



MINUTES

PLANNING COMMISSION THURSDAY, JUNE 4, 2015 6:00 PM

PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: McKenzie, Cullinan, Comeaux, Wren
ABSENT:

2. APPROVAL OF MINUTES

1. May 7, 2015 Planning Commission Minutes

Minutes stand as approved.

RESULT:	APPROVED [UNANIMOUS]
AYES:	McKenzie, Cullinan, Comeaux, Wren

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS
5. PUBLIC COMMENT

B. UNFINISHED BUSINESS

C. NEW BUSINESS

1. **ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED – 2277 & 2225 Taylor Park Drive and 0 Reynoldsburg Baltimore Road from the CS- Community Services to AR-3-Multiple Family Residence District, Applicant, Wesley Ridge Residence Corporation. (Second Reading June 8, 2015).**

Dr. McKenzie: Ordinance to Amend the Zoning Map.

Mr. Snowden: Very Well. Thank you Mr. Chairman. I will proceed with our staff report. The address of tonight's item, item number C-1, 2277 Taylor Park Dr., District Amendment. The property owner, or project name is Wesley Ridge Residence Corporation. Application #168974. The property is located on the west side of Taylor Park Dr., north of the intersection of Taylor Rd. SW. Existing zoning is CS, Community Services. And the request is to change the zoning district for the subject parcels, to AR-3 Multi-Family District, from that existing CS, Community Services District. Current use is Vacant Land/Residential Care Facility. And, Gentlemen, the rationale for that is that three of the smaller parcels you

see when we go to the parcel map are already in use by Wesley Ridge. And this is already a vacant parcel that is also owned by them. Applicant was Ryan P. Aiello, representative for the Wesley Ridge Corporation. The applicant is requesting the commission review and approve the Zoning District Amendment that changes the zoning district of the subject parcels to AR-3 from Community Services. Existing site is vacant commercial land that was detached from the commercial development to the south and acquired by Wesley Ridge Residential Corporation. That was in 2006. The subject parcel is a 2.6 acre portion. In addition to this parcel, the applicant is requesting to conform three small parcels that they have acquired through various purchases, in order to have a consistent zoning classification for the entire site. This was at the encouragement of staff. So, what has happened here over the years, is Wesley Ridge Corp. has acquired several small portions of property from neighboring properties and integrated them into their site for use as parking or open space, but they have not changed the zoning district from the commercial zoning. These parcels are the ones that I'm indicating with the mouse, on your screen in front of you now. This is a small, approximately two foot wide parcel, here. They do have an existing strip here that extends to a sign, this allowed them to have a conforming sign on their site that was adjacent to the State Rt. 256 frontage. This property along the north end, this property that they acquired from a neighboring commercial use that was unused. And so, they are requesting to change all of these to AR-3, to be consistent with the remainder of their site. The Charter requirements, section 4.11, require a combined meeting of the Planning Commission in Council. Dr. McKenzie as Chairman of the Commission was the representative. And the Clerk of Council provided the required notices. The ordinance was referred from that combined hearing to this commission. In front of you now on your screen, and also in the report under considerations, are the standards for review that are prescribed in the code under section 1151.04 District Changes. The code is a little bit confusing in this case because the code does allow for districts to be changed without a development plan. But, the standards that are prescribed specifically relate to development plans, which would mean a site plan that the applicant was committed to as part of the rezoning. Provided the proceeding tonight, the decision of this commission would be referred back to City Council. It takes a three-fourths majority of City Council to overturn the decision of the Commission. From there, the applicant is going to be required to submit for a major site plan to the Board of Building and Zoning Appeals, they are going to have to get a plot grade utility review from the Service Department, they are going to need to have building review for the proposed structure that you see in the concept plan, and once those items are complete, the staff will schedule a pre-construction meeting. And by staff, I don't just mean myself, it includes our Building Official, folks from engineering and stormwater, they will schedule a meeting. This is our standard construction procedure, but I wanted to outline it for the Board. Just to go over a few details of staff's review, the applicant submitted a concept plan, they did not submit a development plan that they would be adhering to. And so what they have placed in front of the board is, whether or not the use change is appropriate. In addition to the review by our city staff, the Fire Prevention Officer has inspected the concept plan, and is satisfied the project is going to meet his considerations. His considerations are recommendations. Ultimately the site plan approvals rest with the Board of Building and Zoning Appeals. Staff doesn't really have any outstanding concerns. The subject parcel 2277, the largest parcel, and the .68 parcel, which is the parcel immediately to the north, have some significant deed restrictions which almost prevent the properties from being used for any commercial

purposes. This is the large packet that you should have received and I can provide copies. There are lengthy restrictions that were placed by the developer that prevent that property from being used as commercial. And the rationale behind that was that the property owner didn't want additional commercial building constructed there that would compete with the power center and various commercial buildings that they would have constructed to the south. As I stated, the rezoning of all the small parcels was partially, at the recommendation of staff, to allow for Wesley Ridge to conduct some internal master planning they would like to see on the site long term. And having everything in a consistent zoning district made things a little bit easier because a residential Care facility is not a permitted use in a CS district. It's a permitted use in AR-3. There were some neighbors, as some are aware. There was a neighboring property to the south, it's actually the property owner that sold the property, that raised some concerns about stormwater engineering. Specifically the stormwater systems were combined when the parcel was partially developed. Those are going to have to be separated as part of the major site plan review and plot grade utility plan review. The neighbor also had some concerns about landscaping and details of the building, and that would also be something that would have to be worked through in the major site plan. And that typically is what has been done with commercial or large multifamily residential projects in the past. Provided the board approved the district amendment, as I stated, it would be returned to City Council, and I have listed the items that would happen there. Those are mainly for the applicants benefit, rather than the board, but you can look at those. They would require the subsequent approvals in order to construct the building. And with that, I will turn it back over to the chairman and answer any questions that I can answer.

Dr. McKenzie: Thank you Mr. Snowden. Are there any questions?

Mr. Comeaux: So you said you have seen the concept thing that they have, the plan that they have so far. I mean, it's a full site plan?

Mr. Snowden: You should have received a copy. I can provide a copy. What they are proposing to construct is a one story fitness center. That is their proposal. In the center of this property approximately in the area right here. But what they are doing, and again the rationale for the changing of the minor parcels as well is, they would like to construct additional units and make additional improvements to the site long term. Although a series of projects. And again, they don't necessarily have to do those projects all at once. But the point that staff was making, and encouraging them to do, was make all the use classifications for all the parcels the same.

Mr. Comeaux: So the only plans are of servicing the existing cliental?

Mr. Snowden: The applicant could answer that more in depth. Their main goal, I would say approximately 75% is to handle residents that are on site, and take care of their needs in this fitness center proposal. However, they have left open the possibility of having it open to other folks that fit the demographic that they're serving there. The statement that they made in previous meetings was that this was going to be for seniors only. Regardless of whether they were on site. Their view is that this is now going to become the front door to the complex. For those of you who haven't visited the complex, it's actually kind of set back.

Their position is now that this is a fitness center and somewhat of a welcome center for residents who may be looking into getting into the continuum of care that they are offering there. So they are willing to open that up. And, if the district was changed, the fitness center would be an accessory use to the care facility.

Mr. Cullinan: Since we are changing zoning, compared to a variance or something, with a specific site plan, the multifamily residential district, is that just apartments, or what other use is there? Are we changing the land from, besides what the applicant in this case...

Mr. Snowden: That's a great question, so multifamily structures would be permitted. However, again they would also have to get approval through the major site plan. In addition, AR-3 code was changed a couple of years ago, and the code has a 40% open space requirement for standard multifamily. So, they would be looking at a serious reduction of the number of units that they could have there, if they were looking to construct a normal, for rent, multifamily product. In addition, AR-3 has a required natural materials requirement.

Dr. McKenzie: Any other questions? Is anybody ready to, are we at the point where we can entertain a motion.

Mr. Comeaux: I would make a motion that we approve this as submitted, and send it back to City Council for further review.

Dr. McKenzie: Mr Comeaux has made a motion. Do I have a second?

Mr. Cullinan: I second.

Dr. McKenzie: Mr. Cullinan has seconded. Any discussion at this point? Is there any other business before the Commission this evening?

Mr. Snowden: Mr. Chairman, before we dismiss, If staff could just make two administrative announcements... One is that the staff is going to be getting nameplates for all of our Commission members, hopefully between now and the next meeting. Secondly, in the past, all of our Boards and Commission minutes have been transcribed by Erma at Area East Secretarial Services, and I wanted to publicly thank her for many many years of service. However, Rochelle Menningen, the Asst. Clerk of Council is going to be taking over doing these minutes in house. And we are hoping they are going to be coming out faster for the board, and that they can review them in enough time. I just wanted to make those two announcements to the Board.

Dr. McKenzie: Alright, thank you.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 6/8/2015 7:30 PM
MOVER:	Jim Comeaux	
SECONDER:	Tyler Cullinan	
AYES:	McKenzie, Cullinan, Comeaux, Wren	

D. OTHER BUSINESS

E. ADJOURNMENT

Chairman



Planning and Zoning Administrator