

File No: 1509000
Date Received: 8/31/15
Scheduled Public Hearing Date: 9/23/15

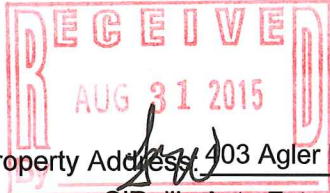
Fee: 300.00
Initials: SLW
Check or Receipt Number: 1890752



CITY OF GAHANNA

RECEIVED
AUG 31 2015

BY: SLW



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.

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 Plot 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 Styler Road (Vacated) 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 corner of Lot 11;

thence South 20° 21' 51" East, along said right-of-way line of Styler 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)

1079

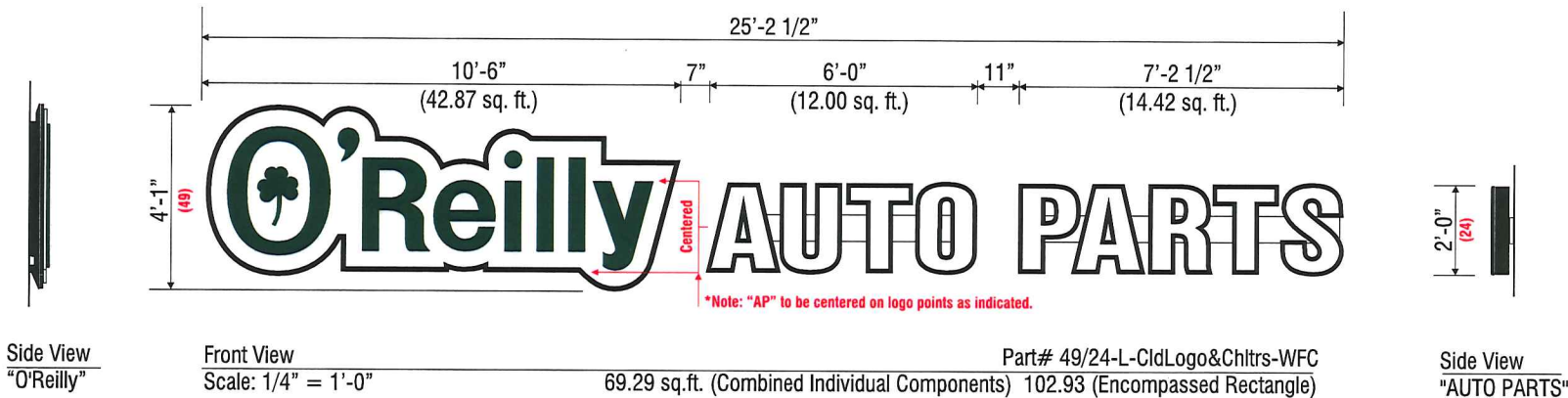
thence North 68° 03' 05" East, along said right-of-way line, the northerly line of Lot 11, a distance of 175.66 feet to the place of beginning, containing 0.109 acre, more or less.

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.



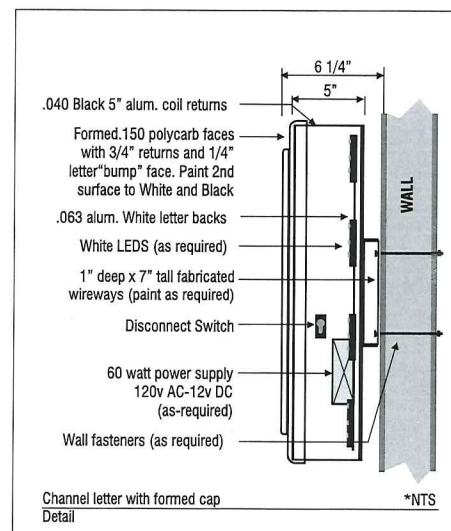
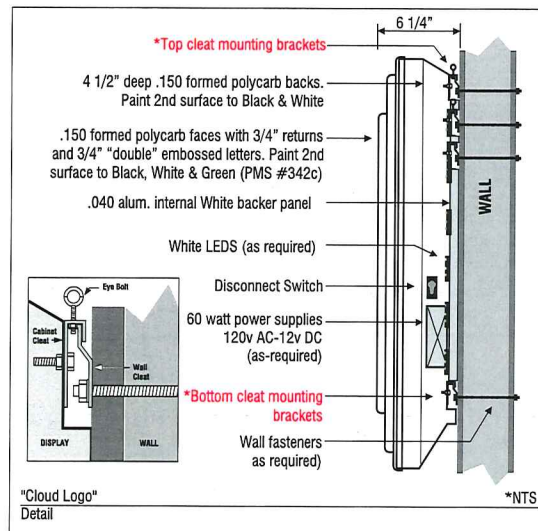
"O'Reilly" Cloud Logo with "AP" channel letters on 7"(h) x 1"(d) wireways. Wireways paint to: **OAP RED**

"O'Reilly" Cloud Logo is formed polycarb with double embossment and 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.

Formed Cloud Logo with "AP" Formed Caps & Channel Returns

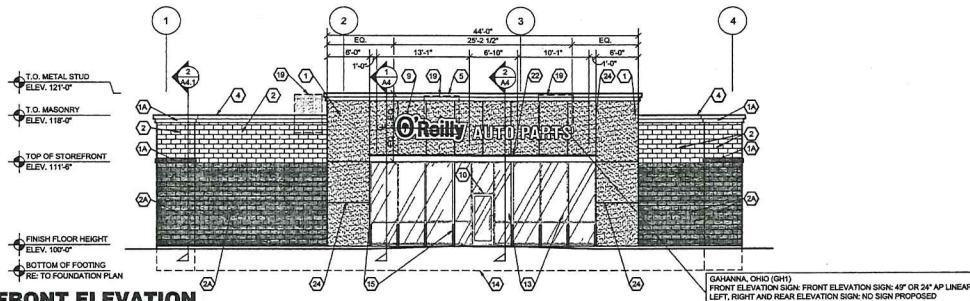
Part# 49/24-L-CldLogo&Chltrs-WFC



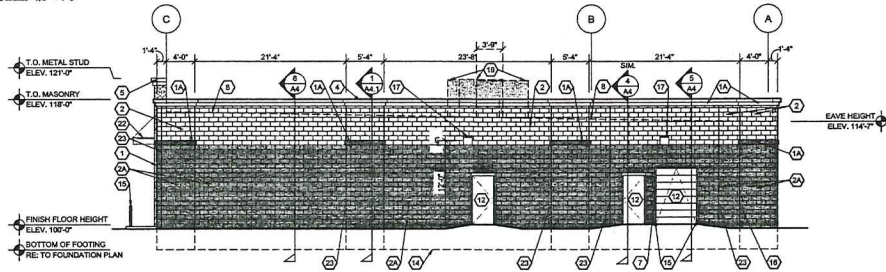
O'Reilly Auto Parts
233 Patterson St.
Springfield, MO 65803

This original artwork is protected under Federal Copyright Laws. Make no reproduction of this design concept without permission.
Property of O'Reilly Automotive Inc.
Colors on print may not accurately depict specific colors.

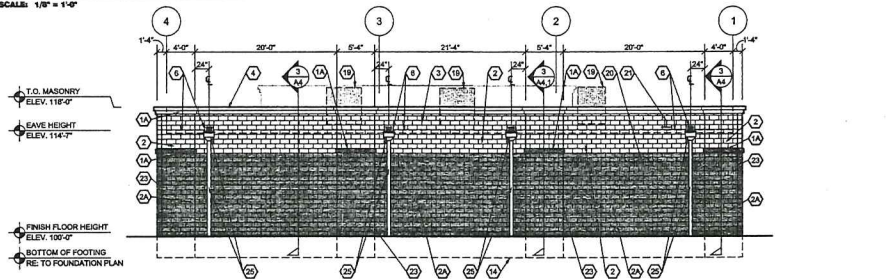
**Formed Embossed Cloud Logo
AUTO PARTS Channel Letters
with Formed Embossed Caps**
49/24-L-CldLogo&Chltrs-WFC



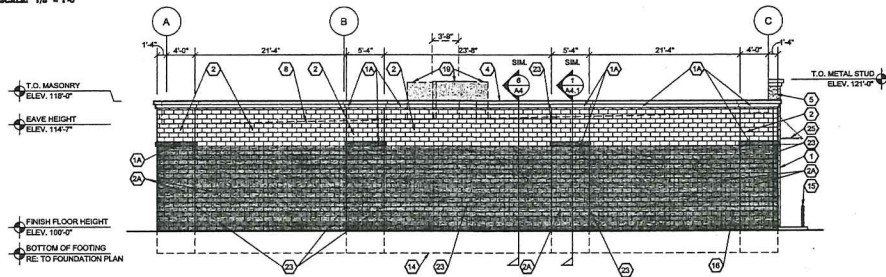
1 FRONT ELEVATION
A3 SCALE: 1/8" = 1'-0"



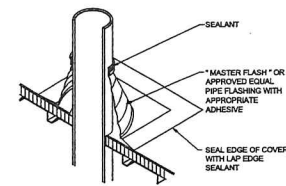
2 SIDE ELEVATION
A3 SCALE: 1/8" = 1'-0"



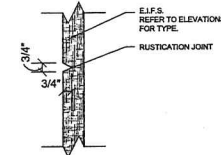
3 REAR ELEVATION
A3 SCALE: 1/8" = 1'-0"



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.

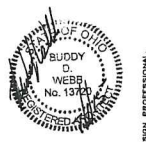
TYPE	COMPANY TYPE	COLOR
STANDARD CONCRETE MASONRY UNIT (CMU)	PER LOCAL SUPPLIER	SHERWIN WILLIAMS PAINT (1) COAT S-W PREPARED BLOCK FILLER B220WS (NO LESS THAN 8 MLS.) (2) COATS S-W COMPLEX XL SMOOTH ELASTOMER AC-400 (NO LESS THAN 5.7 MLS EACH COAT)
SPLIT FACE (8" X 8" X 16" NOM.) PROVIDE FULL F FACE AT ALL CORNERS COURSE: RUNNING		COLD WEATHER APPLICATIONS: SHERWIN WILLIAMS PAINT (1) COAT S-W LONOX BLOCK SURFACER (NO LESS THAN 8 MLS.) (2) COATS S-W ULTRATRAC SOLVENT BORNE SMOOTH 946 (NO LESS THAN 8 MLS EACH COAT OR 14 MLS TOTAL) ACCENT COLOR: EQUAL TO SOFTER TAN SW 6141
EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)	DRYVIT - OUTSULATION PLUS MD SANDBLAST FINISH	FIELD COLOR: EQUAL TO LATTE SW 8108 (INDICATED BY SHADING B55200)
STOREFRONT (NO SUBSTITUTES)	EFCC KAWNEER VISTA WALL	IVY DARK IVY INTERSTATE GREEN
BOLLARDS	IN FIELD	SHERWIN WILLIAMS SW 6488 HUNT CLUB EXTERIOR SEMI-GLOSS LATEX
EXTERIOR DOORS OVERHEAD DOOR	IN FIELD	FACTORY PRIME FIELD PAINTED SW 8108 LATTE
SHEET METAL CAP FLASHING AT E.L.F.S.	BY METAL BUILDING MFGOR FIELD BROKEN FACTORY PRIME FIELD PAINTED	SHERWIN WILLIAMS SW 8871 POSITIVE RED (VERIFY MAX BELOW MATCHES E.L.F.S. COLOR) CLEAR COAT-DIAMOND CLAD CLEAR COAT URETHANE B85T1058SV1058B8C105-3 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 (EIFS) ACCENT BAND	DRYVIT - OUTSULATION PLUS MD SANDBLAST FINISH	SHERWIN WILLIAMS COLOR SW 8141 "SOFTER TAN"
PRE-FABRICATED METAL CANOPY	PER LOCAL SUPPLIER	POWDER COATED (MATCH SW 6488 "HUNT 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 (EIFS): REFER TO EXTERIOR FINISH SCHEDULE.
- EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) ACCENT BAND: REFER TO EXTERIOR FINISH SCHEDULE AND WALL SECTIONS.
- MASONRY WALL CONSTRUCTION (ACCENT): REFER TO EXTERIOR 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): REFER TO EXTERIOR FINISH SCHEDULE.
- PRE-FINISHED METAL CAP FLASHING: REFER TO EXTERIOR FINISH SCHEDULE.
- PRE-ENGINEERED METAL CAP FLASHING: (AT EIFS) COLOR SHALL BE FIELD PAINTED SW 8871 POSITIVE RED.
- PRE-ENGINEERED METAL BUILDING INTERNAL GUTTER AND EXTERIOR WALL SCUPPER 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 BEYOND WITH SLOPE OF 14" PER FOOT.
- 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.
- ADDRESS NUMBERS: 1" VINYL BY 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: (REFER TO FOUNDATION PLAN).
- STEEL BOLDS: (1) TYPICAL AT STOREFRONT (2) AT O.H. DOOR LOCATION. (REFER TO EXTERIOR FINISH SCHEDULE AND FOUNDATION PLAN).
- DOOR SILL: REFER TO PLUMBING PLAN.
- LIGHT FIXTURE: (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 PING VENT (BEYOND): REFER TO DETAIL B43.
- 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 B43.
- PRE-FINISHED SHEET CONDUCTOR HEAD AND DOWNSPOUT: PRE-FINISHED, COLOR SHALL MATCH MASONRY FIELD COLOR.



SEALS BEARING THIS SEAL ARE AUTHORIZED. RESPONSIBILITY FOR AN OTHER PLAN, SPECIFICATION OR INSTRUMENTS ARE DELEGATED.

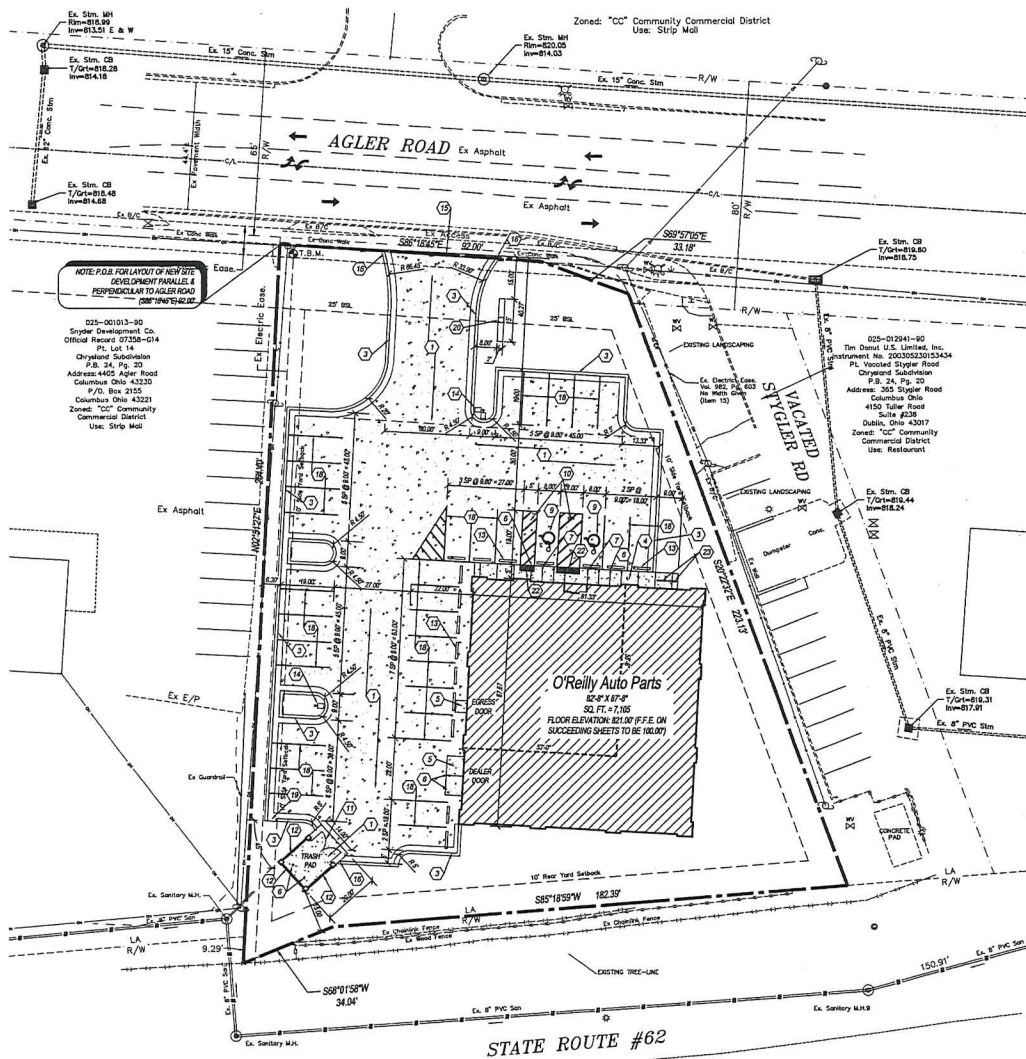
O'Reilly AUTO PARTS
CORPORATE OFFICES
3087 EAST CARRO
SPRINGFIELD, MISSOURI 65802
(417) 882-2874 TELEPHONE
(417) 882-2874 TELEPHONE

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

Buddy D. Webb
Architect - Consultant
3087 EAST CARRO
SPRINGFIELD, MISSOURI 65802
(417) 877-1385 TELEPHONE
(417) 877-9738 FAX

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

A3



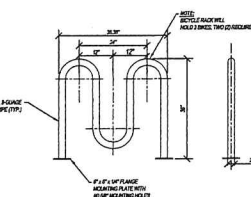
1 SITE DEVELOPMENT PLAN

C2 SCALE: 1" = 20'-0"



2 BIKE RACK DETAIL

C2 SCALE: 1" = 20'



GENERAL NOTES:

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- ALL SITE DIMENSIONS TO THE CENTERLINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAIL INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
- PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR TO CONTACT THE OFFICE PROJECT ADMINISTRATION BEFORE PROCEEDING.
- ANY EXISTING PAVEMENT TO BE REMOVED FOR NEW CONSTRUCTION SHALL BE SHOWN IN ONE CONTINUOUS LINE. PATCHING OF EXISTING PAVEMENT SHALL MATCH EXISTING TYPE/THICKNESS AND INSTALLED PER CITY SPECIFICATIONS OR INSTRUCTIONS.

SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND.

- | | |
|--|----------------------------------|
| | AREA OF CONCRETE |
| | NEW BUILDING |
| | NEW SIGN LOCATION |
| | NEW LIGHT OR LIGHT POLE LOCATION |
| | NEW CONCRETE PARKING BLOCK |

KEY NOTES:

- CONCRETE PAVING: REFER TO DETAIL SCL.
- NOT USED.
- CONCRETE CURB: REFER TO DETAIL SCL.
- CONCRETE SIDEWALK: REFER TO DETAIL SCL.
- CONCRETE DOOR/LANDING: REFER TO DETAIL SCL AND STRUCTURAL DETAILS. RAMP PAVING AS INDICATED. LANDING CAN BE POURED MONOLITHIC IF CONCRETE PAVING IS USED.
- STEEL ROLLER: REFER TO DETAIL SCL. PROVIDE (2) AT TRASH PAD AND OVERHEAD DOOR, PROVIDE (1) AT SIDEWALK. REFER TO STRUCTURAL PLAN FOR LOCATION.
- HANDICAP PARKING SPACE: REFER TO DETAIL SCL.
- NOT USED.
- HANDICAP PARKING SYMBOL: REFER TO DETAIL SCL.
- HANDICAP ACCESS UNLOADING ZONE: SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STOPS AS SHOWN.
- SCREEN FENCE GATES: REFER TO DETAIL SCL.
- 8" x 8" TALL BLOCK ENCLOSURE AND MOOD GATE (METAL CAP FLASHING TO BE PROVIDED BY GENERAL CONTRACTOR. REFER TO DETAIL SCL).
- CONCRETE BUMP BLOCK: 8" x 8" x 4" LONG CONCRETE, ANCHOR TO PAVING WITH (2) #4 LONG ANCHORS (2) SET LEGS WITH FINISH, 18" TOTAL.
- PARKING LOT LIGHTING: REFER TO SITE UTILITIES PLAN FOR LOCATION AND TYPE.
- LIMITS OF NEW PAVING: MATCH EXISTING PER COUNTY STANDARDS.
- ROLL CURB DOWN, TERMINATE AND ROLL DOWN NEW CURB WHERE INDICATED. ROLL DOWN @ 1:2.
- NOT USED.
- STORMING: PROVIDE 4" WIDE PARKING LOT STOPPING AS SHOWN. USE HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- CURB CUT: 12" CURB OPENING (EMERGENCY SPLITWAY). REFER TO SHEET BCI.
- SIGN LOCATION: SIGN FURNISHED AND INSTALLED BY OWNER. REFER TO SITE UTILITIES PLAN FOR DETAILS.
- NOT USED.
- DETECTABLE WARNING SURFACE: REFER TO DETAIL SCL.
- BIKE RACK: INSTALL TWO (2) SURFACE MOUNTED BIKE RACK (2 SPACES) AS MANUF. BY BIKE RACK SHOPS, WWW.BIKERACKSHOPS.COM (877) 867-4353, COLOR TO MATCH BOLLARDS. REFER TO DETAIL SCL. (4 AVAILABLE SPACES).

PARKING SUMMARY

31 REGULAR PARKING SPACES
2 HANDICAP SPACES
35 TOTAL SPACES PROVIDED
(NO COMPACT SPACES)
REQUIRED PARKING SPACES
1 SPACE FOR EACH 300 S.F. OF GROSS FLOOR AREA
7,100 S.F. = 24 SPACES

SITE NOTES

EXISTING USE: SERVICE GARAGE
BETTERED USE:
RETAIL - AUTOMOTIVE PARTS
PROPERTY ZONING - CC COMMUNITY COMMERCIAL DISTRICT
SITE CRITERIA:
MAP NO. 025-01102-40
DEED RECORDING: OFFICIAL RECORD 2017-104, PART OF LOTS 12 AND 13, AND 025-01296-40, INSTRUMENT NO. 200110022800A, PART OF LOTS 11, CRYSTAL AND SUBDIVISION, P.L. 34, PG. 20
LOT AREA: 1,779 S.F., 23,886 S.F.
STREET SETBACK/STREET TYPE:
FRONT YARD: 18 FT., LANDSCAPE FRONT: 15 FT.
SIDE YARD: 10 FT., LANDSCAPE SIDE: 3 FT.
REAR YARD: 10 FT., LANDSCAPE REAR: 3 FT.
SCREENING AROUND DUMPSTER: PROVIDED

FLOOD NOTE:
SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", AS GRAPHICALLY INTERPOLATED FROM COMMUNITY MAP NUMBER SUBDIVISION OF THE FIRM MAY FLOOD INSURANCE RATE MAP DATED JUNE 11, 2005 (FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS).

PROPERTY ADDRESS:
403 AGLER ROAD
GAHANNA, OH 43230

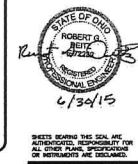
PROPERTY OWNER:
FRANK D. AND BETTY J. AL DUFF

CONTACT:
JEREMY BASS
11474 ROCKHILL EXT. 17429
EMAIL: jbas@oreillyauto.com

PROJECT ENGINEER:
BARRY DERTZ
BFW ENGINEERING AND TESTING, INC.
505 S. 17th STREET
PO BOX 471
MILWAUKEE, WI 53210
EMAIL: bder@bfirm.com



LOCATION SKETCH



O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-6074 TELEPHONE

PROJECT:
NEW O'REILLY AUTO PARTS STORE
403 AGLER ROAD
GAHANNA, OHIO
SITE DEVELOPMENT PLAN



DESIGNED BY:
S.S.
CHECKED BY:
B.D.
DATE:
06/04/15
REVISION:
PROJECT NUMBER:
GH1
SHEET NUMBER:
C2
SHEET 2 OF 4



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

Project Address: 403 Agler Rd

Planning and Development

The applicant requests a variance to allow for a 71.12 square foot wall sign at the entrance of their building located at 403 Agler Road. 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.

Square footage of wall signs is based on number of tenants, not size of building. This means that each tenant within a building is afforded up to 50 square feet of wall signage. For example, a 200' long building with five tenants would be permitted 250 square feet of wall signage. While a 200' building with a single tenant would be permitted 50 square feet of wall signage. This can create a unique situation with one tenant buildings. The size of the wall sign may not be in scale with the building. O'Reilly Auto Part's building is approximately 81' in length.

The site is located within the West Gahanna Development Study. The Study was established to guide community planning decisions. Signage design guidelines were created as part of the Study and include the following: standards should generally be more restrictive than the code; encourage fewer and less obtrusive signs; and signs should be limited to three colors. The Study does not provide for specific size requirements for wall signs.

Additional consideration for the variance can be found in the 2015 Economic Development Strategy. The subject property is included within a Priority Development Area (PDA). The PDA proposes a general redevelopment concept that includes gateway features, improved/new traffic circulation and creating opportunity for economic development. The design concept for this PDA includes building orientation towards the public right-of-way with parking to the sides and rear of buildings. This concept places added emphasis on pedestrians while reducing the emphasis towards vehicles. Signage guidelines are not identified within the PDA, however, pedestrian oriented buildings typically have smaller, more discrete signage.



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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;
- 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 West Gahanna Development Strategy, 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.



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Location Map



Approved Rendering



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Proposed Rendering



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director, Planning and Development



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STAFF COMMENTS

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

The applicant seeks a variance to increase the area of the wall sign from the allowable 50 sq ft to 71.12 sq ft. This proposed sign is for the north façade of the building, and would be the only wall sign on the building.

1165.12 VARIANCES AND APPEALS.

(a) Variance Procedure. This section shall not apply to temporary signs as defined in Section 1165.07 of this chapter.

(1) The standard for granting a variance which relates solely to area requirements is a lesser standard than that applied to variances which relate to use. An application for an area variance need not establish unnecessary hardship; it is sufficient that the application show practical difficulties.

In determining whether a property owner seeking an area variance has encountered practical difficulties, Planning Commission shall consider and weight the following factors.

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;

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.

(2) In granting such variance, the Planning Commission may specify the size, type and location of the sign, and impose such other reasonable terms, restrictions and conditions as it may deem to be in the public interest.

Respectfully Submitted By:



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