



**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 18th, 2015** 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.

- a. Application No.: 15-009
- Applicant: Jersey Mike's Franchise System, Inc.
- Owner: Oxford Campus II, LLC
- Location: 2480 E. Main Street
- Request: The applicant is seeking a variance for the number of required parking spaces, to allow a restaurant use (Jersey Mike's) at the above noted 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: 05-04-15

CITY OF BEXLEY



Planning Commission Review
 City Council Review

APPLICATION SUBMISSION CHECKLIST

(Required – Must Accompany Application)

Project Address: 2480 East Main Street

Applicant: Jersey Mike's Franchise Systems, Inc Attorney, Donald Plank
c/o Steve Minnich Phone: 614 947 8600

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.

Jersey Mike's Franchise Systems, Inc c/o Steve Minnich
(Applicant – Type or Print Name)

Donald Plank 4/27/15
(Signature / Date Signed) Donald Plank, Attorney April 27, 2015

<p>City Staff Use:</p> <p>Received: _____</p> <p><input type="checkbox"/> Complete / Accepted, forward for Staff Review.</p> <p><input type="checkbox"/> Incomplete / Rejected, return to Applicant.</p>

CITY OF BEXLEY



2015-009

Review Application for:

- PLANNING COMMISSION
 - CITY COUNCIL
 - TREE & PUBLIC GARDEN COMMISSION
- 2014

APPLICATION TO APPEAR BEFORE:

CITY COUNCIL PLANNING COMMISSION Date: 4/2015

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: 2480 East Main Street
NAME OF BUSINESS: Jersey Mike's Franchise System, Inc. DBA Jersey Mike's Subs

3. NAME OF APPLICANT: Jersey Mike's Franchise System, Inc. c/o Steve Minnich
Address 235 Cassady Avenue, Bexley, Ohio 43209
Telephone Number Atty: Donald Plank 614 947 8600 E-mail: dplank@planklaw.com

4. NAME OF OWNER: Oxford Campus II LLC
Address 68 South Fourth Street, Columbus, Ohio 43215
Telephone Number 614 221-6048 E-mail: Atty: dplank@planklaw.com

5. Narrative description of project / request. (Attach additional sheets, if necessary).
Property is being leased to Jersey Mike's Franchise System, Inc for a Jersey Mike's Sub Shop. The property will have tables in the shop (1,418 sf) and on the patio (450 sf). Carry out service will be available. The property is located in a retail center with a fabric store (1320sf) and the proposed restaurant.

6. If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).
A parking variance is necessary to comply with Section D of the Main Street Design Guidelines. A reduction in parking spaces from 9 to 6 is requested. Please see attached for explanation and calculations.

7. What is the valuation on the project? \$125,000

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:  DATE: April 27, 2015
Donald Plank for (Signature) Jersey Mikes' Franchise System, Inc.

Fee Due: \$ 90.00

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: _____

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) \$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 type="checkbox"/> Over \$750,001	\$1,000.00
<input checked="" 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: \$ 90.00

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.

Oxford Realty

68 South 4th Street
Columbus, Ohio 43215
Phone (614) 221-6048

April 24, 2015

RE: 2480 East Main Street, Bexley, Ohio

To Whom It May Concern,

As a representative of the owner, Oxford Campus II, LLC of the property located at 2480 East Main St., Bexley, Ohio, I hereby approve the proposed implementation of the plan to utilize a portion of the property as a Jersey Mike's Subs restaurant.

Furthermore, I authorize Plank Law Firm, LPA, to represent the owner of the property in making application to the Bexley Planning Commission for approval of the plan and any variances necessary to implement the plan.

Sincerely,

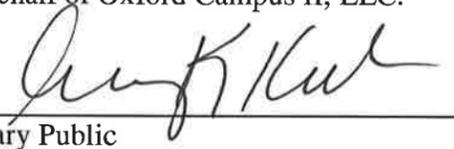

Sanford Solomon
Member
Oxford Campus II, LLC

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this 24th day of April, 2015, by Scott Solomon, Partner of Oxford Campus II, LLC, on behalf of Oxford Campus II, LLC.



Amy K. Kuhn, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Sec. 147.03 R.C.



Notary Public

My Commission expires: N/A

Variance for 2480 East Main Street
Attachment to Page 8 – Item Six

The property is improved with an existing building with two tenant spaces. The fabric store is 1,320 SF and the proposed Jersey Mike's space is 1,418 sf. All measurements are made from the interior perimeter walls. A 450 sf patio is proposed for the restaurant.

Based on Section D of the Main Street Design Guidelines, the existing fabric store requires 1.98 parking spaces $[(1,320 \text{ sf} / 1000) \times 1.5]$. The proposed Jersey Mike's, with the patio would contain a total of 1,868 sf and would require 6.538 spaces $[(1,868 \text{ sf} / 1000) \times 3.5]$. The total amount of parking required for the two retail spaces is 8.518 spaces for a total of 9 spaces.

The attached site plan shows 5 shared parking spaces in the rear of the building plus 2 spaces along the Main Street frontage.

With the 5 on-site parking spaces and a 1 space credit for on-street parking along Main Street, $(1/2 + 1/2)$ per the Design Guidelines, the property is 3 spaces short of the required 9 spaces.

NOT FOR CONSTRUCTION

Architecture
Interior Design
Planning



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(F) 216.395.0053
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JERSEY MIKE'S SUBS

2480 EAST MAIN STREET
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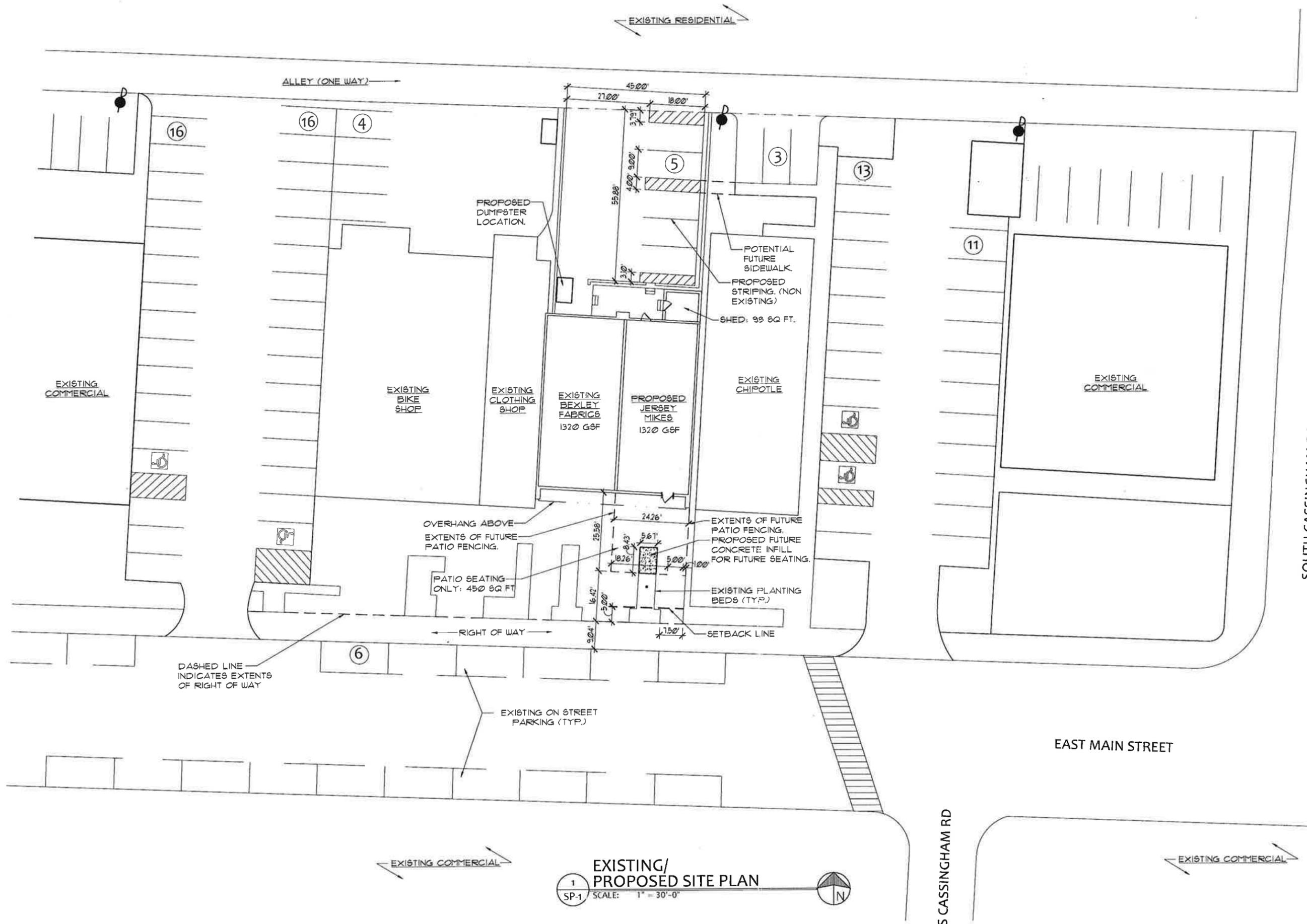


REVISIONS

DATE 04-24-15
JOB NO. FE15085

SP-1

SHEET NO.



**EXISTING/
PROPOSED SITE PLAN**
1
SP-1 SCALE: 1" = 30'-0"

