



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

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, November 28th 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.: 16-023
- Applicant: Dan Cline
- Owner: Plaza Properties
- Location: 2158-2222 E. Main Street
- Request: The applicant is seeking a environmental review and approval to allow 2 parking spaces to be converted to a trash enclosure and landscape bed at the southeast corner of the parking lot located on the north side of the Bexley Gateway building , to accommodate the increase in the volume of trash.

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: 11-14-16

CITY OF BEXLEY

Planning Commission Review City Council Review



APPLICATION SUBMISSION CHECKLIST

(Required – Must Accompany Application)

Project Address: 2158-2222 EAST MAIN STREET

Applicant: DAM CLINE Phone: 614-485-9400

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 3 hard copies and 1 pdf (e-mailed to krose@bexley.org) of all the following supporting information:**

- 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:** 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.
 - a. 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.
 - b. The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
 - c. 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.
 - d. The use will not create an undue burden on existing public facilities and services such as streets, utilities, schools or refuse disposal.
 - e. The use is consistent with and/or furthers the City's economic goals.
 - f. The use is expected to result in a net increase in assessed value or tax revenue to the City.
 - g. The use enhances economic development through job creation, tax revenues to the City, attraction of people, or increased economic activity.
 - h. The use serves a compelling public need, regardless of its ability to meet economic development goals.

- Location map/site plan:

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

- Sign/Fence Plan:** a 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:** a colored rendering of the sign or fence elevation to scale.
- Landscape Plan:** 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:** a location plan or vicinity map to scale which show all adjoining properties (tax parcel map may be used).
- Project Description:** 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:** 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:** a building/structure elevation drawings to scale with materials and colors indicated (all sides of the proposed structure or improvements).
- Parking Plan:** 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:** 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:** an exterior site lighting plan to scale including fixture types and location (where applicable).
- Screening Plan:** 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:** 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 4 weeks 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.

DAN CLINE

(Applicant – Type or Print Name)



10-20-16

(Signature / Date Signed)

City Staff Use:

Received: _____

- Complete / Accepted, forward for Staff Review.
- Incomplete / Rejected, return to Applicant.

CITY OF BEXLEY



Review Application for:

PLANNING COMMISSION
 CITY COUNCIL
 TREE & PUBLIC GARDEN COMMISSION
2015

APPLICATION TO APPEAR BEFORE:

CITY COUNCIL **PLANNING COMMISSION** Date: 10-20-16
 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 TRASH ENCLOSURE

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED: 215B-2222 EAST MAIN ST
NAME OF BUSINESS: BEXLEY GATEWAY

3. NAME OF APPLICANT: DAN CLINE
Address 112 S. PARKVIEW AVE
Telephone Number 614-485-9400 E-mail: d.cline@danielclinearchitects.com

4. NAME OF OWNER: PLAZA PROPERTIES
Address 3016 MARYLAND AVE
Telephone Number 614-237-3726 E-mail: _____

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

ATTACHED

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? \$4,500.00

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 **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: _____



(Signature)

DATE: 10-28-12

Fee Due: \$ 100.00

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 checked="" 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 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**)

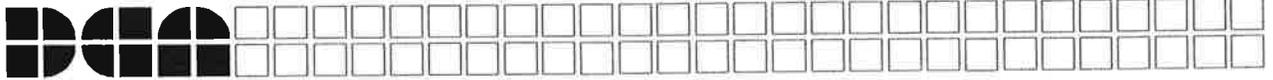
Fee: Due: \$ 100.00

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.



October 28, 2016

City of Bexley
Planning Commission
Kathy Rose
Exterior Design Review
2242 East Main Street
Bexley, Ohio 43209

Re: Bexley Gateway
Trash Enclosure Modifications
2158-2222 East Main Street
Bexley, Ohio 43209

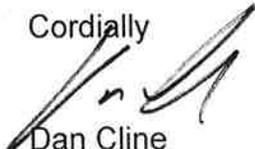
Kathy:

As discussed, Bexley Gateway trash enclosures are in disrepair and are undersized for the Tenants. Trash is being removed daily and is still overflowing dumpster. We are proposing the following modifications:

1. A. Add Trash Dumpster #2 behind Rusty Bucket rear door. Enclosure to be constructed with factory finished metal siding. Will include curbed planting bed to prevent metal from vehicular damage and to help screen.
- B. Remove small wood trash enclosure north existing brick enclosure currently being used to conceal cooking oil dumpster. We have installed cooking oil removal system not requiring exterior storage.
- C. Replace wood doors on Trash Dumpster #1 with factory finished metal siding.
- D. Add 5 Arborvitae in existing curbed planting area to screen enclosure.

Please call to discuss.

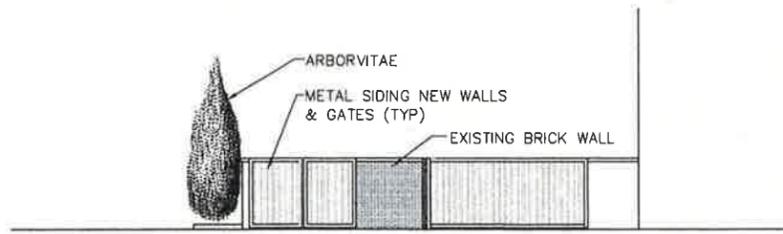
Cordially



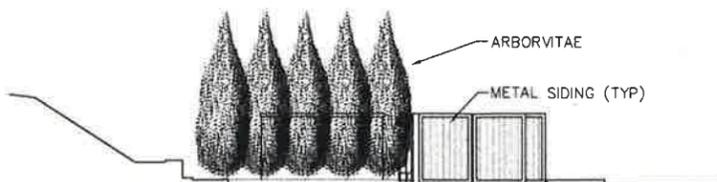
Dan Cline

Daniel Cline & Associates, Inc.
Architecture/Retail Design
112 South Parkview Avenue
Columbus, Ohio 43209
Tel. 614-485-9400

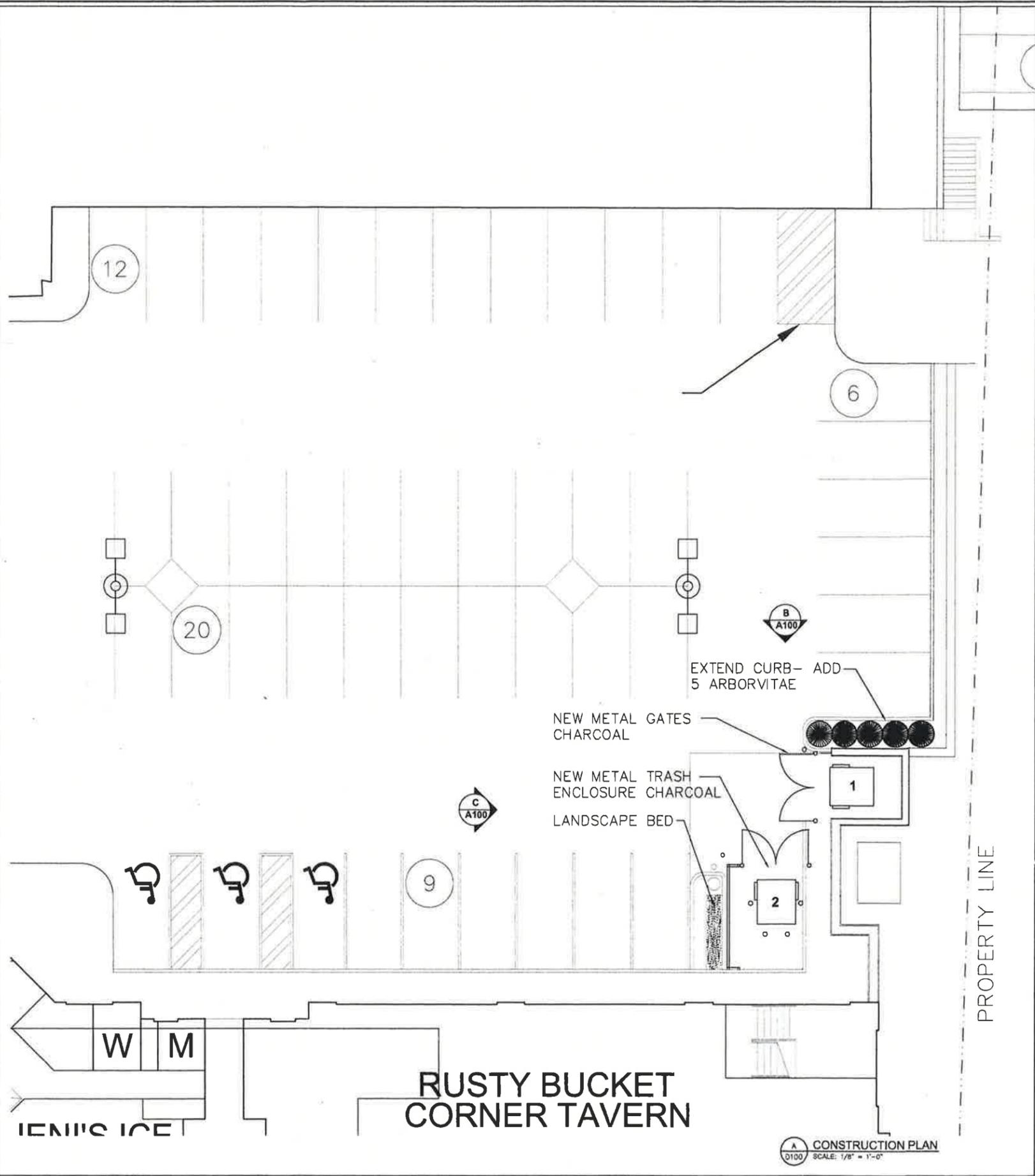




C WEST ELEVATION
D100 SCALE: 1/8" = 1'-0"



B NORTH ELEVATION
D100 SCALE: 1/8" = 1'-0"



BEXLEY GATEWAY

2158-2222 E. MAIN ST
BEXLEY, OHIO 43227

Daniel Cline & Associates, Inc.
Architecture / Retail / Design
12500 Parkview Avenue
Columbus, Ohio 43209
Phone: 614 485 9400

BEXLEY GATEWAY
2158-2222 E. MAIN ST
BEXLEY, OHIO 43209

PROJECT NO.
20622.00

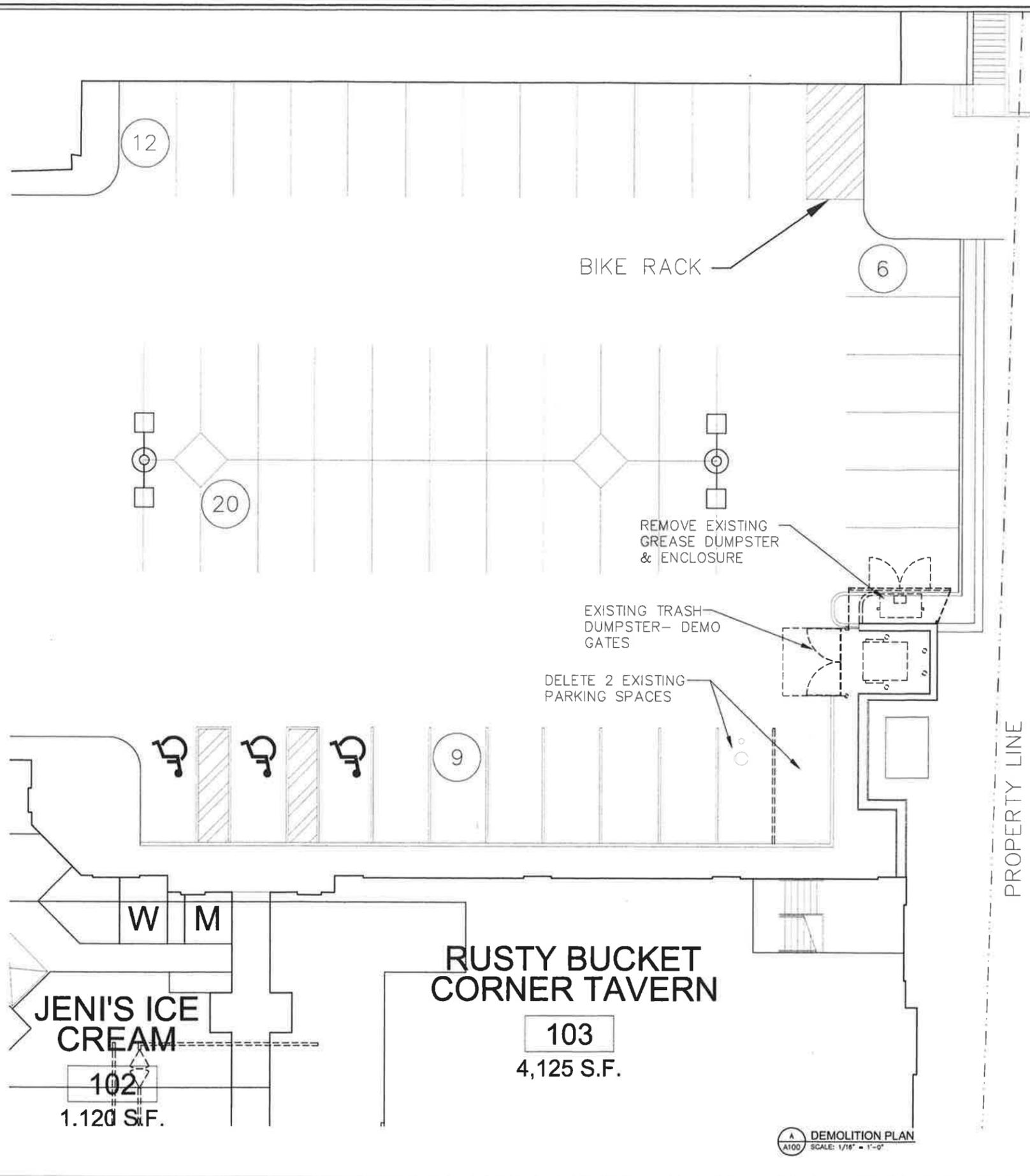
ISSUE	DATE
REVIEW	08.05.2016
REVIEW	08.17.2016
REVIEW	10.29.2016

BID / PERMIT SET



SHEET TITLE
PLANS

SHEET NO.
A100



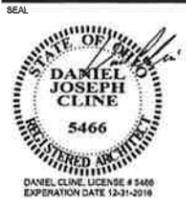
BEXLEY GATEWAY

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PROJECT NO.	20622.00
ISSUE	DATE
REVIEW	08.05.2016
REVIEW	08.17.2016
REVIEW	10.28.2016
BID / PERMIT SET	



BHEET TITLE
DEMO PLAN

BHEET NO.
D100

DEMOLITION PLAN
SCALE: 1/16" = 1'-0"