prepared by Robert N. Drake, 36 N. Second St., Newark, OH 43055

23567
 Licking County

NO

19

COUNTY AUDITOR

OF OHIO

SS

RECORD ON THE

lock

M.

19 in

PAGE

COUNTY RECORDER

RECORDED
 IN OFFICIAL RECORD
 AGE 742 FEE 14.00
 LICKING COUNTY RECORDER

LEGEND

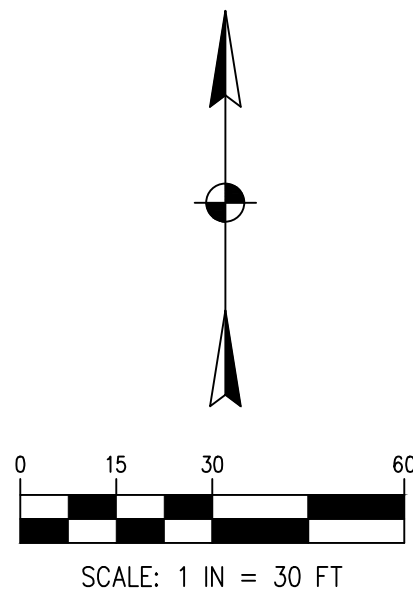
- | | |
|---|--|
|  | PARKING COUNT |
|  | PR CONCRETE PAVEMENT |
|  | PR TURN LANE PAVEMENT |
|  | PR BRICK PAVERS |
|  | PR SIDEWALK PER REYNOLDSBURG STANDARD DRAWING R-9 |
|  | PR MULTI USE PATH PER REYNOLDSBURG STANDARD DRAWING R-2C |
|  | STATE HIGHWAY RIGHT OF WAY |
|  | PR LIGHT POLE |

SITE DATA

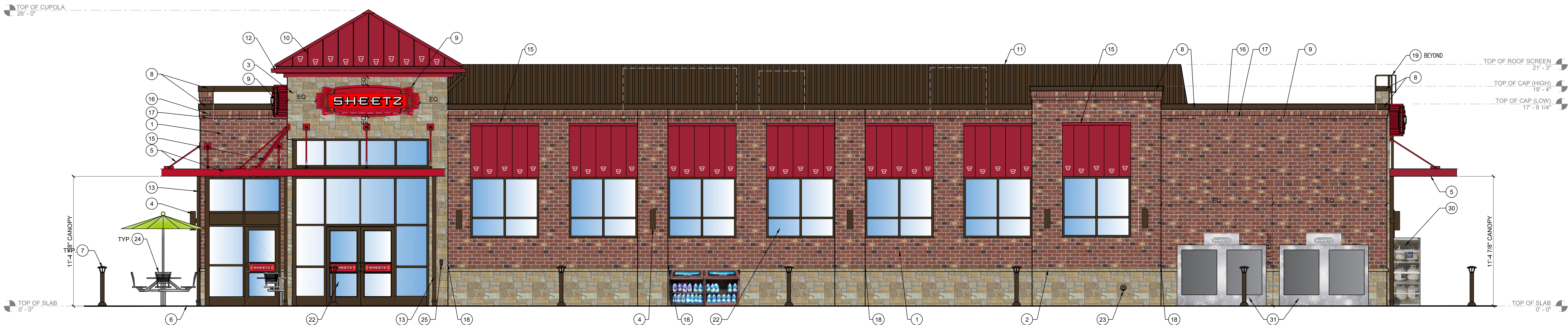
PROPERTY ZONING:	CC (COMMUNITY COMMERCIAL)
ADJACENT ZONING:	INNOVATION TO THE SOUTH AND EAST; COMMUNITY COMMERCIAL TO THE WEST; ETNA TOWNSHIP.
LICKING	COUNTY GENERAL BUSINESS ON THE NORTH SIDE OF TAYLOR ROAD.
PID:	013-027540-00.000
PARCEL SIZE:	3.0± AC
BUILDING:	C-STORE/RESTAURANT: 6,139 SF
PARKING:	C-STORE WITH GASOLINE - 1 PER 2 FUEL DISPENSING STATIONS + 1 PER 200 SF RETAIL AREA RESTAURANT - 1 PER 200 SF 6,139 SF/200 SF = 31 SPACES 6 FUEL DISPENSING STATIONS / 2 = 3 SPACES 34 SPACES REQUIRED 43 SPACES PROVIDED (INCLUDING 2 EV CHARGING SPACES) 2 ADA SPACES REQUIRED 2 ADA SPACES PROVIDED
MAXIMUM LOT COVERAGE:	70% (69.3% PROVIDED)
MAXIMUM BUILDING HEIGHT:	45' (26' PROPOSED)
LANDSCAPE SETBACK:	6' FROM PROPERTY LINES

CODED NOTES

- ① AIR STATIONS
- ② FUEL STATIONS AND CANOPY
- ③ FUEL STORAGE TANKS
- ④ PATIO AREA
- ⑤ STOREFRONT BUMPER POST
- ⑥ 40' FLAG POLE
- ⑦ FLAGPOLE LIGHT
- ⑧ DUMPSTER SCREENING
- ⑨ E-STOP LOCATION
- ⑩ PROPANE LOCKERS
- ⑪ SITE PERIMETER CURBING
- ⑫ PR MONUMENT SIGN
- ⑬ ADA PARKING SPACE
- ⑭ CONCRETE LOT/DUMPSTER PAD PAVEMENT
- ⑮ ASPHALT PAVEMENT
- ⑯ CONCRETE SIDEWALK, PER REYNOLDSBURG STANDARD DRAWING R-9
- ⑰ BRICK PAVERS FOR WALK AROUND BUILDING
- ⑱ UNDERGROUND STORAGE TANK VENT PAD
- ⑲ ALUMINUM FENCE AT SEATING AREA
- ⑳ WALK TO BE CONSTRUCTED FLUSH WITH PAVEMENT
- ㉑ LIGHTED BOLLARDS
- ㉒ DRIVE THRU PICK-UP ZONE STRIPED AND LABELED IN RED
- ㉓ 10' MULTI USE PATH
- ㉔ LIGHT POLE
- ㉕ EV CHARGING SPACE



SITE PLAN 1	CONDITIONAL USE PLANS FOR SHEETZ 8555 E MAIN STREET REYNOLDSBURG, OHIO 43068	SKILKEN/GOLD REAL ESTATE DEVELOPMENT 4270 MORSE ROAD COLUMBUS, OHIO 43230	 Mannik Smith GROUP TECHNICAL SKILL. CREATIVE SPIRIT. www.MannikSmithGroup.com	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.488.7340	NO.	DATE	BY	DESCRIPTION
			PROJECT DATE:	8/25/2022				
			PROJECT NO:	5643007				
			DRAWN BY:	NAF				
			CHECKED BY:	MAN				



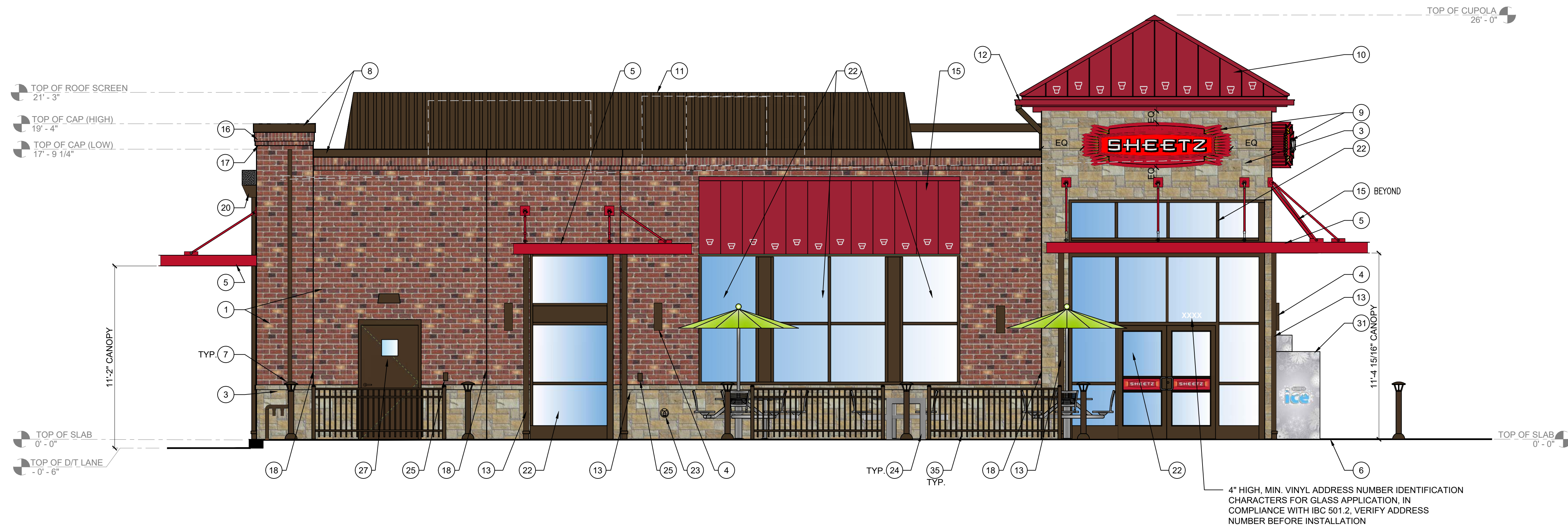
1 FRONT ELEVATION - WEST
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

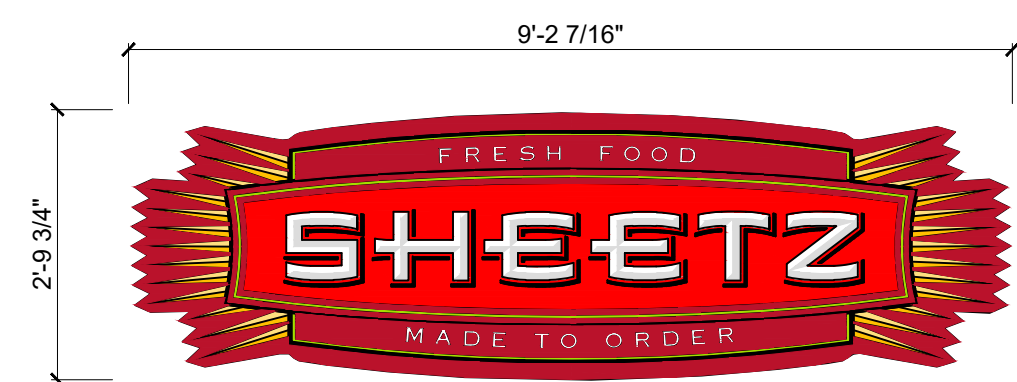
- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS, GENERAL BUILDING FASCIA WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

EXTERIOR ELEVATION KEYNOTES:

- BRICK VENEER (0/S 680 MOD BY CONTINENTAL BRICK CO.)
- CAST STONE SILL (COLOR = CRAB ORCHARD)
- ANCHORED CAST STONE MASONRY VENEER (COLOR = CRAB ORCHARD)
- EXTERIOR LIGHT FIXTURE, SEE ELEC DWGS
- ARCHITECTURAL CANOPY (COLOR = REGAL RED, PREMIUM TWO-COAT KYNAR FINISH)
- BRICK PAVER WALKWAY
- LIGHTED BOLLARD
- METAL COPING (COLOR = DARK BRONZE)
- WALL MOUNTED BUILDING SIGN, INTERNALLY ILLUMINATED. SEE SHEET A200.
- STANDING SEAM METAL ROOF (COLOR = BRITE RED)
- ROOF EQUIPMENT SCREEN (COLOR = DARK BRONZE)
- GUTTER (COLOR = RED)
- DOWNSPOUT (COLOR = DARK BRONZE)
- DRIVE-THRU WINDOW (IF APPLICABLE)
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY (ROOF COLOR = BRITE RED, FRAME COLOR = DARK BRONZE)
- BRICK SOLDIER COURSE (0/S 680 MOD BY CONTINENTAL BRICK CO.)
- BRICK ROWLOCK COURSE (0/S 680 MOD BY CONTINENTAL BRICK CO.)
- CONTROL JOINT SEE MASONRY SPECS FOR COLOR
- STEEL ROOF LADDER AND CRANKY POST (COLOR = DARK BRONZE)
- STANDARD THROUGH WALL SCUPPER W/ CONDUCTOR HEAD & DOWNSPOUT (COLOR = DARK BRONZE)
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM
- EXTERIOR HOSE BIB
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE (REFER TO ELECTRICAL DRAWINGS)
- ELECTRICAL EQUIPMENT (REFER TO ELECTRICAL DRAWINGS)
- HM DOOR AND FRAME (COLOR = DARK BRONZE)
- EMERGENCY WATER CONNECTION
- SEAMLESS ALUM. PANEL SYSTEM W/ EXPOSED FASTENERS - COLOR: DARK BRONZE
- PROPANE LOCKER
- ICE MERCHANDISER
- RTI FILLPORT
- STEEL BOLLARD (COLOR = DARK BRONZE)
- CO2 FILLPORT
- DECORATIVE ALUMINUM FENCE



2 LEFT ELEVATION - NORTH
1/4" = 1'-0"



A WALL MOUNTED "SHEETZ" BUILDING SIGN
1/2" = 1'-0"

Convenience Architecture
and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ STORE

REYNOLDSBURG

Int. of Taylor Road
and East Main Street
Reynoldsburg, Ohio

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

ISSUE: 08.24.2022
SITE ID NO: 214270
AUTHOR BY: RJK
REVIEW BY: NMV
VERSION: 6139_v1.2

EXTERIOR
ELEVATIONS

A200

PRELIMINARY ELEVATIONS

PROJECT NAME:
NEW SHEETZ STORE

REYNOLDSBURG

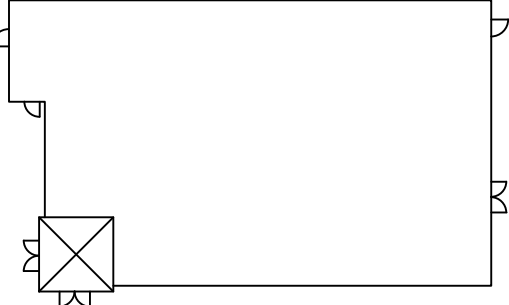
Int. of Taylor Road
and East Main Street
Reynoldsburg, Ohio

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



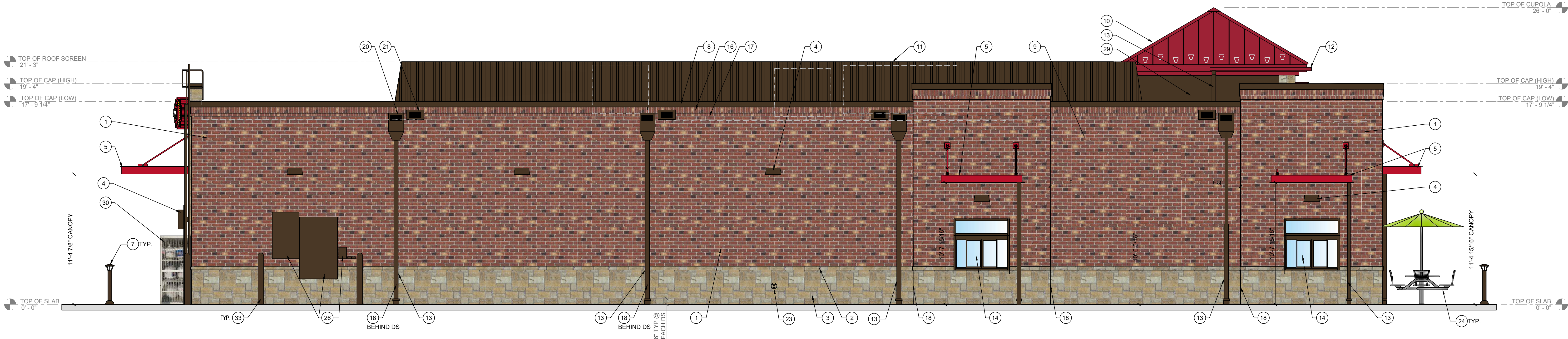
KEYPLAN

ISSUE: 08.24.2022
SITE ID NO: 214270
AUTHOR BY: RJK
REVIEW BY: NMV
VERSION: 6139_v1.2

EXTERIOR
ELEVATIONS

A201

PRELIMINARY ELEVATIONS



3 REAR ELEVATION - EAST
1/4\"/>

TYPICAL EXTERIOR ELEVATION NOTES:

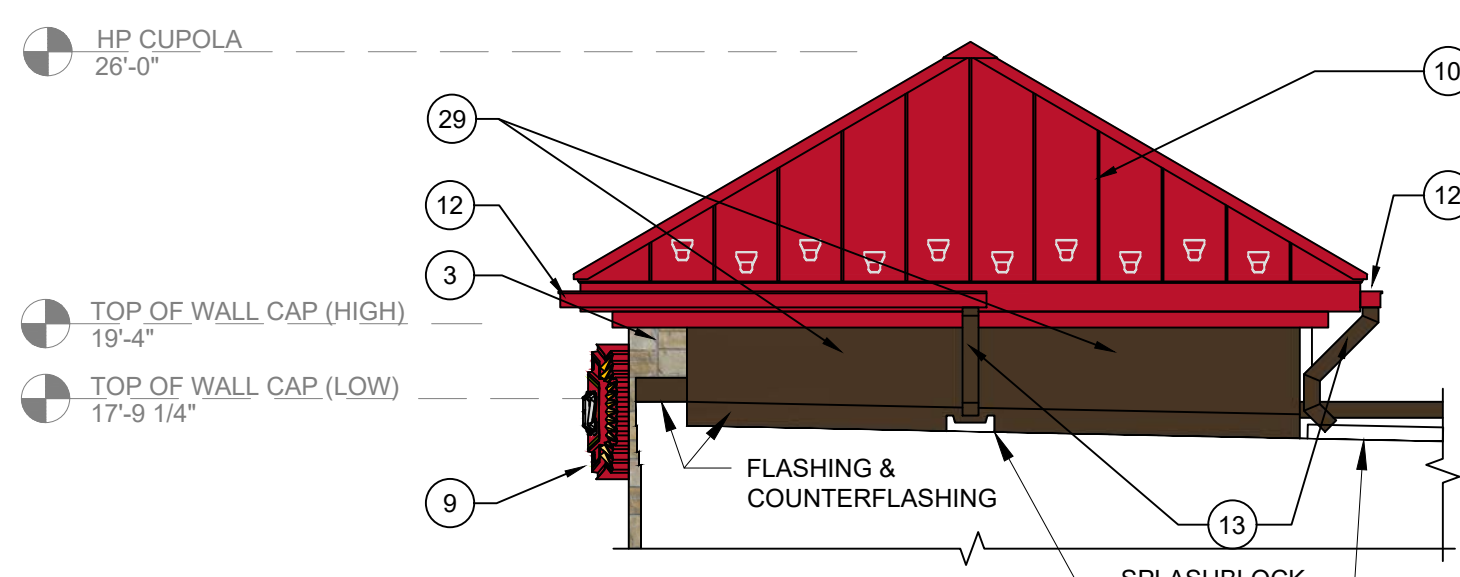
- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS, GENERAL BUILDING FASCIADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

EXTERIOR ELEVATION KEYNOTES:

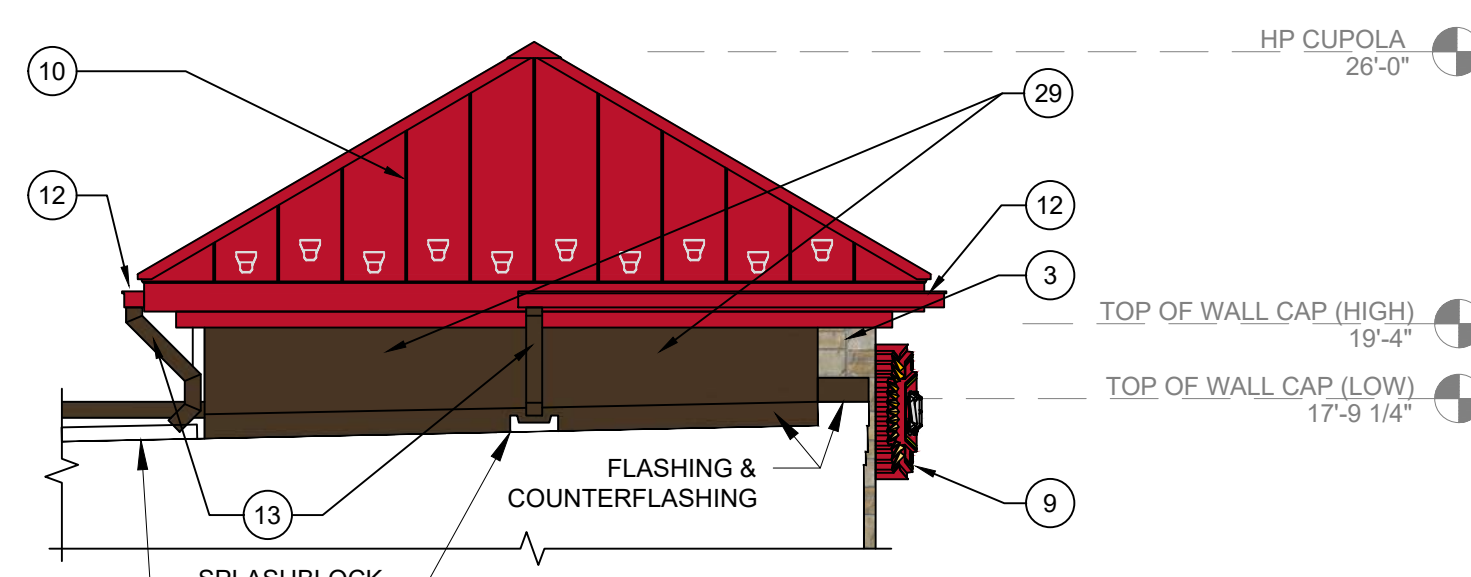
- BRICK VENEER (0/S 680 MOD BY CONTINENTAL BRICK CO.)
- CAST STONE SILL (COLOR = CRAB ORCHARD)
- ANCHORED CAST STONE MASONRY VENEER (COLOR = CRAB ORCHARD)
- EXTERIOR LIGHT FIXTURE, SEE ELEC DWGS
- ARCHITECTURAL CANOPY (COLOR = REGAL RED, PREMIUM TWO-COAT KYNAR FINISH)
- BRICK PAVER WALKWAY
- LIGHTED BOLLARD
- METAL COPING (COLOR = DARK BRONZE)
- WALL MOUNTED BUILDING SIGN, INTERNALLY ILLUMINATED. SEE SHEET A200.
- STANDING SEAM METAL ROOF (COLOR = BRITE RED)
- ROOF EQUIPMENT SCREEN (COLOR = DARK BRONZE)
- GUTTER (COLOR = RED)
- DOWNSPOUT (COLOR = DARK BRONZE)
- DRIVE-THRU WINDOW (IF APPLICABLE)
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY (ROOF COLOR = BRITE RED, FRAME COLOR = DARK BRONZE)
- BRICK SOLDIER COURSE (0/S 680 MOD BY CONTINENTAL BRICK CO.)
- BRICK ROWLOCK COURSE (0/S 680 MOD BY CONTINENTAL BRICK CO.)
- CONTROL JOINT SEE MASONRY SPECS FOR COLOR
- STEEL ROOF LADDER AND CRANKY POST (COLOR = DARK BRONZE)
- STANDARD THROUGH WALL SCUPPER W/ CONDUCTOR HEAD & DOWNSPOUT (COLOR = DARK BRONZE)
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM
- EXTERIOR HOSE BIB
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE (REFER TO ELECTRICAL DRAWINGS)
- ELECTRICAL EQUIPMENT (REFER TO ELECTRICAL DRAWINGS)
- HM DOOR AND FRAME (COLOR = DARK BRONZE)
- EMERGENCY WATER CONNECTION
- SEAMLESS ALUM. PANEL SYSTEM W/ EXPOSED FASTENERS - COLOR: DARK BRONZE
- PROPANE LOCKER
- ICE MERCHANDISER
- RTI FILLPORT
- STEEL BOLLARD (COLOR = DARK BRONZE)
- CO2 FILLPORT
- DECORATIVE ALUMINUM FENCE



4 RIGHT ELEVATION - SOUTH
1/4\"/>



5 CUPOLA FROM ROOF
1/4\"/>



6 CUPOLA FROM ROOF
1/4\"/>

PROJECT NAME:
**NEW SHEETZ STORE
REYNOLDSBURG**

Int. of Taylor Road
and East Main Street
Licking County
Etna Township, Ohio

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

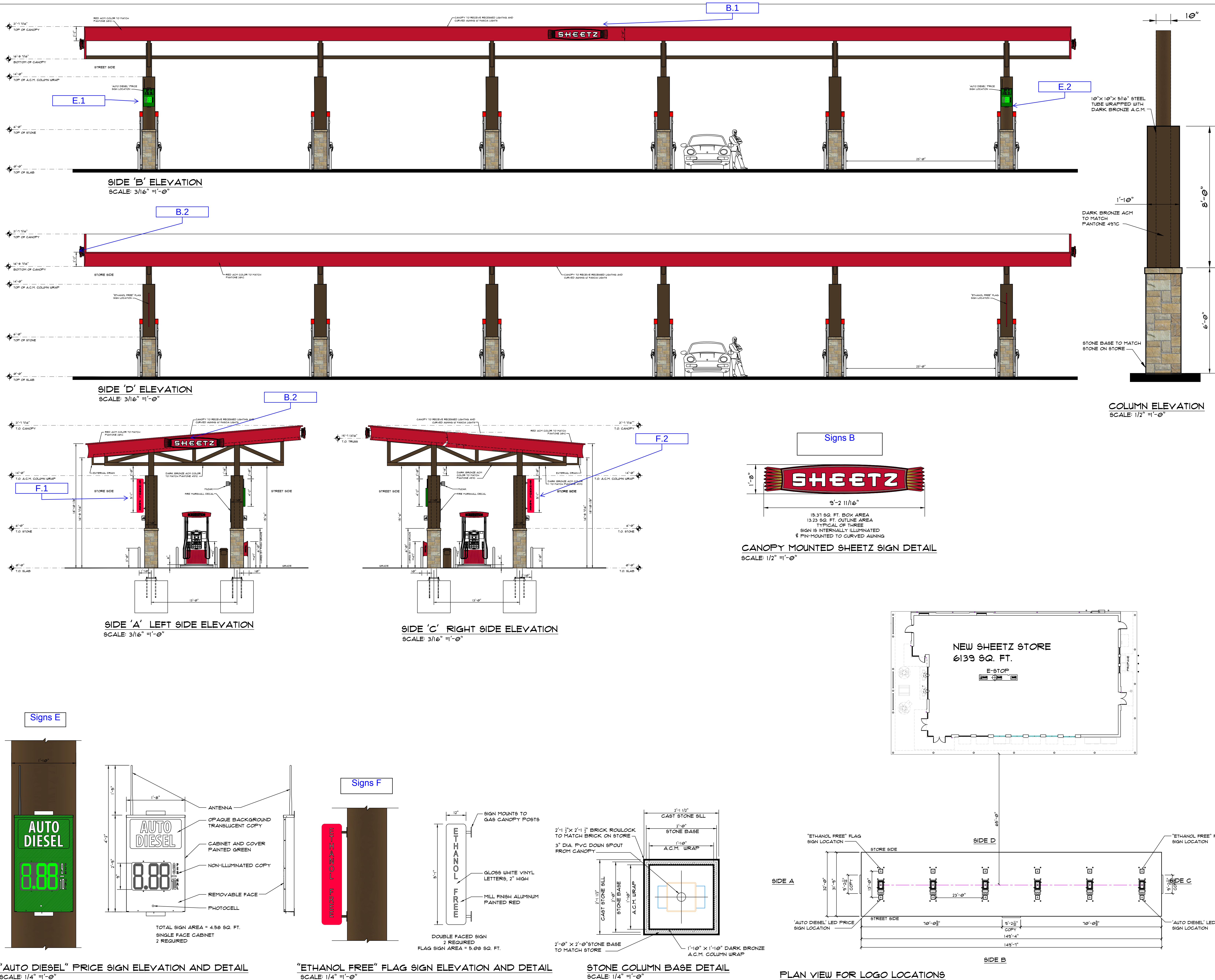
PROFESSIONAL

KEYPLAN

ISSUE: **09-06-22**
PROJECT NO:
AUTHOR BY: NMI
REVIEW BY:
SHEET TITLE

GAS AWNING

AWNING



Int. of Taylor Road
and East Main Street
Licking County
Etna Township, Ohio

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

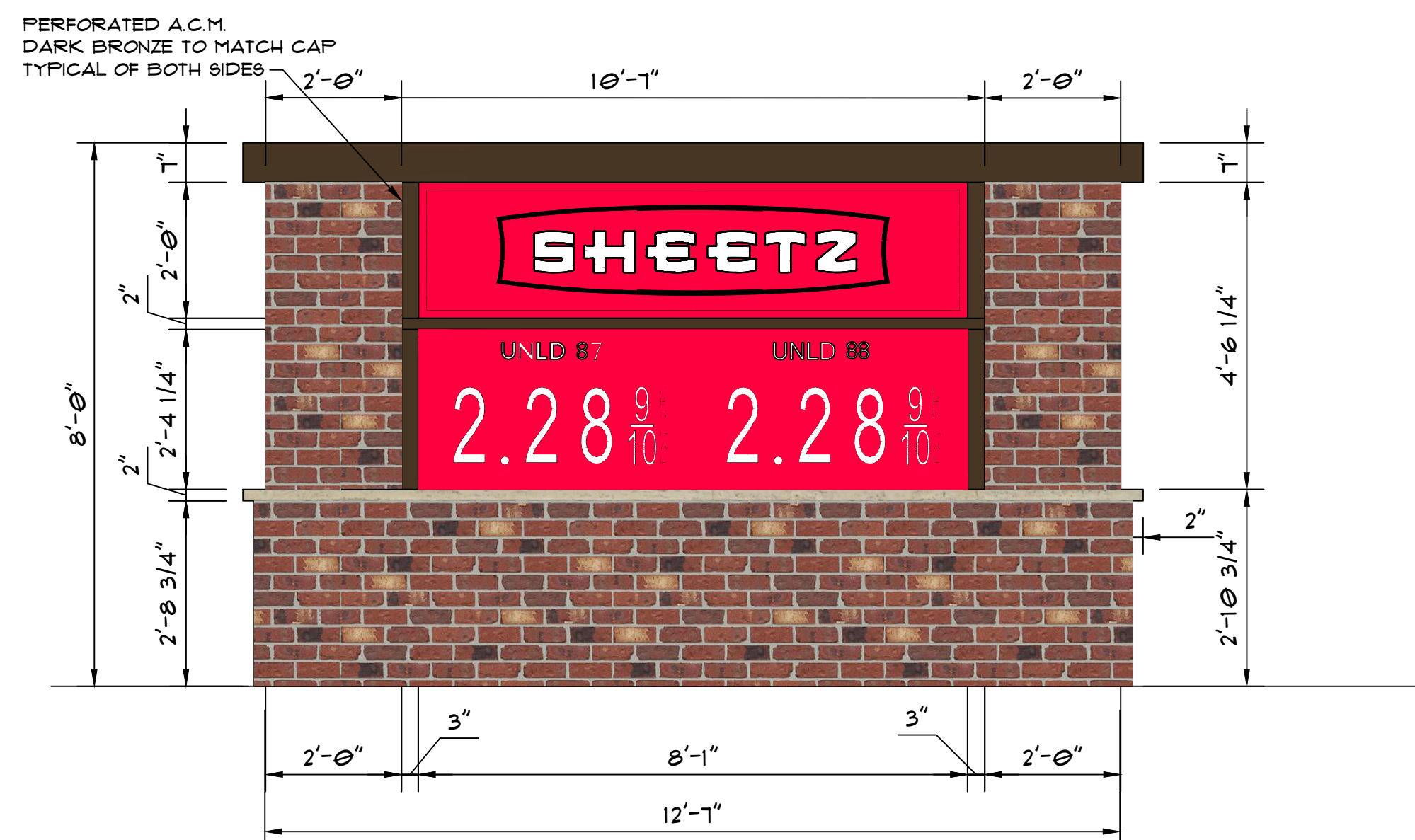


NMI	05-04-23	ADJUSTED HEIGHT TO 8'-0"
MARK	DATE	DESCRIPTION

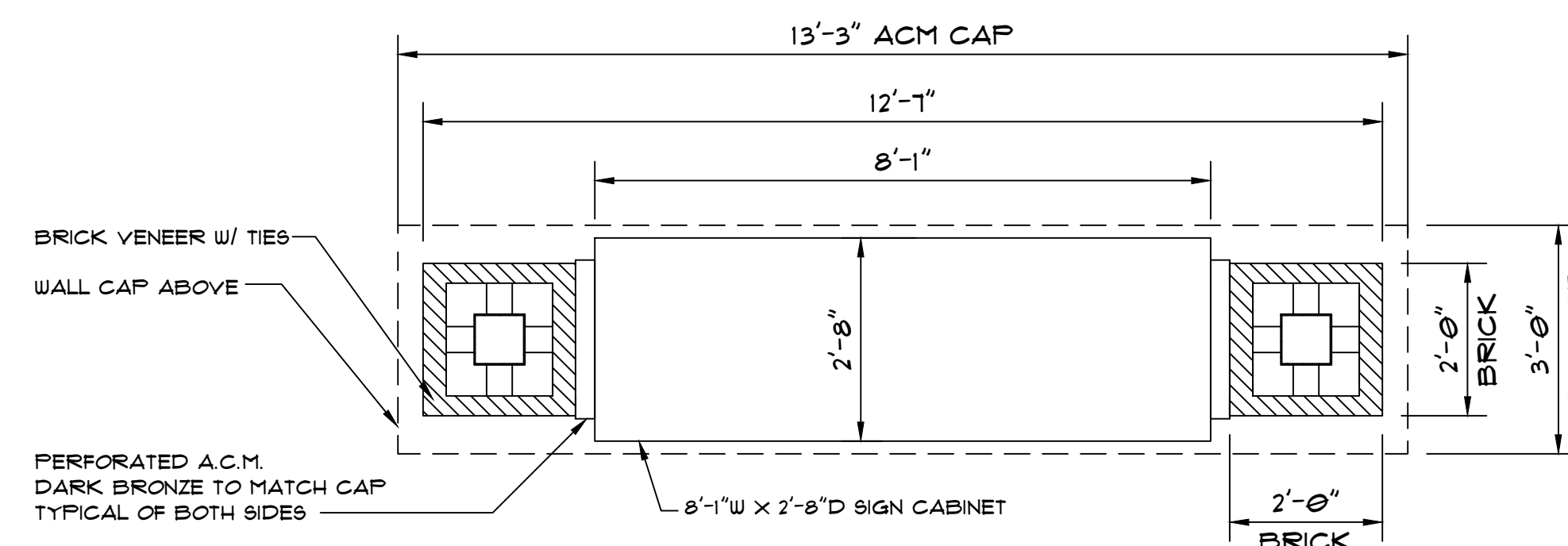
ISSUE:	09-02-22
PROJECT NO:	
AUTHOR BY:	NMI
REVIEW BY:	
SHEET TITLE	

MONUMENT SIGN DETAILS

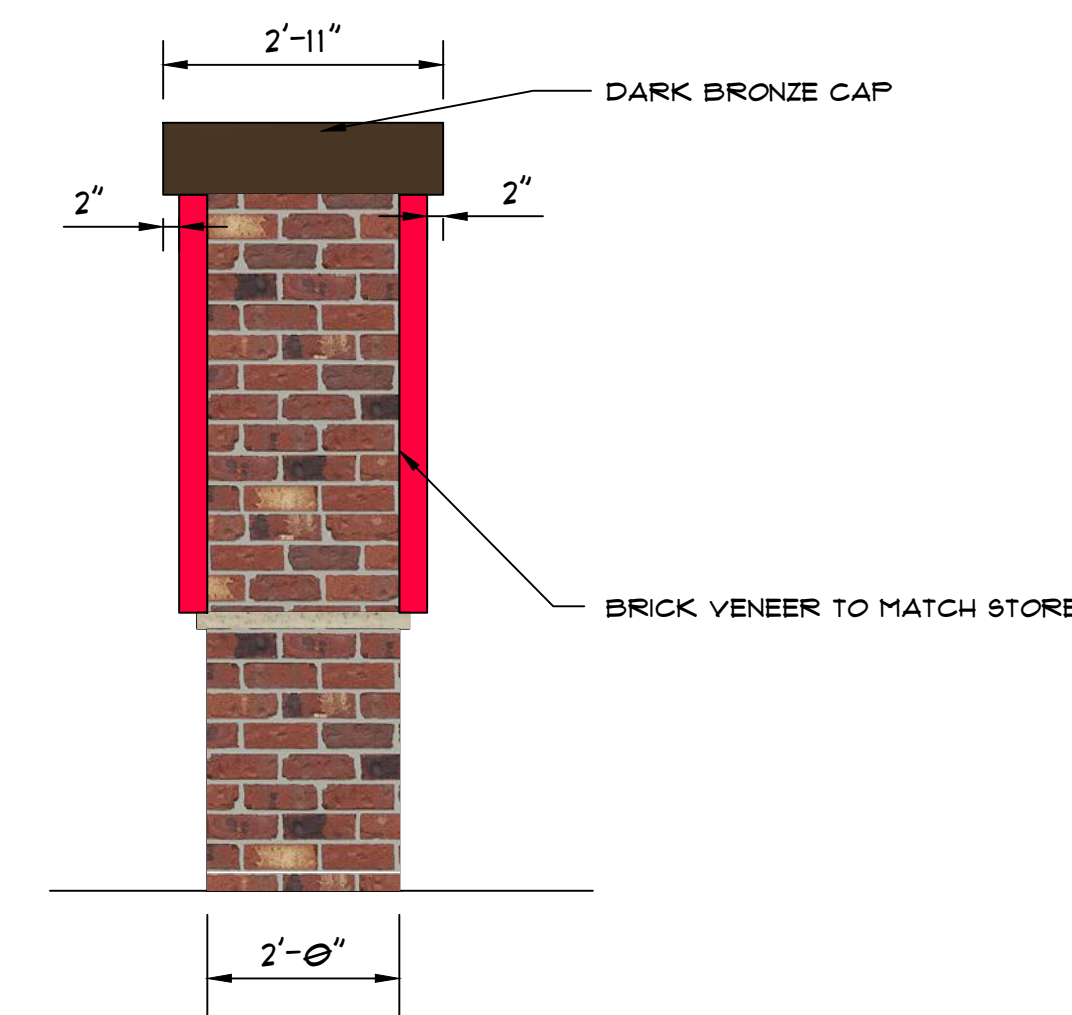
SIGN



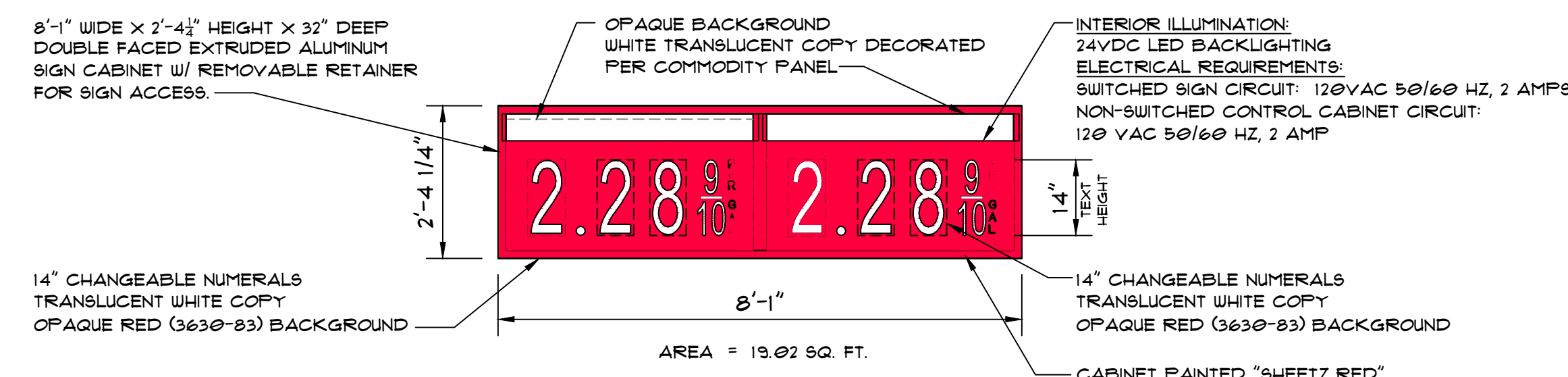
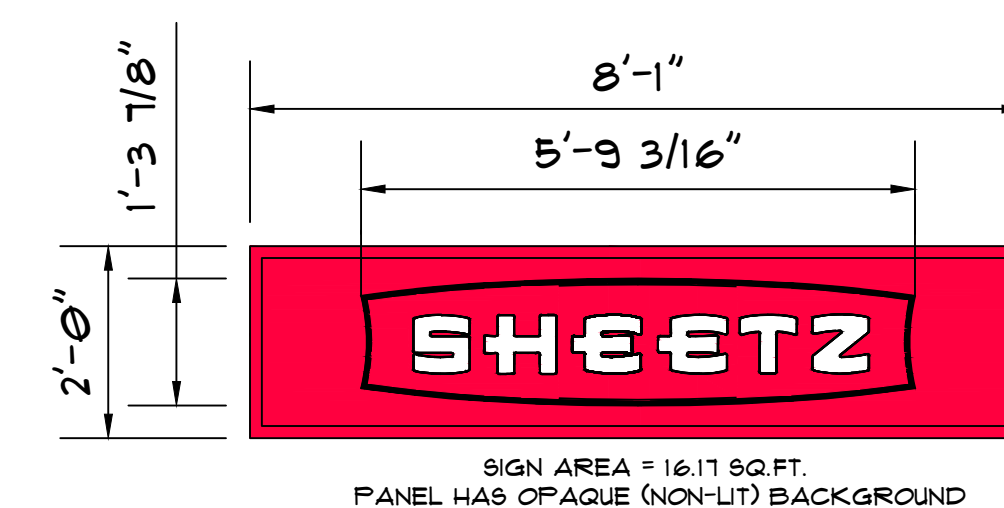
DOUBLE-FACED GAS PRICE SIGN DETAIL - PARTIAL ELEVATION
SCALE: 1/2" = 1'-0" AREA: 35.19 SQ. FT.



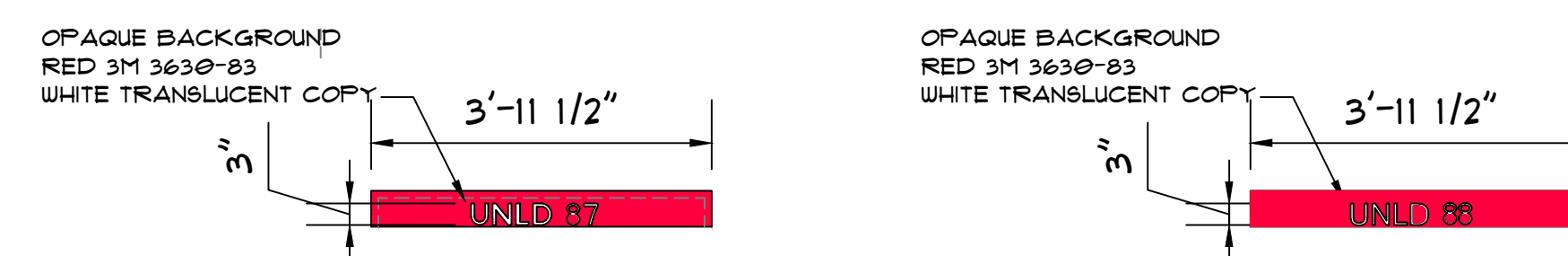
PLAN DETAIL THROUGH SIGN
SCALE: 1/2"=1'-0"



SIDE ELEVATION
SCALE: $1/2" = 1'-0"$



UNLD 87" TO BE ON STREET SIDE OF SIGN FOR BOTH SIDES



nt. of Taylor Road
and East Main Street
icking County
Etna Township, Ohio

700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

[illegible]

REVIEW BY: _____

DT-1

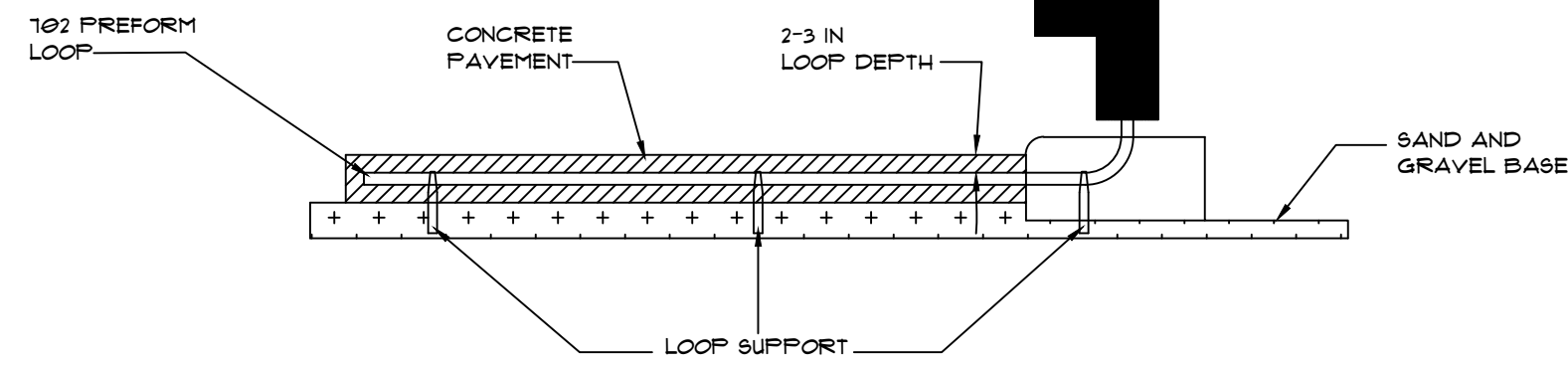
102 PREFORM LOOP

ASPHALT

SOIL

ALLOW APPROX. 1 IN. OF SOIL OR SAND BETWEEN ASPHALT AND LOOP

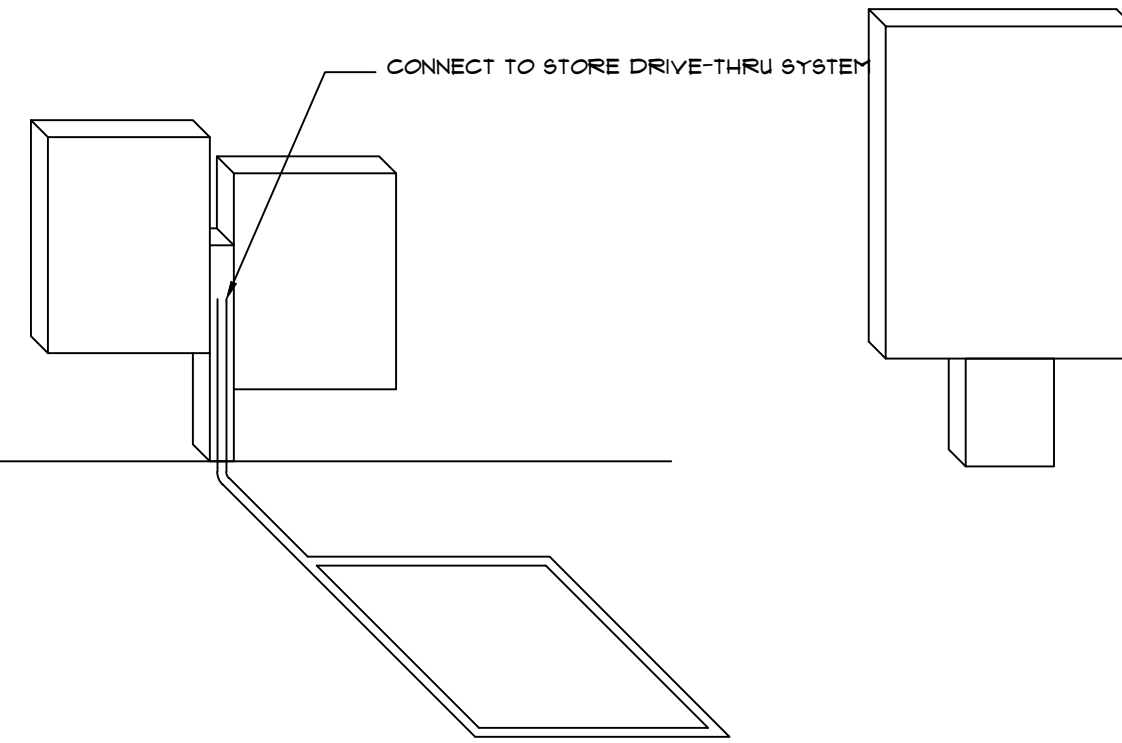
1. POSITION FREEROM LOOP APPROXIMATELY 1'-3" FROM CURB, OR 1/2" IN FRONT OF THE MENISCUS BOARD OR S/PEAKER POST.
2. LOOP SHOULD BE INSTALLED 2" - 3" BELOW THE SURFACE OF THE PAVEMENT. (5" MAX. DEPTH)
3. IF INSTALLED IN ASPHALT, COVER LOOP WITH 1" MIN. SOIL OR SAND TO PROTECT FROM HOT ASPHALT.
4. CONNECT LOOP TO 1/2" CONDUIT STUBBING UP IN MENISCUS BOARD/S/PEAKER POST.
5. WIRE NESS OR REINFORCEMENT IN CONCRETE SHOULD BE CUT AWAY IN MIN. OF 6" FROM PERIMETER OF LOOP.
6. ALL CONNECTIONS AND SPICES TO LOOP WIRES MUST BE SOLDERED.



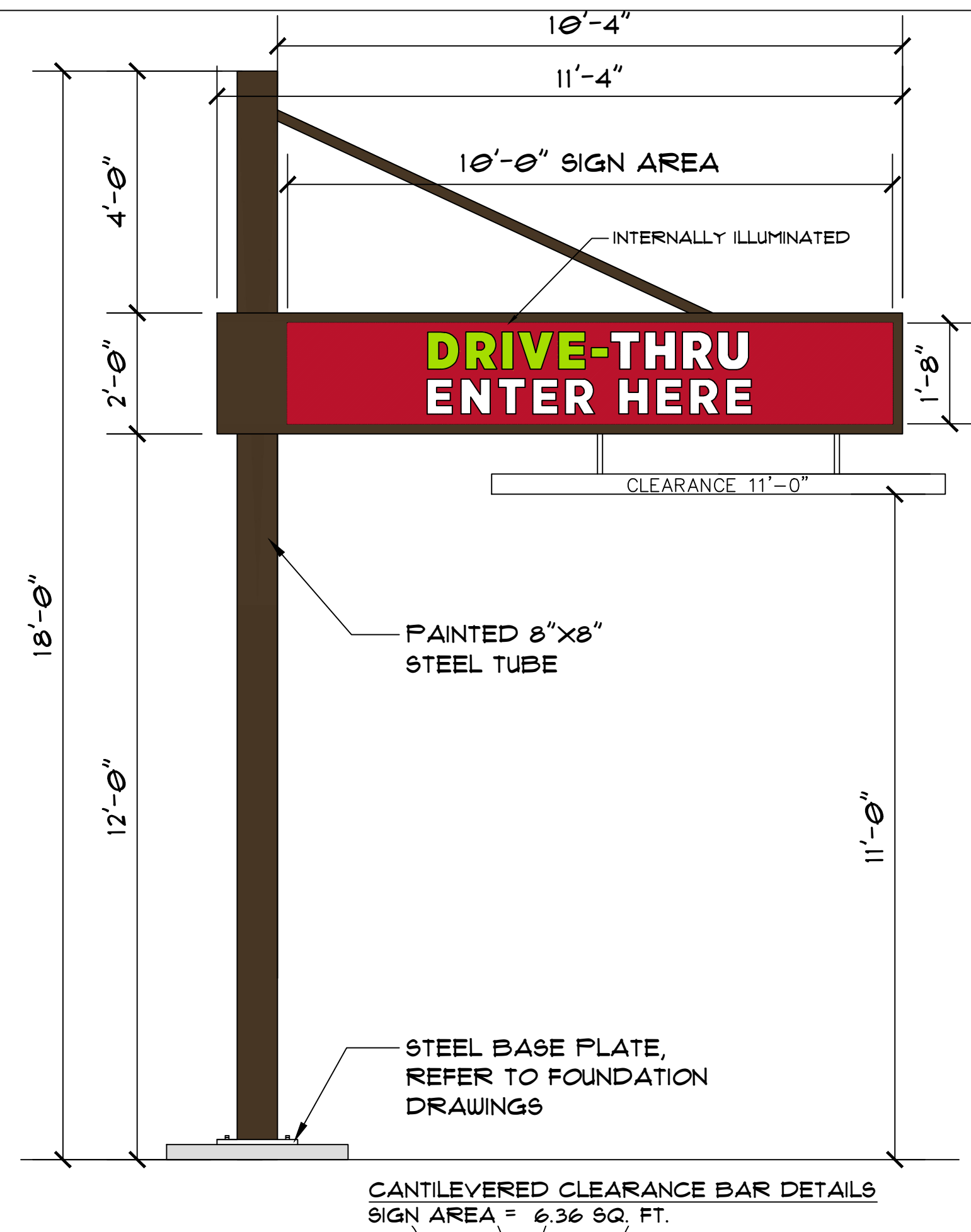
SIDE VIEW INSTALLED

CONCRETE INSTALLATION

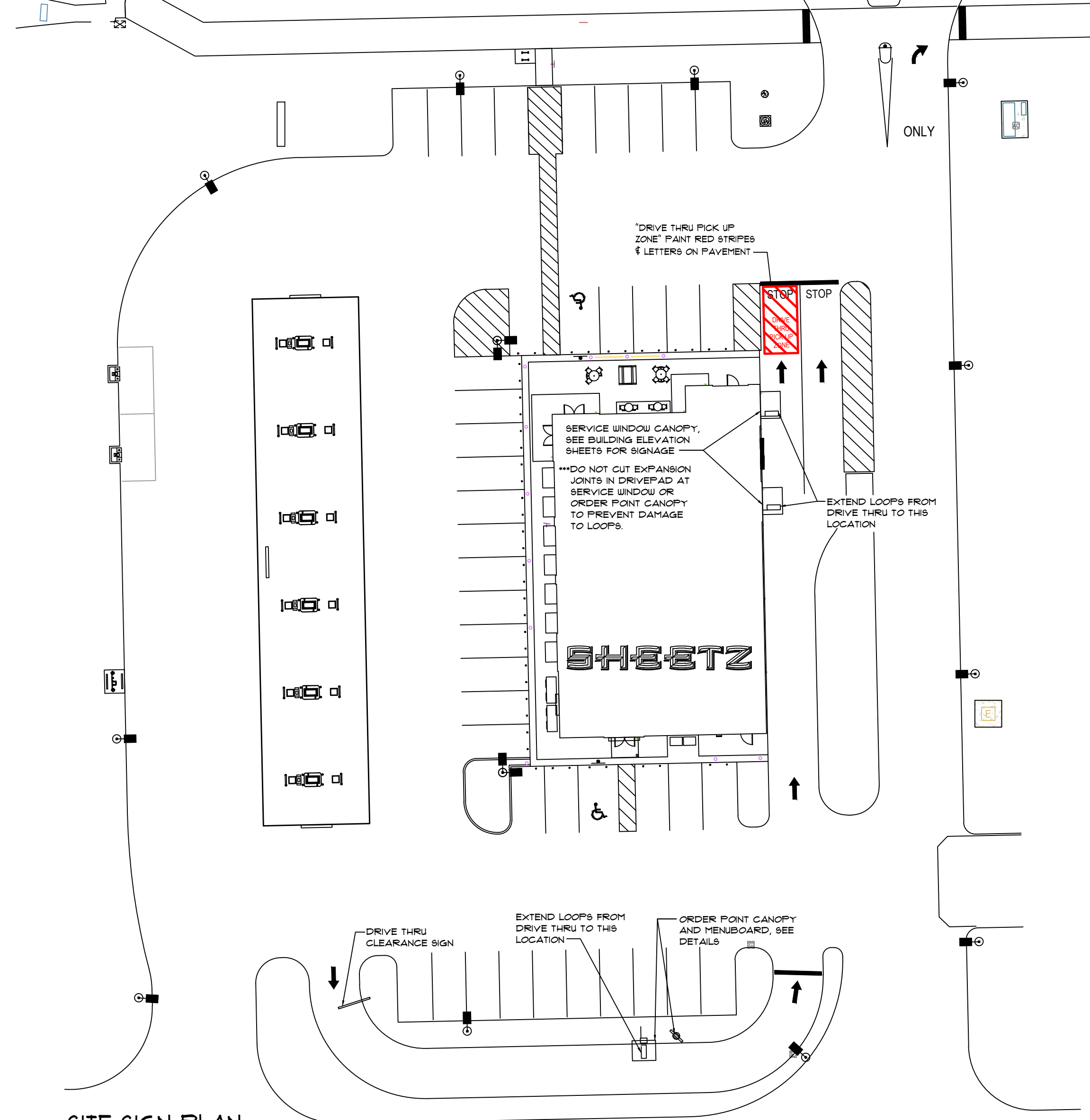
NO SCALE



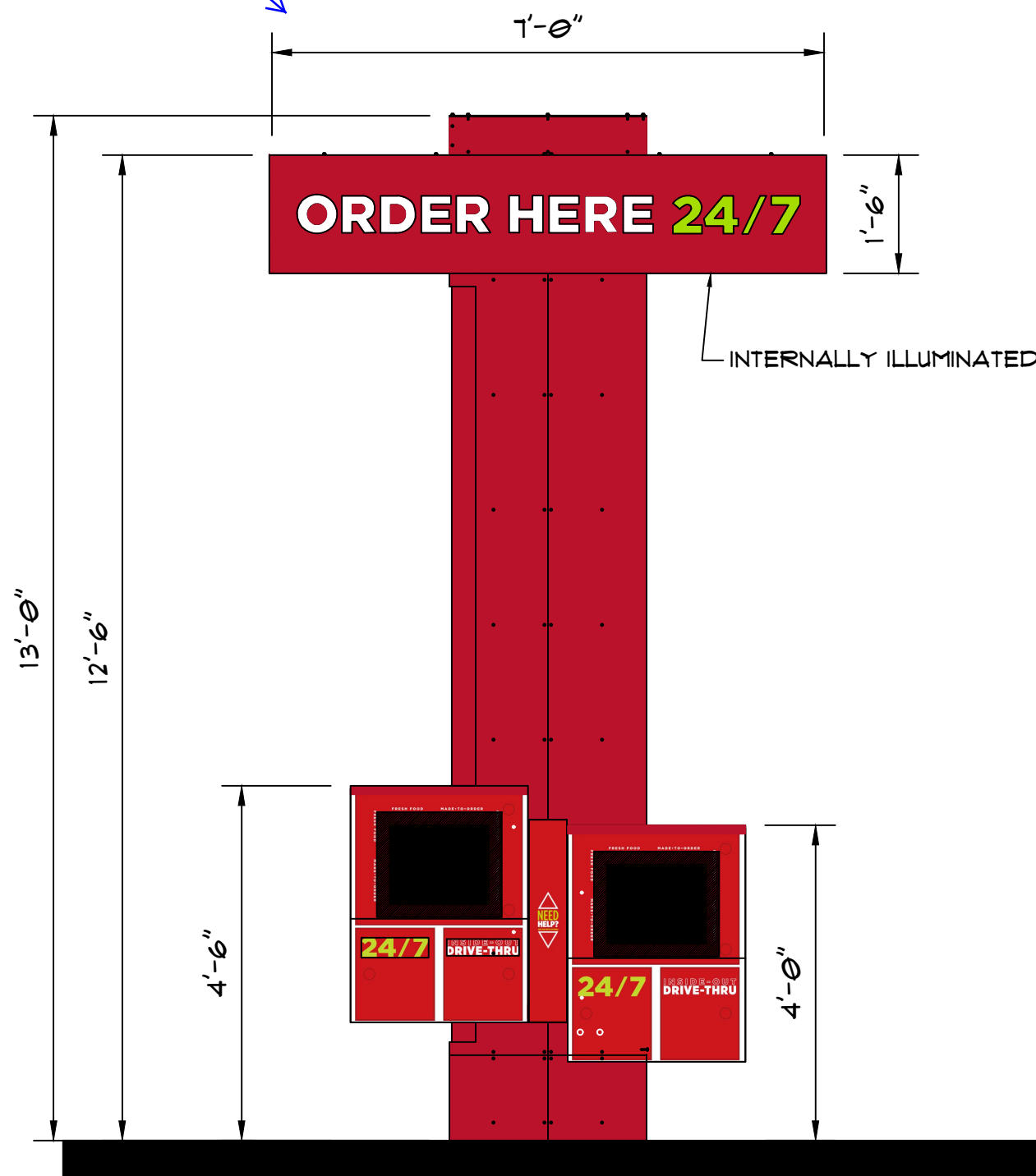
MENUBOARD W/ SPEAKER POST INSTALLATION
NO SCALE



CANTILEVERED CLEARANCE BAR DETAILS
SIGN AREA = 6.36 SQ. FT.

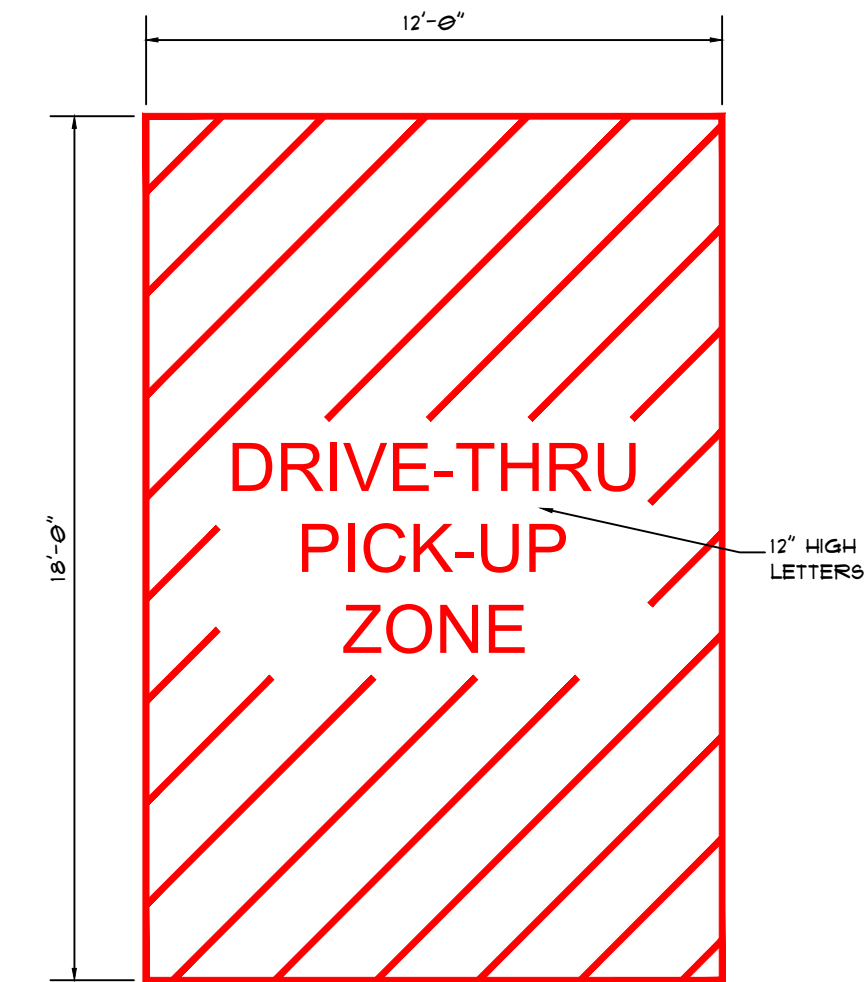


SITE SIGN PLAN
NO SCALE

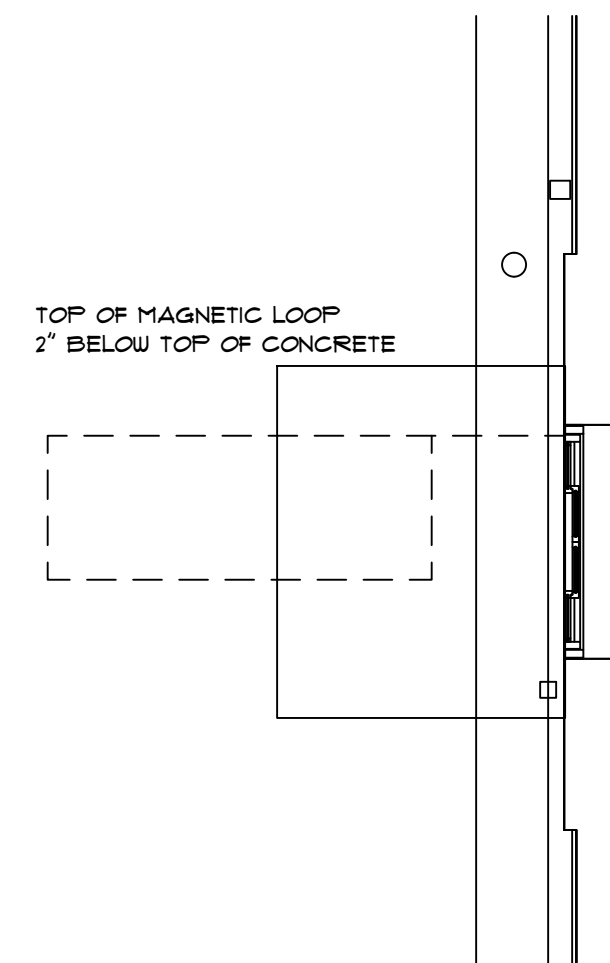


FRONT ELEVATION
ORDER HERE 24/7 SIGN AREA = 2.99 SQ. FT.
24/7 ORDER POINT SIGN AREA = .41 X 2 = .82 SQ. FT.

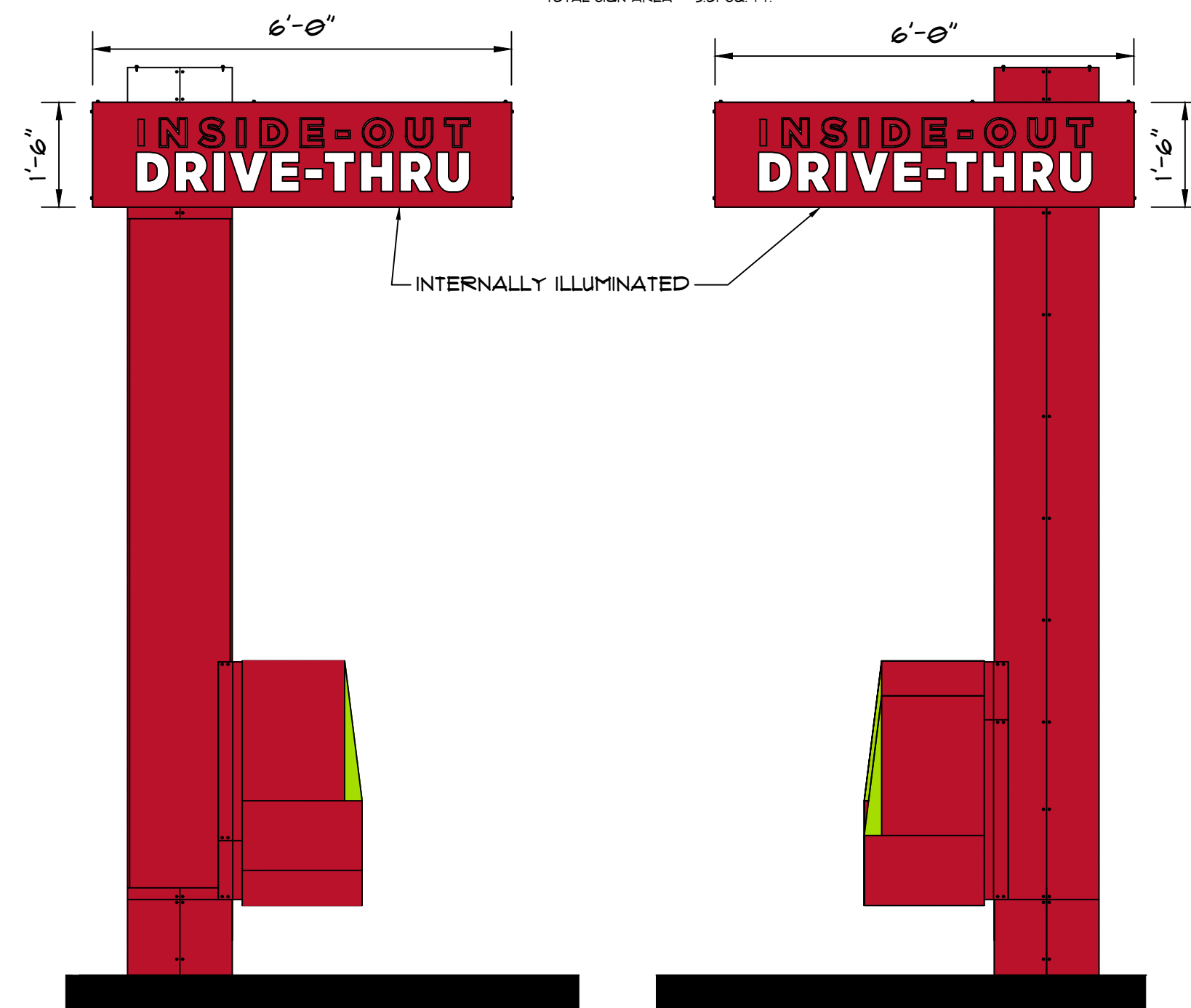
TOTAL SIGN AREA = 3.81 SQ. FT.



PARKING SPACE PAINTING DIAGRAM



DRIVE THRU WINDOW DETAIL
SCALE: $\frac{1}{2}" = 1'-0"$



LEFT ELEVATION
SIGN AREA = 4.69 SQ. FT.

RIGHT ELEVATION
SIGN AREA = 4.69 SQ. FT.

ORDER POINT ELEVATIONS
SCALE: 3/8"=1' @"

OWNER:
SHEETZ, INC.

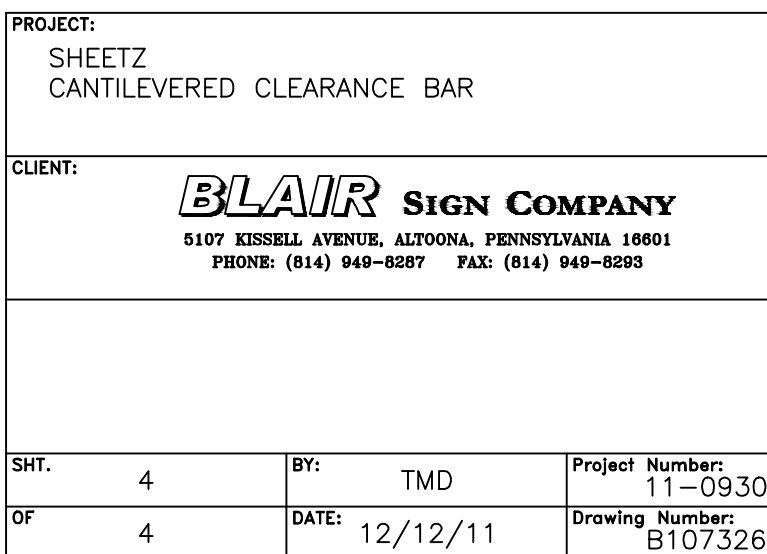
CONSULTANT

PROFESSIONAL

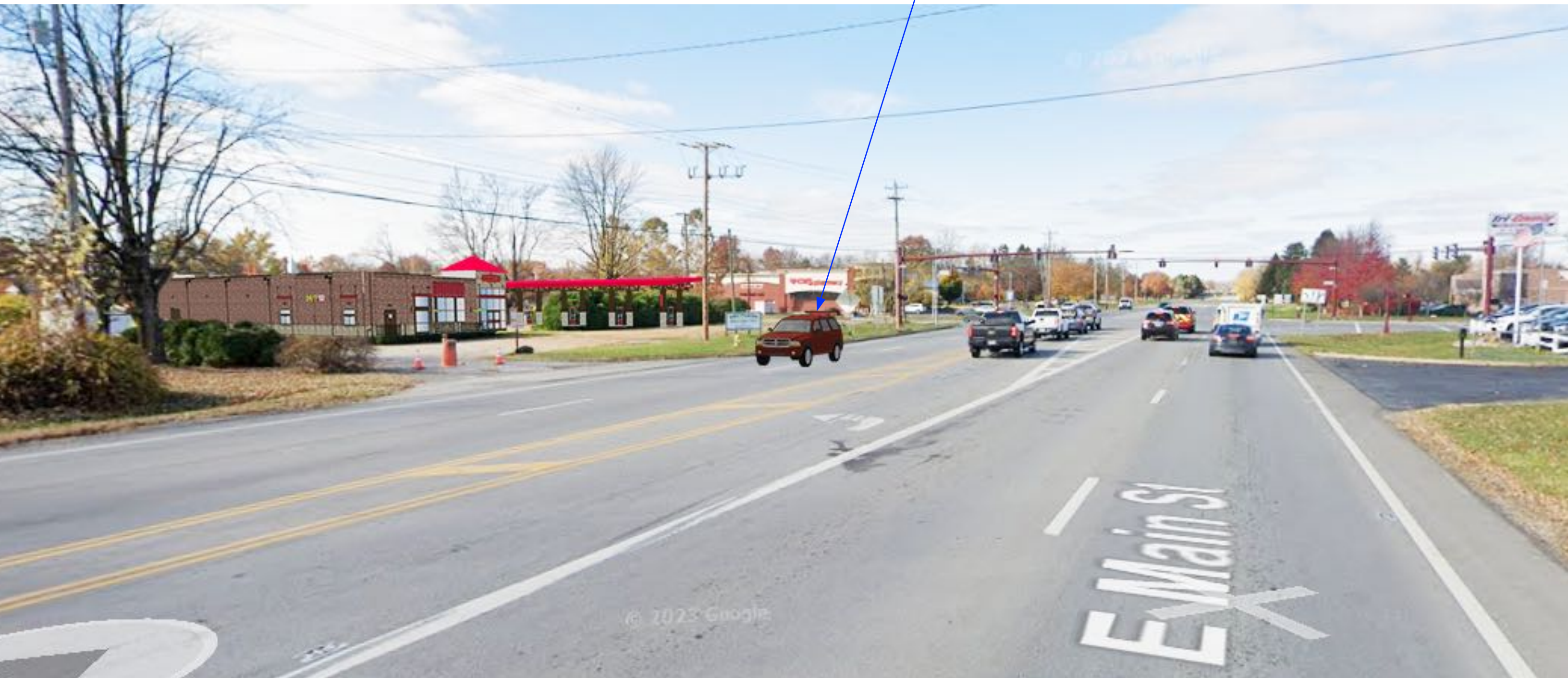
KEYPLAN

ISSUE:	09-06-22
PROJECT NO:	
AUTHOR BY:	NMI
REVIEW BY:	
SHEET TITLE	

DT-2

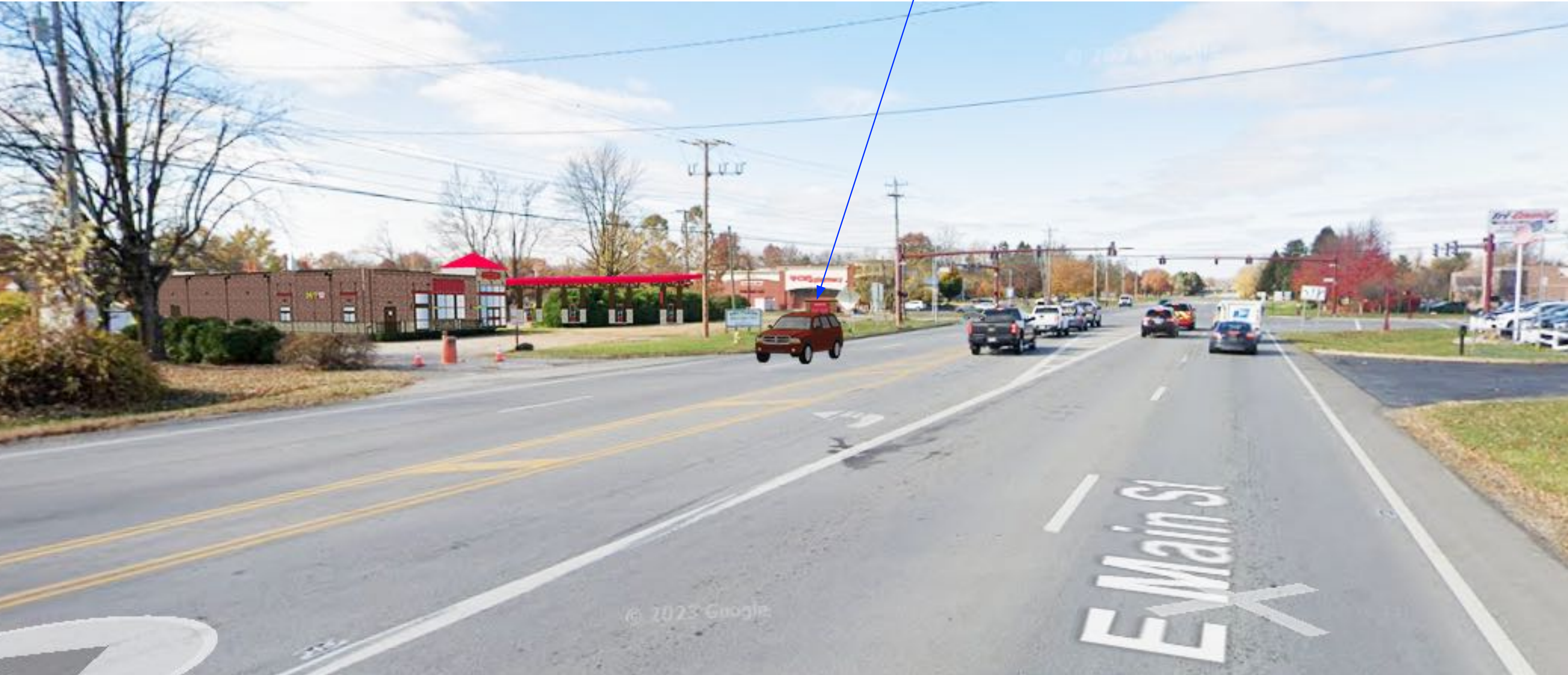


6'-0" TALL MONUMENT SIGN



WEST BOUND VIEW AT US-40 APPROX 200FT TO TAYLOR RD

9'-0" TALL MONUMENT SIGN



WEST BOUND VIEW AT US-40 APPROX 200FT TO TAYLOR RD

6'-0" TALL MONUMENT SIGN



EAST BOUND VIEW AT INTERSECTION OF US-40 AND TAYLOR RD



9'-0" TALL MONUMENT SIGN

EAST BOUND VIEW AT INTERSECTION OF US-40 AND TAYLOR RD

6'-0" TALL MONUMENT SIGN



EAST BOUND VIEW AT US-40 TO INTERSECTION AT TAYLOR RD

9'-0" TALL MONUMENT SIGN



EAST BOUND VIEW AT US-40 TO INTERSECTION AT TAYLOR RD

6'-0" TALL MONUMENT SIGN



EAST BOUND VIEW AT US-40 APPROX 200FT TO TAYLOR RD

9'-0" TALL MONUMENT SIGN



EAST BOUND VIEW AT US-40 APPROX 200FT TO TAYLOR RD



NORTH-BOUND VIEW AT TAYLOR RD, APPROX 600 FT TO US-40



NORTH-BOUND VIEW AT TAYLOR RD, APPROX 350 FT TO US-40

May 10, 2023

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

RE: Brenna Gates; 7335 East Livingston Avenue: Variance Application

Planning and Zoning Board:

Below is the staff review of the above referenced Variance Application.

1. Project Summary

- a. The subject site is located at 7335 East Livingston Avenue. The 2.27 acres contains Hopewell Health Centers, Inc., which is zoned CC, Community Commercial.
- b. The surrounding zoning consist of CC, Community Commercial to the north, east, and south of the subject site. The surrounding land uses consist of offices, retail and food services. The land use to the west is Blacklick Metro Park which is zoned OS, Open Space.
- c. The applicant is requesting a variance for the base of the monument sign, to not be constructed of brick or stone. The applicant would like to use a stone-resembling material to be adhered to the out posts and panels of the monument sign, to simulate the appearance of real stone, instead of using brick or stone.
- d. The applicant has submitted a site plan showing the location of the existing and its setback. The applicant has also provided a sign plan, showing the dimensions of the proposed monument sign.
- e. The applicant's statement of hardship indicates they have been working with the sign company over the past 5 months, reaching out to multiple vendors to do the brick or stone work, and have been unsuccessful in finding a company willing to do the work. The sign company has identified an alternate material that is stone looking, however it is not stone or brick.

2. Project Review

- a. The applicant is seeking a variance to Section 1105.03.C.vii.4 "One (1) monument sign with a base constructed of stone or brick may be installed in commercial or mixed-use zones. In the EMD or BMD the base shall be constructed of brick only. The monument sign may be a maximum of six feet (6') in height with a maximum surface area of twenty-four (24) square feet. Any monument sign located in accordance with this subsection shall be setback a minimum of ten feet (10') from the front property line or easement line, as applicable."
 - i. The applicants sign plan indicates the sign will be 5.5 feet tall, which meets the maximum height requirement of 6 feet.

- 
- ii. The applicants site plan states the monument sign will be setback 13.1 feet from the front property line, which will meet the minimum 10 foot setback.
 - iii. The applicant is requesting a variance from the required base material of stone or brick, to permit a stone-like adhesive (Evolve Stone Adhesive) as the permitted base material for their monument sign.
 - iv. The applicant has provided samples of the Evolve Stone Adhesive to staff. The following colors are suggested:
 - 1. Morning Aspen, Kodiak Mine, Dune Point and Phantom Shadow.
 - b. The original sign application identifying the new monument sign was approved on November 2, 2022, with the condition that the base material be made of brick or stone.
 - i. The applicant states they were not aware of the brick or stone base requirement when purchasing the sign. Once the brick or stone base requirement was identified, the applicant spent 5 months contacting various masons to see if they were willing to do the job. One mason agreed however, all forms of communication have ceased on the masons end. The applicant has been unsuccessful in finding a contractor to do the brick or stone monument base.
 - ii. The applicant is requesting a “stone-like” adhesive material be permitted as the monuments base, due to the reasons outlined in their statement of hardship.
3. Recommendations
- a. The applicant has worked to meet the required regulations, and has offered a similar looking material to try and meet the required code as much as possible. The variance requested will not permit the establishment of any use which is not otherwise permitted in the zoning district. Not having a monument sign on the subject site, based on the unique location on a service road, would make finding the subject site more difficult since it is not located along a public right-of-way. The applicant has also stated they were not aware of the base requirement when originally applying to change the monument sign. Granting the variance is necessary for reasonable use of land and the building. The variance requested is minimal. The applicant has worked to meet the requirement over a five month period, and is still unable to meet the requirements of this code. Based on the applicant’s statement of hardship, the requested variance should be approved.
 - b. Staff recommends approval with the following conditions:
 - i. The approved material be the Evolve Stone Adhesive, with one of the 4 proposed colors (Morning Aspen, Kodiak Mine, Due Point or Phantom Shadow).
 - ii. Provide a revised monument sign plan, showing the signs approved Evolve Stone Adhesive base material and color for staff’s records.

Reynoldsburg

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

APR 19 2023

App./Case#: 2023-5185

Date Submitted: 4-19-2023

Fee Amount: 450

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☒ Paid: CC

Property Address: 7335 East Livingston Avenue, Reynoldsburg, OH 43068	Parcel ID#(s): 060-003839
--	------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Makalu LLC	
Contact Email: poudeld@gmail.com	Contact Phone Number: 740-851-0607

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Hopewell Health Centers, Inc.	Contact Name: Brenna Gates
Contact Email: brenna.gates@hopewellhealth.org	Contact Phone Number: 614-328-9200
Description of Use: Primary Medical Care Facility	

III. APPLICANT INFORMATION

Applicant Name: Brenna Gates	Applicant Address: 7335 East Livingston Avenue
Applicant Phone Number: 614-328-9200	Applicant Email: brenna.gates@hopewellhealth.org
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☒ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance (Non-Residential ☒ (\$450)/ Residential (\$200) ☐ Conditional Use (\$350):
Non-residential, non-profit medical facility

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: Brenna Gates Date: 4/11/23

*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	PZB Meeting
Zoning District: <u>CC</u>	☐ Major/Minor Site Plan	Date: _____
☒ Olde Reynoldsburg District	☐ Other: _____	☐ Approved as Submitted
		☐ Approved w/ Conditions
		☐ Tabled
		☐ Denied
P&Z Administrator: _____		Date: _____



HOPEWELL

HEALTH CENTERS

Access to Affordable, High Quality,
Integrated Health Care for All

7335 East Livingston Avenue, Reynoldsburg, OH 43068
Phone: 614-328-9200 FAX: 614-328-9300

To: Reynoldsburg Zoning Board
From: Damodar Poudel, MD

To whom it may concern,

I, Damodar Poudel, owner of Makalu LLC and the building at 7335 East Livingston Avenue, Reynoldsburg, OH 43068, give permission to Brenna Gates and Hopewell Health Centers to apply for a zoning variance on my behalf.

Respectfully,

Damodar Poudel
17 April 2023

APR 19 2023

Variance Request

Hopewell Health Centers, Inc. requests a variance to the monument sign zoning code requiring the sign be made of stone or brick. We kindly request that our post-and-panel sign be permitted in place of a sign made of stone/brick. Below is a list of statements to each of the standards for variance in the code.

Statements on Standards

- 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.
 - **Our request to use the post and panel sign will be in the same location already approved by the zoning by the development department. It will in no way injure the area or negatively affect 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.
 - **This variance standard is not applicable to our sign variance request.**
- 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.
 - **This variance standard is not applicable to our sign variance request.**
- 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.

- 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.
 - **Hopewell health Centers' variance request adheres to this standard because we do not use non-conforming properties to justify the request.**
- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 - **This request is not a matter of convenience. The site manager, Brenna Gates, has worked for 5 months to find someone to complete this project. She has been unsuccessful. We are now seeing patients with no signage. And we fear patients won't be able to identify Hopewell Health Centers and access their medical care.**

Statement of Hardship

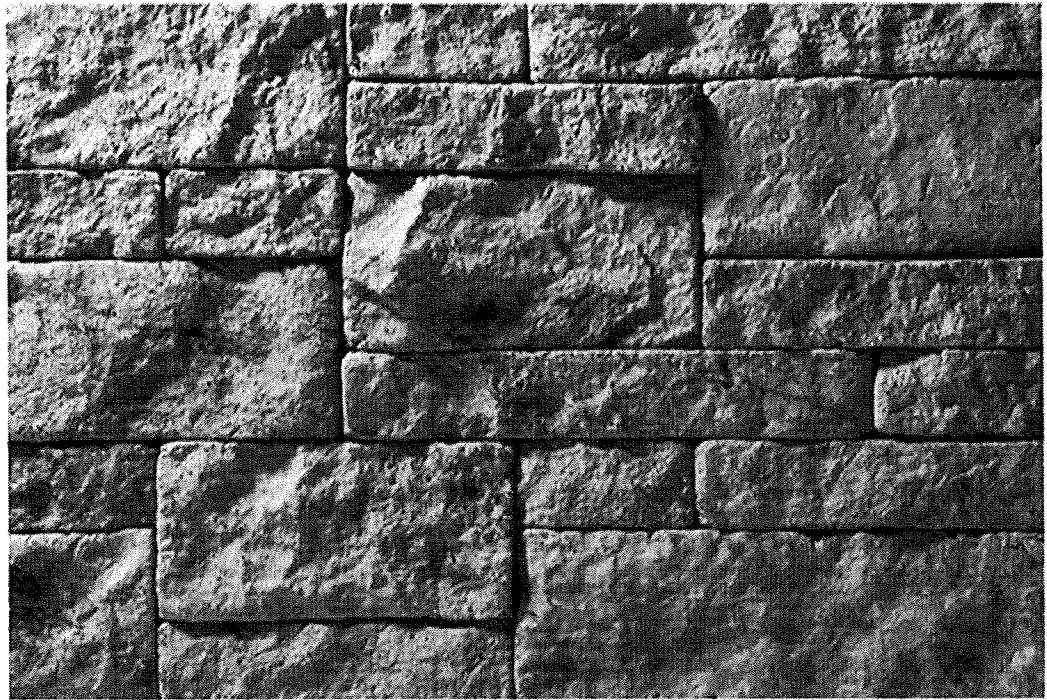
Hopewell Health Centers purchased our signs from Columbus Graphics in Reynoldsburg, OH. Only after the post and panel sign was created did we become aware of the brick/stone monument sign requirements. This occurred during the zoning permit process.

We were conditionally approved for our sign contingent upon the installation of brick or stone around the sign. Since this decision, we worked with Columbus Graphics and independently to find a mason willing to take on our project. We have looked for months and found only 1 mason willing to build a brick base for our sign, but he has since stopped responding to all correspondence from Hopewell Health Centers or Columbus Graphics, referencing a brick shortage before ending all communication. After losing this mason, various masons declined the project for being too small, and others only offered 'brick-like' or 'stone-like' adhesives that attach to a plastic or metal frame surrounding the sign. For 5 months, I have searched for an alternative and have found no option that will meet the zoning code of a brick/stone base.

Hopewell Health Centers is a not-for-profit, federally qualified health center, offering affordable and accessible primary healthcare to patients of all ages, gender, ethnicities, and socioeconomic statuses. We have now opened to the public, seeing patients in-person. We worry that without proper signage, patients won't be able to find us and prospective patients won't have the opportunity to hear about or see us. It is our humble hope that you enable us to best serve our community by approving our sign variance request.

Proposal for Sign Alternatives at the Hopewell Reynoldsburg Site

1. Post and panel sign as is: to-scale drawings provided. This is our preferred option and would have fresh landscaping around the sign.
2. Evolve Stone Adhesive, an adhesive stone-resembling material attached to out post and panel sign to simulate the Appearance of real stone: pictured below.



EXTERIOR SIGNAGE
POST & PANEL ADDRESS ID - QUANTITY 1



*ALL SHOWN, TO BE APPROVED BY OWNER

scale 3/32" = 1"

Project: Hopewell Health Reynoldsburg
 Contractor: Brenna Gates
 Approved: yes/no
 Signed: _____
 Date: 09/26/2022 - REV3

EXTERIOR SIGN
POST & PANEL

QUANTITY: 1

[DOUBLE-SIDED]
 [FACEPAINTED]
 [SURFACE PRINT]
 [ACRYLIC] PANEL SIGN

Background Color:
 Pantone 427 C
 Border Color:
 Pantone 5463 C
 Icon Colors:
 Surface printed Pantone 5463C, 7505 C,
 122 C, & 626 C

Text/Copy:
HOPWELL
 5" H painted Track
HEALTH CENTERS
 2" H painted Track
ADDRESS
 3" H painted Track
 Font Color:
LOGO COPY
 Pantone 5463 C
ADDRESS
 Pantone 427 C

Mounting:
 Two (x2) 3" L x 2" W x 90" H aluminum
 posts painted Pantone 427 C; posts
 mounted 24" in ground w/ concrete

*ALL SHOWN, TO BE APPROVED BY OWNER

REVISION NUMBER

Revision 0 08/18/2022
 Revision 1 09/06/2022
 Revision 2 09/15/2022
 Revision 3 09/26/2022

COLUMBUS GRAPHICS

7295 RICKY STREET (614) 577-9360
 REYNOLDSBURG, OH 43068 cgl1980@cgl.com

To: Brenna Gates

From: Steven Hesch, Columbus Graphics

Re: Masonry base around sign

Date: March 28, 2023

Hi Brenna, as we have talked numerous times, I am struggling as you are to find a masonry company that would do the job of building a small masonry base around the legs of the post & panel sign that we fabricated for you. The one place that appeared promising has stopped communicating with us several months back and will not return my notes or calls.

This job is probably not big enough for anyone to take on. It is a project that will cover several days of work and only a couple hours each day. They can use their time and their team's time more effectively on larger projects.

At this point it may be good to ask for a variance and provide other options for putting something around the base of the sign. As I mentioned, railroad ties can be put around the base and a flower garden planted inside of the interior space. Another option is the faux masonry pieces that can be put on the outside of a wooden box. Again, a flower garden can be planted inside of the interior space. In both cases the inside walls would be protected by a waterproof wrap or tar-like material.

I think either of these options would look good and provide the aesthetic look the city wants.

Steven Hesch

PAYMENT DATE
04/19/2023

COLLECTION STATION
Building Counter Computer

RECEIVED FROM
GATES, BRENNNA

DESCRIPTION

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

BATCH NO.
2023-04000610

RECEIPT NO.
2023-00016431

CASHIER
Grant Molnar

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT												
PERMIT PAYMENT	PERMIT PAYMENT Permit Type and Number ZONING VARIANCE - 2023-00005185	\$450.00												
Payments:	<table> <tr> <th>Type</th><th>Detail</th><th>Amount</th></tr> <tr> <td>Charge</td><td>Credit Card Type: Credit Card Number: xxxx4476 Authorization Code: 02833Z</td><td>\$450.00</td></tr> <tr> <td>Service Fee</td><td></td><td>\$12.38</td></tr> <tr> <td colspan="2"> Total Cash Total Check Total Charge Total Wire Total Other Total Remitted Change Total Received </td><td> \$0.00 \$0.00 \$450.00 \$0.00 \$0.00 \$462.38 \$0.00 \$450.00 </td></tr> </table>	Type	Detail	Amount	Charge	Credit Card Type: Credit Card Number: xxxx4476 Authorization Code: 02833Z	\$450.00	Service Fee		\$12.38	Total Cash Total Check Total Charge Total Wire Total Other Total Remitted Change Total Received		\$0.00 \$0.00 \$450.00 \$0.00 \$0.00 \$462.38 \$0.00 \$450.00	
Type	Detail	Amount												
Charge	Credit Card Type: Credit Card Number: xxxx4476 Authorization Code: 02833Z	\$450.00												
Service Fee		\$12.38												
Total Cash Total Check Total Charge Total Wire Total Other Total Remitted Change Total Received		\$0.00 \$0.00 \$450.00 \$0.00 \$0.00 \$462.38 \$0.00 \$450.00												
Total Amount:		\$450.00												

Customer Copy

replacing this, same spot for new monument sign

OCT 27 2022



Printed Date: 10/27/2022

Reynoldsburg GIS

Map Title



Reynoldsburg
OHIO • 1839

Franklin County Auditor's Office

Auditor Michael Stinziano

Map Produced November 2, 2022

Planimetric Legend

Source: 2021 Aerial Photography

Edge of Pavement

Roadway Centerlines

Railroad Centerlines

Building Footprints

Building Under Construction

Creeks, Streams, Ditches

Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LIDAR Collection

Spot Elevation

Index Contour

Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

Parcel IDs

Parcel Dimensions

Lot Numbers

Site Address

Parcel Boundary

Subdivision Boundary

Condominium Boundary

County Boundary

City or Village Boundary

Tax District Boundary

School District Boundary

Zip Code Boundary

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered the authoritative source of information. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

For scaled maps, please visit the parcel viewer at <https://gis.franklincountyohio.gov/parcelviewer>



May 19, 2023

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

RE: Vaughn Benson; 6672 E. Main Street: Conditional Use Application

Planning and Zoning Board:

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

1. Project Summary

- a. The subject site is located at 6672 E. Main Street. The 2.62 acres is currently vacant land. A portion of the parcel at 0.92 acres, is looking to be developed as financial services and banking with a drive-thru. The parcel is zoned BMD, Brice and Main District.
- b. The surrounding zoning consist of BMD, Brice and Main District to the north, west, and south of the subject site, with a surrounding gas station, retail –large format and retail-medium format. The land use to the east is a retail – convenience with gasoline which is zoned EMD, East Main Street Insight District.
- c. The applicant is requesting a conditional use for the Drive-Thru Service portion of the Financial Services and Banking with a Drive-Thru. Section 1105.13.L requires a conditional use for all Drive-Thru Services.
- d. The applicant has submitted a preliminary site plan showing the proposed layout of the building, parking and drive-thru lane. The applicant has also provided a preliminary utility plan and a preliminary landscape plan.
- e. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends for Brice and Main District “Attractive streetscapes and walkability should be emphasized to encourage pedestrian and transit activity along the corridors, and to create cohesive character amongst neighboring development. Sidewalk cafes, awnings, and landscaping are encouraged to help define the character of the development.” The Comprehensive Plan also recommends infill development on current vacant parcels as a priority.

2. Project Review

- a. The applicant is seeking a conditional use for financial services and banking with a drive-thru. Conditional Uses are required to meet general standards found in Section 1109.15.D along with the additional standards required in Section 1105.13.L – Drive-Thru Services.
 - i. The general standards for Section 1109.15.D are:
 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;

- a. One of the main characteristics of the BMD and the Comprehensive Plan is to focus on walkability/multimodal access to the main corridors throughout the Reynoldsburg. The proposed development shows pedestrian connections to both Rosehill Road and E. Main Street. Along with 6 proposed bike parking spaces. The proposed drive-thru would not change the essential character of the district.
2. The proposed use shall not adversely affect the use of adjacent property;
 - a. The proposed bank would not adversely affect the use of adjacent properties, since there are similar retail uses surrounding the subject site.
3. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
 - a. The proposed bank would not adversely affect the health, safety, morals or welfare of person's residing or working in the neighborhood. It would serve the persons residing and working within the surrounding area.
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;
 - a. The fire department has stated the layout is ok. The proposed development will have to go through the Plot Grade Utility application process, ensuring all public facilities and services are met.
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;
 - a. The proposed bank is showing two internal connections within a larger development. The public right-of-ways will not be altered. The City Engineer does not see any traffic issues with the proposed development.
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;
 - a. The proposed use is in general accordance with the objective of the Zoning Code and Land Use Plan. The Comprehensive Plan identifies the area along E. Main Street a "smaller retail and office uses that support local

residents". The proposed bank would accomplish this goal.

7. The proposed use complies with the applicable specific provisions and standards of this Code;
 - a. The proposed layout is requesting three variances from the Zoning Code.
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.
 - a. The proposed use does meet the definition and intent of a use specifically listed as a conditional use in the BMD zoning district.
- ii. The additional standards in Section 1105.13.L for all Drive-Thru Services are:
 1. 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 subject site is surrounded by commercial land uses such as a gas station, convenience store, retail and vacant land. There are no adjacent residential land uses. The main hours of operation are 9AM to 5PM Monday through Friday and 9AM to 2PM on Saturday. The ATM will be open 24 hours a day, 7 days a week. Most of the activity will happen during business hours and should not affect the surrounding area.
 2. 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 Board of Zoning and Building Appeals, 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 conducted a Queuing Study for the site regarding the required number of vehicle stacking spaces projected to be used at the facility at one time. Based on the study 2 spaces should be provided, which is what is shown on the site plan.
 3. The Planning and Zoning Administrator or Board of Zoning and Building Appeals, 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. Since the applicant has proposed normal business hours, it is an infill development, and access to the site is used through existing internal drive aisles, no additional restrictions are suggested for this subject site.
4. 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. The proposed landscaping plan will screen adjacent properties. A photometric plan meeting the Zoning Code requirements will be required at the time of Major Site Plan approval.
3. Recommendations
 - a. Staff recommends approval of the proposed conditional use of a Drive-Thru Service.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: May 9, 2023; Revised May 19, 2023

To: Mr. Eric Meyer, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: JP Morgan Chase Bank – East Main St and Rosehill Road

Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the site plan and supporting information for a Conditional Use Permit and Variance for the proposed project on the northwest corner of East Main Street and Rosehill Road for a bank with a drive-thru. The following summarizes our findings and recommendations with respect to this development. With the below in mind, we have no concerns as it relates to the Conditional Use Permit for the project.

ROADWAY ACCESS AND SITE PARKING

1. The site will have two access points for the project. One access point is from the Kroger fueling station parking lot that is located directly west of the proposed project. Note the Kroger fueling station has access to East Main Street via a direct connection or through the Kroger store's western access drive. The second point will be via a private internal access road to the north, which will connect to an existing access road from Rosehill Road.
 - a. The access drive to the west is shown as 22-feet wide and is adequate. The existing fueling center's access to East Main Street is approximately 30-feet wide.
 - b. The north access point is shown as 24-feet wide and is adequate.
 - c. Note that the north access drive is shown as "by others". This will need to be discussed during further development review such as Major Site Plan (if applicable).
2. Internal two-way access drives vary from 22 to 24 feet wide and are adequate.
3. There is a one-way drive leading to the ATM which varies from 14 to 17-feet wide and is also adequate.
 - a. A by-pass lane is shown, and has been extended from the previous submission to provide a greater available distance for vehicles to "escape" if they mistakenly travel into the ATM queue. The by-pass lane now extends the entire length of the ATM queue on the east side of the building and is adequate given the number of expected vehicles that will queue based on the study provided.
4. The development provides adequate onsite parking (26 spaces which includes 2 ADA parking spots) based on the Reynoldsburg zoning parking calculation and the proposed use as indicated.
5. The site plan shows pedestrian connectivity to the right-of-way via two separate sidewalks exiting the facility and connecting to existing walks on both East Main Street and Rosehill Road.
6. As the access points to the public roads are existing and would have been studied as part of the master development, there is no concern with traffic access or traffic flow related to this use.
7. A loading space is not included in the site plan. A variance has been requested to allow the site to not include the loading space. Based on the information provided regarding operations and delivery procedures, EMH&T supports this variance request.

UTILITIES

8. The project proposes to tap into the existing 8-inch watermain located on the north side of East Main Street via a 1.5-inch water service line extended into the site with the water meter to be located inside of the building.
9. As shown, sanitary sewer service will be provided via a proposed lateral extended into the site from an existing 8-inch line on the north side of East Main Street. The existing sewer connection point will need to be further investigated through record plans and other available information. Currently, there appears to be conflicting information. This can be determined during further development submittals, i.e. Major Site Plan, or at PGU.
10. There is no site lighting currently shown.

STORMWATER

11. The utility plan shows a series of catch basins in the parking and drive areas. The storm sewer is shown outletting into existing storm sewer to the west at the fueling station. Based on the Kroger plans, this appears to be the correct location as the existing underground detention system appears to have been sized to include this outlot. This will need to further investigated and confirmed with PGU.

DETAILS / SPECIFICATIONS / GENERAL

12. Verify with the Fire Department if a fire department connection will be required.
13. Where applicable, refer to Reynoldsburg Standard Construction Drawings.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 6672 E Main Street	Parcel ID#(s): 060-009340-00
---	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): MAIN & ROSEHILL LLC, Attn: Becky Keglweitsch	
Contact Email: becky@primeretailre.com	Contact Phone Number: 614-561-6135

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: JP MORGAN CHASE	Contact Name: RHONDA HILLIS
Contact Email: RHILLIS@FMSARCHITECTS.COM	Contact Phone Number: 614-869-2144
Description of Use: JP MORGAN CHASE BANK WITH DRIVE THRU ATM	

III. APPLICANT INFORMATION

Applicant Name: Vaughn Benson	Applicant Address: 995 WEST 3RD AVENUE, COLUMBUS, OH 43212
Applicant Phone Number: 614-743-9463	Applicant Email: VBenson@FMSARCHITECTS.COM
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☒ Owner's Consent Attached.	

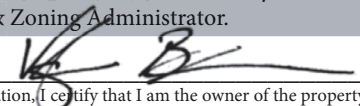
PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance (Non-Residential ☐ (\$450)/ Residential (\$200) ☒ Conditional Use (\$350):

3,743 SF BANK WITH DRIVE-THRU ATM IN THE BRICE AND MAIN DISTRICT (BMD) PERMITTED AS A CONDITIONAL USE

AS PROVIDED IN REYNOLDSBURG ZONING CODE SECTION 1103.15

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: 04/26/2023

*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: _____			



April 27, 2023

Development Department
Planning and Zoning Division
7232 East Main Street
Reynoldsburg, Ohio 43068

**RE: Narrative for JP Morgan Chase – Conditional Use Parcel ID 060-009340-00 E Main Street
Reynoldsburg, Ohio 43068**

Section 1109.15 – Conditional Uses

i. Description of the zoning district and existing uses of adjacent lots;

The subject property is currently a vacant field located in the Brice and Main Street District (BMD). Across Rosehill Road and to the east is a convenience store and fueling facility, located in the East Main Street District. To the south, across E Main Street, is a grocery and pharmacy use. A fueling facility exists directly adjacent to the west and a vacant field is adjacent to the north. Uses to the north, south, and west are located in the BMD zone.

The subject property has been previously developed, containing a retail oriented business with associated parking.

iii. Including a description of the activities proposed on the subject property, the goods and services sold or provided, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will assist the BZBA with understanding the nature of the proposed use and its potential impacts;

The proposed JP Morgan Chase bank will be a prototypical model with in-person financial services, drive-thru ATM, signage, and associated parking. The in-person portion of the bank will operate from 9 AM to 5 PM on Monday through Friday and from 9 AM to 2 PM on Saturday. The drive-thru ATM will operate twenty four (24) hours, seven (7) days per week. The proposed bank typically employs 14 to 16 employees.

v. A narrative statement describing the compatibility of the proposed use with the existing uses of adjacent lots and with the Land Use Plan, 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;

Existing adjacent lots contain automobile and drive-thru oriented businesses including fueling stations, drive-thru pharmacies, drive thru food retail stores, and drive thru bank services. These adjacent developments are mostly single tenant buildings with off-street parking lots, similar to the proposed bank facility.

The proposed bank will utilize two proposed access points. One access point is from the Kroger fueling station parking lot. The second access point is from a drive provided from Rosehill Road by the property owner. Traffic circulation is designed to work with existing and future adjacent uses efficiently. Traffic patterns connect into the adjacent use parking lots providing concentrated access points to E Main Street and Rosehill Road.

The development is situated on the property to have minimal effect on the adjacent lots in terms of noise, glare, odor, fumes, or vibration. Landscaping is provided to meet the requirements of Section 1105.07 which will further shield adjacent uses from the proposed facility. Lighting provided on the proposed property will be in compliance with Section 1105.09. Stormwater management will be provided in the form of catch basins and pipes to control stormwater runoff. Stormwater detention will not be required as the proposed development will not increase impervious area from prior uses. Site disturbance will be less than one (1) acre; therefore, stormwater quality will also not need to be provided, per Ohio EPA requirements.

vi. A narrative addressing each of the applicable criteria set forth in the standards and requirements for all conditional uses set forth below and, as applicable, the supplementary requirements for special uses set forth under the applicable district or zone regulations.

Per section 1103.15 of the Reynoldsburg Zoning Code, the Brice and Main District is “more of an urban, mixed-use zone or Transit Oriented Development (TOD) that centers around a transportation hub or multi-modal transportation and leverages the area’s proximity to major public transportation routes.” The subject property is located at the northwest corner of E Main Street and Rosehill Road. The proposed development leverages off of this heavily-traveled corridor by providing means to access the site via walkways, drives, and its proximity to the bus stop. Bicycle racks and pedestrian connections are provided to allow users to access the facility. The proposed development is characteristic of existing uses in the Brice and Main Street District and East Main Street District; incorporating drive-thru facilities, parking lots, and in-person retail services.

The JP Morgan Chase development aims to provide convenient financial services to the local neighborhood and traffic corridor. The facility will enhance the retail service oriented uses along the corridor and ultimately benefit the area. Considering the similarity to existing adjacent uses, the proposed use will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.

The facility does not propose to impact the public right-of-way, rather it will utilize existing and proposed private drives along E Main Street and Rosehill Road. The site shall be served adequately by public services and utilities including water, sanitary, and police and fire protection.

The proposed JP Morgan Chase bank facility aims to meet the definition of financial services and banking with drive-thru as listed as a conditional use in the Brice and Main District while also complying with the requirements of the Reynoldsburg Zoning Code and Land Use Plan.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 6672 E Main Street	Parcel ID#(s): 060-009340-00
---	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): MAIN & ROSEHILL LLC, Attn: Becky Keglweitsch	
Contact Email: becky@primeretailre.com	Contact Phone Number: 614-561-6135

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: JP MORGAN CHASE	Contact Name: RHONDA HILLIS
Contact Email: RHILLIS@FMSARCHITECTS.COM	Contact Phone Number: 614-869-2144
Description of Use: JP MORGAN CHASE BANK WITH DRIVE THRU ATM	

III. APPLICANT INFORMATION

Applicant Name: Vaughn Benson	Applicant Address: 995 WEST 3RD AVENUE, COLUMBUS, OH 43212
Applicant Phone Number: 614-743-9463	Applicant Email: VBenson@FMSARCHITECTS.COM
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

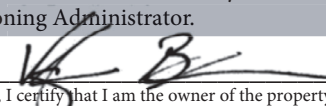
PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance (Non-Residential ☐ (\$450)/ Residential (\$200) ☐ Conditional Use (\$350):
One (1) VARIANCE REQUESTED (\$450)

3,743 SF BANK EXCEEDING THE MAX FRONT SETBACK OF 20' ALONG ROSEHILL ROAD AND E MAIN STREET

AS REQUIRED BY REYNOLDSBURG ZONING CODE SECTION 1103.15

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: 04/26/2023

*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: _____			



April 27, 2023

Development Department
Planning and Zoning Division
7232 East Main Street
Reynoldsburg, Ohio 43068

RE: Narrative for JP Morgan Chase – Variance Parcel ID 060-009340-00 E Main Street Reynoldsburg, Ohio 43068

Section 1109.13 – Variance

Variance for 1103.15 III.A to exceed the maximum front yard setback of 20 feet

i. Description of the nature of the variance requested and a statement demonstrating the extent to which the requested variance conforms to the standards for variance in this Code;

The requested variance is to exceed the maximum front yard setback of 20 feet provided in Section 1103.15 of the Reynoldsburg Zoning Code. The bank is proposed to be setback a minimum of 58.3 feet and a maximum of 60.0' from the north right-of-way line of E Main Street. A minimum setback of 50.3 feet and a maximum of 57.9 feet is provided from the west right-of-way line of Rosehill Road. The placement of the building and access drives is based on restrictions from easements located along E Main Street and Rosehill Road allowing for sufficient space to provide a 10 foot parking lot perimeter buffer.

The intent of the Brice and Main District is “to be more of an urban, mixed-use zone or Transit Oriented Development (TOD) that centers around a transportation hub or multi-modal transportation and leverages the area’s proximity to major public transportation routes.” The location of the proposed bank will not conflict with the intent of this district. Walkways and bicycle parking facilities have been provided to meet the multi-modal characteristic of this district to allow pedestrians to access the bank from the bus stop and connecting walkways. As required by Section 1105.07.J.v., perimeter landscaping, 10 feet in width and consisting of trees and hedges, is to be provided around the parking lot. However, there is a 20' gas easement located along the west right-of-way line of Rosehill Road, which prohibits the placement of vegetation larger than 5 feet in height. The drive and building have been shifted away from the easement in order to provide the required perimeter landscaping.

The proposed development will be consistent with similar uses in the area. Adjacent lots provide single tenant commercial uses centered on automobile parking and drive-throughs. The bank is setback similarly to adjacent buildings and provides alike facilities. The building will not increase the danger of fire, endanger the public safety, or diminish the value of adjacent properties. The facility will enhance and ultimately benefit the area. The site drive from the Kroger Fuel Station lot has been situated as to not congest E Main Street.

ii. **A statement of hardship;**

The subject parcel for the proposed development is restricted by multiple easements along the frontage of E Main Street and Rosehill Road. The maximum building setback as provided in Section 1103.15 is completely covered under easement area along both frontages. In order to provide required landscaping buffers and maintain the requirements of the easements, the proposed bank has been situated in the middle of the site. This allows the drive lane for the drive-thru ATM and landscape buffer to be provided without impeding on the easements.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 6672 E MAIN STREET	Parcel ID#(s): 060-009340-00
---	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): MAIN & ROSEHILL LLC, Attn: Becky Keglweitsch	
Contact Email: becky@primeretailre.com	Contact Phone Number: 614-561-6135

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: JP MORGAN CHASE	Contact Name: RHONDA HILLIS
Contact Email: RHILLIS@FMSARCHITECTS.COM	Contact Phone Number: 614-869-2144
Description of Use: JP MORGAN CHASE BANK WITH DRIVE THRU ATM	

III. APPLICANT INFORMATION

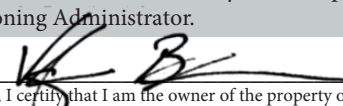
Applicant Name: Vaughn Benson	Applicant Address: 995 WEST 3RD AVENUE, COLUMBUS, OH 43212
Applicant Phone Number: 614-743-9463	Applicant Email: VBenson@FMSARCHITECTS.COM
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance (Non-Residential ☐ (\$450)/ Residential (\$200) ☐ Conditional Use (\$350):
One (1) VARIANCE REQUESTED (\$450)

VARIANCE TO SECTION 1105.07.K.ii OF THE REYNOLDSBURG ZONING CODE TO PROVIDE SCREENING AROUND TRASH ENCLOSURE WITHOUT EVERGREEN PLANTING

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: 05/08/2023

*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: _____			



May 8, 2023

Development Department
Planning and Zoning Division
7232 East Main Street
Reynoldsburg, Ohio 43068

RE: Narrative for JP Morgan Chase – Variance Parcel ID 060-009340-00 E Main Street Reynoldsburg, Ohio 43068

Section 1109.13 – Variance

Variance for 1105.07 K.ii to provide screening around the trash enclosure without evergreen planting

i. Description of the nature of the variance requested and a statement demonstrating the extent to which the requested variance conforms to the standards for variance in this Code;

The requested variance is for 1105.07.K.ii of the Reynoldsburg Zoning Code to provide screening around the trash enclosure without evergreen planting. This section of the code states “Either a solid, opaque fence or wall or earth berm, with a continuous planting of evergreen plant material shall enclose any service structure on all sides, unless such structure must be frequently accessed, in which case screening on all but one (1) side is required.” The location of the trash enclosure does not permit the continuous evergreen planting as it is bordered by the building and sidewalk on two sides of the enclosure.

The trash enclosure has been located as to minimize the walking distance between the enclosure and the building and keep the enclosure out of the path of travel for pedestrians. The intent of this section to screen the trash enclosure will still be maintained with the fence, building, and plant material wherever possible. The placement of the enclosure minimizes its visibility from Rosehill Road and E Main Street, while a detached enclosure would not. Granting of this variance will not be injurious to the area or detrimental to the public. Other landscaping will still be provided as required by the Reynoldsburg Zoning Code.

ii. A statement of hardship;

The trash enclosure is located to minimize the distance from the building and conflicts with automobile and pedestrian traffic. In order to provide the required continuous evergreen planting, the enclosure would need to be moved away from the building, into areas that are more visible from Public Right-of-Ways and in the paths of travel of users of the facility. Without the evergreen planting, the enclosure is still screened by the building and fence.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 6672 E MAIN STREET	Parcel ID#(s): 060-009340-00
---	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): MAIN & ROSEHILL LLC, Attn: Becky Keglweitsch	
Contact Email: becky@primeretailre.com	Contact Phone Number: 614-561-6135

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: JP MORGAN CHASE	Contact Name: RHONDA HILLIS
Contact Email: RHILLIS@FMSARCHITECTS.COM	Contact Phone Number: 614-869-2144
Description of Use: JP MORGAN CHASE BANK WITH DRIVE THRU ATM	

III. APPLICANT INFORMATION

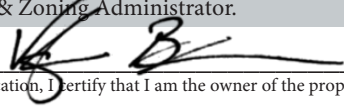
Applicant Name: Vaughn Benson	Applicant Address: 995 WEST 3RD AVENUE, COLUMBUS, OH 43212
Applicant Phone Number: 614-743-9463	Applicant Email: VBenson@FMSARCHITECTS.COM
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance (Non-Residential ☐ (\$450)/ Residential (\$200) ☐ Conditional Use (\$350):
One (1) VARIANCE REQUESTED (\$450)

VARIANCE TO SECTION 1105.01.G.VII.1 OF THE REYNOLDSBURG ZONING CODE TO NOT PROVIDE DESIGNATED
LOADING AREA

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: 05/08/2023

*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: _____			



May 8, 2023

Development Department
Planning and Zoning Division
7232 East Main Street
Reynoldsburg, Ohio 43068

RE: Narrative for JP Morgan Chase – Variance Parcel ID 060-009340-00 E Main Street Reynoldsburg, Ohio 43068

Section 1109.13 – Variance

Variance for 1105.01.G.VII.1 to negate the requirement of providing a Loading Space

i. Description of the nature of the variance requested and a statement demonstrating the extent to which the requested variance conforms to the standards for variance in this Code;

The requested variance is for 1105.01.G.VII.1 of the Reynoldsburg Zoning Code to negate the requirement of a loading space. This section of the code states, “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, Every building or lot used for non-residential purposes which customarily receives or distributes materials or services by motor vehicles shall provide sufficient space for all loading and service purposes.” and “Each loading space shall have minimum dimensions of twelve feet (12’) in width, fifteen feet (15’) in height and forty-five feet (45’) in length for tandem trailers, or thirty feet (30’) feet in length for two-axle trucks.”

This proposed bank is non-residential and is within the required square footage at 3,743 per the zoning code. As part of strict and sensitive security operations for the bank branch, a loading space is neither desired nor needed to support operations. The business does not provide a service that requires large commercial vehicles parked on site for extended amounts of time. Financial deliveries are provided in a vehicle that utilizes the standard parking spots proposed. The bank utilizes armored car deliveries that are provide by a standard 2 axle armored delivery truck. These deliveries are hand carried in and out of the building. Due to security reasons they are untimed and stop where their security protocol dictates, preferably in an area that is undefined and where their vehicle will not be boxed in during an attack.

ii. A statement of hardship;

The site plan is currently designed to allow for smooth circulation and safety throughout the parcel. Building placement and layout on the corner took vehicular traffic into consideration to best work with both specific site and the larger adjacent existing developments as a whole. With the setbacks required and existing easements in place on this corner parcel, the site would be required to lose proposed green space in order to provide an oversized loading space. Since the bank operations do not support the need for a loading space, the desire would be to keep surrounding green spaces in accordance with code in lieu of an unused loading spot.

Rhonda Hillis

To: Becky Kegliewitsch
Subject: RE: [EXTERNAL]RE: Chase Reynoldsburg - Conditional Use Plan

From: Becky Kegliewitsch <becky@primeretailre.com>
Sent: Wednesday, April 26, 2023 2:39 PM
To: Berk, Seth <seth.berk@chase.com>
Cc: Rhonda Hillis <rhillis@fmsarchitects.com>
Subject: Re: [EXTERNAL]RE: Chase Reynoldsburg - Conditional Use Plan

Yes we consent to submission of entitlement to the City of Reynoldsburg. Thanks so much.

Becky Kegliewitsch
614.561.6135

Apologies for any typos. Sent from my iPhone.

On Apr 26, 2023, at 2:10 PM, Berk, Seth <seth.berk@chase.com> wrote:

Rhonda-

Your emails are timely as Becky (cc'd) and I were just on a call together. Can you please share with us the CAD file for our site plan? Becky's team needs it to start planning for the north/south access road. Also, I can't recall if we completed Geotech here. If we did, can you please share that report with us?

Becky-

As discussed, our team is moving forward with city submissions. Can you please send Rhonda an 'OK to submit' email?

Thanks

Seth Berk | Vice President | Market Director of Real Estate | JPMorgan Chase Bank, N.A.
1300 E. 9th Street, Floor 18 Cleveland, OH 44114 | Mail Code OH2-5351 |
O: 216-781-2372 | C: 216-235-6633 | F: 216-298-1791 | seth.berk@chase.com

From: Rhonda Hillis <rhillis@fmsarchitects.com>
Sent: Wednesday, April 26, 2023 1:52 PM
To: Berk, Seth (CCB, USA) <seth.berk@chase.com>
Subject: [EXTERNAL]RE: Chase Reynoldsburg - Conditional Use Plan

Can we also get an email from the owner contact telling us we're ok to submit for entitlements?

Rhonda Hillis MBA, NCIDQ, LEED AP
FEINKNOPF MACIOCE SCHAPPA ARCHITECTS
Office 614.869.2144 | Cell 614.579.1655 | Fax 614.291.1020 | 995 W. 3rd Ave | Columbus, OH 43212

DO NOT DETACH



Instrument Number: 202102250035297
Recorded Date: 02/25/2021 10:13:50 AM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Mail Envelope):
FIDELITY NATIONAL TITLE INSURANCE CO

Mail Envelope

Transaction Number: T20210024535
Document Type: DEED
Document Page Count: 5

Submitted By (Mail):
FIDELITY NATIONAL TITLE INSURANCE CO

Mail

First Grantor:
KROGER CO

First Grantee:
MAIN & ROSEHILL LLC

Fees:	
Document Recording Fee:	\$34.00
Additional Pages Fee:	\$24.00
Total Fees:	\$58.00
Amount Paid:	\$58.00
Amount Due:	\$0.00

Instrument Number: 202102250035297
Recorded Date: 02/25/2021 10:13:50 AM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

3345	Conveyance	TRANSFERRED
Mandatory: 500.00		
Permissive: 1,000.00		FEB 24 2021
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR		MICHAEL STINZIANO AUDITOR FRANKLIN COUNTY, OHIO

LIMITED WARRANTY DEED

The Kroger Co., an Ohio corporation, for valuable consideration paid, grants, with limited warranty covenants, to Main & Rosehill LLC, an Ohio limited liability company, whose tax mailing address is c/o Rebecca Keglewitsch, 1281 Poppy Hills Drive, Blacklick, OH 43004, the real estate described on the attached Exhibit A (the "Property").

The following are excepted from the limited warranty covenants:

1. Easements, rights-of-way, conditions, covenants, restrictions and other documents of record and legal highways;
2. Real estate taxes and assessments not yet due and payable;
3. Zoning and building laws, codes and ordinances; and
4. Matters which an accurate survey of the Property would disclose.

Parcel Number: 060-005162 (part)

Property Address: 1251 Rosehill Road (part)

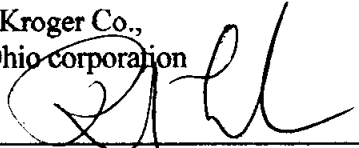
Prior Instrument Reference: Instrument No. 202006150083315

[signature on next page]

[signature page to Limited Warranty Deed N232]

Executed this 25 day of January, 2021.

The Kroger Co.,
an Ohio corporation

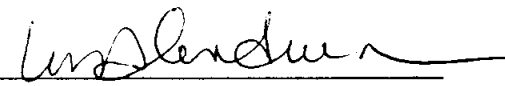
By: 

Name: Rick J. Landrum

Title: Senior Counsel

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me on the 25th day of January, 2021, by Rick J. Landrum, Senior Counsel of The Kroger Co., an Ohio corporation, on behalf of the corporation.



Notary Public

My commission expires: _____

LORI A. LANDRUM, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03

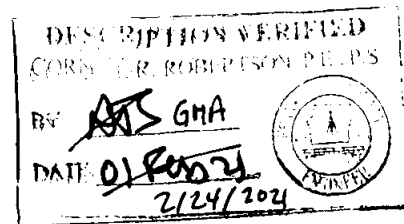


This instrument prepared by:
The Kroger Co. / Anderson J. Green
1014 Vine Street, Cincinnati, OH 45202

Exhibit A

Legal Description

[to be attached: DESCRIPTION OF A 2.619 ACRE TRACT AT THE NORTHWEST CORNER
OF E. MAIN STREET AND ROSEHILL ROAD, CITY OF REYNOLDSBURG, FRANKLIN
CO., OHIO, prepared by Kevin L. Baxter, dated June 16, 2020]



June 16, 2020

**DESCRIPTION OF A 2.619 ACRE TRACT
AT THE NORTHWEST CORNER OF E. MAIN STREET AND ROSEHILL ROAD,
CITY OF REYNOLDSBURG, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, in Half Section 17 and 20, Section 13, Township 12 North, Range 21 West, Refugee Lands, being a portion of a 16.523 acre tract of land conveyed to The Kroger Co., by deed of record in Instrument No. 202006150083315, all records referenced to the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at a "X" cut in brick set at the intersection of the north right-of-way line of E. Main Street ~ U.S. Route 40 (variable width) with the west right-of-way line of Rosehill Road (60 feet in width), at the southeast corner of Reserve "A", both as shown upon the plat entitled Weiberg's Rose Hill Add'n, of record in Plat Book 17, Page 126, and at the southeast corner of said 16.523 acre tract, said "X" cut in brick set being N 35° 03' 16" W a distance of 48.24 feet from the intersection of the centerline of Rosehill Road with the centerline of E. Main Street ~ U.S. Route 40;

thence S 88° 56' 04" W along the north right-of-way line of E. Main Street ~ U.S. Route 40, along a portion of the south line of said Reserve "A" and along a portion of the south line of said 16.523 acre tract a distance of 194.72 feet to a 3/4" I.D. iron pipe set;

thence N 04° 05' 47" E crossing a portion of said 16.523 acre tract and crossing a portion of said Reserve "A" a distance of 195.73 feet to a 3/4" I.D. iron pipe set;

thence S 88° 57' 54" W crossing a portion of said 16.523 acre tract and crossing a portion of said Reserve "A" a distance of 212.85 feet to 3/4" I.D. iron pipe set;

thence N 04° 05' 47" E crossing a portion of said 16.523 acre tract and crossing a portion of said Reserve "A" a distance of 207.85 feet to a MAG nail set;

thence S 85° 54' 13" E crossing a portion of said 16.523 acre tract a distance of 384.00 feet to a Mag nail set at a point of curvature;

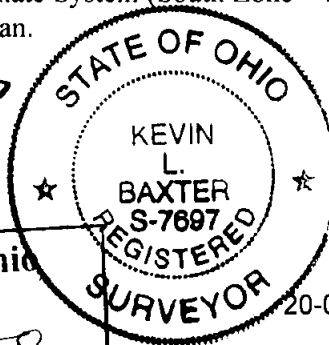
thence southeasterly crossing a portion of said 16.523 acre tract and with a curve to the right, data of which is: radius = 29.50 feet, and delta = 36° 26' 35", arc length = 18.76 feet, a chord distance of 18.45 feet bearing S 67° 40' 56" E to a 3/4" I.D. iron pipe set in an east line of said 16.523 acre tract and in the west right-of-way line of Rose Hill Road (60 feet in width), the west half of which is dedicated and as shown upon the plat entitled Weiberg's Rose Hill Addition, of record in Plat Book 17, Page 126;

thence S 03° 23' 51" W along a portion of an east line of said 16.523 acre tract, along the east right-of-way line of Rose Hill Road and along the east line of said Reserve "A" a distance of 361.28 feet to the place of beginning;

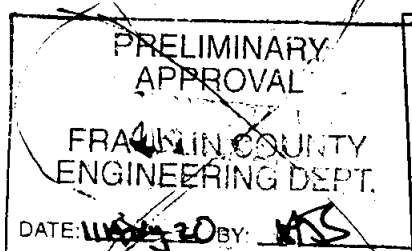
containing 2.619 acres of land, more or less, and being subject to all easements and restrictions of record. Of said 2.619 acres, 0.003 acre is within the right-of-way of Rose Hill Road. Of said 2.619 acres, all are within P.N. 060-005162.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of Bird+Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in September, 2015 and February, 2020. Basis of bearings is a centerline of Rosehill Road, being S 03° 23' 51" W, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB, Ohio State Plain Coordinate System (South Zone - NAD 83, 2011 Adjustment) and all other bearings are based upon this meridian.

Kevin L. Baxter ~ Ohio Surveyor # 7697

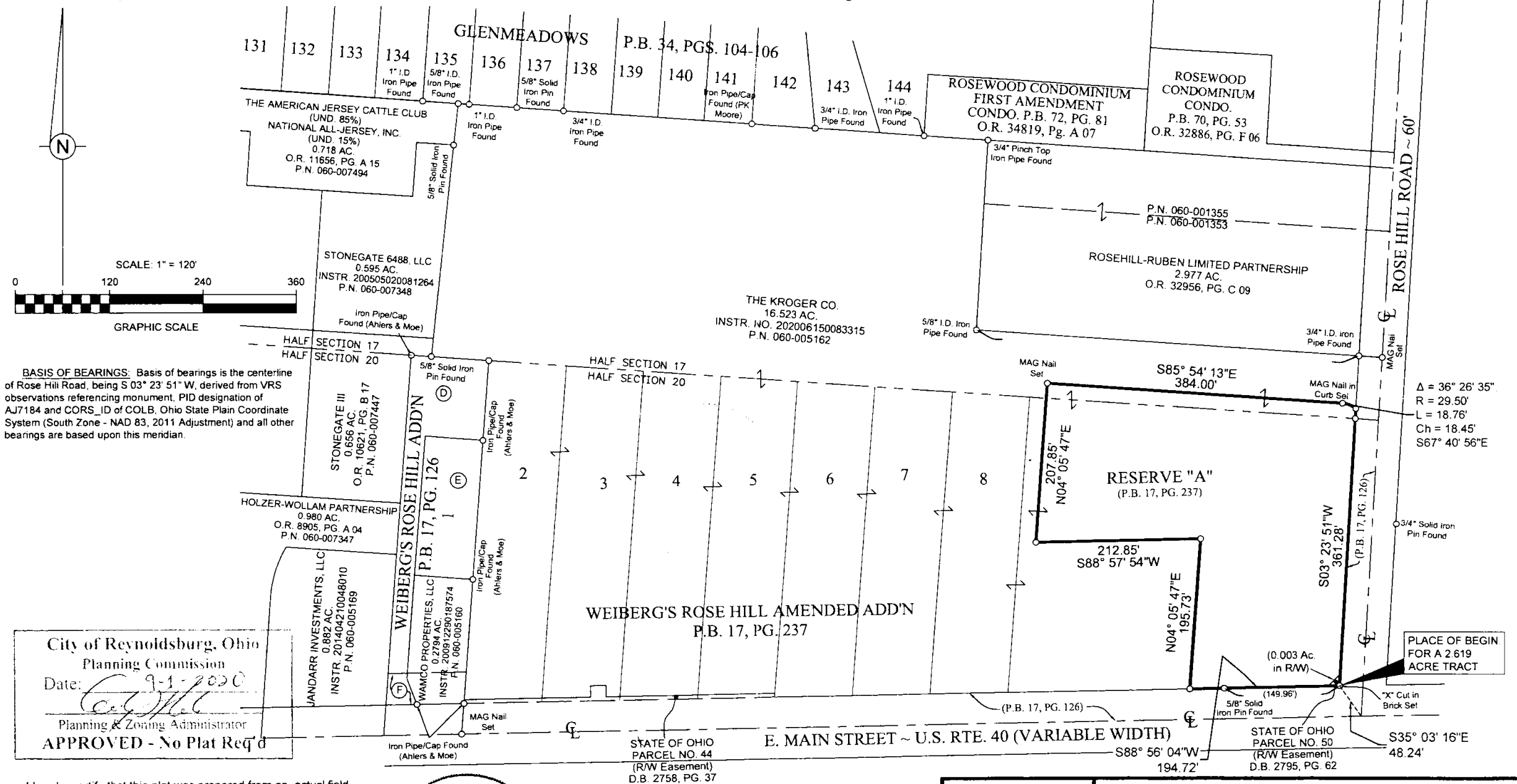


20-054/N-232_Outlot 1



City of Reynoldsburg, Ohio
Planning Commission
Date: 9-2-2020
Carol M. H. Li
Planning & Zoning Administrator
APPROVED - No Plat Req'd

Split
2.619
are
out of
(600)
5162



City of Reynoldsburg, Ohio
Planning Commission

Date: 9-1-2020

Planning & Zoning Administrator

APPROVED - No Plat Req'd

I hereby certify that this plat was prepared from an actual field survey performed under my supervision in September, 2015 and February, 2020.

3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped
"BIRD & BULL, INC." Unless Otherwise Shown.

Kevin L. Baxter 6/16/2020

Kevin L. Baxter - Ohio Surveyor No. 7697

Date:



THE DEVORE GROUP, INC.
0.4468 AC.
INSTR. 201202130020517
P.N. 060-008618

6502 HOLDING, LLC
0.3135 AC.
INSTR. 201101250012421
P.N. 060-008879



Bird+Bull

3500 Snouffer Rd., Ste. 225
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.BIRDBULL.COM

THE KROGER CO.

EXHIBIT OF A 2.619 ACRE TRACT
AT THE NW CORNER OF E. MAIN STREET
AND ROSEHILL ROAD,
CITY OF REYNOLDSBURG, FRANKLIN CO., OHIO

IN HALF SEC. 17 & 20, SEC. 13, T. 12 N. R. 21 W., REFUGEE LANDS

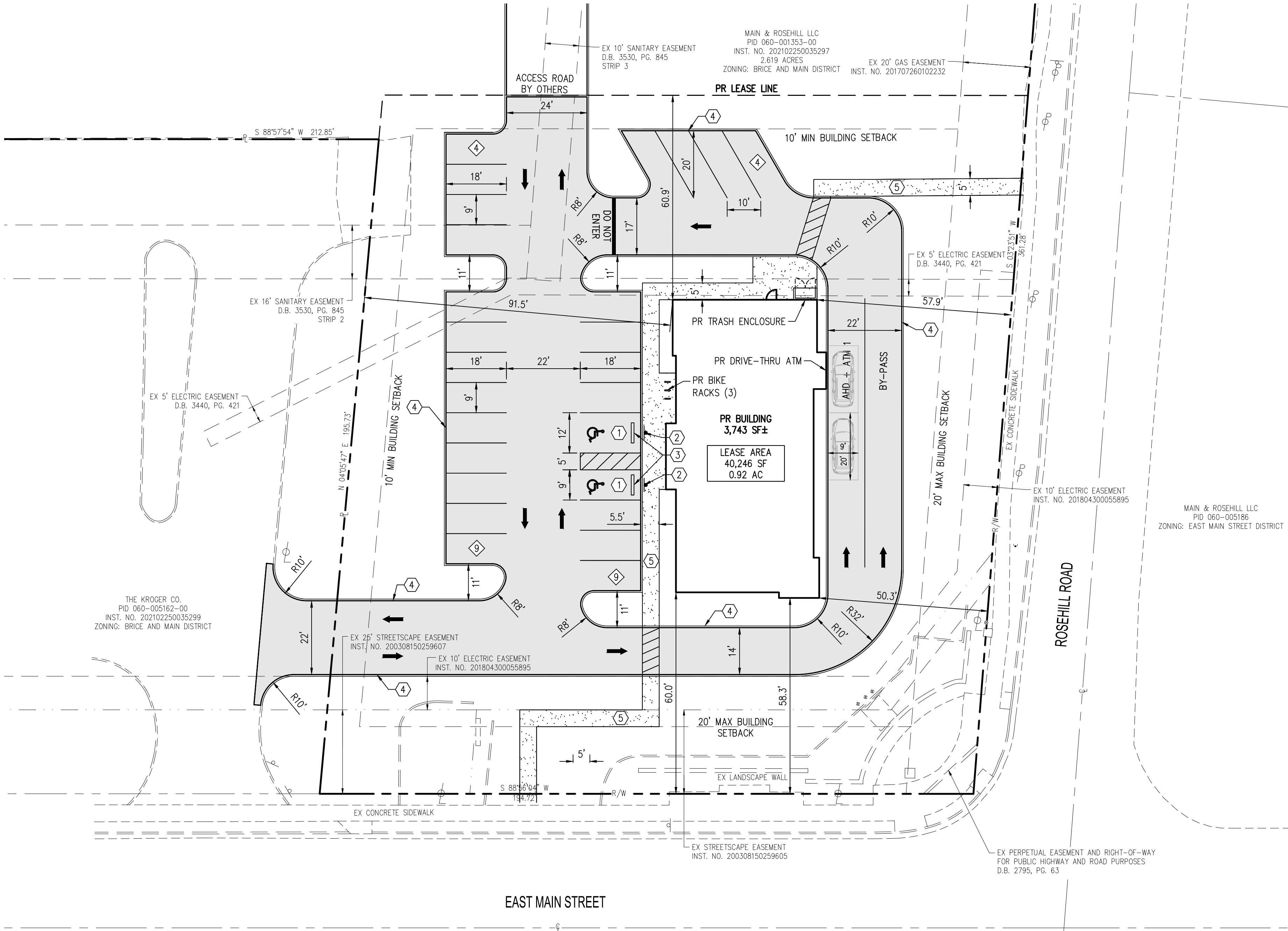
SCALE: 1" = 120'

DWN: KLB CKD:

JUNE 16, 2020

JOB NO.
20-054

1

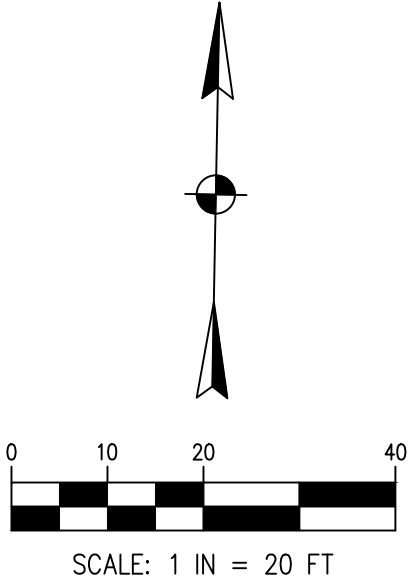


- LEGEND**
- PR • - - - - - PROPERTY LINE
 - R/W - - - - - RIGHT OF WAY
 - PR LIGHT DUTY ASPHALT PAVEMENT
 - PR SIDEWALK
 - PARKING COUNT

- CODING NOTES**
- ① PR ADA PARKING SPACE
 - ② PR ADA PARKING SIGN, SEE DETAIL THIS SHEET
 - ③ PR PARKING BLOCK, SEE DETAIL THIS SHEET
 - ④ PR 18" STRAIGHT CURB
 - ⑤ PR SIDEWALK PER REYNOLDSBURG STANDARD DRAWING R-9

- SITE NOTES**
- ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
 - ALL CURB RADII SHALL BE 4' UNLESS OTHERWISE SPECIFIED

SITE DATA		
PARCEL ID NUMBER:	060-009340-00	
PROPERTY ADDRESS:	E MAIN ST	
PROPERTY OWNER:	MAIN & ROSEHILL, LLC	
LEGAL DESCRIPTION:	202102250035297	
PARCEL AREA:	2.62 AC	
LEASE AREA:	0.92 AC	
ZONING:	BRICE AND MAIN DISTRICT (BMD)	
ADJACENT ZONING:	BRICE AND MAIN DISTRICT (NORTH, SOUTH, WEST) EAST MAIN STREET INSIGHT DISTRICT (EAST)	
LAND USE:	FINANCIAL SERVICES AND BANKING – WITH DRIVE THRU	
	REQUIRED	PROVIDED
LEASE AREA COVERAGE:	50% MIN / 80% MAX	54%
BUILDING HEIGHT:	22' MIN / 75' MAX	22' MIN
FRONT BUILDING SETBACK:	5' MIN / 20' MAX	50.3' MIN / 60.0' MAX
SIDE BUILDING SETBACK:	10'	91.5'
REAR BUILDING SETBACK:	10'	60.9'
PARKING SPACES:	BANK W/ DRIVE THRU	
3,743 SF BANK / 200 SF = 19 SPACES REQUIRED		
26 SPACES PROVIDED		
2 ADA SPACES REQUIRED		
2 ADA SPACES PROVIDED		



PRELIMINARY
SITE PLAN

1 / 3

CONDITIONAL USE PLANS FOR
JP MORGAN CHASE BANK
REYNOLDSBURG
E MAIN STREET
REYNOLDSBURG, OHIO 43068

PREPARED FOR
FMS ARCHITECTS
985 WEST 3RD AVENUE
COLUMBUS, OHIO 43212

TECHNICAL SKILL:
CREATIVE SPIRIT.

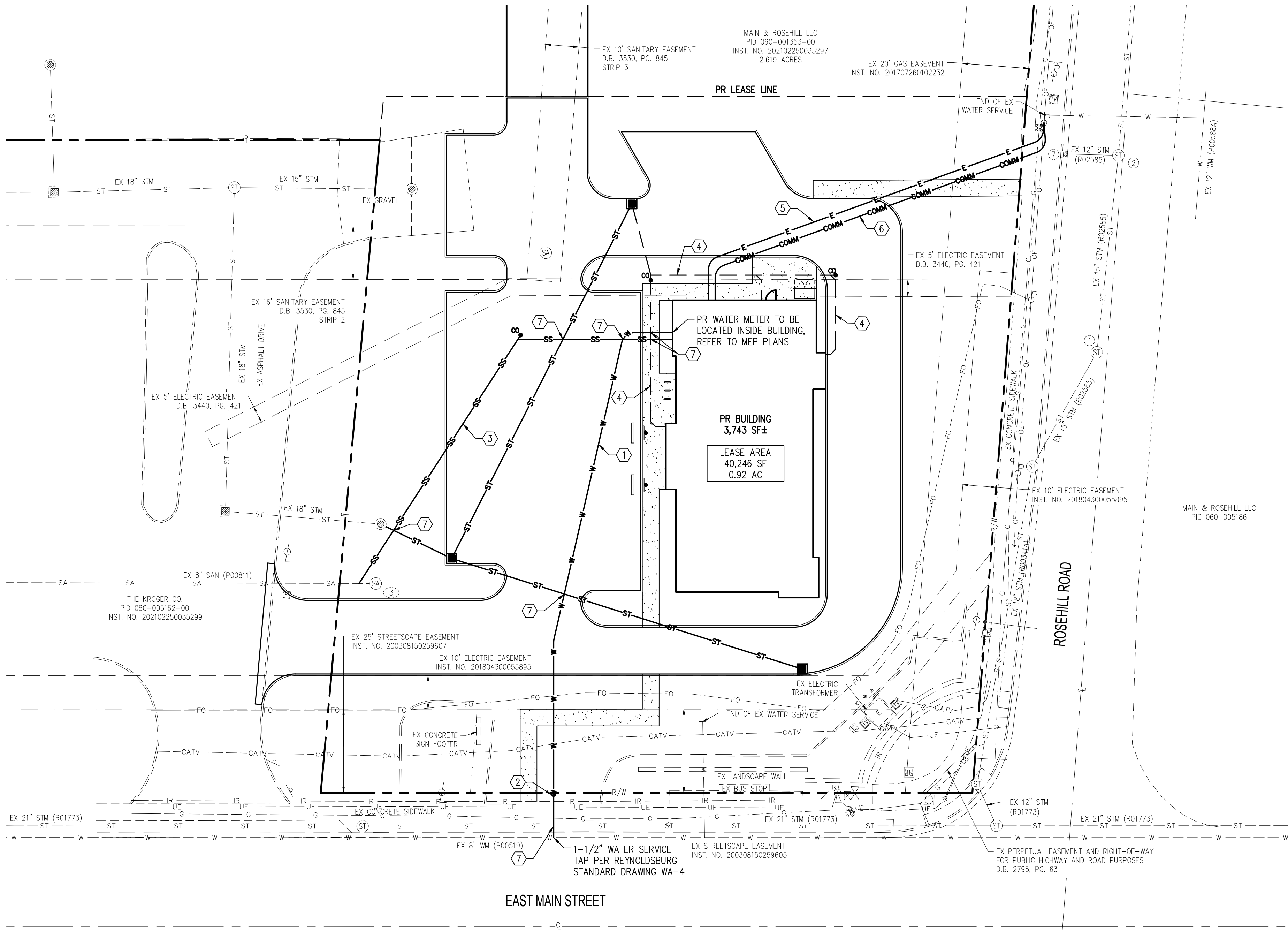

www.MannikSmithGroup.com

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 688.688.7340
PROJECT DATE: 4/27/2023
PROJECT NO: F1630076
DRAWN BY: GLS
CHECKED BY: DUJ

NO. DATE BY DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

W:\Project\Projects-F\JP REYNOLDS\CD\SHR\TSC\UPP\F1630076_02_UTILITY PLAN.dwg last saved 4/27/2023 3:48 AM by GSBarrar, plotted 5/8/2023 4:53 PM

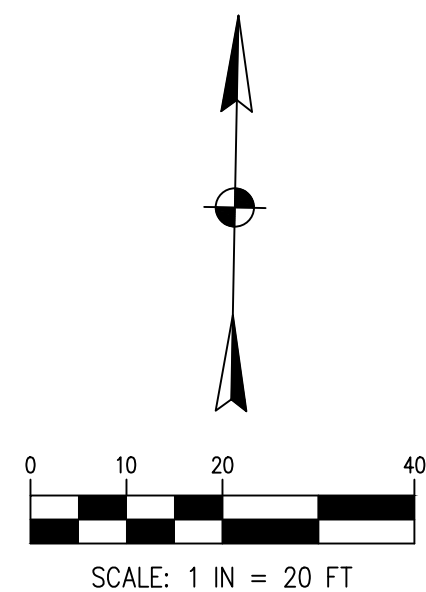


LEGEND

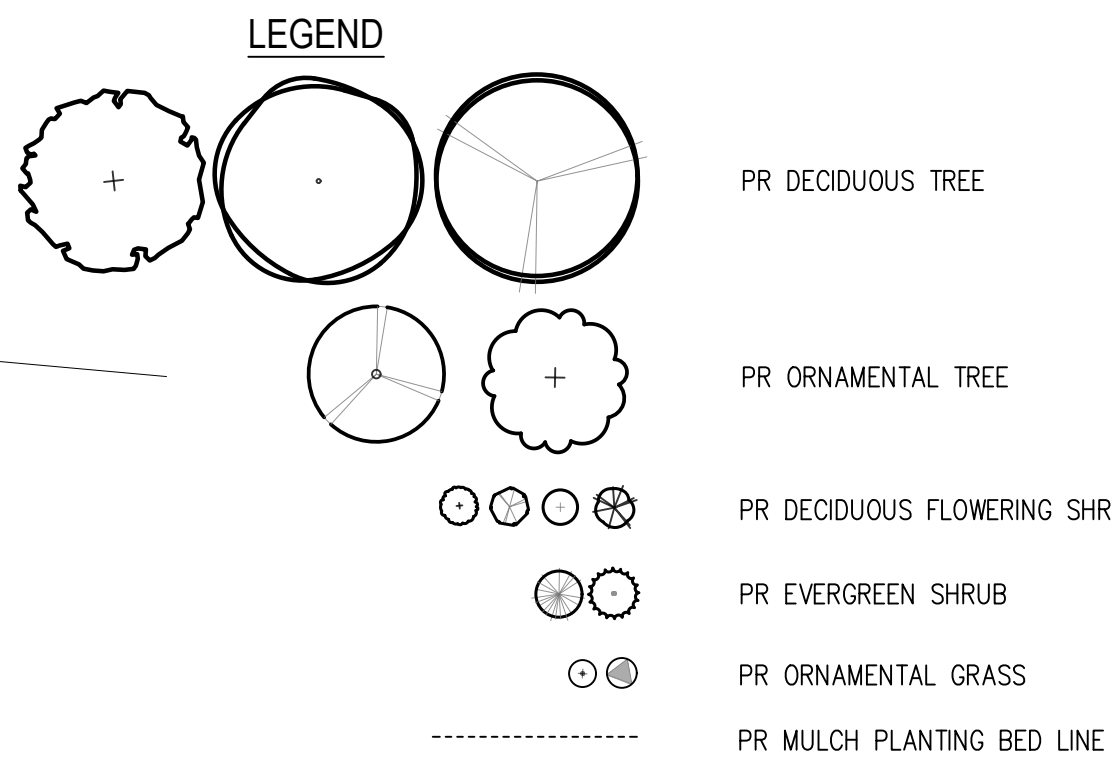
— OE —	EX OVERHEAD ELECTRIC	— E —	PR ELECTRIC
— UE —	EX UNDERGROUND ELECTRIC	— COMM —	PR COMMUNICATION
— FO —	EX FIBER OPTIC	— W —	PR WATER SERVICE
— CATV —	EX CABLE	— SS —	PR SANITARY LATERAL
— G —	EX GAS	— ST —	PR STORM SEWER
— W —	EX WATER	•	PR WATER VALVE
— IR —	EX IRRIGATION	∅	PR CLEANOUT
— SA —	EX SANITARY SEWER	■	PR CATCH BASIN
— ST —	EX STORM SEWER		
○	EX UTILITY POLE		
○	EX LIGHT POLE		
□	EX ELECTRIC PULLBOX		
□	EX COMMUNICATIONS PULLBOX		
□	EX GAS METER		
□	EX TRAFFIC SIGNAL PULLBOX		
•	EX WATER VALVE		
○	EX SANITARY MANHOLE		
①	EX SANITARY STRUCTURE NUMBER		
②	EX STORM MANHOLE		
□	EX CATCH BASIN		
□	EX CURB INLET		
③	EX STORM STRUCTURE NUMBER		

CODED NOTES

- PR 1-1/2" TYPE "K" COPPER DOMESTIC WATER SERVICE PER REYNOLDSBURG STANDARD DRAWING WA-4
- PR CURB STOP
- PR 6" SANITARY LATERAL, MAINTAIN MINIMUM 2.08% SLOPE
- PR 6" STORM LATERAL, MAINTAIN MINIMUM 1.04% SLOPE
- PR ELECTRIC SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY. LOCATION SHOWN ON THESE PLANS IS SCHEMATIC ONLY.
- PR COMMUNICATION SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY. LOCATION SHOWN ON THESE PLANS IS SCHEMATIC ONLY.
- MAINTAIN MINIMUM 18" VERTICAL CLEARANCE (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) BETWEEN UTILITIES

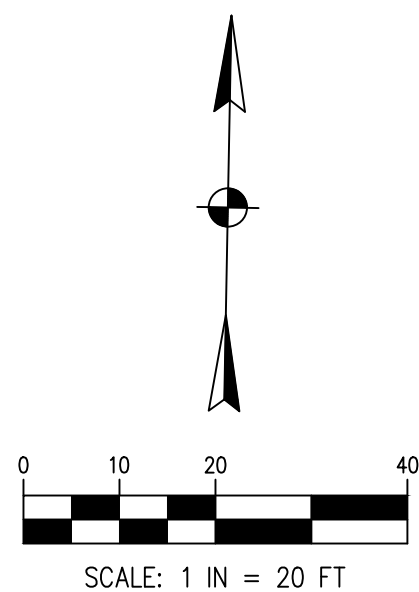


PRELIMINARY UTILITY PLAN	JP MORGAN CHASE BANK REYNOLDSBURG E MAIN STREET REYNOLDSBURG, OHIO 43068	PREPARED FOR FMS ARCHITECTS 985 WEST 3RD AVENUE COLUMBUS, OHIO 43212	TECHNICAL SKILL: CREATIVE SPIRIT: Mannik Smith GROUP www.MannikSmithGroup.com	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 688.688.7340 PROJECT DATE: 4/27/2023 PROJECT NO: F1630076 DRAWN BY: GLS CHECKED BY: DUJ	NO.	DATE	BY	DESCRIPTION
				PRELIMINARY NOT FOR CONSTRUCTION				



REQUIRED:		PROVIDED:
SECTION 1105.07 – LANDSCAPING AND BUFFERING		
F.ix.	LANDSCAPE SETBACK IS NO LESS THAN 6'	6' LANDSCAPE SETBACK PROVIDED
G.i–iii.	STREET TREES ARE REQUIRED WITH A SPACING OF 35' TO 45' FOR LARGE TREES (50+ MATURE HEIGHT), 25' TO 35' FOR MEDIUM TREES (30–50' MATURE HEIGHT), AND 15' TO 25' FOR SMALL TREES (10–30' MATURE HEIGHT. 2" CALIPER MIN.	5 EXISTING AND 6 PROPOSED TREES PROVIDED TO MEET SPACING REQUIREMENTS. ALL TREES ARE MEDIUM UNLESS SPECIFIED OTHERWISE.
G.iii.	MINIMUM PLANT SIZES ARE: 2" CALIPER FOR DECIDUOUS TREES 1.5" CALIPER FOR ORNAMENTAL TREES 6' HEIGHT FOR EVERGREEN TREES 18" OR 18" SPREAD FOR SHRUBS DEPENDING ON GROWTH CHARACTERISTICS	MINIMUM SIZE OR LARGER SPECIFIED IN PLANT LIST TABLE BELOW
G.iv.	MAXIMUM NUMBER OF THE SAME SPECIES OF TREES: 10–19 TREES ON SITE = 50% 20–39 TREES ON SITE = 33% 40–59 TREES ON SITE = 25% 60+ TREES ON SITE = 15%	27 TREES PROPOSED ON SITE 9 OF EACH SPECIES MAXIMUM NO MORE THAN 7 PROVIDED
G.vi.	SMALL TREES ARE REQUIRED WHEN PLANTING UNDER OR WITHIN 10' OF OVERHEAD UTILITY WIRES. A MEDIUM TREE MAY BE USED WHEN PLANTING WITHIN 10'–20' LATERAL OF OVERHEAD UTILITY WIRES	GREATER THAN 20' FROM ALL OVERHEAD UTILITIES WITH PROPOSED TREE LOCATIONS
H.i.2	COMMERCIAL LOT LANDSCAPING: AREA OF COMMERCIAL STRUCTURES, PARKING, LOADING, AND TRASH STORAGE = 19,815 SF UP TO 20,000 SF REQUIRES A MINIMUM TRUNK DIAMETER OF 2" PLUS 1" OF TRUNK FOR EVERY 2,000 SF OVER 20,000 SF 19,815 SF = 10" OF TOTAL TRUNK DIAMETER REQUIRED WITHIN PARKING AREA	23" PROVIDED THROUGH PERIMETER AND INTERIOR LOT TREE REQUIREMENTS
J.ii–iii.	FOR EVERY 10 PARKING SPACES, NO LESS THAN 200 SF OF INTERIOR LANDSCAPED PARKING LOT AREA IS REQUIRED CONTAINING AT LEAST 1 TREE AND 4 SHRUBS, MUST BE MINIMUM WIDTH OF 10'. 21 SPACES = 3 TREES, 12 SHRUBS, AND 600 SF	4 TREES, 17 SHRUBS, AND 720 SF PROVIDED WITHIN PARKING AREA
J.v.	PERIMETER LANDSCAPING SHALL BE A MINIMUM WIDTH OF 10' AND CONSIST OF EVERGREEN HEDGE, EVERGREEN TREES, MOUND, OR COMBINATION THEREOF. MUST BE A MINIMUM OF 36" IN HEIGHT AND CONTAIN 1 DECIDUOUS TREE PER 50 LF OF PARKING PERIMETER. 835 LF / 50 = 17 TREES REQUIRED.	CONTINUOUS EVERGREEN HEDGE PROVIDED WITH 6 PROPOSED TREES AND 1 EXISTING TREE

ABRV.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
GB PS	5	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CALIPER	B&B	DECIDUOUS TREE
LT EC	4	LIRIODENDRON TULPIPERA 'EMERALD CITY'	EMERALD CITY TULIP TREE	2" CALIPER	B&B	DECIDUOUS TREE
QM UP	5	GYMNOCLADUS DIOICUS 'DECAF'	DECAF KENTUCKY COFFEE TREE	2" CALIPER	B&B	DECIDUOUS TREE
CO KO	6	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CALIPER	B&B	ORNAMENTAL TREE
PS HN	7	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	1.5" CALIPER	B&B	ORNAMENTAL TREE
LM BB	55	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	1 GALLON	CONTAINER	FLOWERING PERENNIAL
FG BB	54	FESTUCA GLAUCA 'BEYOND BLUE'	BLUE FESCUE 'BEYOND BLUE'	1 GALLON	CONTAINER	ORNAMENTAL GRASS
DI LO	16	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	18" HEIGHT	CONTAINER	DECIDUOUS SHRUB
CE AM	9	CEANOTHUS AMERICANUS	NEW JERSEY TEA	18" SPREAD	CONTAINER	DECIDUOUS SHRUB
PF BA	11	POTENTILLA FRUTICOSA 'BAILBRULE'	FIRST EDITIONS CREME BRULEE CINQUEFOIL	18" HEIGHT	CONTAINER	DECIDUOUS SHRUB
RA GL	12	RHUS AROMATICA 'GROW-LOW'	GROW-LOW FRAGRANT SUMAC	18" SPREAD	CONTAINER	DECIDUOUS SHRUB
TD DE	46	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	18" HEIGHT	CONTAINER	EVERGREEN SHRUB
JP AI	49	JUNIPERUS X PFTIZERIANA 'AUREA IMPROVED'	GOLD COAST JUNIPER	18" HEIGHT	CONTAINER	EVERGREEN SHRUB



ATM Queuing Study

Site Under Study

Reynoldsburg

NWC of Main Street and Rosehill Road
Reynoldsburg OH 43068

Intended Use

Drive Up ATM island

Primary ATM Contact

Tina Devereaux
847-745-1222

Overview

■ Purpose of Study

- Understand the average queue length and wait times experienced by Chase customers at remote drive-up ATMs
- Using advanced queuing simulation, to project the expected queue length and stacking requirement for Reynoldsburg, and to demonstrate that there will not be an adverse impact to traffic flow in the parking lot.

Overview

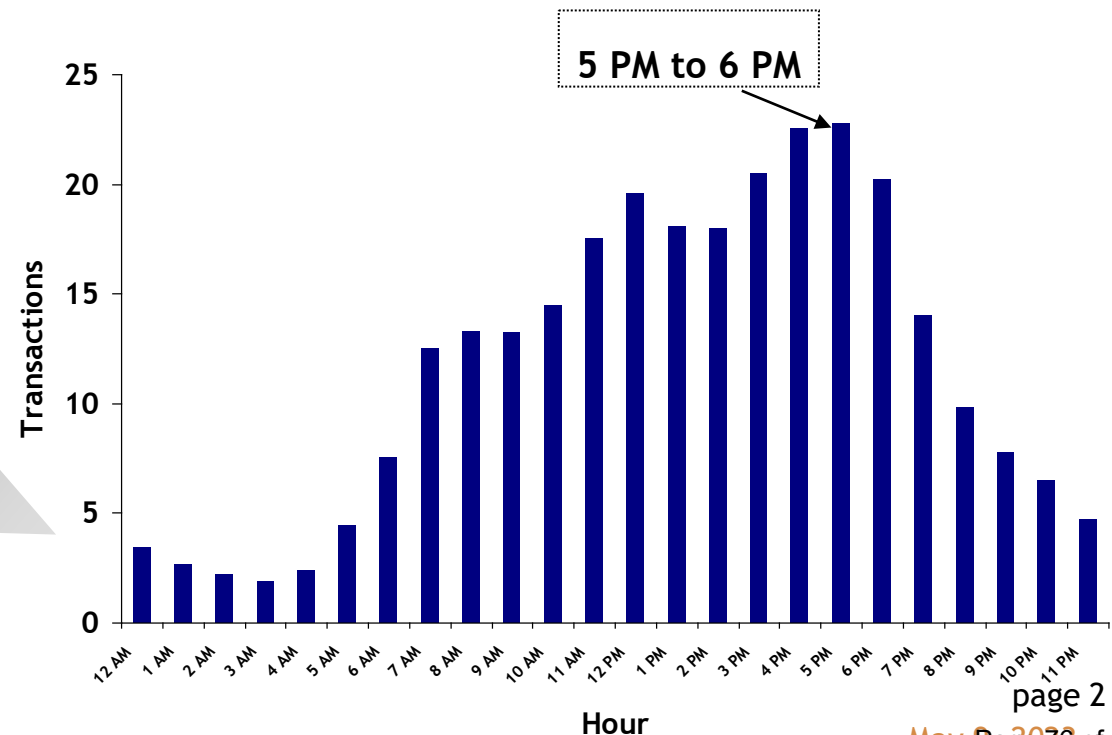
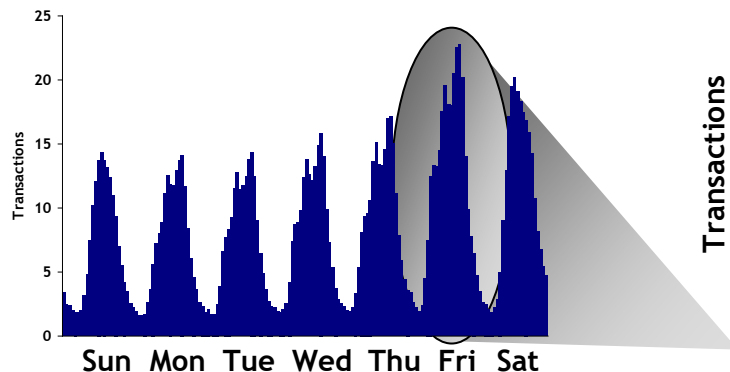
■ Methodology

- A study of 118 off-premise, drive-up ATMs accounting for 4.8mm annual transactions - majority are in parking lots (off-premise locations provide a worse case scenario)

- ATMs split into 6 tiers:

Tier	Transactions per Month
1	less than 2,000
2	2,000 to 2,999
3	3,000 to 3,999
4	4,000 to 4,999
5	5,000 to 6,999
6	7,000+

- Determine the peak hour as basis for maximum queue experienced



Queuing Simulation

- Uses peak hour in each tier for the interarrival times (Friday, 5 p.m.)
- Service times based on time-in-motion studies of Chase ATM transactions - actual experience is 45 seconds; conservatively assume 1 minute
- **Does not assume that transactions are evenly distributed, but are random events, which is a more accurate reflection of stacking requirements**
- Simulation Model to determines:
 - Expected queue length
 - Maximum queue length
 - Expected time in queue
 - Expected time in system
 - ATM utilization
 - Probability of various queue lengths
- Model Validity
 - Simulates historical transactions from 3 pm to 5 pm as a “warm-up”
 - Then simulates the peak hour from 5 pm to 6 pm

■ Model Inputs >>

Tier	Transactions per Month	Peak Arrivals Per Hr	Interarrival Time	Service Time
1	less than 2,000	7.89	7.61 min	1 min
2	2,000 to 2,999	10.93	5.49 min	1 min
3	3,000 to 3,999	14.91	4.03 min	1 min
4	4,000 to 4,999	19.64	3.05 min	1 min
5	5,000 to 6,999	23.43	2.56 min	1 min
6	7,000+	32.03	1.87 min	1 min

Simulation Results and Recommendation

- The table below displays the overall results:

Tier	Avg Q Length (Cars)	Max Q Length (Cars)*	Avg Time in Queue (min)	Avg Time in System (min)	ATM Utilization
1	0.02	2	0.11	1.15	13%
2	0.04	4	0.17	1.16	18%
3	0.07	5	0.25	1.25	24%
4	0.14	6	0.40	1.41	33%
5	0.26	10	0.59	1.56	38%
6	0.63	10	1.11	2.10	53%

* Maximum observed over 100 simulated hours of activity.

- The table below displays the probability of observing a certain # of cars in queue by tier.

Tier	Cars in Queue									
	1	2	3	4	5	6	7	8	9	10
1	1.50%	0.20%	0.03%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
2	2.72%	0.49%	0.09%	0.02%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
3	4.64%	1.15%	0.29%	0.07%	0.02%	0.00%	0.00%	0.00%	0.00%	0.00%
4	7.21%	2.36%	0.77%	0.25%	0.08%	0.03%	0.01%	0.00%	0.00%	0.00%
5	9.29%	3.63%	1.42%	0.55%	0.22%	0.08%	0.03%	0.01%	0.01%	0.00%
6	13.29%	7.09%	3.79%	2.02%	1.08%	0.58%	0.31%	0.16%	0.09%	0.05%

- The ATM at Reynoldsburg is projected to perform 3,000 monthly transactions, which places it in Tier 3.
- The maximum theoretical queue that *could* result is 10 cars, although with a statistical probability of less than 0.02%, it is highly unlikely (bottom chart). The average expected queue length is actually less than 1 car (top chart).
- Conservative recommendation at this location is stacking capability of 1-2 cars which would easily handle the peak periods.

May 19, 2023

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

RE: Vaughn Benson; 6672 E. Main Street: Variance Application

Planning and Zoning Board:

Below is the staff review of the above referenced Variance Application.

1. Project Summary

- a. The subject site is located at 6672 E. Main Street. The 2.62 acres is currently vacant land. A portion of the parcel at 0.92 acres, is looking to be developed as financial services and banking with a drive-thru. The parcel is zoned BMD, Brice and Main District.
- b. The surrounding zoning consist of BMD, Brice and Main District to the north, west, and south of the subject site, with a surrounding gas station, retail –large format and retail-medium format. The land use to the east is a retail – convenience with gasoline which is zoned EMD, East Main Street Insight District.
- c. The applicant is requesting three variances. The first variance is from Section 1103.15.III.Insight District Development Standards. Setbacks from the minimum and maximum setback. The second variance is from Section 1105.07.K.ii to not require evergreen screening around the trash enclosure area. The third variance is from Section 1105.01.G.vii.1 to not require a loading space.
- d. The applicant has submitted a preliminary site plan showing the proposed layout of the building, parking and drive-thru lane. The applicant has also provided a preliminary utility plan and a preliminary landscape plan.
- e. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends for Brice and Main District “Attractive streetscapes and walkability should be emphasized to encourage pedestrian and transit activity along the corridors, and to create cohesive character amongst neighboring development. Sidewalk cafes, awnings, and landscaping are encouraged to help define the character of the development.” The Comprehensive Plan also recommends infill development on current vacant parcels as a priority.

2. Project Review

- a. The applicant is seeking a variance to Section 1105.15.15.III.Insigt District Development Standards, “Front Yard Setback (Min. FT.) – 5ft from ROW and Front Yard Setback (Max. FT.) – 20ft from ROW”.
 - i. The requested variance is to the minimum and maximum building setback. The applicant would like to increase the minimum setback from

5 feet to 58.3 feet and the maximum setback from 20 feet to 60 feet along E. Main Street. The applicant would also like to increase the minimum setback from 5 feet to 50.3 feet and the maximum setback from 20 feet to 57.9 feet along Rosehill Road. Both variances are requested by the applicant due to existing easements.

- ii. The applicant has identified 3 different easements on the subject site, which would not make it possible for the applicant to meet the required building minimum or maximum setback. Along E. Main Street there is a 25 foot streetscape easement, and then a 10 foot electrical easement. There is also a 10 foot electrical easement along Rosehill Road and a 20 foot gas easement. Both sets of easements would make it impossible for a building to be built within the required setbacks. Staff has also spoken with the applicant regarding a different layout of the site, where the drive-thru and parking lot would be located only along the inner parcel area. The applicant expressed concerns regarding pedestrian safety concerns. The concerns were due to pedestrians needing to cross over the drive-thru and escape lane from the parking lot to the building, if that layout was used.
 - iii. Granting the requested variance would not be detrimental to the surrounding properties, due to the surrounding properties being of similar setbacks due to existing easements. The variance requested is necessary for the reasonable use of the land and building. The variance will not confer on the property owner any special privilege unduly denied by the code to other buildings in the same district, the easements exist along all of E. Main Street. Based on conversations with the applicant and the statement of hardship, the requested variance is not a matter of convenience, due to existing easements. There is also a practical difficulty that is not self-created due to the existing easements. Based on these reasons, staff believes that the variance should be granted from Section 1105.15.III.Insight District Development Standards - Setbacks.
- b. The applicant is seeking a variance from to Section 1105.07.K.ii, "Location of screening. Either a solid, opaque fence or wall or earth berm, with a continuous planting of evergreen plant material shall enclose any service structure on all sides, unless such structure must be frequently accessed, in which case screening on all but one (1) side is required. The average height of the screening fence or wall shall be one foot (1') more than the height of the enclosed structure but shall not exceed the maximum permitted height of fences and walls of the District".
- i. The variance requested is to not require the additional evergreen screening around the trash enclosure, but to only provide fence screening of the enclosure. The code requires that a trash enclosure have a solid opaque fence or wall or earth berm, with continuous planting of evergreen plat material. The applicant is asking to not require the evergreen plant material, but will still provide screening through a fence

- and the building.
- ii. The applicant has stated that for the required evergreen planting material to be provided around three sides of the trash enclosure, the trash enclosure would need to be moved away from the building. Moving the trash enclosure away from the building would then allow it to be more visible from the right-of-way, which the applicant is trying to limit. Having the trash enclosure placed along the building would allow for the enclosure to be screened by the building and a fence. There is additional landscape screening along the Rosehill Road side of the building/trash enclosure.
 - iii. Staff is of the opinion that requiring evergreen screening in between the enclosure and the building would not be appropriate, and that the landscaping would ultimately die due to a lack of sunlight. The building itself would provide the intended screening of the trash enclosure that the evergreen material would help provide. The requested variance is in accordance with the general purpose and intent of the regulations imposed. Granting the variance would not establish a use that is not allowed. The requested variance is reasonable and would not cause harm to any surrounding neighbors. The required evergreen screening in addition to a fence, is generally something that is done for a standalone trash enclosure. Finally granting the variance would allow the trash enclosure to still be fully screened on all sides, which is the intent of the Zoning Code. Based on these reasons, staff is recommending approval of the requested variance to Section 1105.07.K.ii.
- c. The applicant is seeking a variance from Section 1105.01.G.vii.1, "Every building or lot used for non-residential purposes which customarily receives or distributes materials or services by motor vehicles shall provide sufficient space for all loading and service purposes. A loading space shall be provided as an area exclusive of required parking spaces, driveways, and aisles. Access to loading spaces shall be designed to prevent interference with the public right-of-way".
- i. The variance requested is to not require a loading space on the subject site. The applicant states there would not be a need for a loading space since a financial institution does not receive or distribute materials regularly. The only regular delivery is by an armored vehicle which would fit into a normal parking space that is non-descript for safety reasons.
 - ii. The applicant states that a loading space is neither needed nor necessary for a financial institution. The applicant states that daily armored vehicle deliveries are walked into the building, and having an armored vehicle have a designated loading spot, would be a safety concern if there were ever an attack on said vehicle. The applicant also states that the vehicle can fit into a standard parking spot, and that it is preferred that the vehicle park in random spots when making the daily delivery due to the sensitive nature of the delivery.

3. The applicant sites safety as the main concern regarding the need to not provide a loading space. The daily delivery will contain sensitive materials that is personally walked in and out by an employee of the armored vehicle. Said vehicle will fit into a standard parking space. Granting the variance would be in conformance with the general intent of the code, since the land use will not have any other daily deliveries to the subject site. Also requiring a loading space would create more impervious surface on the subject site, reducing the open space. The variance would still allow the subject site to be used reasonably, and the daily deliveries would still be able to be conducted without a loading space, due to the vehicle fitting into a normal parking space. The variance will not cause undue hardship or be a nuisance to the surrounding properties. Based on these reasons, staff recommends approval of the requested variance to Section 1105.01.G.vii.1.
 - a. Staff recommends approval of all three requested variances.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: May 9, 2023; Revised May 19, 2023

To: Mr. Eric Meyer, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: JP Morgan Chase Bank – East Main St and Rosehill Road

Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the site plan and supporting information for a Conditional Use Permit and Variance for the proposed project on the northwest corner of East Main Street and Rosehill Road for a bank with a drive-thru. The following summarizes our findings and recommendations with respect to this development. With the below in mind, we have no concerns as it relates to the Conditional Use Permit for the project.

ROADWAY ACCESS AND SITE PARKING

1. The site will have two access points for the project. One access point is from the Kroger fueling station parking lot that is located directly west of the proposed project. Note the Kroger fueling station has access to East Main Street via a direct connection or through the Kroger store's western access drive. The second point will be via a private internal access road to the north, which will connect to an existing access road from Rosehill Road.
 - a. The access drive to the west is shown as 22-feet wide and is adequate. The existing fueling center's access to East Main Street is approximately 30-feet wide.
 - b. The north access point is shown as 24-feet wide and is adequate.
 - c. Note that the north access drive is shown as "by others". This will need to be discussed during further development review such as Major Site Plan (if applicable).
2. Internal two-way access drives vary from 22 to 24 feet wide and are adequate.
3. There is a one-way drive leading to the ATM which varies from 14 to 17-feet wide and is also adequate.
 - a. A by-pass lane is shown, and has been extended from the previous submission to provide a greater available distance for vehicles to "escape" if they mistakenly travel into the ATM queue. The by-pass lane now extends the entire length of the ATM queue on the east side of the building and is adequate given the number of expected vehicles that will queue based on the study provided.
4. The development provides adequate onsite parking (26 spaces which includes 2 ADA parking spots) based on the Reynoldsburg zoning parking calculation and the proposed use as indicated.
5. The site plan shows pedestrian connectivity to the right-of-way via two separate sidewalks exiting the facility and connecting to existing walks on both East Main Street and Rosehill Road.
6. As the access points to the public roads are existing and would have been studied as part of the master development, there is no concern with traffic access or traffic flow related to this use.
7. A loading space is not included in the site plan. A variance has been requested to allow the site to not include the loading space. Based on the information provided regarding operations and delivery procedures, EMH&T supports this variance request.

UTILITIES

8. The project proposes to tap into the existing 8-inch watermain located on the north side of East Main Street via a 1.5-inch water service line extended into the site with the water meter to be located inside of the building.
9. As shown, sanitary sewer service will be provided via a proposed lateral extended into the site from an existing 8-inch line on the north side of East Main Street. The existing sewer connection point will need to be further investigated through record plans and other available information. Currently, there appears to be conflicting information. This can be determined during further development submittals, i.e. Major Site Plan, or at PGU.
10. There is no site lighting currently shown.

STORMWATER

11. The utility plan shows a series of catch basins in the parking and drive areas. The storm sewer is shown outletting into existing storm sewer to the west at the fueling station. Based on the Kroger plans, this appears to be the correct location as the existing underground detention system appears to have been sized to include this outlot. This will need to further investigated and confirmed with PGU.

DETAILS / SPECIFICATIONS / GENERAL

12. Verify with the Fire Department if a fire department connection will be required.
13. Where applicable, refer to Reynoldsburg Standard Construction Drawings.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 6672 E Main Street	Parcel ID#(s): 060-009340-00
---	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): MAIN & ROSEHILL LLC, Attn: Becky Keglweitsch	
Contact Email: becky@primeretailre.com	Contact Phone Number: 614-561-6135

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: JP MORGAN CHASE	Contact Name: RHONDA HILLIS
Contact Email: RHILLIS@FMSARCHITECTS.COM	Contact Phone Number: 614-869-2144
Description of Use: JP MORGAN CHASE BANK WITH DRIVE THRU ATM	

III. APPLICANT INFORMATION

Applicant Name: Vaughn Benson	Applicant Address: 995 WEST 3RD AVENUE, COLUMBUS, OH 43212
Applicant Phone Number: 614-743-9463	Applicant Email: VBenson@FMSARCHITECTS.COM
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☒ Owner's Consent Attached.	

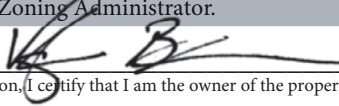
PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance (Non-Residential ☐ (\$450)/ Residential (\$200) ☒ Conditional Use (\$350):

3,743 SF BANK WITH DRIVE-THRU ATM IN THE BRICE AND MAIN DISTRICT (BMD) PERMITTED AS A CONDITIONAL USE

AS PROVIDED IN REYNOLDSBURG ZONING CODE SECTION 1103.15

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: 04/26/2023

*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: _____			



April 27, 2023

Development Department
Planning and Zoning Division
7232 East Main Street
Reynoldsburg, Ohio 43068

**RE: Narrative for JP Morgan Chase – Conditional Use Parcel ID 060-009340-00 E Main Street
Reynoldsburg, Ohio 43068**

Section 1109.15 – Conditional Uses

i. Description of the zoning district and existing uses of adjacent lots;

The subject property is currently a vacant field located in the Brice and Main Street District (BMD). Across Rosehill Road and to the east is a convenience store and fueling facility, located in the East Main Street District. To the south, across E Main Street, is a grocery and pharmacy use. A fueling facility exists directly adjacent to the west and a vacant field is adjacent to the north. Uses to the north, south, and west are located in the BMD zone.

The subject property has been previously developed, containing a retail oriented business with associated parking.

iii. Including a description of the activities proposed on the subject property, the goods and services sold or provided, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will assist the BZBA with understanding the nature of the proposed use and its potential impacts;

The proposed JP Morgan Chase bank will be a prototypical model with in-person financial services, drive-thru ATM, signage, and associated parking. The in-person portion of the bank will operate from 9 AM to 5 PM on Monday through Friday and from 9 AM to 2 PM on Saturday. The drive-thru ATM will operate twenty four (24) hours, seven (7) days per week. The proposed bank typically employs 14 to 16 employees.

v. A narrative statement describing the compatibility of the proposed use with the existing uses of adjacent lots and with the Land Use Plan, 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;

Existing adjacent lots contain automobile and drive-thru oriented businesses including fueling stations, drive-thru pharmacies, drive thru food retail stores, and drive thru bank services. These adjacent developments are mostly single tenant buildings with off-street parking lots, similar to the proposed bank facility.

The proposed bank will utilize two proposed access points. One access point is from the Kroger fueling station parking lot. The second access point is from a drive provided from Rosehill Road by the property owner. Traffic circulation is designed to work with existing and future adjacent uses efficiently. Traffic patterns connect into the adjacent use parking lots providing concentrated access points to E Main Street and Rosehill Road.

The development is situated on the property to have minimal effect on the adjacent lots in terms of noise, glare, odor, fumes, or vibration. Landscaping is provided to meet the requirements of Section 1105.07 which will further shield adjacent uses from the proposed facility. Lighting provided on the proposed property will be in compliance with Section 1105.09. Stormwater management will be provided in the form of catch basins and pipes to control stormwater runoff. Stormwater detention will not be required as the proposed development will not increase impervious area from prior uses. Site disturbance will be less than one (1) acre; therefore, stormwater quality will also not need to be provided, per Ohio EPA requirements.

vi. A narrative addressing each of the applicable criteria set forth in the standards and requirements for all conditional uses set forth below and, as applicable, the supplementary requirements for special uses set forth under the applicable district or zone regulations.

Per section 1103.15 of the Reynoldsburg Zoning Code, the Brice and Main District is “more of an urban, mixed-use zone or Transit Oriented Development (TOD) that centers around a transportation hub or multi-modal transportation and leverages the area’s proximity to major public transportation routes.” The subject property is located at the northwest corner of E Main Street and Rosehill Road. The proposed development leverages off of this heavily-traveled corridor by providing means to access the site via walkways, drives, and its proximity to the bus stop. Bicycle racks and pedestrian connections are provided to allow users to access the facility. The proposed development is characteristic of existing uses in the Brice and Main Street District and East Main Street District; incorporating drive-thru facilities, parking lots, and in-person retail services.

The JP Morgan Chase development aims to provide convenient financial services to the local neighborhood and traffic corridor. The facility will enhance the retail service oriented uses along the corridor and ultimately benefit the area. Considering the similarity to existing adjacent uses, the proposed use will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.

The facility does not propose to impact the public right-of-way, rather it will utilize existing and proposed private drives along E Main Street and Rosehill Road. The site shall be served adequately by public services and utilities including water, sanitary, and police and fire protection.

The proposed JP Morgan Chase bank facility aims to meet the definition of financial services and banking with drive-thru as listed as a conditional use in the Brice and Main District while also complying with the requirements of the Reynoldsburg Zoning Code and Land Use Plan.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 6672 E Main Street	Parcel ID#(s): 060-009340-00
---	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): MAIN & ROSEHILL LLC, Attn: Becky Keglweitsch	
Contact Email: becky@primeretailre.com	Contact Phone Number: 614-561-6135

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: JP MORGAN CHASE	Contact Name: RHONDA HILLIS
Contact Email: RHILLIS@FMSARCHITECTS.COM	Contact Phone Number: 614-869-2144
Description of Use: JP MORGAN CHASE BANK WITH DRIVE THRU ATM	

III. APPLICANT INFORMATION

Applicant Name: Vaughn Benson	Applicant Address: 995 WEST 3RD AVENUE, COLUMBUS, OH 43212
Applicant Phone Number: 614-743-9463	Applicant Email: VBenson@FMSARCHITECTS.COM
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

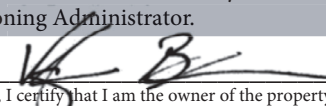
PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance (Non-Residential ☐ (\$450)/ Residential (\$200) ☐ Conditional Use (\$350):
One (1) VARIANCE REQUESTED (\$450)

3,743 SF BANK EXCEEDING THE MAX FRONT SETBACK OF 20' ALONG ROSEHILL ROAD AND E MAIN STREET

AS REQUIRED BY REYNOLDSBURG ZONING CODE SECTION 1103.15

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: 04/26/2023

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

OFFICE USE ONLY

Additional Notes:

Zoning Information Zoning District: _____ ☐ Olde Reynoldsburg District ☐ Other: _____	Additional Approval Required ☐ Major/Minor Site Plan ☐ Other: _____	PZB Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
P&Z Administrator: _____ Date: _____		



April 27, 2023

Development Department
Planning and Zoning Division
7232 East Main Street
Reynoldsburg, Ohio 43068

RE: Narrative for JP Morgan Chase – Variance Parcel ID 060-009340-00 E Main Street Reynoldsburg, Ohio 43068

Section 1109.13 – Variance

Variance for 1103.15 III.A to exceed the maximum front yard setback of 20 feet

i. Description of the nature of the variance requested and a statement demonstrating the extent to which the requested variance conforms to the standards for variance in this Code;

The requested variance is to exceed the maximum front yard setback of 20 feet provided in Section 1103.15 of the Reynoldsburg Zoning Code. The bank is proposed to be setback a minimum of 58.3 feet and a maximum of 60.0' from the north right-of-way line of E Main Street. A minimum setback of 50.3 feet and a maximum of 57.9 feet is provided from the west right-of-way line of Rosehill Road. The placement of the building and access drives is based on restrictions from easements located along E Main Street and Rosehill Road allowing for sufficient space to provide a 10 foot parking lot perimeter buffer.

The intent of the Brice and Main District is “to be more of an urban, mixed-use zone or Transit Oriented Development (TOD) that centers around a transportation hub or multi-modal transportation and leverages the area’s proximity to major public transportation routes.” The location of the proposed bank will not conflict with the intent of this district. Walkways and bicycle parking facilities have been provided to meet the multi-modal characteristic of this district to allow pedestrians to access the bank from the bus stop and connecting walkways. As required by Section 1105.07.J.v., perimeter landscaping, 10 feet in width and consisting of trees and hedges, is to be provided around the parking lot. However, there is a 20' gas easement located along the west right-of-way line of Rosehill Road, which prohibits the placement of vegetation larger than 5 feet in height. The drive and building have been shifted away from the easement in order to provide the required perimeter landscaping.

The proposed development will be consistent with similar uses in the area. Adjacent lots provide single tenant commercial uses centered on automobile parking and drive-throughs. The bank is setback similarly to adjacent buildings and provides alike facilities. The building will not increase the danger of fire, endanger the public safety, or diminish the value of adjacent properties. The facility will enhance and ultimately benefit the area. The site drive from the Kroger Fuel Station lot has been situated as to not congest E Main Street.

ii. **A statement of hardship;**

The subject parcel for the proposed development is restricted by multiple easements along the frontage of E Main Street and Rosehill Road. The maximum building setback as provided in Section 1103.15 is completely covered under easement area along both frontages. In order to provide required landscaping buffers and maintain the requirements of the easements, the proposed bank has been situated in the middle of the site. This allows the drive lane for the drive-thru ATM and landscape buffer to be provided without impeding on the easements.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 6672 E MAIN STREET	Parcel ID#(s): 060-009340-00
---	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): MAIN & ROSEHILL LLC, Attn: Becky Keglweitsch	
Contact Email: becky@primeretailre.com	Contact Phone Number: 614-561-6135

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: JP MORGAN CHASE	Contact Name: RHONDA HILLIS
Contact Email: RHILLIS@FMSARCHITECTS.COM	Contact Phone Number: 614-869-2144
Description of Use: JP MORGAN CHASE BANK WITH DRIVE THRU ATM	

III. APPLICANT INFORMATION

Applicant Name: Vaughn Benson	Applicant Address: 995 WEST 3RD AVENUE, COLUMBUS, OH 43212
Applicant Phone Number: 614-743-9463	Applicant Email: VBenson@FMSARCHITECTS.COM
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance (Non-Residential ☐ (\$450)/ Residential (\$200) ☐ Conditional Use (\$350):
One (1) VARIANCE REQUESTED (\$450)

VARIANCE TO SECTION 1105.07.K.ii OF THE REYNOLDSBURG ZONING CODE TO PROVIDE SCREENING AROUND TRASH ENCLOSURE WITHOUT EVERGREEN PLANTING

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: 05/08/2023

*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: _____			



May 8, 2023

Development Department
Planning and Zoning Division
7232 East Main Street
Reynoldsburg, Ohio 43068

RE: Narrative for JP Morgan Chase – Variance Parcel ID 060-009340-00 E Main Street Reynoldsburg, Ohio 43068

Section 1109.13 – Variance

Variance for 1105.07 K.ii to provide screening around the trash enclosure without evergreen planting

i. Description of the nature of the variance requested and a statement demonstrating the extent to which the requested variance conforms to the standards for variance in this Code;

The requested variance is for 1105.07.K.ii of the Reynoldsburg Zoning Code to provide screening around the trash enclosure without evergreen planting. This section of the code states “Either a solid, opaque fence or wall or earth berm, with a continuous planting of evergreen plant material shall enclose any service structure on all sides, unless such structure must be frequently accessed, in which case screening on all but one (1) side is required.” The location of the trash enclosure does not permit the continuous evergreen planting as it is bordered by the building and sidewalk on two sides of the enclosure.

The trash enclosure has been located as to minimize the walking distance between the enclosure and the building and keep the enclosure out of the path of travel for pedestrians. The intent of this section to screen the trash enclosure will still be maintained with the fence, building, and plant material wherever possible. The placement of the enclosure minimizes its visibility from Rosehill Road and E Main Street, while a detached enclosure would not. Granting of this variance will not be injurious to the area or detrimental to the public. Other landscaping will still be provided as required by the Reynoldsburg Zoning Code.

ii. A statement of hardship;

The trash enclosure is located to minimize the distance from the building and conflicts with automobile and pedestrian traffic. In order to provide the required continuous evergreen planting, the enclosure would need to be moved away from the building, into areas that are more visible from Public Right-of-Ways and in the paths of travel of users of the facility. Without the evergreen planting, the enclosure is still screened by the building and fence.

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 6672 E MAIN STREET	Parcel ID#(s): 060-009340-00
---	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): MAIN & ROSEHILL LLC, Attn: Becky Keglweitsch	
Contact Email: becky@primeretailre.com	Contact Phone Number: 614-561-6135

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: JP MORGAN CHASE	Contact Name: RHONDA HILLIS
Contact Email: RHILLIS@FMSARCHITECTS.COM	Contact Phone Number: 614-869-2144
Description of Use: JP MORGAN CHASE BANK WITH DRIVE THRU ATM	

III. APPLICANT INFORMATION

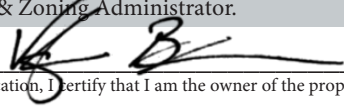
Applicant Name: Vaughn Benson	Applicant Address: 995 WEST 3RD AVENUE, COLUMBUS, OH 43212
Applicant Phone Number: 614-743-9463	Applicant Email: VBenson@FMSARCHITECTS.COM
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance (Non-Residential ☐ (\$450)/ Residential (\$200) ☐ Conditional Use (\$350):
One (1) VARIANCE REQUESTED (\$450)

VARIANCE TO SECTION 1105.01.G.VII.1 OF THE REYNOLDSBURG ZONING CODE TO NOT PROVIDE DESIGNATED
LOADING AREA

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: 05/08/2023

*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: _____			



May 8, 2023

Development Department
Planning and Zoning Division
7232 East Main Street
Reynoldsburg, Ohio 43068

RE: Narrative for JP Morgan Chase – Variance Parcel ID 060-009340-00 E Main Street Reynoldsburg, Ohio 43068

Section 1109.13 – Variance

Variance for 1105.01.G.VII.1 to negate the requirement of providing a Loading Space

i. Description of the nature of the variance requested and a statement demonstrating the extent to which the requested variance conforms to the standards for variance in this Code;

The requested variance is for 1105.01.G.VII.1 of the Reynoldsburg Zoning Code to negate the requirement of a loading space. This section of the code states, “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, Every building or lot used for non-residential purposes which customarily receives or distributes materials or services by motor vehicles shall provide sufficient space for all loading and service purposes.” and “Each loading space shall have minimum dimensions of twelve feet (12’) in width, fifteen feet (15’) in height and forty-five feet (45’) in length for tandem trailers, or thirty feet (30’) feet in length for two-axle trucks.”

This proposed bank is non-residential and is within the required square footage at 3,743 per the zoning code. As part of strict and sensitive security operations for the bank branch, a loading space is neither desired nor needed to support operations. The business does not provide a service that requires large commercial vehicles parked on site for extended amounts of time. Financial deliveries are provided in a vehicle that utilizes the standard parking spots proposed. The bank utilizes armored car deliveries that are provide by a standard 2 axle armored delivery truck. These deliveries are hand carried in and out of the building. Due to security reasons they are untimed and stop where their security protocol dictates, preferably in an area that is undefined and where their vehicle will not be boxed in during an attack.

ii. A statement of hardship;

The site plan is currently designed to allow for smooth circulation and safety throughout the parcel. Building placement and layout on the corner took vehicular traffic into consideration to best work with both specific site and the larger adjacent existing developments as a whole. With the setbacks required and existing easements in place on this corner parcel, the site would be required to lose proposed green space in order to provide an oversized loading space. Since the bank operations do not support the need for a loading space, the desire would be to keep surrounding green spaces in accordance with code in lieu of an unused loading spot.

Rhonda Hillis

To: Becky Kegliewitsch
Subject: RE: [EXTERNAL]RE: Chase Reynoldsburg - Conditional Use Plan

From: Becky Kegliewitsch <becky@primeretailre.com>
Sent: Wednesday, April 26, 2023 2:39 PM
To: Berk, Seth <seth.berk@chase.com>
Cc: Rhonda Hillis <rhillis@fmsarchitects.com>
Subject: Re: [EXTERNAL]RE: Chase Reynoldsburg - Conditional Use Plan

Yes we consent to submission of entitlement to the City of Reynoldsburg. Thanks so much.

Becky Kegliewitsch
614.561.6135

Apologies for any typos. Sent from my iPhone.

On Apr 26, 2023, at 2:10 PM, Berk, Seth <seth.berk@chase.com> wrote:

Rhonda-

Your emails are timely as Becky (cc'd) and I were just on a call together. Can you please share with us the CAD file for our site plan? Becky's team needs it to start planning for the north/south access road. Also, I can't recall if we completed Geotech here. If we did, can you please share that report with us?

Becky-

As discussed, our team is moving forward with city submissions. Can you please send Rhonda an 'OK to submit' email?

Thanks

Seth Berk | Vice President | Market Director of Real Estate | JPMorgan Chase Bank, N.A.
1300 E. 9th Street, Floor 18 Cleveland, OH 44114 | Mail Code OH2-5351 |
O: 216-781-2372 | C: 216-235-6633 | F: 216-298-1791 | seth.berk@chase.com

From: Rhonda Hillis <rhillis@fmsarchitects.com>
Sent: Wednesday, April 26, 2023 1:52 PM
To: Berk, Seth (CCB, USA) <seth.berk@chase.com>
Subject: [EXTERNAL]RE: Chase Reynoldsburg - Conditional Use Plan

Can we also get an email from the owner contact telling us we're ok to submit for entitlements?

Rhonda Hillis MBA, NCIDQ, LEED AP
FEINKNOPF MACIOCE SCHAPPA ARCHITECTS
Office 614.869.2144 | Cell 614.579.1655 | Fax 614.291.1020 | 995 W. 3rd Ave | Columbus, OH 43212

DO NOT DETACH



Instrument Number: 202102250035297
Recorded Date: 02/25/2021 10:13:50 AM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Mail Envelope):
FIDELITY NATIONAL TITLE INSURANCE CO

Mail Envelope

Transaction Number: T20210024535
Document Type: DEED
Document Page Count: 5

Submitted By (Mail):
FIDELITY NATIONAL TITLE INSURANCE CO

Mail

First Grantor:
KROGER CO

First Grantee:
MAIN & ROSEHILL LLC

Fees:

Document Recording Fee:	\$34.00
Additional Pages Fee:	\$24.00
Total Fees:	\$58.00
Amount Paid:	\$58.00
Amount Due:	\$0.00

Instrument Number: 202102250035297
Recorded Date: 02/25/2021 10:13:50 AM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

3345	Conveyance	TRANSFERRED
Mandatory: 500.00		
Permissive: 1,000.00		FEB 24 2021
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR		MICHAEL STINZIANO AUDITOR FRANKLIN COUNTY, OHIO

LIMITED WARRANTY DEED

The Kroger Co., an Ohio corporation, for valuable consideration paid, grants, with limited warranty covenants, to Main & Rosehill LLC, an Ohio limited liability company, whose tax mailing address is c/o Rebecca Keglewitsch, 1281 Poppy Hills Drive, Blacklick, OH 43004, the real estate described on the attached Exhibit A (the "Property").

The following are excepted from the limited warranty covenants:

1. Easements, rights-of-way, conditions, covenants, restrictions and other documents of record and legal highways;
2. Real estate taxes and assessments not yet due and payable;
3. Zoning and building laws, codes and ordinances; and
4. Matters which an accurate survey of the Property would disclose.

Parcel Number: 060-005162 (part)

Property Address: 1251 Rosehill Road (part)

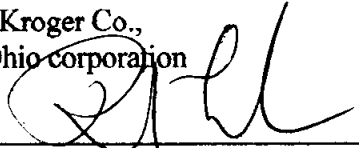
Prior Instrument Reference: Instrument No. 202006150083315

[signature on next page]

[signature page to Limited Warranty Deed N232]

Executed this 25 day of January, 2021.

The Kroger Co.,
an Ohio corporation

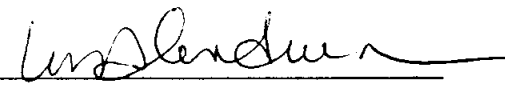
By: 

Name: Rick J. Landrum

Title: Senior Counsel

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me on the 25th day of January, 2021, by Rick J. Landrum, Senior Counsel of The Kroger Co., an Ohio corporation, on behalf of the corporation.



Notary Public

My commission expires: _____

LORI A. LANDRUM, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03

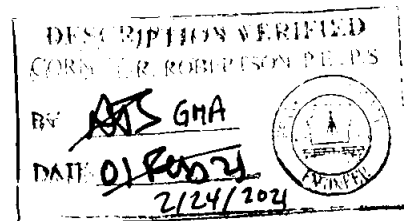


This instrument prepared by:
The Kroger Co. / Anderson J. Green
1014 Vine Street, Cincinnati, OH 45202

Exhibit A

Legal Description

[to be attached: DESCRIPTION OF A 2.619 ACRE TRACT AT THE NORTHWEST CORNER
OF E. MAIN STREET AND ROSEHILL ROAD, CITY OF REYNOLDSBURG, FRANKLIN
CO., OHIO, prepared by Kevin L. Baxter, dated June 16, 2020]



June 16, 2020

**DESCRIPTION OF A 2.619 ACRE TRACT
AT THE NORTHWEST CORNER OF E. MAIN STREET AND ROSEHILL ROAD,
CITY OF REYNOLDSBURG, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, in Half Section 17 and 20, Section 13, Township 12 North, Range 21 West, Refugee Lands, being a portion of a 16.523 acre tract of land conveyed to The Kroger Co., by deed of record in Instrument No. 202006150083315, all records referenced to the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at a "X" cut in brick set at the intersection of the north right-of-way line of E. Main Street ~ U.S. Route 40 (variable width) with the west right-of-way line of Rosehill Road (60 feet in width), at the southeast corner of Reserve "A", both as shown upon the plat entitled Weiberg's Rose Hill Add'n, of record in Plat Book 17, Page 126, and at the southeast corner of said 16.523 acre tract, said "X" cut in brick set being N 35° 03' 16" W a distance of 48.24 feet from the intersection of the centerline of Rosehill Road with the centerline of E. Main Street ~ U.S. Route 40;

thence S 88° 56' 04" W along the north right-of-way line of E. Main Street ~ U.S. Route 40, along a portion of the south line of said Reserve "A" and along a portion of the south line of said 16.523 acre tract a distance of 194.72 feet to a 3/4" I.D. iron pipe set;

thence N 04° 05' 47" E crossing a portion of said 16.523 acre tract and crossing a portion of said Reserve "A" a distance of 195.73 feet to a 3/4" I.D. iron pipe set;

thence S 88° 57' 54" W crossing a portion of said 16.523 acre tract and crossing a portion of said Reserve "A" a distance of 212.85 feet to 3/4" I.D. iron pipe set;

thence N 04° 05' 47" E crossing a portion of said 16.523 acre tract and crossing a portion of said Reserve "A" a distance of 207.85 feet to a MAG nail set;

thence S 85° 54' 13" E crossing a portion of said 16.523 acre tract a distance of 384.00 feet to a Mag nail set at a point of curvature;

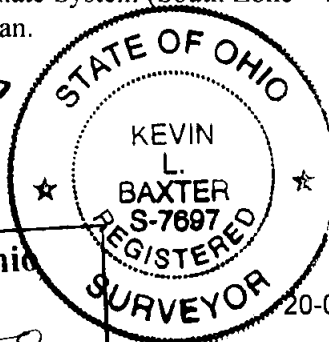
thence southeasterly crossing a portion of said 16.523 acre tract and with a curve to the right, data of which is: radius = 29.50 feet, and delta = 36° 26' 35", arc length = 18.76 feet, a chord distance of 18.45 feet bearing S 67° 40' 56" E to a 3/4" I.D. iron pipe set in an east line of said 16.523 acre tract and in the west right-of-way line of Rose Hill Road (60 feet in width), the west half of which is dedicated and as shown upon the plat entitled Weiberg's Rose Hill Addition, of record in Plat Book 17, Page 126;

thence S 03° 23' 51" W along a portion of an east line of said 16.523 acre tract, along the east right-of-way line of Rose Hill Road and along the east line of said Reserve "A" a distance of 361.28 feet to the place of beginning;

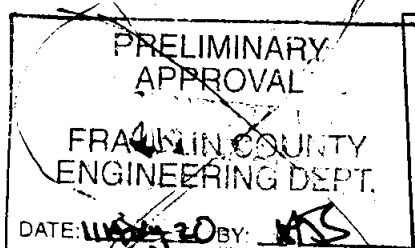
containing 2.619 acres of land, more or less, and being subject to all easements and restrictions of record. Of said 2.619 acres, 0.003 acre is within the right-of-way of Rose Hill Road. Of said 2.619 acres, all are within P.N. 060-005162.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of Bird+Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in September, 2015 and February, 2020. Basis of bearings is a centerline of Rosehill Road, being S 03° 23' 51" W, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB, Ohio State Plain Coordinate System (South Zone - NAD 83, 2011 Adjustment) and all other bearings are based upon this meridian.

Kevin L. Baxter ~ Ohio Surveyor # 7697

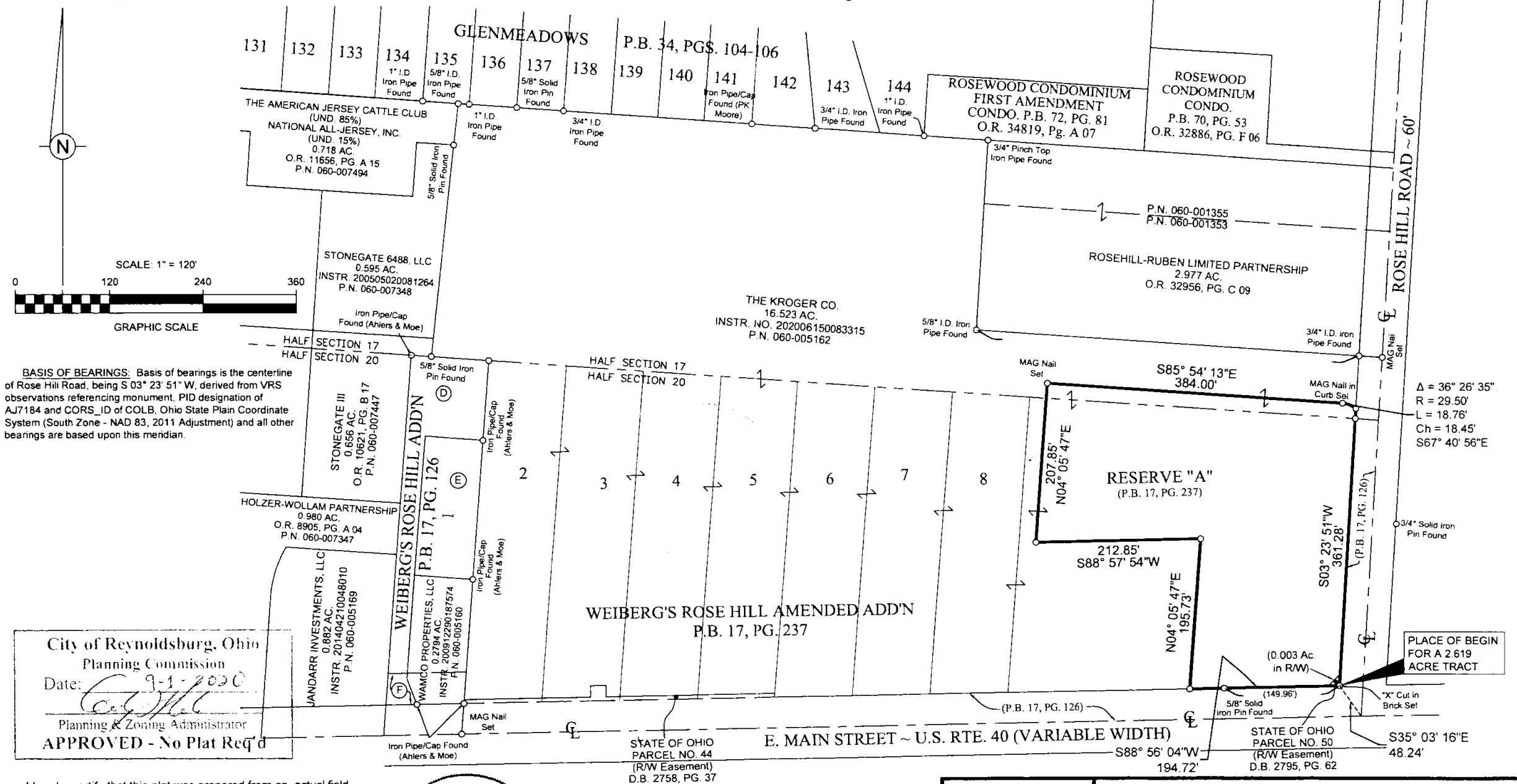


20-054/N-232_Outlot 1



City of Reynoldsburg, Ohio
Planning Commission
Date: 9-2-2020
Carol M. H. Li
Planning & Zoning Administrator
APPROVED - No Plat Req'd

Split
2.619
are
out of
(600)
5162



I hereby certify that this plat was prepared from an actual field survey performed under my supervision in September, 2015 and February, 2020.

— 3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.

Kevin L. Baxter 6/16/2020
 Kevin L. Baxter - Ohio Surveyor No. 7697 Date:



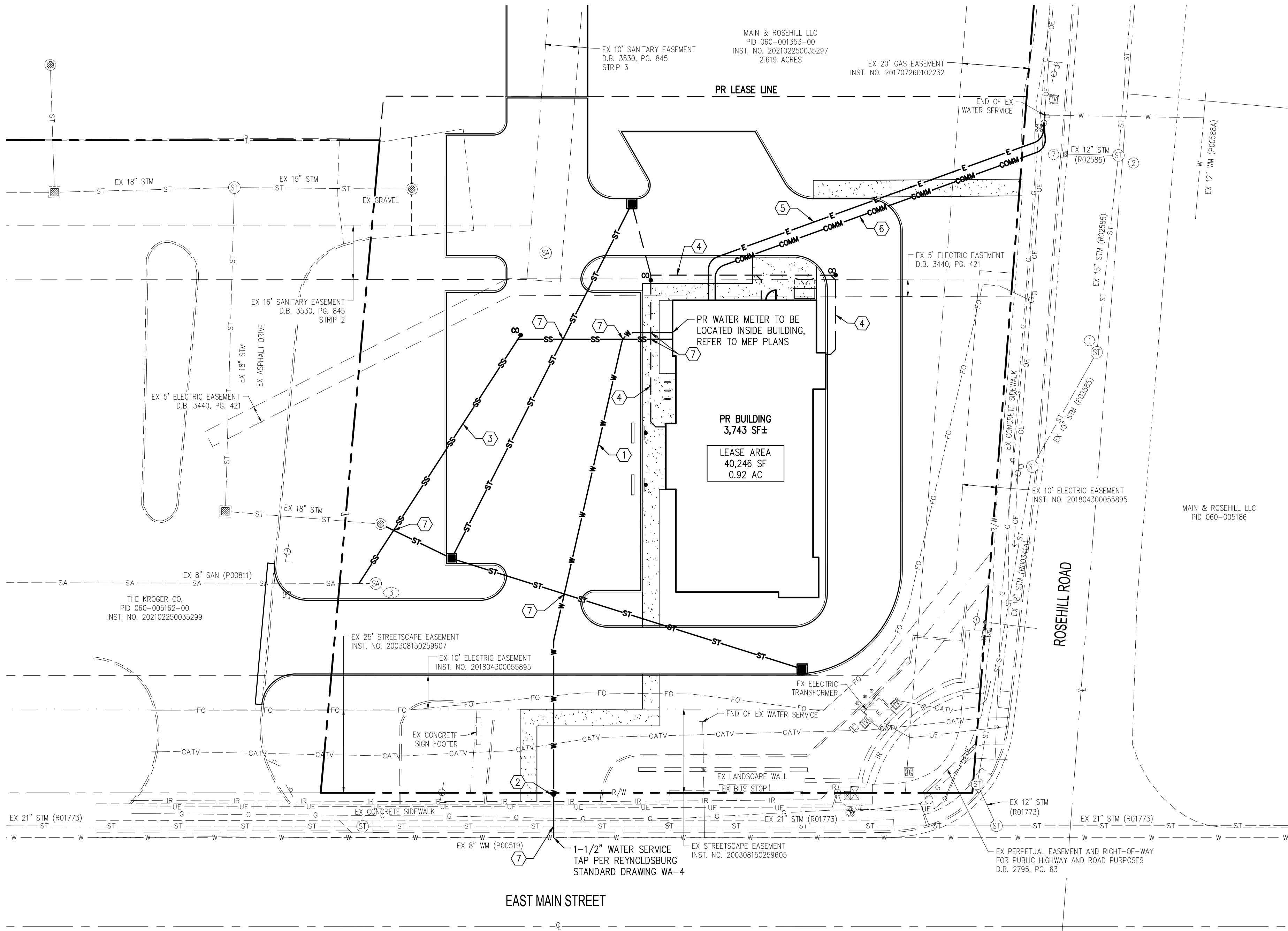
① THE DEVORE GROUP, INC.
 0.4468 AC.
 INSTR. 201202130020517
 P.N. 060-008618

⑤ 6502 HOLDING, LLC
 0.3135 AC.
 INSTR. 201101250012421
 P.N. 060-008879



Bird+Bull
 3500 Snouffer Rd., Ste. 225
 Columbus, Ohio 43235
 Ph: (614) 761-1661
 Fax: (614) 761-1328
 WWW.BIRDBULL.COM

\\P:\Project\Projects_F\JP\1630076\CD\SHR\TSC\UPP\F1630076_02_UTILITY PLAN.dwg last saved 4/27/2023 3:48 AM by GSBarrar, plotted 5/8/2023 4:53 PM

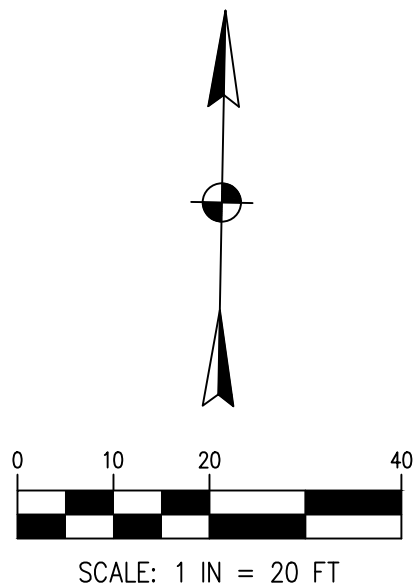


LEGEND

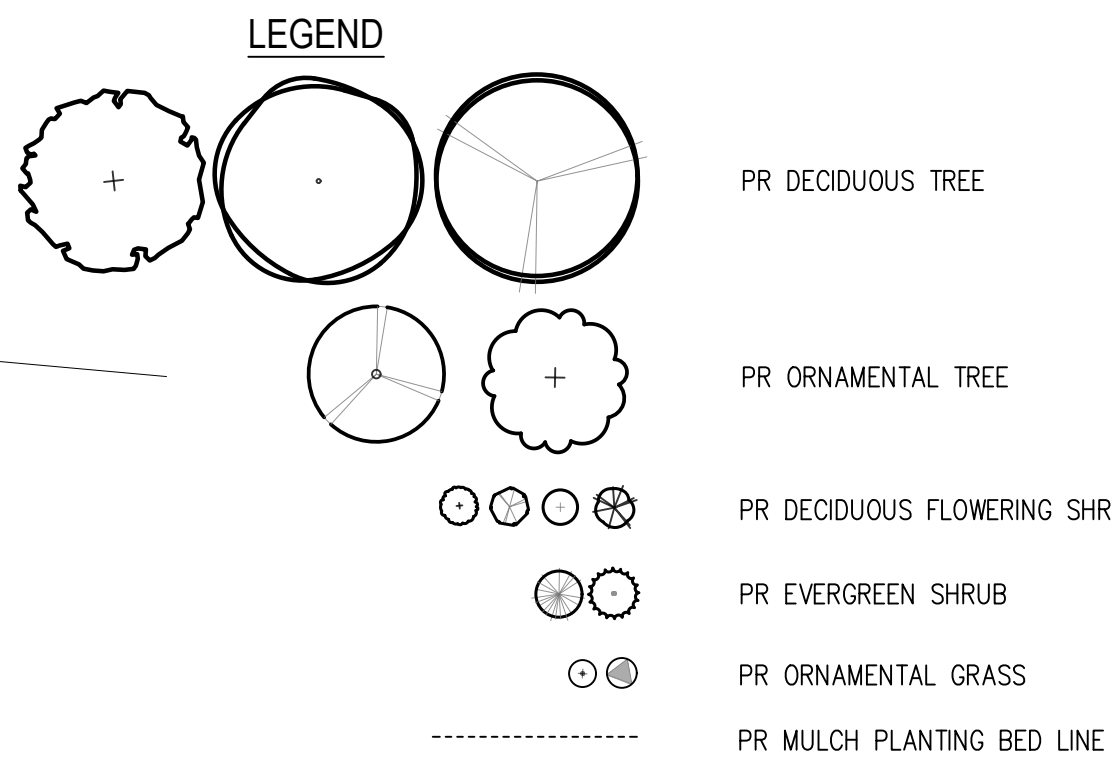
— OE —	EX OVERHEAD ELECTRIC	— E —	PR ELECTRIC
— UE —	EX UNDERGROUND ELECTRIC	— COMM —	PR COMMUNICATION
— FO —	EX FIBER OPTIC	— W —	PR WATER SERVICE
— CATV —	EX CABLE	— SS —	PR SANITARY LATERAL
— G —	EX GAS	— ST —	PR STORM SEWER
— W —	EX WATER	•	PR WATER VALVE
— IR —	EX IRRIGATION	⊙	PR CLEANOUT
— SA —	EX SANITARY SEWER	■	PR CATCH BASIN
— ST —	EX STORM SEWER		
⊙	EX UTILITY POLE		
⊙	EX LIGHT POLE		
⊙	EX ELECTRIC PULLBOX		
⊙	EX COMMUNICATIONS PULLBOX		
⊙	EX GAS METER		
⊙	EX TRAFFIC SIGNAL PULLBOX		
•	EX WATER VALVE		
⊙	EX SANITARY MANHOLE		
⊙	EX SANITARY STRUCTURE NUMBER		
⊙	EX STORM MANHOLE		
⊙	EX CATCH BASIN		
⊙	EX CURB INLET		
⊙	EX STORM STRUCTURE NUMBER		

CODED NOTES

- PR 1-1/2" TYPE "K" COPPER DOMESTIC WATER SERVICE PER REYNOLDSBURG STANDARD DRAWING WA-4
- PR CURB STOP
- PR 6" SANITARY LATERAL, MAINTAIN MINIMUM 2.08% SLOPE
- PR 6" STORM LATERAL, MAINTAIN MINIMUM 1.04% SLOPE
- PR ELECTRIC SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY. LOCATION SHOWN ON THESE PLANS IS SCHEMATIC ONLY.
- PR COMMUNICATION SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY. LOCATION SHOWN ON THESE PLANS IS SCHEMATIC ONLY.
- MAINTAIN MINIMUM 18" VERTICAL CLEARANCE (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) BETWEEN UTILITIES

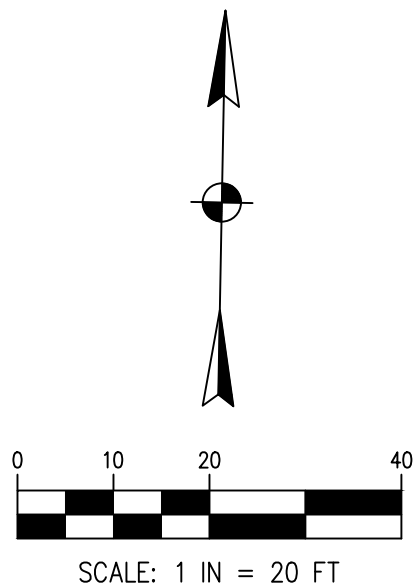


PRELIMINARY UTILITY PLAN	JP MORGAN CHASE BANK REYNOLDSBURG E MAIN STREET REYNOLDSBURG, OHIO 43068	PREPARED FOR FMS ARCHITECTS 985 WEST 3RD AVENUE COLUMBUS, OHIO 43212	TECHNICAL SKILL: CREATIVE SPIRIT: Mannik Smith GROUP www.MannikSmithGroup.com	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 688.688.7340 PROJECT DATE: 4/27/2023 PROJECT NO: F1630076 DRAWN BY: GLS CHECKED BY: DUJ	NO.	DATE	BY	DESCRIPTION
				PRELIMINARY NOT FOR CONSTRUCTION				



REQUIRED:		PROVIDED:
SECTION 1105.07 – LANDSCAPING AND BUFFERING		
F.ix.	LANDSCAPE SETBACK IS NO LESS THAN 6'	6' LANDSCAPE SETBACK PROVIDED
G.i-iii.	STREET TREES ARE REQUIRED WITH A SPACING OF 35' TO 45' FOR LARGE TREES (50+ MATURE HEIGHT), 25' TO 35' FOR MEDIUM TREES (30'-50' MATURE HEIGHT), AND 15' TO 25' FOR SMALL TREES (10'-30' MATURE HEIGHT. 2" CALIPER MIN.	5 EXISTING AND 6 PROPOSED TREES PROVIDED TO MEET SPACING REQUIREMENTS. ALL TREES ARE MEDIUM UNLESS SPECIFIED OTHERWISE.
G.iii.	MINIMUM PLANT SIZES ARE: 2" CALIPER FOR DECIDUOUS TREES 1.5" CALIPER FOR ORNAMENTAL TREES 6' HEIGHT FOR EVERGREEN TREES 18" OR 18" SPREAD FOR SHRUBS DEPENDING ON GROWTH CHARACTERISTICS	MINIMUM SIZE OR LARGER SPECIFIED IN PLANT LIST TABLE BELOW
G.iv.	MAXIMUM NUMBER OF THE SAME SPECIES OF TREES: 10-19 TREES ON SITE = 50% 20-39 TREES ON SITE = 33% 40-59 TREES ON SITE = 25% 60+ TREES ON SITE = 15%	27 TREES PROPOSED ON SITE 9 OF EACH SPECIES MAXIMUM NO MORE THAN 7 PROVIDED
G.vi.	SMALL TREES ARE REQUIRED WHEN PLANTING UNDER OR WITHIN 10' OF OVERHEAD UTILITY WIRES. A MEDIUM TREE MAY BE USED WHEN PLANTING WITHIN 10'-20' LATERAL OF OVERHEAD UTILITY WIRES	GREATER THAN 20' FROM ALL OVERHEAD UTILITIES WITH PROPOSED TREE LOCATIONS
H.i.2	COMMERCIAL LOT LANDSCAPING: AREA OF COMMERCIAL STRUCTURES, PARKING, LOADING, AND TRASH STORAGE = 19,815 SF UP TO 20,000 SF REQUIRES A MINIMUM TRUNK DIAMETER OF 2" PLUS 1" OF TRUNK FOR EVERY 2,000 SF OVER 20,000 SF 19,815 SF = 10" OF TOTAL TRUNK DIAMETER REQUIRED WITHIN PARKING AREA	23" PROVIDED THROUGH PERIMETER AND INTERIOR LOT TREE REQUIREMENTS
J.ii-iii.	FOR EVERY 10 PARKING SPACES, NO LESS THAN 200 SF OF INTERIOR LANDSCAPED PARKING LOT AREA IS REQUIRED CONTAINING AT LEAST 1 TREE AND 4 SHRUBS, MUST BE MINIMUM WIDTH OF 10'. 21 SPACES = 3 TREES, 12 SHRUBS, AND 600 SF	4 TREES, 17 SHRUBS, AND 720 SF PROVIDED WITHIN PARKING AREA
J.v.	PERIMETER LANDSCAPING SHALL BE A MINIMUM WIDTH OF 10' AND CONSIST OF EVERGREEN HEDGE, EVERGREEN TREES, MOUND, OR COMBINATION THEREOF. MUST BE A MINIMUM OF 36" IN HEIGHT AND CONTAIN 1 DECIDUOUS TREE PER 50 LF OF PARKING PERIMETER. 835 LF / 50 = 17 TREES REQUIRED.	CONTINUOUS EVERGREEN HEDGE PROVIDED WITH 6 PROPOSED TREES AND 1 EXISTING TREE

ABBRV.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
GB PS	5	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CALIPER	B&B	DECIDUOUS TREE
LT EC	4	LIRIODENDRON TULIPIFERA 'EMERALD CITY'	EMERALD CITY TULIP TREE	2" CALIPER	B&B	DECIDUOUS TREE
QM UP	5	GYMNOCLADUS DIOICUS 'DECAF'	DECAF KENTUCKY COFFEE TREE	2" CALIPER	B&B	DECIDUOUS TREE
CO KO	6	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CALIPER	B&B	ORNAMENTAL TREE
PS HN	7	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	1.5" CALIPER	B&B	ORNAMENTAL TREE
LM BB	55	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	1 GALLON	CONTAINER	FLOWERING PERENNIAL
FG BB	54	FESTUCA GLAUCA 'BEYOND BLUE'	BLUE FESCUE 'BEYOND BLUE'	1 GALLON	CONTAINER	ORNAMENTAL GRASS
DI LO	16	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	18" HEIGHT	CONTAINER	DECIDUOUS SHRUB
CE AM	9	CEANOTHUS AMERICANUS	NEW JERSEY TEA	18" SPREAD	CONTAINER	DECIDUOUS SHRUB
PF BA	11	POTENTILLA FRUTICOSA 'BAILBRULE'	FIRST EDITIONS CREME BRULEE CINQUEFOIL	18" HEIGHT	CONTAINER	DECIDUOUS SHRUB
RA GL	12	RHUS AROMATICA 'GROW-LOW'	GROW-LOW FRAGRANT SUMAC	18" SPREAD	CONTAINER	DECIDUOUS SHRUB
TM DE	46	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	18" HEIGHT	CONTAINER	EVERGREEN SHRUB
JP AI	49	JUNIPERUS X PFITZERIANA 'AUREA IMPROVED'	GOLD COAST JUNIPER	18" HEIGHT	CONTAINER	EVERGREEN SHRUB



April 25, 2023

Impala Capital, LLC,
4960 William Flynn Hwy
Suite 6 PMB 304
Allison Park, PA 15101

RE: Zoning Certificate Application 2023-5176: Minor Site Plan – 6336 E. Livingston Ave.

Dear Impala Capital, LLC,

The site plan provided with Zoning Certificate Application 2023-5176 identifies a standalone ATM with a drive-thru as the principle land use. The subject site is zoned (I) Innovation Zone. The Innovation Zone does not list an ATM with a drive-thru as a permitted principle land use. (Section 1103.23.II. Uses). An ATM with a drive-thru would not be permitted on parcel 060-009286 in the Innovation Zone. Zoning Certificate Application 2023-5176 – Minor Site Plan is therefore denied.

Please know that Section 1109.25 allows an appeal within 14 days after the day of the decision, notice or order served by the Planning and Zoning Administrator, to appeal the decision to the Planning and Zoning Board in writing.

Section 1109.25 – Appeals states:

A. Any person directly affected by a 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 BZBA, provided that a written application for appeal is filed within fourteen (14) days after the day the decision, notice or ADMINISTRATION AND PROCEDURES 182 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.

B. Unless otherwise provided in this Code, an applicant refused such approval, exception, certificate or variance shall appeal in writing to Council within thirty (30) days of the date of refusal by the BZBA. The Council shall set a date for a hearing on the appeal and render a decision on the appeal within thirty (30) days of the receipt of such written request. A resolution stating the decision of Council shall be introduced and passed at the next regular meeting following the hearing.

The Zoning Code can be found on the City of Reynoldsburg Website: Reynoldsburg.gov.

If you have any questions, please feel free to email.

Sincerely,



Phoenix Buathier
Planning and Zoning Administrator
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068
Phone: 614-322-6829 | Fax: 614-322-6833
pbuathier@reynoldsburg.gov | Reynoldsburg.gov



May 9, 2023

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

RE: *Appeal to the denial of the Zoning Certificate Application 2023-5176: Minor Site Plan – 6336 E. Livingston Ave.*

On April 25th the City of Reynoldsburg Planning and Zoning Board denied the Minor Site Plan Application for the Addition of a remote ATM with a single lane drive-thru located at 6336 E. Livingston Ave. The following is the appeal to the Board's decision.

An "ATM" is a common amenity that can be added to a multitude of uses that makes the transition of money more accessible to the community's residents. However, "ATM" is not derived in the zoning code and therefore up for interpretation. The only use that an ATM with a drive-thru can fall under is "Financial Services and Banking – with Drive Thru". In the definition of Financial Services and Banking – with Drive Thru is states provisions for the conduct of banking services directly to the occupant of motor vehicles and for facilitating the transmission of funds. This letter is submitted to the City of Reynoldsburg Planning and Zoning Board to appeal the decision that the proposed ATM and drive-thru lane should be classified as a Financial Service and Banking – with Drive Thru.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (629) 216-3893 or should you have any additional questions nick.madonia@kimley-horn.com

Sincerely,

A handwritten signature in black ink that reads "Nick Madonia".

Nick Madonia

Reynoldsburg

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

ZONING CERTIFICATE APPLICATION

☐ Paid: _____

Property Address: 6336 East Livingston Ave, Reynoldsburg, OH 43068	Parcel ID#(s): 060-009286-00
---	---------------------------------

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Impala Capital, LLC.	
Contact Email: Mike@nationalEagle.com	Contact Phone Number: 408-401-2840

III. BUSINESS/TENANT INFORMATION(IF APPLICABLE)

Business Name: Flite Banking Center, LLC.	Contact Name: DeAngelo Rios
Contact Email: Drios@fliteatm.com	Contact Phone Number: (218) 816-5391

IV. APPLICANT APPLICATION

Applicant Name: Impala Capital, LLC.	Applicant Address: 4960 William Flynn Hwy Ste 6 Pmb 304. Allison Park, PA 15101
Applicant Phone Number: Mike@nationalEagle.com	Applicant Email: 408-401-2840
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☒ Owner's Consent Attached.	

RESIDENTIAL (\$150)	NON-RESIDENTIAL (\$150)	Project Information (If Applicable)
CHECK IF APPLICABLE: ☐ Swimming Pool ☐ New Building (+\$50) ☐ Patio ☐ Building Modification ☐ Deck ☐ Home Occupation (\$100) ☐ Driveway Modification* ☐ Accessory Structure ☐ Shed ☐ FENCE (\$50) - ALL DISTRICTS	CHECK IF APPLICABLE: ☐ New Business/Use ☐ Accessory Structure ☐ New Building ☐ Building/Site Modification ☒ MINOR SITE PLAN(+\$250)	Total Square Footage: <u>2,800 Sq Ft</u> Est. Cost of Construction: _____ Est. Additional Employees: _____

Description of Project/Use: <u>A single lane drive-thru ATM at 6336 East Livingston Ave</u>

Applicant Signature: _____

Date: 4/12/2023

*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: _____	

*Please note driveway standards have been updated April 25th, 2022. A list of changes are located on page 2.

Section 1109.19

ZONING CERTIFICATE REQUIREMENTS

No use of land, building or structure and no construction or alteration of an existing use, building or structure shall commence until a zoning certificate is issued by the Planning & Zoning Administrator certifying that the intended use of the premises has been documented, reviewed, and approved in conformance with the provisions of this Zoning Code. A zoning certificate shall only be issued by the Planning & Zoning Administrator subsequent to completion of all procedures and approvals required by this Code. No zoning certificate shall be issued to permit any use or construction contrary to the provisions of this Zoning Code, unless in compliance with a duly approved variance. Unless exempted by this Code, a zoning certificate shall be required before:

1. Locating, erecting, constructing, reconstructing, altering or moving any building/structure, including an accessory structure such as a sign or fence;
2. Occupying or using land or a building or changing the use of land or of a building in whole or in part for a different use;
3. Changing a nonconforming use to a different use of extending or expanding a nonconforming use or structure.
4. Where a non-conforming use has been discontinued, meaning that the structure containing the use has remained vacant, unoccupied, unused or has ceased the daily activities or operations which had occurred, for a period of 3 or more continuous months, the non-conforming use shall be permanently terminated. Please refer to Section 1107 for additional information on Non-Conformities.

ADDITIONAL MATERIALS CHECKLIST

This application shall be accompanied by two (2) copies of plans to scale showing:

1. The dimensions and shape of the lot to be built upon;	☐
2. The sizes and locations of existing structures and uses on the lot	☐
3. The size, dimensions and locations of proposed structures, including distances to all lot lines	☐
4. The heights of existing and proposed structures	☐
5. For new businesses/uses and home occupations: A letter detailing the proposed use hours of operation and number of projected staff members • Provide floor plan depicting percentage of sale item types (food, produce, clothing, merchandise, etc.)	☐
6. A digital submission of all applications and plans are required. Submit a digital copy on a flash drive or email copies to both permits@reynoldsborg.gov AND developmentdepartment@reynoldsborg.gov	☐

*Modifications to Driveway Standards as of April 2022:

- i. Driveways shall be located at least 3 feet away from the property line unless the driveway is extended into the nearest front private or public right of way
- ii. Driveways are permitted to be 10 feet in width for each primary garage space.
- iii. No driveway is permitted to be located beyond the front setback line of the primary structure unless there is a side entry garage, in which case the garage may not extend beyond the rear of the primary structure.

Section 1109.19

RESIDENTIAL SITE PLAN REQUIREMENTS

A residential site plan shall be required for a single-family dwelling, two-family dwellings, and multifamily dwelling units.

ADDITIONAL MATERIALS CHECKLIST

This application shall be accompanied by two (2) copies of plans to scale showing:

- | | |
|--|--------------------------|
| 1. Surveyed dimensions and orientations of all lot lines, total area of the lot; seal and signature of the professional surveyor or engineer who prepared the drawing. | ☐ |
| 2. Identification of the subdivision, lot number, tax parcel number and address | ☐ |
| 3. Dimensions indicating compliance with all setbacks. | ☐ |
| 4. Locations of all streets, easements and existing proposed structures | ☐ |
| 5. Finished floor elevations for first floor, garage floor, basement; area of all floors | ☐ |
| 6. The location of proposed building and structures. | ☐ |
| 7. The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within one hundred fifty (150') feet of development. | ☐ |
| 8. Setbacks and building separations shall be noted in accordance with zoning requirements. | ☐ |
| 9. A landscape concept plan, including approximate location of all new landscape material and plantings, that addresses the applicable district requirements. | ☐ |
| 10. Such other information as the Planning & Zoning Administrator may require so as to carry out the full intent of the Zoning Code. | ☐ |

- | | |
|---|--------------------------|
| 11. A digital submission of all applications and plans are required.
Submit a digital copy on a flash drive or email copies to both
permits@reynoldsburg.gov AND developmentdepartment@reynoldsburg.gov | ☐ |
|---|--------------------------|

Section 1109.19

MINOR SITE PLAN REQUIREMENTS

An application for a minor site plan shall be submitted for a development, building addition or site improvement which does not qualify as a major site plan in a commercial or industrial zoned district, or if in the professional opinion of the Planning & Zoning Administrator, the project warrants review.

ADDITIONAL MATERIALS CHECKLIST	
This application shall be accompanied by seven (7) copies of plan(s) to scale showing:	
1. A vicinity map showing the location of the proposed development in relationship to the surrounding area including major thoroughfares.	☒
2. The dimensions of property lines, parcel dimensions, and adjoining rights-of-ways.	☒
3. The current zoning of the parcel and all adjacent parcels.	☒
4. The location of proposed building and structures.	☒
5. The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within one hundred fifty (150') feet of development.	☒
6. Setbacks and building separations shall be noted in accordance with zoning requirements.	☒
7. A landscape concept plan, including approximate location of all new landscape material and plantings, that addresses the applicable district requirements.	☒
8. A transportation and parking plan, including location and number of all parking and loading spaces and location of all proposed walkways and bike/pedestrian access points	☒
9. An architectural plan, including exterior building materials, colors and lighting features	☒
10. Such other information as the Planning & Zoning Administrator may require so as to carry out the full intent of the Zoning Code.	☒
11. A digital submission of all applications and plans are required. Submit a digital copy on a flash drive or email copies to both permits@reynoldsborg.gov AND developmentdepartment@reynoldsborg.gov	☒

SITE PLANS

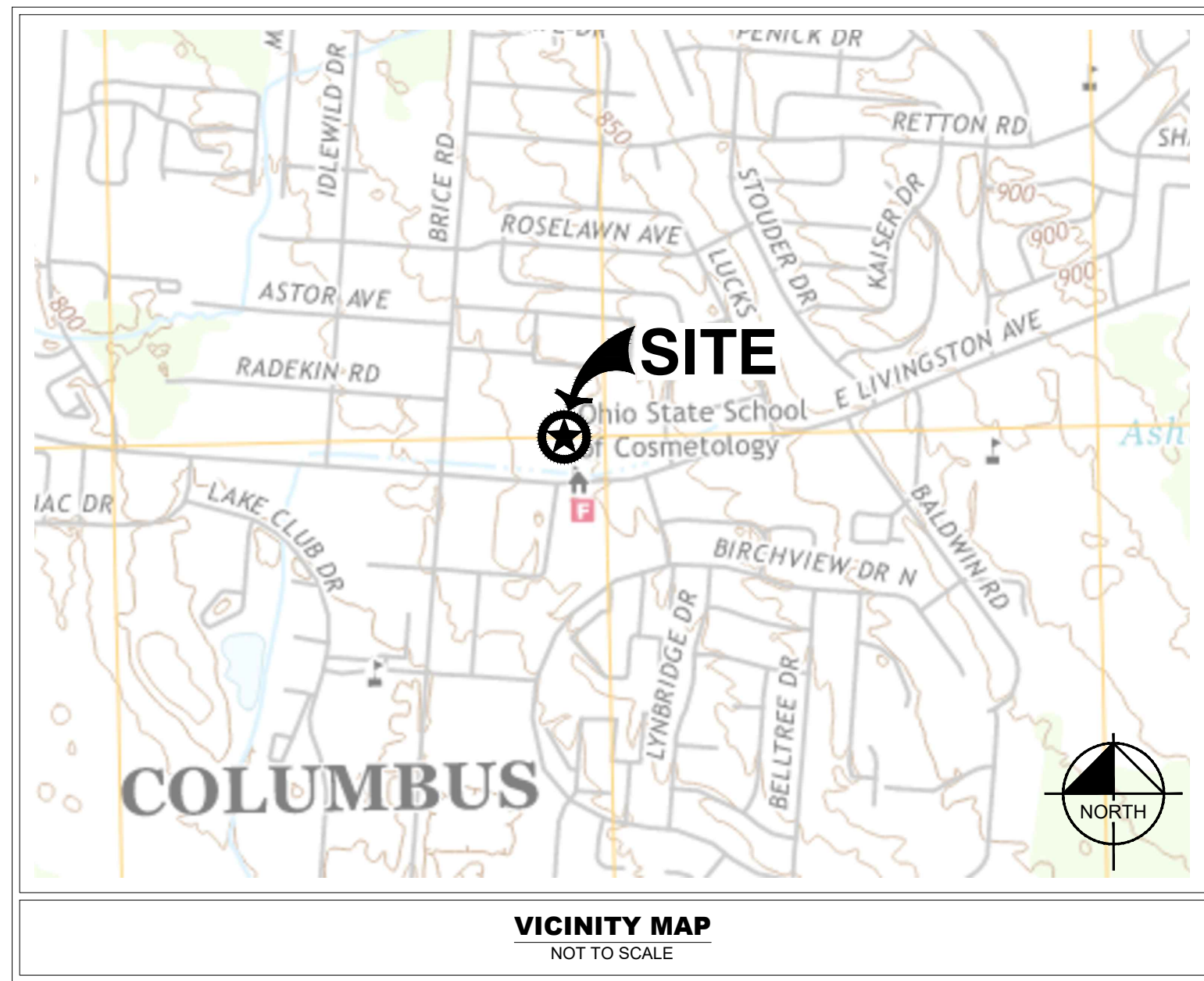
FLITE BANKING CENTERS, LLC

ADDITION OF ATM DRIVE-UP IN EXISTING PARKING LOT

6336 EAST LIVINGSTON AVE

REYNOLDSBURG, OH

SCHEMATIC DESIGN SET: 04/07/2023



GENERAL DEVELOPMENT NOTES

- PART OF THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANGE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 39048C0354K.
- ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST APPROVED BY THE REYNOLDSBURG PUBLIC WORKS DEPARTMENT.
- REYNOLDSBURG UTILITY DISTRICT SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

SCOPE OF WORK

ADDITION OF A SINGLE DRIVE-UP ATM LANE IN AN EXISTING PARKING LOT.

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS: 6336 EAST LIVINGSTON AVE
REYNOLDSBURG, OH

MAP AND PARCEL ID: MAP 060, PARCEL 009286

U.S. FEMA FIRM PANEL: 39048C0354K DATED 06/17/2008

EXISTING ZONING: I - INNOVATION

EXISTING LAND USE: NEIGHBORHOOD SHOPPING CENTER



CITY OF REYNOLDSBURG
FRANKLIN COUNTY, OH

PROJECT DESIGN TEAM

CLIENT

FLITE BANKING CENTERS, LLC
8955 KATY FWY, STE 107
HOUSTON, TX 77024
PHONE: (800) 370-3734
CONTACT: DEANGELO RIOS

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: (614) 472-8830
CONTACT: RYAN GRASSLY, P.E.

PERMITTING / UTILITY CONTACTS

TRANSPORTATION DEPT.

ODOT
1980 WEST BROAD STREET
COLUMBUS, OH 43223
PHONE: (614) 644-8137
CONTACT: LORI DUGUID, P.E.

ZONING

DEVELOPMENT DEPARTMENT
7232 EAST MAIN STREET
REYNOLDSBURG, OH 43068
PHONE: (614) 322-6807
CONTACT: ERIC MEYER

PUBLIC WORKS

ENGINEERING DEPARTMENT
7232 EAST MAIN STREET
REYNOLDSBURG, OH 43068
PHONE: (614) 322-6841
CONTACT: KALLE GWILLIAMS

FIRE CHIEF

TRURO TOWNSHIP
6900 EAST MAIN STREET
REYNOLDSBURG, OH 43608
PHONE: (614) 729-1901
CONTACT: JEFF SHARPS

BUILDING DEPT.

BUILDING DEPARTMENT
7232 EAST MAIN STREET
REYNOLDSBURG, OH 43068
PHONE: (614) 322-6823
CONTACT: LISA FIGUEROA

ELECTRIC

COLUMBUS SOUTHERN POWER COMPANY
PHONE: (800) 277-2177

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	COVER
C0.1	GENERAL NOTES
C1.0	SITE LOCATION
C1.1	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	PIER, PAINTING & STRIPING PLAN
C2.2	ATM & BOLLARD PLAN

PROJECT NOTES

- THIS LOCATION USES ±3000 SQUARE FEET OF EXISTING PAVEMENT.
- CONSTRUCTION AREA IS CONCRETE ONLY. ONLY ISLAND, PIERS, AND TRENCHES WILL BE REMOVED.
- ALL CURBS, INCLUDING ISLAND CURBS, WILL BE PAINTED WHITE.
- ALL CURBS SHOULD HAVE A TROWEL LINE 6" FROM FACE OF CURB. FACE OF CURB TO TROWEL LINE SHOULD BE PAINTED WITH TRAFFIC WHITE PAINT FOR CONCRETE.
- DIRECTIONAL ARROWS AND "ENTER" & "EXIT" MESSAGING WILL BE PAINTED WHITE.
- ALL LIGHT POLE COLUMNS WILL BE FINISHED SMOOTH.
- BOLLARD WILL BE PAINTED, HAVE SHALLOW DOME CAP, AND SIT 48" ABOVE CONCRETE SURFACE.
- BOLLARDS WILL BE FILLED WITH CONCRETE
- ATM SLAB WILL A MINIMUM 12" THICK TO ALLOW DRILLED ANCHOR POINTS.
- LIGHT ACTIVATION FOR LIGHT STANDARDS AND CANOPY WILL BE PERFORMED BY SINGLE PHOTOCELL PLACED ON METER & PANEL STRUCTURE.
- INGRESS & EGRESS LIGHT POLES WILL RECEIVE ONE 1" DEDICATED DRY CONDUIT TERMINATING AT THE ATM PIT.
- CANOPY INGRESS LEG WILL RECEIVE ONE 1" DEDICATED DRY CONDUIT TERMINATING AT THE ATM PIT.
- ATM PIT WILL RECEIVE TWO 1" DEDICATED DRY CONDUIT TERMINATING AT METER, ONE FOR POWER AND ONE FOR SPARE.
- ATM PIT RECEIVES 2 CIRCUITS (30 AMP FOR ATM & 20 AMP FOR ANCILLARY DEVICES).

OWNER / DEVELOPER



FLITE BANKING CENTERS, LLC.
8955 KATY FREEWAY, STE. 107
HOUSTON, TX, 77024
PHONE: (281)-816-5391
CONTACT: DEANGELO RIOS

PLANS PREPARED BY

Kimley»Horn

7965 NORTH HIGH STREET, COLUMBUS, OH 43235
Main: 614.454.6699 | www.kimley-horn.com
©2023 Kimley-Horn and Associates, Inc.

ENGINEER'S SEAL



04/07/2023

PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER
118420023

SHEET NUMBER
C0.0

TOTAL SHEETS
13

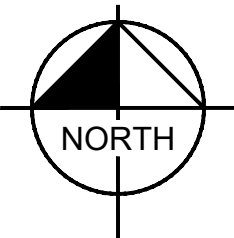
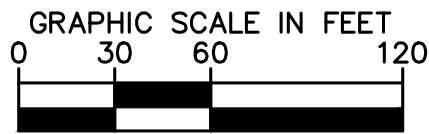


Know what's below.
Call before you dig.

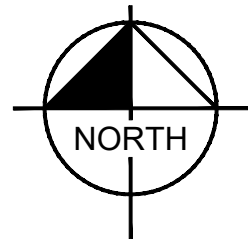
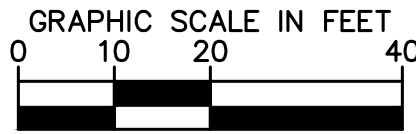
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



OVERALL VIEW



ENLARGED VIEW



DISCLAIMER

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. KIMLEY-HORN AND FLITE BANKING CENTERS DO NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND IS TO ALERT THE ENGINEER AND FLITE BANKING CENTERS OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH FLITE BANKING CENTERS PM FOR ALL FINAL PLACEMENTS OF INFRASTRUCTURE.

SITE LOCATION LEGEND

— — — — — PROPERTY LINE

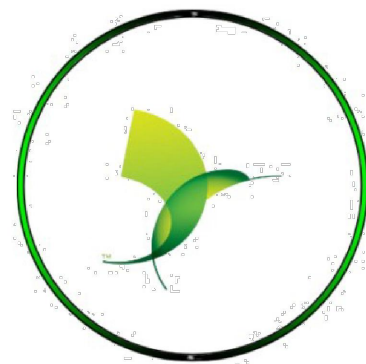
IMAGE SOURCE: NEAR MAP
IMAGE DATE: 08/18/2022

PARKING NOTE

NO EXISTING PARKING STALLS WILL BE ALTERED DURING THE INSTALLATION OF THIS PROJECT.

Kimley»Horn

214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
© 2023 Kimley-Horn and Associates, Inc.



FLITE BANKING CENTERS, LLC.
8955 KATY FREEWAY
SUITE 107
HOUSTON, TX 77024
PH: (281) 886-3734

**EAST LIVINGSTON
ATM ADDITION**
FLITE BANKING CENTERS, LLC
6336 EAST LIVINGSTON AVE
REYNOLDSBURG, OH



04/07/2023

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY: ---

DRAWN BY: ---

CHECKED BY: ---

DATE: 04/07/2023

KIMLEY-HORN PROJECT NO.
118420023

SITE LOCATION

SHEET NUMBER

C1.0

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



EXISTING CONDITIONS PLAN



DEMOLITION PLAN

DEMOLITION LEGEND	
	REMOVE FULL-DEPTH ASPHALT PAVEMENT
	SAW CUT LINE
	REMOVE GRASS
	LIGHT POST TO BE INSTALLED
	LIMITS OF DISTURBANCE

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

NOTES

- CONTRACTOR TO PROVIDE A 6'-0" CHAIN LINK FENCE AROUND CONSTRUCTION AREA.
- CONTRACTOR TO MATCH ALL EXISTING PAVEMENT ELEVATIONS. ALL PROPOSED ISLAND TO BE 6" ABOVE EXISTING PAVEMENT. NEW WORK TO BE DONE WITHIN THE CONSTRUCTION AREA.
- ONE CALL NOTIFICATION SYSTEM. CALL BEFORE YOU DIG!!!
- CONTRACTOR TO SAW CUT, REMOVE AND HAUL OFF EXISTING ASPHALT AND/OR CONCRETE WITHIN DEMO AREA.

DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PROPOSED PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CITY AND OWNER.
- SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE EXISTING FACILITIES TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
- CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- CONCRETE/ASPHALT/BRICK, ETC. CAN BE CRUSHED (ON SITE OR OFFSITE) AND REUSED AS BASE MATERIAL FOR FUTURE PAVING AND BUILDING AREAS AS LONG AS IT MEETS REQUIRED GRADATION PER PLANS, CITY/CTCDD REQUIREMENTS AND GEOTECH REPORT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLAN FOR THE LOCATION OF THE TREES THAT ARE ALLOWED TO REMAIN/TO BE REMOVED ONCE A TREE REMOVAL PERMIT IS OBTAINED BY THE CONTRACTOR.
- ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER/ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
- CONTRACTOR IS RESPONSIBLE FOR PREPARING AND IMPLEMENTING A TRAFFIC CONTROL PLAN AND THE INSTALLATION OF TRAFFIC CONTROL DEVICES FOR ANY STREET WORK.
- ALL DEMOLITION WORK OR CONSTRUCTION VEHICLE TRAFFIC WITHIN 10 FEET OF THE CANOPY OF ANY TREE TO BE SAVED SHALL CLOSELY COORDINATED WITH TREE PRESERVATION ACTIVITIES.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.
- DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPANCY HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- ANY RECYCLED MATERIAL, TO BE STOCKPILED ON THE SITE SHALL BE STORED IN AS SMALL AN AREA AS PRACTICAL AND THE LOCATION OF ANY STOCKPILE SHALL BE WELL CLEAR OF THE BUILDING PAD AREA AND THE LOCATION MUST BE PRE-APPROVED BY THE ENGINEER AND OWNER PRIOR TO STOCKPILING.
- CONTRACTOR TO PULL ALL TREE REMOVAL PERMITS FOR ANY REQUIRED TREE REMOVAL.
- QUANTITIES SHOWN HERE ARE APPROXIMATE AND ARE PROVIDED FOR CONVENIENCE ONLY AND NOT FOR BID PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES NECESSARY TO DEMO FACILITIES SHOWN.

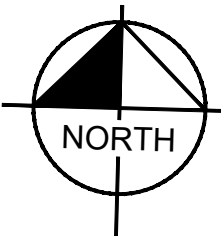
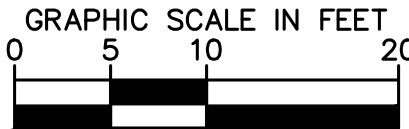
DISCLAIMER

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. KIMLEY-HORN AND FLITE BANKING CENTERS DO NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND IS TO ALERT THE ENGINEER AND FLITE BANKING CENTERS OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH FLITE BANKING CENTERS PM FOR ALL FINAL PLACEMENTS OF INFRASTRUCTURE.

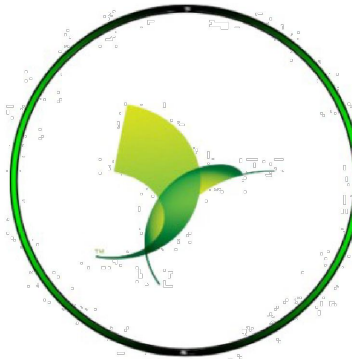


SEE DEMOLITION NOTES, SHEET C0.1.



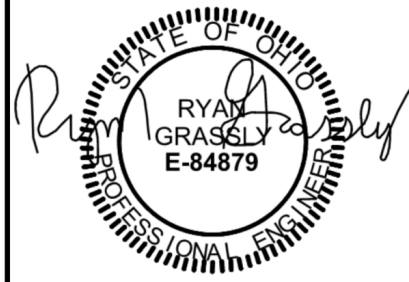
Kimley»Horn

214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
© 2023 Kimley-Horn and Associates, Inc.



FLITE BANKING CENTERS, LLC.
8955 KATY FREEWAY
SUITE 107
HOUSTON, TX 77024
PH: (281) 886-3734

EAST LIVINGSTON
ATM ADDITION
FLITE BANKING CENTERS, LLC
6336 EAST LIVINGSTON AVE
REYNOLDSBURG, OH



04/07/2023

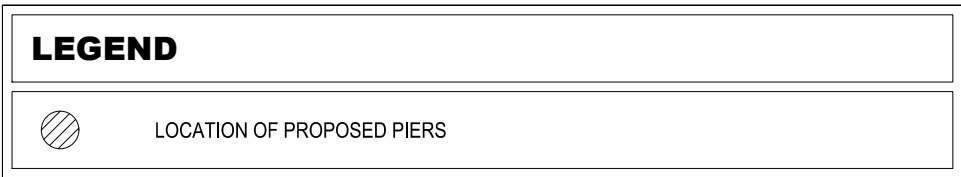
REVISIONS										DATE	BY
No.	1	2	3	4	5	6	7	8	9		
DESIGNED BY:											NMM
DRAWN BY:											TA
CHECKED BY:											RJC
DATE:										04/07/2023	
KIMLEY-HORN PROJECT NO.											
118420023											

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER

C1.1

Drawing name: K:\NSH LDEV\file atm\118420023 - east livingston reynoldsburg\4-CADD\plansheets\C2.1 PIER, PAINTING & STRIPING PLAN.dwg C2.1 PIER PAINTING & STRIPING PLAN Apr 11, 2023 10:09am by: Nick.Madonia



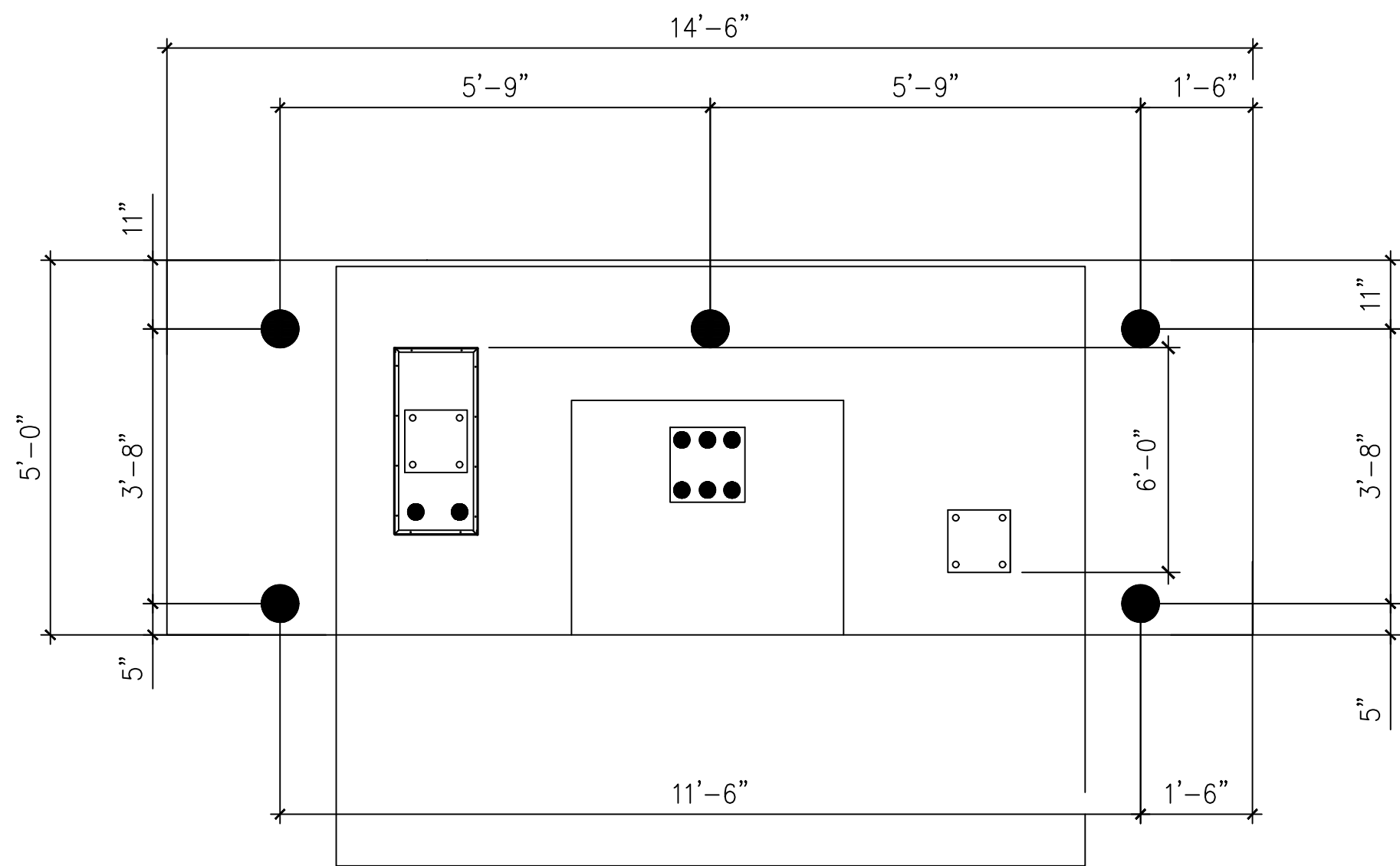
THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. KIMLEY-HORN AND FLITE BANKING CENTERS DO NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS.

GRAPHIC SCALE IN FEET

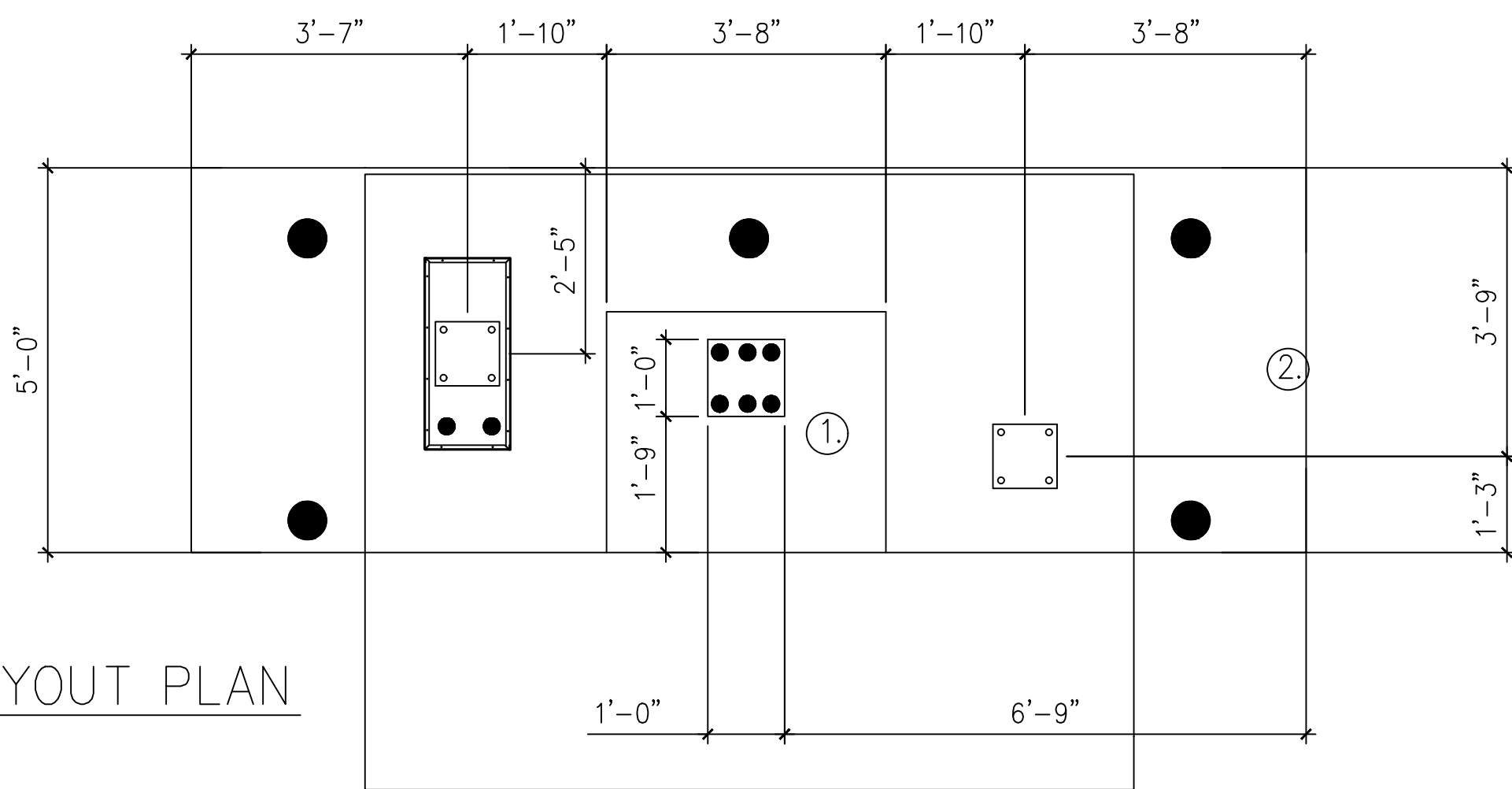
0 2.5 5 10



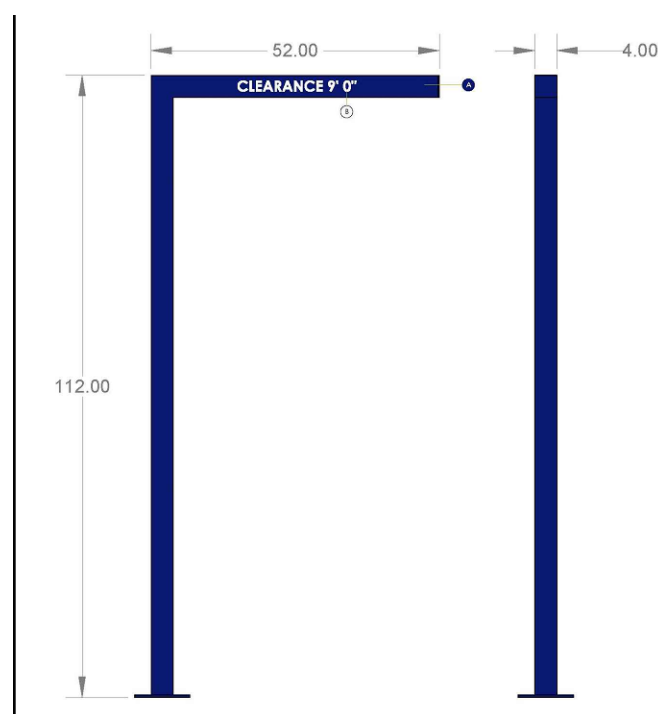
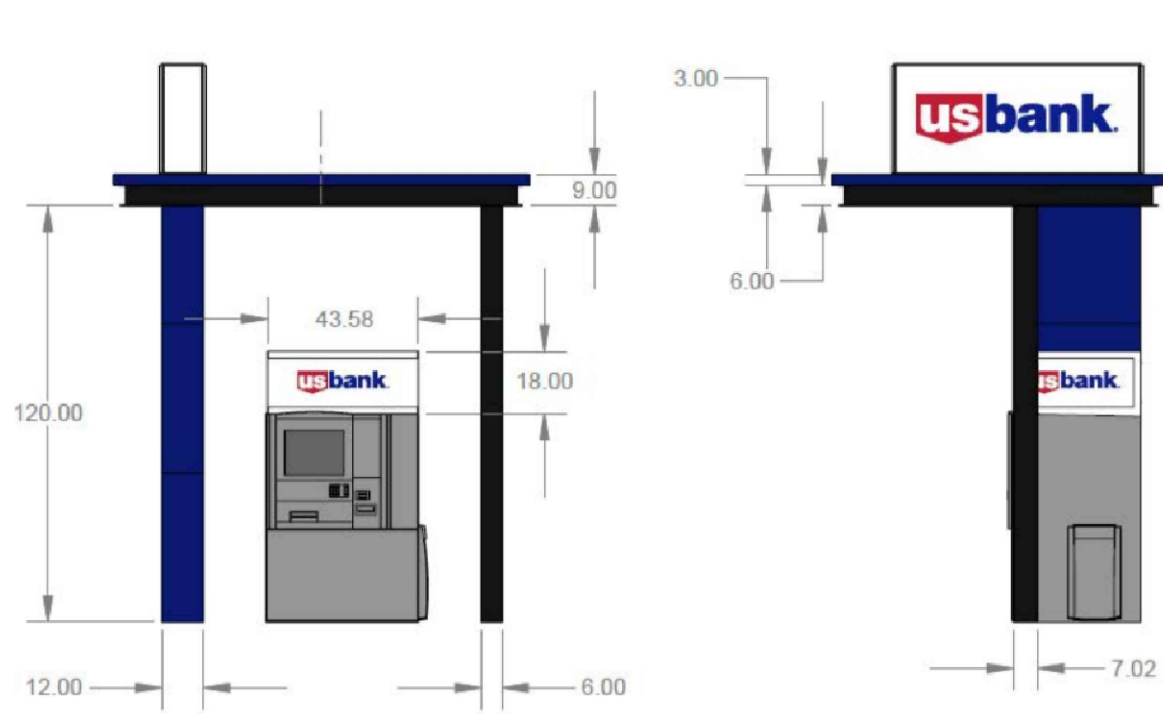
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



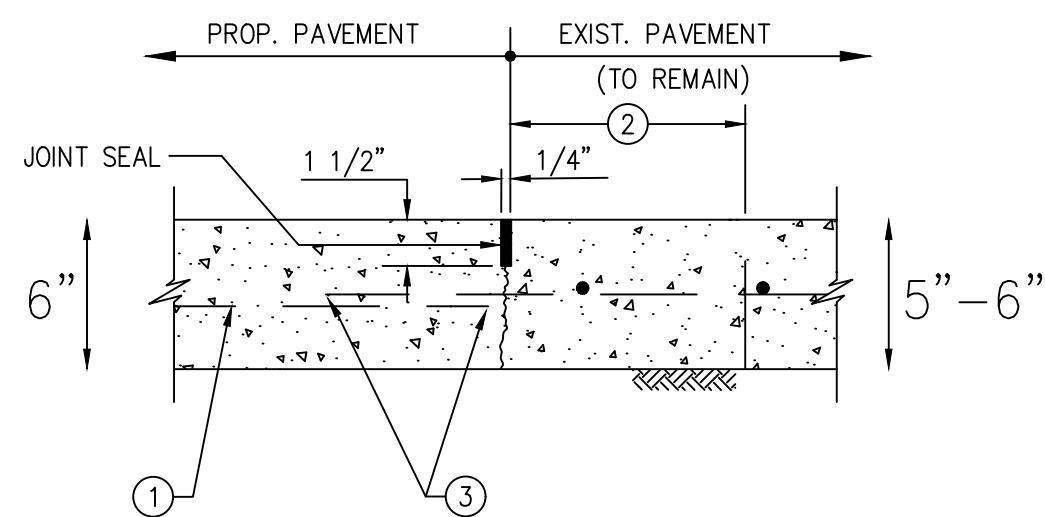
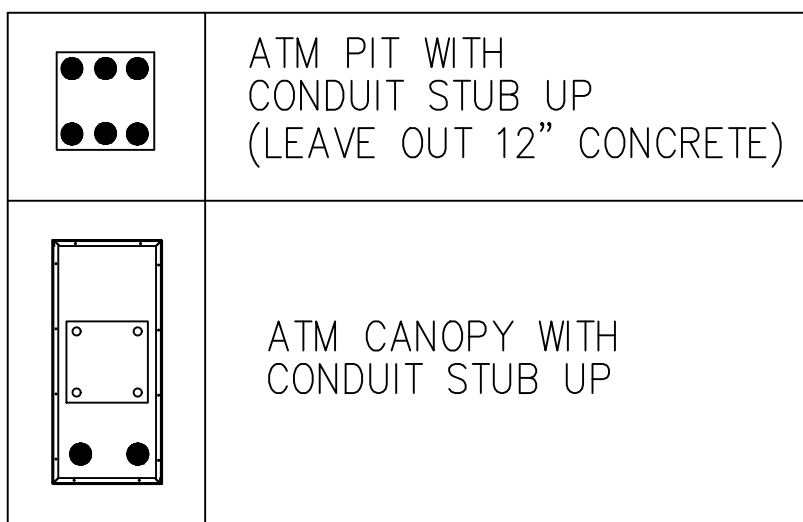
1 BOLLARD LAYOUT PLAN
A3.0 SCALE: N.T.S.



2 ATM LAYOUT PLAN
A3.0 SCALE: N.T.S.

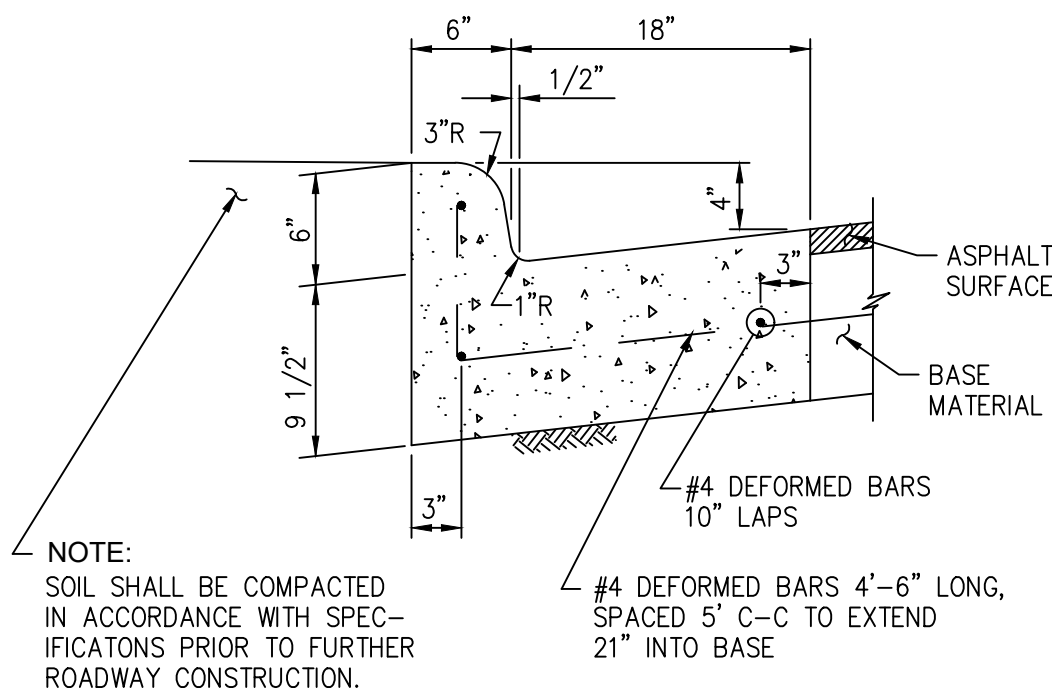


- NOTES
- ATM TO BOLT DOWN TO 12" CONCRETE PER ATM MANUFACTURER DETAILS.
 - 6" CURB TRIAL LINE.

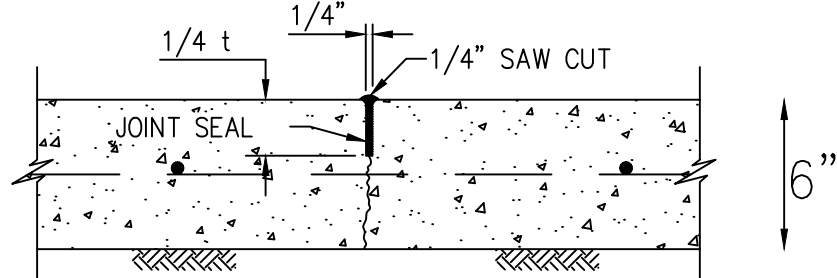


- REINFORCING CENTERED IN PROPOSED PAVEMENT, 3" CLEAR AT EDGES.
- SAW-CUT & REMOVE 2" EXISTING PAVEMENT OR PAVEMENT WITH CURB. EXPOSE AND CLEAN EXISTING REINFORCING.
- 24" BAR - LAP OR WELD, IF DIRECTED.

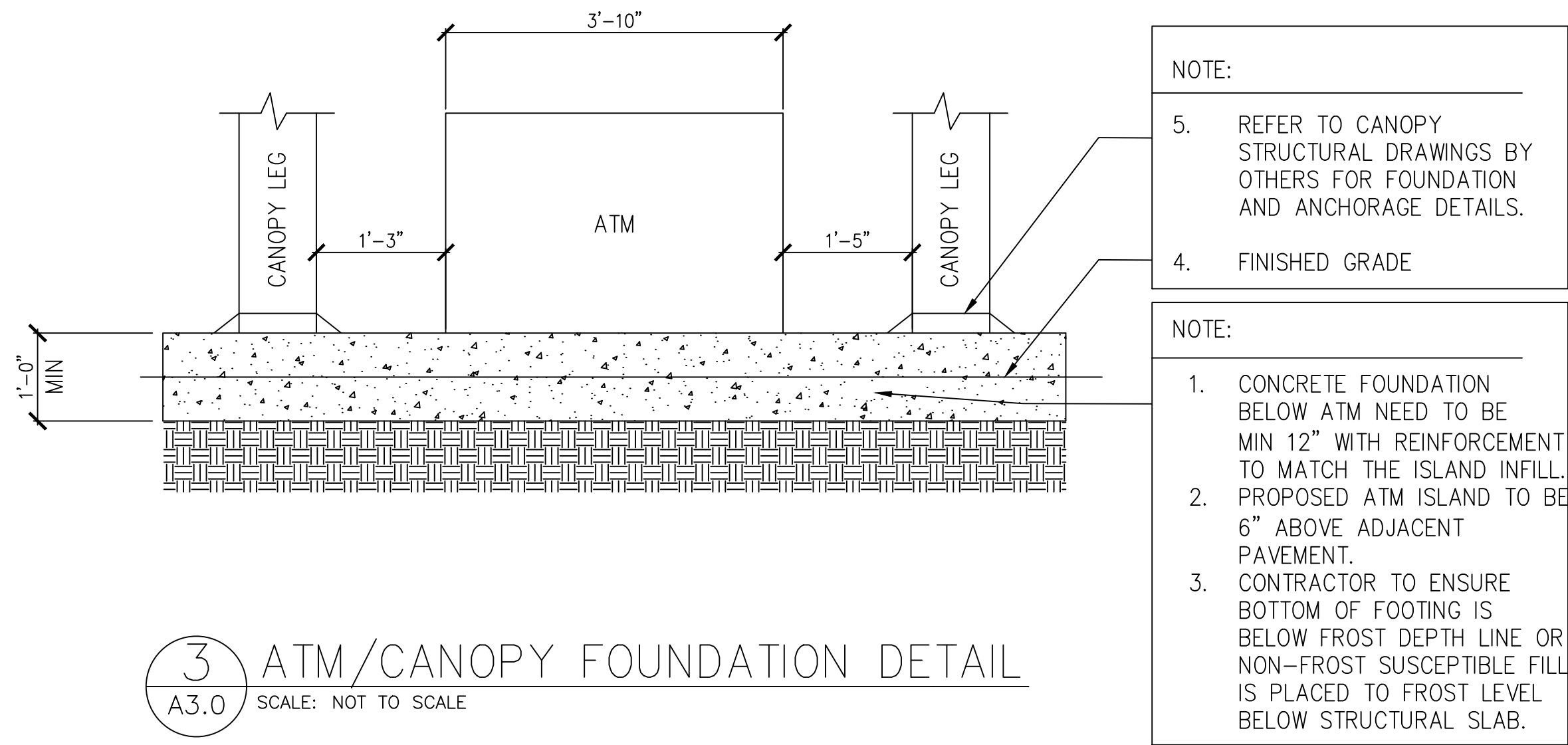
5 CONCRETE TO CONCRETE STANDARD PAVEMENT TIE-IN
A3.0 SCALE: N.T.S. (SEE NOTES)



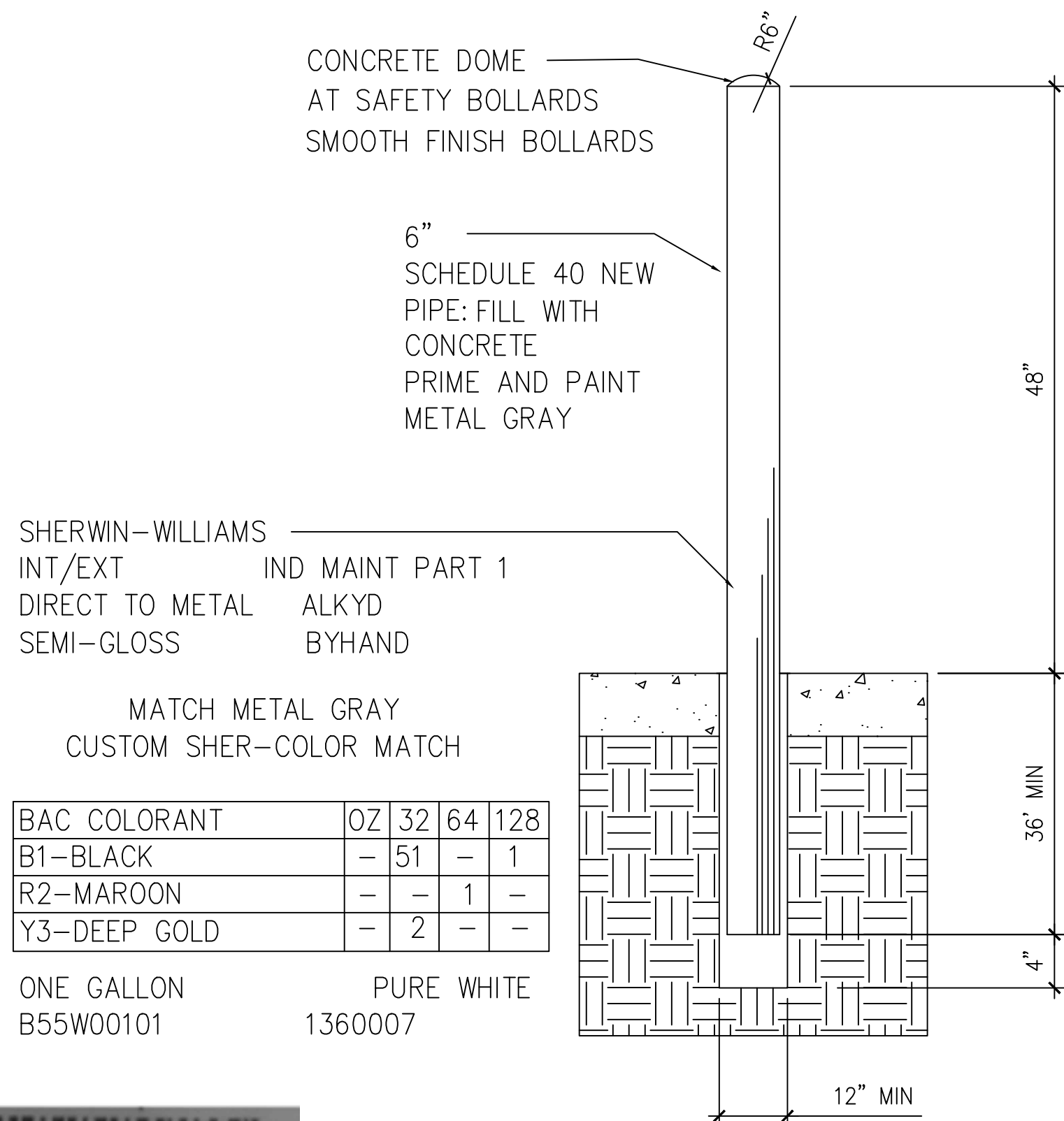
6 MONOLITHIC CONCRETE CURB & GUTTER DETAIL
A3.0 SCALE: N.T.S.



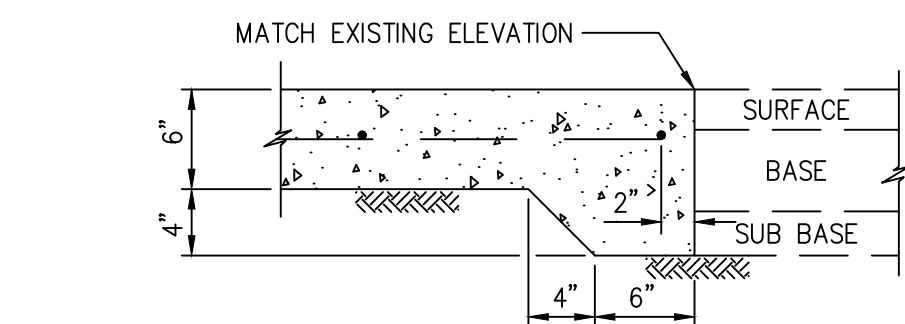
7 SAW-CUT CONTRACTION JOINT DETAIL
A3.0 SCALE: N.T.S.



3 ATM/CANOPY FOUNDATION DETAIL
A3.0 SCALE: NOT TO SCALE

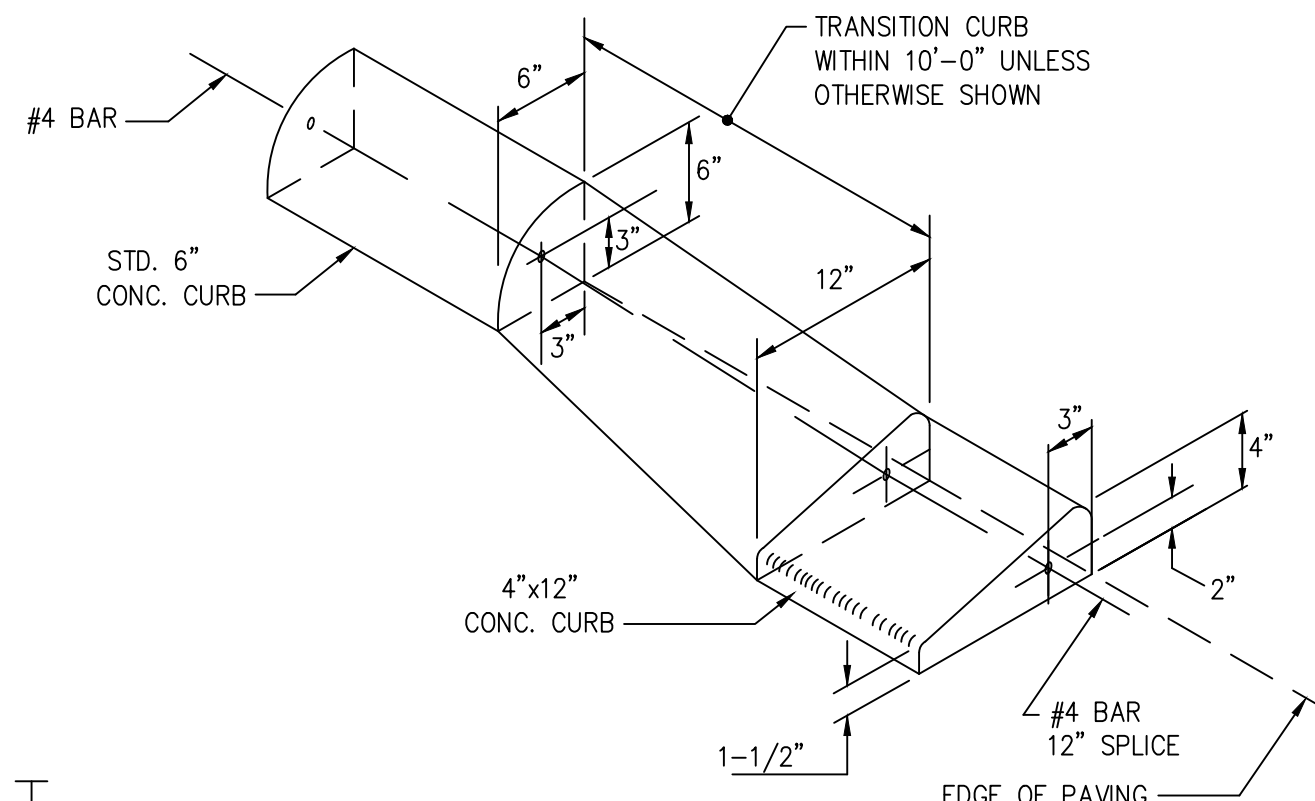


4 BOLLARD DETAIL
A3.0 SCALE: N.T.S.



1 HEADER REQUIRED FOR ALL CONCRETE TO ASPHALT AREAS.

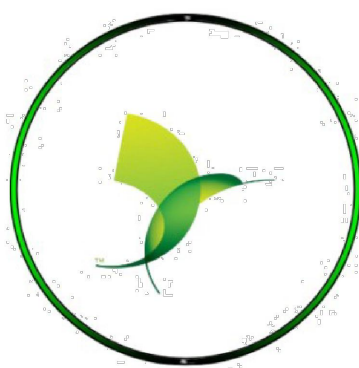
8 CONCRETE TO ASPHALT STANDARD PAVING HEADER
A3.0 SCALE: N.T.S.



9 TYPICAL CURB TRANSITION
A3.0 SCALE: N.T.S.

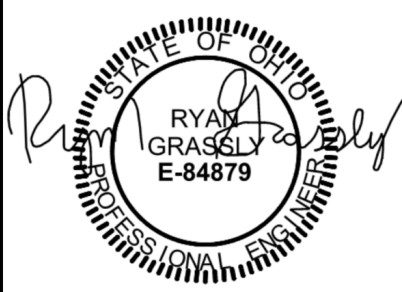
Kimley»Horn

214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
© 2023 Kimley-Horn and Associates, Inc.



FLITE BANKING CENTERS, LLC.
8955 KATY FREEWAY
SUITE 107
HOUSTON, TX 77024
PH: (281) 886-3734

EAST LIVINGSTON
ATM ADDITION
FLITE BANKING CENTERS, LLC
6336 EAST LIVINGSTON AVE
REYNOLDSBURG, OH



04/07/2023

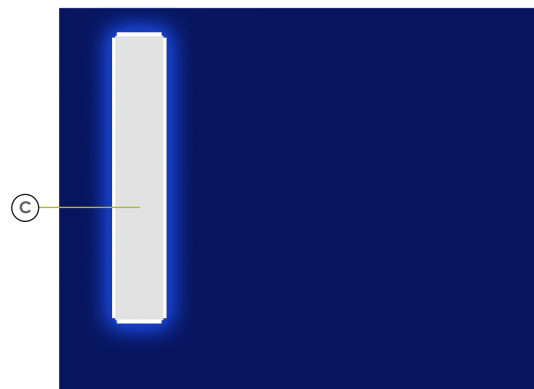
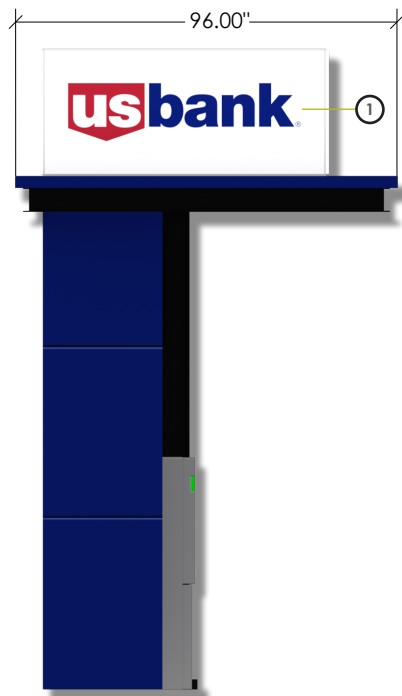
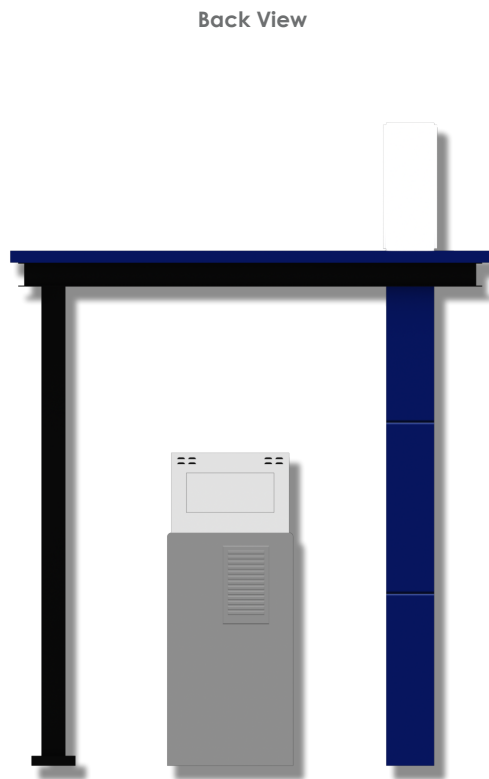
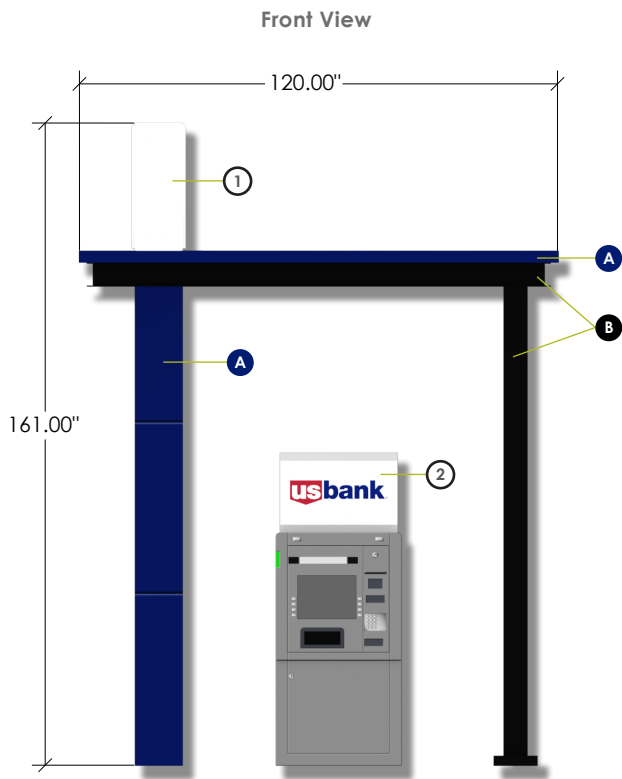
BY	DATE	REVISIONS

No.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:										
DRAWN BY:										
CHECKED BY:										
DATE:										
KIMLEY-HORN PROJECT NO.										
118420023										

ATM & BOLLARD PLAN

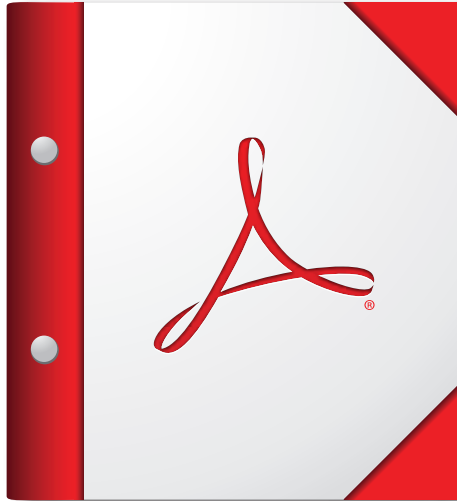
SHEET NUMBER

C2.2



Perspective

US Bank	
UNIT: 6072.04	ATM: DN 490
Graphic Information	
① 4 Sided Backlit Cube ② 3073.57 Topper	
Paint Information	
PMS Color	Finish Type
A Blue 2748 C	Stipple Finish
B Black	Stipple Finish
C White	Stipple Finish
	
Revision #	
6	
Rendered by Casey Allred Page 119 of 126 09/02/2021	



**For the best experience, open this PDF portfolio in
Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!

From: [Mauro, Kevin](#)
To: [Phoenix Buathier](#); [Melissa Butler](#)
Cc: [Madonia, Nick](#); [Eric Meyer](#); [Chris Shook](#)
Subject: RE: 6336 East Livingston - Site Plan Application
Date: Tuesday, May 9, 2023 3:30:23 PM
Attachments: [20230509 - East Livingston Board Appeal.pdf](#)

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

Phoenix,

Please see attached for our official Letter of Appeal.

Thanks,

Kevin Mauro E.I. | Civil Analyst
Kimley-Horn | 10 Lea Avenue, Suite 400, Nashville, TN 37210
Direct: 629 255 0766 | Main: 615 564 2701
Kevin.Mauro@kimley-horn.com | www.kimley-horn.com

[Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For](#)

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Thursday, May 4, 2023 1:40 PM
To: Mauro, Kevin <Kevin.Mauro@kimley-horn.com>; Melissa Butler <MButler@reynoldsburg.gov>
Cc: Madonia, Nick <Nick.Madonia@kimley-horn.com>; Eric Meyer <emeyer@reynoldsburg.gov>; Chris Shook <cshook@reynoldsburg.gov>
Subject: RE: 6336 East Livingston - Site Plan Application

Mr. Mauro,

There is not fee, you will just need to state your basis for the appeal in writing. Please refer to section 1109.25 of the zoning code regarding appeals. Below is a link to the zoning code. If an appeal is received, based on when it is received, it will be placed on the next scheduled meeting, that meets the next meeting deadline.

<https://www.reynoldsburg.gov/DocumentCenter/View/1878/Reynoldsburg-Zoning-Code-Book-?bidId=>

If you have any questions, please feel free to email.

Sincerely,
Phoenix Buathier
DEPARTMENT OF DEVELOPMENT
Planning and Zoning Administrator
—
City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Mauro, Kevin <Kevin.Mauro@kimley-horn.com>
Sent: Thursday, May 4, 2023 11:34 AM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Melissa Butler <MButler@reynoldsburg.gov>
Cc: Madonia, Nick <Nick.Madonia@kimley-horn.com>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: 6336 East Livingston - Site Plan Application

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

Good morning,

If we move forward with the appeal process, is there a fee required with an appeal submission? As well, is there a timeframe associated with review of the appeal?

Thanks,

Kevin Mauro E.I. | Civil Analyst
Kimley-Horn | 10 Lea Avenue, Suite 400, Nashville, TN 37210
Direct: 629 255 0766 | Main: 615 564 2701
Kevin.Mauro@kimley-horn.com | www.kimley-horn.com

[Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For](#)

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Wednesday, May 3, 2023 9:22 AM
To: Mauro, Kevin <Kevin.Mauro@kimley-horn.com>; Melissa Butler <MButler@reynoldsburg.gov>
Cc: Madonia, Nick <Nick.Madonia@kimley-horn.com>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: 6336 East Livingston - Site Plan Application

Mr. Mauro,

The City of Reynoldsburg Zoning Code does not allow land use variances. Your option would be to file an appeal to the Planning and Zoning Board. The BZBA no longer exists, and was combined at the beginning of this year with the Planning Commission to make the Planning and Zoning Board.

If you have any questions, please feel free to email.

Sincerely,
Phoenix Buathier
DEPARTMENT OF DEVELOPMENT
Planning and Zoning Administrator

—
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Mauro, Kevin <Kevin.Mauro@kimley-horn.com>
Sent: Wednesday, May 3, 2023 9:49 AM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Melissa Butler <MButler@reynoldsburg.gov>
Cc: Madonia, Nick <Nick.Madonia@kimley-horn.com>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: 6336 East Livingston - Site Plan Application

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

Thank you for the timely response regarding this.

Would it be possible to resubmit this permit with a variance or conditional use application to resolve this issue. Or would our only option be to file an appeal to the BZBA?

Thanks,

Kevin Mauro E.I. | Civil Analyst
Kimley-Horn | 10 Lea Avenue, Suite 400, Nashville, TN 37210
Direct: 629 255 0766 | Main: 615 564 2701
Kevin.Mauro@kimley-horn.com | www.kimley-horn.com

[Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For](#)

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Monday, May 1, 2023 11:06 AM
To: Mauro, Kevin <Kevin.Mauro@kimley-horn.com>; Melissa Butler <MButler@reynoldsburg.gov>
Cc: Madonia, Nick <Nick.Madonia@kimley-horn.com>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: 6336 East Livingston - Site Plan Application

Mr. Mauro,

The definition for Financial Services and Banking – with Drive-Thru states, “ A facility including provisions for the conduct of banking services directly to the occupants of motor vehicles for the custody, loan or exchange of money; for the extension of credit; and for facilitating the transmission of funds”. An ATM would not meet this definition, therefore the land use of an ATM was denied. Please reference the official letter mentioned below regarding the official denial and any administrative procedures you would like to go through.

If you have any questions, please feel free to email.

Sincerely,

Phoenix Buathier

DEPARTMENT OF DEVELOPMENT

Planning and Zoning Administrator

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Mauro, Kevin <Kevin.Mauro@kimley-horn.com>

Sent: Monday, May 1, 2023 10:28 AM

To: Melissa Butler <MButler@reynoldsburg.gov>; Phoenix Buathier <pbuathier@reynoldsburg.gov>

Cc: Madonia, Nick <Nick.Madonia@kimley-horn.com>

Subject: RE: 6336 East Livingston - Site Plan Application

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

Good morning,

We have received this minor site plan denial regarding 6336 E. Livingston Ave. It states that an ATM with a drive-thru is not a permitted land use within a property zoned as an Innovation Zone. It as well directs us to Section 1103.23.II in the Reynoldsburg Code. This section lists out the permitted land uses of an Innovation Zoned property and one of those uses is “Financial Services and Banking – with drive thru”. Does an ATM not fit within this guideline? Within the code I do not see any mention of an ATM outright, so we are unsure of what permitted use it would fall under if not this one. Can you let us know if we made an error in assuming this connection or if there was an error in this review?

Thanks,

Kevin Mauro E.I. | Civil Analyst

Kimley-Horn | 10 Lea Avenue, Suite 400, Nashville, TN 37210

Direct: 629 255 0766 | Main: 615 564 2701

Kevin.Mauro@kimley-horn.com | www.kimley-horn.com

[Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For](#)

From: Melissa Butler <MButler@reynoldsburg.gov>

Sent: Friday, April 21, 2023 10:22 AM

To: Mauro, Kevin <Kevin.Mauro@kimley-horn.com>

Subject: RE: 6336 East Livingston - Site Plan Application

If this needs to go before a board Phoenix will reach out to you as soon as she knows what's needed.

Melissa Butler

DEVELOPMENT ASSISTANT

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6827 | F 614-322-6830

www.reynoldsburg.gov

From: Mauro, Kevin <Kevin.Mauro@kimley-horn.com>

Sent: Friday, April 21, 2023 11:19 AM

To: Melissa Butler <MButler@reynoldsburg.gov>

Subject: RE: 6336 East Livingston - Site Plan Application

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

Good morning Melissa,

Do you have any update from Phoenix regarding this?

Thanks,

Kevin Mauro E.I. | Civil Analyst

Kimley-Horn | 10 Lea Avenue, Suite 400, Nashville, TN 37210

Direct: 629 255 0766 | Main: 615 564 2701

Kevin.Mauro@kimley-horn.com | www.kimley-horn.com

[Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For](#)

From: Melissa Butler <MButler@reynoldsburg.gov>

Sent: Tuesday, April 18, 2023 12:40 PM

To: Mauro, Kevin <Kevin.Mauro@kimley-horn.com>

Subject: RE: 6336 East Livingston - Site Plan Application

I believe we got it. Phoenix, our Zoning Administrator is out for the rest of the day, but I will check with her tomorrow.

Melissa Butler

DEVELOPMENT ASSISTANT

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6827 | F 614-322-6830

www.reynoldsburg.gov

From: Mauro, Kevin <Kevin.Mauro@kimley-horn.com>

Sent: Tuesday, April 18, 2023 12:35 PM

To: Melissa Butler <MButler@reynoldsburg.gov>

Subject: 6336 East Livingston - Site Plan Application

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

Good afternoon,

I submitted a minor site plan last week via email and mail for 6336 East Livingston for a drive-thru ATM. I never received any confirmation back on if it was received or not. Do you know if the application was received prior to the planning commission deadline that last Thursday held? This information would really help us on our end in terms of planning, so whatever information you can provide I would appreciate.

Thanks,

Kevin Mauro E.I. | Civil Analyst

Kimley-Horn | 10 Lea Avenue, Suite 400, Nashville, TN 37210

Direct: 629 255 0766 | Main: 615 564 2701

Kevin.Mauro@kimley-horn.com | www.kimley-horn.com

[Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For](#)