



## CITY OF PATASKALA BOARD OF ZONING APPEALS

City Hall, Council Chambers  
621 West Broad Street  
Pataskala, Ohio 43062

### STAFF REPORT

September 1, 2021

#### Transportation Corridor Overlay District Application TCOD-21-005

|                   |   |
|-------------------|---|
| <b>Applicant:</b> | Ice Queens of Smith's Mill, LLC c/o Todd M. Parker  |
| <b>Owner:</b>     | Thomas and Deborah Jones  |
| <b>Location:</b>  | 15000 E. Broad Street, Reynoldsburg, OH 43068   |
| <b>Acreage:</b>   | +/- 1.499-acres   |
| <b>Zoning:</b>    | GB – General Business   |
| <b>Request:</b>   | Requesting approval of a Transportation Corridor Overlay District (TCOD) Application pursuant to Section 1259.07 of the Pataskala Code for a new Dairy Queen restaurant with a drive through. |

#### Description of the Request:

The applicant is seeking approval of a Transportation Corridor Overlay District application to approve the layout of a Dairy Queen restaurant with a drive-thru facility located at 15000 E Broad Street.

#### Staff Summary:

The 1.38-acre parcel located at 15000 E. Broad Street is currently occupied by an 1,834-square foot single-family home built in 1930 (14970 E Broad Street) and an approximately 576-square foot concrete block commercial building built in 1969 ("Cones N' Concoctions"). The lot is a corner lot, with frontage on two (2) public rights-of-way: E Broad Street to the south, and Taylor Road SW to the west. Access can be via either frontage, however there is no real defined access point along E. Broad Street as the entire frontage is paved. A creek runs along the northern rear property line, with some existing natural vegetation.

The Applicant is requesting approval of a Transportation Corridor Overlay District Application to approve the layout of the proposed use as a "Dairy Queen Grill & Chill", a limited-service restaurant with a drive-thru facility. The North American Industry Classification System (NAICS) 2007 assigns the use for 722211 for limited-service restaurants and describes them "establishments primarily engaged in providing food services...where patrons generally order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customers location". Pursuant to Section 1249.04(18) of the Pataskala Code, any restaurant with a drive-thru facility is a Conditional Use in the GB – General Business district, in which the Applicant applied for and received approval from the Board of Zoning Appeals on May 11, 2021 (CU-21-002). The Conditions of Approval for CU-21-002 are attached to this Staff Report, of which most are performance conditions that must be maintained throughout the life of the business operation.

The Applicant is proposing to demolish the existing structures, including the existing commercial building and single-family home, that are located within the lot and construct a 2,350-square foot restaurant with a drive-thru facility: "Dairy Queen Grill & Chill" with associated site improvements. On the following page is a general summary of the proposed Transportation Corridor Overlay District Application.

### Dairy Queen Building

- Dimensions: 50-feet' width, length unknown.
- Height: 20-feet
- Square Footage: 2,350-square feet
- Exterior: Light, Red, and Dark Stone. "DQ Dark Red" metal panels. Corrugated metal trim.

### Drive-Thru

- Drive-thru window located on east side of the building
- Menu and speaker are located on the south side of the building.

### Proposed Setbacks

- Front, South (E Broad Street): 69'-9 3/8"
- Front, West (Taylor Road SW): 104'-11 1/8"
- Side, East: 58'-9 3/4" and 16'-8 1/4" for pavement.
- Rear, North: 47'-6 5/8" and 18'-7/8" for pavement.

### Parking

- 33 off-street parking spaces
- 2 ADA accessible parking Spaces
- 10' wide drive-thru aisle
  - Stacking space for 11 vehicles.

### Access

- Two (2) access drives.
  - East Broad Street: Right-in/Right-out
    - Unknown Width
  - Taylor Road SW: Full two-way access.
    - Unknown Width

### Landscaping

- East side perimeter: L2 Standard. Continuous three (3) foot high low screen of either shrubs, berm, or wall and one (1) tree per 30 lineal feet
- North rear perimeter: L3 Standard. a six (6) foot high screen of either shrubs (arborvitae) or wall with one (1) tree per 30 lineal feet.
- South (E Broad Street) frontage: L2 Standard. Continuous three (3) foot high low screen of either shrubs, berm, or wall and one (1) tree per 30 lineal feet
- West (Taylor Road SW) frontage: L2 Standard. continuous three (3) foot high low screen of either shrubs, berm, or wall and one (1) tree per 30 lineal feet
- Some interior landscaping is identified within the drive-thru aisle, unknown type.

### Signage

- E Broad Street Frontage: 2 signs, 57.65-square foot total signage.
  - 33.1-square foot "DQ" logo.
  - 24.55-square foot "Grill & Chill" sign.
- Taylor Road Frontage: 4 signs, 44.15-square foot total signage.
  - 19.6-square foot "DQ" logo.
  - 24.55-square foot "Grill & Chill" sign.

- Ground Sign (SW corner of lot)
  - 10-feet from future ROW on Taylor Road and Broad Street
  - Sign height: 10-feet
  - Signage square footage: 19.02-square feet.
- Menu Boards exempt from Sign Requirements/Permit pursuant to Section 1295.06(c) as they are not meant to be legible from the Street or adjacent property.

**Staff Review:** *The following summary does not constitute recommendations but merely conclusions and suggestions from the Staff Review, the full text of which follows the summary.*

Planning and Zoning Staff:

As mentioned above, the proposed inclusion of a drive-through use requires a Conditional Use within the GB – General Business district. This was approved by the Board of Zoning Appeals on May 11, 2021 (CU-21-002). The purpose of the Transportation Corridor Overlay District application is to now review and consider the layout of the site, setbacks, landscaping and screening, parking, etc. Should the Commission choose to approve this Transportation Corridor Overlay District (TCOD) Application, and any conditions of approval fulfilled, the Applicant will need to submit Construction Plans for the engineering and site improvements, including stormwater controls and calculations which are approved administratively. The last step would be their New Commercial Construction permit, at which point they may begin construction.

Attached to this Staff Report is a list of comments from Planning and Zoning Staff that was initially drafted for the concept plan review. As the project has moved through the Conditional Use and TCOD application stages, additional comments have been added. Items which have been addressed are ~~struck through~~, remaining items are left as-is, and additional items are in red. Some of the substantial items are mentioned below.

Pursuant to Section 1259.05(D) of the Pataskala Code, when within the Transportation Corridor Overlay District, the front yard setbacks are to be measured from the recommended right-of-way width as opposed to the current right-of-way width. At this location, the recommended right-of-way widths are 120-feet for Broad Street and 90-feet for Taylor Road. These are identified on the site plan as “Future ROW”, however the setbacks are measured from the current right-of-way, meaning that the actual setbacks as proposed would be less than identified on the plans. Staff would like to see a revised plan identifying setbacks as measured from the future right-of-way that is to be dedicated to the City.

Section 1291.03 of the Pataskala Code states that any nonresidential parking area with 10 or more spaces shall be illuminated during times of darkness to provide an average intensity of ½ foot candles as measured at the parking surface. No details on proposed lighting were included with the Application. Staff believes special consideration should be given to lighting considering the proximity of residential uses to the north.

The Demo Plan (Page L100) indicates a total of 11 trees to be removed from the site. Five (5) of these trees would fall under the replacement exemptions from Section 1283.03(B)(1)(a-d) and one (1) is below the 6-inch replacement threshold. This leaves five (5) trees that are being removed that are within the replacement requirements that are unaccounted for. Pursuant to Section 1283.03 of the Pataskala Code; these trees would either need to be replaced on site at an appropriate ratio, or the developer would need to contribute to a fee-in-lieu.

There are several items as part of the TCOD approval process that the Planning and Zoning Commission has the authority to approve or disapprove as proposed, with consideration given to recommendations from City Staff, even when they do not meet the minimum requirements of the Pataskala Code. Those being setbacks, buffer zones, parking requirements, and landscaping/design requirements. The following items from the proposal differ from what Pataskala Code requires:

Section 1249.05(C)(3) of the Pataskala Code requires that when abutting a residential zoning district, the rear yard setback for paved areas is 25-feet. As proposed, the northern parking area, abutting the single-family home directly adjacent to the north, is proposed at 18'-7/8" which encroaches into the setback a total of 5'-1/8".

Section 1291.05(A)(4) of the Pataskala Code requires that a 40-foot vegetated zone, landscaped to the L2 standard of Section 1283.06(3) of the Pataskala, to be maintained between the street right-of-way and any parking or loading area. As proposed, the paved area will be 15-feet from the existing street right-of-way, however, as part of the TCOD the Applicant will need to dedicate additional right-of-way to the City which will further reduce distance. The area between the street right-of-way and the paved area will still be landscaped to the L2 standard as proposed.

The proposed signage plan does not meet the requirements of Chapter 1295. A full list of comments is in the attached review page. Per Chapter 1295 business lots are allowed one wall (1) sign per face of the building fronting a public street, not to exceed 32-square feet, and one (1) ground sign. The ground sign is in compliance; however, the wall signs exceed the total number and maximum square footage permitted per building frontage. The Applicant will either need to adjust their signage plan into conformance with the code or receive a Variance from the Board of Zoning Appeals for the proposed signage.

#### Public Service Director

1. Right-of-way
  - a. Proposed right-of-way width on Taylor Road is 90', existing right-of-way is 60'. Half of this distance, 15', is proposed for dedication.
  - b. Proposed right-of-way width on Broad Street is 120', existing right-of-way is unclear. Proposed dedication is a total of 60' from centerline.
  - c. Request that set-back requirements be loosened to achieve right-of-way goal if necessary.
2. TCOD requirements
  - a. To satisfy TCOD, the left-turn lane on Taylor Road shall be extended. The actual length of the extension to be determined during engineering phase.
3. Access management
  - a. Access on Taylor Road is adequate with extension of turn-lane.
  - b. Access on Broad St. is preferred as a cross-access agreement with property to the west; barring that availability, a right-in/right-out as shown is the next best option. Full details of this shall be addressed during engineering phase.
4. Stormwater management
  - a. Assuming that an underground system will be provided for review during engineering phase, as an above ground system is not shown.

City Engineer

- a. The Future 45' R.O.W. line should extend to the northern property line
- b. It is recommended all trees be located outside the future R.O.W.
- c. Engineering comments including Stormwater retention/detention will be reviewed in subsequent engineering review submittals.

Other Departments and Agencies

No other comments were received.

**Surrounding Area:**

| Direction | Zoning  | Land Use                                |
|-----------|---|---|
| North     | R-20 – Medium Density Residential   | Single-Family Homes                     |
| East      | GB – General Business   | Misc. Commercial (Licking Line Plaza)   |
| South     | CC – Community Commercial (Reynoldsburg)<br>R-20 – Medium Density Residential | Misc. Commercial<br>Single-Family Homes |
| West      | GB – General Business   | COTC Campus                             |

**Department and Agency Review**

- Zoning Inspector – No comments
- Public Service – See attached
- City Engineer – See attached
- SWLCWSD – No comments
- Police Department – No comments
- West Licking Joint Fire District – No comments
- Licking Heights School District – No comments

**Conditions:**

Should the Board choose to approve the applicant's request, the following conditions may be considered:

1. The Applicant shall address all comments from Planning and Zoning, City Engineer, and the Public Service Director.
2. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within one (1) year of the date of approval.
3. The Applicant shall adjust the proposed signage to bring it into compliance with Pataskala Code or receive a Variance form the Board of Zoning Appeals.

**Resolution:**

For your convenience, the following resolution may be considered by the Board of Zoning Appeals when making a motion:

"I move to approve a Transportation Corridor Overlay District Application TCOD-21-005 pursuant to Section 1259.07 of the Pataskala Code ("with the following conditions" if conditions are to be placed on the approval)."



## CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A  
Pataskala, Ohio 43062

### TCOD-21-005 Review

September 1, 2021

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#### **Chapter 1249 – General Business (GB) District**

##### **1249.02: Conditionally Permitted Uses**

- ~~1249.02(18): Restaurants with entertainment or drive thru facilities.~~
  - ~~CU-21-002 approved by Board of Zoning Appeals May 11, 2021.~~

##### **1249.05: General Requirements of the GB District**

- ~~1249.05(A): No building shall be erected or enlarged to exceed 35-feet.~~
  - ~~Building height indicated at 20-feet.~~
- 1249.05(C) Setbacks and yards
  - 1249.05(C)(1): (Front) 50-feet in depth with central sewer and water
    - **Front setback must be based off recommended ROW width (60').**
  - ~~1249.05(C)(2): (Side) When abutting a non-residential zoning district: 25-feet for structures, 10-feet for paved areas.~~
  - 1249.05(C)(3): (Rear) When abutting a residential zoning district: 35-feet for structures, 25-feet for paved areas.
    - **Structure OK, however rear parking area encroaches into 25-foot setback by 5'-1/8". PZC has authority to approve this as a waiver.**
- 1249.05(G): All trash and garbage control shall be stored in container systems which are located and enclosed so as to effectively screen them from view. Screening of trash and garbage areas shall meet requirements of Section 1283.06. Container systems shall not be in front yards.
  - Dumpster enclosure location OK, but need details on screening.

#### **Chapter 1259 – Transportation Corridor Overlay District (TCOD)**

##### **1259.05: Design Standards**

- 1259.05(A): Traffic Safety Measures. One or more of the following traffic safety measures shall be required in an effort to air access and traffic management:
  - 1259.05(A)(1): Access Road Requirements. Access roads shall be utilized to service commercial development located along the corridor. Such roads will help prevent traffic interruptions on the thoroughfare.
  - 1259.05(A)(2): Left Turn Lanes. Left turn lanes, which provide stacking lanes for those cars preparing to turn left, shall be utilized in an effort to help prevent traffic slow down and traffic hazards.
  - 1259.05(A)(3): Acceleration/Deceleration Lanes. Acceleration/deceleration lanes shall be utilized to help prevent traffic slow-down and general interruptions, thereby avoiding potential traffic hazards.
  - 1259.05(A)(4): Driveway Spacing. Access points shall be separated by a minimum distance of 600 feet (from edge to edge of driveway cuts) along Broad Street (SR 16) and shall be adjusted accordingly for other roads included in the TC based on their given speed limits (National Cooperative Highway Research Program, Access Management Guidelines for Activity Center, Washington, D.C., 1992).

- 1259.05(A)(5): Right-in / Right-out only turns. Points of access that allow only right in/right-out access shall be utilized in an effort to help prevent traffic slowdown and additional points of traffic conflicts.
- 1259.05(A)(6): Or other traffic safety measures as approved by the City engineers.
- 1259.05(B): The front yard setback shall be based on the recommended right-of-way width as outlined in the Master Thoroughfare Plan. All yard setbacks shall be approved, approved with modifications, or disapproved by the Planning and Zoning Commission with consideration given to recommendations from City staff.
  - Front yard setbacks are taken from current ROW, need to be based off of recommended ROW width (the future 60' ROW line).
- 1259.05(D): Storage areas and trash storage receptacles shall be totally enclosed by structures or opaque fences on four sides, screened from adjacent uses, and be located behind building(s).
  - Location OK, however, need details of proposed screening. Per Section 1283.06(13)(b): the average height shall be one (1) foot more than the height of the dumpster, but no more than 10-feet.
- 1259.05(E): All new utilities shall be located underground.
  - Place a note on the plans stating such.
- 1259.05(G): Corridor Landscaping/Buffers/Screening
  - ~~1259.05(G)(1): All existing, healthy trees having a trunk diameter of 6 inches or more shall be preserved whenever possible. The developer shall be required to submit a tree survey which indicates the location of such trees.~~
    - ~~Survey provided. See Section 1283.03 below.~~
  - 1259.05(G)(2): Buffer zones shall be approved, approved with modifications or disapproved by the PZC with consideration given to recommendations from City staff.
    - To be determined by PZC
  - 1259.05(G)(3): Parking requirements shall be approved, approved with modifications or disapproved by the PZC with consideration given to recommendations by City staff.
    - Again, gives you some leeway in designing parking areas.
    - To be determined by PZC
  - 1259.05(G)(4): Landscaping/Design Requirements
    - 1259.05(G)(4)(a): distance between parking area and building: a minimum distance of 8 feet shall be maintained between any building and the parking area.
      - Unknown distances, no measurements provided.

## **Chapter 1283 – Landscaping and Screening**

### Section 1283.07: Application of Landscaping Standards

- ~~1283.07(B)(GB): Front yard – L2 (Both frontages), Rear yard – L3 or L4~~
  - ~~L2 type provided along frontages, L2 along east side frontage, L3 along rear property line.~~

### Section 1283.06: Landscaping and Screening Standards

- 1283.06(3): L2 Standard is a continuous 3-foot high shrub line/berm/wall with 1 tree per 30 lineal feet.
- 1283.06(4): L3 standard is a continuous 6-foot high shrub line (ex: arborvitae) with 1 tree per 30 lineal feet.
- 1283.06(5): L4 standard is a fence/wall not less than 6-feet high and 100% opaque (no chain link w/ inserts) with 1 tree per 30 lineal feet.
- 1283.06(7)(b): Trees may be of deciduous or evergreen type but shall be of those in Table 1283.03-02. Minimum diameter and height standards must be met.

- 1283.06(7)(c): Existing vegetation may be used to meet these standards.

#### Section 1283.03: Tree Preservation and Replacement

- Any tree over 6 inches (as in 1259.05(G)) shall be preserved where possible. If being removed, then a tree must be replaced at an appropriate ratio as determined by Table 1283.03-01 and Table 1283.03-02. A developer may also contribute to a fund in lieu of replacements at a 3:1 ratio.
  - Demo Plan shows total of 11 trees being removed. 5 of these would fit under the exemptions 1283.03(B)(1)(a-d), 1 is below the 6-inch threshold. This leaves 5 trees that are being removed (10", 10", 18", 6", 18") that are unaccounted for. We will need to know how these are being replaced, or if they will be contributed to the fee-in-lieu.

### **Chapter 1291 – Parking and Loading**

#### Section 1291.16: Required Number of Off-Street Parking Spaces

- ~~1291.16(Commercial): Restaurants with drive thru facilities – 1 for each 85 square feet of gross area, plus additional stacking spaces in the drive thru lane.~~
  - ~~2,350/85 = 28 parking spaces. 33 provided with 11 stacking spaces in drive thru.~~

#### Section 1291.15: Width of Access Driveway

- Access drives shall be a minimum width of 28 feet for two-way traffic, and a minimum width of 14 feet for one-way traffic
  - Proposed dimensions of access drives unknown.

#### Section 1291.13: Interior Screening and/or Landscaping

- 1291.13(B)(1): All surface parking areas with more than 10 spaces shall provide curbed interior landscaping complying with one or a mix of these standards:
  - 1291.13(B)(1)(a): Interior landscaping at a rate of 20 sqft per stall, 1 tree provided for every 200 sqft of landscaped area.
    - 35 spaces x 20 S.F. = 700 S.F. of landscape area with 4 trees required
  - 1291.13(B)(1)(b): 1 tree for every 4 parking spaces.
    - 35 Spaces / 4 = 9 trees required
      - Some interior landscaping shown within drive thru. Details on how this landscaping meets the above requirements is needed.

#### Section 1291.11: Parking and Loading Space Dimensions

- 75-90 Degree Parking: Lane width of 9 feet, Lane length of 19 feet.
  - Lane length OK, lane width of regular parking spaces not identified.

#### Section 1291.07: Parking Spaces for People with Disabilities

- 1291.07(B): Dimensions shall be 11 feet wide, 19 feet deep. 5-foot-wide access aisle on at least one side.
  - Length OK, lane width only 10-feet, needs to be increased to 11-feet. Also need that 5-foot-wide access aisle on one side with a ramp up to the sidewalk with a slope not to exceed 1:20, or as indicated by the ADA guidelines.
  - Signage for the accessible space must also be provided, details in 1291.07(C).

#### Section 1291.05: Location of Parking and Loading Spaces

- 1291.05(A)(4) a 40-foot vegetated zone landscaped to L2 standard (Chapter 1283) between street ROW and any parking or loading area.
  - Distance between existing ROW and parking area is only 15-feet, but the setbacks should be based off the proposed ROW. Regardless, the required 40-foot vegetated zone will not be met. However, PZC has authority to approve as a waiver.



### Section 1291.03: Lighting

- Any nonresidential parking area with 10 or more off-street parking spaces shall be illuminated during times of darkness to provide an average intensity of ½ foot candles as measured at the parking surface.
  - We need details on the proposed lighting, none were provided.

### **Chapter 1295 – Signs**

- 1295.06: Exempt Signs
  - 1295.06(c): Signs Which Are Not Oriented to or Intended to Be Legible from a Street or Other Private Property
    - Menu Boards exempt from sign requirements.
  - 1295.06(j): On-premises directional signs exempt from sign requirements.
- 1295.09: General Sign Standards
  - 1295.09(b)(2)(B) One wall, awning, or canopy sign shall be permitted for each separated business unit, not to exceed 32-square feet.
  - 1295.09(b)(2)(D)(3): For lots that have multiple street frontages, another sign may be installed on the face of the building fronting another public street.
    - 6 total wall signs proposed (B, C, 102, spoon and blizzard sign)
      - 2 on E. Broad Street frontage
      - 4 on Taylor Road Frontage.
    - Total Square Footage of signage per frontage is over the maximum of 32-square feet.
    - There are a couple signs on Page A303 which are not identified on the layout plan on Page A301 (Signs: A, D, 102, 103, 104, 32, 31, and 30).
  - 1295.09(b)(3)(B): Wall signs shall not extend more than 15-inches from the face of the building to which they are attached
  - ~~1295.09(b)(2)(C): Freestanding ground signs shall be no greater than 32-square feet and no greater than 10-feet in height. Ground signs shall be no closer than 10-feet to the public right-of-way.~~
    - ~~Proposed ground sign OK.~~

May 12, 2021



*Planning and Zoning  
Department*

Ice Queens of Smith's Mill, LLC  
7258 Waterson  
New Albany, Ohio 43054

RE: Conditional Use CU-21-002

Your request was given a public hearing by the Board of Zoning Appeals on Tuesday, May 11, 2021.

The enclosed Findings of Fact shall serve as official notification and outline the reasoning behind the Board of Zoning Appeal's decision.

Prior to an activity occurring on site related to this matter, a zoning certificate is required in accordance with Chapter 1209 of the Pataskala Code. Furthermore, be advised that a 30-day appeal period, from the date this letter was mailed, will be in effect wherein no activity related to this matter should occur on site. The City of Pataskala will notify you if an appeal is filed.

Should you have any questions, please feel free to contact me by phone at 740-927-4910, or email at [lpaxton@ci.pataskala.oh.us](mailto:lpaxton@ci.pataskala.oh.us).

Sincerely,

Lisa Paxton  
Zoning Clerk

Enclosure

cc: File

Clinton P. Stahler, Esq.  
Thomas & Deborah Jones



## CITY OF PATASKALA BOARD OF ZONING APPEALS

City Hall, Council Chambers  
621 West Broad Street  
Pataskala, Ohio 43062

### FINDINGS OF FACT

#### Conditional Use

Hearing Date: \_\_\_\_\_ Application Number: \_\_\_\_\_

#### Findings:

Pursuant to Section 1215.04(A) of the Pataskala Code, the Board of Zoning Appeals (BZA) considered the following factors when determining whether the conditional use you requested should be approved, approved with supplementary conditions, or disapproved. Consistent with the BZA's discussions and deliberations during the public hearing, and as set forth in the hearing minutes, the BZA finds as follows:

#### Yes   No

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. <i>Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on the application.</i>  |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. <i>Will be harmonious with and in accordance with the general objectives or with any specific objective of the City comprehensive plan and/or this Code.</i>   |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. <i>Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.</i>  |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. <i>Will not be hazardous or disturbing to existing or future neighboring uses.</i>   |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. <i>Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. <i>Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.</i>   |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. <i>Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but not limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.</i>               |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. <i>Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.</i>  |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. <i>Will not result in destruction, loss or damage of a natural, scenic, or historic feature of major importance.</i>   |

**Decision:**

Having considered all the evidence and testimony presented at the public hearing, the Board of Zoning Appeals:

- ☐ Disapproves your request
- ☐ Approves your request
- ☐ Approves your request with the following supplementary conditions:

For purposes of further appeal by any party aggrieved by this Decision, the decision of the Board of Zoning Appeals shall be deemed final upon transmission by the Zoning Clerk by ordinary mail service.

**From:** [Scott Haines](#)  
**To:** [Jack Kuntzman](#)  
**Cc:** [Lisa Paxton](#); [Scott Fulton](#); [Alan Haines](#); [Jim Roberts](#)  
**Subject:** RE: PZC Review Memo for 09-01-2021  
**Date:** Monday, August 23, 2021 8:51:12 PM

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**CAUTION: This email message came from an external (non-city) email account. Do not click on any links within the message or attachments to the message unless you recognize the sender's email account and trust the content.**

Jack

Hull & Associates has reviewed the following applications as well as reviewed the comments provided by the Public Service Director and we offer the following additional comments:

1. PM-21-004
  - a. The engineering plans and stormwater report have not been reviewed as part of this application. These items will be reviewed in the engineering plan review phase.
  - b. The southern drive apron conflicts with the existing drive apron to the south. Additional details will be required during the engineering phase if this drive remains at the current location for construction and drainage concerns.
2. TCOD-21-005
  - a. The Future 45' R.O.W. line should extend to the northern property line
  - b. It is recommended all trees be located outside the future R.O.W.
  - c. Engineering comments including Stormwater retention/detention will be reviewed in subsequent engineering review submittals.

Thank You

**Scott R. Haines, P.E., CPESC**

Senior Project Manager

**HULL** | Newark, Ohio

Environment / Energy / Infrastructure

d: 740-224-0839 | o: 740-344-5451 | f: 614-360-0023

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**Scott R. Haines, P.E., CPESC**

Senior Project Manager

**HULL** | Newark, Ohio

Environment / Energy / Infrastructure

d: 740-224-0839 | o: 740-344-5451 | f: 614-360-0023

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**From:** [Alan Haines](#)  
**To:** [Scott Fulton](#); [Jim Roberts](#); [Scott Haines](#)  
**Cc:** [Lisa Paxton](#); [Jack Kuntzman](#)  
**Subject:** RE: PZC Review Memo for 09-01-2021  
**Date:** Friday, August 20, 2021 10:41:11 AM

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Jack,

My comments on the applications for the PZC meeting for 9-1-21 are as follows:

1. PM-21-004
  - a. Full engineering plans and stormwater report have not been reviewed as part of this application. These items will be reviewed in the engineering plan review phase after PZC.
  - b. Access Management
    - i. Only 1 full access drive will be permitted.
    - ii. If 2 drives are requested, the southern shall be enter only, and clearly marked as such, and the northern exit only. While this configuration could work, it must actually work, and be vetted/proved as such.
    - iii. If 1 full access, it shall be the northern drive, and the southern emergency access only (preferred).
    - iv. A left-turn lane shall be included at the entrance (preferred), or a traffic access study shall be provided.
  - c. Traffic Impacts
    - i. The equivalent impact fees shall be provided, in the amount of \$48,000, or a traffic impact study shall be provided to determine impacts at adjacent intersections and a fee determined accordingly.
2. TCOD-21-005
  - a. Right-of-way
    - i. Proposed right-of-way width on Taylor Road is 90', existing right-of-way is 60'. Half of this distance, 15', is proposed for dedication.
    - ii. Proposed right-of-way width on Broad Street is 120', existing right-of-way is unclear. Proposed dedication is a total of 60' from centerline.
    - iii. Request that set-back requirements be loosened to achieve right-of-way goal if necessary.
  - b. TCOD requirements
    - i. To satisfy TCOD, the left-turn lane on Taylor Road shall be extended. The actual length of the extension to be determined during engineering phase.
  - c. Access management
    - i. Access on Taylor Road is adequate with extension of turn-lane.
    - ii. Access on Broad St. is preferred as a cross-access agreement with property to the west; barring that availability, a right-in/right-out as shown is the next best option. Full details of this shall be addressed during engineering phase.
  - d. Stormwater management
    - i. Assuming that an underground system will be provided for review during engineering phase, as an above ground system is not shown.

Please let me know if questions.

Regards,

Alan W. Haines, P.E.  
Public Service Director  
City of Pataskala

621 W. Broad St.  
Suite 2B  
Pataskala, Ohio 43062

Office: 740-927-0145  
Cell: 614-746-5365  
Fax: 740-927-0228

---

**From:** Scott Fulton <sfulton@ci.pataskala.oh.us>  
**Sent:** Wednesday, August 11, 2021 1:32 PM  
**To:** Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; Chris Gilcher <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>; Perkins, Kasey (Southwest Licking Local Schools) <kperkins@laca.org>  
**Cc:** Lisa Paxton <lpaxton@ci.pataskala.oh.us>; Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>  
**Subject:** PZC Review Memo for 09-01-2021

Good afternoon everyone.

You are receiving this email because one or more of the Applications submitted for the September 1, 2021 Planning and Zoning Commission is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

**TCOD-21-005:** Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Alan Haines

**PM-21-004:** Jim Roberts, Bruce Brooks, Doug White, Kasey Perkins, CJ Gilcher, Alan Haines

Please review the applications, and if you have any comments or concerns regarding them they may be submitted to me in writing no later than Monday, August 23<sup>rd</sup>.

-

And if you have any questions about the Applications themselves, feel free to contact me.

Here is a link to download the review memo: [https://pataskala-my.sharepoint.com/:f/g/personal/sfulton\\_ci\\_pataskala\\_oh\\_us/EtY\\_gCEgbzhJtrdCRX1Tfy4B-XlRS5pQhuXczcY0AJn0oA?e=sRHquE](https://pataskala-my.sharepoint.com/:f/g/personal/sfulton_ci_pataskala_oh_us/EtY_gCEgbzhJtrdCRX1Tfy4B-XlRS5pQhuXczcY0AJn0oA?e=sRHquE)

Respectfully,

**SCOTT FULTON**  
Director of Planning  
City of Pataskala  
621 West Broad Street, Suite 2-A  
Pataskala, Ohio 43062



## CITY OF PATASKALA PLANNING AND ZONING COMMISSION

City Hall, Council Chambers  
621 West Broad Street  
Pataskala, Ohio 43062

### TRANSPORTATION CORRIDOR OVERLAY DISTRICT APPLICATION

(Pataskala Codified Ordinances Chapter 1259)

| Property Information  |   |
|---|---|
| Address: 15000 E. Broad Street, <del>Pataskala, OH 43062</del> Reynoldsburg, OH 43068 |   |
| Parcel Number: 631462800000   |   |
| Zoning: GB  | Acres: 1.499  |
| Water Supply:   |   |
| <input checked="" type="checkbox"/> City of Pataskala                                 | <input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site |
| Wastewater Treatment:   |   |
| <input checked="" type="checkbox"/> City of Pataskala                                 | <input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site |

| Applicant Information   |                             |            |
|---|-----------------------------|------------|
| Name: Ice Queens Of Smith's Mill, LLC - c/o Todd M. Parker, Architect |                             |            |
| Address: 7258 Waterston   |                             |            |
| City: New Albany  | State: OH                   | Zip: 43054 |
| Phone: 614.937.4894   | Email: tparker@f5design.com |            |

| Property Owner Information     |           |            |
|--------------------------------|-----------|------------|
| Name: Thomas and Deborah Jones |           |            |
| Address: 15000 E. Broad Street |           |            |
| City: Pataskala                | State: OH | Zip: 43068 |
| Phone:                         | Email:    |            |

| Transportation Corridor Overlay District Information   |  |
|--|--|
| Describe the Project: New site development for a Dairy Queen Restaurant with a drive thru, inclusive of access from East Broad street and Taylor Road. |  |
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| Staff Use                          |
|------------------------------------|
| Application Number:<br>TCOD-21-005 |
| Fee:<br>300                        |
| Filing Date:<br>7-30-21            |
| Hearing Date:<br>Sept 1 2021       |
| Receipt Number:<br>00194           |

| Documents  |
|--|
| <input checked="" type="checkbox"/> Application      |
| <input checked="" type="checkbox"/> Fee              |
| <input checked="" type="checkbox"/> Site Plan        |
| <input checked="" type="checkbox"/> Development Plan |
| <input checked="" type="checkbox"/> Deed             |
| <input checked="" type="checkbox"/> Area Map         |



### Documents to Submit

**Transportation Corridor Overlay District Application:** Submit one (1) copy of the Transportation Corridor Overlay District application.

**Site Plan:** Submit one (1) copy (unless otherwise directed by staff) of a site plan to scale including the following:

- The boundaries and dimensions of the lot.
- The size and location of existing and proposed structures.
- The proposed use of all parts of the lot and structures.
- All reserve parcels and anticipated development phases.
- The use of land and location of structures on adjacent property within 100 feet of the property line.
- Existing trees that are six (6) inches or greater in diameter measured five (5) feet above the ground located within the setback.

**Development Plan:** Submit one (1) copy (unless staff requests additional) of a development plan including the following:

- Structures: All proposed structures shall be located, showing square footage for each structure, expected entrance(s), service, and pedestrian areas for each phase of the development.
- Traffic concept: All points of ingress and egress onto public roadways and the overall traffic distribution scheme shall be shown, indicating traffic flow patterns and traffic control points. The requirements for a traffic study and the need for "Traffic Safety Measures" shall be at the discretion of the City Engineer and approved, approved with modifications or disapproved by the Planning and Zoning Commission.
- Parking layout: A parking layout must be shown to include access points and expected movement for all transportation modes through and between separate parking lot areas and expected pedestrian access routes from parking areas and bus stops to structures.
- Landscaping: All proposed site landscaping, screening, and buffering shall be indicated as to type and size of material to be used, proposed locations, berming and other features in accordance with Section 1259.05(G).
- Proposed location, dimensions, and design of signs.
- Elevations of proposed structures or expansion of existing structures including dimensions and materials.

**Deed:** Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at [www.lcounty.com/rec](http://www.lcounty.com/rec).

**Area Map:** Submit one (1) copy of an area map from the Licking County Engineer's office showing the property and surrounding area. Area maps can be obtained at [www.lcounty.com/taxparcelviewer/default](http://www.lcounty.com/taxparcelviewer/default).

### Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this Transportation Corridor Overlay District request.

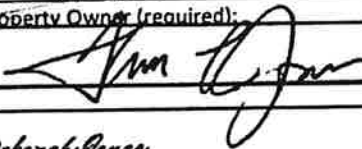
Applicant (required):



Date:

7/29/21

Property Owner (required):



Date:

7/29/21

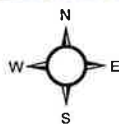
Deborah Jones

dotloop verified  
6/7/2021 10:52 AM EDT  
A58Q-WDVM-GMSF-SNKT

# 15000 E. Broad



April 18, 2021



0 500 Feet  
0.09 Miles

LICKING COUNTY TAX MAP



## Survivorship Deed\*

Thomas P. Jones and  
Deborah S. Jones                               <sup>1</sup>, of Licking County,  
*for valuable consideration paid, grant(s)<sup>2</sup> with general warranty covenants, to*  
Thomas P. Jones                               *and<sup>3</sup>* Deborah S. Jones, husband and wife,  
*for their joint lives, remainder to the survivor of them, whose tax-mailing addresses are*  
14970 & 15000 E. Broad Street, Reynoldsburg, Ohio 43068  
*the following REAL PROPERTY:* Situated in the County of               Licking                               *in the State*  
*of Ohio and in the Township of Lima               ;*

See Attached Exhibit A

**TRANSFER NOT NECESSARY**

Date March 26 1992  
George A. Buchanan B  
 Picking County Auditor

Prior Instrument Reference: \_\_\_\_\_ of the Deed Records of Licking  
County, Ohio. Thomas P. Jones and Deborah S. Jones <sup>with Husband</sup> of the  
Grantors releases all rights of dower therein. Witness our hand(s) this 16<sup>th</sup> day  
of March, 1992

*Signed and acknowledged in presence of:*

Wellesley Brown  
Dianne Mathison  
X Thomas P. Jones  
Thomas P. Jones  
X Deborah S. Jones  
Deborah S. Jones

State of Ohio County of Franklin ss.  
BE IT REMEMBERED, That on this 16<sup>th</sup> day of March, 1992, before me,  
the subscriber, a Notary Public in and for said state, personally came,  
Thomas P. Jones and Deborah S. Jones, husband & wife, the Grantor(s) in the  
foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.  
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal

*on the day and year last aforesaid.*

This instrument was prepared by William W. Brown, Attorney at Law, 1395 E. Dublin-  
Granville Rd., Suite 200, Columbus, Ohio 43229

- Granville Rd
- (1) Name of Grantor(s) and marital status.
  - (2) See Sections 5302.05 and 5302.06 Ohio Revised Code.
  - (3) Name of Grantees and marital status of each.
  - (4) Description of land or interest therein, and encumbrances, reserved.
  - (5) Delete whichever does not apply.
  - (6) Execution in accordance with Chapter 5301 Ohio Revised Code.

**Auditor's and Recorder's**

WILLIAM W. BROWN  
Attorney at Law.  
Notary Public, State of Ohio  
Lifetime Commission

\*See Section 5302.17 Ohio Revised Code.

## Exhibit A

TRACT ONE: Being a part of the Third Quarter of the First Township in the 15th Range of the United States Military Lands, and being a part of the real estate conveyed by Carl F. Maul, unmarried, to Milton D. Hampshire and Clara Ruth Hampshire by deed dated July 10, 1946, and recorded in Vol. 381, at page 105, of the Deed Records of Licking County, Ohio, the real estate hereby conveyed being more particularly bounded and described as follows: For reference, beginning at the point of intersection of the center line of East Broad Street (Columbus-Granville Rd.) with the center line of Taylor-Maxwell Road and the Southwest corner of the real estate conveyed to said Hampshires as aforesaid; thence from said beginning point of true beginning point, North 82 deg. 25' East a distance of 227.96 feet, along the center line of East Broad Street (Columbus-Granville Rd.), to the point of true beginning of the herein described; thence from said point of true beginning, North 7 deg. 35' West, 321.00 feet to an iron pin on the South side of a ditch, passing an iron pin on line in the Northerly line of East Broad Street (Columbus-Granville Rd.) at 30 feet; thence following along the Southerly bank of said ditch North 47 deg. 48' East 45.81 feet to an iron pin; thence leaving said ditch South 7 deg. 35' East 347.02 feet to a point in the center line of East Broad Street (Columbus-Granville Rd.), passing an iron pin on line 30 feet from the center line thereof; thence with the center line of East Broad Street (Columbus-Granville Road) South 82 deg. 25' West 37.30 feet to the point of beginning; containing 289/1000ths of an acre, subject to all legal highways, to any valid and existing easements of record and to any valid and existing building and other restrictions and conditions of record.

TRACT TWO: Beginning at a point at the intersection of the center line of State Route 16 and County Road No. 169, which county road is also known as Maxwell Road; thence North one degree fifteen minutes East (N. 1 deg. 15' E.), along the center line of said county road, one hundred eighty five and fifty four hundredths (185.54) feet to a point; thence North forty seven degrees forty eight minutes East (N. 47 deg. 48' E.), passing through an iron pin at thirty four and forty four hundredths (34.44) feet in the easterly line of Maxwell Road, two hundred forty two and thirty four hundredths (242.34) feet to an iron pin; thence South seven degrees thirty five minutes East (S. 7 deg. 35' E.) three hundred twenty one (321) feet to the centerline of said State Route 16, passing through an iron pin in the northerly line of said State Route 16 at a point thirty (30) feet northerly of said centerline of said state route; thence South eighty two degrees twenty five minutes West (S. 82 deg. 25' W.), along the centerline of said State Route 16, two hundred twenty seven and ninety six hundredths (227.96) feet to the place of beginning, containing one and two hundred fourteen thousandths (1.214) of an acre, more or less.

SUBJECT to all valid and existing zoning laws, ordinances and regulations, to all valid and existing building and other restrictions and conditions of record and to all valid and existing easements of record and to all legal highways and rights-of-way.

## EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Situated in the Township of Lima, County of Licking and State of Ohio, and known as being in Section 3, Town 1, Range 15, and more fully bounded and described as follows:

PARCEL NO. 59-WD (HIGHWAY)  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE, EXCLUDING  
LIMITATION OF ACCESS, IN THE FOLLOWING DESCRIBED PROPERTY

Beginning at the point where the centerline of Broad Street intersects the centerline of Taylor Road, said point also marking the southwesterly corner of said Jones tracts (centerline Station 386 plus 66.49);

thence North 0 deg. 36 min. 00 sec. East, along the "deeded" centerline of Taylor Road, a distance of 150.01 feet to a point (0.18) feet left of centerline Station 11 plus 50.00);

thence leaving said centerline, South 89 deg. 19 min. 57 sec. East, a distance of 30.18 feet to a point (30.18 feet right of centerline Station 11 plus 50.00);

thence South 0 deg. 40 min. 03 sec. West, a distance of 79.52 feet to a point (30.00 feet right of centerline Station 10 plus 79.49);

thence South 39 deg. 38 min. 58 sec. East, a distance of 11.71 feet to a point (55.00 feet left of centerline Station 387 plus 13.14);

thence North 81 deg. 46 min. 00 sec. East, along a line parallel to and 55.00 feet northerly of, as measured at right angles, the centerline of Broad Street, a distance of 219.01 feet to a point in the westerly line of that tract as conveyed to Miodrag Dragich by deed of record in Deed Book 830, Page 89 (55.00 feet left of centerline Station 389 plus 32.15);

thence South 8 deg. 14 min. 00 sec. East, along said westerly line, a distance of 55.00 feet to a point in the centerline of Broad Street marking the southwesterly corner of said Dragich tract and also marking the southeasterly corner of said Jones tracts (centerline Station 389 plus 32.15);

thence South 81 deg. 46 min. 00 sec. West, along said centerline, a distance of 265.66 feet to the Place of Beginning, containing 0.395 of an acre of which the existing right of way occupies 0.273 of an acre, leaving a net take of 0.122 of an acre, more or less.

The bearings in the above description are based upon the centerline of Broad Street as being North 81 deg. 46 min. 00 sec. East.

Owners retain rights of ingress and egress to and from any residual area.

This description is based on a survey made under the direction and supervision of Lawrence E. Ball, Registered Surveyor No. 6878.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Transportation, Columbus, Ohio.

Owners claim title by instrument recorded in Volume 220, at Page 412, of the Deed Records of Licking County, Ohio.

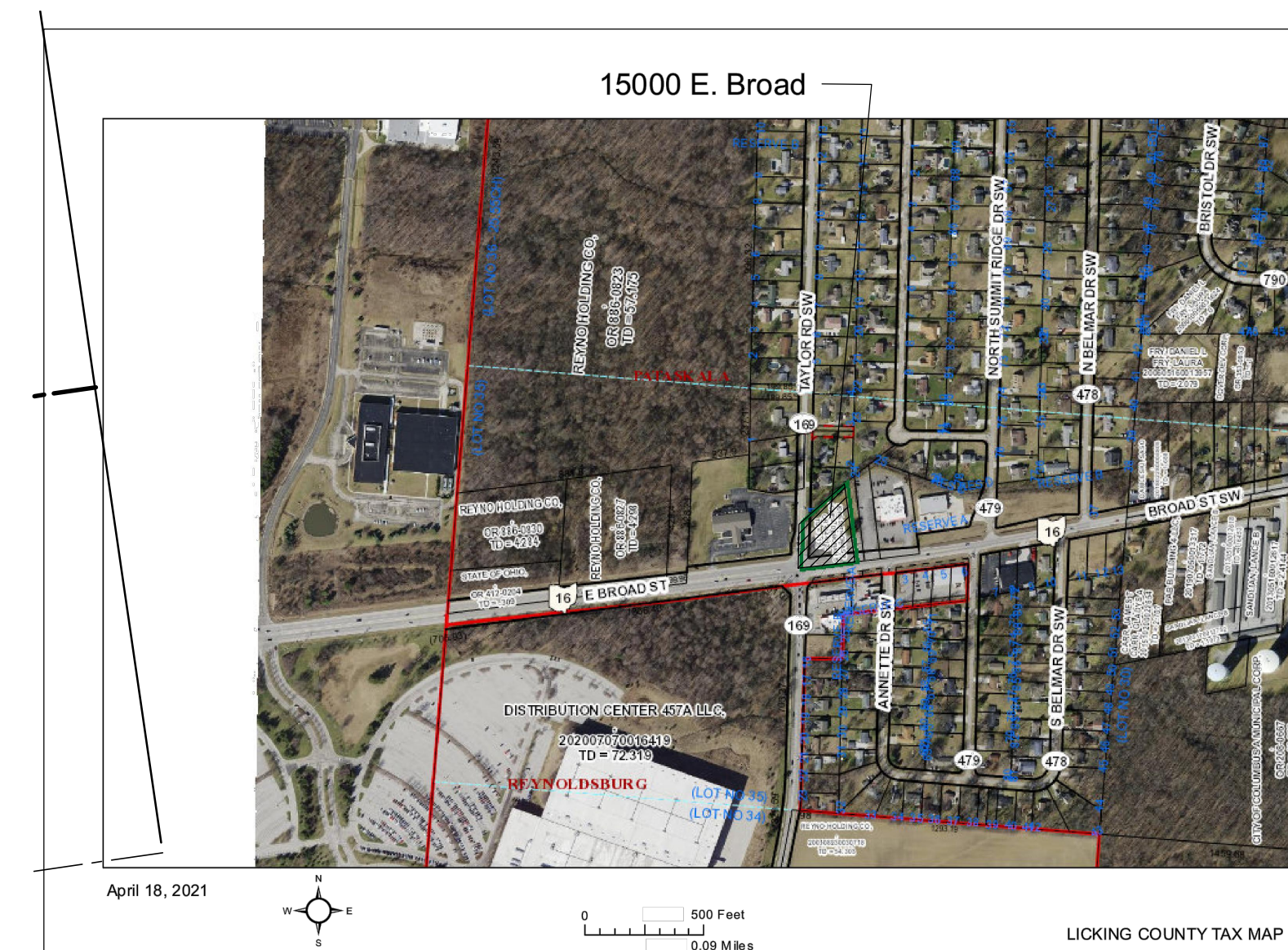
43183

RECEIVED & RECORDED Mar 26 19 92  
at 3:02 o'clock P M IN OFFICIAL RECORD  
VOL 434 PAGE 123 FEE 12.00  
ROBERT E. WISE, LICKING COUNTY RECORDER

|  |                                   |
|--|-----------------------------------|
| DESCRIPTION APPROVED<br>TIM LOLLO<br>LICKING COUNTY ENGINEER |                                   |
| TAX MAP<br>DRAWING NO.<br><u>55-23</u>                       | APPROVED BY<br><u>[Signature]</u> |

(P101 ref. 220-412)





|  |  |  |
|--|--|--|
| <h1 style="text-align: center;">ZONING DATA</h1>   |  |  |
| <p>ADDRESS: 15000 E. BROAD STREET<br/> PATASKALA, OH 43062</p> <p>ZONING DISTRICT: GB - GENERAL BUSINESS<br/> LOT AREA: 1.28 ACRES (60,112.8 S.F.)</p> |  |  |
| <p>LOT COVERAGE: 85% MAXIMUM<br/> BUILDING AREA: 2,350 S.F.<br/> PAVING AND WALKS: 30,800 S.F.<br/> ACTUAL LOT COVERAGE = 55%</p>                      |  |  |
| <p>DAIRY QUEN</p> <p>2,350 SQ. FT. / 1/85 SQ. FT. 28 SPACES</p>  |  |  |
| <p>TOTAL SPACES SHOWN:<br/> 33 SPACES<br/> 2 VAN-ACCESSIBLE HANDICAP SPACE</p>   |  |  |
| <p>TOTAL SPACES SHOWN: 35 SPACES</p>   |  |  |

**F5**

**F5 DESIGN/ARCHITECTURE INC.**  
**PO BOX 86**  
**NEW ALBANY, OHIO 43054**

**WWW.F5DESIGN.COM**  
**F5MAIL@F5DESIGN.COM**  
**TEL (614) 224-4946**

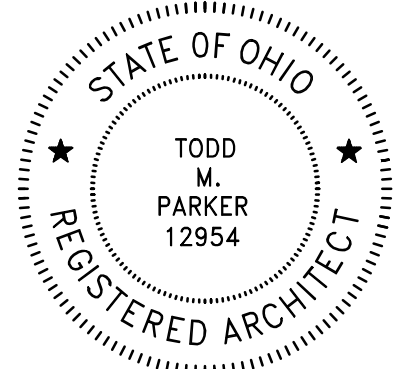
PROJECT NAME:

DAIRY QUEEN

15000 E. BROAD STREET  
PATASKALA, OH 43062

# ZONING REVIEW

SEAL/SIGNATURE



Drawings and specifications as instruments of professional service shall remain the property of the Architect. These documents are not to be used in whole or in part, for any other projects not at the specified address, without the prior written authorization of F5 Design/Architecture Inc. C. 2016

Builder

SCALE: AS NOTED

PROJECT NO. 20010

## SITE PLAN

27 JULY 2021

L100





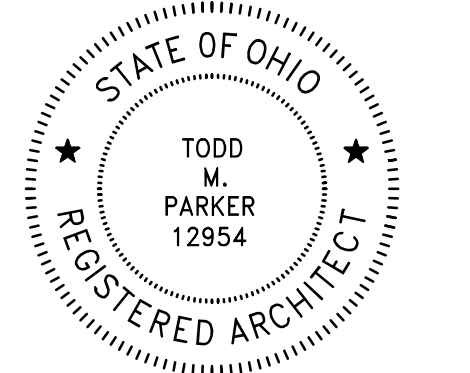
PROJECT NAME:

DAIRY QUEEN

15000 E. BROAD STREET  
PATASKALA, OH 43062

ZONING  
REVIEW

SEAL/SIGNATURE



Drawings and specifications as instruments of professional service shall remain the property of the Architect. These documents are not to be used in whole or in part, for any other projects not at the specified address, without the prior written authorization of F5 Design/Architecture Inc. C. 2016

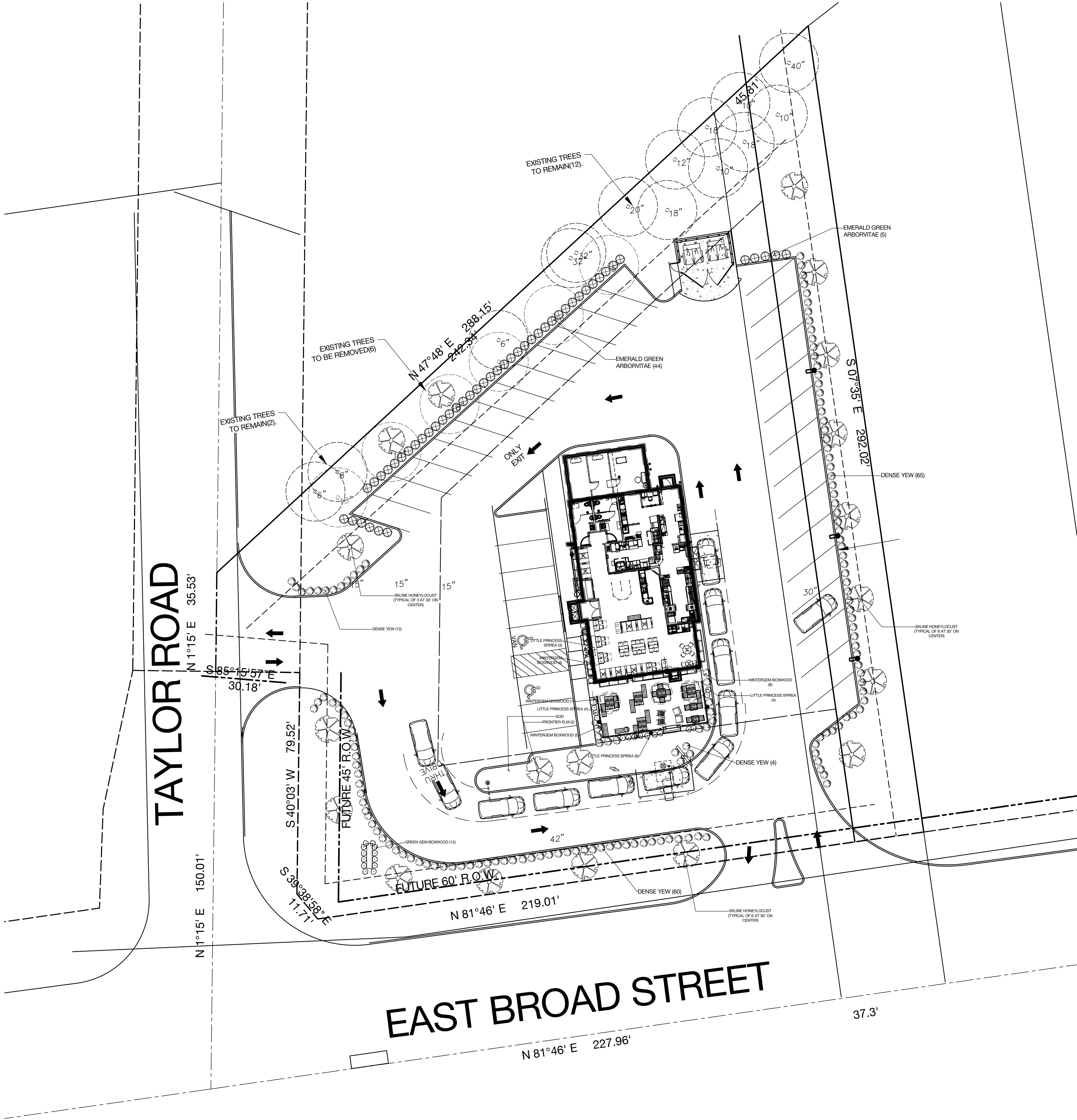
Builder

SCALE: AS NOTED

PROJECT NO. 20010

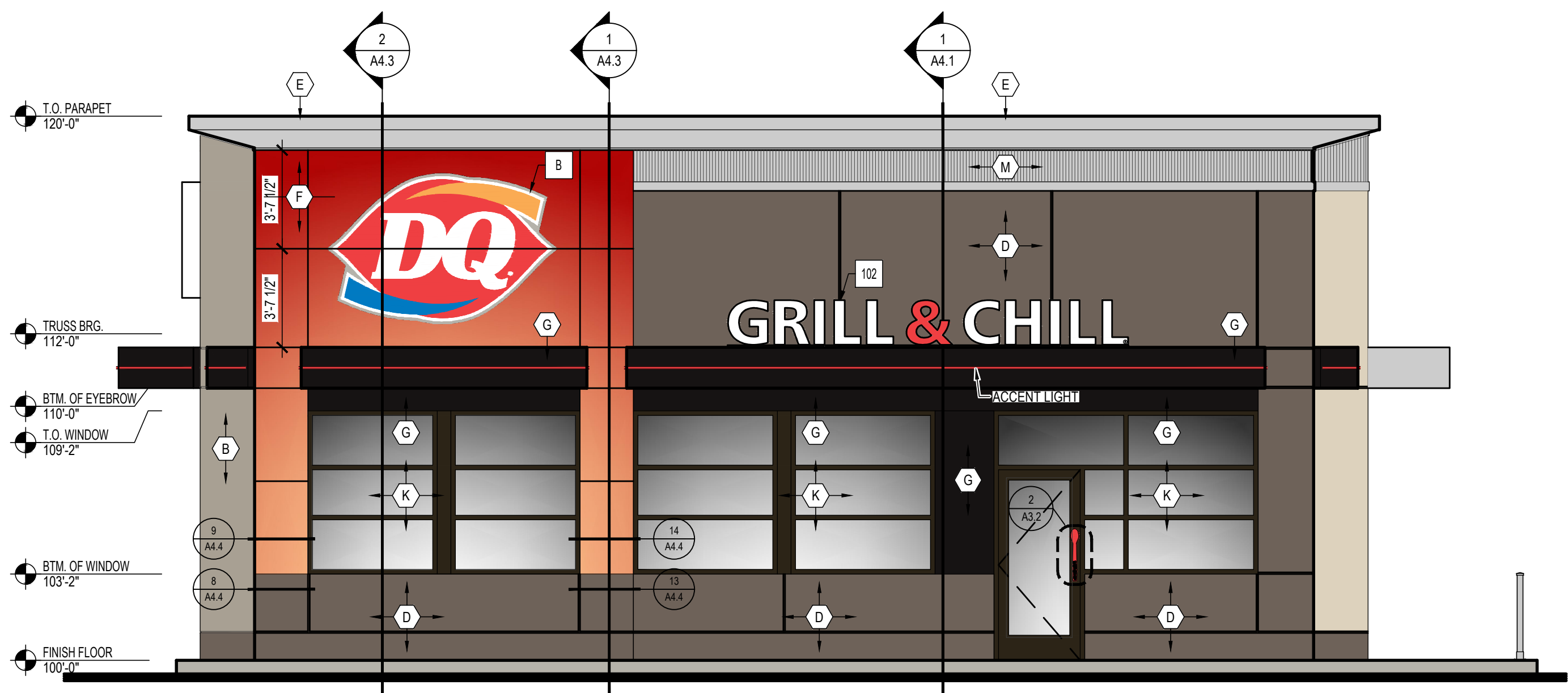
LANDSCAPE PLAN

27 JULY 2021



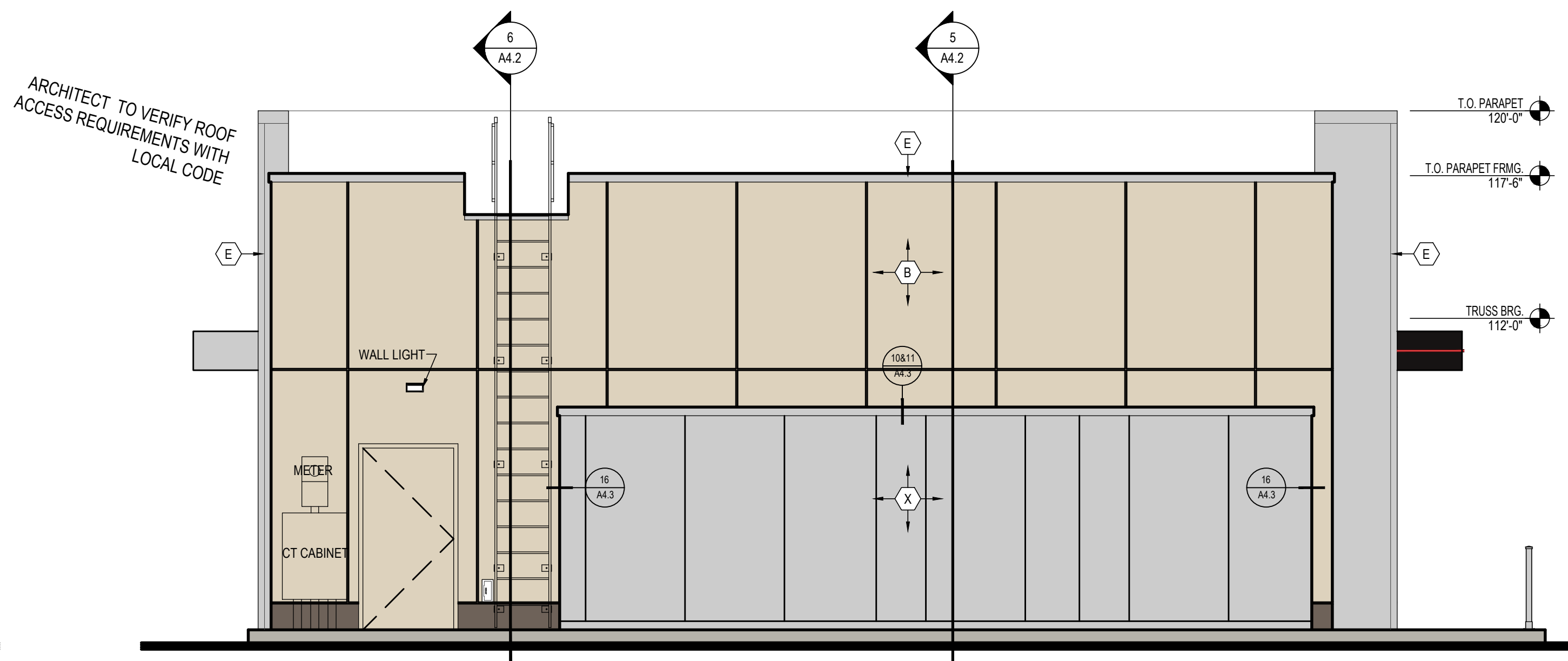
1 LANDSCAPE PLAN  
SCALE: 1/20" = 1'-0"





1 FRONT ELEVATION

A3.1 SCALE: 1/4" = 1'-0"



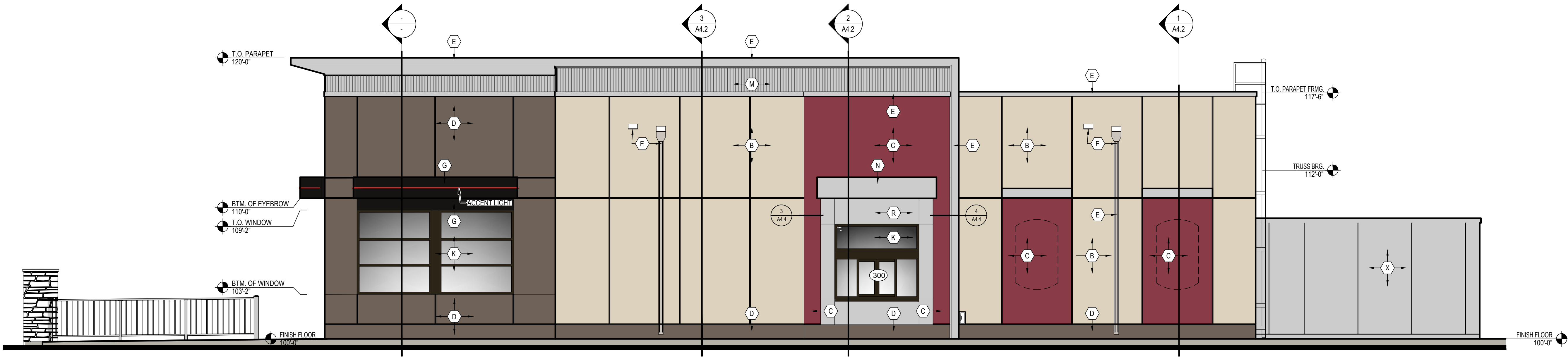
2 REAR ELEVATION

A3.1 SCALE: 1/4" = 1'-0"



3 ENTRANCE ELEVATION

A3.1 SCALE: 1/4" = 1'-0"



4 DRIVE-THRU ELEVATION

A3.1 SCALE: 1/4" = 1'-0"

F5

F5 DESIGN/ARCHITECTURE INC.  
PO BOX 86  
NEW ALBANY, OHIO 43054  
WWW.F5DESIGN.COM  
F5MAIL@F5DESIGN.COM  
TEL (614) 224-4946

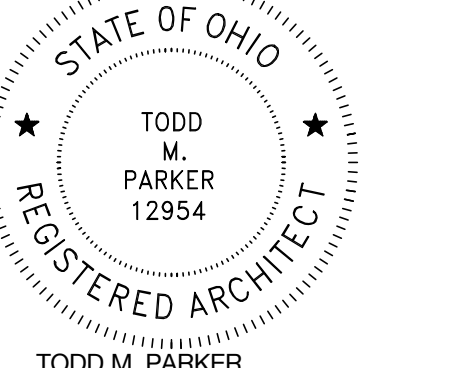
PROJECT NAME:

DAIRY QUEEN

15000 E. BROAD STREET  
PATASKALA, OH 43062

ZONING  
REVIEW

SEAL/SIGNATURE



TODD M. PARKER  
LIC. 12954 EXP. 12/31/2021  
Drawings and specifications as instruments of professional service shall remain the property of the Architect. These documents are not to be used in whole or in part, for any other projects not at the specified address, without the prior written authorization of F5 Design/Architecture Inc. C. 2021

Builder

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

PROJECT NO. 20010

ELEVATIONS

27 JULY 2021

A301

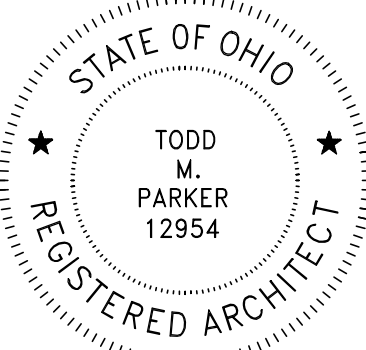


PROJECT NAME:

## DAIRY QUEEN

15000 E. BROAD STREET  
PATASKALA, OH 43062ZONING  
REVIEW

SEAL/SIGNATURE

TODD M. PARKER  
LIC. 12954 EXP. 12/31/2021

Drawings and specifications as instruments of professional service shall remain the property of the Architect. These documents are not to be used in whole or in part, for any other projects not at the specified address, without the prior written authorization of F5 Design/Architecture Inc. C. 2021

Builder

SCALE: AS NOTED

PROJECT NO. 20010

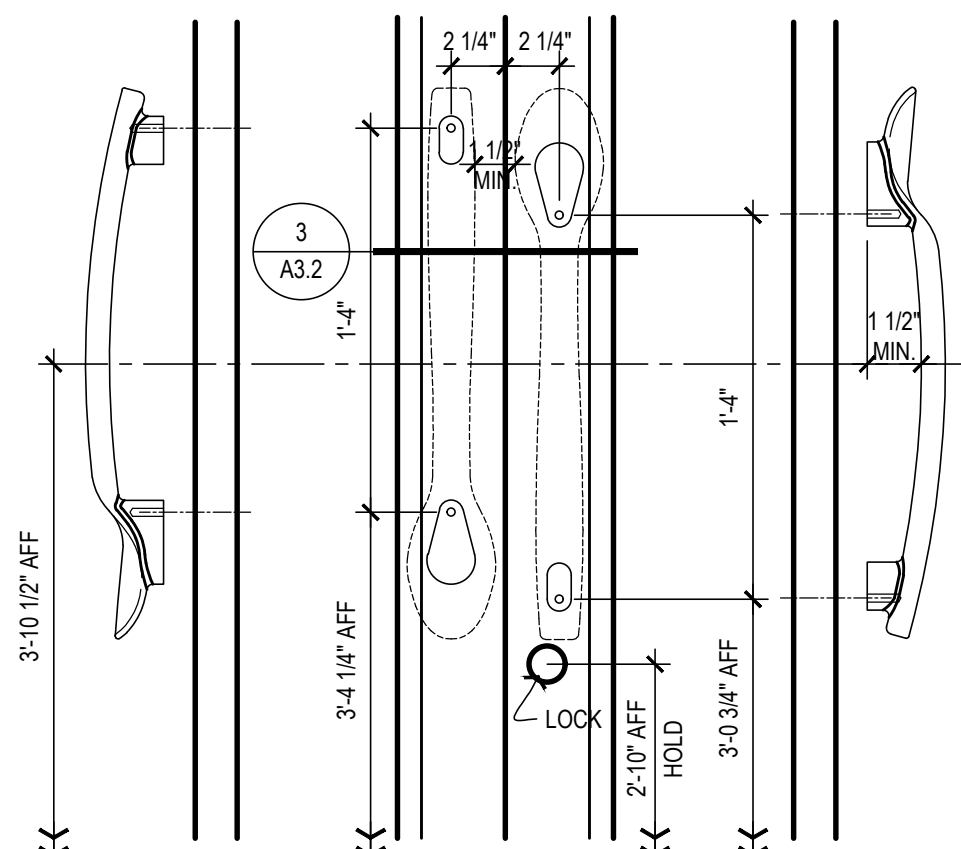
ELEVATIONS  
SCHEDULES

27 JULY 2021



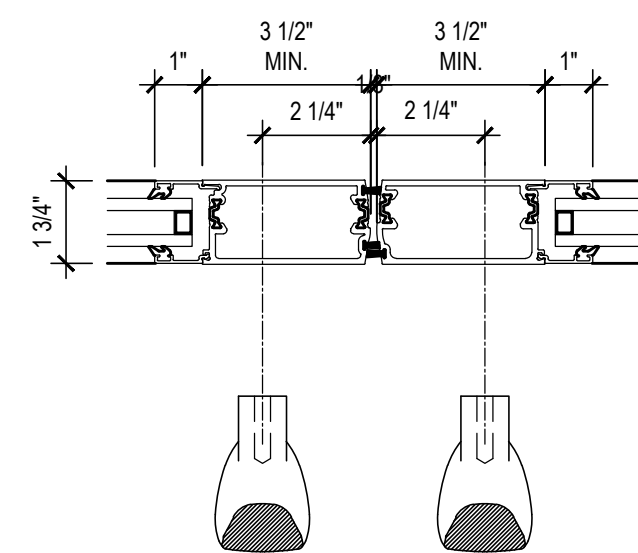
## 1 PATIO FRONT ELEVATION

A3.2 SCALE: 1/4" = 1'-0"



## 2 SPOON HANDLE DETAIL

A3.2 SCALE: 1 1/2" = 1'-0"



## 3 SPOON HANDLE DETAIL

A3.2 SCALE: 3" = 1'-0"

## EXTERIOR ELEVATION KEYNOTES:

NOTE: THIS IS A PROTOTYPICAL SCHEDULE, ALL FINISHES MAY NOT BE USED.

|  |  |  |  |
|--|--|--|--|
| <b>A</b> STONE:<br>MFR: BORAL STONE PRODUCTS LLC<br>STYLE: PRO-FIT® LEDGESTONE, DRY STACK<br>COLOR: PLATINUM<br>NOTE: CAPSTONE: ELDRADO STONE - CHISELED EDGE COLUMN CAP, COLOR: SMOKE                           | <b>F</b> METAL PANEL:<br>MFR: ALPOLIC<br>STYLE: 4MM<br>COLOR: DQS (DQ DARK RED)<br>NOTE: MUST BE INSTALLED HORIZONTALLY. REFERENCE ARROWS ON BACK OF PANEL MUST BE ALIGNED IN THE SAME DIRECTION.<br>VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST | <b>L</b> EIFS: (MEDIUM)<br>MFR: STO CORPORATION<br>COLOR: NA20-0019 (MATCHES BENJAMIN MOORE, WILLOW CREEK #1468)<br>FINISH: 310 STO (FINE SAND)<br>NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F. | <b>G1</b> TRASH ENCLOSURE PAINT:<br>MFR: BENJAMIN MOORE<br>COLOR: DEEP CREEK 1477<br>PRODUCT: AURA EXTERIOR PAINT, EGG SHELL LOW LUSTRE #634<br>PRIMER: FIRST COAT - AURA EXTERIOR PAINT   |
| <b>B</b> EIFS: (LIGHT)<br>MFR: STO CORPORATION<br>COLOR: NA19-0021 (MATCHES BENJAMIN MOORE, TEMPORAL SPIRIT 965)<br>FINISH: 310 STO (FINE SAND)<br>NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.     | <b>G</b> METAL EYEBROW, OUTRIGGERS, & FLASHINGS:<br>MFR: FIRESTONE UNA-CLAD<br>MATL: .040 ALUMINUM<br>COLOR: EXTRA DARK BRONZE<br>FINISH: KYNAR 500<br>VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST   | <b>M</b> CORRUGATED METAL:<br>MFR: METAL SALES MANUFACTURING CORPORATION<br>MATL: 7/8" CORRUGATED 24 GA. STEEL<br>COLOR: ACRYLIC COATED GALVALUME<br>VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST | <b>R</b> METAL PANEL:<br>MFR: ALPOLIC<br>STYLE: 3MM<br>COLOR: T8X SILVER<br>NOTE: MUST BE INSTALLED HORIZONTALLY. REFERENCE ARROWS ON BACK OF PANEL MUST BE ALIGNED IN THE SAME DIRECTION<br>VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST |
| <b>C</b> EIFS: (RED)<br>MFR: STO CORPORATION<br>COLOR: NA19-0022 (MATCHES BENJAMIN MOORE, CALIENTE AF-290)<br>FINISH: 1300 STOLIT 1.00 (FINE SAND)<br>NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.  | <b>H</b> EIFS: (BLUE)<br>MFR: STO CORPORATION<br>COLOR: NA19-0024 (MATCHES BENJAMIN MOORE, BIG COUNTRY BLUE #2066-30)<br>FINISH: 1300 STOLIT 1.0 (FINE SAND)<br>NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.                                    | <b>N</b> METAL EYEBROW, OUTRIGGERS, & FLASHINGS:<br>MFR: FIRESTONE UNA-CLAD<br>MATL: .040 ALUMINUM<br>COLOR: CLEAR ANODIZED<br>FINISH: SATIN<br>VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST      | <b>T</b> AWNING:<br>MFR: SUNBRELLA<br>COLOR: CHARCOAL TWEED 6007-000<br>VENDOR: SIGN SOURCE  |
| <b>D</b> EIFS: (DARK)<br>MFR: STO CORPORATION<br>COLOR: NA19-0023 (MATCHES BENJAMIN MOORE, DEEP CREEK 1477)<br>FINISH: 1300 STOLIT 1.00 (FINE SAND)<br>NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F. | <b>K</b> STOREFRONT:<br>MFR: YKK AP AMERICA INC.<br>STYLE: 2"x4 1/2"<br>FINISH: DARK BRONZE<br>GLAZING: CLEAR, 1" INSULATED, LOW E   | <b>P</b> PAINT:<br>MFR: BENJAMIN MOORE<br>COLOR: TEMPORAL SPIRIT 965<br>PRODUCT: AURA EXTERIOR PAINT, EGG SHELL LOW LUSTRE #634<br>PRIMER: FIRST COAT - AURA EXTERIOR PAINT                                  | <b>X</b> WALKIN COOLER/FREEZER:<br>MFR: KOLPAK<br>COLOR: FACTORY FINISH<br>VENDOR: WASSERSTROM<br>NOTE: SEE EQUIPMENT SCHEDULE FOR DETAILS   |
| <b>E</b> COPING & SCUPPERS:<br>MFR: FIRESTONE UNA-CLAD<br>MATL: 24 GA. STEEL<br>COLOR: SILVER METALLIC<br>FINISH: KYNAR 500<br>VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST                           | <b>D</b> TRASH ENCLOSURE SOLID COLOR STAIN:<br>MFR: BENJAMIN MOORE<br>COLOR: DEEP CREEK 1477<br>PRODUCT: ARBORCOAT WATERBORNE SOLID DECK & SIDING STAIN #640<br>PRIMER: SELF PRIMING ON MOST SURFACES (SEE TECH. DATA SHEET FOR DETAILS)                     |  |  |

## OPENING SCHEDULE

NATIONAL ACCOUNT DOOR AND FRAME SUPPLIER (PLAM, WOOD AND H.M.) HAMILTON PARKER, SEE NATIONAL VENDORS LIST

| OPNG. NO. | OPENING LOCATION | SIZE                               | TYPE | MATERIAL | FINISH | TYPE | DOOR MATERIAL | FINISH | FIRE RATING | HARDWARE GROUP | NOTES:  |
|-----------|------------------|------------------------------------|------|----------|--------|------|---------------|--------|-------------|----------------|---|
| 100A      | VESTIBULE (EXT.) | 6'-4" x 10'-0" x 4 1/2"            | F-3  | ALUM     | DK BRZ | B    | ALUM.         | DK BRZ | -           | E1             | SEE 3/3.2 & 4/A3.2 FOR DOOR HANDLE INSTALLATION       |
| 100B      | VESTIBULE (INT.) | 6'-4" x 7'-2" x 4 1/2"             | F-4  | ALUM     | DK BRZ | B    | ALUM.         | DK BRZ | -           | E2             | MOUNT BOTTOM OF DOOR FRAME LEVEL W/ TOP OF FLOOR TILE |
| 101A      | DINING ROOM      | 11'-7" x 6'-0" x 4 1/2"            | F-7  | ALUM     | DK BRZ | -    | -             | -      | -           | -              | -   |
| 101B      | DINING ROOM      | 16'-8" x 6'-0" x 4 1/2"            | F-7  | ALUM     | DK BRZ | -    | -             | -      | -           | -              | -   |
| 101C      | DINING ROOM      | 10'-0" x 6'-0" x 4 1/2"            | F-7  | ALUM     | DK BRZ | -    | -             | -      | -           | -              | -   |
| 101D      | DINING ROOM      | 11'-1" x 6'-0" x 4 1/2"            | F-7  | ALUM     | DK BRZ | -    | -             | -      | -           | -              | -   |
| 101E      | TO PATIO         | 9'-8 1/2" x 9'-2" x 4 1/2"         | F-8  | ALUM     | DK BRZ | B    | ALUM.         | DK BRZ | -           | E3             | SEE 3/3.2 & 4/A3.2 FOR DOOR HANDLE INSTALLATION       |
| 101F      | DINING ROOM      | 11'-2" x 6'-0" x 4 1/2"            | F-7  | ALUM     | DK BRZ | -    | -             | -      | -           | -              | -   |
| 102       | WOMENS           | 3'-4" x 7'-2" x 5 3/4"             | F-1  | HM       | PNT    | A    | PC            | -      | -           | R2             | UNDERCUT BY 1". - PLAM: FORMICA PLATINUM 902-58       |
| 103       | MENS             | 3'-4" x 7'-2" x 5 3/4"             | F-1  | HM       | PNT    | A    | PC            | -      | -           | R2             | UNDERCUT BY 1". - PLAM: FORMICA PLATINUM 902-58       |
| 105       | DRIVE THRU       | 6'-0" x 5'-4" x 4 1/2"             | F-5  | ALUM     | DK BRZ | -    | -             | -      | -           | -              | -   |
| 107       | SERVICE          | 3'-10" x 7'-2" x 5 3/4"            | F-1  | HM       | PNT    | A    | HM            | -      | -           | -              | -   |
| 109       | OFFICE           | 6'-4" x 7'-2" x 5 3/4" POCKET DOOR | F-2  | HM       | PNT    | A    | PC            | -      | -           | O              | UNDERCUT BY 1". - PLAM: FORMICA MOUSE 928-58          |
|           |                  |                                    |      |          |        |      |               |        |             |                |   |
|           |                  |                                    |      |          |        |      |               |        |             |                |   |
|           |                  |                                    |      |          |        |      |               |        |             |                |   |

## NOTES:

- PARTICLE CORE DOORS: SIZE AS PER PLAN AND SCHEDULE. ALL EDGES/SURFACES TO BE COVERED WITH PLASTIC LAMINATE.
- HOLLOW METAL DOOR(S): SIZE AS PER PLAN AND SCHEDULE. (HOT ROLLED LEVEL 2 MODEL 2) STEEL TO BE 18 Ga., INTERIOR TO BE FOAM INSULATION, WITH INTEGRAL REINFORCEMENT FOR CLOSURE AND PANIC HARDWARE.
- GLAZING (TYPICAL AT ALL) CLEAR, 1" INSULATED, LOW E

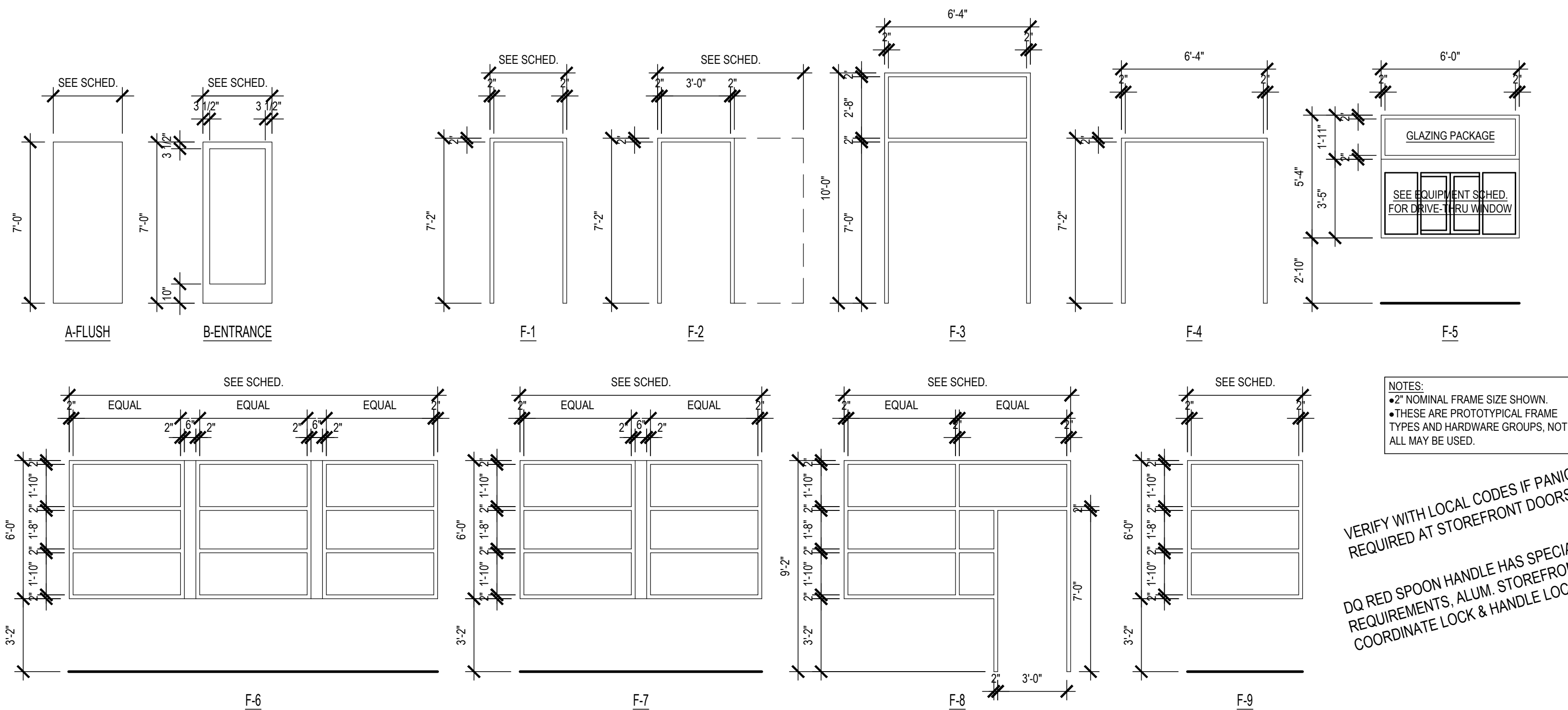
ALUM = ALUMINUM  
HM = HOLLOW METAL  
PC = PARTICLE CORE  
DK BRZ = ANODIZED ALUMINUM STATUTORY DARK BRONZE FINISH  
CLR = ANODIZED ALUMINUM CLEAR FINISH  
PNT = SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR COLOR

## HARDWARE GROUPS

NATIONAL ACCOUNT DOOR AND FRAME SUPPLIER (PLAM, WOOD AND H.M.) HAMILTON PARKER, SEE NATIONAL VENDORS LIST

NOTE: THIS IS A PROTOTYPICAL SCHEDULE, ALL GROUPS MAY NOT BE USED.

|   |   |   |
|---|---|---|
| <b>GROUP #E1: TYPICAL EXTERIOR VESTIBULE DOORS</b> <ul style="list-style-type: none"><li>CLOSER: HAGER MFG. MODEL #5200 SPR CSH CLOSER.</li><li>HINGES: HAGER MFG., MDL #B81199 32DB WITH NON-REMOVABLE PINS, 4.5"x4.5"x0.180" Thk., (4) HINGES PER LEAF.</li><li>KEYED CYLINDERS: HAGER MFG., MDL# 3902 MORTISE CYLINDER, PROVIDE (2) KEYS PER DOOR, ALL CYLINDERS KEYED ALIKE. (MOUNTED AT 34" AFF, COORDINATE W/ SPOON HANDLE)</li><li>SPOON HANDLE (PROVIDE &amp; INSTALLED BY ALUM. STOREFRONT CONTRACTOR, AVAILABLE FROM HJC, SEE ADD NATIONAL VENDORS LIST)</li><li>PUSH BAR: HAGER MFG., 130S</li><li>SWEEP: HAGER MFG., MDL #801SB, MIL ALUM FINISH, SIZED TO FIT DOOR WIDTH.</li><li>THRESHOLD: HAGER MFG., MDL #412 S, MIL ALUM FINISH, SIZED TO FIT DOOR OPENING WIDTH.</li><li>WEATHERSTRIPPING:</li></ul> | <b>GROUP #E3: TYPICAL EXTERIOR PATIO/EGRESS DOOR</b> <ul style="list-style-type: none"><li>CLOSER: HAGER MFG. MODEL #5200 SPR CSH CLOSER.</li><li>DEAD BOLT: ADAMS RITE MS1850S</li><li>HINGE(S): HAGER MFG., MDL #B81199 32DB WITH NON-REMOVABLE HINGE PINS, 4.5" X 4.5" X 0.180" Thk., (4) HINGES PER LEAF.</li><li>KEYED CYLINDERS: HAGER MFG., MDL# 3902 MORTISE CYLINDER, PROVIDE (2) KEYS PER DOOR, ALL CYLINDERS KEYED ALIKE. (MOUNTED AT 34" AFF, COORDINATE W/ SPOON HANDLE)</li><li>SPOON HANDLE (PROVIDE &amp; INSTALLED BY ALUM. STOREFRONT CONTRACTOR, AVAILABLE FROM HJC, SEE ADD NATIONAL VENDORS LIST)</li><li>PUSH BAR: HAGER MFG., 130</li><li>SWEEP: HAGER MFG., MDL #801SB, MIL ALUM FINISH, SIZED TO FIT DOOR WIDTH.</li><li>THRESHOLD: HAGER MFG., MDL #412S, MIL ALUM FINISH, SIZED TO FIT DOOR OPENING WIDTH.</li><li>WEATHERSTRIPPING:</li></ul> | <b>GROUP #E5: TYPICAL REAR SERVICE DOOR</b> <ul style="list-style-type: none"><li>CLOSER: HAGER MFG. MODEL #5200 SPR CSH CLOSER.</li><li>EXIT DEVICE: HAGER MFG., MDL #4701 RIM US28, SPRAYED ALUMINUM FINISH.</li><li>HINGE(S): HAGER MFG., MDL #ECBB 1100 US26D WITH NON-REMOVABLE HINGE PINS, 4.5" X 4.5" X 0.134" Thk., (4) HINGES PER LEAF.</li><li>KICK PLATE: HAGER MFG., MDL #ARMOR PLATE, 40"W X 20"H X 0.05" Thk., PROTECTOR, TRIM: HAGER, MDL #HD2250</li><li>PULL: HAGER MFG., MDL#4132D, (EXTERIOR SIDE OF DOOR).</li><li>SWEEP: HAGER MFG., MDL #801S V, MIL ALUM FINISH, SIZED TO FIT DOOR WIDTH.</li><li>THRESHOLD: HAGER MFG., MDL #412S, MIL ALUM FINISH, SIZED TO FIT DOOR OPENING WIDTH.</li><li>VIEWER: HAGER MFG., 1756 US26D, 200 DEGREE VIEW (FACTORY INSTALLED).</li><li>WEATHERSTRIPPING: HAGER MFG., MDL#891S V, MIL ALUM FINISH, SIZED TO FIT DOOR.</li><li>EXIT ALARM: EAX BATTERY POWERED DOOR MOUNTED WEATHERIZED EXIT ALARM, EAX-500W</li></ul> |
| <b>GROUP #E2: TYPICAL INTERIOR VESTIBULE DOORS</b> <ul style="list-style-type: none"><li>CLOSER: HAGER MFG. MODEL #5200 SPR CSH CLOSER.</li><li>HINGE(S): HAGER MFG., MDL #B81199 32DB WITH NON-REMOVABLE HINGE PINS, 4.5" X 4.5" X 0.180" Thk., (4) HINGES PER LEAF.</li><li>PUSH/PULL: HAGER MFG., MDL#1590 LH COMBO 32DB, &amp; MDL#1590 RH COMBO 32DB.</li><li>FLOOR STOP: HAGER 241F 26D DOME LOW STOP, (1) PER LEAF</li></ul>   | <b>GROUP #O1: TYPICAL OFFICE POCKET DOOR</b> <ul style="list-style-type: none"><li>H.M. POCKET DOOR FRAME: KARPEN STEEL CUFK0003</li><li>BACK TO BACK PULL: HAGER 14J 10" 32D</li><li>TRACK SYSTEM: HAGER 9878-72</li><li>MORTISE LOCK: HAGER 3635S US26D CYLINDER X THUMBTURN</li><li>DOOR STOP: HAGER 249F US26C #011616</li></ul>  | <b>GROUP #R2: TYPICAL RESTROOM DOOR</b> <ul style="list-style-type: none"><li>CLOSER: HAGER MFG. MODEL #5200 CLOSER</li><li>HINGES: HAGER MFG., MDL #ECBB 1100 US26D, 4.5" X 4.5" X 0.134" Thk., (3) HINGES PER LEAF.</li><li>KICK PLATE: HAGER MFG., MDL#190S 18 Ga. 34"W X 10"H X 0.05" Thk., (MOUNTING HOLES PREDRILLED AT FACTORY, INSTALLED ON PUSH SIDE OF DOOR)</li><li>STOP DOOR: HAGER MFG., MDL #232W 32D, BRUSHED CHROME, 2 1/2" DIA. WALL MOUNT.</li><li>4x16 PUSH PLATE</li><li>PULL HANDLE: HAGER 3E320</li><li>FOOT OPERATED DOOR PULL: HAGER MFG., 190F</li></ul>   |
| <b>GROUP #O2: TYPICAL OFFICE DOOR</b> <ul style="list-style-type: none"><li>CLOSER: HAGER MFG. MODEL #5200 CLOSER</li><li>HINGE(S): HAGER MFG., MDL #ECBB 1100 US26D, 4.5" X 4.5" X 0.134" Thk., (3) HINGES PER LEAF.</li><li>KICK PLATE: HAGER MFG., MDL#190S 18 Ga. 34"W X 10"H X 0.05" Thk., (MOUNTING HOLES PREDRILLED AT FACTORY, INSTALLED ON PUSH SIDE OF DOOR)</li><li>STOP DOOR: HAGER MFG., MDL #232W 32D, BRUSHED CHROME, 2 1/2" DIA. WALL MOUNT</li><li>LOCKSET: 355S US26D-WITHNELL (KEYED)</li></ul>  |   |   |

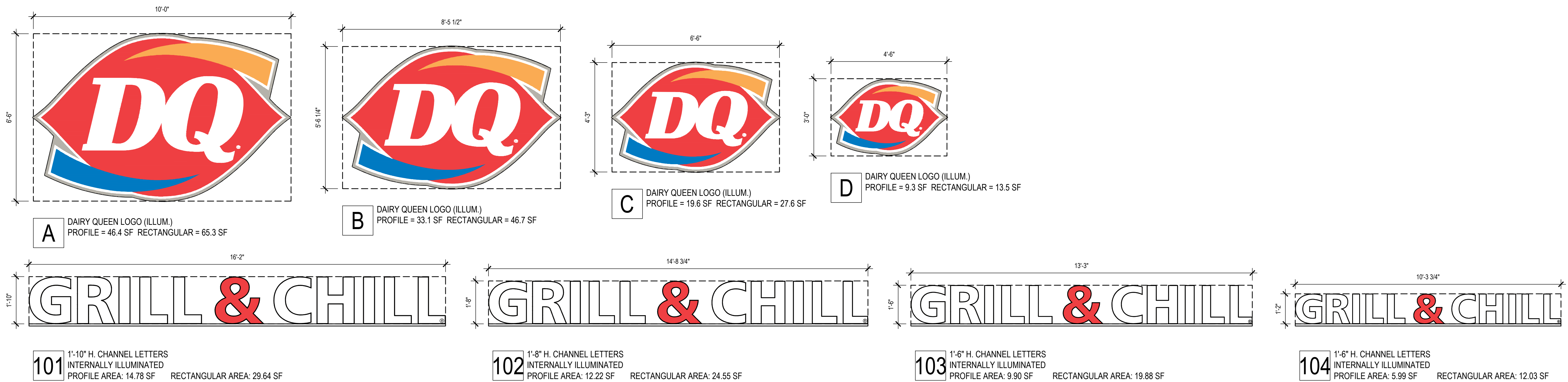


## 4 DOOR &amp; FRAME TYPES

A3.2 SCALE: 1/4" = 1'-0"

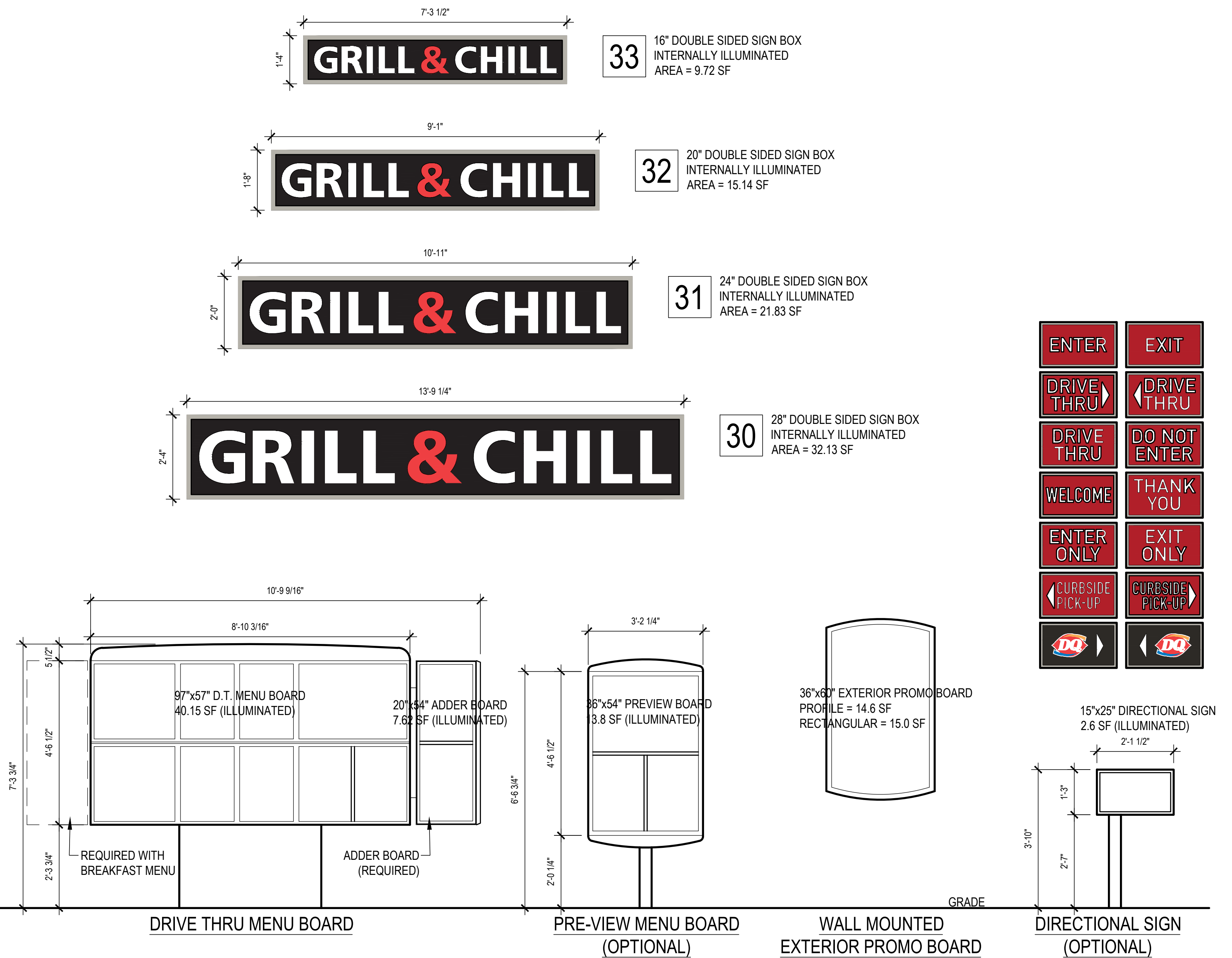
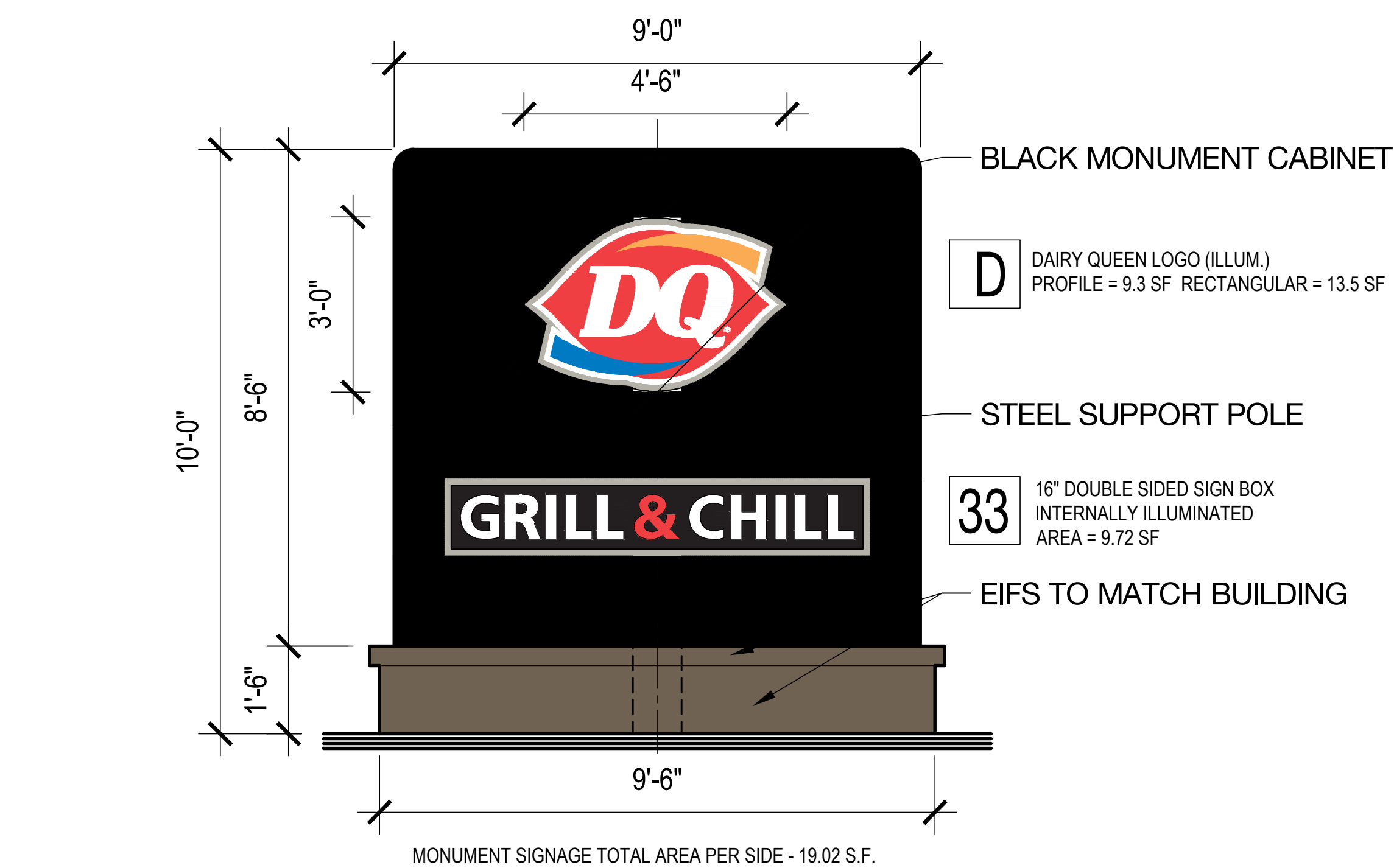
NOTE: THIS IS A PROTOTYPICAL ELEVATIONS, ALL FRAMES MAY NOT BE USED.





2 BUILDING SIGNAGE

A3.3 SCALE: 1/2" = 1'-0"



1 SITE SIGNAGE

A3.3 SCALE: 1/2" = 1'-0"

F5

F5 DESIGN/ARCHITECTURE INC.  
PO BOX 86  
NEW ALBANY, OHIO 43054  
WWW.F5DESIGN.COM  
F5MAIL@F5DESIGN.COM  
TEL (614) 224-4946

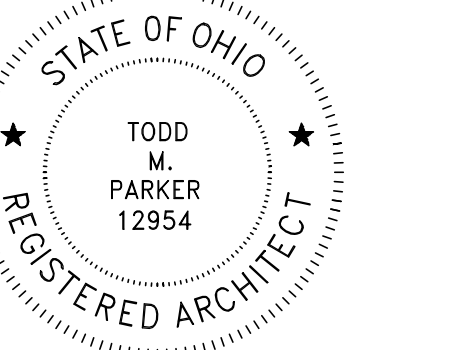
PROJECT NAME:

DAIRY QUEEN

15000 E. BROAD STREET  
PATASKALA, OH 43062

ZONING REVIEW

SEAL/SIGNATURE



TODD M. PARKER  
LIC. 12954 EXP. 12/31/2021  
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Builder

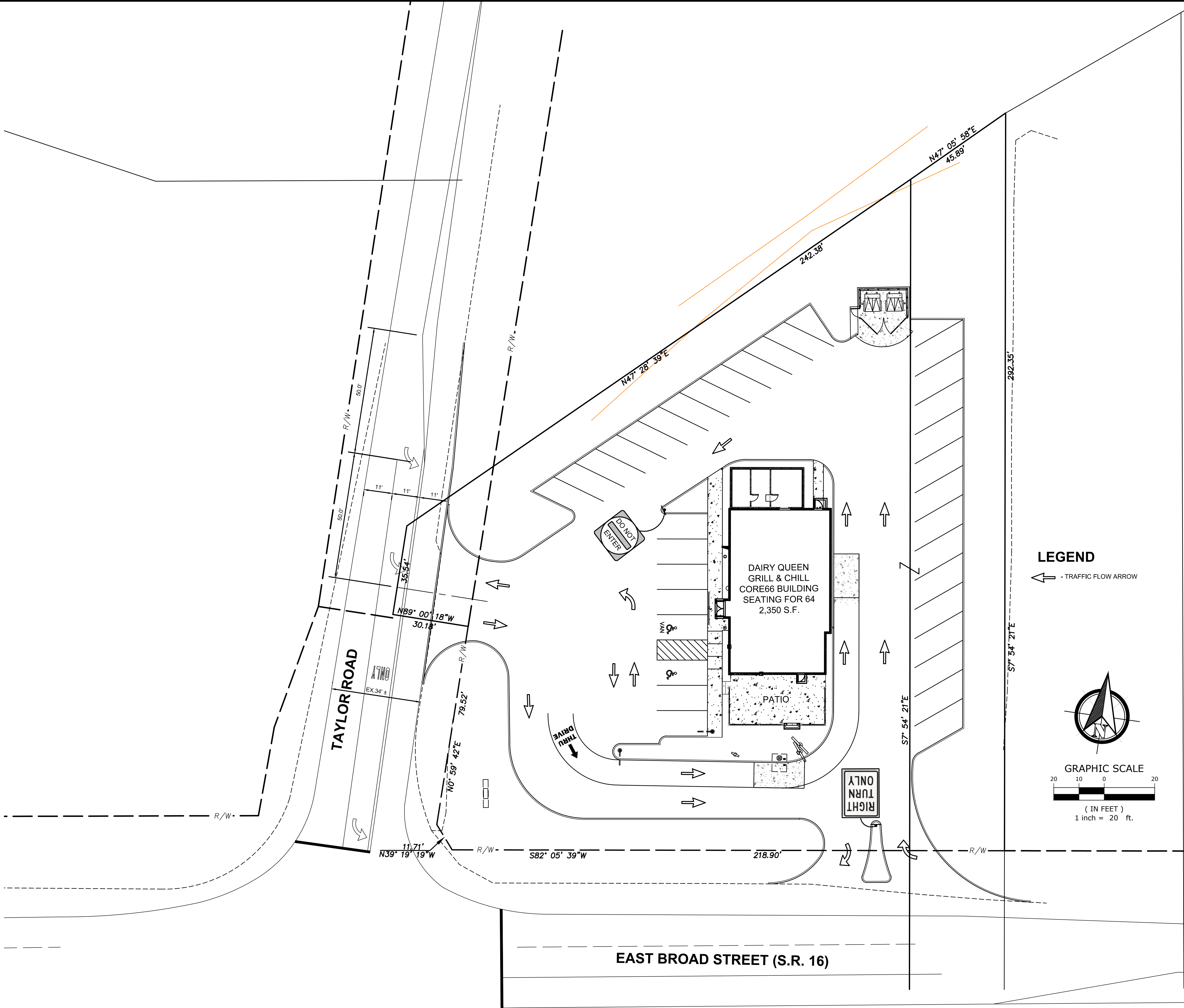
SCALE: AS NOTED

PROJECT NO. 20010

SIGNAGE DETAILS

27 JULY 2021

A303



**LEGEND**

← - TRAFFIC FLOW ARROW

**GRAPHIC SCALE**

20 10 0 20

( IN FEET )

1 inch = 20 ft.

| REVISIONS   |                                       |
|---|---------------------------------------|
| REV#  | DESCRIPTION                           |
|   |                                       |
|   |                                       |
|   |                                       |
|   |                                       |
| <b>RAS CIVIL ENGINEERING, LLC</b><br>CIVIL ENGINEERING & SURVEYING SERVICES<br>P.O. BOX 114 • ARLIN • OHIO • 43002<br>614-581-8504 • RICK_STICKER@ATT.NET |                                       |
| <i>Rick Sticker</i> 47802 08/03/21  |                                       |
| <b>DAIRY QUEEN RESTAURANT</b><br>15000 EAST BROAD STREET<br><b>TRAFFIC CONCEPT PLAN</b>   |                                       |
| PATASKALA, OHIO   |                                       |
| JOB NO.:  | 21-06                                 |
| DATE:   | AUGUST, 2021                          |
| SCALE:  | HORIZONTAL: 1" = 20'<br>VERTICAL: N/A |
| SHEET NO.:  | 1 / 1                                 |