

**PLANNING COMMISSION MEETING
TUESDAY, FEBRUARY 13, 2024 6:00 P.M.
Council Chambers
40 W MAIN ST, NEWARK, OH 43055**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE JANUARY 9, 2024 PLANNING COMMISSION MEETING**

OLD BUSINESS

- 1. SITE PLAN REVIEW PC 23-41 UPDATED (Tabled on 1/9/24) Site Plan Review for new multi-family apartment complex, Vista Residential Partners, West Main St., north of Builders Drive**

Application Number : PC-23-41

Owner: Frederick William Englefield IV, PO Box 1187, Newark, Ohio 43058

Applicant: Vista Residential Partners - Scott Hartley, 2964 Peachtree Rd., Atlanta, Ga. 30305

Architect: Archall-Jonathan Grubb, 49 East 3rd Ave., Columbus, Oh. 43201

Engineer: ADR - Brian Wood, 88 West Church St., Newark, Oh. 43055

NEW BUSINESS

- 2. SITE PLAN REVIEW for PC-24-09– New Dollar General retail store, 1687 North 21st Street**

Application Number : PC-24-09

Owner: James G. VanWinkle, Trustee, 263 Deo Drive, Newark, Ohio 43055

Applicant: Linden Avenue LLC – Greg Schultz, 1630 Columbus Road, Unit A, Granville, Oh 43023

Engineer: Willis Engineering & Surveying, 12512 West Bank Drive, Millersport, Oh 43048

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, MARCH 12, 2024, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY FEBRUARY 20, 2024 4:30 P.M.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

FEBRUARY 13, 2024 PLANNING COMMISSION MEETING

UPDATES to January 2024 report

Application:

1. **PC FILE 23-41: SITE PLAN FOR NEW MULTI-FAMILY APARTMENT COMPLEX BY VISTA RESIDENTIAL PARTNERS, WEST MAIN STREET, JUST NORTH OF BUILDERS DRIVE**

Staff Report & Recommendations:

Overview:

The applicant intends to build a new apartment complex with 9 three and four-story buildings housing 308 units (154 one-bedroom units and 154 two-bedroom units), and 1 clubhouse / pool building.

The Site Plan Review Committee submitted comments on 1/4/2024 regarding this application. Reviewers included:

- Mark Mauter, Development Director
- Brandon Metzger, Fire Chief
- Aaron Holman, NFD
- Erik McKee, Police Chief
- Craig Riley, Deputy Police Chief
- Brandon Fox, Utilities Superintendent
- Adam Bernard, Utilities Engineer
- Lindsey Brighton, Stormwater Utility
- Nick Shultz, Street and Traffic Engineer
- Don Hiltner, Senior Engineer
- Brian Morehead, City Engineer
- George Carter, Zoning Inspector

A. Zoning District:

This site is zoned Multi-Family High-Rise Residence District (MFH); the proposed use is a permitted use.

Flood Zones: This development is not located in the 100-year Floodplain Area.

B. Safety Division Review:

The Police Division has no issues with the proposed development. The Fire Division has had prior discussions with the designer, and provided the access requirements needed for the development.

Fire Division has submitted specific details that need to be incorporated into the design of the access roads, hydrants, gates, handicap access around each building, etc., within the development. We will provide these notes to the designers. Additionally, they have noted that "commercial buildings exceeding 30 feet in height or 3 stories shall require 3 separate access



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

roads”; an additional “Emergency Fire Access Road” needs to be added to the east of Building #2, if the grade of the property will allow.

C. Height Restrictions:

There are no height restrictions on any principal building in the MFH District.

D. Lot Area & Setbacks:

Parcel is approximately 636,804 S.F. +/-, with 13.7% building coverage, which meets the lot setback and area requirements of 33% maximum coverage. The buildings meet the setback requirements of the code.

A lot split and combination is also needed to conform with the proposed site plan. The current proposal is spanning 2 separate parcels with 2 separate owners.

E. Off-Street Parking & Loading:

Code requires 693 parking spaces for the new development on this site, and 470 new spaces are specifically proposed (a minimum of 1.5 spaces per unit). This does not meet the requirements, so this would require a variance approval from the Board of Zoning Appeals. We understand this will be a case discussed at the January 25, 2024 BZA meeting.

We have concerns regarding the variance proposal, since it represents a relatively large 32% reduction in the number of required parking spaces. If the variance is not approved, there would be a significant impact to the site plan. Adding up to 223 parking spaces would appear to be extremely challenging with the current site configuration and topography, so we would anticipate that significant revisions would need to be made to the site plan for anything less than full variance approval.

The BZA granted the variance for parking space reduction as requested on 1/25/2024, so no additional spaces need to be added to the site plan.

F. Corner Lots:

There are no structures proposed in the corner lot areas.

G. Landscaping, Buffering & Greenspace:

The landscaping requirement consists of 195,000 +/- SF of green space (Lawn) and greater than 48,750 SF of the green space area shall be ground cover (planting areas) as required by the Zoning Code. In addition, 78 trees are required on the entire site. A landscaping plan has been included for review, and the calculations listed meet the required landscaping areas.

H. Public & Private Roadways – Access Management:

A new driveway approach is planned with this development, and to better to comply with access management standards, we prefer to see the driveway aligned with Builders Drive to the south. The designer has pointed out that



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

this alignment would create a sight-distance issue, and is proposing to move the driveway approximately 150' west to resolve this issue. The negative aspect of this proposal is that the minimum driveway spacing requirements are not met. Additional roadway work on West Main Street west of Builders Drive could eliminate the sight-distance issue, but this engineering problem still needs more work to resolve.

The designer has relocated the main driveway to align with Builders Drive, and the retention pond basin area has been reconfigured into 2 ponds.

I. Site Signage:

No additional signage has been submitted with the proposal. The exterior building elevations are shown with the various building layouts. Any other signage will need to be submitted and reviewed separately for a zoning permit.

J. Traffic Control / Street / Right-of-Way Issues:

We have had earlier discussions with the developer regarding our concerns about the increased traffic that this development will generate, and about the City's future plans to improve West Main Street between Coffman Road and Thornwood Drive. This has resulted in the development of a Traffic Impact Study to try to find a resolution to these issues, and recommendations for roadway improvements. The draft study has been submitted, we've provided comments, but the study is not yet final. We hope to coordinate improvements on West Main Street that will be beneficial as more development occurs in that area.

The traffic study recommends a left turn lane into the development from the west, and also identifies a traffic impact to the Thornwood / West Main intersection.

K. Engineering / Utilities:

Engineering and Water staff will be reviewing the detailed water, sanitary and stormwater management plans; these have not yet been submitted for review. Engineering will follow up for compliance prior to construction.

L. Other Standards/Regulations

1. This development should include a multi-purpose path connection to the existing path. We would promote a connection through the development and along the east property line to connect with the existing path. We would be glad to investigate / coordinate such an improvement with the T.J. Evans Foundation, as easements may be needed to accomplish this improvement.

A connection to the TJ Evans path is shown on this revised site plan.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

2. The City Administration may propose to enter into a Development Agreement with the Developer of this site, similar to the agreements that we have done on prior residential developments. There are several outstanding roadway issues that could be addressed in such an agreement, and the City has also discussed an exaction fee to address off-site improvements, as has been negotiated on other recent development projects.

This item is still being addressed by the administration.

Recommendation:

At this time, our recommendation is for **CONDITIONAL approval of this site plan, contingent upon the resolution of the outstanding issues listed below:**

1. BZA variance for parking space count needs resolved. **RESOLVED**
2. Lot split / combination is submitted and approved.
3. Access management – driveway location issue needs resolved. **RESOLVED**
4. Traffic Impact Study recommendations and roadway improvement agreement
5. Development Agreement, if needed.
6. **Fire Department plan details and requirements are met.**
7. Any of the remaining issues listed above will be addressed on the final construction plans. Compliance with City's Stormwater Management requirements.

The Conditional Approval would allow the engineering and design of the site to progress over the next several months, while some of these outstanding issues are resolved.

When approved by Planning Commission, the zoning certificate will not be granted until the above conditions are resolved / met.

Planning Commission Action on Recommendation:

- ☐ Approved As Submitted
- ☐ Approved As Noted, With Contingencies
- ☐ Denied
- ☐ Tabled for future meeting

Planning Director

Date



SITE INFORMATION:

ADDRESS: W. MAIN STREET
AUDITORS PAR. NO.: 054-216636-00.000
PROPOSED SITE AREA: 15.630 Ac.
PROPOSED BUILDING AREA: 87,200 SQ. FT.
LOT COVERAGE: 12.8%
PROPOSED DENSITY: 5,579 SQ. FT./Ac.

ZONING INFORMATION:

EXISTING ZONING: MFH - MULTI-FAMILY HIGH-RISE
EXISTING USE: VACANT LOT
PROPOSED ZONING: NO CHANGE
PROPOSED USE: MULTI-FAMILY APARTMENTS
BUILDING SETBACKS: 35' FRONT
30' SIDE
50' REAR
*FOR BUILDINGS OR STRUCTURES EXCEEDING THIRTY FEET IN HEIGHT, THE SIDE YARD SET BACK SHALL BE ONE FOOT ADDITIONAL FOR EACH FOOT OF HEIGHT EXCEEDING THIRTY FEET

PARKING REQUIRED: 693 TOTAL
2 SPACES PER UNIT (ONE BEDROOM) x 154 UNITS
2.5 SPACES PER UNIT (TWO BEDROOM) x 154 UNITS
PARKING PROVIDED: 480 TOTAL (1.56 SPACES PER UNIT)
470 STANDARD SPACES
10 HANDICAP SPACES

FLOOD INFORMATION:

THE PROPERTY FALLS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON FIRM MAP No. 39089C0336H DATED MAY 2, 2007.

VARIANCES REQUESTED:

VARIANCE FROM SECTION 1290.02, PARKING SPACES REQUIRED (2 SPACES PER ONE BEDROOM UNIT, 2.5 SPACES PER TWO BEDROOM UNIT, 3.5 SPACES PER THREE BEDROOM UNIT). PROPOSED DEVELOPMENT WOULD PROVIDE A MINIMUM OF 1.5 SPACES PER UNIT REGARDLESS OF BEDROOMS. (BZA-24-02 APPROVED 1/25/2024)

TRAILHEAD VISTA
SITE COMPLIANCE PLAN
SITUATED IN THE CITY OF NEWARK,
LICKING COUNTY, OHIO

PROJECT DATA

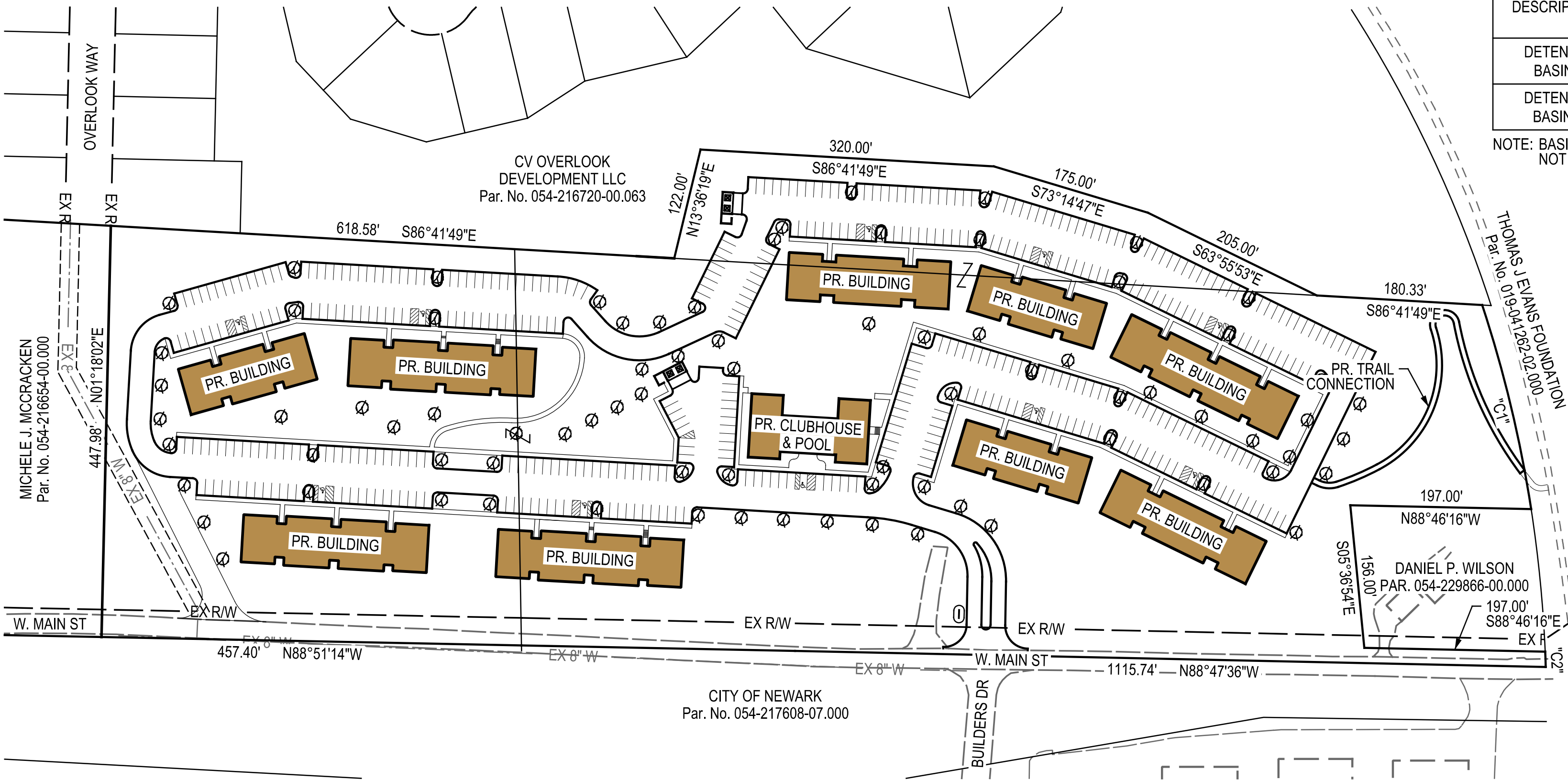
TOTAL AREA:	15.63	ACRES
PROJECT EARTH DISTURB AREA:	12.39	ACRES
ESTIMATED CONTRACTOR (OUTSIDE PROJECT) EARTH DISTURBED AREA:	0.070	ACRES
NOTICE OF INTENT EARTH DISTURBED AREA:	12.46	ACRES
IMPERVIOUS AREA FOR PRE-CONSTRUCTION SITE:	0.040	ACRES
IMPERVIOUS AREA FOR POST-CONSTRUCTION SITE:	7.20	ACRES
RECEIVING WATERS:	CITY OF NEWARK MS4	

NOTE: AREAS LISTED FOR PRELIMINARY PURPOSES, NOT FOR CONSTRUCTION.

100 YEAR DETENTION TABLE

DESCRIPTION	VOLUME REQUIRED (C.F.)	ELEVATION REQUIRED	VOLUME PROVIDED (C.F.)	ELEV. FOR PROVIDED VOLUME
DETENTION BASIN #1	60,659	914.61	66,850	915.00
DETENTION BASIN #2	71,720	927.40	82,841	928.00

NOTE: BASIN DATA LISTED FOR PRELIMINARY PURPOSES, NOT FOR CONSTRUCTION.



BOUNDARY CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	Ch. BEARING	Ch. DISTANCE
"C1"	09°21'06"	1402.39'	228.90'	S13°28'45"E	228.64'
"C2"	00°41'02"	1402.39'	16.74'	S02°05'04"E	16.74'

INDEX OF SHEETS

TITLE SHEET	1
SITE PLAN	2
SIGHT DISTANCE EXHIBITS	3
LANDSCAPING PLAN	(PROVIDED BY OTHERS)
ARCHITECTURAL DETAILS	(PROVIDED BY OTHERS)

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

CITY ENGINEER _____ DATE _____

CITY SERVICE DIRECTOR _____ DATE _____

CITY UTILITIES SUPERINTENDENT _____ DATE _____

CITY STORMWATER COORDINATOR _____ DATE _____



Newark Office:
88 West Church Street
Newark, OH 43055
(740) 345-1921 (ph)
(740) 345-4994 (fax)
www.adrinnovation.com

OWNER/DEVELOPER
VISTA RESIDENTIAL PARTNERS
SCOTT HARTLEY
2964 PEACHTREE ROAD
ATLANTA, GA. 30305
(740) 963-1083
sh@vistarp.com

ARCHITECT
ARCHALL ARCHITECT
JONATHAN GRUBB
49 E. 3rd AVE.
COLUMBUS, OHIO 43201
(614) 469-7500
jgrubb@archall.com

BRIAN C. KLINGENBERG, P.E.
OHIO PROFESSIONAL ENGINEER #82904

DATE

SEAL

DRAWN
AJM/MS
CHECKED
BJW
REVIEWED
BCK



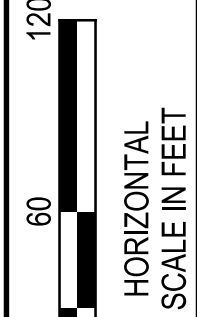
REVISIONS

SITE COMPLIANCE PLAN
TITLE SHEET

TRAILHEAD VISTA
CITY OF NEWARK

JAN. 30, 2024
JOB #23-062

1
3



DRAWN AJM/MRS	CHECKED BJW	REVIEWED BCK
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ADR
ADR & ASSOCIATES, LTD.

REVISIONS

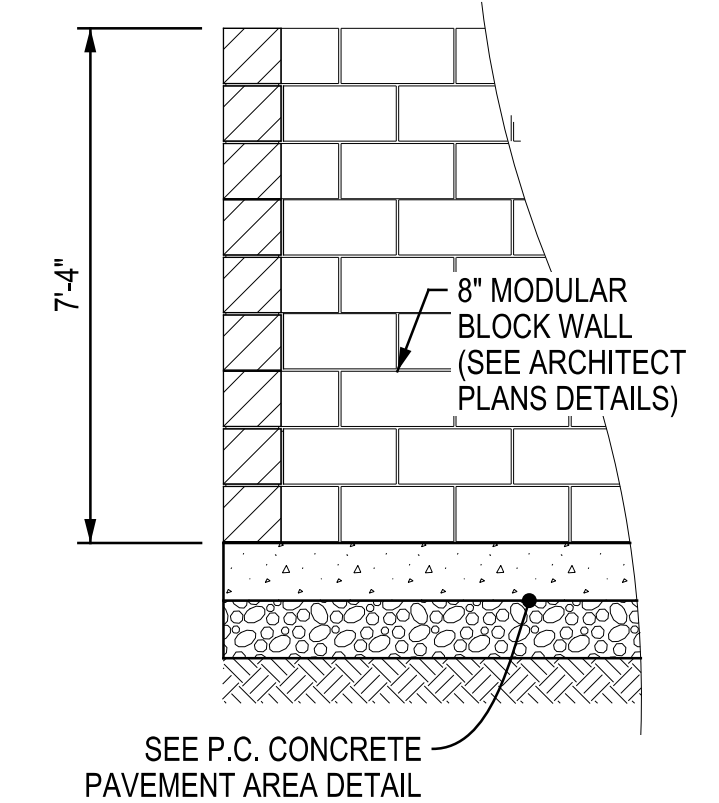
SITE COMPLIANCE PLAN
SITE PLAN

TRAILHEAD VISTA
CITY OF NEWARK

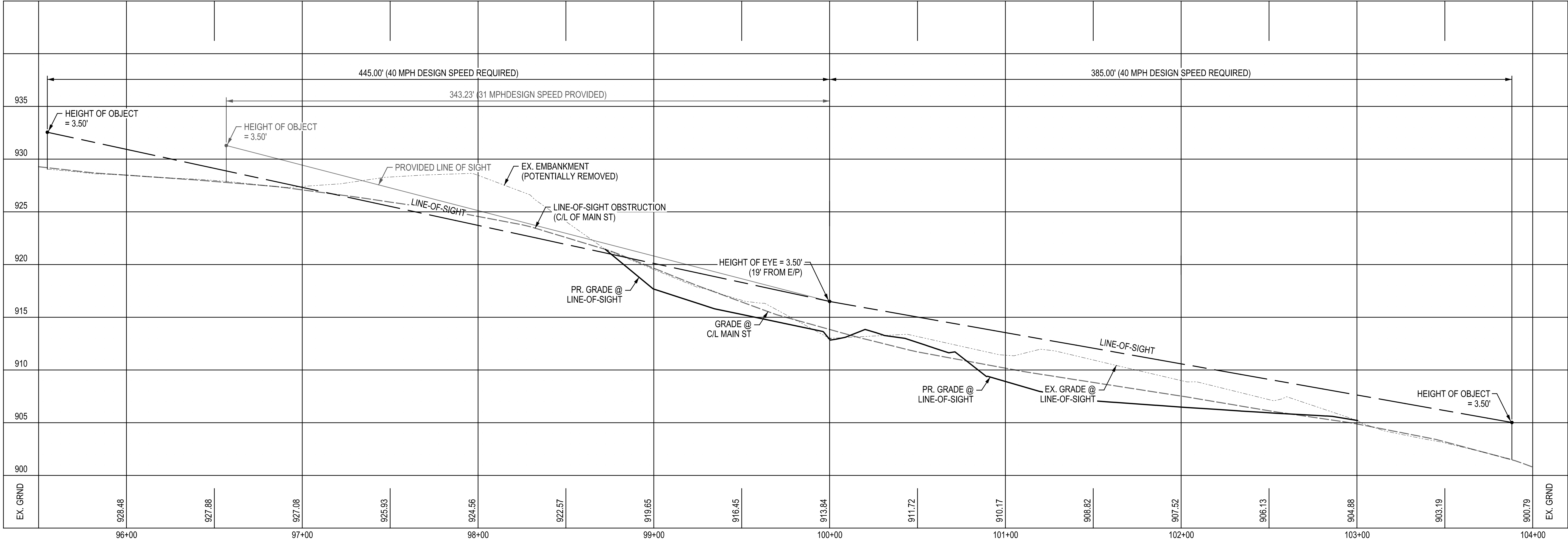
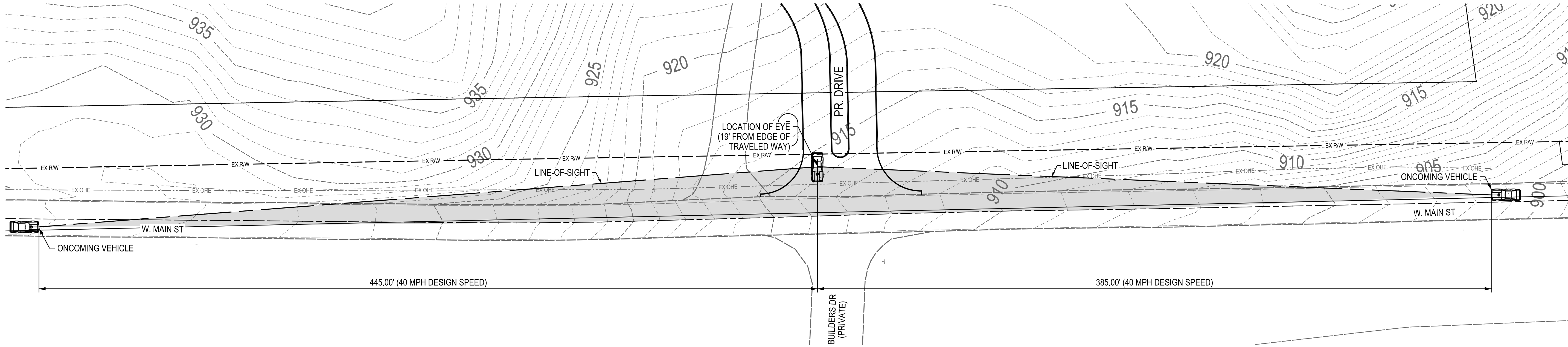
JAN. 30, 2024
JOB #23-062



BOUNDARY CURVE TABLE					
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"C2"	00°41'02"	1402.39'	16.74'	S02°05'04"E	16.74'



SIGHT DISTANCE EXHIBIT



PRINTED 1/30/2024 4:41:23 PM P:\ADRs\2023\03-062 Trailhead Vista - Newark\ dgn\Site Compliance Plans\03_Sight Distance Exhibit.dgn

0

30

60

0

5

10

0

5

10

DRAWN

AW

CHECKED

BLW

REVIEWED

BCK

ADR

88 West Church Street • Newark, OH 43055 • (740) 345-1921

REVISIONS

-

-

-

1

2

3

SIGHT DISTANCE EXHIBIT

TRAILHEAD VISTA
CITY OF NEWARK

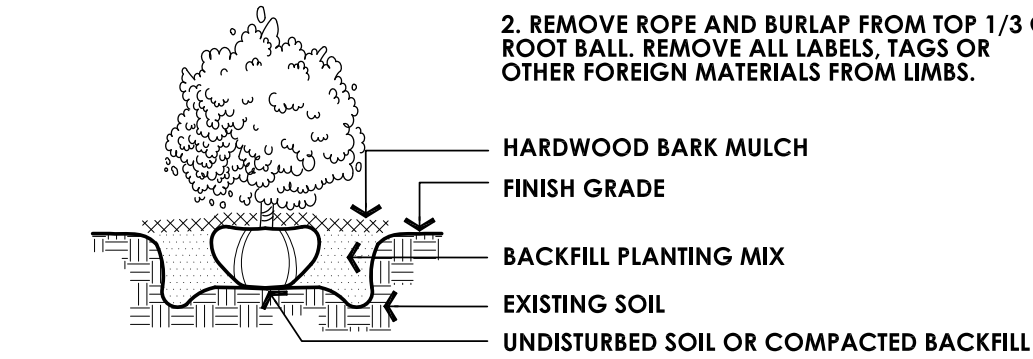
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JOB #23-062

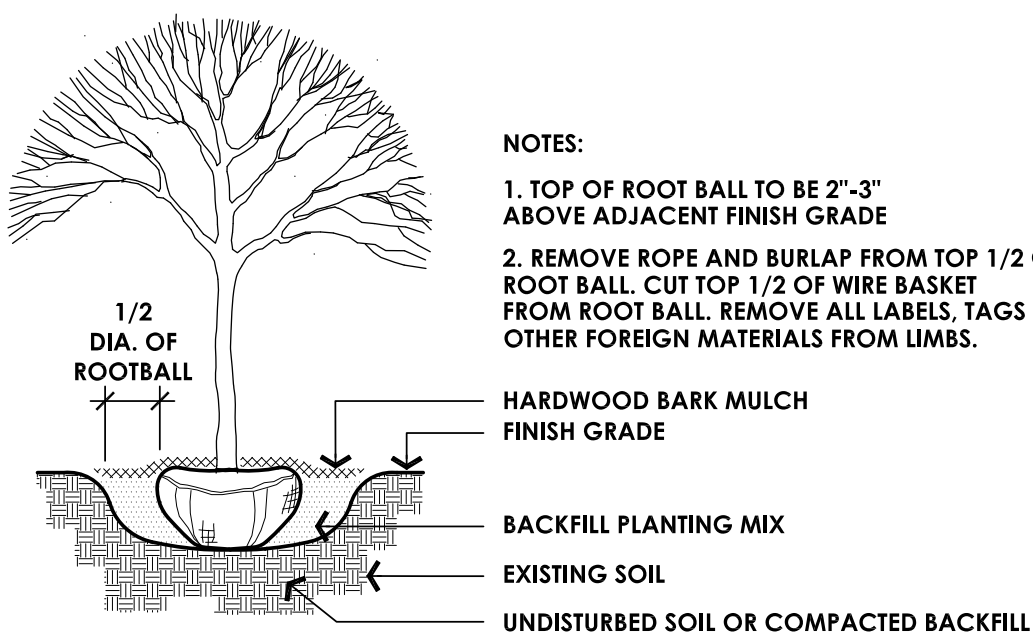
3

3

Recycled Paper



1 SHRUB PLANTING DETAIL



2 DECIDUOUS TREE PLANTING DETAIL

PLANT MATERIALS LIST CONTRACTOR RESPONSIBLE FOR ALL PLANT QUANTITIES SHOWN ON PLAN

QTY	ABR	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES						
17	ARO	Acer Rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	2.5" Cal.	B&B	
6	NS	Nyssa sylvatica	BLACK TUPELO	2.5" Cal.	B&B	
4	TC	Tilia cordata 'Greenspire'	GREENSPIRE LINDEN	2.5" Cal.	B&B	
18	UH	Ulmus 'Homestead'	HOMESTEAD ELM	2.5" Cal.	B&B	
5	QB	Quercus bicolor	SWAMP WHITE OAK	2.5" Cal.	B&B	
28	ZSG	Zelkova Serrata 'Green Vase'	GREEN VASE ZELKOVA	2.5" Cal.	B&B	
SHRUBS						
6	IHG	Itea virginica 'Henry's Garnet'	HENRY'S GARNET SWEETSPIRE	18" Hgt.	Cont.	
298	JCS	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	24" Hgt.	B&B	MAINT. @ 4' MIN HGT. SPACED @ 4' O.C.
PERENNIALS/ GRASSES/ GROUNDCOVER						
12	HHR	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	1 Gal.	Cont.	

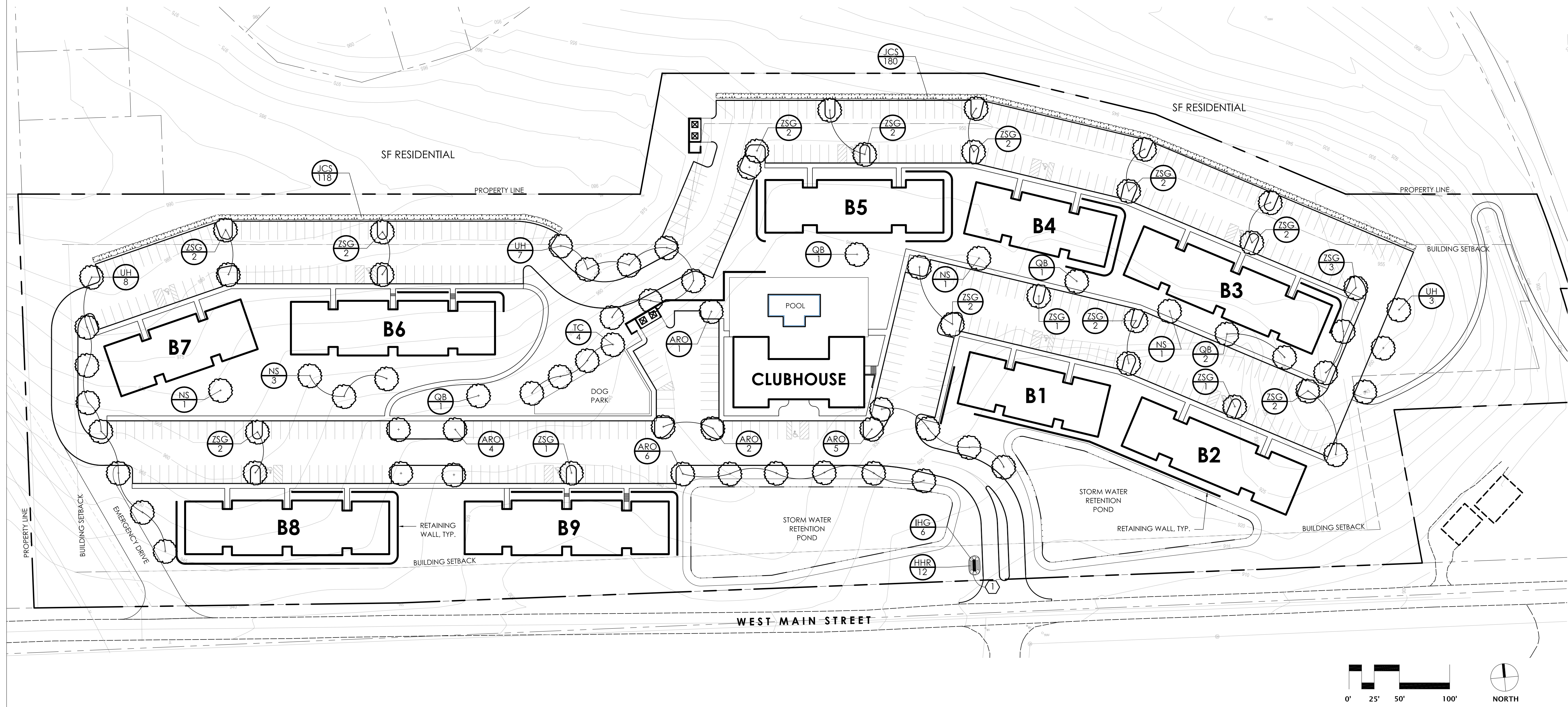
CONSTRUCTION NOTES:

1 MONUMENT SIGN - LOCATION SHOWN IS APPROXIMATE. SIGN TO MEET ZONING REQUIREMENTS. DETAILS TBD AND WILL BE PROVIDED UPON FINAL ENGINEERING.

- GENERAL LANDSCAPE NOTES:
1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
 2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
 3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
 4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
 5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
 6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
 7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
 8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
 9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
 10. ABOVE GROUND UTILITIES SHALL BE SCREENED WITH EVERGREEN PLANTING AND BE PROVIDED UPON FINAL ENGINEERING.

LANDSCAPE CODE SUMMARY

CODE SECTION	REQUIRED	PROVIDED																		
125.3 - Development and Maintenance of Parking Areas 1. Screening and Landscaping	...screening shall be between 4 and 6 feet in height and shall be maintained in good condition. Landscaping provided in lieu of such screening shall consist of a strip of land not less than 15 feet in width planted with an evergreen hedge, or planting of evergreen shrubs not less than 4 feet in height, providing a continuous 75% opaque buffer.	4' hgt. evergreen hedge provided along north facing parking as indicated on plan																		
130.6.6 - Multi-Family and Green Space Requirements	<table><tr><td colspan="2">Square Foot of Green Space</td><td>Count - based on 308 units</td></tr><tr><td>Unit numbers</td><td>SF of Green Space</td><td></td></tr><tr><td>3</td><td>4,500</td><td>4,500</td></tr><tr><td>4</td><td>add 500 per unit</td><td>152,500</td></tr><tr><td>beyond 4</td><td>add 500 per (4) units or fraction thereof</td><td><u>38,000</u></td></tr><tr><td></td><td></td><td>195,000 sf required</td></tr></table>	Square Foot of Green Space		Count - based on 308 units	Unit numbers	SF of Green Space		3	4,500	4,500	4	add 500 per unit	152,500	beyond 4	add 500 per (4) units or fraction thereof	<u>38,000</u>			195,000 sf required	320,334 sf of green space provided
Square Foot of Green Space		Count - based on 308 units																		
Unit numbers	SF of Green Space																			
3	4,500	4,500																		
4	add 500 per unit	152,500																		
beyond 4	add 500 per (4) units or fraction thereof	<u>38,000</u>																		
		195,000 sf required																		
130.6.6 - Multi-Family and Green Space Requirements	<table><tr><td colspan="2">Number of Trees</td><td>Count - based on 308 units</td></tr><tr><td>Unit numbers</td><td>Number of Trees</td><td></td></tr><tr><td>3</td><td>5</td><td></td></tr><tr><td>4</td><td>add 1 per unit</td><td>1</td></tr><tr><td>beyond 4</td><td>add 1 per (4) units or fraction thereof</td><td><u>76</u></td></tr><tr><td></td><td></td><td>78 trees required</td></tr></table>	Number of Trees		Count - based on 308 units	Unit numbers	Number of Trees		3	5		4	add 1 per unit	1	beyond 4	add 1 per (4) units or fraction thereof	<u>76</u>			78 trees required	78 trees provided
Number of Trees		Count - based on 308 units																		
Unit numbers	Number of Trees																			
3	5																			
4	add 1 per unit	1																		
beyond 4	add 1 per (4) units or fraction thereof	<u>76</u>																		
		78 trees required																		



EDGE PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
330 W. SPRING STREET, SUITE 350
COLUMBUS, OH 43215
614.486.3343
www.edgela.com

CONSULTANTS

PROJECT NAME

NEWARK, OH

Vista Residential Partners

CLIENT

2964 Peachtree Road
Atlanta, GA 30305

PROJECT NO.

Date: 01/30/24

Issued for: City Review

REVISIONS

△

Sheet Title

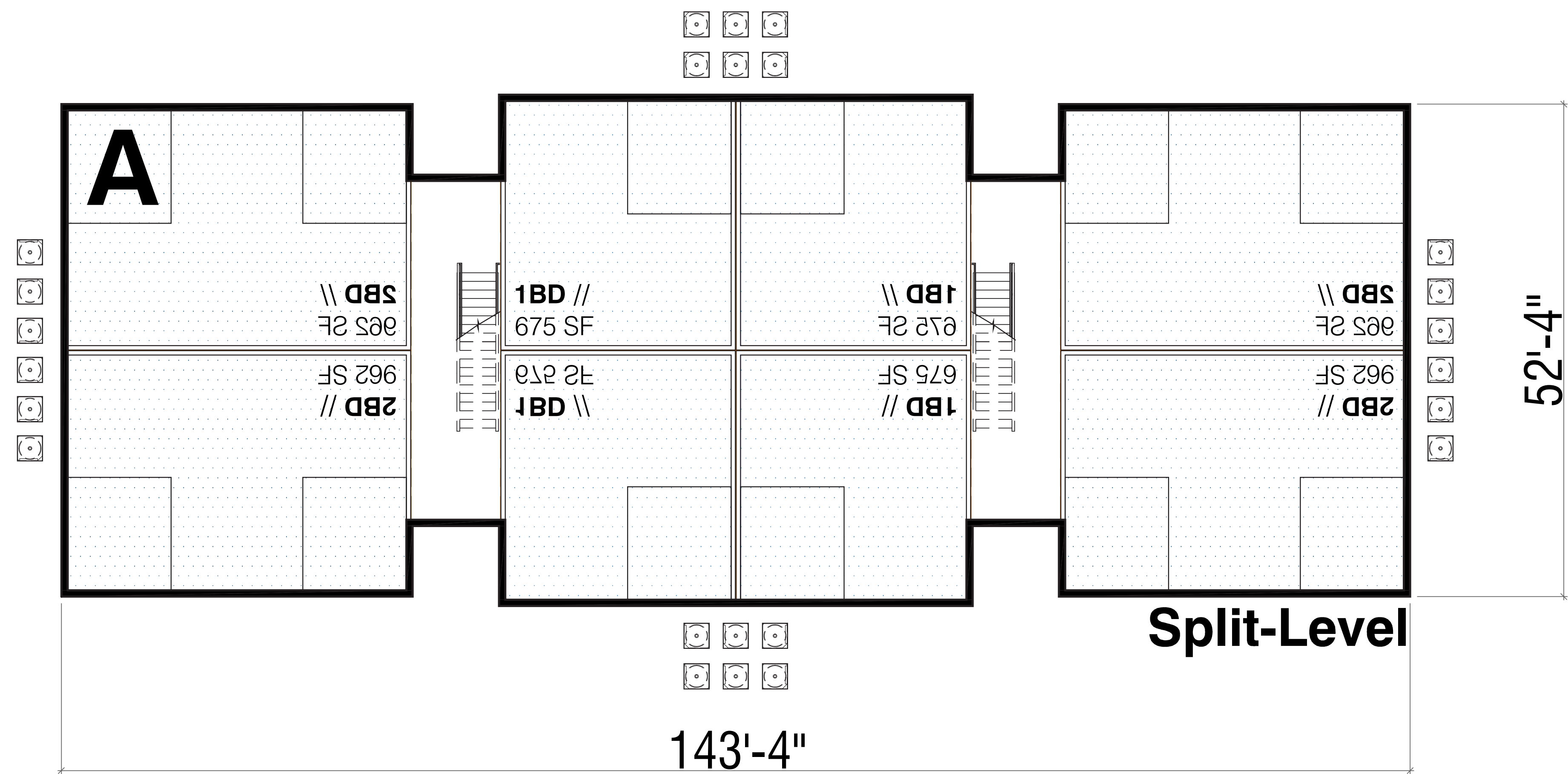
LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Number

L1.01

Building Type A // 7,300 SF
Buildings // 03
Levels // 03 / 04 Split
Units / BLDG // 28







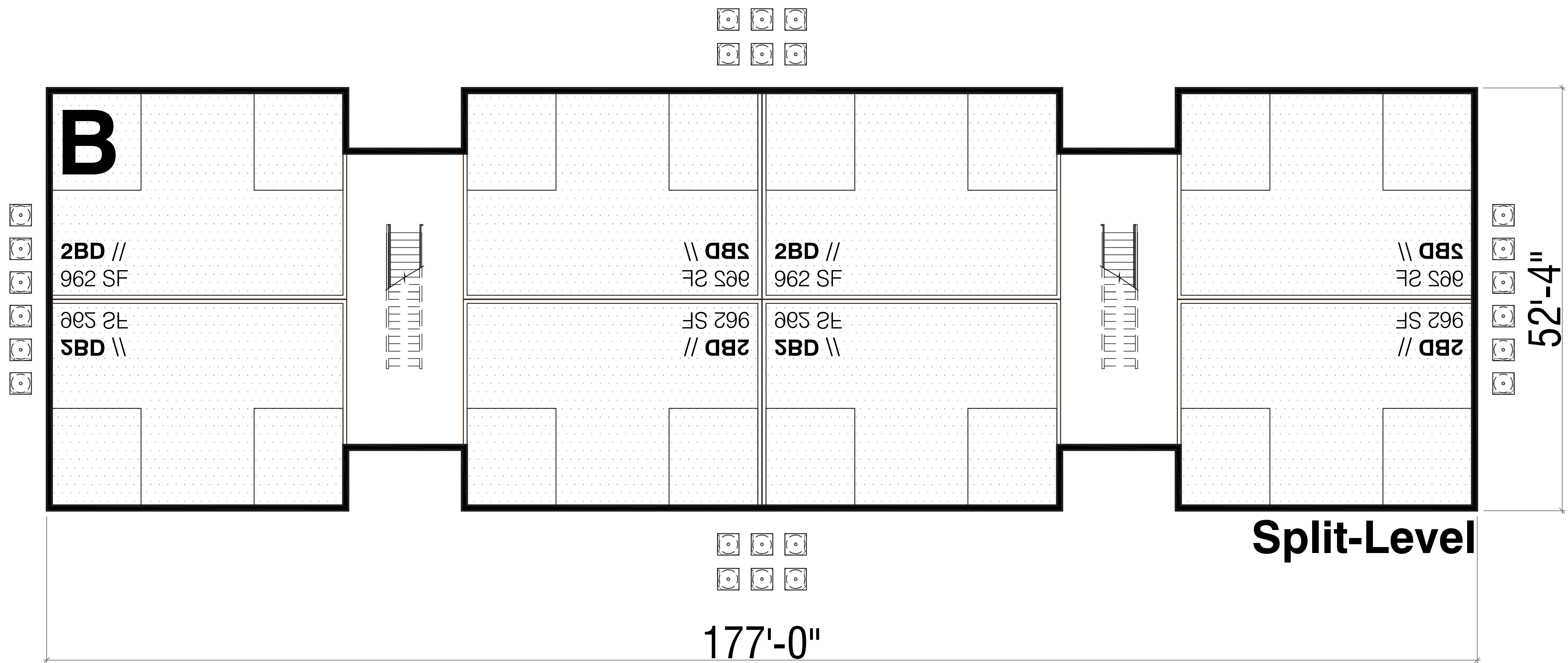


T.O. ROOF	144'-4"
EAVE	130'-6"
LEVEL 03	122'-0"
LEVEL 02	111'-0"
LEVEL 01	100'-0"
LEVEL 00	87'-0"



T.O. ROOF	144'-4"
EAVE	130'-6"
LEVEL 03	122'-0"
LEVEL 02	111'-0"
LEVEL 01	100'-0"
LEVEL 00	87'-0"

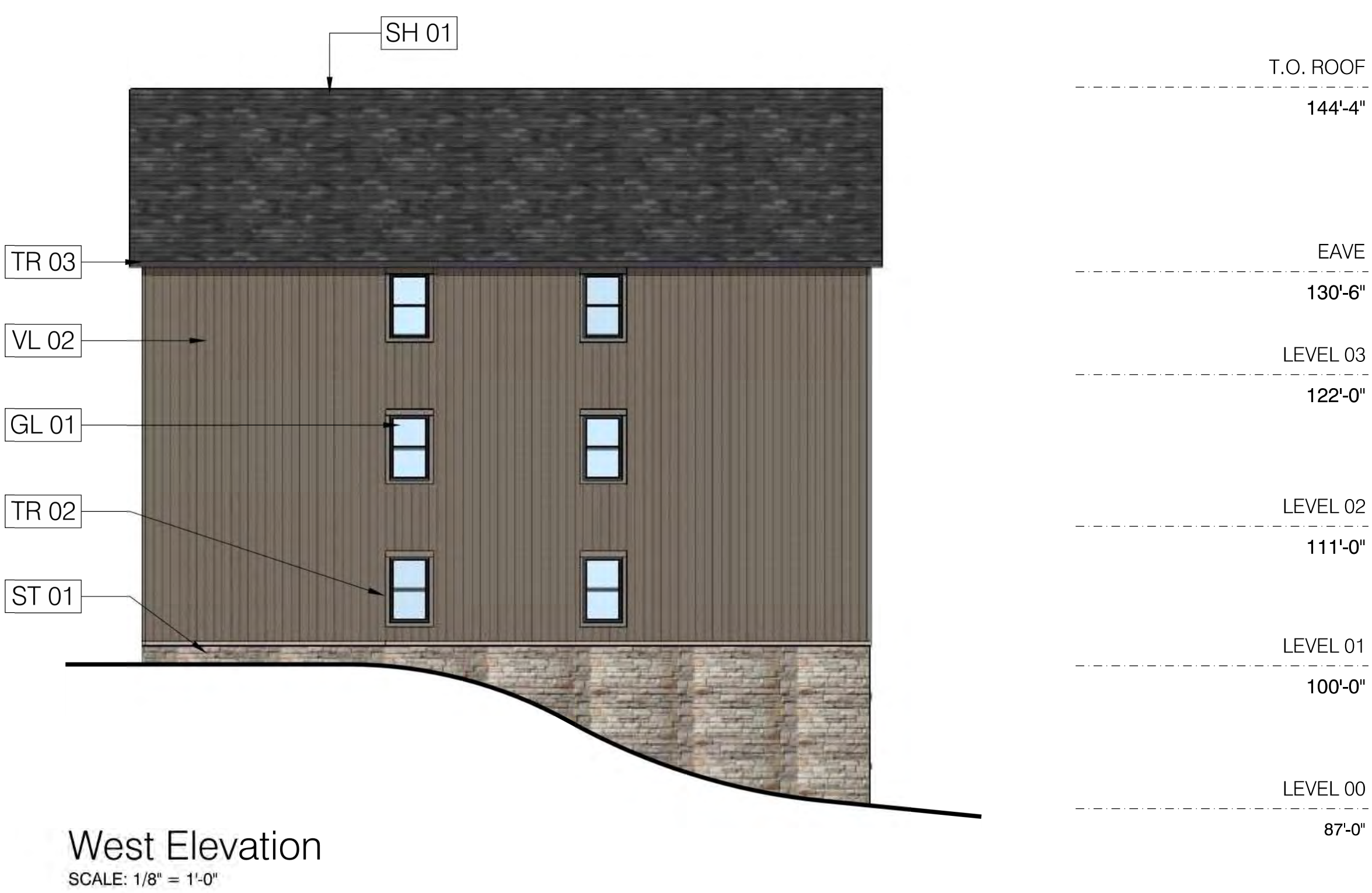
Building Type B // 8,850 SF
Buildings // 02
Levels // 03 / 04 Split
Units / BLDG // 28



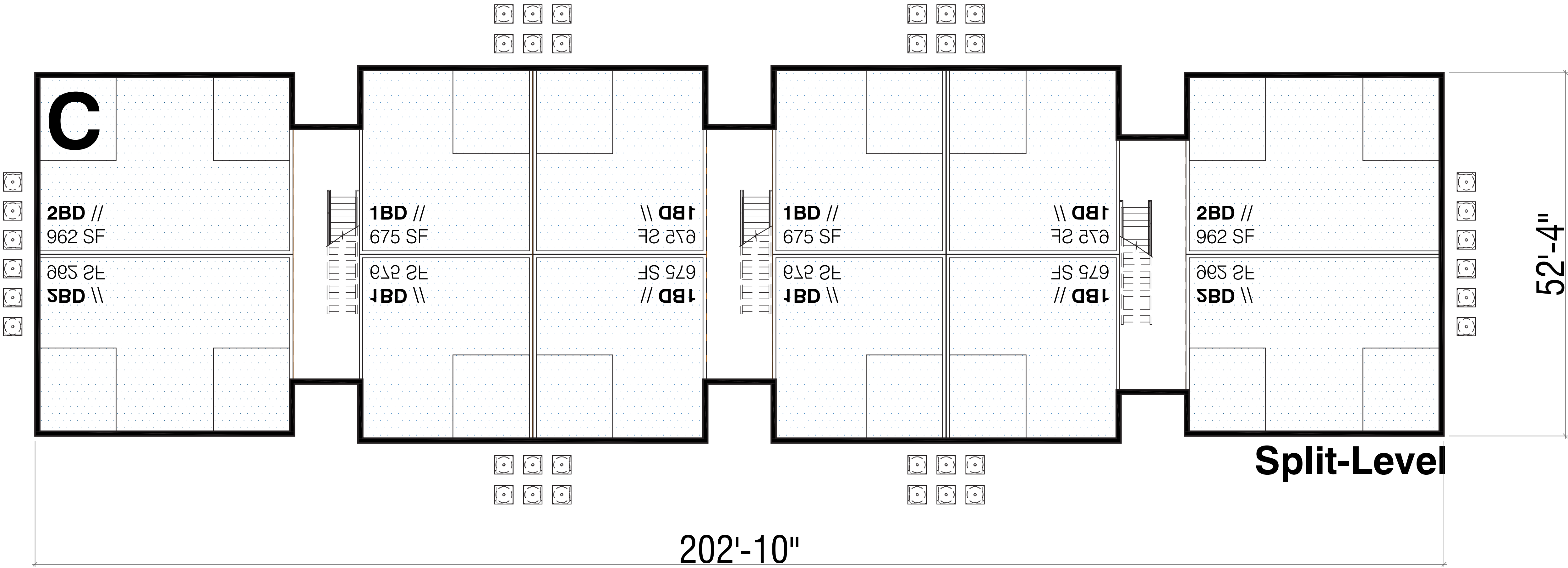








Building Type C // 10,400 SF
Buildings // 04
Levels // 03 / 04 Split
Units / BLDG // 42













ST 01

MATERIAL	STONE
PRODUCT	PROVIA
COLOR	OTTAWA
INSTALL	DRY STACK



SH 01

MATERIAL	ASPHALT SHINGLE
PRODUCT	-
COLOR	DARK
INSTALL	-



VL 01

MATERIAL	VINYL
PRODUCT	-
COLOR	LIGHT BROWN
INSTALL	HORIZONTAL LAP



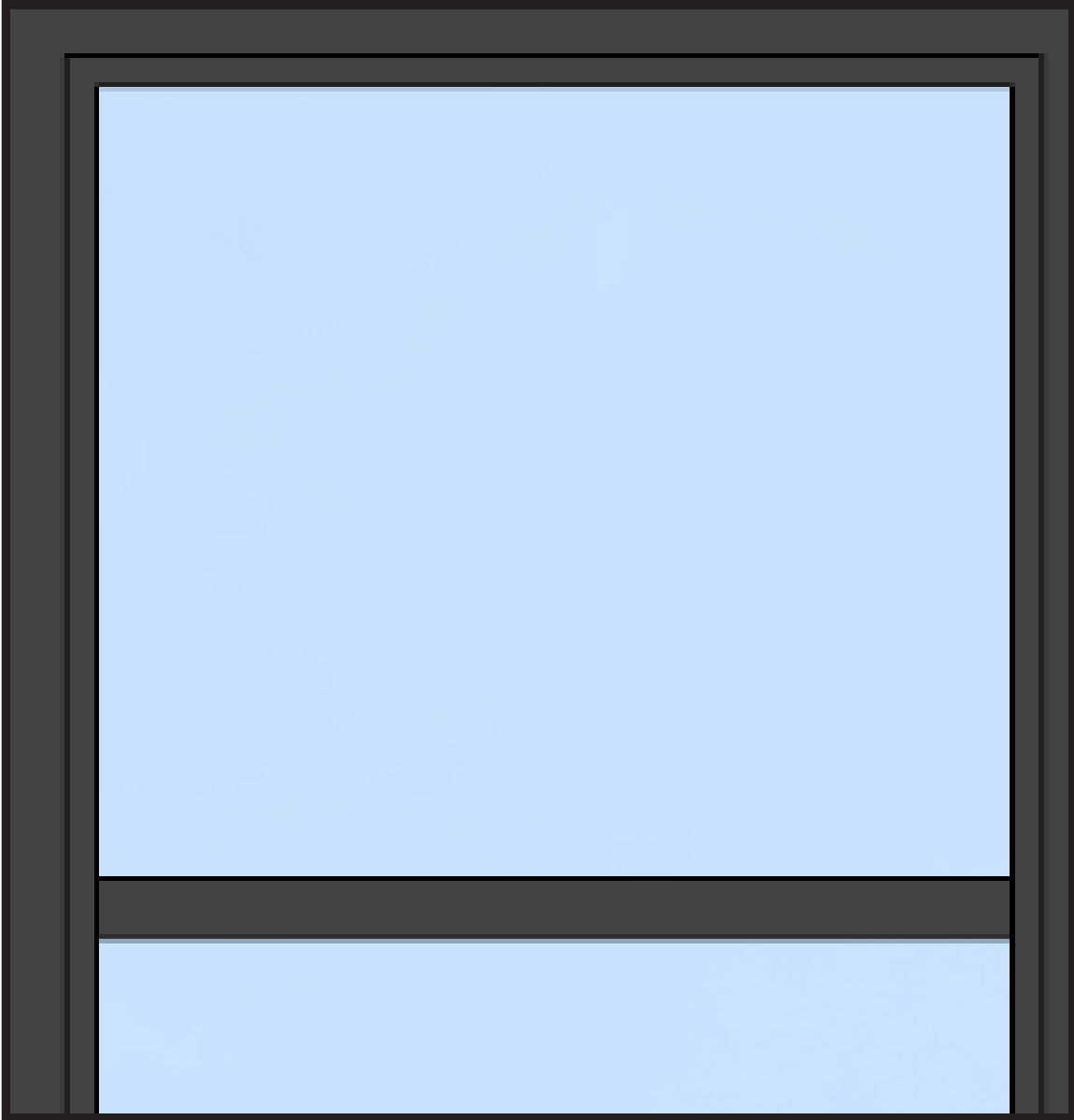
VL 02

MATERIAL	VINYL
PRODUCT	-
COLOR	DARK BROWN
INSTALL	BOARD & BATTEN



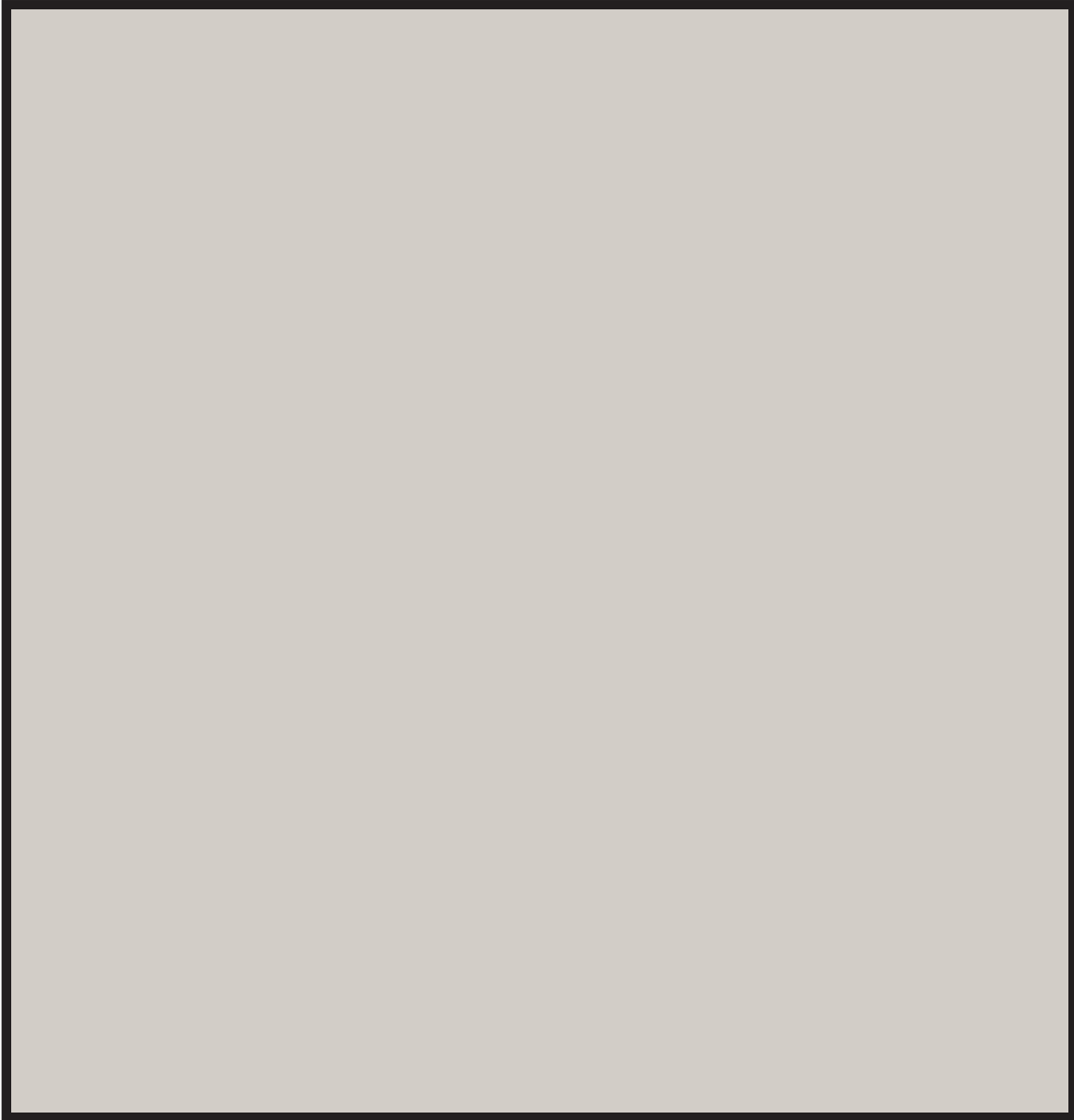
VL 03

MATERIAL	VINYL
PRODUCT	-
COLOR	DARK BROWN
INSTALL	HORIZONTAL LAP



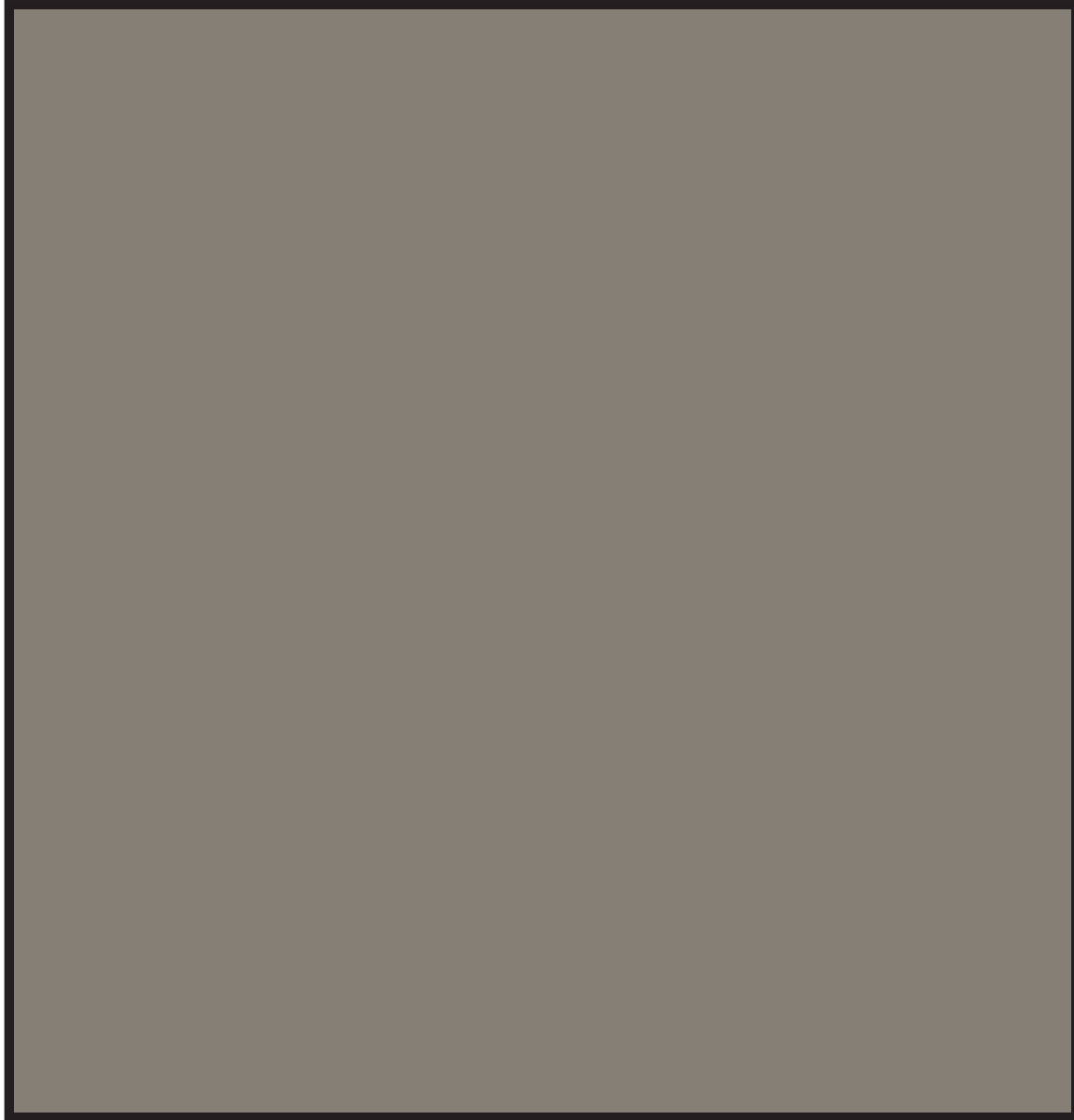
GL 01

MATERIAL	VINYL
PRODUCT	-
COLOR	DARK
INSTALL	SINGLE-HUNG (OPERABLE)



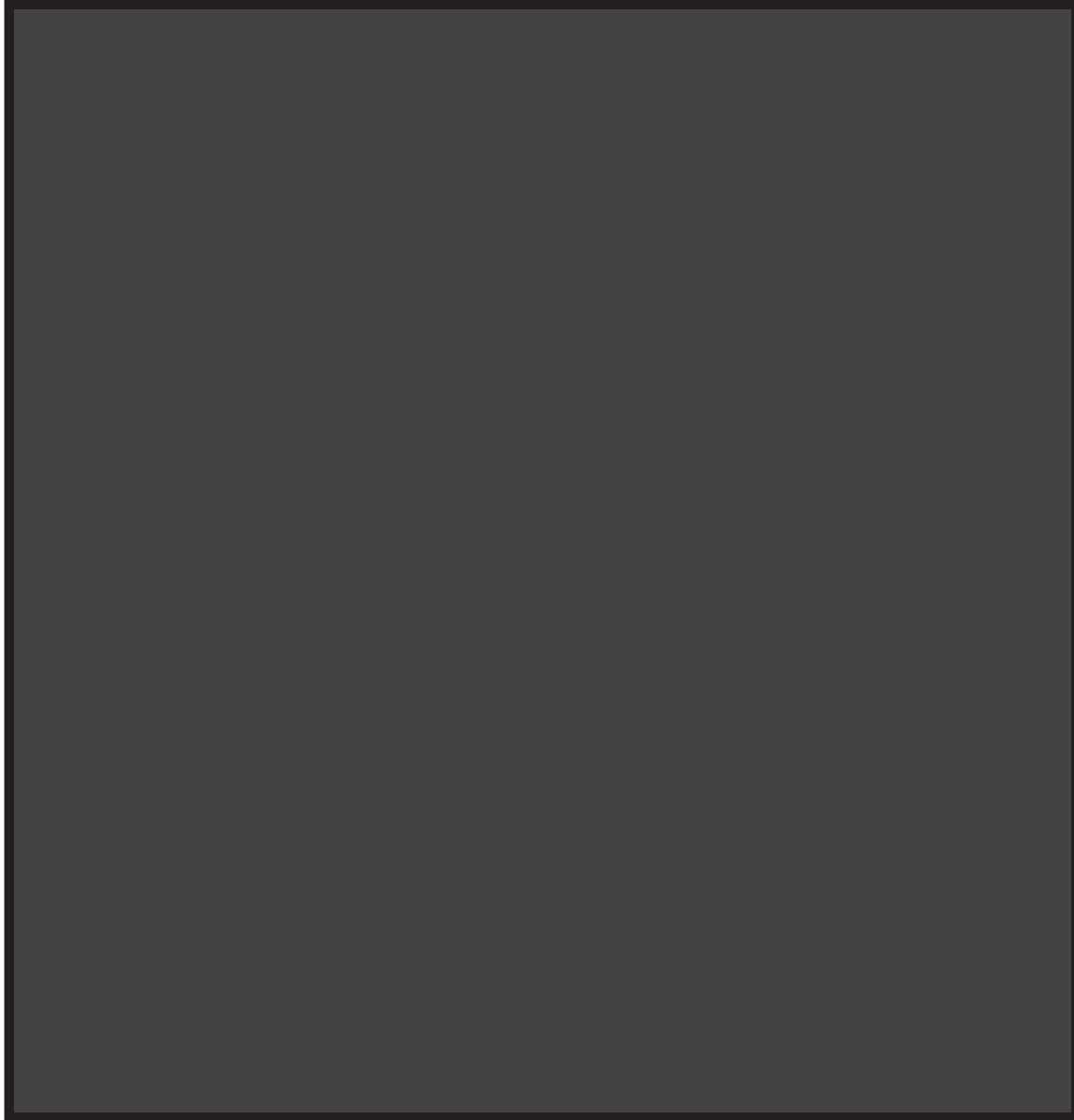
TR 01

MATERIAL	VINYL
PRODUCT	-
COLOR	LIGHT BROWN
INSTALL	TRIM



TR 02

MATERIAL	VINYL
PRODUCT	-
COLOR	DARK BROWN
INSTALL	TRIM



TR 03

MATERIAL	VINYL
PRODUCT	-
COLOR	DARK
INSTALL	ROOF TRIM



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

FEBRUARY 13, 2024 PLANNING COMMISSION MEETING

Application:

1. ***PC FILE 24-09: SITE PLAN FOR NEW DOLLAR GENERAL RETAIL STORE, 1687 NORTH 21ST STREET***

Staff Report & Recommendations:

Overview:

The applicant intends to build a 10,640 SF new retail store building on the south end of the large vacant parcel at this location.

The Site Plan Review Committee submitted comments on 2/8/2024 regarding this application. Reviewers included:

- Mark Mauter, Development Director
- Brandon Metzger, Fire Chief
- Aaron Holman, NFD
- Erik McKee, Police Chief
- Craig Riley, Deputy Police Chief
- Brandon Fox, Utilities Superintendent
- Adam Bernard, Utilities Engineer
- Lindsey Brighton, Stormwater Utility
- Nick Shultz, Street and Traffic Engineer
- Don Hiltner, Senior Engineer
- Brian Morehead, City Engineer
- George Carter, Zoning Inspector

A. Zoning District:

This site is zoned General Business District (GB); the proposed use is a permitted use.

Flood Zones: This structure is not located in the 100-year Floodplain Area.

B. Safety Division Review:

The Police Division and Fire Divisions have no issues with the proposed structure.

C. Height Restrictions:

There are no height restrictions in the GB District.

D. Lot Area & Setbacks:

For this development, a 1.586 acre parcel is proposed to be split from the original 4.63 acre parcel. Split Parcel is approximately 69,086 S.F. +/-, with 15.4% building coverage, which meets the lot setback and area requirements of 35% maximum coverage. We anticipate the remainder of the vacant parcel will see future development.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

E. Off-Street Parking & Loading:

Code requires 54 parking spaces for the new development on this site, and 35 new spaces are specifically proposed. The developer has submitted a BZA variance request for parking, to be considered at the February BZA meeting.

F. Corner Lots:

There are no structures proposed in the corner lot areas.

G. Landscaping, Buffering & Greenspace:

The landscaping requirement consists of 7,715 +/- SF of green space (Lawn) and greater than 1,928 SF of the green space area shall be ground cover (planting areas) as required by the Zoning Code. In addition, 3 trees are required on the entire site. No landscaping plan has been submitted for review, but is required to verify the required landscaping areas.

H. Public & Private Roadways – Access Management:

A new shared driveway is proposed on North 21st Street, which will serve this building and future development as well. We will not approve any future additional curb cuts on North 21st Street to serve the undeveloped parcel to the north. Instead, we have also required the developer to create an access easement at the rear of the parcel for a backage road, running north-south, which could provide future access to Derby Downs Road. The intent is to continue this easement as the rest of the parcel develops.

I. Site Signage:

No additional signage has been submitted with the proposal. Signage will need to be approved as a separate Zoning approval.

J. Traffic Control / Street / Right-of-Way Issues:

We have requested the developer to grant an additional Standard Highway easement along and parallel to the west side of North 21st Street, to accommodate any future road widening / utility relocation in the future.

K. Engineering / Utilities:

Engineering and Water staff will be reviewing the detailed water, sanitary and stormwater management plans; these have not yet been submitted for review. Engineering will follow up for compliance prior to construction.

L. Other Standards/Regulations

We have had prior meetings with the developer and engineer on this site to work through many preliminary issues, so work is in process to deal with the comments above.

No other comments at this time.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

Recommendations:

Staff recommends conditional approval of the Site Plan in order to grant Zoning approval of the site, provided the following issues are addressed:

1. Landscaping plan submitted with detail, calculations and measurements.
2. BZA variance approved for parking space reduction.
3. Lot split submitted and approved as proposed.
4. Recorded easements for backage road and along North 21st Street
5. Approved construction plans following City review.
6. Any of the remaining issues listed above will be addressed on the final construction plans. Compliance with City's Stormwater Management requirements.

If approved by Planning Commission, the zoning certificate will not be granted until the above conditions are resolved / met.

Planning Commission Action on Recommendation:

_____ Approved As Submitted

_____ Approved As Noted, With Contingencies

_____ Denied

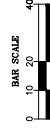
Planning Director

Date

CONSTRUCTION

ADDENDUMS	
ADDENDUM NO.	ISSUED BY

UNDERGROUND UTILITIES
BEFORE YOU DIG
811 OR 1-800-362-2764
(TOLL FREE)



REVISIONS	
REV. NO.	DESCRIPTION

DRAWN	UP/RE/TW
CHECKED	TW

Job No. 22048
City of Newark, Licking, Ohio

CONSTRUCTION PLANS
Project DOLLAR GENERAL

Sheet Name SITE PLAN

WILLIS ENGINEERING & SURVEYING
Date: 1/15/2024
Scale: 1"=20'

WES
Willis Engineering & Surveying
1022 West 8th Ave
Newark, Ohio 43055
(740) 739-6259

