

ORDINANCE NO. 22-020

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR OUTLOT 7 IDENTIFIED IN THE MEIJER OUTPARCEL DEVELOPMENT PATTERN BOOK

WHEREAS, the final development plan for Outlot 7 of the Meijer Development has been approved by the Planning and Zoning Commission; and

WHEREAS, Council approved the Meijer Store and Outparcel Development Pattern Book with Ordinance 74-06; and

WHEREAS, per Ordinance No. 52-01, all final development plans of the Pifer property are also to be approved by the Council of the City of Canal Winchester.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

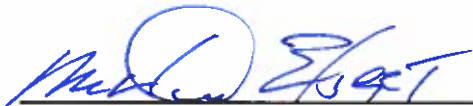
SECTION 1. That the City Council hereby approves the Final Development Plan for Outlot 7 of the Meijer Development which is attached hereto as Exhibit A.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED 10-3-22


PRESIDENT OF COUNCIL

ATTEST 
CLERK OF COUNCIL


MAYOR

DATE APPROVED 10-4-22

APPROVED AS TO FORM:


LEGAL COUNCIL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.


CLERK OF COUNCIL



City of Canal Winchester

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

DEV' OPMENT PLAN APPLICATION

_____ Preliminary Final

rev. 09/24/2013

PROPERTY OWNER

Name MEIJER STORES LIMITED PARTNERSHIP
Address 2929 WALKER AVE. NW GRAND RAPIDS, MI 49544
Daytime Phone 616.791.3063 Email LARAE.GTEIGEL@MEIJER.COM

APPLICANT

Name MAS RESTAURANT GROUP - CHUCK NEW
Address 10600 SHADOW WOOD DR HOUSTON, TX. 77043
Daytime Phone 346.260.4190 Email CNEW@MASRGLL.COM

Address/Location of Subject Property LOT 7 PARCEL A
Tax Parcel ID 04203890.00 Current Zoning PLANNED COMMERCIAL Acreage 1.26

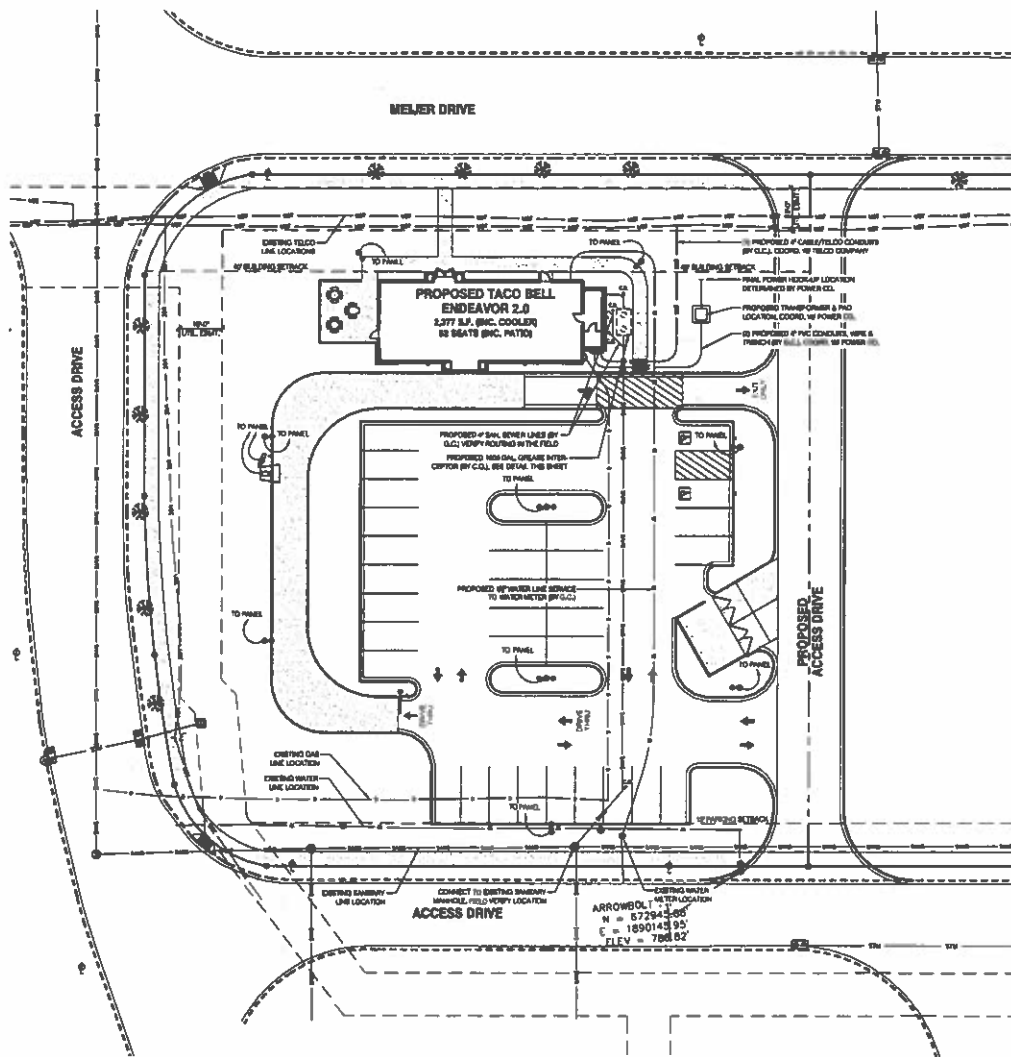
Attach a current survey (within 2 years) of the subject property and all supporting materials as required by Chapter 1141 and Chapter 1173 as applicable (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

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

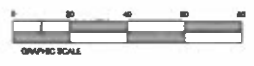
Chuck New ARCHITECT. 859.624.3759 4.12.22
Property Owner's or Authorize Agent's Signature Date
CHUCK NEW

DO NOT WRITE BELOW THIS LINE

Date Received: 4/14/22 Fee: \$ 500 Historic District: ___ Yes No
Paid Preservation District: ___ Yes No
Date of Action: ___/___/___
Application ___ No
Expiration Date: ___/___/___
Approved: ___ Yes
___ Yes, with conditions
Tracking Number: PDF - FDP-22-001



UTILITY PLAN
SCALE: 1"=20'
OUTLET 7'



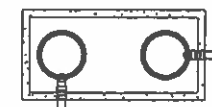
1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES DURING CONSTRUCTION. PROPER REPAIR SHALL BE DONE TO THE SATISFACTION OF THE APPROPRIATE UTILITY CO.
2. THE CONTRACTOR SHALL COORDINATE THE WORK TO AVOID CONFLICTS BETWEEN STORM, STORM DRAINAGE AND WATER MAINS. TEMPORARY REPAIRS TO ALL TRENCHES WITHIN THE TRAVELLED WAY ON EXISTING ROADS SHALL BE MADE WITHIN TWENTY-FOUR (24) HOURS OF TRENCH CLOSURE. NECESSARY TEMPORARY REPAIRS SHALL CONSIST OF BACKFILL AND COMPACTING TO ADEQUATE BASE AND 1" OF TEMPORARY ASPHALTIC SURFACING.
3. MINIMUM COVER FOR CONDUITS SHALL BE 36" UNLESS OTHERWISE SHOWN OR NOTED ON THESE PLANS.
4. EXISTING UNDERGROUND FACILITIES AS SHOWN ARE APPROXIMATE ONLY AND WERE OBTAINED FROM AVAILABLE UTILITY RECORDS. HOWEVER, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL LOCAL UTILITIES AND TO HAVE ALL FACILITIES LOCATED AND EXPLORED TO VERIFY THE CLEARANCE OF NEW PIPELINE CROSSINGS BEFORE CONSTRUCTION OF NEW PIPELINE CROSSINGS.
5. ANY RELOCATION OF PUBLIC UTILITIES SHALL BE DONE IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY AND NEW TRENCH TO THE FOLLOWING: FIBER, BOND, PERMIT, WORKING CONDITIONS, ETC. OF SAID COMPANY.
6. ABANDONED UNDERGROUND STRUCTURES ENCOUNTERED SHALL BE REMOVED TO SUFFICIENT DEPTH TO ALLOW ADJACENT LINES TO CROSS.
7. PRIOR TO THE PERFORMANCE OF THE WORK AND PLACEMENT OF BARS MATERIAL, ALL UNDERGROUND UTILITY MAINS SHALL BE DETALLED AND SERVICE CONNECTIONS STUBBED OUT BEYOND CURB LINE. SERVICES FROM PUBLIC UTILITIES AND SANITARY SERVICES SHALL BE MADE IN A MANNER AS WILL MAINTAIN THE PERFORMANCE OF EXISTING TRENCHES AND GUTTERS WITHIN THE SERVICE CONNECTIONS ARE MADE.
8. ALL MANHOLE VALVES AND MOVEMENT PHASES SHALL BE SET TO OPEN CLOSURE AFTER PANEL.
9. COMPACTION TESTS SHALL BE PERFORMED ON ALL TRENCHES AND STREET WORK TO VERIFY THAT COMPACTION CONFORMS TO COUNTY STANDARDS. ALL TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORIGINAL. TRENCHES SHALL BE SHORED IN ACCORDANCE WITH OSHA.

GENERAL NOTES

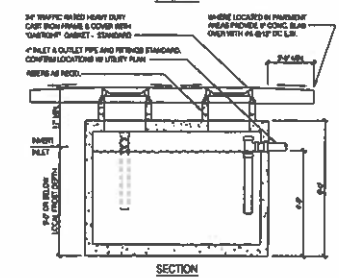
DATE	REVISION

PLAN DATE:	04-1-22
BUILDING TYPE:	ENR. MED/MS
PLAN VERSION:	MARCH 2022
BRAND DESIGNER:	
SITE NUMBER:	316900
ZONE NUMBER:	06640
PLANNING:	LL
DRAWN BY:	WCS
JOB NO.:	21701

TACO BELL
MEIJER DRIVE, OUTLET 7'
CHANNEL MANHOLE COVER, CH-0118



TOP VIEW



SECTION

EXTERIOR 1000 GAL. GREASE TRAP 4.1.2



ENDEAVOR 2.0
UTILITY PLAN

C3.0

LONNIE SMITH
ARCHITECT
PHONE: 610.261.1516
FAX: 610.261.1518
3140 Lehigh Road, Suite 11
Allentown, PA 18103



LifeStyle Medium (XDLM)

Outdoor Decorative Area Light



OVERVIEW	
Lumen Output Range	5,000 - 25,000
Wattage	39 - 196
Efficacy Range (LPW)	120 - 168
Fixture Weight lbs (kg)	36 (16.3)

QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum crown.
- Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gasket seals crown to shade for water- and dust-tight construction.
- Spun aluminum shade with two shade styles available: A - Angle and B - Bell.
- Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight (in carton) - 36 lbs (16.3 kg).

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.

Electrical

- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70
- Integral louver (IL) option available for improved backlight control with minimal sacrifice to street side performance.
- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours.
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.

Installation

- Classic Hook (CH) and Side Arm available. See Steel Round Pole and Aluminum Round Pole data sheets for pole selection information.
- Classic hook mount requires a 4" O.D. pole or tenon.
- Side Arm pole mount utilizes LSI's traditional B3 drill pattern.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated Luminaire per IEC 60598-1.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)

Specifications and dimensions subject to change without notice.





Lifestyle Medium - XDLM

PERFORMANCE

[Back to Quick Links](#)

DELIVERED LUMENS*												
Lumen Package	Distribu- tion	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
VLW	2	70	5429	138	B2-U0-G2	5825	148	B2-U0-G2	6104	155	B2-U0-G2	39
	3		5547	141	B1-U0-G2	5951	151	B1-U0-G2	6236	159	B1-U0-G2	
	5W		5462	139	B1-U0-G2	5860	149	B1-U0-G2	6141	156	B1-U0-G2	
	FT		5158	131	B3-U0-G1	5534	140	B3-U0-G1	5799	147	B3-U0-G1	
LW	2	70	7853	146	B2-U0-G2	8426	156	B2-U0-G2	8829	164	B2-U0-G2	54
	3		8023	149	B2-U0-G2	8608	160	B2-U0-G2	9020	168	B2-U0-G2	
	5W		7901	148	B2-U0-G2	8477	158	B2-U0-G2	8883	166	B2-U0-G2	
	FT		7461	138	B3-U0-G2	8005	148	B3-U0-G2	8388	155	B3-U0-G2	
SS	2	70	11780	145	B3-U0-G3	12638	155	B3-U0-G3	13244	163	B3-U0-G3	82
	3		12034	148	B2-U0-G2	12912	159	B2-U0-G2	13530	166	B2-U0-G2	
	5W		11850	146	B2-U0-G2	12714	156	B2-U0-G2	13323	164	B2-U0-G2	
	FT		11191	138	B4-U0-G2	12007	147	B4-U0-G2	12582	154	B4-U0-G2	
HO	2	70	17912	135	B3-U0-G3	19218	144	B3-U0-G3	20138	151	B3-U0-G3	134
	3		18300	137	B3-U0-G3	19634	147	B3-U0-G3	20574	154	B3-U0-G3	
	5W		18020	135	B3-U0-G3	19334	145	B3-U0-G3	20260	152	B3-U0-G3	
	FT		17017	127	B4-U0-G2	18258	136	B4-U0-G2	19132	143	B4-U0-G2	
VHO	2	70	24625	127	B4-U0-G3	26420	135	B4-U0-G3	27685	142	B4-U0-G3	196
	3		25157	129	B3-U0-G4	26991	138	B3-U0-G4	28284	145	B3-U0-G4	
	5W		24773	127	B3-U0-G4	26579	136	B3-U0-G4	27852	143	B3-U0-G4	
	FT		23395	120	B5-U0-G3	25100	128	B5-U0-G3	26302	134	B5-U0-G3	

*LEDs are frequently updated therefore values are nominal

ELECTRICAL DATA*						
Lumens	120V	208V	240V	277V	347	480V
VLW	0.33	0.19	0.16	0.14	0.11	0.08
LW	0.45	0.26	0.23	0.19	0.16	0.11
SS	0.68	0.39	0.34	0.30	0.24	0.17
HO	1.12	0.64	0.56	0.48	0.39	0.28
VHO	1.63	0.94	0.82	0.71	0.56	0.41

*Electrical data is 25° C (77° F). Actual wattage differ by +/-10%.

RECOMMENDED LUMEN MAINTENANCE (1)					
Ambient Temp	Lumen Multiplier				
	0 hrs. (2)	25K hrs. (2)	50K hrs. (2)	75K hrs. (3)	100K hrs. (3)
0C - 40 C	98%	97%	97%	96%	96%

1 - Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.

2 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

3 - In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).





Lifestyle Medium - XDLM

PHOTOMETRICS

XDLM FT VHO NW

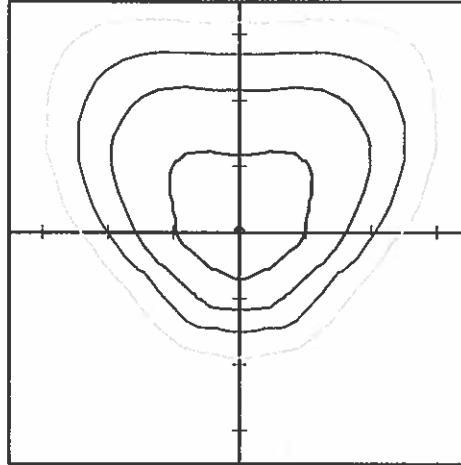
LUMINAIRE DATA

Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	26,930
Watts	194.1
Efficacy	139
IES Type	Type IV - Short
BUG Rating	B3-U0-G4

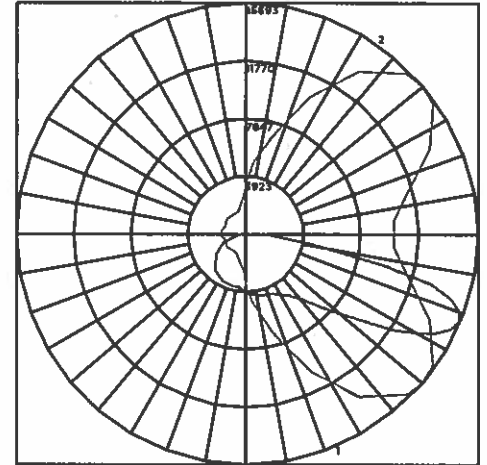
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	3528	13%
Medium (30-60)°	12071	45%
High (60-80)°	10668	40%
Very High (80-90)°	663	%
Uplight (90-180)°	0	0%
Total Flux	26930	100%

ISO FOOTCANDLE



POLAR CURVE



20' Mounting Height/20' Grid Spacing

■ 5 FC ■ 2FC ■ 1 FC ■ .5 FC

XDLM 5 VHO NW

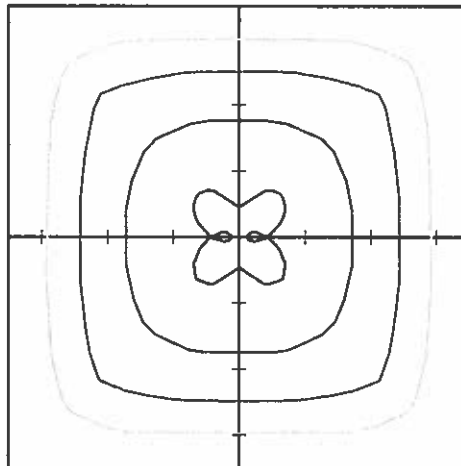
LUMINAIRE DATA

Type 5 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	26,015
Watts	194.4
Efficacy	134
IES Type	Type VS - Short
BUG Rating	B5-U0-G3

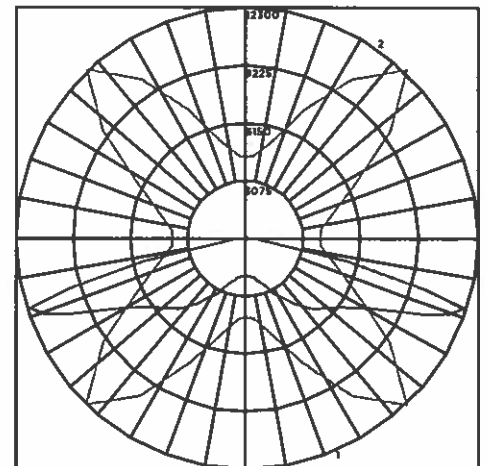
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	2156	8%
Medium (30-60)°	11089	42%
High (60-80)°	12445	47%
Very High (80-90)°	325	1%
Uplight (90-180)°	0	0%
Total Flux	26015	100%

ISO FOOTCANDLE



POLAR CURVE



20' Mounting Height/20' Grid Spacing

■ 5 FC ■ 2FC ■ 1 FC ■ .5 FC





Lifestyle Medium - XDLM

POLES & BRACKETS

LSI offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LSI offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our oven baked DuraGrip Protection System. Also available with our DuraGrip+ Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with industry leading lead times.

[Click here to learn more details about poles & brackets.](#)



DECORATIVE BASE COVER Round Straight

Optional decorative base cover has a two-piece die cast construction with stainless steel fasteners. Base cover is polyester powder coated to match pole. GBC base cover fits 4" and 5" diameter straight round poles. Includes 4" round pole adaptor molded from black silicone rubber.



SPUN ALUMINUM COLLAR Round Straight

Optional one-piece spun aluminum collar for 4" or 5" diameter straight round poles. Features durable, high quality construction with aesthetically pleasing design that slips over the pole for increased theft deterrent.



Square Pole
14'-39'

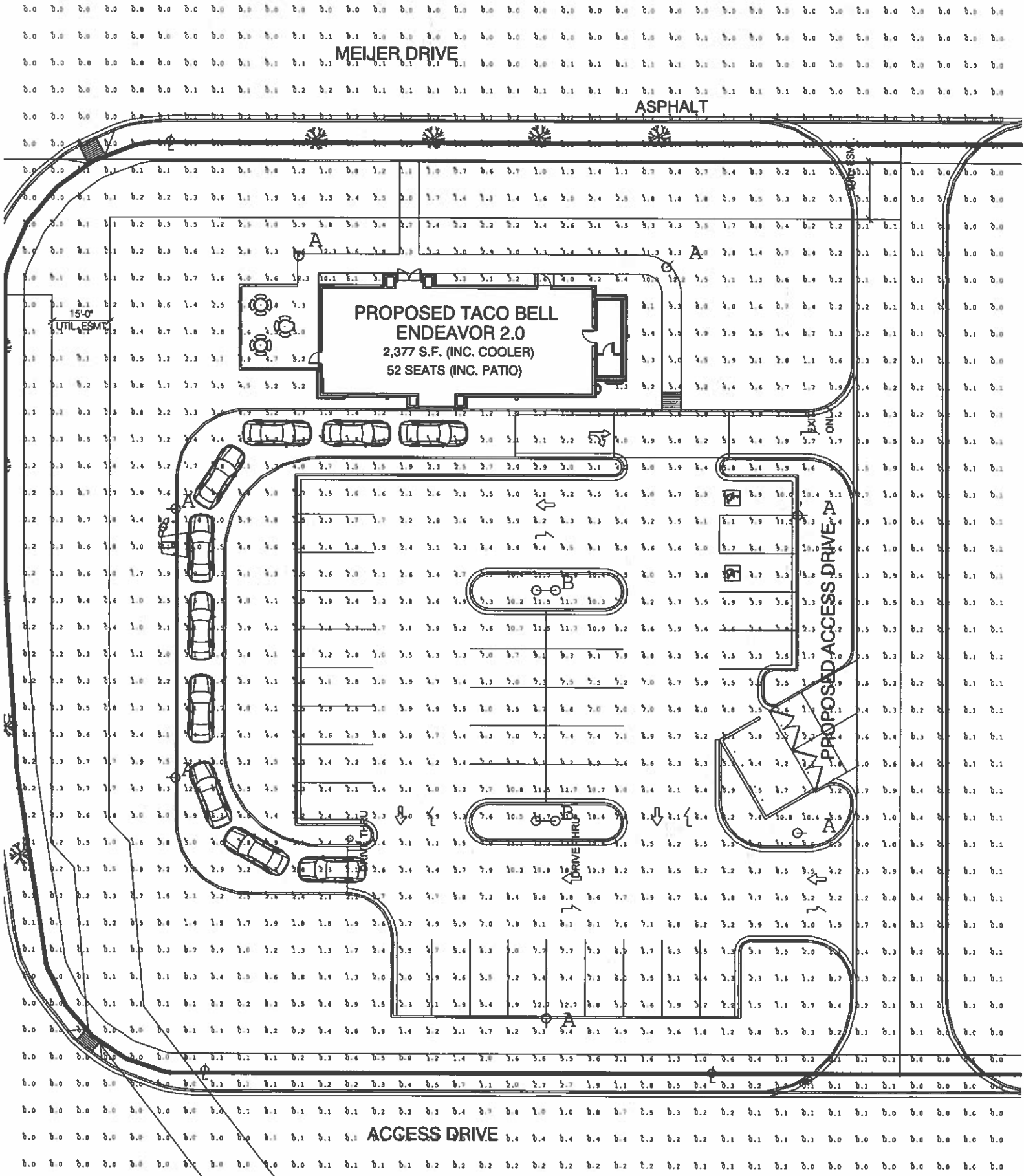


Round Pole
10'-30'



Tapered Pole
20'-39'





MEIJER DRIVE

ASPHALT

**PROPOSED TACO BELL
ENDEAVOR 2.0**
2,377 S.F. (INC. COOLER)
52 SEATS (INC. PATIO)

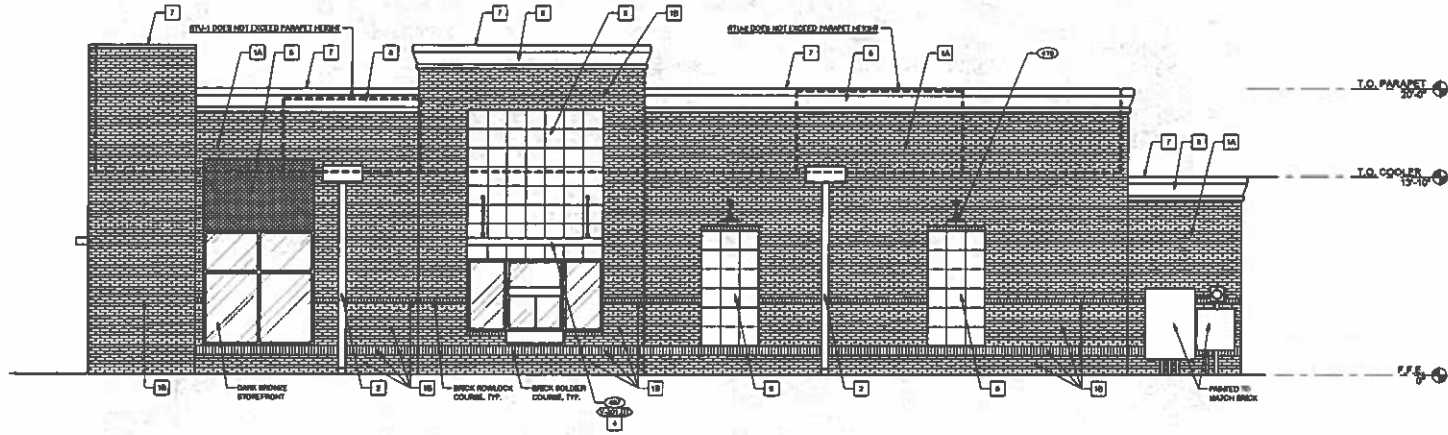
PROPOSED ACCESS DRIVE 'A'

DRIVE THRU

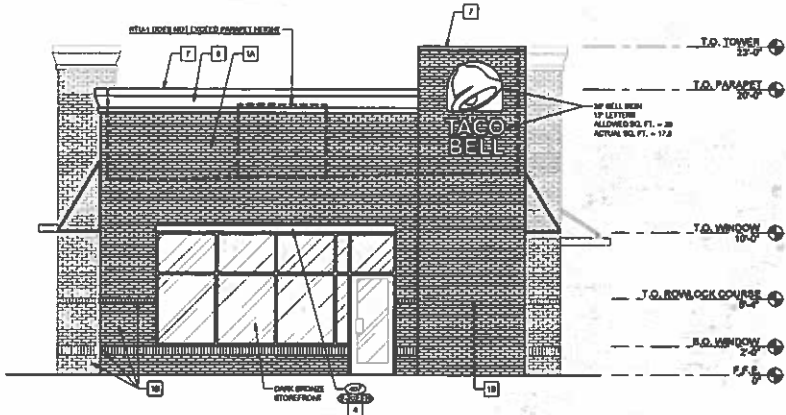
ACCESS DRIVE

UTIL. ESMC
15'-0"

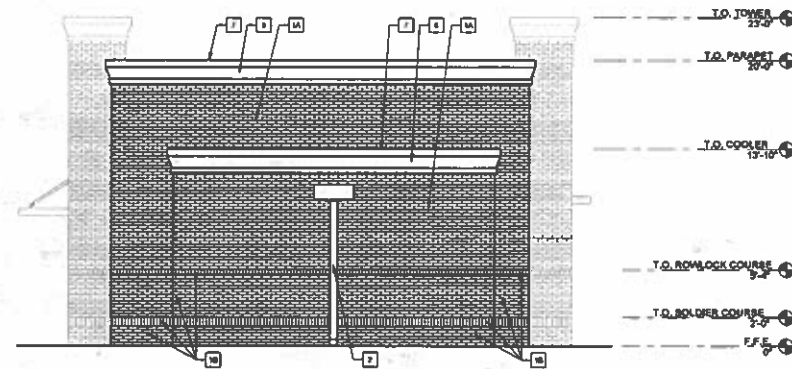
EXIT ONLY



RIGHT SIDE ELEVATION 1/4" = 1'-0" 1



FRONT ELEVATION 1/4" = 1'-0" 2



REAR ELEVATION 1/4" = 1'-0" 3

LONNIE SMITH ARCHITECTURE
LONNIE O. SMITH
REGISTERED ARCHITECT
2140 Lawrence Road, Suite 11
Baltimore, MD 21286



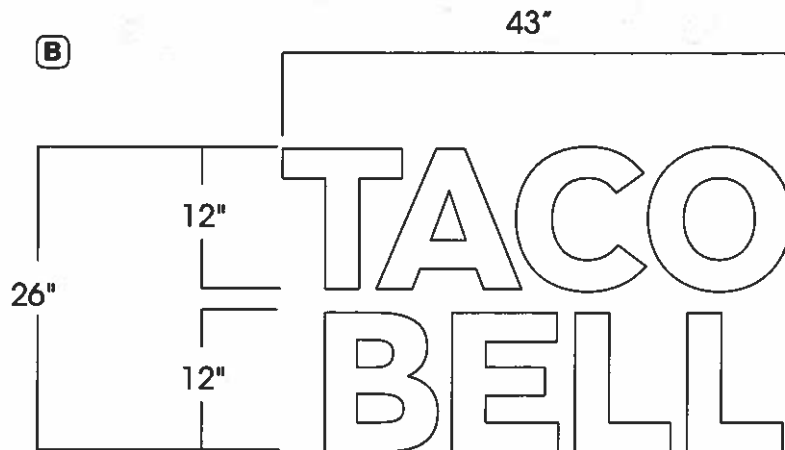
DATE	REVISION

PLAN DATE: 05-11-22
BUILDING TYPE: ENCL. 6200B
PLAN VERSION: MARCH 2020
BRAND DESIGNER:
SITE NUMBER: 210005
STORE NUMBER: 04040
PAPER: LS
DRAWN BY: WCS
JOB NO.: 21701



ENDEAVOR 2.0 EXTERIOR ELEVATIONS

A4.1

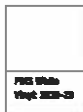


12" STACKED LETTER SET REVERSE HALO LIT

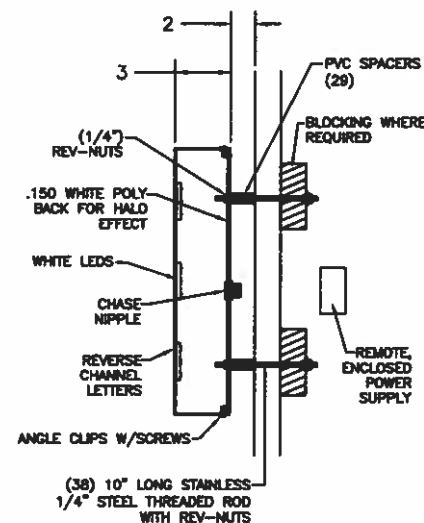
GENERAL SPECIFICATIONS:

- White face with halo lit back
- Face is 1/8" aluminum opaque backed with poly to allow the light to shine through
- Trim Cap: 3/4"
- Trim cap color: Black

COLORS (all colors are translucent):



(1) LED 60 WATT POWER SUPPLY ENC
0.9 AMPS EACH (INPUT)
TOTAL (0.9 AMPS) @100-277V
*USE (1) 20 AMP CIRCUIT

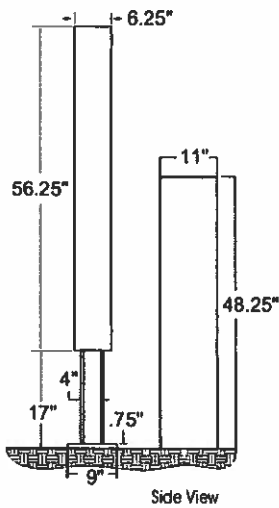
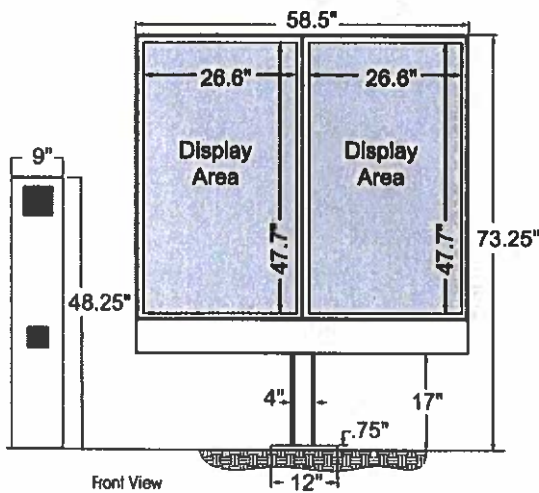


Side View
**Not to Scale

		<small>DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. © 2021 Everbrite, LLC, all rights reserved. This document is confidential and proprietary to Everbrite, LLC. Any disclosure to a third party is expressly prohibited.</small>	
Customer: Taco Bell Project No: 467343-B Scale: 1/4" = 1'-0" Date: 04/10/2022 Drawn By: KO		Description: 3'-0" x 3'-3" Bell with 12" Letter Set Reverse Halo Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.	
Location & Site No: Meijer Drive, Outlot 7 Canal Winchester, OH 43110 TB40440		Revised: _____ Revised: _____	
		CUSTOMER SIGNATURE _____ DATE _____ LANDLORD SIGNATURE _____ DATE _____	

Drive-Thru Digital Menu Board

Capture Consumer's Attention with Reliable Exterior Digital Signage



Digital Drive-Thru Menu Board with Dual 55" Exterior HD DIGITAL Displays with Integrated Order Confirmation Screen and Speaker Tower

- Dual 55" Exterior HD LCD Displays
- Display Brightness: 2500 nits
- Display Resolution: 1920 x 1080 (16:9)
- Protection Glass: IK10 5mm Vandal Resistant Tempered Glass
- Operating Temp: -22°F - 122°F, -30°C - 50°C
- Voltage: 100-240VAC (+/- 10%), 50/60Hz
- Power Consumption: 554W
- IP56 Certification
- Two Internal Media Players (Provided by others)
- Powder Coated Menu Board Enclosure
- Aluminum Speaker Tower Enclosure - houses Speaker & Microphone (Speaker & Microphone - Provided by others)
- Display Warranty: 5 Year White Glove/Fast Track Next Day* service includes exchange, removal and installation. Seven (7)-day a week service delivery, excluding holidays.



4949 South 110th Street • PO Box 20020 • Greenfield, Wisconsin 53220-0020
(414) 529-3500 • (800) 558-3888 • sales@everbrite.com • www.everbrite.com

WOMEN OWNED

Note: Specifications are subject to change without notice.



US BRICK

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[Home](#) / [Architectural Colors](#) / [Brown/Tan](#) / [Sable Velour](#)



SABLE VELOUR

Request:

Job/Project

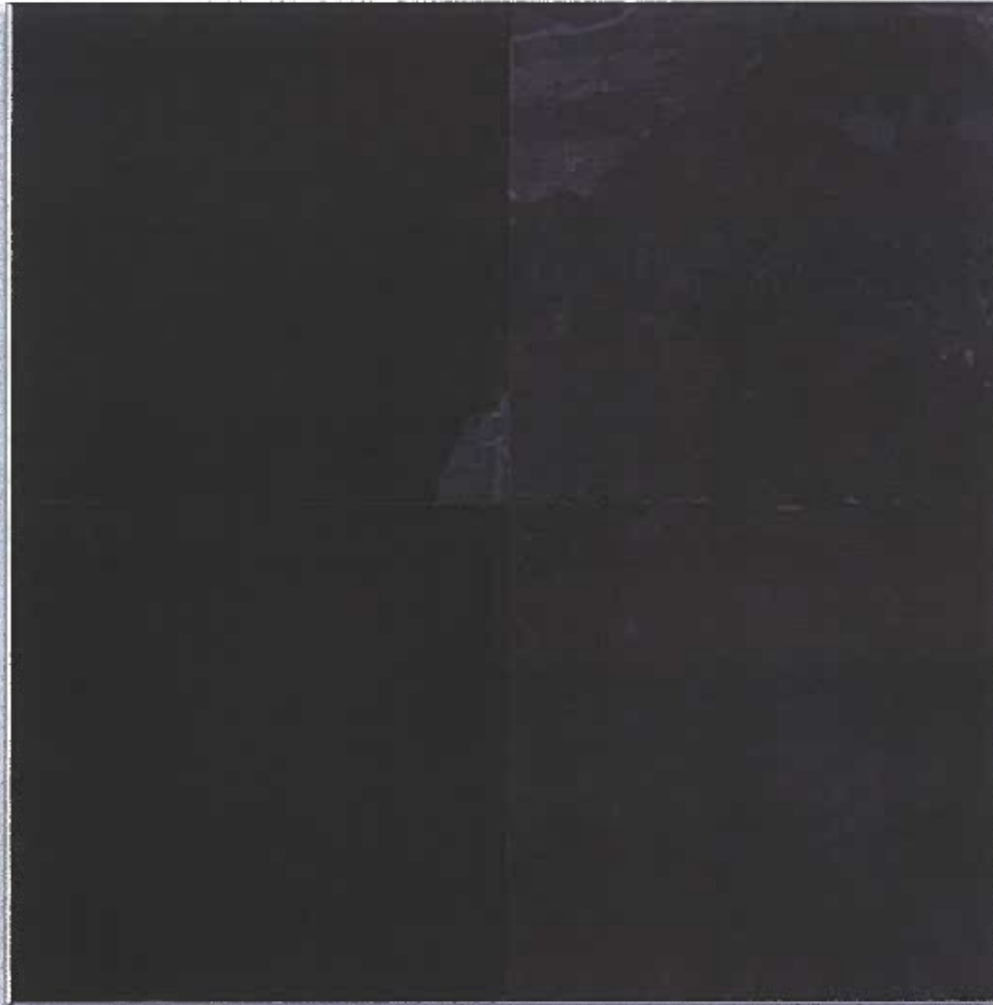
Name:

Sample Size:

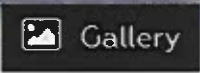
ADD TO CART



Daltile > All Products > **Brazil Black - Slate**



Roll over image to zoom



FLOOR | WALL

Brazil Black - Slate

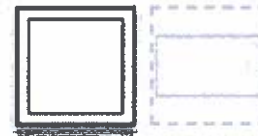
Part of: Natural Stone

SLATE

COLOR (1) : BRAZIL BLK SLT S762



SHAPE (2) : SQUARE



SIZE (2) : 16X16



FINISH (1) : NATURAL CLEFT



NATURAL STONE



To: Clerk of Council
From: Andrew Moore, Planning and Zoning Administrator
Date: May 9, 2022
RE: Application FDP-22-001

RECOMMENDATION

Regular Meeting of Planning and Zoning Commission held **May 9, 2022**

Motion by Richey, seconded by Serna, to recommend to Council approval of FDP-22-001; to consider Final Development Plan Approval for Outlot 7 of the Meijer Outparcel Development; for property located at PID 042-0389000 (proposed 1.26 acre split). Applicant Chuck New representing Mas Restaurant Group, Owner Meijer Stores Limited Partnership. Voting yes: Joe Donahue, Brad Richey, Joe Wildenthaler, Steve Buskirk, Rick Deeds, Deborah McDonnell & Kevin Serna. **Motion Carried 7-0**

A handwritten signature in blue ink, appearing to be "AM", is written above a horizontal line.

Andrew Moore
Planning and Zoning Administrator