



AGENDA

**PLANNING COMMISSION
THURSDAY, JULY 9, 2020 6:00 PM**

**PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning Commission – Regular Meeting – April 2, 2020
 2. Planning Commission – Special Meeting – April 23, 2020
 3. Planning Commission – Regular Meeting – May 7, 2020
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. Application #2020-5224; 13985 Taylor Road SW; Applicant Patrick Reynolds (Cross Development); Major Site Plan - Caliber Collision

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

PLANNING COMMISSION THURSDAY, APRIL 2, 2020 6:00 PM

**PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

PRESENT: Cullinan (Remote), Zollars (Remote), Hicks (Remote), Furst (Remote)
ABSENT: Benner

2. APPROVAL OF MINUTES

1. Planning Commission – Special Meeting – March 12, 2020

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Zollars

B. PUBLIC COMMENT

Mr. Cicak: Between the February and March Planning Commission meetings, there were some changes to the Rosehill Rd. area. Was one or two parcels changed from RM to single family?

Mr. Bowsher: At this time there was only one property owner that requested... (Inaudible)... that is the only property that is being looked at for senior living facilities, and that property is owned by Ted Lemmon. That's a seven acre parcel that wraps around the back part to the creek and that's the only parcel at this time that is being looked at.

Mr. Cicak: I was contacted by Dr. Goetz who owns the property to the north and she was concerned that her property was included with it and I've come tonight to talk about the rules of the Planning Commission. Under article 5 section 6, asking for reconsideration. Essential facts were not brought to Planning Commission. There was no public comment brought to this body about the parcels on Rosehill Rd. being changed to RM. Neighbors and the owner of one parcel we are talking about were not notified. These changes were made after the February 13th Meeting and were done without the knowledge of the property owner of that was the case. This was also done after the first reading by City Council. Section 6.03 in your roles it requires 30 days to change any maps. Furthermore, section 6.4 an agenda was not available (Inaudible) days in advance. There was a one page agenda that was published with no attachments and no report from staff was included. So my one question is was that one or two parcels?

Mr. Bowsher: If the second parcel wanted to be changed at this point they would have to submit

Minutes Acceptance: Minutes of Apr 2, 2020 6:00 PM (APPROVAL OF MINUTES)

for a zoning change.

Mr. Wible - We are the property owner of the parcel next to the one that was just rezoned RM. The rezoning of that parcel has a negative impact on our parcel and we we're not notified of that as we would have objected to that rezoning. I can go into details as to why we would reject that. (Inaudible due to echo). We own the three acre parcel directly adjacent to that parcel and we have been negatively affected by that property due to the elevation and the dirt that has been piled onto that property... Inaudible... flood plain and flood way. Furthermore, changing that property and rezoning it to allowing more hard surface to go in place and have further negative impact on our property. We were approached by the city a year ago considering the purchase of our property. We think this action is further going to have an impact there. The city met with us, the former Mayor, Andrew Bowsher and a representative from Parks and Recreation, the discussion was interest in purchasing this property and the adjacent property to create a park. Possibly retaining the house and turning that into a visitor's center as a part of the park. The interest in our property was that they needed to access the creek to build a bridge to access the bike way. So with that discussion, Andrew Bowsher told us that he could take our property by imminent domain and build the bridge. We thought that was a negotiation tactic, but we fully walked away from that day anticipating that we would be getting an offer from the city for our property. So I think this action of rezoning of the property adjacent to ours, not notifying us of any rezoning and having a negative impact on our property; we think these are related and part of a plan that we are not aware of that's either going to take our property to use that bridge or diminish the value of our property, such that we aren't going to have the opportunity or value to sell it for a home development. It's a great property for a walk out basement home, it's a beautiful piece of property, but if that piece of property adjacent to us is developed or put into an assisted living facility we're going to be negatively impacted by that. In addition to that, we feel as if something isn't right with that and we weren't made aware and that we were threatened by taking the property by imminent domain. In addition, the reason we think there wasn't a proper transaction was because earlier in the year, we own a property where we had a neighbor that wanted to put up a fence. They wanted to put up a privacy fence adjacent to our chain link fence. Naturally that caused a problem with weed removal, etc. They moved their privacy fence in several feet on all other sides of their property, but on our side, we came home on day after talking to the neighbor and telling him we didn't want him to remove our fence. We came home to find our fence was removed and discarded and his fence was in place of that. So we took exception to that and went to the city and expressed our concerns and go nowhere with that so we went to the City of Columbus and filed with small claims. We did have a hearing with a judge and we did have a survey done and the survey demonstrated that the fence was clearly on our property and we knew that was our fence that was removed without our permission and the neighbors fence was out up on our property. We took our survey to court and Andrew Bowsher did show up to court and when we went to conference to discuss this Andrew pulled out a survey that he brought with him, representing as being presented by the Reynoldsburg surveyor and his survey was in contradiction to the one we had done by a professional surveyor that was stamped, certified and signed. Andrew's survey didn't have any signature on it but he did present it as fact. It is submitted to the record in Franklin County and I recommend to the committee to retrieve the minutes and all the documents that were submitted in that case. I will forward that following this for your reference. The judge ruled in our favor, he found that the homeowner next door did not have our permission and that Andrew incorrectly gave the homeowner permission to remove our

fence.

Mr. Zollars: Excuse me, we are talking about 8500 Taylor Chase Dr.

Mr. Wible: Yes, we are. So, after that, not long after, the property next to us was rezoned. I think it was intentional to get back at us for challenging him in court. He lied to the court and brought a false document in and submitted it to the court. I don't think it is a coincidence that a month and a half later that our property gets rezoned and after he talked to us at our property about taking our property by imminent domain to build a bridge. I can't help but to think that these things are related and that it's...

Mr. Zollars: Staff, can we please try to limit this to 3-5 minutes in the future? Let's address the first thing here if we could regarding public notice.

Mr. Bowsher: From my understanding we are ok, and the City Attorney is on the line if he would like to speak up. I just want to make it clear that the gentleman that was speaking was not discussing 8500 Taylor Chase. This was a civil matter and I'm not going to address the grievances that were made. Every parcel in the city was rezoned when we went through the zoning code. This parcel had nothing personally to do with the city, it was requested by the land owner when a developer had approached them. They had discussions with the city and we felt that internally this was the best course of action. As far as the imminent domain, that did not exist. No conversation about that was had on any form of record. That's not something we are wanting or looking to pursue. As far as the civil matter is concerned, it was not on the site that is in question.

Mr. Zollars: City Attorney are you on the call?

Mr. Shook: Yes

Mr. Zollars: Do you want to guide us or comment on 8500?

Mr. Shook: In reviewing the rules of the Reynoldsburg Planning Commission I would have to strongly disagree with Mr. Cicak regarding section 6.3. In addition I would note that under the charter 4.11-A with respect to notice. Notice goes out to adjacent property owners when the city is rezoning ten or less parcels. As the members of this commission are well aware with this particular zoning code, every single parcel within the city was given a new zoning designation. So, that kind of personal notification was not required.

Mr. Zollars: Mr. Shook so your guidance is to move forward as we have done our due diligence?

Mr. Shook: Correct. The zoning code is not in your hands anymore anyway. It went to City Council, City Council voted on it so you couldn't reconsider it right now if you wanted to. Only City Council.

Mr. Zollars: So let me bring this back full circle possibly. We are talking again about 8500 Taylor Chase Dr. This commission is not providing guidance for this particular property on

Rosehill.

Mr. Bowsher: We still have one more speaker on that individual's topic.

Mr. Hicks: Can I make a quick comment? Can staff pull up Rosehill road and this property this gentleman's comments are referring to? Can staff pull up on the shared screen the auditors site or something so we can identify the property? Andrew, if you could, please generally identify the property that Mr. Cicak's comment is related to and identify the gentleman's property that is adjacent so.

Mr. Bowsher: Absolutely, this parcel was part of the entire city's rezoning. This was not a one of thing. Mr. Lemmon's property starts here. His property is basically this L shape. The additional property that came up is right here just north of it. The map is 99% accurate. The GIS was overlaid on it, we then send it out to the county recorder and the county engineers office and is the most precise map is the one presented. What's drawn up is in illustrator and is more of a rough sketch and hard to get precise detail because there's not exact parcels on there. So, this parcel as it stands is not any of the parcels in question that they brought up about the fence. That parcel is off of Rocky Den Court and it between the LLC group that owns this and the family that owns the parcel next to it. So they are unrelated in the context of the parcels.

Mr. Zollars: Ok. Again I apologize as I'm trying to understand. So the fence issue has been addressed. Is there anything else we need to address on that issue?

Mr. Cicak: The only thing that I want to address is that, after the open house... (Inaudible)... I understand we rezoned every property, however; after the open house that we did in late October, first readings and multiple times at Planning Commission. This change was made between February 13th and the meeting you had in March. There was not a single public comment that was made about this change, which was the only change from RM to single family that I'm aware of, besides the Taylor road from Commercial to Residential. Those are the only two other changes I'm aware of.

Mr. Zollars: Thank you Mr. Cicak. Mr. Shook again your guidance is we can move forward?

Mr. Shook: Planning Commission couldn't address that right now, even if they wanted to because it was sent back to City Council. We can move forward.

Mr. Zollars: Thank you Mr. Cicak for your comments.

Mr. Hicks: Can I make a quick comment? I just want to say to Mr. Cicak that I appreciate your intense focus on this issue. The rezoning was a compromise for everyone in the city and I didn't get everything I exactly wanted in the new zoning code and nobody did. I think that's a good sign of any good compromise that nobody leaves 100% satisfied with the result. I think long term and across the city this new zoning code will improve the lives of everyone in Reynoldsburg. I appreciate your concern but I ultimately want to stress that this was a very important change and it got challenging towards the end as we tried to meet the needs of everybody. This is where we are at now and we have to look forward to the future and what's best with everybody.

Mr. Cicak: The issue that I have is that the people on Waggoner road were able to see the proposed changes to their area long in advance and were able to organize and produce a petition and be heard. The people in ward one had no opportunity to be heard at all. As far as I know, no Council member was aware of the changes and was only noticed at the last minute.

Mr. Zollars: Mr. Cicak I want to refer to what Mr. Shook said and that's that there is nothing this commission can do. I appreciate your words and comments but this doesn't seem like the venue to have something changed. Mr. Bowsher, what do we have next?

Mr. Bowsher: We have one other speaker.

Dr. Goetz: I own the property directly north of the property in question, the 10 acres owned by Ted Lemmon. I do have an issue with the rezoning for a couple of reasons. One I do believe it is a personal vendetta against me by Andrew Bowsher because I did take him to court back in October.

Mr. Bowsher: You didn't take me to court.

Dr. Goetz: I took my name to court that Andrew Bowsher said that he could remove the fence without my permission. Yes, I did prove in court that Andrew Bowsher did lie. He did submit bogus documents. Beside the point, I'm here to talk about the 10 acres. I want everyone to know that I've owned that property for approximately 19 years. Ted Lemmon did a mound and land fill approximately 8-9 years ago. I objected to that and the City of Reynoldsburg pushed it through with an attorney named Mike Shannon, who happens to be a friend of mine. He told me at this point that he did not know I was the property owner to the north and had he known that I owned that property, he would have never pulled some strings and pushed that through to have the land mound filled. With that, two weeks ago we had a horrendous flood here in Reynoldsburg. White Butterfly and Roundley flooded tremendously than it has in 30 years, we do have property owner that can attest to that as well that still live in the Briarcliff neighborhood. My property downstream sustained over 100,000 in damages. It's in a flood way and I don't even know at this point if I can repair it and sell it. So this asset that I have of mine is technically useless because of this land mound that Ted Lemmon put in on the 10 acres, of which now these developers want to put an assisted living. I am going ...Inaudible.... this tonight, but I will be taking it further. I have no problems talking to the attorney on this and I do think this is a personal vendetta that Andrew Bowsher did and I intend to make it come to light. I have a right to be heard and I think the neighbors have a right to be heard. This community should rule from the neighbors and not from the top down. It needs to be ruled from the neighbors up.

Mr. Zollars: Is that is from public comment?

Mr. Bowsher: I believe so.

C. NEW BUSINESS

1. App #2020-5070; 8500 Taylor Chase Drive; Mid-Ohio Development Corporation; Major Site Plan

Mr. Bowsher: We are going to open this up to a full discussion. At this stage we can discuss it, give recommendations to the developers to make changes and in order to not cause hardship on the developers we recommend that we hold a special Planning Commission on April 23rd, which would be the last day of the referendum and we could vote at that time. If everyone can agree on that, then we can proceed forward and open up for discussion. Shawn and Ronnie Murphy, the developers, are on the call. You can ask them questions and I will try to scroll through the agenda packet at the same time. We do have a couple of speakers.

Ms. Wheeler: Our first case this evening is for application 2020- 5070 for 8500 Taylor Chase Drive. The application Mid-Ohio Development Corporation is requesting Planning Commission approval for a major site plan this evening. The proposal is for the removal of three existing buildings as well as the addition of eight condo and 24 apartment buildings including utilities. The total of all units together will be 160 units. All the documents are provided for you. If there are any specific questions as far as the site plan. I do believe we have both applicants on the line.

Mr. Zollars: Let's start with the applicants. Do you have anything you want to add? Hearing nothing, commissioners do you have any comments or questions?

Mr. Furst: Applicants, in reviewing the topographical map you provided it looks like a significant portion of the property slopes toward the property lines on the West and North boundaries. When prior development has been proposed for this site, the residence who live directly to the west of this site did express some concern about run off and as your plan does call for significant amounts of hard scaping that would produce additional run off could you speak to any of your plans to mitigate that?

Mr. Murphy: We had retained EMH&T and were made aware of this. One of the things I noticed on a walk at the site is that the properties that you are referencing have a couple storm structures on their parcels as they exist today. That indicates to us and the engineers that there was a storm water concern before this site was proposed. We are sensitive to it thought and that's why we have provided more than one retention pond. We're planning on collecting the hard surface water and directing them to the retention ponds to eliminate the water going to the single family homes.

Mr. Furst: That answers my question. Thank you.

Mr. Zollars: Mr. Hicks, anything?

Mr. Hicks: I do want to point out and thank staff for making the extra effort to allow this meeting to happen. My comments for the record would be; can we identify the density as far as units to the acre. Maybe some context as to the original project that was planned to be in that area versus what we are looking at now. If the applicant could describe a little bit about the neighbors to the west and the boundary and landscape plan that the applicant is doing in order to make sure that this project is being buffered from the west. Those would be my questions in regards to the site.

Mr. Murphy: The proposed density is under seven units per acre. We're about 6.34 density per acre. Regarding the buffering, we have a colored rendering where you can picture the landscape buffering a little better along the residential area. Addition to our landscape buffer, the majority of those houses do have fences already along that west property line. We could give you a list of properties to drive to, but along our property lines we typically do shield our properties to be a good neighbor. The majority of those houses do have fences already which will help in addition to the landscape.

Mr. Hicks: The comment I'm kind of leaning to on landscape buffer is in regards to the areas in zone 1 on the northern part of the property. Those buildings are closer to the building set back line than the others so I want to make sure we have a nice landscape buffer and we're in compliance with our new code. Really just to make sure we're properly screening the neighbors.

Mr. Murphy: Are you talking to north property line?

Mr. Hicks: Yes, so that's zone one and it shows a great landscape buffer. If you look at the sheet you have a pond, three builds and another building. I don't see a great landscape on the first two buildings and I think it would be great to add some arbor variety to fill in some space.

Mr. Murphy: That is our intent. The drawing shown there is not showing what we intend to do. What we're planning to do is heavily landscape that on the north and use the materials you suggested.

Mr. Furst: Are you able to provide a rendering of that prior to...

Mr. Murphy: Yes, we have one and we can email it. I can try to hold it up to the screen, but I can email it over. We do have a colored landscape rendering that we can provide.

Mr. Furst: Do you also happen to have color renderings of the buildings themselves so we can view the materials?

Mr. Murphy: We do not have that at this time. One of the things and I don't mean to burden anybody, but we have communities, most recently on Long road in Pickerington, that we encourage anybody to go look at. We actually have a community about a mile north on Taylor road called, Taylor Ridge just north of the elementary school.

Mr. Furst: I did actually visit all your communities in the area here. I actually found that they were well maintained and constructed. The only reason I'm asking is because we have had some prior issues with building renovations and development where the final product was different than what was presented to us. So I just wanted a more detailed rendering for the record.

Mr. Murphy: We can certainly provide elevation renderings. We use a mix of masonry and vinyl siding. We have six or eight different elevations that we use and we strategically place

them.... there, if we can go. I apologize I'm changing the subject matter. You can see the northern property line and the green area. That green area is an existing concrete slab that we will remove and place top soil on the lawn.

Mr. Hicks: So just to clarify, the property line on the top of the screen that we are looking at is the western property line?

Mr. Murphy: Correct.

Mr. Hicks: There's probably some existing trees along the fence row of the property line and I want to make sure that with this rendering that landscape buffer is being included. I want to make sure that the existing trees will stay and you are adding additional trees. It's not where you get in there and say, there are already trees we don't need to add more. Maybe that could be at the discretion of staff that we're filling in those holes and continuing that buffer along those homes.

Mr. Murphy: That would be our intent. We would not point to existing trees and say that's adequate.

Mr. Hicks: One other comment in regards to the existing condo development. Are some of these unit being finished as part of that condo section? Other units.... Inaudible

Mr. Murphy: Yes, the H style building that is adjoining the loop road of Taylor Chase existing condominiums. We have a very similar building and for those of you not aware, my brother Michael did Taylor Chase phase one. Mid-Ohio Development is a family company and Mike is a shareholder and investor in this project. We are going to finish the H buildings and use his brick and shingle. We have talked to the association and they have showed an interesting in combining their properties with ours to make it one community. The want to combine services as far as asphalt repairs, snow removal, lawn care and landscape. We haven't achieved that yet but they are open to that conversation. The remaining building that are more lineal are ranch luxury apartments. To give you an idea, the one bedroom is going to start at \$900. We have two, two bedroom style units and they are going to run ... Apartments are going to run \$900- \$1600 on this site for the apartments. The condominium portion will start at 199 and go to 270. They are a higher end finish that Taylor Chase phase one. When I say that we do cathedral ceilings, updated fixtures, granite, plank flooring and some different things than Taylor Chase phase one is. That's what Mr. Furst would have seen on Long Road in Pickerington. We're going to bring that exact property to Taylor Chase phase two.

Mr. Zollars: You said something about aluminum siding?

Mr. Murphy: Vinyl siding.

Mr. Zollars: Ok, I thought I saw aluminum siding.

Mr. Murphy: No, we do a mix on masonry and vinyl. We'll try to mirror, as best possible to

the condominiums. Our goal is to not see the ten year lag between the two developments besides the more mature trees on the older portion. The apartments, although we don't discriminate, we market to the empty nester. This will be our 13th or 14th community in this style and we've built in eight other counties in Ohio. Our demographics are predominately 55 and older, doesn't mean we won't start with younger professionals, but our experience has been that after four or five years our communities are heavily weighted with 55 and older. One of the good things it does for your community is the older people that move into this open up housing stock for Reynoldsburg. In theory, we would be potentially opening up 75-100 single family homes. Typically it is a more mature community.

Mr. Bowsher: If Planning Commission has any asks of the developer we can continue working through those. Also, Pat if you can make a motion one to table this after we're done discussing and two if we are in agreement to hold a special meeting on the 23rd. That is up to you as Commissioners.

Mr. Zollars: First off can we get that screen shot incorporated into the plan so we know what to expect at the end of the day?

Mr. Bowsher: Yes

Mr. Zollars: Two, does anyone care to make a motion to table this and follow up on the 23rd?

Mr. Hicks: Before I make my motion, I think I made it clear but just to be sure about landscape buffers. If you need to amend that landscape plan, not just this rendering but the landscape plan as part of this submittal please make sure that it's completed before it comes back. Also, as Mr. Furst had asked please provide actual colors or actual samples of the materials, especially the building along Taylor road. We want to make surer there's plenty of stone or brick and those elevations would be fantastic. I really appreciate you trying your best out of a challenging situation in regards to a condo community. I believe your product will appeal to seniors and I appreciate your honesty in coming in here and saying you're not targeting seniors but that seniors will show up. I see a lot of developer's say that they have empty nester product and unless you're truly age restricted you can lease or sell to anybody. With that I'd like to make a motion that we table the submittal until our next meeting.

Mr. Furst: Second

Ms. Wheeler: Mr. Benner, No Response. Mr. Cullinan, Yes. Mr. Furst, Yes. Mr. Hicks, Yes. Mr. Zollars, Yes

Mr. Furst: I move that we hold the previously asked for meeting on the 23rd.

Mr. Hicks: Second.

Ms. Wheeler: Mr. Benner, No Response. Mr. Cullinan, Yes. Mr. Furst, Yes. Mr. Hicks, Yes. Mr. Zollars, Yes

RESULT: HELD**Next: 4/23/2020 6:00 PM****D. ADJOURNMENT**

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Apr 2, 2020 6:00 PM (APPROVAL OF MINUTES)



MINUTES

PLANNING COMMISSION THURSDAY, APRIL 23, 2020 6:00 PM

**PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

PRESENT: Cullinan (Remote), Zollars (Remote), Hicks (Remote), Furst (Remote), Benner (Remote)
ABSENT:

2. APPROVAL OF AGENDA

Approved

3. SWEARING IN OF SPEAKERS

Zollars

B. PUBLIC COMMENT

C. NEW BUSINESS

None

1. 6300 East Main Street; Application #2020-5075; Applicant Cocca Development; Major Site Plan

Ms. Wheeler: This is for 6300 East Main St, application 2020-5075. The request is for Planning Commission approval for a major site plan for a new Walgreens brand, what they are calling their Cooper store model. You did receive a brief overview of what that model is. The applicant is on the call so if they would like to give additional information.

Mr. Jaime (Walgreens): Walgreens has a current Walgreens, large building 15,000 square feet. We have been there for 20 something years. Our initial term of rent came up and we tried to negotiate a lower rent because we aren't making money there and the landlord said, no and is terminating our rent as of 12/31 of this year. So that gave us an option of either abandoning the trade area or finding a location where we could do a pharmacy only drive thru. The Cooper is a 2,500 square foot building where the majority of business is done through pharmacy. The front end of these stores, where we use to do a tremendous amount of business, has slowly over the years declined to the point they become very unprofitable. You can imagine; dollar stores, gas stations, people that have a lot of grab and go like grocery stores, that ate away at the market share of the front of the store. With that we developed the Cooper with the idea that we can stay in the trade area, still service the customer, hopefully retain all the prescriptions and have a small amount of OTC medications in the front, but lose the 10,000 square feet of wasted space for items we're losing money on. So, when our landlord said they weren't going to renew our lease, it pushed us into overdrive to find a

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location where we could retain our customer base. It's a good customer base and we don't want to abandon them. That's why we're submitting this application.

Mr. Zollars: Commissioners, any questions or discussions?

Mr. Hicks: I just had a couple of questions for staff. This is sort of our first major site plan under the new code, is that correct?

Mr. Bowsher: That is correct.

Mr. Hicks: Since we're reviewing the checklist of all the new criteria that we need to be reviewing. This application, does it include any architectural elevations for the building itself?

Mr. Bowsher: It does, those were sent to you later. I thought they were part of the original agenda packet and they were not. They will look like this. Can you see my screen ok?

Mr. Zollars: I can see it. It looks like you got about five parking spaces. Is that correct? Seven maybe.

Mr. Jaime (Walgreens): The site actually has 17.

Mr. Zollars: 17? ok.

Mr. Furst: Do you expect a similar vehicular traffic volume to what you have now? I realize you're not going to have the dry good or grocery type items, but if the majority of your business is prescription refills now, are you expecting the same vehicular traffic?

Mr. Jaime (Walgreens): Yes. The number of people that come into the drug store just for sundries is relatively a small amount. Usually that is people that forget things on the way home because we're typically located very well between work and home. So probably 90% of the vehicular traffic that we do have will come to the site. We do expect the drive-thru to be busy if not busier than the current drive-thru. So we have a five car stack on it and can accept up to seven cars. So that should give up the ability to manage that traffic flow on site and get people through the store.

Mr. Zollars: Without seeing the drawings, what is the exterior of the building?

Mr. Bowsher: If you can see my screen, you can see the elevation drawing. I also sent it over to your email addresses as well so you should have that digital copy in full color.

Mr. Zollars: The question more specifically is, what is the texture?

Mr. Jaime (Walgreens): The building overall is a efface building with brick accent. We have a column in the front that is a darker gray than the gray building, then accents on the

vestibule area is a more red brick. A drive-thru with a canopy and there's also an accent on the long wall to break up the long wall that is a gray brick as well. That's where our logo will go if we have the signage capacity to put our logo on it.

Mr. Zollars: Ok.

Mr. Benner: Andrew, do you have the drawing that shows the curb cut going onto Main Street? If I'm not mistaking that looks as if traffic will have the ability to turn both ways. Is that accurate?

Mr. Bowsher: That is accurate and basically what they are doing is they are expanding the current curb cut to allow for those three lanes, one going in and two out. We reviewed this with the City Engineer, EMH&T, as well as their firm talked to them. Basically, the middle turn lane with two lanes going each way a traffic study wasn't deemed necessary with the lower volume of traffic they would receive. With the middle turn lane on Main St. there's very little we could do to mitigate any concerns. We feel confident in what they are showing, at least as far as a traffic pattern is concerned.

Mr. Hicks: While we're talking about traffic. Some of the other sites along Main Street we've tried to make an effort to at least plan for some future form of cross access so that people can get to traffic lights without having to turn left onto Main Street, which is obviously difficult. Trying to turn left out of that area is challenging. Is there any way as part of this application that we could secure some sort of future cross access with any of the other surrounding parcels? Specifically with the parcels to the north and east of this one that would get out onto Brice Road.

Mr. Jaime (Walgreens): Walgreens certainly doesn't have a problem with that. Anthony, does COCOA Development?

Mr. Bowsher: Steven, if I can jump in and answer. I think what was being discussed with the developer was that they're obviously building on the front portion of their parcel. I think over time they want to potentially sell that back portion, there's another parcel to the east, maybe those two could be combined for another future developments that would have access off Brice. I think your question then becomes, can they have access to this site or the east side so they would also have Main Street access. I think that's certainly something the developer can help answer.

Mr. Cocoa: We're happy to do that if we can do that.

Mr. Zollars: I've got a question for staff. Andrew, without seeing all the details in color, do we have everything to do what we are allowed to do?

Mr. Bowsher: That's a great question and something we talked about internally. The City Attorney and Emily is also on the call and we discussed it briefly. This building in it's current setback would need to be brought closer to the road or potentially have a variance, as well as a side setback. You have to understand that when we were doing our zoning code as well as

the comp plan we were looking for higher density type development. This is a very unique parcel and we think this is a good development and use, given that we are also getting a good infill tenant for the old Walgreens. It's a very unique and skinny lot with development on either side and I don't feel that in any shape or form that we are going to demo this parcel or any parcel to the west or east. So, I think we're getting a good use for as unique as the site is. Therefore if we approve a condition would need to be made that is would need to go before BZBA to get a couple of those variances to ensure we are in compliance with the new code.

Mr. Zollars: Ok. What about the material? Is everything ok on that front?

Mr. Bowsher: That would be more up to you. It seems as if they've included some brick and they had the channel lettering that's a standard concept. This is their new concept. I don't think this got mentioned but this will be the first in Central Ohio that's like this and the United States for the Cooper model, so we're excited about that. Anything else that you would like to see, design related, would be in the purview of Planning Commission and that would be a request or condition.

Mr. Hicks: Pointing to a pylon sign, is there elevations of the sign? That would obviously need to be a monument type sign with a brick base, like what we would require from every other applicant.

Mr. Bowsher: Great question. We do not have a rendering of that sign, but basically what we would require you to match the bottom red brick base; which is what matched the brick on the front of the Walgreens store. Then your sign would have to match our code, which is very similar to the rest of the signs on Main Street. I'm assuming that's what you meant when you put out the pylon sign.

Mr. Jaime (Walgreens): I think we always go for pylon, but monument is more than acceptable.

Mr. Furst: I have a clarifying question. Would it be accurate to say that the character of the exterior finishes is relatively similar to the existing site?

Mr. Jaime (Walgreens): The existing site is mostly brick. These are very toned down colors. Pharmacy business is a very conservative business, you don't want to get crazy with your colors. We did bring in some of the brick exterior so you would have some good accents and it would flow with other buildings. It is a little bit different than our big building with all brick, but as you can imagine we're separating ourselves from the big building and going with a brand new Cooper style. We tried to make it very conservative, approachable, good looking, but different than what we're leaving.

Mr. Furst: That makes sense, thank you for that.

Mr. Benner: With this facility deliver as well as have drive-thru pickup?

Mr. Jaime (Walgreens): Believe it or not, the pharmacy in this is bigger than the pharmacy square footage wise than the big building. Our full focus here is on being efficient and being able to serve the customer in a manner they are use to. If you ever go into a pharmacy at Walgreens, it is a three to five minute... we don't call it a drive-thru, we call it a drive up. The idea is that we have a bigger pharmacy for better ease of filling the prescriptions. We feel as if it is better or equal to what we have currently.

Mr. Benner: My question is, will you be delivering from that?

Mr. Jaime (Walgreens): Sorry, I totally missed that. Currently under Covid we have a cost free FedEx system that we use. We will probably not have deliver vehicles, it's just not in our business.

Mr. Benner: Last question, approximately how many employees?

Mr. Jaime (Walgreens): Five to seven in the building.

Mr. Zollars: Commissioners, I'll entertain a motion either way.

Mr. Hicks: We need to make a couple conditions on this motion. One being the cross access easement and the second being that a sign needs to fit the code when it's submitted.

Mr. Furst: We also need to zoning variance, correct?

Mr. Bowsher: Correct.

Mr. Hicks: I move that we approve the major site plan under the following three conditions; the first being that the applicant provides some form of cross access to the northern part of the parcel to access the east of this parcel that fronts Brice Road. The second condition would be that the applicant submit a monument style sign to staff that meets the city code requirements. Including a brick base and facade. The third condition being that the applicant go through BZBA to obtain the variances needed to comply with this plan that's been submitted. Mr. Shook, did those conditions sound ok?

Mr. Shook: Yes, they sound fine. I think one big concern here is that the insight district there at Brice and Main we have implemented new setback requirements from the front of the road. Right now the proposed plan has a 40 foot setback from the right of way and the current zoning regulations have a max of 20 feet. So that would be possibly a significant variance, especially in light of how small this particular zoning district is. To grant one variance for a further setback from the right of way could create a president that would require us to grant additional variances in the future.

Mr. Hicks: And those will be issues that BZBA will review?

Mr. Shook: Correct.

Mr. Zollars: We need a second.

Mr. Furst: I'll second.

Ms. Wheeler: Mr. Benner, Yes. Mr. Cullinan, Yes. Mr. Furst, Yes. Mr. Hicks, Yes. Mr. Zollars, Yes.

RESULT:	REFERRED [UNANIMOUS]	Next: 5/21/2020 6:30 PM
MOVER:	Steven Hicks, Commissioner	
SECONDER:	Alex Furst, Vice Chairman	
AYES:	Cullinan, Zollars, Hicks, Furst, Benner	

D. UNFINISHED BUSINESS

1. App #2020-5070; 8500 Taylor Chase Drive; Mid-Ohio Development Corporation; Major Site Plan

Mr. Bowsher: Let's make it known that this is a continuation of the Planning Commission meeting that we had on April 2nd.

Mr. Zollars: Let's pick up where we left off then. Does Murphy want to start off the conversation?

Mr. Murphy: We're willing to answer any questions you might have that weren't covered at the last meeting.

Mr. Zollars: Commissioners, any questions or comments?

Mr. Hicks: In our last meeting one of my concerns was the landscape buffer between your parcel and the existing single family homes to the west. Based on the new rendering you sent out it appears you have increased the amount of landscaping along that buffer. Would you be able to comment on that regarding the specifics or what you added?

Mr. Murphy: We had our engineer's landscape architect collaborate and look at the new code to create the new requirements for the medium residential code. A fair amount of those properties have fences already so we're focusing more landscape where there are no fences. Then, we are scattering the landscaping on the west and northwest corner. To be perfectly honest, a lot of this was done through auto cad and the street scape at the entrance I like, but some of this is very generic. For example, if you look at the middle retention pond, the smaller one to the left, we would like to scatter the trees more. Right now they kind of rim the community center pond and entrance way and it's symmetrical where we would generally scatter them throughout the community rather than just at the beginning.

Mr. Hicks: I think that answered my question and I don't think anybody at the city is going to stop it if you decide to add additional landscaping as you go through the construction process. I'm sure staff can work with you on moving some trees on the site. It always seems on projects like this that once the buildings are up and you can actually see everything that adjustments need to be made. I do want to make sure that all the buffering along the

perimeter; quantity, number of trees, etc. are generally staying the same. It's important that we're providing a nice buffer between your project and the single family homes. I visited all your sites that were mentioned here in Central Ohio. It does look like a good quality product and for the folks in Reynoldsburg I think this is the best we can ask for to finish out an unfinished condo development that was troublesome from a development perspective. I think it's a good use for this site and as long as we are using the correct buffering and providing all the landscape requirements that are in our code, I think it looks great.

Mr. Murphy: That would be our intent. It looks good from an auto cad perspective, but unfortunately it was done in a pretty short order. My example would be the community center with pool and pond. Typically we wouldn't forest that because you're hiding an amenity that's meant for people to see. My point is, we are very conscious to the west and north existing property owners. I'd like to suggest that there's some flexibility within the community with the same number and species of trees but scattered a little more and placement changed.

Mr. Benner: If I'm hearing Mr. Murphy correctly the cad drawing is obviously not exact, but along Taylor Road, did I hear you like the way that looked?

Mr. Murphy: Taylor Road I don't think is bad. I think that allows for a nice streetscape and entrance. What I'm not a fan of is the tree line around the community center and pond.

Mr. Benner: We're in agreement there, I just like Taylor Road to be as attractive as possible and I think that looks very nice.

Mr. Murphy: Thank you. The other product is a mixture of brick and vinyl. We will replace with brick in places that are seen by automobile traffic. So, Taylor Road will have more brick, for example, Taylor Road may have more brick and less on those on the west end of the property where a building may be facing somebody's yard fence. As we like to go by in our office that we go by the windshield appraisal. What you see when you drive through a community? As some of you have mentioned by driving through our communities, whether it's stone or masonry, it's put in places where you get the biggest bang for your buck. So when you leave the property you remember what you saw not that it's all vinyl.

Mr. Benner: I also drove by all your developments and was impressed. Pioneer Circle in Pickerington, how old is that development?

Mr. Murphy: We finished that about a year and a half ago. It's pretty recent. We started the final phase in May of '19. That was a four phase project. The first three phases were done I think about the same time Taylor Chase about '04 or '05. We built until '08 and until we hit the financial tsunami of '08- '09.

Mr. Benner: From a material aspect, are you using the same material? Particularly the one drawback I saw when driving through the development was the vinyl shutters were horrible. They were terribly faded in what I would assume was some of the older ones.

Mr. Murphy: The problem we ran into on that last phase of the community was in being in

an association, we had to match everything. We had to match the association because it was already part of that group. With this one we are not in that condo association so that is something if we want to get away from that. We're open to entertaining all ideas. That's why those shutters were on there though. The last thing the last phase all the shutters were new but the first phases are from 2006 and that's where the drawback was because one was built six months ago and one that was built 12 years ago.

Mr. Benner: You will be managing the rental units. Is that correct?

Mr. Murphy: That is correct. We will retain ownership.

Mr. Benner: As far as the condos, will they join the current association? Will it be a separate association, or do we know that?

Mr. Murphy: We have approached that but it has become challenging. That was our intent and they were entertaining it. However, they really shot themselves in the foot. The re roofed the entire community and the roofer convinced them they should put larger gutter down spouts in and they exhausted their reserve for community. In order for us to join their community; which is beyond the seven year statute of law. Legally we were able to but the first unit sold by us we had to provide them with a financial statement for Taylor Chase one. Just like with any one of you, they would look at an association with no reserves and it would probably be a different story. The Homestead in Pickerington looked at it and said, "Oh, you have tens of thousands in the reserve". That's not the case here. I'm not trying to be negative towards them, that's just what we came across. We were trying to discuss if there was some common ground but that is going to be one of our biggest obstacles. The roadway will connect because by easement law that loop road will still be a loop road and connected at the pavement. AS far as fire and emergency services go we can travel across each other. They will be able to travel across us and we will be able to travel across them. We kind of left it at that when we found of their financial statement was net zero for reserves.

Mr. Zollars: Good question Mr. Benner. Any other questions?

Mr. Furst: I don't have a question but I do have a request. I know we have talked about descriptively how the materials are going to match the existing building, but I would like that read into the motion, just for the record.

Mr. Murphy: Mr. Furst, are you referencing the condominium portion?

Mr. Furst: Yes.

Mr. Murphy: OK, I was just clarifying because we will make something that is complimentary to each other but we will likely take a departure from brick siding and shingle so they are clearly, from the consumers eye, two different communities. I can't say that we may like it and decide to run with it, but that is our intent right now to match the shingle and I believe the brick is still manufactured and if not we will get very close to it.

Mr. Furst: I think that is completely reasonable. I understand you have to deal with the materials that are available on the market. It does make sense to separate the communities so it's obvious they are separate communities. Just because we are finishing the condominium portion of it and there is that possibility that it may join the other association I want it to look a little more contiguous.

Mr. Murphy: I have no issues with that at all.

Mr. Bowsher: There were a couple of asks to us that we fielded over the course of the last couple of weeks. Can we briefly talk about the phasing approach? Obviously you're not going to be able to build all of them all at once. So if you could quickly walk us through the phased approach and which ones we can expect to see erected. I know you will rent a few of them and continue to build, but if you could walk us through this project that would be helpful. Then to kind of sure up some of the concerns with the landscape buffer around the pond and community center, could there be more of a middle ground with the commissioners? Some are saying we really don't want it hidden but others are saying they like it that way, so maybe instead of a columnar tree maybe we can have a Tulip Poplar, something that's going to grow tall, still have a trunk, but you're still going to be able to see. This would allow you to be able to see the amenities but still provide the landscaping.

Mr. Murphy: Yes, as it relates to the landscape we would be in favor of that as well. Taylor Ridge would be a good example of what we intend to do. Sunset maples and oaks with trunks and tend to have blossom to them but you can see through them as they mature. We are open to changing the materials as suggested. As far as sequence, I'd love to give you a brief and short answer, however our intent to construct the condominiums, build all eight building and then move over to the apartments; our lender in the last two weeks has already given us a term sheet on the apartments. We've hit, what I like to call, an air pocket. So we're talking to a couple of our other lenders because all the sudden the turmoil has driven the banks to... how about you phase it. We're not opposed to phasing 32 units, to us that is a phase. Pickerington was 28. Our lender for the apartments actually ended up passing on them for the condominiums because they suggested we go from four to eight and that stifles us. I personally feel like 32 condominiums would move in a year to a year and a half just like they did in Pickerington. The market has changed and unemployment has quantum leaped so we're in a weird pattern right now. I'm confident we're going to get another lender, but it's also timing. If we buy this and we've got a loan for apartments and the condominium loan from discussion to closing is 90 days in a normal environment, the condos could end up being the back part, where our intent was to have them start first. So they could flip flop, but I can tell you with all certainty we are going to build all of them because we believe there's a strong market there for them.

Mr. Zollars: Any other questions? I'd hear a motion one way or the other.

Mr. Furst: Not hearing any additional questions I'd like to make a motion. I'd like to propose that we accept this as presented with the condition that the condominium portion reasonably match the existing condominiums from the prior phase in reason with available materials on the market.

Mr. Cullinan: I'll second.

Ms. Wheeler: Mr. Benner, Yes. Mr. Cullinan, Yes. Mr. Furst, Yes. Mr. Hicks, Yes. Mr. Zollars, Yes.

Mr. Murphy:

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Furst, Benner

E. OTHER BUSINESS

None

F. ADJOURNMENT

G. MOTIONS

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Apr 23, 2020 6:00 PM (APPROVAL OF MINUTES)

Reynoldsburg

OHIO • 1839

MINUTES

PLANNING COMMISSION THURSDAY, MAY 7, 2020 6:00 PM

PLACE: COUNCIL CHAMBERS 7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: Cullinan (Remote), Zollars (Remote), Hicks (Remote), Furst (Remote), Benner (Remote)
ABSENT:

2. APPROVAL OF MINUTES

None

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Zollars

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. Application #2020-5084; 700, 704, & 706 Waggoner Road; Applicant M/I Homes of Central Ohio, LLC; Preliminary Plat - Spring Hill Farm

Mr. Bowsher: Spring Hill Farm - Preliminary Plat #2020-5084 and Major Site Plan #2020-5085

Below is the staff review of the above referenced application.

1. Project Summary

a) The applicant, M/I Homes of Central Ohio, LLC, is requesting Planning Commission approval of a Preliminary Plat and Major Site Plan.

b) M/I Homes is in the process of annexing +/-130.91 acres from Truro Township into the City of Reynoldsburg. This application concerns 118+/- acres of the to-be annexed land. The applicant is proposing to construct 354 single-family homes on individual lots of varying sizes.

2. Zoning Review

a) Upon annexation, the land will be within the Suburban Residential Zoning District.

Minutes Acceptance: Minutes of May 7, 2020 6:00 PM (APPROVAL OF MINUTES)

The proposed use (Dwelling - Detached Single- Family) is a permitted use in this district.

b) The proposed development complies with the SR District, including building height, minimum lot width and depth, and setback requirements.

3. Subdivision Review

a) The Preliminary Plat has been reviewed by the City Engineer and complies with Section 1111 Subdivision Regulations of the zoning ordinance.

b) The proposed subdivision complies with lighting, landscaping, and street standards detailed in Section 1111.

3. Staff Recommendation

a) The Commission shall consider whether the proposed subdivision and Major Site Plan is consistent with the standards contained in the City's zoning ordinance and Comprehensive Master Plan.

b) Staff recommends APPROVAL of the proposed Preliminary Plat and Major Site Plan.

Just to give you a back story the engineer for the project is EMH&T. Our city engineer is also EMH&T. Just to be clear it is from two different sides of EMH&T, their private sector and public sector. One thing that benefits us is that they already have all the data in house to view a lot of the infrastructure concerns. They will have a private entrance off Waggoner Road and they will tie into three existing stub offs of other neighborhoods, two to the south and one to the east. We waved the add on of a full blown traffic impact study as the city in 2022 will look to do major renovations and overhauls to Waggoner Road. We would like them to not do any kind of upgrades to their section and then have us go in and tear it up, it's a waste of money. Knowing that our engineer has already specked out the area to the highest standards we would like, at a later date with administration and the Mayor's office to come to terms with M/I and they will be donating capital in lieu of this improvements. When we go to do those improvements we will have those funds to do the improvements at that time. So, that is where we're currently at. With that being said, staff does recommend approval, we think very highly of M/I and value with work that we have done with them to get to this point. With that I will open it up to Planning Commission for thoughts, concerns and questions.

Mr. Zollars: Are you able to share the proposed improvements?

Mr. Bowsher: Josh, do you have an exhibit to show? I don't personally have it.

Mr. Barkan: Real quick before I dive into the road improvements I just wanted to say thank you for having us, we're very excited to be here. First off I want to commend everybody on their hard work on the zoning code changes. That's not easy work and I think you did an amazing job. I honestly think a lot of places are going to look to Reynoldsburg on a guide as to how initiate change in a smart thought out way. Second of all, on behalf of M/I, we're excited to be back in Reynoldsburg. I was talking to some of our team today and I think it's been about 15 years since we've been able to build in Reynoldsburg. When this opportunity with The Griffin and Spring Hill family became available, we were ecstatic about it and actually bought land from Rod Griffin's father many, many years ago. I say all that because

we're excited to be here and I think we have a tremendous opportunity to deliver a product that is desperately needed in this region. To answer the question on the roadway. I do not have an exhibit to share. I know that both sides of the house at EMH&T are collaborating and working on that. The public side in conjunction with Reynoldsburg had been further along that even us. We had started doing some preliminary studies and we're working on an access study right now to determine where that gets. From M/I's perspective we fully anticipate and expect that our engineers will come up with dollar amount that is fair for us to contribute to the improvements and we will do that. If they actually tell us to make the improvements we will certainly do that as well. To Andrew's point, it's not worth spending money to then get all ripped up. We intend on writing a check that would be for our fair share of improvements.

Mr. Zollars: Commissioners, any questions?

Mr. Hicks: I want to say, what was it 2 or 3 years ago, we started the comprehensive plan process with staff in order to help re-imagine how to help development in Reynoldsburg. We put a lot of time and effort into the new zoning code and it's exciting to see an application that takes advantage of the concepts and ideas that we wanted to implement in future development. Just listening to the neighbors and residents I wanted to bring up a few items. Understanding that this development is going to have smaller lots than some of the other subdivisions, but what I see you taking advantage of in the zoning code is improving the amount of open space. I appreciate that. There is a lot more open space than what we see in surrounding subdivisions. You can tell that there is an appreciation in working with the natural topography of the land and trying to preserve the ravine and some of the wooded and wetland areas. I think this is a project that fits with where single family housing is going now. We're seeing a trend and demand for smaller lots that are a little easier to take care of. People want more open space. I see in this development where a lot of the lots back up to open space where folks will have a nice view out the back of their lot. A few will have lots that back up to each other but you can tell just from that graphic that the houses are going to be of good quality. So, I'm very excited about this project and M/I is obviously a quality developer and builder based in Central Ohio. One of the biggest situations that we have been grappling with on other projects in this area is traffic on Waggoner Road. Probably the number one issue. Anybody that lives up and down Waggoner Road struggles with it. It's a country road in the middle of a city. It has a lot of bottlenecks, corners and challenges with it. I think there's a desire from the city to sort of maintain a country road feel to Waggoner Road when you're driving on it. I don't think any of the folks that live there want to see it bulldozed completely flat and widened to some extreme amount to where it feels like a freeway. But we have to make sure we are paying attention to the details to make sure that it remains safe. I've heard from a few of the commission members and the public regarding where your curb cut location is, so I would like if you could to go into a little more detail about how you chose where it's at and what our other options are.

Mr. Barkan: Thank you Steven, I appreciate the comments. Here we're at 32% open space and active community space. Really what we've seen people all over the community like. Before I dig into the access point. The product we're planning out here has been the number one selling housing product in Central Ohio. Darby Fields in Plain city, Preston Hollow in Columbus, Minerva Park in Westerville, Harrow Crossing in Violet Township, in

Pickerington. We're bringing it online in Liberty and Berkshire Township in Olentangy school districts. Those have been some of the top selling communities everywhere. We would expect nothing less than that from here and we think it is a perfect place for that. On the access point. A couple things; as you would imagine, we looked at the distance from Rodebaugh with the traffic signal there. Then also some of the distances from the existing curb cuts to the south. This got to this location that we thought was a fair distance to Rodebaugh and also allowed our seller to maintain his access point. We have started to explore other alternatives if for whatever reason an access study came back and said that we needed to be 100 feet south. Could we do that? What does that do to the turn lane? We've kind of been waiting to see what the city engineer develops as well to say the ultimate fix for this is a three lane section all through here, or it's a south bound left and a northbound right drop. We're still studying that and all of that is going into consideration. Where we are a little bit tight is, with as big of a project as this is, our frontage on Waggoner. Our seller, the land owner, is maintaining his home that he lives on. There's a private residents or two out front that he wants to keep. The good thing is that this job is setup to have the three other access points through the other communities. So there's a little relief depending on which direction you're going. We've also explored if you can connect to Rodebaugh and there is a double strip there owned by the HOA to the north. I also think it takes away from the community by having your main entrance off of this other point. That one was a tough one to accommodate, but we've been exploring these other options. The problem with Amelia, which is something we've also explored, is that with what our seller is also maintaining, the homes that are there, and the homeowner to the south that we don't have a relationship with..... We will certainly explore. But, this has put us in a position where we felt it was doable. We felt it was far enough away from Rodebaugh that we could get a southbound turn lane in and accommodate any right hand motion we needed. It is also being studied and explored by our engineer as well as the cities engineers.

Mr. Zollars: When would you break ground and how would the 2022 study impact your initial development?

Mr. Barkan: What we would look at now, if we we're able to get approval this evening. We would work through our engineering through the rest of the year and I would plan on breaking ground in the spring of next year of '21. Get the first phase and 50 or so lots paved by 2021. Try to be selling the first homes late '21 or early '22. Close your first homes in the summer of '22 and carry development on from there. I would anticipate the first closing in the first half of 2022.

Mr. Bowsher: That lines up prefect with what we are attempting to do. This year we are going after Ohio Public Works grant dollar for Waggoner Road. What makes this time different that some of the last times we have applied for funds. One, you have this beautiful development. That gives us points when we go for scoring. Two, the county engineer, Cornell Robertson, went on a site walk with our service director, street superintendent, Mayor, myself and we walked it. They saw the condition and understood it. They have pledged dollars to build pathways to encompass that. So that lowers some of the cost. We're actually going to do some unique financing through TIF dollars on this parcel as well. We have so meetings coming up about that to ensure we can expedite our timeline and do more

of the project much sooner. Just like Josh had mentioned it will be 2022. We're repaving Main Street next year and doing our streetscape project downtown and in 2022 we will start the Waggoner Road project. So this lines up really well to when he would start building more homes. Therefore, Waggoner Road project will be completed before all the homes would be built.

Mr. Barkan: Well in advance of all the homes. We'll be closing this many homes for 4-5 years for sure.

Mr. Benner: Josh, your project statement says that lots will generally comply with our zoning standards. Can you enlighten us as to what ways you're not complying with zoning?

Mr. Zollars: Mr. Benner, can you reference what you are looking at so we can follow along?

Mr. Benner: That's in the project statement.

Mr. Cullinan: I think it's the last sheet of the PDF.

Mr. Hodge: I think that document was generated out of my office. This is David Hodge with Underhill & Hodge, sometimes attorney for M/I Homes. Generally is probably a poor word choice. I think we are fully compliant with the SR zoning requirements.

Mr. Benner: There's also mention of a garage deviation.

Mr. Barkan: Yes, that's the one minor design deviation. I certainly understand why that language was included as you don't want to see a completely snout houses where the garage is completely in front of the house. We run into this all over the place. We ask for some leniency .. for instance the house that Andrew has up. I don't think that the intent that, that language was to deter something like that. So it give us a little flexibility, 354 houses, that's a lot of homes. So it will allows us to have more latitude in our diversity standards so when you're driving down the street is doesn't look like the same house over and over. In this community I would expect that we have about 10 different floor plans, maybe 11. There will be ranches and two stories from 1500-3000 square feet. Each plan has three separate elevations; a traditional, farmhouse and a craftsman element elevation. So we try to mix that in as much as we can. I'm very confident in the product. This is the same standards that we in Minerva Park and Darby Fields. It just gives us more latitude that some of them will project out more than what our porch does. We really only have one house that I consider a true snout and that doesn't comply with the language that I've asked for and we will not build that here.

Mr. Benner: Thank you. I wasn't questioning the quality or anything, I was just wondering what the deviation was and why. I'm a licensed real estate agent and I've sold your homes for many years so I have no questions about that. Originally we were told these would be around 300 homes ranging from 290- 400 thousand dollar. Is that still correct?

Mr. Barkan: Yes, that's an accurate statement. You may see a sign with base pricing from the

mid to high 200's, but the all in pricing of 290-400 is pretty good. I'd say 315-350 is the heart of it and you'll have someone that gets in a ranch at 290 and somebody does all the bells and whistles and gets up over 400. I'd say the meat of it is between that 320-350 range.

Mr. Benner: I understand. Base price means about as much as it does with a new car. Till you get to the design and lighting center nothing really matters. Cost wise I've looked at Heron Crossing and Preston Hollow over the past three of four years and you're averaging somewhere around \$333,000 a house. Heron Crossing. The average lot is 73x130. Are you confident in pricing here is Reynoldsburg with the 50-60 ft. wide lots?

Mr. Barkan: Yes I am. Actually, Heron Crossing, David and I just spent a couple of months working on a zoning process for an extension at Heron Crossing. In the new part, Violet Township allowed us to go down to 55 and 60 ft. lots. We're even confident there in the same community going to introduce it. I think Steven actually made a good point when you look at the surrounding communities by this project you see that yes they were bigger lots, but there is no green space. Really we actually believe that we can sell the houses for more on the smaller lots because we can create this great place to live. Have amenities and open space that this does. So I'm very confident. We have had several conversations with our sales team on this site and we're very excited about it. I don't have any issue with the lot sizes.

Mr. Bowsher: We have one question that came in. Irene Thompson says, "Crystal Lake is starting to have significant flooding coming from the tributary that runs through this plan. Is there any coordination with Truro Township to mitigate the water that will be diverted into it from the development of the site? I'm going to take this one. I think she means the city as we handle all the storm water within the city. This went through a very stringent process with our city engineer, EMH&T and myself when we reviewed this plan. Columbus actually has a very stringent code and because we have water and waste water from the City of Columbus, we have to abide by that. When we're doing these calculations and running these lines; storm water, waste water, and water down these snub noses on Waggoner. Actually, this development is going to help with a lot of the flooding concerns. It's a flooding field that get a lot of sheeting. When the homes are built out, the water that would typically sit and drain to the next property will actually be caught by the storm water retention ponds that are on the property as well as the underground storm system that will run it back out to Waggoner, just like the adjacent M/I development to the south. So Irene to answer your question, it's already built in with the plan and you'll see significantly less water issues because of this development.

Mr. Zollars: Any other questions?

Mr. Furst: Josh, if you could talk about some of the green spaces I would appreciate that. You mentioned some walking paths and such.

Mr. Barkan: Yes, that's correct. We tried to preserve as much of the natural feel of the area as we could with the ravine and the trees out there. We really focused, one, on the natural space behind the houses. A lot of that will remain natural and people will be able to enjoy that. We'll also have pads within the community that will be maintained through our HOA. Then

we focused on three central green areas. One in the front section, two in the back. The one in the south-east part will be your main active open space that will have a swing set, a playground, and a top lot. One of the other ones to the north-east will have a shelter house and tables. The one up front will just have a walking path. So I think all will play really nice together, they can walk their kids to the park, swing on the swing set, get out move around, and have a cook out with your neighbor. I think it will have a really good feel.

Mr. Furst: Thank you.

Mr. Zollars: Anything else Mr. Hick's or Mr. Cullinan?

Mr. Hicks: My final comment would be that I'm super excited about the project because there are so many great things you have done on the design of this community. Where you're tying into Waggoner is a huge issue and I've already heard from residents in the area. I'm just trying to figure out procedurally how we can go through this process of this development getting built, but also get this access figured out. It is going to be a public road with this entrance on Waggoner Road.

Mr. Bowsher: One thing that we are going to have to put a condition on is the annexation. It got approved by the county, we have said that we have the infrastructure to support it. It's got to come back to Council and sit through three readings. So, one condition that needs to go on this is that is this approved with the condition that the annexation is fully approved and ordained by City Council. I don't think that's going to be an issue, but I want to make sure that condition gets put in there for legal purposes. Two, another one we could do and I know both attorneys are on. As we continue down this process with the public side that we ensure that we leave it up to the subject matter experts of those traffic engineers when it's completed that we can comply, as a condition, that we can comply with the best route for that entrance and where that location will be.

Mr. Barkan: From M/I's standpoint we would certainly be ok with some type of condition on that. We have to get engineering and we figured that this would certainly be a part of it. Whatever the engineers for the city and for us deem is the right thing, we're committed to doing it. The safety and traffic concerns that are out here are as important to us as they are to the current residents. It doesn't do us any good to put 350 new families out here and have everybody mad at us because they can't get out and do anything. So we are committed to paying our fair share and cooperating with the city.

Mr. Zollars: Anyone care to make a motion?

Mr. Benner: I have one more question. As far as the garage deviation from our zoning, do we need to put a condition on that? Are we approving that zoning change if we approve this site plan?

Mr. Bowsher: It's an administrative change left up to our Planning and Zoning Administrator's discretion. I do want to make a note that Emily reminded me that we need to make two motions and two separate votes. One for the plat and a second one for the major

site plan.

Mr. Hicks: So as we review the preliminary plat here tonight and move towards a final plat. That final plat doesn't come back to Planning Commission, does it? That eventually has to meet all the design and engineering requirements and then signed off by the Mayor, City Engineer.

Mr. Bowsher: Correct it would get signed off by the City Engineer. Basically what you're doing is approving the look and the feel of the plat's and how it's been subdivided. The specifics of the lots we would get into during the PGU (Plot Grade Utility) process. That gets reviewed by the City Engineer and there is latitude if something were to come up and they had to move something. You are voting on the look and how it conforms on paper knowing there could be minor deviations simply because not everything is perfect on paper.

Mr. Hicks: So the conditions that we discussed. Would those go on the major site plan or on the preliminary plat plan?

Mr. Bowsher: Just to play it safe, I would do it for both of them. Even though they are on the same application and it's the same development, both of them would need the condition of the full annexation.

Mr. Furst: I would like to make a motion that we accept the plat as presented to us with the following conditions. The land on which the plat is placed is annexed into the city and that is fully approved by City Council. The second condition is that the entrance off Waggoner Road fully complies with the engineering recommendations from our City Engineer.

Mr. Benner: I'll second.

Mr. Zollars: Call the roll please.

Ms. Wheeler: Mr. Benner, Yes. Mr. Cullinan, Yes. Mr. Furst, Yes. Mr. Hicks, Yes. Mr. Zollars, Yes.

Mr. Zollars: That takes care of the plat. Do we have any questions or comments about the major site plan?

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alex Furst, Vice Chairman
SECONDER:	Keith Benner, Commissioner
AYES:	Cullinan, Zollars, Hicks, Furst, Benner

2. Application #2020-5085; 700, 704, & 706 Waggoner Road; Applicant M/I Homes of Central Ohio, LLC; Major Site Plan - Spring Hill Farm

Mr. Zollars: That takes care of the plat. Do we have any questions or comments about the major site plan?

Mr. Hicks: Just one more comment about the entrance. It would be nice if at some point, even if it's the major site plan, to be able to see what the conclusion is of the traffic engineer as far as where that entrance is located on Waggoner Road. Just for the record my preference would be for it to be either it ties into Rodebaugh or squares up to Amelia. I think those are the two best options for the entrance. I understand I'm not an engineer and certainly not a traffic engineer, but understanding that it does take space to have left hand turn lanes. Where it's located now, it just doesn't appear that there's going to be enough space. I just hope there will be enough follow up from staff that if it's approved with these conditions here that it gets done that way.

Mr. Bowsher: That's a great point. What we'll do is I'll take your recommendation to EMH&T to make sure that is gets heard. Then, when that recommendation does come back from them, I will make sure that Emily puts it on as other business when we come to the conclusion of this. As David asked earlier, one, we will have a ... (Inaudible)... action tonight for the imminent approval. Once the annexation has been approved by City Council there will be a zoning approval letter that I'll also get sent out. AT that point we will have full understand of what that entrance is going to look like. We'll make sure that we back brief Planning Commission so their well aware of what's going on.

Mr. Zollars: If someone can make that motion followed by a second, that would be great.

Mr. Furst: I would like to move that we approve the major site plan with the following conditions. The site is annexed fully into the city with the approval of City Council. The second condition is that the entrance fully complies with the engineering recommendations from our City Engineer.

Mr. Cullinan: I'll second.

Ms. Wheeler: Mr. Benner, Yes. Mr. Cullinan, Yes. Mr. Furst, Yes. Mr. Hicks, Yes. Mr. Zollars, Yes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alex Furst, Vice Chairman
SECONDER:	Tyler Cullinan, Commissioner
AYES:	Cullinan, Zollars, Hicks, Furst, Benner

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

App./Case#: 2020-522
Date Submitted: 6/19/2020
Fee Amount: \$500.00

☒ Paid: check no. 42 \$500.00

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION

Property Address:
13985 Taylor Road SW, Reynoldsburg, Ohio 43068

Description of Location:
Undeveloped parcel cover in vegetation.

Parcel ID#(s):
045-03793-00

Number of Lots: 1 Present Zoning: CS Present Use: Community Services

Complete Where Applicable:

Engineer/Surveyor: Tectonics Design Group

Builder/Developer: Cross Development

FOR DISTRICT CHANGE ONLY

Proposed Zoning:
CS

Size of Area to be Rezoned:
N/A

Existing Structures:
N/A

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Property Owner Address(s):

III. APPLICANT INFORMATION

Applicant Name:

Patrick Reynolds

Applicant Phone Number:
859-816-5461

Applicant Address:

9461 Kenwood Road, Cincinnati, Ohio 45242

Applicant Email:

Patrick@CrossDevelopment.com

☐ Property Owner

☒ Business Owner/Tenant

☐ Contractor

☐ Architect/Engineer

PROJECT INFORMATION

☐ District Change (Rezoning)
(\$750 Residential plus \$50 per lot/\$1,000 Non-Residential)

☐ Amendment of
Development Plan or Text
(\$500)

☒ Major Site Plan
(\$500)

Description of Project: Construction of a +/- 16,000 sf auto body repair/collision shop with required site improvements.

Construction of a +/- 16,000 sf auto body repair/collision shop with required site improvements.

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: _____

Date: _____

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

☐ Historic District

☐ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Planning Com. Meeting

Date: 7/9/2020

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

City Council Meeting

Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

Attachment: App #2020-5224 (App #2020-5224, 13985 Taylor Road SW, Reynolds (Cross Development))

KEYNOTES

- 201 SIGNAGE (BY OTHERS)-PROVIDE 3/4" PLYWOOD BACKING (SEPARATE PERMIT)
- 202 PREMANUFACTURED MTL. AWNING W/ IE RODS BY G.C.
- 203 CAST STONE SILL/WATER TABLE (CS-1)
- 204 RTU SCREENING (BY MTL. BLDG. PROVIDER)
- 205 MTL. GUTTER (SURRY BEIGE)-PROVIDED NY MTL. BUILDING PROVIDER AND INSTALLED BY GC
- 206 STOREFRONT / GLAZING (AL-2)
- 207 ROOFLINE BEYOND
- 208 PRE-FINISHED MTL. BUILDING SIDING (MTL-3)
- 209 PRE-FINISHED 6"x4" D (SQUARE) METAL DOWNSPOUT (BURNISHED SLATE)-PROVIDED BY MTL. BUILDING SUPPLIER AND INSTALLED BY GC
- 210 FACTORY FINISHED "WHITE" SECTIONAL OH DOOR
- 211 HOLLOW MTL. DOOR (PT-3) AND FRAME (SADDLE TAN). PROVIDE DRIP CAP OVER DOORS WITH NO OVERHEAD COVER
- 212 NATURAL STONE VENEER (M-1)
- 213 EXHAUST AND AIR INTAKE, REF. GARMAT SHEETS
- 214 WALL MOUNTED LIGHT FIXTURE, REF. MEP
- 215 PRE-FINISHED MTL. COPING (MTL-2) - PROVIDED BY MTL. BUILDING SUPPLIER AND INSTALLED BY GC.
- 216 PRE-FINISH METAL BUILDING 'R' PANEL ROOFING (MTL-1)
- 217 EIFS
- 218 CONTROL JOINT
- 219 WALL LOUVER, (CLEAR ANODIZED FINISH) REF. MEP
- 220 EIFS CORNICE (PT-6)
- 221 PRE-FINISHED MTL. AWNING / MATCH COLOR OF ENTRANCE CANOPY (AL-2)
- 222 PRE-MANUFACTURED ELEPHANT STRUCTURES PROVIDED BY AND INSTALLED BY GC (CARPORT.COM)
- 223 CHAINLINK FENCE W/PRIVACY SLATS. 9'-0" A.F.F.
- 224 EIFS BANDING (EF-4)
- 225 PROVIDE MTL. FLASHING @ BLDG TO CANOPY TRANSITION
- 226 BOLLARDS
- 227 CONTROL JOINTS

GENERAL NOTE

- DOWNSPOUTS ARE INDICATED FOR SIZE, QUANTITY, AND APPROXIMATE LOCATION ONLY.
- HOLLOW METAL STEEL DOORS, FRAMES, EXPOSED METAL FLASHING AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BUILDING COLOR UNLESS NOTED OTHERWISE. IF THERE ARE TWO ADJACENT COLORS AT THE DOOR LOCATIONS CONTRACTOR TO USE THE BASE OF THE BOTTOM FINISH FOR THE ENTIRE DOOR.
- SIGNAGE SHALL BE PERMITTED SEPARATELY.
- REFER TO THIS SHEET FOR FINISHES AND MATERIALS.
- PAINT EXPOSED STEEL BEAMS IN STORAGE AREA.
- MECHANICAL SCREENING TO MATCH THE ROOF MATERIAL.
- PLASTERS AT SHOP WALLS TO ARTICULATE 6 INCHES HORIZONTALLY AWAY FROM ORIGINAL FACE OF WALL.
- THE LIGHT SOURCE FOR EXTERIOR FIXTURES SHALL NOT PROJECT BELOW THE OPAQUE HOUSING SELECTED. NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY.

All measurements and items portrayed on this sheet are deemed to be accurate by the architect, however all bidding General Contractors should field verify the actual conditions. Any changes to the scope of work and thus potential change orders, should be identified and communicated in your price submittal to Cross Development / Caliber Collision.

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Job Number: 2024

Date: 03.13.2020

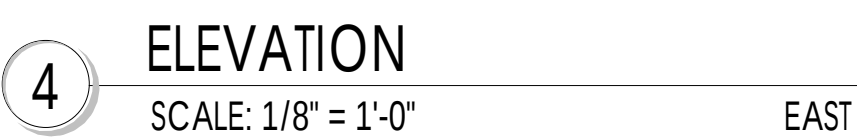
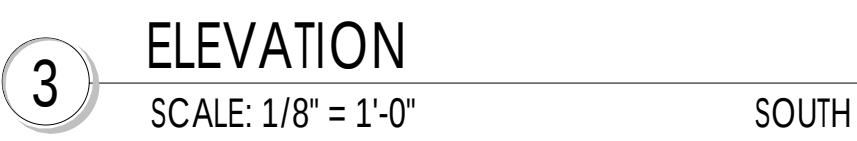
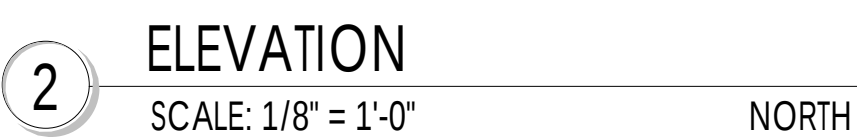
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Revisions: _____

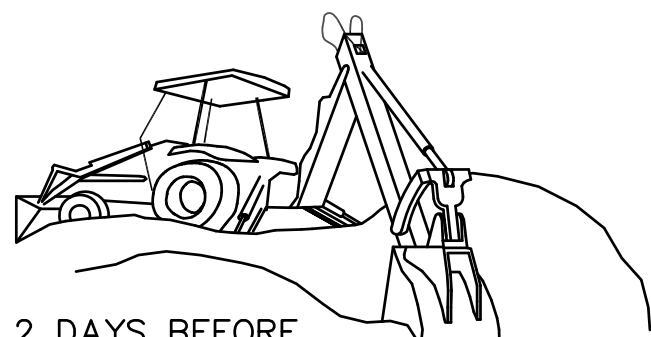
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Sheet Number: A2.0

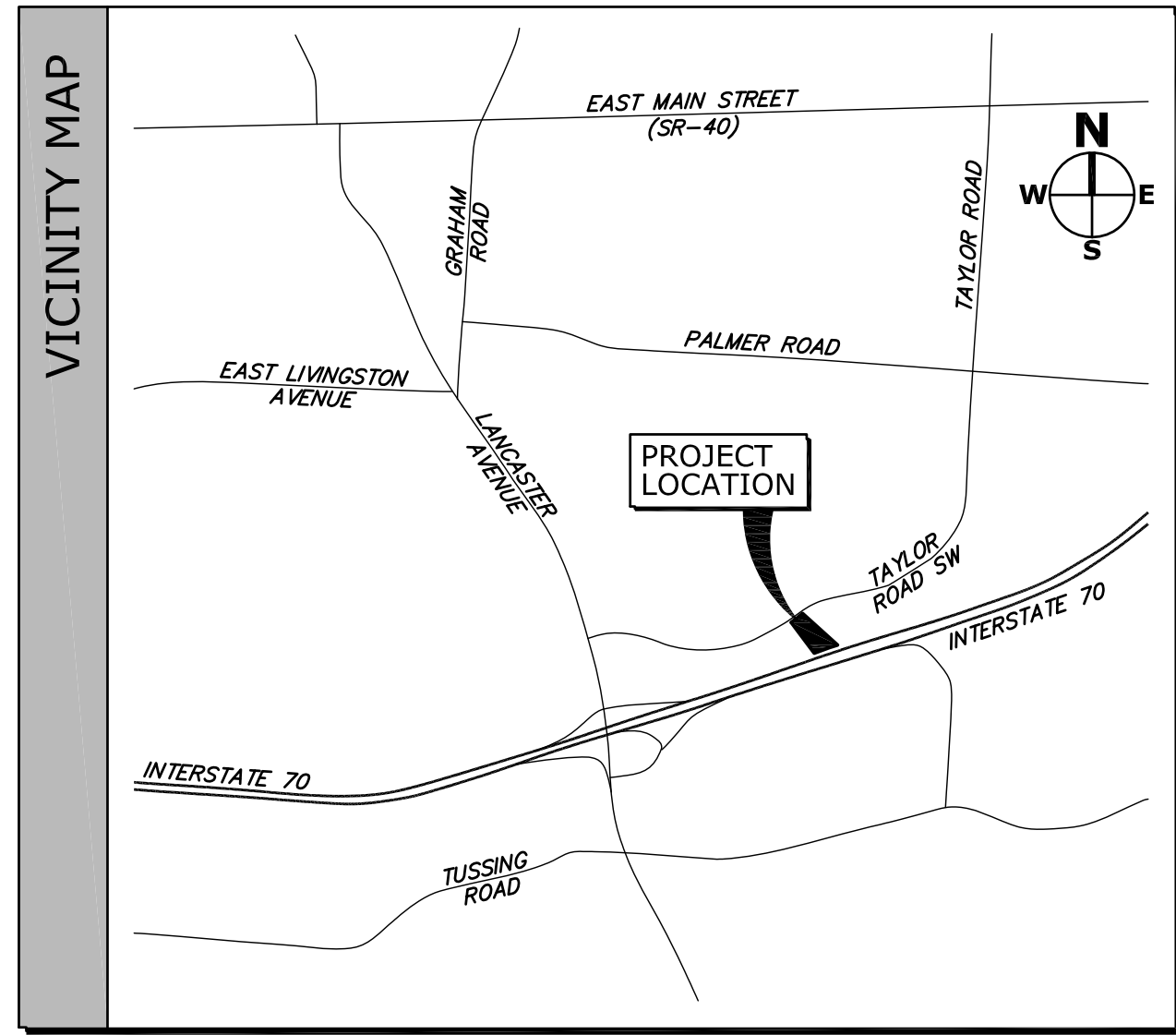
Packet Pg. 3



EXTERIOR FINISH LEGEND					
FINISH KEY	DESCRIPTION/LOCATION	COLOR	IDENTIFICATION /FINISH/ STYLE	MANUFACTURER	CONTACT
AL2	STOREFRONT SYSTEM	DARK ANODIZED BRONZE	2" X 4-1/2" ALUMINUM FRAME	KAWNEER OR APPROVED EQUAL	N/A
CS1	CAST STONE (REF. ELEV)	BUFF	SMOOTH	T.B.D	N/A-SAMPLE TO BE PROVIDED BY GC
CP2	ELEPHANT STRUCTURE	GRAY	DIMENSIONS 26" DEEP X 28" WIDE FULLY ENCLOSED, PROVIDE ANCHORS	ELEPHANT STRUCTURE	ELEPHANT STRUCTURE 855-227-7678
EF-4	EXTERIOR BANDING / CORNICE (WHERE APPLICABLE OR NOTED)	ANTIQUE GRAY #618		DRYVIT	STANHUGHES-(817) 944-2540
M1	EXTERIOR MASONRY	BRAZOS BLEND (MAY BE SUBSTITUTED WITH A LOCAL STONE APPROVED BY CROSS DEV.)	NATURAL STONE (SIZES 4,6,8,10 & 12")	GC TO PROVIDE LOCAL ALTERNATE OR APPROVAL	BART SNOWDEN 214-794-9159
PT3	EXTERIOR DOOR PAINT	NOMADIC DESERT	SW 6107	SHERWIN WILLIAMS	BRETT C. HUCKLEBURY 214-728-6696
PT6	EXTERIOR BANDING / CORNICE (WHERE APPLICABLE AND NOTED)	BAVARIAN WOOD #448	SAND PEBBLE	DRYVIT	N/A
TP1	EIFS				
MTL1	MTL ROOFING	SOLAR WHITE	PREM. WEATHER XL E.0.85 SRI:76	METL-SPAN	METL-SPAN 877-585-9969
MTL2	RAKE, GUTTER, TRIM	BURNISHED SLATE	PREM. WEATHER XL E.0.86 SRI:25	METL-SPAN	METL-SPAN 877-585-9969
MTL3	7.2 INSUL-RIB	SADDLE TAN	PREM. WEATHER XL E.0.86 SRI:45	METL-SPAN	METL-SPAN 877-585-9969

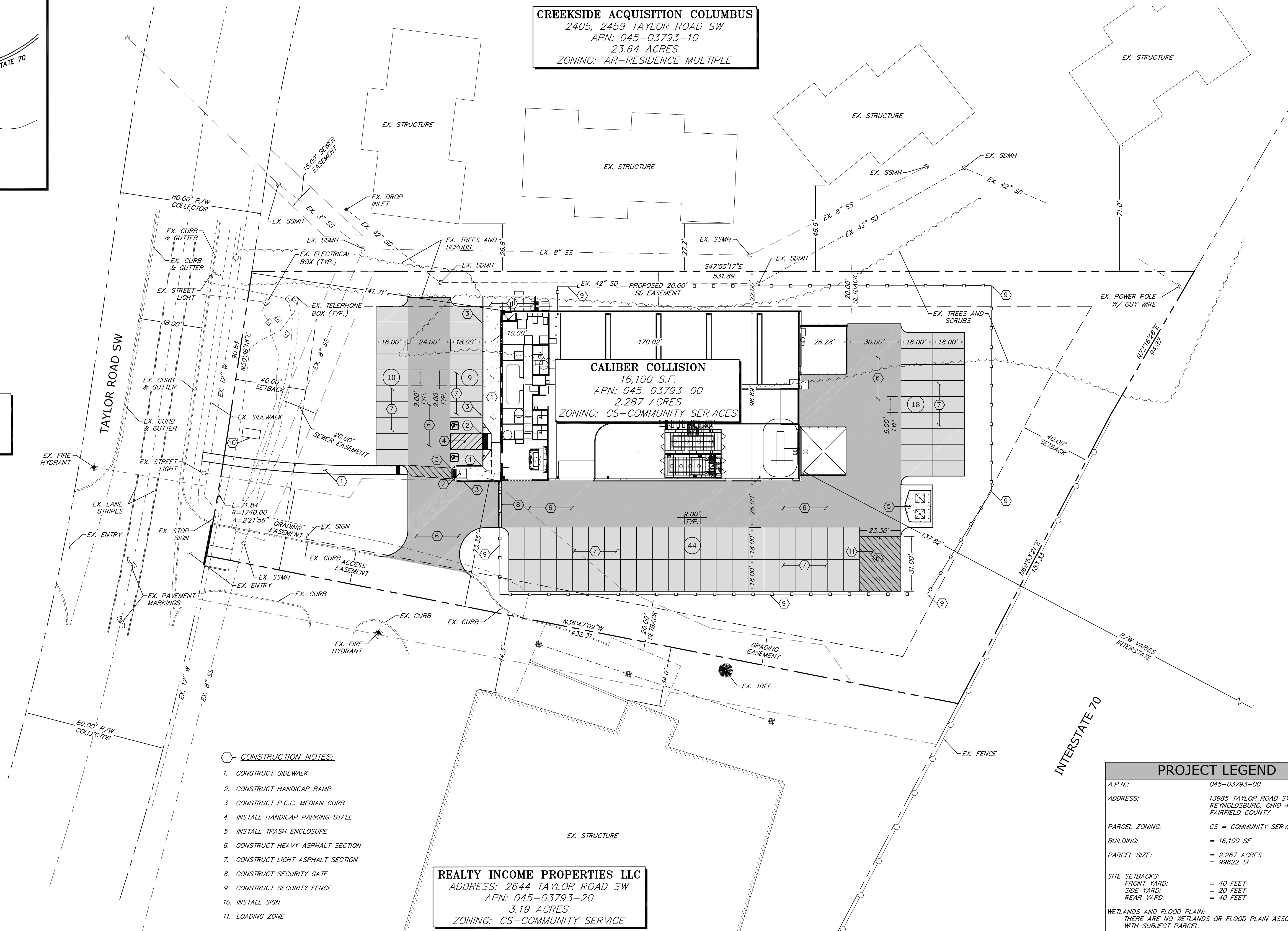


2 DAYS BEFORE
YOU DIG CALL USA
TOLL FREE 1-800-227-2600



TAYLOR SQUARE OWNER, LLC
ADDRESS: 2675 TAYLOR ROAD SW
APN: 045-03793-40
7.6 ACRES
ZONING: CS-COMMUNITY SERVICE

CREEKSIDE ACQUISITION COLUMBUS
2405, 2459 TAYLOR ROAD SW
APN: 045-03793-10
23.64 ACRES
ZONING: AR-RESIDENCE MULTIPLE



SITE / TRANSPORTATION PLAN

SCALE: 1" = 20'-0"



PROJECT LEGEND	
A.P.N.:	045-03793-00
ADDRESS:	13985 TAYLOR ROAD SW REYNOLDSBURG, OHIO 43068 FAIRFIELD COUNTY
PARCEL ZONING:	CS = COMMUNITY SERVICES
BUILDING:	= 16,100 SF
PARCEL SIZE:	= 2.287 ACRES = 99622 SF
SITE SETBACKS:	
FRONT YARD:	= 40 FEET
SIDE YARD:	= 20 FEET
REAR YARD:	= 40 FEET
WETLANDS AND FLOOD PLAIN:	THERE ARE NO WETLANDS OR FLOOD PLAIN ASSOCIATED WITH SUBJECT PARCEL.
PARKING REQUIRED:	= 1/200 SQ.FT. = 81 STALLS
PARKING PROVIDED:	
SECURE VEHICLE STORAGE	= 62
CUSTOMER PARKING	= 19
HANDICAP STALLS	= 2
REGULAR STALLS	= 29
TOTAL STALLS	= 81
IMPERVIOUS / PERVIOUS	
BUILDING	= 16,100 SF
IMPERVIOUS	= 30,140 SF
PERVIOUS	= 53,382 SF
RATIO (IMP:TOTAL)	= 0.464

PROJECT/CLIENT:
#:19128

DATE: 03/16/20
SUBMITTAL
MAJOR SITE PLAN
APPLICATION

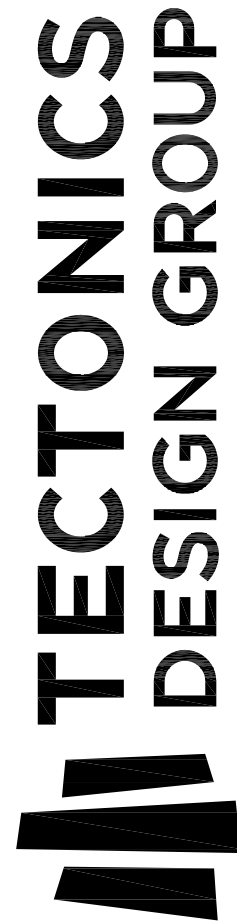
SUBMITTAL RECORD:

SHEET TITLE:
SITE / TRANSPORTATION
PLAN

SHEET:

Caliber Collision
Reynoldsburg, Ohio
Cross Development
4336 Marsh Ridge Road, Carrollton, Texas 75010

DESIGNER:



730 Sandhill Road, Suite 250, Reno, NV 89521
tel: 775-824-9888
fax: 775-824-9886
www.tectonicsdesigngroup.com

STAMP:



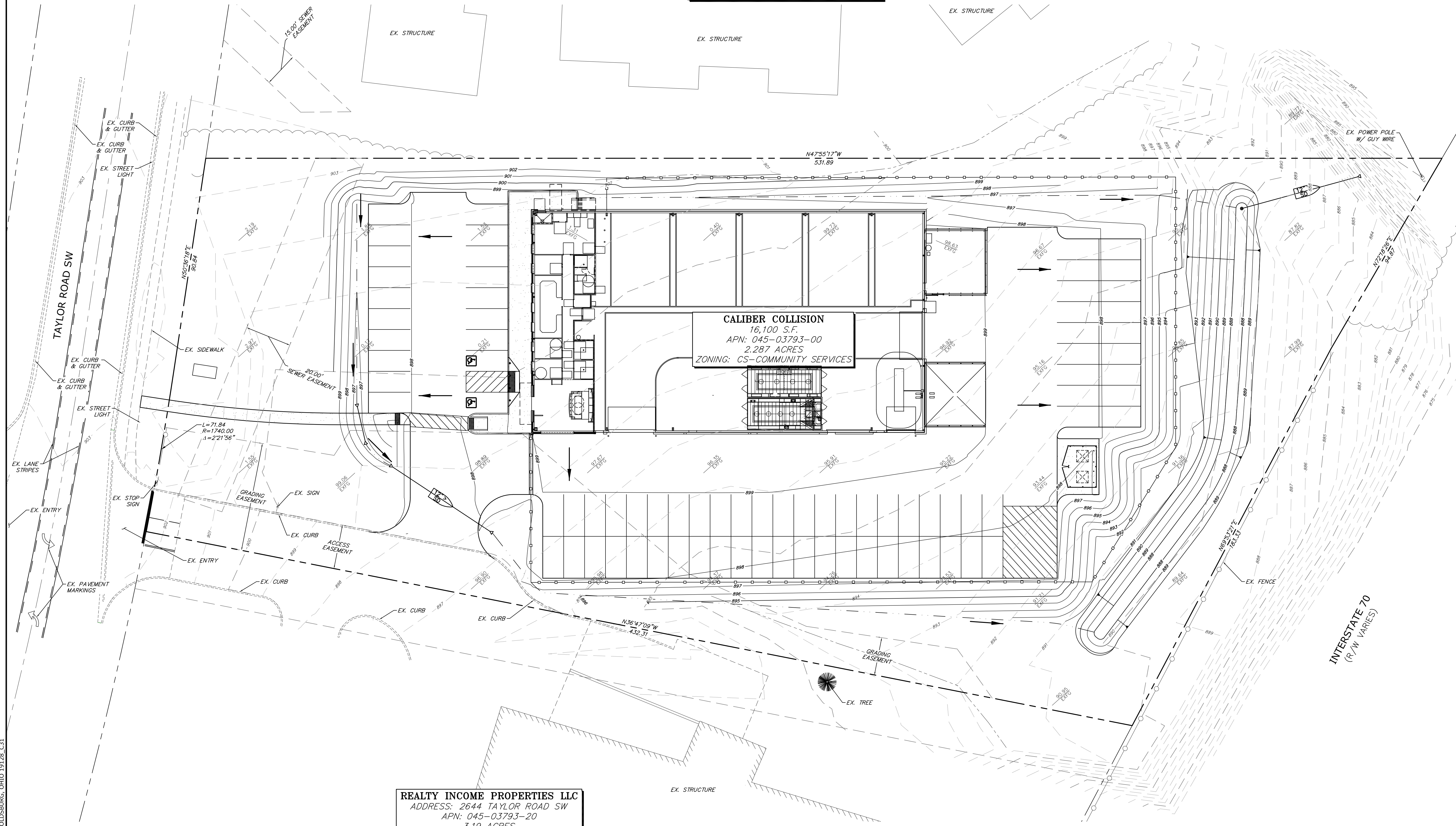
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DRAWN: C.B.H. / W.T.G.
DESIGNED: J.P.B.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

1"=20'-0" CALIBER COLLISION, REYNOLDSBURG, OHIO 19128_C31



CREEKSIDE ACQUISITION COLUMBUS
2405, 2459 TAYLOR ROAD SW
APN: 045-03793-10
23.64 ACRES
ZONING: AR-RESIDENCE MULTIPLE

CALIBER COLLISION
16,100 S.F.
APN: 045-03793-00
2.287 ACRES
ZONING: CS-COMMUNITY SERVICES

REALTY INCOME PROPERTIES LLC
ADDRESS: 2644 TAYLOR ROAD SW
APN: 045-03793-20
3.19 ACRES
ZONING: CS-COMMUNITY SERVICE

GRADING PLAN
SCALE: 1" = 20'-0"



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DRAWN: C.B.H. / W.T.G.
DESIGNED: J.P.B.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

STAMP:

DESIGNER: TECTONICS DESIGN GROUP
730 Sandhill Road, Suite 250, Reno, NV 89521
Tel: 775-824-9888
Fax: 775-824-9886
www.tectonicsdesigngroup.com

PROJECT/CLIENT: Caliber Collision
Reynoldsburg, Ohio
Cross Development
4336 Marsh Ridge Road, Carrollton, Texas 75010

PROJECT/CLIENT: #19128

DATE: 03/16/20

SUBMITTAL RECORD: SUBMITTAL MAJOR SITE PLAN APPLICATION

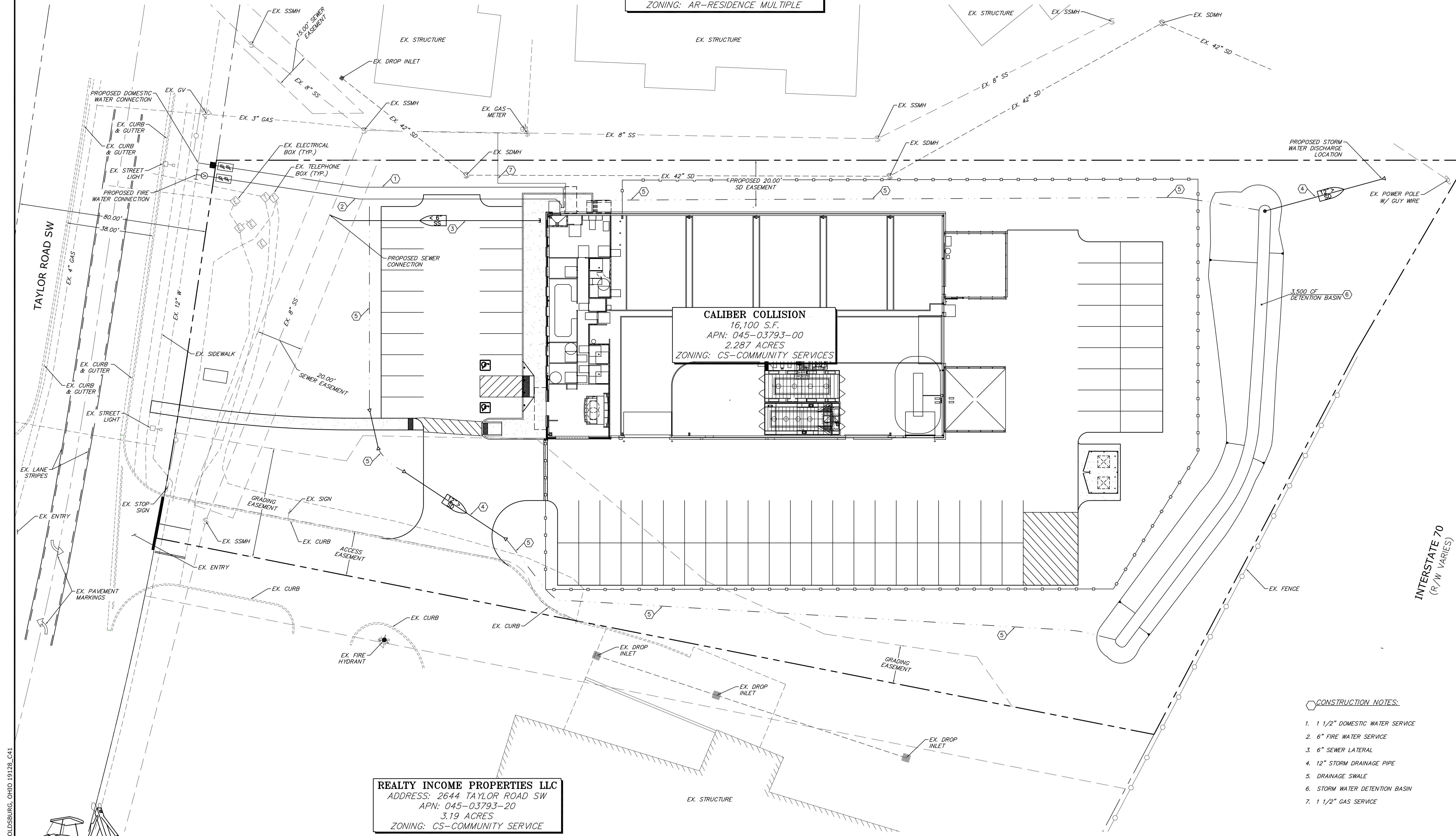
SHEET TITLE: GRADING PLAN

SHEET: C3.1

Attachment: 19128_CUP Submittal (App #2020-5224, 13985 Taylor Road SW, Reynolds (Cross Development))

Packet Pg. 34

1"=20'-0" CALIBER COLLISION REYNOLDSBURG, OHIO 19128_C41



CREEKSIDE ACQUISITION COLUMBUS
2405, 2459 TAYLOR ROAD SW
APN: 045-03793-10
23.64 ACRES
ZONING: AR-RESIDENCE MULTIPLE

CALIBER COLLISION
16,100 S.F.
APN: 045-03793-00
2.287 ACRES
ZONING: CS-COMMUNITY SERVICES

REALTY INCOME PROPERTIES LLC
ADDRESS: 2644 TAYLOR ROAD SW
APN: 045-03793-20
3.19 ACRES
ZONING: CS-COMMUNITY SERVICE

UTILITY PLAN

SCALE: 1" = 20'-0"



CONSTRUCTION NOTES:

- 1 1/2" DOMESTIC WATER SERVICE
- 6" FIRE WATER SERVICE
- 6" SEWER LATERAL
- 12" STORM DRAINAGE PIPE
- DRAINAGE SWALE
- STORM WATER DETENTION BASIN
- 1 1/2" GAS SERVICE

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DRAWN: C.B.H. / W.T.G.
DESIGNED: J.P.B.
CHECKED/STAMPED:
MATT K. RASMUSSEN, P.E.

STATE OF OHIO
REGISTERED PROFESSIONAL ENGINEER
MATT RASMUSSEN
80941
03-16-20
EXP. 12-31-21

TECTONICS
DESIGN GROUP

730 Sandhill Road, Suite 250, Reno, NV 89521
Tel: 775-824-9888
Fax: 775-824-9866
www.tectonicsdesigngroup.com

Caliber Collision
Reynoldsburg, Ohio

Cross Development
4336 Marsh Ridge Road, Carrollton, Texas 75010

PROJECT/CLIENT:
#: 19128

DATE:
03/16/20

SUBMITTAL RECORD:
SUBMITTAL
MAJOR SITE PLAN
APPLICATION

SHEET TITLE:
UTILITY PLAN

SHEET:
C4.1

3. Facilities Demand Worksheet

(To be completed for Major Site Plan, Zoning District Change, and Plot, Grade, & Utility Plan Applications.)

1. Water:

- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 550 gpd
- b. How much pressure is required? 50 psi

Coordinate with the City Engineer to determine if a Water Usage/Flow Study is required (614.322.6810).

2. Sanitary Sewer:

- a. What will the total anticipated flow in gallons per day for this proposed site improvement? 550 gpd

Coordinate with the City Engineer to determine if a Utility Study is required (614.322.6810).

3. Traffic:

a. Definitions:

- i. Traffic Access Study: This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.
- ii. Traffic Impact Study: An impact study is to be completed for uses that generate more than 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. This type of evaluation usually includes all access points and nearby intersections. The scope of the Traffic Impact Study is to be determined by affected agencies and the Applicant.
- iii. Regional Traffic Analysis: This type of analysis is suited for large scale or groups of smaller projects that impact a large geographical area significant enough in the judgment of City to require an evaluation of impacts on a Comprehensive or Thoroughfare Plan Scale. Road segments, intersections, and perhaps alternative road networks shall be analyzed and long term needs identified. The scope is to be determined by affected agencies and the Applicant.

- b. What are the anticipated Average Daily Traffic (ADT), Generator Peak Traffic, Adjacent Street Peak Traffic volumes, generated by the site improvement and what are the Peak Hours of operation (using ITE Trip Generation Manual).

264 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
<u>33</u> AM	<u>26</u> AM	<u>33</u> AM
<u>41</u> PM	<u>36</u> PM	<u>41</u> PM

- c. USE FOR ZONING DISTRICT CHANGES: Is a zoning district being requested for uses that can generate 200 or more peak hour trip ends that the current zoning does not anticipate?

NA Yes, Traffic Impact Study or Regional Traffic analysis is required.

NA No, Traffic Access Study Required.

- d. USE FOR MAJOR SITE PLANS: Check the following as applicable to the site development:

 There are 200 or more Peak Hour trips anticipated.
(Traffic Impact Study or Regional Traffic Study is required.)

 There are between 50-200 Peak Hour trips anticipated.
(Traffic Access Study is required.)

 X There are less than 50 Peak Hour trips anticipated. (No additional requirements.)

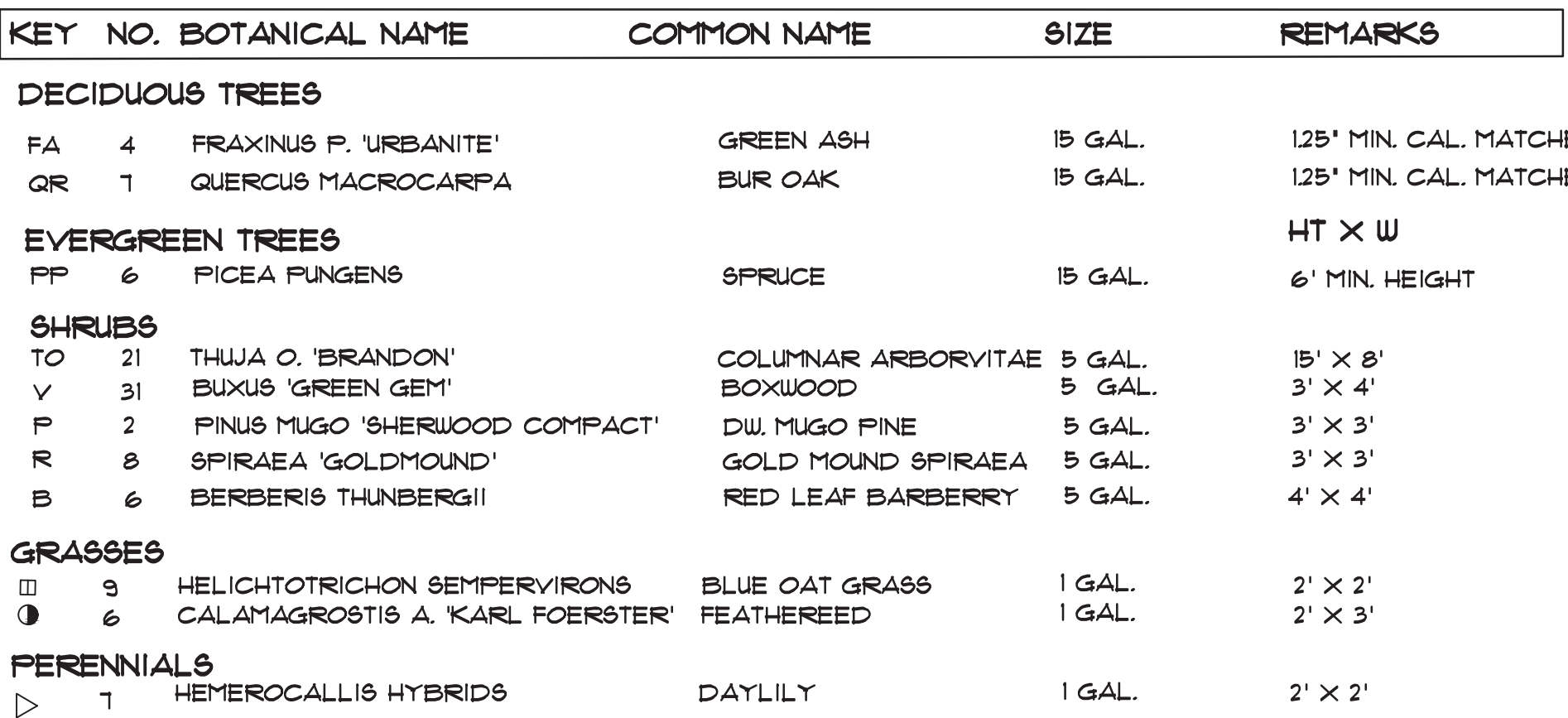
- e. The information presented in this section is to assist the applicant with the requirements for traffic analysis within the City of Reynoldsburg. The City reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required, the applicant and the City Engineer must schedule a scope verification meeting with the City and any other local, state, or federal agencies affected by the proposed site improvements.

I certify that the information provided with this application is correct and accurate to the best of my knowledge, in filing this application with the City of Reynoldsburg.


Applicant's Signature

3-12-2020

Date



SCALE: 1" = 20'-0"

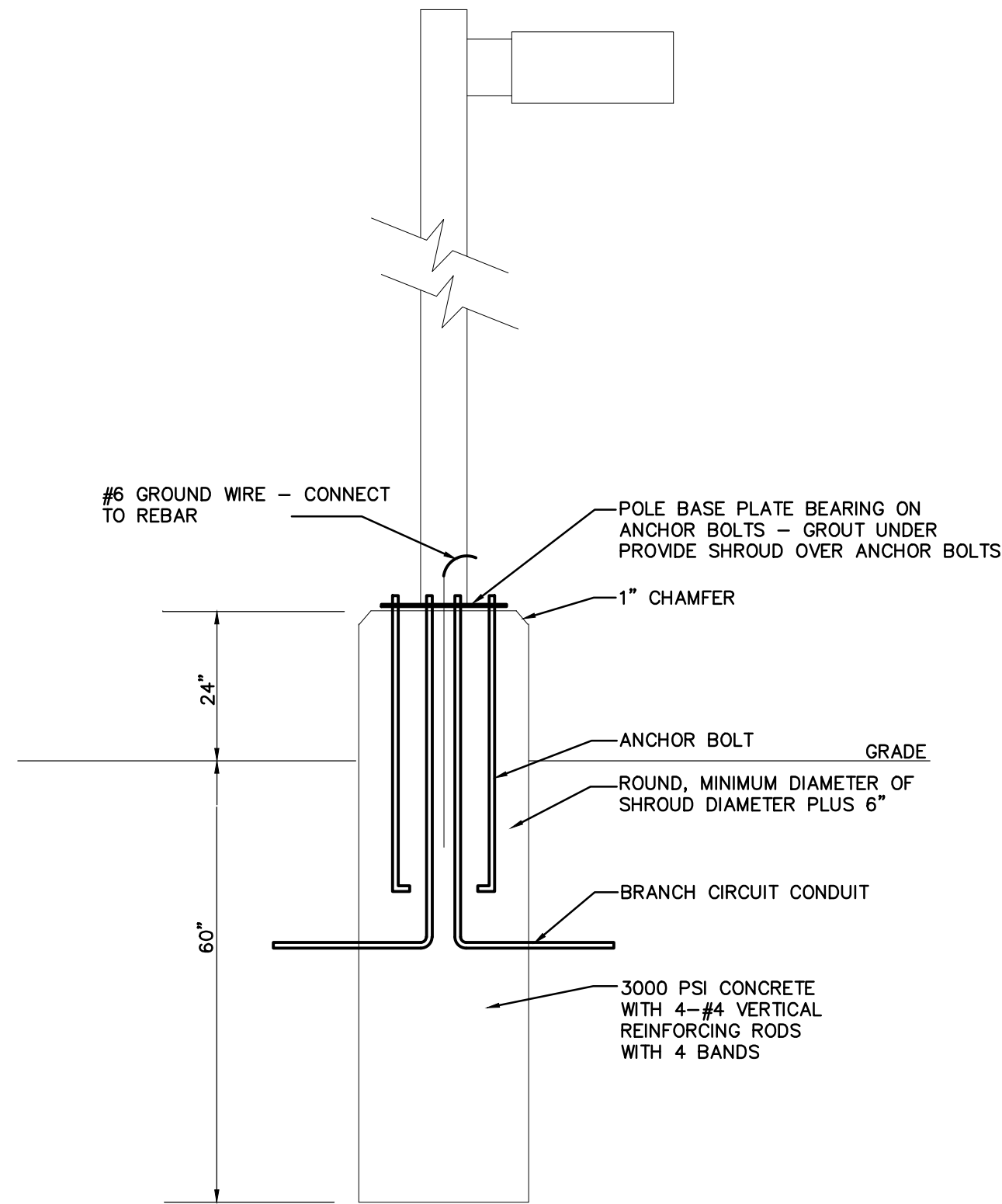




TYPE "P1" FIXTURE
NO SCALE



TYPE "'FE" & "GE" FIXTURE
NO SCALE



POLE BASE/PARKING LOT LIGHT FIXTURE DETAIL
NO SCALE
POLE BASE DETAIL PROVIDED FOR SCOPE AND BID PURPOSES.
CONTRACTOR SHALL SUBMIT A POLE BASE DESIGN SUITABLE FOR
LOCAL CONDITIONS AND APPROVED BY A STRUCTURAL ENGINEER.

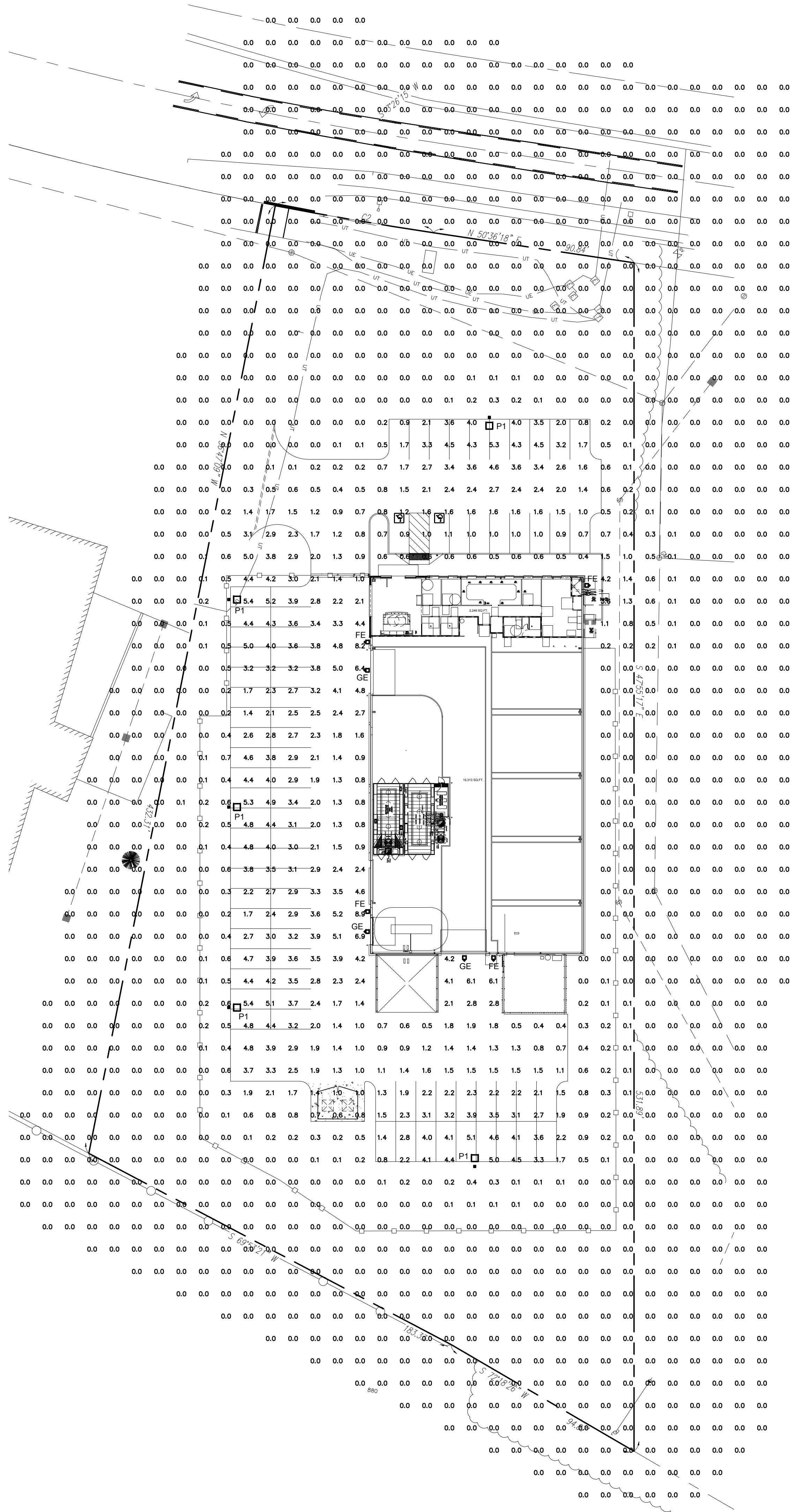
NOT FOR CONSTRUCTION

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	P1	5	McGraw Edison	GLEON-AF-03-LED-E1-SL4-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (3) TO CRI 4000K, 1000mA LIGHTSQUARES WITH 16 LEDs EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	(16) 4000K CCT, 70 CRI LEDs Wet Location	Absolute 0.95	166	20' 0" (18'-0" POLE WITH 2'-0" BASE)
	FE	4	Lumark	IST-AF-350-LED-E1-74FT	IMPACT ELITE LED WEDGE LUMINAIRE LIGHT SQUARE WITH ACQULED OPTICS-TYPE IV FORWARD THROW	(16) 4000K CCT, 70 CRI LEDs Wet Location	Absolute 0.95	20.09	8'-6"
	GE	3	Lumark	IST-AF-800-LED-E1-74FT	IMPACT ELITE LED WEDGE LUMINAIRE LIGHT SQUARE WITH ACQULED OPTICS-TYPE IV FORWARD THROW	(16) 4000K CCT, 70 CRI LEDs Wet Location	Absolute 0.95	43.5	12'-0"

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Overall Site	0.5 fc	8.9 fc	0.0 fc	N / A	N / A
Parking Lot	2.6 fc	8.9 fc	0.1 fc	89.0:1	26.0:1
Property Line	0.0 fc	1.1 fc	0.0 fc	N / A	N / A

SITE PHOTOMETRIC NOTES

1. CALCULATIONS SHOWN REPRESENT MAINTAINED LIGHTING LEVELS IN FOOTCANDLES AT GRADE WITH A TOTAL LIGHT LOSS FACTOR OF 0.95. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM OTHER LIGHT SOURCES.
2. CIVIL BASE PLAN AS PROVIDED TO PARSONS ENGINEERING, INC. SHOWED NO OVERHEAD UTILITIES. THE CIVIL ENGINEER SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UTILITY LINES OR EASEMENTS.
3. THESE CALCULATIONS HAVE BEEN GENERATED FROM MANUFACTURER SUPPLIED PHOTOMETRIC FILES. PARSONS ENGINEERING, INC. HAS MADE A REASONABLE ATTEMPT TO OBTAIN THE MOST CURRENT PHOTOMETRIC REPORT. PARSONS ENGINEERING, INC. IS NOT RESPONSIBLE FOR ERRANT RESULTS DUE TO MANUFACTURERS' QUALITY CONTROL OR DESIGN CHANGES.



SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"



Job Number: 2024

Date: 03.10.2020

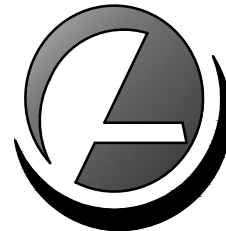
Revisions:

Revisions:

Revisions:

SITE LIGHTING
PHOTOMETRIC PLAN
SP1.0

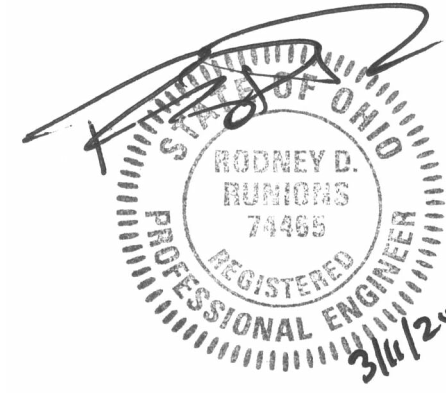
Sheet Number:



OXFORD
ARCHITECTURE

2934 Sidco Drive
Suite 120
Nashville, TN 37204

Architecture
Planning
Interior Architecture



CALIBER
COLLISION

REYNOLDSBURG
OHIO