

**NOTICE OF PUBLIC MEETING
CITY OF BEXLEY
PLANNING COMMISSION**

The Bexley Planning Commission will hold a Special Public Meeting on the following application on **Monday, June 25th, 2012** at **6:00 p.m.**, in the City Council Chambers, Bexley Municipal Building, 2242 East Main Street.

SPECIAL NOTE TO THE APPLICANT: Number 6 of the Rules and Regulations of the Planning Commission reads: The applicant or an authorized representative shall attend the meeting. The Commission may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance.

APPLICATION No: 12-0003

APPLICANT: Mike Christensen – K4 Architecture
5/3 Bank - ATM
OWNER: Plaza Properties
LOCATION: 2154 E. Main Street

REQUEST: To discuss a possible reconsideration of environmental review and approval of an ATM machine proposed on the south side of the Gateway building at this location. **Please Note: this application was previously discussed at the February 27th Planning Commissions meeting.**

A copy of the application is available for review in the Building Department office during the hours of 8:00 a.m. to 4:00 p.m. Monday thru Friday. If you have any questions, please call the Bexley Building Department at 559-4240.

If you need any accommodation or assistance in order to attend the meeting, please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting.

Mailed by: 06.18.12

**CITY OF BEXLEY
PLANNING COMMISSION**



Decision and Record of Action – February 27, 2012

The City of Bexley Planning Commission took the following action at this meeting:

5/3 Bank ATM at Gateway Plaza

Location: 2154 East Main Street

Application #: 12-0003

Zoning: MUC, Mixed Use Commercial District

Request: To approve a 5/3 Bank freestanding ATM at Gateway Plaza under the provisions of Bexley Code Sections 1224.01 (MSD Purpose), 1224.03 (MSD Plan Review), 1244.11 (MUC desc.), 1244.16 (MS desc.), and Main Street Guidelines Section C Signs.

Applicant: Mike Christensen—K4 Architecture

Owner: Plaza Properties,

MOTION: To approve the application as submitted.

VOTE: 0-Yes, 7-No

RESULT: This application was denied.

Staff Certification

Bruce Langner
Development Director

Recorded in the Official Journal this 27th
day of February, 2012.

Secretary

Cc: Applicant, Development Office, File Copy

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APPLICATION No: 12-0003

APPLICANT: Mike Christensen – K4 Architecture
5/3 Bank - ATM
OWNER: Plaza Properties
LOCATION: 2154 E. Main Street

REQUEST: The applicant is seeking environmental review and approval of an ATM machine proposed on the south side of the Gateway building at this location.

A copy of the application is available for review in the Building Department office during the hours of 8:00 a.m. to 4:00 p.m. Monday thru Friday. If you have any questions, please call the Bexley Building Department at 559-4240.

If you need any accommodation or assistance in order to attend the meeting, please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting.

Mailed by: 01.17.12

APPLICATION NUMBER 20120003 PC
FILING FEE: \$ 200.00

CITY OF BEXLEY, OHIO

APPLICATION TO APPEAR BEFORE
THE PLANNING COMMISSION

1. This application is submitted for: (please check)

A. () Rezoning () Lot Split () Plat Approval

B. Environmental Review to include: () Building Plans
 Site Development Signage OR () Other _____

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED:

2154 E. MAIN ST.

3. NAME OF APPLICANT: MIKE CHRISTENSEN OF K4 ARCHITECTURE, LLC

ADDRESS 555 GERT ST. - CINCINNATI, OH 45203

TELEPHONE NUMBER 513 842-5446

4. NAME OF OWNER: PLAZA PROPERTIES

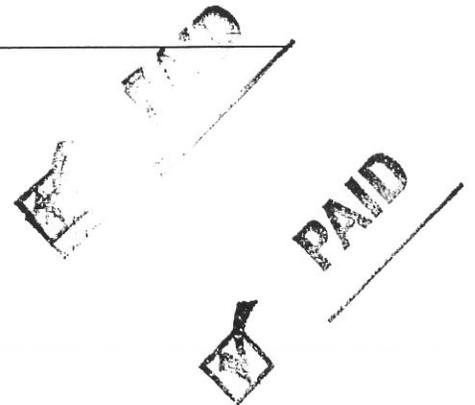
ADDRESS 3016 MARYLAND AVE. - COLUMBUS, OH 43209-1591

TELEPHONE NUMBER 614 237-3726

5. Narrative description of project (attached additional sheets, if necessary.)

NEW WALK-UP ATM - SEE ATTACHED PAGE AND
TWELVE (12) SETS OF DRAWINGS SUBMITTED

6. IF THIS APPLICATION INVOLVES A VARIANCE TO THE REQUIREMENTS OF
THE SIGN CODE, PLEASE EXPLAIN WHY THE VARIANCE IS NECESSARY.
(Attach additional sheets, if necessary).



SIGN APPLICATION

- 1. Address of job site: 2154 E. MAIN ST.
 - 2. Name of Business: FIFTH THIRD BANK
 - 3. Owner of Property: PLAZA PROPERTIES Phone: 614 237-3726
 - 4. Contractor: TBD Phone: _____
- Address: _____ Zip: _____ Contact Person: _____

5. SIGN INFORMATION

A. Date to be installed: TBD *Banner must be removed by _____

- B. Permanent Sign (Permit fee separate)
- C. Temporary Banner (MAX. 1 month per year)

- D. TYPE: Free Standing "A" frame Pole Window
 Projecting Awning Wall Banner
- ON FRONT AND SIDES OF ATM

E. SIZE _____ Sq. Ft. _____ Ft. Horizontal _____ Ft. Vertical

F. Sign Wording: SEE SHEET A1 OF DRAWINGS

Application is hereby made for permission to install a sign. It shall comply with the Chapter 1230 of the Codified Ordinances of the City of Bexley. A new sign which is not replacing an existing sign, must be indicated on a site plan and receive prior approval from the Main Street Redevelopment Commission or Planning Commission. IT IS THE APPLICANTS RESPONSIBILITY TO MEET ALL REQUIREMENTS OF THE COMMISSION.

Applicant: [Signature] Date: 2/9/12
 Signature
MIKE CHRISTENSEN

Main Street Commission Review Date: _____ / Planning Commission Review Date: _____

Staff Review Date: _____

Approved by: _____ Date: _____

Fee: \$ _____

Comments/Conditions:

Bexley Gateway ATM
2154 East Main Street
(Application 12-0003)
Staff Report

Background

The applicant, Fifth Third Bank, is applying for environmental review to allow an ATM to be placed on the property owned by Plaza Properties at Gateway North between Jeni's Ice Cream and the Rusty Bucket restaurant. The ATM would be located just west of the covered entryway between the two eating establishments.

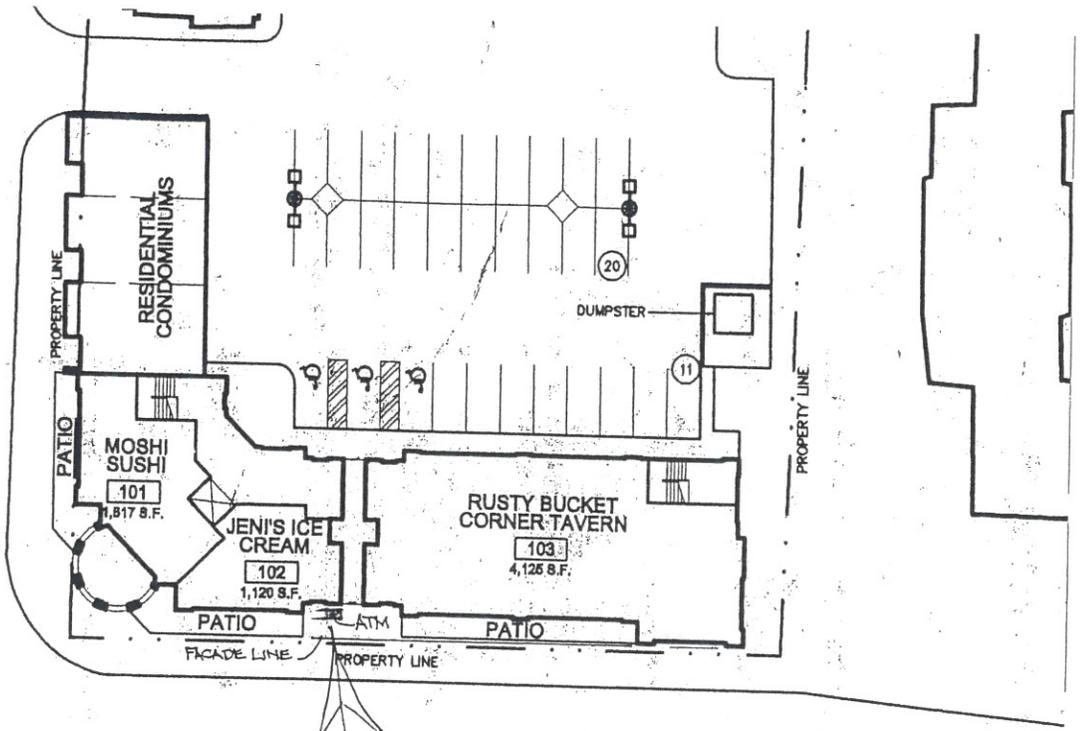
Main Street Guidelines

The Guidelines do not directly address something like a free-standing ATM machine. The only section that addresses something like this is B.20 Secondary Structures (i.e. garages). It states that materials should be consistent and compatible with those of the main structure and that secondary structures should be located behind the front façade of the Main structure. They also should not exceed the height of the principal structure. The ATM certainly meets the height limitation. It appears that the front of the ATM is flush with the front of the Jeni's and Rusty Bucket facades. The location of the ATM would be convenient to customers using any of the restaurants in the building. Locating the ATM next to the walkway is the most convenient place from the standpoint of pedestrians and customers using one of the restaurants at Gateway. A downside to this location is that it is not protected from the weather. One staff concern is that its visibility to Main Street also makes it convenient for a motorist to park along Main Street just to use the ATM. It's unlikely they would drive around to parking behind the building just to access the ATM. A motorist using the ATM does nothing for the economy of the city or the economic benefit of the Gateway tenants. Further, an ATM motorist could be taking a valuable parking spot on Main Street from a potential customer in an area where parking is at a premium. An alternative location would be behind the building where it would be visible to customers of the building, but not encourage Main Street drive-by users. However, customers entering the complex from Main Street would need to be told where the ATM is if they were in need of one.

Staff Recommendation

This ATM is not unlike some others along Main Street located in Columbus. The Planning Commission is urged to give consideration to the potential usage of this ATM by drive-by motorists not wishing to navigate a bank parking lot and wanting convenient access to cash versus the convenience of patrons of the restaurants at Gateway. Consideration should be given to a rear of the building location if the intent is to serve customers of the Gateway restaurants.

FARMVIEW AVENUE



E. MAIN STREET
SCALE: 1/8" = 1'-0"

ATM



