

By: Mickelson

ORDINANCE NO. 26-2023

AN ORDINANCE TO APPROVE THE PRELIMINARY AND FINAL DEVELOPMENT PLANS FOR KARL SCHNEIDER, ON BEHALF THE MILL DISTRICT LLC, FOR THE PROPERTY LOCATED AT 520, 530, 540, 560, AND 580 SOUTH MAIN STREET GRANVILLE, OHIO

WHEREAS, on September 27, 2023, an application for both the Preliminary and Final Development Plans (Development Plans, Exhibit A) were submitted by Karl Schneider, on behalf of the Mill District LLC, requesting approval for the construction of a commercial building located on the 4.35-acre parcel also known as 520, 530, 540, 560, 580 South Main Street, which will be known as 'The Mill Shoppes'; and

WHEREAS, said application was submitted to the Granville Planning Commission for review in accordance with recently amended Chapter 1157, Section 1157.15,(Development Plan Required); Chapter 1173, Village Gateway District (VGD); Chapter 1176, Transportation Corridor Overlay District (TCOD); Chapter 1195, Traffic Impact Study; and Chapter 1196, Access Management Plan Guidelines and Standards; et al, of the Granville Codified Ordinances; and

WHEREAS, on November 9, 2023, Granville's Board of Zoning and Building Appeals, by a vote of 4-0, voted by acclamation (without conditions) to approve variances and a Conditional Use Permit, necessary to advance the Preliminary and Final Development Plans to Granville Planning Commission with Findings of Fact (Exhibit B); and

WHEREAS, Granville Planning Commission has conducted several public hearings on this application, the last being held on November 13, 2023; and

WHEREAS, on November 13, 2023, Granville Planning Commission, by a vote of 4-0, made a recommendation of approval of the application (with BZBA approved variances, Exhibit C); and forwarded proposed Findings of Fact and attached exhibits to Council; and

WHEREAS, Council received said recommendation from Planning Commission for its December 20, 2023, regular Council meeting, and held a public meeting in accordance with Section 1157.15 (c); and

WHEREAS, Council has considered the proposed Preliminary and Final Development Plan in light of the Chapter 1157.15, Development Plan Required, and the Purpose and Intent of Chapter 1173, Village Gateway District, and

WHEREAS, upon due consideration of the whole of the administrative record, and with appropriate regard to the varied individual and community

interests at issue, Council finds that the application should be approved with the following conditions:

NOW THEREFORE, be it ordained by the Council of Granville, Ohio that:

Section I: The Mill Shoppes Preliminary and Final Development Plans are hereby approved pursuant to Chapter 1157, Section 1157.15 and Chapter 1173 of the Granville Codified Ordinances. The Mill Shoppes development will be comprised of 4.35 total acres, upon which, at build-out, will be constructed two (2) commercial structures – one structure at not to exceed ~11,995 square feet (aka "Building 1") and a second future structure not to exceed ~ 6,075 square feet (aka "Building 2"). The accompanying plan depicting the location of the proposed ~11,995 square foot commercial building (aka "Building 1") located at 520, 530, 540, 560 and 580 South Main Street, Granville, Ohio, and the second future structure to be located facing

River Road (aka "Building 2"), is attached hereto and marked as Exhibit A -Page 2, is hereby made a part of this Ordinance.

Section II: As a condition of this approval, Council hereby approves the architectural features, architectural materials, and materials color selections as presented for The Mill Shoppes by way of the marked Exhibit D, attached hereto.

Section III: With this approval of the Preliminary and Final Development Plans, as submitted to the Granville Planning Commission, and hereby approved, Council attaches the following conditions.

1. As a condition of this approval, Applicant/Owners are advised that further Planning Commission review and approval shall be necessary for illustrated "Building 2" prior to construction. This approval constitutes approval of "Building 2," in concept only;
2. As a condition of this approval, for all remaining required reviews and approvals, Applicant/Owners shall continue to work in good faith and with best efforts with Village Planning Department and V3 Companies, Engineers to the satisfaction of the Village and V3 Companies;
3. As a condition of this approval, Applicant/Owners are advised that any substantial deviation(s) from the approved Preliminary and Final Development Plans and architecture presented, as determined by the Village Planning Department or Village Council, shall require amendment of the Preliminary and Final Development Plans. Any such amendment(s) of the Preliminary and Final Development Plans and architecture shall be reviewed and approved by Village Council.

Section IV: Based on the documents and information attached to this legislation Council hereby finds that the Preliminary and Final Development Plans meet all the requirements set forth in Chapter 1157, General Zoning Regulations, Section 1157.15 General Zoning Regulations - Development Plan Required, Chapter 1173, Village Gateway District (VGD), and other Chapters listed above, of the Codified Ordinances of Granville.

Section V: This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

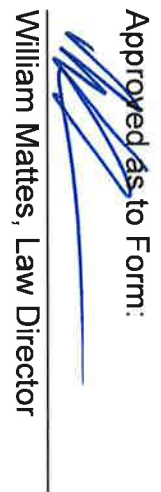
Passed this 20th day of December, 2023



Melissa Hatfield, Mayor

Attest:


Autumn Klein, Clerk of Council

Approved as to Form:


William Mattes, Law Director



Board of Zoning and Building Appeals
November 9th, 2023



Finding of Fact:

520-580 South Main Street

VGD/TCOD

Variances Related to a Development Plan

Karl Schneider on behalf of Mill District LLC
Applicant Name

#2023-195

Application Number

520-580 South Main Street

November 9, 2023 at 5:30 pm

Address of Property Affected

Date and Time of Meeting

150 East Broad Street, Columbus, Ohio 43215

Mailing Address (If Different Than Address of Affected Property)

Request:

The request is for review and approval of variances related to the Development Plan, including:

- A variance to increase the maximum permitted mixed use building size from 10,000 square feet to 11,995 square feet;
- A variance to allow for parking to be permitted within the 15' setback;
- a variance to increase the maximum permitted height of three (3) arbor structures in the front yard from forty-two (42") inches, to seven feet six inches (7'-6");
- To reduce the required distance between driveways from 250' to 120.5' between the northern driveway at the Mill Shoppes and the Fire Station;
- To reduce the required distance between driveways from 250' to 90.42' between the northern driveway at the Mill Shoppes and the southern driveway at 1844 Lancaster Road;
- To reduce the required distance between driveways from 250' to 135.09' between the northern driveway at the Mill Shoppes and the driveway at 1872 Lancaster Road;
- To reduce the required distance between driveways from 250' to 202.40' between the northern and southern driveway of the Mill Shoppes;
- To reduce the required distance between driveways from 250' to 112' between the southern driveway at the Mill



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November 9th, 2023

Shoppes and the southern driveway at 1844 Lancaster Road;

- To reduce the required distance between driveways from 250' to 67.33' between the southern driveway at the Mill Shoppes and the driveway at 1872 Lancaster Road;
- To reduce the required distance between driveways from 250' to 112' between the southern driveway at the Mill Shoppes and the driveway at 1904 Lancaster Road;
- To reduce the required distance between driveways from 250' to 98.25' between the River Road driveway at the Mill Shoppes and the western driveway at the Borough Property;
- To reduce the required distance between a driveway and an intersection from 300' to 202.40' between the southern driveway at the Mill Shoppes and the intersection of River Road and South Main Street;
- To reduce the required distance between a driveway and an intersection from 300' to 285.05' between the River Road driveway at the Mill Shoppes and the intersection of River Road and South Main Street;
- To reduce the required distance between a driveway and an intersection from 300' to 120.50' between the northern driveway at the Mill Shoppes and the intersection of Old River Road and South Main Street.

The property is zoned Village Gateway District (VGD) and is located within the Transportation Corridor Overlay District (TCOD).

Findings:

The Board of Zoning & Building Appeals found the request to be consistent with The Granville Codified Ordinance referencing the following chapters:

- 1) Chapter 1147: Variances;
- 2) Chapter 1157: General Zoning Regulations;
- 3) Chapter 1173: Village Gateway District;
- 4) Chapter 1176: Transportation Corridor Overlay District;
- 5) Chapter 1177: Flood Hazard Overlay District;
- 6) Chapter 1183: Off-Street Parking and Loading;
- 7) Chapter 1184: Tree Preservation Code;
- 8) Chapter 1189: Signs;
- 9) Chapter 1193: Tree and Landscape Requirements;
- 10) Chapter 1195: Traffic Impact Study Ordinance;
- 11) Chapter 1196: Access Management Plan and Guidelines Standards;



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Finding of Fact:

520-580 South Main Street

VGD/TCOD

Conditional Use Permit

Karl Schneider on behalf of Mill District LLC

#2023-205

Applicant Name

Application Number

520-580 South Main Street

November 9, 2023 at 5:30 pm

Address of Property Affected

Date and Time of Meeting

150 East Broad Street, Columbus, Ohio 43215

Mailing Address (If Different Than Address of Affected Property)

Request: The request is for review and approval of a Conditional Use Permit to allow for a restaurant tenant with a pick-up window. The property is zoned Village Business District (VBD) and is located within the Architectural Review Overlay District (AROD).

Findings: The Board of Zoning & Building Appeals found the request to be consistent with The Granville Codified Ordinance referencing Chapter 1173, Village Gateway District (VGD); Chapter 1176: Transportation Corridor Overlay District (TCOD); and Chapter 1145. Conditional Uses and hereby gives their approval of the application, as indicated below.

Standards and Criteria: See attached information

Voting on Application:

Motion: *Approval as submitted*

Moved: *Kemper*

Seconded: *MENZER*

Yeas: *4*

Nays: *0*



Board of Zoning and Building Appeals
November 9th, 2023

Jeff Gill
Board Chair, Jeff Gill

Board Member, Larry Burge

Drew Menzer
Board Member, Drew Menzer

Neal Zimmers
Board Vice-Chair, Neal Zimmers

Kenneth Kemper
Board Member, Kenneth Kemper



Planning Commission Hearing

November 13, 2023

Finding of Fact: 520-580 South Main Street **VGD & TCOD** **Development Plan**

Mill District LLC
Applicant Name

#2023-194
Application Number

520-580 South Main Street
Address of Property Affected

November 13, 2023 at 6:00 pm
Date and Time of Meeting

150 East Broad Street, Columbus, Ohio 43215
Mailing Address (If Different Than Address of Affected Property)

Request: The request is for review and recommendation of approval to Village Council of a Preliminary and Final Development Plan for a (what will be) two single-story multi-tenant retail buildings with parking to the rear of the structures. The property is presently an undeveloped 4.35-acre parcel known as Licking County Auditor's Parcel Number 020-049782-00.000.

Findings: The Planning Commission found the request to be consistent with The Granville Codified Ordinances, Chapter 1157: General Zoning Regulations; Chapter 1173: Village Gateway District; Chapter 1176: Transportation Corridor Overlay District; Chapter 1177: Flood Hazard Overlay District; Chapter 1183: Off-Street Parking and Loading; Chapter 1184: Tree Preservation Code; Chapter 1189: Signs; Chapter 1193: Tree and Landscape Requirements; Chapter 1195: Traffic Impact Study Ordinance; Chapter 1196: Access Management Plan and Guidelines; Chapter 1197: Comprehensive Storm Water Management; Chapter 1199: Erosion and Sediment Control.

Standards and Criteria: See attached information



Voting on Application:

Motion: Recommendation of approval to Village Council.

Moved: H Habig

Yeas: 4

Seconded: Osborne

Nays: 0

John F. Burris
Chair, Jack Burris

Bill Habig
Commission Member, Bill Habig

absent
Commission Member, Sarah King

S. J. P. D.
Vice Chair, Craig Potracke

R. Osborne
Commission Member, Rod Osborne





Lancaster Rd Street View





Parking Lot View



Mill District Material Finishes

P-1



BEHR BIT OF SUGAR PR-W14
OR BEST MATCH TO CEDAR AND
THREAD

P-2, P-3, P-4, P-5

HARDIE BOARD VERTICAL
BOARD & BATTEN



HARDIE BOARD ARTISAN
SHIPLAP SIDING

ARCH FAB - EPS METAL
PANEL - RUSTIC TEXTURE

