

Canal Winchester

*Town Hall
10 North High Street
Canal Winchester, OH 43110*



Meeting Minutes

Monday, January 13, 2020

7:00 PM

Planning and Zoning Commission

*Bill Christensen - Chairman
Michael Vasko - Vice Chairman
Joe Donahue - Secretary
Brad Richey
Joe Wildenthaler
Mark Caulk
Kevin Serna*

Call To Order

Time In: _____

Declaring A Quorum (Roll Call)

Bill Christensen Brad Richey Mike Vasko
Joe Wildenthaler Joe Donahue Mark Caulk

Excused: _____ Motion By: _____

Second By: _____ Vote: _____

Approval of Minutes

December 9, 2019 Planning and Zoning Commission Meeting Minutes

Motion By: _____ 2nd By: _____ Vote: _____

Election of Officers 2020

Motion By: _____ for _____ as Chairman

2nd By: _____ Vote: _____

Motion By: _____ for _____ as Vice-Chairman

2nd By: _____ Vote: _____

Motion By: _____ for _____ as Secretary

2nd By: _____ Vote: _____

Public Comment

*Discussion of issues unrelated to agenda items.
Time limit of four minutes per speaker*

Public Oath

Administration of an oath by the Commission Chair to anyone who will speak at the meeting.

Public Hearings

VA-19-029

Property Owner: Central Ohio Transit Authority
Applicant: Lee Beckman – Buckeye Investments LLC
Location: PID 184-003361 (1.57 acres on the south side of Trillium Ave.)
Request: Variance to Chapter 1199.06(b) to exceed the maximum site lighting intensity.

Motion to close Public Hearing By: _____

2nd By: _____ Vote: _____

Motion By: _____ 2nd By: _____
Vote: _____
Conditions: _____

SDP-19-011

Property Owner: Central Ohio Transit Authority
Applicant: Lee Beckman – Buckeye Investments LLC
Location: PID 184-003361 (1.57 acres on the south side of Trillium Ave.)
Request: Site Development Plan for a 5,230 sq. ft. Convenience Market and Detached Fueling Station.

Motion By: _____ 2nd By: _____
Vote: _____
Conditions: _____

Old Business

New Business

Adjournment

Motion by: _____ 2nd by: _____ Vote: _____
Time Out: _____

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Meeting Minutes

Monday, December 9, 2019

7:00 PM

Planning and Zoning Commission

*Bill Christensen - Chairman
Michael Vasko - Vice Chairman
Joe Donahue - Secretary
Brad Richey
Joe Wildenthaler
Mark Caulk
Kevin Serna*

Call To Order

Time In: 7:00pm

Declaring A Quorum (Roll Call)

A motion was made by Joe Wildenthaler, seconded by Mark Caulk that Brad Richey be excused.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Caulk, Serna & Christensen

Excused: 1 - Richey

Approval of Minutes

November 12, 2019 Planning and Zoning Commission Meeting Minutes

A motion was made by Joe Wildenthaler, seconded by Kevin Serna, that the November 12, 2019 Minutes be approved.

The motion carried by the following vote:

Yes: 5 – Vasko, Wildenthaler, Donahue, Serna & Christensen

Abstain: 1 - Caulk

Public Comment

Public Oath

Public Hearings

SDP-19-011

Property Owner: Canal Pointe LLC
 Applicant: Jennifer Carney Triplett
 Location: PID 042-0376200 (7.82 acres on the northwest side of Rutherford Dr.)
 Request: Site Development Plan for a new 10,700 sq. ft. office/warehouse building.

Mr. Haire presented the application for Jennifer Carney Triplett for 7.82 acres of property located on the northwest side of Rutherford Drive in Canal Pointe. The applicant is requesting approval for a site development plan for a new 10,744 sq. ft. office and warehouse building.

The subject property is zoned LM (Limited Manufacturing) and consists of a future 7.82 acre parcel located on the west side of Rutherford Drive, at the cul-de-sac, within Canal Pointe Industry and Commerce Park. Property to the north is zoned LM and is occupied by Manifold & Phalor. Property to the east is Howe Pond, a public park. To the south is a parcel currently under construction for the future location of Mill-Tech and zoned LM. Property to the west is +/- 89 acres of undeveloped farmland outside of the Canal Pointe Industry and Commerce Park that is in Violet Township.

The proposed site plan calls for the construction of a new 10,744 sq. ft. industrial building for warehouse and office space for Skelton Truck Lines, a Canadian trucking company. The majority of the site is proposed to be used as an asphalt trailer storage yard, as well as a regional detention basing for this project and surrounding parcels.

The subject site is proposed to have one access point on Rutherford Drive. The access point comes off the cul-de-sac bulb of Rutherford Drive. This access point will be for both truck and employee traffic. The employee and visitor parking area will have 12 parking stalls in front of the building office area, and an additional 18 parking spaces beyond the gated portion of the lot. There is a gated trailer storage area with room for 50 trailer parking spaces. The truck dock and overhead doors are located on the north side of the building.

Public sanitary sewer service is available to the site to the north of the cul-de-sac of Rutherford Drive. Water service is available through a public water line along Rutherford Drive. Storm water is being proposed to be handled within the existing shared detention basin at the rear of the site.

The proposed landscaping plan shows proposed planting schedule for the site. The site will feature parking lot screening on the east end of the site with juniper shrubs to screen the parking lot from Rutherford Drive. Additionally, the applicant has deciduous trees along the front and south property line of the parcel. Landscaping standards for the site require a total of 25 trees to be planted based on the size of the building, employee parking and trailer parking spaces. Four evergreen trees which were planted by the City of Canal Winchester around Howe Pond will be retained with the project and a credit for retaining these trees is provided. Therefore, the applicant needs to add an additional 5 trees to their proposed plan. The applicant will need to add one tree adjacent to the front parking area to comply with Section 1175.02 (e) 1, B which requires parking lot screening contain at least 4 deciduous trees for each 100 lineal feet of parking.

The applicant is proposing a 6 feet tall chain link fence surrounding the trailer storage area with a gated driveway. Staff is recommending that the chain link fence be black coated vinyl to ensure long-term durability and to match other chain link fences that have been approved within Canal Pointe. The dumpster is proposed to be located at the rear of the building. The applicant did not provide details on dumpster screening. The applicant will need to screen the proposed dumpster on all sides with a solid fence with a gate to meet the requirements of Section 1191.08.

The applicant supplied a lighting plan for the site. The applicant will need to reduce the average intensity of the proposed light to less than 3.0-foot candles to comply with Section 1175.02 (e) (2) C. vi. The current proposal has an average light intensity of 5.24-foot candles on the parking lot.

The applicant is showing preliminary building signage that will feature the company name with a size that appears will meet code. No details for exact signage has been proposed at this time.

The front elevation of the building consists of vee rib metal wall panels with a manufactured stone water table feature below the office entry windows. The sides of the office portion of the building will match with the warehouse portion of the building changing color for the metal wall panels with a CMU water table rather than manufactured stone. The architecture and materials proposed compliment surrounding buildings within Canal Pointe. The color scheme of the building appears to be grays and beige colors that are neutral and compliment other building in the area. The applicant is not showing the location of any mechanical units, but any transformers, gas meters, or ground mounted or rooftop mechanicals will need to be screened from all public rights-of-ways.

Staff recommends that Site Development Plan Application SDP-19-012 be approved with the following conditions.

1. The applicant adds one tree along the front parking area to comply with Section 1175.02 (e) 1, B.
2. The applicant adds a total of 5 trees to the landscape plan to comply with the required number of trees in Section 1191.06 (a) 1.
3. The proposed chain link fence be black in color with black posts to match other approved fencing in Canal Pointe.
4. Provide screening for the proposed dumpster on all sides with a solid fence with a gate to meet the requirements of Section 1191.08.
5. Reduce the average intensity of the proposed parking lot lighting to less than 3.0-foot candles to comply with Section 1175.02 (e) (2) C. vi.
6. Provide screening for all proposed mechanical units, transformers, and meters.

Mr. Wildenthaler asked staff to clarify the application number. Staff indicated that the application is SDP-19-012.

Mr. Caulk asked staff if the existing storm line on the site is going to be abandoned or removed. Staff indicated that they do not have those technical details at this time.

David Huston with Dublin Building Systems indicated he is available to answer any questions about the application.

Mr. Christensen asked the applicant if there are any issues with the staff recommendations. The applicant indicated that they do not have any concerns with the recommendations.

Mr. Huston addressed Mr. Caulks question about the existing storm sewer on the site.

A motion was made by Mike Vasko, seconded by Joe Wildenthaler that Site Development Plan #SDP-19-012 be approved with the following conditions:

- 1. The applicant adds one tree along the front parking area to comply with Section 1175.02 (e) 1, B.**
- 2. The applicant adds a total of 5 trees to the landscape plan to comply with the required number of trees in Section 1191.06 (a) 1.**
- 3. The proposed chain link fence be black in color with black posts to match other approved fencing in Canal Pointe.**
- 4. Provide screening for the proposed dumpster on all sides with a solid fence with a gate to meet the requirements of Section 1191.08.**
- 5. Reduce the average intensity of the proposed parking lot lighting to less than 3.0-foot candles to comply with Section 1175.02 (e) (2) C. vi.**
- 6. Provide screening for all proposed mechanical units, transformers, and meters.**

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Caulk, Serna & Christensen

VA-19-020

Property Owner: Central Ohio Transit Authority

Applicant: Lee Beckman – Buckeye Investments LLC

Location: PID 184-003361 (1.57 acres on the south side of Trillium Ave.)

Request: Variance to Chapter 1199.03(d) for the building to have Spandrel glass on the primary elevation.

Mr. Moore presented the application for Lee Beckman for 1.57 acres located on the southeast corner of Gender Road and Trillium Ave. The applicant is requesting approval for a variance from Chapter 1199.03(d) to allow for the building to have spandrel glass on the primary elevation.

The applicant is requesting the property be used as a Friendship Kitchen convenience market and fuel center. The property is proposed to include a 5,356 sq. ft. convenience market and a detached canopy with 6 fueling pumps.

The subject site is a corner lot which has frontage on both Trillium Ave and Gender Road. The applicant is proposing to have the Gender Road Elevation feature spandrel glass on all of the windows.

Staff discussed that Chapter 1199.03(d) of the Zoning Code, which regulates glass on a building, states that elevations facing the primary street shall be a minimum of forty percent glass between and have an unobstructed view of the building interior to a depth of four feet. The use of black, gold, green, silver, or any other reflective colored glass on a building is prohibited. The use of spandrel glass is also prohibited. Frosted glass may be permitted in some cases, subject to the approval of the Planning and Zoning Commission.

The applicant notes in their submittal that with the elevation of Gender Road the use of spandrel glass will provide a more natural glazing feel and will increase the appearance and aesthetics of the building. Without the variance it may cause a reduction in patrons to the site decreasing the profitability of the business.

Staff discussed that Special circumstances or conditions do not exist which are not applicable to other lands or structures within the same zoning district. The Commercial Development Standards strictly prohibit the use of spandrel glass or any other reflective glass on a building. The applicant is requesting to install spandrel glass on the Gender Road elevation due to the facility layout having interior cooler space directly behind the western wall. The zoning requirements for glass are designed to regulate buildings to have a pedestrian appearance and orientation to the public realm. Window glass is a key component to that design. The literal interpretation of the Zoning Code does not deprive the applicant of rights commonly enjoyed by other properties. No other property within the Gender Road corridor features spandrel glass on the primary building elevation.

Staff recommends that the use of spandrel glass on the building be denied as presented. Spandrel glass and other reflective glass surfaces are prohibited in the Commercial Development Standards. The applicant has not provided justification on why they need the spandrel glass to construct the facility. Staff would be more open to other alternatives of window treatment such as frosted glass with P&Z Commission approval, or installing a design element on the interior of the facility such as wooden louvered shutters to make the facility appear as if the window glass is functional.

Mr. Christensen asked the applicant if they had any comments.

Lee Beckman distributed photographs to the commission of another project which has the spandrel glass. Friendship Kitchen does not use a black spandrel

glass, instead they use a solar bronze spandrel. The bronze color helps reduce the amount of reflection in the glass. Mr. Beckman challenged the commission to find the windows in the picture that are not the spandrel glass. Mr. Beckman then passed around a second set of pictures with a night time view of the building showing the glass door and transom overhead are the only windows on this façade that do not have the spandrel material.

Staff asked the applicant to clarify if any of the windows without spandrel are tinted. The applicant indicated that none of the windows are tinted but will have the bronze frit. Staff asked if all of the windows are spandrel. The applicant clarified that on the west elevation windows are spandrel and the door and transom glass above the doors on the east elevation are clear glass.

Mr. Beckman noted that the windows design they have chosen has the spandrel resemble clear glass and the only time you can tell it is not clear glass is at night. The frit, or material used to make the glass spandrel was designed to look as close to standard opaque glass as possible.

Staff asked the verify that in the supplemental information passed around to the commission the only clear glass in the photograph is the door and transom over the door. The applicant affirmed.

Mr. Caulk asked the applicant if in the daytime photo of the spandrel glass are the lights on inside the facility. The applicant affirmed and stated that they also have skylights in the building.

Mr. Caulk asked the applicant if they have considered frosted glass. The applicant indicated he does not have objections to frosted glass, it just does not look like a real window.

Mr. Christensen asked the applicant about doing opaque windows with the louvers as suggested by staff. The applicant commented on the difficulty maintaining the louvers and cleaning them when they are encased behind a wall.

Mr. Vasko asked the applicant if there is any other spandrel glass on the building besides the west elevation. The applicant indicated that the east elevation has spandrel glass on the transoms on either side of the doors.

Mr. Beckman commented that with the design they have you can not even tell the spandrel glass isn't there once you are in the space. The skylights help bring in the natural light.

Mr. Caulk asked the applicant how many skylights are in the space. The applicant indicated there are three 4'x8' skylights in the main retail area and two 4'x4' skylights in the walkways into the building.

Staff asked the applicant to confirm the east and west elevation are the only elevations with spandrel glass. The applicant affirmed.

Mr. Christensen opened up the application for the public hearing.

A motion was made by Joe Donahue, seconded by Mike Vasko that this Public Hearing be closed.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Caulk, Serna & Christensen

Mr. Donahue asked staff if the building is allowed to have spandrel glass on the east elevation. Staff indicated that code prohibits spandrel glass on any elevation.

Mr. Serna asked staff about the variance request for AutoZone to have spandrel glass. Staff indicated that AutoZone renovated an existing building that had spandrel glass. They requested to reduce the amount of window glass to below 40% which was denied to be in compliance they opened up the false window creating more window glass to be at 40%. They ended up installing a curtain 4 feet behind the window to screen the storage racks.

Mr. Haire commented that Fire Stone is the only building in Canal Winchester with spandrel glass. That facility was constructed prior to the commercial development standards adopted in 2012 prohibiting spandrel.

A motion was made by Mike Vasko, seconded by Joe Donahue that Variance #VA-19-020 be approved as presented.

The motion failed by the following vote:

No: 6 – Vasko, Wildenthaler, Donahue, Caulk, Serna & Christensen

VA-19-021

Property Owner: Central Ohio Transit Authority
Applicant: Lee Beckman – Buckeye Investments LLC
Location: PID 184-003361 (1.57 acres on the south side of Trillium Ave.)
Request: Variance to Chapter 1199.04(a) for the building to exceed the build-to line.

Mr. Moore presented the application for Lee Beckman for 1.57 acres located on the southeast corner of Gender Road and Trillium Ave. The applicant is

requesting approval for a variance from Chapter 1199.04(a) for the building to exceed the build-to line along Trillium Ave.

The applicant is requesting that the north side of the building be constructed off of the required 25' build-to line for Trillium Ave. Trillium Ave curves as it moves past this site so the build-to line follows that curve and does not create a square angle to follow. The convenience market proposed to be constructed 120' to 159' away from Trillium Ave.

Section 1199.04 of the Zoning Code, states to promote quality streets, buildings shall meet build-to lines along public roadway frontages. Build-to lines shall be fifty (50) feet from the right of way on major arterials as designated on the Canal Winchester Transportation Thoroughfare Plan and twenty-five (25) feet from the right of way on all other streets.

The applicant notes that a convenience store and automotive fuel sales require some industry specific needs. The fuel canopy needs to be located in front of the building so that circulation works safely and efficiently. Without the setback variance the facility would be unsafe due to the interaction with the public and trucks and not being able to monitor the pumps from inside the store.

Staff agrees that special circumstances exist to the subject property. The applicant had preliminary layouts with the building on the build-to line and the fuel pumps behind the facility and it created circulation issues. The site issues also stem from the irregular curvature on Trillium Ave which was design to have the road line up with the access to Jeff Wyler Chevrolet across the street. Granting of this variance will not adversely affect the public health, safety, convenience, comfort and general welfare. Staff recommends that Variance Application #VA-19-021 be approved as presented.

Mr. Vasko asked if the site plan on the screen with the access drive configuration shown is what will be requested later. Staff affirmed.

Mr. Beckman had no comments.

Mr. Christensen opened up the application for the Public Hearing.

Joe Elliott representing the Faught residence spoke to the commission about their concerns. The first concern being with how traffic can turn southbound onto Gender Road appears to be dangerous. Mr. Beckman noted that they will be installing a porkchop on the road to restrict left turn movements.

Mr. Elliott addressed his concerns about lighting in the area with the proposed gas station, concerns with fumes with the gasoline, and the lack of site landscaping.

Mr. Elliot voiced caution to make sure that the development does not cause any runoff issues to surrounding properties as the current house on Winchester Pike has issues with the ground staying wet after the COTA project was constructed. Mr. Beckman stated that COTA installed enough storm water detention on their site to account of both outparcels.

A motion was made by Joe Donahue, seconded by Joe Wildenthaler that this Public Hearing be closed.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Caulk, Serna & Christensen

A motion was made by Mike Vasko, seconded by Kevin Serna that Variance #CA-19-021 be approved as presented.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Caulk, Serna & Christensen

VA-19-022

Property Owner: Central Ohio Transit Authority

Applicant: Lee Beckman – Buckeye Investments LLC

Location: PID 184-003361 (1.57 acres on the south side of Trillium Ave.)

Request: Variance to Chapter 1199.04(c) to allow for pavement to be directly adjacent to the building elevation.

Mr. Moore presented the application for Lee Beckman for 1.57 acres located on the southeast corner of Gender Road and Trillium Ave. The applicant is requesting approval for a variance from Chapter 1199.04(c) to allow for pavement to be directly adjacent to the building elevation.

The applicant is requesting the property be used as a Friendship Kitchen convenience market and fuel center. The subject facility is being proposed to be constructed at grade with pavement directly adjacent to every elevation. The applicant plans on installing bollards every six feet around the entire building perimeter to separate the vehicular traffic from the pedestrian traffic in-lieu-of raising the building and installing curbing.

Section 1199.04(c) of the Zoning Code states pavement is prohibited directly adjacent to any building elevation, except loading zone area, vehicular building entrances, drive thru windows, or at entrance walk ways into the building.

The applicant notes that with a convenience store there are some industry specific needs, such as having a safe delivery truck pattern around the site. Without the variance request the delivery of fuel would be limited and cause unsafe conditions during fuel deliveries.

Staff discusses that they have not found and special circumstances or conditions for this property. The requirement for prohibiting pavement to be constructed directly adjacent to a building elevation is to restrict the interaction between vehicular and pedestrian traffic as a primary objective. The applicant in turn is suggesting to construct bollards every six feet around the building perimeter rather than adjusting the site plan so the building is raised and a curb is installed to separate a sidewalk around the building.

The applicant notes in their variance submittal that having pavement directly adjacent to the building elevation is to allow for the fuel truck vehicular movements throughout the site. Staff fails to see how the installation of curbing around the building restricts truck movements when the bollards proposed provide the same level of restriction. Additionally, the turn movements provided on the site plan do not come into conflict with the west or south sides of the building where a truck turn movement may be possible.

Granting this variance will not confer on the applicant any undue privilege. There is not another convenience market within Canal Winchester that was required by their use to have pavement directly adjacent to every building elevation based on their proposed use. Furthermore, no building within Canal Winchester features bollards on all four sides of the building to separate pedestrian from auto traffic.

Staff recommends that Variance Application #VA-19-022 be denied as presented. The applicant has not provided information supporting the need to allow for pavement to be constructed directly adjacent to every building elevation. Additionally, the installation of bollards around the building perimeter is unsightly and creates a visual barrier from the facility.

Mr. Christensen asked the applicant if there was anything they would like to add.

Mr. Beckman indicated that he misunderstood the variance request. In regards to bollards around the building they would be installed regardless if there was curbing. The bollards help prevent buildings from driving into the building. Three years ago, the company performed a hazard mitigation survey and the number one injury was due to trips and falls coming out of the building. The curbing was removed to reduce that risk. The entire site is concrete and there is no asphalt on the site.

Mr. Christensen opened up the application for a public hearing.

A motion was made by Joe Wildenthaler, seconded by Mark Caulk that this Public Hearing be closed.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Caulk, Serna & Christensen

Mr. Donahue asked staff if the Commercial Development Standards has any language on bollards. Staff indicated that the development text does not have any requirements for bollards. There has not been an application that has gone before the commission where they have asked for bollards completely around a building. Typically, bollards are in areas where the building is flush with the surrounding grade to allow for a loading and unloading zone.

Mr. Serna asked staff if the plans showed curbing around the building would bollards have been restricted. Staff indicated that if the plans had curbing there would have not been a variance request. The bollards are an aesthetic issue that will be discussed during the Site Development Plan. The city code does not restrict bollards but they are an architectural consideration in how they play into the site plan.

Mr. Vasko asked if the building landscaping meets the code requirements. Staff indicated that the green space meets the minimum requirements.

Mr. Wildenthaler asked staff if the landscaping shown on the colored rendering is reflecting what is shown on the landscape plan. Staff affirmed.

Mr. Vasko discussed that there is no parking on the west end of the building and there will not be anyone walking into that entry. There is no need from an aesthetic or use perspective for bollards on that elevation. Vasko commented he would be much more open to landscaping in that area in-lieu of bollards. Staff discussed that is something that can be discussed with the applicant during the site development plan application at a later meeting.

Mr. Vasko further elaborated that this particular variance request is troubling with the plans showing an army of yellow soldiers around the entire building guarding it from entry.

Mr. Donahue asked about other buildings that have adjacent concrete such as Walmart. Staff indicated that those buildings have an at grade crossing so pedestrians and shopping carts can exit the building at a designated location to enter the parking lot.

A motion was made by Joe Donahue, seconded by Mark Caulk that Variance Application #VA-19-022 be approved as presented.

The motion failed by the following vote:

No: 6 – Vasko, Wildenthaler, Donahue, Caulk, Serna & Christensen

VA-19-023

Property Owner: Central Ohio Transit Authority
Applicant: Lee Beckman – Buckeye Investments LLC
Location: PID 184-003361 (1.57 acres on the south side of Trillium Ave.)
Request: Variance to Chapter 1199.05(a) to allow for parking in front of the building.

Mr. Moore presented the application for Lee Beckman for 1.57 acres located on the southeast corner of Gender Road and Trillium Ave. The applicant is requesting approval for a variance from Chapter 1199.05(a) to allow for parking to be located in the front of the building.

Staff discussed that the applicants submittal notes that they are seeking approval for the detached canopy located in front of the building and the parking spaces between the building and the canopy. Staff corrected that the detached canopy fueling stations is not considered a parking space so the variance is strictly for the parking spaces on the north end of the building.

The proposed variance to allow for the parking to be located in front of the building is in direct relation to the building being moved off the front build-to line of Trillium Ave. The applicant could not get the building to face Trillium Ave due to circulation restrictions along with building design limitations. Moving the parking behind the building with this particular site plan would require the building to have a storefront entrance on each elevation. Granting this variance would not confer on the applicant any undue privilege that is denied by this code and does not put the property to a better economic use. Staff recommends that the variance application #VA-19-023 be approved as presented.

Mr. Beckman indicated he had not comments.

Mr. Christensen opened up the application for the Public Hearing.

A motion was made by Mike Vasko, seconded by Kevin Serna that this Public Hearing be closed.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Caulk, Serna & Christensen

A motion was made by Joe Donahue, seconded by Mike Vasko that Variance Application #VA-19-023 be approved as presented.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Caulk, Serna & Christensen

VA-19-024

Property Owner: Central Ohio Transit Authority
Applicant: Lee Beckman – Buckeye Investments LLC
Location: PID 184-003361 (1.57 acres on the south side of Trillium Ave.)
Request: Variance to Chapter 1185.05(a) for an access drive to exceed the maximum width.

Mr. Moore presented the application for Lee Beckman for 1.57 acres located on the southeast corner of Gender Road and Trillium Ave. The applicant is requesting approval for a variance from Chapter 1185.05(a) for an access drive to exceed the maximum width permitted.

Staff presented the plans to the commission. The applicant is requesting for the eastern access drive to be 35 feet wide, rather than the 25 foot wide maximum permitted by code. Staff discussed that the applicant is requesting this variance so that the fuel trucks can make the turn out of the site without having the rear wheels jump the curb. The applicant provided an exhibit showing that the truck can make the right turn if they had the additional room, without moving into the far left lane for traffic entering the site.

Staff discussed that they did not find that special circumstances or conditions exist. The applicant is requesting approval for a 35 foot wide access drive on the east end of the site to accommodate truck traffic exiting the site. However, in the applicants truck turning exhibit, they do not need the full width of the access drive for a truck to make the turn. The applicant is requesting that the two travel lanes be widened for the 1 time a day fuel truck traffic exiting the site. However, the turning exhibit created by the applicant shows that they can make the turn out of the site with a much less wide apron. Staff recommends that Variance Application #VA-19-024 be denied as presented. The applicants truck turn exhibit shows that a fuel truck can make the turn out of the site without the need for an oversized access drive.

Mr. Wildenthaler asked which direction the access drive was widened. Staff indicated that it was widened to the west. However, it could be designed to be reduced to 25 feet either direction.

The commission asked if the center island size was reduced to make the access drive 35 feet wide. Staff indicated that if the access drive was 25 feet it would allow for the island to grow by 10 feet to the east.

Mr. Serna asked if the 35 foot access drive is designed for a left out, right out and an entry lane. Staff indicated that the plans do not show any parking lot striping to regulate those movements.

Mr. Serna commented the turning exhibit makes it look as if it is easier for a truck to turn left out of the site than turn right.

Mr. Beckman commented that at the stores they have less than 35 feet for an access drive they have tire tracks in the boulevards. They have attempted to place boulders in the area to stop the trucks from mounting the curbing but the trucks end up dragging those large rocks into the street.

Mr. Caulk asked the applicant if they typically stripe the turn lanes. The applicant affirmed.

Mr. Christensen opened up the application for the public hearing.

A motion was made by Joe Donahue, seconded by Mike Vasko that this Public Hearing be closed.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Caulk, Serna & Christensen

Mr. Donahue asked staff if there have been discussions of where the access drive will be located on the other outlot on the north side of Trillium. Staff indicated that during the design of Trillium Ave with COTA staff had asked the applicant to show the access drive as far away from Gender Road as possible. The access drive for the northern outlot will most likely mirror this access drive.

Mr. Serna commented that his concern is without widening the access drive to 35 feet you promote all truck traffic to turn left.

Mr. Caulk added that clearly defining the travel lanes with striping allows for it to function well.

Mr. Donahue asked if the pavement striping will be discussed at a later meeting. Staff indicated it can be brought up during the site development plan discussion or a condition of variance approval.

A motion was made by Joe Donahue, seconded by Joe Wildenthaler that Variance #VA-19-024 be approved as presented.

The motion carried by the following vote:

Yes: 5 – Wildenthaler, Donahue, Caulk, Serna & Christensen

No: 1 - Vasko

VA-19-025

Property Owner: Central Ohio Transit Authority
Applicant: Lee Beckman – Buckeye Investments LLC
Location: PID 184-003361 (1.57 acres on the south side of Trillium Ave.)
Request: Variance to Chapter 1185.05(b) for an access drive that does not meet the minimum spacing requirement.

Mr. Moore presented the application for Lee Beckman for 1.57 acres located on the southeast corner of Gender Road and Trillium Ave. The applicant is requesting approval for a variance from Chapter 1185.05(b) for an access drive that does not meet the minimum spacing requirements.

Staff presented the applicants plans noting that they are requesting for two access drives into the site. The first access drive is approximately 122 feet away from Gender Road. The distance between the right-in and the full access curb cut is 79 feet. Section 1185.05(b) of the Zoning Code states required distance between adjacent access drives on a 25 mph posted speed is a minimum spacing of 150 feet.

Staff discusses that the applicant is requesting the secondary access drive, closest to Gender Road so that the fuel trucks can turn into the site. This access drive is designed to be a right-in only and is creating the need for the separation variance. The literal interpretation of the zoning code is to limit the number of access drives on a single site to regulate traffic flow to create a safe moving traffic pattern. The provided right-in will funnel traffic entering the site from Gender Road and will not allow traffic to turn left out of the site, decreasing the safety risk with the variance proposal.

Special conditions and circumstances do result from the action of the applicant. The western access point on Trillium is designed as a right-in only which would allow for a decrease in the traffic conflict points as opposed to two full access points on Trillium Ave. Granting of this variance will not adversely affect the public health, safety or comfort.

Staff recommends that Variance Application #VA-19-025 be approved as presented. The first access point on Trillium Ave is creating the need for the variance. The distance from the right-in to Gender and the Full access point both do not meet spacing requirements. However, do to the design of being a right-in only staff is less concerned about the safety impacts of the design.

Mr. Beckman commented that this variance is to allow for truck traffic to exit off Trillium Ave as quick as possible.

Mr. Christensen opened up the application for the public hearing.

A motion was made by Joe Donahue, seconded by Mike Vasko that this Public Hearing be closed.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Caulk, Serna & Christensen

A motion was made by Joe Donahue, seconded by Mark Caulk that Variance Application #VA-19-025 be approved as presented.

The motion carried by the following vote:

Yes: 5 – Wildenthaler, Donahue, Caulk, Serna & Christensen

No: 1 - Vasko

VA-19-026

Property Owner: Central Ohio Transit Authority

Applicant: Lee Beckman – Buckeye Investments LLC

Location: PID 184-003361 (1.57 acres on the south side of Trillium Ave.)

Request: Variance to Chapter 1199.04(b) to not construct a sidewalk along a public right-of-way.

Mr. Moore presented the application for Lee Beckman for 1.57 acres located on the southeast corner of Gender Road and Trillium Ave. The applicant is requesting approval for a variance from Chapter 1199.04(b) to not construct a sidewalk along Gender Road.

Section 1199.04(b) of the Zoning Code states sidewalks, or multi-use path as designated in the Canal Winchester Transportation Thoroughfare Plan, shall be constructed along all public streets. In addition, a sidewalk shall connect the building entrance with the sidewalk or multi-use path along the primary public street.

The applicant states in the variance request the relief from constructing a sidewalk along Gender Road. The application notes that nobody will use the sidewalk and that there are grade change concerns with the area along Gender Road that will make the sidewalk installation a challenge.

Staff discussed that Special circumstances or conditions do not exist. The applicant is requesting that they do not install a sidewalk along Gender Road right-of-way due to the existing grade change from the edge of pavement into the site. However, the applicant indicates that they are going to widen the road for a deceleration lane onto Trillium Ave with a new shoulder. The work that will be done to widen the road will already affect building the lot up.

Additionally, the applicant notes that they are requesting the variance due to nobody walking south on Gender Road over US 33. However, there are people that use this berm on Gender Road on a regular basis to walk into town. Providing the required sidewalk will allow them one step closer into the community in a safe and convenient manner.

Granting this variance will adversely affect the public health, safety, convenience, comfort, prosperity and general welfare. Sidewalks are developed and installed as development occurs on vacant ground or as redevelopment occurs. Not installing the sidewalk at this time would potentially require the city to install this section at a later date and interrupt the day to day business of the convenience market during construction.

Staff recommends that Variance Application #VA-10-026 be denied as presented. As part of the development/redevelopment of land it should be the priority to ensure that all future access is taken into consideration. Eliminating the pedestrian connection on Gender Road creates a safety hazard that our code protects.

Mr. Haire discussed the future Gender Roadway improvement projects with the commission and how they enhance the pedestrian connectivity within the corridor.

Mr. Caulk asked staff who would be responsible for relocating the guardrail in front of this site to accommodate the turn lane and sidewalk. Staff indicated this area is within the ODOT right-of-way so all plans would have to be reviewed and approved by them.

Mr. Beckman discussed that the concern they have is where the sidewalk should be located. They were unsure what the design would be given the site parameters and that was the first thing that came up for asking for the variance. The second consideration would be the amount of fill required to get the sidewalk constructed. Beckman commented that he would not have an issue installing a sidewalk if the grade worked and the location was apparent but with this particular site it is not straight forward.

Mr. Beckman added that he would not have any issues with signing an agreement that they would pay for the portion of the sidewalk in front of the site at the time a connection is made to the south or when a design was put in place for how it was to be constructed.

Mr. Caulk asked the applicant how many yards of dirt they need to construct the deceleration lane. The applicant indicated they are not sure at this time.

Randy Schaffer with the design build team commented that to install the deceleration lane they would bring in fill to get the site up where it needs to be.

Mr. Caulk asked the applicant if they plan on having the site slope into the parking lot grade or if a retaining wall is necessary. The applicant indicated they plan on sloping the grade into the site.

Mr. Caulk asked Mr. Shaffer who determined the deceleration lane distance. Mr. Schaffer indicated it was designed per ODOT standards for speed. ODOT would also have a standard for the sidewalk given the site parameters.

Mr. Schaffer confirmed with staff that a typical sidewalk is positioned 1 foot off the right-of-way. Staff indicated that is the typical location but that can change due to site constraints.

Mr. Haire elaborated that the sidewalk would have to be constructed to meet ODOT standards not Canal Winchester Standards because it is within the limited access right-of-way.

Mr. Caulk asked the applicant if they would put a form of guarantee down to pay for the sidewalk construction at a later date. The applicant affirmed.

Mr. Wildenthaler commented that there are a significant number of people that walk along the berm over the overpass to get into town now. Mr. Caulk agreed.

Mr. Caulk asked the applicant how long the property frontage is along Gender Road. The applicant indicated they were unsure off hand. Staff stated they have 332 feet of Gender Road frontage. Mr. Caulk asked how wide the sidewalk would need to be. Staff indicated it would be determined by ODOT.

Mr. Beckman commented he is unsure if the sidewalk design would be completed by the time the building is constructed. Staff clarified that the applicant would be designing the sidewalk with ODOT at the same time as the permitting for the turn lane.

Mr. Christensen opened up the application for the public hearing.

A motion was made by Joe Donahue, seconded by Joe Wildenthaler that this Public Hearing be closed.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Caulk, Serna & Christensen

Mr. Donahue commented that past practice sidewalks have been required for all developments, even in tough areas. When the conditional use was discussed for this user it was commented that the use for a fueling station and convenience market have specific needs and those have been discussed thus far. However, with the sidewalk discussion, constructing it now or later both seem valid.

Mr. Caulk commented the concern he has with constructing it later is if ownership changes. Staff affirmed that ownership changes or staffing changes make tracking something like this difficult.

Mr. Haire discussed the church on Thrush Drive that was recently approved and how that sidewalk was bonded and not required at the time of the development. Now it is likely that the city will be constructing that sidewalk because the leadership has already changed.

Mr. Wildenthaler stated that code requires for development and redevelopment to install sidewalks. Even if the sidewalk doesn't go anywhere for a specific project it will eventually be connected to a greater network. The applicant indicated that they will need to get approval for the deceleration lane so they should get the sidewalk design approved at the same time. Where it does, Mr. Wildenthaler states he does not care.

A motion was made by Joe Donahue, seconded by Mark Caulk that Variance #VA-19-026 be approved as presented.

The motion failed by the following vote:

Yes: 1 – Donahue

No: 5 – Vasko, Christensen, Serna, Wildenthaler & Caulk

Old Business

New Business

Mr. Wildenthaler asked staff if the applicant has any more variance requests coming. Staff indicated they have filed a request for a variance to exceed light levels for the site. That will be on the January meeting. Possibly one or two more depending on if site changes are made. The site development plan application will be on the January Meeting.

Adjournment

Time Out: 8:47 pm

A motion was made by Joe Donahue, seconded by Joe Wildenthaler, that this Meeting be adjourned. The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Caulk, Serna & Christensen

Date

Bill Christensen - Chairman

Joe Donahue - Secretary

Variance #VA-19-029
Friendship Kitchen

Owner: Central Ohio Transit Authority
Applicant: Lee Beckman – Buckeye Investments LLC
Location: PID 184-003361 (1.57 acres on the south side of Trillium Ave.)
Existing Zoning: GC (General Commercial)
Request: Variance to Chapter 1199.06(b) to exceed the maximum site lighting intensity.

Location and Surrounding Land Uses

The subject property consists of 1.57 acres located to the southeast of Trillium Ave and Gender Road. The subject property is zoned General Commercial (GC) and is one of the two outlots identified in the COTA park and ride development. To the south is the Gender Road U.S. 33 interchange. To the east is the COTA Park and Ride bus station, zoned GC. To the north on the other side of Trillium Ave. is an undeveloped outlot in the COTA development zoned GC. To the east across Gender Road is the Jeff Wyler automotive dealership complex zoned EU (Exceptional Use).

Analysis

The applicant is requesting the property be used as a Friendship Kitchen convenience market and fuel center. The property is proposed to include a 5,356 sq. ft. convenience market, 21 parking stalls, and 12 fueling stations at 6 pumps under a detached canopy. The canopy as proposed will feature eighteen (18) canopy LED fixtures at 13,251 lumens. This equates to 1.5 fixtures per fueling station given the proposed spacing in the layout provided. The light levels under the canopy have an average of 24.9 foot candles and a maximum of 35 foot candles.

Section 1199.06(b) of the Zoning Code, which regulates site lighting levels, states: "Foot Candles measure the intensity of light. One foot candle is equal to the amount of light generated by one candle shining on a square foot of surface one foot away. All parking lot areas shall have lighting intensity meeting the following standards as measured at grade."

Maximum Intensity	20 Foot Candles
Average Intensity	1 to 3 Foot Candles

Criteria For Approval

- (a) That special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district.
- Special circumstances and conditions do not exist. The applicant is requesting to increase the light levels under the gas canopy to be over 800% brighter than the average intensity and 175% brighter than the maximum intensity permitted. The applicant notes that the Conditional Use for a Convenience Market requires this site related variance for the function of that use. However, the applicant has not been able to substantiate how brighter site lighting is directly related to create a special circumstance that is not

applicable to other structures or lands in the same zoning district.

- (b) That a literal interpretation of the provisions of this Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Zoning Code.
- The literal interpretation of the zoning code would not deprive the applicant of rights commonly enjoyed by others in the same zoning district. The applicant notes that without a variance safety is a concern. However, they have not been able to provide data on how safety will be compromised by meeting code required light levels.
- (c) That the special conditions and circumstances do not result from the actions of the applicant.
- Special conditions and circumstances do not exist for the variance request. The applicant indicates that based on the granted conditional use for a convenience market and fueling center they should be granted some relief for canopy light levels.
- (d) That the granting of the variance will not confer on the applicant any undue privilege that is denied by this Zoning Code to other lands or structures in the same zoning district.
- Granting this variance will not confer on the applicant any undue privilege. All of the other fueling stations within the city limits were constructed prior to 2012 when the Commercial Development Standards were adopted creating the standards for sight lighting.
- (e) That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
- Granting of the variance will adversely affect the public safety, comfort and general welfare. The applicant discusses that the canopy lighting drops down to be 6 or less foot candles outside the shadow of the canopy. However, the applicant does not take into consideration that the site lighting is visible from the ground to the source of the light 16 feet above grade for anyone looking into the direction of the light source. The canopy lighting would affect the visual view of many properties surrounding the site creating unwanted and unpermitted light pollution.
- (f) That the granting of the variance is not solely based upon the showing that the property could be put to better economic use than presently permitted by zoning regulations.
- Granting this variance is not based on showing the property could be put to better use than what is presently permitted.
- (g) That the granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district.
- A convenience market is a conditional use within the General Commercial Zoning District.

Staff Recommendation

Staff recommends that Variance Application #VA-19-029 be denied as presented. The applicant proposing to have the fuel canopy light levels far exceed the average light intensity and maximum light intensity permitted within the zoning district. The applicant should adjust the canopy lighting to be within the maximum 20 foot candle intensity permitted.



City of Canal Winchester

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

VARIANCE APPLICATION

rev. 09/24/2013

PROPERTY OWNER

Name Central Ohio Transit Authority
Address 33 North High Street, Columbus, OH 43215
Daytime Phone (614) 308-4383 Email masseyjt@cota.com

APPLICANT

Name Beck Suppliers, Inc. - Lee Beckman
Address 1000 North Front Street, Fremont OH 43420
Daytime Phone (800) 232-5645 Email Leebeckman@beckoil.com
Address of Subject Property Trillium Ave. Canal Winchester, OH
Current Zoning GC - Gen. Com. Variance Request to Section 1199.06(b)
Requested Variance See attached sheet for details

Attach a legal description and current survey (within 2 years) of the subject property and all supporting materials as required by Section 1147.02(c) (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

I certify that the information provided with this application is correct and accurate to the best of my ability.

Lee Beckman

11-18-19

Property Owner's or Authorize Agent' Signature

Date

DO NOT WRITE BELOW THIS LINE

Date Received: ___/___/___

Fee: \$ _____
Paid

Historic District: ___ Yes ___ No
Preservation District: ___ Yes ___ No

Date of Action: ___/___/___

Application ___ No

Expiration Date: ___/___/___

Approved: ___ Yes

___ Yes, with conditions

Tracking Number: VA - _____



November 19, 2019

Buckeye Investments – Canal Winchester New Convenience Store
Variance Application Attachment

Development Department
City of Canal Winchester
36 South High Street
Canal Winchester, Ohio 43110

Supplemental Information for Variance Application per section (1147.02 (c))

Janotta & Herner is pleased to represent Buckeye Investments LLC as the General Contractor for Friendship Kitchen – Canal Winchester. As requested in the Variance application attachment, the owners and representatives contact information is as follows:

Buckeye Investments, LLC, 1000 North Front Street, Fremont Ohio, 43420
Phone Number: (419) 332-5614, (800) 232-5645
Primary Contact: Lee Beckman (Leebeckman@beckoil.com)

Janotta & Herner, 309 Monroe Street, Monroeville Ohio, 44847
Phone Number: (419) 465-4611
Primary Contact: Randy Schafer (Randy@janottaherner.com)

The parcel (184-003361), currently owned by Central Ohio Transit Authority (COTA) is an existing undeveloped, new parcel located in the city of Canal Winchester, Ohio. The following list of variances have been identified by our office for approval under section 1147.03. Please see that attached variance narrative statement, as prepared by the owner for variance request descriptions.

1. 1199.03(d) - Elevations facing the primary street shall be a minimum of forty (40) percent glass between the height of two (2) feet and ten (10) feet and have an unobstructed view of the building interior to a depth of four (4) feet. The use of black, gold, green, silver, or any other reflective colored glass on a building is prohibited. The use of spandrel glass is also prohibited. Frosted glass may be permitted in some cases, subject to approval of the Planning and Zoning Commission.

2. 1199.04(a) - To promote quality streets, buildings shall meet build-to lines along public roadway frontages. Build-to lines shall be fifty (50) feet from the right of way on major arterials as designated on the Canal Winchester Transportation Thoroughfare Plan and twenty-five (25) feet from the right of way on all other streets.
3. 1199.04(c) - Pavement is prohibited directly adjacent to any building elevation, except for loading zone areas, vehicular building entrances, drive thru windows, or at entrance walk ways into the building.
4. 1199.05(a) - All parking spaces, drives or other structures for vehicular parking or movement shall be located to the rear or side of the principal building with no more than fifty (50) percent of such parking area located to the side of the principal building.
5. 1185.05(a) - An access drive serving a single-family residence shall be a minimum of ten (10) feet in width. Access drive entrances at a street shall be a minimum of eighteen (18) feet in width. All access drives shall not exceed twenty-five (25) feet in width, except at curb returns.
6. 1185.05(b) - The following standards shall apply to determining the permitted spacing of access drives. Street classifications are based upon the Municipal Thoroughfare Plan, as amended, and interpretation by the Municipal Engineer relative to street classification. Highway speed 35mph, minimum spacing 150’
7. 1199.04(b) – Sidewalks and Multi Purpose Paths. A sidewalk, or multi-purpose path as designated in the Canal Winchester Transportation Thoroughfare Plan, shall be constructed along all public streets. In addition, a sidewalk shall connect the building entrance with the sidewalk or multi-purpose path along the primary public street.
8. 1199.06(b) – Lighting Intensity. Foot candles measure the intensity of light. One foot candle is equal to the amount of light generated by one candle shining on a square foot surface, one foot away. All parking lot areas shall have an intensity meeting the following standards as measured at grade.

Maximum Intensity	20 Foot Candles
Average Intensity	1 – 3 Foot Candles

The following is a list of all property owners within, contiguous to and directly across the street from the property in question. (184-003361) – Please see the attached Site Plan (C-1.1) for property locations below.

1. Mountain Agency LLC
Owner Address: 829 Eastgate South Drive, Cincinnati Ohio 45245
Property Address: 5885 Gender Road, Canal Winchester Ohio, 43110
Parcel Number: 184-001693-00
Acres: 10.10
2. Central Ohio Transit Authority
Owner Address: 33 North High Street, Columbus Ohio, 43215
Property Address: Trillium Ave, Canal Winchester Ohio, 43110
Parcel Number: 184-003362-00
Acres: .85
3. Faught Glenn & Wilma
Property Address: 691 Winchester Pike, Canal Winchester Ohio, 43110
Parcel Number: 184-000955-00
Acres: 1.43
4. Central Ohio Transit Authority
Owner Address: 33 North High Street, Columbus Ohio, 43215
Property Address: 6600 Trillium Avenue, Canal Winchester Ohio, 43110
Parcel Number: 184-003360-00
Acres: 2.04
5. Pfeifer Henrietta L
Property Address: 611 Winchester Pike, Canal Winchester Ohio, 43110
Parcel Number 184-000824-00
Acres: 1.44
6. State of Ohio – Gender Road Right of Way, U.S. Route 33 Right of Way
Parcel 5-WL R/W, Parcel 73-WD R/W, Parcel 72-WD R/W



1000 N. Front St.
Fremont, OH 43420

TEL 800-232-5645
FAX 419-332-5614

URL beckoil.com

November 15, 2019

Development Department
City of Canal Winchester
36 South High Street
Canal Winchester, Ohio 43110

Dear Board Members,

A Conditional Use has been granted for this property. Based on this Conditional Use we knew that there were going to be zoning hurdles to overcome. We started with many more variance requests than what we have submitted here, but have worked diligently to pare down the requests to those of utmost necessity. With the acceptance of these requests, we feel a final project can be produced that both Canal Winchester and Friendship Food Stores can be proud to have facilitated.

Variance Request 1: Use of spandrel glass on the West elevation facing Gender Road.

- (A) The elevation of Gender Rd. and the higher speed limit create a circumstance where the use of spandrel glass will give a more natural glazing feel and allow the building to project a more inviting elevation.
- (B) Without this variance, the inviting appearance and aesthetics of the building will be reduced. This can cause a reduction in patron traffic to the site. This could substantially decrease the profitability of the business.
- (C) This request is not requested based on our actions. This is requested to comply with aesthetic requirements put in place by the existing zoning codes.
- (D) The granting of this request will not confer any undue privilege that is denied by this zoning code to other structures in the same zoning district.
- (E) The granting of this request will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, or general welfare.
- (F) A Conditional Use has been granted showing that the property could be put to better economic use.
- (G) The granting of this variance will not permit a use that is otherwise not permitted by the Conditional Use previously granted.

Variance Request 2: Allow the building to be set back further than the 50' build-to line.

- (A) Based on the Conditional Use granted to allow a Convenience store with fuel sales to be built, there are some industry-specific needs. The fuel canopy will need to be between the building and Trillium and there will need to be circulation for patrons to use the facility safely and efficiently.
- (B) Without this variance, the standard operations of this type of facility would be unsafe for both the Patrons using the facility and the employees operating the facility. This would be due to traffic/Pedestrian circulation and fueling process monitoring.
- (C) This request is based on specific needs for the type of facility based on the granted Conditional Use.
- (D) The granting of this request will not confer any undue privilege that is denied by this zoning code to other structures in the same zoning district.
- (E) The granting of this request will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, or general welfare.
- (F) A Conditional Use has been granted showing that the property could be put to better economic use.
- (G) The granting of this variance will not permit a use that is otherwise not permitted by the Conditional Use previously granted.

Variance Request 3: Allow pavement to be directly adjacent to the building at the West elevation.

- (A) Based on the Conditional Use granted to allow a Convenience store with fuel sales to be built there are some industry-specific needs. One of these needs is to have a safe delivery truck circulation pattern. To achieve this, and while also meeting the zoning requirement to locate the building on the build-to line, we will need this variance.
- (B) Without this variance, the delivery of fuel would be limited and cause multiple unsafe conditions for Patrons on the site during deliveries.
- (C) This request is based on specific needs for the type of facility based on the granted Conditional Use.
- (D) The granting of this request will not confer any undue privilege that is denied by this zoning code to other structures in the same zoning district.



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- (E) The granting of this request will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, or general welfare.
- (F) A Conditional Use has been granted showing that the property could be put to better economic use.
- (G) The granting of this variance will not permit a use that is otherwise not permitted by the Conditional Use previously granted.

Variance Request 4: Allow parking to be in front of the building.

- (A) Based on the Conditional Use granted to allow a Convenience store with fuel sales to be built there are some industry-specific needs. The canopy will have parking at each of the fueling points and patrons will need access to the main entrance facing the canopy. This will also be where the ADA accessible entrance will be located.
- (B) Without this variance, Patrons would not be able to use the fueling dispensers or have access to the facility
- (C) This request is based on specific needs for the type of facility based on the granted Conditional Use.
- (D) The granting of this request will not confer any undue privilege that is denied by this zoning code to other structures in the same zoning district.
- (E) The granting of this request will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, or general welfare.
- (F) A Conditional Use has been granted showing that the property could be put to better economic use.
- (G) The granting of this variance will not permit a use that is otherwise not permitted by the Conditional Use previously granted.

Variance Request 5: Allow a 35' wide entrance in lieu of the 25' allowed.

- (A) Based on the Conditional Use granted to allow a Convenience store with fuel sales to be built there are some industry-specific needs. The width of the entrance is needed to facilitate the fuel truck turning requirements.
- (B) Without this variance, the delivery trucks will be forced to drive through the boulevard. An entrance less than 35' will also create a condition where a truck will be forced to use both the entrance and exit lanes to enter and exit the site causing unsafe circulation issues.
- (C) This request is based on specific needs for the type of facility based on the granted Conditional Use.
- (D) The granting of this request will not confer any undue privilege that is denied by this zoning code to other structures in the same zoning district.
- (E) The granting of this request will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, or general welfare.
- (F) A Conditional Use has been granted showing that the property could be put to a better economic use.
- (G) The granting of this variance will not permit a use that is otherwise not permitted by the Conditional Use previously granted.

Variance Request 6: Allow for designated access drive. A determination for how the 150' minimum distance should be measured.

- (A) Our interpretation of the 150' minimum distance is based on the vehicle travel using the edge of pavement as the measured path to follow. We are also going to be installing a deceleration lane on Gender that will allow for vehicles to move out of the main traffic of Gender Rd. and begin braking at a substantial distance before making the 90 degree turn onto Trillium. We further believe that the 150' rule is based on a straight section of road versus a 90 degree corner. The Right-In-Only entrance being requested will allow for automobile and truck traffic to have the quickest and most efficient exit from the Trillium.
- (B) Without this variance congestion and unsafe traffic circulation will occur. Delivery trucks will take longer to get off of Trillium based on what vehicle traffic is trying to exit the property at the time the trucks are trying to enter. The delivery truck circulation pattern will create a cross flow condition at the single entrance when the truck needs to exit the site. This cross flow condition will keep any vehicles from being able to turn into the property while trucks are trying to exit the property onto Trillium. This can cause a back-up and unsafe conditions on Trillium.
- (C) This request is based on specific needs for the type of facility based on the granted Conditional Use.
- (D) The granting of this request will not confer any undue privilege that is denied by this zoning code to other structures in the same zoning district.
- (E) The granting of this request will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, or general welfare.
- (F) A Conditional Use has been granted showing that the property could be put to better economic use.



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- (G) The granting of this variance will not permit a use that is otherwise not permitted by the Conditional Use previously granted.

Variance Request 7: Not require a sidewalk along Gender Road

- (A) Gender Road leads to SR 33 overpass. There would be no pedestrian traffic that would travel this sidewalk. There is no connecting sidewalk or traffic controls in place that would assist in pedestrian traffic crossing SR 33.
- (B) Without this variance, we would be required to build the lot elevation up with fill as much as 25' in places. Since there will be no pedestrian traffic along this property line, this would be a waste of resources that are currently being devoted to tremendous amount of landscaping that will be required.
- (C) This request is based on the fact that no pedestrian traffic would use the sidewalk.
- (D) The granting of this request will not confer any undue privilege that is denied by this zoning code to other structures in the same zoning district. Instead, this variance will allow the site to be on a level playing field.
- (E) The granting of this request will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, or general welfare. By having pricing easily visible to the public, public safety will be enhanced.
- (F) A Conditional Use has been granted showing that the property could be put to better economic use.
- (G) The granting of this variance will not permit a use that is otherwise not permitted by the Conditional Use previously granted.

Variance Request 8: Increase the maximum allowed Foot Candles from 20 to 35 specifically under the fuel canopy.

- (A) Based on the Conditional Use granted to allow a Convenience store with fuel sales to be built there are some industry-specific needs. The additional foot candles will allow for the safe use of the fuel dispensers by the public.
- (B) Without this variance, fueling operation by the public can still occur. But, with the code required maximum foot candles these operations will not be able to be performed safely due to visibility being reduced.
- (C) This request is based on specific needs for the type of facility based on the granted Conditional Use.
- (D) The granting of this request will not confer any undue privilege that is denied by this zoning code to other structures in the same zoning district.
- (E) The granting of this request will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, or general welfare. This variance will enhance public safety.
- (F) A Conditional Use has been granted showing that the property could be put to a better economic use.
- (G) The granting of this variance will not permit a use that is otherwise not permitted by the Conditional Use previously granted.

By granting the above variances, we feel that we will be able to provide a great asset to Canal Winchester and the Patrons that will visit the facility. These variances will allow for the facility to operate safely for patrons while offering an aesthetically pleasing property. Thank you for your consideration and we look forward to being a contributing business to Canal Winchester.

Lee Beckman, PMP
Construction Manager
Beck Suppliers, Inc.
1-800-232-5645 ex. 202
leebeckman@beckoil.com

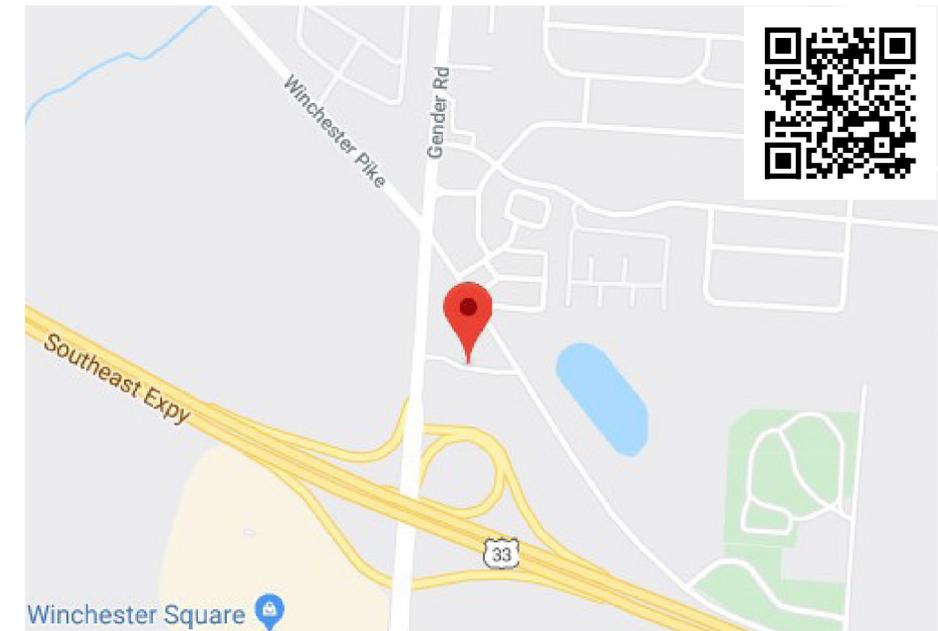
red leonard associates

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BECK OIL
TRILLIUM AVENUE
CANAL WINCHESTER OH

EXTERIOR LIGHTING LAYOUT



LOGIN

CLICK TO LEARN HOW TO USE
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INFORMATION & LINKS

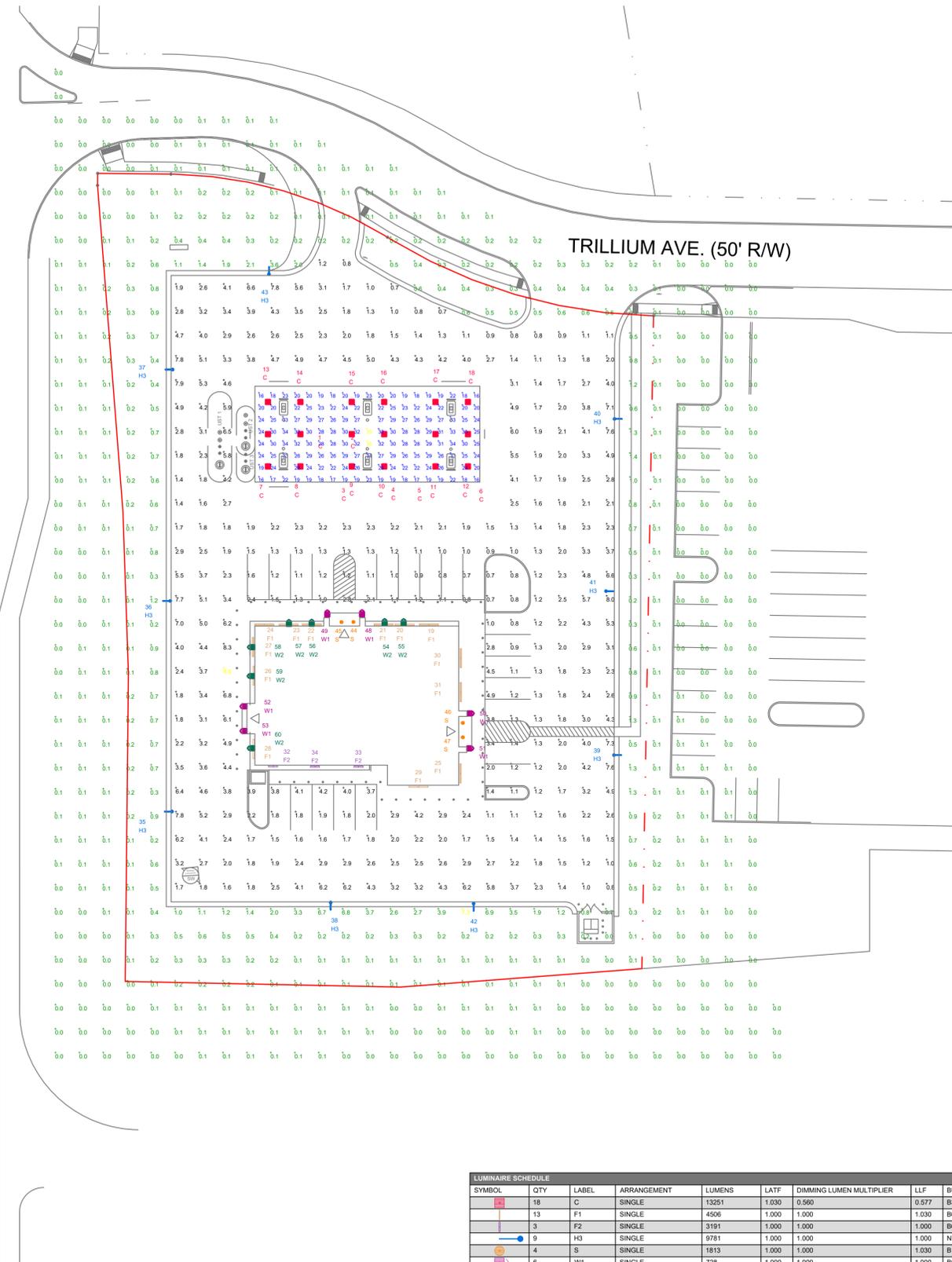


redleonard.com/planinfo

RL-6472-S1-R3

12/18/19

GENDER ROAD (CR-222) R/W VARIES



NOTE:
- POLE MOUNTED FIXTURES ARE MOUNTED ON A 15 FT POLE ATOP A 36 INCH HIGH CONCRETE BASE.

LUM. NO.	LABEL	MTG. HT.
1	C	15
2	C	15
3	C	15
4	C	15
5	C	15
6	C	15
7	C	15
8	C	15
9	C	15
10	C	15
11	C	15
12	C	15
13	C	15
14	C	15
15	C	15
16	C	15
17	C	15
18	C	15
19	F1	16
20	F1	16
21	F1	16
22	F1	16
23	F1	16
24	F1	16
25	F1	16
26	F1	16
27	F1	16
28	F1	16
29	F1	16
30	F1	16
31	F1	16
32	F2	16
33	F2	16
34	F2	16
35	H3	14.5
36	H3	14.5
37	H3	14.5
38	H3	14.5
39	H3	14.5
40	H3	14.5
41	H3	14.5
42	H3	14.5
43	H3	14.5
44	S	10
45	S	10
46	S	10
47	S	10
48	W1	7
49	W1	7
50	W1	7
51	W1	7
52	W1	7
53	W1	7
54	W2	12.5
55	W2	12.5
56	W2	12.5
57	W2	12.5
58	W2	12.5
59	W2	12.5
60	W2	12.5

LABEL	AVG	MAX	MIN	AVGMIN	MAXMIN
CANOPY	24.90	35	16	1.56	2.19
PAVED AREA	2.78	8.6	0.7	3.97	12.29
UNDEFINED AREA	0.25	7.3	0.0	N.A.	N.A.

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LATF	DIMMING LUMEN MULTIPLIER	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	DESCRIPTION
[Symbol]	18	C	SINGLE	13251	1.030	0.560	0.577	B3-UG-G1	134	2412	CREE, INC.	CAN-304-SL-RS-06-EUL-700-57K
[Symbol]	13	F1	SINGLE	4506	1.000	1.000	1.030	B0-US-G0	126	1638	BETALED, A DIVISION OF RU	FLD-OL-SN-D4-14-D-LUL-S25-40K-DIM
[Symbol]	3	F2	SINGLE	3191	1.000	1.000	1.000	B0-US-G0	187	561	BETALED, A DIVISION OF RU	FLD-OL-SN-D2-14-D-LUL-S25-40K-DIM
[Symbol]	9	H3	SINGLE	9781	1.000	1.000	1.000	N.A.	79.6	716.4	HCT LIGHTING	F180-L-CAC-LED-80W-5000K-120V-277V-IV-HSS
[Symbol]	4	S	SINGLE	1813	1.000	1.000	1.030	B1-UG-G0	19.67	78.68	Cree Inc	LR6-18L-40K-GU24 + PCB-GU24
[Symbol]	6	W1	SINGLE	728	1.000	1.000	1.000	B0-U3-G1	8.5	51	FCSSL Lighting	FCW3035-120V-3K-1000-WH-LD
[Symbol]	7	W2	SINGLE	2673	1.000	1.000	1.030	B1-UG-G1	25.28	178.96	Cree Inc	XSPW423MG-U-X-Y (LOCATED BEHIND BUILDING CANOPY)

REV.	BY	DATE	DESCRIPTION
R1	TAS	11/19/19	REDUCED LIGHT LEVELS
R2	TAS	11/21/19	RELOCATED BUILDING LIGHTS
R3	TAS	12/17/19	REVISED AREA LIGHTS

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ILLUMINATION RESULTS SHOWN ON THIS LIGHTING APPLICATION ARE BASED ON PROJECT PARAMETERS PROVIDED BY THE MANUFACTURER LISTED. IN CONJUNCTION WITH LUMINAIRE TEST PROCEDURES CONDUCTED UNDER LABORATORY CONDITIONS, ACTUAL PROJECT CONDITIONS DIFFERING FROM THESE PARAMETERS MAY AFFECT FIELD RESULTS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY APPLICABLE ELECTRICAL, LIGHTING, OR ENERGY CODE.

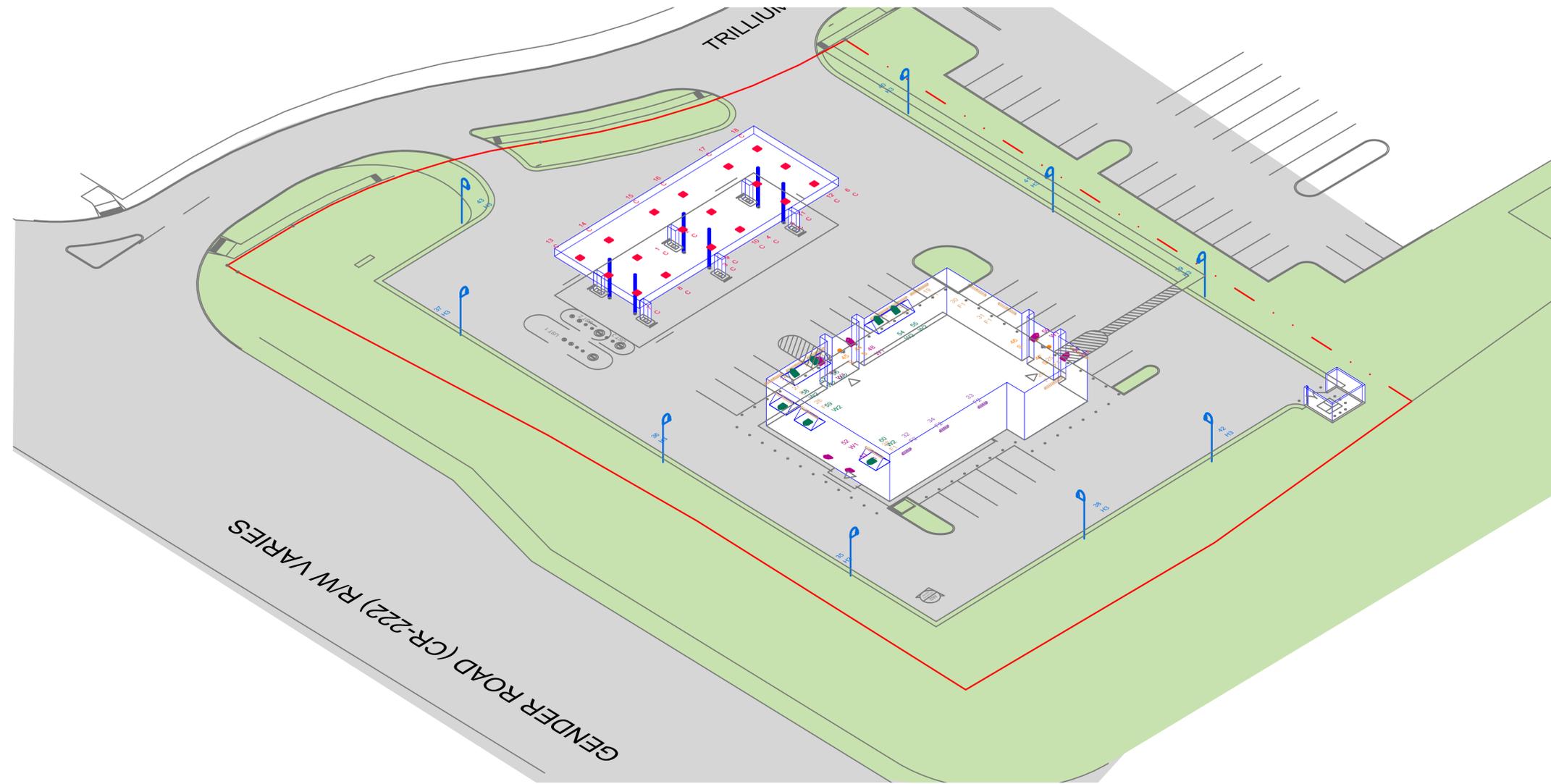
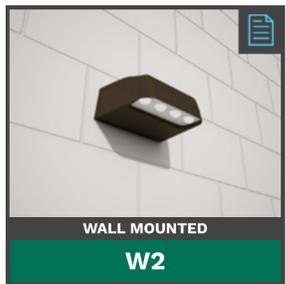
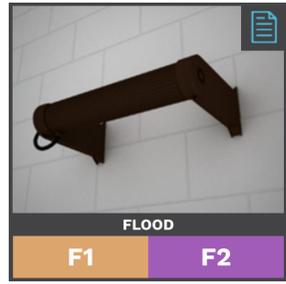
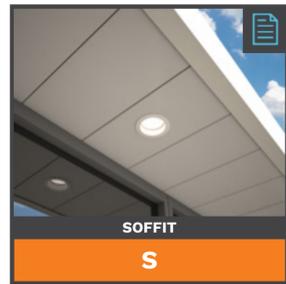
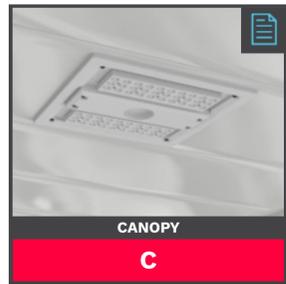
SCALE: 1" = 30'
LAYOUT BY: TAS
DWG SIZE: D
DATE: 11/13/19

PROJECT NAME:
**BECK OIL
CANAL WINCHESTER, OH**
DRAWING NUMBER:
RL-6472-S1-R3



PRODUCT DETAIL & PLACEMENT

COLOR CODED LABELS, PRODUCT INFORMATION, 3D INTERACTIVE MODEL



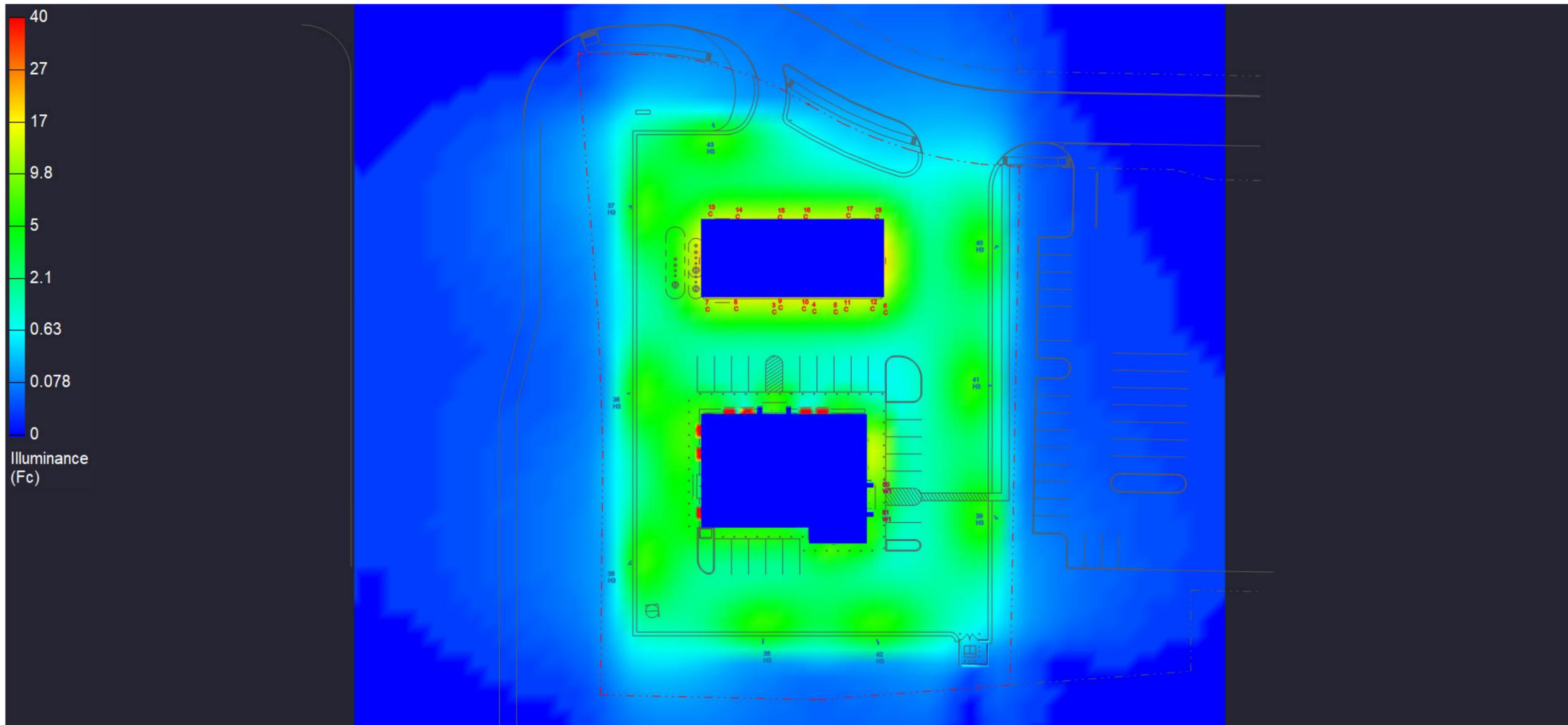
LUMINAIRE SCHEDULE												
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LATF	DIMMING LUMEN MULTIPLIER	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	DESCRIPTION
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[Symbol]	13	F1	SINGLE	4506	1.000	1.000	1.030	B0-U5-G0	126	1638	BETALED, A DIVISION OF RU	FLD-OL-SN-D4-14-D-UL-525-40K-DIM
[Symbol]	3	F2	SINGLE	3191	1.000	1.000	1.000	B0-U5-G0	187	561	BETALED, A DIVISION OF RU	FLD-OL-SN-D2-14-D-UL-BZ-525-40K-DIM
[Symbol]	9	H3	SINGLE	9781	1.000	1.000	1.000	N.A.	79.6	716.4	HCT LIGHTING	F180-L-CAC-LED-80W-5000K-120V-277V-IV-HSS
[Symbol]	4	S	SINGLE	1813	1.000	1.000	1.030	B1-U0-G0	19.67	78.68	Cree Inc	LR6-18L-40K-GU24 + RC6-GU24
[Symbol]	6	W1	SINGLE	728	1.000	1.000	1.000	B0-U3-G1	8.5	51	FC/SSL Lighting	FCW3053-120V-3K-1000-WH-LD
[Symbol]	7	W2	SINGLE	2673	1.000	1.000	1.030	B1-U0-G1	25.28	176.96	Cree Inc	XSPWA03MG-U-X-Y (LOCATED BEHIND BUILDING CANOPY)



CREE TRUEWHITE® TECHNOLOGY
LEARN MORE ABOUT THE POWER OF TRUEWHITE®

WHY CREE LED?
TRUEWHITE TECHNOLOGY
EMERGENCY LIGHTING





UNDERSTAND YOUR LIGHTING SOLUTION
CLICK TO VIEW AN INTERACTIVE PHOTOMETRY COMPARISON

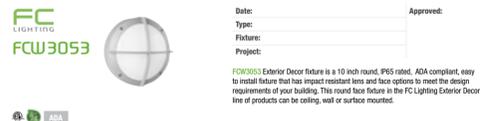
PHOTOMETRIC COMPARISON TOOL
LIGHTING DISTRIBUTION TOOL
IP RATINGS EXPLAINED



WALL MOUNTED

SYMBOL:	QTY:	LABEL:
	6	W1

FCW3053-120V-3K-1000-WH-LD



SPECIFICATIONS	
PHYSICAL	
length/dimensions (LxWxH)	Fixture: 10.4" O x 4.7" D
weight	4 lbs
housing	marine grade, corrosion resistant, heavy gauge high pressure die-cast aluminum; captive stainless steel tamper resistant hex head socket screws
lens	impact resistant, UV stabilized, opal, polycarbonate diffuser
mounting	mounts directly to standard junction box; masonry applications use four (4) 0.25" x 0.75" screws with lead anchors (fasteners not included; 1 box by other)
ingress protection	IP65; dry, damp, or wet locations with extruded silicone gasket to seal out contaminants
finish	six stage chemical iron phosphate substrate pre-treatment process for a UV stable, super durable standard polyester powder coat
PERFORMANCE	
color temperature	2700K 3000K 3500K 4000K
lumen output	1200 lm 1800 lm 2500 lm 3600 lm
lifetime	> 70,000 hours (L70) or better
color consistency	Step 3 Macramis Ellipse / standard CRI > 85 optional: CRI > 90 CRI
temperature	operating: -13°F to 104°F (-25°C to 40°C) startup: -13°F to 104°F (-25°C to 40°C) storage: -40°F to 176°F (-40°C to 80°C)
junction temperature	73°C @ T-25°C
warranty	5 year limited warranty (refer to website for details)
ELECTRICAL	
input voltage	Universal 120-277VAC optional: 347VAC (integral)
power supply	integral Class II, electronic high-power factor > 94% @120V
certifications	ETL/cETL Listed, CEC Title 24 JAB compliant (only 900CR complies), ADA Compliant
standards	UL 1598 / CSA C22.2 No. 250.0 - Class II / IES LM-79 / LM-80
power consumption	43W @ 120V - 277V (maximum)
dimming interface	standard: 0-10V (1%) optional: ELV (120V only)/DMX (remote only)/DALI (remote only)

Expanded Disclaimer: Due to continual development and improvements, specifications are subject to change without notice. FC Lighting and S&B Sales Luminaire reserves the right to change its best trade or specific items without notice. Product use conforms to applicable regulatory requirements and conditions. FCW3053 Series luminaire is an engineered and produced in our White Plains facility.

FC LIGHTING a US Commercial Lighting Manufacturer Since 1982 **Specification Sheet**
JS Rev. 12/21/2018



PRODUCT DIMENSIONS - STANDARD PRODUCT		MOUNTING - / box sold by other	
width	10.4" O	mounting plate width	4.25" W
depth	4.7" D		
		4.7 in	
		10.4 in	
		2.75" 3.5"	3.5" or 2.75" mounting diameter

FC LIGHTING a US Commercial Lighting Manufacturer Since 1982 **Specification Sheet**
JS Rev. 12/21/2018

WALL MOUNTED

SYMBOL:	QTY:	LABEL:
	7	W2

XSPWA03MG-U-X-Y
(LOCATED BEHIND BUILDING CANOPY)

XSP Series

XSP™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Product Description
The XSP™ LED wall-mount luminaire has a slim, low profile design intended for outdoor wall-mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang, 2-bus and mid ring single gang 2-buses. The luminaire allows for through-wire or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weatherized LED driver compartment and thermal management. Optic design features industry leading NanoOptic® Precision Delivery Grid™ system in multiple beam patterns.

Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (2000K, 4000K & 5700K); 90 CRI (3000K)

CCT: 2000K, 4000K, 5000K, 5700K

Limited Warranty*, 5 years on luminaire/10 years on Colorfast DataGuard® Finish

*See www.fc-lighting.com/warranty for warranty terms.

Accessories

Recessed Mount

Recess Plate
Recess Plate - 1" (25mm) Square
Recess Plate - 1.5" (38mm) Square
Recess Plate - 2" (51mm) Square
Recess Plate - 2.5" (64mm) Square
Recess Plate - 3" (76mm) Square
Recess Plate - 3.5" (89mm) Square
Recess Plate - 4" (102mm) Square
Recess Plate - 4.5" (114mm) Square
Recess Plate - 5" (127mm) Square
Recess Plate - 5.5" (140mm) Square
Recess Plate - 6" (152mm) Square
Recess Plate - 6.5" (165mm) Square
Recess Plate - 7" (178mm) Square
Recess Plate - 7.5" (191mm) Square
Recess Plate - 8" (203mm) Square
Recess Plate - 8.5" (216mm) Square
Recess Plate - 9" (229mm) Square
Recess Plate - 9.5" (242mm) Square
Recess Plate - 10" (254mm) Square
Recess Plate - 10.5" (267mm) Square
Recess Plate - 11" (279mm) Square
Recess Plate - 11.5" (292mm) Square
Recess Plate - 12" (305mm) Square
Recess Plate - 12.5" (318mm) Square
Recess Plate - 13" (331mm) Square
Recess Plate - 13.5" (344mm) Square
Recess Plate - 14" (357mm) Square
Recess Plate - 14.5" (370mm) Square
Recess Plate - 15" (383mm) Square
Recess Plate - 15.5" (396mm) Square
Recess Plate - 16" (409mm) Square
Recess Plate - 16.5" (422mm) Square
Recess Plate - 17" (435mm) Square
Recess Plate - 17.5" (448mm) Square
Recess Plate - 18" (461mm) Square
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**Site Development Plan #SDP-19-011
Friendship Kitchen**

Owner: Central Ohio Transit Authority

Applicant: Lee Beckman – Buckeye Investments LLC

Location: PID 184-003361 (1.57 acres on the south side of Trillium Ave.)

Existing Zoning: GC (General Commercial)

Request: Site Development Plan for a 5,230 sq. ft. Convenience Market and Detached Fueling Station.

Location and Surrounding Land Uses

The subject property consists of 1.57 acres located to the southeast of Trillium Ave and Gender Road. The subject property is zoned General Commercial (GC) and is one of the two outlots identified in the COTA park and ride development. To the south is the Gender Road U.S. 33 interchange. To the east is the COTA Park and Ride bus station, zoned GC. To the north on the other side of Trillium Ave. is an undeveloped outlot in the COTA development zoned GC. To the east across Gender Road is the Jeff Wyler automotive dealership complex zoned EU (Exceptional Use).

Request

The applicant is requesting the property be used as a Friendship Kitchen convenience market and fuel center. The property is proposed to include a 5,356 sq. ft. convenience market, 21 parking stalls, and 12 fueling stations at 6 pumps under a detached canopy. The subject site is a corner lot which has frontage on both Trillium Ave and Gender Road.

Setbacks

- The site has the following setbacks:
 - Front Yard Build-To (Gender) 50 feet.
 - Front Yard Build-To (Trillium) 25 feet
 - Side Yard 20 feet.

**The applicant received variance approval (VA-19-021) to have the building not meet the Trillium Ave Build-To line.*

Parking and Access

The site has two access points on Trillium Ave. The first is a right-in 122 feet away from Gender Road and the second is a 35 foot wide full access drive on the east property line. Parking is provided on three sides of the building with 10 parking stalls on the north side of the building, 6 stalls on the side east of the building and 5 stalls on the south side of the building.

**The applicant received variance approval (VA-19-024 and VA19-025) to allow for the building to have access drives that do not meet the minimum spacing requirement and to exceed access drive width.*

**The applicant received variance approval (VA-19-022) to allow for the building to have parking located in front of the building.*

Landscaping and Lighting

The applicant has performed a tree survey on the site to identify the number of existing trees that will be removed for the project. Based on the tree replacement schedule in the zoning code, the applicant is required to plant 60 trees on site due to the number and size of the trees being removed. An additional 10 trees are required to be planted based on the size of the building and number of parking stalls, for a total of 70 trees. The applicant is proposing to plant 34 out of the 70 trees on site and utilizing the payment in-lieu-of planting for the additional 36 trees.

The lighting plan shows 9 parking lot lights with a historic bell shaped fixture at 17 feet tall. The building lighting features 7 wall mounted fixtures under the metal awnings that shine on the pavement around the facility and 3 flood mounted wall fixtures to the rear of the building. The canopy features 18 led fixtures that shine down onto the fuel station area.

Per Chapter 1199.06(a) Site Lighting, "All external lighting shall be decorative or historic in design. Typical "shoe box" light fixtures are not acceptable. Pack light, wall pack lights and similar lights that primarily shine perpendicular to (away from) a building's elevation are not permitted on any building elevation. Decorative wall lights that shine parallel to (up or down) a building's elevation are subject to approval by the Planning and Zoning Commission."

Per Chapter 1199.06(b) Lighting Intensity, "Foot candles measure the intensity of light. One Foot Candle is equal to the amount of light generated by one candle shining on a square foot surface one foot away. All parking lot areas shall have lighting intensity meeting the following standards as measured at grade:

Maximum Intensity	20 Foot Candles
Average Intensity	1 to 3 Foot Candles

***The applicant is requesting a variance from 1199.06(b) for the fuel canopy to exceed the maximum and average light intensity.**

Signage

The applicant is proposing an 80.65 sq. ft. by 11.5 foot tall Complex Identification/Fuel Price Freestanding Sign. The Fuel Price Sign is approximately 52.9 sq. ft. and the COTA outlot identification is 22.36. The sign is proposed to be 33 feet away from Trillium Ave and Gender Road. The Complex Identification sign is proposed to be an aluminum cabinet with push thru acrylic logo's and lettering on a solid brick base.

The building shows wall signage on the north, east and west elevations over the entryways for facility identification. The north elevation features an additional sign to the right of the entry doors with a brand name tag line in a glass case. The fuel canopy has signage on all four elevations. The building signage meets the requirements of Chapter 1189.

Utilities

Sanitary sewer and Water service is available from public lines that run along Trillium Avenue. The storm sewer system designed with the COTA development was sized to handle both outparcel A and B developments. The plans for the fuel station show the storm system tying into the COTA site.

Elevations

The applicant has provided elevations of the proposed Convenience Market and Detached Fuel Canopy. The Commercial Development standards require that exterior walls be composed of 80% natural materials with brick or stone as the predominant material. The proposed elevations meet this requirement.

The Commercial Development Standards require the building to have four sided architecture. The standards also require that for every 100 ft. of elevation width, each side and rear elevation must have 2 design elements and the front must have 3 design elements. Each elevation is less than 100 ft., the proposed plans meet the requirement.

The Commercial Development Standards require that the building feature 40% window glass between 2 and 10 feet on the North and West Elevation. Both elevations meet the 40% requirement. The applicant is proposing for the west elevation to have frosted glass on the windows. Per Chapter 1199.03(d) of the Zoning Code states "Frosted glass may be permitted in some cases, subject to the approval of the Planning and Zoning Commission."

The mechanical units on the roof are proposed to be screened by horizontal ribbed abs material finished in a dark bronze. The dumpster screen to the rear of the site is proposed to be screened by a brick enclosure with a wooden gate.

The fuel canopy is proposed to match the architecture of the building with brick columns to an upper canopy. The upper portion of the canopy does not state what material it is to be constructed from but features a flat roof with internally illuminated signage on all four elevations.

Staff Recommendation

Staff has worked with the applicant on multiple revisions to the plans and recommends that the application for a Site Development Plan be approved with the following conditions:

1. The applicant reduces the fuel canopy light levels to be within the maximum 20 foot candle light intensity permitted by code.
2. The applicant does not have any exterior product storage or displays on site (i.e. windshield wiper fluid, fire wood, ice machine, propane tank, etc.).
3. The applicant does not have any temporary product signage or digital product message boards at the gas pump locations.

FriendShip

— KITCHEN —

ZONING SUBMITTAL

11-21-19



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1. Cover Page
 2. Building Rendering - North East Perspective
 3. Building Rendering - South West Perspective
 4. Building Rendering - Canopy Perspective
 5. Sign Schedule
 6. Building Color Elevations (North & South)
 7. Building Color Elevations (East & West)
 8. Sign #1, 5, 6 Entrance Sign
 9. Sign #2 Display Banner Sign + Case
 10. Sign #3 Window Sign
 11. Sign #4 Window Sign
 12. Sign #7, Fuel Pricer Monument
 13. Sign #8 Fuel Canopy Friendship Logo
 14. Sign #9, 10 Fuel Canopy Friendship 'F' Flag
 15. Dumpster enclosure
 16. Fuel Canopy (North & East)
 17. Fuel Canopy (South & West)
-
- 1 of 1 Site Plan
 - A-1.1 Floor Plan
 - A-2.1 Building Elevations (North & East)
 - A-2-2 Building Elevations (South & West)
 - 6 sheets Site Photometrics (Red Leonard)

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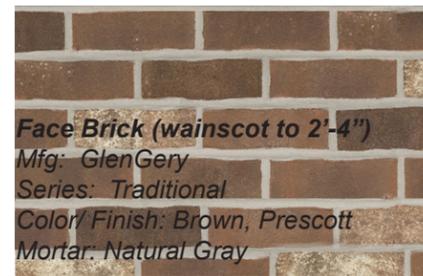
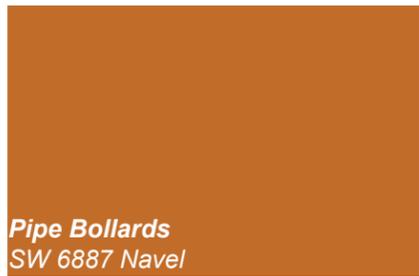
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Janotta & Herner
DESIGN BUILD CONSTRUCTION
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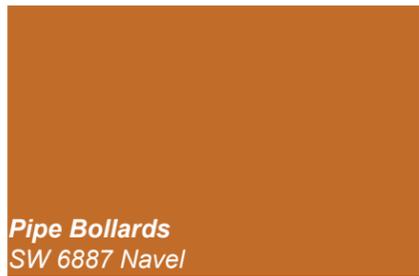


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SIGN #8

SIGN #8a

SIGN #10

SIGN #10a

SIGN #4

SIGN #1

SIGN #2

SIGN #3

FUEL CANOPY

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Friendship Canal Winchester - Sign Schedule

11/6/2019

#	Sign	Type	Sign Location & Lineal Building Frontage	Sign Message	Sign Dimensions	# of Faces	# of Signs	Height of Sign	Illuminated	Total Display Area (SF)	Allowable Display Area
<small>(All Signs shall comply with Section 1189.07 of the Canal Winchester, OH Code of Ordinances)</small>											
BUILDING SIGNAGE - North Wall											
1	Entrance Sign	Wall Mounted	North Wall - (85'-2 1/4")	Friendship Kitchen	13'-0" w x 2'-9 1/2" h 9'-0" w x 9 1/4" h	1	1	17'-6"	Internally Illuminated	36.29 6.94	North Wall Building Signage exceeds the allowable square footage of 85.19sf with excess sign square footage of 6.04sf - Per section 1189.07(2), wall sign allowances may be split into separate signs total, provided that the display area of the total wall signage does not exceed the total allowed
2	Display Banner Case	Wall Mounted	North Wall	Merchandise Advert.	6'-0" h x 6'-0" w	1	1	9'-6"	No	36	
3	Window Sign	Window Sign	North Window (Left)	Merchandise Advert.	3'-0" h x 2'-0" w	1	1	5'-10"	No	6	
4	Window Sign	Window Sign	North Window (Right)	Merchandise Advert.	3'-0" h x 2'-0" w	1	1	5'-10"	No	6	
										91.23	6.04sf of excess Display Area square footage from the West Wall will be applied to the North wall in order to conform to Section 1189.07(2) & (3)
BUILDING SIGNAGE - West Wall											
5	Entrance Sign	Wall Mounted	West Wall - (58'-0 1/4")	Friendship Kitchen	10'-0" w x 2'-0" h 5'-3" w x 7" h	1	1	17'-0"	Internally Illuminated	20 3	WALL SIGN ALLOWANCE: 58.02sf - West Wall West Wall Building Signage conforms to Section 1189.07(3), with excess sign square footage of 35.02sf 6.04 sf will be applied to the north wall to conform to Sections 1189.07(2)&(3)
										23	
BUILDING SIGNAGE - East Wall											
6	Entrance Sign	Wall Mounted	East Wall - (66'-4 1/4")	Friendship Kitchen	13'-0" w x 2'-9 1/2" h 9'-0" w x 9 1/4" h	1	1	17'-6"	Internally Illuminated	36.29 6.94	WALL SIGN ALLOWANCE: 66.35sf - East Wall East Wall Building Signage conforms to Section 1189.07(3), with excess sign square footage of 23.12sf
										43.23	
Total Building Sign Area - Note: Sign display areas shall not exceed one (1) square foot for every one (1) foot of lineal building frontage on the building elevation, or tennant space, on which the sign is located. (1189.07-3)										157.46	
MONUMENT SIGN - Shared COTA Sign to comply with Section 1189.08(b)											
7	Monument Sign (SHARED)	LED Fuel Pricer	North - Corner of Trillium & Gander	Friendship Kitchen & Fuel Pricer	7'10" h x 8'10" w	1	2	11'-5"	Internally Illuminated	138.38	Sign display area to be a Maximum of 32sf, plus 2sf per 1' setback from R/W Sign setback from Right of Way = 33' (MAXIMUM DISPLAY AREA = 142sf per face) per 1189.08(b)(1)
FUEL CANOPY SIGNAGE - North Elevation											
8	Friendship Logo	Wall Mounted	North (94'-0")	Friendship Logo	10'-0"x1'-11 1/4" h	1	1	18'-7"	Halo Lit	19.38	North Wall Building Signage conforms to Section 1189.07(3), with excess sign square footage of 48.02sf
8a	Halo Lit Stripe	Wall Mounted	North	Halo Lite Stripe	80'-0" x 4" h	1	1	15'-0"	Halo Lite	26.6	
										45.98	
FUEL CANOPY SIGNAGE - East Elevation											
9	Friendship "F" Flag	Wall Mounted	East (40'-0")	Friendship Flag	3'-8" x 2'-6 3/4" h	1	1	18'-7"	Halo Lit	9.39	East Wall Building Signage conforms to Section 1189.07(3), with excess sign square footage of 19.28sf
9a	Halo Lit Stripe	Wall Mounted	East	Halo Lit Stripe	34'-0" x 4" h	1	1	15'-0"	Halo Lit	11.33	
										20.72	
FUEL CANOPY SIGNAGE - West Elevation											
10	Friendship "F" Flag	Wall Mounted	West (40'-0")	Friendship Flag	3'-8" x 2'-6 3/4" h	1	1	18'-7"	Halo Lit	9.39	West Wall Building Signage conforms to Section 1189.07(3), with excess sign square footage of 19.28sf
10a	Halo Lit Stripe	Wall Mounted	West	Halo Lit Stripe	34'-0" x 4" h	1	1	15'-0"	Halo Lit	11.33	
										20.72	
FUEL CANOPY SIGNAGE - South Elevation											
11a	Halo Lit Stripe	Wall Mounted	South (94'-0")	Halo Lit Stripe	92'-0" x 4" h	1	1	15'-0"	Halo Lit	30.66	South Wall Building Signage conforms to Section 1189.07(3), with excess sign square footage of 63.34sf
										30.66	
Total Fuel Canopy Area:										118.08	
TOTAL SIGN AREA - SF (Building, Monument & Fuel Canopy):										413.92	

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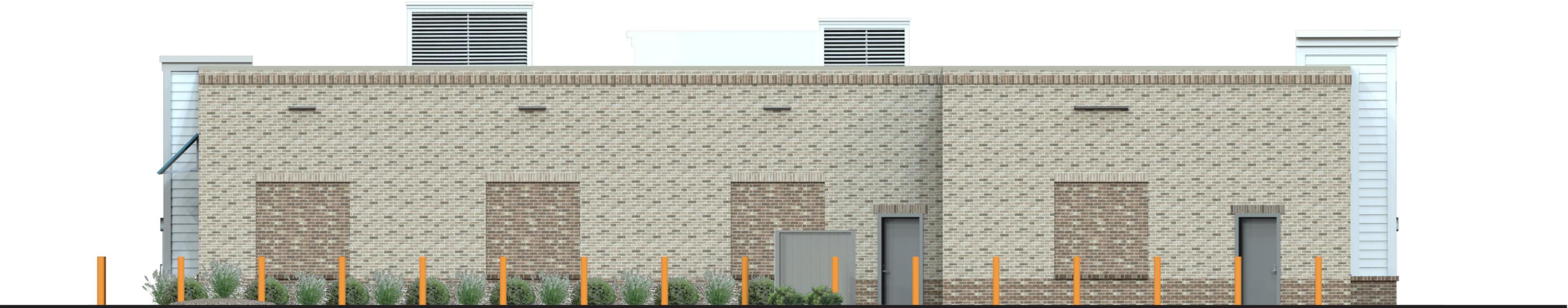
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 ANY LANDSCAPING SHOWN IS FOR VISUAL INTEREST AND NOT INTENDED TO REPRESENT ACTUAL PLANTINGS.



NORTH ELEVATION



SOUTH ELEVATION

A ZONING SUBMISSION FOR:
BUCKEYE INVESTMENTS
 Trillium Ave. & Gander Rd.
 CANAL WINCHESTER, OHIO

11-21-19



COLORS AND MATERIALS SHOWN MAY VARY SLIGHTLY DUE TO TECHNOLOGICAL REPRESENTATION. PRODUCT SAMPLES SHOULD BE USED FOR EXACT COLOR MATCHING. ANY LANDSCAPING SHOWN IS FOR VISUAL INTEREST AND NOT INTENDED TO REPRESENT ACTUAL PLANTINGS.



EAST ELEVATION



WEST ELEVATION

A ZONING SUBMISSION FOR:
BUCKEYE INVESTMENTS
 Trillium Ave. & Gander Rd.
 CANAL WINCHESTER, OHIO

11-21-19



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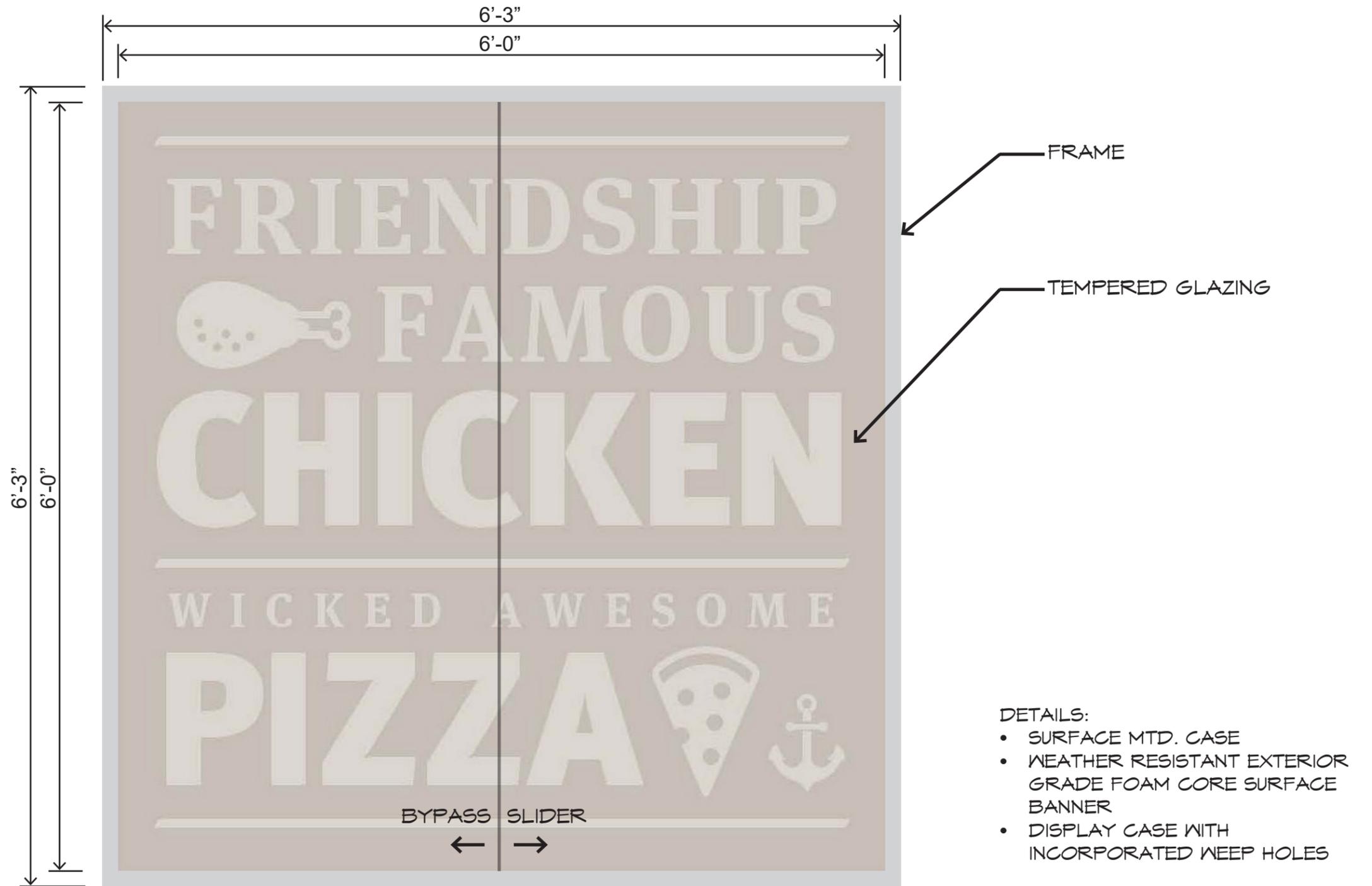
SIGN #1, 5, 6 - BUILDING ENTRANCE SIGN
 - SQUARE FOOTAGE OF THE SIGN IS CALCULATED BASED ON SURFACE AREA OF THE SMALLEST RECTANGLE ENCLOSING THE WORDS OR LOGOS, NOT THE INDIVIDUAL LETTER AREA

A ZONING SUBMISSION FOR:
BUCKEYE INVESTMENTS
 Trillium Ave. & Gander Rd.
 CANAL WINCHESTER, OHIO

11-21-19



COLORS AND MATERIALS SHOWN MAY VARY SLIGHTLY DUE TO TECHNOLOGICAL REPRESENTATION. PRODUCT SAMPLES SHOULD BE USED FOR EXACT COLOR MATCHING. ANY LANDSCAPING SHOWN IS FOR VISUAL INTEREST AND NOT INTENDED TO REPRESENT ACTUAL PLANTINGS.



SIGN #2 - DISPLAY BANNER

A ZONING SUBMISSION FOR:
BUCKEYE INVESTMENTS
 Trillium Ave. & Gander Rd.
 CANAL WINCHESTER, OHIO

11-21-19



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TOP VIEW



SIGN #3 - WINDOW SIGN (LEFT)

A ZONING SUBMISSION FOR:
BUCKEYE INVESTMENTS
 Trillium Ave. & Gander Rd.
 CANAL WINCHESTER, OHIO

11-21-19



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TOP VIEW



SIGN #4 - WINDOW SIGN (RIGHT)

A ZONING SUBMISSION FOR:
BUCKEYE INVESTMENTS
 Trillium Ave. & Gander Rd.
 CANAL WINCHESTER, OHIO

11-21-19



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Illuminated Canopy Sign



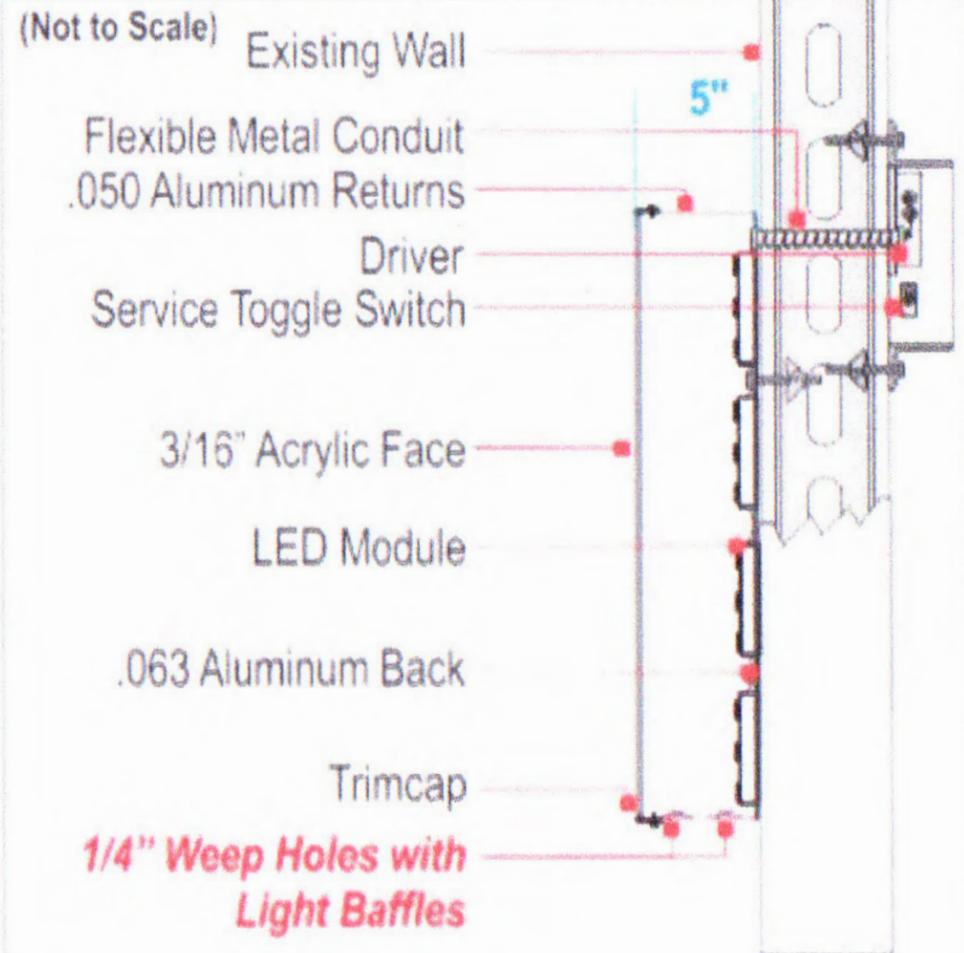
Illuminated Channel Letters -

- Aluminum Channel Construction
- Paint Returns and Trim Cap MAP Brushed Aluminum
- Translucent White Acrylic Face with 1st Surface Perforated Vinyl to Match 533C Blue
- Translucent Flag Vinyl (dot above 'i') Needs to Match PMS 158C Orange
- Internal White LED Illumination Face Lit
- Remotely Located LED Drivers
- Flush Mount to Canopy

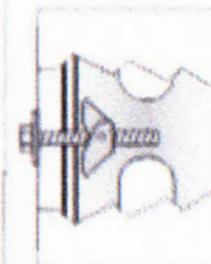
Paint Colors

-  PMS 158C Orange
-  PMS 533C Dark Blue
-  Paint MAP Brush Aluminum

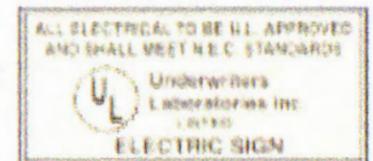
**TYPICAL - LED Face Lit Channel Letters
Flush Mounted with Remote Drivers**



Sign Attachment Methods



**3/8" Toggle Bolts
mounted to stud
(4) each letter min.**



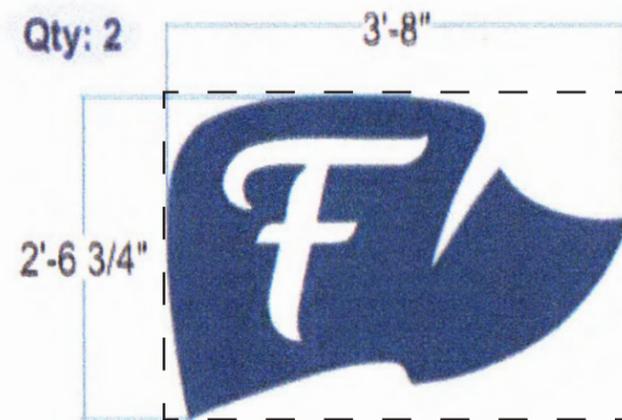
SIGN #8 - FUEL CANOPY SIGN

BUCKEYE INVESTMENTS

A ZONING SUBMISSION FOR:
Trillium Ave. & Gander Rd.
CANAL WINCHESTER, OHIO



Illuminated Canopy Sign



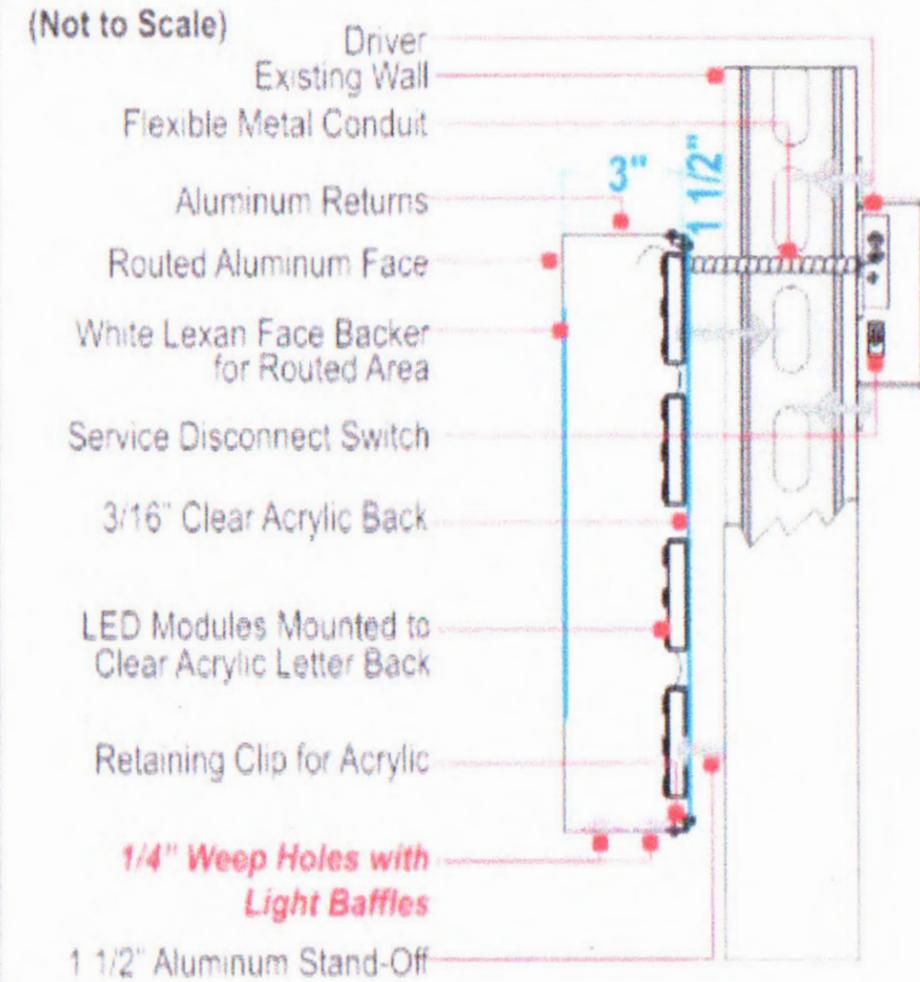
Illuminated Reverse Channel Logo with Routed Face

Aluminum Reverse Channel Construction
 Routed Aluminum Face Painted to Match 533C Blue and
 Backed with White Lexan
 Internal White LED Illumination
 Remotely Located LED Drivers
 Stand-Off Halo Mount 1 1/2" from Canopy

Paint Colors

- PMS 158C Orange
- PMS 533C Dark Blue
- Paint MAP Brush Aluminum

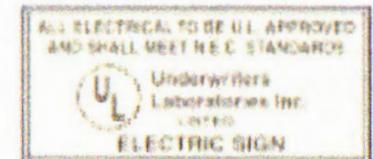
LED Halo Lighted Reverse Channel Logo with Remote Driver



Sign Attachment Methods



3/8" Toggle Bolts mounted to stud 4 - required min. equally spaced.



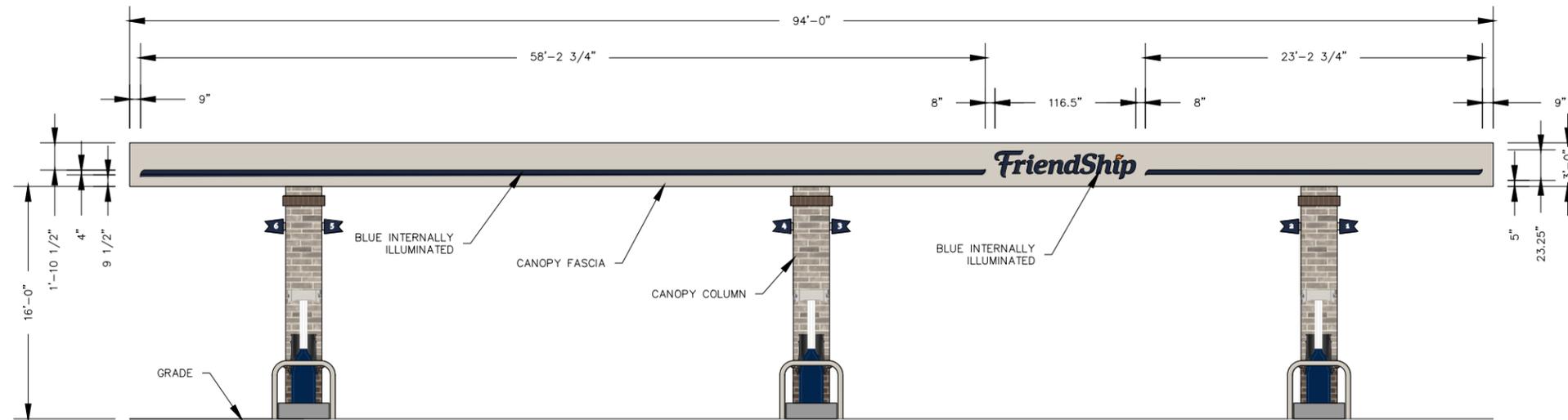
SIGN #9, 10 - FUEL CANOPY SIGN

MOUNTING HT: 18'-7"

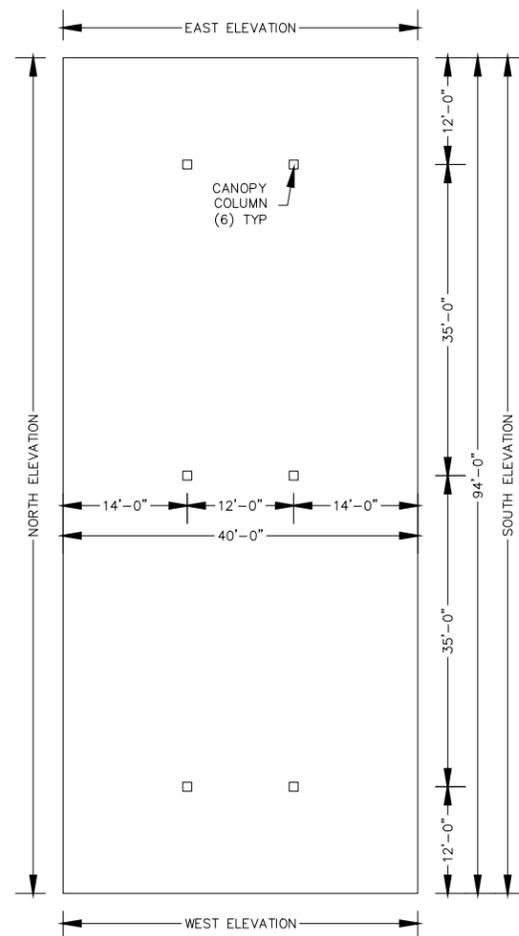
BUCKEYE INVESTMENTS

Trillium Ave. & Gander Rd.
 CANAL WINCHESTER, OHIO

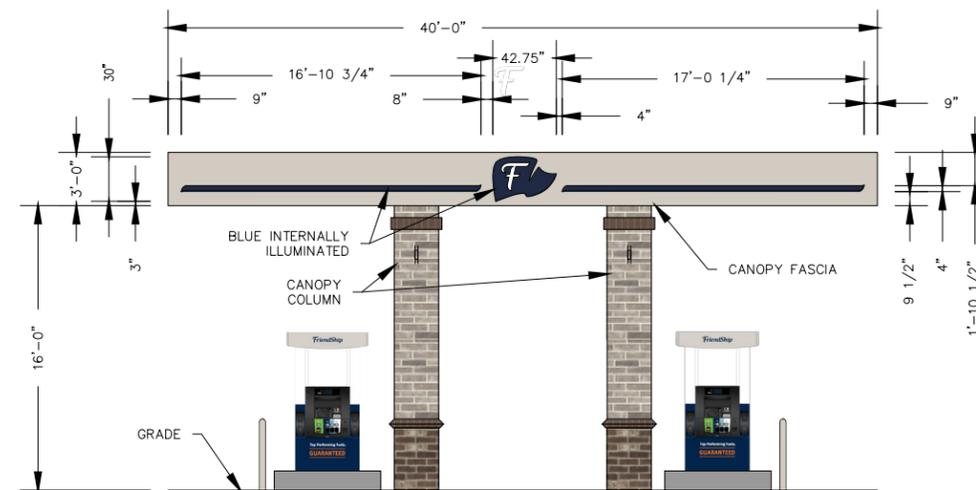
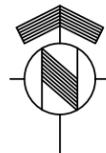
11-21-19



NORTH CANOPY ELEVATION
NOT TO SCALE



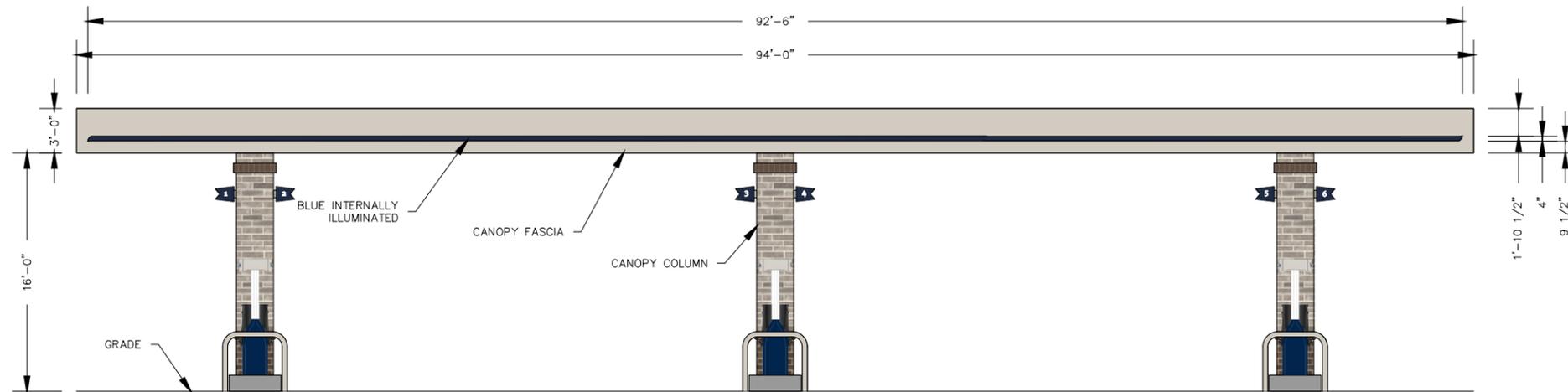
KEY PLAN
NOT TO SCALE



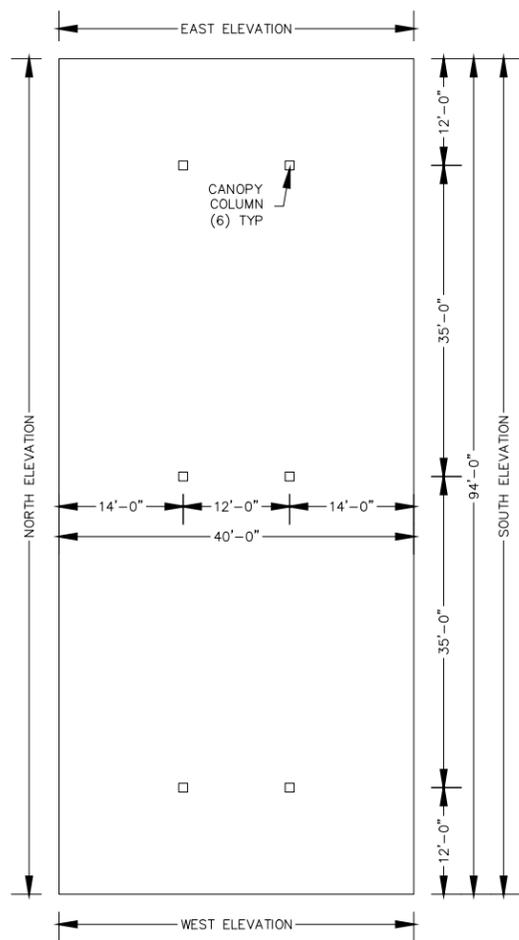
EAST CANOPY ELEVATION
NOT TO SCALE

BECK	FUEL SITE CONSTRUCTION	OWNER NAME: BUCKEYE INVESTMENTS	
	SUPPLIERS, INC.	CONTACT NAME: LEE BECKMAN	
SERVICE & SUPPORT	PROJECT ADDRESS: TRILLIUM AVE.		
	CANAL WINCHESTER, OH 43110		
PROJECT TYPE: FUEL SYSTEM CANOPY			
JOB NO.	PRELIMINARY	DWG TITLE.	REV
		CANOPY ELEVATIONS NORTH / EAST	1
SCALE: AS SHOWN	DATE: 11/14/2019	SHEET: 1 OF 2	

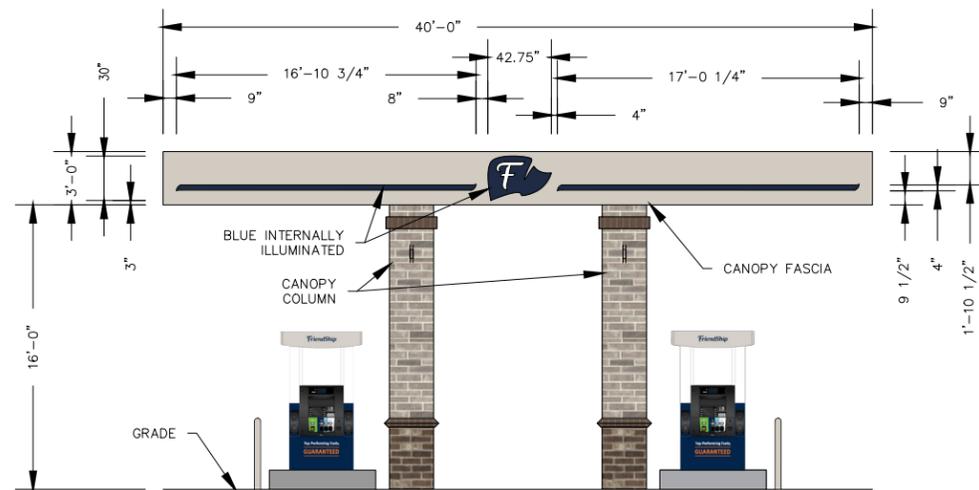
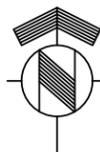
15025 E. US 224
ATTICA, OH 44807
TOLL FREE: (800) 472-2591
FAX: (419) 426-7325
WWW.BECKOIL.COM



SOUTH CANOPY ELEVATION
NOT TO SCALE



KEY PLAN
NOT TO SCALE



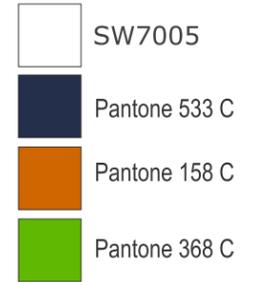
WEST CANOPY ELEVATION
NOT TO SCALE

BECK	FUEL SITE CONSTRUCTION	OWNER NAME: BUCKEYE INVESTMENTS	
	SUPPLIERS, INC.	CONTACT NAME: LEE BECKMAN	
SERVICE & SUPPORT	PROJECT ADDRESS: TRILLIUM AVE.		
	CANAL WINCHESTER, OH 43110		
PROJECT TYPE: FUEL SYSTEM CANOPY			
JOB NO.	PRELIMINARY	DWG TITLE:	REV
		CANOPY ELEVATIONS SOUTH / WEST	1
SCALE: AS NOTED	DATE: 11/14/2019	SHEET: 2 OF 2	

15025 E. US 224
ATTICA, OH 44807
TOLL FREE: (800) 472-2591
FAX: (419) 426-7325
WWW.BECKOIL.COM

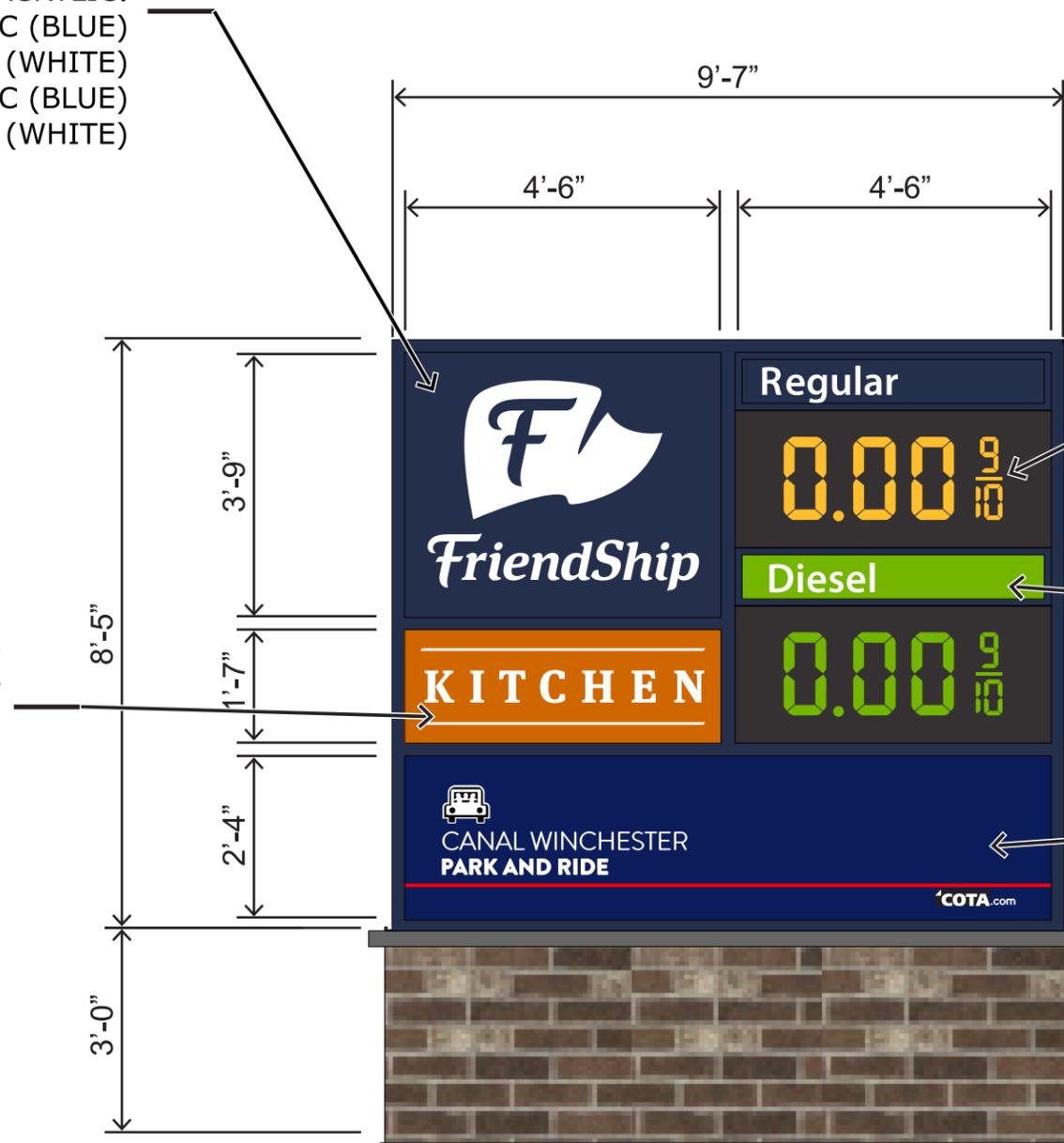
CABINET TO BE FABRICATED WITH POWDER COATED 1/8" ALUMINUM. FLAG LOGO AND COPY TO BE PUSHED THROUGH PAINTED ACRYLIC.

BACKGROUND: PANTONE 533C (BLUE)
 FLAG LOGO: SW7005 (WHITE)
 "F" LOGO: PANTONE 533C (BLUE)
 "FRIENDSHIP": SW7005 (WHITE)



CABINET TO BE FABRICATED WITH POWDER COATED 1/8" ALUMINUM. COPY AND SCROLL LINES TO BE PUSHED THROUGH PAINTED ACRYLIC.

BACKGROUND: PANTONE 158C (NAVAL)
 COPY AND SCROLL LINES: SW7005 (WHITE)



NUMERITEX PRICER UNIT (AMBER) PRICER. NAVY BACKGROUND TO BE PAINTED OPAQUE. "Regular" TO BE TRANSLUCENT.

NUMERITEX PRICER UNIT (GREEN) PRICER. GREEN BACKGROUND TO BE PAINTED OPAQUE. "Diesel" TO BE TRANSLUCENT.

CABINET TO BE FABRICATED WITH POWDER COATED 1/8" ALUMINUM. COPY, LOGO AND SCROLL LINE TO BE PUSHED THROUGH PAINTED ACRYLIC. BACKGROUND ALUMINUM: (MP05080) BLUE LOGO AND COPY: (6840-91735) WHITE SCROLL: (PMS 7427) RED

SIGN #7 - 2 SIDED MONUMENT SIGN

PURSUANT TO 1189.08(D)(A)(III) - AUTOMATIC DIMMING CAPABILITY SHALL ADJUST THE SIGNS ILLUMINATION TO THE AMBIENT LIGHT AT ALL TIMES OF THE DAY

A ZONING SUBMISSION FOR:

BUCKEYE INVESTMENTS

Trillium Ave. & Gander Rd.
 CANAL WINCHESTER, OHIO

12-18-19



COLORS AND MATERIALS SHOWN MAY VARY SLIGHTLY DUE TO TECHNOLOGICAL REPRESENTAION. PRODUCT SAMPLES SHOULD BE USED FOR EXACT COLOR MATCHING. ANY LANDSCAPING SHOWN IS FOR VISUAL INTEREST AND NOT INTENDED TO REPRESENT ACTUAL PLANTINGS.



DUMPSTER ENCLOSURE

- GLENGERY BROWN, PRESCOTT BRICK VENEER WITH CONCRETE CAP

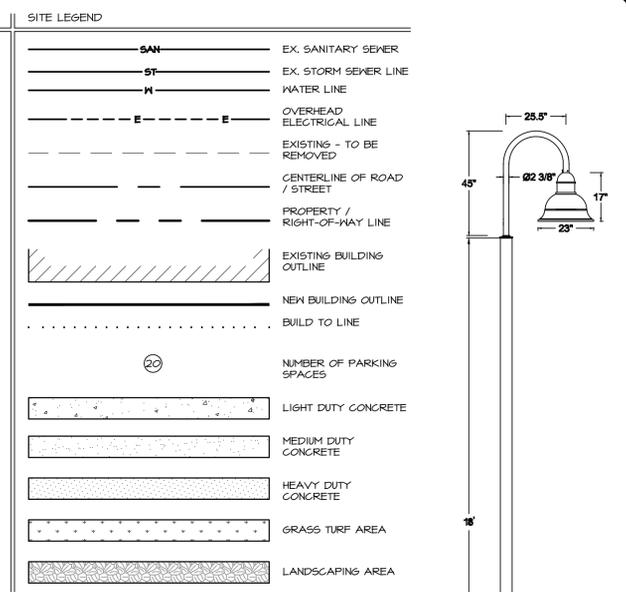
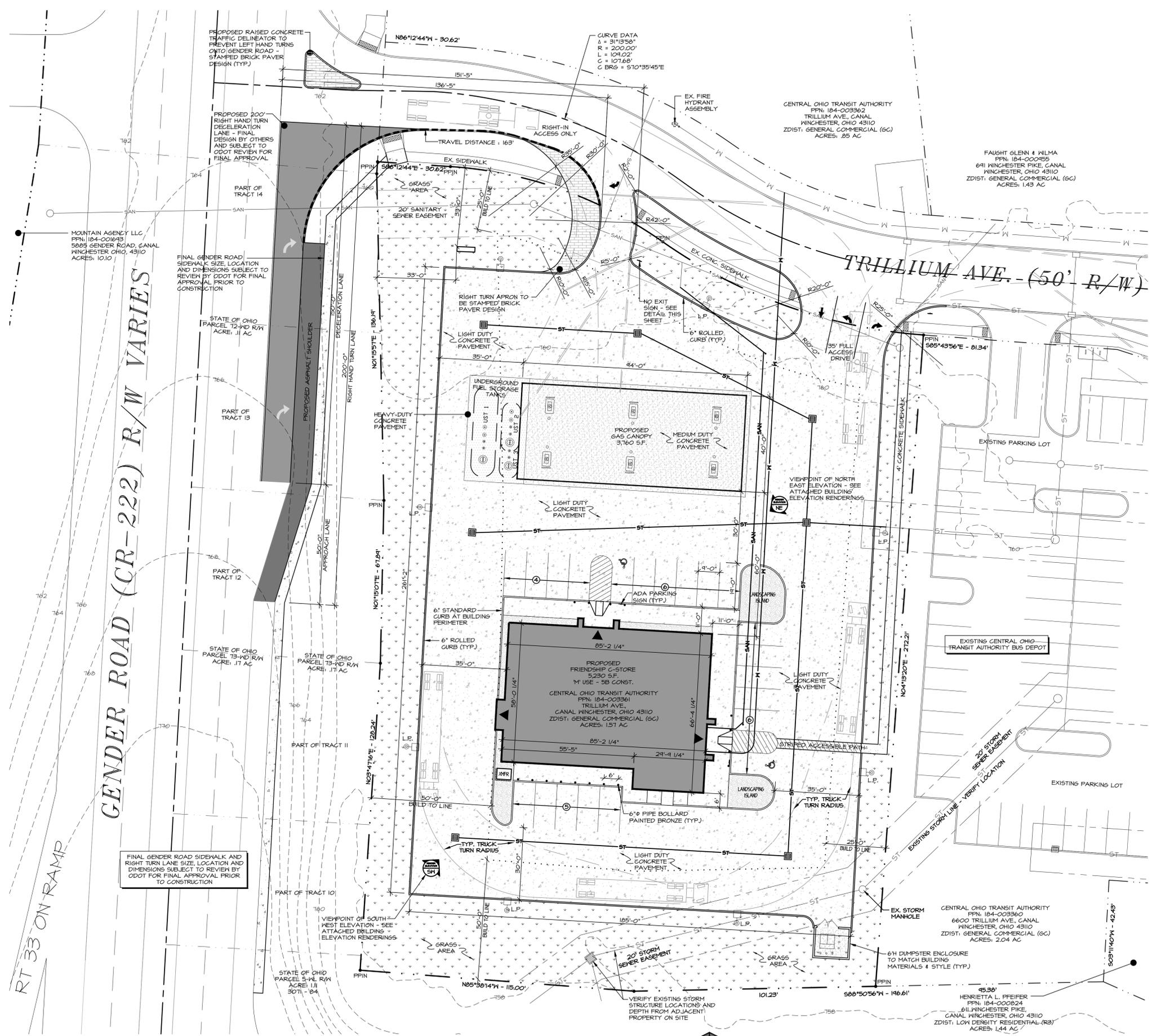
A ZONING SUBMISSION FOR:
BUCKEYE INVESTMENTS
 Trillium Ave. & Gander Rd.
 CANAL WINCHESTER, OHIO

11-21-19



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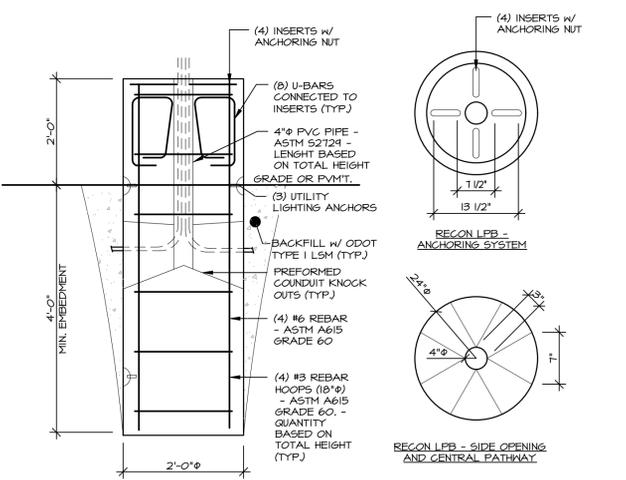
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ZONING DATA:

DISTRICT USE	GENERAL COMMERCIAL - (GC)
TOTAL LOT AREA	1,567 ACRES
DEVELOPED LOT AREA	1.14 ACRES
NEW BUILDING AREA	5,250 S.F. - BUILDING
PARKING/DRIVE AREA	46,800 S.F. - FUEL CANOPY
LOT COVERAGE	76%
MAX. LOT COVERAGE	100%
MIN. FRONTAGE	N/A
MIN. FRONT YARD SETBACK	50'
MIN. SIDE YARD SETBACKS	20'
MIN. REAR YARD SETBACK	25'
BUILDING HEIGHT	35'
MAX. BUILDING HEIGHT	40'
H.C. PARKING REQ'D	2 SPACES
PARKING REQ'D	15 SPACES
PARKING PROVIDED	20 SPACES

CONDITIONAL USE NARRATIVE:
 THE PARCEL (184-003361), CURRENTLY OWNED BY CENTRAL OHIO TRANSIT AUTHORITY (COTA) IS AN EXISTING UNDEVELOPED, NEW PARCEL LOCATED IN THE GENERAL COMMERCIAL DISTRICT, IN THE CITY OF CANAL WINCHESTER, OHIO. THE PROPOSED CONDITIONAL USE WILL BE FOR THE PROPERTY TO BE UTILIZED AS A GAS STATION / CONVENIENCE STORE, FOR THE SALE OF AUTOMOBILE FUEL, HOT FOOD AND PREPACKAGED FOOD AND DRINKS.



RECON PRECAST LIGHT POLE BASE DETAIL
 NOT TO SCALE
 Ohio Utilities Protection Service
Call 811
 before you dig

REVISIONS

date	description
6/11/19	PRELIMINARY
7/17/19	CONDITIONAL USE SUBMITTAL
7/31/19	REVISION
9/1/19	REVISION #2
11/6/19	ZONING SUB. #1
11/8/19	ZONING REVS.
12/5/19	REVISION #3
12/14/19	REVISION #4

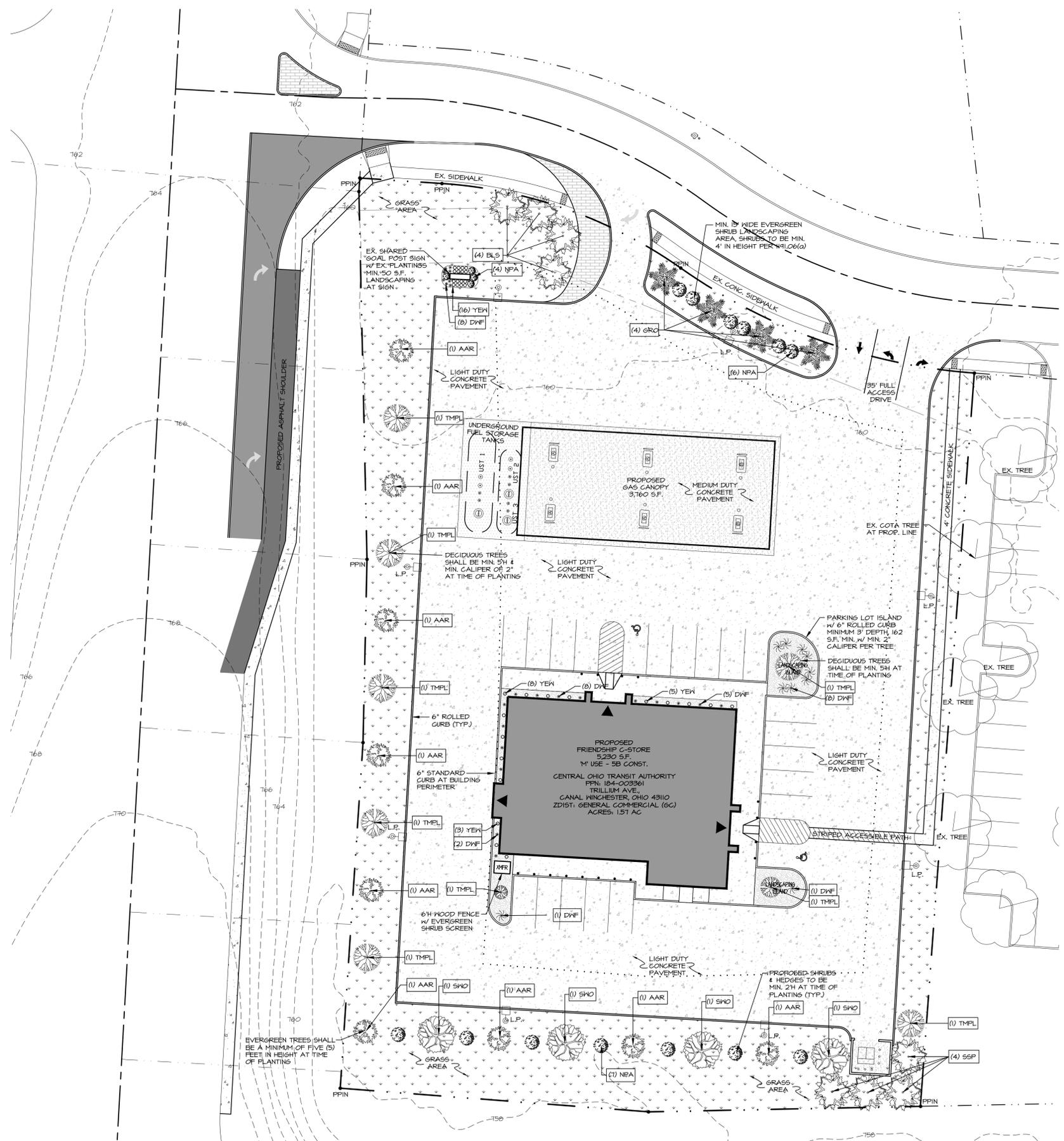


Janotta & Herner
 DESIGN BUILD CONSTRUCTION
 A JH GROUP COMPANY
 309 Monroe St., Monroeville, Ohio 44847 www.janotta.com Ph (419) 465-4611 Fax (419) 465-2866

BUCKEYE INVESTMENTS
 TRILLIUM AVENUE
 CANAL WINCHESTER, OHIO 43110
SITE PLAN

drawn by: JDB
 JHI job no. 2019-243
 sheet: C-1.1

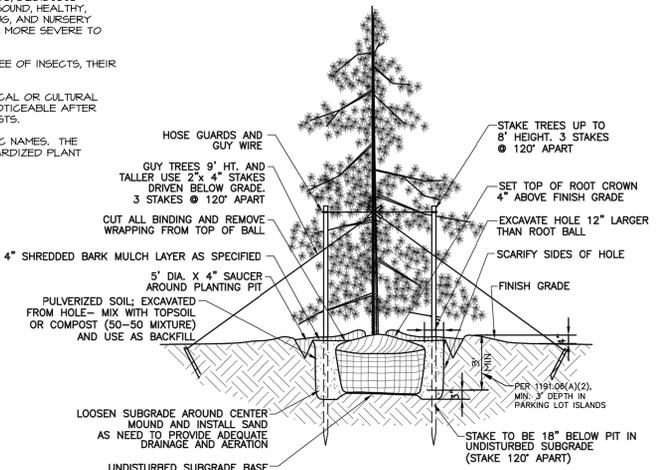
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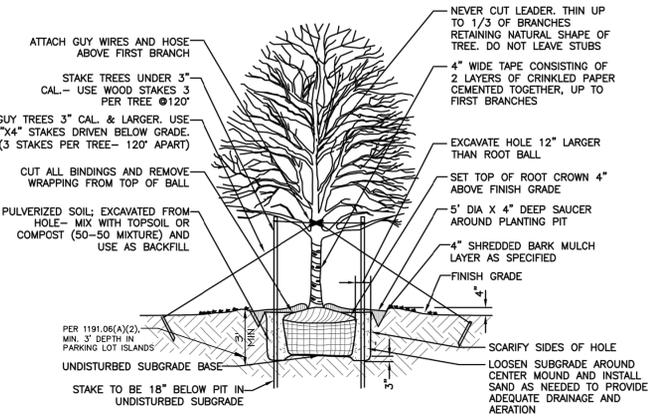
- LANDSCAPE NOTES:
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TREES & SHRUBS GROUND COVER AND LAWN RESTORATION AT ADJOINING AREAS DAMAGED BY NEW WORK, WHETHER WITHIN OR BEYOND DESIGNATED LIMITS OF WORK.
 - CONTRACTOR SHALL VERIFY SITE CONDITIONS (ABOVE AND BELOW GROUND) AND LAYOUT PRIOR TO CONSTRUCTION. CONTACT THE OWNER'S REPRESENTATIVE WITH ANY DISCREPANCIES PRIOR TO PROCEEDINGS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING CURBS, SIDEWALKS, AND PAVEMENT DUE TO CONSTRUCTION.
 - CONTRACTOR SHALL HAVE ALL AREAS AT 1 INCH FINAL GRADE BEFORE SEEDING WORK CAN BEGIN. ANY AREAS FAILING TO SHOW UNIFORM GERMINATION SHALL BE REPAIRED UNTIL A DENSE LAWN IS ESTABLISHED AND SHALL BE NO ADDITIONAL COST TO THE OWNER.
 - SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT THE TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUESTS TO THE OWNER'S REPRESENTATIVE.
 - BACKFILL AND GRADE ALL PLANTING AREAS WITH MINIMUM 6-8 INCHES OF TOPSOIL OR TO THE TOP OF THE FINISHED CONCRETE ELEVATION. BEDDING MIX OR SIMILAR CONSISTENCY TO BE USED.
 - ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK.
 - PROVIDE MINIMUM 1 YEAR WARRANTY ON ALL PLANT MATERIAL.
 - ALL SHRUBS AND HERBACEOUS PLANTS, DECIDUOUS PLANTS OR EVERGREENS SHALL BE SOUND, HEALTHY, VIGOROUS, FIRST CLASS, FRESHLY DUG, AND NURSERY GROWN IN A CLIMATE SIMILAR TO OR MORE SEVERE TO OHIO.
 - ALL PLANT MATERIAL SHOULD BE FREE OF INSECTS, THEIR EGGS AND LARVAE.
 - PLANTS SHALL BE FREE OF MECHANICAL OR CULTURAL INJURY BY RODENTS AND FREE OF NOTICEABLE AFTER EFFECTS OF BORERS AND OTHER PESTS.
 - PLANTS SHALL BE TRUE TO SCIENTIFIC NAMES. THE NAMES USED ARE THOSE OF 'STANDARDIZED PLANT NAMES.'

OVERALL PLANTING SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE / SIZE	COUNT	REMARKS
TREES					
AAR	THUJA OCCIDENTALIS 'AMERICAN ARBORVITAE'	'AMERICAN ARBORVITAE'	NEEDED EVERGREEN 5' MIN. HEIGHT	4	B#B
TMPL	ACER BUERGERIANUM 'TRIDENT MAPLE'	'TRIDENT MAPLE'	DECIDUOUS TREE 21" CALIPER - 5H	4	B#B
SNO	QUERCUS BICOLOR 'SWAMP WHITE OAK'	'SWAMP WHITE OAK'	DECIDUOUS TREE 3" CALIPER - 5H	4	B#B
SGP	PICEA OMORICA 'SERBIAN SPRUCE'	'SERBIAN SPRUCE'	SPRUCE TREE 5' MIN. HEIGHT	8	B#B
GRO	JUNIPERUS VIRGINIAN 'GREY OWL'	'RED CEDAR'	NEEDED EVERGREEN 2-3' HEIGHT	4	B#B
SHRUBS AND PERENNIALS					
YEM	TAXUS X MEDIA 'DENSIFORMIS'	'DENSE YEW'	EVERGREEN SHRUB 3 GALLON	32	CONTAINER
NFA	THUJA OCCIDENTALIS 'NORTH POLE'	'NORTH POLE ARBORVITAE'	EVERGREEN SHRUB 2' MIN. HEIGHT	17	B#B
DWF	PENNISETUM ALOPECUROIDES 'HAIRY'	'DWARF FOUNTAIN GRASS'	PERENNIAL GRASS 3 GALLON	32	CONTAINER

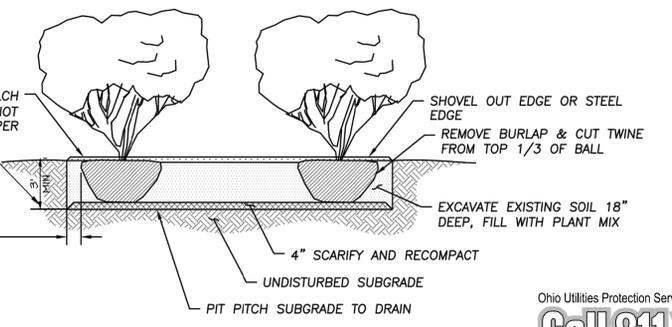
TURF TYPE TALL FESCUE SEED - 6-8 LB. PER 1,000 S.F.
REFER TO SHEET SW-2.2 - PERMANENT SEEDING SCHEDULE
PLANTING SCHEDULE SUBJECT TO CHANGE AT THE DISCRETION OF THE CITY OF CANAL WINCHESTER URBAN FORESTER, DICK MILLER (614-834-5110)



EVERGREEN TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

REVISIONS

date	description
12/6/19	ZONING SUB
12/9/19	TREE REV-1
12/14/19	REVISION #2

Janotta & Herner
DESIGN BUILD CONSTRUCTION
A JH GROUP COMPANY
309 Monroe St. Monroeville, Ohio 44137 www.janottaherner.com Ph (419) 485-4611 Fax (419) 485-2888

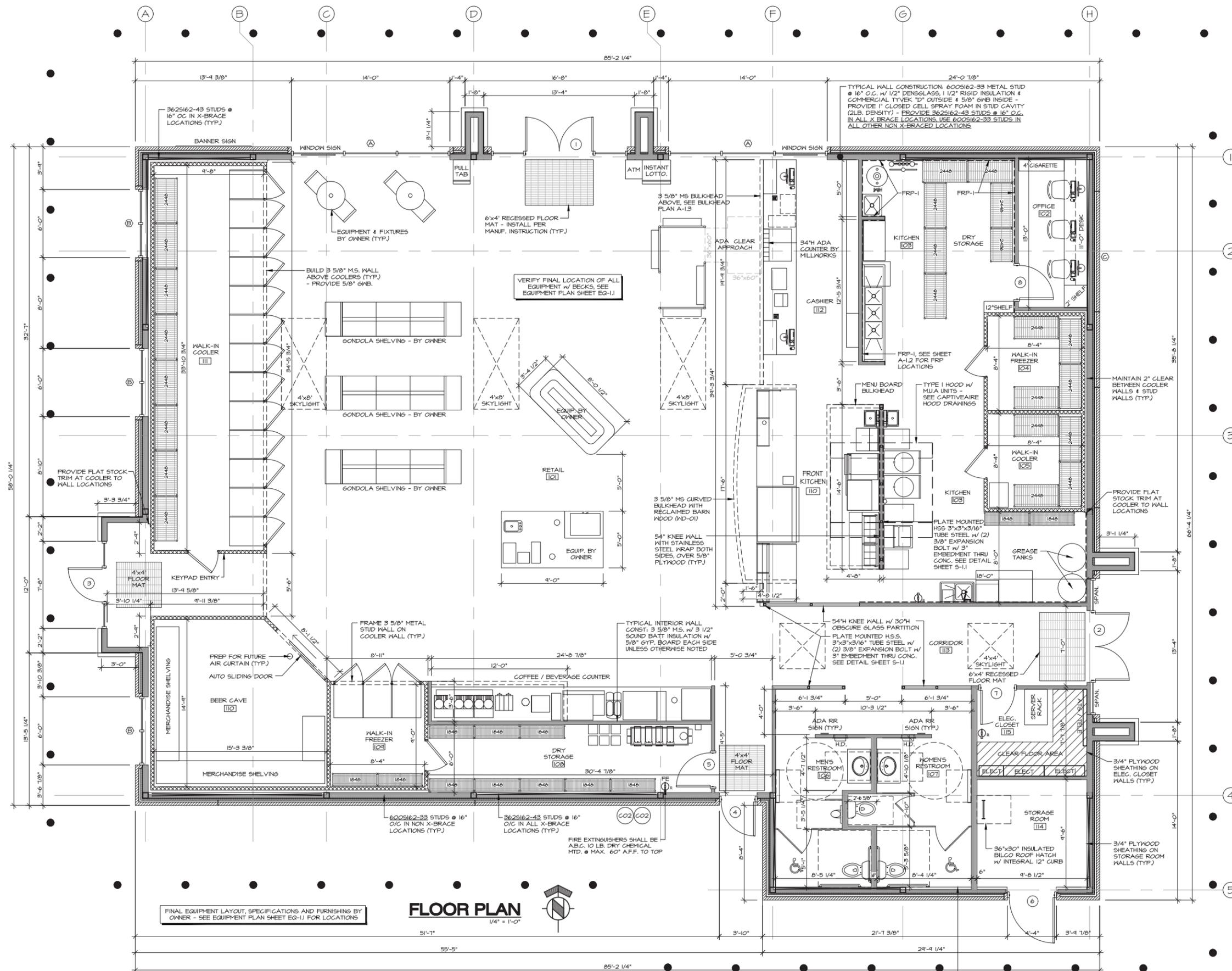
A NEW BUILDING FOR:
BUCKEYE INVESTMENTS
TRILLIUM AVENUE
CANAL WINCHESTER, OHIO 43110

LANDSCAPING PLAN

drawn by: JDB
JHI job no. 2019-243
sheet: L-1.1

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REVISIONS

date	description
7/17/14	PRELIMINARY
8/13/14	PRELIMINARY
11/6/14	ZONING SUB #1



A NEW BUILDING FOR:
BUCKEYE INVESTMENTS
TRILLIUM AVE.
CANAL WINCHESTER, OHIO 43110

PRELIMINARY FLOOR PLAN

drawn by: JDB
JHI job no. 2014-243

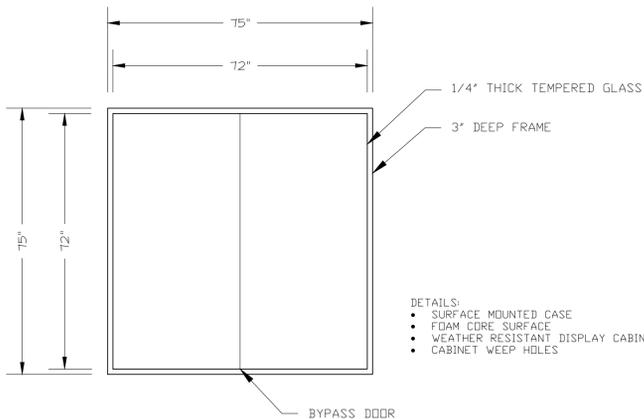
sheet: **A-1.1**

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OWNER / APPLICANT CONTACT INFORMATION

OWNER
 BUCKEYE INVESTMENTS LLC.
 1000 NORTH FRONT STREET
 FREMONT, OHIO 43420
 EMAIL: LEEBECKMAN@BUCKEYEL.COM
 PH#: 419-332-5614

APPLICANT
 JANOTTA & HERNER
 3091 MONROE STREET
 MONROEVILLE, OHIO 44841
 PH#: 419-465-4611
 EMAIL: RANDY@JANOTTAHERNER.COM



- DETAILS:**
- SURFACE MOUNTED CASE
 - FDM CORE SURFACE
 - WEATHER RESISTANT DISPLAY CABINET
 - CABINET WEEP HOLES

GLASS CALCULATIONS

NORTH WALL REQUIREMENT:

$85'-2\ 1/4" \times 8' = 681.5\ S.F. \times .4 = 272.6\ S.F.$

ACTUAL:

$93.3\ S.F. + 93.3 + 88 = 274.60$

WEST WALL:

$58'-0\ 1/4" \times 8' = 464.2\ S.F. \times .4 = 185.67\ S.F.$

ACTUAL:

$44\ S.F. + 44 + 44 + 56.2 = 188.2\ S.F.$

CITYSCAPES - ENVISOR - ROOF TOP UNIT SCREEN



ACRYLICAP - HORIZONTAL RIB

MANUFACTURER

- CITYSCAPES

MODEL # / COLOR

- HORIZONTAL RIB - DARK BRONZE
- MATERIAL: PRE-TREATED ABS
- THICKNESS: 1.625"
- PANEL WIDTH: 45"
- PANEL HEIGHT: 35", 52", 70"
- WEIGHT: 1.1 LB PER S.F.

GLEN-GERY BRICK LEGEND



BRICK #1: COLOR / TEXTURE SAMPLE



BRICK #2: COLOR / TEXTURE SAMPLE

BRICK #1 - UPPER SECTION

MANUFACTURER

- GLEN-GERY
- MODEL # / COLOR
- MARSEILLES COLLECTION - BORDEAUX w/ NATURAL GRAY MORTAR

BRICK #1 - LOWER SECTION

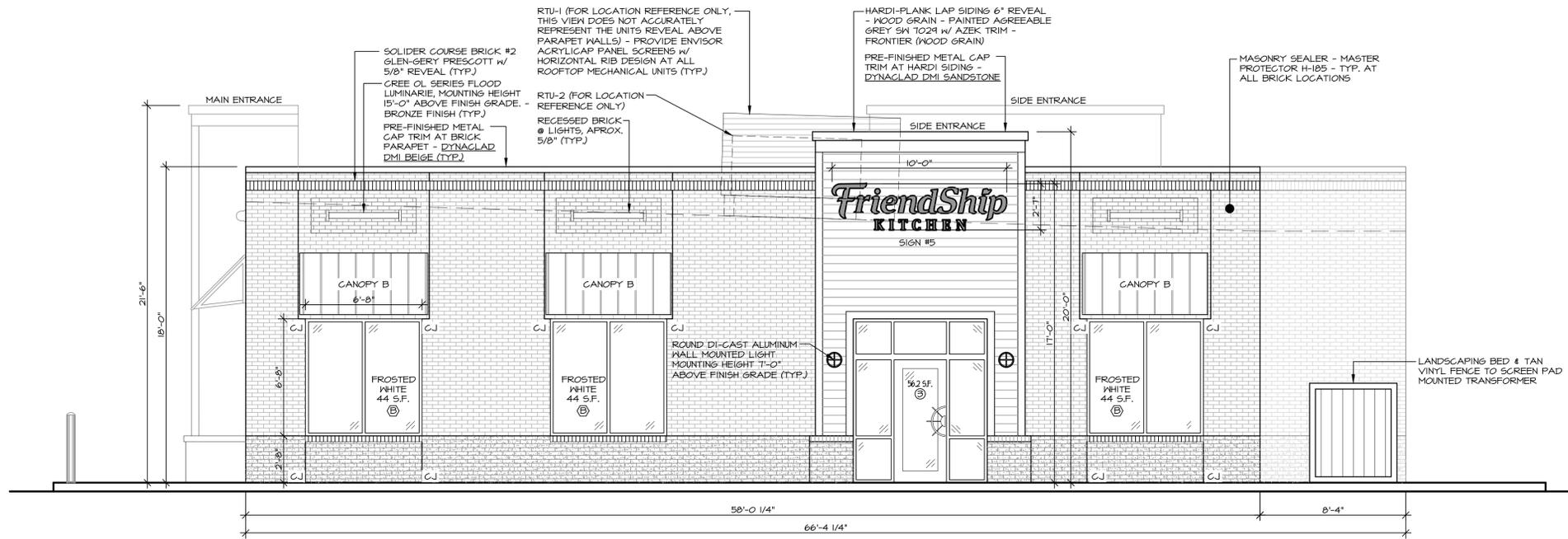
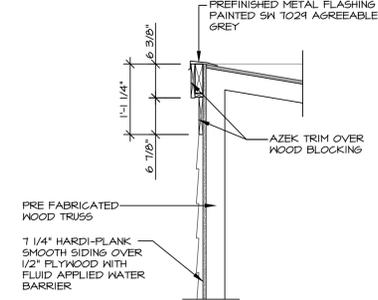
MANUFACTURER

- GLEN-GERY
- MODEL # / COLOR
- TRADITION SERIES - PRESCOTT w/ NATURAL GREY MORTAR

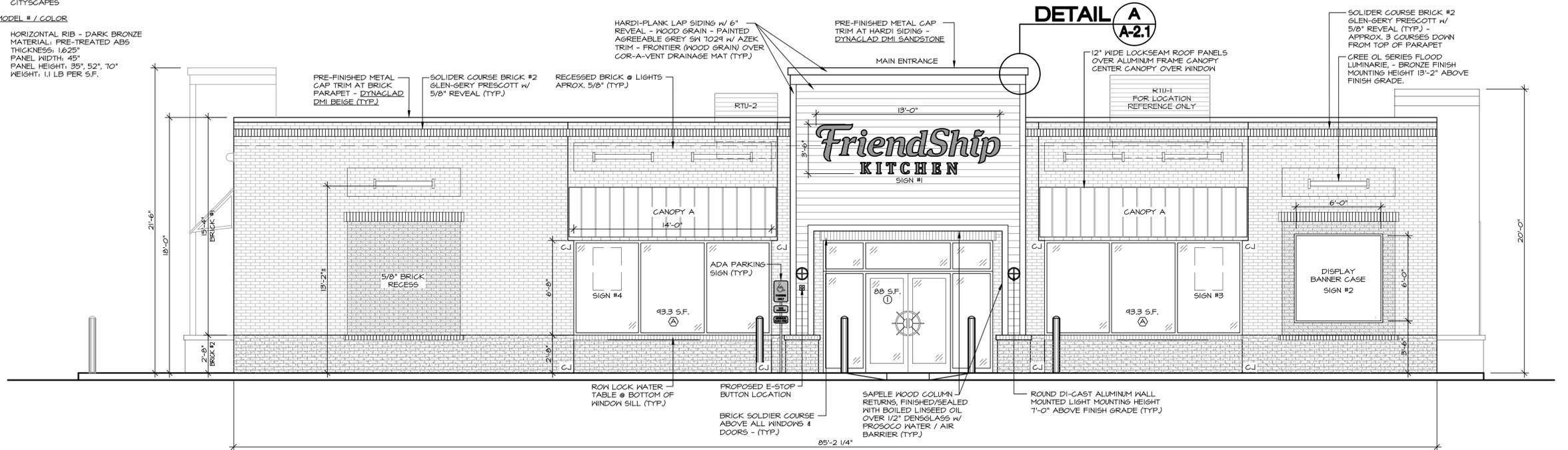
COLOR LEGEND

- ANNING COLOR INFORMATION**
- ANNING COLOR MANUFACTURER:**
- FIRESTONE UNA-CLAD
 - MODEL # / COLOR
 - KYNAR 500 - SKY BLUE
- CAP TRIM #1 COLOR INFORMATION:**
- CAP TRIM #1 COLOR MANUFACTURER:**
- DYNAGLAD DMI
 - MODEL # / COLOR
 - DYNAGLAD - SANDSTONE

- LAP SIDING COLOR INFORMATION:**
- CAP TRIM COLOR MANUFACTURER:**
- SHERWIN WILLIAMS
 - MODEL # / COLOR
 - SH-1024 - AGREEABLE GRAY



WEST ELEVATION GLASS CALCULATION
 REQUIRED: 185.67 S.F.
 ACTUAL: 188.2 S.F.



NORTH ELEVATION GLASS CALCULATION
 REQUIRED: 212.60 S.F.
 ACTUAL: 214.60 S.F.

REVISIONS

date	description
10/30/18	PRELIMINARY
12/3/18	REVISIONS
12/19/18	REVISION SET
1/9/19	REVISION #2
1/21/19	REVISION #3
1/24/19	ARB SUB #2
4/10/19	REVISIONS
6/7/19	DRB SUB
7/22/19	ZONING SUB. #1
11/7/19	ZONING REVS. + RTU'S
11/20/19	REVISION #2
2/14/19	

Janotta & Herner
 DESIGN BUILD CONSTRUCTION
 A JH GROUP COMPANY
 3091 Monroe St., Monroeville, Ohio 44847 www.janotta.com Ph (419) 465-4611 Fax (419) 465-2868

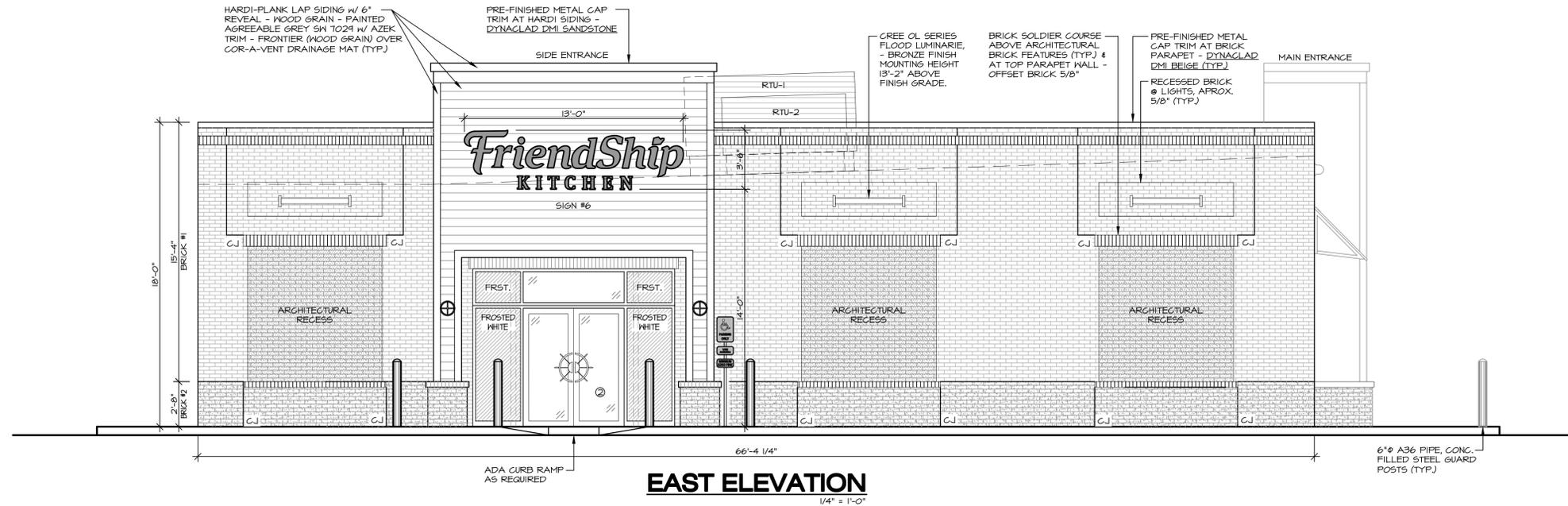
A NEW C-STORE BUILDING FOR:
BUCKEYE INVESTMENTS
 TRILLIUM AVE.
 CANAL WINCHESTER, OHIO 43110

ELEVATIONS

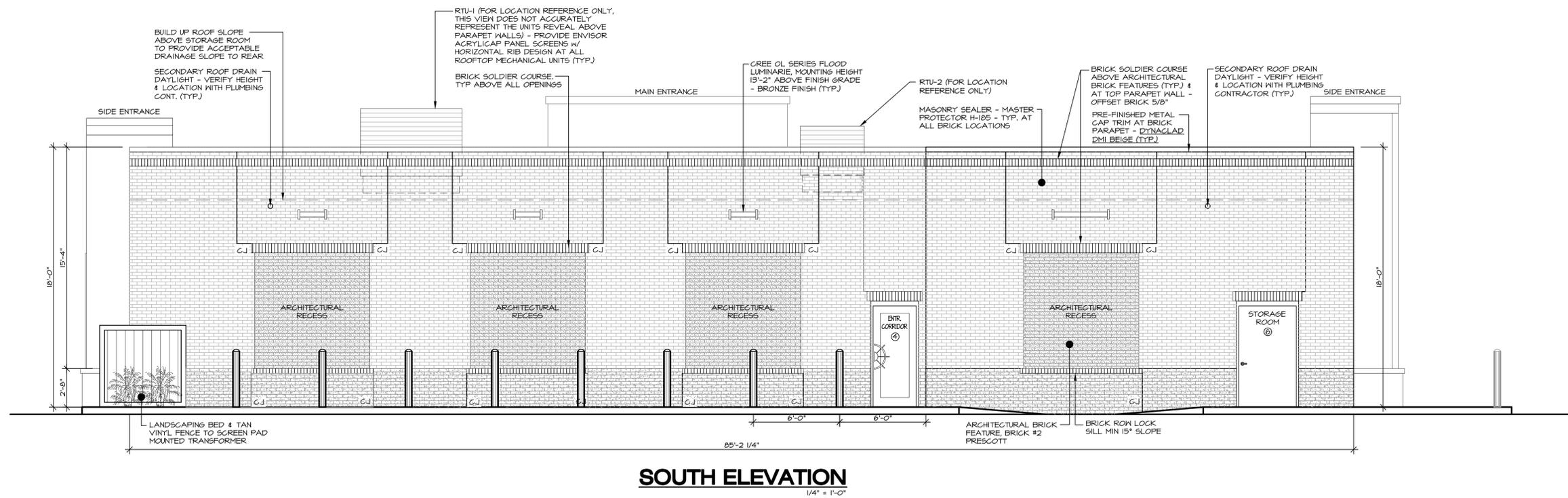
drawn by: JDB
 JHI job no. 2019-243

sheet: **A-2.1**

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EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

REVISIONS

date	description
10/30/18	PRELIMINARY
12/3/18	REVISIONS
12/19/18	REVIEW SET
1/9/19	REVISION #2
1/21/19	REVISION #3
1/24/19	ARB
4/10/19	ARB SUB #2
7/19/19	DRB SUB.
11/7/19	ZONING SUB. #1
11/18/19	ZONING REVS.
11/20/19	+ RTUS
12/14/19	REVISION #2

Janotta & Herner
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309 Monroe St. Monroeville, Ohio 44131
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www.janottaherner.com

A NEW C-STORE BUILDING FOR:
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CANAL WINCHESTER, OHIO 43110

ELEVATIONS

drawn by:
JJB

JHI job no.
2019-243

sheet:
A-2.2

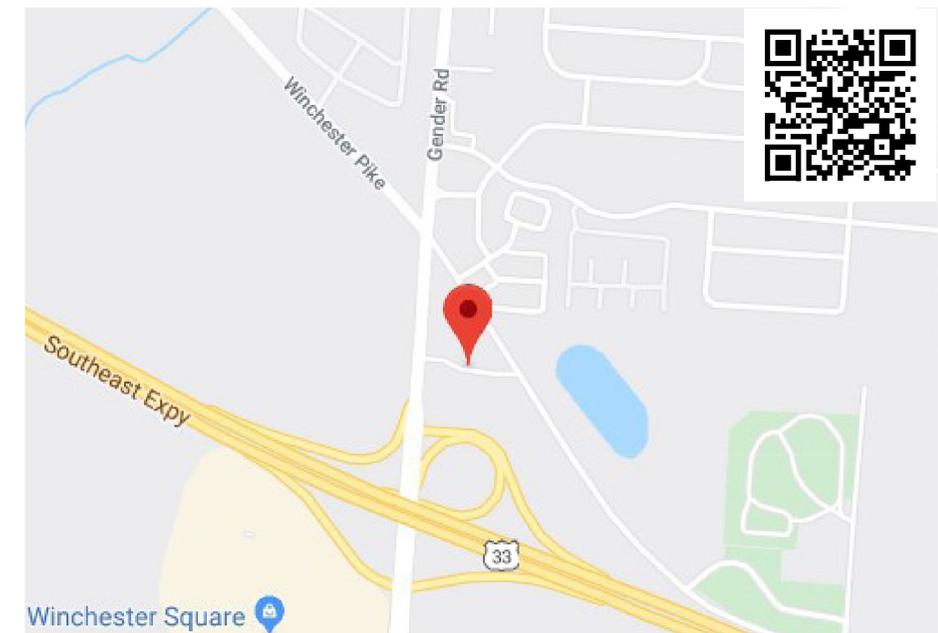
red leonard associates

1340 KEMPER MEADOW DR. | FOREST PARK, OH 45240 | 513-574-9500

WWW.REDLEONARD.COM

BECK OIL
TRILLIUM AVENUE
CANAL WINCHESTER OH

EXTERIOR LIGHTING LAYOUT



LOGIN

CLICK TO LEARN HOW TO USE
YOUR INTERACTIVE SITE PLAN



CLICK FOR ADDITIONAL
INFORMATION & LINKS

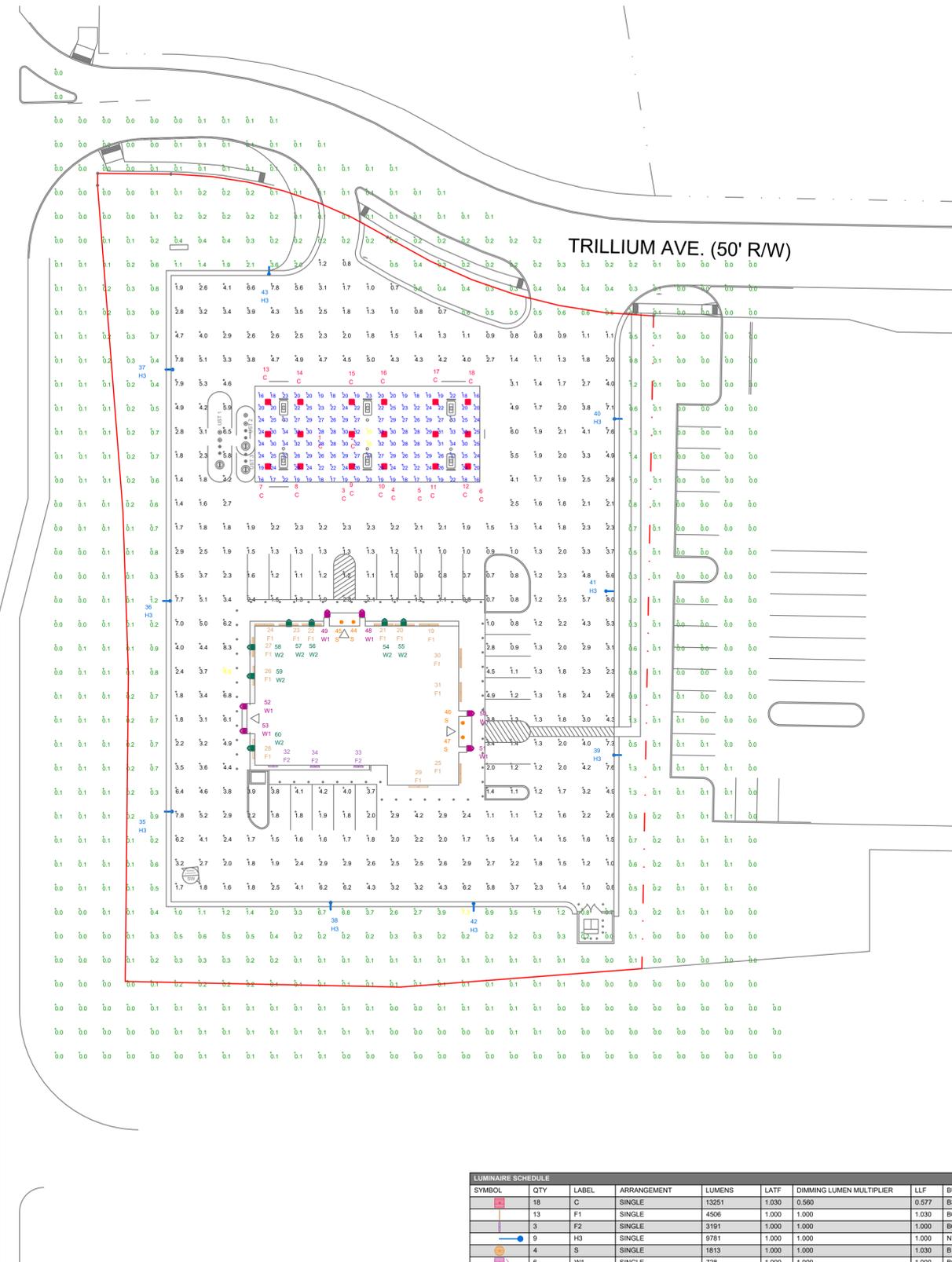


redleonard.com/planinfo

RL-6472-S1-R3

12/18/19

GENDER ROAD (CR-222) R/W VARIES



NOTE:
- POLE MOUNTED FIXTURES ARE MOUNTED ON A 15 FT POLE ATOP A 36 INCH HIGH CONCRETE BASE.

LUM. NO.	LABEL	MTG. HT.
1	C	15
2	C	15
3	C	15
4	C	15
5	C	15
6	C	15
7	C	15
8	C	15
9	C	15
10	C	15
11	C	15
12	C	15
13	C	15
14	C	15
15	C	15
16	C	15
17	C	15
18	C	15
19	F1	16
20	F1	16
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22	F1	16
23	F1	16
24	F1	16
25	F1	16
26	F1	16
27	F1	16
28	F1	16
29	F1	16
30	F1	16
31	F1	16
32	F2	16
33	F2	16
34	F2	16
35	H3	14.5
36	H3	14.5
37	H3	14.5
38	H3	14.5
39	H3	14.5
40	H3	14.5
41	H3	14.5
42	H3	14.5
43	H3	14.5
44	S	10
45	S	10
46	S	10
47	S	10
48	W1	7
49	W1	7
50	W1	7
51	W1	7
52	W1	7
53	W1	7
54	W2	12.5
55	W2	12.5
56	W2	12.5
57	W2	12.5
58	W2	12.5
59	W2	12.5
60	W2	12.5

LABEL	AVG	MAX	MIN	AVGMIN	MAXMIN
CANOPY	24.90	35	16	1.56	2.19
PAVED AREA	2.78	8.6	0.7	3.97	12.29
UNDEFINED AREA	0.25	7.3	0.0	N.A.	N.A.

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LATF	DIMMING LUMEN MULTIPLIER	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	DESCRIPTION
[Symbol]	18	C	SINGLE	13251	1.030	0.560	0.577	B3-UG-G1	134	2412	CREE, INC.	CAN-304-SL-RS-06-EUL-700-57K
[Symbol]	13	F1	SINGLE	4506	1.000	1.000	1.030	B0-US-G0	126	1638	BETALED, A DIVISION OF RU	FLD-OL-SN-D4-14-D-LUL-S25-40K-DIM
[Symbol]	3	F2	SINGLE	3191	1.000	1.000	1.000	B0-US-G0	187	561	BETALED, A DIVISION OF RU	FLD-OL-SN-D2-14-D-LUL-S25-40K-DIM
[Symbol]	9	H3	SINGLE	9781	1.000	1.000	1.000	N.A.	79.6	716.4	HCT LIGHTING	F180-L-CAC-LED-80W-5000K-120V-277V-IV-HSS
[Symbol]	4	S	SINGLE	1813	1.000	1.000	1.030	B1-UG-G0	19.67	78.68	Cree Inc	LR6-18L-40K-GU24 + PCB-GU24
[Symbol]	6	W1	SINGLE	728	1.000	1.000	1.000	B0-U3-G1	8.5	51	FCSSL Lighting	FCW3053-120V-3K-1000-WH-LD
[Symbol]	7	W2	SINGLE	2673	1.000	1.000	1.030	B1-UG-G1	25.28	178.96	Cree Inc	XSPW423MG-U-X-Y (LOCATED BEHIND BUILDING CANOPY)

REV.	BY	DATE	DESCRIPTION
R1	TAS	11/19/19	REDUCED LIGHT LEVELS
R2	TAS	11/21/19	RELOCATED BUILDING LIGHTS
R3	TAS	12/17/19	REVISED AREA LIGHTS

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ILLUMINATION RESULTS SHOWN ON THIS LIGHTING APPLICATION ARE BASED ON PROJECT PARAMETERS PROVIDED BY THE MANUFACTURER LISTED. IN CONJUNCTION WITH LUMINAIRE TEST PROCEDURES CONDUCTED UNDER LABORATORY CONDITIONS, ACTUAL PROJECT CONDITIONS DIFFERING FROM THESE PARAMETERS MAY AFFECT FIELD RESULTS. THE USER IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY APPLICABLE ELECTRICAL, LIGHTING, OR ENERGY CODE.

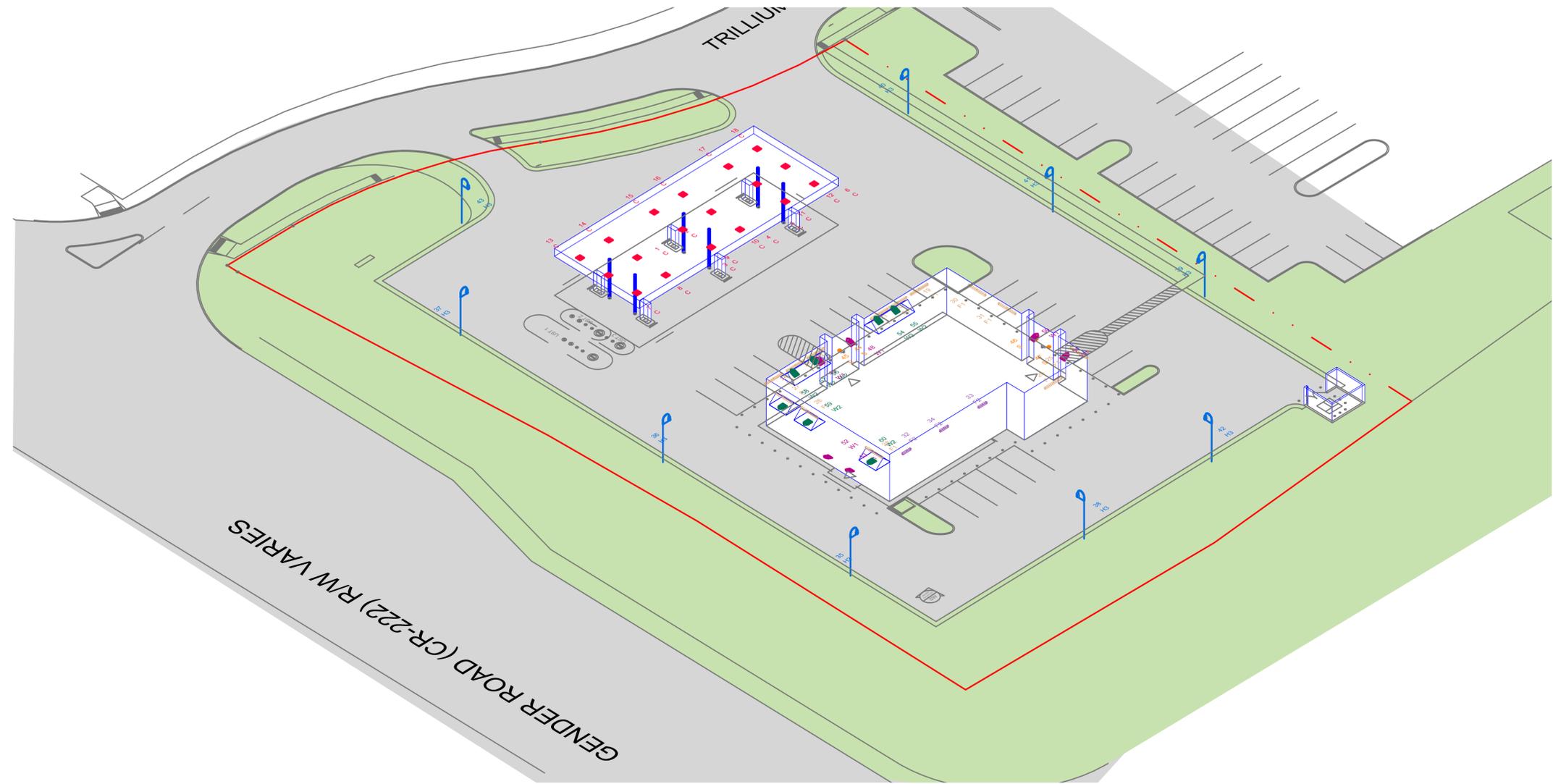
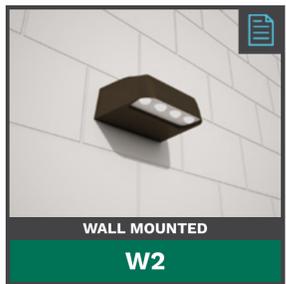
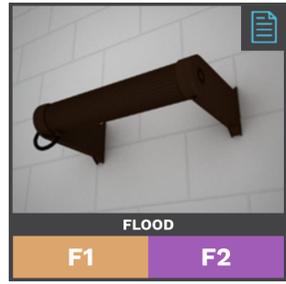
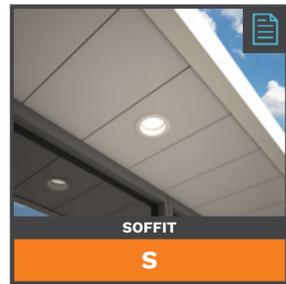
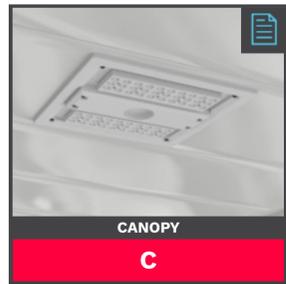
SCALE:
1" = 30'
LAYOUT BY:
TAS
DWG SIZE:
D
DATE:
11/13/19

PROJECT NAME:
**BECK OIL
CANAL WINCHESTER, OH**
DRAWING NUMBER:
RL-6472-S1-R3



PRODUCT DETAIL & PLACEMENT

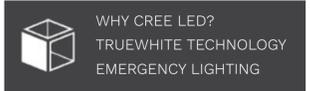
COLOR CODED LABELS, PRODUCT INFORMATION, 3D INTERACTIVE MODEL

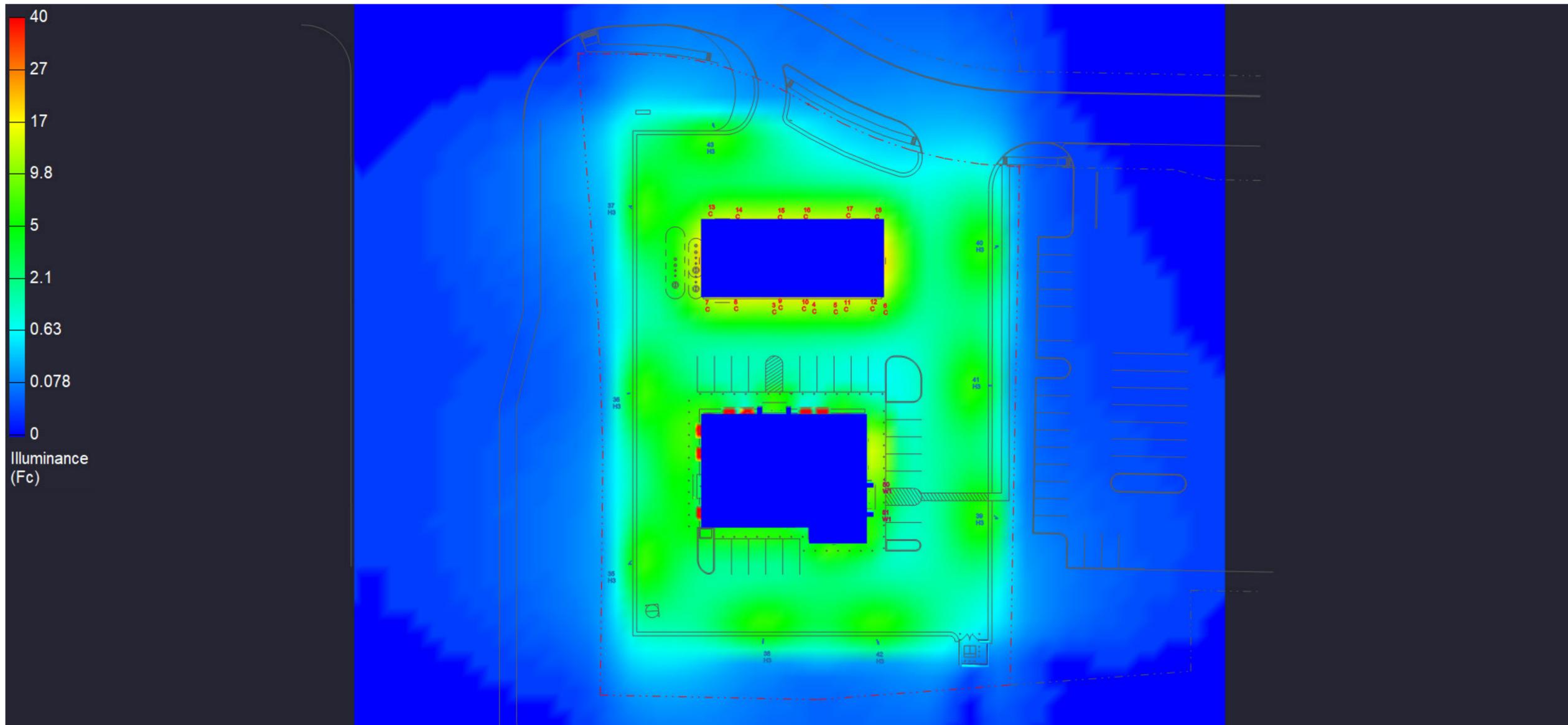


LUMINAIRE SCHEDULE												
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[Symbol]	3	F2	SINGLE	3191	1.000	1.000	1.000	B0-U5-G0	187	561	BETALED, A DIVISION OF RU	FLD-OL-SN-D2-14-D-UL-BZ-525-40K-DIM
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[Symbol]	7	W2	SINGLE	2673	1.000	1.000	1.030	B1-U0-G1	25.28	176.96	Cree Inc	XSPWA03MG-U-X-Y (LOCATED BEHIND BUILDING CANOPY)



CREE TRUEWHITE® TECHNOLOGY
LEARN MORE ABOUT THE POWER OF TRUEWHITE®





UNDERSTAND YOUR LIGHTING SOLUTION
CLICK TO VIEW AN INTERACTIVE PHOTOMETRY COMPARISON

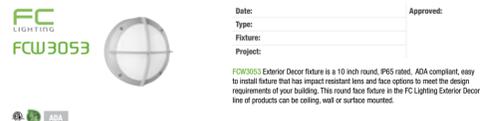
PHOTOMETRIC COMPARISON TOOL
LIGHTING DISTRIBUTION TOOL
IP RATINGS EXPLAINED



WALL MOUNTED

SYMBOL:	QTY:	LABEL:
	6	W1

FCW3053-120V-3K-1000-WH-LD



SPECIFICATIONS	
PHYSICAL	<p>length/dimensions (LxWxH) fixture: 10.4" O x 4.7" D</p> <p>weight 4 lbs</p> <p>housing marine grade, corrosion resistant, heavy gauge high pressure die-cast aluminum; captive stainless steel tamper resistant hex head socket screws</p> <p>lens impact resistant, UV stabilized, opal, polycarbonate diffuser</p> <p>mounting mounts directly to standard junction box; masonry applications use four (4) 0.25" x 0.75" screws with lead anchors (fasteners not included; 1 box by other)</p> <p>ingress protection IP65; dry, damp, or wet locations with extruded silicone gasket to seal out contaminants</p> <p>finish six stage chemical iron phosphate substrate pre-treatment process for a UV stable, super durable standard polyester powder coat</p>
PERFORMANCE	<p>color temperature 2700K 3000K 3500K 4000K</p> <p>lumen output 1200 lm 1800 lm 2500 lm 3600 lm</p> <p>lifetime > 70,000 hours (L70) or better</p> <p>color consistency Step 3 Macam's Ellipse / standard CRI > 85 optional: CRI > 90 CRI</p> <p>temperature operating: -13°F to 104°F (-25°C to 40°C) start-up: -13°F to 104°F (-25°C to 40°C) storage: -40°F to 176°F (-40°C to 80°C)</p> <p>junction temperature 73°C @ T-25°C</p> <p>warranty 5 year limited warranty (refer to website for details)</p>
ELECTRICAL	<p>input voltage Universal 120-277VAC optional: 347VAC (integral)</p> <p>power supply integral Class II, electronic high-power factor > 94% @120V</p> <p>certifications ETL/cETL Listed, CEC Title 24 JAB compliant (only 900CR complies), ADA Compliant</p> <p>standards UL 1598 / CSA C22.2 No. 250.0 - Class II / IES LM-79 / LM-80</p> <p>power consumption 43W @ 120V - 277V (maximum)</p> <p>dimming interface standard: 0-10V (1%) optional: ELV (120V only)/DMX (remote only)/DALI (remote only)</p>

Expanded Disclaimer: Due to continual development and improvements, specifications are subject to change without notice. FC Lighting and S&B Sales Luminaire reserves the right to change its best trade or specific items without notice. Product use certifies agreement to S&B Sales Luminaire terms and conditions. FCW & FCW Series fixtures are engineered and produced in our White Plains facility.



WALL MOUNTED

SYMBOL:	QTY:	LABEL:
	7	W2

XSPWA03MG-U-X-Y (LOCATED BEHIND BUILDING CANOPY)

XSP Series

XSP™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Product Description
The XSP™ LED wall-mount luminaire has a slim, low profile design intended for outdoor wall-mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang, 2-bus, and mid ring single gang 2-buses. The luminaire allows for through-wire or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weatherized LED driver compartment and thermal management. Optic design features industry leading NanoOptic® Precision Delivery Grid™ system in multiple beam patterns.

Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (2000K, 4000K & 5700K); 90 CRI (3000K)

CCT: 2000K, 4000K, 5000K, 5700K

Limited Warranty*, 5 years on luminaire/10 years on Colorfast DataGuard® Finish

*See www.fc-lighting.com/warranty for more details.

Accessories

Field-installed

Ready Plug | For use with 120-277VAC | For use with 120-277VAC

Hard-Hat Remote | For use with 120-277VAC | For use with 120-277VAC

Multi-Level Sensor | For use with 120-277VAC | For use with 120-277VAC

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CCT: 2000K, 4000K, 5000K, 5700K

Limited Warranty*, 5 years on luminaire/10 years on Colorfast DataGuard® Finish

*See www.fc-lighting.com/warranty for more details.

Accessories

Field-installed

Ready Plug | For use with 120-277VAC | For use with 120-277VAC

Hard-Hat Remote | For use with 120-277VAC | For use with 120-277VAC

Multi-Level Sensor | For use with 120-277VAC | For use with 120-277VAC

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