



AGENDA

**PLANNING COMMISSION
THURSDAY, JUNE 3, 2021 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 – May 6, 2021
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. Application #2021-5215; National Road SW; Applicant Joe Ciminello; Major Site Plan (Eastwood)
2. Application #2021-5214; National Road SW; Applicant Joe Ciminello; Preliminary Plat (Eastwood)
3. Application #2021-5083; 1122 & 1170 Lancaster Avenue; Applicant Laurie Gunzelman; Amendment of Development Plan (The Oliver)

E. OTHER BUSINESS

F. ADJOURNMENT

Reynoldsburg

OHIO • 1839

MINUTES

PLANNING COMMISSION THURSDAY, MAY 6, 2021 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

Minutes Stand Approved

1. Planning Commission – Regular Meeting – April 1, 2021

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. Application #2021-5120; 734 Waggoner Road; Applicant Matt Kirk (EMH&T); Section 2 Part a Final Plat (Spring Hill Farm)

Ms. Wheeler This evening, we have two final applications, these are both for Spring Hill Farm. This would be Section two, part A and then also Section two, Part B. I will pull up the PDF's here and then if the applicant wishes to go into any detail. For the most part, this is what the Planning Commission approved previously with the major site plan.

Mr. Zollars: OK. All right, thank you, Diane, what do you want us to know about this?

Ms. Marin: This is just a continuation of Section one. We're finalizing plans that were approved by Reynoldsburg, we just want to move the plats forward.

Mr. Zollars: OK, Mr. Hicks, anyone on the commission have any questions or

Minutes Acceptance: Minutes of May 6, 2021 6:00 PM (APPROVAL OF MINUTES)

discussion items?

Mr. Hicks: Mr. Chairman, my only question would be to Ms. Wheeler and staff that the plats that are being presented are consistent with the major site plans that we've already reviewed and approved.

Mr. Bowsher: They do.

Mr. Furst: So there's no major changes that have been made or anything like that?

Mr. Bowsher: No, and these have already been approved through engineering, as Diane had mentioned. This is just a continuation. I don't foresee any of the other future phases through there to be much change either.

Mr. Hicks: Mr. Chairman, I don't have any other questions.

Mr. Zollars: Thank you, Mr. Hicks. Alex or Tyler.

Mr. Cullinan: I don't have anything.

Mr. Zollars: OK, well, then I guess we can entertain a motion on number one.

Mr. Hicks: I move that we approve the plot as presented.

Mr. Zollars: We have the first, how about a second?

Mr. Furst: I second that.

Mr. Zollars: OK, good. All right, Emily, we have a first and second. Would you call the roll, please?

Ms. Wheeler Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED PENDING COUNCIL REVIEW [UNANIMOUS] Next: 5/24/2021 6:30 PM
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	Benner

- Application #2021-5122; 734 Waggoner Road; Applicant Matt Kirk (EMH&T); Section 2 Part B Final Plat (Spring Hill Farm)

Ms. Wheeler We need a new motion for the second item

Mr. Furst: I move that we approve this as submitted.

Mr. Hicks: I'll second.

Mr. Zollars: OK, very good. We have a first and second, let's call the roll, please.

Ms. Wheeler Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. And Mr. Zollars. Yes.

Mr. Furst: Yes. A very good thank you, Diane, and M/I. OK then. No other information will go with an adjournment and see everyone live in June.

RESULT:	APPROVED PENDING COUNCIL REVIEW [UNANIMOUS] Next: 5/24/2021 6:30 PM
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	Benner

E. OTHER BUSINESS

Mr. Zollars: Emily, this might be for either you or Andrew, any early discussion on us getting back together live?

Mr. Bowsher: Yeah, actually that's a great question. So June, our first meeting in June, from now on, we will be live. And that actually goes for BZBA in two weeks as well.

Mr. Zollars: Fantastic. OK, good. Thank you. Anyway, we'll turn it back over to you. Thanks, Andrew.

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of May 6, 2021 6:00 PM (APPROVAL OF MINUTES)



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

Received

MAY 13 2021

Reynoldsburg Building Division

App./Case#: 2021-5215

Date Submitted: 5/13/21

Fee Amount: \$500.00

☒ Paid: check

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION

Property Address:
National Road SW, Etna, OH 43068

Description of Location:
North side of E. Main St 650 feet west of Summit Rd

Parcel ID#(s):
010-017466-00.000

Number of Lots: 1 Present Zoning: MSD Present Use: Wooded

Complete Where Applicable:

Engineer/Surveyor: Kimley-Horn

Builder/Developer: Joe Ciminello

FOR DISTRICT CHANGE ONLY

Proposed Zoning:

Size of Area to be Rezoned:

Existing Structures:

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
Robert Foster & Neal Seymour

Property Owner Address(s):
7815 S. Bloomfield-Royalton Rd, Ashville, OH 43103

III. APPLICANT INFORMATION

Applicant Name:

Joe Ciminello

Applicant Phone Number:
(614) 207-7607

Applicant Address:

567 Lazelle Rd, Westerville, OH 43081

Applicant Email:
ciminelloj@aol.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: Applicant proposes to construct a 159 unit multi-family development with single story apartments and amenities and 264 unit multi-family development with maximum 3 stories.

Applicant proposes to construct a 159 unit multi-family development with single story apartments and amenities and 264 unit multi-family development with maximum 3 stories.

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: Joseph A. Ciminello

Digitally signed by Joseph A. Ciminello
DN: C=US, E=ciminelloj@aol.com, CN=Joseph A. Ciminello
Date: 2021.05.12 10:07:11-04'00'

Date: 5/12/2021

*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: 6/3/2021

☐ 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: _____

MAJOR SITE PLAN FOR EASTWOOD LOT 4 2021

OWNER/DEVELOPER
OXFORD CIRCLE DEVELOPMENT
470 OLDE WORTHINGTON ROAD, SUITE 100
WESTERVILLE, OH 43082

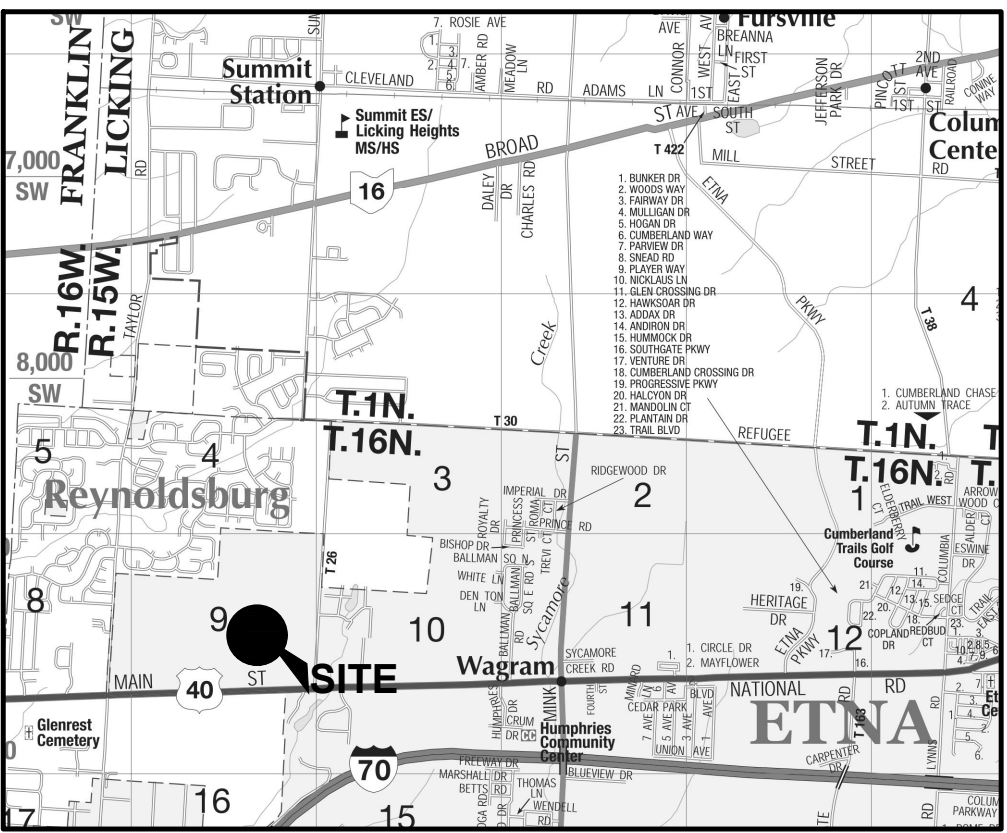
ENGINEER
ADVANCED CIVIL DESIGN LLC
781 SCIENCE BLVD., SUITE 100
GAHANNA, OH, 43230
614-428-4450

ARCHITECT
COLLABORATIVE DESIGN, LTD
4150 TULLER ROAD, SUITE 204
DUBLIN, OHIO 43017
614-221-1110

LANDSCAPE ARCHITECT
FARIS PLANNING & DESIGN, LLC
243 N. FIFTH STREET, SUITE 401
COLUMBUS, OH 43215
(614)487-1964

HOWARD P. EMSWILER &
ROSEMARY A. TRUSTEES
38.329 AC.
I.N. 201401090000565
P.N. 010-018030-00.000

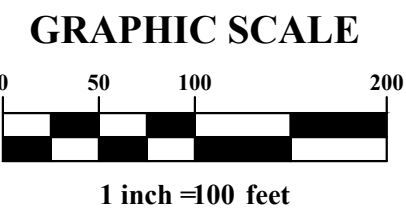
VASIL K. NASTEV & CVETA NASTEV
10.63 AC.
I.N. 200003220008898
PID. 010-016998-00.000
ZONING: AG/GB-1



VICINITY MAP
SCALE: NTS

INDEX OF DRAWINGS	
Sheet Title	Sheet Number
Title Sheet	1
Existing Conditions	2
Site and Utility Plan	3

SITE STATISTICS:	
PARCEL	010-017466-00.000
SITE ACREAGE	15.011 ACRES
SITE ZONING	SR (SUBURBAN RESIDENTIAL)
TOTAL UNITS	264 UNITS
	84 - 1 BR
	180 - 2 BR
DENSITY	17.59 UNITS/ACRE
TOTAL PARKING REQUIRED	317 SPACES
MULTI FAMILY	(1 / UNIT AND 1/ 5 UNITS VISITORS)
CLUBHOUSE	22 SPACES (1 PER 200 SF)
TOTAL	339 SPACES
TOTAL PARKING PROVIDED	410 SPACES (14 ADA)
SURFACE SPACES	66 SPACES
TOTAL	476 SPACES (1.803 SPACES/UNIT)



PLANS PREPARED BY:
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

CITY OF REYNOLDSBURG / LICKING COUNTY, OHIO

EASTWOOD LOT 4

MAJOR SITE PLAN

FOR

OXFORD CIRCLE DEVELOPMENT

TITLE SHEET

Issue Dates:

Date: 05/13/2021
Scale: 1" = 100'

Drawn By: JTW
Checked By: TMW

Project Number:
21-0036-414

Drawing Number:
1 / 3

REGISTERED ENGINEER

NUMBER

Z:\21-0036-414\DWG\PRODUCTION DRAWINGS\SITE CONSTRUCTION\Existing Conditions -E:Main Street.dwg Existing Conditions May 13, 2021 - 1:36:30pm OH-Intern



LEGEND

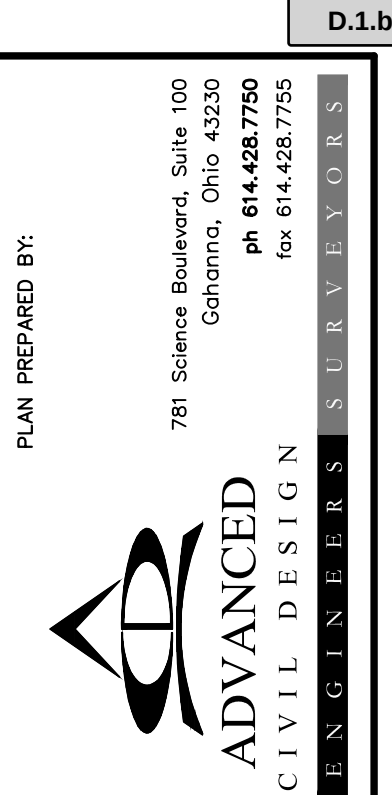
-----1024-----	EXISTING CONTOUR
-----OHE-----	EXISTING OVER HEAD ELECTRIC
-----	EXISTING PROPERTY LINE
-----	EXISTING ROAD
-----	EXISTING BUILDING
-----	EXISTING DRIVE/PARKING
-----	EXISTING RIGHT-OF-WAY
-----	EXISTING STREAM
[Pattern]	EXISTING WETLAND
[Symbol]	EXISTING POWER POLE

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

PLAN PREPARED BY: ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS 781 Science Boulevard, Suite 100 Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755	PLAN PREPARED FOR: OXFORD CIRCLE DEVELOPMENT 470 OLDE WORTHINGTON ROAD, WESTERVILLE, OH 43082	CITY OF REYNOLDSBURG / LICKING COUNTY, OHIO EASTWOOD LOT 4 FOR MAJOR SITE PLAN FOR OXFORD CIRCLE DEVELOPMENT EXISTING CONDITIONS	Issue Dates:	Date: 05/13/2021 Scale: 1" = 100'
			Drawn By: JTW Checked By: TMW	Project Number: 21-00036-414
			Drawing Number: 2 / 3	



PLAN PREPARED FOR:
**OXFORD CIRCLE
DEVELOPMENT**
OLDE WORTHINGTON ROAD,
SUITE 100
WESTERVILLE, OH 43082

CITY OF REYNOLDSBURG / LICKING COUNTY, OHIO
EASTWOOD LOT 4
MAJOR SITE PLAN
FOR
OXFORD CIRCLE DEVELOPMENT
SITE AND UTILITY PLAN

Issue Dates:

Date: 05/13/2021 Scale: 1" = 100'	
Drawn By: JTW	Checked By: TMW
Project Number: 21-0036-414	
Drawing Number: 3 / 3	

Drawing name: K:\CIB_LDEV\190010007_micor_eastwood\2 Design\CAD\plan\sheet\Major Site Plan\COVER SHEET.dwg Layout May 13, 2021 8:36am by: ToddHoodman
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BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X"
(OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD
INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39089C0409J, WHICH
BEARS AN EFFECTIVE DATE OF 03/16/2015.

FEMA FLOODPLAIN DATA

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X"
(OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD
INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39089C0409J, WHICH
BEARS AN EFFECTIVE DATE OF 03/16/2015.

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH ST, SUITE 200
COLUMBUS, OH 43235
(614) 472-8546
MIKE.REEVES@KIMLEY-HORN.COM
CONTACT: MIKE REEVES

DEVELOPER

JOE CIMINELLO
567 LAZELLE RD
WESTERVILLE, OH 43081
TEL: (614) 207-7607
EMAIL: CIMINELLO@AOL.COM

CURRENT OWNER

ROBERT FOSTER & NEAL SEYMOUR
NATIONAL RD.
REYNOLDSBURG, OH 43068

INDEX MAP

SCALE: 1"=100'

REGISTERED ENGINEER

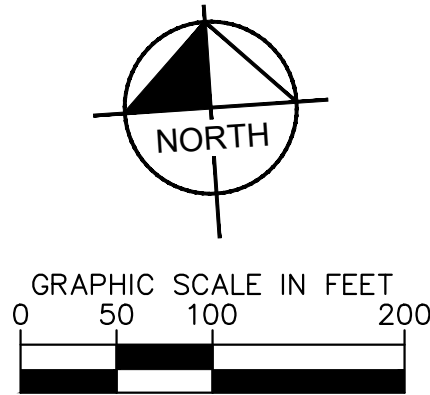
DATE

1

OF 12

Packet Pg. 9

MAJOR SITE PLAN FOR EASTWOOD LOT 5



SHEET INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	SITE PLAN
5	OVERALL UTILITY PLAN
6	UTILITY PLAN
7	UTILITY PLAN
8	TRANSPORTATION PLAN
9	TRANSPORTATION PLAN
10	LIGHTING DETAILS
11	LIGHTING PLAN
12	LIGHTING PLAN



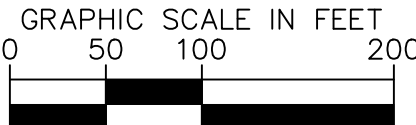
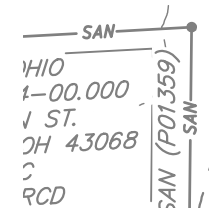
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COLUMBUS, OH 43235
WWW.KIMLEY-HORN.COM

SCALE:
AS NOTED
DESIGNED BY: ANH
DRAWN BY: TJH
CHECKED BY: MCR

COVER SHEET

EASTWOOD LOT 5
E MAIN STREET (U.S. 40)
REYNOLDSBURG, OH 43068

ORIGINAL ISSUE:
05/13/2021
KHA PROJECT NO.
190010007
SHEET NUMBER



LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT
	EXISTING CENTERLINE
	EXISTING EASEMENT
	EXISTING WETLAND (TO BE DISTURBED)
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING STREAM
	EXISTING DRIVEWAY/PARKING LOT
	EXISTING STRUCTURE
	EXISTING STORMWATER PIPE
	EXISTING OVERHEAD LINE
	EXISTING SANITARY PIPE
	EXISTING WATER PIPE
	EXISTING POWER POLE
	MUNICIPALITY BOUNDARY
	EXISTING WETLAND

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PHONE: 614-454-6696
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Drawing name: K:\CIB_LDEV\190010007_1\cibox_eastwood\2 Design\CAD\plan sheets\Major Site Plan\SITE PLAN.dwg Layout1 May 13, 2021 8:36am by: Todd Hoosman
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LINE TABLE		
LINE	LENGTH	BEARING
L1	42.84	S72°38'16.26"W
L2	687.31	N86°07'48.77"W
L3	138.51	S31°7'04.81"W
L4	627.95	S86°07'48.77"E
L5	75.48	N26°53'25.91"W
L6	72.50	N3°52'11.23"E
L7	221.22	S3°52'11.23"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	100.00'	37.06'	S83°15'14"W	36.85'	21°13'55"	18.74'
C2	50.00'	79.05'	S48°34'38"W	71.07'	90°35'06"	50.51'
C3	50.00'	78.03'	S41°25'22"E	70.35'	89°24'54"	49.49'
C4	50.00'	105.38'	N33°29'23"E	86.93'	120°45'37"	87.94'
C5	50.00'	26.84'	N11°30'37"W	26.52'	30°45'37"	13.75'

NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO SHEET 8 FOR PARKING COUNT & BUILDING LEGEND
- CURRENT ZONING: MSD

LEGEND

	EXISTING SITE BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING STREAM
	PROPOSED BUILDING SETBACK
	PROPOSED DRIVEWAY
	PROPOSED BUILDING
	PROPOSED FACE OF CURB
	PROPOSED RIGHT OF WAY
	PROPOSED SIDEWALK
	PROPOSED CENTERLINE
	PROPOSED WET BASIN
	PROPOSED PHASE LINE
	MUNICIPALITY BOUNDARY

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SCALE: 1" = 40'

DESIGNED BY: ANH

DRAWN BY: TJH

CHECKED BY: MCR

SITE PLAN

EASTWOOD LOT 5
E MAIN STREET (U.S. 40)
REYNOLDSBURG, OH 43068

ORIGINAL ISSUE:
05/13/2021
KHA PROJECT NO.
190010007
SHEET NUMBER
3
OF 12

No.

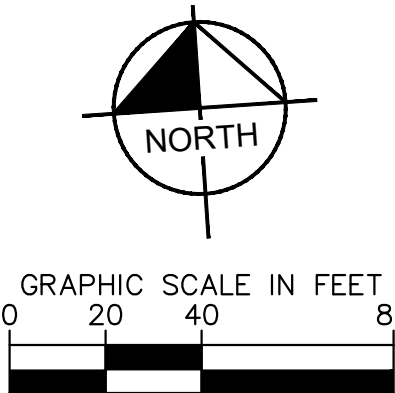
REVISIONS

DATE

BY

D.1.c

Attachment: 3. Eastwood - Lot 5 Major Site Plan (App #2021-5215, National Road SW, Joe Cimmiello)

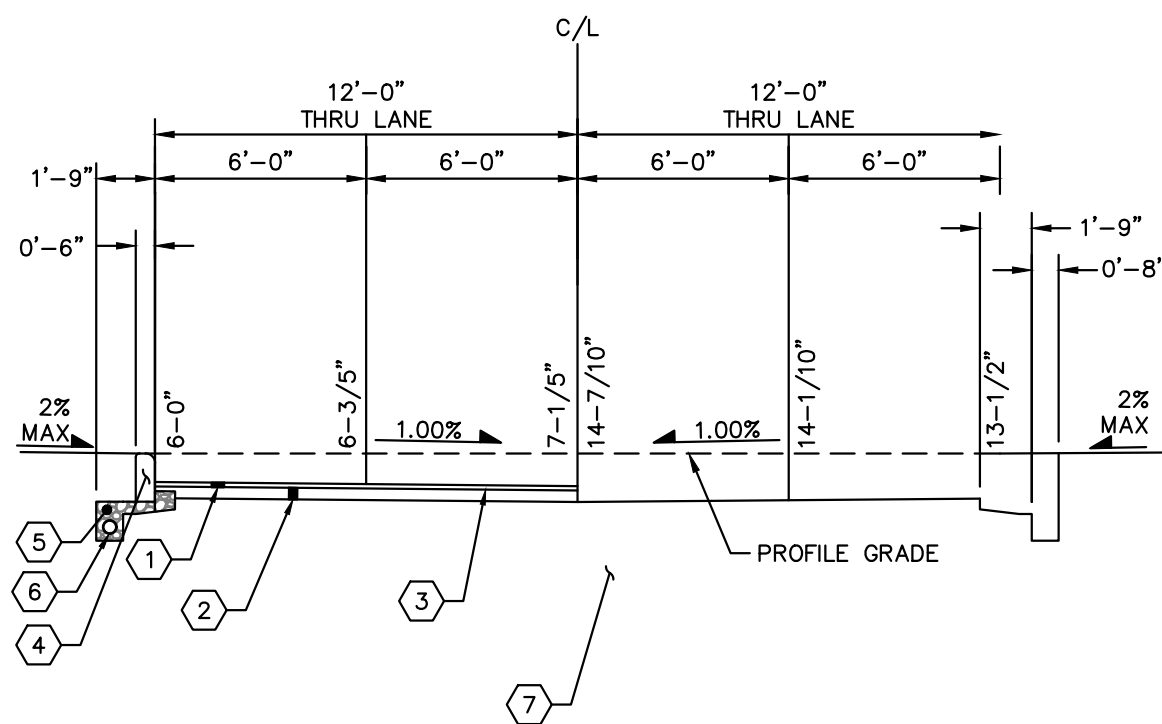


LEGEND	
	EXISTING SITE BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING STREAM
	PROPOSED BUILDING SETBACK
	PROPOSED DRIVEWAY
	PROPOSED BUILDING
	PROPOSED FACE OF CURB
	PROPOSED RIGHT OF WAY
	PROPOSED SIDEWALK
	PROPOSED CENTERLINE
	PROPOSED WET BASIN
	PROPOSED PHASE LINE
	MUNICIPALITY BOUNDARY

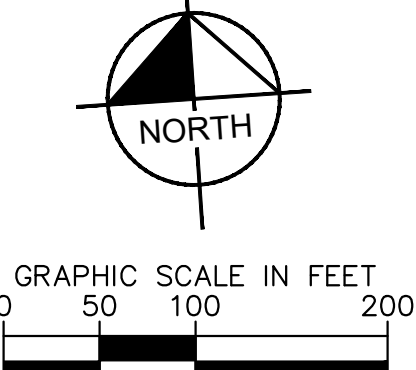
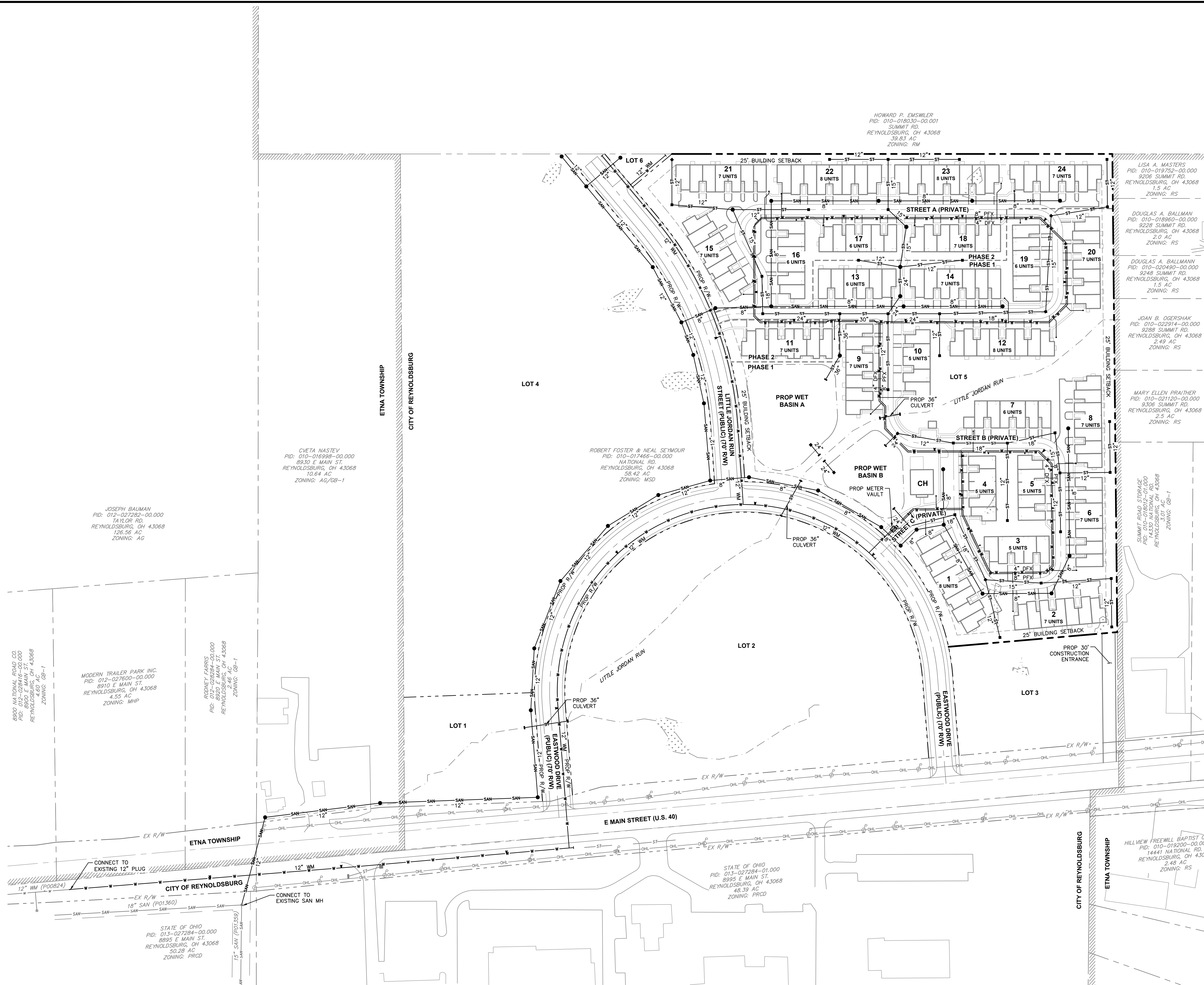
- ## NOTES
-
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 3. REFER TO SHEET 8 FOR PARKING COUNT & BUILDING LEGEND
 4. CURRENT ZONING: MSD

LINE TABLE		
LINE	LENGTH	BEARING
L8	268.73	S86°07'48.77"E
L9	221.03	S31°7'04.81"W
L10	86.90	S88°53'38.63"W
L11	79.22	N25°34'09.27"W
L12	137.89	N31°7'04.81"E
L13	70.08	S48°52'22.08"W
L14	58.96	S86°07'09.85"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C6	75.00'	117.81'	S41°07'49"E	106.07'	90°00'00"	75.00'
C7	50.00'	78.03'	S41°25'22"E	70.35'	89°24'54"	49.49'
C8	50.00'	74.71'	S46°05'22"W	67.95'	85°36'34"	46.31'
C9	50.00'	57.19'	N58°20'15"W	54.12'	65°32'12"	32.18'
C10	200.00'	100.72'	N11°08'32"W	99.66'	28°51'14"	51.45'
C11	100.00'	65.01'	S67°29'46"W	63.87'	37°14'48"	33.70'



- | PRIVATE STREET PAVEMENT LEGEND | |
|--------------------------------|--|
| ① | 1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG64-22, ITEM 441 |
| ② | 6" ROLLER COMPACTED CONCRETE, ITEM 305 |
| ③ | TACK COAT, ITEM 407 (NEW ASPHALT APPLIED AT 0.05 GAL/SY) |
| ④ | STRAIGHT 18" CURB, TYPE STANDARD (STD. DWG. R-8), ITEM 609 |
| ⑤ | NO. 8 OR NO. 57 AGGREGATE |
| ⑥ | 4" PIPE UNDERDRAIN, ITEM 605 |
| ⑦ | SUBGRADE COMPACTION, ITEM 204 |

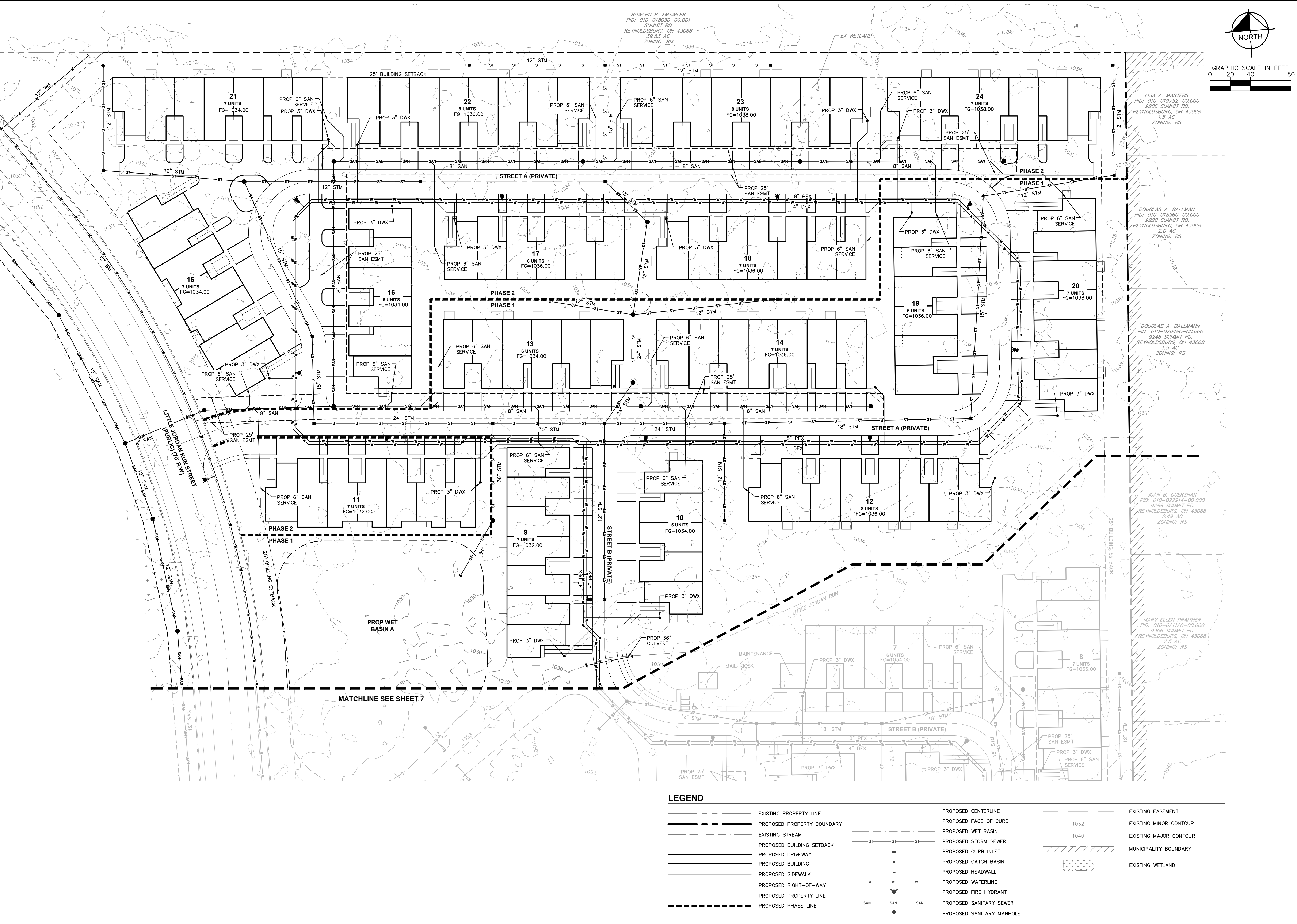


LEGEND

- | | |
|--|-------------------------------|
| | EXISTING PROPERTY LINE |
| | EXISTING PROPERTY BOUNDARY |
| | EXISTING RIGHT-OF-WAY |
| | EXISTING PAVEMENT |
| | EXISTING STORM SEWER |
| | EXISTING WATERLINE |
| | EXISTING SANITARY SEWER |
| | EXISTING POWER POLE |
| | EXISTING OVERHEAD LINE |
| | EXISTING STREAM |
| | EXISTING DRIVEWAY/PARKING LOT |
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| | PROPOSED BUILDING |
| | PROPOSED SIDEWALK |
| | PROPOSED PHASE LINE |
| | PROPOSED RIGHT-OF-WAY |
| | PROPOSED PROPERTY LINE |
| | PROPOSED CENTERLINE |
| | PROPOSED FACE OF CURB |
| | PROPOSED WET BASIN |
| | PROPOSED STORM SEWER |
| | PROPOSED CURB INLET |
| | PROPOSED CATCH BASIN |
| | PROPOSED HEADWALL |
| | PROPOSED WATERLINE |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED SANITARY SEWER |
| | PROPOSED SANITARY MANHOLE |

EASTWOOD LOT 5 E MAIN STREET (U.S. 40) REYNOLDSBURG, OH 43068	OVERALL UTILITY PLAN	SCALE: 1" = 100' DESIGNED BY: HNH DRAWN BY: TJH CHECKED BY: MCR	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 19001 KIMLEY-HORN AVENUE, SUITE 200 COLUMBUS, OH 43225 PH: 614-764-1455 WWW.KIMLEY-HORN.COM	No.	DATE	BY
ORIGINAL ISSUE: 05/13/2021	KHA PROJECT NO. 190010007	SHEET NUMBER	5			

Drawing name: K:\CIB_LIVE\190010007_alex-eastwood\2 Design\CAD\Utilities\Major Site Plan\UTILITY PLAN.dwg Layout (3) May 13, 2021 8:36am by: Todd Holman
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COLUMBUS, OH 43235
WWW.KIMLEY-HORN.COM

SCALE: 1" = 40'

DESIGNED BY: ANH

DRAWN BY: TJH

CHECKED BY: MCR

UTILITY PLAN

EASTWOOD LOT 5
E MAIN STREET (U.S. 40)
REYNOLDSBURG, OH 43068

ORIGINAL ISSUE:
05/13/2021
KHA PROJECT NO.
190010007
SHEET NUMBER
6
OF 12

BY

DATE

REVISIONS

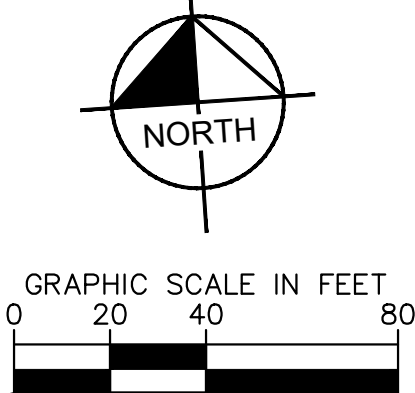
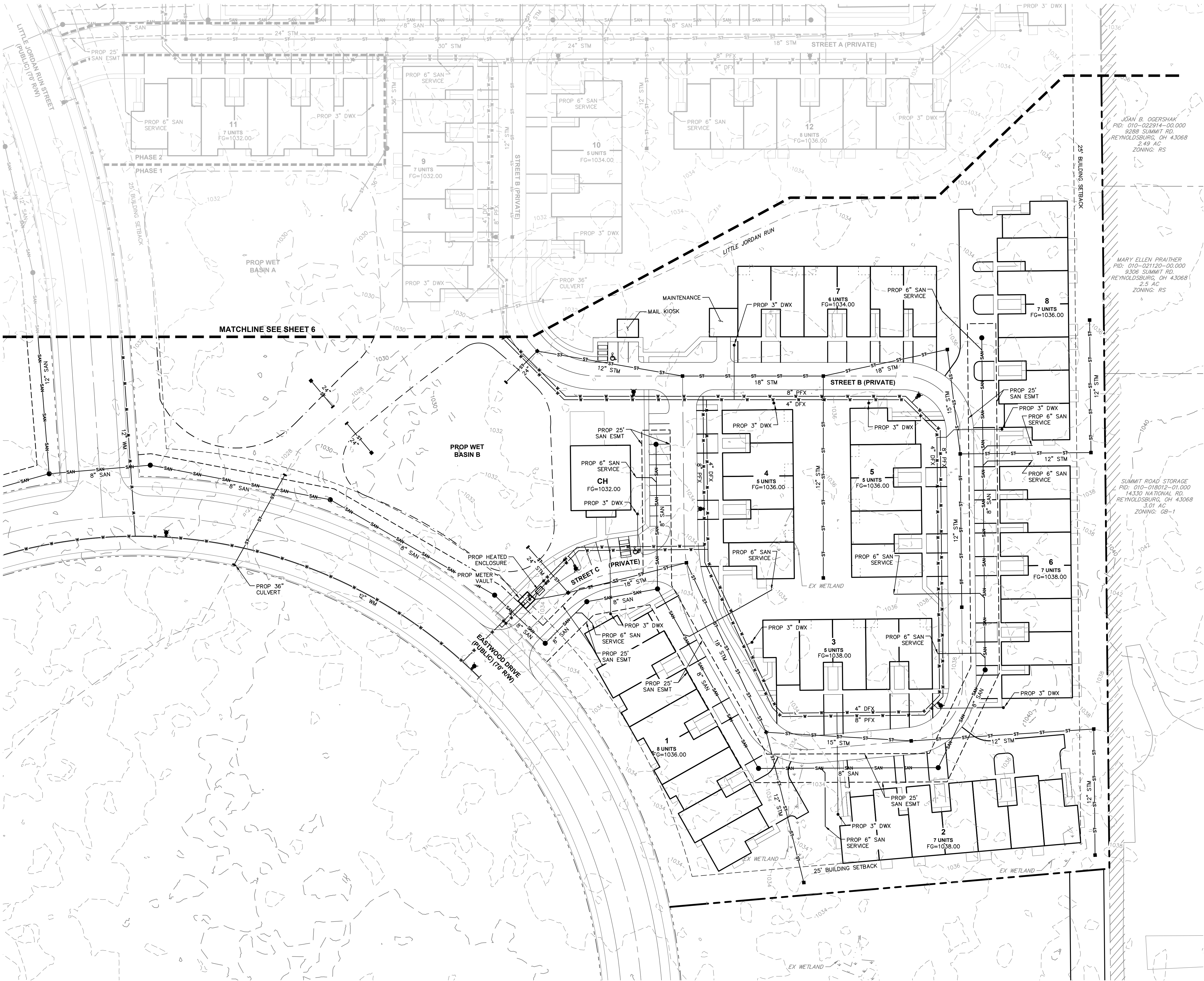
No.

D.1.c

Attachment: 3: Eastwood - Lot 5 Major Site Plan (App #2021-5215, National Road SW, Joe Cimminello)

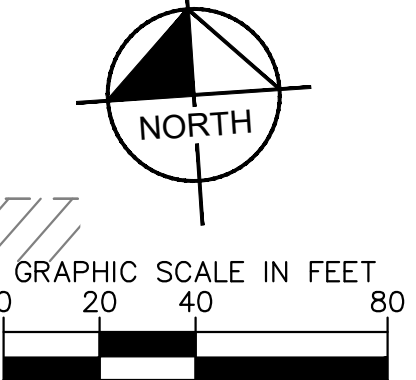
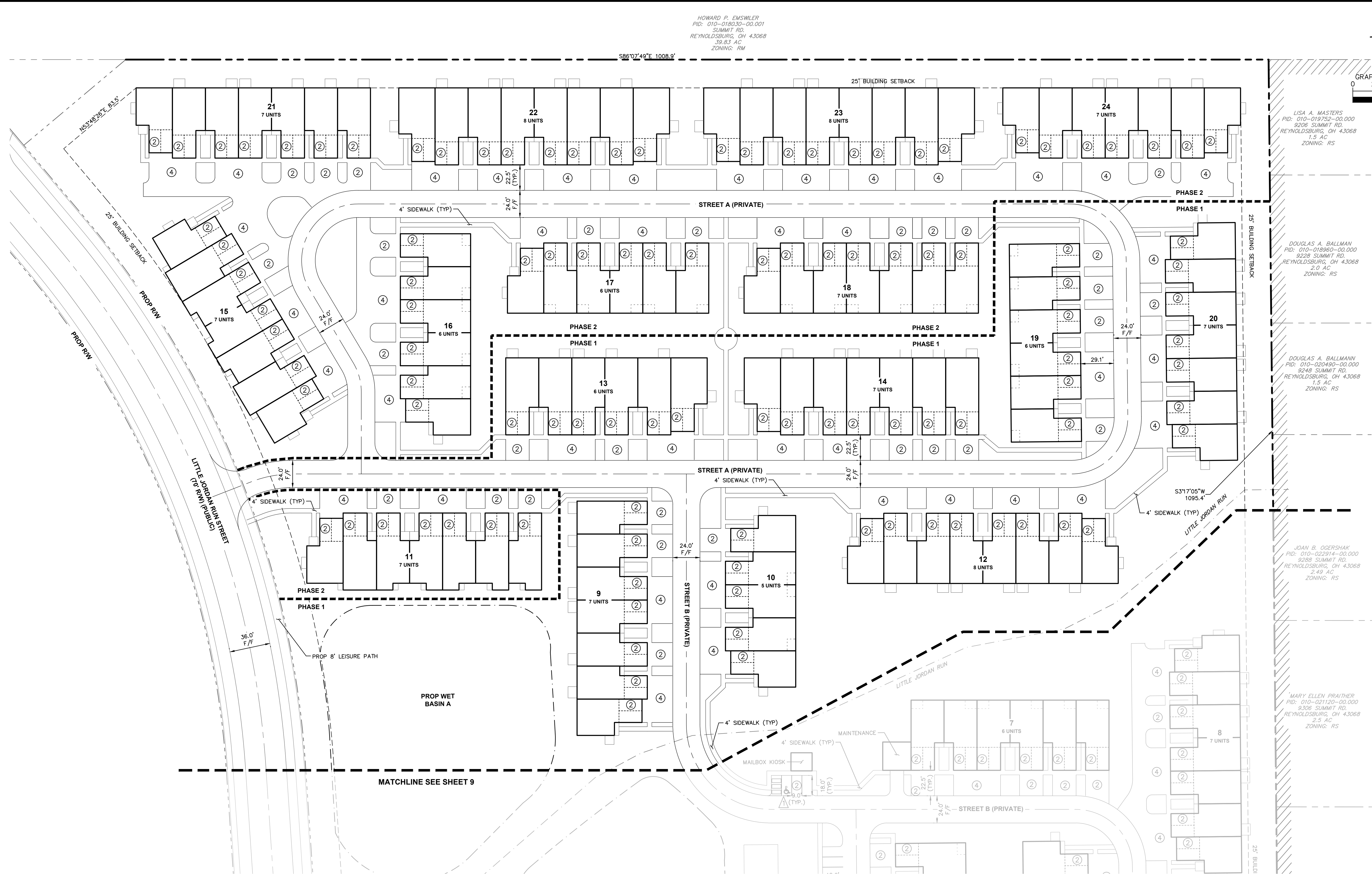
Packet Pg. 14

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LEGEND	
	EXISTING PROPERTY LINE
	EXISTING PROPERTY BOUNDARY
	EXISTING STREAM
	EXISTING DRIVEWAY/PARKING LOT
	EXISTING STRUCTURE
	PROPOSED SURFACE PARKING SPACES
	PROPOSED BUILDING SETBACK
	PROPOSED DRIVEWAY
	PROPOSED BUILDING
	PROPOSED SIDEWALK
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED PHASE LINE
	PROPOSED CENTERLINE
	PROPOSED FACE OF CURB
	PROPOSED WET BASIN
	PROPOSED STORM SEWER
	PROPOSED CURB INLET
	PROPOSED CATCH BASIN
	PROPOSED HEADWALL
	PROPOSED WATERLINE
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	EXISTING EASEMENT
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	MUNICIPALITY BOUNDARY
	EXISTING WETLAND

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		No.		
UTILITY PLAN				
EASTWOOD LOT 5 E MAIN STREET (U.S. 40) REYNOLDSBURG, OH 43068				
ORIGINAL ISSUE: 05/13/2021 KHA PROJECT NO. 190010007 SHEET NUMBER 7 OF 12				
Attachment: 3. Eastwood - Lot 5 Major Site Plan (App #2021-5215, National Road SW, Joe Cimmiello)				
Packet Pg. 15				



LISA A. MASTERS
PID: 010-019752-00.000
9206 SUMMIT RD.
REYNOLDSBURG, OH 43068
1.5 AC
ZONING: RS

DOUGLAS A. BALLMAN
PID: 010-018960-00.00
9228 SUMMIT RD.
REYNOLDSBURG, OH 43068
2.0 AC
ZONING: RS

DOUGLAS A. BALLMANN
PID: 010-020490-00.000
9248 SUMMIT RD.
REYNOLDSBURG, OH 43068
1.5 AC
ZONING: RS

JOAN B. OGERSHAK
PID: 010-022914-00.000
9288 SUMMIT RD.
REYNOLDSBURG, OH 43068
2.49 AC
ZONING: RS

MARY ELLEN PRAITHER
PID: 010-021120-00.000
9306 SUMMIT RD.
REYNOLDSBURG, OH 43068
2.5 AC
ZONING: RS

NOTES

1. ALL DIMENSIONS REFER TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.

LEGEND

- | | | | |
|--|---------------------------------|--|----------------------------------|
| | PROPOSED SITE BOUNDARY | | PROPOSED ADA PARKING SPACE COUNT |
| | EXISTING PROPERTY LINE | | PROPOSED PARKING SPACE COUNT |
| | EXISTING STREAM | | MUNICIPALITY BOUNDARY |
| | PROPOSED BUILDING SETBACK | | |
| | PROPOSED DRIVEWAY | | |
| | PROPOSED BUILDING | | |
| | PROPOSED BACK OF CURB | | |
| | PROPOSED RIGHT OF WAY | | |
| | PROPOSED SIDEWALK | | |
| | PROPOSED CENTERLINE | | |
| | PROPOSED WET BASIN | | |
| | PROPOSED PHASE LINE | | |
| | PROPOSED GARAGE PARKING SPACES | | |
| | PROPOSED SURFACE PARKING SPACES | | |

VEHICLE PARKING COUNT

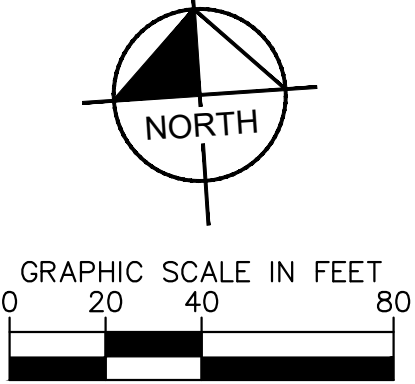
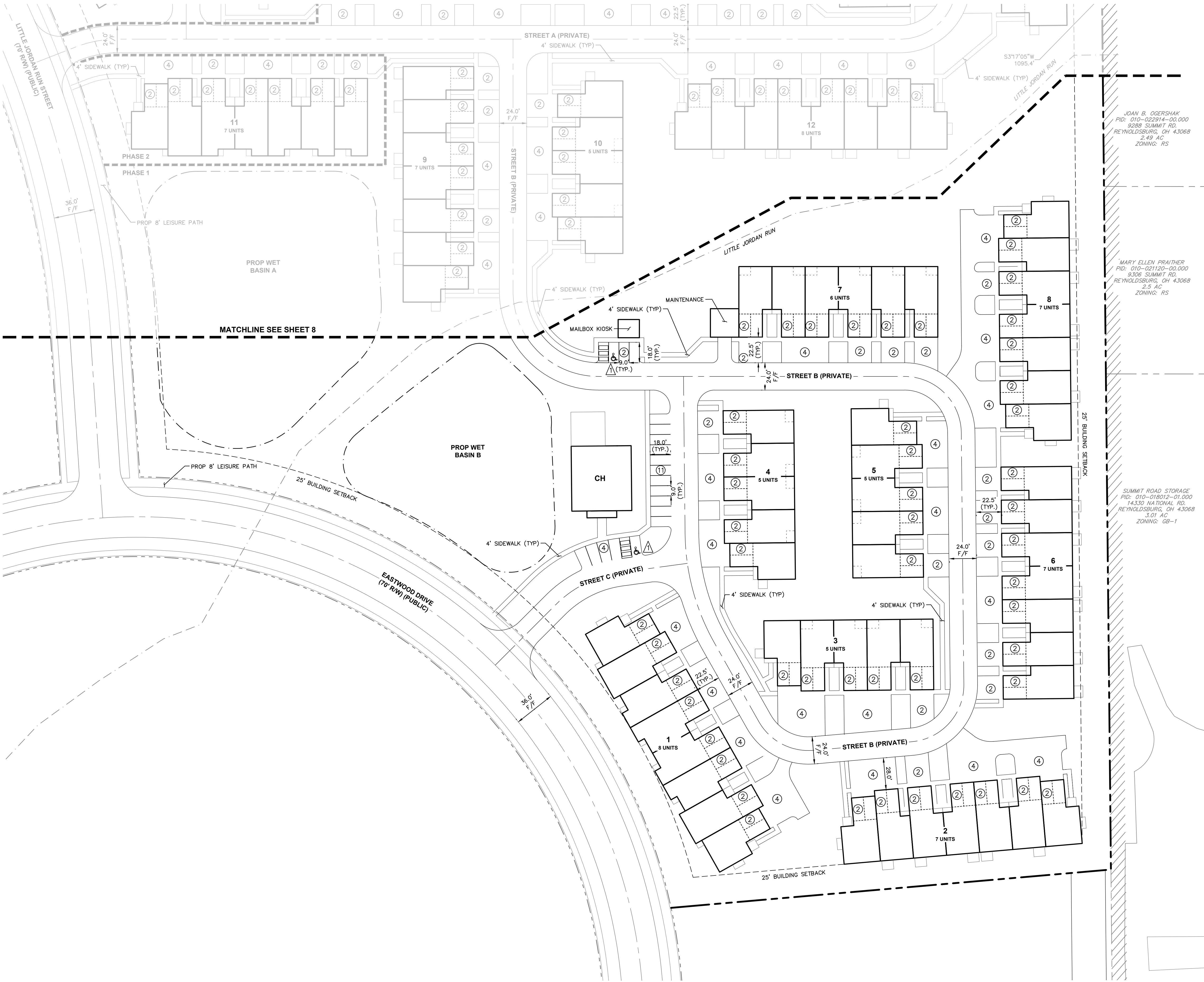
ENCLOSED PARKING SPACES REQUIRED	159 SPACES
UNENCLOSED PARKING SPACES REQUIRED	159 SPACES
(1 ENCLOSED SPACE AND 1 UNENCLOSED SPACE PER DWELLING)	
TOTAL PARKING SPACES REQUIRED	318 SPACES
GARAGE SPACES PROVIDED	318 SPACES
DRIVEWAY SPACES PROVIDED	318 SPACES
SURFACE SPACES PROVIDED (9' x 18')	17 SPACES
SURFACE ADA SPACES PROVIDED	2 SPACES
TOTAL SPACES PROVIDED	655 SPACES

TRANSPORTATION PLAN

EASTWOOD LOT 5
E MAIN STREET (U.S. 40)
REYNOLDSBURG, OH 43068

ORIGINAL ISSUE:
05/13/2021
HA PROJECT NO.
190010007
SHEET NUMBER

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LEGEND

- PROPOSED SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING STREAM
- EXISTING DRIVEWAY/PARKING LOT
- EXISTING STRUCTURE
- PROPOSED BUILDING SETBACK
- PROPOSED DRIVEWAY
- PROPOSED BUILDING
- PROPOSED BACK OF CURB
- PROPOSED RIGHT OF WAY
- PROPOSED SIDEWALK
- PROPOSED CENTERLINE
- PROPOSED WET BASIN
- PROPOSED PHASE LINE
- PROPOSED GARAGE PARKING SPACES
- PROPOSED SURFACE PARKING SPACES
- PROPOSED ADA PARKING SPACE COUNT
- PROPOSED PARKING SPACE COUNT
- MUNICIPALITY BOUNDARY

NOTES

- ALL DIMENSIONS REFER TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.

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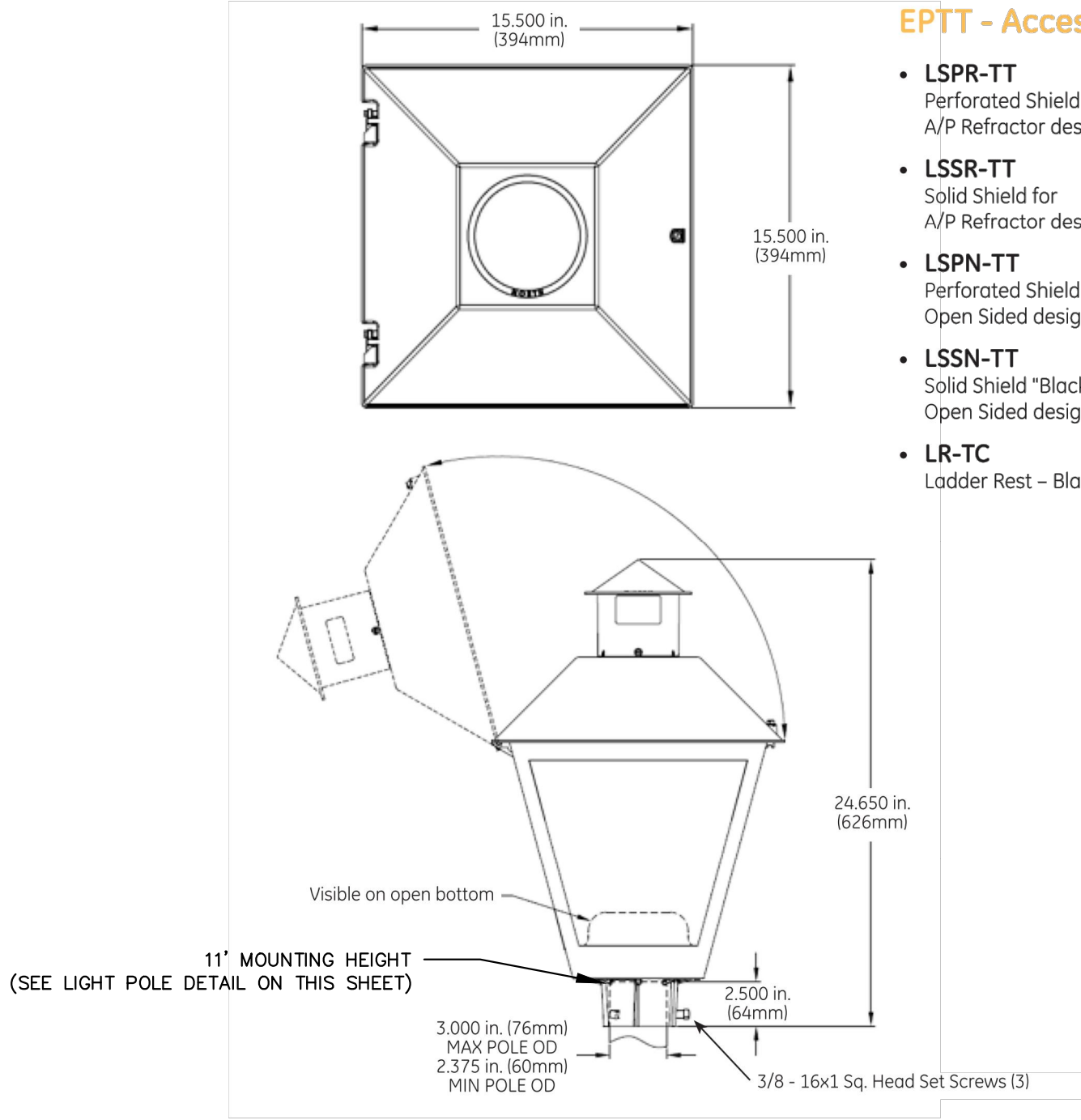
SCALE: 1" = 40'
DESIGNED BY: ANH
DRAWN BY: TJH
CHECKED BY: MCR

TRANSPORTATION
PLAN

EASTWOOD LOT 5
E MAIN STREET (U.S. 40)
REYNOLDSBURG, OH 43068

ORIGINAL ISSUE:
05/13/2021
KHA PROJECT NO.
190010007
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Product Dimensions
Town & Country Post Top (EPTT)



DATA
• Approximate Net Weight: 14-18 lbs (6.2-8 kgs)
• Suggested Mounting Height: 8-18 ft. (2.5-5.5 M)
• Effective Projected Area: 1.6 sq ft. max (0.15 sq M max)

STREET LIGHT
LUMINAIRE DETAIL
NOT TO SCALE

EPTT - Accessories

- **LSPR-TT**
Perforated Shield for
A/P Refractor design
- **LSSR-TT**
Solid Shield for
A/P Refractor design
- **LSPN-TT**
Perforated Shield "Bare Aluminum" for
Open Sided design
- **LSSN-TT**
Solid Shield "Black" for
Open Sided design
- **LR-TC**
Ladder Rest – Black

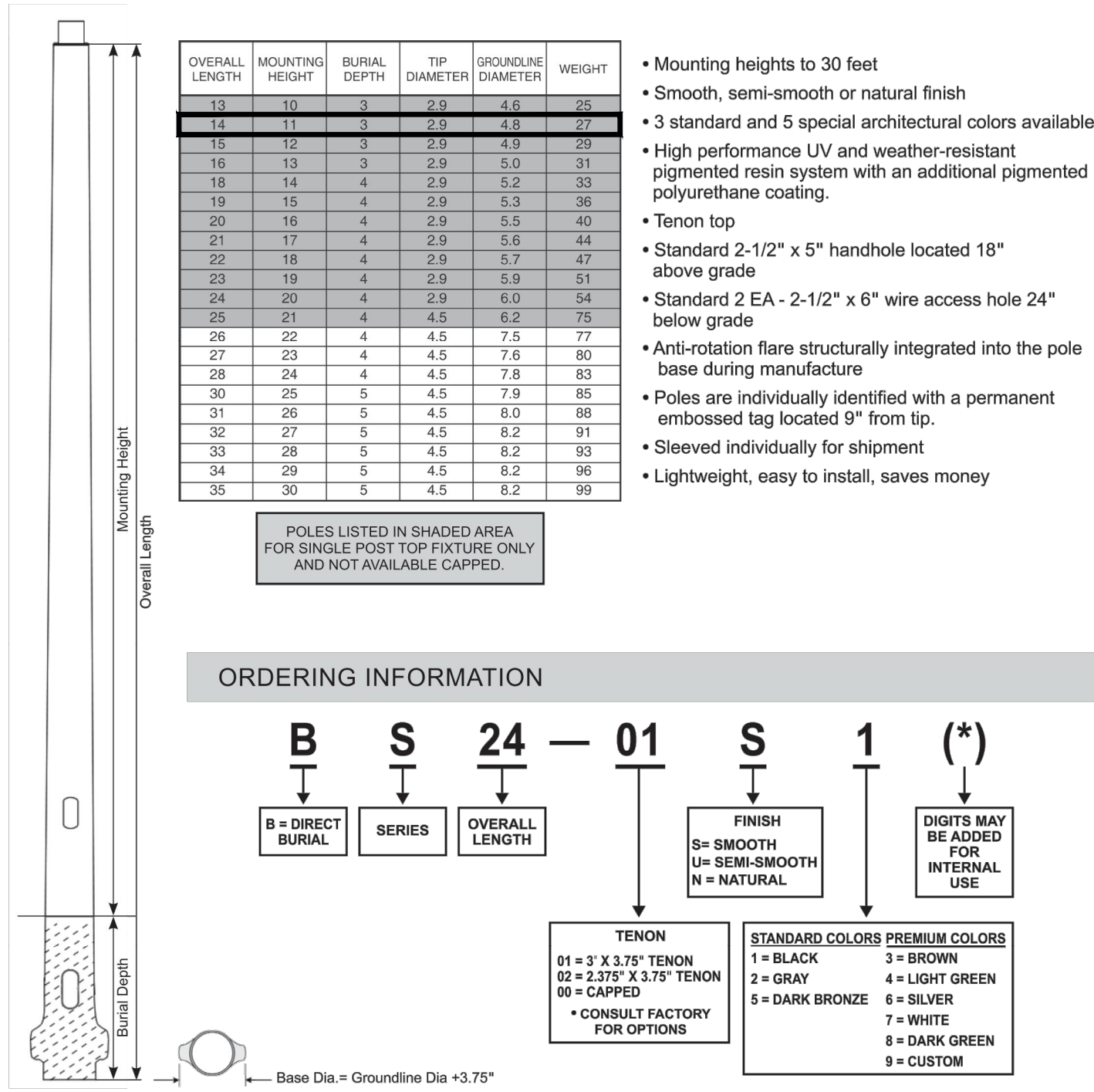


Shakespeare
A valmont brand

S-SERIES

ROUND TAPERED COMPOSITE LIGHT POLE
DIRECT BURIAL INSTALLATION

SHAKESPEARE S-SERIES DIRECT BURIAL POLES



LIGHT POLE DETAIL
NOT TO SCALE



8637401-12: Medium One Light Outdoor Wall Lantern

Dimensions:

Diameter:	12"	Extends:	17 1/8"
Width:	12"	Extends Max:	23 1/8"
Height:	10 5/8"	Wire:	6 1/2" (color/Black/White)
Weight:	1.8 lbs.	Mounting Proc:	Cap Nuts
		Connection:	Mounted To Box

Bulbs:

1 - Medium A19 75w Max. 120v - Not included

Features:

- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (990W8_37401-BRL)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			1 1/4	5	4 1/8	6 1/2

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8537401EN3-12	1	786652069352	16.75	14.58	13.25	1.873	4.1	250	Yes
NJ Pallet		45		48	40	77	85.556	184		No
NV Pallet		45		48	40	77	85.556	184		No

WALL LIGHT DETAIL
NOT TO SCALE

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SCALE: 1" = 40'
DESIGNED BY: ANH
DRAWN BY: TJH
CHECKED BY: MCR

LIGHTING DETAILS

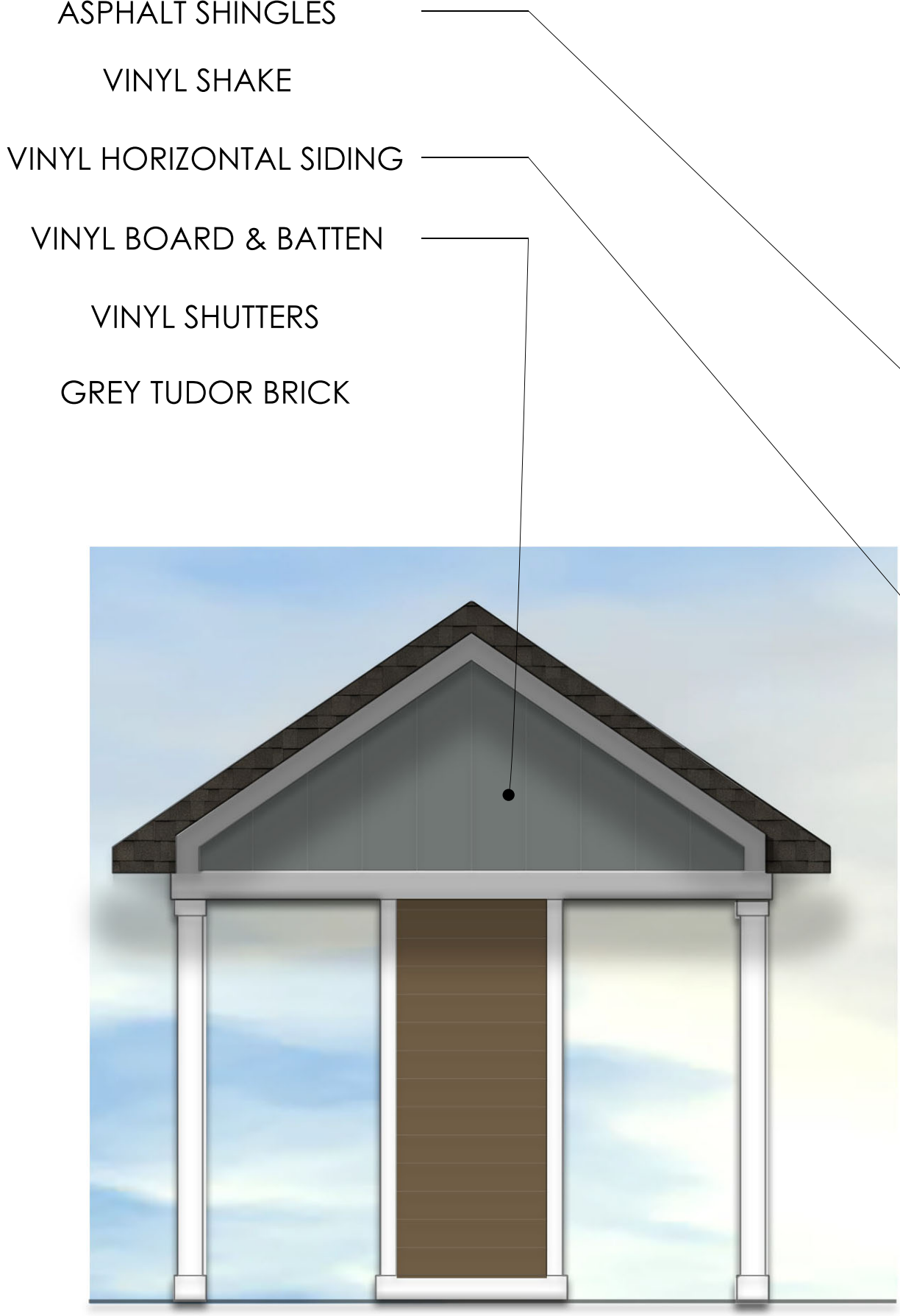
EASTWOOD LOT 5
E MAIN STREET (U.S. 40)
REYNOLDSBURG, OH 43068

ORIGINAL ISSUE:
05/13/2021
KHA PROJECT NO.
190010007
SHEET NUMBER

10
OF 12



A CLUBHOUSE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



F MAIL KIOSK SIDE ELEVATION
SCALE: 3/8" = 1'-0"



E MAIL KIOSK FRONT ELEVATION
SCALE: 3/8" = 1'-0"



B CLUBHOUSE LEFT ELEVATION
SCALE: 1/8" = 1'-0"



C CLUBHOUSE RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



D CLUBHOUSE REAR ELEVATION
SCALE: 1/8" = 1'-0"

ARCHITECTURAL ELEVATIONS

EASTWOOD LOT 5

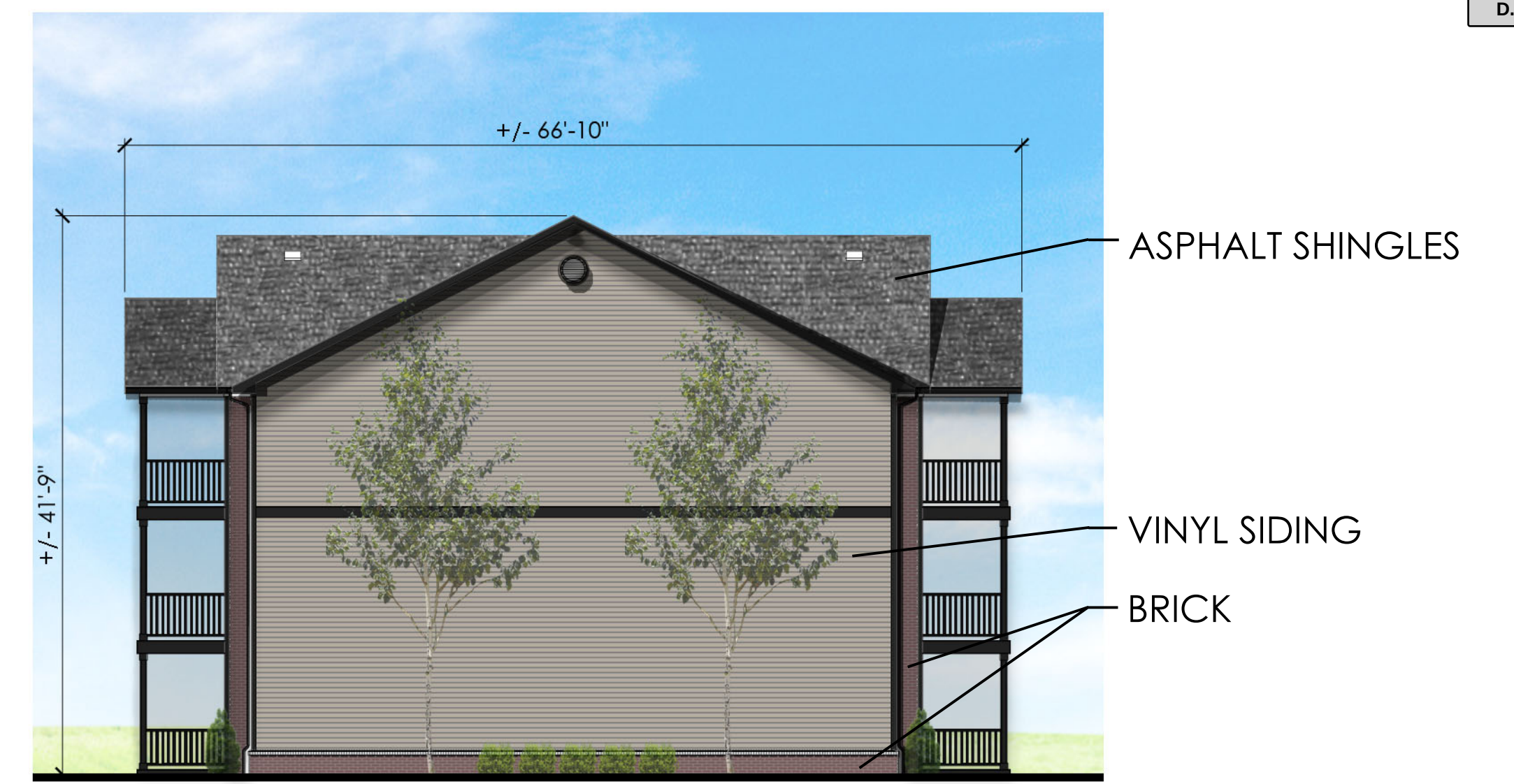
PREPARED FOR WILCOX COMMUNITIES
DATE: 5/13/21

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1 TYP. 3 STORY CLASSIC BUILDING 'J' - FRONT ELEVATION (12 UNIT - 1BED/ 12 UNIT - 2 BED)
SCALE: 1"=10'



2 TYP. 3 STORY BUILDING - SIDE ELEVATION
SCALE: 1"=10'



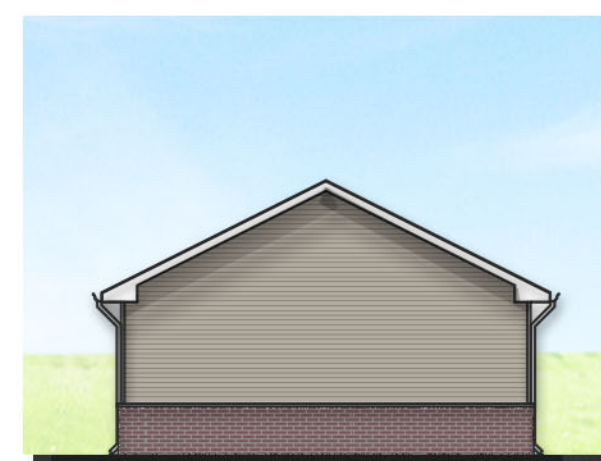
3 TYP. 3 STORY CLASSIC BUILDING 'G' - FRONT ELEVATION (24 UNIT - 2 BED)
SCALE: 1"=10'



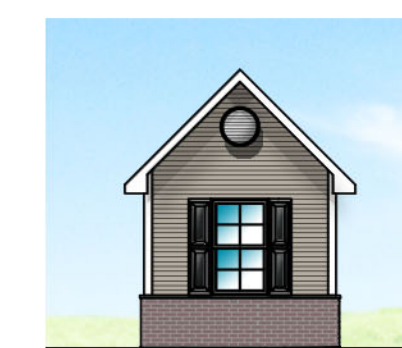
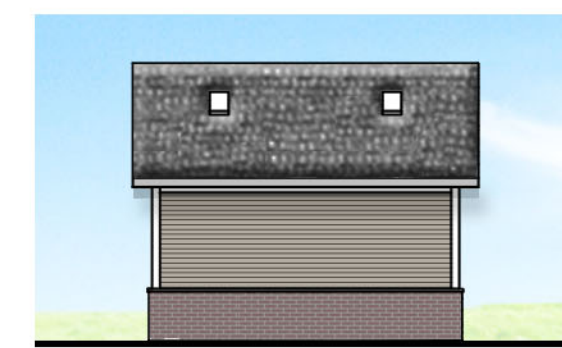
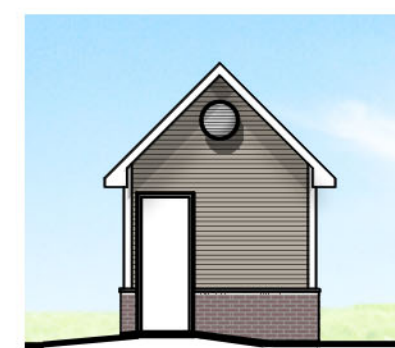
4 CLUBHOUSE - FRONT ELEVATION
SCALE: 1"=10'



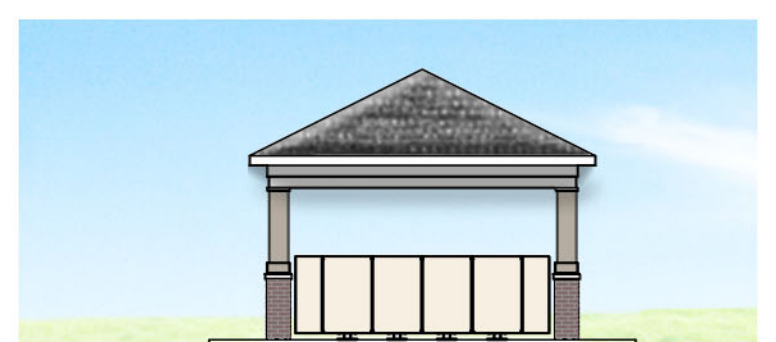
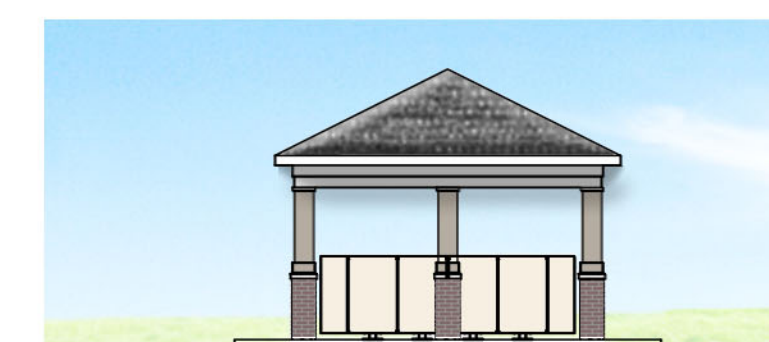
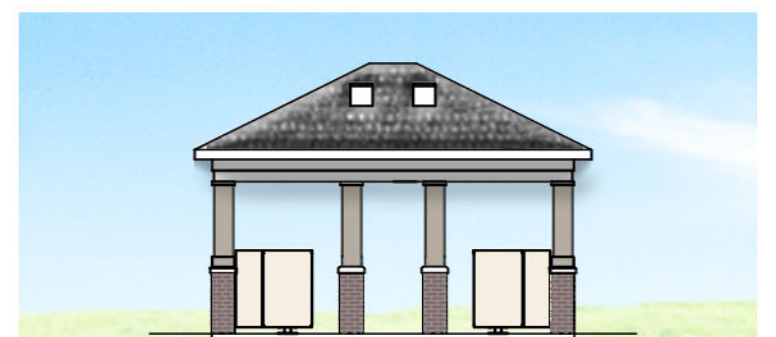
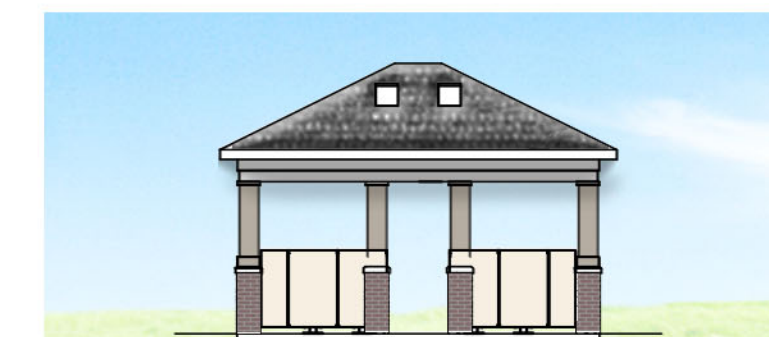
5 TYP. GARAGE FRONT ELEVATION
SCALE: 1"=10'



6 TYP. GARAGE SIDE ELEVATION
SCALE: 1"=10'



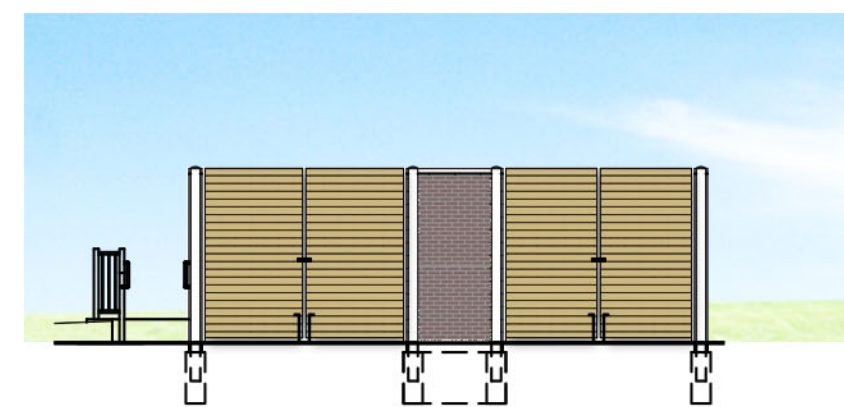
8 WATER METER BUILDING ELEVATIONS
SCALE: 1"=10'



9 MAIL STATION ELEVATIONS
SCALE: 1"=10'



7 TYP. TRASH COMPACTOR ELEVATION
SCALE: 1"=10'



ARCHITECTURAL ELEVATIONS

EASTWOOD LOT 4

PREPARED FOR OXFORD CIRCLE DEVELOPMENT

DATE: 5/13/21

ASPHALT SHINGLES
VINYL SHAKE
VINYL HORIZONTAL SIDING



A 8 UNIT REAR LOADED FRONT ELEVATION
SCALE: 3/32" = 1'-0"

VINYL BOARD & BATTEN
VINYL SHUTTERS
GREY TUDOR BRICK
FALSE LOUVER



B 8 UNIT REAR LOADED LEFT ELEVATION
SCALE: 3/32" = 1'-0"



C 8 UNIT REAR LOADED RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



D 8 UNIT REAR LOADED REAR ELEVATION
SCALE: 3/32" = 1'-0"

ARCHITECTURAL ELEVATIONS

EASTWOOD LOT 5

PREPARED FOR WILCOX COMMUNITIES
DATE: 5/13/21

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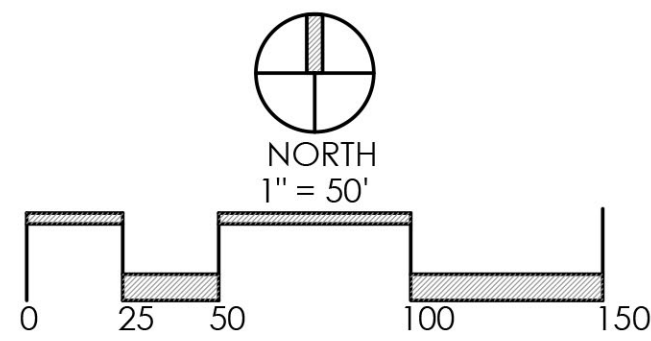
Attachment: 19. Illustrative Plan Lot 4 (App #2021-5215, National Road SW, Joe Cimminello)

ILLUSTRATIVE PLAN

EASTWOOD LOT 4

PREPARED FOR OXFORD CIRCLE DEVELOPMENT

DATE: 5/13/21



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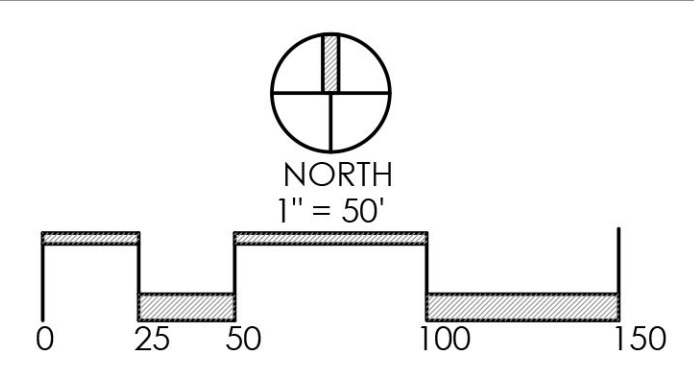
Attachment 7: Illustrative Plan Lot 5 (App #2021-5215, National Road SW, Joe Cimmiello)

ILLUSTRATIVE PLAN

EASTWOOD LOT 5

PREPARED FOR WILCOX COMMUNITIES

DATE: 5/13/21



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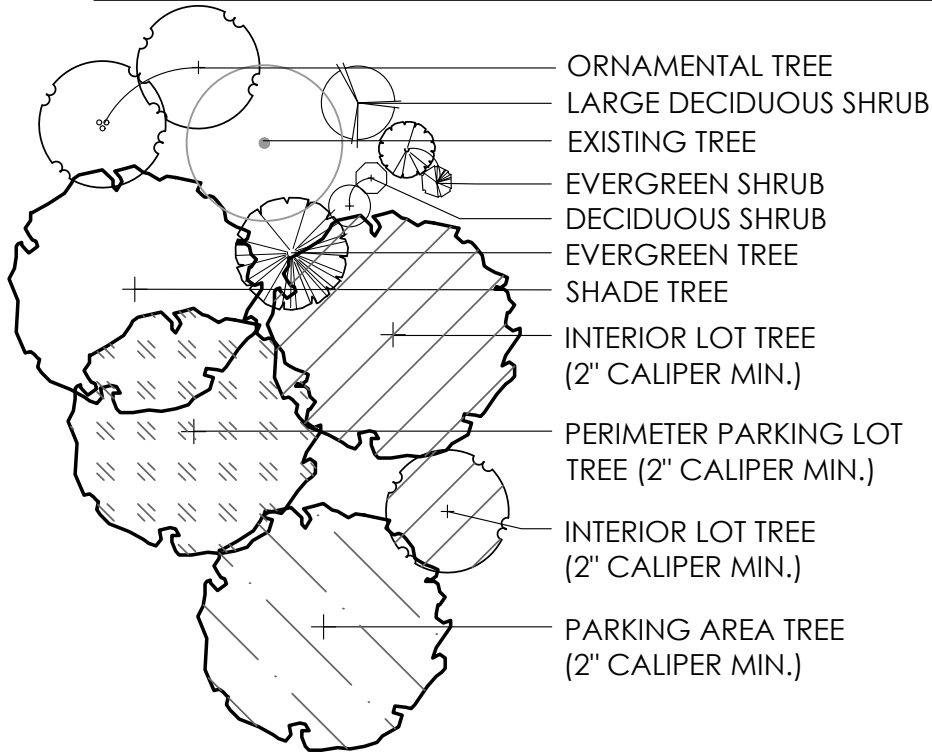
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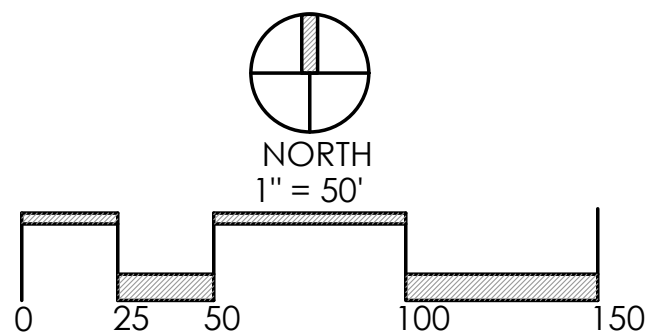
Columbus, OH 43215



REYNOLDSBURG ZONING CODE LANDSCAPE REQUIREMENTS	
CODE	PROPOSED
TREE REPLACEMENT (1105.07 - E.)	
EACH EXISTING MAJOR TREE (WITH A CALIPER OF 18" OR LARGER) REMOVED SHALL BE REPLACED WITH (1) TREE, HAVING A MINIMUM CALIPER OF (1.75") MEASURED AT (1') ABOVE THE GROUND	TREE REPLACEMENT QUANTITIES TO BE FINALIZED AFTER FINAL ENGINEERING
STREET TREES (1105.07 - G.)	
TREES, TO BE APPROVED BY THE CITY OF REYNOLDSBURG, SHALL BE PLANTED ALONG THE PUBLIC RIGHT-OF-WAY OF ANY DEVELOPMENT, MINIMUM 2" CAL. AND SPACED AT 35' ON CENTER	35 STREET TREES PROVIDED AT 35' ON CENTER
INTERIOR LOT LANDSCAPING (1105.07 - H. - i.) FOR RESIDENTIAL LAND USE	
0.5" TREE CALIPER MUST BE PLANTED FOR EACH 3,000 SQUARE FEET: LOT SIZE: 653,862 SQ. FT. = 109 CALIPER INCHES REQUIRED FOR INTERIOR LOT LANDSCAPING.	109 CALIPER INCHES PROVIDED (SHADE AND ORNAMENTAL TREES)
CREDIT OF EXISTING TREES ON SITE (1105.07 - H. - ii.)	
EXISTING TREES PROTECTED DURING CONSTRUCTION MAY BE CREDITED TOWARDS THE INTERIOR PLANTING REQUIREMENTS (CALIPER MEASURED AT 4.5' ABOVE THE GROUND)	EXISTING TREE CREDIT QUANTITIES TO BE FINALIZED AFTER FINAL ENGINEERING
PARKING AREA LANDSCAPING (1105.07 - J. - ii.)	
FOR EVERY (10) PARKING SPACES OR FRACTION THEREOF, (200) SQUARE FEET OF INTERIOR LANDSCAPED PARKING LOT AREAS ARE REQUIRED, CONTAINING AT LEAST (1) TREE WITH A MINIMUM DIAMETER OF 2", AND (4) SHRUBS. MINIMUM AREA PERMITTED SHALL BE (200) SQUARE FEET, WITH A MINIMUM WIDTH OF (10'). 424 PARKING SPACES PROVIDED:	43 TREES AND 170 SHRUBS PROVIDED
PARKING AREA BERM (1105.07 - J. - v.)	
PARKING LOT PERIMETER LANDSCAPING SHALL BE PROVIDED, TO BE A MINIMUM OF 10' WIDE, EXCLUDING ANY VEHICULAR OVERHANG. LANDSCAPING SHALL CONSIST OF A CONTINUOUS EVERGREEN HEDGE, EVERGREEN TREES, EARTHEN MOUND, OR COMBINATION THEREOF, REACHING A HEIGHT OF 36" WITHIN (1) YEAR OF INSTALLATION. PERIMETER LANDSCAPING SHALL ALSO CONTAIN A MINIMUM OF (1) DECIDUOUS TREE PER (50) LINEAL FEET OF PARKING PERIMETER. APPROXIMATELY 326 LINEAR FEET OF PARKING PERIMETER.	HEDGE TO REACH 36" HEIGHT WITHIN ONE YEAR OF INSTALLATION PROVIDED 7 DECIDUOUS TREES PROVIDED
MECHANICAL EQUIPMENT SCREENING (1105.07 - K. - iii.)	
MECHANICAL EQUIPMENT ASSOCIATED WITH A BUILDING SHALL BE INCORPORATED WITH LANDSCAPING SO THAT THESE FUNCTIONS ARE OUT OF VIEW OF THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES, WHILE ALLOWING CONVENIENT ACCESS.	LANDSCAPING AND FENCE TO BE INSTALLED IN FRONT OF A/C UNITS

EASTWOOD LOT 4

DATE: 5/13/21



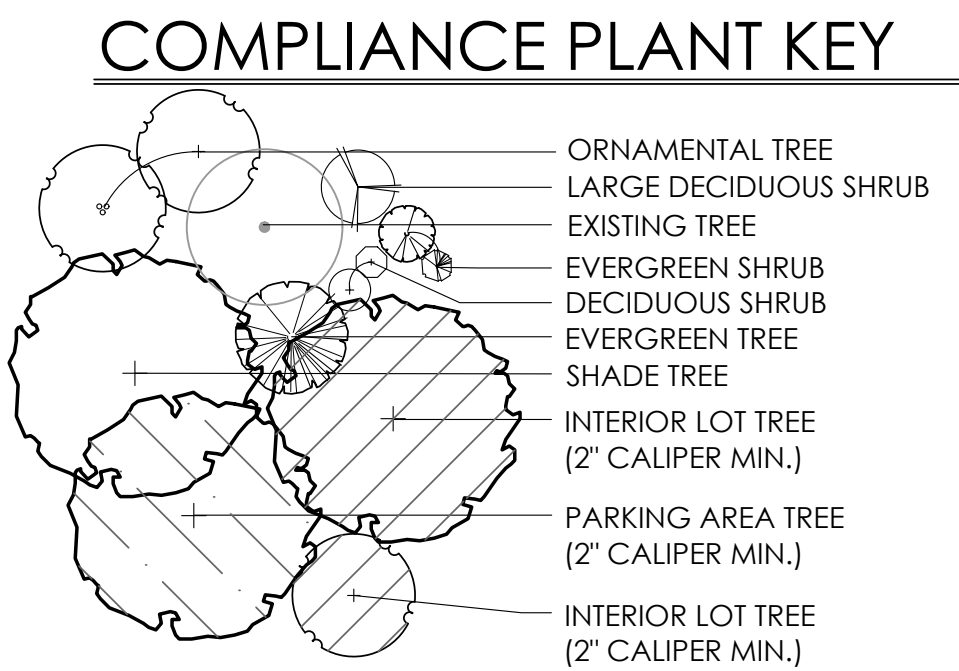
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REYNOLDSBURG ZONING CODE LANDSCAPE REQUIREMENTS	
CODE	PROPOSED
TREE REPLACEMENT (1105.07 - E.)	
EACH EXISTING MAJOR TREE (WITH A CALIPER OF 18" OR LARGER) REMOVED SHALL BE REPLACED WITH (1) TREE, HAVING A MINIMUM CALIPER OF (1.75") MEASURED AT (1') ABOVE THE GROUND	TREE REPLACEMENT QUANTITIES TO BE FINALIZED AFTER FINAL ENGINEERING
STREET TREES (1105.07 - G.)	
TREES, TO BE APPROVED BY THE CITY OF REYNOLDSBURG, SHALL BE PLANTED ALONG THE PUBLIC RIGHT-OF-WAY OF ANY DEVELOPMENT, MINIMUM 2" CAL. AND SPACED AT 35' ON CENTER	33 STREET TREES PROVIDED AT 35' ON CENTER
INTERIOR LOT LANDSCAPING (1105.07 - H. - i.) FOR RESIDENTIAL LAND USE	
0.5" TREE CALIPER MUST BE PLANTED FOR EACH 3,000 SQUARE FEET: LOT SIZE: 886,552 SQ. FT. = 148 CALIPER INCHES REQUIRED FOR INTERIOR LOT LANDSCAPING.	148 CALIPER INCHES PROVIDED (SHADE AND ORNAMENTAL TREES)
CREDIT OF EXISTING TREES ON SITE (1105.07 - H. - ii.)	
EXISTING TREES PROTECTED DURING CONSTRUCTION MAY BE CREDITED TOWARDS THE INTERIOR PLANTING REQUIREMENTS (CALIPER MEASURED AT 4.5' ABOVE THE GROUND)	EXISTING TREE CREDIT QUANTITIES TO BE FINALIZED AFTER FINAL ENGINEERING
PARKING AREA LANDSCAPING (1105.07 - J. - ii.)	
FOR EVERY (10) PARKING SPACES OR FRACTION THEREOF, (200) SQUARE FEET OF INTERIOR LANDSCAPED PARKING LOT AREAS ARE REQUIRED, CONTAINING AT LEAST (1) TREE WITH A MINIMUM DIAMETER OF 2", AND (4) SHRUBS. MINIMUM AREA PERMITTED SHALL BE (200) SQUARE FEET, WITH A MINIMUM WIDTH OF (10'). 339 PARKING SPACES PROVIDED:	34 TREES AND 136 SHRUBS PROVIDED
MECHANICAL EQUIPMENT SCREENING (1105.07 - K. - iii.)	
MECHANICAL EQUIPMENT ASSOCIATED WITH A BUILDING SHALL BE INCORPORATED WITH LANDSCAPING SO THAT THESE FUNCTIONS ARE OUT OF VIEW OF THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES, WHILE ALLOWING CONVENIENT ACCESS.	PLANTINGS TO BE INSTALLED IN FRONT OF A/C UNITS ALONG PUBLIC ROAD

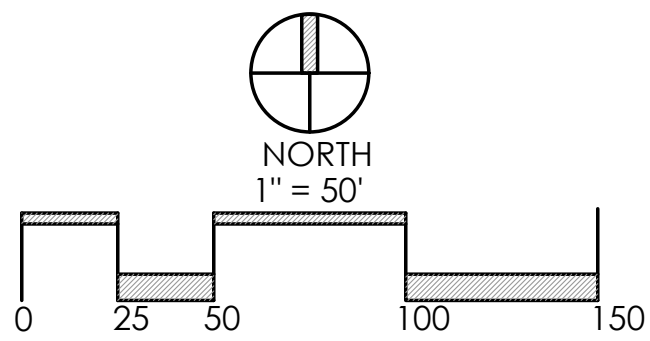


LANDSCAPE PLAN

EASTWOOD LOT 5

PREPARED FOR WILCOX COMMUNITIES

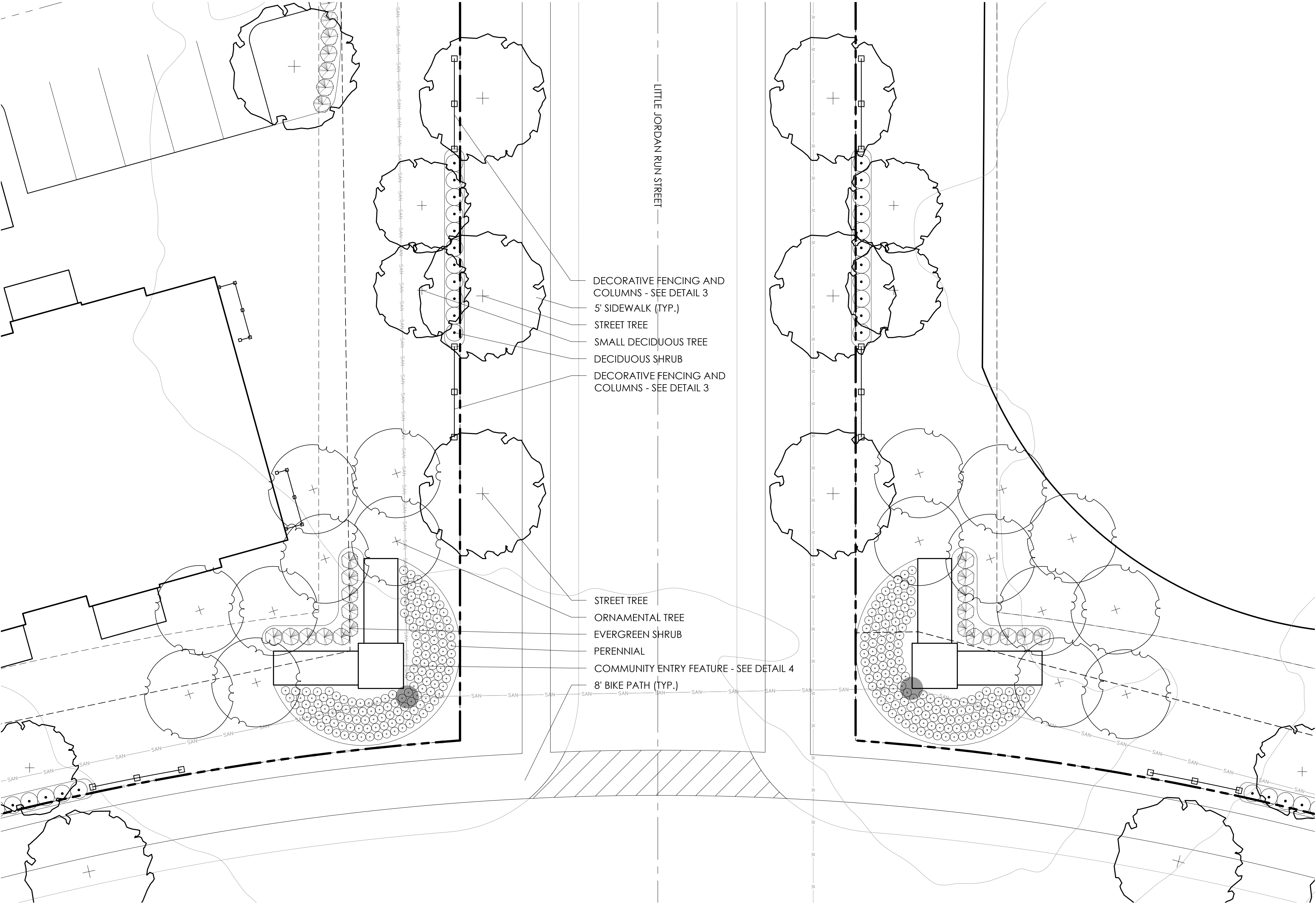
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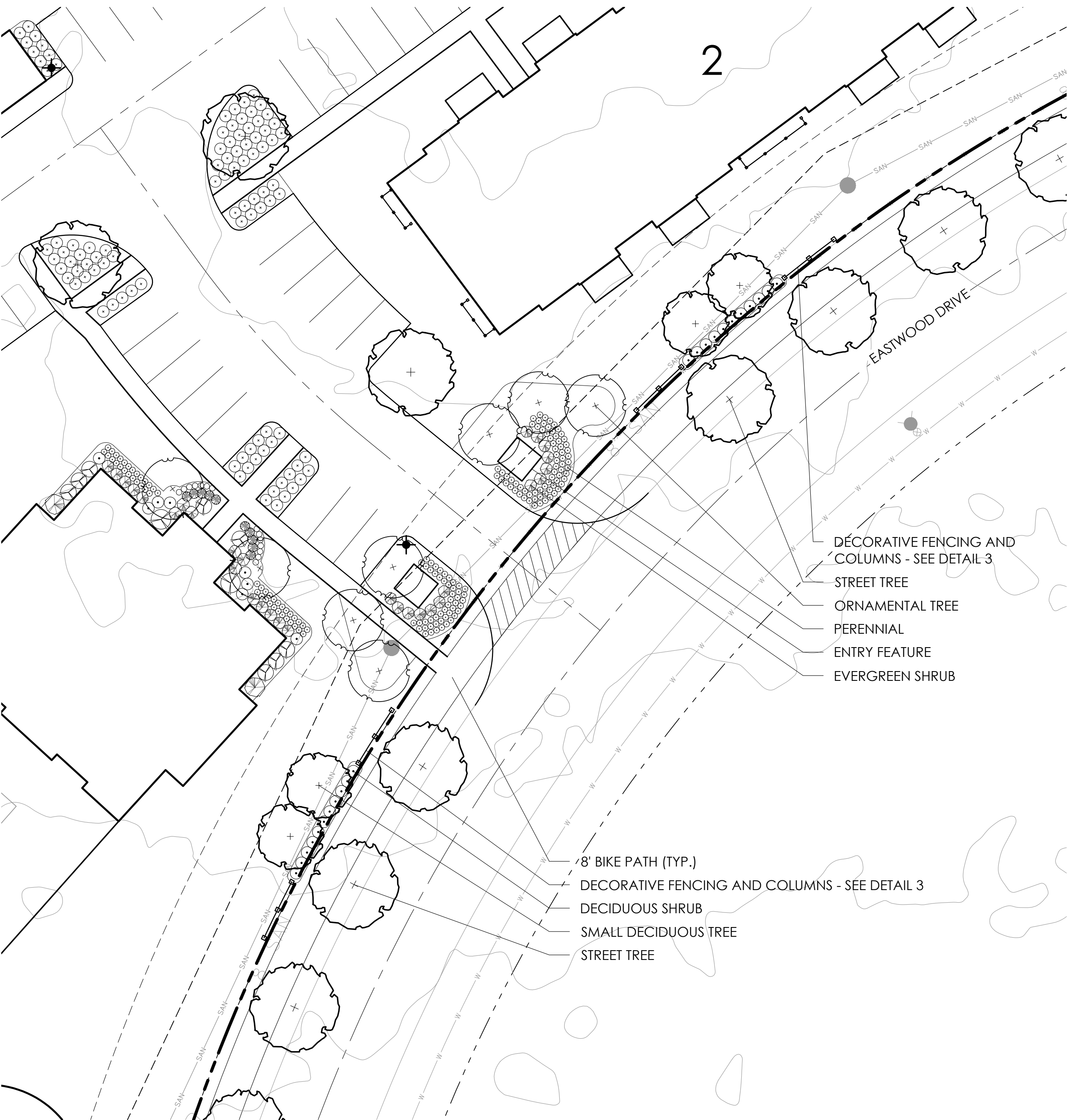
Faris Planning & Design

LAND PLANNING
243 N. 5th Street
p (614) 487-1964

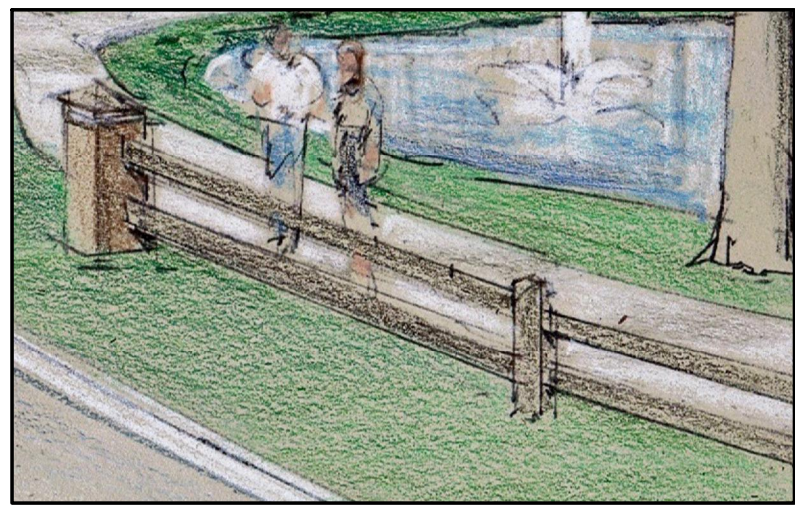
LANDSCAPE ARCHITECTURE
Suite 401
Columbus, OH 43215
www.farisplanninganddesign.com



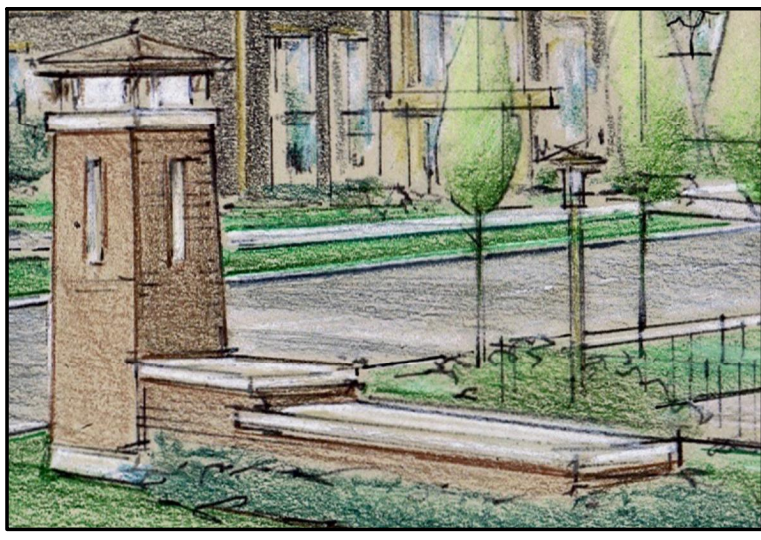
1 MAIN ENTRY ENLARGEMENT PLAN
SCALE: 1" = 10'



2 DKJ DEVELOPMENT ENTRY (TYP. OF 2)
SCALE: 1" = 20'



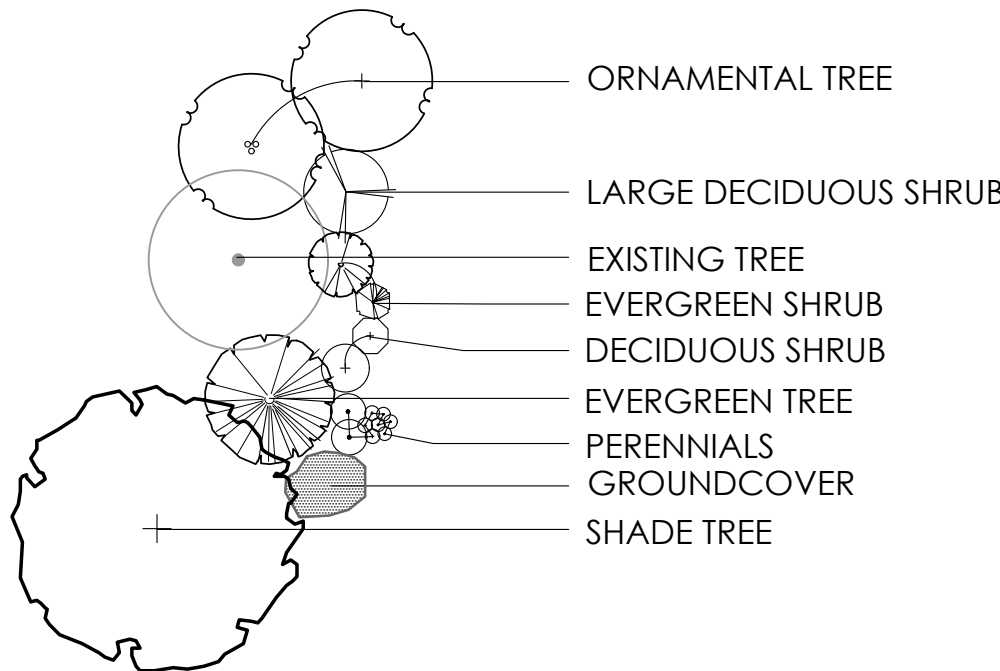
3 DECORATIVE FENCING & COLUMNS
SCALE: N.T.S



4 COMMUNITY ENTRY FEATURE
SCALE: N.T.S

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

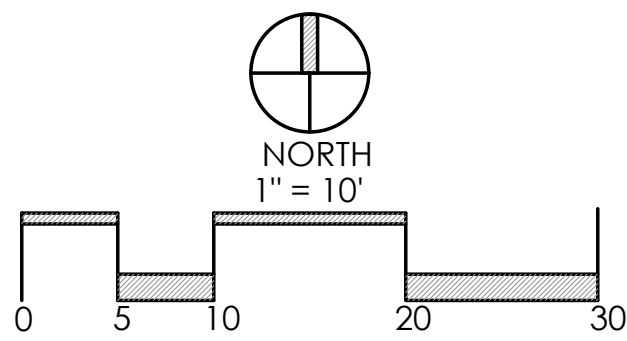


LANDSCAPE PLAN ENLARGEMENTS

EASTWOOD LOT 4

PREPARED FOR OXFORD CIRCLE DEVELOPMENT

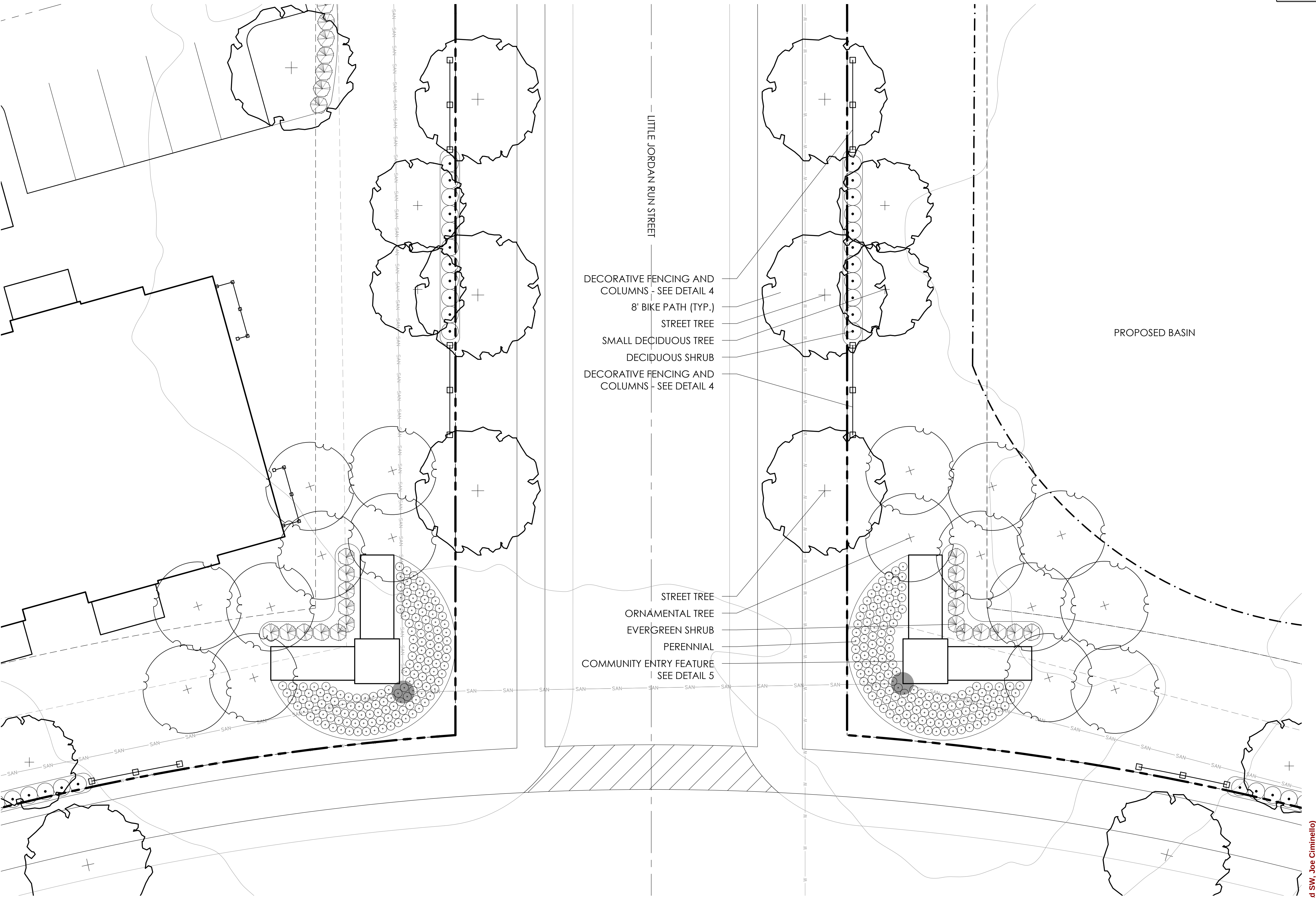
DATE: 5/13/21



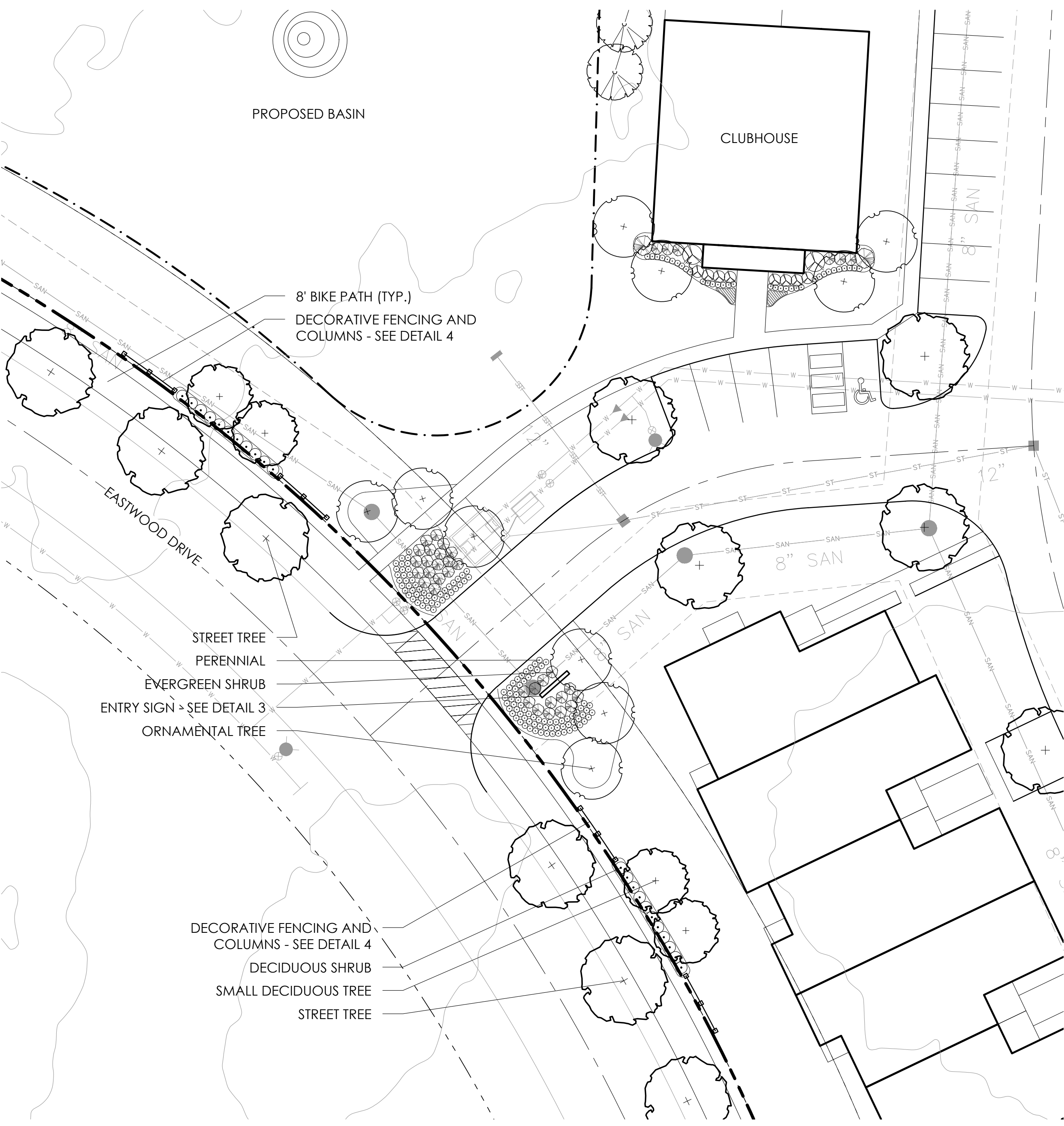
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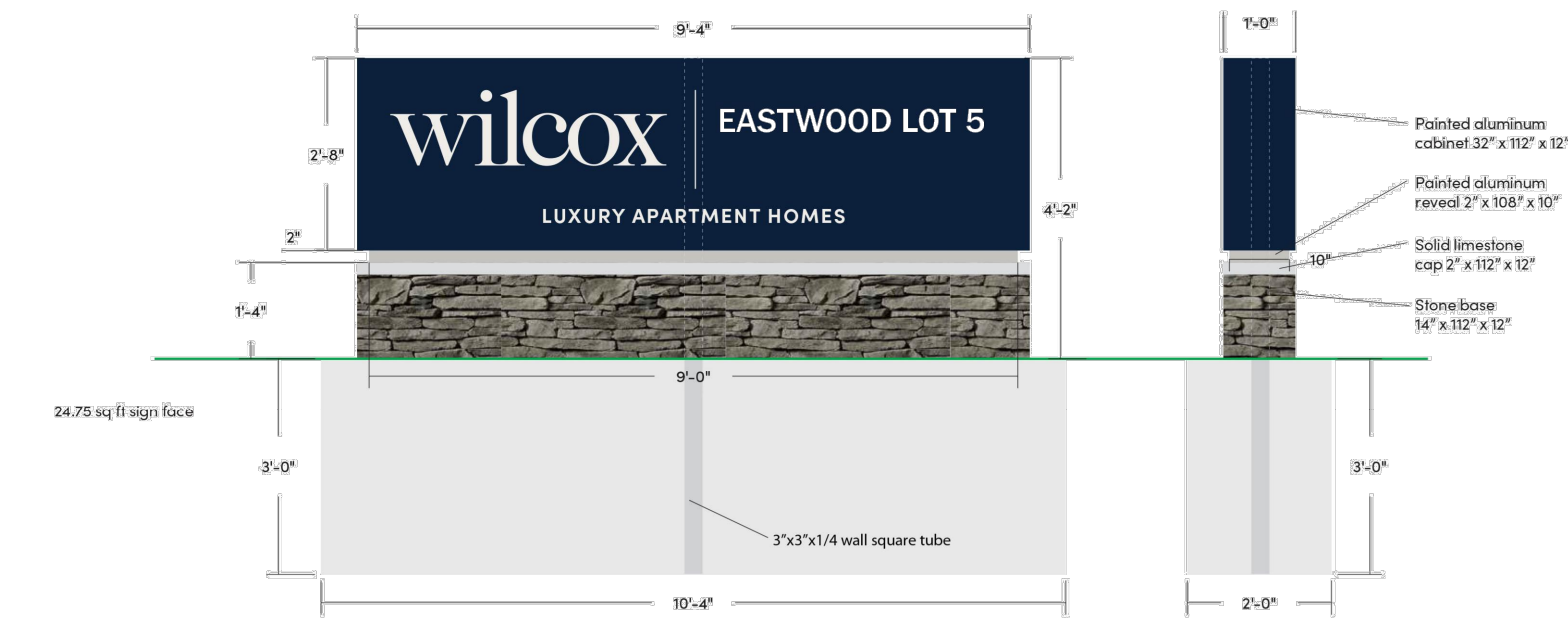
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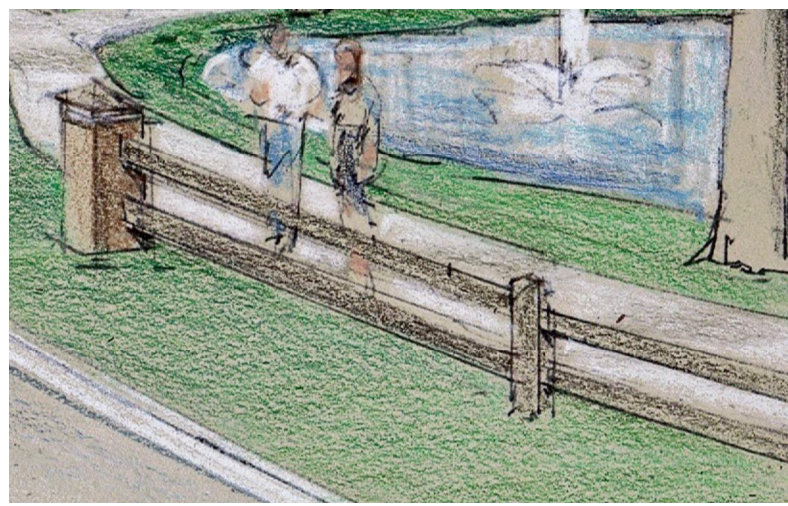
1 MAIN ENTRY ENLARGEMENT PLAN
SCALE: 1" = 10'



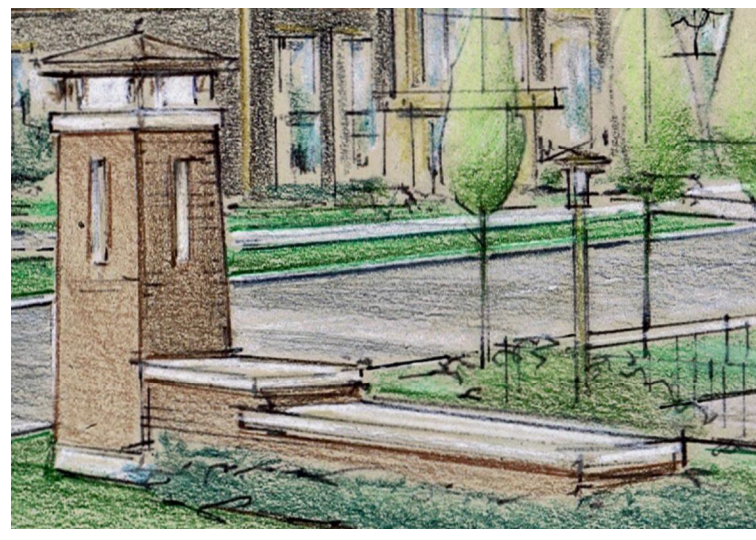
2 WILCOX DEVELOPMENT ENTRY (TYP. OF 2)
SCALE: 1" = 20'



3 ENTRY SIGN
SCALE: N.T.S



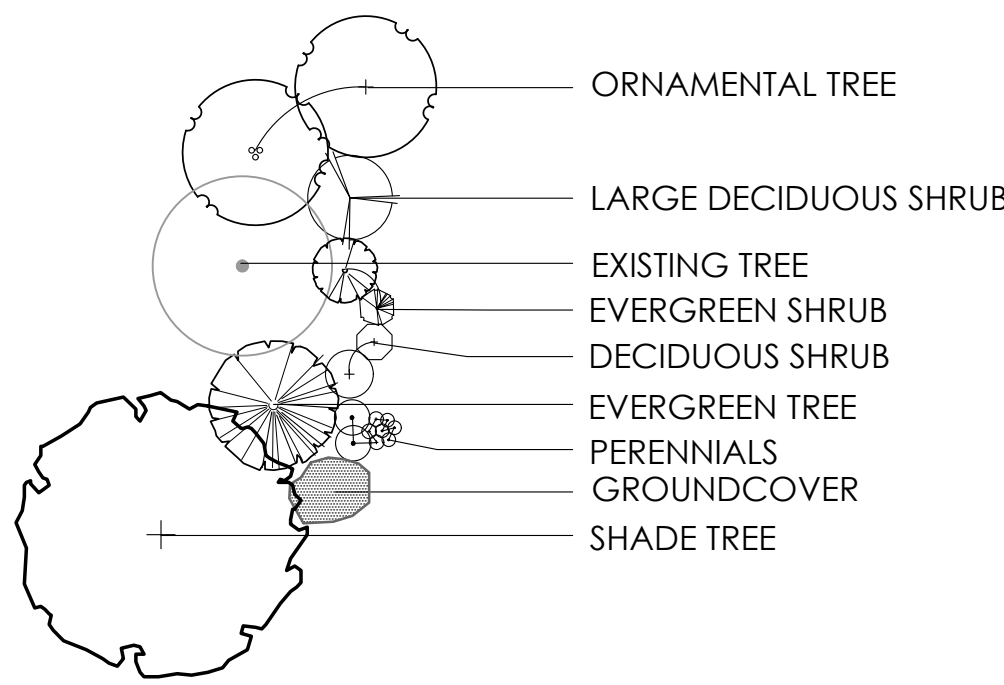
4 DECORATIVE FENCING & COLUMNS
SCALE: N.T.S



5 COMMUNITY ENTRY FEATURE
SCALE: N.T.S

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

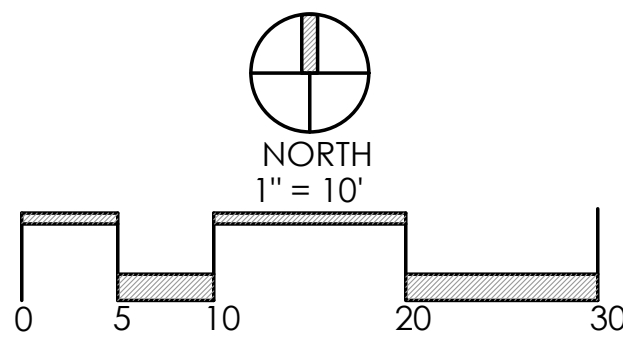


LANDSCAPE PLAN ENLARGEMENTS

EASTWOOD LOT 5

PREPARED FOR WILCOX COMMUNITIES

DATE: 5/13/21



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LANDSCAPE ARCHITECTURE

Suite 401

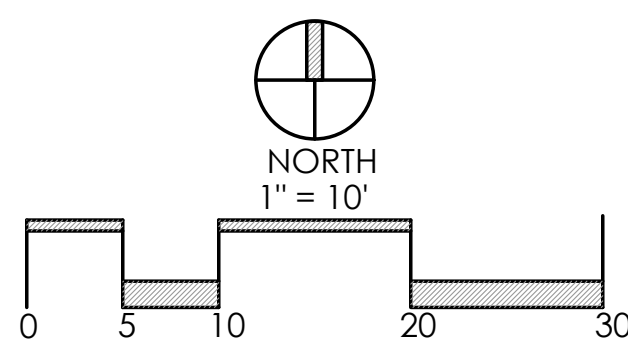
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Diagram illustrating the symbols used in a landscape plan:

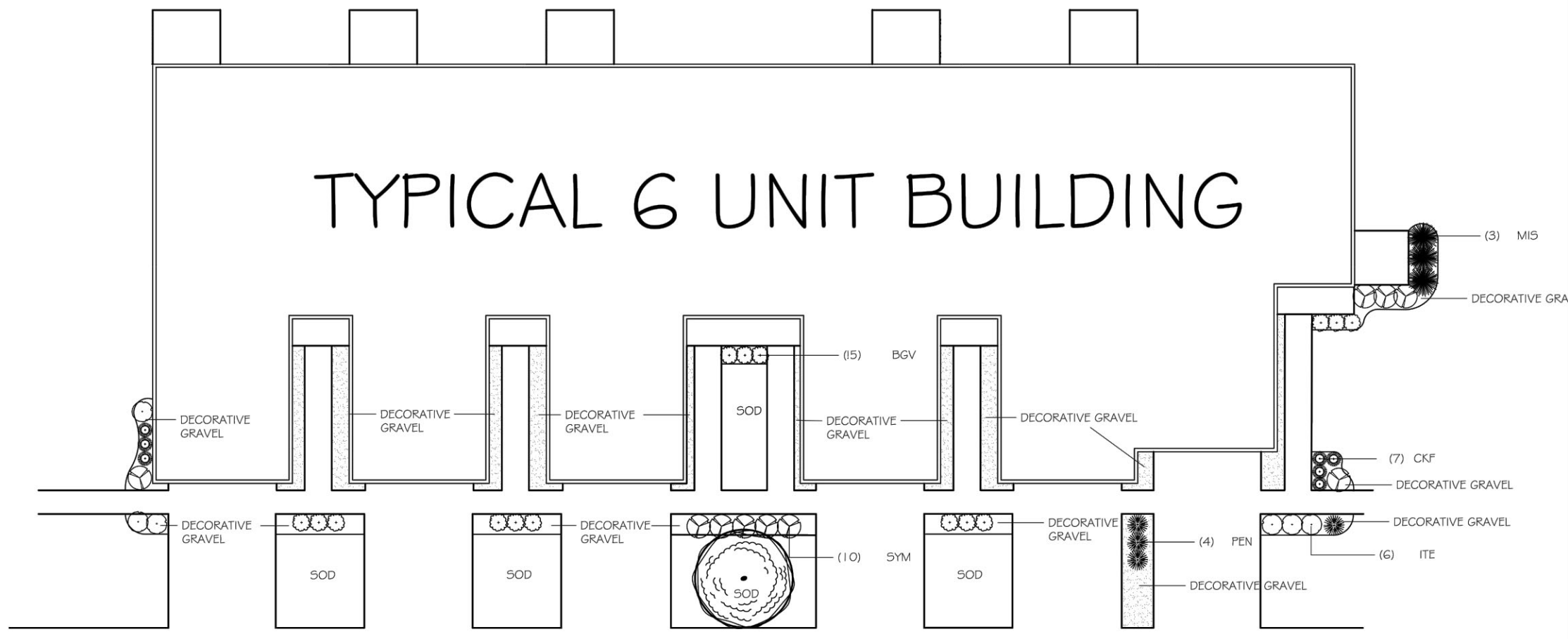
- ORNAMENTAL TREE
- LARGE DECIDUOUS SHRUB
- EXISTING TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- EVERGREEN TREE
- PERENNIALS
- GROUND COVER
- SHADE TREE

DATE: 5/13/21



LAND PLANNING LANDSCAPE ARCHITECTURE

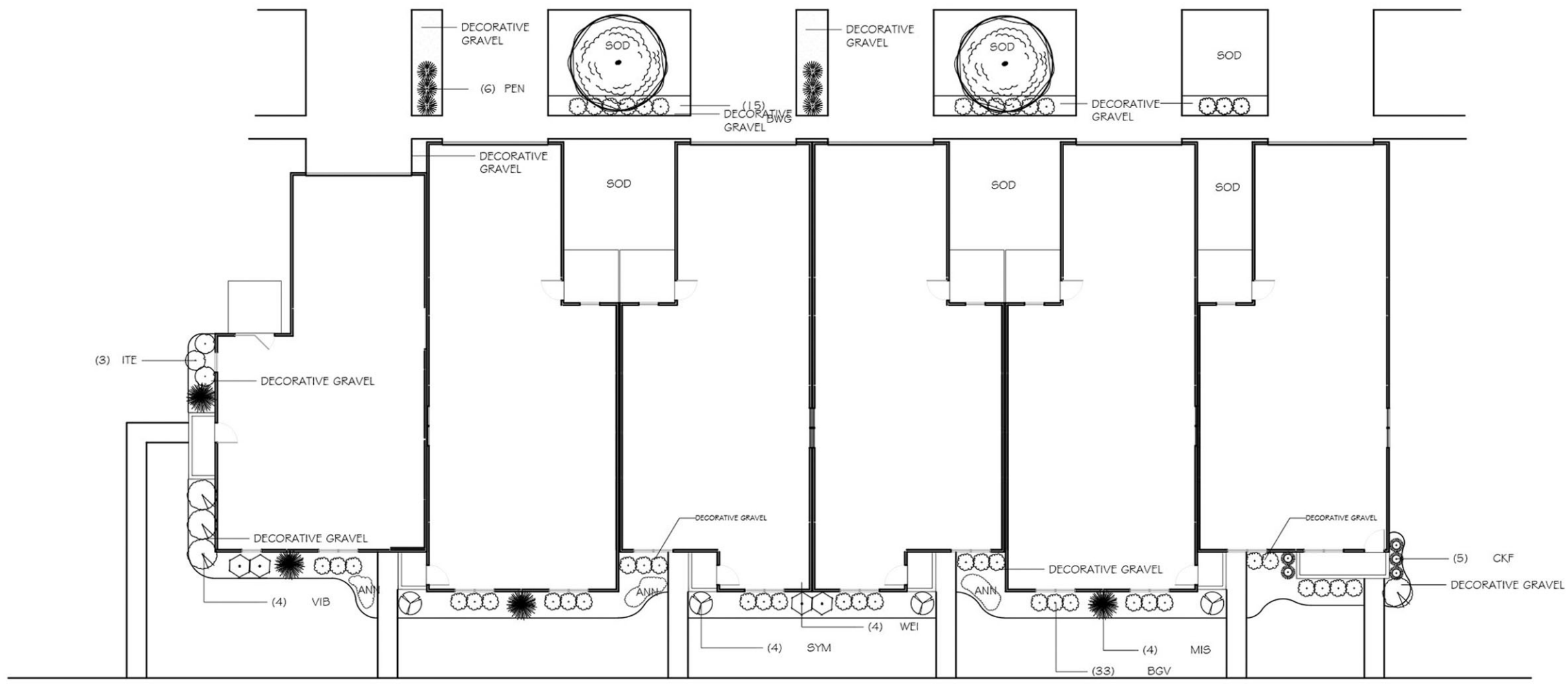
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p (614) 487-1964 www.farisplanninganddesign.com



PLANT LIST					
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
15	BGG	Buxus 'Green Gem'	GREEN GEM BOXWOOD	24"	BAB
15	BGV	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	24"	BAB
6	ITE	Itea virginica 'Spiral'	LITTLE HENRY SWEETSPICE	24"	CONT.
10	SYM	Syringa meyeri	DWARF KOREAN LILAC	24"	BAB
7	CKF	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	#2	CONT.
3	MIS	Miscanthus sinensis 'Gracillimus'	MAIDEN GRASS	#2	CONT.
4	PEN	Pennisetum alopecuroides	FOUNTAIN GRASS	#2	CONT.

*Plants subject to change with similar size and type, depending on availability at time of installation, and building orientation on site.

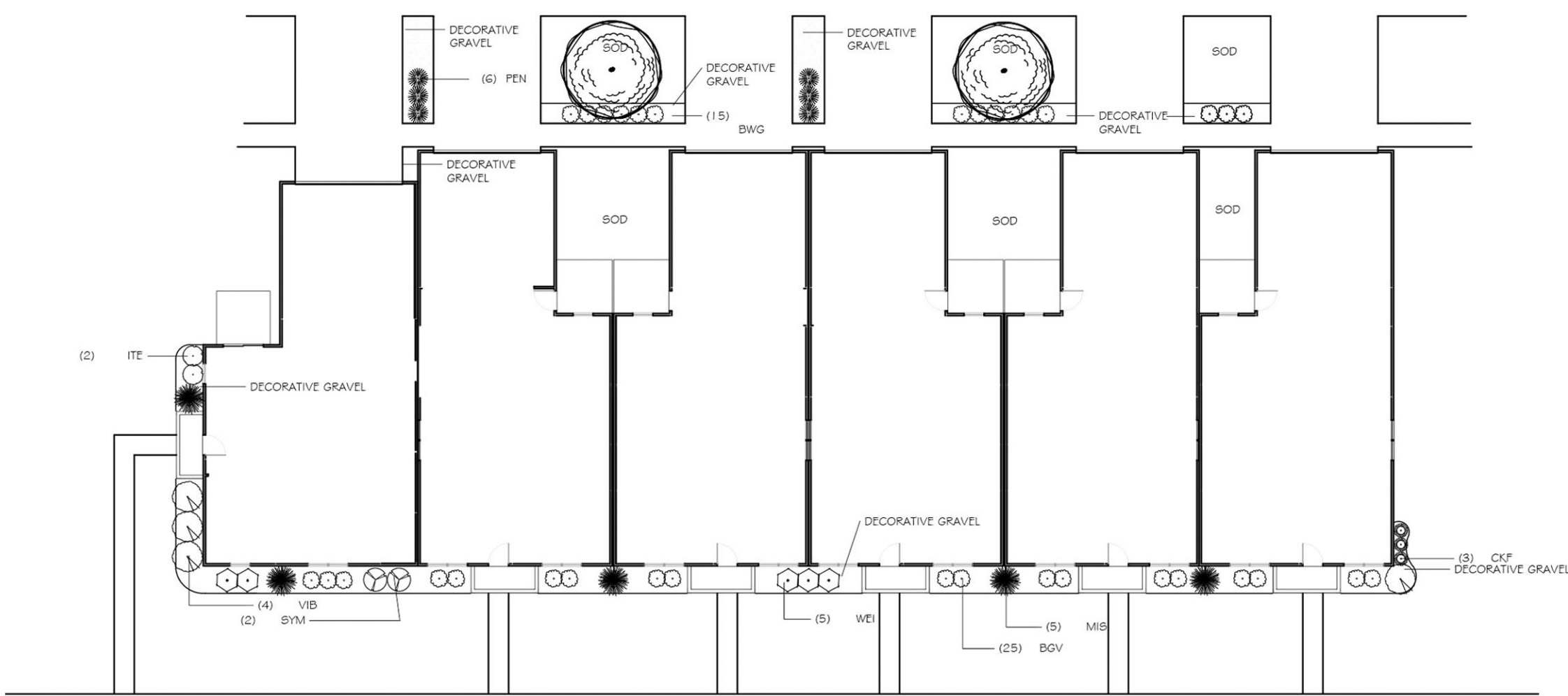
1 TYPICAL 6-UNIT BUILDING LANDSCAPE PLAN
1"=20'



PLANT KEY					
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
33	BGV	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	24" Ht	BAB
15	BWG	Buxus 'Winter Gem'	WINTER GEM BOXWOOD	12-15"	BAB
3	ITE	Itea virginica 'Spiral'	LITTLE HENRY SWEETSPICE	24"	CONT.
4	SYM	Syringa meyeri	DWARF KOREAN LILAC	24"	BAB
4	WEI	Weigela florida	SPILED WINE WEIGELA	24"	CONT.
4	VIB	Viburnum carlesii	KOREAN SPICE VIBURNUM	24"	BAB
5	CKF	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	#2	CONT.
4	MIS	Miscanthus sinensis 'Gracillimus'	MAIDEN GRASS	#2	CONT.
6	PEN	Pennisetum alopecuroides	FOUNTAIN GRASS	#2	CONT.
ANN: Annuals (by resident)					

*Plants subject to change with similar size and type, depending on availability at time of installation, and building orientation on site.

2 TYPICAL 6-UNIT REAR GARAGE BUILDING LANDSCAPE PLAN
1"=20'



PLANT KEY					
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
19	BGV	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	24"	BAB
15	BWG	Buxus 'Winter Gem'	WINTER GEM BOXWOOD	12-15"	BAB
2	ITE	Itea virginica 'Spiral'	LITTLE HENRY SWEETSPICE	24"	CONT.
2	SYM	Syringa meyeri	DWARF KOREAN LILAC	24"	BAB
5	WEI	Weigela florida	SPILED WINE WEIGELA	24"	CONT.
4	VIB	Viburnum carlesii	KOREAN SPICE VIBURNUM	24"	BAB
3	CKF	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	#2	CONT.
5	MIS	Miscanthus sinensis 'Gracillimus'	MAIDEN GRASS	#2	CONT.
6	PEN	Pennisetum alopecuroides	FOUNTAIN GRASS	#2	CONT.

*Plants subject to change with similar size and type, depending on availability at time of installation, and building orientation on site.

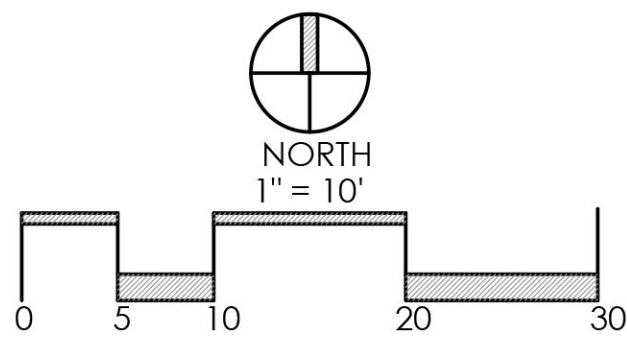
3 TYPICAL 6-UNIT REAR GARAGE BUILDING LANDSCAPE PLAN
1"=20'

TYPICAL BUILDING PLANTING PLANS

EASTWOOD LOT 5

PREPARED FOR WILCOX COMMUNITIES

DATE: 5/13/21



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*FOR MORE INFORMATION OF THE TYPICAL LIGHT FIXTURE, SEE LIGHTING CUT SHEET

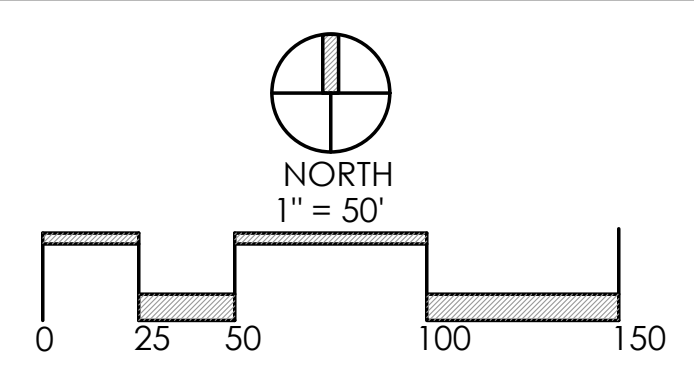
Attachment: 14. Lighting Plan (App #2021-5215, National Road SW, Joe Cimmiello)

LIGHTING PLAN

EASTWOOD LOT 4

PREPARED FOR OXFORD CIRCLE DEVELOPMENT

DATE: 5/13/21



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LANDSCAPE ARCHITECTURE

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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? 75,000 gpd
- b. How much pressure is required? 35 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?
- 75,000 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).

1932 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
<u>148</u> AM	<u>121</u> AM	7:15 - <u>8:15</u> AM
<u>177</u> PM	<u>148</u> PM	4:45 - <u>5:45</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?

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

 X 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.)

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

 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

05/13/2021

Date

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? 54,990 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?
- 164,073 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).

2600 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
<u>166</u> AM	<u>163</u> AM	<u>7:00</u> AM
<u>244</u> PM	<u>201</u> PM	<u>5:00</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?

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

_____ No, Traffic Access Study Required.

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

 X 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.)

_____ 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.

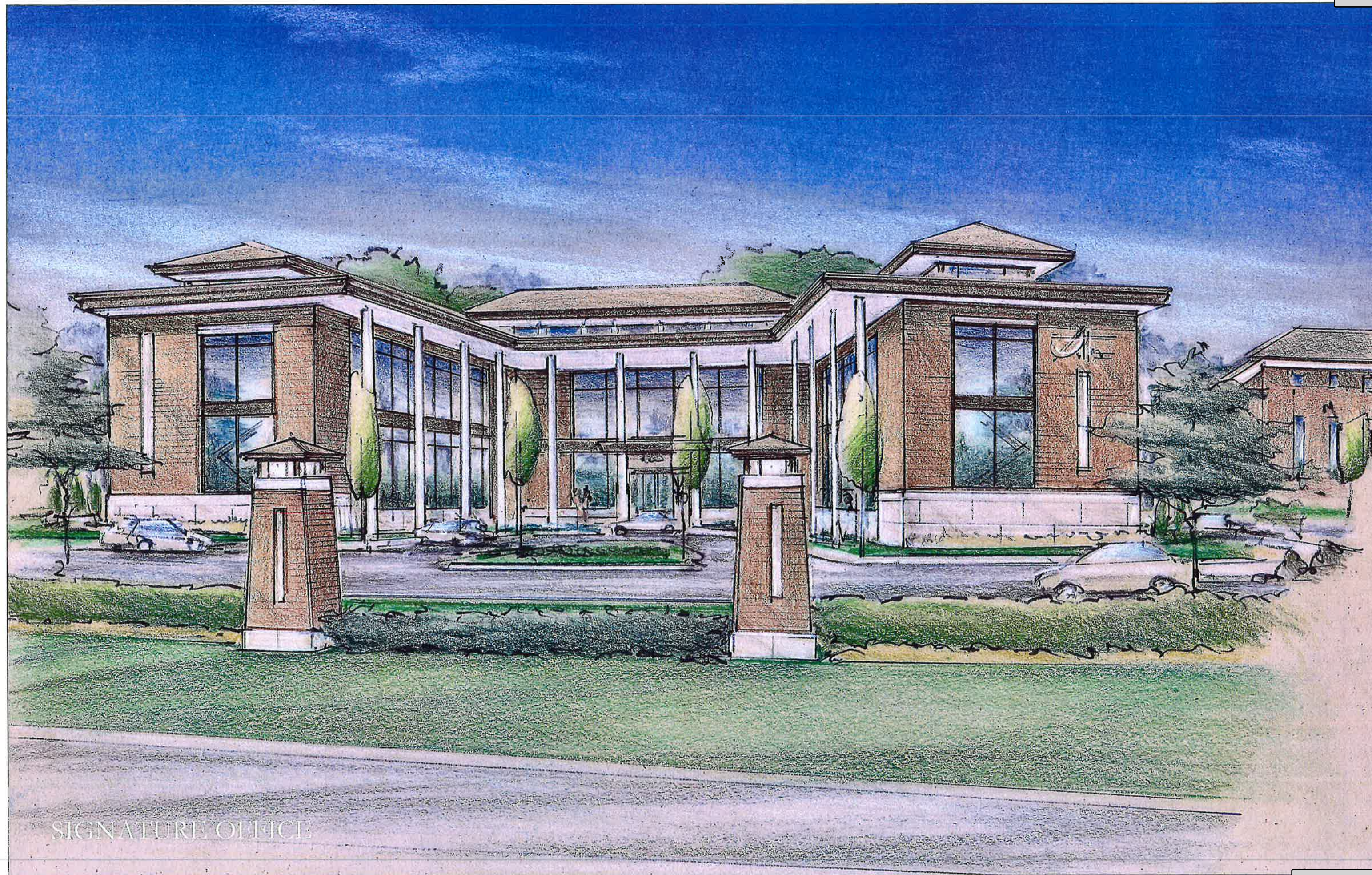
I certify that the information provided with this application is correct and accurate to the best of my knowledge, in filing this application with the City of Reynoldsburg.

Applicant's Signature

Date



US ROUTE 40 FRONTAGE

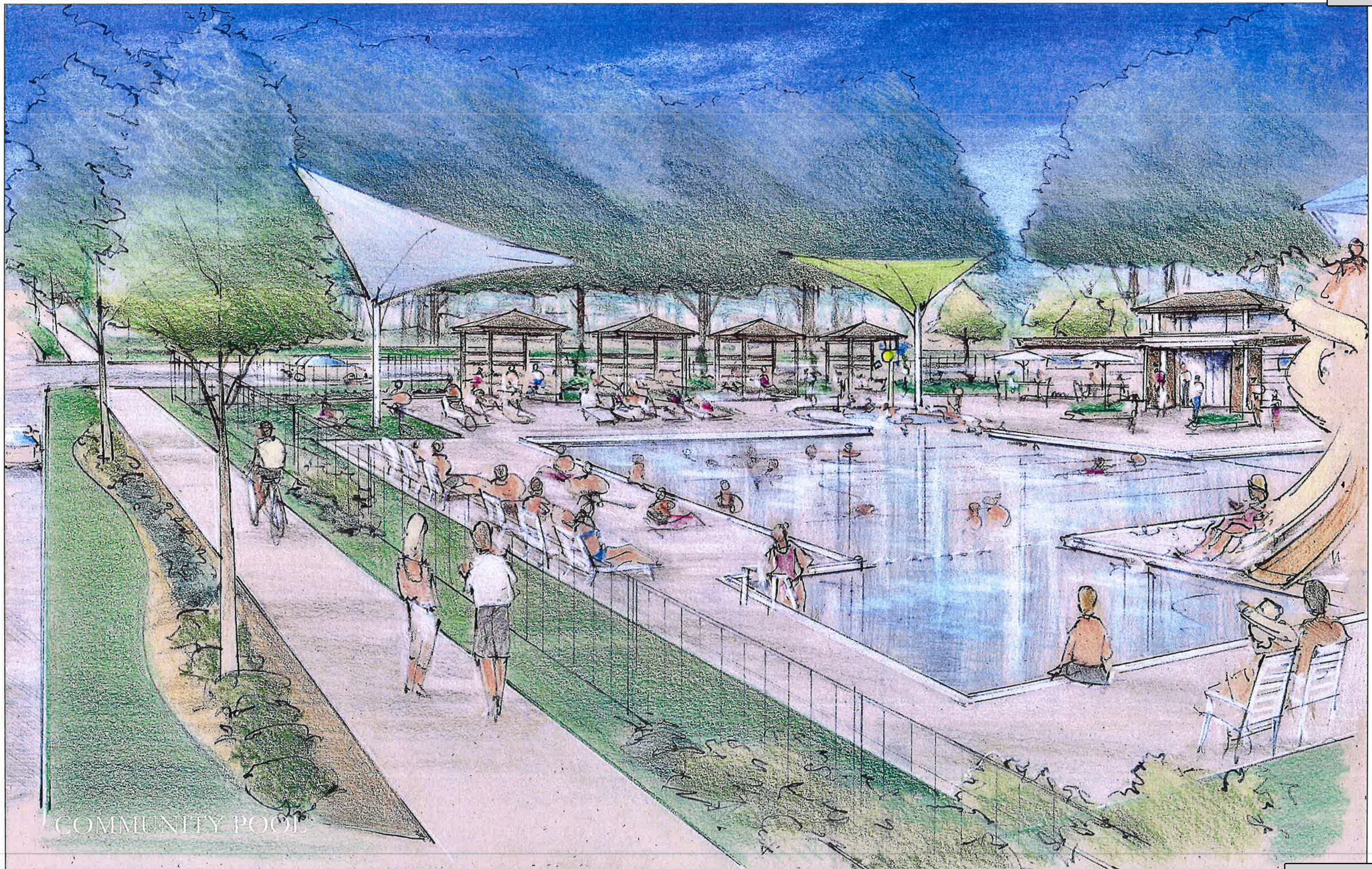




PRIMARY PARK RD



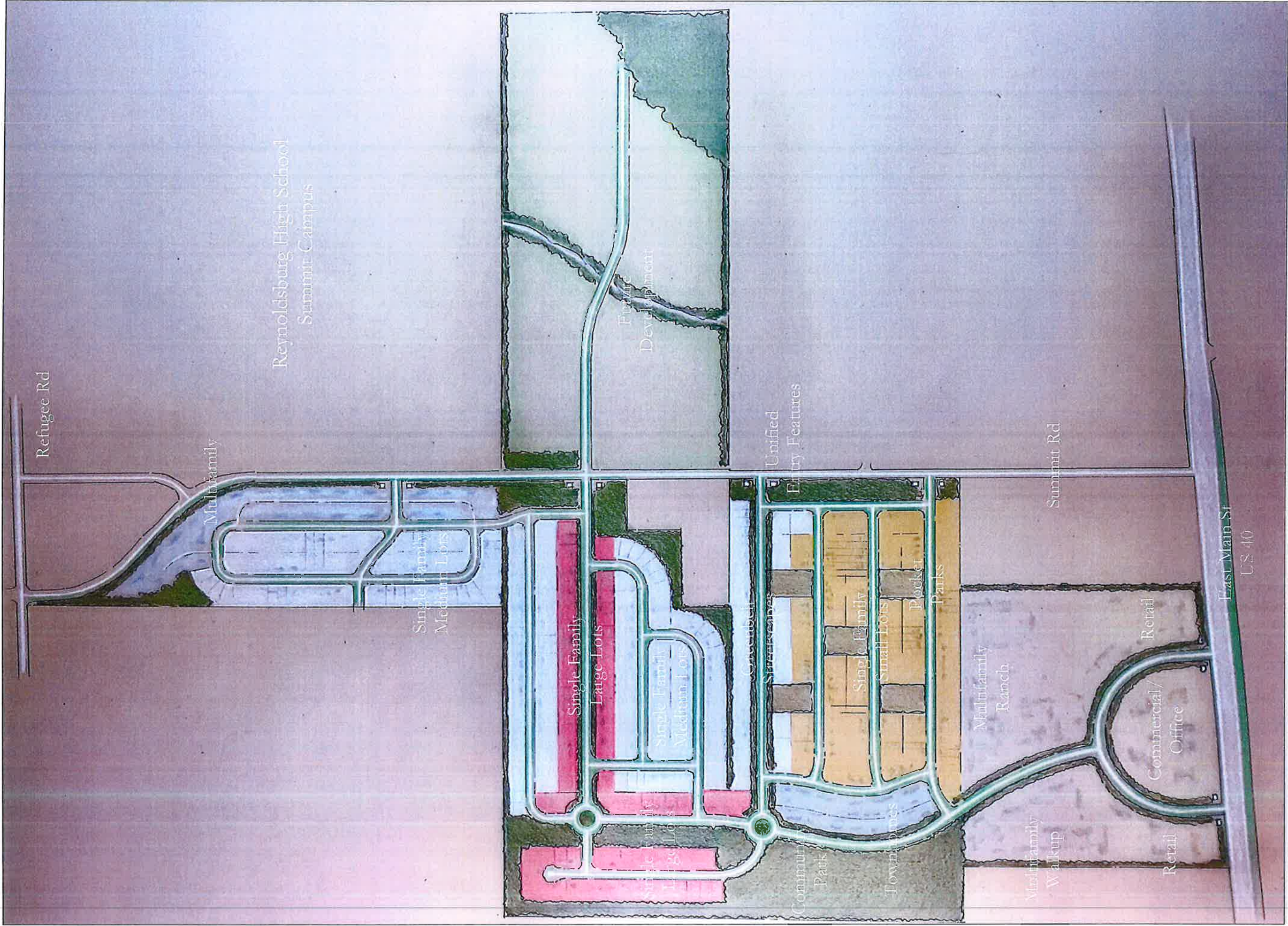
TOWNHOMES AND TRAIL



COMMUNITY POOL



SUMMIT MULTIFAMILY



May 25, 2021

Planning Commission
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: East Main – Major Site Plan #2021-5215 Staff Report

Planning Commission:

Below is the staff review of the above referenced application.

1. **Project Summary**

- a. The property is located on the North side of East Main Street west of Summit Road (parcel ID #010-017466). The property was recently annexed in to the City from Etna Township under three different zoning classifications. The proposal calls for subdividing the parcel (see Preliminary Plat application #2021-5214) into 5 lots with a planned commercial component on Lots 1-3 (zoned East Main Street District) and a residential component on Lots 4 and 5 (zoned Residential Medium).
- b. The applicant, Joe Ciminello, is requesting Planning Commission approval of a Major Site Plan for the construction of a new residential development on approximately 35 acres (Lots 4 and 5). The project will consist of 159 single-story apartment units with attached garages (Lot 5) and 264 apartment units with detached garages and amenities (Lot 4). The site is currently vacant.

2. **Zoning Review (Section 1103.19)**

- a. The property is within the Residential Medium (RM) Zone. The proposed use ('Dwelling - Attached Single-Family' and 'Dwelling - Multi-Unit Building Complex') is listed as a permitted use in RM.
- b. The proposed development complies with the RM Zone in terms of building height (41'9" apartment building height), lot coverage, and setback requirements. The RM Zone sets a max density of 24 units per acre. The proposal calls for 17.6 units an acre for Lot 4 (264 total units on 15.01 acres) and 7.8 units an acre for Lot 5 (159 total units on 20.36 acres).
- c. Staff is generally supportive of the proposed site layout. The suggested building typology for 'Dwelling - Attached Single-Family' encourages rear garage access as well as private open space for each unit. The townhomes keep garage access on the interior with front facades fronting the right-of-

way. Additionally, the City's Comprehensive Plan encourages pedestrian-friendly features for infill development such as walking paths and/or trail connectivity. The proposal calls for sidewalks and walking paths throughout the development, as well as an 8' bike path along Eastwood Drive.

- d. The applicant has met the parking requirement. The required parking for the townhomes is 1 enclosed and 1 unenclosed off-street parking space. Each townhome unit will have a 2-car garage, as well as driveway parking for 2 vehicles. Lot 5 provides 655 total parking spaces. Apartments require 1 parking space per unit plus 1 for every 5 units, or 317 total spaces for 264 units. The proposal calls for 410 surface parking spaces and 66 garage spaces on Lot 4.
 - e. Access to the site and all units will be from two new public roads, Eastwood Drive and Little Jordan Run Street. A traffic impact study is being prepared and the City Engineer will review submitted plans to further understand any adverse traffic impacts and make appropriate recommendations.
 - f. The applicant has submitted a landscape concept plan that meets code requirements, including provision of street trees along Eastwood Drive and Little Jordan Run Street, as well as preservation of existing trees throughout the property. A tree survey will be conducted during the engineering phase of the project.
 - g. To address surface water drainage, the proposal also calls for 2 stormwater detention basins on Lot 5 and 1 basin on Lot 4 (both on the Southern side of the site). Please see engineer's report for further analysis.
 - h. Neighborhood entry signs are permitted in RM. Separate zoning sign permits will need to be submitted for all site signage.
- 3. Staff Recommendation**
- a. The Commission shall consider whether the proposed Major Site Plan is consistent with the standards contained in the City's zoning ordinance and Comprehensive Master Plan.

Please contact the Development Department with any questions or comments.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: May 26, 2021

To: Mr. Andrew Bowsher, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: Eastwood 4 and 5

Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the private development plan for the Eastwood project. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. We understand that a traffic impact study is being prepared for this development. The developer's engineer is in the process of finalizing a memorandum of understanding between the City and developer with respect to the scope of this study. It will evaluate the site access points as well as nearby intersections to determine turn lane and traffic control requirements. Developer shall submit the traffic impact study prior to or along with the PGU submittal.
2. The proposed 70-ft RW width for the two new public streets, Eastwood Drive and Little Jordan Street, is sufficient for a three-lane road and sidewalks and/or Multi-use Trails. Roadway typical section shall conform to Reynoldsburg Standard Drawing R-15.
3. The private street typical section shows an inverted crown section with 18-in straight curb with underdrains behind the curb. How will these underdrains outlet? Should there just be one underdrain under the low spot on the profile grade along the centerline of the road?
4. Proposed private street width of 24-ft is sufficient for normal vehicular traffic.
5. On the Lot 4 plan, please consider providing additional sidewalk to provide better connectivity between buildings. Please label sidewalk width throughout plan.

UTILITIES

6. Water Demand – The Facility Demand Worksheet shows a need of 75,000-gpd at 35-psi for Lot 4 and 54,990-gpd at 50-psi for Lot 5. This site is located in the Taylor Pressure District, which has a hydraulic grade line of 1155-ft +/- . The preliminary plan shows an average ground elevation of approximately 1035 on site and the tallest buildings are three story apartments. Based on this information, water pressure could be an issue on the upper levels of the three story apartment buildings. It is recommended that the developer evaluate the need for booster pumps to assist with water pressure in these locations.
7. Sewer Demand – The Facility Demand Worksheet shows an average daily flow of 75,000-gpd for Lot 4 and 164,073-gpd for Lot 5. This equates to a population density of approximately 50 people per acre. The previous sanitary sewer study assumed a population density of 14 people per acre within this development area. Since the proposed density is approximately 3.5 times larger than the assumed density from the study, the developer and their engineer must submit a

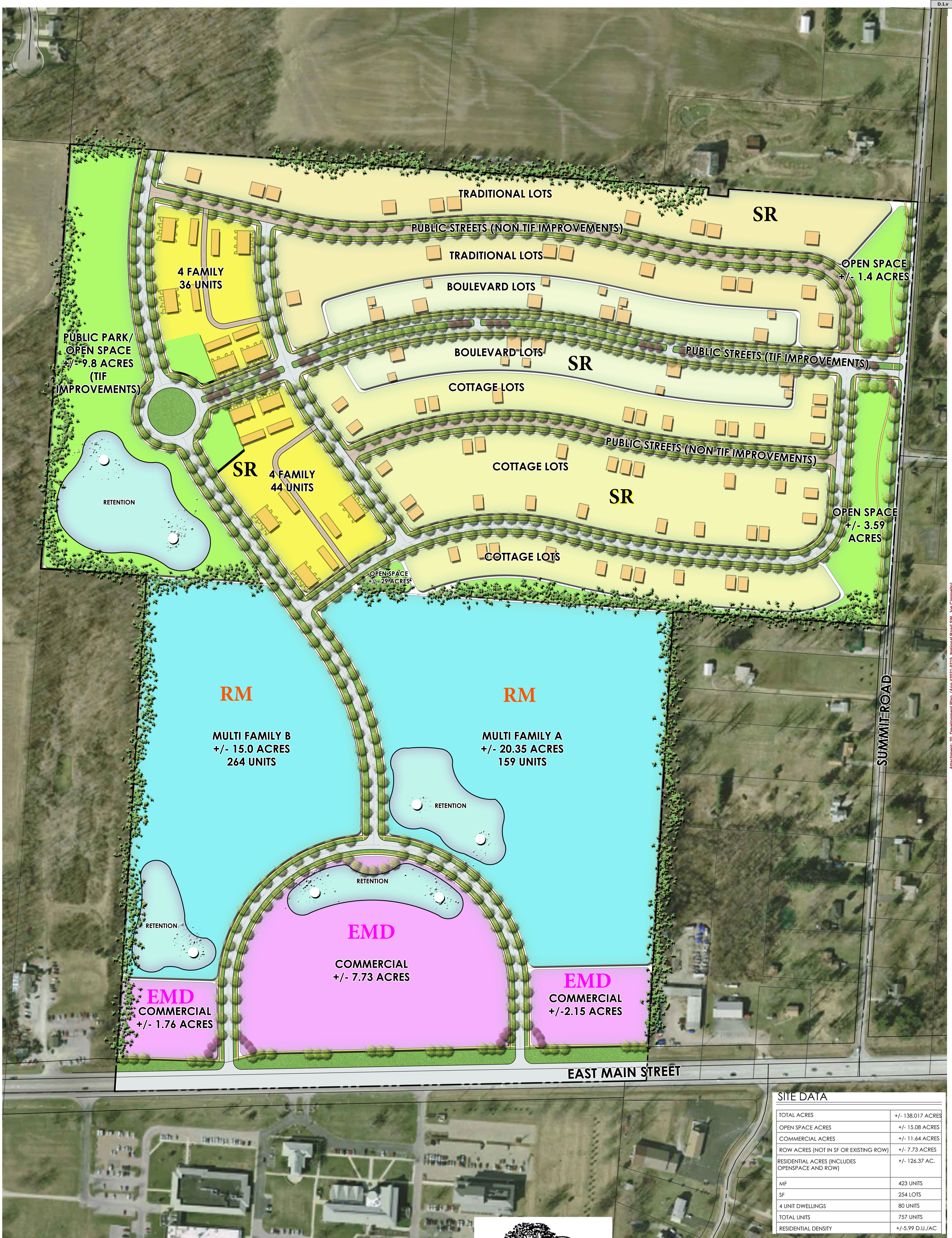
- detailed tributary area map and calculations to show impacts from the full development area as well as an evaluation of downstream sewer impacts with their PGU.
8. The proposed sanitary sewer extension crosses East Main Street from the south and passes along the Farris parcel (PID 012-028284) outside of the public right of way. An easement will need to be obtained from this adjacent owner and submitted to the City with the PGU.
 9. Both plans appear to show a 25-ft sanitary sewer easement, which is sufficient. However, the Lot 4 plan does not label the easement. Please label this easement.
 10. Submit sanitary calculations and tributary area map with the PGU.
 11. Please show extension of sanitary sewer to Lots 2 and 3.
 12. 12-in public water main is being extended through the site to allow for looping of the City's public water system.
 13. Show hydrants and thrust blocks at the end of proposed water mains.
 14. 12" watermain along Eastwood Drive should continue along road's entirety and a stub left on the north side of E. Main Street.
 15. No storm sewer is shown along the public roadways. Please add a concept for storm drainage and stormwater management that addresses the public roadway drainage.
 16. The Utility Plan shows several 36-in pipe culverts in the locations where Little Jordan Run crosses the proposed roadways. This stream is assumed to be jurisdictional and therefore will require 401/404 permitting for these culverts. Additionally, calculations or modeling, which verifies the proposed pipe size must be submitted with the PGU. Also show the stream corridor protection zone (SCPZ) of the Little Jordan Run and demonstrate that the site plan does not impact it.
 17. Please note that any environmental permitting will be required prior to construction. This includes items as noted in #16 as well as permitting required to disturb wetlands as shown.
 18. For lighting, Lot 4 is proposing post-top lantern-style LED fixtures. These seem appropriate for this use. The spacing is somewhat far apart with a focus on locating these at intersections within the private road network. Please submit photometrics with the PGU. No lighting plan was submitted for Lot 5. Please verify if a dedicated lighting circuit will be provided on Lot 5 or if building lights will be used in lieu of a dedicated street lighting system.

STORMWATER

19. Eastwood Lot 4 includes one proposed stormwater basin on the southwestern portion of the site and Eastwood Lot 5 includes two proposed basins on the southwest portion of that site. Both sites drain to the southwest, so it appears as though the basins are situated in an appropriate location on site. All three basins appear to be wet basins, which shall be designed in accordance with the City's Stormwater Design Manual. Provide stormwater management reports with the PGU.
20. Show flood routing arrows and normal pool elevations for the detention ponds on future submittals.
21. It appears the storm sewer outlet for Lot 4 will need an easement where it leaves the property. Please show on future submittals.

DETAILS / SPECIFICATIONS

22. Please label the setbacks throughout the Lot 4 plan.
23. On the Lot 4 plan, please label the building to the east of Building 11. It is assumed it is a mail building, but please confirm and provide label.
24. On Lot 5 plan, note that both Street A and Street B loop and tie into themselves. Please confirm with Building Department and/or Fire Department if this is acceptable or if additional names will be required.
25. Where applicable, refer to Reynoldsburg Standard Construction Drawings.



Attachment: 20. Development Plan (App #2021-0215, National Road SW, Joe Ciminello)

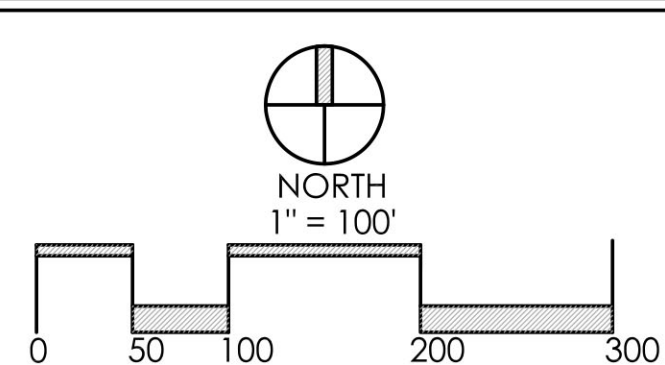
SITE DATA	
TOTAL ACRES	+/- 138.017 ACRES
OPEN SPACE ACRES	+/- 15.08 ACRES
COMMERCIAL ACRES	+/- 11.64 ACRES
ROW ACRES (NOT IN SF OR EXISTING ROW)	+/- 7.73 ACRES
RESIDENTIAL ACRES (INCLUDES OPENSACE AND ROW)	+/- 126.37 AC.
MF	423 UNITS
SF	254 LOTS
4 UNIT DWELLINGS	80 UNITS
TOTAL UNITS	757 UNITS
RESIDENTIAL DENSITY	+/-5.99 D.U./AC

DEVELOPMENT PLAN

SUMMIT ON MAIN

PREPARED FOR CIMINELLO'S INC.

DATE:1/14/21



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE

243 N. 5th Street Suite 401 Columbus, OH 43215

p (614) 487-1964 www.farisplanninganddesign.com



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

Received

MAY 19 2021

Reynoldsburg Building Division

Application/Case#:

Date Submitted:

Fee Amount:

☒ Paid:

LAND SUBDIVISION/PLAT APPLICATION

II. PROPERTY INFORMATION

Property Address/Name of Plat:

Eastwood

Description of Location:

North side of E. Main St 650 feet west of Summit Rd

Parcel ID#(s):

010-017466-00.000

Number of Lots:

6

Present Zoning:

MSD

Present Use:

Wooded

Complete Where Applicable:

Engineer/Surveyor: Kimley-Horn

Builder/Developer: Joe Ciminello

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Robert Foster & Neal Seymour

Property Owner Address(s):

7815 S. Bloomfield-Royalton Rd, Ashville, OH 43103

IV. APPLICANT INFORMATION

Applicant Name:

Joe Ciminello

Applicant Address:

567 Lazelle Rd, Westerville, OH 43081

Applicant Phone Number:

(614) 207-7607

Applicant Email:

(614) 207-7607

I. PROJECT TYPE

☐ Subdivision Without Plat

(\$150 Residential/\$250 Non-Residential)

☒ Preliminary Plat

(\$750 + \$50 per lot)

☐ Final Plat

(\$750 + \$50 per lot)

☐ Plat Modification/Vacation

(\$500)

Applicant Signature: Joseph A. Ciminello

Digitally signed by Joseph A. Ciminello
DN: cn=US, E=jciminello@aol.com, cn=Joseph A. Ciminello
Date: 2021.05.11 13:27:54-0400

Date: 5/11/2021

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

Planning Com. Meeting

- Date: 6/3/2021
☐ 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: _____



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

App./Case#: 2021-5083
Date Submitted: 5/12/2021
Fee Amount: \$500.00

☒ Paid: \$500.00

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION

Property Address:
1170 LANCASTER AVENUE, 1122 LANCASTER AVENUE

Description of Location:
LANCASTER AVE R20 T16 S7 1/4S7, N ALBANY & RYNOLDSBRG RD R20 T16 S7 1/4S7

Parcel ID#(s):
060-009334-00, 060-008442-00

Number of Lots: 2 Present Zoning: RM Present Use:

Complete Where Applicable:

Engineer/Surveyor: _____

Builder/Developer: PRINCIPLE PROPERTY SOLUTIONS LLC

FOR DISTRICT CHANGE ONLY

Proposed Zoning:

Size of Area to be Rezoned:

Existing Structures:

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
MICHAEL OLIVER

Property Owner Address(s):
605 N HIGH ST STE 656, COLUMBUS, OH 43215

III. APPLICANT INFORMATION

Applicant Name:
LAURIE GUNZELMAN
Applicant Phone Number:
614-203-5252

Applicant Address:
333 Stewart Avenue, Columbus, OH 43206
Applicant Email:
lgunzelman@gunzelmanai.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: Proposed medium density residential development on vacant lot.

Proposed medium density residential development on vacant lot.

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: Laurie Gunzelman

Digitally signed by Laurie Gunzelman
Date: 2021.03.15 16:19:24 -04'00'

Date: 03/15/2021

*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: 6/3/2021
☐ 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: _____



THE OLIVER

PRINCIPLE PROPERTY SOLUTIONS, LLC, OWNER
 GUNZELMAN ARCHITECTURE + INTERIORS, ARCHITECT
 OSBORN ENGINEERING, CIVIL ENGINEER
 G2 PLANNING, LANDSCAPE ARCHITECT

REYNOLDSBURG PLANNING COMMISSION

MAY 2021

GAI

THE OLIVER DEVELOPMENT

A new, medium-density residential development with exterior ammenity spaces including a dog park.

TOWNHOUSE UNITS (24) TOTAL

- (24) 2-BEDROOM UNITS 1,690 SQ FT
- 2-BATH | 1/2 BATH
- 1-CAR ATTACHED GARAGE
- BONUS OFFICE SPACE
- EXTERIOR PATIO & BALCONY SPACES

APARTMENT UNITS (126) TOTAL

- (42) 1-BEDROOM UNITS 615 SQ FT
- 1-BATH
- BALCONY SPACE
- (42) 2-BEDROOM UNITS 767 SQ FT
- 1-BATH
- BALCONY SPACE
- (42) 2-BEDROOM UNITS 998 SQ FT
- 2-BATH
- BALCONY SPACE



DENSITY

DENSITY MAX.	24 UNITS/ACRE
7.6 ACRE X 24	182 MAX
ACTUAL	150 TOTAL UNITS

PARKING

ATTACHED SINGLE-FAMILY	
1-ENCLOSED, 1-UNENCLOSED MIN.	
24 TOWNHOME UNITS X 2 = 48	
ACTUAL	48 ENCLOSED

MULTI-FAMILY BUILDING	
1 PER UNIT PLUS 1 PER EA. 5 UNITS	
126 APT UNITS X 1 + 26 = 152 MIN.	
ACTUAL	153 TOTAL SPACES
	(INCLUDE 8 ADA PARKING)

SETBACKS

WEST MIN.	20'
SIDE YARD MIN.	8'
SIDE YARD MIN. AGGREGATE	20'
EAST YARD MIN.	30'

HEIGHT

ALLOWED	
HEIGHT MAX.	35' TOWNHOMES
	42' APARTMENTS
ACTUAL	25'-3" TOWNHOMES
	41' -11" APARTMENTS

LOT COVERAGE/OPEN SPACE

LOT COVERAGE MAX	60 %
ACTUAL	52.9 %

THE OLIVER DEVELOPMENT

DD-15 PROJECT DEVELOPMENT SUMMARY

LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE :

G U N Z E L M A N
architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614-674-6696



05/12/2021

Packet Pg. 54



ZONING DATA

PARCEL #060-001078
RM - RESIDENTIAL MEDIUM

LOT DIMENSIONS

LOT WIDTH MIN. 50'
LOT DEPTH MIN. 100'
LOT FRONTAGE 50'
SITE AREA 296,513 SQFT

DENSITY

DENSITY MAX. 24 UNITS/ACRE

7.6 ACRE X 24 182 MAX

ACTUAL 24 TOWNHOUSES
126 APARTMENTS
150 TOTAL UNITS

SETBACKS

FRONT MIN. 20'
SIDE YARD MIN. 8'
SIDE YARD MIN. AGGREGATE 20'
REAR YARD MIN. 30'

HEIGHT

ALLOWED HEIGHT MAX. 35' TOWNHOUSES
42' APARTMENTS

ACTUAL 25'- 3" TOWNHOUSES
41'- 11" APARTMENTS

LOT COVERAGE/OPEN SPACE

LOT COVERAGE MAX 60%

ACTUAL 64,664 BUILDING+62,115 PAVING+29,970 PARKING
=156,749 SQ 52.9%

PARKING

ATTACHED SINGLE-FAMILY
1-ENCLOSED, 1-UNENCLOSED MIN.
24 TOWNHOUSE UNITS X 2 = 48
ACTUAL 48 SPACES

MULTI-FAMILY BUILDING
1 PER UNIT PLUS 1 PER EA. 5 UNITS
126 APT UNITS X 1 + 26 = 152 MIN.
ACTUAL 153 TOTAL SPACES (INCLUDE 8 ADA PARKING)

THE OLIVER DEVELOPMENT

DD-01 SITE PLAN

LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1" = 80'-0"

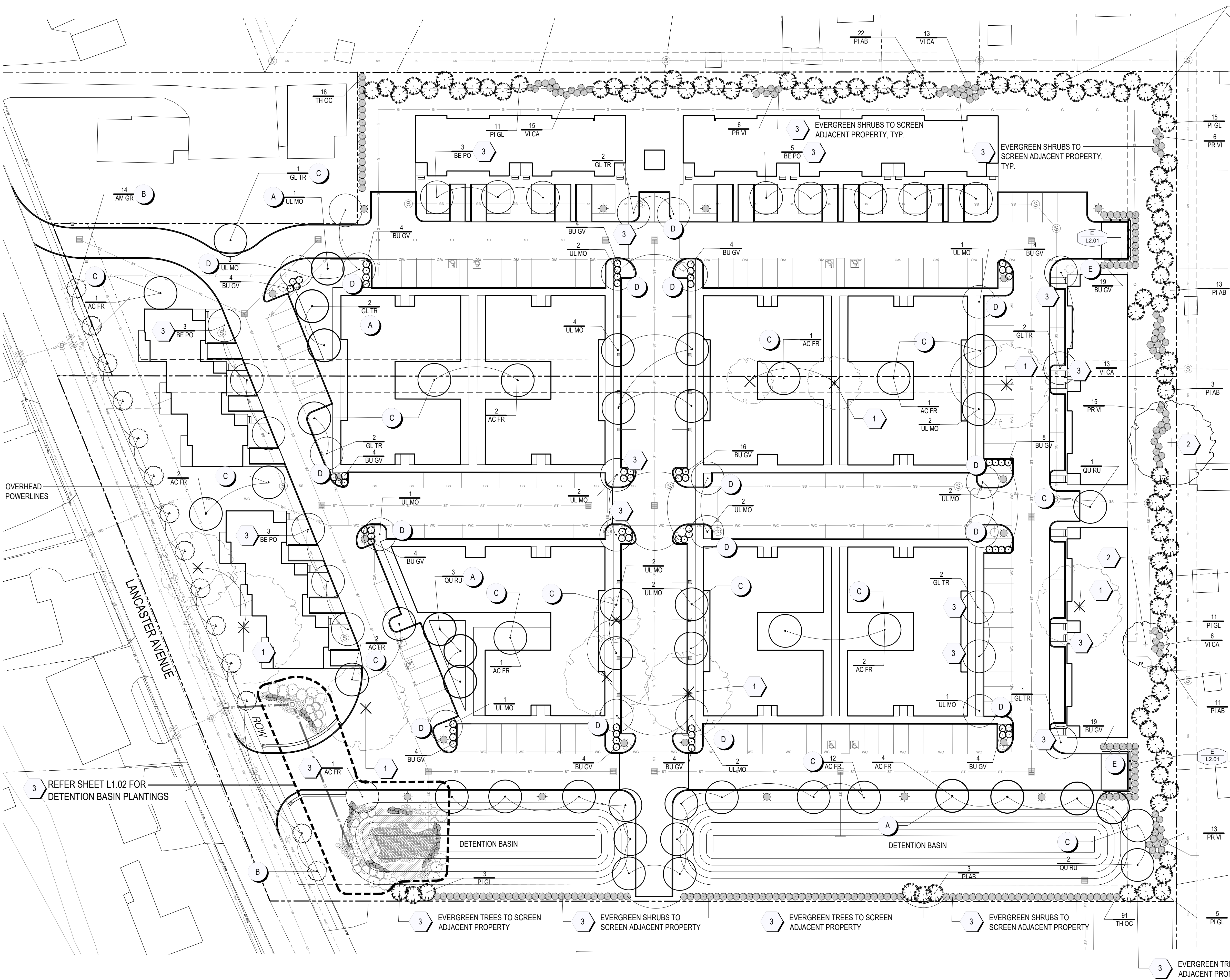
GUNZELMAN
architecture + interiors

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Columbus, OH 43206
614-674-6696

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05.12.2021

Packet Pg. 55



EVERGREEN TREES TO
SCREEN SINGLE FAMILY
PROPERTIES, TYP.

PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES					
AC FR	Acer x freemanii Freeman Maple	2" CAL.	B+B	PER PLAN	MATCH FORM
UL MO	Ulmus x 'Morton' Accolade Elm	2" CAL.	B+B	PER PLAN	MATCH FORM
QU RU	Quercus Rubra Red Oak	2" CAL.	B+B	PER PLAN	MATCH FORM
GL TR	Gleditsia triacanthos f. inermis Thornless Honeylocust	2" CAL.	B+B	PER PLAN	MATCH FORM
SMALL / ORNAMENTAL TREES					
AM GR	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.5" CAL.	B+B	PER PLAN	MATCH FORM SINGLE STEM
BE PO	Betula populifolia 'Whitespire' Whitespire Birch	10' HT.	B+B	PER PLAN	MATCH FORM MULTI-STEM
EVERGREEN TREES					
PI AB	Picea abies Norway Spruce	6' HT.	B+B	PER PLAN	MATCH FORM
PI GL	Picea glauca 'Densata' Black Hills Spruce	6' HT.	B+B	PER PLAN	MATCH FORM
EVERGREEN SHRUBS					
BU GV	Buxus 'Green Velvet' Green Velvet Boxwood	30" HT.	#5 CONT.	PER PLAN	
VI PR	Viburnum x pragnense Prague Viburnum	36" HT.	#5 CONT.	PER PLAN	
VI CA	Viburnum carlesii Koreanspice viburnum	30" HT.	#5 CONT.	PER PLAN	
TH OC	Thuja occidentalis 'Smaragd' American Arborvitae	48" HT.	#5 CONT.	PER PLAN	

C O D E D N O T E S / S Y M B O L S

CODE REQUIREMENTS		
A	REPLACEMENT TREE (E, 1105.07 OF THE REYNOLDSBURG CITY CODE)	10 REPLACEMENT TREES REQUIRED 10 TREES PROVIDED
B	STREET TREES 25' O.C. (G, 1105.07 OF THE REYNOLDSBURG CITY CODE)	SMALL ORNAMENTAL STREET TREES TO BE LOCATED UNDER THE POWERLINES (14 TOTAL TREES)
C	INTERIOR LOT LANDSCAPING (H, I, #1, 1105.07 OF THE REYNOLDSBURG CITY CODE)	1/2" TREE CALIPER REQUIRED PER DU. 156 DU = 78" TOTAL CALIPER INCHES (39) 2" CAL. TREES PROVIDED
D	INTERIOR LOT LANDSCAPING (J, II, 1105.07 OF THE REYNOLDSBURG CITY CODE)	1 TREE ISLAND EVERY 10 PARKING SPACES. PROVIDE 1 TREE AND 4 SHRUBS PER ISLAND. 17 TREES AND 68 SHRUBS PROVIDED
E	SCREENING OF SERVICE STRUCTURES (K, II, 1105.07 OF THE REYNOLDSBURG CITY CODE)	A SOLID OPAQUE FENCE WITH A CONTINUOUS EVERGREEN HEDGE TO SCREEN ALL SERVICE STRUCTURES FENCE AND HEDGE PROVIDED
1	EXISTING TREE TO BE REMOVED NOTE: TREE REMOVAL, REPLACEMENT, AND TREE CREDITS MAY CHANGE WHEN THE TREE SURVEY IS COMPLETED	10 TREES TO BE REMOVED 10 REPLACEMENT TREES REQUIRED 10 REPLACEMENT TREES PROVIDED
2	EXISTING TREE TO BE PRESERVED NOTE: TREE PRESERVATION AND TREE CREDITS MAY CHANGE IF A TREE SURVEY IS COMPLETED	---
3	PLANTS NOT REQUIRED BY CODE	

PLAN NOTES

THE PLANTING DESIGN AND TREE LOCATIONS MAY CHANGE SLIGHTLY AS WE PROCEED WITH THE CONSTRUCTION DOCUMENTATION PHASE. CODE REQUIRED TREE COUNTS AND SHRUB COUNTS WILL REMAIN AS THE BASIS OF DESIGN.

*BUFFER PLANTING ALONG THE NORTH AND EAST PROPERTY LINES ARE NOT REQUIRED BY CODE BUT ARE INTENDED TO BE INSTALLED.

L1.01 - THE OLIVER DEVELOPMENT - LANDSCAPE PLAN

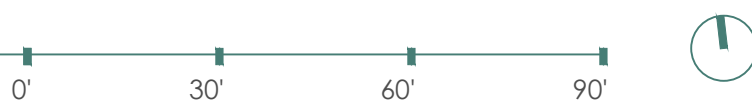
reynoldsburg, ohio, 05.10.2021 - #20047





L3.01 - THE OLIVER DEVELOPMENT - ILLUSTRATIVE PLAN

reynoldsburg, ohio, 05.12.2021 - #20047



THE OLIVER DEVELOPMENT

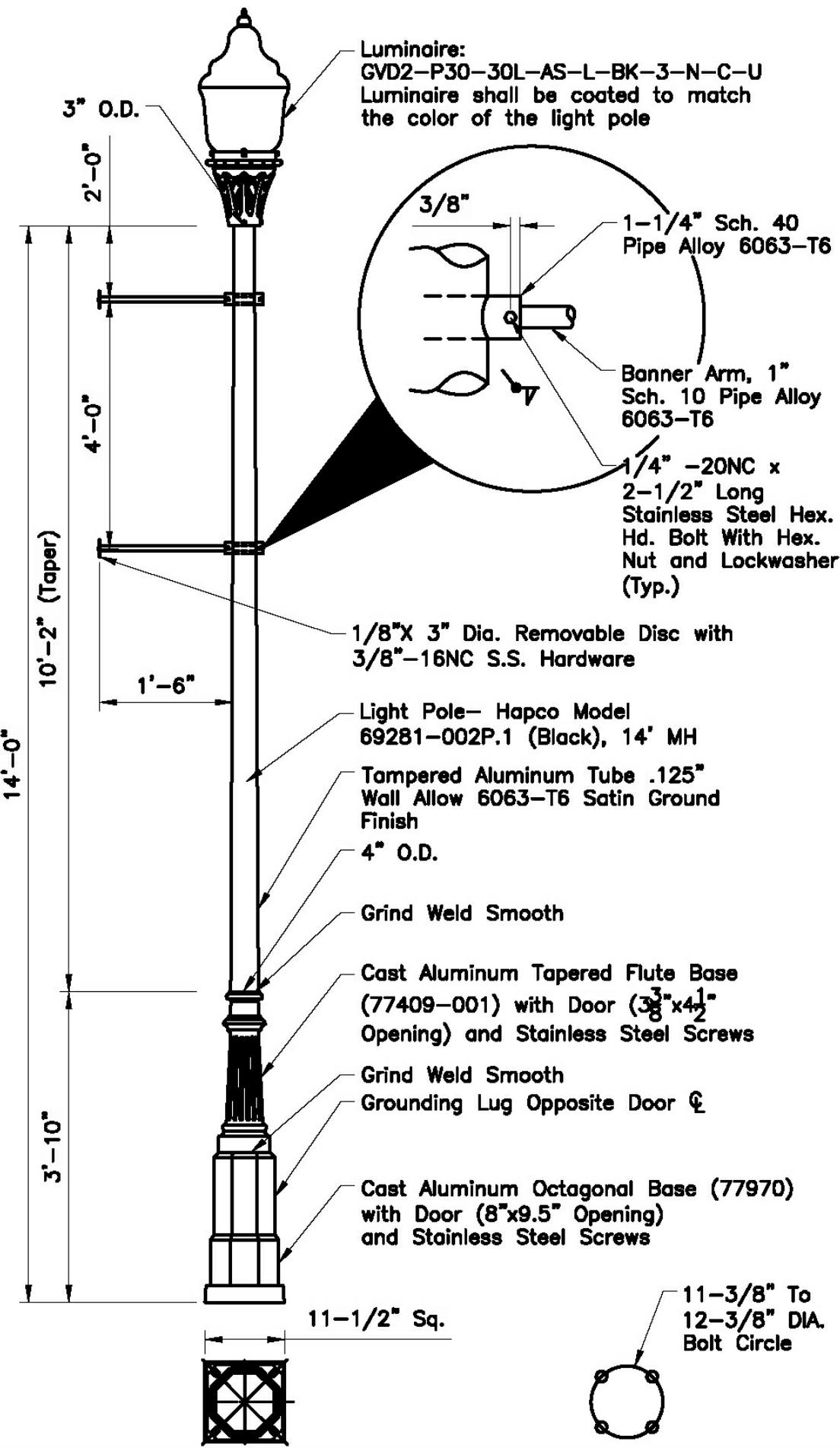
DD-10 STREET LIGHTING POST TOP

LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE :

DETAIL NOTES

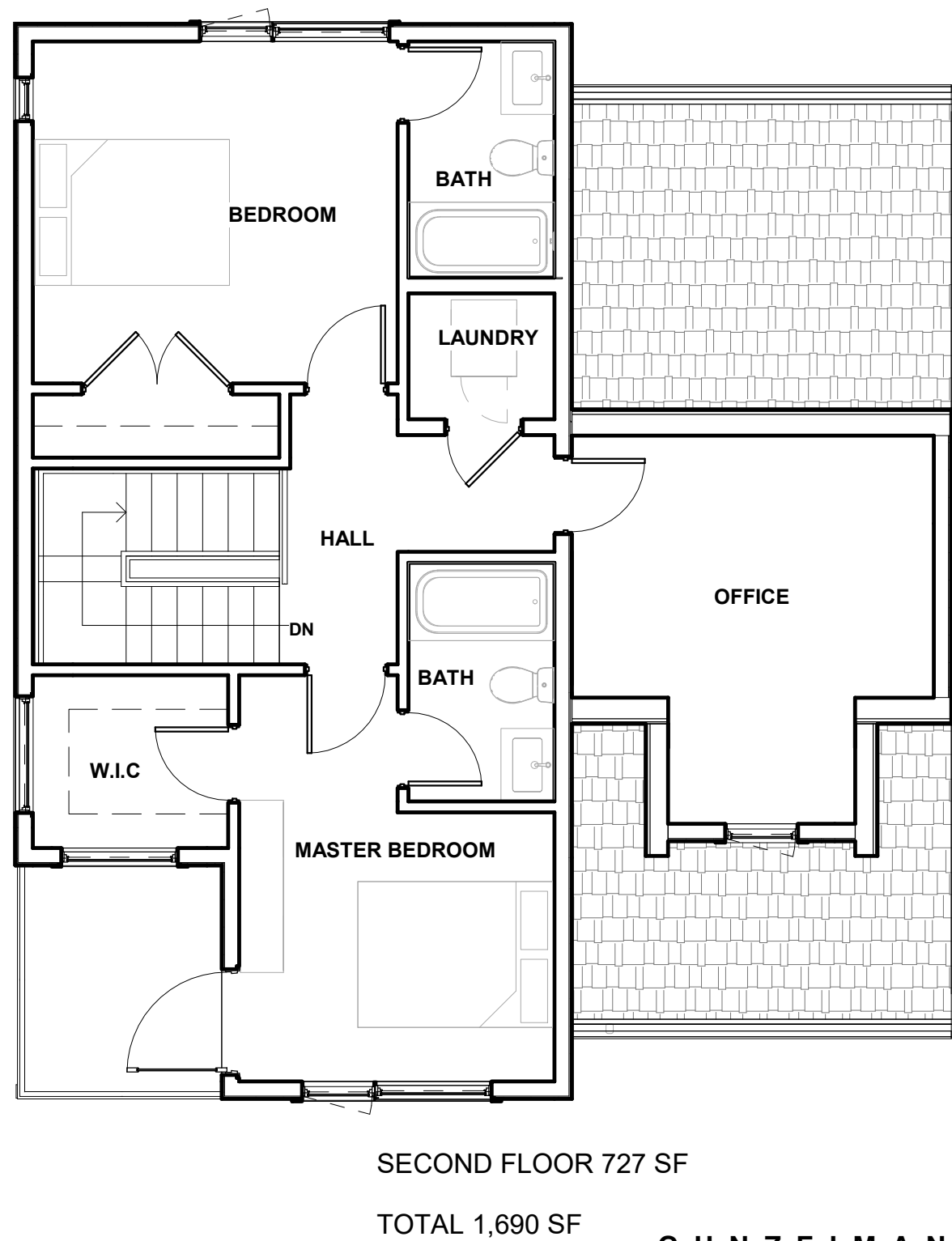
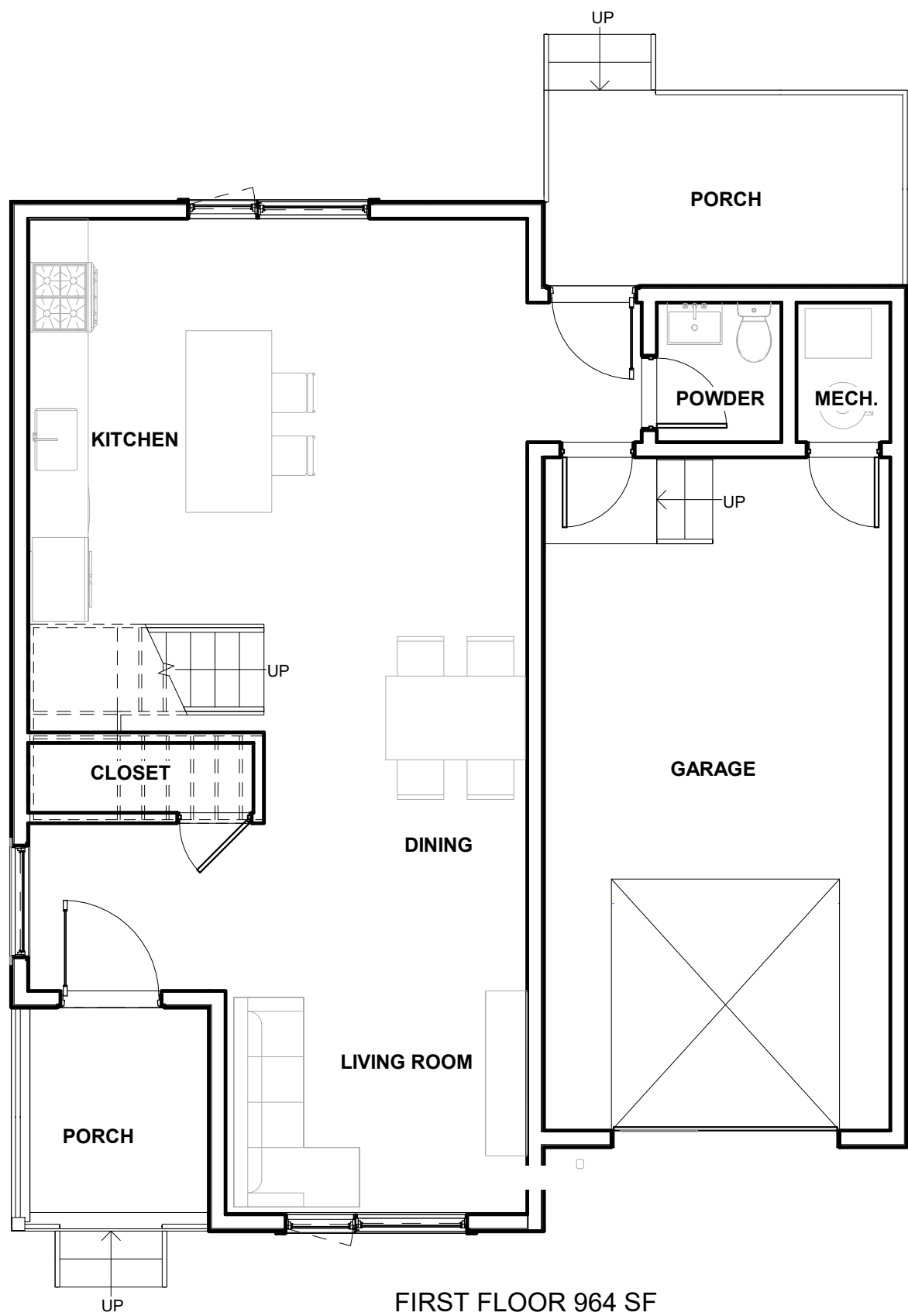
1. Light Pole Structures shall be designed and constructed by the supplier to support the loads that the plan requires the Contractor to install. These drawings are intended to promote uniformity of design and are not warranted to be structurally adequate. The Manufacturer shall be responsible for verifying the pole design, and shall prepare shop drawings and structural design calculations stamped by an Ohio Professional Engineer. The shop drawings and calculations shall be submitted to the City of Reynoldsburg for approval prior to fabrication.
2. Unless otherwise directed by the City, all luminaries used in new construction shall be LED.
3. Fuse kits to be used for connection. No direct connection permitted.
4. Color shall be directed by City.
5. Use of Banner Arms shall be as directed by the City.



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614-674-6696

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THE OLIVER DEVELOPMENT
DD-02 TOWNHOUSE FLOOR PLANS
LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 3/16" = 1'-0"

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architecture + interiors
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Columbus, OH 43206
614-674-6696





1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

THE OLIVER DEVELOPMENT
DD-03 APARTMENT UNIT PLANS
LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1/16" = 1'-0"

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1 TOWNHOUSE ELEVATION - SOUTH FACING
SCALE: 1/32" = 1'-0"



2 TOWNHOUSE & APARTMENT ELEVATION - WEST FACING
SCALE: 1/32" = 1'-0"



3 APARTMENT STREET ELEVATION - NORTH FACING
SCALE: 1/32" = 1'-0"

THE OLIVER DEVELOPMENT
DD-04 INTERIOR STREET ELEVATIONS
LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1/32" = 1'-0"

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614-674-6696





1 TOWNHOUSE ELEVATION - SOUTH FACING
SCALE: 1/32" = 1'-0"



2 TOWNHOUSE & APARTMENT ELEVATION - WEST FACING
SCALE: 1/32" = 1'-0"



3 APARTMENT STREET ELEVATION - NORTH FACING
SCALE: 1/32" = 1'-0"

THE OLIVER DEVELOPMENT
DD-04 INTERIOR STREET ELEVATIONS
LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1/32" = 1'-0"

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1 4-UNIT TOWNHOUSE ELEVATION - FRONT FACADE
SCALE: 1/8" = 1'-0"

THE OLIVER DEVELOPMENT
DD-05 TOWNHOUSE UNIT ELEVATION
LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1/8" = 1'-0"

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1 LANCASTER AVE. ELEVATION - EAST FACING
SCALE: 1/16" = 1'-0"



2 LANCASTER AVE. ELEVATION - WEST FACING
SCALE: 1/16" = 1'-0"

THE OLIVER DEVELOPMENT
DD-06 LANCASTER AVE. TOWNHOUSE ELEVATIONS
LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1/16" = 1'-0"

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1 APARTMENT ELEVATION - NORTH FACING
SCALE: 1/8" = 1'-0"

THE OLIVER DEVELOPMENT
DD-07 APARTMENT ELEVATIONS
LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1/8" = 1'-0"

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1 APARTMENT ELEVATION - WEST FACING
SCALE: 1/8" = 1'-0"

THE OLIVER DEVELOPMENT
DD-08 APARTMENT ELEVATIONS
LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1/8" = 1'-0"

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architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614-674-6696

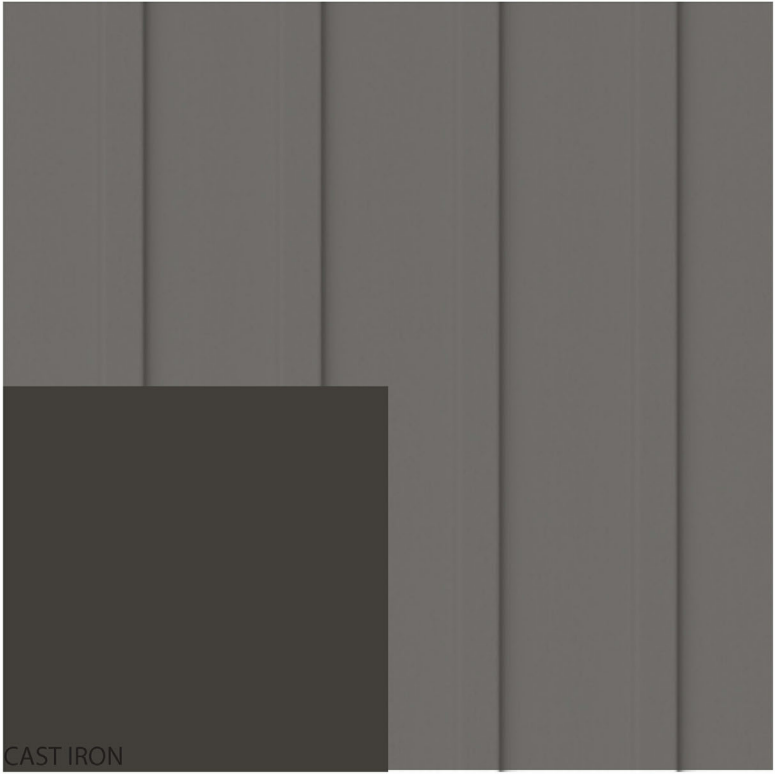




BRICK | HAMILTON PARKER OR EQ. | GLEN GERY SIOUX CITY EBONITE SMOOTH OR SIM.



ALSIDE BOARD & BATTEN & TRIM
1-1/2" BATTENS AT 7" INTERVALS



ALSIDE BOARD & BATTEN & TRIM
1-1/2" BATTENS AT 7" INTERVALS



K-STYLE METAL GUTTERS &
DOWNSPOUTS



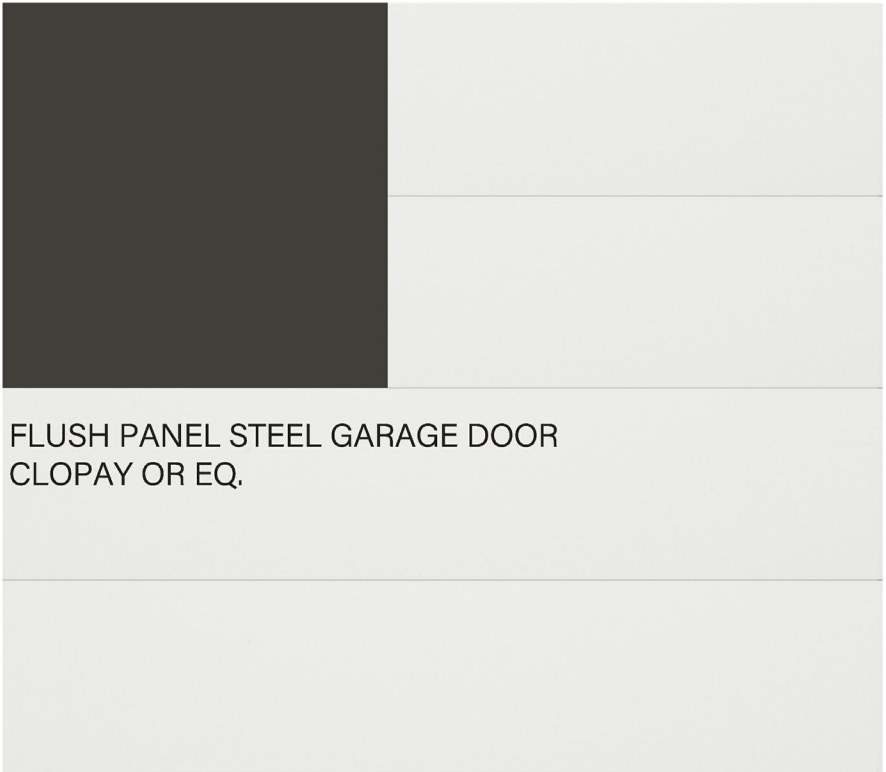
DIMENSIONAL ASPHALT SHINGLES
CERTAINTEED OR EQ.



FULL LITE ENTRY DOOR
THERMATRU OR EQ.



CASEMENT WINDOW
JELDWIN OR EQ.



FLUSH PANEL STEEL GARAGE DOOR
CLOPAY OR EQ.

THE OLIVER DEVELOPMENT

DD-09 MATERIAL & PRODUCT SPEC

LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE :

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05/12/2021

Packet Pg. 67



THE OLIVER DEVELOPMENT

DD-11 RENDERING - LANCASTER AVE MAIN ENTRANCE

LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE :

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05/12/2021

Packet Pg. 68



THE OLIVER DEVELOPMENT

DD-12 RENDERING - LANCASTER AVE TOWNHOUSE UNIT

LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE :

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333 Stewart Avenue
Columbus, OH 43206
614-674-6696

GAI

05/12/2021

Packet Pg. 69



THE OLIVER DEVELOPMENT
DD-13 RENDERING - TOWNHOUSE UNIT
LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE :

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Columbus, OH 43206
614-674-6696

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THE OLIVER DEVELOPMENT
DD-14 RENDERING - APARTMENT UNIT
LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE :

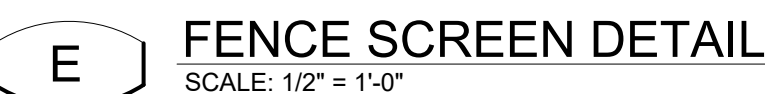
G U N Z E L M A N
architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614-674-6696

GAI



reynoldsburg, ohio, 05.10.2021 - #20047





NLS LIGHTING
OLIVER DEVELOPMENT
LIGHTING UNLIMITED
DATE:05/07/21

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	8	A	SINGLE	0.950	HRZ-1-T5-32L-7-40K-UNV-SINGLE @ 14' MTG. HT.
	11	B	SINGLE	0.950	HRZ-1-T4-32L-7-40K-UNV-SINGLE @ 14' MTG. HT.
	20	BLD-2	SINGLE	0.950	TBL-42-T4-16L-7-40K-BOLLARD @ 3.5' MTG. HT.
					Lum. Watts
					71
					71
					35

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPits_1	Fc	1.38	33.2	0.0	N.A.	N.A.

THE OLIVER DEVELOPMENT

DD-16 SITE LIGHTING PLAN

LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE :

GUNZELMAN
architecture + interiors

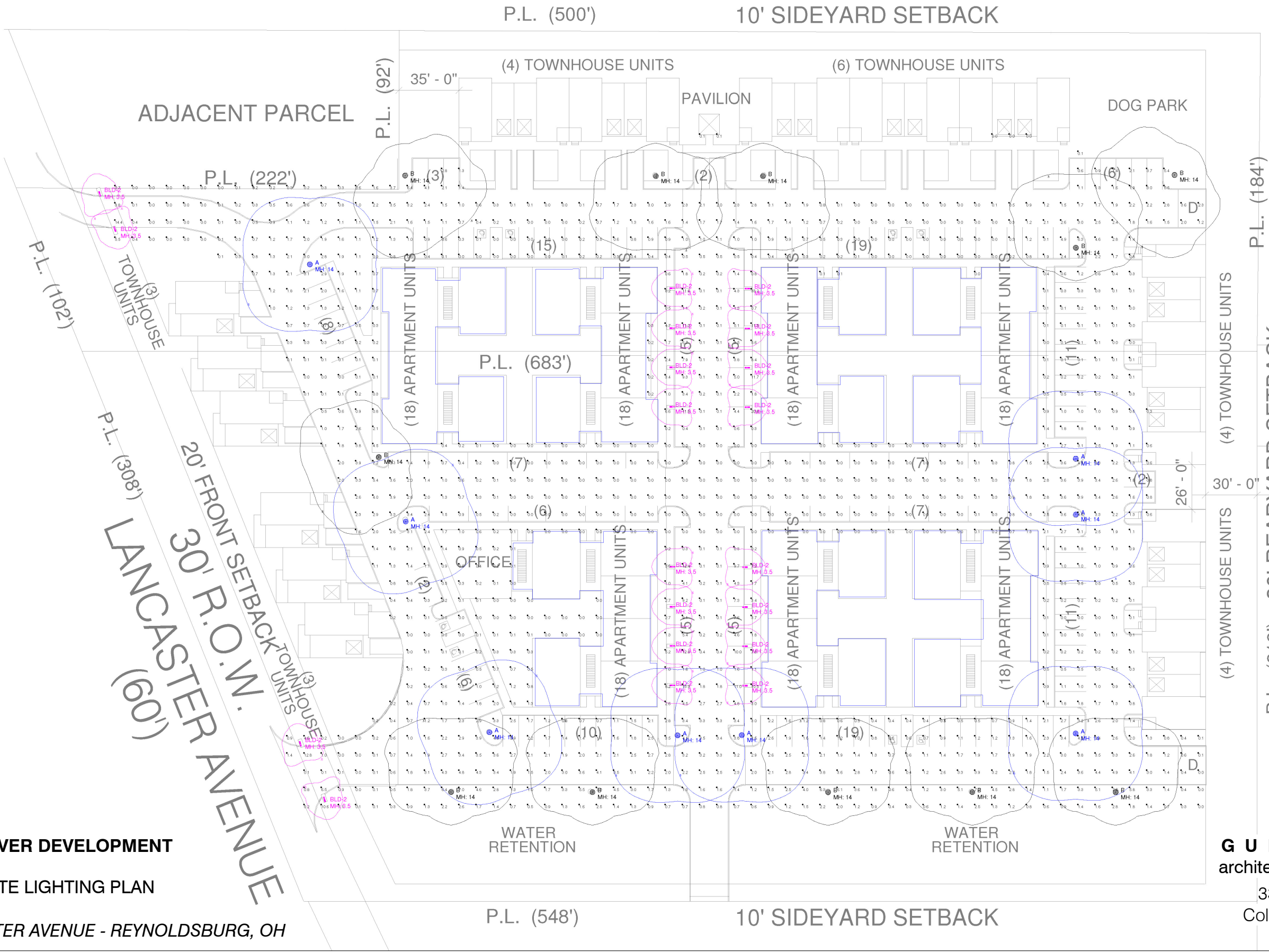
333 Stewart Avenue
Columbus, OH 43206
614-674-6696

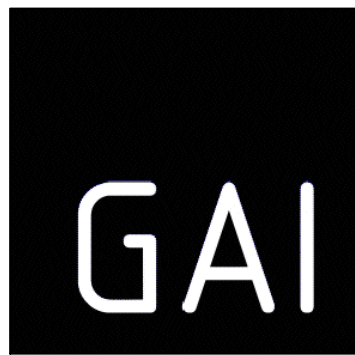
GAI

05/12/2021

Packet Pg. 74

Attachment: 20-122 The Oliver Development - Reynoldsburg Planning Packet 21.0512 (App #2021-5083, 1122 & 1170 Lancaster Avenue, Laurie





THE OLIVER
DEVELOPMENT

MULTI-FAMILY
RESIDENTIAL
SITE
DEVELOPMENT

CITY OF
REYNOLDSBURG
FRANKLIN COUNTY
OHIO

TAG	ISSUED	DATE

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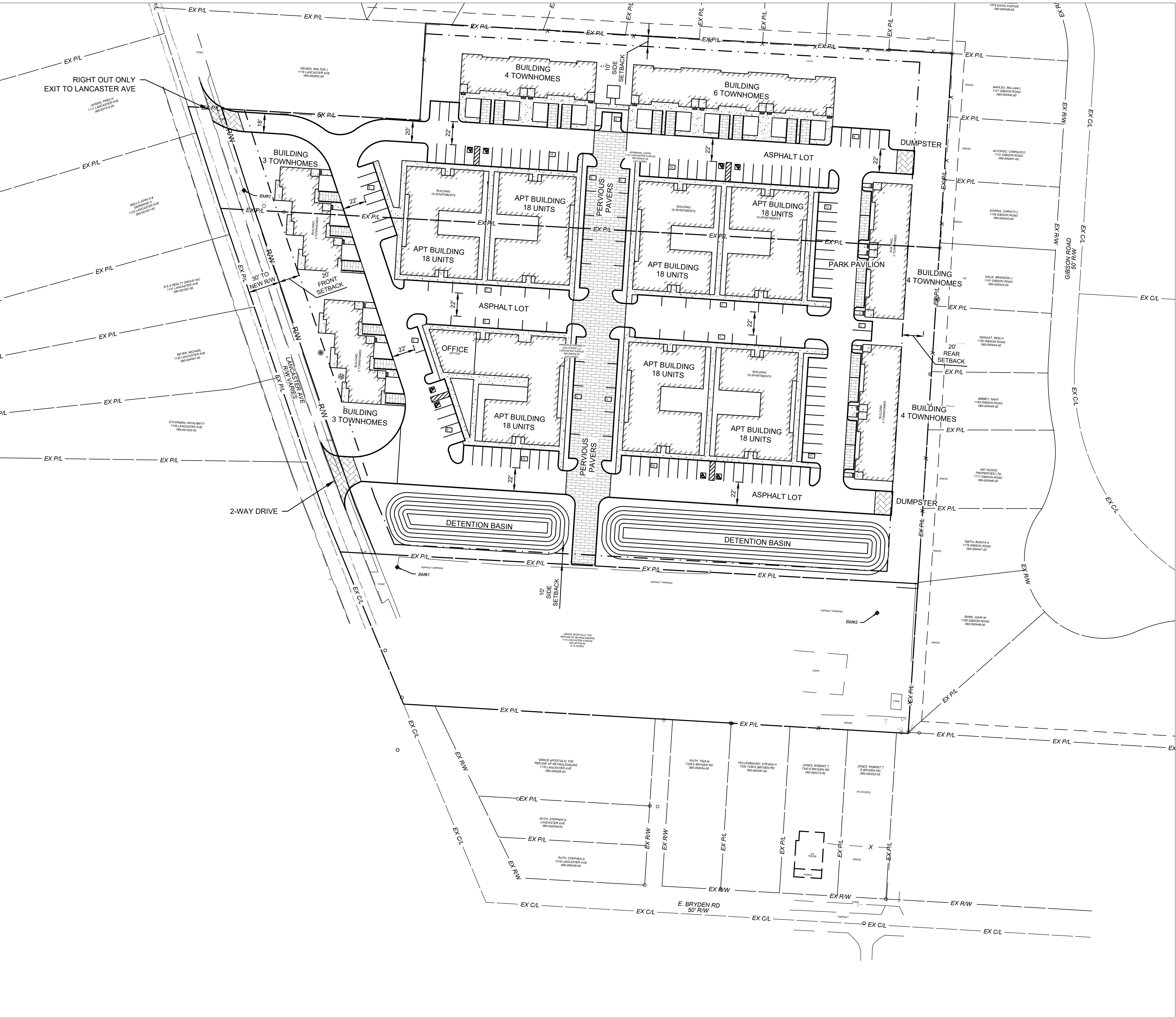
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CLIENT PROJ. NO.

OSBORN PROJ. NO.
J20160152.000

SITE PLAN

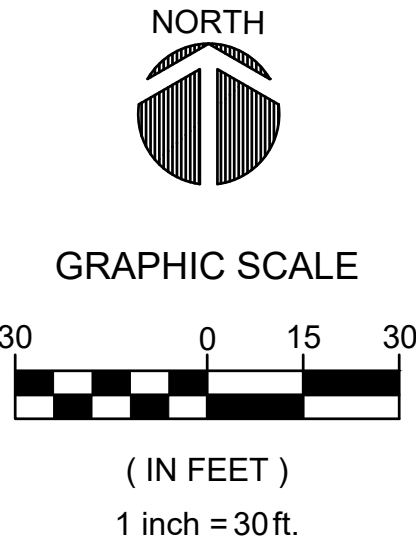
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C1.01



PARKING
TOTAL PARKING SPACES = 160 SPACES
(INCLUDING 4 VAN ADA ACCESSIBLE AND 4 STANDARD ADA ACCESSIBLE PARKING SPACES)

- SITE PLAN LEGEND**
- CONCRETE DRIVEWAY APRON & DUMPSTER PAD
 - CONCRETE WALK



D

C

B

A



THE OLIVER DEVELOPMENT
MULTI-FAMILY RESIDENTIAL SITE DEVELOPMENT

CITY OF REYNOLDSBURG
FRANKLIN COUNTY
OHIO

TAG	ISSUED	DATE

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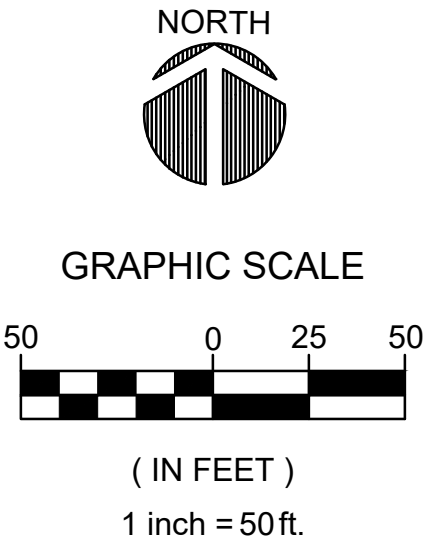
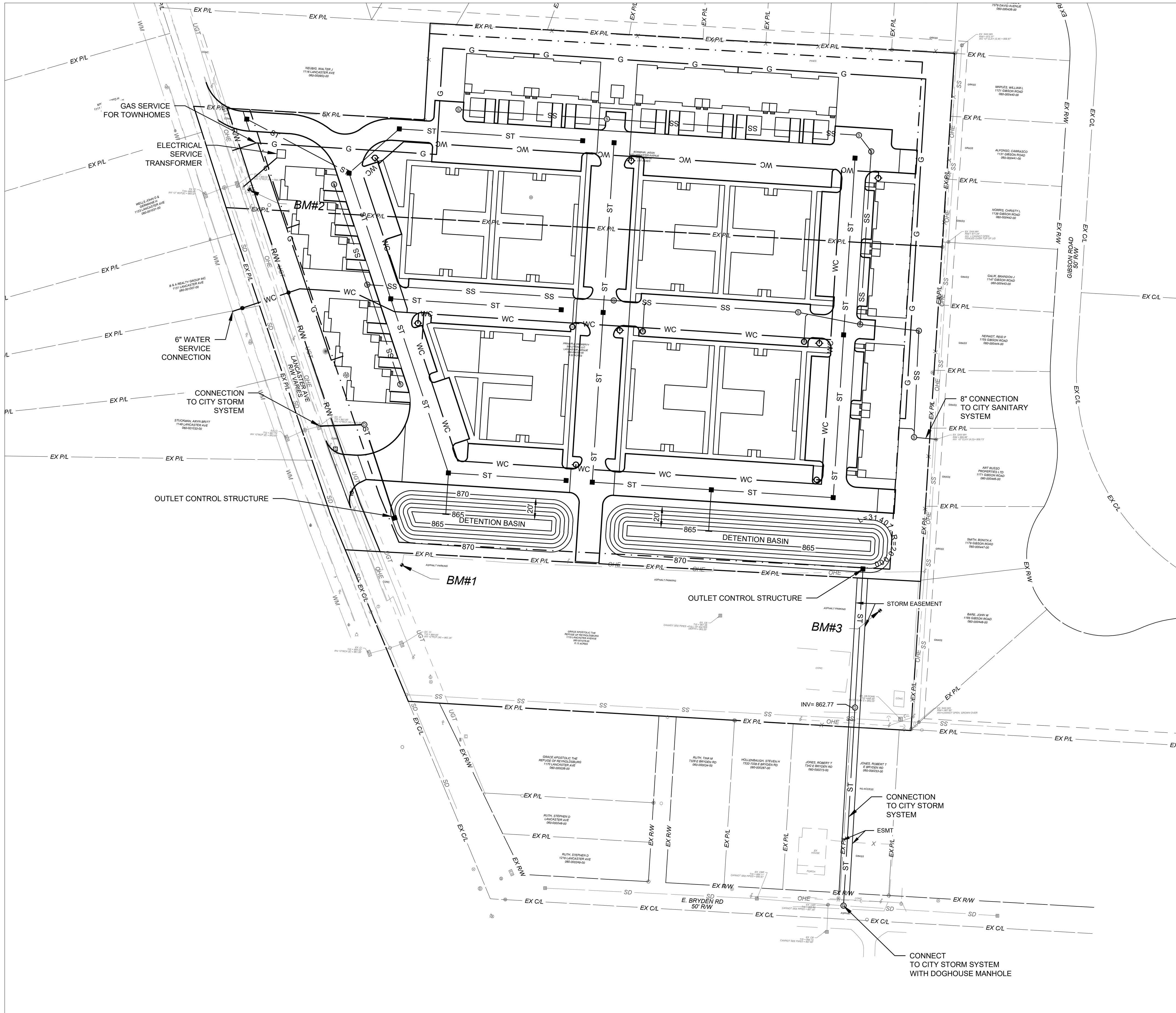
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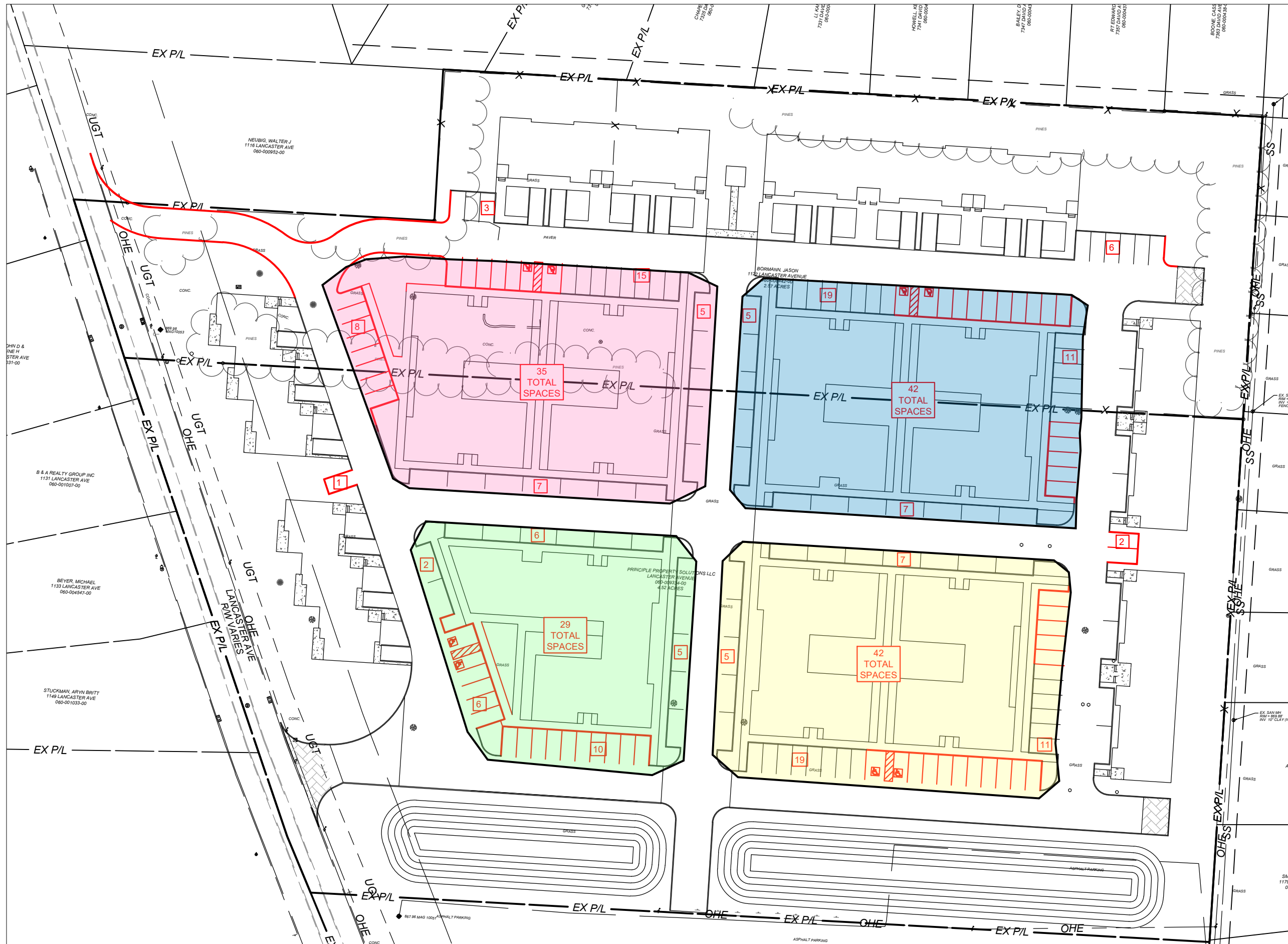
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J20160152.000

UTILITY PLAN

DRAWING NO.

C1.03





Attachment: sp01-Updated Parking (App #2021-0083, 1122 & 1170 Lancaster Avenue, Laurie Gunzelman)



Engineers, Surveyors, Planners, Scientists

April 30, 2021

The Honorable Joe Begeny
Mayor of Reynoldsburg
7232 E. Main Street.
Reynoldsburg, Ohio 43068

Subject: The Oliver Traffic Access Study

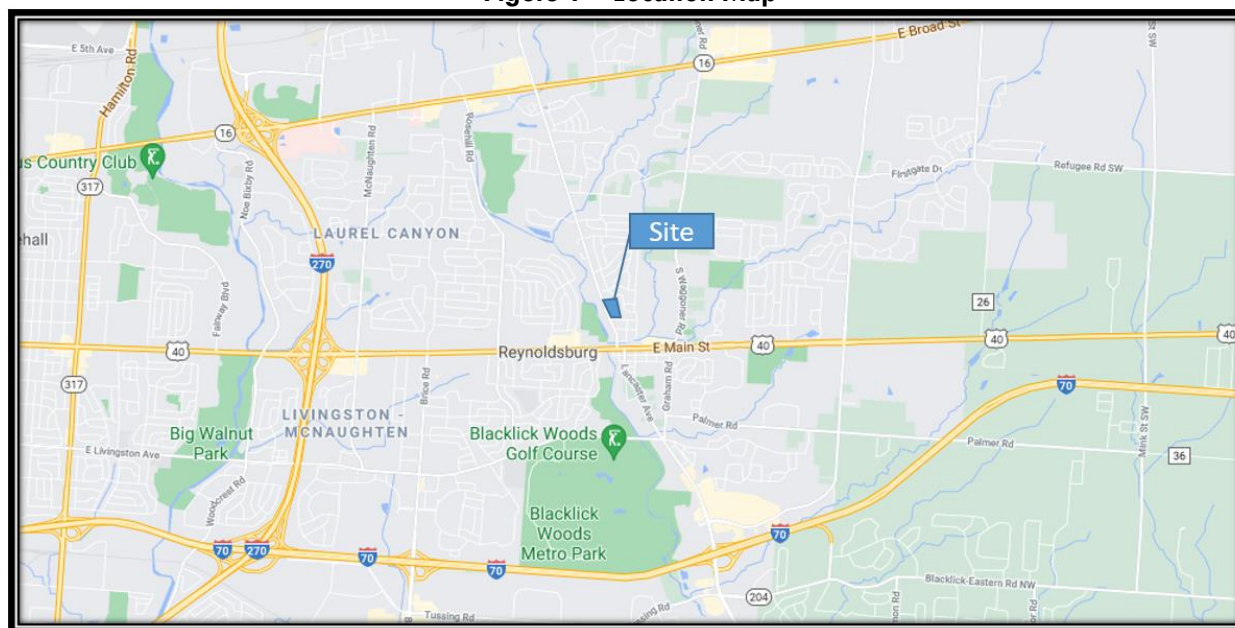
Dear Mayor Begeny,

The purpose of this letter is to summarize the results of analysis for a proposed residential development in Reynoldsburg.

Proposed Development & Access Plan

The proposed Oliver residential development consists of 30 townhomes and 126 apartment units located on the east side of Lancaster Avenue north of Main Street (US-40) as shown in **Figure 1**. There are two proposed access points located on the Lancaster Avenue site frontage. A schematic plan for the site is attached.

Figure 1 – Location Map



Study Area

The following intersections comprise the Study Area for this access study:

- Lancaster Avenue & Site Drive North
- Lancaster Avenue & Site Drive South

All Study Area intersections are under the jurisdiction of the City of Reynoldsburg.

Data Collection

Machine turning movement counts were conducted at the intersection of Lancaster Avenue/Wollam Avenue on Thursday, April 8, 2021 from 7:00 AM to 9:00 AM, and from 4:00 PM to 6:00 PM, while nearby schools were in session. This traffic count data is used to calculate through volumes along Lancaster Avenue for analysis as described below. The traffic count data can be found attached to this letter.

Site Trip Generation and Distribution

Site generated trips were forecast using data and methodology contained in the Trip Generation Manual, 10th Edition (Institute of Transportation Engineers, 2017). This study estimated morning and afternoon peak hour traffic volumes using land use code 220 (multifamily low rise housing) as shown in **Table 1**. The expected trips generated by the development are 73 vehicles (17 entering and 56 exiting) and 88 vehicles (55 entering and 33 exiting) during AM and PM peak hours, respectively.

Table 1 –Trip Generation Calculation

Land Use	Square Feet or Units	ITE Code	Time Period	ITE Formula	Total Trips	Trips Entering	Trips Exiting
Multifamily Housing	156	220	ADT	$T = 7.56(x) - 40.86$	1,140	570	570
Low Rise (One or two floors)	units		AM Peak	$\ln(T) = 0.95\ln(x) - 0.51$	73	17	56
			PM Peak	$\ln(T) = 0.89\ln(x) - 0.02$	88	55	33

Site generated traffic volumes were assigned to Study Area intersections based on a distribution we determined from observed traffic volumes and assessment of area characteristics. We distributed site traffic as follows:

- 49% to/from the north
- 51% to/from the south

Background Growth and Traffic Projections

A background-traffic growth rate of 1% was applied to the Study Area. This is a modest growth rate for the surrounding area, as Lancaster Avenue north of E Main Street and south of E Broad Street is built out, with a majority of residential suburban neighborhoods. We applied the growth rates to current count data to project future opening-year (2022) and horizon year (2032) background traffic volumes.

Traffic Analyses

Turn Lane Warrants

An existing two-way-left-turn-lane provides for left turn movements at proposed site access points. Right turn lane warrants were evaluated at the Lancaster Avenue site access points pursuant to the requirements set forth in the Location and Design Manual §400 (Ohio Department of Transportation). The results of the analysis show that right turn lanes are not warranted at either site access points.

Intersection Capacity Analyses

HCS7 software implementing HCM 6th Edition methodology was utilized to evaluate peak hour operational characteristics of Study Area intersections in the opening year (2022) and horizon year (2032) with site-generated traffic. Intersections are graded using a level of service (LOS) designation. Levels of service are expressed in terms of letter grades with LOS A representing the highest quality traffic flow and minimal delay, and LOS F representing poor traffic operations and significant delay. A minimum overall intersection level of service (LOS) of D, minimum approach LOS of D and minimum individual movement LOS E is considered acceptable. **Table 2** summarizes the results of capacity analysis. Both site access points will

operate at LOS B (AM) and LOS C (PM) in 2022 and 2032 utilizing existing roadway features. The southbound left turn movements entering the site, using the existing two-way-left-turn-lane on Lancaster Avenue, have a LOS A across all scenarios. Detailed capacity analysis software reports are attached for reference.

Table 2 – Capacity Analysis Results

Time Period	Year	Scenario	Conditions	WBLT	WBRT	Approach	SBLT	Approach
Lancaster Avenue & Site Drive North								
AM Peak Hour	2022	Build	Existing Conditions	B/12.8	B/12.8	A/7.9	A/0.1	
	2032	Build	Existing Conditions	B/13.5	B/13.5	A/8.0	A/0.1	
PM Peak Hour	2022	Build	Existing Conditions	C/20.9	C/20.9	A/8.9	A/0.2	
	2032	Build	Existing Conditions	C/23.9	C/23.9	A/9.2	A/0.2	
Lancaster Avenue & Site Drive South								
AM Peak Hour	2022	Build	Existing Conditions	B/12.6	B/12.6	A/7.9	A/0.1	
	2032	Build	Existing Conditions	B/13.7	B/13.7	A/8.0	A/0.1	
PM Peak Hour	2022	Build	Existing Conditions	C/21.5	C/21.5	A/8.9	A/0.2	
	2032	Build	Existing Conditions	C/24.6	C/24.6	A/9.2	A/0.2	

X/X = Overall LOS / Average Delay Per Vehicle

Findings and Recommendations

The results of the turn lane warrant and capacity analysis show that the existing road alignment and traffic control on Lancaster Avenue has enough reserve capacity to accommodate the development of The Oliver. No changes are necessary to accommodate the development.

Should questions or comments arise during your review of this report or if I may be of further assistance in this matter, please feel free to contact me at (614) 775-4640.

Sincerely,



Lawrence C. Creed, Esq., PE
Principal
Director of Traffic Engineering Services



Engineers, Surveyors, Planners, Scientists

MEMO

Date: May 26, 2021

To: Mr. Andrew Bowsher, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: The Oliver

Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the private development plan for the Oliver project. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. A Traffic Access Study was prepared by EMH&T on behalf of the City of Reynoldsburg in April, 2021. The findings of the study indicate that the two proposed site access points will have an acceptable level of service at opening and horizon year conditions. The existing surrounding road network including the two-way-left-turn-lane on Lancaster Avenue have adequate capacity to accommodate the development.
2. The site plan includes two access points on the east side of Lancaster Avenue; one at the northwest limits of the development and one to the southwest. The northwest access point is currently shown as a right-out-only access. The southwest access is two-way. There is an additional access point along the southern property line that will connect into the existing pavement of the neighboring Grace Apostolic Church. It is assumed that an access easement and/or agreement will be required between the properties.
3. The proposed pavement adjacent to the Neubig property near the northwest corner of the project includes no or very minimal setback from the property line.
4. The internal private street network shows widths of 22' for the majority of the project. The right-out drive is shown with a width of 18' and an adjacent drive is shown as 20'. All are sufficient.
5. Pervious pavement is shown as the pavement section along the central north-south internal drive. Details of the section must be submitted with the PGU along with information on how this system will function with the stormwater management system for the site. Additionally, who will be responsible for ownership and maintenance of the paver system?
6. Although a typical section is not provided, it is assumed the section will be an inverted crown with catch basins in the center of the drives, as shown. On the PGU, please provide pavement section and curb details, as well as locations of underdrain, if applicable.
7. No pavement sections or details were provided with the development plan but need to be provided with the PGU.

UTILITIES

8. Provide Water and Sewer demands through the Facility Demand Worksheet.
9. The plans show a 6" private water connection from the existing watermain on the west side of Lancaster Avenue. Provide calculations that show a 6" tap and private watermain can support not

only the domestic demand for the project, but also the required fire flow from the onsite hydrants and/or sprinkler systems within the buildings (if applicable).

10. Show water meter pit and hot box(es) in PGU.
11. The site's sanitary sewer system will connect to an existing 12" sanitary sewer along the eastern property line of the project. Minimum 20' easements must be provided for the sewer within the project and must be shown and labeled on the plan. If the project is not being platted, the easement legal descriptions and exhibits must be submitted with the PGU.
12. Submit sanitary calculations and tributary map with the PGU. Please show within the calculations that the existing sewer immediately downstream of the connection point (from connection manhole to next downstream manhole) has available capacity for the project.
13. For lighting, the project is proposing a post-top style with an acorn style luminaire, similar to the City's standard drawing R-26. The submitted photometric analysis shows dark spots primarily on the interior of the site, but does provide adequate lighting at intersections. Will there be additional lighting or building lighting to provide light to the central portion of the site?

STORMWATER

14. The project includes two stormwater detention basins which appear to be dry basins. The basins are located at the southern end of the project. The western portion of the site drains to the western basin and the central and eastern portions of the site drain to the eastern basin. Each basin shall be designed in accordance with the City's Stormwater Design Manual. Provide a stormwater management report with the PGU.
15. The western detention basin is shown outletting into an existing curb and gutter inlet on the west side of Lancaster Avenue which has a 12" outlet pipe. As part of the stormwater management report, provide evidence that the existing 12" pipe has capacity to accept the flow from this basin.
16. The eastern basin is shown outletting to the south through the Grace Apostolic Church and Robert Jones properties and connecting to an existing 12" storm sewer in Bryden Road. Easements will be required through these properties and have been shown. Please provide the City with evidence that these owners are acceptable to these easements. Additionally, demonstrate that the existing 12" sewer has capacity to accept this flow in the stormwater management report.
17. Provide flood routing arrows on future submissions.
18. Given the proximity of the basins to proposed drives and the church property to the south, we recommend that a barrier such as fence or guardrail be incorporated to provide protection for vehicular and pedestrians.

DETAILS / SPECIFICATIONS

19. Please label the structure on between the residential buildings on the north side of the site. Is this a mail building?
20. Please provide an existing conditions plan showing the existing topography, utilities and other features currently on the subject site.
21. The project will require a lot combination as it is currently two separate parcels.
22. Where applicable, refer to Reynoldsburg Standard Construction Drawings.

May 25, 2021

Planning Commission
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: 1122 & 1170 Lancaster Avenue – Development Plan Amendment #2021-5083 Staff Report

Planning Commission:

Below is the staff review of the above referenced application.

1. Project Summary

- a. The property is located on two parcels at 1122 & 1170 Lancaster Avenue (parcel ID nos. 060-008442 & 060-009334). The property is within the Residential Medium (RM) Zone.
- b. The applicant, Laurie Gunzelman, is requesting Planning Commission approval of an amendment to an approved Major Site Plan allowing for the construction of a new residential development on a 7.6-acre site. The project will consist of 24 townhome units with attached garages and 126 apartment units, as well as a pavilion and dog park. There is an existing single-family home on the site.
- c. The development received Major Site Plan approval at the November 5, 2020 Planning Commission meeting. No variances are being sought.

2. Zoning Review (Section 1103.19)

- a. The property is within the Residential Medium (RM) Zone. The proposed use ('Dwelling - Attached Single-Family' and 'Dwelling – Multi-Unit Building Complex') is listed as a permitted use in RM.
- b. The proposed development complies with the RM Zone in terms of building height, lot coverage, and setback requirements. The RM Zone sets a max density of 24 units per acre. The proposal calls for 19.7 units an acre (150 total units on 7.6 acres).
- c. Staff is supportive of the updated site layout with 2-story townhomes on the exterior and 3-story apartment buildings concentrated in the development's interior. The suggested building typology for 'Dwelling - Attached Single-Family' encourages rear garage access as well as private open space for each

unit, though these are illustrative rather than regulatory features. Additionally, the City's Comprehensive Plan encourages pedestrian-friendly features for infill development such as walking paths and/or trail connectivity.

- d. The development meets the off-street parking requirement. Required parking for the townhomes is 1 enclosed and 1 unenclosed off-street parking space. Each townhome unit will have a 1-car garage, as well as driveway parking (excluding 8 units along the rear of the property with parking across the private drive). Apartments require 1 parking space per unit plus 1 for every 5 units, or 152 total spaces for 126 units.
 - e. Access to the site and all units will be from dual drives along Lancaster Avenue. The northern access road will be a right-in, right-out-only, while the southern access road will be two-way. A traffic access study was conducted by EMH&T (see City Engineer's report) which concluded the proposed development is adequately served by existing road infrastructure. Pervious pavers are being proposed for townhome driveways as well as the central north-south drive through the development.
 - f. The landscape concept plan meets zoning code requirements. Screening between residentially-zoned properties is not required, however the proposed development calls for landscaped screening along the perimeters of the lot. Additionally, the proposal calls for preservation of existing trees along the rear of the property and inclusion of street trees along Lancaster Avenue.
 - g. To address surface water drainage, the proposal also calls for two stormwater detention basins along the Southern edge of the property. Please see Engineer's report for further analysis.
 - h. Neighborhood entry signs are permitted in RM. Separate zoning sign permits will need to be submitted for all site signage.
3. **Staff Recommendation**
- a. The Commission shall consider whether the proposed Major Site Plan is consistent with the standards contained in the City's zoning ordinance and Comprehensive Master Plan.

If you have any questions or comments, please feel free to contact us.