Zoning Commission

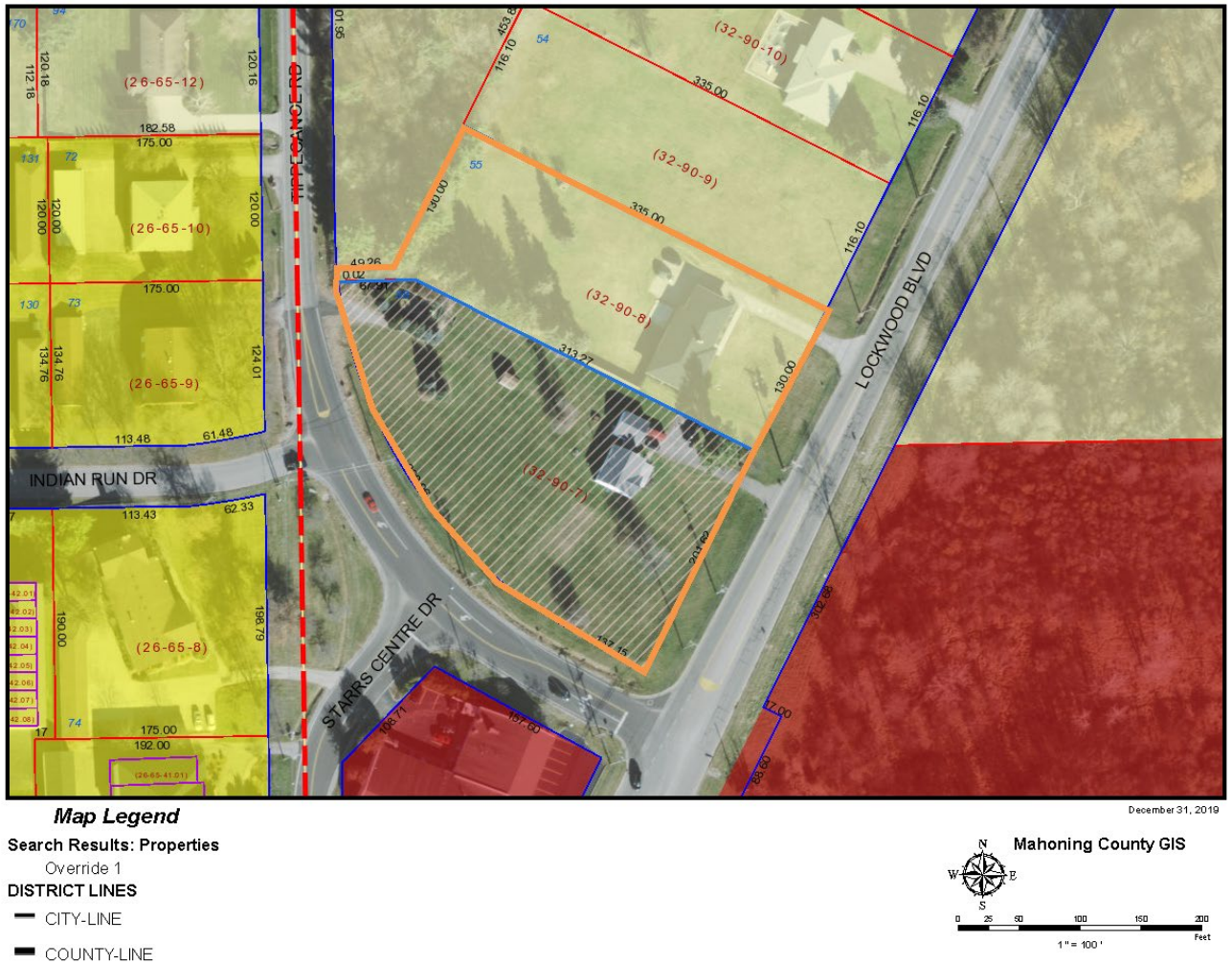
July 28 2020 Agenda

A-2020-02 Business & Residential to Commercial

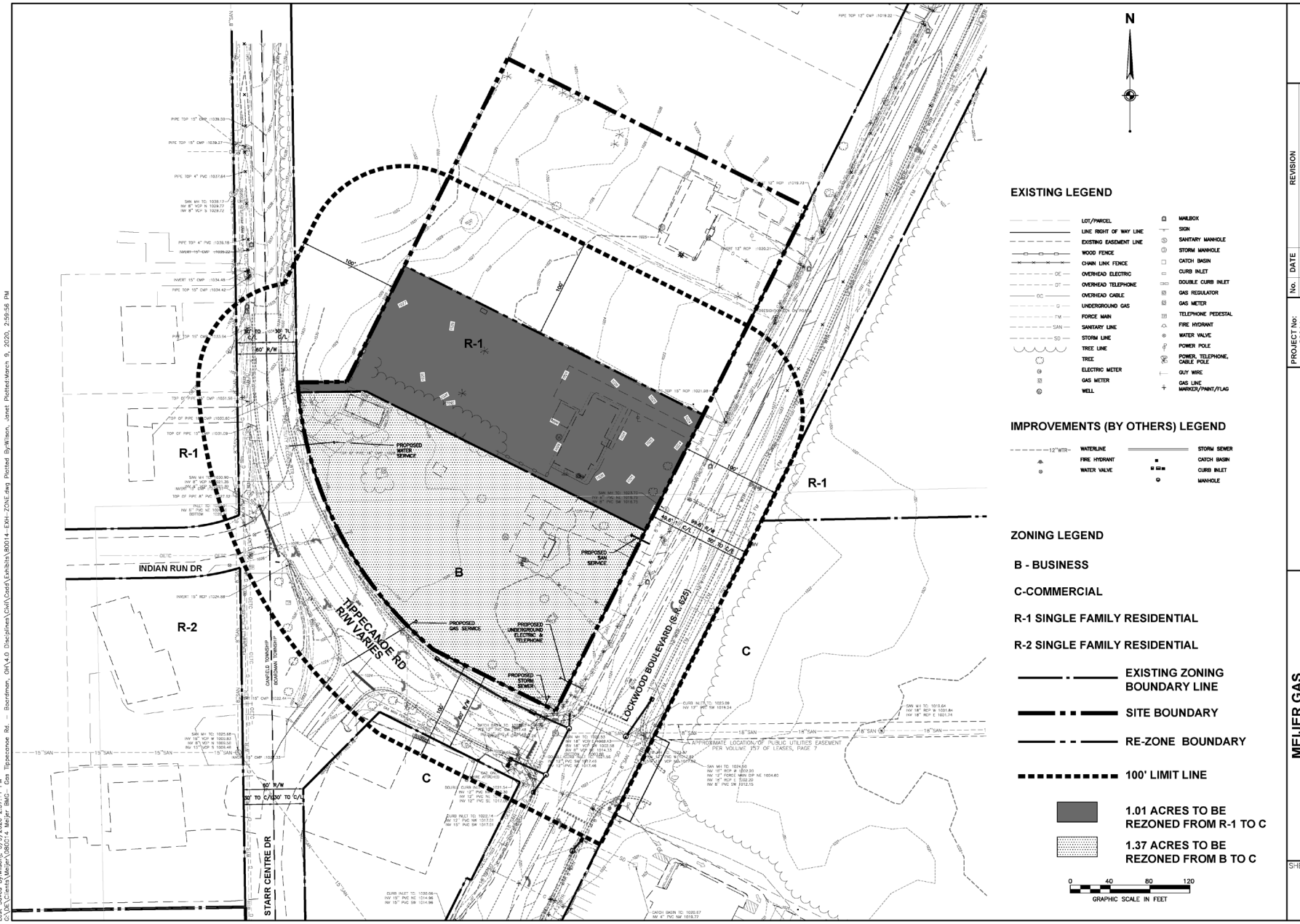
AMENDMENT A-2020-02

Brian Smallwood, Woolpert Inc. on behalf of Meijer Stores Limited Partnership, 2350 Three Mile Road NW, Grand Rapids, MI 49544, property option holder, requests a zone change for two (2) parcels on Lockwood Blvd. 7104 & 7090 Lockwood Blvd., Boardman, Ohio 44512, from the terms of the Boardman Township Zoning Resolution, effective October 9, 2019, in order to change properties to Commercial zoning district. The property is further known as LOT 58 201.62 X 313.27 IRR REPLAT OF LOCKWOOD BOULEVARD ESTATES PLAT NO 1 ALL OF LOT NO 55 & NORTH PART OF LOT NO 57; LOT 55 130.00 X 335.00 IRR REPLAT OF LOCKWOOD BOULEVARD ESTATES PLAT NO 1 ALL OF LOT NO 55 & NORTH PART OF LOT NO 5, Parcel 32-090-0-007.00-0; 32-090-0-008.00-0. Said property is currently zoned Business & R-1 Residential, located in Boardman Township, Mahoning County, State of Ohio.

A-2020-02 aerial & current zoning



A-2020-02


N
R-1
R-2
B
C
INDIAN RUN DR
STARR CENTRE DR
TIPPECANOE RD
R/W VARIES
LOCKWOOD BOULEVARD (S.R. 625)
PROPOSED WATER SERVICE
PROPOSED SAN SERVICE
PROPOSED GAS SERVICE
PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
PROPOSED STORM SEWER
APPROXIMATE LOCATION OF PUBLIC UTILITIES EASEMENT PER VOLUME 157 OF LEASES, PAGE 7
DANFIELD TOWNSHIP
BOARDMAN TOWNSHIP
EXISTING LEGEND
LOT/PARCEL
LINE RIGHT OF WAY LINE
EXISTING EASEMENT LINE
WOOD FENCE
CHAIN LINK FENCE
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE
OVERHEAD CABLE
UNDERGROUND GAS
FORCE MAIN
SANITARY LINE
STORM LINE
TREE LINE
TREE
ELECTRIC METER
GAS METER
WELL
MAILBOX
SIGN
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
CURB INLET
DOUBLE CURB INLET
GAS REGULATOR
GAS METER
TELEPHONE PEDESTAL
FIRE HYDRANT
WATER VALVE
POWER POLE
POWER, TELEPHONE, CABLE POLE
GUY WIRE
GAS LINE MARKER/PAINT/FLAG
IMPROVEMENTS (BY OTHERS) LEGEND
12"WTR WATERLINE
FIRE HYDRANT
WATER VALVE
STORM SEWER
CATCH BASIN
CURB INLET
MANHOLE
ZONING LEGEND
B - BUSINESS
C-COMMERCIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 SINGLE FAMILY RESIDENTIAL
EXISTING ZONING BOUNDARY LINE
SITE BOUNDARY
RE-ZONE BOUNDARY
100' LIMIT LINE
1.01 ACRES TO BE REZONED FROM R-1 TO C
1.37 ACRES TO BE REZONED FROM B TO C
0 40 80 120
GRAPHIC SCALE IN FEET
REVISION
No. DATE
PROJECT No: 80014
DATE 03/09/20
DES. DML
DR. JPW
CKD. BLS
4454 Idea Center Blvd
Dayton, OH
45430-1500
937.461.5660
FAX: 937.461.0743
WOOLPERT
MEIJER GAS
TIPPECANOE ROAD
BOARDMAN OHIO
MAHONING COUNTY, OHIO
RE-ZONING PLAT
SHEET NO.
1 OF 1

A-2020-02

N
LEGEND
CONVENIENCE STORE ROADWAY IMPROVEMENTS
EXISTING CONSERVATION EASEMENT
EXISTING WETLANDS
MAIN STORE ROADWAY IMPROVEMENTS
GRAPHIC SCALE IN FEET
LOCKWOOD BOULEVARD (S.R. 625)
INDIAN RUN DR
GAS MONUMENT SIGN
TIPPECANOE RD
STARR CENTRE DR
3 SIDED GAS MONUMENT SIGN
OVERHEAD SIGNAGE
FUTURE TRAFFIC SIGNAL
MAIN STORE PYLON
meijer
MAIN STORE
EXISTING SIGNAL
BOARDMAN CANFIELD ROAD (U.S. 224)
WOOLPERT
4454 Idea Center Blvd
Dayton, OH
45430
937.461.5660
FAX: 937.461.0743
NOT FOR CONSTRUCTION
meijer
REV. DATE DESCRIPTION
MEIJER STORE #BMG
LOCKWOOD BOULEVARD
BOARDMAN TOWNSHIP, MAHONING COUNTY, OH 44512
OVERALL EXHIBIT
ISSUED FOR:
PERMIT
BID
CONSTRUCTION
PROJECT MANAGER
DESIGNER
BLS
DML
JOB NO.
80014
1 OF 1

A-2020-02

A1 LANDSCAPE PLAN
1" = 40'

PARKING SUMMARY

CONVENIENCE STORE	
PARKING REQUIRED PER ORDINANCE (1/300 GFA IS 3,376SF/300=11.25)	12
PARKING PROVIDED	19
BARRIER FREE PARKING	1
TOTAL PARKING	20

ACREAGE SUMMARY

REZONING PARCELS	2.388 A.
BUFFER PARCEL	0.893 A.
ADDITIONAL RESIDENTIAL PARCEL	0.893 A.
TOTAL	4.174 A.

SHADE TREES

ORNAMENTAL & EVERGREEN TREES

SHRUBS & PERENNIALS

SEED MIXTURE TYPE A

SHREDDED HARDWOOD MULCH TO 3" DEPTH, UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS

CONSERVATION EASEMENT

C5 LANDSCAPING LEGEND
NTS

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
4454 Idea Center Blvd
Dayton, OH
45430-1500
937.461.5660
FAX: 937.461.0743

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

MEIJER STORE #BMG
LOCKWOOD BOULEVARD
BOARDMAN TWP., MAHONING CTY., OH 44512

SITE/LANDSCAPE PLAN

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER
BLS	DML

JOB NO.
80014

1 OF 1

Images: brnn-SepticAerial-2015.09.jpg; , Xrefs: 80014-P.dwg; 80014-CS - Mirror.dwg; 80014-X.dwg; 80014-X-ALL.dwg; 80387-P.dwg; 94132_BP001.dwg; 80387-C201-BASE.dwg; 80014-X-ROAD.dwg; 94132_BG001.dwg; 80387-LAN.dwg
Layout Tab Name: 11 x 17
Last Saved By: Brian Sheridan, 5/13/2020 8:26:22 AM
Layout Description: G:\DE\Clients\Meijer\080014 Meijer BMG- Gas Tippecanoe Rd. - Boardman, OH\4.0 Disciplines\Civil\Cadd\Render\80014-REN.dwg Plotted By:Martin, John Plotted:July 8, 2020, 1:39:27 PM