

The parcel is located on land zoned both C-2 and PUD-C. The primary parking lot lies within the PUD-C district, while the structures are within the C-2 district. The application is being reviewed exclusively against C-2 Code requirements, and not the zoning text for the site.

The proposed development will be accessed from the existing access drives to Parkway Centre East off of Stringtown Road, Buckeye Parkway, and Lamplighter Drive, as well as two proposed thirty (30) foot full access entrances off of Lamplighter Drive.

A total of 675 new parking spaces are proposed with this application, in addition to the 937 existing parking spaces on the site. A total of 118,800 square feet will be added to Parkway Centre East with the proposed development: 5,000 square feet for the small retail building, 55,000 square feet for the Hobby Lobby, 54,000 square feet for the Rave Theater, and 4,800 square feet for the two storefront shops attached to the theater. All proposed structures will be finished to match the color and material currently utilized on the existing Parkway Centre East retail developments. Buildings will be primarily finished in brick, with EIFS wall panels used for accent.

The proposed small retail building between Urban Active and Hobby Lobby will be twenty-four (24) feet in height, and the Hobby Lobby is proposed to be thirty-four (34) feet in height. The Rave Theater will be a total height of forty-two (42) feet; however Parkway Centre East obtained a variance from the Board of Zoning Appeals on October 24, 2005 to exceed the maximum building height permitted in C-2 districts.

Five (5) unique lighting fixture types are proposed for the development, all of which conform to the existing lighting on site. Lighting fixtures are proposed throughout the development, in order to meet the 0.5 foot candle minimum required per section 1135.12 in all vehicular use areas and pedestrian pathways.

Mr. Cullen and Mr. Gucker were present and spoke to this item. Mr. Cullen stated that with the current economic climate, they are very happy to bring in this development. Chair Holt noted that wooden benches and metal benches were both being proposed for the development. Mr. Cullen indicated that they wanted to match the existing Buffalo Wild Wings establishment, but it would depend on which tenant goes into that area. Mr. Leasure questioned the size of the proposed retail uses. Mr. Cullen responded that the size was somewhat flexible and they would be willing to work with potential tenants to meet their needs.

Mr. Havener made a motion that the Parkway Centre East – Development Plan be recommended for approval to City Council as submitted; seconded by Mr. Leasure. The motion was unanimously passed.

**ITEM #3 Parkway Centre East – Special Use Permit
4180 Buckeye Parkway**

(Project ID# 201002020006)

Applicant: Sean Cullen, Parkway Centre East LLC, 150 E. Broad St, Columbus, OH 43215

The applicant is requesting a Special Use Permit for two possible outdoor seating areas within the Parkway Centre East development. Two retail buildings are proposed to be attached to the front of the proposed Rave Motion Pictures Movie Theater which may have tenants requesting outdoor seating. The seating areas would be directly adjacent to the two proposed retail buildings, leaving adequate room for the safe flow of pedestrian movement along the sidewalk in front of the theater. The applicant is proposing aluminum tables and chairs, with aluminum pole umbrellas to be used in the seating area.

Mr. Cullen and Mr. Gucker were present for this item as well. Chair Holt questioned the planters in front of the theater. Mr. Cullen stated that the theater operator does not want an area for people to mill around at the front of the theater, they want their customers inside. Therefore, raised planters will not be used in

front of the theater, but will be used in front of Hobby Lobby. A brief discussion was held regarding the conservation easement.

Chair Holt noted the following stipulations:

1. Decorative fencing enclosing the eating areas should extend approximately ten feet from the building, while keeping at least a five (5) foot walkway clear between the fencing and the edge of the sidewalk for pedestrian movement.
2. Outdoor seating areas shall be enclosed by a decorative fence finished black and shall not exceed a height of 36 inches above grade.
3. All tables and chairs shall be constructed from metal and finished black.
4. No signage or advertisements should be displayed on the umbrellas.

Mr. Cullen agreed to comply with the stipulations.

Mr. Honsey made a motion that the Parkway Centre East – Special Use Permit (Outdoor Seating) be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Havener. The motion was unanimously passed.

Having no further business, Chair Holt adjourned the meeting at 1:59 p.m.

Jennifer Uhrin, Secretary

Marv Holt, Chair