Canal Winchester

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

Meeting Agenda

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: _____

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

July 13, 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-20-004

Property Owner: Crossroads Christian Church
Applicant: DaNite Sign Co.
Location: 6600 Bigerton Bend
Request: Variance to section 1189.08(b)(1) & (3) to allow for a freestanding sign to be larger and taller than the setback requirement.

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

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.

*Motion to close Public Hearing By:*_____
*2nd By:*_____ *Vote:*_____

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

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.

*Motion to close Public Hearing By:*_____
*2nd By:*_____ *Vote:*_____

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

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.

*Motion to close Public Hearing By:*_____
*2nd By:*_____ *Vote:*_____

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

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.

*Motion to close Public Hearing By:*_____
*2nd By:*_____ *Vote:*_____

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

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.

*Motion to close Public Hearing By:*_____
*2nd By:*_____ *Vote:*_____

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

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.

*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, July 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: 7:00pm

Declaring A Quorum (Roll Call)

A motion was made by Mike Vasko, seconded by Joe Wildenthaler that Kevin Serna, Mark Caulk and Brad Richey be excused.

The motion carried by the following vote:

Yes: 4 – Christensen, Wildenthaler, Vasko, & Donahue

Excused: 3 – Richey, Caulk & Serna

Approval of Minutes

**Brad Richey joins the meeting at 7:01pm.*

June 8, 2020 Planning and Zoning Commission Meeting Minutes

A motion was made Joe Donahue, seconded by Mike Vasko, that the June 8, 2020 Minutes be approved.

The motion carried by the following vote:

Yes: 4 – Christensen, Wildenthaler, Vasko & Donahue

Abstain: 1 – Richey

Public Comment

Public Oath

Public Hearings

VA-20-003

Property Owner: Crossroads Christian Church
Applicant: DaNite Sign Co.
Location: 6600 Bigerton Bend
Request: Variance to section 1189.06(a) to allow for an off premises freestanding sign.

Mr. Moore presented the application for Crossroads Christian Church for property located at 6600 Bigerton Bend. The applicant is requesting approval for a Variance from section 1189.06(a) to allow for an off premises sign to be located at PID 184-002666. Staff discussed that the parcel is owned by the City of Canal Winchester and has a drainage easement on the site for a portion of the Waterloo Crossing shopping center detention. The city has agreed to trade a signage easement on the parcel for maintenance of the groundwork.

Staff presented the proposed location for the sign and the sign being requested with the commission, noting that those details will be covered further in the following application. The applicants sign company went out on the site and

marked the proposed location for the sign and had OUPS verify that the location was not in conflict with any utilities. The proposed sign will be 7 feet from the Gender Road right-of-way and 2 feet from the Bigerton Bend right-of-way.

Staff is recommending that Variance Application #VA-20-003 be approved as presented. This intersection is the primary access point for both the church parcel and the outparcel to be developed, so signage at this location makes the most sense from a wayfinding perspective.

Mr. Wildenthaler asked staff if exact variance being requested is that the sign is not located on the parcel the church is on. Staff affirmed.

Pastor Tim Moore noted that the sign is being requested because back in 2016 a tentative buyer of the outparcel was in negotiation with the church. One of that buyers biggest concerns was not being able to have a sign at this intersection. Driving south on Gender Road, the commercial outparcel and the church is difficult to identify due to the tree line along the ditch. The sign is important for the success of that outparcel sale.

Pastor Tim Moore further noted that with the agreement with the city of the monument sign on this parcel, the church will take over maintaining the ground.

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

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

The motion carried by the following vote:

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

A motion was made by Joe Donahue, seconded by Brad Richey that Variance Application #VA-20-003 be approved as presented.

The motion carried by the following vote:

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

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) to allow for a freestanding sign to be larger and taller than the setback requirement.

Mr. Moore presented the application for Crossroads Christian Church for property located at 6600 Bigerton Bend. The applicant is requesting a variance from section 1189.08(b)(1) & (3) to allow for a freestanding sign to be larger and taller than the setback requirement.

Staff discussed that the applicant has identified the location on the parcel for the sign at 7 feet from the Gender Road right-of-way and 2 feet from the Bigerton Bend right-of-way. The sign is a total of 16 feet tall and 112.5 sq. ft. The top 72 sq. ft. area on the sign is noted for the church identification and the bottom 20.7 sq. ft. is reserved for both future outparcel tenant slots.

Staff presented the site plan for the sign with the commission, noting that the sign placement is limited by the context of the area. There is an electric easement directly behind the sign and beyond the electric line is the detention basin easement for the shopping center.

Staff is recommending that Variance Application #VA-20-004 be approved as presented.

Mr. Vasko commented that based on the proposed location, the sign should be limited to 50 sq. ft. The applicant is requesting for the sign to be larger than 50 sq. ft. and also be closer to the right-of-way than 10 feet. That applicant is requesting they double the size of the sign and have it located less than the minimum 10 foot distance. Staff affirmed.

Mr. Richey asked if the 10 foot setback is just from Bigerton Bend. Staff indicated that the variance to be less than 10 feet from the right-of-way is for both Bigerton Bend and Gender Road.

Mr. Donahue asked staff if the variance is just for the location of the sign being less than 10 feet from the right-of-way. Staff indicated that the way our side code is written is that the size of a freestanding sign can get larger the further away it is from the property line. The applicant is requesting that the sign be over sized and closer to the property line.

Mr. Vasko asked staff what the maximum height for a freestanding sign. Staff indicated that a multi-tenant freestanding sign can be 16 feet tall if it is located 30 feet from the property line. The applicant is requesting that the sign be the maximum height but closer than 30 feet from the property line.

Mr. Vasko commented that the way the sign is being presented is that there will be a maximum of three tenants identified on the sign. The church and two potential others. Staff indicated that the way the draft of the sign is shown, yes.

Mr. Vasko stated that based on the future tenant slots, the letters for those tenant spaces could be two feet tall for a sign that is 10 feet from the road. Staff indicated that the sign is more likely 18 feet away from Bigerton Bend and over 50-60 feet from Gender Road.

Mr. Vasko noted he has a problem with the size of the sign being proposed.

Mr. Donahue asked the applicant what the zoning of the property is. Staff indicated it is zoned General Commercial. Donahue noted that the staff report has a typo and says it is zoned multi-family.

Mr. Wildenthaler asked staff if the sign being proposed is the same distance from the right-of-way and the same scale as the other shopping center identification signs further north on Gender Road. Staff indicated that the setback is very similar and that those signs north on Gender are probably taller.

Mr. Richey asked staff how tall the PNC bank sign is across the street. Staff indicated that is appears to be taller than 8 feet but they would have to check on the exact height.

Mr. Donahue commented that he does not have any issues with the design of the sign and based on the 40-50 foot setback from Gender Road the added height makes sense.

Staff indicated that the sign code dictates setback from right-of-way not edge of pavement because we do not want anything to be constructed within the right-of-way due to that being an area for public improvements.

Mr. Christensen asked if the applicant would like to make any comments

Pastor Tim Moore discussed that the design and location of the sign was aided by city staff. Pastor Tim noted that PNC bank is a single tenant and they have a larger sign, this proposed sign is for a multi-tenant identification.

Pastor Tim discussed that right now they are showing the church as being on the top panel but that is something that can be changed out. If there is a buyer on the outparcel that wants to be on the top the church would have flexibility to change.

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

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

The motion carried by the following vote:

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

Mr. Richey commented that the right-of-way is in a very unfortunate location for this site in that it is setback much further from Gender Road than across the street at PNC.

Staff commented that when the city was looking at what restrictions they have on allowing a signage easement, the sign can not be located within the drainage easement for the shopping center. The tree line around the detention basin is

approximately the limit of the detention easement and the sign can not be located within that easement retained by the shopping center.

Mr. Wildenthaler asked if the existing landscaping around the pond is going to be an issue. Staff indicated that the existing trees will block some of the visibility. City Council has indicated that they do not like the existing landscaping in that area and are possibly going to look at altering it in the future. That could potentially help out the signage visibility.

Mr. Vasko commented that the proposal this evening is for a sign to be located on city property, be closer to the road than the ordinance allows, be twice as big as the ordinance allows at a congested intersection. This does not sound like a good idea.

Mr. Donahue commented he does necessarily disagree with Vasko's comment. But the church does not have much signage that is visible from this intersection besides this request.

Staff discussed that City Council overturned the variance approval by P&Z to allow for internally illuminated signage on the building. The signage that would be permitted is indirectly or externally illuminated wall signage.

Mr. Donahue asked staff if there has been any discussion for signage at the right in on Gender Road. Staff indicated that the church initially wanted to do the same sign on the right-in intersection and a second sign on Bigerton Bend. Staff indicated that they were not in support of the church having an additional sign at the right-in but if the outparcel wanted one in the future they could.

Mr. Donahue asked staff if there are any other variances on the books that have been approved for signage to be on city owned property. Staff indicated that the previous variance dealt with the location of the sign. The specifics of this variance is on size and location.

Mr. Donahue confirmed that the church is still planning on having signage on the building. Staff affirmed.

Mr. Wildenthaler noted that this sign is predominately there for folks traveling southbound on Gender Road. The building is visible heading northbound. While the setback of the sign might be a challenge with semi-truck parking, that should not be a constant scenario.

Mr. Richey noted that even if the sign gets approved as presented it is still a poor location given the circumstances.

Mr. Vasko commented that he thinks this sign is too big and too tall at 16 feet. Something around 12 feet would be more palatable as it will still be easy to see. At 16 foot he cannot support the sign but at 12 foot he would support the height.

Mr. Wildenthaler asked staff what the height of the PNC sign was. Staff indicated that they can provide that information at a later date.

Mr. Donahue asked the commission if that before they vote this evening, is there the opportunity for the applicant and staff to provide additional information. Staff indicated that the applicant does have the ability to request the application be tabled on their end this evening to work on the application content based on the discussion.

Mr. Richey stated that he would like to see a rendering showing the view of the sign as proposed heading southbound on Gender Road to see how visible it is. Does a 12 foot sign work or does it need to be 16 foot tall.

Pastor Tim commented to the commission that he is comfortable tabling the application to work on addressing some of the commission members comments and concerns.

A motion was made by Brad Richey, seconded by Mike Vasko that Variance Application #VA-20-004 be tabled to the August 10 meeting so that the applicant can work on provided additional information for the commission to review.

The motion carried by the following vote:

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

VA-20-005

Property Owner: Marna Maynard
Applicant: Marna Maynard
Location: 6411 Dietz Drive
Request: Variance to section 1157.04(a)(2) to exceed the maximum 30% lot coverage to install an in-ground swimming pool

Mr. Moore presented the application for Marna Maynard for property located at 6411 Dietz Drive. The applicant is requesting approval from Section 1157.04(a)(2) to exceed the maximum 30% lot coverage to install an inground swimming pool.

Staff shared with the commission the proposed site plan noting that the pool and concrete puts the lot at 32.24% lot coverage.

Staff suggested that the P&Z commission should evaluate how they would like to determine lot coverage moving forward in the future. Currently, lot coverage is calculated by the ratio of all principal and accessory buildings or structures on

a lot to the total lot area. Included in this ratio are porches, decks, patio's and outdoor pools. Items like egress required stairs and driveways are not calculated in the lot coverage percentage. Noting, that many new homes exceed the 30% lot coverage once you take into account the 3 car wide driveways.

Mr. Richey asked if the new residential appearance standards take into account lot coverage. Staff indicated that they do not. Lot coverage is denoted in the zoning district designation and the residential appearance standards is an overlay.

Mr. Vasko asked staff if they are required to get approval from the Villages at Westchester HOA for the project. Staff affirmed. Vasko asked if we have a copy of that. Staff indicated that we do not yet but we typically request one for the file. Vasko commented that the variance runs with the land weather they construct the swimming pool or not so he feels that the HOA approval should be required as a condition of city approval.

Mr. Donahue affirms with Vasko's request for the HOA approval.

Mr. Christensen noted that he would like to see in the future how other municipalities calculate lot coverage or if there are even lot coverage requirements.

Richey agrees with Christensen especially because a lot of new development has much smaller lots with the same size home on them.

Mr. Christensen asked the applicant if they have anything they would like to comment on.

Mrs. Maynard stated that she has talked with the HOA and has conditional approval for the project, including the fence. The applicant further noted that the size of the pool itself keeps the lot under 30% but the patio added around the pool is what brought it over.

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

Tom Richard, adjoining property owner discussed with the commission that he lives directly behind this lot and has no concerns with the proposal.

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

The motion carried by the following vote:

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

A motion was made by Joe Donahue, seconded by Brad Richey that Variance Application #VA-20-005 be approved with the condition that the applicant provide a copy of the HOA approval to the city.

The motion carried by the following vote:

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

FDP-20-004

Property Owner: Canal Investment Partners, LLC
Applicant: Canal Investment Partners, LLC
Location: Turning Stone Subdivision
Request: Amendment to the Final Development Plan Text and Exhibits regarding fencing.

Mr. Moore presented the application for Canal Investment Partners, LLC for an amendment to the Final Development Plan Text and Exhibits regarding fencing in the Turning Stone Subdivision.

Staff explained that the development text and exhibits does not indicate that a fencing barrier is permitted to be constructed within Reserve 'C' and US 33. The applicant is requesting to install a 6 foot white vinyl fence on top of the existing mound to provide visual screening between these units and US 33. Photographs of this area was provided for the commission to see. Staff also noted that the landscape plan shows they are going to plant additional trees between the fencing and US 33 for further long term screening.

Staff discussed that during the Preliminary Development Plan approval, the applicant requested a deviation from Chapter 1181.04(a) to reduce the amount of public open space from 25% to a minimum of 24%. Chapter 1181.04(a) notes that the "Mandatory Land Dedication Acreage shall be set aside in all residential developments for the provision of public areas in accordance with the municipality's park and recreation master plan. Such public areas shall be used as sites for public parks, open space and recreational areas…" Currently in the community there is 26.9% open space within reserves A-C. Staff discusses that the installation of fencing along Reserve "C" effectively makes that space unusable. Removing the usability of the 1.52 acres in Reserve "C" takes the amount of usable open space down to 17.2%, below the minimum 24% approved.

Within Reserve C, the city maintained a 20 foot easement along the entire north property line for the raw water line that provides water service for the entire city. The plans submitted show the planting of 51 evergreen trees on both sides of the vinyl privacy fence within a 20 foot area. North of lot 27, there is a note that the trees are to be planted 8 feet away from the fence.

The applicant has indicated that they are requesting to install the privacy fence to provide a visual barrier between this development and US 33. Staff has suggested that the applicant should increase the amount of landscaping and the

height of the mound within the area (without the vinyl fence) to achieve a similar affect. Long term maintenance of the fence is going to be a concern with keeping the vinyl clean from mold and mildew along with replacing sections of fencing as they get damaged over time. With the fencing belonging to the HOA it would be more difficult for the city to enforce.

Staff recommends that the request for FDP-20-004 be denied as presented. The applicant can submit an alteration to the approved civil engineering plans to modify the existing mounding and install additional landscaping to help screen the units from US 33 view.

Mr. Donahue asked staff why this issue is coming up now. Staff indicated that the building has expressed concern with the ability to sell units that backup to US 33 without the proposed fencing. The idea was if they could get a fence on the top of the mounding, that would provide for the highest point to get the most out of the screening.

Staff shared a photograph of a semi driving down US 33 with the commission noting that the grade of the roadway is higher than this site.

Mr. Donahue commented that he thinks the fencing would also be a safety and security item where it would help people from trespassing. However, with the landscaping on both sides this will help the site context blend but long term maintenance is an issue.

Staff indicated that in their opinion chasing down the HOA to get anything done is much harder than getting ahold of a single resident. When the fencing discussion was brought up, staff asked the developer if the fence could go on the rear property line and be owned and maintained by that lot owner. The developer expressed concern with that. Staff also asked if the fencing could be a natural material rather than a white vinyl produce and the builder said that financially they could not get that option to work.

Mr. Christensen asked the applicant if they had anything they would like to ad.

Jonathan Wilcox indicated that he is the developer of the ground and Ryan Homes is the builder. Shortly after Ryan Homes started development they found there was an issue with the lack of a buffer between this site and US 33. When the plans were created, on paper the provided mounding with the landscaping looked like it would provide the necessary screening. However, in person it does not work. The elevation of US 33 is still taller than the mounding that was added to the north property line.

Mr. Wilcox noted that there are four units sold that backup to US 33. However, in order to get those lots sold there was discounting involved on both the development side selling the lots and the home builders' side.

Mr. Wilcox discussed that he investigated why they did not build a bigger mound from the beginning and the answer from an engineering perspective was the limited 20 foot area to install the mound and getting the site to balance dirt wise. To go back and try and fix the mounding now involves removing all of the trees and that is something that they can not do.

The proposed fence was to provide the necessary screening. Staff requested that the fence be constructed out of wood and that was taken into account, but from a cost perspective and long term maintenance concern it was not feasible. The lower maintenance vinyl product specked is what was targeted. The landscaping that area was also going to be upgraded with 16 additional spruce trees that would be on US 33 side of the fence. Wilcox noted that the fencing was not one continual fence, and that based on the drainage breaks in the mounding the fence would be in three sections.

Mr. Wilcox noted that staff was concerned about the access easement into Reserve 'C' being impeded by the fence. Wilcox indicated that he is fine with removing part of the far eastern fencing to keep the 10 foot access easement available.

Mr. Richey asked staff if the access easement into Reserve 'C' is what staff noted to be concerned with because it reduces the amount of usable open space. Staff affirmed, but reminded the commission that the Preliminary Development Plan noting the 24% open space minimum was based on a totally different layout to the community.

Mr. Richey discussed that he understands the concern with the natural fence. However, he does not think that the cost for wood vs vinyl is more considering the additional 16 trees being proposed. From a long term maintenance, the wood is probably more. Richey asked the developer what the concern was having the fence be on the rear property line to be maintained by he home owner. Mr. Wilcox stated that the concern with the fence being on the rear property line is that the mound is just beyond the property line and the fence would lose 4-5 feet of height for the screening. The other concern would be that there are 8 homes already sold and that they would be getting a fence to maintain after the face. Ryan has found that the HOA likes to control the consistency of the maintenance of those features. Richey responded that staff feels the HOA would be harder to get ahold of than 76 different property owners.

Staff discussed another concern from having the fence being constructed on the rear property line is the way the stormwater detention and piping has been constructed. The fence may impede drainage on the rear of the lots.

Mr. Donahue asked the applicant if fencing is cheaper than planting arborvitae across the entire top of the mound. Mr. Donahue said he does not have a big issue with the fence and understands both the city concerns and the developers concerns. Although, if there was a fence there vs no fence it would help sell him a lot.

Mr. Wildenthaler commented that the fence will not stop the traffic noise. Donahue agreed and said over time the landscaping will grow together and look nice but that will take 5-10 years.

Mr. Donahue asked the applicant if the development deed restrictions are written so that they cannot be amended for the first 20 years. Staff commented that they believe the development text said the HOA will be controlled by the developer for the first 15 years or until the last lot is sold. Wilcox commented that he thinks the HOA control was modified to 15 years based on feedback from Council.

Staff shared with the commission the number of lots platted with phase 1 of the development. Ryan was anticipating that 60% of the lots would be sold with the initial release of the development and they have that many home sites permitted through the city of construction. However, with the current situation with COVID this may have slowed them down.

Mr. Richey commented that he would like to see some sort of guarantee that at the end of the development when the HOA is turned over to the residents the developer goes back and ensure the fencing is in a like-new condition. That would provide a guarantee that the fence would be maintained up until the last unit is sold. Staff discussed the concern would be who from the city would be in charge of making sure that happened.

Mr. Richey commented that the sign for Winchester Village was owned by the HOA but is on private property. Now that the HOA is gone there is no maintenance being done on the sign and it is just an empty frame sitting there.

Mr. Wilcox indicated he had a better answer for the HOA concerns.

Mr. Wilcox commented that at one point ODOT was looking at installing a sound wall along US 33. Staff commented that the last plans they saw was the sound wall was going to be installed east of the High Street intersection and this site is west of the High Street intersection.

Mr. Wilcox addressed Donahue's question from earlier about adding additional landscaping. They looked at blanketing the mound with landscaping and it was also cost prohibitive. The fence they specked to install was around $32,000. Planting this area with 300 arborvitae would be around $75,000 at $250 per tree.

Mr. Christensen commented that they could plant trees and fencing and by the time the fence looks back the trees are grown up so the fence could be removed. Staff indicated that this proposed plan is showing trees and fencing.

A motion was made by Brad Richey, seconded by Joe Donahue that Final Development Plan #FDP-20-004 be approved as presented.

The motion failed by the following vote:

Yes: 1 –Richey

No: **4 –** Christensen, Wildenthaler, Vasko & Donahue

Old Business

Mr. Moore updated the commission that City Council overturned the variance approval for the Crossroads Church internally illuminated wall signs. After a discussion with the law director it was determined that a reverse channel letter or back lit sign would be considered indirectly lit signage and is not in conflict with the signage code. The church plans on updating their drawings accordingly.

Staff also discussed that City Council denied the resident in Winchester Village her appeal to keep her pet pig.

The Greengate development off Hill Road had its second reading at City Council and the third reading is scheduled for August 3rd.

Villages at Westchester Section 9 is ready for the 3rd reading August 3rd.

Mr. Richey asked staff of the progress of the Hampton Inn as it appears to be taking a long time. Staff indicated that they are not in a hurry due to Covid impacting the hotel industry so they are taking their time. Mr. Vasko noted that typically construction financing is cheaper than permanent financing so that could be playing a part right now.

New Business

Adjournment

Time Out: 8:51 pm

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

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

_____

Date

_____

Bill Christensen - Chairman

_____

Joe Donahue - Secretary

Variance #VA-20-004
Crossroads Church

Owner:	Crossroads Christian Church
Applicant:	DaNite Sign Co.
Location:	6600 Bigerton Bend
Existing Zoning:	AR-1 (Multi-Family Residential)
Request:	Variance to Chapter 1189.08(b)(1), (3) & (4) to allow for a Complex Identification Sign to be located within 10 feet of the public right-of-way.

Location and Surrounding Land Uses

The subject property, approximately 23 acres, is on the southeast corner of Bigerton Bend and Gender Rd and is zoned for AR-1 (Multi Family). The property to the south consists of 40+ acres for BrewDog and is zoned LM (Limited Manufacturing). Property to the east is zoned PRD (Planned Residential District) and is a single-family development for Cherry Landing, consisting of approximately 180 lots. Properties to the north are zoned GC (General Commercial) and consist of the Waterloo Crossing Shopping center. Properties to the west are zoned GC and consist of a few out parcels containing The Goddard School, a car wash, Valvoline Oil, and Bremen Bank.

Analysis

The church that is under construction is a 58,488 sq. ft., 1,200 seat facility that sits approximately 900 feet from Gender Road and Bigerton Bend intersection. The applicant is requesting approval to install a freestanding multi-tenant sign off-site on an adjacent parcel. The free-standing sign is being requested to be larger and taller than setback requirements.

Chapter 1189.08(b)(1) of the Zoning Code, which regulates Complex Identification Signs, states: "The display area per face of a complex identification sign shall not exceed fifty (50) square feet when the sign is located ten (10) feet from the public right-of-way. For each additional one (1) foot setback from the public right-of-way, an additional two (2) square foot per sign face shall be permitted, up to a maximum of one hundred and seventy-two (172) square feet per sign face."

Chapter 1189.08(b)(3) of the Zoning Code, which regulates Complex Identification Signs, states: "The height of a complex identification sign shall not exceed six (6) feet when the sign is located ten (10) feet from the primary frontage street right-of-way line. For each additional two (2) feet setback from the street right-of-way line, an additional one (1) foot in height will be permitted for a complex identification sign up to a maximum of sixteen (16) feet high"

Chapter 1189.08(b)(4) of the Zoning Code, which regulates Complex Identification Signs, states: "A complex identification sign shall be located no less than ten (10) feet from any property line or public right-of-way and shall be not less than thirty (30) feet from a residentially zoned property…"

The sign that is being requested is designed at 112.5 sq. ft. at 16 feet tall. The complex identification sign features a 72 sq. ft. area to advertise for the church at the top and two future tenant panels below at 20.7 sq. ft. each. The base of the sign is proposed to be a solid brick base at 2.8 feet tall. The sign is proposed to be located at the corner of Bigerton Bend and Gender Road intersection. As shown it will be 2 feet from Bigerton Bend right-of-way and 7 feet from Gender Road right-of-way.

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-20-004 be approved as presented. The applicant is requesting that this sign be constructed at the primary intersection for both properties. This off-site location contains one of the detention basins for the Waterloo Crossing shopping center to the north and was recently acquired by the City of Canal Winchester. This parcel is undevelopable as it is located within the flood zone limits of the Tussing-Bachman Ditch. Due to the existing site constraints, there is limited flexibility to alter the sign location without it being in conflict of the detention basin or public right-of-way. Additionally, the location shown for this sign is similar to that of the Waterloo Crossing sign and Canal Commerce Center sign at the intersection of Winchester Blvd and Gender Road.

NOTES

- Winchester Square Bell Tower: 33 feet tall by 16 feet wide. 20 foot setback from Gender Rd.
- Canal Commerce Center Sign: Currently 18.5’ tall by 11 feet wide. Sign approved to be a maximum of 25 feet tall. 18 foot setback from Gender Rd. 11 Foot Setback from Winchester Blvd.
- Waterloo Crossing Sign: 25 feet tall. Zero (0) foot setback from Gender Rd. 15 foot setback from Winchester Blvd.
- PNC Bank Sign: 8 feet tall by 8 feet wide. 15 foot setback from Gender Rd and Bigerton Bend.

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 CROSSROADS CHRISTIAN CHURCH

Address 11573 LITHOPOLIS RD NW LITHOPOLIS OH 43136

Daytime Phone 614.829.5800 Email pastortim@thex.church

APPLICANT

Name DANITE SIGN COMPANY

Address 1640 HARMON AVE COLUMBUS OH 43223

Daytime Phone 614.444.3333 Email LHAWKINS@DANITESIGN.COM

Address of Subject Property INTERSECTION OF GENDER RD & BIGGERTON

Current Zoning GC Variance Request to Section 1189.08 (b) 1 (b) 3

Requested Variance Variance for setback and height of proposed sign

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 — Date 3.31.20

DO NOT WRITE BELOW THIS LINE

Date Received: 4/17/20 Fee: $ 250 Paid ☑

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

Date of Action: ___/___/_____

Application Approved: ___ No ___ Yes ___ Yes, with conditions

Expiration Date: ___/___/_____

Tracking Number: VA - 20-004

VARIANCE TEXT
X CHURCH

(1)
Current Zoning: General Commercial
Proposed Zoning: General Commercial
PID: 184-002666
Property Address: Gender Rd.
Owner: City of Canal Winchester
36 S High St
Canal Winchester OH 43110
Applicant: Crossroads Christian Life Center Inc
11573 Lithopolis Rd NW
Lithopolis OH 43136
Represented by,
DaNite Sign Company
Lisa Hawkins / Pam Meeks
1640 Harmon Ave
Columbus OH 43223
614.444.3333 (O)

Date of Text: 2.1.20

(2)
Legal Description: See Exhibit A

(3)
Nature of Variance: This variance is being requested, as the current code

1189.08 FREESTANDING SIGNS

(b) <u>Complex Identification Signs.</u> Non-residential developments shall be permitted complex identification signs to identify such development and its current occupants subject to the following requirements:

(1) The display area per face of a complex identification sign shall not exceed fifty (50) square feet when the sign is located ten (10) feet from the public right-of-way. For each additional one (1) foot setback from the public right-of-way, an additional two (2) square foot per sign face shall be permitted, up to a maximum of one hundred and seventy-two (172) square feet per sign face.

(3) The height of a complex identification sign shall not exceed six (6) feet when the sign is located ten (10) feet from the primary frontage street right-of-way line. For each additional two (2) feet setback from the street right-of-way line, an additional one (1) foot in height will be permitted for a complex identification sign up to a maximum of sixteen (16) feet high.

The client is requesting a variance for this off premises complex identification sign to be located 60' east of Gender Rd and 20' South of Canal St. This would place the sign just behind the street right-of-way line with no further setback due to utilities placement and a retention pond on the property, inhibiting the sign to be installed at a proper setback. Additionally, the client requests a variance for the overall height of the sign to be 17'-9 ½", including the sign base and

decorative finial trim cap at the top of the sign. The graphic area of the sign is 112.5 sq ft with and overall height of 12'-6" and width of 9'-0". (See Exhibit B)

(4)
1147.03 Criteria:

a. The special circumstances or conditions which are not applicable to other lands or structures in the same zoning districts are that PID 184-002666 has multiple utilities, recently moved, and a retention pond that prohibits the sign from being installed per codified ordinances. After review of the site and location of existing utilities, it was determined that the proposed sign be located 60' from the right-of-way line East of Gender Rd and at 0' setback from the right-of-way line South of Canal St. (See Exhibit C) The proposed overall height of the sign is 17'-9 ½" in order to accommodate for mature tree line in the line of site where the footprint of the sign is being proposed. Without increasing the height of the sign, the visibility would be difficult to read by drivers heading North of Gender Rd. The proposed 0' setback South of Canal St is due to the sloping soil/grading conditions towards the retention pond. (See Photos A, B, & C)

b. The literal interpretation of the provisions of the Zoning Code would deprive the church of promoting their business because the church is located so far off the main back from Gender Rd. Additionally, due to underground utilities and the retention pond, the proposed sign cannot be located at another place on the property while still maintaining visibility by drivers passing by.

c. The special conditions and circumstances do not result from the actions of the applicant, as the pond and utilities already existing on the property.

d. The granting of the variance will not confer on the church any undue privilege that is denied by this Zoning Code, as the church would benefit from being able to promote their business the same as neighboring land or structures in the same zoning district. The land could not be put to better use, as the retention pond could not be drained in order to build another commercial business on the parcel.

e. The granting of the variance will not adversely affect the public health, safety, convenience, comfort, prosperity and general welfare.

f. The granting of this variance is not solely based upon the showing that the property could be put to better use. There is a retention pond on this particular property with no other structure or service. The retention pond could not be drained in order to build another commercial business on the parcel.
(See Exhibit D)

g. The granting of this variance will not permit the use that is otherwise not permitted as complex on premises signs are permitted on commercial properties.

(5)
List of Property Owners: See Exhibit E

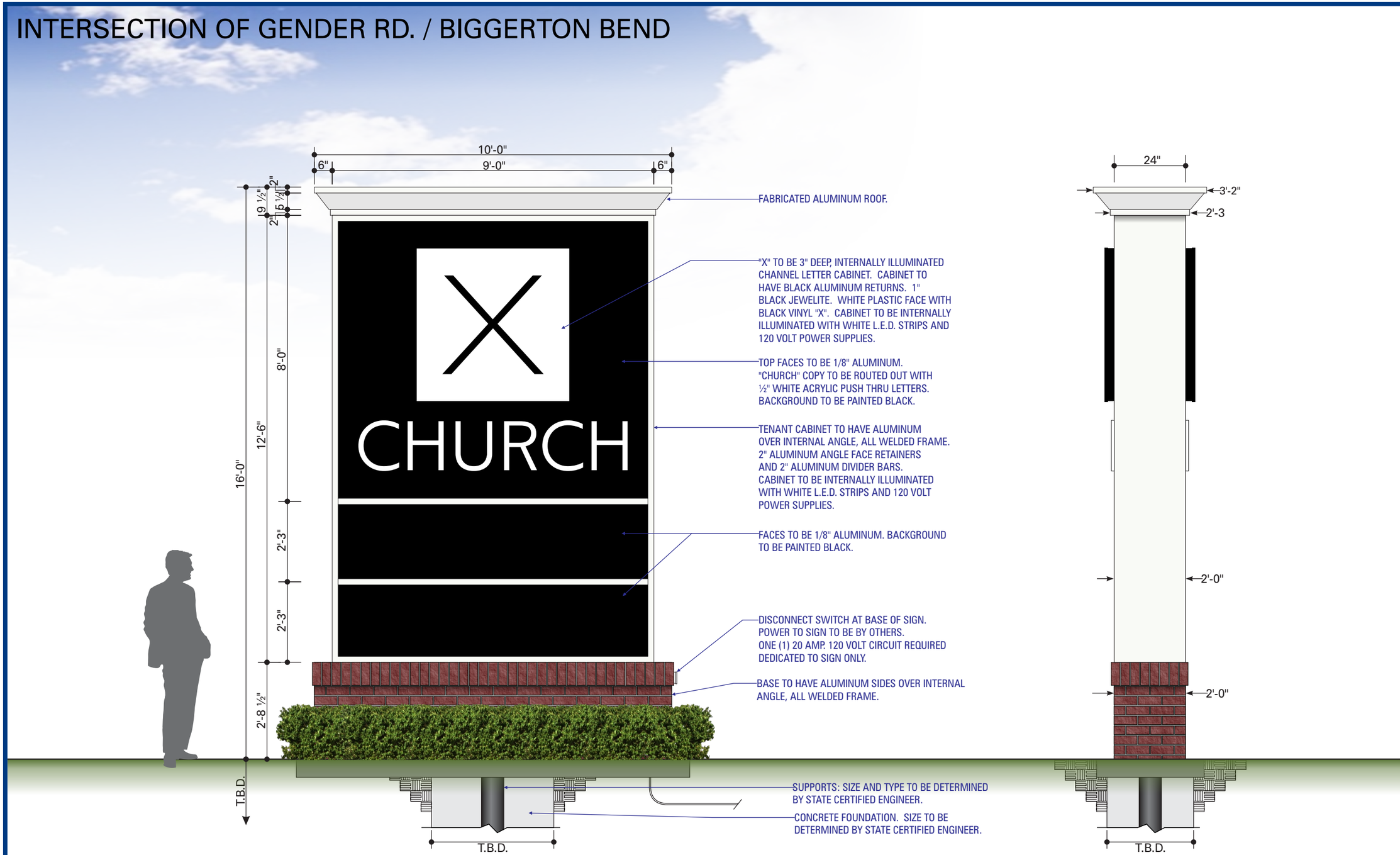
(6)
Plot Plan: See Exhibit ~~K~~ D

ONLY
ONLY
SIGN

GENDER RD
Valvoline
SIGN
SIGN

PNC BANK
7UP
Sunkist
A&W
RC
Snap

INTERSECTION OF GENDER RD. / BIGGERTON BEND



1 *MONUMENT SIGN FRONT ELEVATION*
SCALE: 3/8"=1'-0"

ONE (1) DOUBLE FACE, INTERNALLY ILLUMINATED MONUMENT SIGN REQUIRED.
TOTAL SQUARE FEET = 112.50

2 *MONUMENT SIGN SIDE ELEVATION*
SCALE: 3/8"=1'-0"

INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS
INTERNATIONAL Sign FLORIDA
10831 Canal Street
Largo, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
www.IntlSign.com

Client:
CHURCH X
CANAL WINCHESTER
LITHOPOLIS, OH.

Date:
AUGUST 15, 2019

Drawing Number:
H19127-50R3-X-CHURCH

Revisions:

	DATE:	DESCRIPTION:
1	10-23	NR
2	10-30	CHANGE DESIGN
3	11-04	NR
4	00-00	NR
5	00-00	NR
6	00-00	NR
7	00-00	NR
8	00-00	NR
9	00-00	NR
10	00-00	NR

Sales Person:
JOE RUSSELL

Scale:
AS NOTED

Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT

Signature: _____
Title: _____
Date: _____

SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

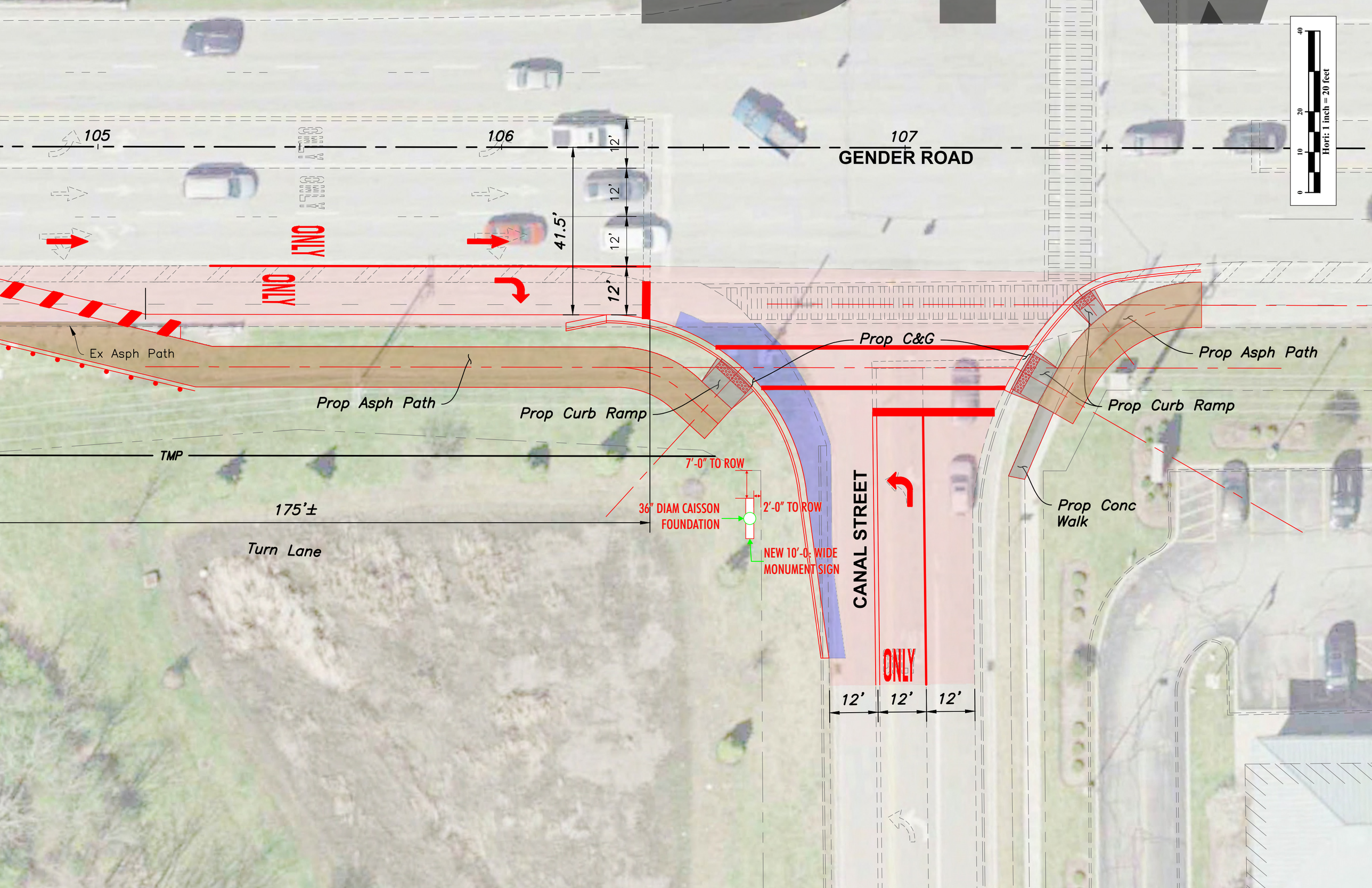
THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL SIGN COMPANY OR IT'S AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.

LISTED MET c us E212429 — ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS — nec 2014

SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 104


105
106
107
GENDER ROAD
Hori: 1 inch = 20 feet
0
10
20
40
12'
12'
12'
12'
41.5'
ONLY
ONLY
Ex Asph Path
Prop Asph Path
Prop Curb Ramp
Prop C&G
Prop Asph Path
Prop Curb Ramp
TMP
7'-0" TO ROW
2'-0" TO ROW
36" DIAM CAISSON FOUNDATION
NEW 10'-0" WIDE MONUMENT SIGN
175'±
Turn Lane
CANAL STREET
ONLY
12'
12'
12'
Prop Conc Walk

Conditional Use #CU-20-004
Smoothie King

Owner:	Northern Blends LLC
Applicant:	Joseph Mathews – Northern Blends LLC
Location:	PID 184-002628
Existing Zoning:	GC (General Commercial)
Request:	Conditional Use to allow for a proposed restaurant with drive through service.

Location and Surrounding Land Uses
The subject property is zoned GC (General Commercial) and consists of two (2) parcels totaling 1.246 acres on the northeast corner of West Waterloo Street. 0.676 acres to the south is owned by Waterloo Crossing OP LLC. and 0.570 acres to the north is owned by the City of Canal Winchester. All surrounding properties are zoned GC. This property is subject to the Commercial Development Standards of the Zoning Code.

Conditional Use
A conditional use to Section 1199.03(a)(2)(h) has been requested to allow for a drive thru.
The following criteria shall apply:

a. The proposed use is a conditional use of the zoning district and the applicable development standards of this Zoning Code are met.
    - *The proposed use (drive thru window service) is a conditional use of the zoning district. The proposed drive thru will have a 'wrap around' drive isle in front of the building. The triangle shaped parcel has frontages on West Waterloo Street on two (2) sides. The applicant is in contract to purchase the 0.570 acres to the north from the City of Canal Winchester for the site's parking improvements.*
    - *The applicant will be requesting a variance to allow for the drive thru to be located between the building and the public right-of-way.*

b. The proposed use is compatible with adjacent land use, adjacent zoning, and to appropriate plans for the area.
    - *The proposed use (drive thru window service) is compatible with adjacent land uses and the zoning district. Several of the surrounding lots have drive thru window service on the building.*

c. The proposed use will not adversely impact access, traffic flow, and other public facilities and services.
    - *The layout of the site has been designed to work with the unique lot shape and existing flow of traffic. The location of the drive thru lane provides the maximum amount of stacking and separation from the parking lots to minimize potential conflicts. The access in and out of the site is consistent with the existing West Waterloo Street stub. The West Waterloo Street right-of-way stub is proposed to be removed with the project.*

d. The proposed use will not result in the destruction, loss or damage of a natural, scenic, or historic feature.
    - *The proposed use will not result in the destruction, loss or damage of natural, scenic or historic features.*

e. The proposed use will not adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
    - *The proposed use as a multi-tenant commercial restaurant with drive thru window service will not adversely impact the public health, safety, convenience and comfort… This site layout is limited by the shape of the lot. This lot was created when West Waterloo Street was re-routed to tie into Winchester Blvd for the Waterloo Crossing shopping center. With the proposed site plan, the West Waterloo Street stub is being removed to allow for a separation between the site Aldi's and Hampton Inn to the north.*

Analysis

The applicant is requesting a conditional use to allow for a drive thru at the proposed Smoothie King restaurant. The proposed building is 5,297 sq. ft. and Smoothie King will take approx. 1,577 sq. ft. on the east end of the building. This property is zoned General Commercial (GC) and is a vacant property that is leftover from the Waterloo Crossing development which altered the West Waterloo Street to tie into Winchester Blvd.

Code section 1199.03(a)(2)(h) (Commercial Development Standards) of the Zoning Code states: "A drive thru, if deemed appropriate for the site by the Planning and Zoning Commission via a Conditional Use of the applicable zoning district, shall be designed as an integral part of the structure it serves. Features incorporated with a drive thru, including, but not limited to canopies, awnings and support posts, shall match the materials and color scheme of the building they are serving. Drive thru features shall not have any pick-up windows, ordering areas, signage, or other related items located on the front elevation of a building or located between the front of the building and a street right of way."

Staff Recommendation

The subject parcel is a remnant from the West Waterloo Street relocation in 2003. With the road relocation this parcel essentially became an island with West Waterloo Street frontage on all three sides. The applicant is looking to develop on the 0.676 acre parcel by combining it with the 0.570acre parcel owned by the City of Canal Winchester. The Conditional Use for the commercial restaurant with a drive-thru fits the plans for the area and the plans work with the site limitations. Staff recommends that #CA-20-004 be approved as presented.

City of Canal Winchester

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

CONDITIONAL USE APPLICATION

rev. 09/24/2013

PROPERTY OWNER

Name Northern Blends LLC

Address 9864 E. Grand River Suite 110-322 Brighton, MI 48116

Daytime Phone 248.763.8705 Email jmathews@northerndiamondmgt.com

APPLICANT

Name Northern Blends LLC - Joseph Mathews

Address 9864 E. Grand River Suite 110-322 Brighton, MI 48116

Daytime Phone 248.763.8705 Email jmathews@northerndiamondmgt.com

Address of Subject Property W. Waterloo & Winchester Blvd. Parcel ID 184-002628-00

Current Zoning GC Description of Proposed Use Multi-use, single story building with a drive thru.

Attach legal description and current survey (within 2 years) of the subject property and all supporting materials as required by Section 1145.02 (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's 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: CU - _____

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

To Whom It May Concern,

The design team for Northern Blends LLC is proud to submit for your site plan review and consideration of a conditional use application for a multi-use building at Winchester Blvd & W. Waterloo St. This conditional use application is so one of the building tenants is able to have a drive thru.

The statements below are provided as required per the Conditional Use Application Attachment document citing Required Materials per Section 1145.02 (c). The numbered requirement is listed, and then our response follows in italics.

1. Name, address and phone number of the applicant(s) and representative(s), if any, and the signature of the property owner(s).

   Signature has been provided on associated Conditional Use Application:

   Property Owner Representative
   Joseph Mathews
   Northern Blends LLC
   9864 E. Grand River Suite 110-322
   Brighton, MI 48116
   (248) 763-8705
   jmathews@northerndiamondmgt.com

2. A current and accurate legal description of the property(s) in question and a current survey prepared by a licensed surveyor.

   Please see attached legal description documentation.

3. A description of existing use, current zoning district, and proposed conditional use.

   The site is currently an empty lot at the intersection of W. Waterloo St. and Winchester Blvd. The current and proposed zoning is GC General Commercial. The proposed conditional use is a drive thru for one of the building tenants.

4. 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.

   1. *ALDI Inc (Ohio)*
      4400 S. Charleston Pike
      Springfield, OH 45502
      Zoning: GC Commercial

2. *Mildred Gollop Family Limited Partnership*
   96 Church St.
   Weston, MA 02493
   Zoning: GC Commercial

3. *Chipotloo*
   222 Grand Ave. 2
   Englewood, NJ 07631
   Zoning: GC Commercial

4. *Panchester LLC*
   222 Grand Ave. 2
   Englewood, NJ 07631
   Zoning: GC Commercial

5. *Jay Jala Hospitality LLC*
   4434 Yellow Wood Dr.
   Dublin, OH 43016
   Zoning: GC Commercial

5. A statement of the relationship of the proposed use to the general welfare of the community, to appropriate plans for the area, and to the changed or changing conditions behind the request.

   With the current pandemic still ongoing having as much contactless interaction between employees and customers is beneficial. Also, many adjacent and nearby buildings have previously been granted permission for a drive thru.

6. A statement of the relationship of the proposed use to adjacent land use in terms of traffic, parking, noise, and other potential nuisances and general compatibility.

   All parcels adjacent to and in the surrounding area are zoned GC General Commercial including many parcels with drive thru service. The traffic and noise generated at this parcel is similar or less than many of the surrounding parcels.

7. A plot plan to show:

   A. Boundaries and dimensions of the lot and the size and location of all proposed and existing structures.

   B. Traffic access, traffic circulation, existing and proposed utilities, parking, lighting and illumination, landscaping, signs, and other such information relevant to the proposed use.

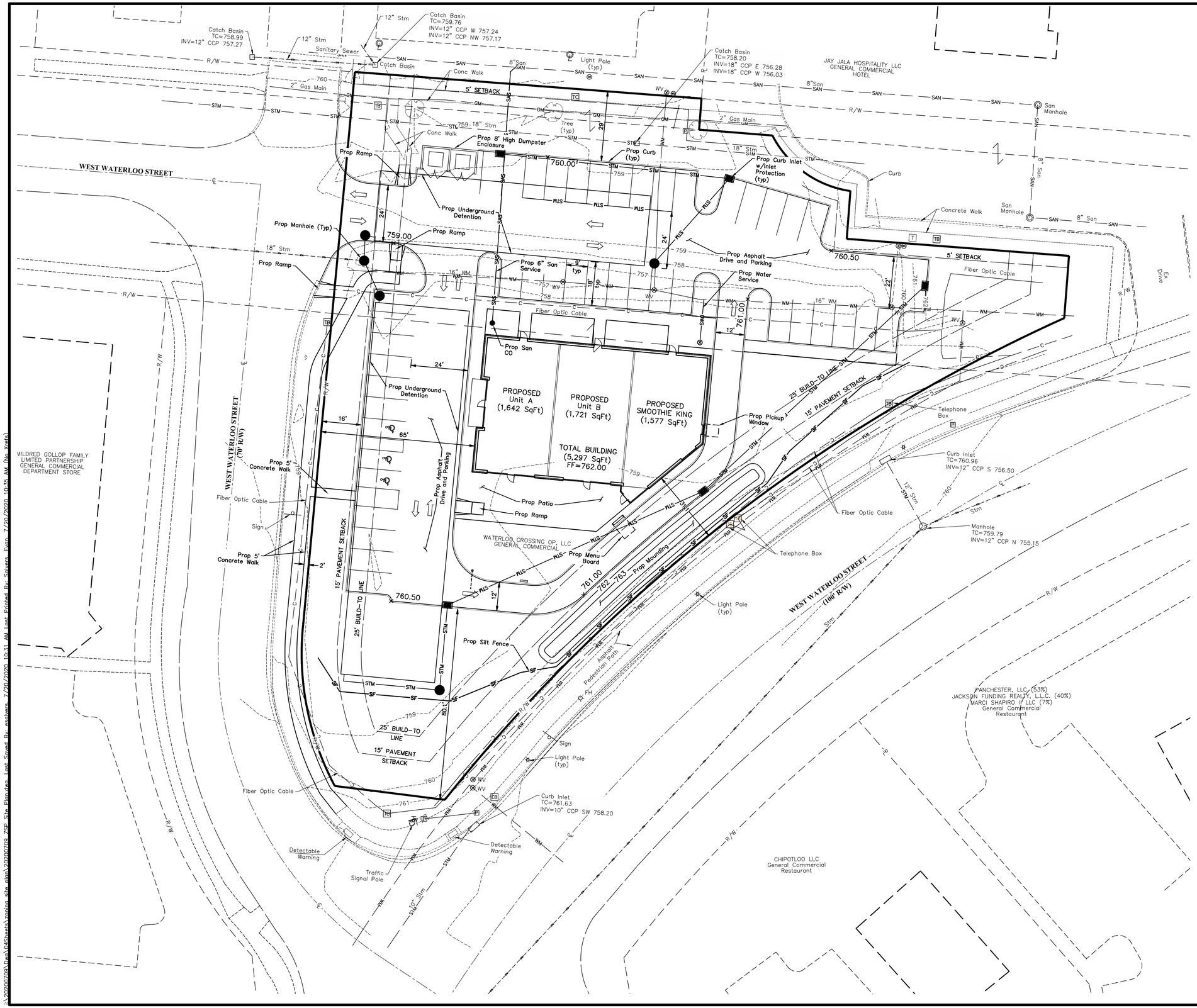
   C. Such additional information as may be required by this Zoning Code and/or requested by the Planning & Zoning Commission and/or the Planning & Zoning. Administrator to review the application.

   Please see attached plot plan.

If you have any further questions feel free to contact me at 734-998-0735 or by email at bangelini@angeliniarchitects.com

Sincerely,

Brad Angelini



GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

PROJECT DATA TABLE

Parking Spaces Required: 1 per 100 SqFt	53
Parking Spaces Provided:	43

LEGEND

EXISTING

- Building
- Curb
- Sidewalk/Curb Ramp
- Center Line Swale
- Water Main
- Water Service
- Sanitary Sewer Main
- Storm Sewer
- Communications Duct Bank
- Natural Gas Main
- Minor Contour
- Major Contour
- Catch Basin
- Curb & Gutter Inlet
- Manhole
- Fire Hydrant
- Valve
- Detectable Warning Plate
- Sign
- Wheel Block
- Light Pole
- Transformer
- Pull Box

PROPOSED

- Storm Sewer
- Cleanout — Sanitary Sewer Service
- Water Valve — Domestic Water Service
- Silt Fence
- Dandy Bag Inlet Protection
- Dandy Curb Bag Inlet Protection

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
July 20, 2020

REVISIONS

MARK	DATE	DESCRIPTION

NORTHERN BLENDS LLC

CITY OF CANAL WINCHESTER, FRANKLIN COUNTY, OHIO
ZONING SITE PLAN
FOR
SMOOTHIE KING
CANAL WINCHESTER
SITE PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
July 20, 2020

SCALE
1" = 20'

JOB NO.
20200709

SHEET
C300

J:\20200709\Dwg\04Sheets\zoning site plan\20200709 ZSP Site Plan.dwg, Last Saved By: esilvers, 7/20/2020 10:31 AM Last Printed By: Silvers, Evan, 7/20/2020 10:35 AM (No Xrefs)

Variance Application #VA-20-006
Smoothie King

Owner: Northern Blends LLC

Applicant: Joseph Mathews – Northern Blends LLC

Location: PID 184-002628

Existing Zoning: GC (General Commercial)

Request: Variance from Chapter 1199.04(a) to allow for a building to exceed the build-to line set at 25'.

Location and Surrounding Land Uses
The subject property is zoned GC (General Commercial) and consists of two (2) parcels totaling 1.246 acres on the northeast corner of West Waterloo Street. 0.676 acres to the south is owned by Waterloo Crossing OP LLC. and 0.570 acres to the north is owned by the City of Canal Winchester. All surrounding properties are zoned GC. This property is subject to the Commercial Development Standards of the Zoning Code.

Analysis
The subject property has two frontages on the south and west end of the site. Both frontages have a front build to line at 25 feet. The building is setback from the west right-of-way line at 65 feet and the southeast right-of-way line at 31.1 feet. However, when looking at the south elevation of the building to the furthest point to the south property line it is in excess of 130 feet away. Given the drive-thru and the front patio location, the building is permitted to be a maximum of 30 feet from both property lines.

- Section 1199.04 of the Zoning Code, which regulates commercial buildings, 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".

  "(1) In order to achieve quality streetscapes, variation from the build-to line will be permitted to allow for added green space, amenities, outdoor seating and the like. Buildings may be located further from the right of way than the established build-to line per the following:"

Building Height	Variation from Build-To Line
One Story Building	0 feet to 5 feet

  "(2) At least fifty (50) percent of the building's front elevation shall be located within the applicable variation from the built-to line range."

  "(3) Uncovered seating areas or architectural features may project up to five (5) feet closer to the right of way than the established build-to line."

- Section 1199.05(a)(2) of the Zoning Code, which regulates Drive Thru Features, states: "If a drive thru is deemed appropriate by the Planning and Zoning Commission and designed per Section 1199.03(h) of this Zoning Code, a drive lane may be permitted to be located in front of the building. In such case, the building shall be moved the furthest away from the build-to line as indicated in Section 1199.04(a)(1) of the Commercial Development Standards."

The commercial development standards in regards to build-to-lines were set up to promote pedestrian friendly and walkable streets. The subject site features an 8 foot asphalt path along the south property line and a five foot sidewalk on the west. Adjacent parcels to the north have a 5 foot sidewalk that separate this site and theirs, providing for pedestrian paths on all sides of the property. The building has been designed to push as far southeast as the site development constraints would permit.

Recent Variance

Panera Bread received a variance on June 9, 2014 to allow a building beyond the build-to line to be located 73.29 feet from the right-of-way. This project included a large patio in front of the building and the drive thru loop was for one way traffic only.

Aldi received a variance in June 13, 2016 to allow a building beyond the build-to line to be located 42.5 feet from the right-of-way.

Criteria For Approval

(a) That special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district.
    a. 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 it has public frontage on all three sides. The applicant is requesting to purchase a portion of the northern West Waterloo Street stub from the city for parking improvements. This would also reduce the number of roads the site faces to two (2).

(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.
    a. *The literal interpretation of this Zoning Code would not deprive the applicant the rights commonly enjoyed by other properties in the same zoning district. Due to the properties unusual shape with dual frontages, building placement is a challenge.*

(c) That the special conditions and circumstances do not result from the actions of the applicant.
    a. The subject parcel is a remnant of West Waterloo Street intersection being relocated in 2003 with the plans for the Waterloo Crossing shopping center. The shape of this parcel was not a direct result 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.
    a. Granting this 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. The shape of the parcel and context of surrounding roadways create unusual

limitations to development on the property.

(e) That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.

a. Granting the setback variance will not create a safety concern. The building is oriented so that it has a layout that is consistent with other parcels that surround it. To have a building meet both 25 foot build-to lines would require a triangular shaped structure to fit the parcel.

(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.

a. Granting this variance is not solely based upon the showing that the property could be put to better economic use that 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. *Granting this variance will not permit a use that is otherwise not permitted in the zoning district.*

<u>Staff Recommendation</u>

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 easements and other unique site restrictions. Staff recommends that Variance application #VA-20-006 be approved as presented.

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 Northern Blends LLC

Address 9864 E. Grand River Suite 110-322 Brighton, MI 48116

Daytime Phone 248.763.8705 Email jmathews@northerndiamondmgt.com

APPLICANT

Name Northern Blends LLC - Joseph Mathews

Address 9864 E. Grand River Suite 110-322 Brighton, MI 48116

Daytime Phone 248.763.8705 Email jmathews@northerndiamondmgt.com

Address of Subject Property _____

Current Zoning GC Variance Request to Section 1199.04(a)

Requested Variance to not extend the building to the west build-to line

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.

Joseph Mathews 07/20/2020

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 - _____

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

To Whom It May Concern,

The design team for Northern Blends LLC is proud to submit for your site plan review and consideration of a variance application for a multi-use building with drive-thru at Winchester Blvd & W. Waterloo St. This variance is specific to not extending the west wall of the building to the west build-to line.

The statements below are provided as required per the Variance Application Attachment document citing Required Materials per Section 1147.02 (c). The numbered requirement is listed, and then our response follows in italics.

1. Name, address and phone number of the applicant(s) and representative(s), if any, and the signature of the property owner(s).

   Signature has been provided on associated Variance Application:

   Property Owner Representative
   Joseph Mathews
   Northern Blends LLC
   9864 E. Grand River Suite 110-322
   Brighton, MI 48116
   (248) 763-8705
   jmathews@northerndiamondmgt.com

2. A current and accurate legal description of the property(s) in question and a current survey prepared by a licensed surveyor.

   Please see attached legal description documentation.

3. The nature of the variance required to include what provisions of the Zoning Code are affected.

   VARIANCE 5 (build-to line) AFFECTED CODE: ***Chapter 1199.04(a)***

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.

      Special circumstances or conditions do exist which are not applicable to other lands or structures in the same zoning district. The site's triangular shape and size necessitate that one side of the building not extend to the build-to line. The west wall of the building needs to be off the build-to line to allow for vehicular access and parking as shown on the attached drawings.

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.

   A literal interpretation of the provisions of this Zoning Code would deprive Northern Blends of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Zoning Code. This being a triangular site means that one wall of the building can't extend to the build-to line. If a literal interpretation were enforced the building would cut the site in half with no way of accessing the southern portion.

C. That the special conditions and circumstances do not result from the actions of the applicant.

   The special conditions and circumstances are due to the size and triangular shape of the site. The triangular shape means that 2/3 of the site has street frontage and build-to lines.

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.

   Though this site is otherwise desirable, it is uniquely constrained by its shape, width, and frontage arc and angle. These constraints are not common to other nearby lands or structures within the same zoning district. The requested variance seeks only to accommodate our needs specific to maintaining a workable design while adhering to the many other constraints on this site.

E. That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.

   Allowing this variance will not have any adverse effects. This variance request is only due to the triangular shape of the site which allows only one of the build-to lines to be met while maintaining access to the entire site.

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.

   This is not applicable to this variance. The basis for the requested variance is not related to a proposed use that is not 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.

   This variance request does not seek to permit a use that is otherwise not permitted within the respective zoning district. Our intended commercial use is permitted within and already well-represented by many nearby users within this GC (General Commercial) 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.

1. *ALDI Inc (Ohio)*
   4400 S. Charleston Pike
   Springfield, OH 45502
   Zoning: GC Commercial

2. *Mildred Gollop Family Limited Partnership*
   96 Church St.
   Weston, MA 02493
   Zoning: GC Commercial

3. *Chipotloo*
   222 Grand Ave. 2
   Englewood, NJ 07631
   Zoning: GC Commercial

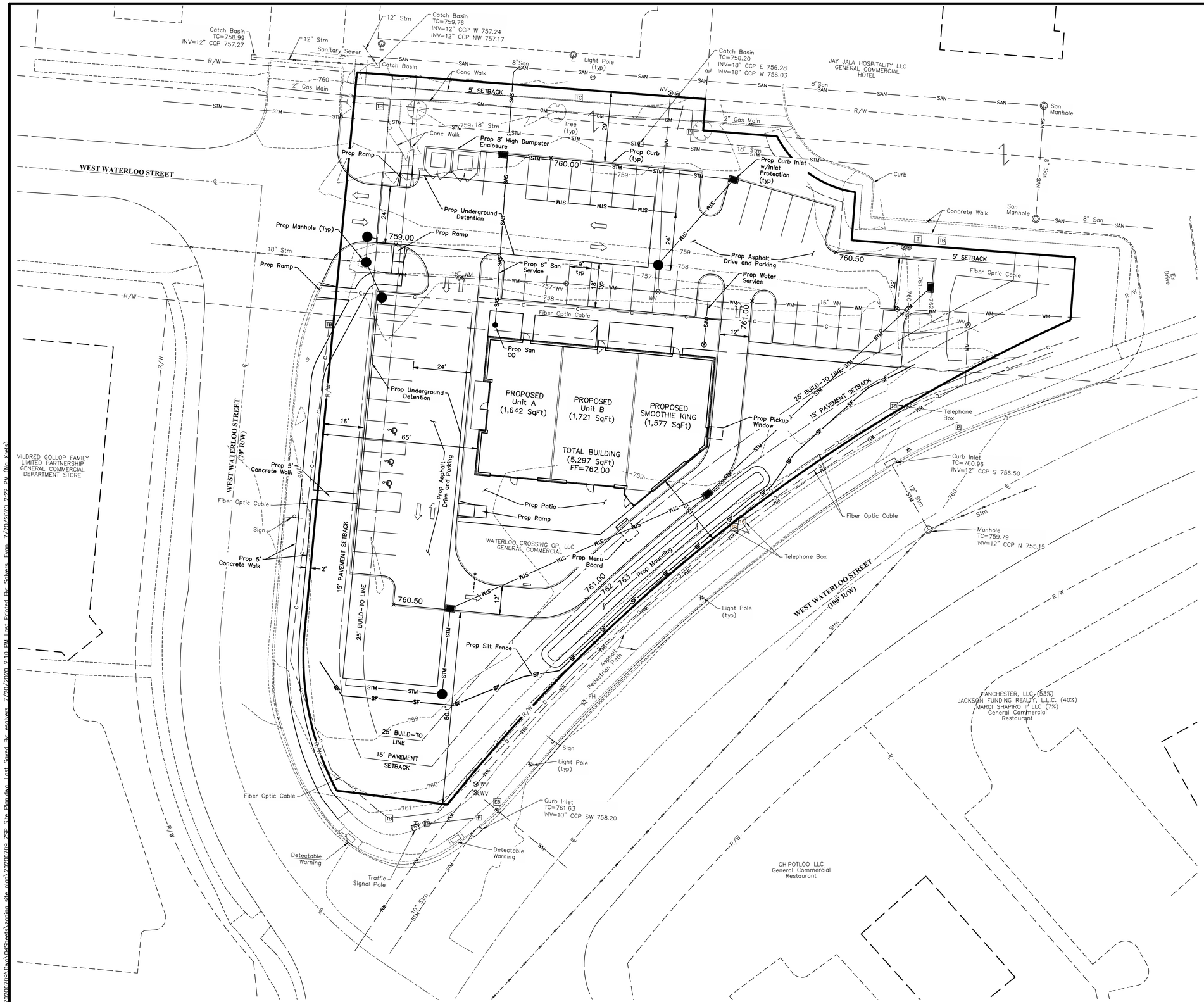
4. *Panchester LLC*
   222 Grand Ave. 2
   Englewood, NJ 07631
   Zoning: GC Commercial

5. *Jay Jala Hospitality LLC*
   4434 Yellow Wood Dr.
   Dublin, OH 43016
   Zoning: GC Commercial

If you have any further questions feel free to contact me at 734-998-0735 or by email at bangelini@angeliniarchitects.com

Sincerely,

Brad Angelini



GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

PROJECT DATA TABLE

Parking Spaces Required: 1 per 100 SqFt	53
Parking Spaces Provided:	42

LEGEND

EXISTING

- Building
- Curb
- Sidewalk/Curb Ramp
- Center Line Swale
- Water Main
- Water Service
- Sanitary Sewer Main
- Storm Sewer
- Communications Duct Bank
- Natural Gas Main
- Minor Contour
- Major Contour
- Catch Basin
- Curb & Gutter Inlet
- Manhole
- Fire Hydrant
- Valve
- Detectable Warning Plate
- Sign
- Wheel Block
- Light Pole
- Transformer
- Pull Box

PROPOSED

- Storm Sewer
- Sanitary Sewer Sevice (Cleanout)
- Domestic Water Service (Water Valve)
- Silt Fence
- Dandy Bag Inlet Protection
- Dandy Curb Bag Inlet Protection

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
July 20, 2020

REVISIONS

MARK	DATE	DESCRIPTION

NORTHERN BLENDS LLC

CITY OF CANAL WINCHESTER, FRANKLIN COUNTY, OHIO
ZONING SITE PLAN
FOR
SMOOTHIE KING
CANAL WINCHESTER
SITE PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
July 20, 2020

SCALE
1" = 20'

JOB NO.
20200709

SHEET
C300

Variance Application #VA-20-007
Smoothie King

Owner: Northern Blends LLC

Applicant: Joseph Mathews – Northern Blends LLC

Location: PID 184-002628

Existing Zoning: GC (General Commercial)

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.

Location and Surrounding Land Uses
The subject property is zoned GC (General Commercial) and consists of two (2) parcels totaling 1.246 acres on the northeast corner of West Waterloo Street. 0.676 acres to the south is owned by Waterloo Crossing OP LLC. and 0.570 acres to the north is owned by the City of Canal Winchester. All surrounding properties are zoned GC. This property is subject to the Commercial Development Standards of the Zoning Code.

Analysis
The subject parcel is 1.246 acres on the northeast corner of West Waterloo Street with frontage 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. The drive through lane starts at the south end of the parking lot (80.1 feet from the R/W) and follows the 15 foot pavement setback along the south property line. The drive thru ordering menu and pickup window is located between the building and the street.

- Code section 1199.03(a)(2)(h) (Commercial Development Standards) of the Zoning Code states: "A drive thru, if deemed appropriate for the site by the Planning and Zoning Commission via a Conditional Use of the applicable zoning district, shall be designed as an integral part of the structure it serves. Features incorporated with a drive thru, including, but not limited to canopies, awnings and support posts, shall match the materials and color scheme of the building they are serving. Drive thru features shall not have any pick-up windows, ordering areas, signage, or other related items located on the front elevation of a building or located between the front of the building and a street right of way."

The applicant is proposing for the drive thru components to be located between the building and the south right-of-way line. Due to this 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.

Criteria For Approval
(a) That special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district.
    a. The subject parcel shape is unique in that three of the four building elevations face

public frontage. The site is also limited in that to the north of the building is a number of easements restricting the applicant from moving the building further north to flip the parking and drive thru orientation.

(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.

a. *The literal interpretation of this Zoning Code would deprive the applicant the rights commonly enjoyed by other properties in the same zoning district. The unusual shape to the property inherently restricts any development from fitting in without further review. Three sides of the building face right-of-way and access can only be provided from the northwest corner. To get the site traffic to flow in a manner that works for the proposed development, the drive thru location need to be in the location as shown to allow for appropriate stacking and traffic flow.*

(c) That the special conditions and circumstances do not result from the actions of the applicant.

a. *The subject parcel is a remnant of West Waterloo Street intersection being redesigned with Winchester Blvd in 2003. The shape of this parcel was not a result 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.

a. *Granting this 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. The triangle shape to the lot with the surrounding roadway network create a situation where the drive thru components would face a street no matter how it was oriented.*

(e) That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.

a. *Granting this variance will not adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare. The drive thru is oriented so that allows for traffic to flow around the site. The front of the building remains facing to the south while the secondary entrances are to the west and north. The orientation of the facility promotes the urban character by having the formal front face the West Waterloo St. and Winchester Blvd. intersection.*

(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.

a. *Granting this variance is not solely based upon the showing that the property could be put to better economic use that 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. *Granting this variance will not permit a use that is otherwise not permitted in the zoning district.*

Staff Recommendation

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.

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 Northern Blends LLC

Address 9864 E. Grand River Suite 110-322 Brighton, MI 48116

Daytime Phone 248.763.8705 Email jmathews@northerndiamondmgt.com

APPLICANT

Name Northern Blends LLC - Joseph Mathews

Address 9864 E. Grand River Suite 110-322 Brighton, MI 48116

Daytime Phone 248.763.8705 Email jmathews@northerndiamondmgt.com

Address of Subject Property W. Waterloo & Winchester Blvd. Parcel ID 184-002628-00

Current Zoning GC General Com. Variance Request to Section 1199.03(h)

Requested Variance To allow drive thru features in front of building and the pick-up window on the side due to site constraints

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 **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 - _____

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

To Whom It May Concern,

The design team for Northern Blends LLC is proud to submit for your site plan review and consideration of a variance application for a multi-use building with drive-thru at Winchester Blvd & W. Waterloo St. This variance is specific to the location of the drive thru features in relation to the building frontage.

The statements below are provided as required per the Variance Application Attachment document citing Required Materials per Section 1147.02 (c). The numbered requirement is listed, and then our response follows in italics.

1. Name, address and phone number of the applicant(s) and representative(s), if any, and the signature of the property owner(s).

   Signature has been provided on associated Variance Application:

   Property Owner Representative
   Joseph Mathews
   Northern Blends LLC
   9864 E. Grand River Suite 110-322
   Brighton, MI 48116
   (248) 763-8705
   jmathews@northerndiamondmgt.com

2. A current and accurate legal description of the property(s) in question and a current survey prepared by a licensed surveyor.

   Please see attached legal description documentation.

3. The nature of the variance required to include what provisions of the Zoning Code are affected.

   VARIANCE 3 (drive thru features) AFFECTED CODE: ***Chapter 1199.03(h)***

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.

      Special circumstances or conditions do exist which are not applicable to other lands or structures in the same zoning district. The site's triangular shape and size necessitate the location of the drive thru features in front of the building.

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.

   A literal interpretation of the provisions of this Zoning Code would deprive Northern Blends of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Zoning Code. This is evidenced by the fact that many adjacent and nearby buildings have drive thrus but are on larger rectangular sites that allow space for the drive thru features to not be on the street frontage.

C. That the special conditions and circumstances do not result from the actions of the applicant.

   The special conditions and circumstances are due to the size and triangular shape of the site. The triangular shape gives this site a much greater percentage of street frontage than other adjacent and nearby sites necessitating the drive thru features at the front of the building.

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.

   Though this site is otherwise desirable, it is uniquely constrained by its shape, width, and frontage arc and angle. These constraints are not common to other nearby lands or structures within the same zoning district. The requested variance seeks only to accommodate our needs specific to maintaining a workable design while adhering to the many other constraints on this site.

E. That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.

   Adherence to the prescribed locations for the drive thru features would increase interactions between drive thru vehicles and pedestrians. Allowing this variance will remove this portion of the drive thru from the normal pedestrian path of travel.

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.

   This is not applicable to this variance. The basis for the requested variance is not related to a proposed use that is not 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.

   This variance request does not seek to permit a use that is otherwise not permitted within the respective zoning district. Our intended commercial use is permitted within and already well-represented by many nearby users within this GC (General Commercial) 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.

    1. *ALDI Inc (Ohio)*
       4400 S. Charleston Pike
       Springfield, OH 45502
       Zoning: GC Commercial

    2. *Mildred Gollop Family Limited Partnership*
       96 Church St.
       Weston, MA 02493
       Zoning: GC Commercial

    3. *Chipotloo*
       222 Grand Ave. 2
       Englewood, NJ 07631
       Zoning: GC Commercial

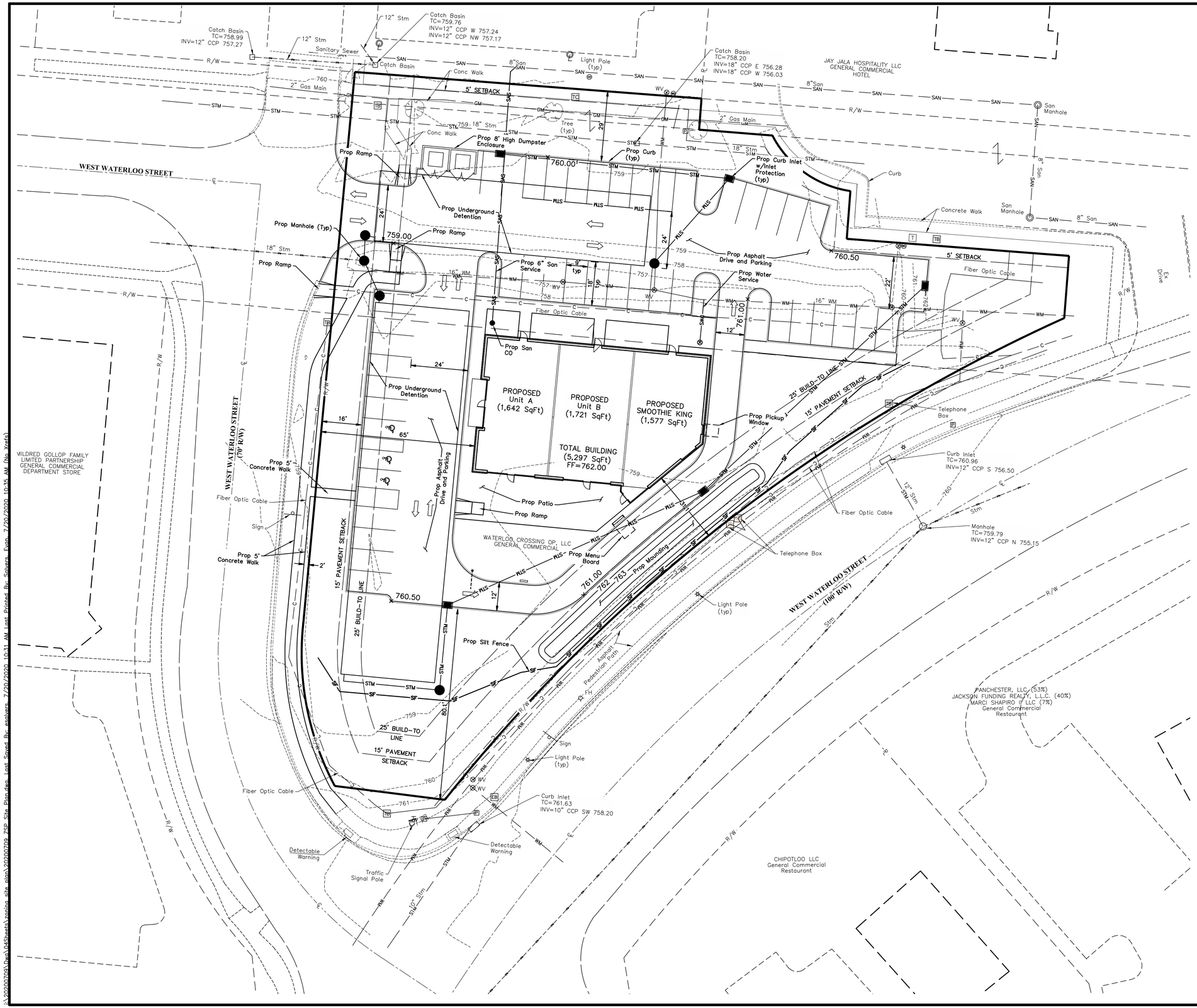
    4. *Panchester LLC*
       222 Grand Ave. 2
       Englewood, NJ 07631
       Zoning: GC Commercial

    5. *Jay Jala Hospitality LLC*
       4434 Yellow Wood Dr.
       Dublin, OH 43016
       Zoning: GC Commercial

If you have any further questions feel free to contact me at 734-998-0735 or by email at bangelini@angeliniarchitects.com

Sincerely,

Brad Angelini



GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

PROJECT DATA TABLE

Parking Spaces Required: 1 per 100 SqFt	53
Parking Spaces Provided:	43

LEGEND

EXISTING

- Building
- Curb
- Sidewalk/Curb Ramp
- Center Line Swale
- Water Main
- Water Service
- Sanitary Sewer Main
- Storm Sewer
- Communications Duct Bank
- Natural Gas Main
- Minor Contour
- Major Contour
- Catch Basin
- Curb & Gutter Inlet
- Manhole
- Fire Hydrant
- Valve
- Detectable Warning Plate
- Sign
- Wheel Block
- Light Pole
- Transformer
- Pull Box

PROPOSED

- Storm Sewer
- Cleanout — Sanitary Sewer Service
- Water Valve — Domestic Water Service
- Silt Fence
- Dandy Bag Inlet Protection
- Dandy Curb Bag Inlet Protection

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
July 20, 2020

REVISIONS

MARK	DATE	DESCRIPTION

NORTHERN BLENDS LLC

CITY OF CANAL WINCHESTER, FRANKLIN COUNTY, OHIO
ZONING SITE PLAN
FOR
SMOOTHIE KING
CANAL WINCHESTER
SITE PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
July 20, 2020

SCALE
1" = 20'

JOB NO.
20200709

SHEET
C300

J:\20200709\Dwg\04Sheets\zoning site plan\20200709 ZSP Site Plan.dwg, Last Saved By: esilvers, 7/20/2020 10:31 AM Last Printed By: Silvers, Evan, 7/20/2020 10:35 AM (No Xrefs)

Variance Application #VA-20-008
Smoothie King

Owner: Northern Blends LLC

Applicant: Joseph Mathews – Northern Blends LLC

Location: PID 184-002628

Existing Zoning: GC (General Commercial)

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

Location and Surrounding Land Uses
The subject property is zoned GC (General Commercial) and consists of two (2) parcels totaling 1.246 acres on the northeast corner of West Waterloo Street. 0.676 acres to the south is owned by Waterloo Crossing OP LLC. and 0.570 acres to the north is owned by the City of Canal Winchester. All surrounding properties are zoned GC. This property is subject to the Commercial Development Standards of the Zoning Code.

Analysis
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 (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.

Section 1199.05 of the Zoning Code, which regulates commercial buildings, states: "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".

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 R/W and 10 spaces between the building and the southern R/W.

Recent Variance

- Aldi received a variance in June 13, 2016 to allow for parking to be located between the building and the right-of-way.

- Hampton Inn received a variance in January 8, 2018 to allow for parking to be located on all four sides of the building.

Criteria For Approval

(a) That special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district.

   a. 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.

(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.

   a. *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 (no matter the end user) inadequate.*

(c) That the special conditions and circumstances do not result from the actions of the applicant.

   a. The subject parcel is a remnant of West Waterloo Street intersection being redesigned with Winchester Blvd in 2003 to work with the plans for the Waterloo Crossing shopping center. The shape of this parcel was not a result 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.

   a. Granting this 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 manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.

   a. 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.

(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.

   a. Granting this variance is not solely based upon the showing that the property could be put to better economic use that 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. *Granting this variance will not permit a use that is otherwise not permitted in the zoning district.*

Staff Recommendation

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

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 Northern Blends LLC

Address 9864 E. Grand River Suite 110-322 Brighton, MI 48116

Daytime Phone 248.763.8705 Email jmathews@northerndiamondmgt.com

APPLICANT

Name Northern Blends LLC - Joseph Mathews

Address 9864 E. Grand River Suite 110-322 Brighton, MI 48116

Daytime Phone 248.763.8705 Email jmathews@northerndiamondmgt.com

Address of Subject Property _____

Current Zoning GC Variance Request to Section 1199.05(a)

Requested Variance to allow a portion of the parking spaces to be in front of the building

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 **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 - _____

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

To Whom It May Concern,

The design team for Northern Blends LLC is proud to submit for your site plan review and consideration of a variance application for a multi-use building with drive-thru at Winchester Blvd & W. Waterloo St. This variance is specific to the location of the drive thru features in relation to the building frontage.

The statements below are provided as required per the Variance Application Attachment document citing Required Materials per Section 1147.02 (c). The numbered requirement is listed, and then our response follows in italics.

1. Name, address and phone number of the applicant(s) and representative(s), if any, and the signature of the property owner(s).

   Signature has been provided on associated Variance Application:

   Property Owner Representative
   Joseph Mathews
   Northern Blends LLC
   9864 E. Grand River Suite 110-322
   Brighton, MI 48116
   (248) 763-8705
   jmathews@northerndiamondmgt.com

2. A current and accurate legal description of the property(s) in question and a current survey prepared by a licensed surveyor.

   Please see attached legal description documentation.

3. The nature of the variance required to include what provisions of the Zoning Code are affected.

   VARIANCE 4 (parking lot location) AFFECTED CODE: ***Chapter 1199.05(a)***

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.

      Special circumstances or conditions do exist which are not applicable to other lands or structures in the same zoning district. The site's triangular shape and size necessitate a portion of the required parking to be in front of the building.

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.

   A literal interpretation of the provisions of this Zoning Code would deprive Northern Blends of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Zoning Code. This is evidenced by the fact that many adjacent and nearby buildings, on larger rectangular sites, have ample space to accommodate the required parking to the rear and side of the building.

C. That the special conditions and circumstances do not result from the actions of the applicant.

   The special conditions and circumstances are due to the size and triangular shape of the site. The triangular shape gives reduces the amount of space available forking in relation to other adjacent and nearby sites, necessitating a portion of the required parking be placed in front of the building.

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.

   Though this site is otherwise desirable, it is uniquely constrained by its shape, width, and frontage arc and angle. These constraints are not common to other nearby lands or structures within the same zoning district. The requested variance seeks only to accommodate our needs specific to maintaining a workable design while adhering to the many other constraints on this site.

E. That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.

   Allowing this variance will not have any adverse effects. There are currently a number of nearby parcels that have been allowed to locate a portion of their parking spaces in front of the building. This variance request is only due to the triangular shape of the site which limits where parking can be located.

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.

   This is not applicable to this variance. The basis for the requested variance is not related to a proposed use that is not 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.

   This variance request does not seek to permit a use that is otherwise not permitted within the respective zoning district. Our intended commercial use is permitted within and already well-represented by many nearby users within this GC (General Commercial) 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.

    1. *ALDI Inc (Ohio)*
       4400 S. Charleston Pike
       Springfield, OH 45502
       Zoning: GC Commercial

    2. *Mildred Gollop Family Limited Partnership*
       96 Church St.
       Weston, MA 02493
       Zoning: GC Commercial

    3. *Chipotloo*
       222 Grand Ave. 2
       Englewood, NJ 07631
       Zoning: GC Commercial

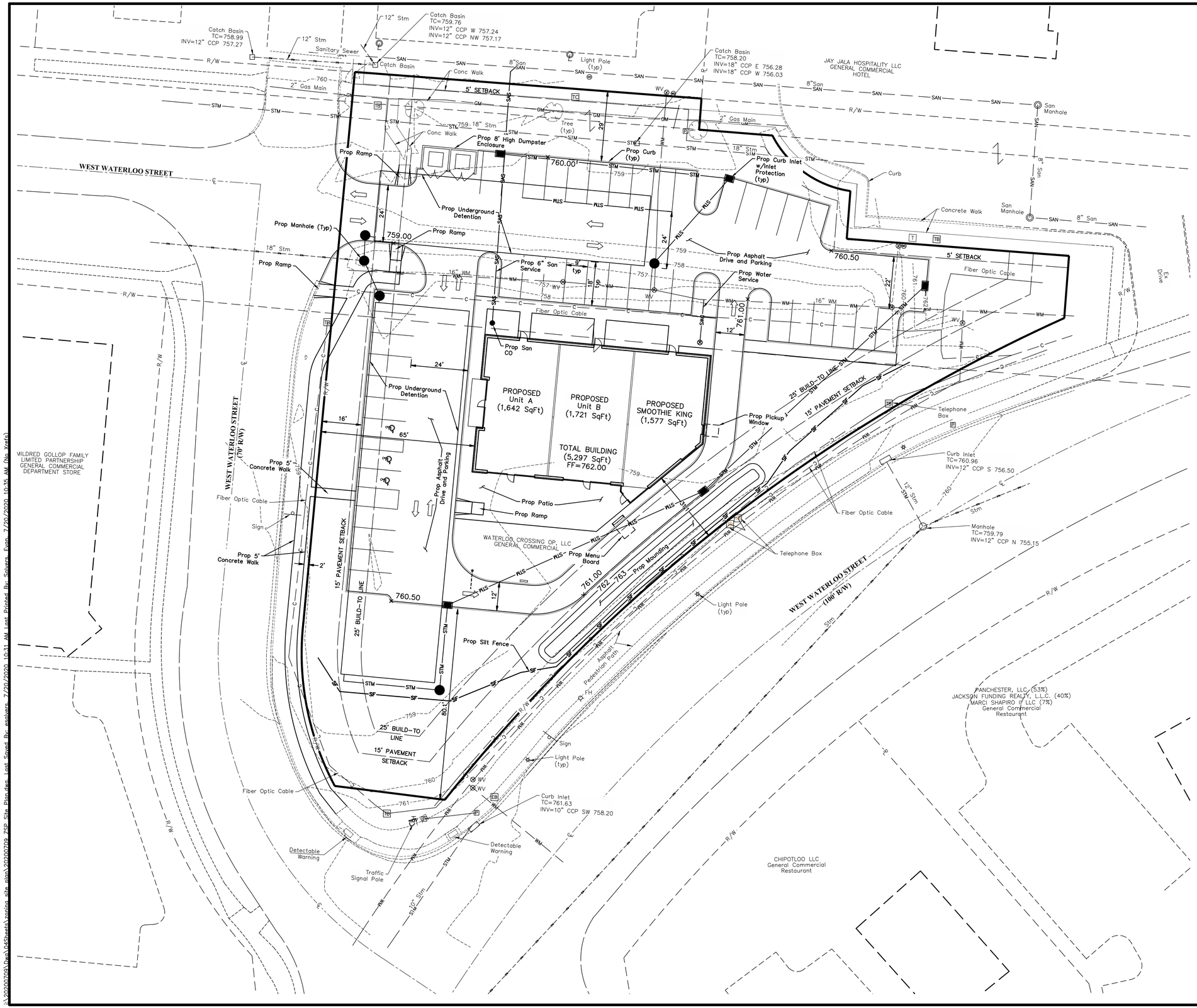
    4. *Panchester LLC*
       222 Grand Ave. 2
       Englewood, NJ 07631
       Zoning: GC Commercial

    5. *Jay Jala Hospitality LLC*
       4434 Yellow Wood Dr.
       Dublin, OH 43016
       Zoning: GC Commercial

If you have any further questions feel free to contact me at 734-998-0735 or by email at bangelini@angeliniarchitects.com

Sincerely,

Brad Angelini



GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

PROJECT DATA TABLE

Parking Spaces Required: 1 per 100 SqFt	53
Parking Spaces Provided:	43

LEGEND

EXISTING

- Building
- Curb
- Sidewalk/Curb Ramp
- Center Line Swale
- Water Main
- Water Service
- Sanitary Sewer Main
- Storm Sewer
- Communications Duct Bank
- Natural Gas Main
- Minor Contour
- Major Contour
- Catch Basin
- Curb & Gutter Inlet
- Manhole
- Fire Hydrant
- Valve
- Detectable Warning Plate
- Sign
- Wheel Block
- Light Pole
- Transformer
- Pull Box

PROPOSED

- Storm Sewer
- Cleanout — Sanitary Sewer Service
- Water Valve — Domestic Water Service
- Silt Fence
- Dandy Bag Inlet Protection
- Dandy Curb Bag Inlet Protection

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
July 20, 2020

REVISIONS

MARK	DATE	DESCRIPTION

NORTHERN BLENDS LLC

CITY OF CANAL WINCHESTER, FRANKLIN COUNTY, OHIO
ZONING SITE PLAN
FOR
SMOOTHIE KING
CANAL WINCHESTER
SITE PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
July 20, 2020

SCALE
1" = 20'

JOB NO.
20200709

SHEET
C300

J:\20200709\Dwg\04Sheets\zoning site plan\20200709 ZSP Site Plan.dwg, Last Saved By: esilvers, 7/20/2020 10:31 AM Last Printed By: Silvers, Evan, 7/20/2020 10:35 AM (No Xrefs)

Variance Application #VA-20-009
Smoothie King

Owner: Northern Blends LLC

Applicant: Joseph Mathews – Northern Blends LLC

Location: PID 184-002628

Existing Zoning: GC (General Commercial)

Request: Variance to Chapter 1185.03 to reduce the number of parking spaces required.

Location and Surrounding Land Uses
The subject property is zoned GC (General Commercial) and consists of two (2) parcels totaling 1.246 acres on the northeast corner of West Waterloo Street. 0.676 acres to the south is owned by Waterloo Crossing OP LLC. and 0.570 acres to the north is owned by the City of Canal Winchester. All surrounding properties are zoned GC. This property is subject to the Commercial Development Standards of the Zoning Code.

Analysis
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 identified that they only need 8-10 parking spaces to meet internal demands

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.

**At this time a variance for this code section is not required. However, the applicant is requesting the variance to ensure that they could lease the other tenant spaces out to restaurant tenants in the future.*

Chapter 1185.03 of the Zoning Code, which regulates parking requirements based on building use, states:

Use	**Required Parking Spaces**
Drive-up window service or fast-food restaurants, with seating	1 per 100 sq. ft. of gross floor space
Eating and drinking establishments with no drive-up window service	1 per 100 sq. ft. of gross floor space
Personal services sch as barber shop or beauty shop	1 space for every chair
Personal and Consumer Service not elsewhere specified	1 for each employee plus one for each 400 sq. ft. of office space
Retail sales or services not elsewhere specified	3 for the first 1,000 sq. ft. plus 1 for each

	additional 500 sq. ft. of gross floor area.

(a) Where two (2) or more uses are provided on the same lot, including principal and supplementary uses, the total number of spaces required shall equal or exceed the sum of their individual requirements."

Criteria For Approval

(a) That special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district.
   a. *The irregular shape to the parcel necessities 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.*

(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.
   a. *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.*

(c) That the special conditions and circumstances do not result from the actions of the applicant..
   a. *Special conditions and circumstances do not result from actions of the applicant. Staff had asked the applicant to remove eight (8) spaces from the site plan.*

(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.
   a. *Granting this variance will not confer any undue privilege that is denied by this zoning code.*

(e) That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
   a. *Granting of this variance will not 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.
   a. *Granting this variance is not solely based upon the showing that the property could be put to better economic use.*

(g) That the granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district.
   a. *Granting this variance will not permit a use that is otherwise not permitted*.

Staff Recommendation

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 (6-8 over what 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.

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 Northern Blends LLC

Address 9864 E. Grand River Suite 110-322 Brighton, MI 48116

Daytime Phone 248.763.8705 Email jmathews@northerndiamondmgt.com

APPLICANT

Name Northern Blends LLC - Joseph Mathews

Address 9864 E. Grand River Suite 110-322 Brighton, MI 48116

Daytime Phone 248.763.8705 Email jmathews@northerndiamondmgt.com

Address of Subject Property _____

Current Zoning GC Variance Request to Section 1199.04(a)

Requested Variance to not extend the building to the west build-to line

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.

_____ 07/20/2020

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 - _____

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

To Whom It May Concern,

The design team for Northern Blends LLC is proud to submit for your site plan review and consideration of a variance application for a multi-use building with drive-thru at Winchester Blvd & W. Waterloo St. This variance is specific to the number of required parking spaces for the proposed building.

The statements below are provided as required per the Variance Application Attachment document citing Required Materials per Section 1147.02 (c). The numbered requirement is listed, and then our response follows in italics.

1. Name, address and phone number of the applicant(s) and representative(s), if any, and the signature of the property owner(s).

   Signature has been provided on associated Variance Application:

   Property Owner Representative
   Joseph Mathews
   Northern Blends LLC
   9864 E. Grand River Suite 110-322
   Brighton, MI 48116
   (248) 763-8705
   jmathews@northerndiamondmgt.com

2. A current and accurate legal description of the property(s) in question and a current survey prepared by a licensed surveyor.

   Please see attached legal description documentation.

3. The nature of the variance required to include what provisions of the Zoning Code are affected.

   VARIANCE 1 (schedule of parking spaces) AFFECTED CODE: ***Chapter 1185.03***

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.

      Special circumstances or conditions do exist which are not applicable to other lands or structures in the same zoning district. The site's triangular shape and size necessitate a reduced number of parking spaces. In addition, the City has requested the SW area of the site be heavily landscaped reducing the potential area for parking spaces even further.

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.

   Due to the City requesting the SW area of the site be heavily landscaped the potential area for parking spaces has been reduced. A literal interpretation of the provisions of this Zoning Code along with the request would deprive Northern Blends 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.

   The special conditions and circumstances are due to the size and triangular shape of the site. The triangular shape gives this site much smaller than other adjacent and nearby sites necessitating a smaller parking lot. In addition, the City has requested the SW area of the site be heavily landscaped reducing the potential area for parking spaces even further.

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.

   Though this site is otherwise desirable, it is uniquely constrained by its shape, width, and frontage arc and angle. These constraints are not common to other nearby lands or structures within the same zoning district. The requested variance seeks only to accommodate our needs specific to maintaining a workable design while adhering to the many other constraints on this site.

E. That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.

   Adherence to the prescribed locations for the drive thru features would increase the potential number of cars on the site. Allowing this variance will reduce the amount of vehicle traffic that this site could potentially produce.

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.

   This is not applicable to this variance. The basis for the requested variance is not related to a proposed use that is not 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.

   This variance request does not seek to permit a use that is otherwise not permitted within the respective zoning district. Our intended commercial use is permitted within and already well-represented by many nearby users within this GC (General Commercial) zoning district.

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       Zoning: GC Commercial

    2. *Mildred Gollop Family Limited Partnership*
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       Weston, MA 02493
       Zoning: GC Commercial

    3. *Chipotloo*
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       Englewood, NJ 07631
       Zoning: GC Commercial

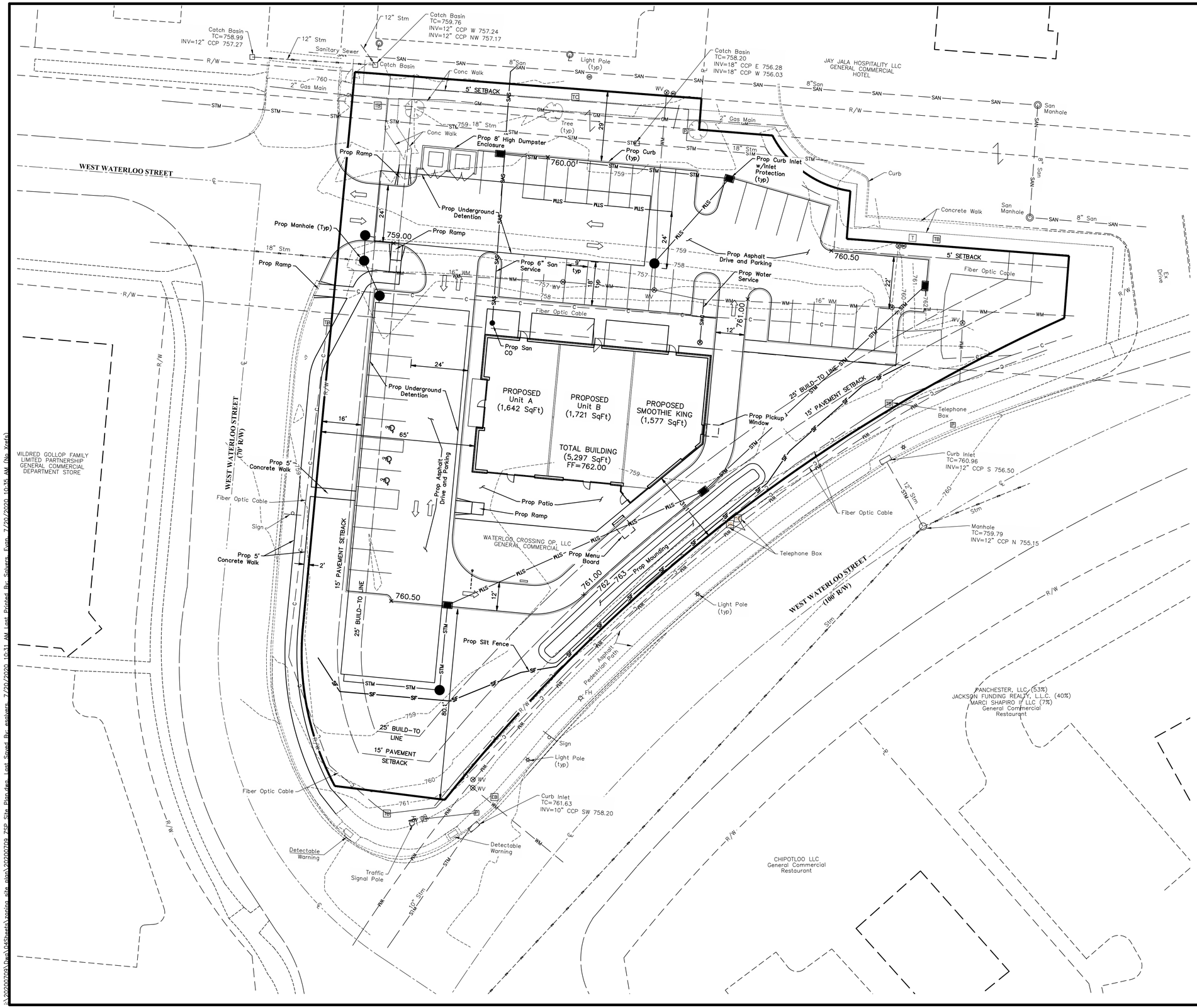
    4. *Panchester LLC*
       222 Grand Ave. 2
       Englewood, NJ 07631
       Zoning: GC Commercial

    5. *Jay Jala Hospitality LLC*
       4434 Yellow Wood Dr.
       Dublin, OH 43016
       Zoning: GC Commercial

If you have any further questions feel free to contact me at 734-998-0735 or by email at bangelini@angeliniarchitects.com

Sincerely,

Brad Angelini



GRAPHIC SCALE

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Parking Spaces Provided:	43

LEGEND

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- Sidewalk/Curb Ramp
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- Water Service
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- Communications Duct Bank
- Natural Gas Main
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- Major Contour
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- Fire Hydrant
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- Detectable Warning Plate
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PROPOSED

- Storm Sewer
- Cleanout — Sanitary Sewer Service
- Water Valve — Domestic Water Service
- Silt Fence
- Dandy Bag Inlet Protection
- Dandy Curb Bag Inlet Protection

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
July 20, 2020

REVISIONS

MARK	DATE	DESCRIPTION

NORTHERN BLENDS LLC

CITY OF CANAL WINCHESTER, FRANKLIN COUNTY, OHIO
ZONING SITE PLAN
FOR
SMOOTHIE KING
CANAL WINCHESTER
SITE PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
July 20, 2020

SCALE
1" = 20'

JOB NO.
20200709

SHEET
C300

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Site Development Plan #SDP-20-006
Smoothie King

Owner: Northern Blends LLC

Applicant: Joseph Mathews – Northern Blends LLC

Location: PID 184-002628

Existing Zoning: GC (General Commercial)

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

Location and Surrounding Land Uses
The subject property is zoned GC (General Commercial) and consists of two (2) parcels totaling 1.246 acres on the northeast corner of West Waterloo Street. 0.676 acres to the south is owned by Waterloo Crossing OP LLC. and 0.570 acres to the north is owned by the City of Canal Winchester. All surrounding properties are zoned GC. This property is subject to the Commercial Development Standards of the Zoning Code.

Setbacks
The proposed structure has the following minimum setbacks.

Front: 25 ft. build-to line Side: 20 ft. Rear: 25 ft.

The subject property has a front build-to-line at 25 feet. The commercial development standards, code section 1199.04(a)(1) allows a variation from the build-to line of 0 feet to 5 feet if the project provides additional green space or outdoor seating. The applicant is providing both landscaping and a patio between the building and the south property line.

The proposed plan also locates a drive thru in-between the building and the right-of-way along the south property line. The zoning code states that if a drive-thru is deemed appropriate by the Planning and Zoning Commission, a drive-thru lane may be permitted to be located in front of the building and it must be located the furthest away from the build-to line as indicated in section 1199.04(a)(1). For this site, the maximum variation would put the building at 30’-0”.

The building is setback from the west right-of-way line at 65 feet and the southeast right-of-way line at 31.1 feet and 130 feet. The building placement requires a variance.

Parking and Access
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. *Original plans for the site had 50 parking spaces but staff had*

asked the applicant to remove eight (8) spaces south of the front building elevation to provide additional landscaping and separation from the parking lot to the intersection.

Landscaping and Lighting

The proposed 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 (12) 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.

Signage

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.

Utilities

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.

Elevations

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.

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 two (2) design elements and the front must have three (3) design elements.

- The north elevation features a combination of metal canopies, glass man doors with sidelights and recessed entry features with signage and decorative lighting.
- The west elevation features a similar material breakdown as the north but with a larger storefront entry for the far west tenant of the building.
- The east elevation features a drive thru window with an metal canopy awning overhead and a decorative cement board trim. The east elevation has an additional angled section parallel with West Waterloo Street that adds additional storefront glass and signage to the building.
- The south elevation is the primary elevation identified on the building. This side features the most window glass and a continuous metal canopy overhead. This elevation faces the patio area located on the front of the building.

Staff Recommendation

Staff has reviewed the proposed site plan and recommends that Site Development Plan application SDP-20-06 be approved as presented. 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.

CITY OF CANAL WINCHESTER, FRANKLIN COUNTY, OHIO
ZONING SITE PLAN
FOR
SMOOTHIE KING
CANAL WINCHESTER
2020

PROJECT ZONING INFORMATION

Address:	W. Waterloo & Winchester Blvd.
Tax Parcel No.:	184–002628
Zoning Classification/District:	GC – General Commercial
Total Site Area:	1.249 Ac
Variance Request 1:	1185.03 – To allow a reduced number of required parking spaces due to site constraints
Variance Request 2:	1199.03(H) Conditional Use – Multi–use, single story building with a drive thru
Variance Request 3:	1199.03(H) – To allow drive thru features in front of building and the pick–up window on the side due to site constraints
Variance Request 4:	1199.05(A) – To allow a portion of the parking spaces to be in front of the building
Variance Request 5:	1199.04(A) – To not extend the building to the west build–to line

SHEET INDEX

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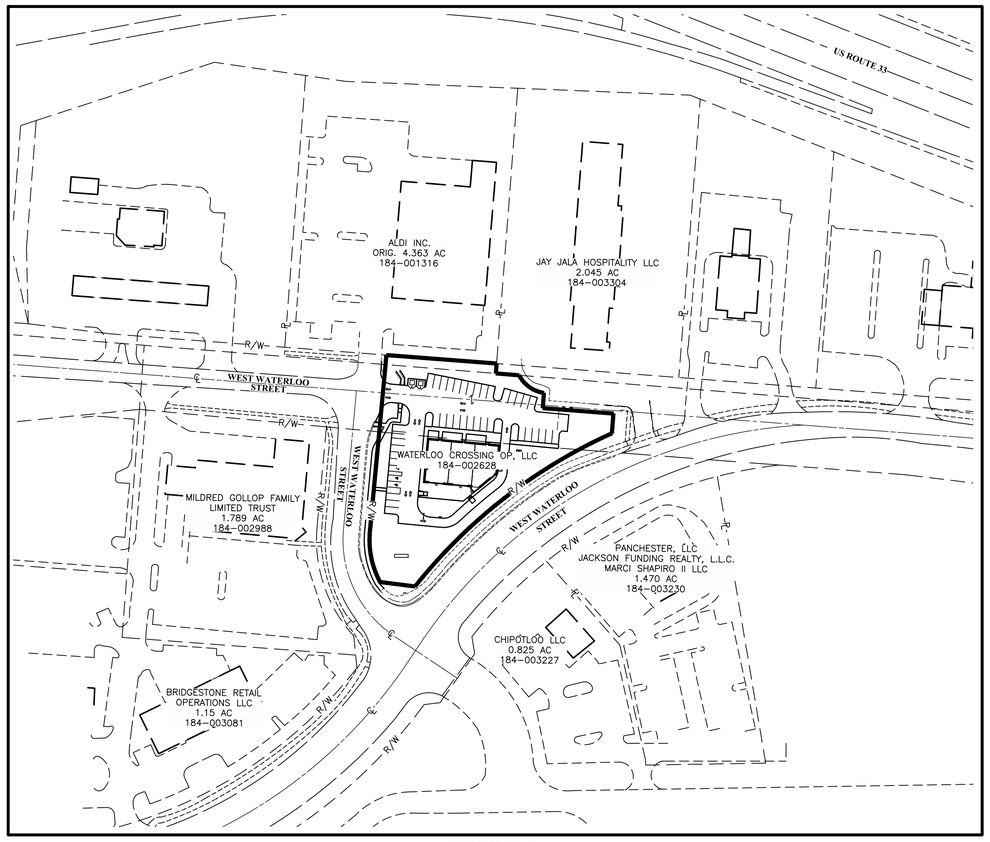
Site Plan	C300
Landscape Plan	C400
Building Plan	A100
Exterior Elevations	A200
Exterior Finishes & Design Elements	A300
Photometric Plan	E100



INDEX MAP
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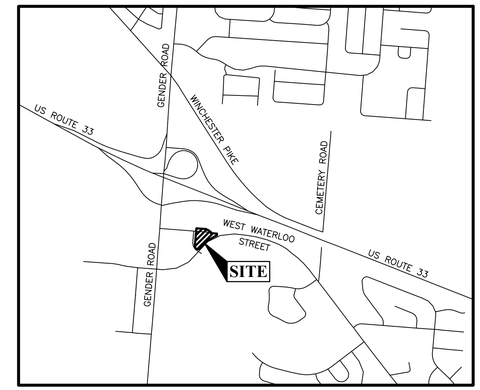

LOCATION MAP
Not to Scale

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

OWNER
Waterloo Crossing OP, LLC
250 Civic Center Dr. Suite 500
Columbus, Ohio 43215

DEVELOPER
Northern Blends LLC
Joseph Mathews
9864 E. Grand River, Suite 110–322
Brighon, MI 48116
Tel: (248) 763–8705
jmathews@northerndiamondmgt.com

ENGINEER
EMH&T Inc.
James Peltier
5500 New Albany Road
Columbus, Ohio 43054
(614)–775–4363
jpeltier@emht.com

ARCHITECT
Angelini & Associates Architects
Don Macdonald
113 East Ann Street
Ann Arbor, MI 48104
Tel: (734) 998–0735
dmacdonald@angeliniarchitects.com

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
July 20, 2020

REVISIONS

MARK	DATE	DESCRIPTION

NORTHERN BLENDS LLC

CITY OF CANAL WINCHESTER, FRANKLIN COUNTY, OHIO
ZONING SITE PLAN
FOR
SMOOTHIE KING
CANAL WINCHESTER
TITLE

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
July 20, 2020

SCALE
AS NOTED

JOB NO.
20200709

SHEET
C100

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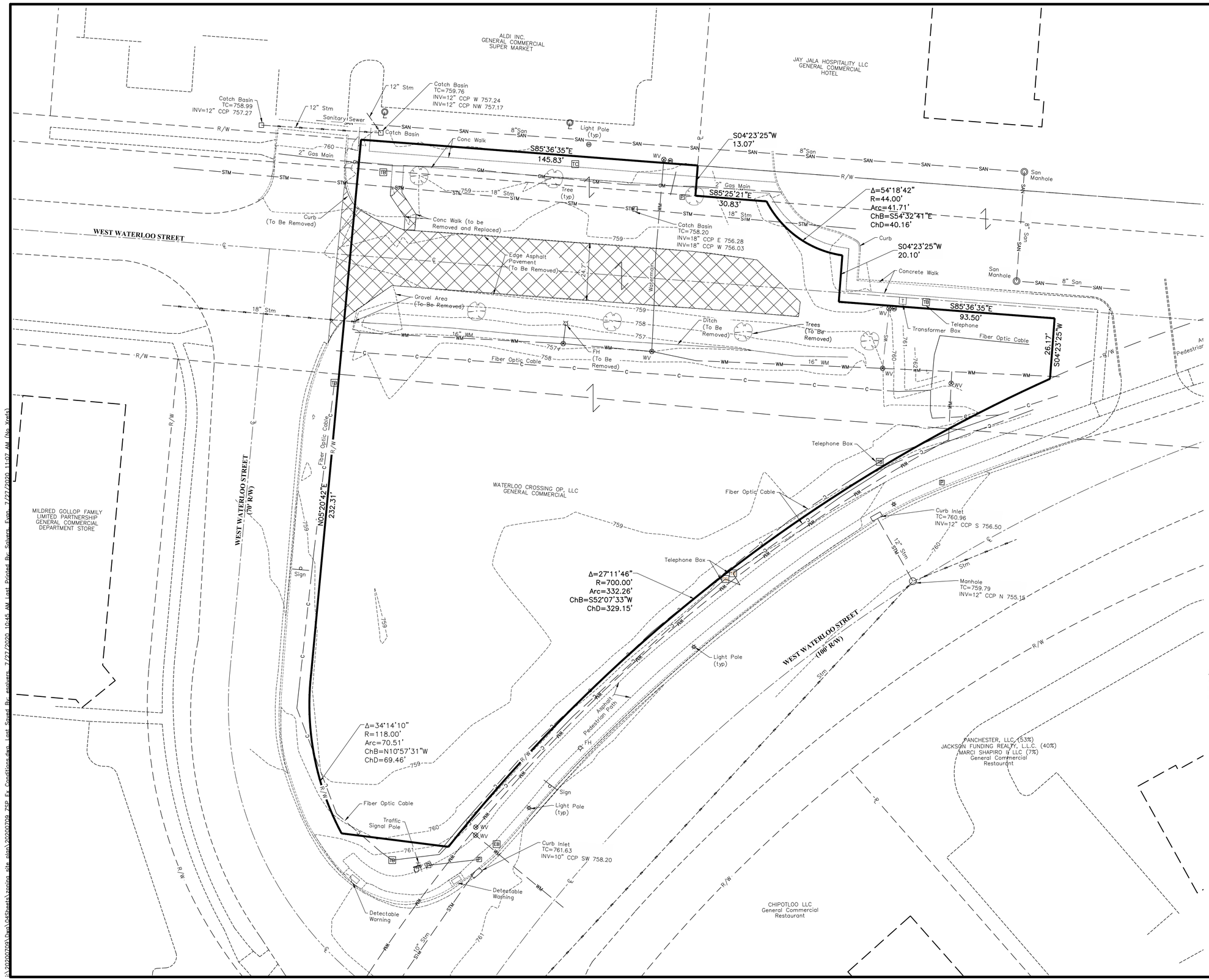


GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

LEGEND

EXISTING

- Building
- Curb
- Sidewalk/Curb Ramp
- Center Line Swale
- Water Main
- Water Service
- Sanitary Sewer Main
- Storm Sewer
- Communications Duct Bank
- Natural Gas Main
- Minor Contour
- Major Contour
- Catch Basin
- Curb & Gutter Inlet
- Manhole
- Fire Hydrant
- Valve
- Detectable Warning Plate
- Sign
- Wheel Block
- Light Pole
- Transformer
- Pull Box

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated June 17, 2008), the subject parcel shown heron lies within Zone "X", Community Panel No.'s 39049C0452K.

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
July 20, 2020

REVISIONS

MARK	DATE	DESCRIPTION

NORTHERN BLENDS LLC

CITY OF CANAL WINCHESTER, FRANKLIN COUNTY, OHIO
ZONING SITE PLAN
FOR
SMOOTHIE KING
CANAL WINCHESTER
EXISTING CONDITIONS

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

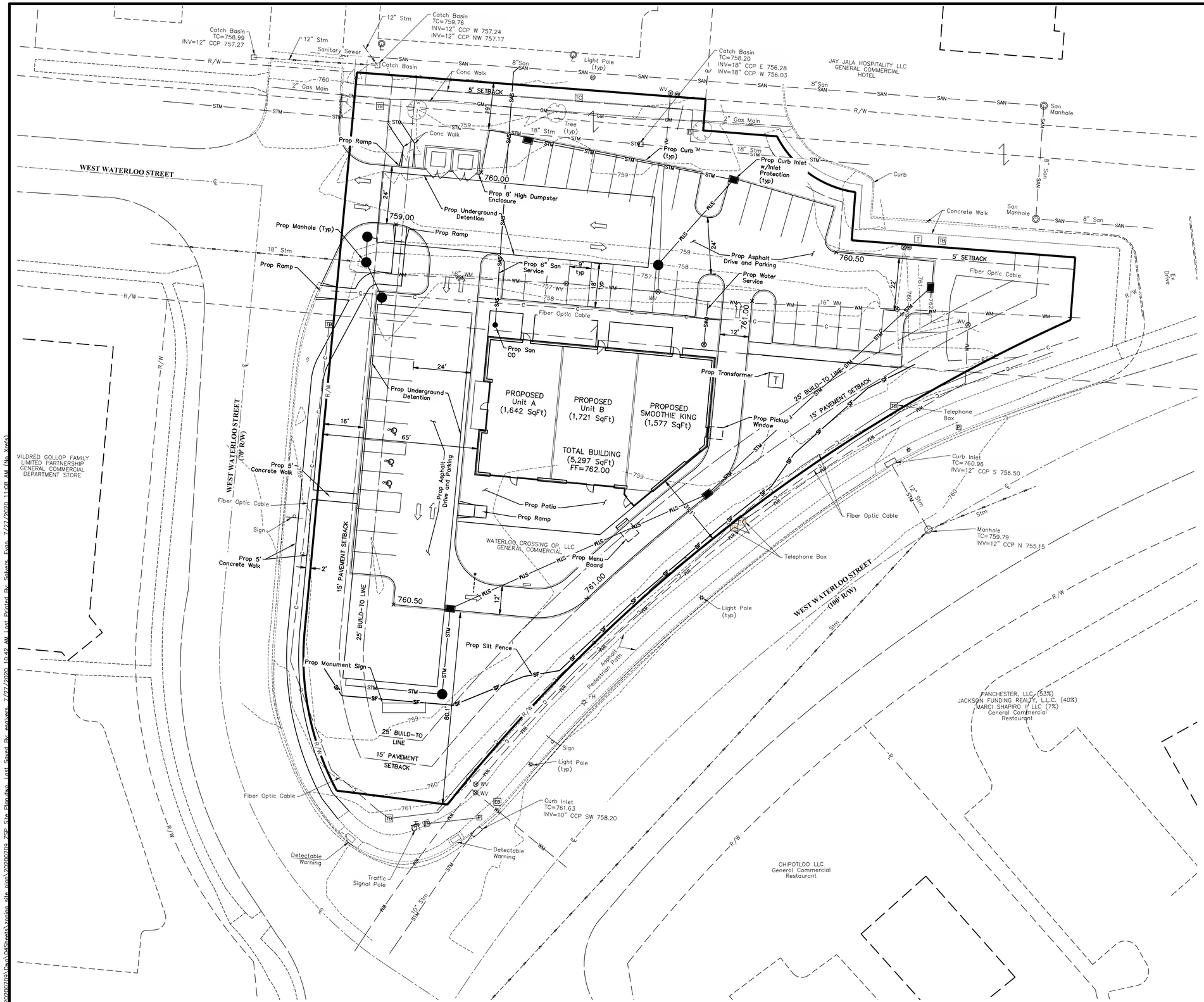
DATE
July 20, 2020

SCALE
1" = 20'

JOB NO.
20200709

SHEET
C200

J:\20200709\Dwg\04Sheets\zoning_site_plan\20200709_ZSP_Ex_Conditions.dwg Last Saved By: estevens 7/22/2020 10:45 AM Last Printed By: Solvers Exp: 7/22/2020 11:07 AM (No Xrefs)



GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

PROJECT DATA TABLE

Parking Spaces Required: 1 per 100 SqFt	53
Parking Spaces Provided:	42

LEGEND

EXISTING

- Building
- Curb
- Sidewalk/Curb Ramp
- Center Line Swale
- WM — Water Main
- WS — Water Service
- SAN — Sanitary Sewer Main
- STM — Storm Sewer
- CDB — Communications Duct Bank
- GM — Natural Gas Main
- Minor Contour
- Major Contour
- Catch Basin
- Curb & Gutter Inlet
- Manhole
- Fire Hydrant
- Valve
- Detectable Warning Plate
- Sign
- Wheel Block
- Light Pole
- Transformer
- Pull Box

PROPOSED

- STM — Storm Sewer
- SAS — Cleanout — Sanitary Sewer Sevice
- DWS — Water Valve — Domestic Water Service
- SF — Silt Fence
- Dandy Bag Inlet Protection
- Dandy Curb Bag Inlet Protection

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
July 20, 2020

REVISIONS

MARK	DATE	DESCRIPTION

NORTHERN BLENDS LLC

CITY OF CANAL WINCHESTER, FRANKLIN COUNTY, OHIO
ZONING SITE PLAN
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SMOOTHIE KING
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SITE PLAN

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emht.com

DATE
July 20, 2020

SCALE
1" = 20'

JOB NO.
20200709

SHEET
C300

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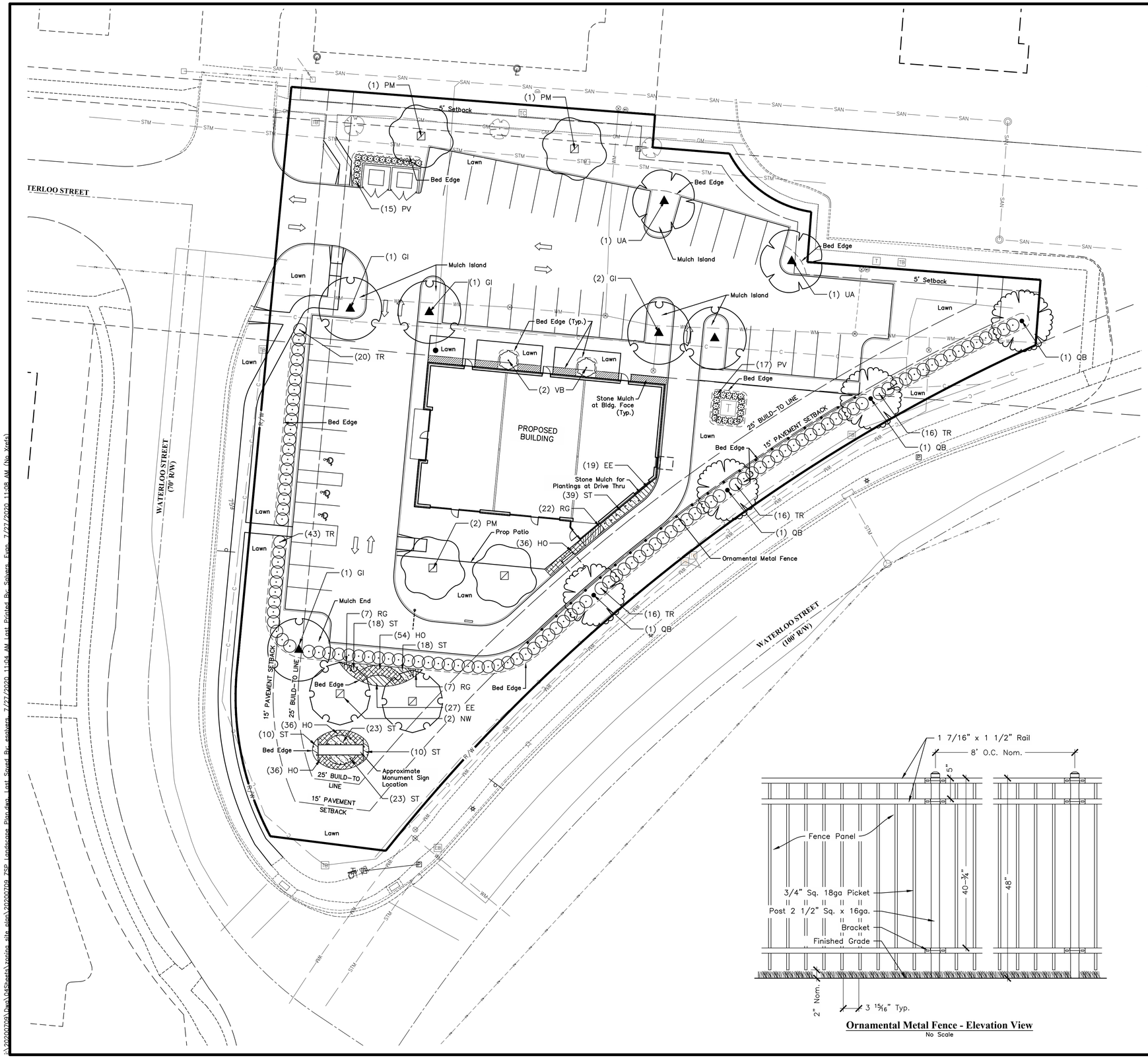

Ornamental Metal Fence - Elevation View
No Scale

LANDSCAPE CALCULATIONS

1191.03(a) – Tree Replacement
4 Trees 6" to 12" Removed = 4 Trees Required
4 Trees Provided

1191.05(a)(1) – Minimum Landscaped Area
Provide 30 S.F. of Landscaped Area for every 1,000 S.F. of Building Ground Coverage Area, or fraction thereof.
±5,316 S.F. Total Building Ground Coverage Area
±5,316 / 1000 X 30 = ±159 S.F. Landscaped Area Required
±847 S.F. Landscaped Area Provided

1191.05(a)(2) – Minimum Tree Planting per Building Size
Up to 30,000 S.F., 1 Tree per 1,000 S.F.
±5,300 S.F. / 1000 = 6 Trees Required
6 Trees Provided

1191.06(a) – Off-Street Parking Lot Screening
15' strip of land planted with an evergreen hedge provided.

1191.06(a)(1) – Minimum Parking Lot Trees
Provide 1 Tree per 6 parking spaces
42 parking spaces / 6 = 7 Trees Required
7 Trees Provided

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet

PLANT SCHEDULE

MIN. TREE PLANTING	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	
	NW	2	Nyssa sylvatica 'Wildfire' Wildfire Black Gum	2" Cal.	B&B	
	PM	4	Platanus x acerifolia 'Morton Circle' Exclamation! London Plane Tree	2" Cal.	B&B	
PARKING LOT TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONDITION**	
	GI	5	Gleditsia triacanthos "Skyline" Skyline Honeylocust	2" Cal.	B&B	
	UA	2	Ulmus americana 'Valley Forge' Valley Forge Elm	2" Cal.	B&B	
REPLACEMENT TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONDITION**	
	QB	4	Quercus bicolor Swamp White Oak	2" Cal.	B&B	
MIN. LANDSCAPED AREA	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONDITION**	
	PV	32	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	#2	Cont.	
	VB	2	Viburnum prunifolium Blackhaw Viburnum	30" Ht.	B&B	
PARKING LOT SCREENING	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONDITION**	
	TR	111	Taxus x media 'Runyan' Runyan Yew	24" Ht.	Cont.	
MIN. LANDSCAPED AREA	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONDITION**	**SPACING**
	EE	67 sf	Echinacea x 'PAS702917' Pow Wow Wildberry Coneflower	#1	Cont.	15" o.c.
	HO	241 sf	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	#1	Cont.	15" o.c.
	RG	52 sf	Rudbeckia f. sullivantii 'Goldsturm' Black-eyed Susan	#1	Cont.	15" o.c.
	ST	208 sf	Sedum x 'Matrona' Matrona Sedum	#1	Cont.	15" o.c.

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
July 20, 2020

REVISIONS			
MARK	DATE	DESCRIPTION	

NORTHERN BLENDS LLC

CITY OF CANAL WINCHESTER, FRANKLIN COUNTY, OHIO
ZONING SITE PLAN
FOR
SMOOTHIE KING CANAL WINCHESTER
LANDSCAPE PLAN

EMH&T
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5500 New Albany Road, Columbus, OH 43054
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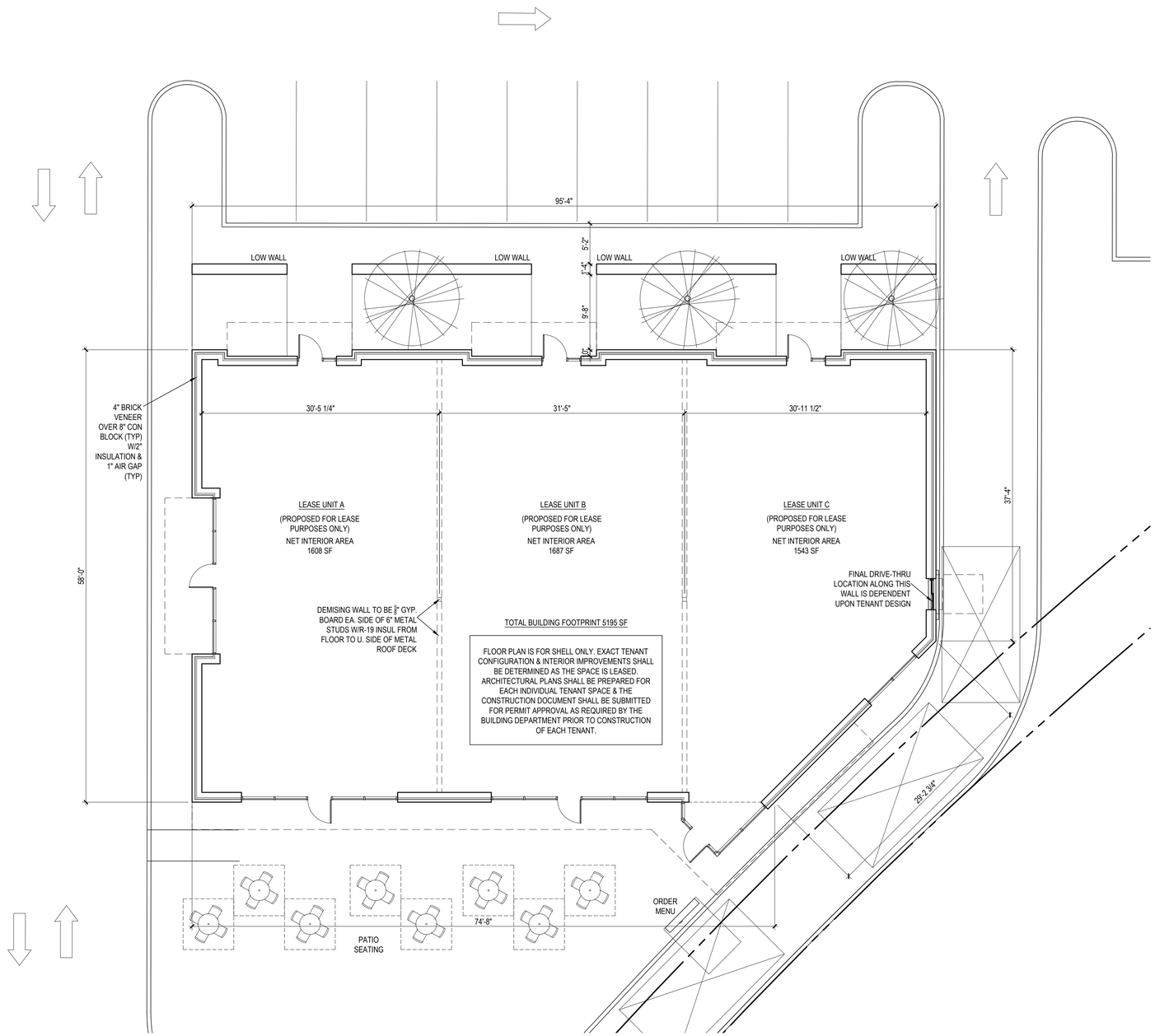
emht.com

DATE
July 20, 2020

SCALE
1" = 20'

JOB NO.
20200709

SHEET
C400



01 / A-101 Proposed Building Plan
SCALE: 1/8" =1'-0"

N

07/24/20	Site Review

PREPARED FOR: --

PROJECT #: 20006-01

PROJECT NAME: Smoothie King - Canal Winchester

PROJECT ADDRESS: Waterloo St & Winchester Blvd, Canal Winchester, OH

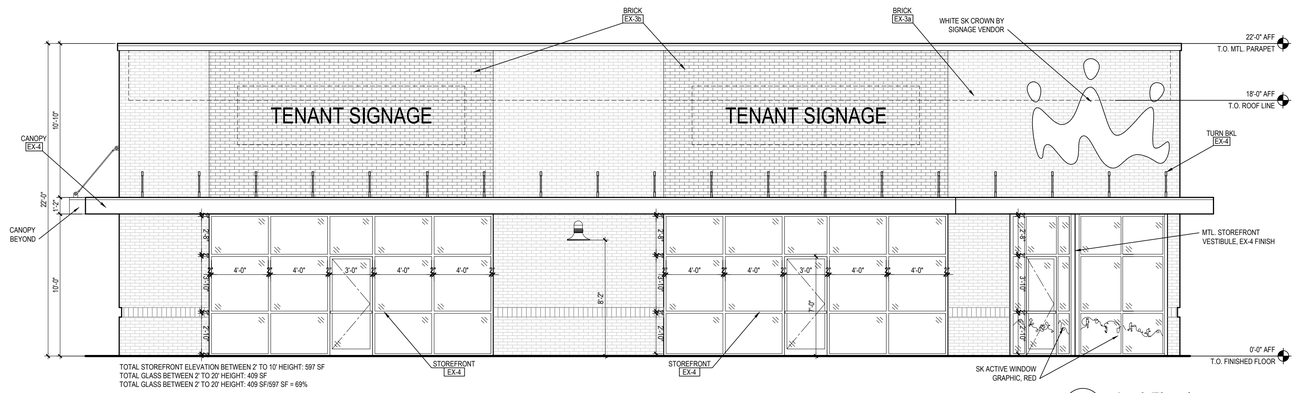
Angelini & Associates Architects
113 East Ann Street
Ann Arbor, MI 48104
(734) 998-0735

ARCHITECT / ENGINEER SEAL

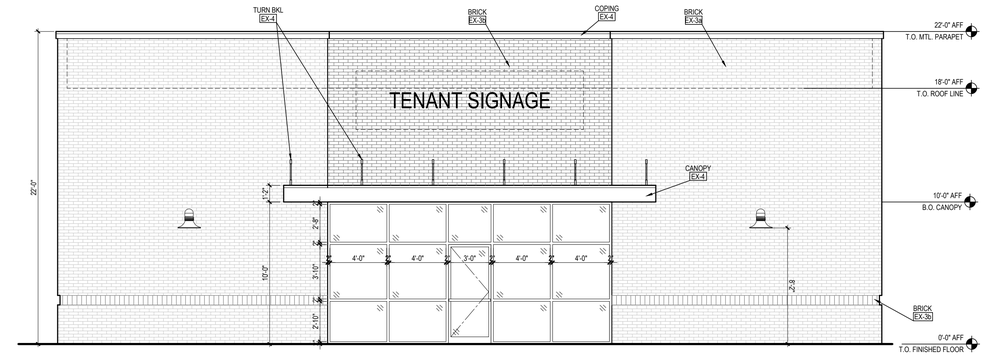
STATE OF OHIO
BEDFORD LEE
ARCHITECT
115316
REGISTERED ARCHITECT
7/29/2020

SHEET TITLE: Proposed Building Plan

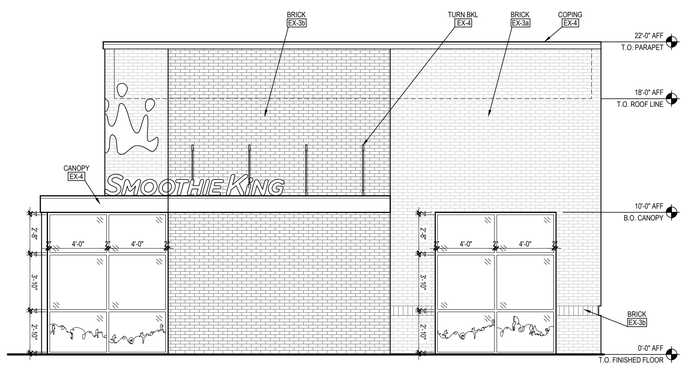
SHEET #: A-100



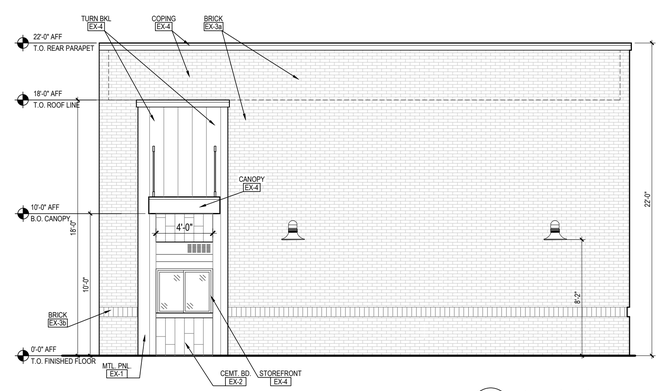
01 A-200 South Elevation
SCALE: 3/16"=1'-0"



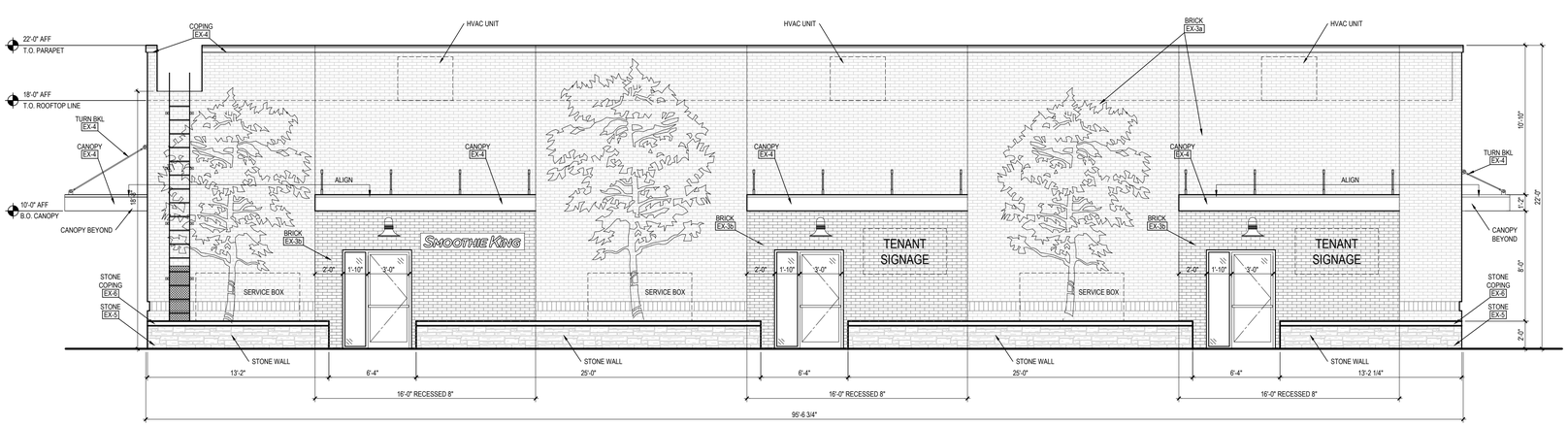
02 A-200 West Elevation
SCALE: 3/16"=1'-0"



03 A-200 Southeast Elevation
SCALE: 3/16"=1'-0"



04 A-200 East Elevation
SCALE: 3/16"=1'-0"



05 A-200 North Elevation
SCALE: 3/16"=1'-0"

07/24/20	Site Review

PREPARED FOR: --

PROJECT #: 20006-01

PROJECT NAME: Smoothie King - Canal Winchester

PROJECT ADDRESS: Waterloo St & Winchester Blvd, Canal Winchester, OH

Angelini & Associates Architects
113 East Ann Street
Ann Arbor, MI 48104
(734) 998-0735

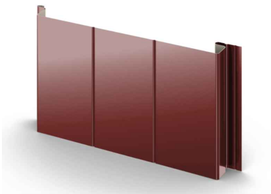
ARCHITECT / ENGINEER SEAL

STATE OF OHIO
CLIFFORD LEE ANGELINI
115316
REGISTERED ARCHITECT
7.22.2020

SHEET TITLE: Exterior Elevations

SHEET #: A-200

EXTERIOR MATERIALS SCHEDULE

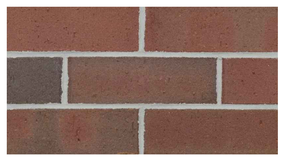


EX-1 METAL CLADDING, BERRIDGE MFG, FW-12 PANEL COLONIAL RED, 12"W X 1½" THICK.

EX-2 FIBER CEMENT BOARD VARIOUS LENGTHS OVER 1/2" CEMENT BD PANEL. 8"W X 1"THICK X VARIOUS LENGTHS 12" TO 36" L. COLORS TO BE P-1, P-2 AND P-3.

EXTERIOR CEMENT BOARD PAINT FINISH SCHEDULE

P-1 PAINT: SW 6115 TOTALLY TAN, SEMI GLOSS
P-2 PAINT: SW 6113 INTERACTIVE CREAM, SEMI GLOSS
P-3 PAINT: SW 6116 TATAMI TAN, SEMI GLOSS



EX-3a MODULAR BRICK, GLEN-GERY HERITAGE SERIES, "RAVENNA" 3-5/8" X 2-1/4" X 7-5/8"

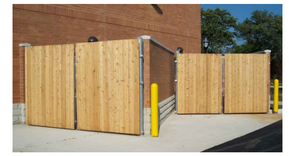
EX-3b MODULAR BRICK, BELDEN BRICK, "ASHBERRY VELOUR" 3-5/8" X 2-1/4" X 7-5/8"

EX-4 PRE-FINISHED BRAKE METAL, BLACK FINISH.

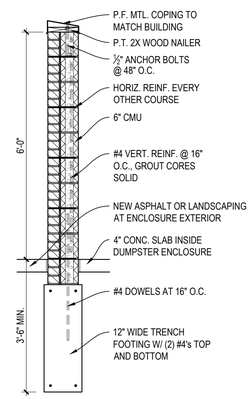
EX-5 CMU LOW WALL WITH STONE VENEER FINISH - CULTURED STONE, ECHO RIDGE, COUNTRY LEDGE STONE

EX-6 LIMESTONE CAP - STONE COPING

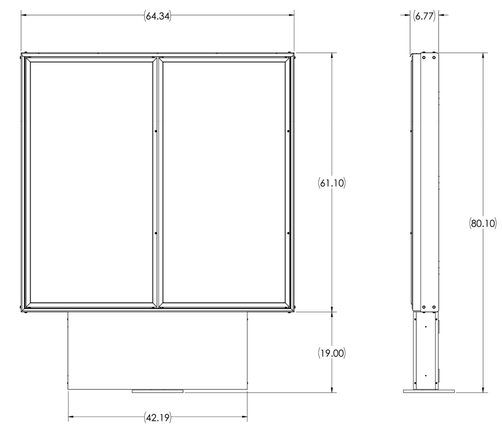
EXTERIOR ELEMENTS



DUMPSTER GATE CONSTRUCTION TO BE WOOD WITH STEEL FRAME



01 A-300 Dumpster Screen Wall Detail
SCALE: 1/2" = 1'-0"



02 A-300 Menu Board Elevation
SCALE: N.T.S.

07/24/20	Site Review

PREPARED FOR: --

PROJECT #: 20006-01

PROJECT NAME: Smoothie King - Canal Winchester

PROJECT ADDRESS: Waterloo St & Winchester Blvd, Canal Winchester, OH

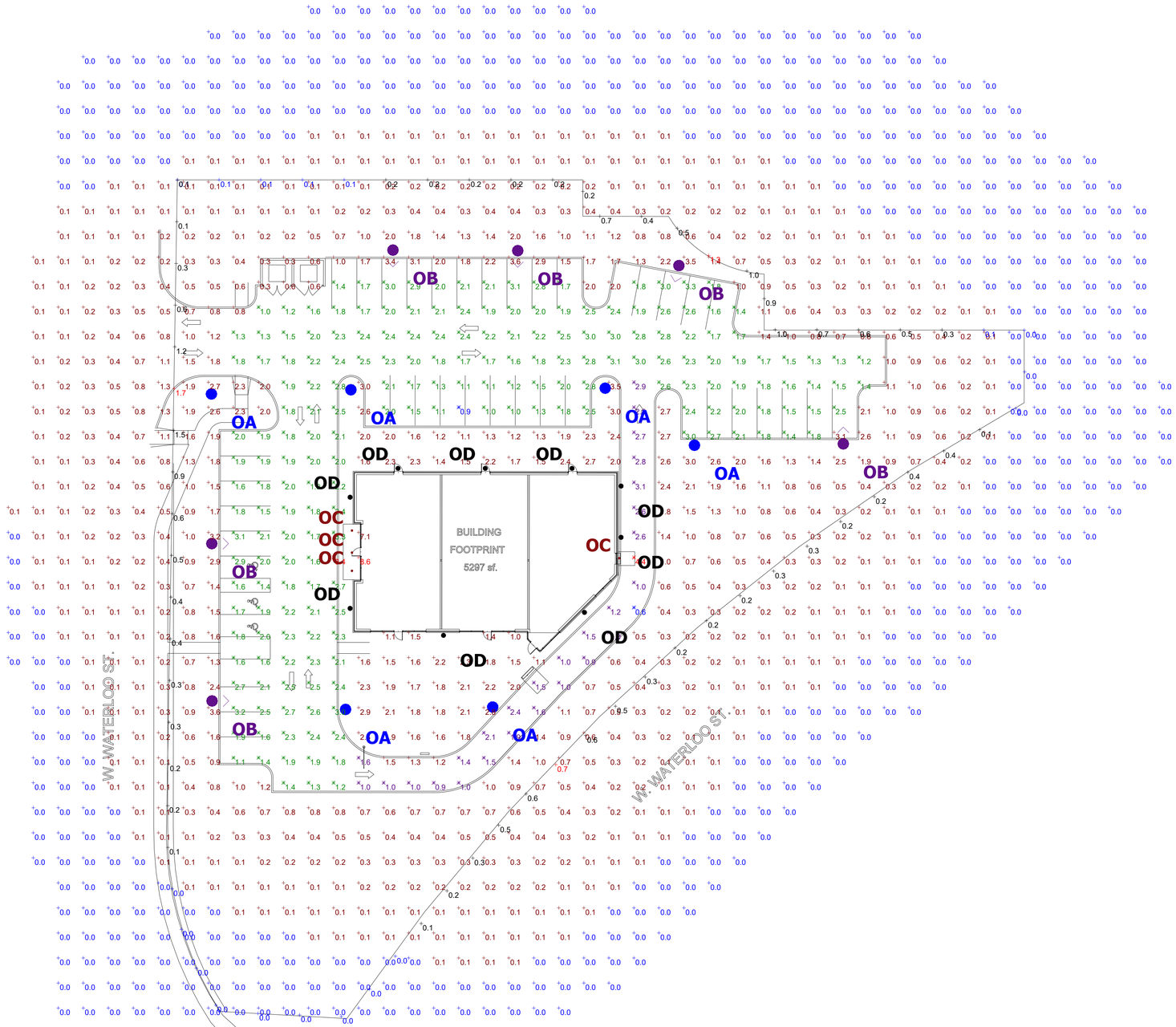
Angelini & Associates Architects
113 East Ann Street
Ann Arbor, MI 48104
(734) 998-0735

ARCHITECT / ENGINEER SEAL

STATE OF OHIO
BRADFORD J. LEE
ARCHITECT
115316
REGISTERED ARCHITECT
7-23-2020

SHEET TITLE: Exterior Finishes & Design Elements

SHEET #: A-300



Plan View
Scale - 1" = 20ft

N

GENERAL LIGHTING NOTES:
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0" AFG.

THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
DRIVE THRU-LANE	×	1.8 fc	4.4 fc	0.6 fc	7.3:1	3.0:1	0.4:1
NORTH PROPERTY LINE	+	0.4 fc	1.3 fc	0.1 fc	13.0:1	4.0:1	0.3:1
OVERALL PARKING AREA	×	2.0 fc	3.4 fc	0.9 fc	3.8:1	2.2:1	0.6:1
SOUTH/ EAST PROPERTY LINE	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A	0.3:1
WEST PROPERTY LINE	+	0.4 fc	1.7 fc	0.0 fc	N/A	N/A	0.2:1

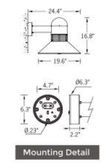
New Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Plot	Mounting Height
	OA	6	COOPER LIGHTING	MEM-E03-LED-E-U-5XQ--SO-BL-DP-7030	Post top area luminaire. EPIC Collection	MEM-E03-LED-E-U-5XQ-7030.ies	130	0.9	75.2	Max: 2935cd	16'-0"
	OB	6	COOPER LIGHTING	MEM-E02-LED-E-U-SL4--SO-BL-DP-7030	Post top area luminaire. EPIC Collection	MEM-E02-LED-E-U-SL4-7030.ies	123	0.9	52.1	Max: 4990cd	16'-0"
	OC	4	Atlantic Lighting Inc	LED4-DFX11-30K-4LEDPR-CL	4" recessed downlight with prismatic lens	LED4-DFX11-35K-4LEDPR-CL.ies	792	0.9	11.0777	Max: 808cd	10'-0"
	OD	9	LIGMAN	DU-30136-41-1-1-W30	Duomo. Medium shade wall mount light LED	DU-30136-1-W30.IES	1635	0.9	41.2	Max: 347cd	13'-0"

UDU-30136
Duomo Medium Shade Surface

LiGMAN LIGHTING USA

41w COB 1710 Lumens
IP55 • Suitable For Wet Locations
IK04 • Impact Resistant
Weight 8.1 lbs



Mounting Detail

Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U3 - G1

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
LiV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Compact, screened surface wall mounted fixtures. Two residential-scaled sizes, providing soft downward and vertical illumination.

A medium sized shade, decorative wall lantern with symmetrical light distribution. Developed to compliment the Duomo bollard and Duomo pillar light. Designed for lighting of entrances and footpaths.Custom wattages can be provided to suit customer and Title 24 requirements. (Specify total watts per fixture)

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.

Additional Options (Consult Factory For Pricing)

DS - Dark Sky Compliant [No Rings]

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Streetworks

DESCRIPTION

The EPIC Collection delivers custom luminaire flexibility with high quality, yet availability expectations of standard specification grade product. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED optical and performance solutions to the decorative luminaire marketplace.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
TOP: Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories section for a full selection of mounting arms. (Only these arms are compatible with the Epic luminaire). MIDSECTION: Continuous silicone gaskets seal lens to top casting and shade. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. DOORFRAME: Die-cast aluminum 1/8" thick door and doorframe seal to underside of shade with a thick wall continuous silicone gasket. Mounting hub ships attached to mounting arm.

Optics
Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and nominal 70 CRI. Optional 3000K CCT and 5000K CC. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less that 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
Five-year warranty.

CEM/MEM
EPIC MEDIUM LED

SMOOTHIE KING
WATERLOO ST. & WINCHESTER BLVD. - CANAL WINCHESTER, OH.
PHOTOMETRIC SITE PLAN
PREPARED FOR: ANGELINI & ASSOCIATES
WWW.MEECI.COM

Designer
AAM
Date
7/21/2020
Scale
Not to Scale
Drawing No.
#20-0182

E-1