



**Suburban Accessories  
Major Site Plan Application – Items 1-5  
April 28, 2026**

**The following items must be submitted with this Application:**

1. Letter from Owner designating Bunnell Hill Construction, Inc as the applicant as their representative. **Response:** (Please see attached, letter signed by Michael T. Schueler – Bunnell Hill Development, Co., Inc.)
2. Legal Description: **Response:** (Please see attached document prepared by CDS Associates).
3. List of Property Owners: **Response:**
  - Parcel # 0836404001  
Map Holdings, LLC  
263 Industrial Drive  
Franklin, OH 45005
  - Parcel # 0836404012  
UniFirst Corporation  
265 Industrial Drive  
Franklin, OH 45005
  - Parcel # 0836404005  
Tsolmetes, Peter  
277 Industrial Drive  
Franklin, OH 45005
  - Parcel # 0836451007  
Bunnell Hill Development  
3000 Henkle Drive  
Lebanon, OH 45036
4. Supporting Narrative explaining what is being proposed and why:  
**Response:** Suburban Accessories is planning on building 120,000 SF to combine two current locations (West Chester & Dayton). Suburban Accessories plans to occupy 80,000 SF and lease 40,000 SF.

5. A Statement addressing the following:

- A. Whether the proposed use fully complies with all applicable requirements of the UDO.

**Response:** The proposed project fully complies with all development standards of the I-2 District.

- B. Whether the proposed use or addition will adequately protect adjacent property, or residential uses located on the same property from the potential adverse effects of a non-residential use.

**Response:** The buildings meet setback requirements from adjoining properties. All adjoining properties are in the same I-2 zone.

- C. Whether the proposed use or addition will be detrimental to the use and character of surrounding properties.

**Response:** The proposed use is principally permitted and meets all standards of the I-2 zone and is not detrimental to the character of surrounding properties.

- D. Whether the proposed use or addition will provide safe conditions for pedestrians and motorists and prevents the dangerous arrangement of pedestrians and vehicular ways.

**Response:** The proposed use will provide safe conditions for pedestrians and motorists, along with sidewalks and associated site lighting per code to assure nighttime safety.

- E. Whether the proposed use will provide adequate parking and/or loading facilities and lighting systems per required photometric plan.

**Response:** The dock area and employee parking meet all applicable codes. Lighting Systems – photometric plan included in submittal that meets all applicable code requirements.

- F. Whether the proposed use will provide adequate utility, waste disposal, storm water drainage, water and sanitary services.

**Response:** All utilities are in place including storm water retention basin and water feature.

- G. Whether the proposed use will provide safe ingress and egress for emergency services vehicles.

**Response:** Yes, safe ingress and egress provided. Hydrants placed per code with a fire access drive around the entire facility. Site lighting provided per attached photometric plan.

- H. Whether the proposed use will provide required landscaping, fencing or walls.

**Response:** Yes, landscape plan provided in submittal is per code and water feature added to retention basin at the front of the building as an added feature.