



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

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, September 26th 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.: 16-021
Applicant: Tony Capuano – Snap Fitness/Native Cold Pressed
Owner: Schottenstein Property Group (SPG)
Location: 2408 E. Main Street
Request: The applicant is seeking a parking variance to allow Snap Fitness and Native Cold Pressed to occupy the space formerly occupied by Connell’s Flowers. The applicant is also seeking Environmental Review and approval, to allow new signage for Snap Fitness and Native Cold Pressed who will share the tenant space.

A copy of the application is available for review on the city website: 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: 09-12-16

CITY OF BEXLEY



Review Application for:

 PLANNING COMMISSION
 CITY COUNCIL
 TREE & PUBLIC GARDEN COMMISSION
2015

APPLICATION TO APPEAR BEFORE:

 CITY COUNCIL **PLANNING COMMISSION** Date: 8/29/16
 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: 2408 E. Main St. Bexley, OH 43209
NAME OF BUSINESS: Snap Fitness / Native

3. NAME OF APPLICANT: Tony Capvano
Address 93 E. 4th Ave. Columbus, OH 43201
Telephone Number (614) 315-3484 E-mail: tony@snapcolumbus.com

4. NAME OF OWNER: Schottenstein Property Group (SPG)
Address 4300 E. Fifth Ave. Columbus, OH 43219
Telephone Number (614) 449-6867 E-mail: Keith.massa@spgroup.com

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

please see attached

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

please see attached

7. What is the valuation on the project? _____

FEES: Payment of applicable fees:

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

(Re-submittal fee \$50)

Fee: Due: \$ 90

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.

Narrative for Parking Variance Application

Snap Fitness Bexley
Applicant: Tony Capuano
Proposed: 2408 E. Main St
Current: 2656 E. Main St

Our application for a parking variance in reference to 2408 E. Main St. will show to meet and exceed the following requirements set forth by the City of Bexley and the Main Street Guidelines.

The proposed use of Snap Fitness at 2408 E. Main St will not affect neighboring tenant businesses within the Shoppes. The Snap Fitness concept is designed around the local community having 24/7 access to a clean, community-based fitness center. We find most members run, walk, or ride their bike to our facilities. We are conveniently located close to homes, and in the heart of our member-base. Our 24/7 access for members means our traffic is spread-out throughout the day, minimizing "heavy-traffic" times. Our traffic patterns work to compliment our neighboring tenant's traffic patterns.

We will cause no burden to the current parking spaces allotted between the tenants in the Shoppes and here's why:

Walkability:

At the core of the business model is the asset of location for our member-base. Meaning our facilities are meant to be close to homes where walking, running, or biking to the facility is the norm. In-fact, 3 locations right here in Columbus operate with 0 reserved parking spaces, or parking lot. These 3 locations (German Village, Short North, and Worthington) all have either the same amount of members or more. In the case of German Village, with little to no street parking, we operate with nearly 200 more members than Bexley. We find most members will travel by foot or bike to our facilities. (Thereby having little burden on the current parking available.)

Convenience:

The proposed site at 2408 is West of our current location at 2656 E Main St. This move West will place us closer to the densely populated neighborhoods of Bexley, where our current member-base is located. The accessibility from homes where our members reside is very literally around the corner. (Thereby having little burden on the current parking available.)

24/7:

Unlike most Fitness Facilities, we operate on a 24/7 basis. This means (unlike most gyms) our member-base is more spread-out throughout the day. You won't get the over crowdedness you often find at gyms with limited staffed-hours. (Thereby having little burden on the current parking available.)

Traffic Patterns:

The "heavier" traffic for Snap Fitness falls between the hours of 6am and 9am. Please note the hours of our neighboring tenants, and find our morning traffic will be in and back out before they even open for business. While we do have an evening crowd, you'll find the "heavier" times range from 4pm-6pm. In regards to neighboring tenants traffic patterns, you can see that our traffic winds-down as theirs picks-up. A great example of people getting a workout in, right after work, and before dinner! (Thereby having little burden on the current parking available.)

Zen Cha Cafe & Tea ★

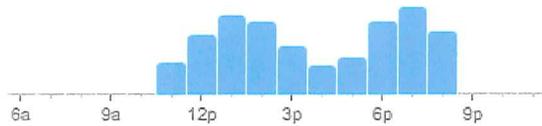
4.5 ★★★★★ 29 Google reviews

\$\$ - Tea House

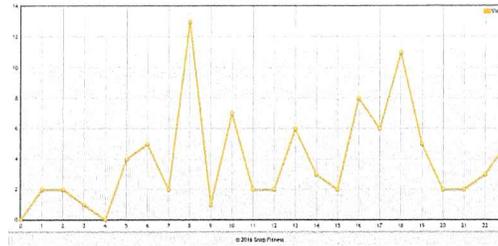
Address: 2396 E Main St, Columbus, OH 43209

Phone: (614) 237-9690

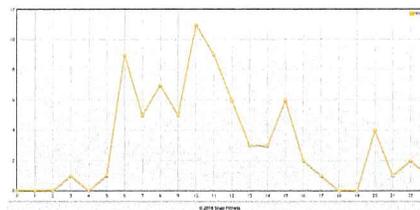
Hours: Sunday	10AM-5PM
Monday	11AM-9PM
Tuesday	11AM-9PM
Wednesday	11AM-9PM
Thursday	11AM-9PM
Friday	11AM-9PM
Saturday	10AM-9PM



Snap Fitness - BX 365 Door Trend (Weekday)



Snap Fitness - BX 365 Door Trend (Weekend)



AAB Indian Restaurant ★

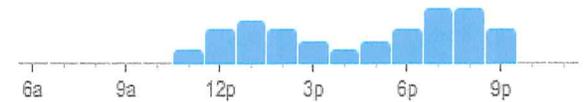
[Website](#) [Directions](#)

4.3 ★★★★★ 21 Google reviews

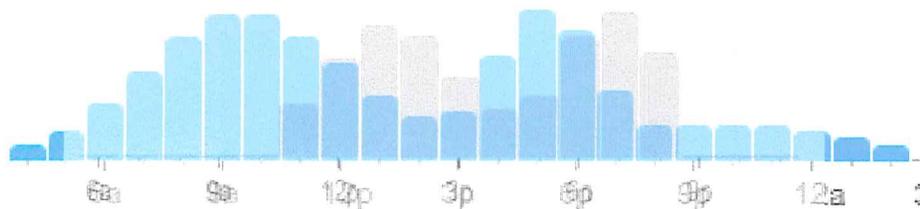
Restaurant

Address: 2400 E Main St, Bexley, OH 43209

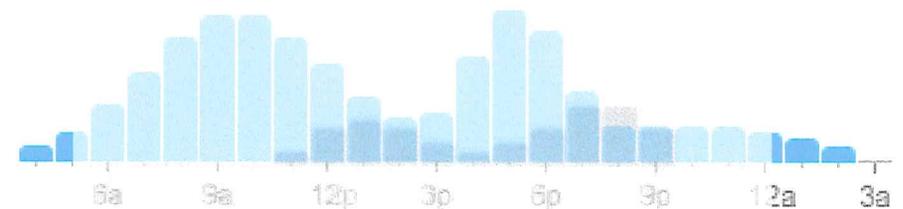
Hours: Sunday	12-9:30PM
Monday	11:30AM-10PM
Tuesday	11:30AM-10PM
Wednesday	11:30AM-10PM
Thursday	11:30AM-10PM
Friday	11:30AM-10:30PM
Saturday	11:30AM-10:30PM



ReMax
Monday - Friday
9am - 5pm



Graph of ZenCha Traffic Overlaid with Snap



Graph of AAB + ReMax Traffic Overlaid with Snap

Parking Spaces Available

Lot: 2656 E. Main St.

- 19 Spaces shared with co-tenant

Lot: 2408 E. Main St.

- 18 Spaces shared with co-tenants

Street: E. Main St (Pleasant to Cassady)

- 17 spaces (1 as Handicap) 8am-4pm

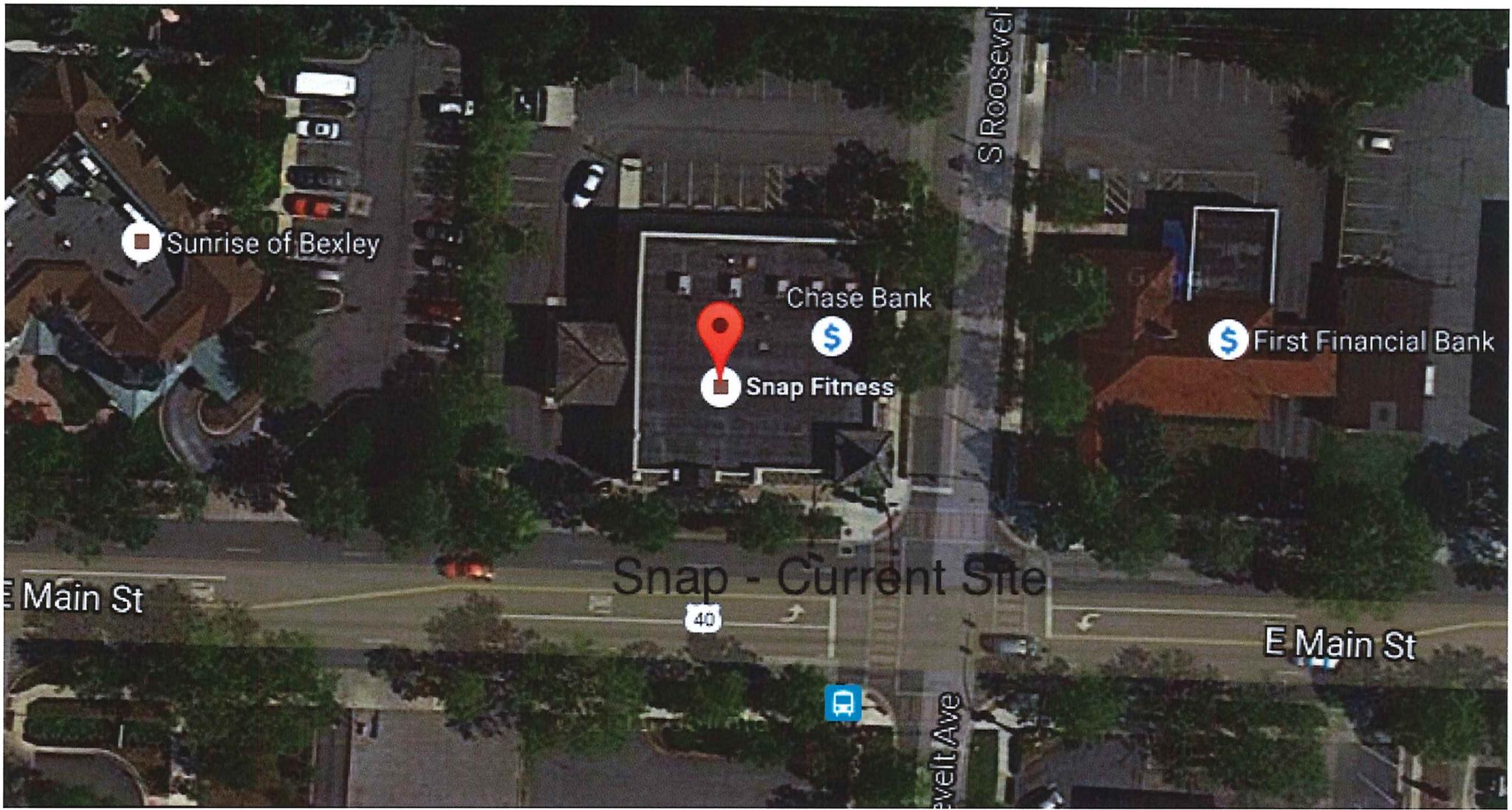
- 13 spaces 9am – 6pm

Street: Dawson Ave

- 9 Spaces

Street: Cassady

- 4-8 spaces (under construction)



Sunrise of Bexley



Snap Fitness

Chase Bank



First Financial Bank

Snap - Current Site



E Main St

E Main St

S Roosevelt

Evel Ave





Botheby's
Personal Realty

ZOË CAFE



Zen Cha Cafe & Tea



AAB Indian

Snap - Proposed Site

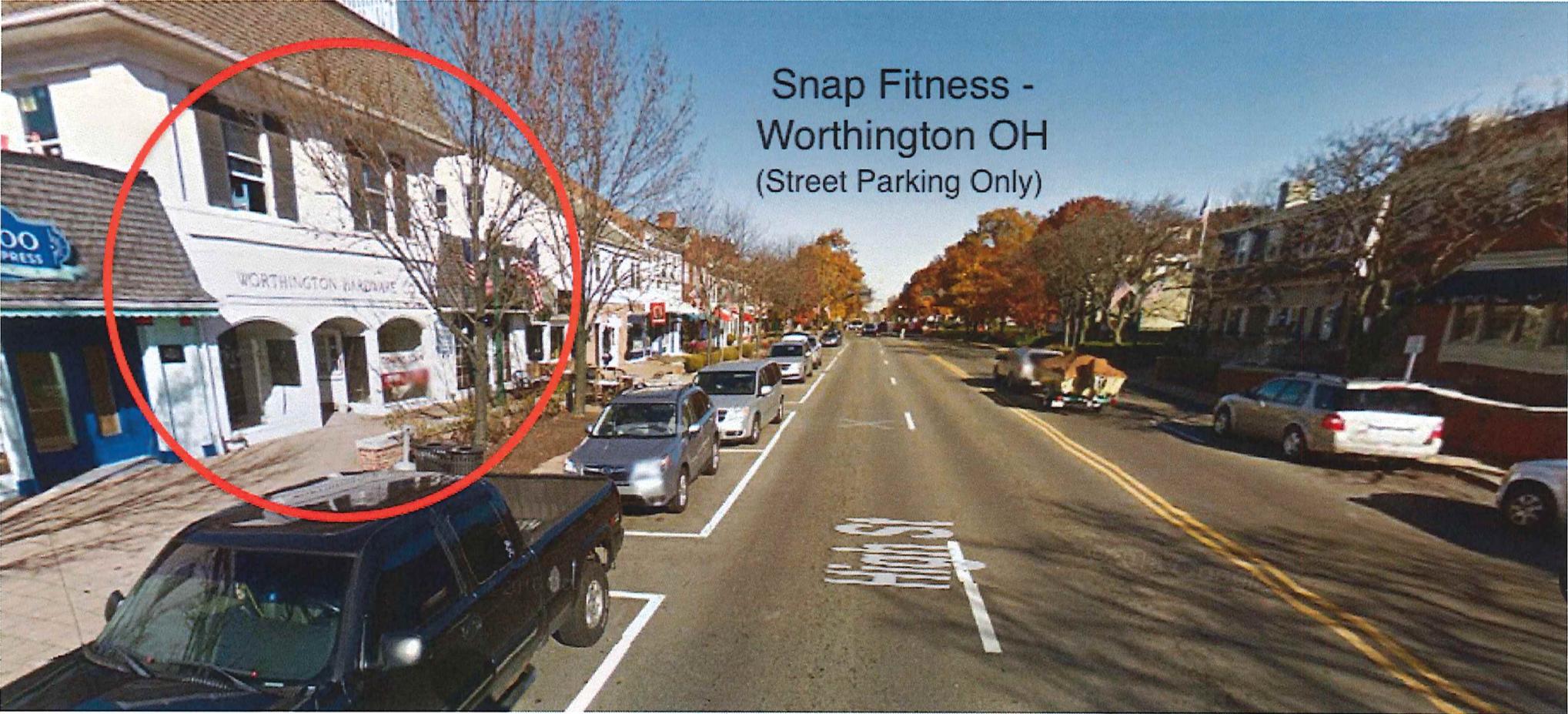
E Main St

Cassady Avenue S Cassady Ave

Michael C

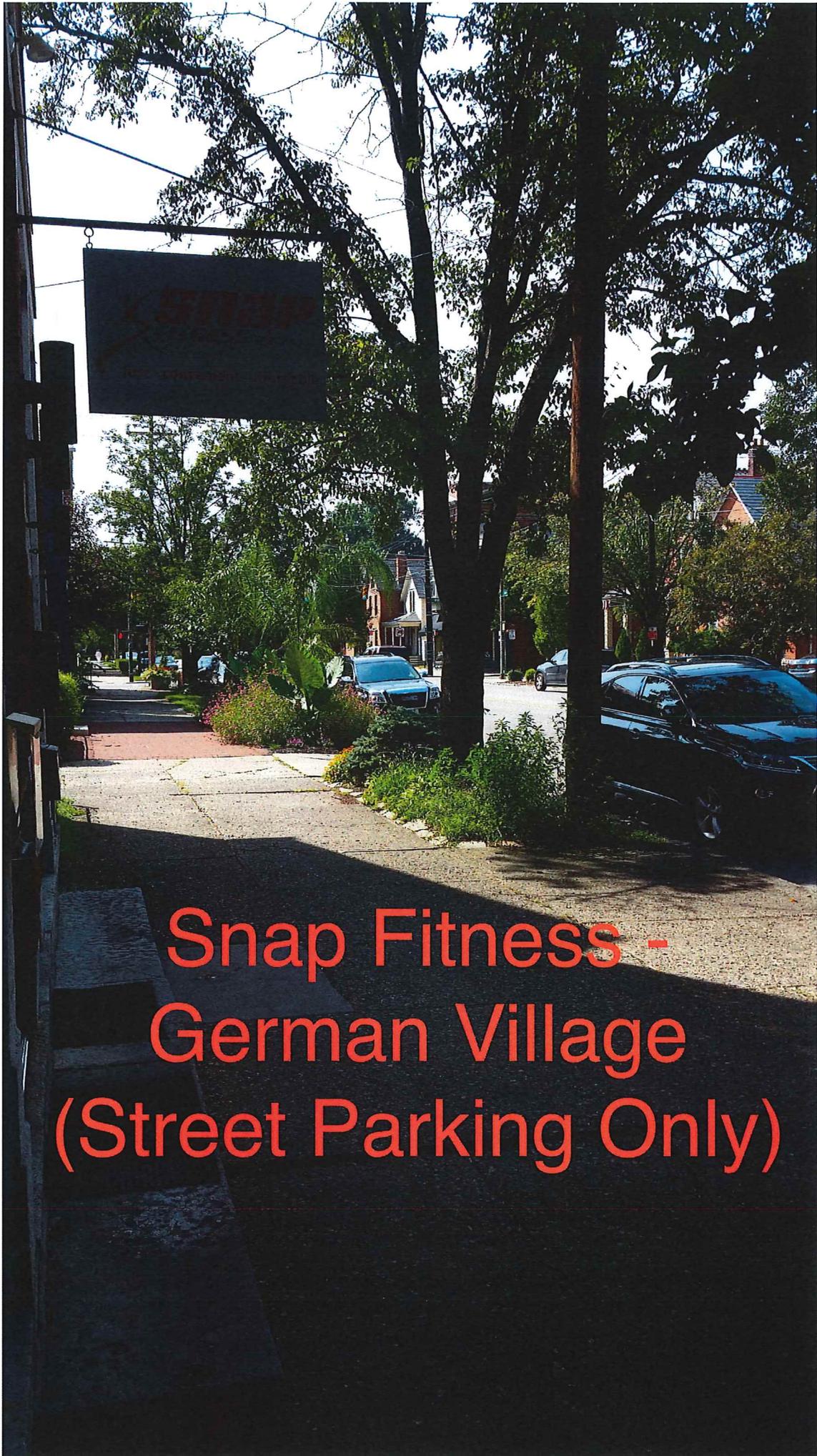
40

Snap Fitness -
Worthington OH
(Street Parking Only)





Snap Fitness - Short North
(Street Parking Only)



**Snap Fitness -
German Village
(Street Parking Only)**

CITY OF BEXLEY



Review Application for:

 PLANNING COMMISSION
 CITY COUNCIL
 TREE & PUBLIC GARDEN COMMISSION
2015

APPLICATION TO APPEAR BEFORE:

 CITY COUNCIL **PLANNING COMMISSION** Date: 8/29/2016
 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: 2408 E. Main St. Bexley, OH 43209
NAME OF BUSINESS: Snap Fitness / Native Cold Pressed

3. NAME OF APPLICANT: Tony Capuano
Address 93 E. 4th Ave. Columbus, OH 43201
Telephone Number (614) 315-3484 E-mail: tony@snapcolumbus.com

4. NAME OF OWNER: Schottenstein Property Group (SPG)
Address 4300 E. Fifth Ave. Columbus, OH 43219
Telephone Number (614) 449-6867 E-mail: Keith.massa@spgroup.com

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

Install internally illuminated channel letters in place of pre-existing Connell's Signage. Install flag/blade sign to match other tenants in the shoppes. Refabricate existing awnings to black, with white lettering.

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

7. What is the valuation on the project? 7,450.⁸⁴

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: Snap Fitness 24-7

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** 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: 8/27/16
(Signature)

Fee Due: \$ _____

Planning Commission Review Date: _____

Staff Review Date: _____

Approved by: _____ Date: _____

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

Ordinance No. _____

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

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

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

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

10. SIGN INFORMATION

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

B. SIZE 41.7 Sq. Ft. 15.1 Ft. Horizontal 2.75 Ft. Vertical

C. Sign Wording: Snap Fitness 24-7

D. What is the linear width of your tenant space? 30ft

In order to properly complete the application, the Commission requires that **3 copies AND 1 pdf emailed to 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.**

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APPLICANT:  DATE: 8/27/16
(Signature)

Fee Due: \$ _____

Planning Commission Review Date: _____

Staff Review Date: _____

Approved by: _____ Date: _____

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

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

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

10. SIGN INFORMATION

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

B. SIZE 19.5 Sq. Ft. 3 Ft. Horizontal 6.5 Ft. Vertical

C. Sign Wording: Snap Fitness 24-7 / Native Cold Pressed (raw organic juice)

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 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.**

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APPLICANT:  DATE: 8/27/16
(Signature)

Fee Due: \$ _____

Planning Commission Review Date: _____

Staff Review Date: _____

Approved by: _____ Date: _____

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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 checked="" 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 type="checkbox"/>	Variance	\$90.00
<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: \$ 200

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.



PROPOSAL

SUBMITTED TO: Snap Fitness
ADDRESS: 2656 E main St 2408 E. Main St

DATE: 8-15-2016

JOB SITE: 2408 E Main St Bexley, OH

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES:

Remove existing letters- fill holes with clear silicone, make
New install pattern. 1,100.00

Install removed channel letters, and blade sign at new location. 1,900.00
We are assuming that the existing power supplies can be reused. We are assuming that
there is space behind the wall for power supplies and access for wiring.

Fabricate one 76" x 36" x 3" deep, double face, internally illuminated flag mount sign.
Sign and support structure to be painted satin black. Copy to be routed out and backed
with flat white acrylic plastic. Sign to be illuminated with white LED. Sign to mount to brick wall.
Electric supply to sign by others. 1,927.84

Recover existing east and south elevation awning with black vinyl fabric. 2,523.00
White vinyl graphic per PRINT3, applied to awning.
Permits At Cost
Staff time to obtain permit 75.00 per hour

CONDITIONS:

The above prices do not include sales tax IF APPLICABLE.

All work to be done during normal work hours/ nights & weekends are overtime hours.

All prices based on normal installation conditions. WE ASSUME THAT FOUNDATION LOCATIONS ARE IN SOIL CONDITIONS,
AND THAT LOCATION IS ACCESSIBLE VIA OUR EQUIPMENT (CRANE, DUMPTRUCK, BOBCAT & TRAILER).

WE ARE ASSUMING 120 VOLT ELECTRICAL SERVICE UNLESS WE ARE NOTIFIED OTHERWISE.

Electric supply to sign by others. Branham will make final electrical connections within 5 feet if service is accessible at time
signage is installed.

Service work on existing sign is not covered in the above quote. It can be done on a time and material basis when signage is
installed if customer wants.

If an interior wire raceway cover is needed it is not included in the above costs.

The above price does not include permits (charged at cost) staff time to obtain permits 75.00 per hour ; engineering if
required is an additional charge. Price does not include a final inspection if required

There must be access behind the wall, for transformers to be located, and for us to do wiring.

Price does not include final inspection if needed.

This quote is valid for 30 days. We will have to park on the street- arrangements will have to be made with the City of Bexley,
and this may include parking permits.

Payment to be made as follows: A deposit of 50% and the balance due upon completion.

This contract, subject to the conditions noted is herein accepted by both parties. The undersigned Purchaser states that he has read and understands
this contract.

Purchaser.

Mary Miller

Date.

Date

JS
Quotes/2016/S/SnapFit/quoteprint3



CITY OF BEXLEY

BUILDING DEPARTMENT

2242 E. Main Street

(614) 559-4240

Permit # _____

SIGN APPLICATION FOR PERMIT

1. Address of job site: 2408 E. Main St. Bexley, OH 43209
2. Name of Business: Snap Fitness / Native Cold Pressed
3. Owner of Property: SPG Phone: (614) 449-6867
4. Contractor: Jeff Branham / Branham Sign Phone: 888-976-7446
Address: 127 Cypress St. SW Zip: 43062 Contact Person: Jeff Branham

5. SIGN INFORMATION

A. Date to be installed: 10/15/16 *Banner must be removed by _____

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

C. SIZE 41.7 Sq. Ft. 15.1 Ft. Horizontal 2.75 Ft. Vertical

D. Sign Wording: Snap Fitness - 24.7

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 Planning Commission.

IT IS THE APPLICANTS RESPONSIBILITY TO MEET ALL REQUIREMENTS OF THE COMMISSION.

Applicant: [Signature] Date: 8/27/16
Signature

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

Staff Review Date: _____

Approved by: _____ Date: _____

_____ Permanent Sign Permit Fee \$90.00
 _____ Temporary Banner (MAX. 1 month per year) Permit Fee \$50.00

Fee: \$ _____

Comments/Conditions:

please review conditions on back side of application



CITY OF BEXLEY

BUILDING DEPARTMENT

2242 E. Main Street

(614) 559-4240

Permit # _____

SIGN APPLICATION FOR PERMIT

1. Address of job site: 2408 E. Main St. Bexley, OH 43209
2. Name of Business: Snap Fitness / Native Cold Pressed
3. Owner of Property: SPG Phone: (614) 449-6867
4. Contractor: Branham Sign Phone: 888-976-7446
 Address: 127 Cypress St. SW Zip: 43062 Contact Person: Jeff Branham

5. SIGN INFORMATION

- A. Date to be installed: 10/15/16 *Banner must be removed by _____
- B. TYPE: Free Standing "A" frame Pole Window
 Projecting Awning Wall Banner
- C. SIZE _____ Sq. Ft. _____ Ft. Horizontal _____ Ft. Vertical (existing awnings)
- D. Sign Wording: Snap Fitness 24-7

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 Planning Commission.

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Applicant: [Signature] Date: 8/27/16
Signature

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

Staff Review Date: _____

Approved by: _____ Date: _____

_____ Permanent Sign Permit Fee	\$90.00
_____ Temporary Banner (MAX. 1 month per year) Permit Fee	\$50.00

Fee: \$ _____

Comments/Conditions:

please review conditions on back side of application



CITY OF BEXLEY

BUILDING DEPARTMENT

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Permit # _____

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- C. SIZE 19.5 Sq. Ft. 3 Ft. Horizontal 6.5 Ft. Vertical
- D. Sign Wording: Snap Fitness 24.7 / Native Cold Pressed (Raw organic juice)

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Signature

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

Staff Review Date: _____

Approved by: _____ Date: _____

_____ Permanent Sign Permit Fee	\$90.00
_____ Temporary Banner (MAX. 1 month per year) Permit Fee	\$50.00

Fee: \$ _____

Comments/Conditions:

please review conditions on back side of application



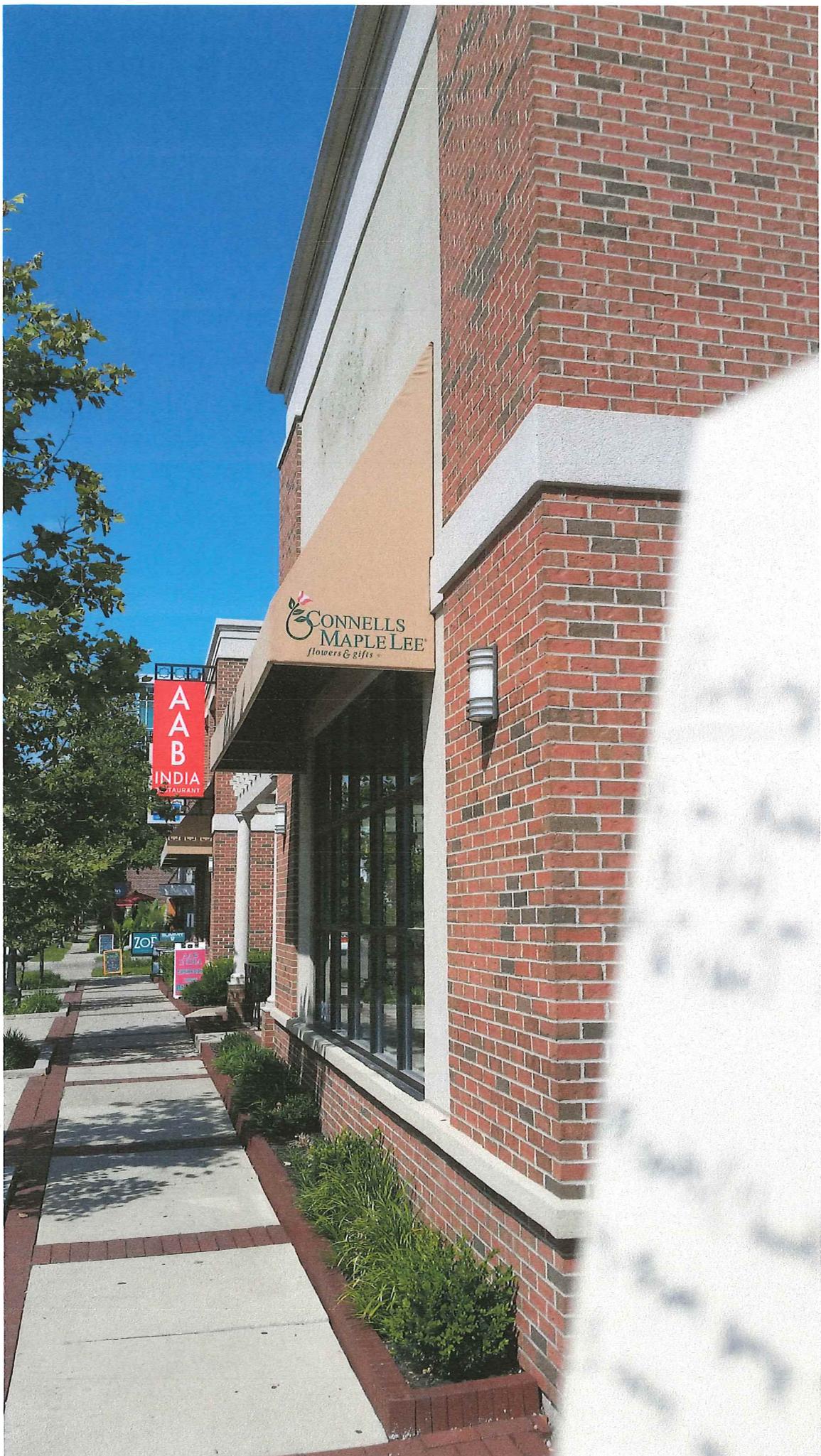
RESERVE
FREE

SUNNYSIDE
Flowers & Gifts

2408

© 2015 Google





CONNELLS
MAPLE LEE
flowers & gifts

A
A
B
INDIA
RESTAURANT

ZOF



CONNELLS
MAPLE LEE
flowers & gifts

Client



Address

BEXLEY OH

Location

BEXLEY OH

Sales

jsmith@branhamsign.com

Designer

ghorn@branhamsign.com

Notes



THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 610 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Approved & Dated

THE DESIGNS, CONCEPTS, DRAWINGS AND SPECIFICATIONS PROVIDED ARE THE EXCLUSIVE PROPERTY OF BRANHAM SIGN COMPANY INCORPORATED AND MAY NOT BE REPRODUCED IN ANY WAY, SHAPE OR FASHION WITHOUT THE EXPRESS WRITTEN PERMISSION OF BRANHAM SIGN COMPANY INCORPORATED

Page

1 of 1



INTERNALLY ILLUMINATED ALUMINUM CHANNEL LETTERS PAINTED BLACK WITH 1" BLACK TRIM AND WHITE ACRYLIC FACES DECORATED WITH RED AND BLUE TRANSLUCENT VINYL



INTERNALLY ILLUMINATED ALUMINUM FLAG SIGN PAINTED SATIN BLACK WITH COPED ALUMINUM FACES BACKED WITH WHITE ACRYLIC



FRONT ELEVATION



SIDE ELEVATION

AWNINGS RECOVERED IN BLACK WITH WHITE COPY AND GRAPHICS AS SHOWN