

File No: 1509000.3
Date Received: 11/6/14
Scheduled Public Hearing Date: _____

Fee: 300.00
Initials: S/O
Check or Receipt Number: 1890752

Resubmitted
from 1-15-2015



RECEIVED
AUG 31 2015
BY: SW

RECEIVED
AUG 31 2015

**PLANNING COMMISSION
APPLICATION FOR VARIANCE**

Property Address: 403 Agler Road

Parcel ID #: 025-001029-810/025-001029-90/0025-012296-00

Applicant: O'Reilly Auto Enterprises, LLC

Contact: Emily Sindle

Title: Sign Team Supervisor

Address: 233 S Patterson Ave Springfield, MO 65802

Phone: 417-862-2674 x 8580

Fax: 417-874-7112

E-Mail: esindle@oreillyauto.com

Status: Property Owner

Option Holder

Contractual Purchaser

Agent

Property Owner: _____

Contact: _____

Title: _____

Address: _____

Phone: _____ Fax: _____

E-Mail: _____

Emily Sindle

8/25/15

Signature of Applicant

Date

Note: Planning Commission members and/or City staff may visit the property prior to the hearing.
All correspondence will be to applicant above unless otherwise stated.

Submission Requirements

1. Submit eleven (11) copies folded (not rolled) to 11 X 17 size of a survey and legal description of the property certified by a registered surveyor. Any drawings submitted must include one copy that is no larger than 8½ x 11 inches.
2. Submit a list of all contiguous property owners and their mailing addresses.
3. Submit a statement of the reason(s) for the variance request. The statement should address the three (3) conditions listed on page two of this application that must be met in order for Planning Commission to grant the variance.
4. Application Fee: \$150 for single-family residential and \$300 for all other districts.

APPROVAL

Code Sections to be varied: 1165.08(b)(1)

Current Zoning: CC

Short description of the governing code and the requested variance: To allow a wall sign to exceed 50 sq. ft

In accordance with Section 1131 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project as stated above has been approved by the Planning Commission on _____.
A copy of the minutes is hereby attached. The applicant shall comply with any conditions approved by the Planning Commission and shall comply with all building, zoning, and landscaping regulations now in place.

Planning & Zoning Administrator

Date

1131.04 PUBLIC HEARING.

At such hearing the applicant shall present a statement and adequate evidence, in such form as the Planning Commission may require, and the Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- (a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- (b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- (c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Planning Commission Information for All Applicants

1. All required information must be submitted with the application. Deadline for acceptance of applications is 5:00pm on the Tuesday four (4) weeks prior to the Public Hearing Date. No application will be forwarded to the Planning Commission until all information is received in the Planning & Zoning Office.
2. It is the responsibility of the applicant to have a court reporter present, at the applicant's expense, if they wish to have a verbatim transcript of the meeting. Please notify the Council Office in advance at (614) 342-4090 if a court reporter is going to be present.
3. Any drawings submitted must include one copy that is no larger than 8½ x 11 inches. If an application is amended at any time during the process, new drawings must be submitted.
4. The meeting agenda will be mailed to the applicant on the Friday prior to the Planning Commission meeting. If the agenda is to be mailed to someone other than the applicant, please note that on your application.
5. If a list of contiguous property owners needs to be submitted with an application, it must be compiled on a separate sheet of paper. The list must include the name and mailing address of each property owner. Showing them only on one of the plan sheets is not acceptable.
6. For Design Review applications, a materials list must be submitted with the application unless otherwise instructed by the Planning & Zoning Administrator. If materials are changed during the process, a new materials list must be submitted.
7. For multi-tenant ground sign, freestanding sign and master sign plan applications, location must be shown on a site plan. Location for a wall sign should be shown on a building elevation drawing. Color renderings of all signs must be submitted with the application.
8. Please review "Submission Requirements" on the application form before submitting your application to the Planning & Zoning Division.
9. Copies of specific sections of the zoning code are available in the Zoning Office at no charge. The entire zoning code with a map is available in the Council Office at a cost of \$25.00. The Zoning Code is also available online and can be found at www.conwaygreene.com/gahanna.htm.
10. Planning Commission members and/or City staff may visit the property prior to the hearing to review the application.

Summary Statement

Attached to and Made a Part of the Gahanna, Ohio
Board Zoning Appeals request Application
Dated October 24, 2014

O'Reilly Auto Parts petitions to the Honorable Planning Commission to grant a variance in the form of one (1) wall sign from 50 square feet to 71.12 square feet wall sign.

Exhibit "A"

O'Reilly Auto Parts internally illuminated, double-embossed, cabinet sign: 71.12 square footage

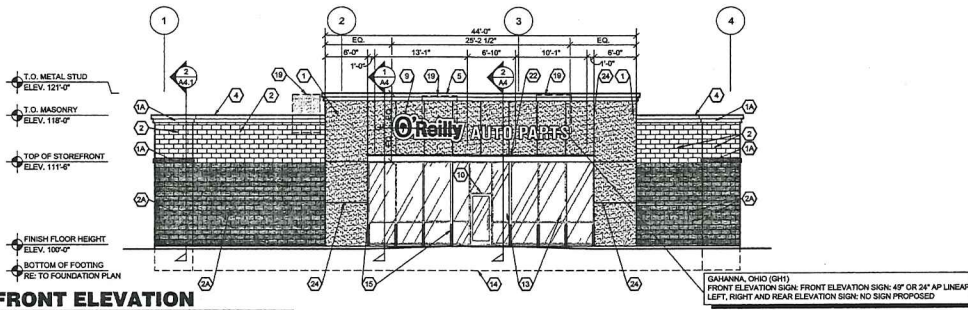
Exhibit "B"

C 2 O'Reilly Auto Parts Site Development

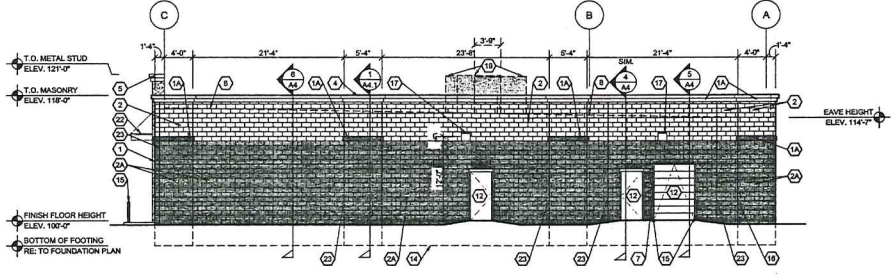
- ✓ The variance requested is for an additional 21.12 square footage to the single wall sign permitted. The ground sign [75 square foot] and requested wall sign [71.12 square foot] combine are within the site maximum square footage of 150.
- ✓ Granting of this requested variance will have no effect on the character of the neighborhood; nor would adjoining the properties be effected in any way by the requested wall sign. The requested wall sign is professionally design to harmonize with the newly constructed building.
- ✓ Granting the requested variance will have no effect on the delivery of government services.

- ✓ Granting the variance would increase motorist safety by providing signage which is clearly visible and easily recognizable to the traveling public. The ability to easily recognize the applicant's premises will provide the motorist the advance notice required to properly slow and safely maneuver into the drive; thereby matching the spirit and intent of the ordinance.
- ✓ Signage is manufactured of fire-resistant acrysteel and is UL listed to meet or exceed standards set by United Laboratories.
- ✓ Signage is professionally maintained at all times.
- ✓ Clearly visible, easily recognized signage will allow the business to thrive, enhance the economic value of the community , and promote the Applicants ability to be a contributing member of the City of Gahanna.

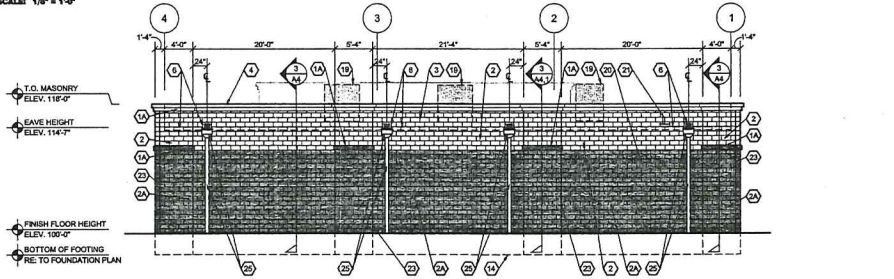
Applicant genuinely appreciates the Honorable Commission's kind consideration of this application and respectfully requests approval of the petition.



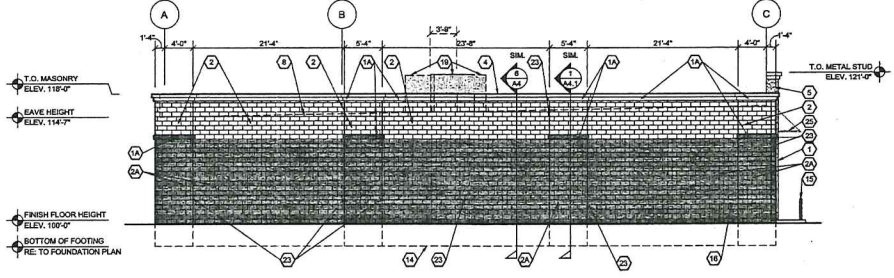
1 FRONT ELEVATION
A3 SCALE: 1/8" = 1'-0"



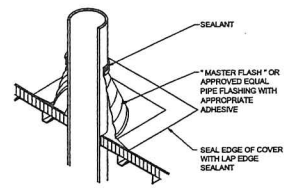
2 SIDE ELEVATION
A3 SCALE: 1/8" = 1'-0"



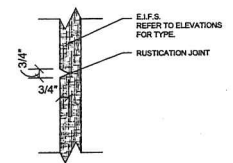
3 REAR ELEVATION
A3 SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION
A3 SCALE: 1/8" = 1'-0"



5 VENT PIPE
A3 SCALE: N.T.S.

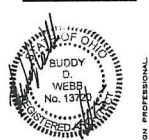


6 JOINT DETAIL
A3 SCALE: N.T.S.

EXTERIOR FINISH SCHEDULE		
TYPE	COMPANY TYPE	COLOR
STANDARD CONCRETE MASONRY UNIT (CMU)	PER LOCAL SUPPLIER	SHERWIN WILLIAMS PAINT (1) COAT S-W PRERITE BLOCK FILLER B2026 (NO LESS THAN 8 MILS.) (2) COATS S-W COMPLEX XL SMOOTH ELASTOMERIC AC-400 (NO LESS THAN 5.7 MILS EACH COAT)
SPLIT FACE (8" X 8" X 16" NOM.) PROVIDE FULL F' FACE AT ALL CORNERS COURSE: RUNNING		COLD WEATHER APPLICATIONS: SHERWIN WILLIAMS PAINT (1) COAT S-W LUXON BLOCK SURFACER (NO LESS THAN 8 MILS.) (2) COATS S-W ULTRATEX SOLVENT BORNE SMOOTH 946 (NO LESS THAN 8 MILS EACH COAT OR 19 MILS TOTAL) ACCENT COLOR: EQUAL TO SOFTER TAN SW 6141
EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.)	DRYVIT - OUTSULATION PLUS MD SANDBLAST FINISH	FIELD COLOR: EQUAL TO LATTE SW 8108 (INDICATED BY SHADING SHADING)
STOREFRONT (NO SUBSTITUTES)	EFCD KAWNEER VISTA WALL	SW 6871 POSITIVE RED OSAP110305 WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT (FACTORY MIXED ONLY) DARK IVY INTERSTATE GREEN
BOLLARDS	IN FIELD	SHERWIN WILLIAMS SW 6488 HURTI CLUB EXTERIOR SEMI-GLOSS LATEX
EXTERIOR DOORS OVERHEAD DOOR	IN FIELD	FACTORY PRIME FIELD PAINTED SW 8108 LATTE
SHEET METAL CAP FLASHING AT E.I.F.S.	BY METAL BUILDING MFGOR FIELD BROKEN FACTORY PRIME FIELD PAINTED	SHERWIN WILLIAMS SW 8871 POSITIVE RED (VERIFY MAX BELOW MATCHES E.I.F.S. COLOR) CLEAR COAT-DIAMOND CLAD CLEAR COAT URETHANE 885110585V10588C105-3 COMPONENT
PRE-FINISHED SHEET METAL CAP FLASHING	BY METAL BUILDING MFGOR FIELD BROKEN	COOL BIRCH WHITE
SHEET METAL CONDUCTOR HEADS AND DOWNSPOUT	PER LOCAL SUPPLIER	PRE-FINISHED MATCH SHERWIN WILLIAMS 'LATTE' SW 8108
EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.) ACCENT BAND	DRYVIT - OUTSULATION PLUS MD SANDBLAST FINISH	SHERWIN WILLIAMS COLOR SW 814 'SOFTER TAN'
PRE-FABRICATED METAL CANOPY	PER LOCAL SUPPLIER	POWDER COATED (BATCH SW 6488 'HURTI CLUB')

- GENERAL NOTES:**
- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
 - REFER TO PRE-ENGINEERED METAL BUILDING DRAWINGS FOR ADDITIONAL REQUIREMENTS.
 - REFER TO MECHANICAL/ELECTRICAL PLAN FOR SYSTEM TYPES AND LOCATIONS.
 - REFER TO SITE DEVELOPMENT PLANS FOR ADDITIONAL REQUIREMENTS.

- KEY NOTES:**
- EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.) REFER TO EXTERIOR FINISH SCHEDULE.
 - EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.) ACCENT BAND: REFER TO FINISH SCHEDULE AND WALL SECTIONS.
 - MASONRY WALL CONSTRUCTION (ACCENT): REFER TO FINISH SCHEDULE AND WALL SECTIONS.
 - MASONRY WALL CONSTRUCTION (FIELD): REFER TO EXTERIOR FINISH SCHEDULE AND WALL SECTIONS.
 - PRE-ENGINEERED METAL BUILDING SHEET METAL STANDING SEAM ROOF (BEYOND): BY PRE-ENGINEERED METAL BUILDING COMPANY.
 - PRE-FINISHED METAL CAP FLASHING: REFER TO EXTERIOR FINISH SCHEDULE.
 - PRE-ENGINEERED METAL CAP FLASHING: (AT E.I.F.S.) COLOR SHALL BE FIELD PAINTED SW 6871 POSITIVE RED.
 - PRE-ENGINEERED METAL BUILDING INTERNAL GUTTER AND EXTERIOR WALL SCUPERS SYSTEM: PRE-FINISHED, COLOR SHALL MATCH MASONRY FIELD COLOR.
 - CONCRETE MASONRY UNIT (CMU): SPLIT FACE HEAD AND JAMB UNITS.
 - LINE OF ROOF: DASHED LINE INDICATES LINE OF ROOF BENT WITH SLOPE OF 14" PER FOOT.
 - ROOF: APPROXIMATE OUTLINE OF SIGN. PROVIDE BLOCKING AS REQUIRED FOR MOUNTING OF SIGN. COORDINATE WITH SIGN COMPANY FOR EXACT SIGN PLACEMENT, OWNER FINISHED AND INSTALLED LOGO. REFER TO SIGN PACKET INFORMATION FOR FURTHER DETAIL.
 - ROOF NUMBER: REFER TO CONTRACTOR. COLOR TO BE WHITE.
 - NOT USED
 - DOOR AND FRAME: FIELD PAINT (REFER TO EXTERIOR FINISH SCHEDULE.)
 - STOREFRONT: REFER TO FLOOR PLAN FOR WINDOW TYPES.)
 - LINE OF FOUNDATION: APPROXIMATE FOUNDATION PLAN.)
 - STEEL SCLABRDS: (1) TYPICAL AT STOREFRONT (2) AT O.H. DOOR LOCATION. (REFER TO EXTERIOR FINISH SCHEDULE AND FOUNDATION PLAN.)
 - ROSE BEE: REFER TO PLUMBING PLAN.)
 - LIGHT EXCLUDE: REFER TO ELECTRICAL PLAN.)
 - NOT USED)
 - ROOF TOP UNIT (BEYOND): APPROXIMATE LOCATION (REFER TO MECHANICAL PLAN FOR EXACT LOCATION)
 - MECHANICAL WALL PENETRATIONS: PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. (REFER TO M.E.P. SHEETS)
 - ROOF JOINT (BEYOND): REFER TO DETAIL 8A3.
 - PRE-FABRICATED METAL CANOPY SYSTEM: ANCHORED TO STRUCTURAL SYSTEM PER MANUFACTURERS RECOMMENDATIONS. REFER TO WALL SECTIONS AND STRUCTURAL DRAWINGS. COORDINATE ROD LOCATIONS WITH SIGNAGE.
 - MASONRY CONTROL / EXPANSION JOINT: MATCH MASONRY PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD. REFER TO STRUCTURAL DRAWINGS.
 - RUSTICATION JOINT: REFER TO DETAIL 8A3.
 - PRE-FINISHED SHEET CONDUCTOR HEAD AND DOWNSPOUT SYSTEM: PRE-FINISHED, COLOR SHALL MATCH MASONRY FIELD COLOR.



SEEKING THE SEAL AND AFFIDAVIT, RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS AND INSTRUMENTS ARE DECLARED.

O'Reilly AUTO PARTS
CORPORATE OFFICES
10000 SPRINGFIELD, MISSOURI 65802
(417) 882-2874 TELEPHONE

PROJECT: **NEW O'REILLY AUTO PARTS STORE**
403 AGLER ROAD
GAHANNA, OHIO

EXTERIOR ELEVATIONS

Buddy D. Webb
Architect - Consultant
3087 EAST CAIRO
SPRINGFIELD, MISSOURI 65802
(417) 877-1305 TELEPHONE
(417) 877-8738 FAX

DRAWN BY: EN
CHECKED BY: LG, BDW
DATE: 06/04/15
PROJECT NUMBER: GH1
SHEET NUMBER: A3

A3

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the authority of Sections 117.50, 5301.13 and 5501.32 of the Ohio Revised Code and in consideration of Nine Thousand Three Hundred and No/100 Dollars, the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto Frank D. and Betty J. M. Duff, their heirs and assigns forever, all rights, title and interest of the State of Ohio in the following described real estate, situated in the State of Ohio, County of Franklin and more particularly described as follows:

**LEGAL DESCRIPTION OF SAID 0.109 ACRE TRACT
95-EI.**

Situated in the State of Ohio, County of Franklin, City of Gahanna, being part of Lot 11 of "CHRYSLAND", as the plat of same is of record in Plat Book 24, Page 20, Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pin found at the intersection of the westerly right-of-way line of Stygler Road (Vented) with the northerly limited access right-of-way line of U.S. Route 62 (152.19 feet left of centerline station 1185 + 13.68), said iron pin also being the southeasterly corner of said Lot 12, the northeasterly center of Lot 11;

thence South 20° 21' 51" East, along said right-of-way line of Stygler Road, a distance of 54.21 feet to an iron pin found;

thence South 85° 20' 09" West, a distance of 182.39 feet to an iron pin set in the northerly limited access right-of-way line of U.S. Route 62;

N-160-N

New Entry

175.66 ft Northline

54.21 ft Eastline

Triangular Section
Northeast Corner
of Lot 11

Adjoining

(025)

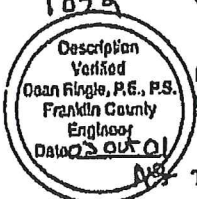
1029

thence North 68° 03' 05" East, along said right-of-way line, the northerly line of Lot 11, a distance of 175.66 feet to the place of beginning, containing 0.109 acre, more or less.

Subject, however, to all legal rights-of-ways and/or easements, if any, of previous record.

Bearings contained herein are based on the same meridian as the bearing of the north right-of-way line of U. S. Route 62 (North 68° 03' 05" East) as shown on O. D. O. T. Plan FRA-62-20.83.

By this instrument the south line of the above said tract, being S 85° 20' 09" W for a distance of 182.39 ft., will become the new limited access right of way line for the State of Ohio, Department of Transportation.



TO HAVE AND TO HOLD said premises with all privileges and appurtenances thereunto belonging to Frank D. and Betty J.M. Duff, their heirs and assigns forever.

GENERAL NOTES:

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. REFER TO PRE-ENGINEERED METAL BUILDING DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- C. REFER TO MECHANICAL / ELECTRICAL PLAN FOR SYSTEM TYPES AND LOCATIONS.
- D. REFER TO SITE DEVELOPMENT PLANS FOR ADDITIONAL REQUIREMENTS.

KEY NOTES:

- 1 EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.): REFER TO EXTERIOR FINISH SCHEDULE.
- 1A EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.) ACCENT BAND: REFER TO FINISH SCHEDULE AND WALL SECTIONS.
- 2 MASONRY WALL CONSTRUCTION (ACCENT): REFER TO EXTERIOR FINISH SCHEDULE AND WALL SECTIONS.
- 2A MASONRY WALL CONSTRUCTION (FIELD): REFER TO EXTERIOR FINISH SCHEDULE AND WALL SECTIONS.
- 3 PRE-ENGINEERED METAL BUILDING SHEET METAL STANDING SEAM ROOF (BEYOND): BY PRE-ENGINEERED METAL BUILDING COMPANY.
- 4 PRE-FINISHED METAL CAP FLASHING: REFER TO EXTERIOR FINISH SCHEDULE.
- 5 PRE-ENGINEERED METAL CAP FLASHING: (AT EIFS) COLOR SHALL BE FIELD PAINTED SW 6871 POSITIVE RED.
- 6 PRE-ENGINEERED METAL BUILDING INTERNAL GUTTER AND THROUGH WALL SCUPPER SYSTEM: PRE-FINISHED, COLOR SHALL MATCH MASONRY FIELD COLOR.
- 7 CONCRETE MASONRY UNIT (CMU): SPLIT FACE HEAD AND JAMB UNITS.
- 8 LINE OF ROOF: DASHED LINE INDICATES LINE OF ROOF BEYOND WITH SLOPE OF 1/4" PER FOOT.
- 9 SIGN: APPROXIMATE OUTLINE OF SIGN. PROVIDE BLOCKING AS REQUIRED FOR MOUNTING OF SIGN, COORDINATE WITH SIGN COMPANY FOR EXACT SIGN PLACEMENT. OWNER FURNISHED AND INSTALLED LOGO. REFER TO SIGN PACKET INFORMATION FOR FURTHER DETAIL.
- 10 ADDRESS NUMBERS: 6" VINYL BY CONTRACTOR. COLOR TO BE WHITE.
- 11 NOT USED
- 12 DOOR AND FRAME: FIELD PAINT (REFER TO EXTERIOR FINISH SCHEDULE.)
- 13 STOREFRONT: (REFER TO FLOOR PLAN FOR WINDOW TYPES.)
- 14 LINE OF FOUNDATION: (REFER TO FOUNDATION PLAN.)
- 15 STEEL BOLLARDS: (9) TYPICAL AT STOREFRONT (2) AT O.H. DOOR LOCATION. (REFER TO EXTERIOR FINISH SCHEDULE AND FOUNDATION PLAN.)
- 16 HOSE BIB: (REFER TO PLUMBING PLAN)
- 17 LIGHT FIXTURE: (REFER TO ELECTRICAL PLAN)
- 18 (NOT USED)
- 19 ROOF TOP UNIT (BEYOND): APPROXIMATE LOCATION (REFER TO MECHANICAL PLAN FOR EXACT LOCATION)
- 20 MECHANICAL WALL PENETRATIONS: PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. (REFER TO M.E.P. SHEETS)
- 21 ROOF PIPING VENT (BEYOND): REFER TO DETAIL 5/A3.
- 22 PRE-FABRICATED METAL CANOPY SYSTEM: ANCHORED TO STRUCTURAL SYSTEM PER MANUFACTURER'S RECOMMENDATIONS. REFER TO WALL SECTIONS AND STRUCTURAL DRAWINGS. COORDINATE ROD LOCATIONS WITH SIGNAGE.
- 23 MASONRY CONTROL / EXPANSION JOINT: (MATCH MASONRY) PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD. REFER TO STRUCTURAL DRAWINGS.
- 24 RUSTICATION JOINT: REFER TO DETAIL 6/A3.
- 25 PRE-FINISHED SHEET CONDUCTOR HEAD AND DOWNSPOUT SYSTEM: PRE-FINISHED, COLOR SHALL MATCH MASONRY FIELD COLOR.

SHEETS BEARING THIS SEAL ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

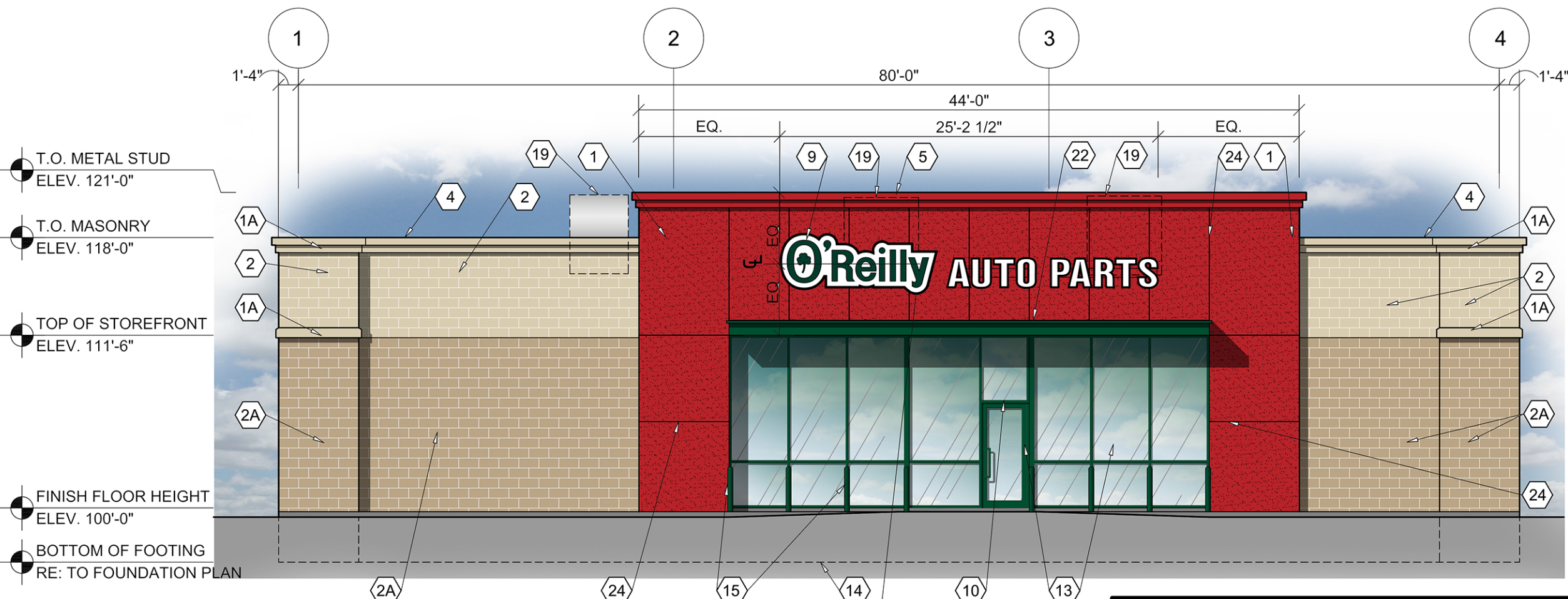
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Buddy D. Webb
Architect - Consultant
3057 EAST CAIRO
SPRINGFIELD, MISSOURI 65802
(417) 877-1385 TELEPHONE
(417) 877-9736 FAX

DESIGNED BY: EN LG, BDW
CHECKED BY:
DATE: 06/04/15
REVISION:
AD. NO. 1 (09/04/15)
PROJECT NUMBER:
GH1
SHEET NUMBER

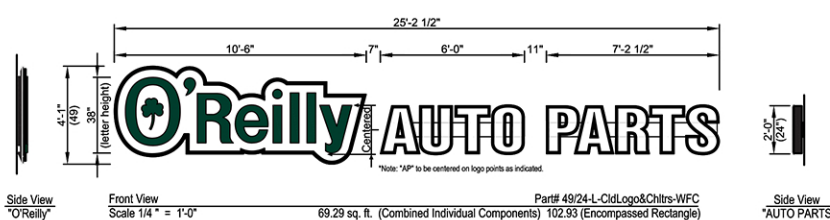
A3



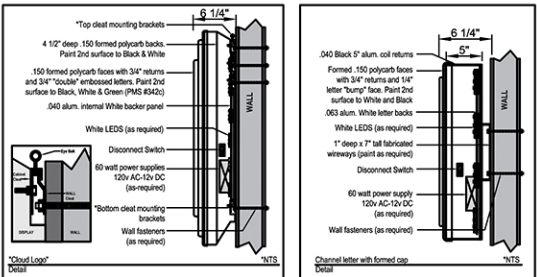
1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

GAHANNA, OHIO (GH1)
FRONT ELEVATION SIGN: FRONT ELEVATION SIGN: 49" OR 24" AP LINEAR LEFT, RIGHT AND REAR ELEVATION SIGN: NO SIGN PROPOSED



*O'Reilly Cloud Logo with "AP" channel letters on 7" (h) x 1" (d) wireways. Wireways pain to: OAP RED
*O'Reilly Cloud Logo is formed polycarb with double embossment with 2nd surface painted graphics. Paint match to: Green (PMS# 342c), Black and White.
*AP" to have formed polycarb caps with 1/4" letter "bumps". Black 5" aluminum coil returns. 2nd surface Black and White paint. WHITE LED illumination.



2 SIGN DETAILS

SCALE: 1/4" = 1'-0"

TYPE:	COMPANY TYPE:	COLOR:
STANDARD CONCRETE MASONRY UNIT (C.M.U.) SPLIT FACE (8" X 8" X 16" NOM.) *PROVIDE FULL 8" FACE AT ALL CORNERS COURSE: RUNNING	PER LOCAL SUPPLIER	SHERWIN WILLIAMS PAINT (1) COAT S-W PREPRITE BLOCK FILLER B25W25 (NO LESS THAN 8 MILS) (2) COATS S-W CONFLX XL SMOOTH ELASTOMERIC AS-400 (NO LESS THAN 5.7 MILS EACH COAT) COLD WEATHER APPLICATIONS: SHERWIN WILLIAMS PAINT (1) COAT S-W LOXON BLOCK SURFACER (NO LESS THAN 8 MILS) (2) COATS S-W ULTRACRETE SOLVENT BORNE SMOOTH B46 (NO LESS THAN 8 MILS EACH COAT OR 16 MILS TOTAL) ACCENT COLOR: EQUAL TO SOFTER TAN SW 6141 FIELD COLOR: EQUAL TO LATTE SW 6108 (INDICATED BY SHADING:)
EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.)	DRYVIT - OUTSULATION PLUS MD SANDBLAST FINISH	SW 6871 POSITIVE RED ORAP011030S WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT (FACTORY MIXED ONLY)
STOREFRONT (NO SUBSTITUTES)	EFCO KAWNEER VISTA WALL	IVY DARK IVY INTERSTATE GREEN
BOLLARDS	IN FIELD	SHERWIN WILLIAMS SW 6468 HUNT CLUB EXTERIOR SEMI-GLOSS LATEX
EXTERIOR DOORS OVERHEAD DOOR	IN FIELD	FACTORY PRIME FIELD PAINTED SW 6108 LATTE
SHEET METAL CAP FLASHING AT E.I.F.S.	BY METAL BUILDING MFGR FIELD BROKEN FACTORY PRIME FIELD PAINTED	SHERWIN WILLIAMS SW 6871 POSITIVE RED (VERIFY MIX BELOW MATCHES E.I.F.S. COLOR) CLEAR COAT-DIAMOND CLAD CLEAR COAT URETHANE B65T105/B65V105/B65C105-3 COMPONENT
PRE-FINISHED SHEET METAL CAP FLASHING	BY METAL BUILDING MFGR FIELD BROKEN	COOL BIRCH WHITE
SHEET METAL CONDUCTOR HEADS AND DOWNSPOUT	PER LOCAL SUPPLIER	PRE-FINISHED MATCH SHERWIN WILLIAMS "LATTE" SW 6108
EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.) ACCENT BAND	DRYVIT - OUTSULATION PLUS MD SANDBLAST FINISH	SHERWIN WILLIAMS COLOR: SW 6141 "SOFTER TAN"
PREFABRICATED METAL CANOPY	PER LOCAL SUPPLIER	POWDER COATED (MATCH SW 6468 "HUNT CLUB")

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*P.O. Box 1156 ♣ 233 S. Patterson
Springfield, MO 65801
Phone (417)-862-3333
www.oreillyauto.com*

List of Contiguous Property Owners

Attached to and Made a Part of the Gahanna, Ohio
Board Zoning Appeals request Application
Dated October 24, 2014

Snyder Development CO
Post Office Box 21555
Columbus, OH 43230

Donut Tim U S Limited INC
4150 Tuller Rd STE 236
Columbus, OH 43230



CITY OF GAHANNA

STAFF COMMENTS

Project Name: O'Reilly Auto Parts
Project Address: 403 Agler Road

Development Department:

The applicant requests Final Development Plan, Design Review, Conditional Use, and Variance approval to allow a new auto parts retail store at 403 Agler Road. The building is proposed to be one story with a floor area of 7,100 square feet. The request is substantially similar to a 2014 request for Final Development Plan, Design Review, and Conditional Use which received Planning Commission approval. Those applications have expired which has created the necessity for new applications and additional Planning Commission approvals.

The property is located within the Community Commercial (CC) zone district. CC permits auto supply stores by conditional use. It should be noted that there are two existing auto part stores in the immediate area.

The property is located within the Commercial future land use designation. Commercial areas should complement existing residential and be located with access to major thoroughfares. The site has direct access to Agler Road and is located in close proximity to Stygler Road and Route 62. An objective of the commercial land use is to provide goods and services to persons living and working in the area with clean, safe, attractive, and architecturally compatible structures.

Additionally, the property is located within the West Gahanna Study Area. The West Gahanna Development Study designates this property as Commercial. The Study identified that additional retail uses were needed in the area and that new development should be aesthetically pleasing. The Study encourages fewer and less obtrusive signage. The Study recommends, but does not require, low-profile grounds signs with a maximum height of 8'. A Variance has been requested to allow for a greater square footage of wall signage than what the code permits. Wall sign size is not addressed within the West Gahanna Development Study.

The property is included within the 2015 Economic Development Strategy as a portion of Target Site 1A. The Strategy designates the property as appropriate for retail and service uses. It does not include a specific layout and architectural style but the design theme for the area is centered around a more pedestrian inviting streetscape with less emphasis on buildings centered on automobiles. Signage guidelines are not identified within the PDA, however, pedestrian oriented buildings typically have smaller, more discrete signage.



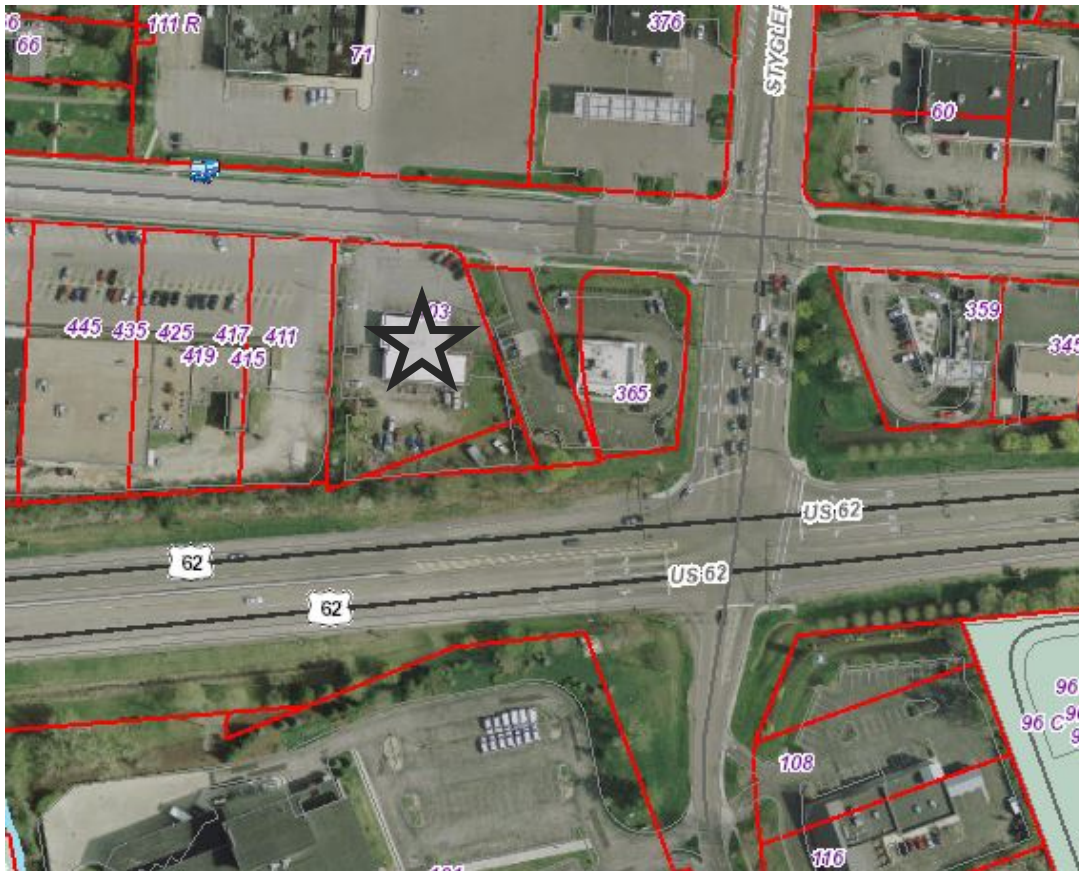
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Aerial Map



FDP Criteria

Planning Commission shall approve an application for Final Development Plan if the following four conditions are met:

1. The proposed development meets the applicable development standards of the zoning ordinance.

The proposed development appears to meet the development standards of the zoning ordinance with the exception of the variance that has been requested to signage.

2. The proposed development is in accord with appropriate plans for the area.

The proposed development is consistent with the 2002 Land Use Plan update and the West Gahanna Study.

3. The proposed development would not have undesirable effects on the surrounding area.



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It does not appear the proposed development will have an undesirable effect on surrounding properties. The area is developed with similar commercial uses which include retail stores, drive thru restaurants, gas stations, etc. The project, if approved, will provide for redevelopment of a site that has been identified as a redevelopment opportunity.

4. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

The FDP indicates a minor increase in impervious area, however building and parking locations are similarly positioned as the current project. The project appears to be in keeping with existing land use character as the site is surrounded by similarly developed commercial development.

Conditional Use Criteria

Planning Commission shall approve a conditional use if the following four conditions are met:

1. The proposed use is a conditional use of the zoning district and applicable development standards are met.

Retail sale of auto parts are a conditional use within the Community Commercial zone district.

2. The proposed development is in accord with appropriate plans for the area.

The proposed development is consistent with the 2002 Land Use Plan, the West Gahanna Study, and the 2015 Economic Development Strategy. All three plans call for commercial uses on the property.

3. The proposed development will not have undesirable effects on the surrounding area.

It does not appear that the proposed use will have an undesirable effect on the surrounding area. Similar and more intense uses are prevalent in the surrounding area. The proposed development is less intense than the existing use of the property, auto repair.

4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

It appears that the proposed development, retail sale of auto parts, is keeping with existing land use character. Surrounding properties consist of similar or more intense uses.

Design Review Criteria

Planning Commission shall approve an application for Certificate of Appropriateness if it determines the proposal meets the following criteria:



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1. Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
2. Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
3. Contribute to the continuing economic and community vitality of the Design Review District.
4. Maintain, protect and enhance the physical surroundings of the Design Review District.

It is Development staff's opinion that the request meets the four conditions for approval.

In reviewing requests for design review approval, Planning Commission shall examine the following:

1. Building design to include building massing and general architectural character, exterior surface treatments, fenestration, composition of all building elevations and the overall building color scheme.
2. Site development to include arrangement of buildings and structures on the site, use of signage, means of integrating: parking and drives, points of access to public streets, internal access drive patterns and placement, variety, quantity and size of landscape materials.
3. Overall impact of the proposed project or development on the surrounding properties to determine the effect the project or development will have upon the appearance and environment of the district.
4. Enhance the attractiveness and desirability of the district in keeping with its purpose and intent.
5. Encourage the orderly and harmonious development of the district in a manner in keeping with the overall character of the district.
6. Improve residential amenities in any adjoining residential neighborhood.
7. Enhance and protect the public and private investment in the value of all land and improvements within the district and each adjoining district or neighborhood.

Variance Criteria

The applicant requests a variance to allow for a 71.12 square foot wall sign at the entrance of their building. The property is zoned Community Commercial (CC) and located within the Commercial land use. CC allows for one wall sign per frontage at 50 square feet.



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Signage variances are subject to the criteria of 1165.12. It should be noted that variances related to area requirements are held to a lesser standard than those related to use. Criteria related to an area variance includes the following:

- A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

No evidence has been provided to demonstrate that the property cannot be used without approval of the variance.

- B. Whether the variance is substantial;
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse);
- E. Whether the property owner purchased the property with the knowledge of the zoning restriction;
- F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;
- H. Whether the sign is sufficiently compatible with the architectural and design character of the immediate neighborhood and all graphic design standards established for the district; and
- I. Whether the sign will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.

Staff finds that the requested variance is not consistent with the recommendations of the 2015 Economic Development Strategy, or with some of the aforementioned variance criteria, specifically letters "A" and "E". Therefore, staff recommends denial of the request. With that said, staff recognizes that similar variance requests for wall signs have recently been approved. Additionally, it is staff's opinion that the sign, as requested, is appropriately sized for the building.



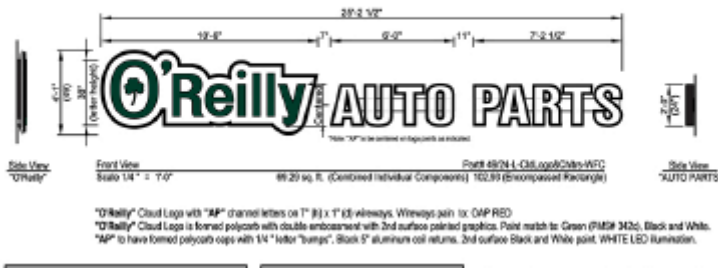
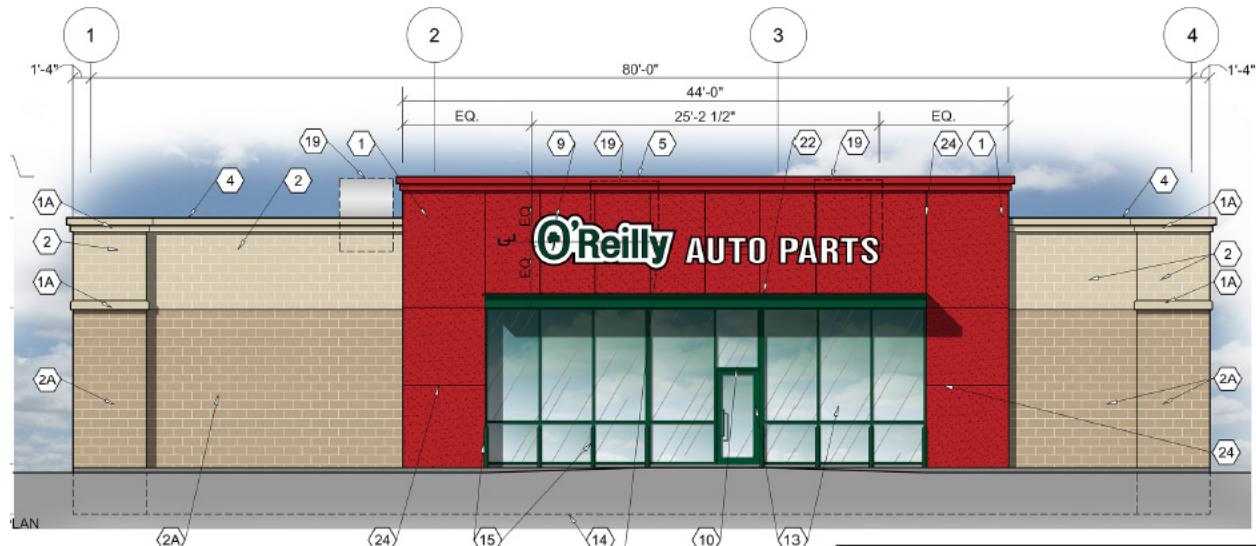
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Variance Rendering w/70 square foot sign



Submitted by:

Michael Blackford, AICP
Deputy Director of Development



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STAFF COMMENTS

Project Name: O'Reilly Auto Parts
Project Address: 403 Agler Rd

The applicant seeks approval for four applications on this site. The applications approved in 2014 expired in 2015 without any progress on the site. All materials submitted with the current applications are the same as those previously approved, with the exception of the west parking lot, which has been realigned to stay out of the 10' side setback.

A 15' "buffer yard" has been illustrated on the south side of the property on Sheet L-1. Property perimeter screening adjoining a freeway is required by code; however, it is not required to be illustrated within the Certificate of Appropriateness plan sheets. This 15' buffer is shown only on the landscape plan, as it has no bearing on any of the other sheets in the packet.

Respectfully Submitted By:

BONNIE GARD

Planning & Zoning Administrator
Department of Public Service
Division of Building & Zoning



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STAFF COMMENTS

Project Name: O'Reilly Auto Parts

Project Address: 403 Agler Rd

THE DIVISION OF POLICE DOES NOT
HAVE ANY COMMENT.

Respectfully Submitted By:

Alan Murphy
CHIEF OF POLICE



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STAFF COMMENTS

Project Name: O'Reilly Auto Parts
Project Address: 403 Agler Rd

No comments

Respectfully Submitted By:

Kenneth W. Foltz
Chief Building Official



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