



**SERVICE COMMITTEE - MEL CLEMENS
MONDAY APRIL 10, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE COMMUNITY
DEVELOPMENT COMMITTEE MEETING**

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

President: DOUG JOSEPH

Ward Members: Ward I – Stephen M. Cicak
Ward II – Brett Luzader
Ward III – Marshall Spalding
Ward IV - Mel Clemens

At Large Members: Barth R. Cotner
Chris Long
Dan Skinner, Esq.

COMMITTEES:

Community Development: Chmn Skinner, Spalding, Cicak, Luzader
Safety: Chmn Long, Cicak, Luzader, Spalding
Service: Chmn Clemens, Luzader, Spalding, Cicak
Finance: Chmn Cotner, Long, Clemens, Skinner

* * * * *

Agenda is subject to amendment by Committee/Council at the time of the meeting.

All meetings of the Council shall be held in accordance with the general laws of Ohio pertaining to requirements for open meetings of public bodies.

If you wish to speak before City Council concerning a specific topic on the agenda, or about a specific topic not on the agenda, please complete a “Speaker Form” and give to the Clerk of Council. Forms are located in the wooden box on one of the bench seats in the atrium. Copies of the Rules of Discussion are available next to the wooden box.

*April Beggerow
Clerk of Council*

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - a. Service Committee – Committee Meeting – March 27, 2017
4. Discussion
 - a. ORDINANCE ACCEPTING a RECORDED DEED (1.25 Acre Property) FROM JOHN TRURO HOLDINGS, LLC.
 - b. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED – 0 E Main St, Reynoldsburg, Ohio, from CC Community Commerce District to PND Planned Neighborhood Development District, Applicant, Nicole Boyer. (Second Reading 3/13/2017, Planning Commission 3/2/2017; Held from 3/27/2017).
 - c. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1131 Definitions. (Second Reading 3/27/2017, Planning Commission 3/2/2017).
 - d. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1161.02 Special Purpose Districts of Chapter 1161 Zoning Districts; Section 1183.04 Use Regulations and Development Standards of Chapter 1183 Planned Neighborhood Development District; AND AMENDING THE TITLES OF Chapter 1184 Planned Commercial Development; Chapter 1192 F-1 Flood Plain Overlay District; Chapter 1193 "HD" Historic Overlay District; and Chapter 1196 Community Commercial Overlay. (Second Reading 3/27/2017, Planning Commission 3/2/2017).
 - e. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1181.06 General Sign Regulations of Chapter 1181 Signs and Graphics. (Second Reading 3/27/2017, Planning Commission 3/2/2017).



**SERVICE COMMITTEE - MEL CLEMENS
MONDAY MARCH 27, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE PREVIOUS
MEETING**

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

1. Call to Order

PRESENT: Clemens, Cicak, Luzader, Spalding, Joseph
ABSENT:

2. Approval of Agenda

Agenda stands as approved.

3. Approval of Minutes

a. Service Committee – Committee Meeting – March 13, 2017

Minutes stand as approved.

4. Discussion

- a. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED – 0 E Main St, Reynoldsburg, Ohio, from CC Community Commerce District to PND Planned Neighborhood Development District, Applicant, Nicole Boyer. (Second Reading 3/13/2017 Planning Commission 3/2/2017).**

Mr. Snowden: Thank you Chairman Clemens, other Members of Committee and Members of Council, this Ordinance was reviewed at the March 2nd meeting of the Planning Commission, where it received a recommendation for approval on several conditions. One of the conditions was that we complete the review of a Traffic Study. The applicant, per our procedures, has to provide us with a Traffic Study, which we forward to the City's Engineer, at the Applicant's cost. Our City Engineer is in the process of reviewing. They have reviewed at least four, if not five, of those in the last month and a half. They have not completed the review for this one. Secondly, the rezoning text needs to be reviewed by me. Due to Staff's workload, I have not reviewed the text. I would like to digest that, rather than scramble and have it thrown on your desk right before a meeting and not get a chance to look it over. The Planning Commission's recommendation was for approval. I am going to recommend that the Committee table this to its next regular meeting, in order to allow those two items to be presented to the Committee and the full Council. The Applicant is here

Minutes Acceptance: Minutes of Mar 27, 2017 7:33 PM (Approval of Minutes)

tonight and they are looking to make a presentation. Other than that, I would be happy to answer any questions and I will turn things back over to our Chairman.

Chairman Clemens: Do we have a speaker? Name and address please.

Mr. Swiney: My name is Timothy Swiney with Wallick Communities, 6880 Tussing Rd. Before I get into our presentation, I wanted to acknowledge that Mr. Snowden and I did have an opportunity to speak late last week regarding the zoning text and we both concurred that it was in the best interest to request the vote be tabled in more of an effort to be collaborative and to give everyone an opportunity to review the documents and the text to make sure that everyone has had ample time to review and digest. We did not want anything to be handed to you the day of the meeting and not have sufficient time to review. If it is ok with the Committee, I would like to show some renderings and clarify a couple of points. What I really wanted to do tonight, I know this has been on the front burner for a while and we have discussed this through several meeting, I just wanted to reiterate that the proposed concept is a very innovative and progressive in nature. It consists of a new construction of an entire senior living campus. And, by senior living campus what we mean is a true location where the residents are able to age in place in a quality, decent, safe community, that has all the services and amenities that they need to age in place comfortably. The reason we have incorporated what we have as far as the mixed uses, we have the first phase which consists of a 60 unit independent senior living community that will serve as the catalyst for the entire campus. The second phase is the assisted living component. The third phase is the intergenerational daycare facility. The reason we really looked at this site is 1., the fact that it has been vacant for well over 50 years. We understand that it is commercial. It has been zoned commercial, which I believe the Franklin County portion which is approximately nine acres, has been commercial since like 1955, and the Licking County side since the early 1960's. What we wanted to do is try to incorporate the characteristics of that commercial designation. We did that by incorporating the daycare facility. Why we thought this was unique and very innovative is while each phase of this campus has been done 100's of times all over the country, we have not seen a designation where you have a true campus setting in one location, where residents can literally start in the independent, move towards the assisted living, when needed, and you also have the daycare facility that will serve both seniors and children. The job creation, just from the two housing components alone, we estimate will generate anywhere from 65 - 70 new jobs. All of which will be fulltime jobs. Between these two settings, will also generate approximately \$250,000 of tax base for the City of Reynoldsburg. That is broken up into two components. The first revenue from income taxes which we estimate to be approximately \$40,000 to \$50,000. The second would be from real estate taxes. We understand that the majority of that money goes to the county and to the schools. So, we will be providing a significant amount of annual revenue to the school system without adding any undue stress. And by undue stress I mean, because this is a senior designated, age restricted facility, there are not going to be any children there. And to support some of these claims regarding the ability for the head of the household to be senior, and the rest could be children, we have actually done some research across our entire portfolio in Ohio. Currently, Wallick owns 13 different properties throughout the state. These 13 properties total 664 units. Of those 664 units, we have 20 units that have co-occupants, meaning husband/wife, husband/partner, resident/caretaker. The average age of

those tenants is 67 years of age. Secondly, of the 664 units, there are 8 units that actually have dependents living there. The average age of those dependents is 6-1/2 years old. That represents 1.2% of our entire portfolio of senior age restricted properties. Having said that, the property will be targeting seniors ages 55 years and older. We will also make further age restriction commitments restricting 25% of the units to ages 62 and older. Finally, we will also be targeting individuals that may qualify for the Ohio Department of Medicare Subsidy Demonstration Program. That program is really focused on persons with disabilities that may need assistance through living, having a handicapped accessible unit. Twenty percent of the units will be designed to achieve Section 504, Handicap Accessibility. The last point I really wanted to make, why we chose this project and what the benefits are. As I touched on before, the job and revenue creation. The second main contributing factor is its ability to induce future economic development. What I mean by that is both the local economy will benefit directly, and indirectly, from both construction and the operations. How will that contribute to future economic development. Well first, there are going to be funds spent on material and labor. Secondly, job creation from local suppliers, material providers, service companies. And lastly, the employees that will work at these facilities, because they are going to be working here, will also be spending their money here. Secondly, enhancing connectivity and pedestrian safety. Right now the property is just a vacant piece of ground. There is no connection between the adjacent neighborhood and Main St. There is no dedicated pedestrian walk way. There is nothing. So, as part of our proposal you can see on all three edges, Hanson St., Main St. And Carlyle Dr., we are proposing to install dedicated sidewalks that will connect the surrounding residential neighborhood with Main St., giving them safer access to bus transportation that surrounds all three sides of the site. This project does contribute to Franklin County's Consolidated Plan, which the City of Reynoldsburg did commit to in September 2014. The way it will contribute to that, this project will represent the first housing tax credit project that is dedicated to seniors, age restricted households, in ten years. There are currently 4 age restricted properties, all of which have waiting lists that are 6 - 12 months. Therefore, it is going to fulfill a very unique niche in the community that is currently being under served. I would like to point out some of the collaborative efforts that we have taken within the design itself. In our original proposal, some of the comments that we received back related to how the buildings were oriented along Main St., with the rear building facades facing Main St. We have actually taken that advice and have reoriented the buildings along main Street and Carlyle Drive so now the fronts of the buildings will face Main St., and essentially we are promoting what is called four-sided architecture. So, you won't really be able to tell what the front entrance is and what the back entrance is. Lastly, just the improved landscaping. The proposed site plan provides for an aggregate building coverage of 29.9% less than the 42.6% maximum. So, we are promoting a significant amount of green space. We are incorporating green gardens and bio swells as well as a retention basin that sits in the center of the site. We have natural landscape buffers on both the north and southern sides of the project, as well as the two secondary roads, Carlyle and Hanson St. And again, with increased lighting, site security, landscaping, we feel that the pedestrian access will be significantly enhanced. The point I would really like to touch on is I would like to clarify the type of housing this is providing. There has been reference made to Section 8, whether it is a misunderstanding of the term subsidized housing, or affordable housing. The Housing Tax Credit Program really fulfills a niche, and by niche I mean you have a demographic that can't quite afford market rate house, yet has enough earning or

income that they don't qualify for Section 8 vouchers, so where does that leave them when they go to down size. There is a significant void in the market right now, and just in a 2-1/2 mile radius around our site, there are over 4,000 income eligible senior households that are in desperate need of quality housing that they can not afford. Other than the six units on the independent units that we have committed to renting to extremely low income households, the other 54 have rents that aggregate to 87% of the market. So, we feel that the term subsidized housing has misrepresented the project and we are really filling a neat niche, a market that is currently being under served. With that, I will conclude my comments and I appreciate your time.

Chairman Clemens: Are there any questions at this time? Next speaker is Tom Feusse.

Mr. Feusse: Good evening, I'm Tom Feusse, Chief Executive Officer for Wallick Communities. The same address as Mr. Swiney. I just want to share a little about our company and the kind of work we do, to give you a flavor of who we are and why we would bring this project in front of Council. At Wallick we provide housing, 13 homes, 9 states, around the midwest. We provide homes to 30,000 residents. Our mission is around caring and service. Much of the housing we provide is for seniors. You see a lot of senior housing being built around central Ohio, the State of Ohio, and around our country, but most of the housing being built today are at very high rental price points. For example, if you look at the assisted living market, for which this project has a component, most of the assisted living being built today would have rents anywhere from \$5000 to \$8000 per month. When you take that times 12, you are talking about \$60,000 to \$90,000 a year. Our average resident in this market is 87 years old. There are not a lot of 87 year old individuals that have an income that can afford housing at \$60,000 to \$90,000 a year. So, what is happening for these individuals is, they are in the position where they have to use a combination of their income and their savings. For example, I was with my mother-in-law this weekend, she is a resident in Lansing Michigan. She is fairly frail and is in assisted living but close to going into skilled nursing. Her rent is now up to \$8000 per month and her income is \$2000 per month. So there is a gap every month of \$6000 for her. That \$6000 has to come out of her savings. At the current rate, she will be broke in about two years. This is one example, but there are many examples just like my mother-in-law. So, the situation she is in is she is afraid she will out live her savings and it is a terrible situation for our seniors and it is happening everywhere. It is hard to blame the developers for building these communities. In our particular case, because of the nature of the company we have built, we are trying to take a different approach. The approach we are trying to take is to develop communities that can be of more valued price points to help these seniors to live in more dignity and not be fretting for their savings. So typically in our situations, our rent might average \$3500 in assisted living. My mother-in-law, for example, if we had a community in Lansing, MI, and I could provide her a place to live, and her income is \$2000, now she is only taking \$1500 a month out of her savings account instead of \$6000 she is taking out today. That is what we are trying to do at Wallick Communities. We are a private owned mission based company. We are not public. We do not have to chase earnings per share and we can take a different approach. We have taken this approach in communities like Columbus, Cincinnati, and Toledo. We recently opened a property in Whitehall and there is somewhere hear to share

that story today. We are about ready to break ground in a community in Hilliard that does the same thing, and we are hoping we can do the same thing here in Reynoldsburg.

Chairman Clemens: Thank you. The next speaker is John Lucas. Try to hold these down to four minutes please.

Mr. Lucas: My name is John Lucas. My address is 2 Miranova Place, Suite 700, Columbus. I am here representing the ownership. I serve as a Trustee of a family Trust named the William C. Davis Trust. As such, this property forms a part of this trust. I became trustee in 1996. This property was owned by William C. Davis, and went into his trust at his death back in 1991. The Trust also owns and operates the Green Tree apartments which is right next door to this property. The family had always considered this property to develop multi-family. However, Reynoldsburg never seemed to have an appetite for additional multi family. A couple of times I have gone in and talked to the Development Director and other members of the Administration to see if anything had changed and if there was an appetite for multi family, and the answer was no. I looked at my notes and in September of 2014, Mayor, I met with you and the Development Director and again asked what's the attitude for multi family there and I think "Well John, we think we done the lords work with multi family and so we'd like to do something else there". Well find we'll take anything that makes some sense, please send us if you get any leads on a commercial or non multi-family use, please let us know. But unfortunately, we never had type of inquiry about commercial use. Not any whatsoever. We have had the property available for sale and formally listed the property in May of 2015. We did not get any commercial activity then. We did get the Casto organization with a concept that we talked to the administration about that ultimately, things did not work out for Casto. Then we got the Wallick proposal here that is before you. As ownership, we certainly support this application and we are also a neighbor owning the Greentree Village apartments next door. We certainly would not want something to go in that would be detrimental to Green Tree. I don't know if anybody has any questions of me, but I certainly appreciate the opportunity to speak to you.

Chairman Clemens: Thank you. Next speaker is Zach Woodruff.

Mr. Woodruff: Zach Woodruff, 360 S. Yearling Rd. Members of Council, thank you for allowing me to speak this evening. I am here as a character witness, so to speak for Wallick. I wanted to give you the City's personal experience with Wallick Communities. The City in my experience with Wallick began in 2014 with a proposed 130 unit assisted living facility known as the Ashford on Broad. Wallick's team approached the City, regarding this site which was a declining Ramada inn at the corner of Broad Street and Hamilton Road. The property was in decline and was at risk of losing it's corporate flag. Much like this potential site in Reynoldsburg, our site in Whitehall has a lot of significance not only presently but more importantly for the future. From our first meeting, Wallick's team sought out collaboration with the city, exploring creative ways to ensure that the project met and in most cases exceeded our standards and expectations. In fact, I can assure you and as you've seen tonight, that Wallick will do everything they can to work with community members to ensure that the project is elevated. Due to the nature of our partnership and Whitehall, much like you numerous meetings with stake holders occurred and revisions to the final site were made

that ultimately benefited the development. Wallick's reputation in Central Ohio, and I can tell you in Whitehall is one of professionalism and trustworthiness. You do not have to worry about them cheapening the development down the road or pulling a bait and switch. Not only does a reputation dictate that, your own zoning would not allow them to pull a bait and switch either. They are a long term stable community partner and are contributing members of the community. One of the Wallick employees is President of our Chamber. The last point I would like to make really is about development and it's potential for economic development. Now that construction in Whitehall for the Ashford on Broad is complete, the adaptive transformation finalized, what it did was provide a spark for development in Whitehall. The Ashford on Broad, as I'm sure your Development Director can attest, led to Economic Development momentum, Development is a momentum business. I can draw a direct correlation to the Ashford on Broad and Wallick's assistance in securing 650 new jobs, 30 million in new payroll and over 70 million in new capital invested in our community because we could point back to the development. I am sure that with Wallick's investment and I understand it's somewhere between 15-20 million dollars will ultimately be able to do the same. We were able to showcase additional capital investment in our community through that project. Again, I just wanted to come and speak on Wallick as a partner for the City of Whitehall.

Chairman Clemens: Thank you.

Mr. Kemer: Good evening Council Members. My name is Todd Kemer, I am President of Capital Equities. We are the commercial brokerage firm representing the ownership of the Davis Foundation. Our address is 580 N. Fourth St. We have had the property listed for several years. I have worked in Reynoldsburg leasing spaces since 1985. I cut my teeth back in Blacklick Plaza many years ago. I have owned my own company for 20 years and been in the business for 32 years. We are one of the top ten brokers and commercial leasing in Central Ohio for retail leasing and retail sales. We are one of the top ten commercial brokers in Central Ohio for office leasing and office sales. I am also one of the six super user groups in commercial real estate represented in our commercial side of our Columbus Board of Realtors. We have actively marketed this property for retail and other office/retail uses and haven't really had much progress. Most of our interest has been on the residential side. I wanted you to know that. We think this is a quality development. Also, I think it is important to know the retail centers on Broad, and retail centers on 256 and I70 have also been powerful in attracting retail businesses in those areas. Presently there are over 40 retail vacancies on E. Main St., and they total almost 160,000SF from McNaughten Road to Waggoner Road. With that kind of retail vacancy, and with over 40 existing vacant store fronts, I think there are still plenty of places for retail demand to go. Thank you.

Chairman Clemens: Thank you. Next speaker is Lisa Zambelli.

Ms. Zambelli: Good evening City Council. My name is Alisha Zambelli. My address is 2 Miranova Pl., Suite 700. I am the attorney for the William C. Davis Trust. I previously commented on the project of Wallick Communities and expressed support for the project. I will not waste your time. You have heard Todd Kemer who is much more qualified than I to speak of the commercial demand for the subject real property, and then John Lucas as

Trustee speak similarly of lack of commercial interest. As the owner the Green Tree Apartments at 8000 E. Main St., our team certainly vetted the Wallick Communities project to ensure the project was a quality project that once completed would benefit the value of our asset, Green Tree Apartments.

Chairman Clemens: Did you agree on this for two weeks.

Mr. Swiney: Yes, I agreed with Eric that if we could get the zoning text and the traffic study completed, with enough time for you to review, then I am ok with that.

Chairman Clemens: I want to thank all the speakers this evening. We appreciate having you here. I would like to make a motion that we hold this for two weeks. I have a second from Mr. Luzader, all in favor say, "Aye." *(Multiple "Ayes" heard.)*

RESULT:	ITEM HELD	Next: 4/10/2017 7:33 PM
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- b. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: AMENDING SECTION 905.03 DUTY TO MAINTAIN SIDEWALK AND TREE LAWN OF CHAPTER 905 STREETS GENERALLY; AND SECTION 917.02 PLANS AND SPECIFICATIONS TO BE ATTACHED TO PERMIT OF CHAPTER 917 DRIVEWAYS. (Second Reading 3/13/2017).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/27/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
AYES:	Clemens, Cicak, Luzader, Spalding	

- c. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 913.04 Specifications, Permit Fee of Chapter 913 Private Roadways and Section 1127.09 Underground Electric and Telephone Lines of Chapter 1127 Standards. (Second Reading 3/13/2017).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/27/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
AYES:	Clemens, Cicak, Luzader, Spalding	

- d. Ordinance Authorizing the Mayor to Enter into a "Governmental Aggregation Program Agreement" with Volunteer Energy Services, Inc., to Provide Full Requirements Retail Natural Gas and Related Administrative Services to an Aggregated Group and Declaring an Emergency. (First Reading 3/13/2017).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/27/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
AYES:	Clemens, Cicak, Luzader, Spalding	

Minutes Acceptance: Minutes of Mar 27, 2017 7:33 PM (Approval of Minutes)

City Attorney's Office**Jed Hood****7232 E. Main Street****Reynoldsburg OHIO 43068****Phone****ORDINANCE REQUEST**

DATE: **April 10, 2017****TO:** **Service Committee****RE:** ORDINANCE ACCEPTING A RECORDED DEED (1.25 acre property)
FROM JOHN TRURO HOLDINGS, LLC.

Included is the Recorded Deed which includes parcels 060-008860-00 and 060-008861-00 located off of Truro Avenue. Received from John Truro Holdings, LLC.

HURTUK & DAROFF CO., LLP
Attorneys at Law

Parkland Terrace
6120 Parkland Boulevard, Suite 100
Cleveland, Ohio 44124
Tel: 440.605.6660
Fax: 440.605.6666
www.hurtukdaroff.com

VIA FEDEX AND EMAIL

March 17, 2017

Jed Hood
Reynoldsburg City Attorney
7232 E. Main Street
Reynoldsburg, Ohio 43068

RE: Approximately 1.25-acre Property on Truro Avenue in Reynoldsburg, Ohio ("Property")

Dear Jed:

For your records, enclosed please find the original, recorded Limited Warranty Deed conveying the Property from John Truro Holdings, LLC to the City of Reynoldsburg.

If you should have any questions, please do not hesitate to contact me. Thank you.

Very truly yours,



Lauren M. May, Esq.

Enclosure

cc: Ed Hurtuk (w/ encl. via e-mail)
Jim Frey (w/encl. via e-mail)

Attachment: 2017-03-23 Deed Truro Ave (1710 : Accept Recorded Deed)



Instrument Number: 201703100033530
Recorded Date: 03/10/2017 12:46:12 PM



Daniel J. O'Connor
 Franklin County Recorder
 373 South High Street, 18th Floor
 Columbus, OH 43215
 (614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Transaction Number: T20170016841
Document Type: DEED
Document Page Count: 3

Submitted By (Walk-In):
 AMERICA LAND TITLE AFFILIATES LLC

Walk-In

Return To (Mail Envelope):
 AMERICA LAND TITLE AFFILIATES LLC

Mail Envelope

First Grantor:
 JOHN TRURO HOLDINGS LLC

First Grantee:
 REYNOLDSBURG CITY OF

Fees:

Document Recording Fee:	\$28.00
Additional Pages Fee:	\$8.00
Total Fees:	\$36.00
Amount Paid:	\$36.00
Amount Due:	\$0.00

Instrument Number: 201703100033530
Recorded Date: 03/10/2017 12:46:12 PM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover sheet appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Attachment: 2017-03-23 Deed Truro Ave (1710 : Accept Recorded Deed)

3,4

Conveyance	
Mandatory-	65.00
Permissive-	65.00 JT
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

4257

TRANSFERRED
MAR 10 2017
CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **JOHN TRURO HOLDINGS, LLC**, an Ohio limited liability company ("Grantor"), for valuable consideration paid, hereby grants with limited warranty covenants to **THE CITY OF REYNOLDSBURG**, an Ohio political subdivision ("Grantee"), whose tax mailing address is 7232 E. Main Street, Reynoldsburg, Ohio 43068, all such right, title and interest of Grantor in and to the real property, with appurtenances thereunto belonging, situated in the City of Reynoldsburg, County of Franklin, and State of Ohio, as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

Permanent Parcel Nos.: 060-008860-00 and 060-008861-00

America Land Title Affiliates, LLC

Property Address: Truro Avenue, Reynoldsburg, Ohio

File No. 5910

Prior Deed Reference: Instrument No. 200303070068688 of the Official Records of Franklin County, Ohio

Subject to conditions, covenants, easements, limitations, reservations and restrictions of record, if any, zoning ordinances, if any, and real estate taxes and assessments, both general and special, which are a lien but not yet due and payable.

(signature appears on following page)

Attachment: 2017-03-23 Deed Truro Ave (1710 : Accept Recorded Deed)

Grantor caused this Deed to be executed as of the 27th day of February, 2017.

GRANTOR:

JOHN TRURO HOLDINGS, LLC,
an Ohio limited liability company

By: [Signature]
Name: Glen A. Digger
Title: General manager

STATE OF OHIO)
) SS
COUNTY OF Franklin)

The foregoing instrument was acknowledged before me on this 27th day of February, 2017 by Glen A. Digger, the General manager of John Truro Holdings, LLC, an Ohio limited liability company, on behalf of said limited liability company.



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

[Signature]
Notary Public

Name: Natalie C. Timmons
My commission expires: 9/4/2020

This Instrument Prepared By:

Lauren May, Esq.
Hurtuk & Daroff Co., LLP
Parkland Terrace
6120 Parkland Boulevard, Suite 100
Cleveland, Ohio 44124

J:\Redwood Acquisition LLC\Reynoldsburg - Truro Ave (John Truro Holdings)\Closing Documents\Limited Warranty Deed v2.doc

Attachment: 2017-03-23 Deed Truro Ave (1710 : Accept Recorded Deed)

EXHIBIT A

PARCEL I:

Situated in the City of Reynoldsburg, County of Franklin, and State of Ohio, and bounded and described as follows:

Beginning at an iron pin 106.6 feet South of the Southeast corner of Lot 12 of John S. Ayers' First Addition to Reynoldsburg, as said lot is delineated and described in Plat Book 10, Page 178, Recorder's Office, Franklin County, Ohio;

Thence due South 47 feet to an iron pin;

Thence in a Southeasterly direction 227 feet to an iron pin;

Thence in a Southwesterly direction 25 feet to an iron pin;

Thence West 186 feet to an iron pin;

Thence North 340 feet to an iron pin in the South line of land belonging to John S. Ayers;

Thence East 151 feet to the Place of Beginning, containing 1.25 acres, more or less.

O-106-E
All of
(060)
008860

PARCEL II:

Situated in the City of Reynoldsburg, County of Franklin, and State of Ohio, and bounded and described as follows:

Beginning at an iron pin located at the Northwest corner of a 1-1/4 acre tract now owned by Grantees and conveyed to them by John S. Ayers and Mary Ayers, his wife, by deed dated September 30, 1927 and recorded in D.B. 918, Page 475;

Thence South on the West line of said 1-1/4 acre tract 340 feet to an iron pin at the Southwest corner of said 1-1/4 acre tract;

Thence in a Southwesterly direction 24 feet to an iron pin;

Thence North 342 feet to an iron pin;

Thence East 9 feet 7 inches to the Place of Beginning, containing 1/10th of an acre, more or less..

O-106-E
All of
(060)
008861



Attachment: 2017-03-23 Deed Truro Ave (1710 : Accept Recorded Deed)

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: April 10, 2017**TO: Service Committee****RE: ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF
THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE
NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY
AMENDED - 0 E Main St, Reynoldsburg, Ohio, from CC Community
Commerce District to PND Planned Neighborhood Development
District, Applicant, Nicole Boyer. (Second Reading 3/13/2017, Planning
Commission 3/2/2017; held from 3/27/2017).**

Rezoning request.



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

Application #: 176120

Permit #: _____

Date Submitted: 12/9/16

Fee Amount: \$850.00

☒ Paid: 1381

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION		
Property Address:		FOR DISTRICT AMENDMENT ONLY
Description of Location: Main Street between Carlyle Drive and Hanson Street		Proposed Zoning: PND
Parcel ID(s): 060-003828-00, 13-030390-00.000		Size of Area to be Rezoned: 14.627 ac
Number of Lots: 2	Present Zoning: CC	Present Use: Vacant Lot
Complete Where Applicable:		Existing Structures: N/A
Engineer/Surveyor: <u>Geographics</u>		
Builder: <u>Wallick Construction</u>		
		Proposed Use: Senior Housing Campus
III. PROPERTY OWNER OF RECORD		
Property Owner Name(s): JOHN C. LUCAS TRUSTEE William C. Davis Trust		Property Owner Address(s): 2 Miranova Place, Suite 700, Columbus, Ohio 43215
IV. APPLICANT INFORMATION		
Applicant Name: Wallick Asset Management attn. Nicole Boyer		
Applicant Address: 6880 Tussing Road, Reynoldsburg, Ohio 43068		
Applicant Phone Number: 614-552-5929		Applicant Email: nboyer@wallick.com
I. PROJECT TYPE		
☒ District Amendment (Rezoning) (\$750 Residential plus \$50 per lot/\$1,000 Non-Residential)		
☐ Amendment of Development Plan or Text (\$500)		
☐ Major Site Plan (\$500)		

Applicant Signature: John C. Lucas, Trustee Date: 11-29-16
*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	Planning Com. Meeting	City Council Meeting
	☐ Historic District	Date: _____	Date: _____
	☐ CC Overlay	☐ Approved as Submitted	☐ Approved as Submitted
		☐ Approved w/ Conditions	☐ Approved w/ Conditions
		☐ Tabled	☐ Tabled
		☐ Denied	☐ Denied
	Add'l Approvals Req'd	Planning Admin: _____ Date: _____	
	☐ DRB	Clerk of Council: _____ Date: _____	
	☐ BZBA		

Purchase and Sale Agreement**Exhibit B****Legal Description of the Property****9.006 Acres – Franklin County**

Situated in the County of Franklin, in the State of Ohio and in the City of Reynoldsburg, and bounded and described as follows:

Being Reserve “D” of Ludlow Subdivision, as the same is numbered and delineated upon the recorded plat thereof, in Plat Book 33, pages 72 and 73, Recorder’s Office, Franklin County, Ohio.

Subject to all restrictions, rights-of-way, and easements, if any, of previous record.

Parcel No. 060-003828-00

5.63 Acres – Licking County

Situated in the County of Licking, in the State of Ohio, and in the City of Reynoldsburg, and bounded and described as follows:

Being Reserve “A” of GLEN CREST AMENDED SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, pages 176, Recorder’s Office, Licking County, Ohio.

Parcel No. 13-030390-00.000

Proposed Planned Neighborhood Development Application

CURRENT ZONING: (CC) Community Commerce District

PROPOSED ZONING: (PNDD) Planned Neighborhood Development District

EXISTING PROPERTY ADDRESS: East Main Street, between Carlyle and Hanson Street

EXISTING PARCEL ID: 060-00.828-00 (8.992 acres - Franklin County)
13-030390-00.00 (5.635 acres - Licking County)

CURRENT OWNER: William C. Davis Trust

APPLICANT: Wallick Asset Management LLC, as the agent for Owner

DATE OF TEXT: December 6, 2016

CASE NUMBER:

INTRODUCTION:

Wallick Asset Management LLC (the "Applicant"), as the agent for Owner, is seeking consideration for the approval of a proposed development consisting of the construction and operation of a Senior Living Campus (the "Project") that will provide for Independent, Assisted Living, and Daycare facilities on the subject property, as shown on the attached Proposed Site Plan. The existing 14.6-acre parcel (the "Property") is currently undeveloped, and the entire property is zoned as a Community Commerce District (the "CCD"), as defined by the City of Reynoldsburg in the May 2015 Codified Ordinances of Reynoldsburg.

The subject Property is located on the North side of E. Main Street directly between Carlyle Drive to the West and Hanson Street to the East. The Property is surrounded on 3 sides by,

- an AR-3 District to the west,
- an R-4 single and two-family residential district to the north, and
- an R-20 Townhouse district and Community Commerce District to the east.

The Applicant desires to amend the current zoning designation from a CCD to accommodate a Planned Neighborhood Development District (the "PNDD"), which would provide great compatibility with the surrounding residential sites. The proposed development will feature a senior campus that focuses on providing a Continuum of Care Model for residents of the City of Reynoldsburg.

The "Project" will include three (3) key components, each providing their own unique model of housing and services to residents, including:

1. Sub-Area A ("Phase I"):

A 60 unit, one-story, Senior Independent Living Community that will be constructed on approximately 7.9 acres at the western portion of the property and designed to R-20 District standards.

This initial phase of the proposed Project will serve as the catalyst to the entire campus, providing an accessible and enhanced community along the Main Street corridor that will continually enrich the lives of local seniors. The proposed development of Phase I will provide for 60 one-story, residential townhome units

in multiple buildings, constructed in a “row-style” setting. The unit mix is anticipated to consist of 30 one-bedroom units and 30 two-bedroom units.

Additionally, the Project will commit to an age-restricted development, serving only seniors ages 55 years and older, earning moderate incomes. This commitment will be evidenced with a recorded Land Use Restriction Agreement (the “LURA”) on the property for a minimum term of 30 years.

Seniors will enjoy and take pride in living in a warm and friendly neighborhood that embraces the values and vibrancy of the City of Reynoldsburg. To ensure this, both the design and community amenities will offer all of the comforts and safety of home. Open floor plans will maximize the amount of livable space, enabling those who may be downsizing from a larger home to retain their possessions.

Further, to encourage recreational activities and social interaction, amenities will include a separate one-story community building that will not only house the management/leasing office, but will also provide:

- A separate office for the Resident Service Coordinator who will assist the residents in accessing a wide range of programs and services through local non-profits and supportive service agencies.
- A large multi-purpose room that will provide a kitchenette, multiple seating areas, and a TV.
- A computer center which will allow residents to access free WiFi, printing, scanning, and faxing services.
- Laundry Facilities

2. Sub-Area B (“Phase II”):

A three-story, 120 room, 81,000 s.f. Home for the Aged/Residential Care Facility on approximately 4.5 acres at the south eastern portion of the property and designed to AR-3 District standards.

The second phase of the Project would feature a 120 room, Assisted Living Community which will offer personal and assisted living care services to its residents, as defined by the Ohio Administrative Code rules 3701-17 to 3701-17-26 and licensed by Ohio Department of Health.

The proposed development will provide 40 one bedroom suites and 80 studio suites (no kitchens) and will include multiple social destinations, restaurant-style dining and spacious private rooms and bathrooms, all under a single roof. The community will offer health and wellness classes, social activities, healthy flexible meal plan options as well as spiritual and educational opportunities.

3. Sub-Area C (“Phase III”):

A 1-story, 12,000 s.f. Child and Adult Daycare component on approximately 2.2 acres at the northeastern portion of the property and designed to AR-3 District standards.

The third and last phase of the Project will feature a daycare that will serve two populations, children and seniors. The proposed facility will provide daycare for up to 60 seniors and 60 children in separate, but attached, activity, dining, and staff service spaces, as well as separate outdoor spaces. The facility will be designed to accommodate intergenerational activity and will feature opportunities for children and seniors to interact through daily activities such as reading books, arts and crafts, and walks.

While many people are familiar with Daycare for Children, Adult Daycare is a lesser known service that is rapidly increasing as the population continues to age. Adult Daycare facilities provide care and companionship for older adults who need assistance during the day with services such as: exercise, health screenings, meals, physical therapy, education, recreations, socialization, medication management, and transportation.

The proposed intergenerational care model provides services to accommodate households in the City of Reynoldsburg, especially ones where adult children are torn between prioritizing the care of their young children and their aging parents. The proposed Daycare will feature adult care programs (as outlined above) as well as child-care programs in one center; providing the adult children with opportunities to ensure that all family members are cared for while they are working or doing other daily tasks.

Site Plan and Lot Split Approval:

This proposed development requires approval of the Site Plan and the lot splits of the Property. The lot splits will divide the property into the three different sub-areas outlined above. This procedure will occur after the final Site Plan is approved by the City.

The Applicant has met with the City Planner to discuss the proposed development of the Property, the applicable requirements and materials, the qualifying conditions, the review procedures, and the proposed development concept. The Applicant is submitting this application for consideration and approval.

SECTION 1183.01 – PURPOSE OF THE PNDD:

The proposed development on the Property will achieve the following purposes of a PNDD as outlined under Section 1183.01 of the City of Reynoldsburg Code:

1. Encourage creative, high quality site design practices in the development of residential areas.
The proposed development: (a) provides an opportunity to develop a vacant piece of land in close proximity to community services and amenities; (b) will provide a needed mix of senior housing and services for such seniors to allow existing residents to remain in the City of Reynoldsburg community; and (c) will provide jobs and tax base to the community through the creation of a new assisted living facility.
2. Encourage the creation and preservation of attractive and useful open spaces.
The proposed development will achieve these elements by enhancing the connectivity of preserved open space within the development and the adjacent public sidewalks. All internal open green space will be connected through walking paths including a new health and wellness path around the pond.

The assisted living facility will be adjacent to the senior independent living community to allow all residents the benefit of these enhancements on the site. In addition, educational and social programs will be developed to encourage resident participation both onsite and throughout the community and to provide the residents with access to other business and services throughout the City of Reynoldsburg.

3. Promote compatibility with, and complement existing developments and protect adjoining properties from adverse impacts.

The proposed development will, (a) develop a senior housing community on a vacant parcel of land by creating a campus that will allow residents to age-in-place and remain in the City of Reynoldsburg community; (b) encourage a mix of housing types and income levels on the same site; (c) create the availability and security needed (and expected) for the senior population of the City of Reynoldsburg community. The Project is compatible with, and will complement, the surrounding resident uses. The senior housing campus will provide new development without creating new traffic or noise disruptions for the existing neighborhood.

4. Promote safe and efficient pedestrian, bicycle, and vehicular movement.
Pursuant to the Site Plan, private roads will provide access to the interior of the site with curb cuts and access points being located off of secondary roads. The development will feature internal walking paths that will be connected to public sidewalks to encourage pedestrian and bicycle movement.

5. Promote efficient layout of infrastructure.

By redeveloping a landlocked and otherwise unusable section of a property for an expansion of the existing senior housing community in the City of Hilliard, the proposed development will create a campus that will allow residents to age-in-place and remain active in the City of Hilliard Community.

SECTION 1183.02(a)(5) – CURRENT ZONING DISTRICT AND USE OF THE SUBJECT PROPERTY:

The existing 14.6-acre parcel (the “Property”) is currently undeveloped, and the entire property is zoned as a CC - Community Commerce District.

SECTION 1183.02(a)(7) –COMPATIBILITY OF THE PROPOSED DEVELOPMENT:

The subject property is located on the North side of E. Main Street directly between Carlyle Drive to the West and Hanson Street to the East. Additionally, the property is also located in the Commercial Overlay District, as identified by the City of Reynoldsburg. The property is surrounded on 3 sides by (i) an AR-3 District to the West, (ii) an R-4 single and two-family residential district to the North, and (iii) an R-20 Townhouse district and Community Commerce District to the East.

Enhancing the development pattern along the Main Street corridor will help to maintain a high-quality community for residents and businesses, and create an environment to attract and support future economic development. Using this philosophy, the entire site was designed with three main principles:

- Enhance pedestrian mobility
- Accommodate multiple transportation options, and
- Improve landscaping and building appearance

To accomplish these objectives, the proposed development is designed to AR-3 and R-20 townhouse district standards. Using these standards, the development is able to achieve the following objectives:

1. Compatibility with existing uses of adjacent lots:

The use of the Project complements the surrounding neighborhood and the building architecture of the proposed development will be designed in a manner that will not only be compatible with, but will also complement the surrounding residential uses. The Project will include three (3) key components, each providing the own unique model of housing and services to residents, including:

- Sub-Area ‘A’, or Phase I, describes the independent senior living facility,
- Sub-Area ‘B’, or Phase II, describes the assisted living residential care facility, and
- Sub-Area ‘C’, or Phase III, describes the daycare facility

The existing uses of the adjacent lots are primarily residential in nature and include,

- a senior community to east,
- a single family and duplex homes to the north and east,
- a small office to the east, and
- a cemetery to the south

The proposed PNDD will not result in a significant adverse effect upon nearby properties. Instead, the proposed development will provide the City of Reynoldsburg, and its senior residents, with a new senior housing option that is economically affordable and located in a close, safe, modern and easily accessible location.

Additional benefits will be realized through the following objectives:

- Establish, and reinforce pedestrian orientation.
- Implement appropriate building and parking setback standards that accommodate the proposed development and establish continuity and consistency along the corridors.
- Provide the City with a new development that features landscaping, facade transparency, rear parking lots, user-friendly access, and appropriately scaled lighting and signage.

As evidenced in the provided impact calculation worksheets, the Project will have minimal impact on neighborhood traffic circulation and infrastructure. Private roads will provide access to the interior of the site with curb cuts and access points being located off of secondary roads. The development will feature internal walking paths that will be connected to public sidewalks to encourage pedestrian and bicycle movement.

Architecturally, sloped roofs and residential materials, including a mix of brick and vinyl horizontal, shake, and vertical siding, will provide a residential quality that will be reflective of the surrounding neighborhoods. Materials, lighting, and site work will enhance the property and seamlessly tie into the existing community. In addition, the Project will feature internal pathways to allow for resident circulation on-site as well as provide connectors to allow access to the multipurpose trail. All landscaping will meet the requirements as outlined in Chapter 1180 of the zoning code, and 15' landscape buffers will be provided as required. The details of the proposed modifications are further outlined in Section 1183.02(a)(9).

2. Compatibility with zoning districts of adjacent lots:

The proposed development contemplates expanding the senior housing options within the City of Reynoldsburg. The Property is bounded by a mixture of residential and commercial zoning districts including:

- AR-3 to the west
- R-4 to the north
- R-20 and CC to the east, and
- CC and S-1 to the south

The proposed PNDD will feature three sub-areas with AR-3 and R-20 Residential District Overlays to complement the existing uses and zoning of the adjacent lots.

3. Compatibility with the Land Use Plan and other plans of the City:

The PNDD zoning is not being used as a means to circumvent conventional zoning requirements, but rather as an opportunity to create a development that balances the residential neighborhoods and uses that are adjacent to the subject Property.

The Property is currently zoned as Community Commerce District (CC) and is on the eastern edge of the City Community Commercial Overlay district. A requested PNDD zoning will allow the Property owner to expand the senior living options in the City of Reynoldsburg by providing a campus that will offer independent and assisted living housing within the community. The proposed daycare will provide much needed services to the community as well as to the employees of the proposed development. The proposed zoning will provide an opportunity to increase the senior housing density through infill development of a vacant section of land in close proximity to proposed to community amenities.

The construction of this facility will help the city achieve the goals of the Franklin County Consolidated Plan by providing new senior housing and services through sustainable development of the community without

requiring the infusion of the City's limited resources. Once the Project is fully operational, the facility will provide new employment opportunities within the City.

SECTION 1183.02(a)(8) – STATEMENT OF BENEFITS:

The proposed development will achieve recognizable and substantial benefits. The following benefits will accrue to the City of Reynoldsburg community as a result of the proposed PNDD,

1. A complementary mix of land uses or housing types:

The proposed development will expand of the existing senior housing community by creating a campus that will allow residents to age-in-place and remain active in the City of Reynoldsburg Community. The Independent Living community will provide a new community for residents that are 55 years or older, as defined by a Restrictive Covenant and Use Agreement that will be recorded on the site.

The Residential Care Assisted Living facility will be marketed at a competitive price point that is lower than the comparable facilities in the community and will provide an economic housing option within the market. The new buildings will complement the existing homes that are adjacent to the property and will provide a mix of available housing types within the community. The plan also connects the open spaces within the developable area for internal use by the residents.

2. Preservation of common open space beyond the minimum required:

The proposed Site Plan provides more open common space than required by the Code. The Site Plan includes adding trees to the Project and improving the current storm water quality and site drainage by creating a detention pond and removing the low areas that do not drain.

3. Connectivity of preserved open space with adjacent open space and landscaping:

As depicted on the site plans, the open green space within the developable area shall be connected through walking paths including a health and wellness path around the pond for internal use by the residents. The plan connects to the public sidewalk that runs along the west and east edges of the property. The new development will feature improved landscaping that meets the minimum requirements as outlined by the City.

4. Coordinated development of vacant parcels:

This proposed PNDD will permit a new senior living campus on vacant parcels of land on a main corridor within the City of Reynoldsburg. The proposed independent living community, assisted living community, and daycare complement the adjacent residential use.

The proposed Site Plan allows for the maximum economic benefit for the Property while streamlining costs to the City, as building a new facility elsewhere would require greater expense on infrastructure, such as utilities and access roads.

SECTION 1183.02(a)(9):**Addressing each of the provisions set forth in 1183.04 Use Regulations and Development Standards.**

Development Standards	Required / Allowed	Proposed	Variance (Yes / No)
Permitted Use in Planned Neighborhood Development District 1183.04(a):	Single family dwelling; two-family dwelling; multiple family dwellings; public uses, semi-public uses, public service facility; accessory use, essential services; residential care facilities; non-commercial recreational uses.	Sub-area A: Multiple Family Dwellings (Independent Living) (R-20) Sub-area B: Residential Care Facility (AR-3) Sub-area C: Adult Daycare (RCF), Child Daycare (Semi-Public Use) (AR-3)	No
Max. Density of Dwelling Units 1183.04(b)	Shall not exceed 5 units per acre in the district and not 10 units per acre in any part of the district.	Sub-area A: 7.6 D.U. per acre Sub-area B: N/A* Sub-area C: N/A Total District: 4.1 D.U. per acre	No
Front Setback 1176.06 (a)	Major Arterial: 40 feet (E. Main St.)	Sub-area A: 40 feet Sub-area B: 50 feet Sub-area C: N/A	No
Side and Rear (Non-dwelling Uses Abutting Residential Districts 1175.08 (a)(b)	Semi-Public: 100 feet *Exception: Reduce to 50% if acceptable landscaping and screening are provided as approved by Design Review Board. (<i>fence or 15 feet landscape screening as req.</i>)	Sub-area A: N/A Sub-area B: N/A Sub-area C: 50 feet with 15 feet Landscape screening (<i>as required</i>)	No
Rear Yard - Table 1176.03	AR-3: 35 feet	Sub-area A: 35 feet Sub-area B: N/A (corner lot) Sub-area C: N/A (see above)	No
Side Yard – Table 1176.03	AR-3: 20 feet, Min. sum of side yards: 40 feet.	Sub-area A: 20 feet Sub-area B: 260 feet Sub-area C: 330 feet/62 feet	No
Lot Area per Dwelling – Table 1176.03	R-20: 2,000 square feet (Sub-area A) (2.75 acres required for 60 units)	Sub-area A: 7.9 acres provided Sub-area B: N/A * Sub-area C: N/A	No
Building Height – Table 1176.03	R20: 2.5 story, 35 feet (Sub-area A) AR-3: 3 story, 40 feet (Sub-area B,C)	Sub-area A: 1-story, 13 feet, 8 inches Sub-area B: 3-story, 37 feet, 8 inches Sub-area C: 1-story, 19 feet	No
Maximum Lot Coverage by building and Decks – Table 1176.03	R-20: 60% (Sub-area A) AR-3: 15% (Sub-area B,C)	Sub-area A: 17% Sub-area B: 14.2% Sub-area C: 13.7%	No
Floor Area Requirements for Dwellings – Table 1175.04	R-20: One bedroom – 700 square feet (sf) Two Bedroom – 700 square feet (sf)	Sub-area A: One Bedroom - 790 sf Two Bedroom – 940 sf Sub-area B: N/A* Sub-area C: N/A	No

Parking – Table 1179	Independent Living (Sub-area A): 1 per unit plus 1 per 5 units for visitors – 72 spaces Req'd. Residential Care Facility (Sub-area B): 1 per 8 beds plus 1 per employee based on largest shift – Approx. 35 spaces req'd. Adult Day Care: 1 per employee on largest shift plus 10 for visitors – approx. 20 req'd. Child Daycare: Determined by BZBA but not less than 1 per classroom – approx.. 4 req'd.	Sub-area A: 94 Spaces Sub-area B: 60 spaces Sub-area C: 24 spaces	No
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Special Provisions

Townhouse Front Yard Parking 1187.05(a)(1)	Sub-area A: Front Yard: 38 feet Rear Yard: 20' Side Yard: 6'	Sub-area A: Front Yard: 38' Rear Yard: 20' Min. Side Yard: 15' Min.	No
Townhouse Number of Units 1187.05(b)(1)	Sub-area A: Max. 8 dwellings in each row of townhouses.	Sub-area A: Max. 8 dwellings in each row of townhouses	No
Building Massing - 1187.06 (b)	AR Districts – Max. number of dwelling per building: 4	Sub-area B: N/A * Sub-area C: N/A	No
Open Space 1187.06(d)	Commons space shall be 30% of the lot or parcel.	Sub-area A: Approx. 52% open space Sub-area B: Approx. 56% open space Sub-area C: Approx. 54% open space Total District: Approx 54%	No

** Per Chapter 1131 (Dwelling), the rooms provided are not being considered dwelling units as they do not include provisions for cooking, and are part of a Home for the Aged as defined in Dwelling (g)*

SECTION 1183.02(a)(10) – OWNERSHIP and CONTROL:

William C. Davis Trust is the current owner of the Property. If the proposed development is approved, the property will be sold to a single purpose entity that is an affiliate of Wallick Asset Management LLC, (the “Applicant”). Affiliates of the Applicant will develop, construct, and manage the development.

SECTION 1183.02(a)(11) - PROPOSED DEVELOPMENT SCHEDULE AND ANTICIPATED DATES:

Subject to timely approvals and obtaining financing as anticipated, development could be completed in three phases; the first of which commencing in the Spring of 2018 and the subsequent phases to commence in a rolling 3-year period.

- Sub-area A (Phase I):
60-unit Senior Independent Living; Construction commence Spring of 2018 with a 12 to 14-month duration.
- Sub-area B (Phase II):
120 Room Residential Care Facility; Construction commence Spring of 2019 with a 14 to 16-month duration.
- Sub-area C (Phase III):
12,000 s.f Daycare Facility; Construction commence Spring of 2020 with a 12 -month duration.

INTENDED AGREEMENTS, PROVISIONS AND COVENANTS TO GOVERN THE USE OF THE DEVELOPMENT, APPROVAL OF BUILDING MATERIALS AND ARCHITECTURAL STYLES AND ANY COMMON OPEN SPACE AREAS TO BE PRESERVED.

If the Site Plan is approved, the owner of the Property will enter into the necessary easements and agreements, to be recorded against the property records, to reflect the following and to be based upon the needs of the proposed development.

Zoning Text – Planned Neighborhood Development District

CURRENT ZONING: (CC) Community Commerce District

PROPOSED ZONING: (PNDD) Planned Neighborhood Development District

EXISTING PROPERTY ADDRESS: East Main Street, between Carlyle and Hanson Street

EXISTING PARCEL ID: 060-00.828-00 (8.992 acres - Franklin County)
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DATE OF TEXT: December 6, 2016

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The subject Property is located on the North side of E. Main Street directly between Carlyle Drive to the West and Hanson Street to the East. The Property is surrounded on 3 sides by,

- an AR-3 District to the west,
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The Applicant desires to amend the current zoning designation from a CCD to accommodate a Planned Neighborhood Development District (the "PNDD"), which would provide great compatibility with the surrounding residential sites. The proposed development will feature a senior campus that focuses on providing a Continuum of Care Model for residents of the City of Reynoldsburg.

The "Project" will include three (3) key components, each providing their own unique model of housing and services to residents, including:

1. Sub-Area A ("Phase I"):

A 60 unit, one-story, Senior Independent Living Community that will be constructed on approximately 7.9 acres at the western portion of the property and designed to R-20 District standards.

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in multiple buildings, constructed in a “row-style” setting. The unit mix is anticipated to consist of 30 one-bedroom units and 30 two-bedroom units.

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Further, to encourage recreational activities and social interaction, amenities will include a separate one-story community building that will not only house the management/leasing office, but will also provide:

- A separate office for the Resident Service Coordinator who will assist the residents in accessing a wide range of programs and services through local non-profits and supportive service agencies.
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- A computer center which will allow residents to access free WiFi, printing, scanning, and faxing services.
- Laundry Facilities

2. Sub-Area B (“Phase II”):

A three-story, 120 room, 81,000 s.f. Home for the Aged/Residential Care Facility on approximately 4.5 acres at the south eastern portion of the property and designed to AR-3 District standards.

The second phase of the Project would feature a 120 room, Assisted Living Community which will offer personal and assisted living care services to its residents, as defined by the Ohio Administrative Code rules 3701-17 to 3701-17-26 and licensed by Ohio Department of Health.

The proposed development will provide 40 one bedroom suites and 80 studio suites (no kitchens) and will include multiple social destinations, restaurant-style dining and spacious private rooms and bathrooms, all under a single roof. The community will offer health and wellness classes, social activities, healthy flexible meal plan options as well as spiritual and educational opportunities.

3. Sub-Area C (“Phase III”):

A 1-story, 12,000 s.f. Child and Adult Daycare component on approximately 2.2 acres at the northeastern portion of the property and designed to AR-3 District standards.

The third and last phase of the Project will feature a daycare that will serve two populations, children and seniors. The proposed facility will provide daycare for up to 60 seniors and 60 children in separate, but attached, activity, dining, and staff service spaces, as well as separate outdoor spaces. The facility will be designed to accommodate intergenerational activity and will feature opportunities for children and seniors to interact through daily activities such as reading books, arts and crafts, and walks.

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Site Plan and Lot Split Approval:

This proposed development requires approval of the Site Plan and the lot splits of the Property. The lot splits will divide the property into the three different sub-areas outlined above. This procedure will occur after the final Site Plan is approved by the City.

The Applicant has met with the City Planner to discuss the proposed development of the Property, the applicable requirements and materials, the qualifying conditions, the review procedures, and the proposed development concept. The Applicant is submitting this application for consideration and approval.

PROPOSED CHARACTER OF THE PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT

The proposed development contemplates expanding the senior housing options within the City of Reynoldsburg. All buildings are designed to complement the surrounding architecture. Sloped roofs and residential materials, including a mix of brick and vinyl horizontal, shake, and vertical siding, will provide a residential quality that will enhance the adjacent residential neighborhoods. All landscaping will meet the requirements as outlined in Chapter 1180 of the zoning code. The details of the proposed modifications are outlined below. Parcel 'A' describes the existing independent senior living facility, Parcel 'B' describes the planned residential care facility, and Parcel 'C' describes the daycare facility.

ZONING SUMMARY

Development Standards	Required / Allowed	Proposed	Variance (Yes / No)
Permitted Use in Planned Neighborhood Development District 1183.04(a):	Single family dwelling; two-family dwelling; multiple family dwellings; public uses, semi-public uses, public service facility; accessory use, essential services; residential care facilities; non-commercial recreational uses.	Sub-area A: Multiple Family Dwellings (Independent Living) (R-20) Sub-area B: Residential Care Facility (AR-3) Sub-area C: Adult Daycare (RCF), Child Daycare (Semi-Public Use) (AR-3)	No
Max. Density of Dwelling Units 1183.04(b)	Shall not exceed 5 units per acre in the district and not 10 units per acre in any part of the district.	Sub-area A: 7.6 D.U. per acre Sub-area B: N/A* Sub-area C: N/A Total District: 4.1 D.U. per acre	No
Front Setback 1176.06 (a)	Major Arterial: 40 feet (E. Main St.)	Sub-area A: 40 feet Sub-area B: 50 feet Sub-area C: N/A	No
Side and Rear (Non-dwelling Uses Abutting Residential Districts 1175.08 (a)(b)	Semi-Public: 100 feet *Exception: Reduce to 50% if acceptable landscaping and screening are provided as approved by Design Review Board. (<i>fence or 15 feet landscape screening as req.</i>)	Sub-area A: N/A Sub-area B: N/A Sub-area C: 50 feet with 15 feet Landscape screening (<i>as required</i>)	No

Rear Yard - Table 1176.03	AR-3: 35 feet	Sub-area A: 35 feet Sub-area B: N/A (corner lot) Sub-area C: N/A (see above)	No
Side Yard – Table 1176.03	AR-3: 20 feet, Min. sum of side yards: 40 feet.	Sub-area A: 20 feet Sub-area B: 260 feet Sub-area C: 330 feet/62 feet	No
Lot Area per Dwelling – Table 1176.03	R-20: 2,000 square feet (Sub-area A) (2.75 acres required for 60 units)	Sub-area A: 7.9 acres provided Sub-area B: N/A * Sub-area C: N/A	No
Building Height – Table 1176.03	R20: 2.5 story, 35 feet (Sub-area A) AR-3: 3 story, 40 feet (Sub-area B,C)	Sub-area A: 1-story, 13 feet, 8 inches Sub-area B: 3-story, 37 feet, 8 inches Sub-area C: 1-story, 19 feet	No
Maximum Lot Coverage by building and Decks – Table 1176.03	R-20: 60% (Sub-area A) AR-3: 15% (Sub-area B,C)	Sub-area A: 17% Sub-area B: 14.2% Sub-area C: 13.7%	No
Floor Area Requirements for Dwellings – Table 1175.04	R-20: One bedroom – 700 square feet (sf) Two Bedroom – 700 square feet (sf)	Sub-area A: One Bedroom - 790 sf Two Bedroom – 940 sf Sub-area B: N/A* Sub-area C: N/A	No
Parking – Table 1179	Independent Living (Sub-area A): 1 per unit plus 1 per 5 units for visitors – 72 spaces Req'd. Residential Care Facility (Sub-area B): 1 per 8 beds plus 1 per employee based on largest shift – Approx. 35 spaces req'd. Adult Day Care: 1 per employee on largest shift plus 10 for visitors – approx. 20 req'd. Child Daycare: Determined by BZBA but not less than 1 per classroom – approx.. 4 req'd.	Sub-area A: 94 Spaces Sub-area B: 60 spaces Sub-area C: 24 spaces	No

Special Provisions

Townhouse Front Yard Parking 1187.05(a)(1)	Sub-area A: Front Yard: 38 feet Rear Yard: 20' Side Yard: 6'	Sub-area A: Front Yard: 38' Rear Yard: 20' Min. Side Yard: 15' Min.	No
Townhouse Number of Units 1187.05(b)(1)	Sub-area A: Max. 8 dwellings in each row of townhouses.	Sub-area A: Max. 8 dwellings in each row of townhouses	No
Building Massing - 1187.06 (b)	AR Districts – Max. number of dwelling per building: 4	Sub-area B: N/A * Sub-area C: N/A	No

Open Space 1187.06(d)	Commons space shall be 30% of the lot or parcel.	Sub-area A: Approx. 52% open space Sub-area B: Approx. 56% open space Sub-area C: Approx. 54% open space Total District: Approx 54%	No
-----------------------	--	--	----

** Per Chapter 1131 (Dwelling), the rooms provided are not being considered dwelling units as they do not include provisions for cooking, and are part of a Home for the Aged as defined in Dwelling (g)*

OWNERSHIP and CONTROL:

William C. Davis Trust is the current owner of the Property. If the proposed development is approved, the property will be sold to a single purpose entity that is an affiliate of Wallick Asset Management LLC, (the "Applicant"). Affiliates of the Applicant will develop, construct, and manage the development.

PROPOSED DEVELOPMENT SCHEDULE AND ANTICIPATED DATES:

Subject to timely approvals and obtaining financing as anticipated, development could be completed in three phases; the first of which commencing in the Spring of 2018 and the subsequent phases to commence in a rolling 3-year period.

- Sub-area A (Phase I):
60-unit Senior Independent Living; Construction commence Spring of 2018 with a 12 to 14-month duration.
- Sub-area B (Phase II):
120 Room Residential Care Facility; Construction commence Spring of 2019 with a 14 to 16-month duration.
- Sub-area C (Phase III):
12,000 s.f Daycare Facility; Construction commence Spring of 2020 with a 12 -month duration.

INTENDED AGREEMENTS, PROVISIONS AND COVENANTS TO GOVERN THE USE OF THE DEVELOPMENT, APPROVAL OF BUILDING MATERIALS AND ARCHITECTURAL STYLES AND ANY COMMON OPEN SPACE AREAS TO BE PRESERVED.

If the Site Plan is approved, the owner of the Property will enter into the necessary easements and agreements, to be recorded against the property records, to reflect the following and to be based upon the needs of the proposed development.

Parcel Number	Property Owner	Attention of:	Street Number	Street Name	City	State	Zip
Franklin County							
060-003455	Livco Co		4525	Harbor Blvd	Columbus	OH	43232
060-003454	Livco Co		4525	Harbor Blvd	Columbus	OH	43232
060-003453	Livco Co		4525	Harbor Blvd	Columbus	OH	43232
060-003452	Livco Co		4525	Harbor Blvd	Columbus	OH	43232
060-003451	Livco Co		4525	Harbor Blvd	Columbus	OH	43232
060-003450	Livco Co		4525	Harbor Blvd	Columbus	OH	43232
060-003449	Livco Co		4525	Harbor Blvd	Columbus	OH	43232
060-003448	Livco Co		4525	Harbor Blvd	Columbus	OH	43232
060-003447	Livco Co		4525	Harbor Blvd	Columbus	OH	43232
060-003446	Freddie J. Firebaugh		1151	Crestview Street	Reynoldsburg	OH	43068
060-003445	Andrew Stacy		1390	Carlyle Drive	Reynoldsburg	OH	43068
060-003444	Maplewood Properties			P.O. Box 329	Etna	OH	43018
060-003829	John C Lucas Trust	Corelogic Commercial	1500	Solona Blvd. Bldg 1	Roanoke	TX	76262
060-006070	John C Lucas Trust	Corelogic Commercial	1500	Solona Blvd. Bldg 1	Roanoke	TX	76262
060-001087	Glen Rest Memorial		8029	E Main Street	Reynoldsburg	OH	43068
060-001088	Glen Rest Memorial		8029	E Main Street	Reynoldsburg	OH	43068
Licking County							
013-030390	John C Lucas Succesor Trustee		2	Miranova Pl	Columbus	OH	43215
013-031062	Susan Keifer		8143	Goldsmith Drive	Reynoldsburg	OH	43068

Geo-Graphics, Inc.
Land Surveying & Civil Engineering

George W. Schweitzer, PS, PE
 President

3331 Livingston Avenue
 Columbus, Ohio 43227

December 8, 2016

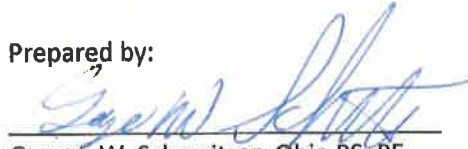
FACILITIES DEMAND WORKSHEET

1. Water	
Phase I	60 townhomes at 320 gpd / unit = 19200 gpd
Phase II	120 room assisted living units 30 employees 120 residents at 220 gpd = 26400 gpd 30 non-resident employees at 60 gpd = 1800 gpd = 28200 gpd
Phase III	12000 sf adult/child daycare 240 attendees at 30 gpd = 7200 gpd 40 employees at 60 gpd = 2400 gpd 40 visitors at 20 gpd = 800 gpd = 10400 gpd
TOTAL for all three Phases = 57800 gpd	

Pressure requirements 60-80 psi

2. Sanitary Sewer	
Phase I	60 townhomes at 300 gpd / unit = 18000 gpd
Phase II	120 room assisted living units 30 employees 120 residents at 200 gpd = 24000 gpd 30 employees at 55 gpd = 1650 gpd = 25650 gpd
Phase III	12000 sf adult/child daycare 240 attendees at 25 gpd = 6000 gpd 40 employees at 55 gpd = 2200 gpd 40 visitors at 15 gpd = 600 gpd = 8800 gpd
TOTAL for all three Phases = 52450 gpd	

Prepared by:


 George W. Schweitzer, Ohio PS, PE
 Geo-Graphics, Inc., President



N:\2016\16126\Facilities worksheet.docx



December 7, 2016

Mr. George Schweitzer, PE, PS
Geo-Graphics, Inc.
3331 Livingston Avenue
Columbus, OH 43227

Re: Reynoldsburg Senior Housing
City of Reynoldsburg, Franklin County, Ohio

Dear George:

Please consider this letter a summary of the trip generation for the subject development that will need to be incorporated into the City of Reynoldsburg's Facilities Demand Worksheet. The City will likely need to see the background to the traffic numbers in the Facilities Demand Worksheet, so please forward it to them when you submit.

BACKGROUND

The subject site is proposed to be developed with senior housing land uses and is located on the north side of Main Street (US 40) between Carlyle Drive and Hanson Street. The proposed site does not have direct access to Main Street (US 40). The City of Reynoldsburg's Development Handbook contains a Facilities Demand Worksheet that has a section related to traffic that is used to determine what type of traffic study, if any, needs to be performed.

The site is proposed to be developed in three phases. Phase 1 is to include 60 townhomes that are restricted to senior adults. Phase 2 adds 120 rooms of assisted living. Phase 3 will include a 12,000 SF adult/child day care.

TRIP GENERATION ANALYSIS

In traffic engineering, the accepted method for computing trip generation is utilizing data from the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). The land uses "Senior Adult Housing-Attached" (ITE Code #252), "Assisted Living" (ITE Code #254), and "Day Care Center" (ITE Code #565) were used to represent the site. Note that the "Day Care Center" in the *Trip Generation Manual* is specific to pre-school age children. There is not data available in the *Trip Generation Manual* for an adult daycare.

Tables 1 and 2 which are attached show a summary of the weekday trip generation calculations for the land uses which includes both the peak hour of the adjacent street and the peak hour of the generator. Note that the *Trip Generation Manual, 9th Edition* does not have any data for the directional distribution (entering and exiting) for "Senior Adult Housing-Attached" for the peak hour of the generator. Therefore, the directional distribution (entering and exiting) given for "Senior Adult Housing-Attached" (ITE Code #252) peak hour of adjacent street was applied. Since there are three land uses, the peak hour of the

Reynoldsburg Senior Housing Traffic Analysis
City of Reynoldsburg, Franklin County, Ohio

Smart Services, Inc.
12/07/2016

generator likely does not occur in the same hour for all land uses so totaling the trips is likely not an appropriate representation.

Referencing the tables, the input to Section 3b of the Facilities Demand Worksheet would be as follows:

1408 ADT

	Generator Peak	Adjacent Street Peak	Peak Hour
Phases 1,2,3	* AM	<u>173</u> AM	<u>173</u> AM
	* PM	<u>186</u> PM	<u>186</u> PM
Phases 1&2	* AM	<u>27</u> AM	<u>27</u> AM
	* PM	<u>38</u> PM	<u>38</u> PM

*=Since there are three land uses on the site, the peak hour generator likely does not occur in the same hour for all land uses so totaling the trips is likely not an appropriate representation.

CONCLUSIONS

Since traffic studies are typically performed for the peak hour of adjacent street and there is not sufficient information to determine the hours of the peak hour generator, the conclusions are based on the adjacent street peak data which occurs within a two hour window in each peak hour.

Based on the trip generation calculations, the proposed development will generate 186 trips during the peak hour of adjacent street after all phases have been constructed. However, under 50 trips (38 trips) will be generated after phases 1 & 2 are complete. For full development of the site, an access study will be required in accordance to Sections 3c and 3d of the Facilities Demand Worksheet. The definition of a traffic access study provided in Section 3ai states that an access study is to be used for projects generating 50-200 trips. The projected trips for the proposed expansion does not fall into this range until the third phase have been constructed.

Please let me know if you have any questions. Thank you.

Sincerely,
SMART SERVICES, INC.



Registered Engineer No. E-64507, Ohio
Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

12-07-2016
Date



Submitted: One electronic copy (PDF format) via e-mail



Traffic Study Subarea	Land Use	Time of Day	Data Set from: <i>Trip Generation Manual, 9th Edition</i> (Unless noted Otherwise)	Override with Average	Regression Equation from: <i>Trip Generation Manual 9th Edition</i>	Entering		Exiting	
						%	Total Trips	%	Total Trips
Phase 1	Senior Adult Housing-Attached (ITE Code #252) Ind. Variable (X) = 60 Occupied Dwelling Units	Daily	Weekday	☐	$T=2.98(X)^{.75}+1.05$	50%	100	50%	100
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	☐	$T=0.20(X)^{.75}+1.66$	35%	4	65%	6
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	☐	$T=0.24(X)^{.75}+2.11$	60%	7	40%	5
				☐					
Phase 2	Assisted Living (ITE Code #254) Ind. Variable (X) = 120 Beds	Daily	Weekday	☐	Average Rate= 2.66	50%	160	50%	159
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	☐	Average Rate= 0.14	65%	11	35%	6
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	☐	Average Rate= 0.22	44%	11	56%	15
				☐					
Phase 3	Day Care Center (ITE Code #565) Ind. Variable (X) = 12 1000 SF Gross Floor Area	Daily	Weekday	☐	Average Rate= 74.06	50%	445	50%	444
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	☐	Average Rate= 12.18	53%	77	47%	69
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	☐	Average Rate= 12.34	47%	70	53%	78
				☐					
TOTALS		Daily AM Peak PM Peak			☐				
					1408	705	703		
					173	92	81		

Reynoldsburg Senior Housing Traffic Impact Study - 12/2016

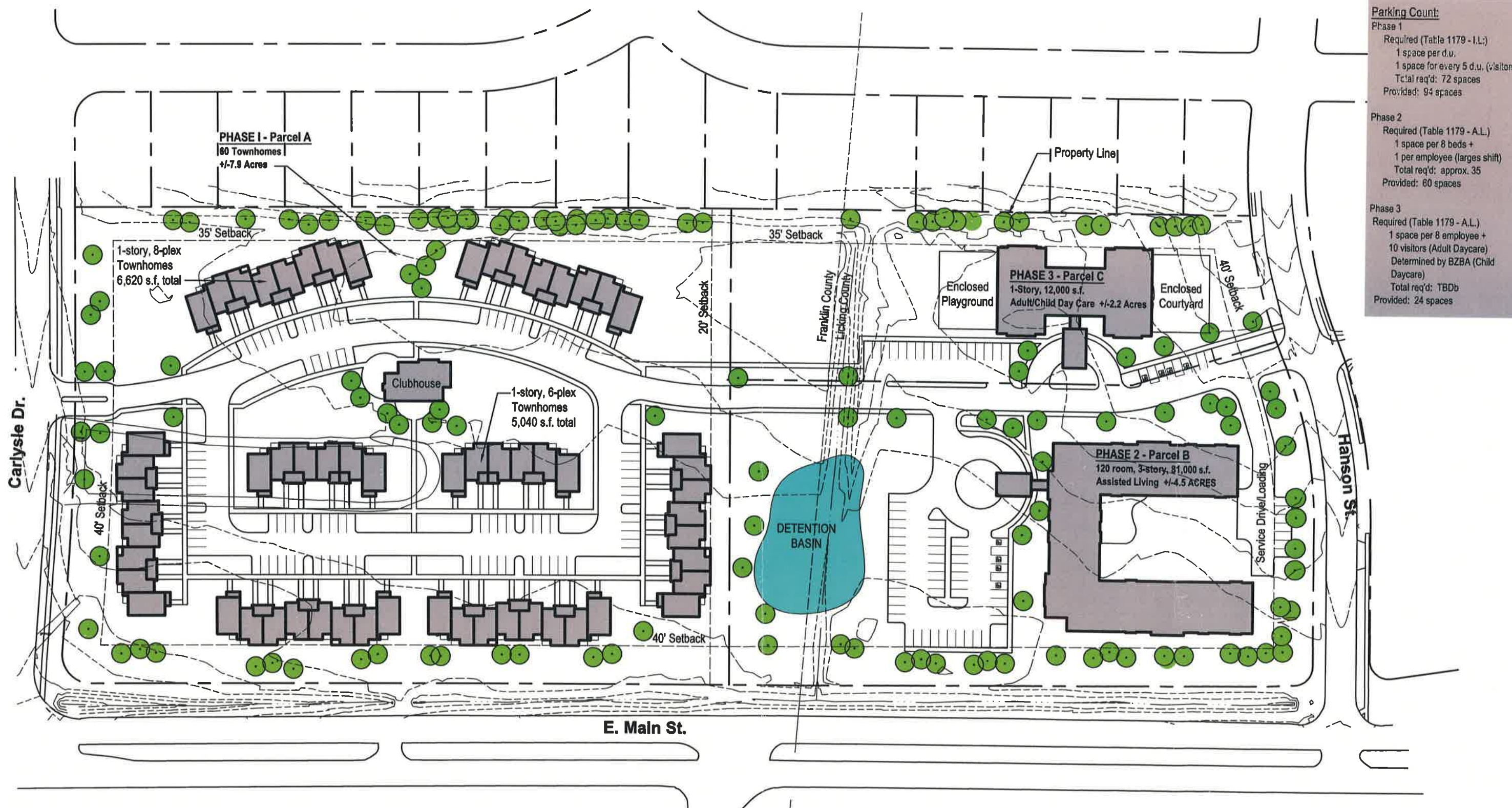
TABLE 1 - SITE TRIP GENERATION SUMMARY



Traffic Study Subarea	Land Use	Time of Day	Data Set from: <i>Trip Generation Manual, 9th Edition</i> (Unless noted Otherwise)	Regression Equation from: <i>Trip Generation Manual 9th Edition</i>	Entering		Exiting	
					%	Total Trips	%	Total Trips
Phase 1	Senior Adult Housing-Attached (ITE Code #252) Ind. Variable (X) = 60.0 Occupied Dwelling Units	AM Peak	AM Peak Hour of Generator	Average Rate= 0.39	35%	8	65%	15
		PM Peak	PM Peak Hour of Generator	Average Rate= 0.31	60%	11	40%	8
Phase 2	Assisted Living (ITE Code #254) Ind. Variable (X) = 120.0 Beds	AM Peak	AM Peak Hour of Generator	Average Rate= 0.18	67%	15	33%	7
		PM Peak	PM Peak Hour of Generator	$\ln(T) = 0.79 \ln(X) - 0.06$	47%	19	53%	22
Phase 3	Day Care Center (ITE Code #565) Ind. Variable (X) = 12.0 1000 SF Gross Floor Area	AM Peak	AM Peak Hour of Generator	Average Rate= 13.44	53%	85	47%	76
		PM Peak	PM Peak Hour of Generator	Average Rate= 13.75	47%	78	53%	87

Reynoldsburg Senior Housing Traffic Impact Study - 12/2016

TABLE 2 - SITE TRIP GENERATION SUMMARY



PROPOSED SITE PLAN

SCALE: 1" = 100'-0"

0 50' 100'



A-1

December 2, 2016

rdla: #16170

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ARCHITECTS

RDL ARCHITECTS
 16102 Chagrin Blvd. Suite 200
 Shaker Heights, Ohio 44120
 T: 216-752-4300 F: 216-752-4301
 www.rdlarchitects.com

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 REYNOLDSBURG, OHIO

Wallick Communities
 6880 Tussing Rd.
 Reynoldsburg, Ohio 43068

Packet Pg. 39



Site Context 1

Site Context 2



Site Context 3



Assisted Living @ E. Main St.

SITE CONTEXT

A-2

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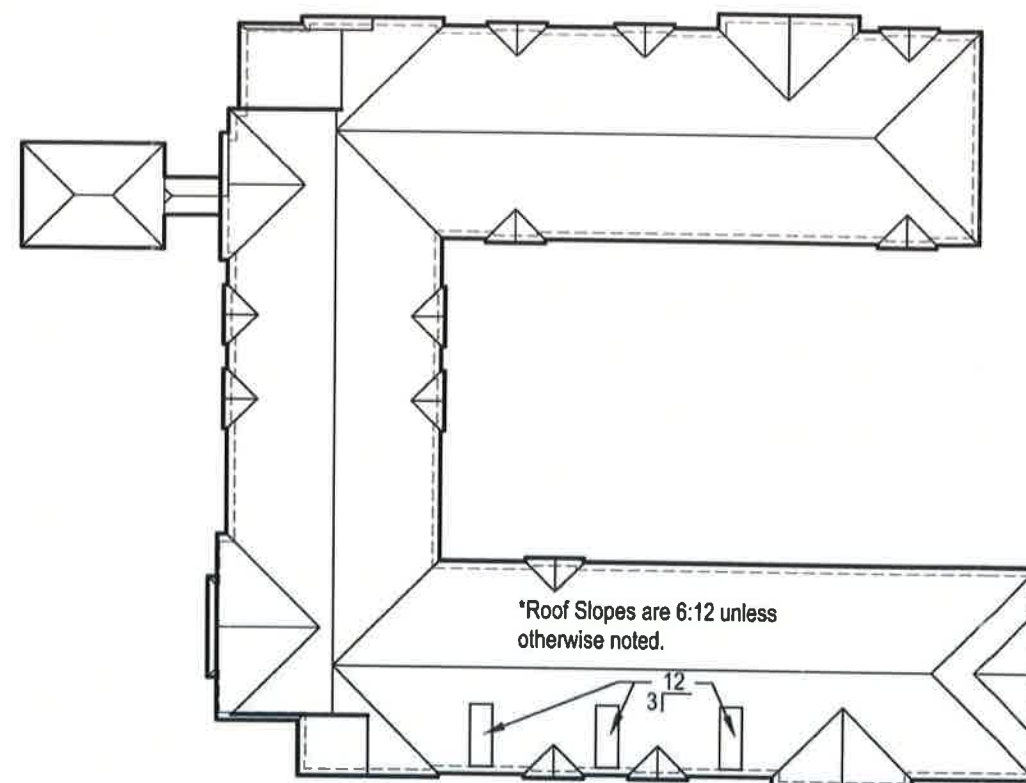
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6880 Tussing Rd.
Reynoldsburg, OH

Packet Pg. 40



1

Elevation @ Porte-Cochere

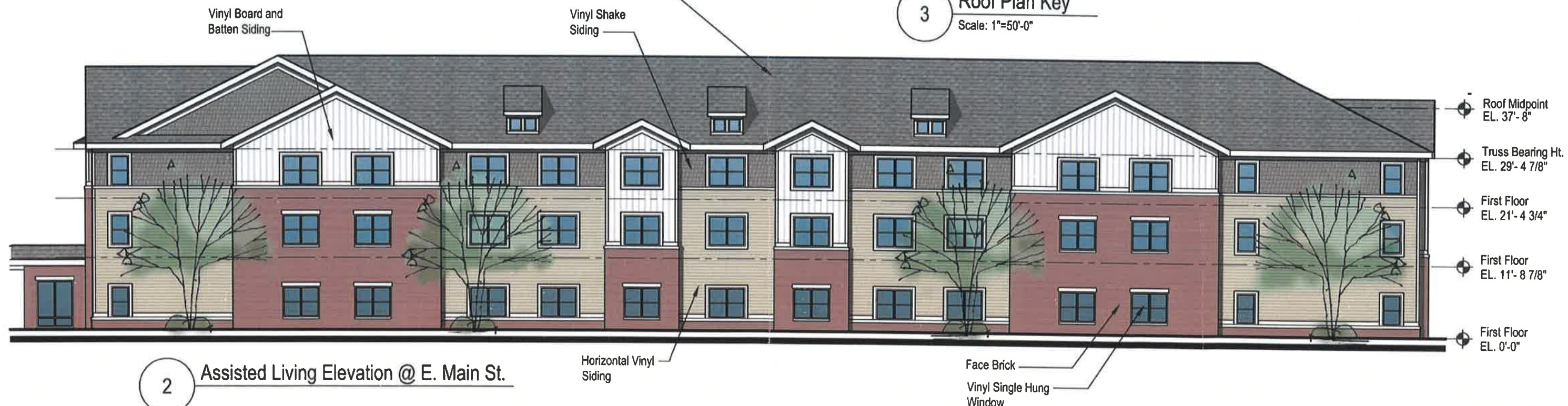


Elevation @ E. Main St.

3

Roof Plan Key

Scale: 1"=50'-0"



2

Assisted Living Elevation @ E. Main St.

ASSISTED LIVING ELEVATION

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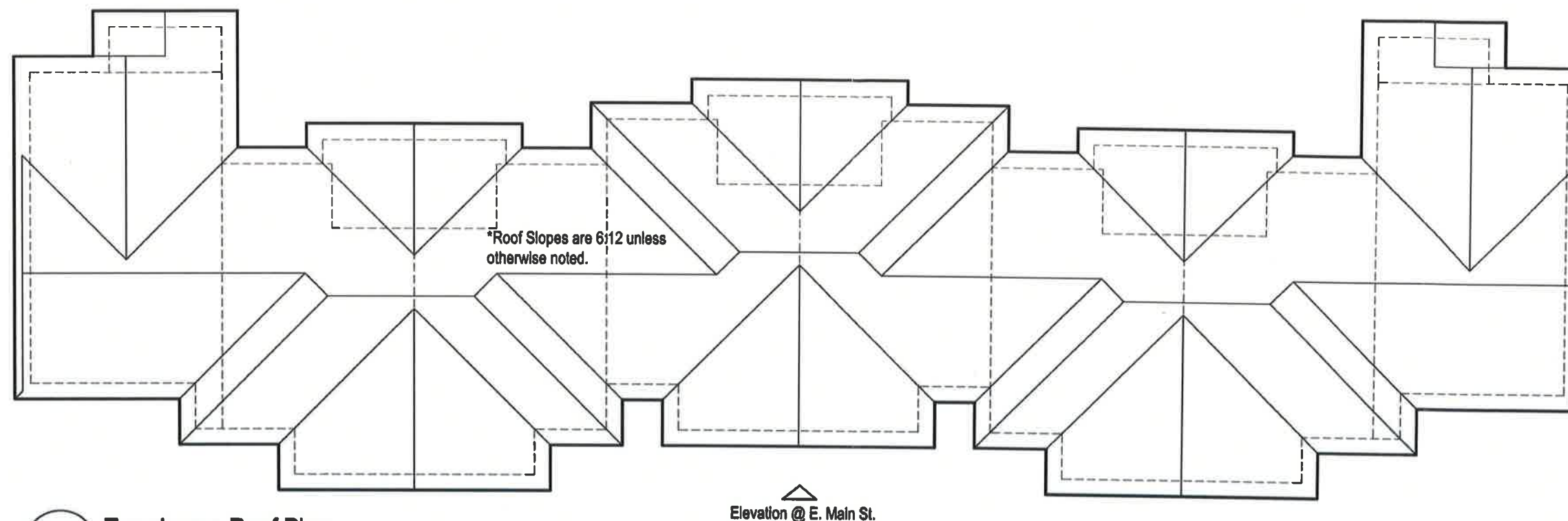
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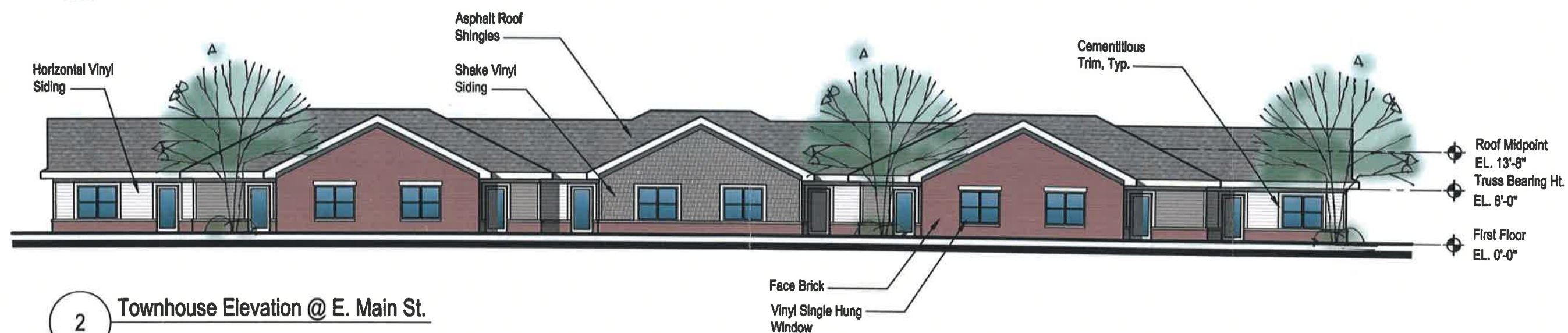
SCALE: 1/16" = 1'-0"


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 Reynoldsburg, OH



1

Townhouse Roof Plan



2

Townhouse Elevation @ E. Main St.

TOWNHOUSE ELEVATION

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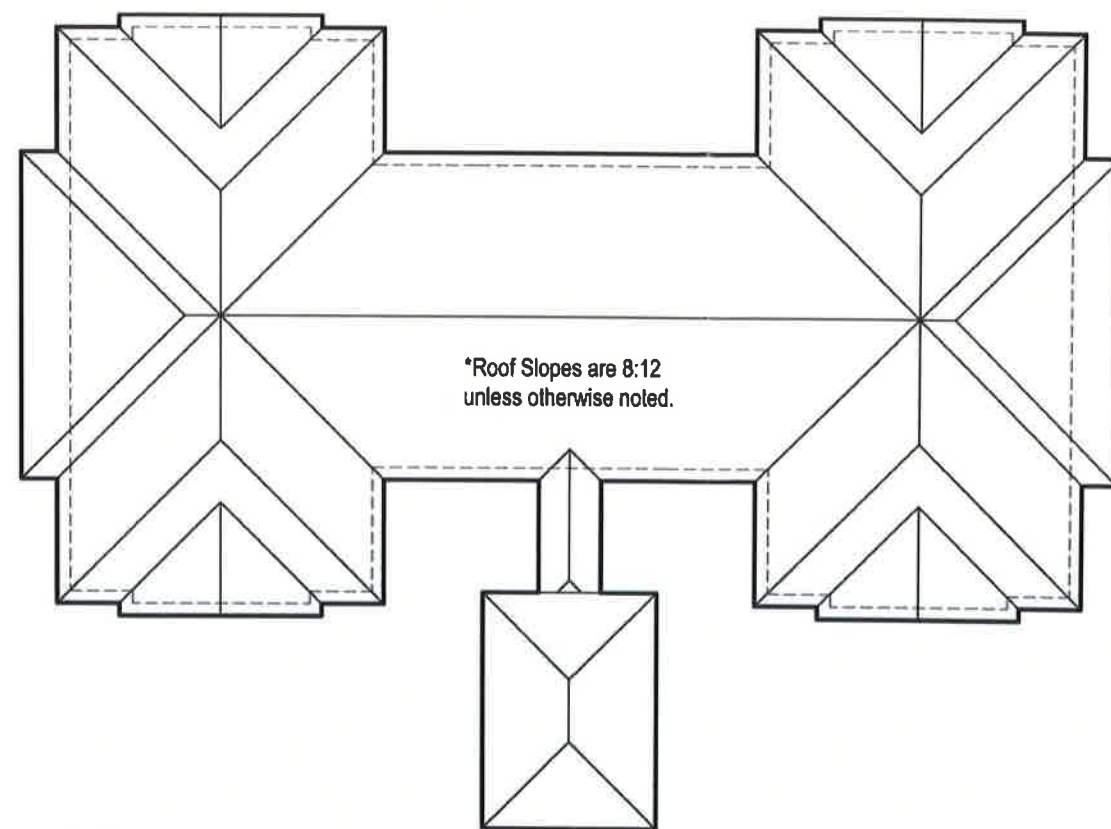
December 2, 2016

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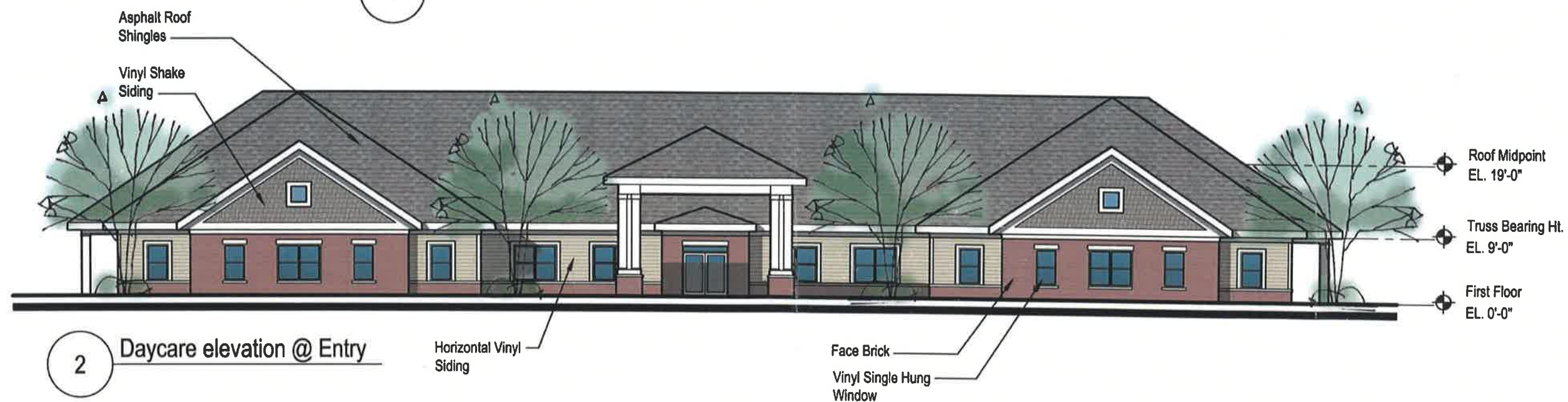
SCALE: 1/16" = 1'-0"


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 Reynoldsburg, Ohio 43068

A-4



1 Roof Plan Key
Elevation @ Entry



2 Daycare elevation @ Entry

DAYCARE ELEVATION

Key Risk Indicators:

BENEFITS TO THE CITY AND THE SURROUNDING NEIGHBORHOOD:**Mitigating Factors:**

In addition to providing a quality, safe, and affordable housing option for the growing senior population, the proposed development will also provide the City and the surrounding neighborhood with other substantial benefits including but not limited to,

- Job and Revenue Creation
- Contribution to Future Economic Development
- Enhancing Connectivity & Pedestrian Safety

Job & Revenue Creation:

- The proposed development will create both **IMMEDIATE** and **LONG-TERM** employment opportunities.
- The independent and assisted living facilities are expected to generate **more than 65** new, long-term, employment opportunities. Of which, approximately **70%** (or 45) of these jobs would be for **Full-Time Employees** ("FTE's").
- **The City of Reynoldsburg would benefit from more than \$40,000 of annual Income Tax Revenue.**

Contribution to Future Economic Development:

- The local economy benefits both directly (receipt of funds spent on materials, labor, etc.) and indirectly (job creation to local suppliers & material providers) from the housing construction and long-term operations of the development.
- Further, newly created employment opportunities, both short and long-term, will induce additional consumer spending within the local economy.
- Existing corridors will be enhanced to improve pedestrian mobility, accommodate multiple transportation options, improve landscaping, and building appearances which will assist in creating an environment to attract and support future economic development.

Enhancing Connectivity & Pedestrian Safety:

- New pedestrian sidewalks along E. Main St, Carlyle Dr., and Hanson St. will be provided to improve pedestrian walkability and safety, while enhancing the streetscape along a major corridor.
- A newly constructed private road will provide access to the interior of the site with curb cuts and access points being located off Carlyle Dr. and Hanson Rd.

Contribution to Franklin County Consolidated Plan:

- The proposed development will also assist the City of Reynoldsburg with fulfilling its agreement with the Franklin County Board of Commissioners (Resolution No. 64-14, dated and approved September 3rd, 2014) to cooperate in the undertaking, or assist in the undertaking, of essential community renewal and lower income housing assistance activities.
- There is only **one (1) age-restricted Tax Credit development** within the Reynoldsburg Site PMA, Stratford East Senior Living, which is located more than 5-miles away from the proposed development.
- **The subject project will represent the first age-restricted Tax Credit project in the immediate Reynoldsburg market and will be the 1st age-restricted Tax Credit development built in the region in more than 10-years; thus filling a significant void within the local community.**

**SITE PLAN AND
DESIGN
CONCERNS:****Mitigating Factors:**

The development team received valuable feedback related to the initial site plan and design which included,

- Building orientation along the E. Main St. and Carlyle Dr. corridors
- Connectivity, Pedestrian Mobility & Safety
- Improved Landscaping and Building Appearance

In an effort to address these concerns and encourage collaboration, the development team has made several major revisions to the proposed site plan and design which include,

Building orientation along the E. Main St. and Carlyle Dr. corridors:

- The three (3) residential buildings adjacent to E. Main St. and Carlyle Dr. have been redesigned so the “rear elevations” of these buildings were no longer facing these major corridors.
- The revised design includes the reorientation of these buildings so the “front elevations” now face these corridors.
- Further, to address any aesthetic concerns with residents entering through the “rear entrance” of the building, the redesign includes overbuilds and varied gable heights to give the buildings less of a “backdoor feel”.

Connectivity, Pedestrian Mobility & Safety:

- New sidewalks have been added to the site plan along the E. Main St, Carlyle Dr., and Hanson St. corridors.
- These new sidewalks will directly enhance pedestrian mobility, connectivity, and safety between the surrounding residential land uses and the E. Main St. corridor, by providing a safe and dedicated pedestrian pathway along the Public Right-of-Ways.

Improved Landscaping and Building Appearance:

- Landscaping will meet and/or exceed the minimum requirements outlined by the City.
- Varied elevations of landscaping berms, up to 15’ in height in some areas, will be constructed to provide enhanced buffers that will not only be compatible with, but will also complement the surrounding residential uses.
- Improve the current storm water quality and site drainage by creating a detention pond and removing the low areas that do not currently drain well.
- **The proposed site plan provides for an aggregate building coverage of 29.9% LESS than code maximum (15.7% vs 42.6%).**
- Architecturally, sloped roofs and a mixture of both traditional and natural materials, including a mix of brick, stone, and vinyl horizontal shake, and vertical siding, will provide a residential quality that will be reflective of the surrounding neighborhoods.
- Materials, lighting, and site work will enhance the property and seamlessly tie into the existing community.
- These features will establish continuity and consistency along the corridors, while promoting development that features enhanced landscaping, facade transparency, rear parking lots, user-friendly access, and appropriately scaled lighting and signage.

**DEMAND FOR
ADDITIONAL
AFFORDABLE,
AGE-RESTRICTED
RENTAL
HOUSING:**

Mitigating Factors:

Concerns were expressed regarding the **lack of demand** for additional senior housing in the area. The development team commissioned an independent market study to specifically identify the demand for dedicated senior housing in the area. This study identified the following statistics which **support the significant need** for the proposed senior living development:

Market Demand:

- The Site Primary Market Area (the "PMA") household bases by age are summarized as follows:

Households by Age	2010 (Census)		2016 (Estimated)		2021 (Projected)		Change 2016-2021	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 25	2,060	5.0%	2,090	4.9%	2,135	4.8%	45	2.2%
25 to 34	7,897	19.1%	7,848	18.2%	8,432	18.8%	584	7.4%
35 to 44	8,915	21.6%	8,641	20.1%	8,661	19.3%	20	0.2%
45 to 54	9,078	22.0%	8,638	20.1%	8,105	18.1%	-533	-6.2%
55 to 64	6,949	16.8%	7,696	17.9%	7,883	17.6%	187	2.4%
65 to 74	3,686	8.9%	4,955	11.5%	5,901	13.1%	946	19.1%
75 to 84	2,090	5.1%	2,360	5.5%	2,841	6.3%	480	20.4%
85 & Over	678	1.6%	843	2.0%	940	2.1%	98	11.6%
Total	41,353	100.0%	43,071	100.0%	44,898	100.0%	1,827	4.2%
Median	47.0 years		48.4 years		49.0 years		+0.6 years	

Source: 2010 Census; ESRI; Urban Decision Group; VSI

- As evidenced in the chart above, between 2016 and 2021, the greatest growth among household age groups is projected to be among households between the ages of 65 and 74.
- Further, household growth is also occurring at a fairly rapid rate among households between the ages of 75 and 84 and those age 85 and older, indicating an increasing demand for housing units targeting senior age cohorts.
- These projections indicate the following demand of age and income-restricted households within the Site PMA,
 - More than 1,600 income-eligible renter households, ages 55-62 years old, and
 - More than 3,100 income-eligible renter households, ages 62 years and older.
- The 60 proposed units at the subject project represent a Capture Rate of only,
 - 3.6% of the income-eligible renter households, ages 55-62 years old, and
 - 1.5% of the income-eligible renter households, ages 62 years and older

Existing Housing Options:

- There is **only one (1) age-restricted** Tax Credit development within the Reynoldsburg Site PMA, Stratford East Senior Living.
- However, this project is located on the far southern periphery of the Site PMA, approximately 5.3 driving miles from the subject Site, and currently has a 6-12 month waiting list.
- The subject project will represent the first age-restricted Tax Credit project in the immediate market and will be the 1st age-restricted Tax Credit development built in the region in more than 10-years; thus filling a significant void within the local community.



Parking Count:	
Phase 1	
Required (Table 1179 - I.L.)	
1 space per d.u.	
1 space for every 5 d.u. (visitors)	
Total req'd: 72 spaces	
Provided: 100 spaces	
Phase 2	
Required (Table 1179 - A.L.)	
1 space per 8 beds +	
1 per employee (larges shift)	
Total req'd: approx. 35	
Provided: 60 spaces	
Phase 3	
Required (Table 1179 - A.L.)	
1 space per 8 employee +	
10 visitors (Adult Daycare)	
Determined by BZBA (Child Daycare)	
Total req'd: TBDb	
Provided: 24 spaces	

PROPOSED SITE PLAN

SCALE: 1" = 100'-0"

050'100'



A-1

February 6, 2017rdla: #16170COPYRIGHT © 2016



Site Context 1

Site Context 2



Site Context 3



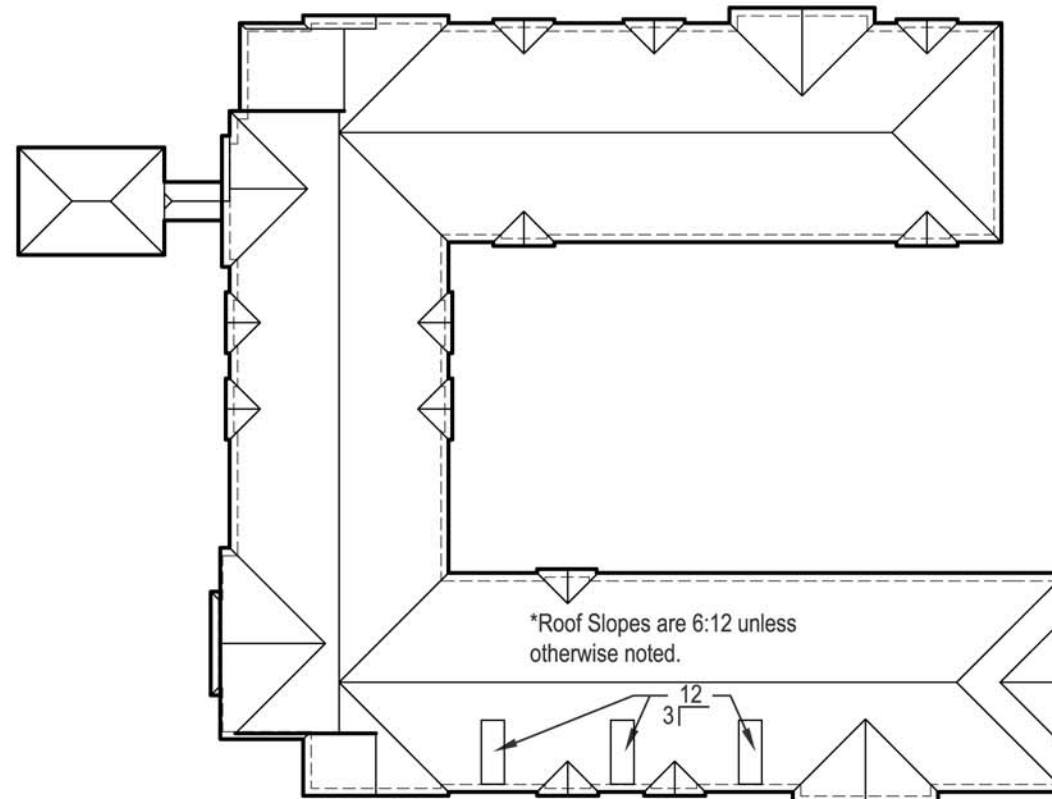
SITE CONTEXT

A-2

December 2, 2016 rdl: #16170 COPYRIGHT © 2016



1 Elevation @ Porte-Cochere



3 Roof Plan Key
Elevation @ E. Main St.
Scale: 1"=50'-0"

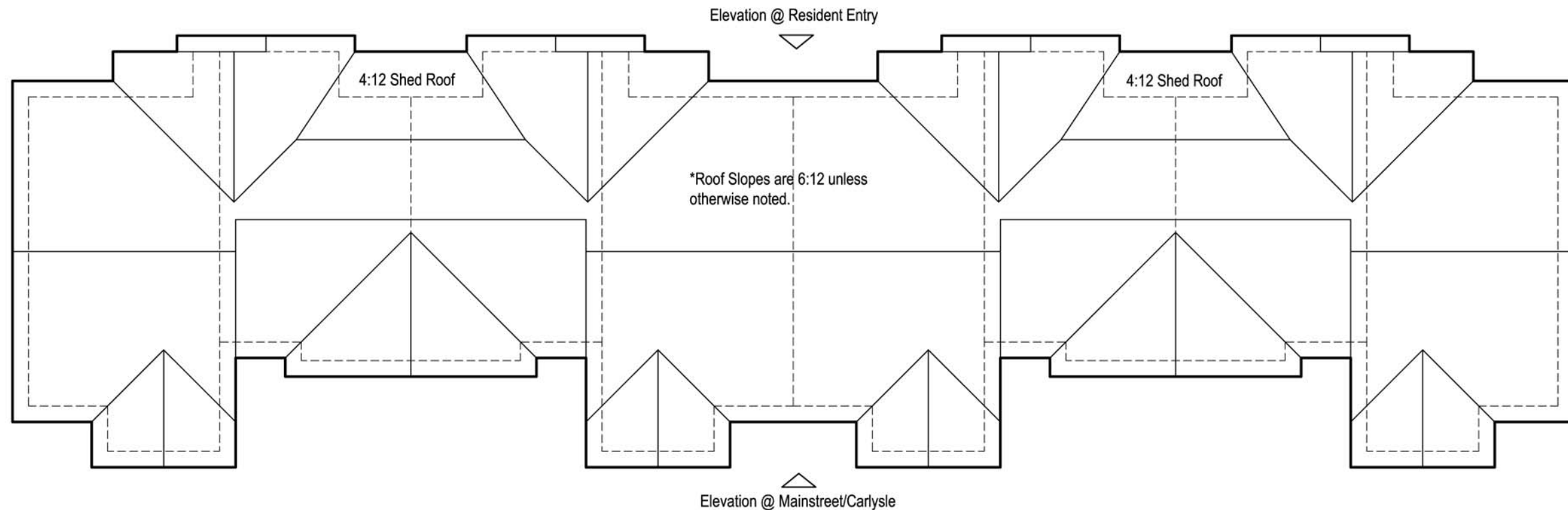


2 Assisted Living Elevation @ E. Main St.

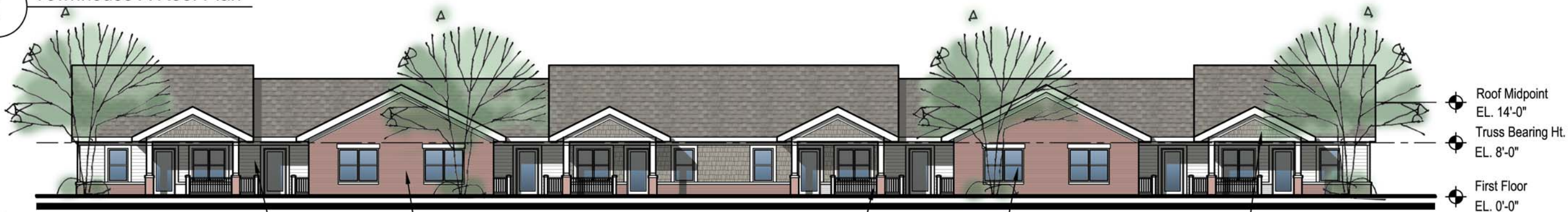
- Roof Midpoint
EL. 37'- 8"
- Truss Bearing Ht.
EL. 29'- 4 7/8"
- First Floor
EL. 21'- 4 3/4"
- First Floor
EL. 11'- 8 7/8"
- First Floor
EL. 0'-0"

ASSISTED LIVING ELEVATION

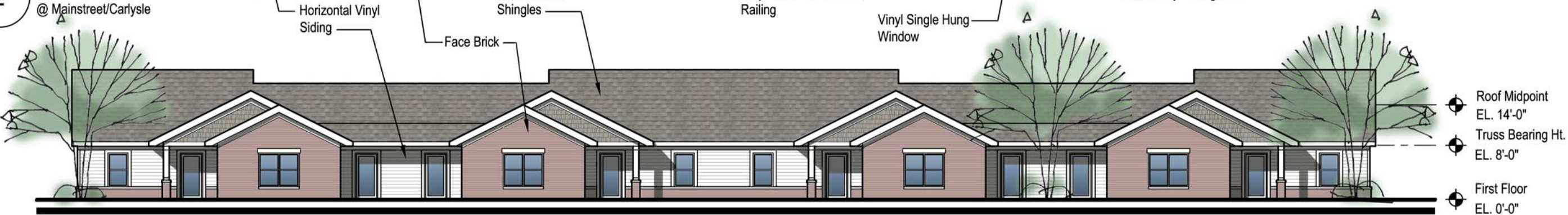
A-3



1 Townhouse A Roof Plan



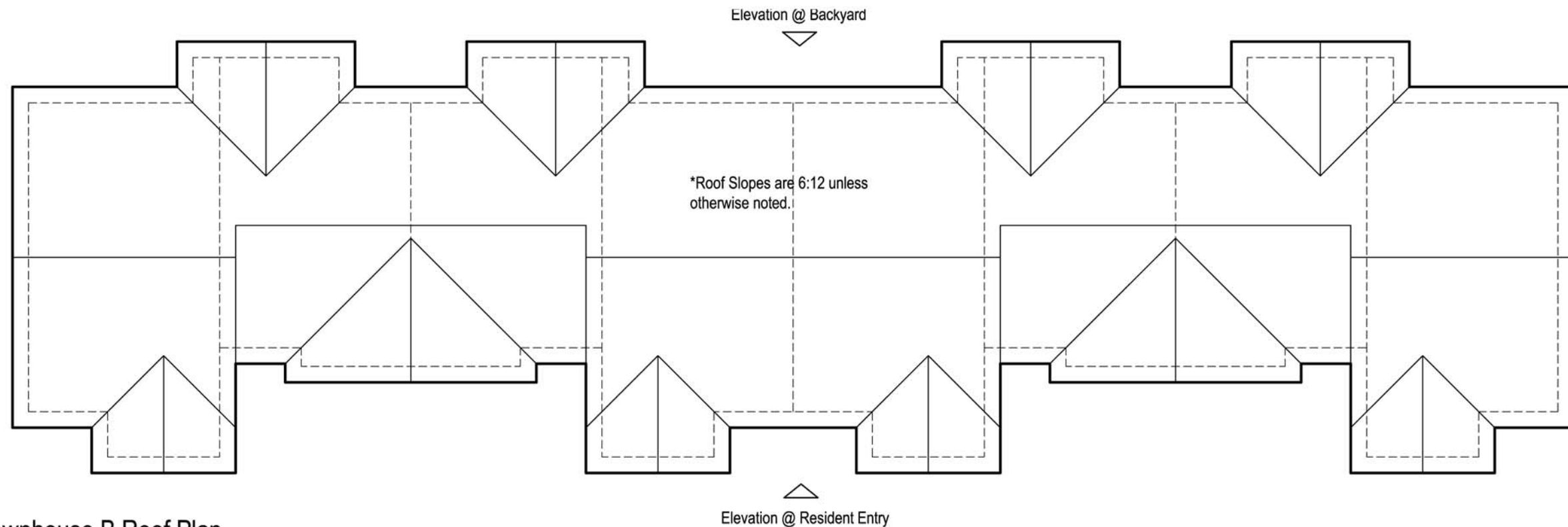
2 Townhouse A Elevation @ Mainstreet/Carlyle



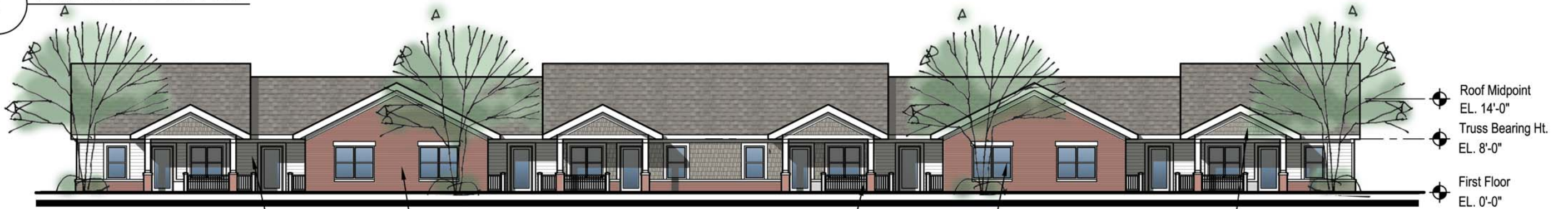
3 Townhouse A Elevation @ Resident Entry

December 2, 2016

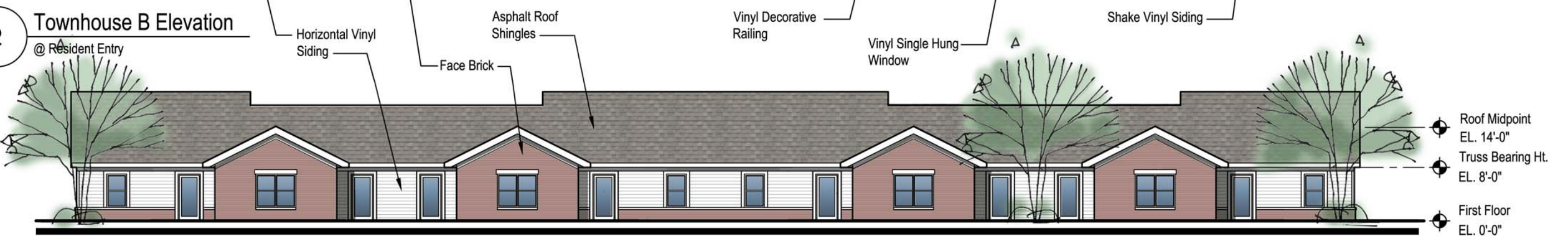
A-4



1 Townhouse B Roof Plan

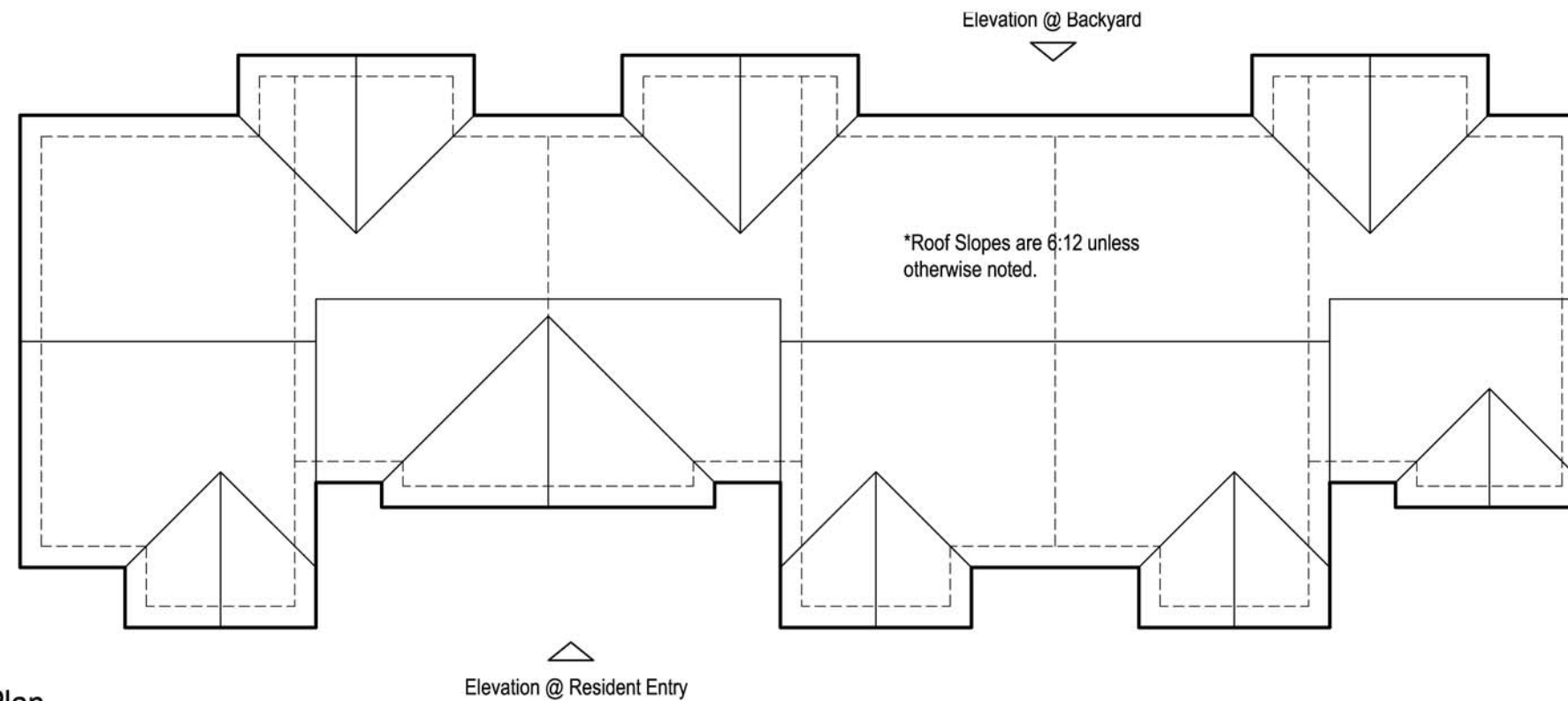


2 Townhouse B Elevation @ Resident Entry



3 Townhouse B Elevation @ Backyard

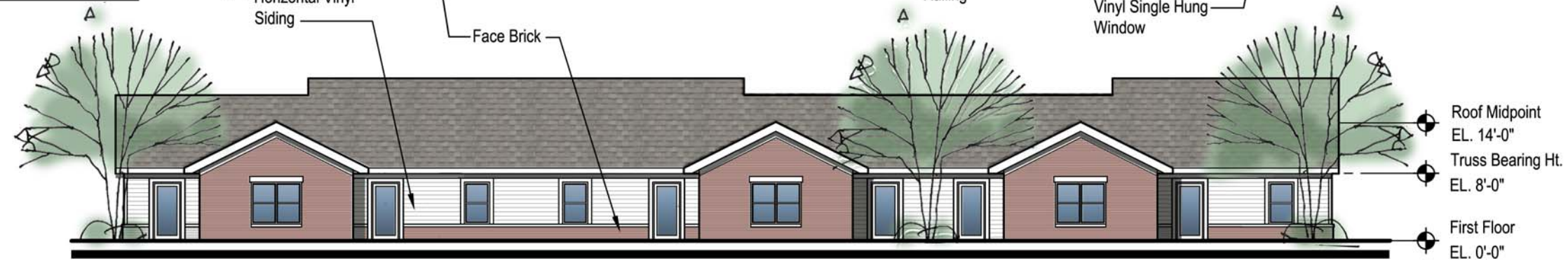
A-5



1 Townhouse C Roof Plan

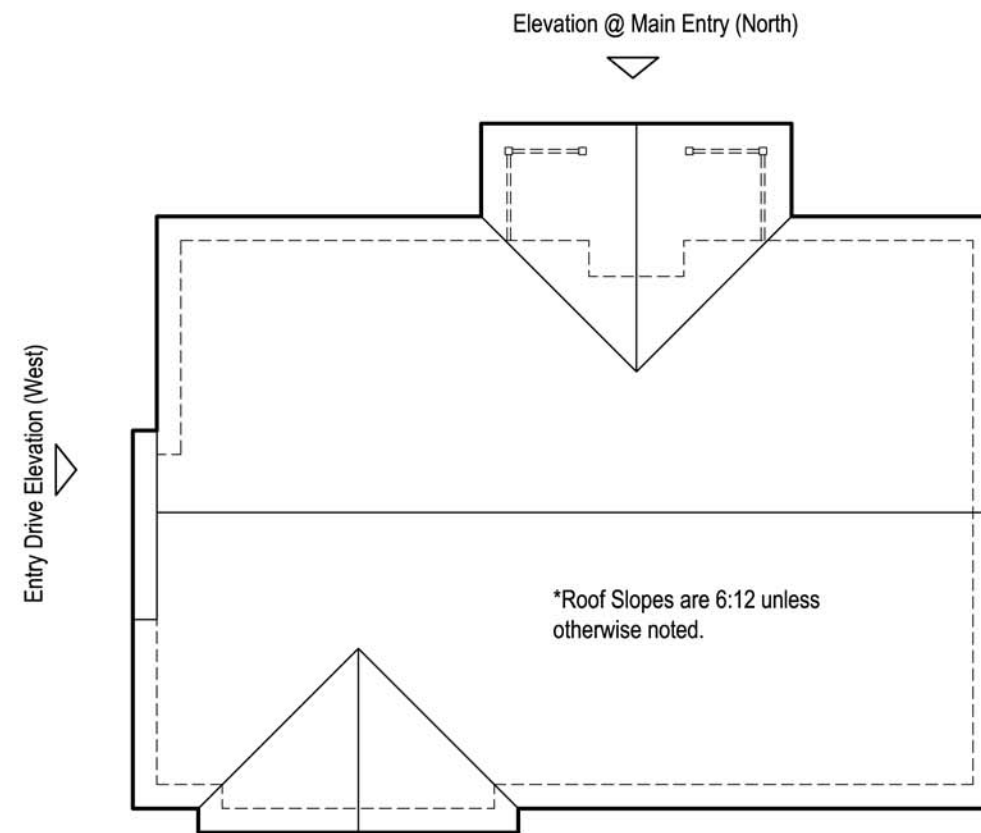


2 Townhouse C Elevation @ Resident Entry

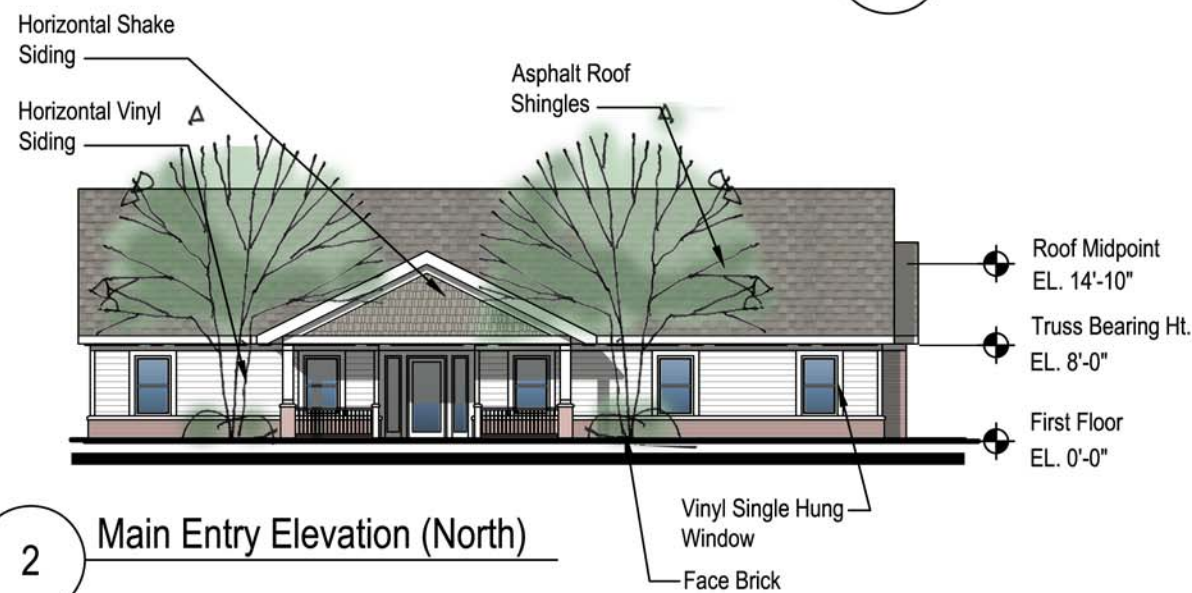


3 Townhouse C Elevation @ Backyard

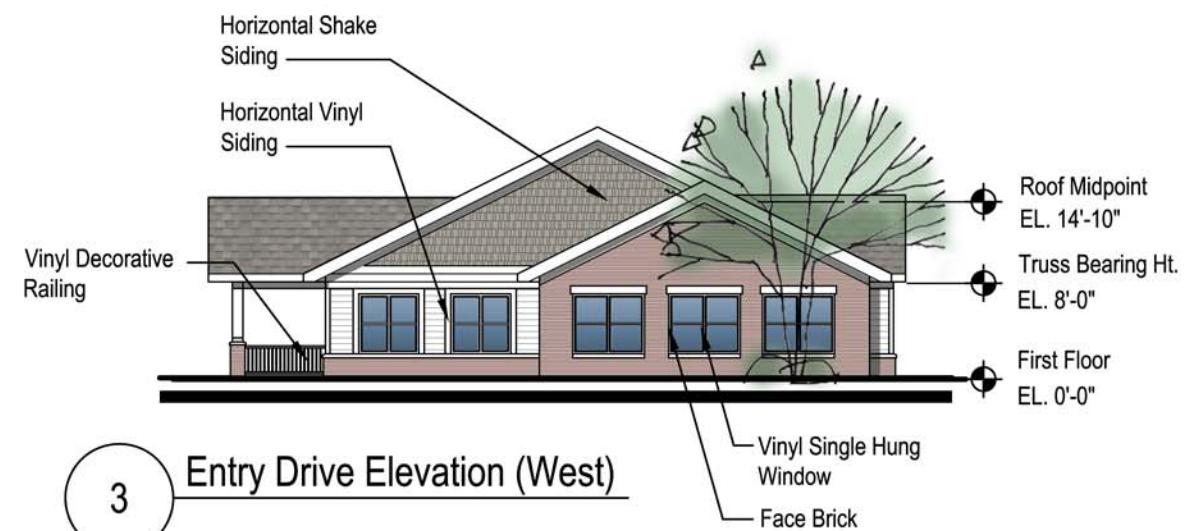
A-6



1 Clubhouse Roof Plan



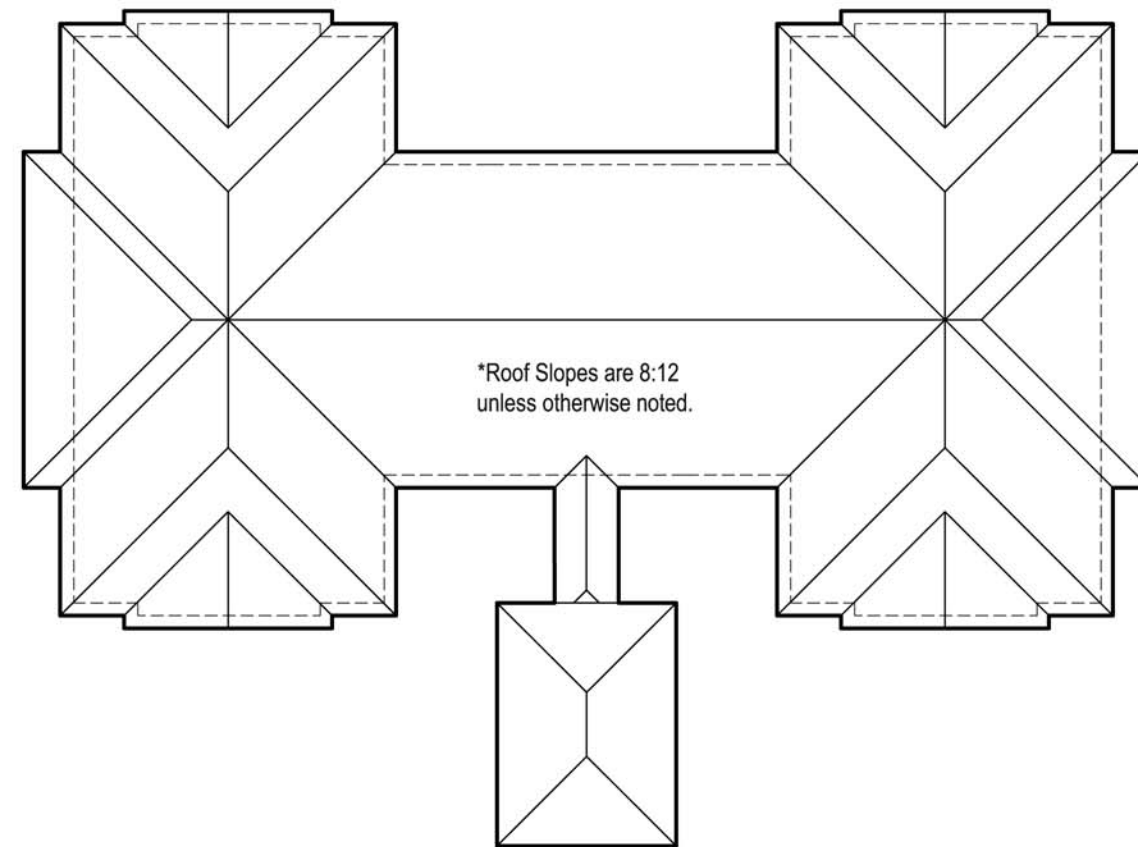
2 Main Entry Elevation (North)



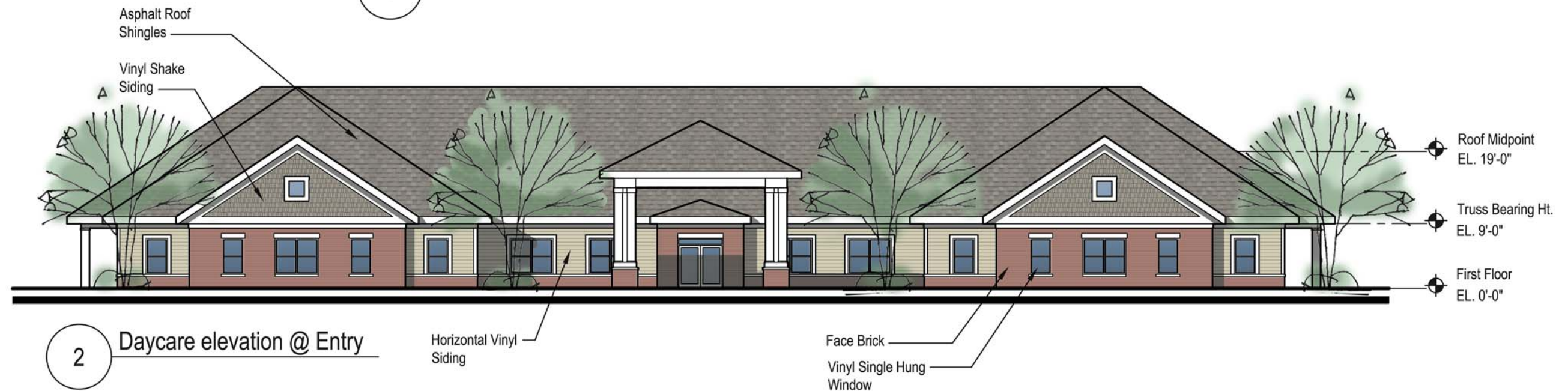
3 Entry Drive Elevation (West)

Clubhouse Elevations

A-7



1 Roof Plan Key
Elevation @ Entry



2 Daycare elevation @ Entry

DAYCARE ELEVATION

A-8

February 06, 2017

rdla: #16170 COPYRIGHT © 2016



ZANETTA

February 6, 2017

rdla: #16170 COPYRIGHT © 2016

REYNOLDSBURG SENIOR HOUSING

Attachment: 20170206 Wallick Rezoning Revised Plans (1628 : Rezoning 176120 0 E Main St Wallick)



March 28, 2017

Mr. Eric Snowden
 Planning & Zoning Administrator
 City of Reynoldsburg
 7232 East Main Street
 Reynoldsburg, OH 43068

Subject: Senior Living Site on Main Street - Traffic Analysis Review
 Reynoldsburg, Ohio

Dear Mr. Snowden,

This letter summarizes our review of the traffic analysis for the planned senior housing site on Main Street dated December 7, 2016. The planned development replaces undeveloped land on the north of Main Street in Reynoldsburg, Ohio. The site is expected to be completed in three phases with the first two phases including a senior living component of 60 condo units and a new assisted living building with 120 beds to serve those with regular health care needs. A further expansion includes an addition of 12,000 square feet of adult day care space. It is the finding of the study that the first two phases of development fall below the threshold of site traffic that would require a traffic access study and that a TAS is not needed until the third phase is constructed. Our comments are as follows:

1. We concur with the trip generation analysis that indicates the expected increase in traffic is limited to 27 AM Peak and 38 PM Peak trip ends for the first two phases.
2. We concur that a formal Traffic Access Study is not required until the third phase is added with 12,000 square feet of adult day care on the site.
3. The Traffic Access Study should be completed prior to approval of the third phase of development, and should evaluate impacts of all three phases of development.
4. We would like to see an illustration of proposed access for the first two phases of this site, as well as full build access plan for all three phases before granting approval at this stage.

From our review of the traffic review for the planned senior living site, we concur that there is no need for a formal Traffic Access study at this time but withhold approval of the first two phases until a site access plan is provided for all three phases. If you have questions or comments, please contact me directly at your convenience at (614) 775-4650.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Douglas A. Bender'.

Douglas A. Bender, PE, PTOE
 Senior Traffic Engineer

Cc: Ryan Andrews, EMH&T



TO: Members of the City Council

FROM: Eric Snowden, Planning & Zoning Administrator

RE: Traffic Study for Rezoning Application #176120

DATE: April 5, 2017

Council Members:

In conjunction with their application for zoning district change for the property located at 0 E. Main Street (North side of E. Main Street between Hanson Street and Carlyle Drive), the applicant, Wallick Communities, was required to submit a traffic study for review by the City Engineer. That study was submitted and I received the attached response from the engineer.

The applicant has satisfied the conditions placed on the application by the Planning Commission, and understands that the City retains the power to request an additional traffic access study during the major site plan approval for Phase III of the project. Please do not hesitate to contact me if you have any additional questions.

Respectfully,

Eric Snowden
Planning & Zoning Administrator

CC: Dan Havener,
Bill Sampson,
Ryan Andrews
Shelley Slota

enclosure

Attachment: 20170405 Wallick Traffic Study Memo (1628 : Rezoning 176120 0 E Main St Wallick)

3. Facilities Demand Worksheet

(To be completed for Major Site Plan, District Amendment, 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? 51,800 gpd
- b. How much pressure is required? 70 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?

52,450 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).

1408 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
<u>1613</u> AM	<u>173</u> AM	<u>173</u> AM
<u>1613</u> PM	<u>186</u> PM	<u>186</u> PM

- c. 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. Check the following as applicable to the site development:

_____ District Amendment

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

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

- 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.

George W. Schweitzer
Applicant's Signature Ohio PE 53903
Agent for: The Wallick Companies

02-08-17
Date

Geo-Graphics, Inc.
Land Surveying & Civil Engineering

George W. Schweitzer, PS, PE
 President

3331 Livingston Avenue
 Columbus, Ohio 43227

December 8, 2016

FACILITIES DEMAND WORKSHEET

1. Water

Phase I	60 townhomes at 320 gpd / unit	= 19200 gpd
Phase II	120 room assisted living units 30 employees	
	120 residents at 220 gpd	= 26400 gpd
	30 non-resident employees at 60 gpd	= 1800 gpd
		= 28200 gpd
Phase III	12000 sf adult/child daycare	
	240 attendees at 30 gpd	= 7200 gpd
	40 employees at 60 gpd	= 2400 gpd
	40 visitors at 20 gpd	= 800 gpd
		= 10400 gpd

TOTAL for all three Phases = 57800 gpd

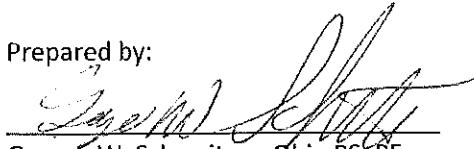
Pressure requirements 60-80 psi

2. Sanitary Sewer

Phase I	60 townhomes at 300 gpd / unit	= 18000 gpd
Phase II	120 room assisted living units 30 employees	
	120 residents at 200 gpd	= 24000 gpd
	30 employees at 55 gpd	= 1650 gpd
		= 25650 gpd
Phase III	12000 sf adult/child daycare	
	240 attendees at 25 gpd	= 6000 gpd
	40 employees at 55 gpd	= 2200 gpd
	40 visitors at 15 gpd	= 600 gpd
		= 8800 gpd

TOTAL for all three Phases = 52450 gpd

Prepared by:


 George W. Schweitzer, Ohio PS, PE
 Geo-Graphics, Inc., President



N:\2016\16126\Facilities worksheet.docx

3. Facilities Demand Worksheet

(To be completed for Major Site Plan, District Amendment, 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? _____ gpd
- b. How much pressure is required? _____ 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? _____ 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.



December 7, 2016

Mr. George Schweitzer, PE, PS
Geo-Graphics, Inc.
3331 Livingston Avenue
Columbus, OH 43227

Re: Reynoldsburg Senior Housing
City of Reynoldsburg, Franklin County, Ohio

Dear George:

Please consider this letter a summary of the trip generation for the subject development that will need to be incorporated into the City of Reynoldsburg's Facilities Demand Worksheet. The City will likely need to see the background to the traffic numbers in the Facilities Demand Worksheet, so please forward it to them when you submit.

BACKGROUND

The subject site is proposed to be developed with senior housing land uses and is located on the north side of Main Street (US 40) between Carlyle Drive and Hanson Street. The proposed site does not have direct access to Main Street (US 40). The City of Reynoldsburg's Development Handbook contains a Facilities Demand Worksheet that has a section related to traffic that is used to determine what type of traffic study, if any, needs to be performed.

The site is proposed to be developed in three phases. Phase 1 is to include 60 townhomes that are restricted to senior adults. Phase 2 adds 120 rooms of assisted living. Phase 3 will include a 12,000 SF adult/child day care.

TRIP GENERATION ANALYSIS

In traffic engineering, the accepted method for computing trip generation is utilizing data from the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). The land uses "Senior Adult Housing-Attached" (ITE Code #252), "Assisted Living" (ITE Code #254), and "Day Care Center" (ITE Code #565) were used to represent the site. Note that the "Day Care Center" in the *Trip Generation Manual* is specific to pre-school age children. There is not data available in the *Trip Generation Manual* for an adult daycare.

Tables 1 and 2 which are attached show a summary of the weekday trip generation calculations for the land uses which includes both the peak hour of the adjacent street and the peak hour of the generator. Note that the *Trip Generation Manual, 9th Edition* does not have any data for the directional distribution (entering and exiting) for "Senior Adult Housing-Attached" for the peak hour of the generator. Therefore, the directional distribution (entering and exiting) given for "Senior Adult Housing-Attached" (ITE Code #252) peak hour of adjacent street was applied. Since there are three land uses, the peak hour of the

Reynoldsburg Senior Housing Traffic Analysis
City of Reynoldsburg, Franklin County, Ohio

Smart Services, Inc.
12/07/2016

generator likely does not occur in the same hour for all land uses so totaling the trips is likely not an appropriate representation.

Referencing the tables, the input to Section 3b of the Facilities Demand Worksheet would be as follows:

1408 ADT

	Generator Peak	Adjacent Street Peak	Peak Hour
Phases 1,2,3	* AM	<u>173 AM</u>	<u>173 AM</u>
	* PM	<u>186 PM</u>	<u>186 PM</u>
Phases 1&2	* AM	<u>27 AM</u>	<u>27 AM</u>
	* PM	<u>38 PM</u>	<u>38 PM</u>

*=Since there are three land uses on the site, the peak hour generator likely does not occur in the same hour for all land uses so totaling the trips is likely not an appropriate representation.

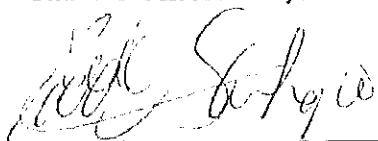
CONCLUSIONS

Since traffic studies are typically performed for the peak hour of adjacent street and there is not sufficient information to determine the hours of the peak hour generator, the conclusions are based on the adjacent street peak data which occurs within a two hour window in each peak hour.

Based on the trip generation calculations, the proposed development will generate 186 trips during the peak hour of adjacent street after all phases have been constructed. However, under 50 trips (38 trips) will be generated after phases 1 & 2 are complete. For full development of the site, an access study will be required in accordance to Sections 3c and 3d of the Facilities Demand Worksheet. The definition of a traffic access study provided in Section 3ai states that an access study is to be used for projects generating 50-200 trips. The projected trips for the proposed expansion does not fall into this range until the third phase have been constructed.

Please let me know if you have any questions. Thank you.

Sincerely,
SMART SERVICES, INC.



Registered Engineer No. E-64507, Ohio
Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

12-07-2016
Date



Submitted: One electronic copy (PDF format) via e-mail



Traffic Study Subarea	Land Use	Time of Day	Data Set from: <i>Trip Generation Manual, 9th Edition</i> (Unless noted Otherwise)	Override with Average	Regression Equation from: <i>Trip Generation Manual 9th Edition</i>	Total Trips	Entering		Exiting	
							%	Total Trips	%	Total Trips
Phase 1	Senior Adult Housing-Attached (ITE Code #252) Ind. Variable (X) = 60 Occupied Dwelling Units	Daily	Weekday	☐	$T=2.98(X)+21.05$	200	50%	100	50%	100
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	☐	$T=0.20(X)+1.66$	10	35%	4	65%	6
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	☐	$T=0.24(X)+2.11$	12	60%	7	40%	5
				☐						
Phase 2	Assisted Living (ITE Code #254) Ind. Variable (X) = 120 Beds	Daily	Weekday	☐	Average Rate= 2.66	319	50%	160	50%	159
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	☐	Average Rate= 0.14	17	65%	11	35%	6
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	☐	Average Rate= 0.22	26	44%	11	56%	15
				☐						
Phase 3	Day Care Center (ITE Code #565) Ind. Variable (X) = 12 1000 SF Gross Floor Area	Daily	Weekday	☐	Average Rate= 74.06	889	50%	445	50%	444
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	☐	Average Rate= 12.18	146	53%	77	47%	69
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	☐	Average Rate= 12.34	148	47%	70	53%	78
				☐						
TOTALS		Daily AM Peak PM Peak			☐	1408		705		703
						173		92		81
						186		88		98

Reynoldsburg Senior Housing Traffic Impact Study - 12/2016

TABLE 1 - SITE TRIP GENERATION SUMMARY



Traffic Study Subarea	Land Use	Time of Day	Data Set from: Trip Generation Manual, 9th Edition (Unless noted Otherwise)	Regression Equation from: Trip Generation Manual 9th Edition	Total Trips	Entering		Exiting	
						%	Total Trips	%	Total Trips
Phase 1	Senior Adult Housing-Attached (ITE Code #252) Ind. Variable (X) = 60.0 Occupied Dwelling Units	AM Peak	AM Peak Hour of Generator	Average Rate= 0.39	23	35%	8	65%	15
		PM Peak	PM Peak Hour of Generator	Average Rate= 0.31	19	60%	11	40%	8
Phase 2	Assisted Living (ITE Code #254) Ind. Variable (X) = 120.0 Beds	AM Peak	AM Peak Hour of Generator	Average Rate= 0.18	22	67%	15	33%	7
		PM Peak	PM Peak Hour of Generator	$\ln(T) = 0.79 \ln(X) - 0.06$	41	47%	19	53%	22
Phase 3	Day Care Center (ITE Code #565) Ind. Variable (X) = 12.0 1000 SF Gross Floor Area	AM Peak	AM Peak Hour of Generator	Average Rate= 13.44	161	53%	85	47%	76
		PM Peak	PM Peak Hour of Generator	Average Rate= 13.75	165	47%	78	53%	87

Reynoldsburg Senior Housing Traffic Impact Study - 12/2016

TABLE 2 - SITE TRIP GENERATION SUMMARY

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: **April 10, 2017****TO:** **Service Committee****RE:** ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE
CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1131
Definitions. (Second Reading 3/27/2017, Planning Commission 3/2/2017).

See the attached document for details of proposed text amendment.

CHAPTER 1131 – Definitions

Planning & Zoning Administrator. The public official of the City of Reynoldsburg designated to administer and enforce this Zoning Code. All references to the Zoning Officer, Planning Administrator, and Planning & Zoning Administrator may be construed as referring to the Development Director or his/her designee.

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: **April 10, 2017****TO:** **Service Committee**

RE: Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1161.02 Special Purpose Districts of Chapter 1161 Zoning Districts; Section 1183.04 Use Regulations and Development Standards of Chapter 1183 Planned Neighborhood Development District; AND AMENDING THE TITLES OF Chapter 1184 Planned Commercial Development; Chapter 1192 F-1 Flood Plain Overlay District; Chapter 1193 "HD" Historic Overlay District; and Chapter 1196 Community Commercial Overlay. (Second Reading 3/27/2017, Planning Commission 3/2/2017).

See the attached document for details of proposed text amendment.

1161.02 SPECIAL PURPOSE DISTRICTS.

(c) ~~HD Reynoldsburg~~ Historic Overlay District. An area of special historic significance, containing a concentration of historic features, known and identified as the "Olde Reynoldsburg Historic District", has been delineated by City ordinance. The "~~HD Reynoldsburg~~ Historic Overlay District" has been established to provide for the preservation of the historic characteristics of the area and for the compatible use and redevelopment of the properties ~~therein~~ as regulated by this Code within the district.

(d) CCO Community Commercial Overlay District. An area of special significance, as defined by Chapter 1196 of this Code. The "Community Commercial Overlay District" has been established to enhance the characteristics of the commercial corridors and encourage redevelopment of the properties within the district.

1183.04 USE REGULATIONS AND DEVELOPMENT STANDARDS.

The following shall be the minimum standards required for development in a Planned Neighborhood Development District. Additional requirements and conditions may be established by the Planning Commission and by City Council for approval of the district and the development plans. Such requirements and conditions may include but are not limited to: approved uses; width, height, yard requirements; density; arrangement and spacing of buildings and other structures; signs; parking; vehicular, pedestrian and bicycle circulation; landscaping; the construction of public improvements; and preservation of natural features or historic structures. Varied requirements and conditions may be applied to different areas of the development.

(a) Permitted Uses. The following uses may be permitted, as approved in the development plan, in a Planned Neighborhood Development District:

(e) Lot and Yard Dimensions, Building Spacing.

(1) Lot and yard dimensions shall be as established in the ~~detailed~~ development plan, except that no lot designed for a single family dwelling shall have a width of less than sixty-five feet (65FT) or a depth of less than one hundred ten feet (110FT).

(2) In locations where the Planned Neighborhood Development District abuts other zoning districts, the minimum area and widths of yards and setbacks within the proposed Planned Neighborhood Development District shall be no less than the minimums required for such abutting districts unless specifically varied by approval of the Planning Commission.

(f) Variances to the Subdivision Regulations. To the extent specifically provided in the Subdivision Regulations, the Planning Commission may vary the requirements for improvements as determined necessary and appropriate for the design and development of the Planned Neighborhood Development District.

CHAPTER 1184 – Planned Commercial Development District

CHAPTER 1192 - ~~F-1~~ Flood Plain Overlay District

CHAPTER 1193 - ~~"HD"~~ Historic Overlay District

CHAPTER 1196 - Community Commercial Overlay District

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: **April 10, 2017****TO:** **Mel Clemens, Ward IV Service Committee****RE:** ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE
CITY OF REYNOLDSBURG, OHIO: Amending Section 1181.06
General Sign Regulations of Chapter 1181 Signs and Graphics. (Second
Reading 3/27/2017, Planning Commission 3/2/2017).

See the attached document for details of proposed text amendment and staff report.



**REYNOLDSBURG
PLANNING & ZONING DIVISION**

**STAFF REPORT:
CODIFIED ORDINANCE
AMENDMENT**

CODE SECTION: Section 1181.06 – General Sign Regulations

BACKGROUND: Staff becomes periodically aware of provisions in the Planning & Zoning Code that require revision. A provision of Chapter 1181 of the Zoning Code prescribes a structural requirement for signage that is at variance with those prescribed in the Building Code. Staff proposes to remove this redundant requirement.

SUMMARY OF MAJOR REVISIONS:

SECTION 1181.06 – GENERAL SIGN REGULATIONS

Staff proposes to remove language from this section that requires signs to be constructed to a specific structural specification. This was an existing regulation within the Codified Ordinances and was originally part of our local Building Code. This requirement was necessary when the statewide building codes did not have specific signage requirements. Today, the Reynoldsburg Building Division is a certified building department, which means that the requirements of the Ohio Building Code are mandatory. Section 3107 of that code prescribes the regulations for signs, most of which exceed this requirement. The structural regulations of this section are no longer required.

1181.06 GENERAL SIGN REGULATIONS.

(b) Requirements for all Signs.

(1) All signs shall be properly constructed and maintained to ensure that no safety hazard is created. ~~All signs shall be constructed to withstand a wind pressure of thirty pounds per square foot (30LB/SF).~~ All signs shall be built in conformity with the requirements of the Building Code and the procedures of the Building Division.