

# Application to Mason City Council

For the establishment of a


## Designated Outdoor Refreshment Area Downtown Mason

O.R.C. 4301.82



The Office of the City Manager for the City of Mason, Ohio respectfully submits the following application to Mason City Council to approve and enact a Designated Outdoor Refreshment Area in Downtown Mason in accordance with O.R.C. 4301.82

Submitted: June 7, 2018

By:   
Eric Hansen, City Manager

## **I. Introduction and Submittal of Application**

Effective April 30, 2017 Section 4301.82 of the Ohio Revised Code authorizes municipalities under 35,000 in population to create Designated Outdoor Refreshment Areas or "DORAs." In order to consider the creation of a DORA, the City Manager must file an application with City Council which meets certain statutory requirements outlined below. The application filing must be advertised for two consecutive weeks in a newspaper of general circulation. Not earlier than 30 days, but not later than 60 days, after initial publication of the notice, City Council may approve or disapprove of the application by ordinance or resolution.

The creation of a Designated Outdoor Refreshment Area will serve as an economic tool to attract patrons to Downtown Mason and highlight the area as a destination for dining and entertainment. Over the past 12 months, the Downtown Committee of Council and the Arts and Entertainment Committee of Council provided input and expressed general support for the concept and indicated by discussion to pursue the application process for consideration by Council.

The purpose of this application is to request that City Council create and approve a Designated Outdoor Refreshment Area (DORA) in the City of Mason. The application includes the following sections:

- A map of the proposed Designated Outdoor Refreshment Area (150 acres or less)
- A statement of the nature and type of establishments in the proposed area
- A statement verifying that not less than four liquor permit holders are included in the area
- Evidence that the land use in the Designated Outdoor Refreshment Area is in accord with the City of Mason's Master Plan
- Proposed requirements that ensure the public health and safety in the Designated Outdoor Refreshment Area
- Dates and hours of operations

### **Section 1. Map of Proposed DORA, not exceeding 150 contiguous acres**

Please refer to **Exhibit A** attached. Exhibit A includes a map of the proposed Designated Outdoor Refreshment Area as well as the list of establishments that have the necessary D liquor permits within the area. 11 establishments have been identified that qualify to be included in the Designated Outdoor Refreshment Area. The proposed Designated Outdoor Refreshment Area is 47.5 acres in size which is well below the requirements of the area being 150 acres or less.

### **Section 2. Nature and Types of Establishments located within the DORA**

Please refer to **Exhibit B** attached. Exhibit B outlines the establishments and types located within the Designated Outdoor Refreshment Area. The proposed DORA consists primarily of businesses in the form of boutiques, retail, restaurants and financial and insurance establishments.

### **Section 3. List of Qualified Permit Holders**

Please refer to **Exhibit C** attached. Exhibit C outlines the establishments within the Designated Outdoor Refreshment Area that currently have a D liquor permit which is the necessary permit required to participate in a Designated Outdoor Refreshment Area. In accordance with O.R.C. 4301.82(B)(3) the DORA will encompass not fewer than four qualified permit holders. The City of Mason has identified 11 qualified permit holders that are included in the DORA.

#### **Section 4. Evidence that Use of Land within DORA are in accord with Mason's Comprehensive Plan**

The City of Mason updated its Comprehensive Plan in 2010. The Comprehensive Plan states that one of the top public priorities is to revitalize Downtown Mason as a destination with a vibrant restaurant, arts, retail and lodging scene. A majority of the property located in Mason's Downtown is zoned for mixed use development and is called out in the Comprehensive Plan as community core-mixed use as outlined in **Exhibit D**. This designation's objective is to maintain, enhance, and grow the Community Core as a vibrant, mixed use gathering place and cultural center with an emphasis on retail, arts and entertainment uses. The Community Core maintains a highly urban, pedestrian focused environment through building and streetscape.

The creation of a Designated Outdoor Refreshment Area in downtown Mason aligns with the City's Comprehensive Plan and objective to make this area a popular destination for dining and entertainment within the City.

#### **Section 5. Proposed Requirements for Ensuring Public Health and Safety within the DORA**

City of Mason Public Works Department will be responsible for maintaining the appearance and public health within the DORA. Please see attached Sanitation Plan in **Exhibit E**. Exhibit E shows that there are currently 22 permanent trash receptacles placed along US Route 42 that are serviced once per week (shown in red). The City is proposing the installation of 15 new trash receptacles within the Designated Outdoor Refreshment Area to fill gaps in coverage (shown in green). The trash receptacles will be serviced by the City's waste and recycling contractor once per week. Additional collections will be done on an as needed basis. The City's Public Works Department will monitor the receptacles and coordinate additional collections if needed.

For planned events in the DORA that may draw larger than normal attendance, portable restroom facilities will be provided at a central location within the DORA. Businesses with liquor permits within the DORA that are participating will be encouraged to allow general public access to their restroom facilities during the hours DORA is in effect.

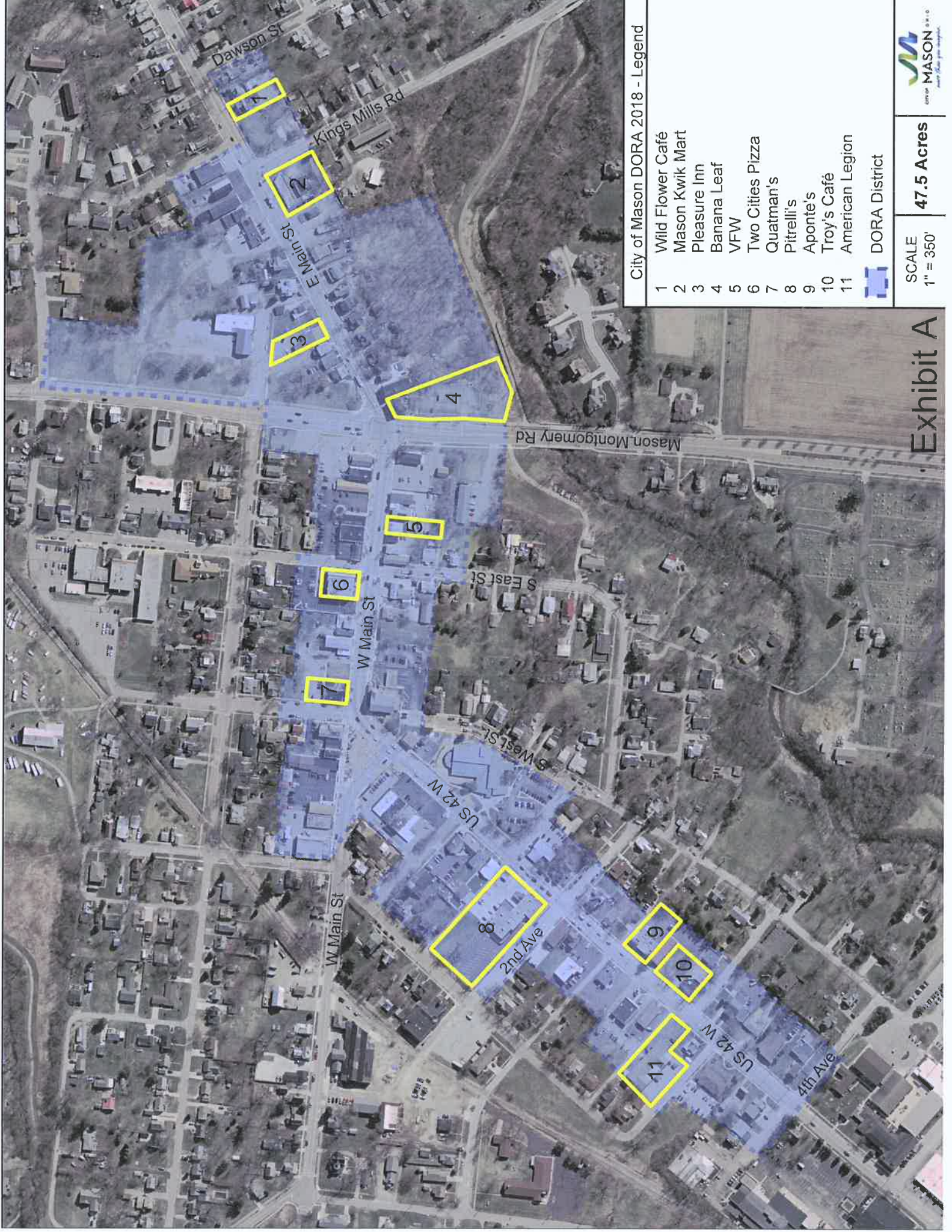
Please see attached Safety Plan in **Exhibit F**.

Please see attached Boundary Signage Plan and design in **Exhibit G**. The City is proposing 17 areas where installation of boundary signage will be necessary to preserve public safety.

#### **Section 6. Designated Hours of Operation**

The Designated Outdoor Refreshment Area will be in operation from 6 p.m. to midnight Monday through Thursday and noon to midnight Friday through Sunday. Extended times for special events may be established by the Chief of Police and City Manager with the concurrence by a vote of City Council. Such concurrence would be made by motion.





City of Mason DORA 2018 - Legend

- 1 Wild Flower Cafe
- 2 Mason Kwik Mart
- 3 Pleasure Inn
- 4 Banana Leaf
- 5 VFW
- 6 Two Cities Pizza
- 7 Quatman's
- 8 Pitrelli's
- 9 Aponte's
- 10 Troy's Cafe
- 11 American Legion



SCALE  
1" = 350'

**47.5 Acres**



Exhibit A

## Exhibit B

<u>Establishment Name</u>		<u>Address</u>
	<b>Dining</b>	
Main Streets Sweets		200 E MAIN ST
Comets Pizza/ Mason Grill		124 E MAIN ST
WildFlower Café		207 E MAIN ST
Pleasure Inn		112 E MAIN ST
Tucker's Whippy Dip		127 E MAIN ST
Angilo's Pizza		216 W MAIN ST
Quatman Café		224 W MAIN ST
Two Cities Pizza		202 W MAIN ST
Servatii Pastry Shop & Deli		106 W MAIN ST
VFW Post 9622		119 W MAIN ST
Banana Leaf Modern Thai		101 E MAIN ST
Subway		107 W MAIN ST
Dominos Pizza		311 READING RD
American Legion Post 194		401 READING RD
Aponte's Pizzeria		312 READING RD
Troys Café		322 READING RD
Pitrelli's Ristorante		404 SECOND AVE
	<b>Retail</b>	
Steppin Up Dancewear		128 E MAIN ST
Martha's Heirlooms		306 W MAIN ST
Antonio Violins		214 W MAIN ST
Dixie Union Station		112 W MAIN ST
The Drapery Shoppe		108 W MAIN ST
Yost Pharmacy		120 W MAIN ST
The Camouflage Upholstery		107 E MAIN ST
Du Priest Antiques & The Unusual		207 W MAIN ST
Lavish Grace Boutique/ Pop Revolution		105 E MAIN ST
Baysore's Flower Shop		301 READING RD
A Violin Makers Workshop		306 READING RD
Heritage Awards & Engraving		407 READING RD
	<b>Services</b>	
McConnell and Ewing Architects		211 E MAIN ST
Vernon-Bell Insurance Agency		209 E MAIN ST
Little Rascals Photography		120 E MAIN ST
Marathon Gas Station		131 E MAIN ST
East Main Salon & Spa		110 E MAIN ST
Gary's Barber Shop		314 W MAIN ST
Mason Deerfield Chamber		316 W MAIN ST
Muennich's Auto Repair / Royal Theatre Co.		308 W MAIN ST

Robinson Heating & Air Conditioning	322 W MAIN ST
Sheldon Cleaners	125 E MAIN ST
First Place Bank	108 E MAIN ST
Batsche Law Office	300 W MAIN ST
Eco Development	123 E MAIN ST
Radiant Dental Care	304 W MAIN ST
Farmers Insurance	212 W MAIN ST
Barry A Spaeth Attorney	315 W MAIN ST
Mason Chiropractic	111 READING RD
Journey Well, Maholtra, Brenda's Cleaning Service	118 E MAIN ST
Kings Dental	202 E MAIN ST
Fifth Third Bank	225 W MAIN ST
Phantom Sound	104 READING RD
Barnes Automotive	201 W MAIN ST
Dowrey Stover Insurance Agency	127 W MAIN ST
Boomerang Design Group	125 W MAIN ST
State Farm Insurance Agency	113 W MAIN ST
Solutions Mental health Services	201 READING RD
People's First Saving Bank	225 READING RD
Bon Ton Salon	207 READING RD
Mason Vision Center	218 READING RD
Andrea N. Hicks Attorney	224 READING RD
Afidence	309 READING RD
Austin Brown Co/ The Pilates Club	300 READING RD
Mason Dental Center	317 READING RD
Springdale Cleaners	319 READING RD
Orthodontics Dr. James Logeman	318 READING RD
Dr Bradley Erbeck Dentistry	300 W THIRD AVE
Shorten & Ryan Funeral Home	400 READING RD
Awk Law Firm	423 READING RD
VSWC Architects	414 READING RD
Nation Wide Insurance	421 READING RD
Special T Shop, Wags & Whiskers	306 FOURTH AVE
Trinity Salon & Spa	424 READING RD
All Smiles Family Dental	409 READING RD

**Other**

Mason Public Library	200 READING RD
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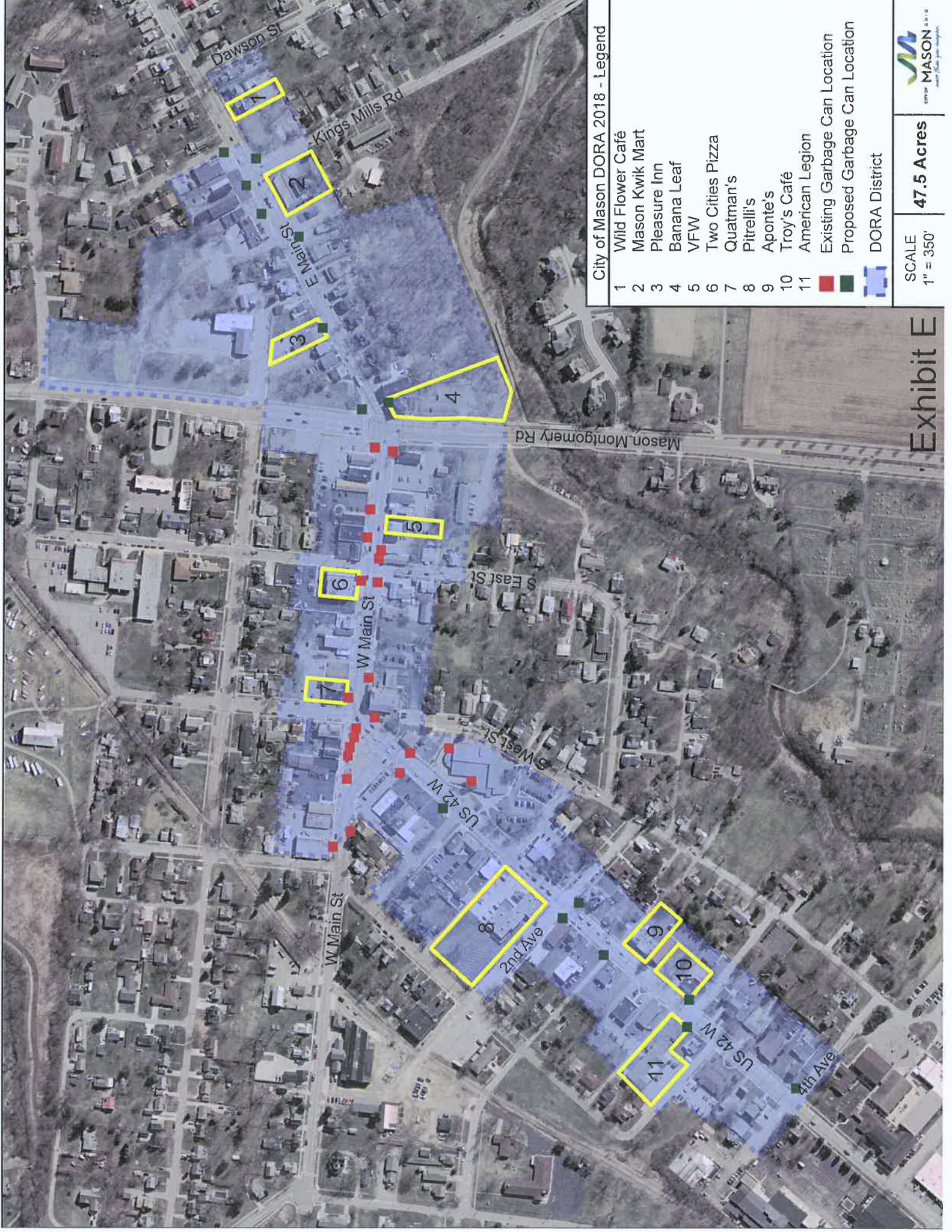


## Exhibit C

<u>Business Name</u>	<u>DBA</u>	<u>Business Address</u>	<u>Permit Types</u>	<u>Permit Number</u>
A D S KAMAL INC	Mason Kwik Mart	131 E MAIN ST	C1, C2, D6	00034780005
AL POST0194 MASON JOE BARR	American Legion post 194	401 READING RD	D4, D6	009039500194
APONTE ENTERPRISES LLC	Apontes Pizzeria & Family Restaurant	312 READING RD & PATIO	D5, D6	02461570001
BANANA LEAF MODERN THAI INC	Banana Leaf Modern Thai	101 E MAIN ST & PATIO	D1, D2, D6	0429440
CUCINA PITRELLI INC	Pitrellis Italian Deli & Café	404 2ND AVE & PATIO	D1, D2, D3	18441690001
PLEASURE INN INC	Pleasure Inn	112 E MAIN ST	D5, D6	6964833
QUATMAN CAFE PROPERTIES LLC	Quatman Café & Patio	224 W MAIN ST	D1, D2	7133960
TROYS CAFE AND CATERING LLC	Troys Café	322 READING RD	D1, D2	90728220005
TWO CITIES PIZZA CO	Two Cities Pizza Co	202 W MAIN ST	D5I	9115240
VFW POST 9622 LT ROBERT N MOUNT INC	VFW Post 9622	119 W MAIN ST	D4	92623559623
WILDFLOWER LLC	The Wildflower Café & Coffee House & Patios	207 E MAIN ST	D1, D2, D3	9610078







**City of Mason DORA 2018 - Legend**

1	Wild Flower Café
2	Mason Kwik Mart
3	Pleasure Inn
4	Banana Leaf
5	VFW
6	Two Cities Pizza
7	Quatman's
8	Pitrelli's
9	Aponte's
10	Troy's Café
11	American Legion
	Existing Garbage Can Location
	Proposed Garbage Can Location
	DORA District

SCALE 1" = 350'

**47.5 Acres**

# Exhibit E

## **Exhibit F**

In accordance with ORC 4301.82(B)(5), the proposed requirements for the purpose of ensuring public safety within the Designated Outdoor Refreshment Area (DORA) are as follows:

### **Law Enforcement Responsibilities**

The Police Department will be responsible for providing law enforcement services within the DORA. The city is divided into 4 patrol districts with at least one officer assigned to each district. The DORA is split between Districts 1 and 2 and the officers assigned to those districts will have primary responsibility for providing services within the DORA.

The on-duty supervisor shall ensure that appropriate attention is provided to the DORA during the hours of operation. In the event a larger than normal number of people are in the DORA, the on-duty supervisor may assign additional officers and/or assign an officer to specifically patrol the DORA. The use of the Segway, foot patrol, bicycle patrol as well as campus security specialists will be considered as alternate methods of patrolling in the DORA.

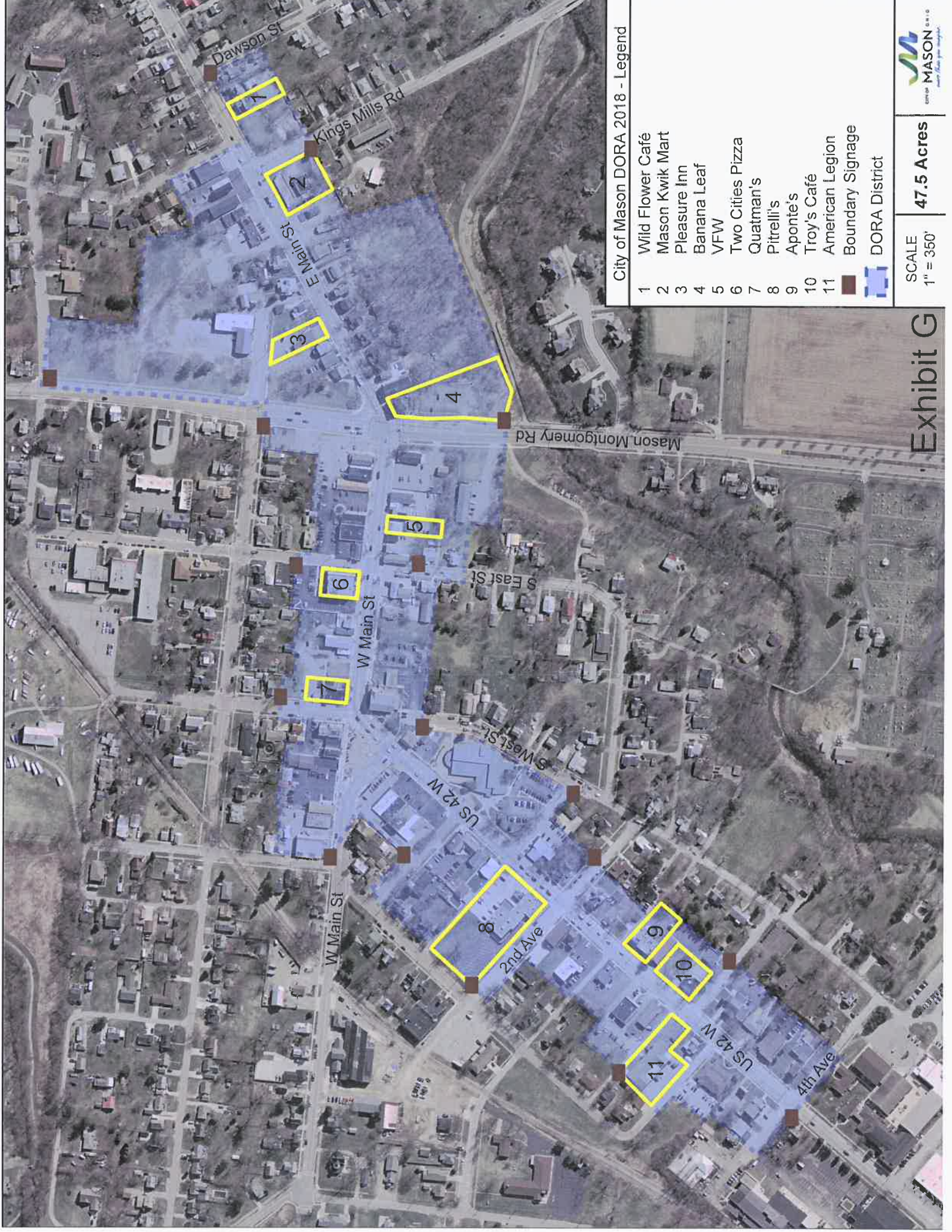
For planned events in the DORA that may draw larger than normal attendance, the Chief of Police may have additional officers and/or other agency personnel assigned specifically to the DORA.

### **Fire/EMS Responsibilities**

The Fire Department will be responsible for providing Fire, Rescue, and EMS within the DORA. Station 51 is located approximately one (1) mile from the closest boundary of the DORA and is 1.4 miles to the furthest boundary. Estimated response time would be between three and four minutes to any area within the DORA.

For planned events in the DORA that may draw larger than normal attendance, the Fire Chief may stage personnel and/or equipment in a location within or near the DORA to allow for an immediate response.





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- Boundary Signage
- DORA District

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Exhibit G



**DESIGNATED OUTDOOR  
REFRESHMENT  
AREA**

**ALCOHOL NOT  
PERMITTED  
BEYOND  
THIS POINT**

# DORA

## Proposed Designated Cup Design



DORA

Proposed Window Decals for Businesses



**D O R A**

Designated • Outdoor • Refreshment • Area

**Exempt Establishment**



**D O R A**

Designated • Outdoor • Refreshment • Area

**Participating Establishment**