

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

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, May 19th, 2014 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: 14-006
APPLICANT: Mark Ford Associates - Gramercy
OWNER: Carole Elkins
LOCATION: 2412-2418 E. Main Street (Northwest corner of Main & Cassady)

REQUEST: The applicant is seeking Environmental Review and approval for a new 4-story structure to be constructed at the above noted location, which will have underground parking, retail on the first floor, and condominiums on the 2nd, 3rd & 4th floors. The applicant is also seeking site modifications. If approved, the existing building would be demolished.

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: May 12, 2014

CITY OF BEXLEY



Review Application for:

 X **PLANNING COMMISSION**
 CITY COUNCIL
 TREE & PUBLIC GARDEN COMMISSION
2014

14-006 PC

APPLICATION TO APPEAR BEFORE:

 CITY COUNCIL X **PLANNING COMMISSION** **Date:** May 12, 2014
 TREE & PUBLIC GARDEN COMMISSION (Recommendation)

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

- A. Rezoning Lot Split Plat Approval Special Permit
 Variance Conditional Use Other _____
- B. Exterior Design Review to include: Building Plans Site Development
 Signage Fence Other _____

2. **APPLICATION SUBMITTED FOR PROPERTY LOCATED:** 2412 East Main Street
NAME OF BUSINESS: The Gramercy

3. **NAME OF APPLICANT:** Mark P. Ford, Ford & Associates Architects, Inc.
Address 1500 West First Ave.
Telephone Number (614) 488-6252 **E-mail:** mford@fordarchitects.com

4. **NAME OF OWNER:** Carole Elkins
Address 291 Glen Village Court, Powell, Ohio 43065
Telephone Number _____ **E-mail:** _____

5. **Narrative description of project / request. (Attach additional sheets, if necessary).**
 See Attached

6. **If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).**

FEES: Payment of applicable fees:

<input type="checkbox"/>	Requests for amendment to previously approved PUR or PUC plans	\$300.00
<input type="checkbox"/>	Split of lot or existing parcel.	\$250.00
<input type="checkbox"/>	Replatting or new plat.	\$250.00
<input type="checkbox"/>	Rezoning: 1 acre (or part thereof) additional \$250.00 each additional acre (or part thereof) additional \$60.00	total = \$ _____
<input type="checkbox"/>	Sign Review and Environmental Review are based on the value of project:	
	<u>Valuation of Project</u>	<u>Fee</u>
<input type="checkbox"/>	\$0 - \$5,000	\$100.00
<input type="checkbox"/>	\$5,001 - \$25,000	\$200.00
<input type="checkbox"/>	\$25,001 - \$75,000	\$250.00
<input type="checkbox"/>	\$75,001 - \$200,000	\$350.00
<input type="checkbox"/>	\$200,001 - \$750,000	\$600.00
<input checked="" type="checkbox"/>	Over \$750,001	\$1,000.00
<input type="checkbox"/>	Variance,	
<input type="checkbox"/>	Fences and walls:	\$65.00
<input type="checkbox"/>	Special Permit, Conditional Uses and All others:	\$90.00

(Re-submittal fee \$50)

Fee: Due: \$1,000.00

Artistic improvements such as sculpture, murals and mobiles shall be exempt from an application fee. However, prior to installation of artistic improvements, an application shall be filed for review and approval by the Commission.

Appeals Procedures

Bexley Code Section 1222.04(c) provides for appeal of the decisions of the Planning Commission to Bexley City Council. Appeals must be in writing and filed with the Clerk of Council within (14) fourteen days after the decision of the Commission is rendered. The decision of City Council is final.

***NOTE:** The appeals procedure is applicable to Environmental Review only, and not to statutory decisions such as platting, lot splits or zoning resolutions.

Project Description

The proposed project consists of the construction of a new four story mixed-use building on the existing 0.308 acre site located at the northwest corner of East Main Street and Cassady Avenue. The existing zoning classification is Mixed-Use Commercial.

Currently, there is a two-story mixed-use multi-tenant building with attached garage structure on the site. The ground floor contains a restaurant and multiple retail/service tenants. The upper floor level contains four residential rental units. Each floor level is approximately 4,830 square feet in area. The existing building and garage will be demolished.

The proposed building will be approximately 6,000 square feet in area, per floor. The ground floor will house restaurant and/or retail uses. The upper three levels will be owner occupied residential units. A total of three residential units are proposed. The overall building area will be approximately 24,000 SF.

Enclosed parking for the residents will be provided within a sub-grade parking structure below the building. A total of eighteen (18) spaces will be provided within the garage. In addition, six (6) surface parking spaces will be provided on the north side of the site.

Trash collection containers for the residential units will be located in the garage; a fully enclosed trash enclosure will be provided at grade for the ground floor commercial uses.

The exterior building design is traditional in nature and will employ high quality materials such as brick and stone and the primarily finishes (see enclosed rendering). The entrances to the ground floor commercial uses will be located on the south (East Main Street) façade. The entrance to the upper level residential units will be located on the east (Cassady Ave.) façade.

The overall building height will be approximately 60 feet; this height is determined by the required floor-to-floor heights of the ground floor uses and to accommodate the mechanical systems between the proposed ceiling heights within each of the residential floor levels. The building mechanical systems will be both roof and ground mounted and fully screened.

Main Street Design Guidelines (MSDG)

The proposed project is consistent with the overarching objectives of the Main Street Design Guidelines. The proposed development will provide a pedestrian-friendly street scape along its two primary right-of-ways, provide a mix of uses including residential and will promote the historic character of Main Street.

The proposed high-end development will increase the vitality of the Main Street Corridor by a significant investment in both the building and the surrounding infrastructure. The new updated ground floor commercial lease spaces will attract new businesses to the corridor, further providing economic benefit and services to the community.

The massing and site plan location of the proposed building will create a new gateway along East Main Street and Cassidy Avenue. The position of the building will provide for a Pedestrian Zone as defined in the Sections A.1 and A.3 of the MSDG. The building will have a continuous façade (unbroken) and all surface parking will be located away from Main Street in compliance with Section 2.7. The overall number of stories, four stories, is consistent with the intent of Section B12.

Lastly the building architectural design is of high quality and is consistent with both the general and specific requirements of Section B.14, B.15, B.16, B.17, B18 and B.19.

Building signage is not included in this current application.



Photo 1: View of Existing South Building Elevation.



Photo 2: View of north parking area looking west.



Photo 3: View of Main Street right-of-way frontage looking west.



Photo 4: View of South Building Elevation looking northeast.



Photo 5: View of Main Street right-of-way frontage looking east.



Photo 6: View of existing West Building Elevation.



Photo 7: Garage – West Building Elevation.



Photo 8: View of rear (north) alley looking east.



Photo 9: View of existing north building elevation.



Photo 10: Garage - View of East Elevation.



Photo 11: View of rear (north) alley looking west.



Photo 12: View of existing dumpster enclosure.



Photo 13: View of existing dumpster enclosure.



Photo 14: View of Cassidy Ave right-of-way frontage looking south.



Photo 15: View of existing East Building Elevation.



Photo 16: View of Cassady Ave. right-of-way frontage looking north.