



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

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, July 25, 2016** 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.: 16-011  
Applicant: CJ Andrews  
Owner: Bexley House Apartments  
Location: 2877 E. Broad Street  
Request: The Planning Commission is to make a recommendation to Bexley City Council Ordinance 22-16 to approve a change to the Detailed Development Plan for 2877 East Broad Street, a Planned Unit Residential Development known as Bexley House, to permit new monument signs; a new replacement canopy over the front entrance; color changes to the building; and new landscaping.

A copy of the application is available for review on the city website: [www.bexley.org](http://www.bexley.org) or 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.

Mailed by: 07-11-16

**Ordinance No. 22- 16**

By: Steve Keyes

An Ordinance to approve a change to the Detailed Development Plan for 2877 East Broad Street, a Planned Unit Residential Development known as Bexley House, to permit new monument signs; a new replacement canopy over the front entrance; color changes to the building; and new landscaping.

**Whereas**, plans and specifications for the Planning Unit Residential Development know as Bexley House were approved by Bexley City Ordinance No. 31-68; and,

**Whereas**, the changes, detailed in Exhibit A0-A14, which are attached to and made a part of this Ordinance, are in accordance with Chapter 1264.21 of the Bexley Codified Ordinances regulating approval of Planning Unit districts; and,

**Whereas**, this Council has received and considered the recommendations of Bexley Board of Zoning Appeals and the Bexley Planning Commission with respect to the proposed changes; and,

**Whereas**, this Council has reviewed plans submitted by the agent of owner for the installation of the proposed monument signs, canopy, and landscaping at Bexley House Apartments, and has determined that they do not adversely affect the development or abutting properties;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY,OHIO:

**Section 1.** That the changes to the Detailed Development Plan for 2877 East Broad Street, a Planning Unit Residential Development know as Bexley House, to permit the installation of the proposed monument signs, canopy, and landscaping as detailed in Exhibit A0-A14 dated 05 20 2016, which are attached to and made a part of this Ordinance, are in accordance with Chapter 1264.21 of the Bexley Codified Ordinance regulating approval of Planned Unit Districts and are hereby approved.

**Section 2.** That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2016

\_\_\_\_\_  
Tim Madison, President of Council

Attest: \_\_\_\_\_, 2016  
Wm. Harvey, Clerk of Council

Passed: \_\_\_\_\_, 2016

First Reading: 6-28-16

\_\_\_\_\_  
Ben Kessler, Mayor



10. SIGN INFORMATION

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

B. SIZE 14 Sq. Ft. 6 Ft. Horizontal 2.33 Ft. Vertical

C. Sign Wording: BEXLEY HOUSE

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

In order to properly complete the application, the Commission requires that **3 copies AND 1 pdf** emailed to [krose@bexley.org](mailto:krose@bexley.org) 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: CO. J&D - MODE ARCHITECTS DATE: 6/10/16  
(Signature)

Fee Due: \$ \_\_\_\_\_

Planning Commission Review Date: \_\_\_\_\_

Staff Review Date: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

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

Ordinance No. \_\_\_\_\_

1<sup>st</sup> Reading Date: \_\_\_\_\_ Time: \_\_\_\_\_ ( ) Subcommittee: \_\_\_\_\_

2<sup>nd</sup> Reading Date: \_\_\_\_\_ Time: \_\_\_\_\_ ( ) Sub-committee: \_\_\_\_\_

3<sup>rd</sup> Reading Date: \_\_\_\_\_ Time: \_\_\_\_\_ ( ) Sub-Committee: \_\_\_\_\_

Results: ( ) Approved ( ) Tabled ( ) Denied Date: \_\_\_\_\_

**FEES: Payment of applicable fees:**

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

(Re-submittal fee **\$50**)

**Fee: Due: \$ \_\_\_\_\_**

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 for The Bexley House Apartments

The owner wishes to initiate several projects to their property at 2877 E. Broad St.

1. Remove the existing fabric canopy and replace it with new metal canopy. The canopy will be painted metal and supported by brick piers. The metal color will be SW7048 Urbane Bronze, the piers will be Glen-Gery brick, Heartland Series, Wyandot modular with a precast concrete cap. The proposed brick has been matched to the existing brick. The owner also wishes to replace the existing concrete walk with a new paver walkway. The new walkway will have a border of Banas Limestone, Kota black with a Banas Sandstone, slate gray, random pattern field. New concrete curbs and a new accessible concrete ramp will also be a part of the project scope.

4 new wall mounted lights are being proposed also. Each pier will have one on the interior face. The remainders are located within the niche for the front entry, one on each side.

The owner also is proposing landscape renovations to the area around the new canopy.

See sheets A2-7.

2. Remove existing monument signs and replace them with new signs. Detailed landscape drawings and irrigation plans are currently being developed.

See sheets A8-13

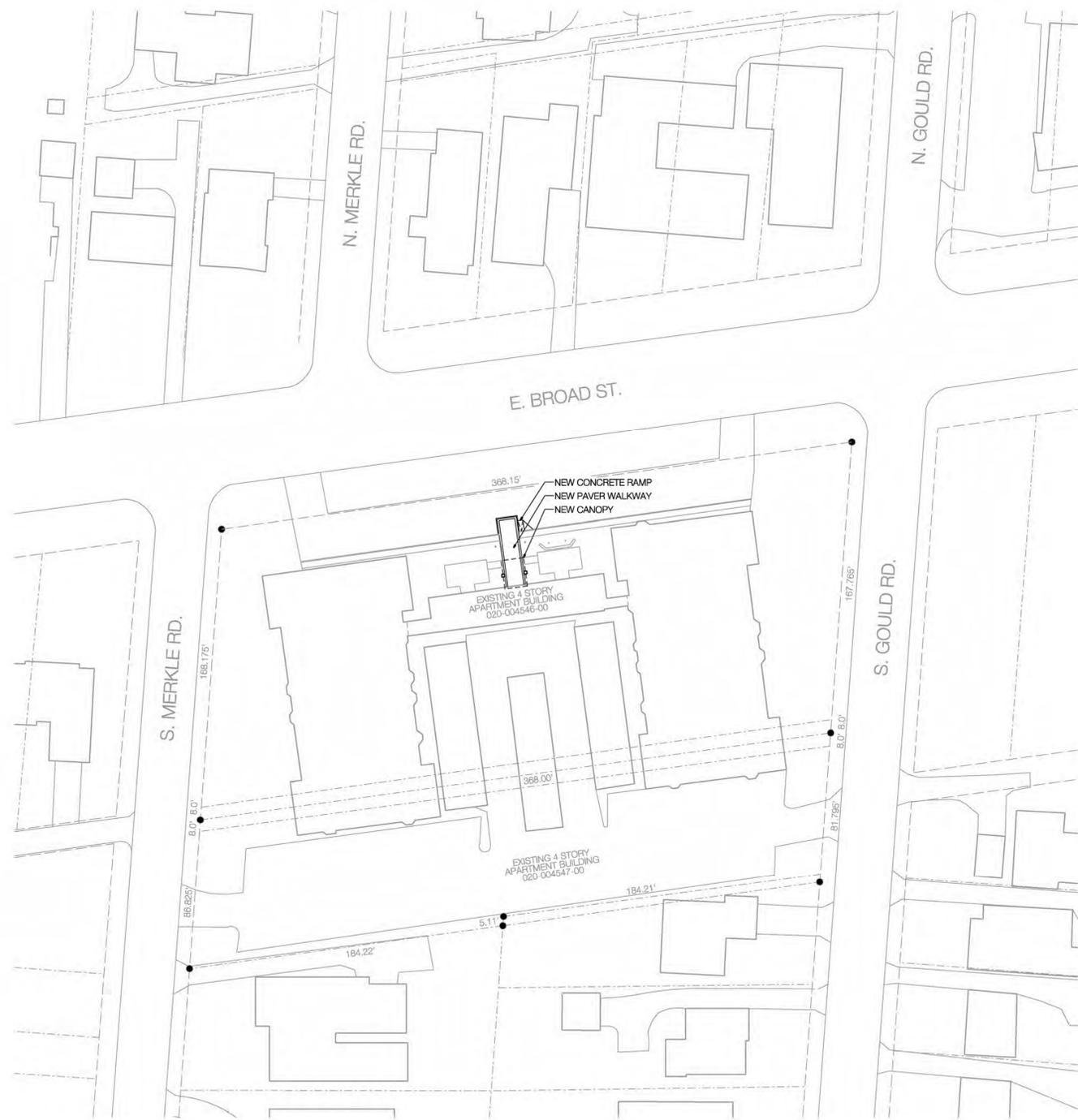
3. Cosmetic upgrades to all the 4 story tall bay windows. Upgrades to include new 6" exposure wood siding painted SW7642 Pavestone. The owner is also proposing to paint the existing carports SW7642 Pavestone also.

See sheet A14

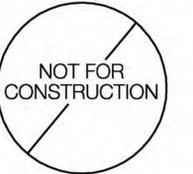
**BEXLEY HOUSE  
APARTMENTS  
NEW CANOPY**

2877 E. BROAD ST.  
COLUMBUS, OHIO 43209  
PARCEL ID: 020-004546-00

**PROPERTY OWNER:**  
BEXLEY HOUSE APARTMENTS LLC  
11766 WILSHIRE BLVD  
LOS ANGELES CA 90025



**1 SITE PLAN**  
1" = 40'-0" 



PERMIT SET	-
B.P.C.	06.03.16

**modearchitects**  
174 THURMAN AVENUE COLUMBUS OHIO 43206  
WWW.MODEARC.COM 614.835.5124

**SITE PLAN  
& LIFE SAFETY**

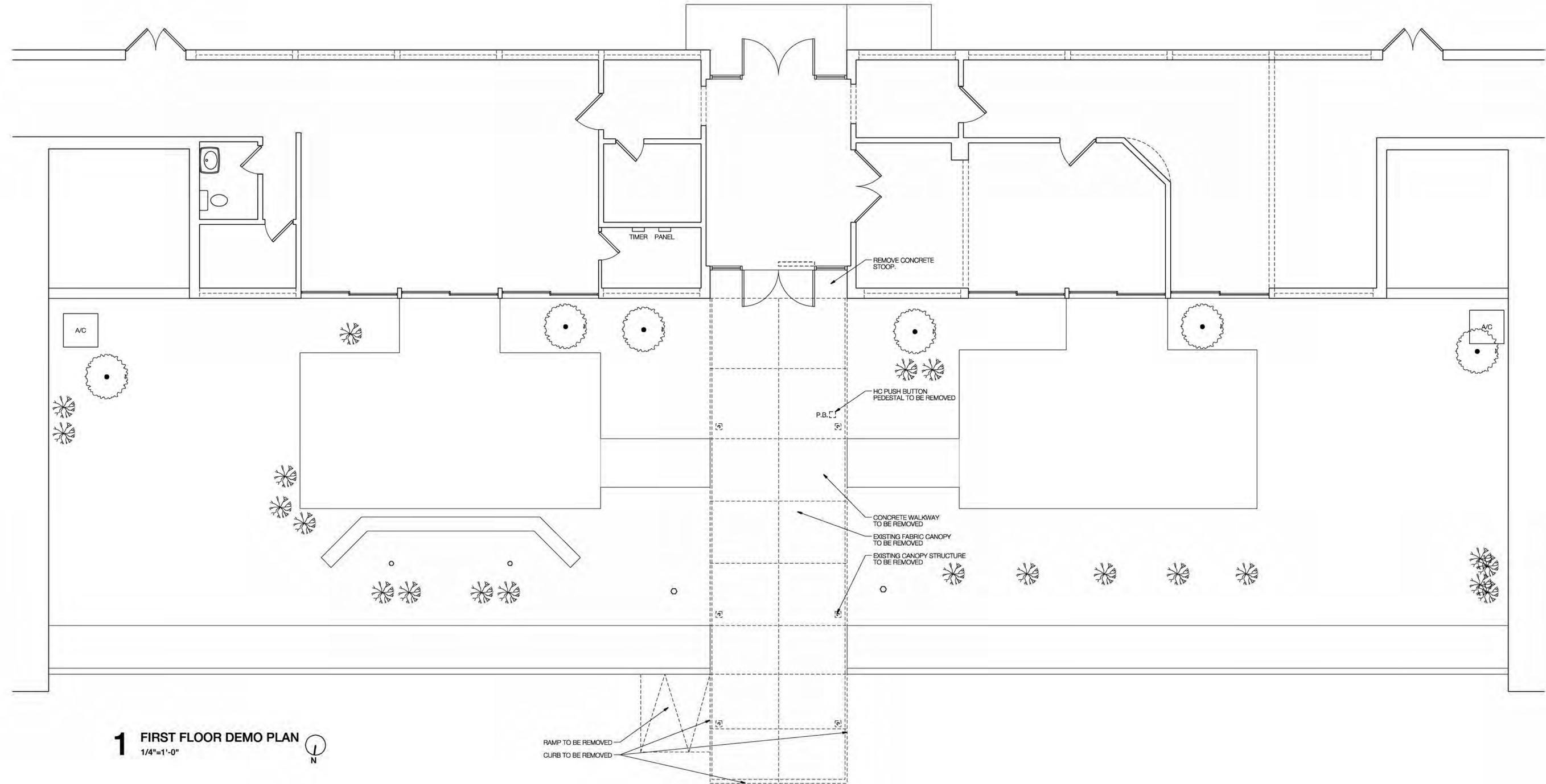
**PROJECT #** 2016-22  
**DATE** 05.20.2016  
**SCALE** SEE DRAWING

**A0**

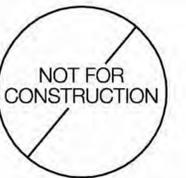
**BEXLEY HOUSE  
APARTMENTS  
NEW CANOPY**

2877 E. BROAD ST.  
COLUMBUS, OHIO 43209  
PARCEL ID: 020-004546-00

**PROPERTY OWNER:**  
BEXLEY HOUSE APARTMENTS LLC  
11766 WILSHIRE BLVD  
LOS ANGELES CA 90025



**1 FIRST FLOOR DEMO PLAN**  
1/4"=1'-0"



PERMIT SET  
B.P.C. 08.03.16

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**DEMO PLAN**

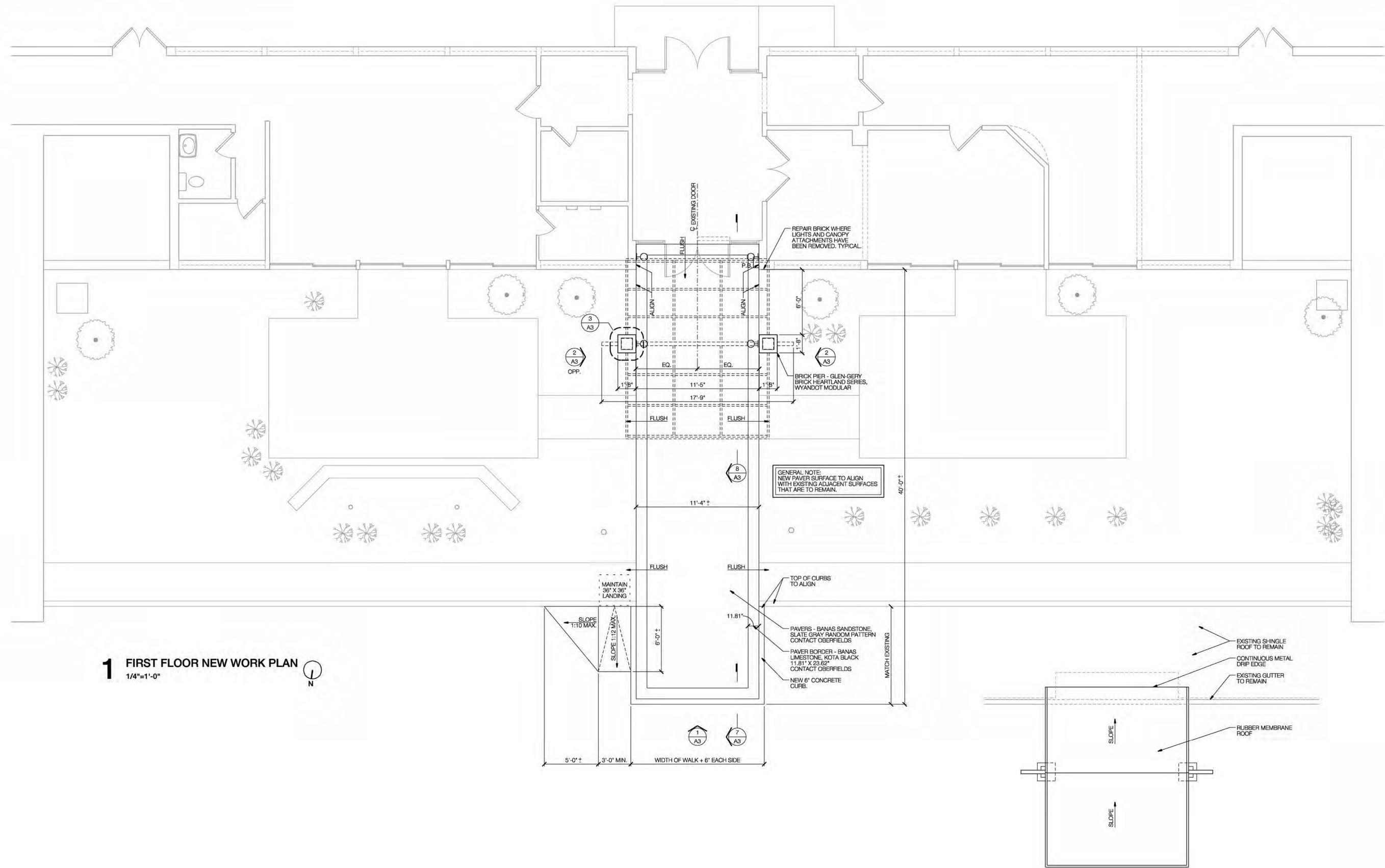
PROJECT # 2016-22  
DATE 05.20.2016  
SCALE 1/4" = 1'-0"

**A1**

**BEXLEY HOUSE  
APARTMENTS  
NEW CANOPY**

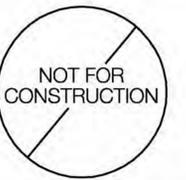
2877 E. BROAD ST.  
COLUMBUS, OHIO 43209  
PARCEL ID: 020-004546-00

**PROPERTY OWNER:**  
BEXLEY HOUSE APARTMENTS LLC  
11766 WILSHIRE BLVD  
LOS ANGELES CA 90025



**1** FIRST FLOOR NEW WORK PLAN  
1/4"=1'-0"

**2** PARTIAL ROOF PLAN  
1/4"=1'-0"



PERMIT SET  
B.P.C. 08.03.16

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**NEW WORK  
PLAN**

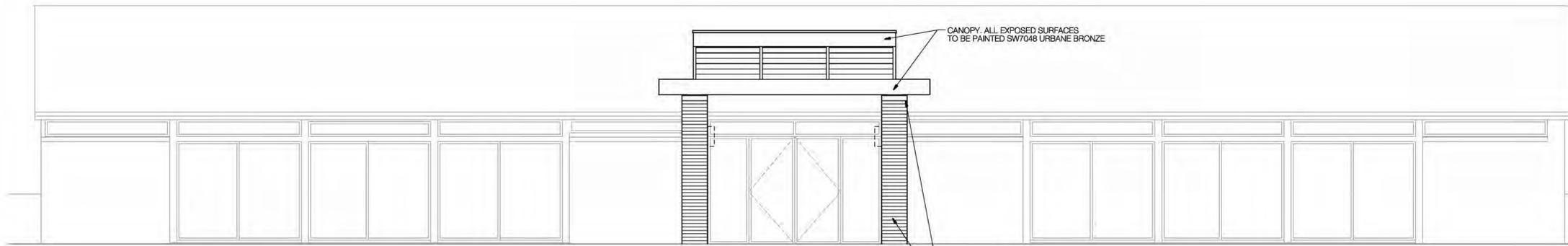
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DATE 05.20.2016  
SCALE 1/4" = 1'-0"

**A2**

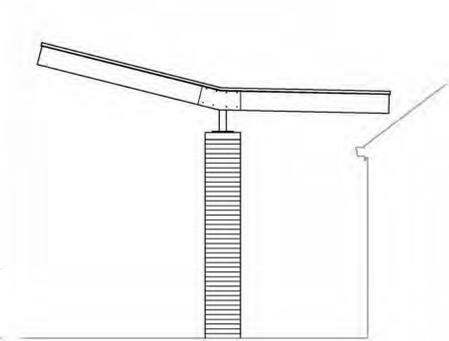
**BEXLEY HOUSE APARTMENTS  
NEW CANOPY**

2877 E. BROAD ST.  
COLUMBUS, OHIO 43209  
PARCEL ID: 020-004546-00

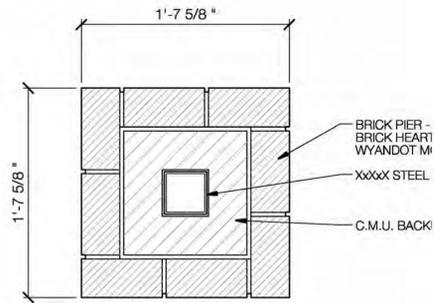
**PROPERTY OWNER:**  
BEXLEY HOUSE APARTMENTS LLC  
11766 WILSHIRE BLVD  
LOS ANGELES CA 90025



**1 FRONT (NORTH) ELEVATION**  
1/4"=1'-0"



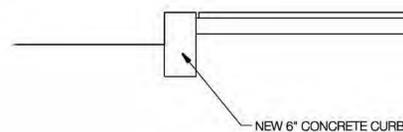
**2 SIDE (WEST) ELEVATION**  
1/4"=1'-0"



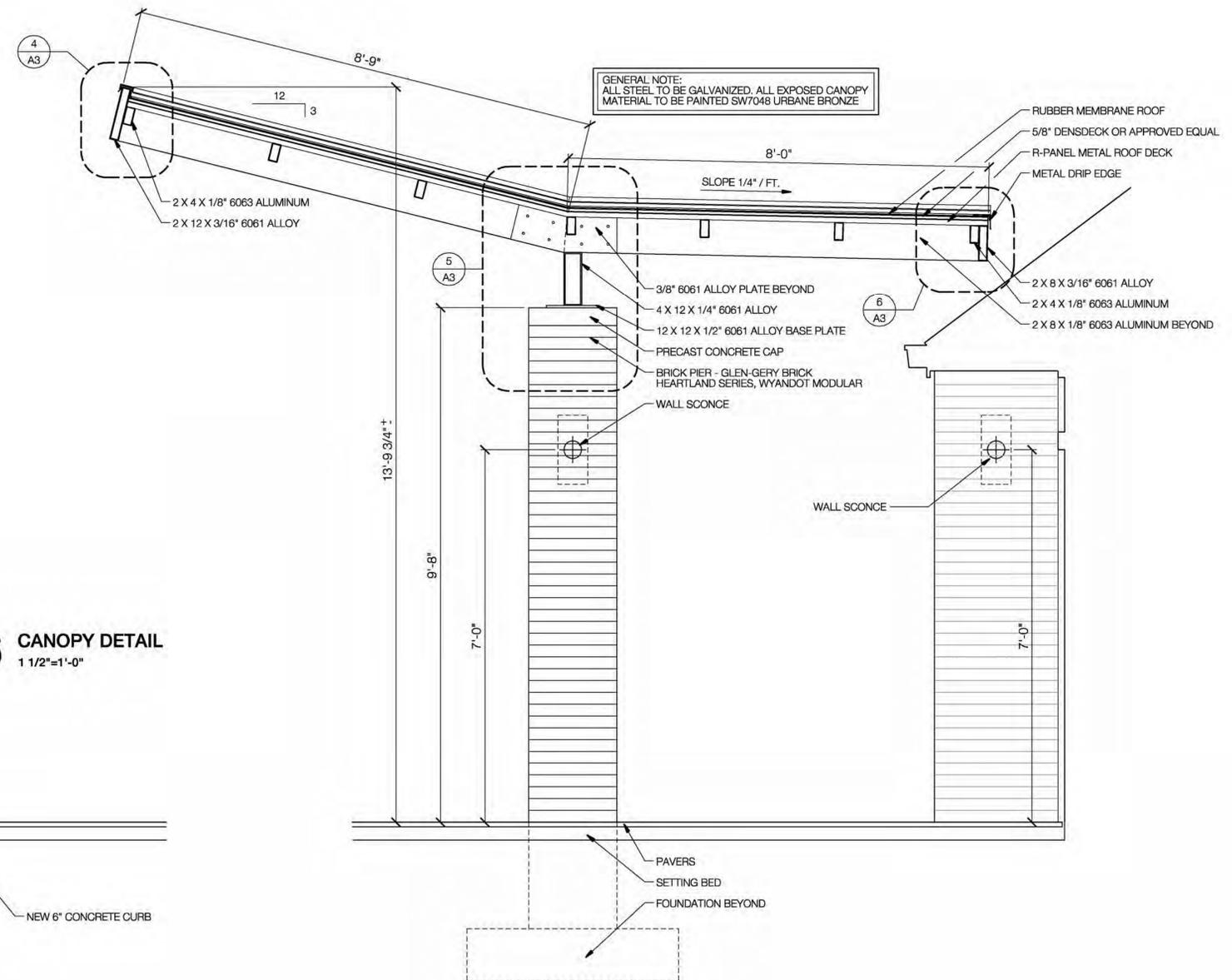
**3 PLAN DETAIL**  
1 1/2"=1'-0"

**4 CANOPY DETAIL**  
1 1/2"=1'-0"

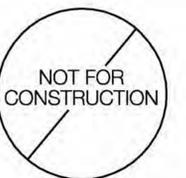
**5 CANOPY DETAIL**  
1 1/2"=1'-0"



**7 CURB SECTION**  
3/4"=1'-0"



**8 CANOPY SECTION**  
3/4"=1'-0"



PERMIT SET  
B.P.C. 08.03.16

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**ELEVATIONS  
& DETAILS**

PROJECT # 2016-22  
DATE 05.20.2016  
SCALE SEE DRAWING

**A3**



EXISTING CANOPY

**BEXLEY HOUSE APARTMENTS - NEW CANOPY**

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EXISTING CANOPY

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EXISTING CANOPY

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CANOPY RENDERING

**BEXLEY HOUSE APARTMENTS - NEW CANOPY**

2877 E. BROAD ST. - BEXLEY, OHIO

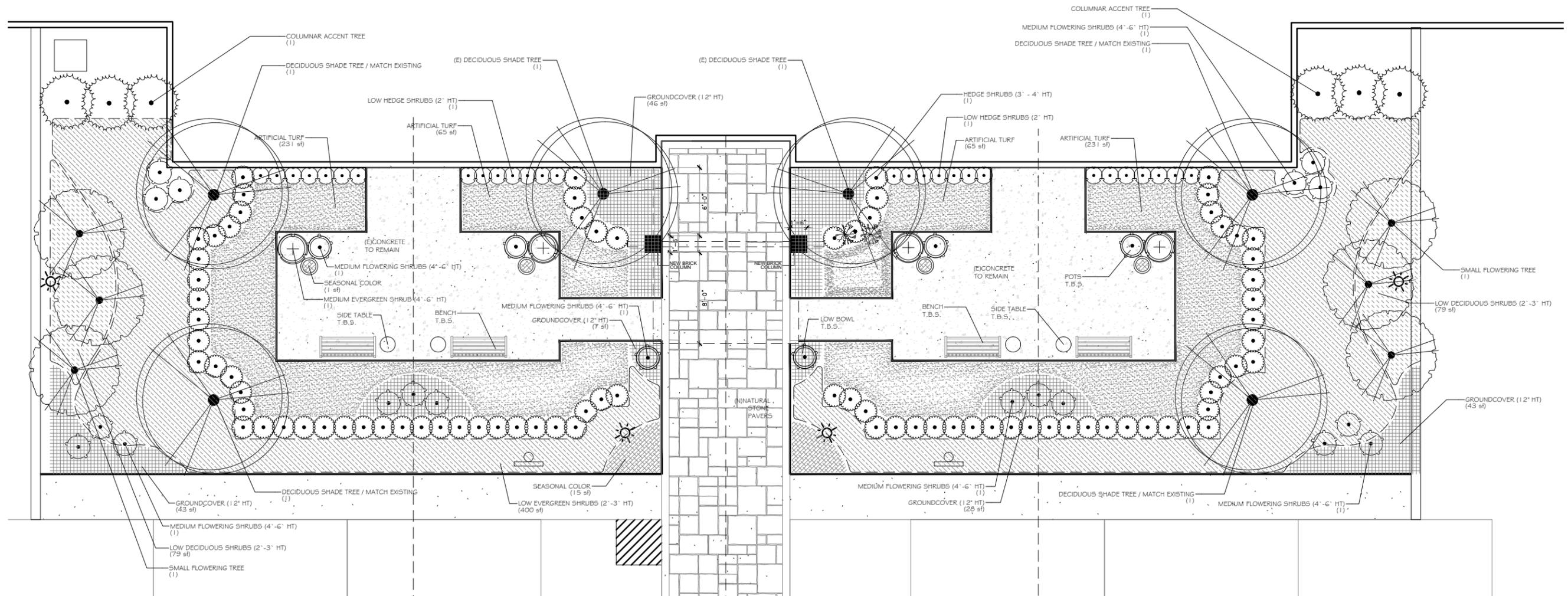
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**A7**

CONCEPT PLANT SCHEDULE

	COLUMNAR ACCENT TREE	6
	DECIDUOUS SHADE TREE	6
	SMALL FLOWERING TREE	6
	HEDGE SHRUBS (3' - 4' HT)	84
	MEDIUM EVERGREEN SHRUB (4' - 6' HT)	4
	MEDIUM FLOWERING SHRUBS (4' - 6' HT)	24
	LOW HEDGE SHRUBS (2' HT)	28
	LOW DECIDUOUS SHRUBS (2' - 3' HT)	159 sf
	LOW EVERGREEN SHRUBS (2' - 3' HT)	836 sf
	GROUNDCOVER (1 2" HT)	245 sf
	SEASONAL COLOR	34 sf
	LAWN	591 sf



LM / PL PLAN  
 Scale: 1/4"=1'-0"  
 GRAPHIC SCALE 1/8"=1'-0"

LANDSCAPE PLAN AT FRONT ENTRY

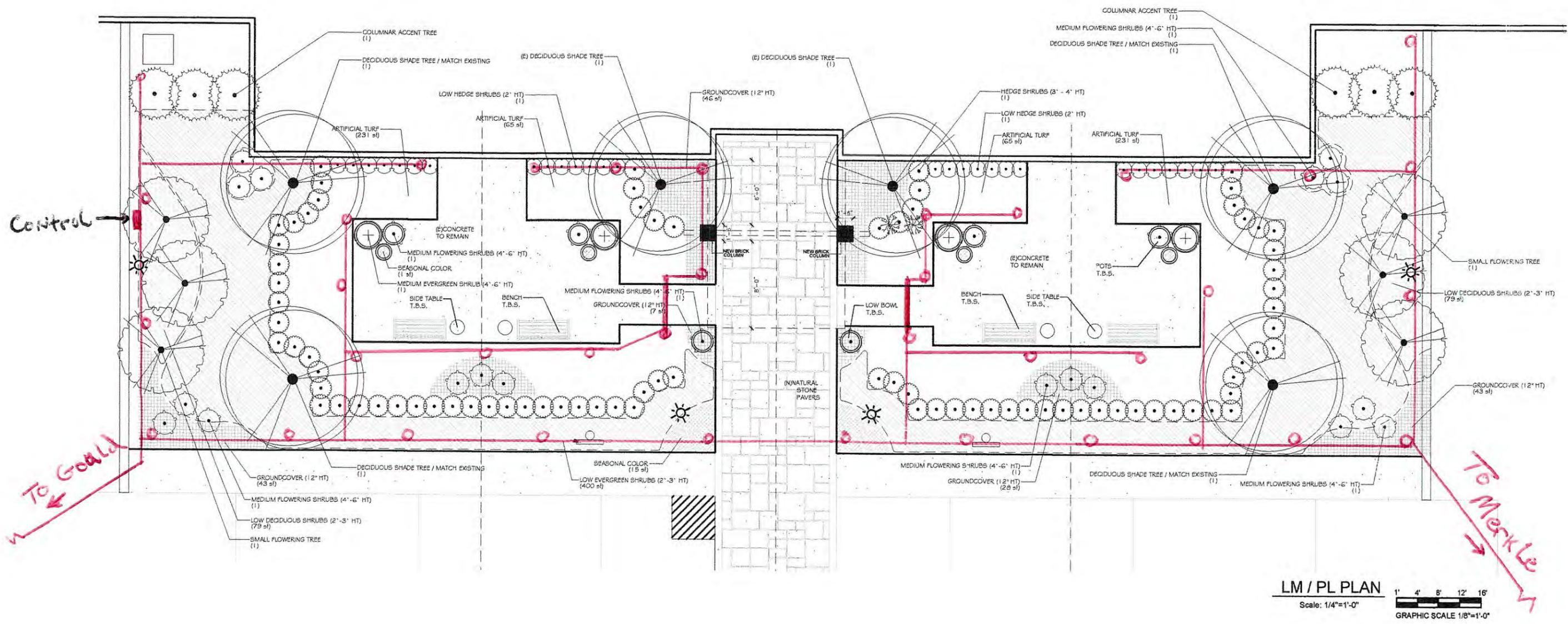
BEXLEY HOUSE APARTMENTS - NEW CANOPY

2877 E. BROAD ST. - BEXLEY, OHIO

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CONCEPT PLANT SCHEDULE

	COLUMNAR ACCENT TREE	6
	DECIDUOUS SHADE TREE	6
	SMALL FLOWERING TREE	6
	HEDGE SHRUBS (3' - 4' HT)	84
	MEDIUM EVERGREEN SHRUB (4'-6' HT)	4
	MEDIUM FLOWERING SHRUBS (4'-6' HT)	24
	LOW HEDGE SHRUBS (2' HT)	20
	LOW DECIDUOUS SHRUBS (2'-3' HT)	159 sf
	LOW EVERGREEN SHRUBS (2'-3' HT)	836 sf
	GROUNDCOVER (12" HT)	245 sf
	SEASONAL COLOR	34 sf
	LAWN	591 sf



IRRIGATION PLAN AT FRONT ENTRY

**BEXLEY HOUSE APARTMENTS - NEW CANOPY**  
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*Existing Sign at the Corner of East Broad St. and Gould Rd.*



*Existing Sign at the Corner of East Broad St. and Merkle Rd.*

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221 NORTH "B" STREET HAMILTON, OHIO 45013  
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ACCOUNT REP.

PTR  
DRAWN BY

Patrick Reist  
Account Manager Triangle Sign Co.

REVISIONS

NOTES

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

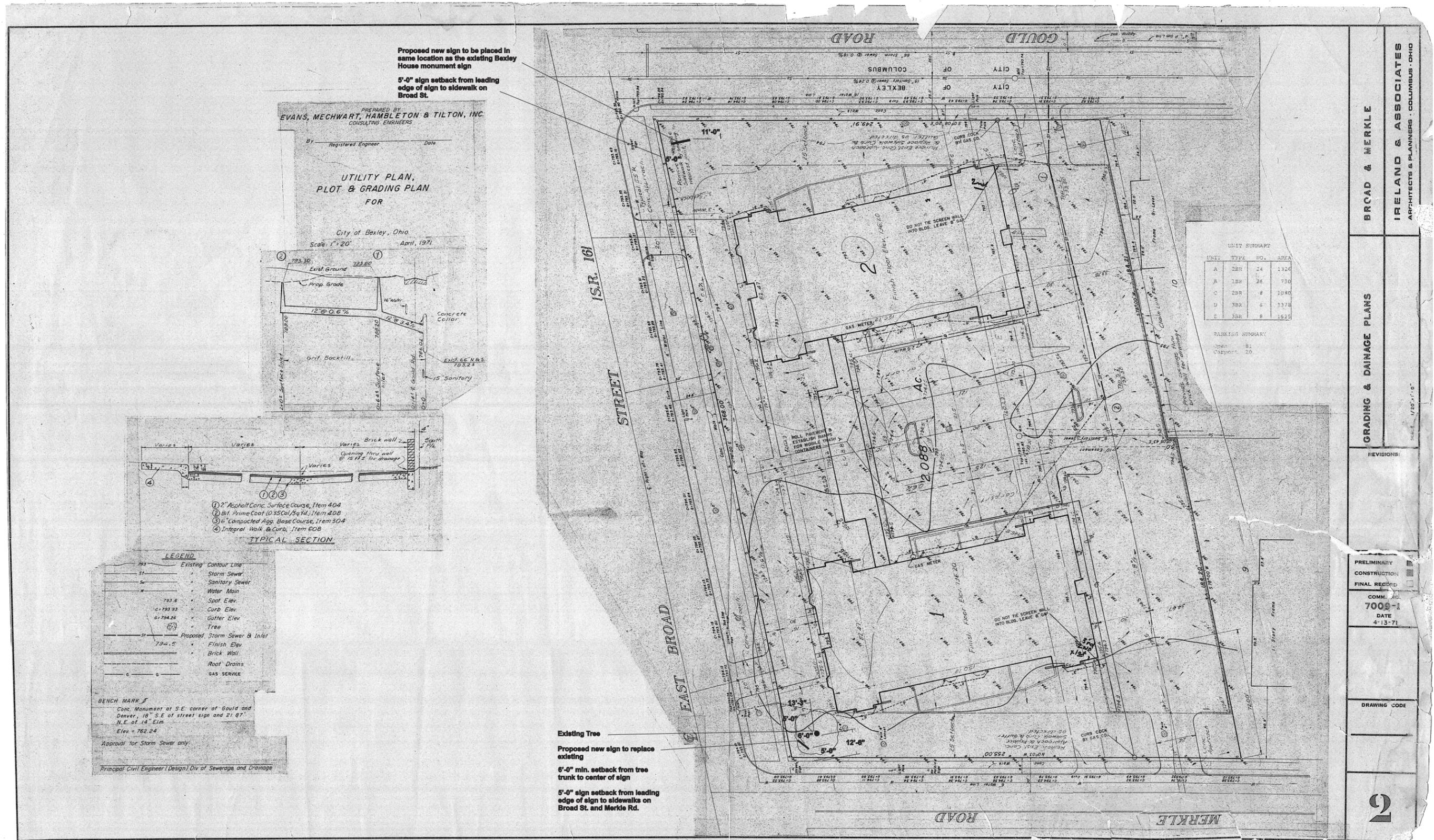
*Bexley House  
2877 East Broad St.  
Bexley, OH 43209*

JOBNO.	<b>REVISED</b>
DATE:	June 6, 2016
DWGNO.	16-0225-2
SHEET	1 OF 3

**EXISTING MONUMENT SIGNS**

**BEXLEY HOUSE APARTMENTS - NEW CANOPY**

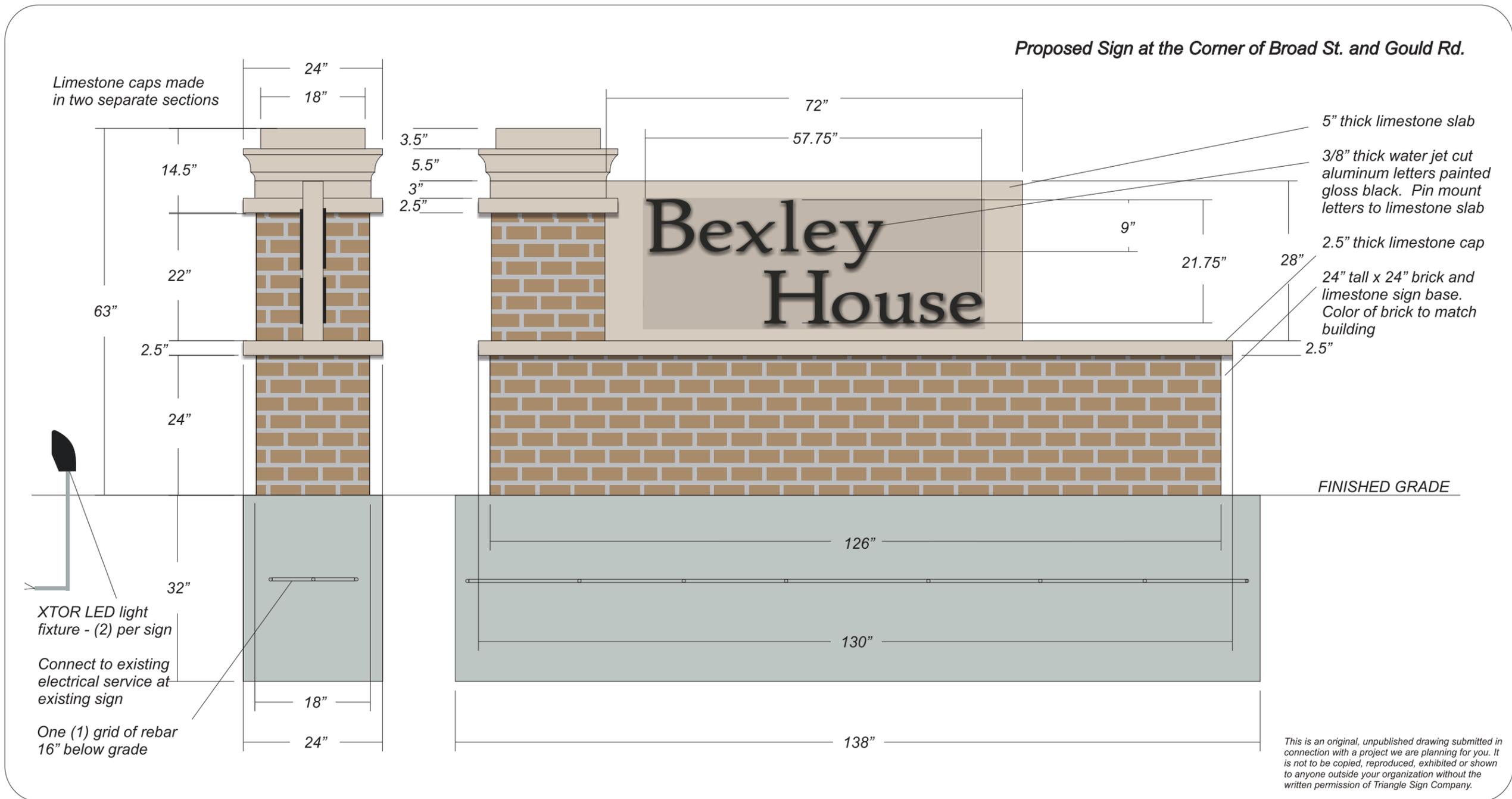
2877 E. BROAD ST. - BEXLEY, OHIO  
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SITE PLAN - PROPOSED NEW MONUMENT SIGN LOCATIONS

**BEXLEY HOUSE APARTMENTS - NEW CANOPY**  
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Proposed Sign at the Corner of Broad St. and Gould Rd.



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© pr Scale: 3/4" = 1'

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CUSTOMER APPROVAL DATE

Bexley House  
2877 East Broad St.  
Bexley, OH 43209

JOBNO.	<b>REVISED</b>
DATE:	June 6, 2016
DWGNO.	16-0225-2
SHEET	2 OF 3

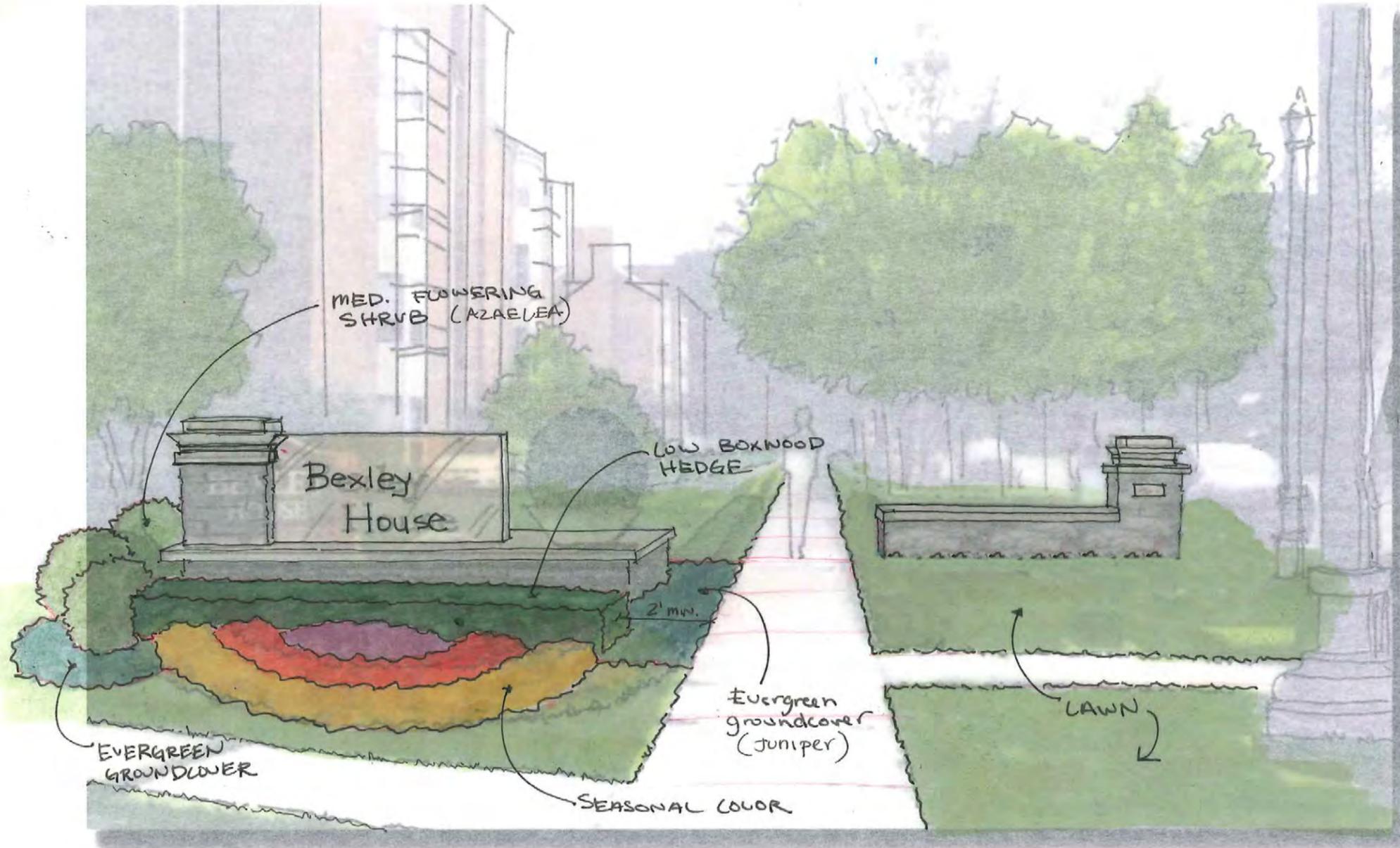
PROPOSED NEW MONUMENT SIGN - BROAD AND GOULD

BEXLEY HOUSE APARTMENTS - NEW CANOPY

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KOH-I-NOOR

KOH-I-NOOR



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CUSTOMER APPROVAL DATE

Bexley House  
2877 East Broad St.  
Bexley, OH 43209

KOH-I-NOOR

DATE:	February 25, 2016
DWGNO.	16-0225-2
SHEET	1 OF 3

PROPOSED NEW MONUMENT SIGN - BROAD AND GOULD

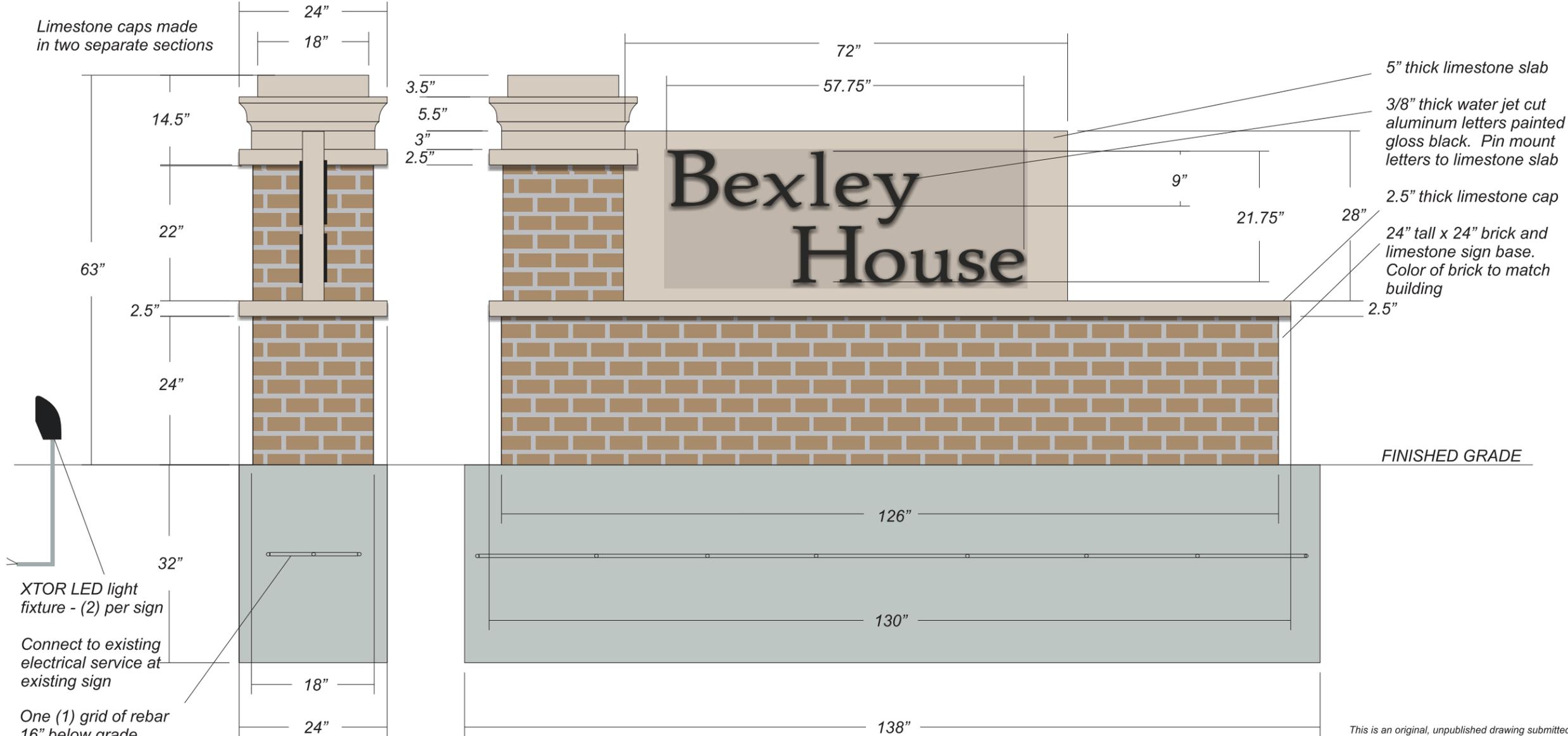
**BEXLEY HOUSE APARTMENTS - NEW CANOPY**

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A13

Proposed Sign at the Corner of Broad St. and Merkle Rd.



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NOTES

CUSTOMER APPROVAL DATE

Bexley House  
 2877 East Broad St.  
 Bexley, OH 43209

JOBNO.	<b>REVISED</b>
DATE:	June 6, 2016
DWGNO.	16-0225-2
SHEET	3 OF 3

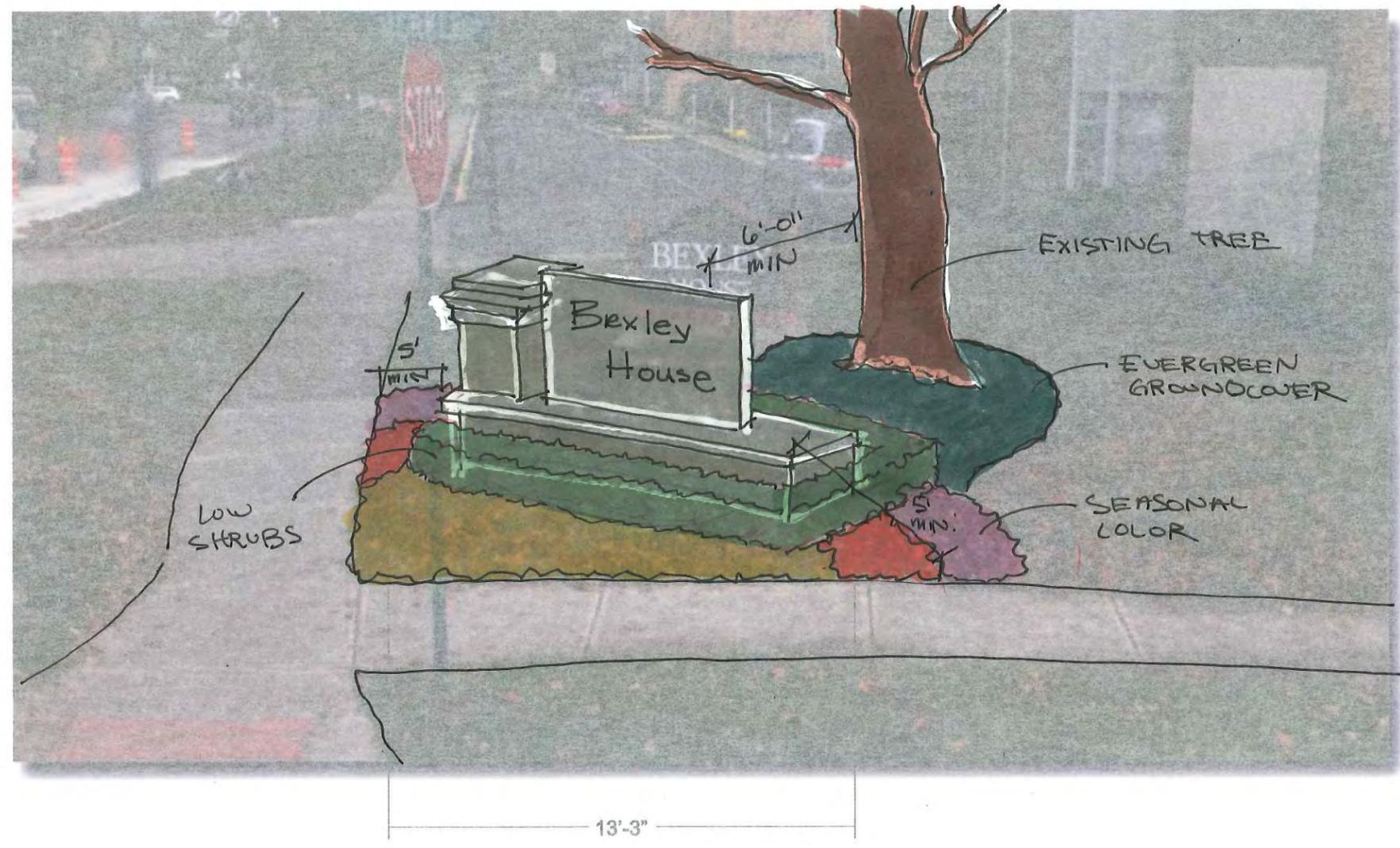
PROPOSED NEW MONUMENT SIGN - BROAD AND MERKLE

**BEXLEY HOUSE APARTMENTS - NEW CANOPY**  
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KOH-I-NOOR

KOH-I-NOOR



Existing Sign at the Corner of East Broad St. and Merkel Rd.

Proposed: Replace existing sign with new stone monument sign.

New sign to be located on the East side of the tree in the open grass area between the tree and the existing sidewalk.

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**TRIANGLE SIGN CO.**  
 A SIGN OF QUALITY SINCE 1921  
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 PHONE 513-863-2578 FAX 513-863-8740  
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 ACCOUNT REP.  
 PTR  
 DRAWN BY

Patrick Reist  
 Account Manager Triangle Sign Co.  
 REVISIONS

NOTES

CUSTOMER APPROVAL  
 DATE  
 Bexley House  
 2877 East Broad St.  
 Bexley, OH 43209

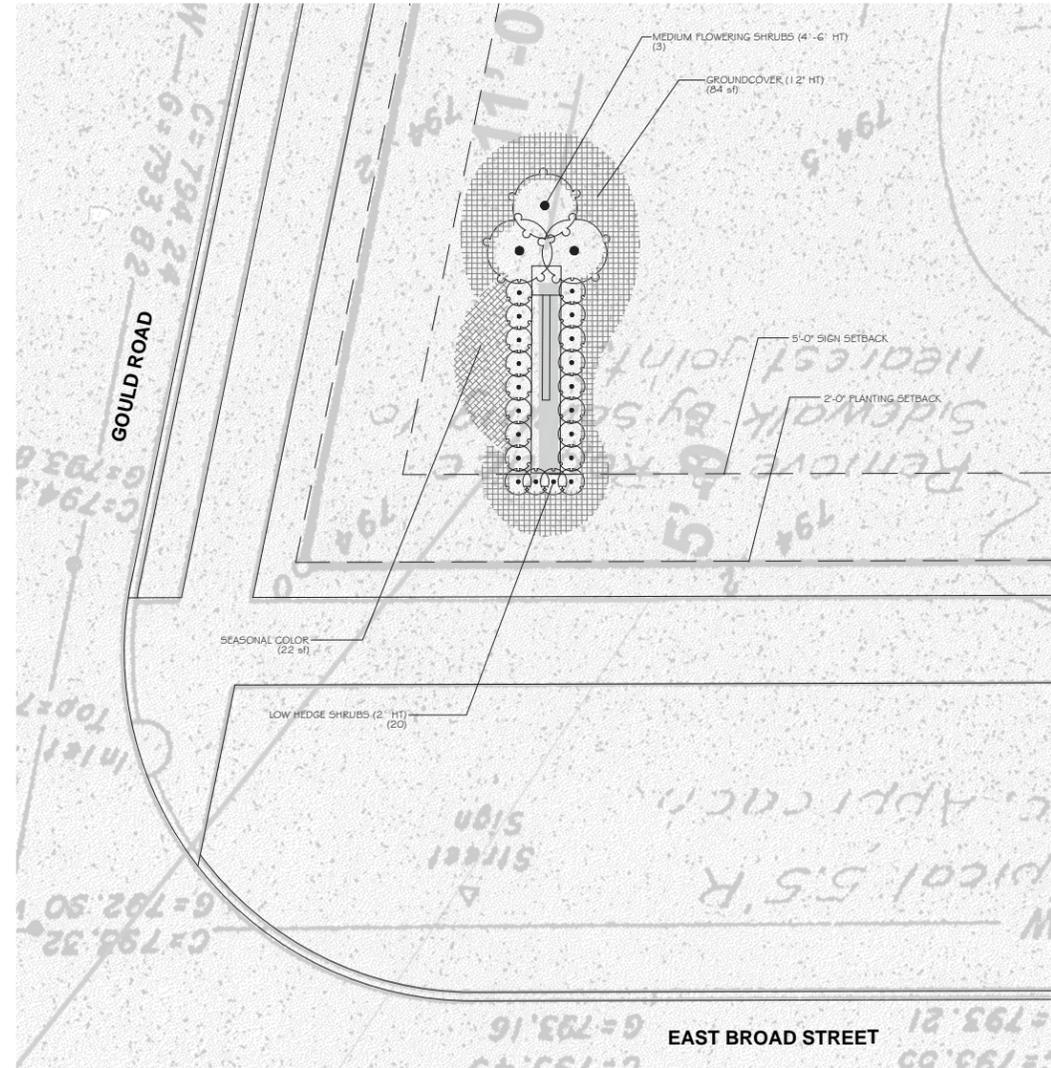
JOBNO.	REVISED
DATE:	May 4, 2016
DWGNO.	16-0225-2
SHEET	2 OF 6

PROPOSED NEW MONUMENT SIGN - BROAD AND MERKLE

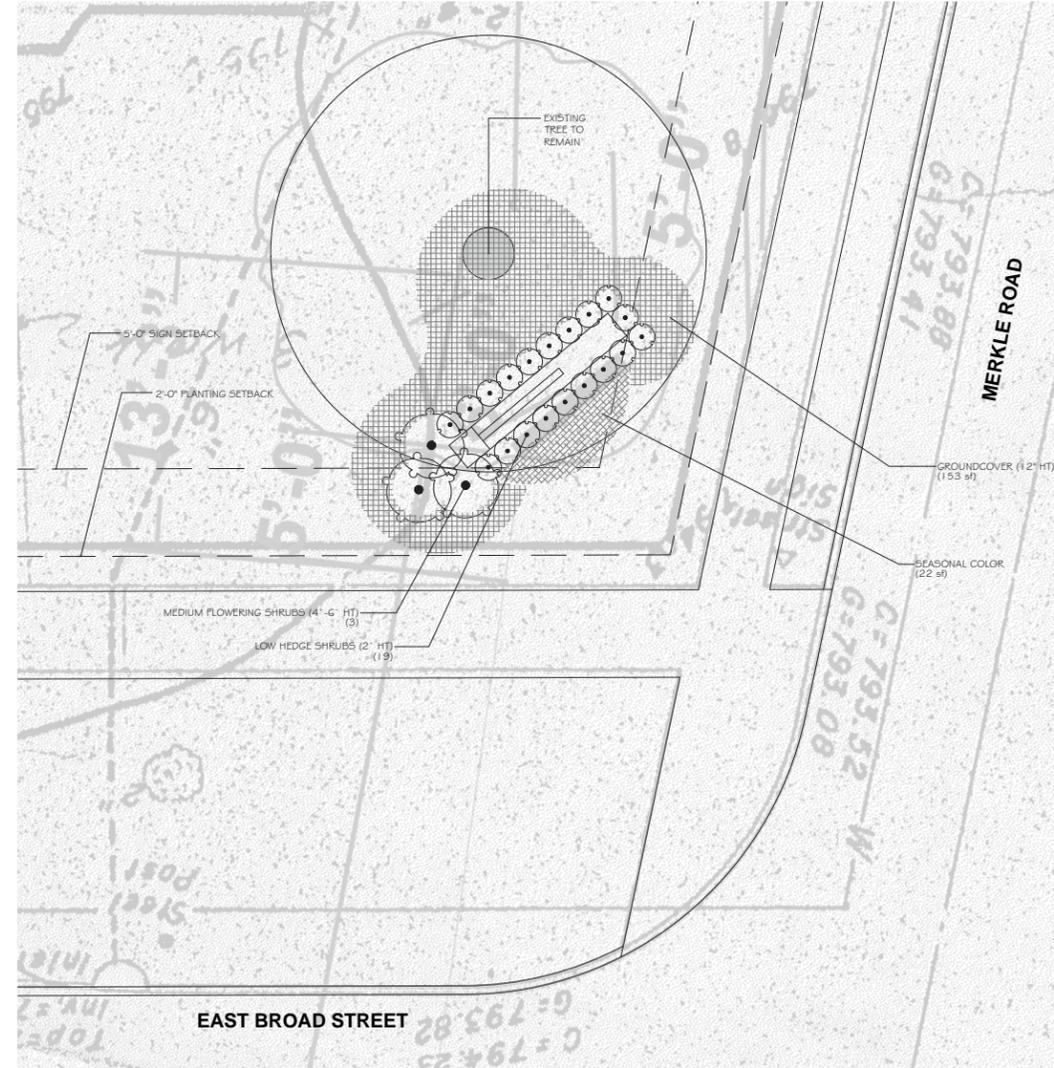
**BEXLEY HOUSE APARTMENTS - NEW CANOPY**  
 2877 E. BROAD ST. - BEXLEY, OHIO  
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CONCEPT PLANT SCHEDULE

	MEDIUM FLOWERING SHRUBS (4'-6" HT)	6
	LOW HEDGE SHRUBS (2' HT)	39
	GROUNDCOVER (12" HT)	236 sf
	SEASONAL COLOR	44 sf



EAST SIGN

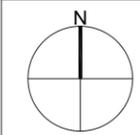


WEST SIGN

**NOT FOR CONSTRUCTION**  
**SAMMY CASTRO DESIGN**  
 6363 Wilshire Blvd., #200 Los Angeles, CA 90048  
 o. 310.573.8645 | f. 310.575.8673 | www.sammycastro.com

**BEXLEY HOUSE**  
 2877 EAST BROAD ST.  
 BEXLEY, OH 43209

Project Start Date:  
 Issue Date & Description:



Scale:  
 0 1 2 ft  
 1/4" = 1' - 0"

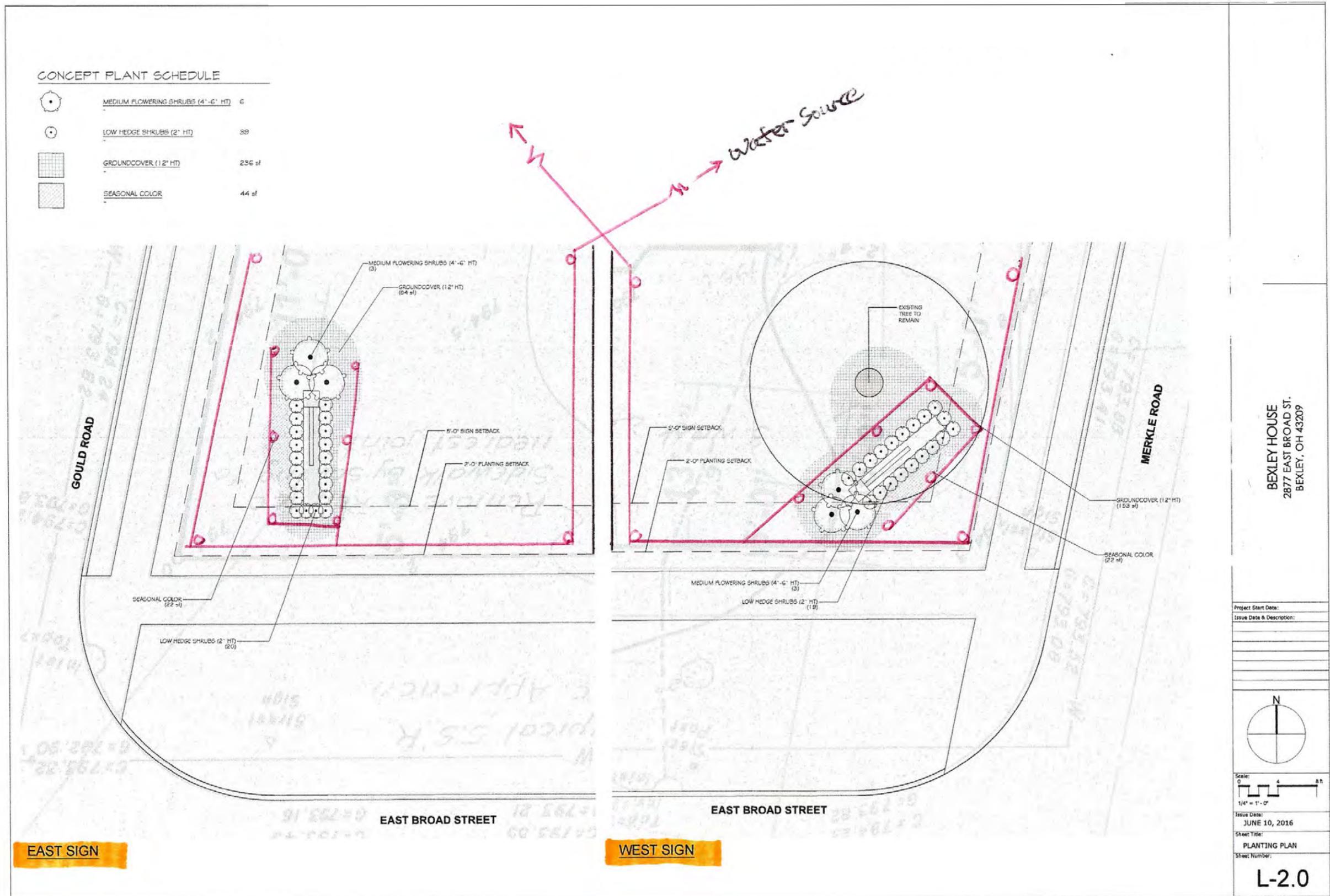
Issue Date:  
 JUNE 10, 2016

Sheet Title:  
 PLANTING PLAN

Sheet Number:  
**L-2.0**

LANDSCAPE PLANS AT SIGNS

**BEXLEY HOUSE APARTMENTS - NEW CANOPY**  
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IRRIGATION PLANS AT SIGNS



2A - Bexley House - Pavestone with Siding Panels

PROPOSED PAINTING - BAY WINDOWS AND CAR PORTS

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