

**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, November 24th, 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: 58-14
APPLICANT: Kenny Brown
OWNER: Gay Street Realty
LOCATION: 527-531 S. Drexel Ave.

REQUEST: **The applicant is seeking a recommendation to Bexley City Council for adoption of Amended Ordinance 58-14, to rezone and amend the zoning map for 527-531 S. Drexel Avenue, from the R-3, Medium Density Single Family to MUC , Mixed Use Commercial and MS Main Street District.**

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: 11.11.14



**CITY OF BEXLEY
BUILDING DEPARTMENT**

2242 East Main Street
Bexley, Ohio 43209
(614) 559-4240, Fax: (614) 559-4241

NOTICE OF PUBLIC MEETING

This is to inform you that Bexley City Council will hold a public meeting at 6:00 PM, on Tuesday, December 9th, 2014, at Bexley City Hall, 2242 East Main Street, to consider adoption of Amended Ordinance No. 58-14. This ordinance, if approved, would rezone and amend the zoning map for 527-531 South Drexel Avenue (parcel 020-000574) from R-3, Medium Density Single Family to MUC, Mixed Use Commercial and MS, Main Street District.

All interested persons are invited to attend.

CITY OF BEXLEY

Planning Commission Review

City Council Review



APPLICATION SUBMISSION CHECKLIST

(Required – Must Accompany Application)

Project Address: 527-531 N. Drexel Dr.

Applicant: Gary St. Regis, Kenny Brown Phone: 614-226-5314

The following items **must be submitted** in order for the Planning Commission to consider your application complete for review. Note all plans (site, architectural, landscape, and sign) must be submitted to an appropriate engineering or architectural scale and this scale must be included on the plan sheets. In addition, plan sheets should not exceed 11" x 17" in size.

For **ALL APPLICATIONS** you must submit:

- Application Fee:** Submission fee according to Code (Check made payable to City of Bexley).
- Agent Authorization:** This must be provided when the land owner is not the applicant or representing the application at the Commission. This can be in the form of a letter of authorization signed by the property owner and notarized.

On an application for **Special Permit or Conditional Use or Use Variance** you must submit:

- Narrative of how you meet the following requirements:** (12) copies
 - a. The use is consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Guidelines.
 - b. The use will not have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and the existing uses in the community.
 - c. The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
 - d. The use will meet or satisfy the lot/yard or height requirements in the code and the general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted.
 - e. The use will not create an undue burden on existing public facilities and services such as streets, utilities, schools or refuse disposal.
 - f. The use is consistent with and/or furthers the City's economic goals.
 - g. The use is expected to result in a net increase in assessed value or tax revenue to the City.
 - h. The use enhances economic development through job creation, tax revenues to the City, attraction of people, or increased economic activity.
 - i. The use serves a compelling public need, regardless of its ability to meet economic development goals.
- Location map/site plan: (12) copies.

On an application for **SIGN or FENCE APPROVAL** you must submit:

- [] **Sign/Fence Plan:** (12) copies of the sign/fence plans to scale that show sign/fence dimensions, sign/fence area, mounting height, colors, lettering style, graphic(s), materials, location, and proposed method of illumination (if applicable). Fence plans to show all structures and their setbacks from the front, side and rear lot lines.
- [] **Sign/Fence Elevation:** (12) copies of a colored rendering of the sign or fence elevation to scale.
- [] **Landscape Plan:** (12) copies of a landscape plan to scale showing all existing and proposed landscaping including species type, size, quantity, and location of all materials (where applicable). This applies to fences, freestanding and ground-mounted signs.
- [] **Other Details:** Photographs, material list, and color samples.

On an application for **EXTERIOR DESIGN REVIEW** you must submit:

- [] **Vicinity Map:** (12) copies of a location plan or vicinity map to scale which show all adjoining properties (tax parcel map may be used).
- [] **Project Description:** (12) copies of a written description of the project including existing land use/development, proposed land use/development (square feet of floor space, number of residential units, number of employees, etc.), and a statement of how the proposed development meets the intent of the Main Street Design Guidelines.
- [] **Detailed Site Plan:** (12) copies of a detailed site plan to scale showing existing conditions and all improvements. The detailed site plan should include: north arrow, appropriate engineering or architectural scale, property lines, setbacks, easements, right-of-way, existing conditions (roads/alleys, sidewalks, drives/parking lot, buildings/structures, vegetation, trees in the right-of-way, utilities, city street lights, etc.), and all proposed property and building improvements/changes.
- [] **Building Elevations:** (12) copies of building/structure elevation drawings to scale with materials and colors indicated (all sides of the proposed structure or improvements).
- [] **Parking Plan:** (12) copies of a parking plan describing how much parking the proposed use and site requires and how the Code requirement will be met (where applicable).
- [] **Landscape Plan:** (12) copies of a landscape plan to scale showing all existing and proposed landscaping including species type, size, quantity, and location of all materials (where applicable).
- [] **Lighting Plan:** (12) copies of an exterior site lighting plan to scale including fixture types and location (where applicable).
- [] **Screening Plan:** (12) copies of a the proposed screening plan for dumpsters/trash bins, mechanical units, utility boxes, etc., when not included in the building elevations or landscape plan (where applicable). This plan will show location, size, and height of the units/bins and the screening, as well as materials and colors.
- [] **Materials List:** Material list or specifications with color samples for exterior portions of the building.
- [] **Colored Rendering:** (12) copies of a colored rendering of the completed project.

Existing Conditions: Photographs of existing property conditions.

I/We certify that the items listed above are contained in the attached application and that the Person(s) responsible for completing this application has received a copy of the City Council / Planning Commission Procedures and Design Guidelines Manual. **I/We understand that failure to include any of the items listed above without the required fees will result in this application being determined incomplete and having it withheld from the Commission agenda and returned to the applicant.**

Note: Please file an application twenty-one (21) days prior to the City Council and/or Planning Commission meeting at which the application is to be considered. Meetings are held in City Council Chambers at the Bexley Municipal Building, 2242 E. Main Street.

Kenny Brown

(Applicant -- Type or Print Name)

Kenny Brown 10/24/14

(Signature / Date Signed)

City Staff Use:

Received: _____

Complete / Accepted,
forward for Staff Review.

Incomplete / Rejected,
return to Applicant.

7. What is the valuation on the project? no change

10. SIGN INFORMATION

A. TYPE: Monument Window Free Standing "A" frame
 Projecting Awning Wall Banner

B. SIZE _____ Sq. Ft. _____ Ft. Horizontal _____ Ft. Vertical

C. Sign Wording: _____

D. What is the linear width of your tenant space? _____

In order to properly complete the application, the Commission requires that (12 copies) of all supporting material be submitted at the time the application is filed. Failure to comply with this provision will result in having your application withheld from the agenda and returned to the applicant. This is a rule of the Commission and no exceptions will be made.

Be advised, if the Commission decides it needs the services of an independent expert (e.g., architect; landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost thereof shall be paid by the Applicant in addition to the above filing fees.

APPLICANT: Kerry Bunn DATE: 10/24/14
(Signature)

Fee Due: \$ Fee waived per Mayor 10/17/14

Planning Commission Review Date: _____

Staff Review Date: _____

Approved by: _____ Date: _____

City Council Ordinance reading schedule for: _____ as follows:
(Address)

Ordinance No. _____

1st Reading Date: _____ Time: _____ () Subcommittee: _____

2nd Reading Date: _____ Time: _____ () Sub-committee: _____

3rd Reading Date: _____ Time: _____ () Sub-Committee: _____

Results: () Approved () Tabled () Denied Date: _____

Gay Street Realty Company

P. O. Box 91086, Columbus, OH 43209

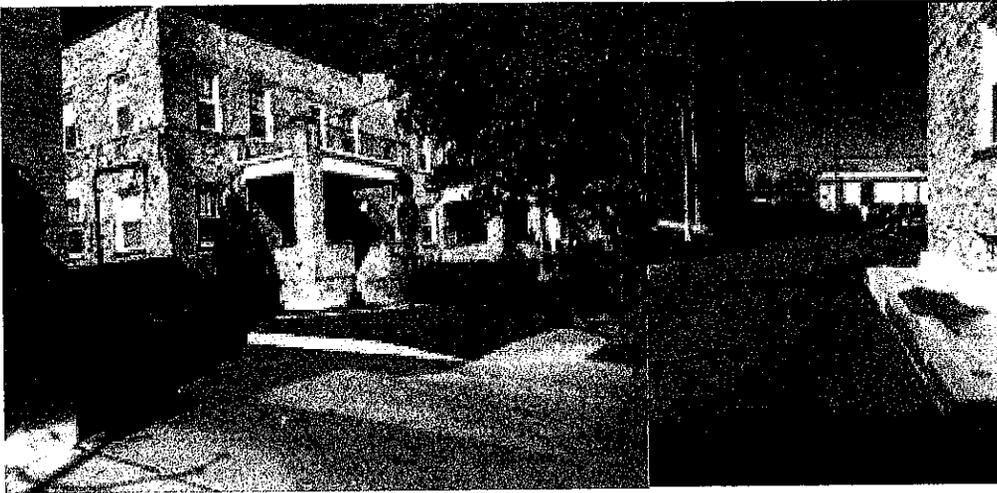
Fax: (614) 231-3304

David Boothby, President dboothby02@columbus.rr.com (614) 354-0140
Ken Brown, General Manager kbrown4323@gmail.com (614) 226-5314
Shonda Gutheil, Office Manager shonda@columbus.rr.com (614) 493-6914

Zoning Alignment Request 527-531 North Drexel Ave.

527-531 North Drexel Avenue

North side



South side

Overview

In a recent review of properties related to the redevelopment of the City Hall space, it became evident that the current zoning was out of date with the current use of the building at 527-531 North Drexel Ave.

The building currently has seven apartments occupied with three more spaces left to be developed. On the first floor of the building, there is an office being used by the bookkeeper for Gay Street Realty.

The building is adjacent to the Main Street Business District and should be rezoned as Mixed Use Commercial.

The new zoning designation is consistent with the goals and policies of the City of Bexley as it brings this building in line with the commercial spaces across the alley to the South and behind the building to the West.

This new use will not have a negative impact on the neighboring land uses as the building already sits on Drexel, just North of Main St. and has commercial use adjacent to it. There are no plans to develop this property for MUC but if there ever was, an alley would be created between the building and the North property.

There is nothing hazardous to this use request.

The building currently meets all code requirement and has an existing parking variance for behind the building.

The building will not create any undue burden on existing public facilities and services.

If the building is ever further developed for MUC, it will create an increased assessed value and tax revenue for the City as well as jobs and increased economic activity, making it consistent with the City's economic goals.

Select Language
Powered by Google Translate

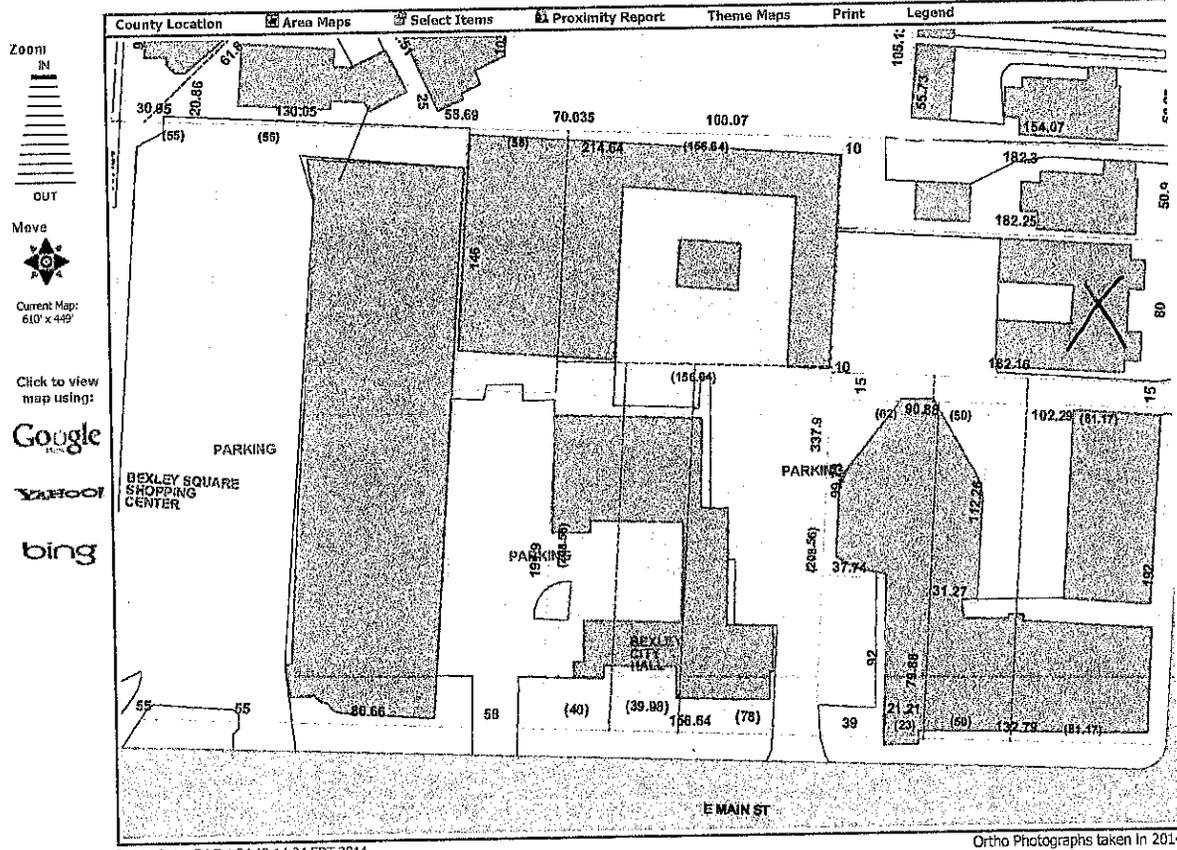


- Auditor Home
- Real Estate Home
- Search
- Specialty Maps
- Auditor Services
- Contact Us
- On-Line Tools

MAP(GIS)

Parcel ID: **020-004381-00** Map Routing Number: **020-L052-007-00** Owner: **BEXLEY COMMUNITY IMPROVEMENT CORPORATION** Location: **2242 E MAIN ST**
Click owner name for additional records

- Summary
- New Tentative Value
- Property Profile
- Land
- Building
- Improvements
- Interactive Map
- MAP(GIS)
- Sketch
- Photo
- Transfer History
- BOR Status
- CAUV Status
- Area Sales Activity
- Area Rentals
- Tax/Payment Info
- Current Levy Info
- Assessment Payoff
- Tax Distribution
- Rental Contact
- Tax Estimator
- Property Reports
- Recorder's Office Document Search
- Area Sex Offender Inquiry
- Pay Real Estate Taxes Here



Drexel Ave.

Image Date: Fri Oct 24 13:14:24 EDT 2014 Ortho Photographs taken in 2014

Data updated on: 2014-10-24 06:25:59

The closest fire station from the center of this map is 4341 feet away. Measurements are over straight-line distances.

Closest Fire Departments	
Columbus Station 15	4341 feet
Columbus Station 21	1.5 miles
Columbus Station 8	1.7 miles

County Recorder Documents

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

	Parcel ID: 020-000350-00 Owner: TRINITY LUTHERAN SEMINARY Location: 2160-184 E MAIN ST Sale Amt: \$0
	Parcel ID: 020-003002-00 Owner: CITY OF BEXLEY Location: E MAIN ST Sale Amt: \$0
	Parcel ID: 020-001985-00 Owner: CITY OF BEXLEY Location: E MAIN ST Sale Amt: \$0