

Canal Winchester

*CW Community Center
22 South Trine Street
Canal Winchester, OH 43110*



Meeting Agenda

Monday, October 12, 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 Kevin Serna
Joe Wildenthaler Joe Donahue Mark Caulk

Excused: _____ Motion By: _____

Second By: _____ Vote: _____

Approval of Minutes

August 10, 2020 Planning and Zoning Commission Meeting Minutes

Motion By: _____ 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-20-010

Property Owner: Canal Winchester Logistics, LLC
Applicant: Todd Davis
Location: 6260 Winchester Blvd
Request: Variance to Chapter 1189.08(b)(5) to allow for more than one complex ID sign facing the same right-of-way.

Motion to close Public Hearing By: _____

2nd By: _____ Vote: _____

Motion By: _____ 2nd By: _____

Vote: _____

Conditions: _____

Old Business

New Business

Adjournment

Motion by: _____ 2nd by: _____ Vote: _____

Time Out: _____

Canal Winchester

*CW Community Center
22 South Trine Street
Canal Winchester, OH 43110*



Meeting Minutes

Monday, August 10, 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: 7:00pm

Declaring A Quorum (Roll Call)

A motion was made by Brad Richey, seconded by Kevin Serna that Mark Caulk and Bill Christensen be excused.

The motion carried by the following vote:

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

Excused: 2 –Caulk & Christensen

Approval of Minutes

July 13, 2020 Planning and Zoning Commission Meeting Minutes

A motion was made Brad Richey, seconded by Joe Wildenthaler, that the July 13, 2020 Minutes be approved.

The motion carried by the following vote:

Yes: 4 – Richey, Wildenthaler, Vasko & Donahue

Abstain: 1 – Serna

Public CommentPublic OathPublic Hearings**VA-20-004**

Property Owner: Crossroads Christian Church

Applicant: DaNite Sign Co.

Location: 6600 Bigerton Bend

Request: Variance to section 1189.08(b)(1), (3) & (4) to allow for a freestanding sign to be larger and taller than the setback requirement.

Mr. Moore presented the application for Crossroads Church for property located at 6600 Bigerton Bend. The applicant is requesting a variance from chapter 1189.08 to allow for a free standing sign to be larger and taller than setback requirements. Staff discussed that this application was tabled during the July meeting so that the applicant could provide additional information showing what the sign would look like in a perspective rendering.

During the last meeting it was discussed that the commission was interested in how tall adjacent development signs were. The Winchester Square bell tower is 33 feet tall and 16 feet wide. The Canal Commerce Center sign is currently 18.5 feet tall and 11 feet wide, this sign was approved to be expanded 1 time up to 25 feet tall. The Waterloo Crossing sign is 25 feet tall. The adjacent PNC Bank sign is 8 feet tall by 8 feet wide.

Staff presented the update to the commission and noted that the applicant has provided a rendering showing what the sign would look like at 16 foot tall and 14 foot tall.

Staff is recommending that variance application #VA-20-004 be approved as presented.

Mr. Donahue asked staff if the renderings the applicant put together show the sign in the same intended location. Staff affirmed.

Mr. Vasko asked the applicant if there was anything they wanted to add. Pastor Tim Moore noted that they are requesting for the taller 16 foot sign so that there is more visibility as the sign location is a challenge. Based on the other multi-tenant signage in the area the scale is not out of place.

Mr. Wildenthaler asked staff which sign was better, the 16 foot or 14 foot. Staff indicated it does not make a difference.

Mr. Vasko commented that the rendering provided is misleading because the rendering is shown from the wrong side of traffic. The 14 foot sign is much more appealing than 16 foot.

Mr. Donahue asked staff what is exactly being proposed in the variance. Staff indicated the application is for a 16 foot sign in the location as discussed.

Mr. Donahue discussed that the landscaping that is there could be modified. Staff affirmed that Council has expressed interest in screening the pond more. As part of the agreement for the sign, the church will take over the maintenance of the parcel, aside from the landscaping.

Mr. Richey commented that last month there was a big discussion on where the sign is located now its just up to how tall the sign is.

Mr. Haire indicated that in his opinion the larger the sign the more viable the outparcel identification will succeed.

A motion was made by Brad Richey, seconded by Kevin Serna that variance application #VA-20-004 be approved as presented.

The motion carried by the following vote:

Yes: 4 – Richey, Donahue, Serna & Wildenthaler

No: 1 – Vasko

CU-20-004

Property Owner: Northern Blends LLC
Applicant: Joseph Mathews
Location: PID 184-002628

Request: Conditional Use from Section 1167.03(a) to allow for drive-up window service.

Mr. Moore presented the application for Northern Blends LLC for property located on the northeast corner of West Waterloo Street and Winchester Blvd. The request is for a Conditional Use for chapter 1167.03 to allow for a drive-up window service on the proposed building. Staff discussed that the subject property is made up of two tracts of ground totaling 1.246 acres. 0.57 acres of the subject property to the north is a stub of West Waterloo Street owned by the City of Canal Winchester that is in contract for sale for this proposed development.

The applicant is requesting for the property to have drive-thru window service. The site is currently vacant. The proposed multi-tenant building will have a drive thru component on the east end of the building. The drive thru preliminary design is shown on the attached site plan.

The subject parcel was created when West Waterloo Street was re-routed to intersect with Winchester Blvd during the development of the shopping center in 2003. As such, the parcel is a unique island parcel that had public right-of-way on three sides, all facing West Waterloo Street. The West Waterloo Street Stub right-of-way has been removed from the north and is owned by the City of Canal Winchester as real property.

Staff has reviewed the application and finds that a commercial restaurant with drive-thru fits the plans for the area and the limitations of the site as a whole and recommends that Conditional Use #CU-20-004 be approved as presented.

Mr. Vasko asked staff where the high pressure gas line is in relation to this property. Staff indicated it is south of this site by Chipotle and Panera.

Mr. Serna asked staff if at the existing stop sign on West Waterloo Street, the existing right turn will lead into the egress for this site. Staff affirmed.

Mr. Wildenthaler asked if the only access to this site will be from the existing intersection. Staff affirmed.

Mr. Wildenthaler asked staff if this drive-thru orientation prohibits the other two tenant spaces in the building from having drive up window service. Staff noted that based on this plan, that is correct.

Mr. Vasko asked the applicant if there was anything they would like to add. The applicant indicated that the only reason why they are still in business are the locations with drive-thru service.

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

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

The motion carried by the following vote:

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

A motion was made by Joe Wildenthaler, seconded by Brad Richey that Conditional Use application #CU-20-004 be approved as presented.

The motion carried by the following vote:

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

VA-20-006

Property Owner: Northern Blends LLC

Applicant: Joseph Mathews

Location: PID 184-002628

Request: Variance to Chapter 1199.04(a) to allow for a building to exceed the build-to line.

Mr. Moore presented the application for Northern Blends for the 1.24 acres on the northeast corner of West Waterloo Street and Winchester Blvd. The applicant is requesting a variance from Chapter 1199.04(a) to allow for the building to exceed the established 25 foot build-to line.

Staff presented the application to the commission noting that on this irregular triangle shaped parcel, the building fronts West Waterloo Street on both the west and south property lines. The building is setback 65 feet from the west and a range of 31.1 feet to 130 feet to the south.

Staff discussed that the subject parcel is unique in its shape and creating. The applicant is requesting to purchase ground from the City to allow for parking improvements on the site. This purchase reduces the number of frontages for the parcel from three to two. With the unusual shape of the building, achieving the 30 foot build-to line is not achievable without having the building shaped like the parcel in a triangular configuration.

The site layout has been designed to be efficient and work as well as it can with the limited flexibility for change given the existing utility easement and other unique site restrictions. Staff is recommending that variance application #VA-20-006 be approved as presented.

Mr. Vasko asked staff if there are any remaining parcels that are similar in this nature where a road was vacated and the city owns the ground. Mr. Haire indicated that the right-of-way in front of Hampton Inn has not yet been transferred to them. The other parcels remain subject to the old highway easement.

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

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

The motion carried by the following vote:

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

Mr. Richey commented that he knows the right-of-way has been very protected in the past but this is a unique parcel that is otherwise undevelopable and it is nice to see some development is going to take place on it.

A motion was made by Brad Richey, seconded by Kevin Serna that Variance application #VA-20-006 be approved as presented.

The motion carried by the following vote:

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

VA-20-007

Property Owner: Northern Blends LLC

Applicant: Joseph Mathews

Location: PID 184-002628

Request: Variance to Chapter 1199.03(h) to allow for a drive-thru ordering area, drive-thru menu board sign and pickup window to be located between the front of the building and the public right-of-way.

Mr. Moore presented the application for Northern Blends for the 1.24 acres on the northeast corner of West Waterloo Street and Winchester Blvd. The applicant is requesting a variance from Chapter 1199.03(h) to allow for a drive-thru ordering area, drive-thru menu board sign and pickup window to be located between the front of the building and the public right-of-way.

Staff discussed that with the proposed site plan the drive-thru and its components are to be located between the building and the south right-of-way line. Due to the parcel's configuration, three out of the four sides of the building face West Waterloo Street. The proposed menu-board sign will sit between the patio and drive thru lane and is shown on the landscape plan to be screened with trees, shrubs and a 48" ornamental metal fence.

Staff discusses how the unique parcel shape and orientation along with its limited access does not allow for a drive thru lane to be reconfigured on this site. The north side of the property is limited in that it has a number of existing easements associated on it that do not allow for the building to be pushed further north. The proposed drive thru has been designed to maximize the number of stacking spaces and promote traffic flow. The building has been

oriented so that the front faces the main intersection of West Waterloo Street and Winchester Blvd.

The site layout has been designed to be efficient and work with the limited flexibility for change given the existing utility easements and site restrictions. Staff recommends that Variance Application #VA-20-007 be approved as presented.

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

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

The motion carried by the following vote:

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

Mr. Richey commented that for the record, there have been conversations about Burger King in the past and how the drive thru signs should not be out facing the road like that. With the situation of this application, the signage being permitted is unique and is not a standard that is being set by approving this.

Mr. Serna asked the applicant about hours of the business. Mr. Mathews noted that typically Smoothie King is open 9pm or 10pm. All of the signage is on a timer that shuts down with the operation hours.

Mr. Wildenthaler asked staff what is the size of the sign. Staff indicated the sign design is located in the Site Development Plan application. It is noted to be 80 inches tall. There were previous designs for a larger sign with an overhead canopy but the applicant removed them at staff's request.

A motion was made by Brad Richey, seconded by Kevin Serna that Variance application #VA-20-007 be approved as presented.

The motion carried by the following vote:

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

VA-20-008

Property Owner: Northern Blends LLC

Applicant: Joseph Mathews

Location: PID 184-002628

Request: Variance to Chapter 1199.05(a) to allow for parking to be located between the building and the public right-of-way.

Mr. Moore presented the application for Northern Blends for the 1.24 acres on the northeast corner of West Waterloo Street and Winchester Blvd. The applicant is requesting a variance from Chapter 1199.05(a) to allow for parking to be located between the building and the public right-of-way.

Staff discussed that the subject property has two frontages on the south and west end of the site. The building is setback from the west right-of-way line at 65 feet and the south right-of-way line at 31.1 feet and 130 feet. On the west end of the building there are a total of 12 spaces and to the north of the building there are an additional 30 spaces, for a total of 42 spaces. This site is considered a corner lot with both south and west sides fronting the right-of-way. The south property line has been determined to be the primary frontage of the property.

The parcel has a unique layout with right-of-way visibility from three sides of the building. Zoning would require that all of the parking be located to the north of the site, and stop at the build-to line heading east so that there is no parking between the building face and the street.

In order for the parcel to achieve a workable number of parking spaces, the applicant needed to place parking between the building and both road rights-of-way. The western side of the parcel was identified as the secondary frontage. The applicant is proposing 12 spaces between the building and the western right-of-way and 10 spaces between the building and the southern right-of-way.

Staff discussed that Special circumstances and conditions exist which are not applicable to other lands and structures within the same zoning district. The subject parcel shape is unique in that the building faces public right-of-way on three sides of the building. Due to the shape of the lot, the permitted area for parking is extremely limited.

The literal interpretation of this Zoning Code would deprive the applicant the rights commonly enjoyed by other properties in the same zoning district. The literal interpretation of the code would reduce the site by 22 parking spaces making the total amount of parking for the facility inadequate.

Granting this variance will not adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare. The orientation of the facility promotes the urban character by having the formal front face the West Waterloo and Winchester Pike intersection. The parking has been designed to be strategically behind the buildings primary elevation to promote the urban context of the commercial development standards.

Staff recommends that Variance Application #VA-20-008 be approved as presented.

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

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

The motion carried by the following vote:

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

A motion was made by Brad Richey, seconded by Kevin Serna that Variance application #VA-20-008 be approved as presented.

The motion carried by the following vote:**Yes: 5** –Wildenthaler, Vasko, Donahue, Serna & Richey**VA-20-009**

Property Owner: Northern Blends LLC

Applicant: Joseph Mathews

Location: PID 184-002628

Request: Variance to Chapter 1185.03 to allow for a reduction in the number of parking spaces required.

Mr. Moore presented the application for Northern Blends for the 1.24 acres on the northeast corner of West Waterloo Street and Winchester Blvd. The applicant is requesting a variance from Chapter 1185.03 to allow for a reduction in the minimum number of parking spaces required.

Staff discussed that the proposed site plan calls for the construction of a 5,297 sq. ft. speculative multi-tenant building. The building is planned to be broken into three tenant spaces. Only one tenant, Smoothie King, has been identified at this time for the far east side of the building. The other two tenant spaces do not have defined users. Smoothie King has indicated that their internal demands are for only 8-10 spaces.

The anticipated use for one, if not both, of the open tenant slots would be for other fast casual service restaurants. Zoning requirements for restaurants are one space per 100 sq. ft. The total number of spaces for the site if all three spaces end up being restaurants is 53 parking stalls. The applicant is requesting a variance to construct a parking lot that has 42 parking stalls. Staff notes that at this time a variance from this code section is not required. However, the applicant is requesting the variance to ensure that they have the ability to lease the space available out to restaurant tenants in the future.

Staff notes that the irregular shape to the parcel necessitates a reduction in the number of code required parking spaces. The applicant previously had a plan presented to staff that had 20 spaces on the western side of the building but staff had requested that the 8 spaces closest to the intersection be removed to add additional landscaping and better visibility.

The literal interpretation would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. The applicant is designed the site for what they anticipate and to not have additional pavement when not needed. Special conditions and circumstances do not result from actions of the applicant. Staff had asked the applicant to remove eight spaces from the site plan.

Staff recommends that the variance application VA-20-009 be approved as presented. Smoothie King has indicated that their internal demands for parking is an average of 8-10 spaces. Current zoning requirements would dictate that

Smoothie King would have 16 parking spaces, which is 6-8 over what they indicated they need. Further, staff had asked the applicant to reduce the number of parking spaces shown on the original site plan for a better and more functional site layout.

Mr. Richey asked staff what are the risks with approving the variance. Staff indicated that the most intensive use from a parking standpoint is a restaurant at 1 space per 100 square feet. A full restaurant use for the entire building would require 53 spaces to meet code demand.

Mr. Vasko asked if the maximum number of spaces there will be for the site is 42. Staff indicated that they could build more than 42 but they are requesting a variance to go down to as low as 42 spaces.

Staff shared with the commission a preliminary site plan from early planning of the project showing that they can meet the parking requirements if necessary. Mr. Vasko and Serna commented that they do not like the plan for additional parking and do not want those spaces to be added. Staff indicated that if they wanted to add those additional spaces they would need to receive a new variance to add additional parking in front of the building, as the plan approved earlier did not include those spaces.

Mr. Vasko asked the applicant if they had any additional comments.

Mr. Mathews stated that when they were asked what their parking demands were for Smoothie King they were very conservative in the 8-10 space needs. That reflects the busiest store location. Typically, there are only 1-2 employees per location.

Mr. Wildenthaler asked the applicant if they have any idea who the other tenant will be in the rest of the space. The applicant indicated they have no tenants lined up at this time.

Mr. Serna asked the applicant what peak hour stacking is in the drive-thru. The applicant indicated that their best performing store is 6-8. Typically, its 3-4 cars. Serna asked what the stacking of the proposed drive-thru configuration is. The applicant indicated it is at 7 spaces.

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

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

The motion carried by the following vote:

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

A motion was made by Kevin Serna, seconded by Joe Wildenthaler that Variance application #VA-20-009 be approved as presented.

The motion carried by the following vote:

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

SDP-20-006

Property Owner: Northern Blends LLC

Applicant: Joseph Mathews

Location: PID 184-002628

Request: Site Development Plan for a 5,297 sq. ft. multi-tenant commercial building with a drive-thru.

Mr. Moore presented the application for Northern Blends for the 1.24 acres on the northeast corner of West Waterloo Street and Winchester Blvd. The applicant is requesting approval for a new 5,297 sq. ft. multi-tenant commercial building with a drive-thru.

The site will be accessed by vehicle from the northwest corner of the site. The site features an existing 8-foot asphalt multi-use path to the south and a 5-foot sidewalk to the north. The plans show the applicant will be constructing a 5-foot concrete sidewalk along the west property line, providing access to the patio located on the front of the building. The proposed site plan provides 42 parking spaces. 12 spaces are located to the west of the building and 30 spaces to the north of the building.

Sanitary sewer is shown to come from the north of the site in an existing public line on the north side of West Waterloo Street stub. Water service is proposed to come from the east from the watermain that runs on the south side of the West Waterloo Street stub. The plans show the site will drain into an underground detention system under the parking area.

The landscaping plan shows parking lot screening along both sides of West Waterloo Street. The applicant has provided 17 new trees on site to meet building and parking requirements. The drive-thru area features an additional 48" decorative metal fence to further screen the area from the right-of-way. Both the dumpster and the transformer pad are to be screened from view with a tall grass planting.

The parking lot lighting plan provided shows twelve fixtures are to be installed on the site. The parking lot lights will be 16 feet tall and feature a historic bell head fixture with LED lighting. The plan shows that the maximum lighting intensity for the site will be at 3.4 foot candles while the average light intensity is 2 foot candles.

The plans submitted do not include any specific signage for review. A conceptual location for the multi-tenant monument sign is shown on the southwest corner of the site. The building elevations show that tenant identification signage will be available on the south, west and north elevations. The drive thru menu board is located between the building and the south property line.

The applicant has provided elevations of the proposed commercial building. 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 with a matching red brick to the shopping center as the primary building color, and an accent blue/gray brick on the wall returns.

With the development of the 0.676 acre parcel the City of Canal Winchester will be selling the applicants an additional 0.570 acres to allow for parking on the multi-tenant site. The context of the site features many unique challenges that would require the variance requests by this applicant in nearly any development proposal. The plan put together meets the intent of the Commercial Development Standards and provides for this island parcel to be developed in a thoughtful manner. Staff has reviewed the proposed site plan and recommends that Site Development Plan application SDP-20-06 be approved as presented.

Mr. Vasko asked the applicant if there was anything they would like to add. The architect presented physical samples of building materials to the commission.

Mr. Vasko asked if there were any comments from the commission.

A motion was made by Brad Richey, seconded by Kevin Serna that Site Development Plan #SDP-20-006 be approved as presented.

The motion carried by the following vote:

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

Old Business

New Business

Adjournment

Time Out: 7:55 pm

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

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

Date

Bill Christensen - Chairman

Joe Donahue - Secretary

**Variance #VA-20-010
Winchester Logistics Park**

Owner: Canal Winchester Logistics, LLC

Applicant: Todd Davis

Location: 6260 Winchester Blvd

Existing Zoning: LM (Limited Manufacturing)

Request: Variance to Chapter 1189.08(b)(5) to allow for more than one complex ID sign facing the same right-of-way.

Location and Surrounding Land Uses

The subject property is zoned LM (Limited Manufacturing) and consists of a 69.24 acre parcel located on the north side of Winchester Blvd. Properties to the south consist of multiple outparcels that are developed and for future development with commercial uses which are zoned General Commercial. Property to the east is zoned General Commercial and contains the Winchester Square Shopping Center. To the north is US 33 and across the highway is Jeff Wyler automotive dealerships. Properties to the west are within unincorporated Madison Township zoned Rural.

Analysis

The subject property contains two multi-tenant warehouse buildings totaling 814,195 square feet. The building closest to Winchester Blvd is approximately 258,346 square feet and the building to the rear of the site is 555,840 square feet. Both buildings are designed to be multi-tenant with a potential for up to six (6) different tenants between both buildings.

The applicant is requesting approval for a second multi-tenant monument sign along Winchester Blvd. They currently have approval for one multi-tenant monument sign facing the eastern access drive. The existing sign is setback approximately 122 feet back from the right-of-way line due to an existing Transmission Gas line easement across the front of the site. The second monument sign is proposed to be at the far west entrance, 31 feet from the right-of-way. The distance between both signs is in excess of 1,000 feet.

Section 1189.08(b)(5) of the Zoning Code, which regulates Complex Identification Signs, states: "No more than one (1) complex identification sign shall be permitted adjacent to any one (1) right of way. No more than two (2) total complex identification sign shall be permitted.

Criteria For Approval

- (a) That special circumstances or conditions exist which are not applicable to other lands or structures 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.

- (c) That the special conditions and circumstances do not result from the actions of the applicant..
- (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.
- (e) That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
- (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.
- (g) That the granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district.

Staff Recommendation

Staff recommends variance application #VA-20-010 be approved as presented. The applicant is requesting for the second multi-tenant sign to be located at the secondary entry for the site. The applicant has expressed concern with only one sign due to potential leasing tenants in opposite ends of the building wanting signage near their primary access drive. Due to the signs being in excess of 1,000 feet apart, staff has no concerns with the variance request.



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 Canal Winchester Logistics, LLC

Address 10350 Bren RD W. Minnetonka MN 55343

Daytime Phone 317.816.5724 Email todd.davis@opus-group.com

APPLICANT

Name Todd Davis

Address 8801 River Crossing BLVD Suite 450

Daytime Phone 317.816.5724 Email todd.davis@opus-group.com

Address of Subject Property 6200-6300 Winchester Blvd, Canal Winchester, OH

Current Zoning LM Variance Request to Section Chapter 1189.06(a)

Requested Variance Second monument sign and both east and west monument signs are able to identify for both Buildings A & B

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.

Property Owner's or Authorize Agent' Signature

9.21.2020

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 - _____

Variance Application Attachment
Required Materials per Section 1147.02 (c)

1. Name, address and phone number of the applicant(s) and representative(s), if any, and the signature of the property owner(s).
2. A current and accurate legal description of the property(s) in question and a current survey prepared by a licensed surveyor.
3. The nature of the variance required to include what provisions of the Zoning Code are affected.
4. A statement pertaining to and explaining the relation of the variance(s) requested to the following criteria for approval as listed under Section 1147.03:
 - A. That special circumstances or conditions exist which are not applicable to other lands or structures 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.
 - C. That the special conditions and circumstances do not result from the actions of the applicant.
 - 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.
 - E. That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
 - 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.
 - G. That the granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district.
5. A list of all property owners within, contiguous to and directly across the street from the property(s) in question. The list of addresses may correspond to the County Auditor's current tax list.
6. A plot plan to show the following:
 - A. Boundaries and dimensions of the property and the size and location of all proposed and existing structures.
 - B. The nature of the special conditions or circumstances.
 - C. The proposed use of all parts of the lot and structures.
 - D. The use of land and location of structures on adjacent properties.
 - E. Such additional information as may be required by the Zoning Code and/or requested by the Planning & Zoning Administrator or the Planning & Zoning Commission.

September 21, 2020

City of Canal Winchester
Development Department
36 South High Street
Canal Winchester, Ohio 43110
(641) 837-7501

RE: WINCHESTER LOGISTICS VARIANCE REQUEST – MONUMENT SIGNAGE

Opus Development Company, LLC is requesting that a variance be granted to allow a 2nd monument sign be added to mark the SW entrance to the two building development located 6200 Winchester Blvd. Included in this variance request, we would like both the east and west monument signs be able to identify for both buildings, A & B.

Current zoning allows for one monument sign per parcel having the road frontage.

The Opus Development at 6200 – 6300 Winchester Blvd is a two building development with a unique building layout in that one building is directly behind the other. This creates a challenge for cars and trucks to find the tenant(s) that will be located on the West side of the building that does not have frontage to Winchester Blvd. It is common for Industrial tenants to install security fence to secure their truck courts and if this were to happen the tenant at the West side of the rear building would not have access from the SE entrance where the main monument sign is located.

The fenced/secured truck court or even tenants who doesn't want traffic from another tenant through their truck court creates the need for a 2nd monument sign at the SW entrance to this two building development.

The variance if approved will have no adverse effect on other businesses and will likely direct some of the developments truck traffic to the West entrance, which will help the development by reducing traffic at the East/main entrance.

See Attachments:

- Variance Application
- Monument Sign Design (existing and proposed)
- Winchester Site Plan – Monument Sign Location(s)
- Current Survey and Legal Descriptions

Please do not hesitate to reach out with any additional questions or information required.
Sincerely,

CANAL WINCHESTER LOGISTICS, LLC,
a Delaware limited liability company

By: Opus Development Company, L.L.C.,
a Delaware limited liability company,
Administrative Member

By: 
Name: Todd L. Davis
Title: Sr. Manager, RE



September 21, 2020

City of Canal Winchester
Development Department
36 South High Street
Canal Winchester, Ohio 43110
(641) 837-7501

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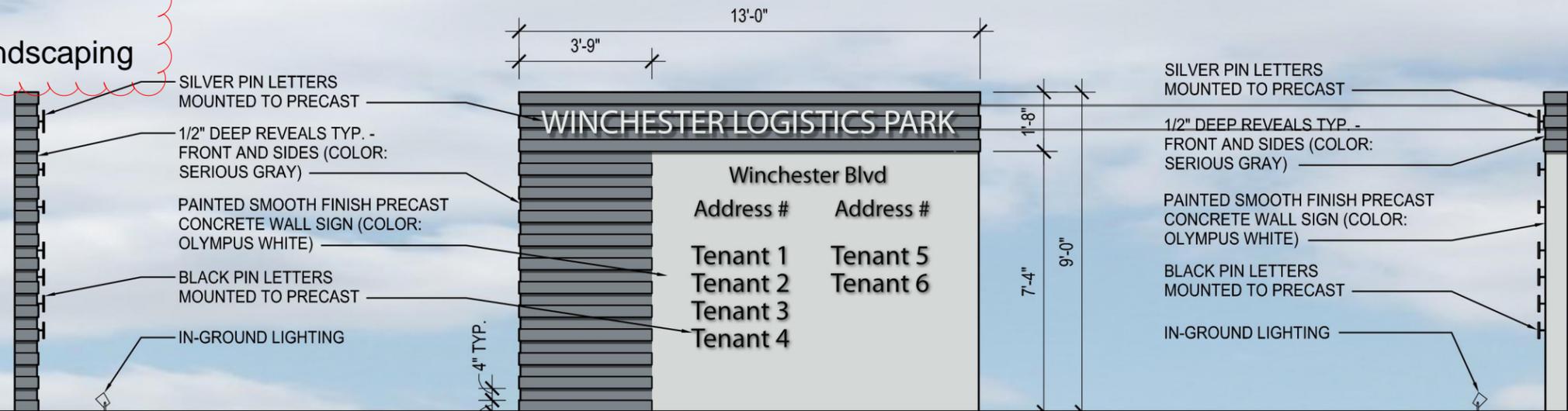
Sincerely,

CANAL WINCHESTER LOGISTICS, LLC,
a Delaware limited liability company

By: Opus Development Company, L.L.C.,
a Delaware limited liability company,
Administrative Member

By: _____
Name: _____
Title: _____

Existing sign at SE entrance at Winchester Blvd
 Approved in original set of plans
 Sign installation is complete. 430 SF landscaping



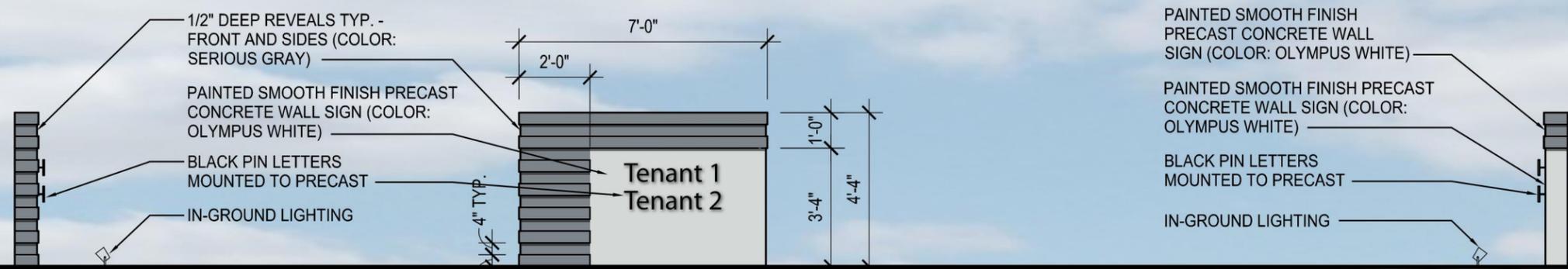
MONUMENT SIGN

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

Proposed sign at SW entrance at Winchester Blvd
 Same design/ smaller scale as originally approved.
 Sign to have similar landscaping footprint as original
 Proposing 150 SF of landscaping.



BUILDING SIGNAGE &
 DIRECTIONAL SIGNAGE

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

Color Legend - Sherwin Williams



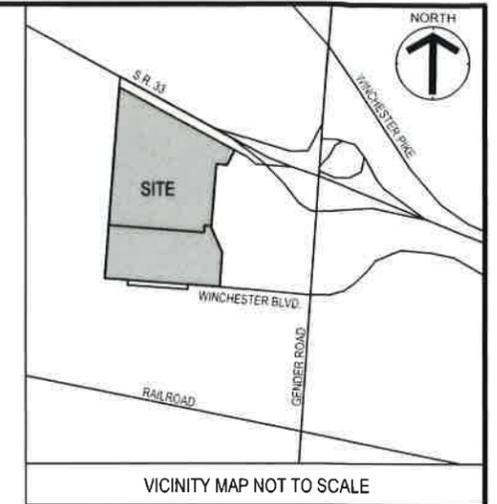
job #

SURVEY OF ACREAGE PARCELS

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER,
SECTION 24, TOWNSHIP 11, RANGE 21
CONGRESS LANDS



GRAPHIC SCALE (IN FEET)



VICINITY MAP NOT TO SCALE

DILL'S REALTY LLC
PID: 180-004981
IN. 200111050255847
20.1366 ACRES

STATE OF OHIO
HIGHWAY EASEMENT
D.B. 2399, PAGE 206
PARCEL NO. 67LA

RECEIVED

MAY 16 2019

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

THE MOUNTAIN AGENCY, LLC.
PID: 184-001002
IN. 201110030124958
41.990 ACRES

STATE OF OHIO
HIGHWAY EASEMENT
D.B. 2390, PAGE 592
PARCEL NO. 69LA

5/8in REBAR
(PREFERRED
SURV. CO. CAP)

GENDER/THIRTY-THREE
PID: 184-000871
O.R. 11357, F13
O.R. 11357, F16
ORIGINAL 24.355 ACRES
23.6 ACRES (AUDITOR)

PARCEL #2
46.110 ACRES

GENDER/THIRTY-THREE
PID: 184-000532
O.R. 11357, F13
O.R. 11357, F16
ORIGINAL 89.393 ACRES
52.338 ACRES (AUDITOR)

HD DEVELOPMENT OF
MARYLAND INC.
PID: 184-003006
IN. 200707020115156
11.315 ACRES

P.O.B.
PARCEL #2

S85° 29' 27"E - 89.61'

N04° 30' 33"E - 90.00'

S85° 33' 27"E - 1233.69'

S04° 55' 08"W - 24.91'

WINCHESTER SQUARE LLC
PID: 184-002986
IN. 201412150165939
6.395 ACRES

WINCHESTER SQUARE LLC
PID: 184-001700
IN. 200412200286893
14.828 ACRES

PARCEL #1
23.122 ACRES

P.O.B.
PARCEL #1

N85° 45' 23"W - 1493.31'

THE VILLAGE OF CANAL
WINCHESTER
O.R. 31057, H09 - 2.119 ACRES

WINCHESTER BLVD.
PUBLIC - R/W VARIES

N 85° 45' 23" W 1231.68'

CITY OF CANAL WINCHESTER
PID: 184-003242
IN. 201608180109326 - 0.629 ACRE

P.O.R.

LEGEND

- 5/8"x30" REBAR W/ YELLOW CAP STAMPED "CESO" SET
- ⊙ IRON PIN FOUND
- ⊠ MONUMENT BOX FOUND

BASIS OF BEARING:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON A BEARING OF N85° 45' 23" W FOR THE SOUTHERLY LINE OF SECTION 24 AS DETERMINED BY GPS OBSERVATION, BASED ON NAD 83 (2011), OHIO STATE PLANE SOUTH ZONE AND POST PROCESSED USING AN OPUS SOLUTION.



JEFFREY A. MILLER, OHIO PS NO 7211
jeff.miller@cesoinc.com

DATE

SURVEY OF ACREAGE PARCELS

GENDER/THIRTY-THREE

WINCHESTER BLVD SECTION 24, TOWNSHIP 11, RANGE 21
CITY OF CANAL WINCHESTER FRANKLIN COUNTY, OHIO

SCALE: 1"=300' DATE: MAY 2019

DESIGN: N/A	 WWW.CESOINC.COM	JOB NO.: 755691
DRAWN: JEK		SHEET NO.:
CHECKED: JAM		1 OF 1