



AGENDA

PLANNING COMMISSION
THURSDAY, APRIL 6, 2017 6:00 PM

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – March 2, 2017

3. APPROVAL OF AGENDA
4. PUBLIC COMMENT

B. BUSINESS OF THE PLANNING COMMISSION

1. **7578 E. Main St.; Application # 176471; Applicant: Evans Capital Investments, Ltd.; Major Site Plan.**
2. **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 – 137 Waggoner Road, Reynoldsburg, Ohio, from R-1 Single Family Residence District to PCD Planned Commercial Development District, Applicant, United Dairy Farmers. (First Reading 2/27/2017).**
3. **Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1171.06 Accessory Use; Accessory Structures of Chapter 1171 General Requirements.**
4. **Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1127.12 of the Subdivision Regulations.**
5. ADJOURNMENT

CITY OF REYNOLDSBURG

MINUTES

PLANNING COMMISSION THURSDAY, MARCH 2, 2017 6:00 PM

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

A. CALL TO ORDER

PRESENT: McKenzie, Cullinan, Welday, King
ABSENT: Comeaux

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – February 2, 2017

Chairman McKenzie: I am going to ask that we delay approval of the minutes to the next meeting. We were promised to have two versions of the minutes to prepare, and the way that we were doing it that some call verbatim, and also a version done by Robert's Rules of Order, and we did not get the Robert's Rules of Order. Also, as I was reading through the version that we have I don't think that these quite qualify as verbatim, so it would be nice to have a verbatim copy to compare, as for those two reasons, and in addition I think that we should also be getting in the future a copy of the minutes to approve for the joint sessions, which have already gone before Council and been approved and Mr. Welday found that he was not even included in the roster as being present those two joint sessions, so I think we should also be getting those as well. For that, for those reasons, I would like to delay the approval of the minutes until the next meeting if that is ok with everyone. Hearing no objection we will move onto the approval of the Agenda.

3. APPROVAL OF AGENDA

Chairman McKenzie: Because we are kinda packed tonight, I would like to change the order of things a little bit to make sure we have plenty of for people who have proposals in front of us tonight. So, right now I have as Item number 8, Discussion regarding Development of the Comprehensive Plan, to change that to number 9, and to move Item number 4, which was the proposed Planning Commission Rules update to number 8. Is that acceptable to everyone? Four to 8 and 8 to 9.

4. PUBLIC COMMENT

Chairman McKenzie: And, uhhh, do we have any Public Comment tonight? Those here with applications? Nope? Ok. And then, for those people who are going to be speaking tonight, 1., you will have needed to sign in if you haven't already. And 2, also we ask that you participate in an oath before you address the thing, so, before we again tonight's agenda item will everyone addressing the Commission please stand and raise their right hand? Do you swear or affirm that the testimony you will give in front of the Commission will be truthful, if so, please answer, "I do". (*Multiple I do's heard.*) Thank you.

Minutes Acceptance: Minutes of Mar 2, 2017 6:00 PM (APPROVAL OF MINUTES)

B. BUSINESS OF THE PLANNING COMMISSION

1. **ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED – 0 E Main St, Reynoldsburg, Ohio, from CC Community Commerce District to PND Planned Neighborhood Development District, Applicant, Nicole Boyer.**

Mr. Snowden: 0 E. Main Street - Wallick Communities - District Change (Rezoning). Application: #176120 - Zoning District Change (Rezoning). Location: Property is located on north side of E. Main Street between Hanson Street and Carlyle Drive. Existing Zoning: CC Community Commerce District / CCO Community Commercial Overlay District. The request is to change the zoning district for the site from CC Community Commerce District to PND Planned Neighborhood Development District. Current Use: Vacant Land. Applicant: Nicole Boyer. The applicant is requesting that the Commission review and recommend approval for a zoning district change in order to construct a senior housing campus as a planned development. The existing site consists of two parcels along the north side of E. Main Street, bounded on the east by Hanson Street and along the west by Carlyle Drive. The site is partially within Franklin County and partially within Licking County. To the south, the property is adjacent to Glen Rest Memorial Estate across E. Main Street. To the north, the property abuts single and two family dwellings in the R-4 zoning district. In the Consideration Section I have provided you the Standards for District Changes from Chapter 1151. And the Standards for review of a Development Plan from Chapter 1183 for Planned Neighborhood Development. The site has been zoned commercial since at least 1963. A portion of the site was included in a commercial zoning district as part of the original zoning ordinance passed in 1955 and re-codified in 1969. Commercial uses that are permitted at the site by right or as special exceptions include restaurants, drive-thrus, auto sales, and shopping centers, among many others. Several multi-family projects have been approved to the east and west of the site. To the north, the property abuts two family dwellings for two-thirds of its lot line. The scale, intensity and proposed uses of the development are not significantly different than these land uses. The applicant has provided a conceptual development plan that includes sub areas for 3 related uses: senior independent living, assisted living (residential care facility), and a “multi-generational” daycare facility. Each sub area will be subject to requirements that are listed in their respective sections of the rezoning text. Any deviations from the requirements, including any non-compliance with Section 1187.06 or of the referenced base zoning districts for each sub area will be listed in the rezoning text. The applicant has provided a conceptual building rendering showing 1 story buildings within “Sub area 1”, a 3 story building for the residential care facility in “Sub area 2” and a daycare facility within “Sub area 3”. Staff has completed a preliminary review of these renderings, which do not comply with the materials requirements of Section 1187.06, and that is what is really triggering the revision of the rezoning text. 1187.06 is a section of the Cod that requires multi-family dwellings to meet certain material requirements that are pretty stringent. And, since they are not meeting that requirement, even though this is a Planned Development, it relates to the use. Multi-family dwellings is one of the uses there. Independent dwelling is considered multi-family and therefore the deviations from that need to be listed at length in the re-zoning text, and that re-zoning text needs to be updated. The applicant has provided a facilities demand worksheet which indicates their

Minutes Acceptance: Minutes of Mar 2, 2017 6:00 PM (APPROVAL OF MINUTES)

demand for City water and sewer services. This information has been distributed to the Water/Wastewater Division and City Engineer for review. The applicant will have to provide detailed utility plans for review by City staff in conjunction with their major site plan and plot-grade-utility reviews. That is really the purpose of the Plot Grade Utility. What I look for in this phase is whether the City Departments have been notified and are they aware of the capacity the applicant will be requesting, and can they meet that requirement? The applicant provided a preliminary traffic study which indicated that the number of new trips generated by the proposed development would not warrant additional infrastructure improvements at the cost of the applicant. A detailed traffic access study is currently under review by the City Engineer. The applicant's development plan indicated compliance with the parking requirements of Table 1179 of the Zoning Code for the independent living units. Demand for parking at residential care facilities and day care centers is generally below the uses that are currently permitted by the existing zoning district. In conformance with Chapter 1151 of the Zoning Code, applicants for district change are required to submit a development plan, which becomes part of the rezoning text. The applicant has submitted a narrative statement and rezoning text which are currently under review by Staff. This rezoning text can be used to place additional requirements on the application in areas where the Zoning Code does not currently provide any requirements. Staff will provide a revised copy of the rezoning text to Council and the Planning Commission as soon as review is complete. If this application for district change is approved, this development will be the only legal use. Any deviations from that plan in the future would require rezoning. Per the requires of the City Charter, the Commission must forward this applications and recommendations back to the City Council by March 11, 2017. The Commission should apply the standards for review of district changes contained in Section 1151.04 of the Zoning Code and determine if the proposed use is compatible with the site. If the Commission determines that the application meets those standards, Staff recommends the following conditions: That the applicant shall submit a revised rezoning text for the approval of Staff indicating compliance with the conceptual building elevations. That approval shall be contingent upon approval of the traffic access study by the City Engineer. I listed the "Next Steps" beginning on page 4, and I will turn things back over to our Chairman.

Chairman McKenzie: Does anyone have any questions for Mr. Snowden? I know that was a lot to take in. If the applicants would like to address the Commission, this would be the time, and in case we have any questions for the applicant.

Mr. Swiney: Good Evening and thank you for your time tonight. My name is Timothy Swiney. Our address is 6880 Tussing Rd, Reynoldsburg.

Ms. Boyer: Nicole Boyer at the same address.

Mr. Swiney: At this time, we do not have anything to add but are happy to address any questions that you may have. We also have some renderings here for you to see.

Mr. Welday: The detailed traffic study you have, will that affect Hanson Street or Carlyle Drive.

Ms. Boyer: The traffic would impact the Hanson Street intersection because the proposed intergenerational daycare and assisted living community are above along that corridor and that is where the traffic is going to be generated.

Mr. Welday: If I'm not mistaken, I think there is a COTA bus stop on Hanson St.

Ms. Boyer: There is.

Mr. Welday: Was the Engineer looking at expanding that?

Mr. Snowden: Mr. Welday, a Traffic Access Study reviews a worksheet and a packet of information about number of trips generated by the proposed uses. The Engineer reviews that and looks for the access points and where the drives enter the public street and whether adequate. If it was an impact study, he may be looking at the infrastructure and whether there will be costs to the applicant. The type of study selected is determined by the number of trips, which is taken from national traffic manuals. Really it comes down to a lot of Engineering details, the radial, the width of the drive, how much stacking space is internal to the applicant's private drives. It does not really take something like additional bus stop capacity into consideration. As far as I am aware, that bus stop, even with COTA's revision, is not going away. That is where COTA's service ends for that line.

Chairman McKenzie: While I have you here, I do have a couple of just general questions. So, because I was at the Public Hearing, and someone, a representative from the law firm representing the Trust was there, I was just wondering, are you intending to purchase this property, be a lease holder of this property, or what's your standing as far as requesting a zoning change? Are you going to be purchasing the property?

Mr. Swiney: Yes.

Chairman McKenzie: But you have not yet?

Mr. Swiney: Correct. We have a Purchase and Sale Agreement which is contingent on approved zoning as well as obtaining the financing.

Chairman McKenzie: Ok. And, did you request this zoning change to the Planned Development, or was that something that was offered to you by the City?

Ms. Boyer: We started working with Eric in late August, early September. We went to him and stated that we put an option on this land and would like to accomplish a senior living campus. So, with the assistance of Eric, and the guidance of looking at different options within the zoning text, the PNDD is what was suggested for us to maximize the campus to the best extent possible.

Chairman McKenzie: Oh, ok, alright. I guess I am really just trying to get where this is coming from to why the PNDD was chosen instead of just an AR-3A as Wesley Ridge for example, since they also. So I thought it might have been the daycare, but Wesley Ridge also

offers an adult daycare as their services and they are still just multi-family housing. So I was just curious to why this was going for this project, cause it is different from what my understanding of what the intent of the Planned District was, and why this project would qualify as Planned District.

Mr. Snowden: Mr. Chairman, to answer your question, Wesley Ridge could have very easily gone as a Planned Neighborhood District, and our current regulations, that zoning district and the planned development tools that we have today were not in place in the same way, when Wesley Ridge began.

Chairman McKenzie: No, I understand that. That was a later addition, an option before Wesley Ridge was, but still I was wondering why this was chosen for this instead of just being another AR-3A again.

Mr. Snowden: The advantage to a Planned Development such as this is that the Commission and Council have additional controls over the site design and the building design. Secondly, it allows the applicant to submit the rezoning text which perhaps takes care of some considerations that the base zoning district may not be able to accommodate in the same way. Third, it avoids a problem.

Chairman McKenzie: I am going to interrupt you. Then that means that they might have lesser requirements to meet, to meet the revised zoning, whatever, instead of what it would be to existing regulations. Cause I was trying to follow when you were going to say that they had not met certain things right now, so.

Ms. Boyer: The way that we have written the PND, is with different regions. So, with Eric's guidance and assistance, we have looked at different AR Codes and Residential Codes, and we are trying to follow them to the extent possible. So, what we have done, rather than ask for multiple re-zonings, we are utilizing the PND tool to do just one re-zoning. What the PND tool does is two-fold, 1. We are held to this campus and only this campus. We can not build something else, and this is only applicable for two years and if we do not start construction within two years, it will go back to the commercial designation. Where, if we were asking for a residential zoning, then it would be residential in perpetuity. So that is one of the reasons we went to the PND. The other is that we have overlaid regulations within the AR-3 and R-20 districts. So, we utilized the R-20 district to help the architect and our team to design the independent living side. So, we are in the text that we are working with Eric to create, we are making sure that the setbacks, the density, even just the configuration of the buildings and the units are in compliance as close as we possibly can. I don't think we have any variances within this one. We are following those, and then on the side of the daycare and the assisted living community, we are utilizing the AR-3 guidelines. So, within the PND, we are utilizing the guidelines of the AR-3 and R-20 districts. The recommendation of the PND district was more to make sure that what we are proposing today is what you will see if the zoning is approved and the finance happens. We will not be able to change our concept or our proposal without coming back to the City and making a different presentation and going through the proper channels and protocols.

Chairman McKenzie: Well that's, as I said, I just had some general things about because this is the first time we had the plan before us. See how that fits with this project.

Mr. Snowden: To finish what I was saying, what has happened here historically in Reynoldsburg, when we did not have the planning tools, folks would get a base zoning that was as close as possible, and then they would go to BZBA and get 5, 6, 10 variances all at once. Then, at that point, the requirements of the base zoning district had really been changed pretty dramatically. So, the advantage of a Planned District from the standpoint of our whole development approval process is that what you see is what you get. Planning Commission does not approve one base zoning and then folks are at BZBA asking to vary from that extensively. That is the advantage and that is why Staff made the Planned Neighborhood Development District recommendation to the applicant.

Chairman McKenzie: Just as a side, there is also another on that has just gone before Council for a filling station on Broad St. That's also going to be this planned thing. And so, how filling station and how an assistant filling station fit within the same plan was something I was curious about.

Mr. Snowden: Mr Chairman, we have two. Some communities use one Planned District for anything. I divided it. Planned Neighborhood is predominately residential, but these other uses that the applicant is proposing fit into that. Secondly, the UDF is Planned Commercial Development which is geared toward a commercial or mixed used site, but it does not allow your single family detached uses. Where some communities conflate those all into one process for Planned Development, or Planned Unit Development, we kept those two items basically separate.

Mr. Welday: I was at City Council, and from what I heard there, many of us who have lived here for quite some time, the land has sat undeveloped for a number of years. And, as Commissioners, I see this as a great opportunity to develop that land for a useful purpose. This proposed project is going to create jobs in the community, as well as provide housing for seniors. And of course, you have the day care as well. I can only think of a couple in Reynoldsburg that are built for 55 and over.

Mr. Swiney: Minimum of 55. We do have 25% of the units restricted at 62 years and older.

Mr. Welday: I can only think of a couple of projects in Reynoldsburg tailored to that...

Chairman McKenzie: There is one, Wesley Ridge. And there is a new one under construction now at Summit. We

Mr. Welday: Working in Columbus, I know that they are tailoring to a different generation and a different clientele. So I think this is a great opportunity to use that land.

Mr. King: *(Inaudible...)* northern fence along that border.

Mr. Swiney: Right now we are back and forth between general landscaping buffers,

mounding, or fences. We are open to anything. It seems to be divided on whether we should put a fence or use natural landscaping. We are open to whatever the consensus is.

Mr. King: I see that trees represents mounds.

Mr. Snowden: If I could give you some of the Staff's thoughts on fences... Dan and I when talking about a new development where we have the opportunity to do something really nice, always encourage landscaping first. For something like a fence addition, and again we are talking a 6FT privacy fence, that is something Staff could approve administratively at another time if that was something that the applicant wanted. So, in this case, my encouragement to the applicant and to the Commission would be to try the landscaping, which is an easy change that will not involve new site plans and so forth. If it is determined that that is desirable or neighbor complaints increase to the applicant, they can do that and the cost would be very minimal. There is no specific reason to warrant the fence at this time given vehicle circulation and some of the things we deal with when dealing with commercial shopping centers, etc... My encouragement would be, let's try the landscaping because it is more attractive. Sometimes even nice fences are not as nice as landscaping. If it becomes something, we can revisit the issue.

Mr. Havener: To clarify, along with the landscaping, we have some mounding to give you the height, in lieu of the 6FT fence. You would have a combination of trees, smaller plantings, and mounding to give you that additional height you may need.

Mr. Swiney: I would take it one step further and focus in on the open site plan concept. As you can see in front of you, we have walking paths incorporated throughout the entire site. A detention basin with bio swells, rain gardens. We are really trying to promote wellness, social interaction, within the actual campus setting as well as the neighborhood. We are also going to promote increased security, not just with sidewalks and way finding, but also with technology. That technology will include security cameras throughout the entire site. Everything is digital. The IP address can be shared with police and fire, and they can log in anytime with 24 hour access. It is all DVR recorded. If something were to happen at 3:00 in the morning, we could go to the DVR and share it with the Police Department.

Ms. Boyer: If they get really bored, there is an app and they could watch it in real time too.

Mr. Swiney: that is why you are not seeing any fences right now. We are really just trying to promote openness and connectivity.

Chairman McKenzie: So, that brought a question to my mind. The playground, would there be a fence around the playground?

Mr. Swiney: Right now there is no fence planned to be around the playground. The only place we are considering a fence right now is around the detention pond. Around the playground you would have a barrier to hold the mulch, but there would be no fence. It is more like a tot lot.

Ms. Boyer: The feedback we have heard from of operation division for other properties that we have like this is that kids come to visit their grandparents and that it is a nice feature to have a place where they can go and be entertained along with their family.

Chairman McKenzie: The reason that it came up, the apartments that are to the north of your property will likely have children and will have been used to playing in that field, so if they were to find out that there is an open playground on your property, they may very well wish to make use of it. Robert Frost was saying it sarcastically because good fences don't make good neighbors, although that is usually the way that it is stated.

Mr. Swiney: Our common practice, we try to be good neighbors, not just with what is surrounding our properties, but with the community, and to the extent that if children wanted to come over and utilize the playground, as long as there are no criminal activities, they are not damaging the property, we are not going to say they are not allowed. Again, that is why we have the security cameras, if we find out that there is loitering, vandalism, fraudulent activity, then we will have to take the next step.

Mr. Snowden: One item I want to remind everybody on, we are reviewing the Site Plan as part of this rezoning and a Major Site Plan review by the Commission is still required when this is done. The specific and details of landscaping will all be dealt with that at that point. In the old language of the Planned Development, that was called Preliminary Development Plan and Detailed Development Plan. I am calling it, Concept Plan, Development Plan, and Major Site Plan.

Chairman McKenzie: Yeah, that change was before us, I seem to remember that about a year ago or so. I had one question more for my curiosity. That night during the Public Hearing, the representative, the lawyer representative said that they had contacted you about selling this property several years ago? So, this question was for Mr. Havener, so did you approach very many people about taking an interest in this property? This is because of Norm's comment that night about doing something else with the property.

Mr. Havener: There was at least one that I am aware of.

Chairman McKenzie: Please let the record show that Mr. Snowden has raised three fingers.

Mr. Havener: The last one that I recall was for a multi-family development. They originally came in with no other proposed uses and we suggested at that time that if a facility like that was to be approved, it had to incorporate some sort of commercial whether it were office space or another type of use to bring some value to the community, and it couldn't just be a strip.

Chairman McKenzie: But these were people that approached you rather than you approaching them. That was really the question as to whether you had approached people about it.

Mr. Havener: We were approached by the real estate broker that was handling the property

at the time. They had an interested party and they came in to visit with us.

Mr. Snowden: That happened on several occasions and the scale of that development was much more intense. Multiple stories and more of what we think of as a traditional suburban complex. There were three separate proposals that were similar in scope. In addition, Dan and I get calls almost on a daily basis as to available land in Reynoldsburg. If a comment was made that nobody knew about this property, I cannot tell you a number, but I can tell you that we do shop the property to individuals.

Chairman McKenzie: No comment was made to that effect, at the Public Hearing, or any other time. I was just curious that since it had been brought up that it had been on the market for multiple and no interests and that you had been requested for help, what that help entailed. The only one you mentioned was another multi or dense housing. So, for those other two as well were all housing developments?

Mr. Havener: Mr. Snowden and I's previous proposals were not in line with our expectations and the proposal that the Wallick Company has before us today is definitely more in line with our expectations and is something that we could definitely support more positively.

Chairman McKenzie: Any questions? So, this is the time where I usually entertain a motion. The motion would be to the effect that we will forward this for, what would the language be? Forwarding for adoption?

Mr. Welday: I make a motion to recommend approval to City Council, of the application.

Mr. King: I second.

Mr. Snowden: Gentlemen, any considerations to the two items that I listed as possible, I think they are minor issues, and I believe they will be resolved on the Staff side, but I want everyone to have the comfort level that they will be resolved, the traffic study and the re-zoning text to reflect the conditions that are proposed.

Chairman McKenzie: Is everyone clear on what those re-zoning items are going to be? What changes to the text would be?

Mr. Snowden: Specifically, to modify for the 1187 requirement. And, there is one overall density requirement. Let me explain, since you can see there is a county line running inside of this, because there is a need to make the parcel go down that line rather than be further to the east, there is a need to take an aggregate density of the entire site, so that would be listed in the re-zoning text as well. It is a building coverage requirement.

Chairman McKenzie: Do you have firm numbers on that building coverage? Do you have something like what percentage of the site is going to be covered? It is hard to make a visual.

Mr. Swiney: I want to say that the maximum is like 46.6. We are like 29% below.

Mr. Snowden: There are different lot coverage requirements for the different sub areas, and that is a little of what is causing the confusion. The max lot coverage for the independent living is 15%, with a 30% open space. That is for buildings. The 46 he is referring to is for impervious surface, and the requirement for that, in this case, would be 60.

Chairman McKenzie: Wasn't a bid deal but not really answering my question as to what our maximums are versus what you are proposing, that is what I was getting at. But that is fine. More curiosity than anything since that was a condition. Have you written down that motion with the caveats and everything so that we could see it?

Mr. Snowden: If you look at page four of the Staff Report, I have the two texts there. You do not have to state verbatim because the re-zoning text has to match their site plan. So, the site plan in front of you is not going to change. It is just a matter of making the re-zoning text match that.

Chairman McKenzie: I just want to make sure that we are all clear on what we are moving.

(Vote)

Mr. Snowden: The remaining items for the applicant are listed in the Staff report, and I will reach out to you regarding City Council's remaining meetings.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/13/2017 8:00 PM
MOVER:	Robert Welday	
SECONDER:	Ivan King	
AYES:	McKenzie, Cullinan, Welday, King	
ABSENT:	Comeaux	

2. 1051 Waggoner Rd.; Application #175747; Applicant: St. Pius X Church, John A. Eberts, Architect; Major Site Plan

Mr. Snowden: 1051 Waggoner Road - St. Pius X Catholic Church and School - Major Site Plan. Application: #175747 - Major Site Plan. The property is located on the west side of Waggoner Road north of E. Main Street. Existing Zoning: S-1 Special District. The request is for a review of a major site plan in order to construct building additions and related improvements. Current Use: Church and School Campus. Applicant: John A. Eberts. The applicant is requesting the Board review and approve a major site plan in order to construct additions to four existing buildings on their church/school campus, as well as add additional landscaping and modify a portion of an existing parking lot. Their campus has a school building, a church assembly building, a parish residence and office building, what is now a children's center that was originally a residential convent, a small assembly building, and some maintenance structures and a ball field. The site is an existing church and school campus with associated parking and accessory buildings. To the south, the property abuts an apartment complex (multi-family dwellings) in the AR-2 zoning district. To the north and east, the property is adjacent to large-lot style single family dwellings in the R-1 and R-2

zoning districts. To the west, across French Run, the property abuts single family dwellings in the R-3 zoning district. Considerations for site plan review from Section 1143.05 are listed, as well as some additional site plan development requirements. This major site plan represents that applicant's master planned campus expansion. The applicant proposes to construct the project in phases, but all phases will need to comply with this site plan application. The applicant has already been granted variances from Section 1175.05 and Section 1180.10 of the Zoning Code, in order to allow expansion of Building #1 along its existing setback and reduce the landscape requirements along the northern side of the property. The applicant's property follows a creek and there are some significant terrain there as you can see on the contour lines. So, the applicant requested BZBA grant relief from the Landscape Buffering requirements which require a 15FT landscape buffer. Given the terrain, and the Board agreed, it was not reasonable to require the landscape buffer and it would be superior to retain the natural vegetation there. Also, to allow expansion of this building, building #1 in the plans, known as Holman Hall that was probably constructed as an accessory building. They will be expanding this into their Parish Activity Center, but it was probably considered an accessory structure when it was put in. It is expanding and it really going to become another main structure, given the uses. So therefore, it had to get the uses in order to expand along its existing facade. Some zoning codes have requirements that allow a building to be expanded along its existing setback, even if that setback does not meet the Zoning Code, but our Zoning Code has no such language. The applicant has submitted a basic utilities plan and facilities demand worksheet, which have been forwarded to the Department of Public Service and City Engineer for preliminary review. The applicant does not indicate that any modifications to utility capacity is required. When you are talking about existing church and school use like this, they already have the large sized tap, so adding a little meeting space and some small building additions, is not dramatically increasing their utilities usage.

Chairman McKenzie: Were they not also asking for an expansion of the school portion of it? Or, is that going to be later?

Mr. Snowden: That is included in it. That is building #4.

Chairman McKenzie: Yes it is.

Mr. Snowden: The existing tap is what they are looking for, and the water tap, where the water line for the site goes in, is already a large capacity tap. Staff reviewed the application for compliance with the requirements of Chapter 1180, which are generally speaking, being met when the variance to 1180.10 is considered. The applicant is not proposing any modifications to the existing parking area that would require the Parking Lot/Landscape Standards of Chapter 1180 to apply. You can see the original parking and the parking addition which was done about three years ago. You can see there are parking islands with landscape and interior plantings. The applicant is decreasing the parking area, they are not increasing it, therefore we can not require them to go back and put islands, but it was

required when they did the expansion. The applicant is actually decreasing the impervious surface, if you look on item #4, in terms of the surface run-off, not in terms of building.

Chairman McKenzie: Ok, yes, but impervious surface, they're still increasing. Yes.

Mr. Snowden: It is increasing. You are correct. I should have said non-buildable impervious surface. The applicant has provided a lighting plan indicating the location of proposed fixtures, as well as a cut sheet of their technical specifications. Lighting levels along the southern, northern and western edges of the parking area do not exceed 0.1 foot candles. This is consistent with the lighting standards contained in Chapter 1182. Building Architecture - The applicant provided architectural elevations showing the proposed building additions. The additions to buildings #2 and #3 utilize the same building height, roof design and exterior finish stonework present in the existing structures. The proposed addition to Building #4 is consistent with the height and mass of the existing school building, and retains the same window rhythm, which is basically how the classroom windows progress across the building facade. The addition to Building #1 is a significant expansion of the existing structure. The proposed Hardie plank, painted stucco and window treatments are consistent with this type institutional campus. There are not specific material requirements for the S-1 district. It is really up to the discretion of what the Commission finds appropriate given what is existing. The Board should apply the standards for review of variances contained in Section 1143.05, Review of Site Plans, and the Zoning Code, and determine if the site plan as proposed complies with those standards. Staff finds the proposed site plan in compliance with those standards and the development standards of the Zoning Code, and recommends approval of the site plan on the following condition: That approval of this major site plan shall be contingent upon approval of the traffic access study by the City Engineer. Our Engineer is reviewing the traffic access study, but the information that the applicant provided showed that no change would be required. With that, I will turn things back over to our Chairman.

Chairman McKenzie: Alright, thank you Mr. Snowden. Is the applicant, a representative of the applicant here tonight?

Mr. Snowden: I do not see them in the audience but they were notified.

Chairman McKenzie: That then leave any questions that anyone might have for Mr. Snowden about this. Mr. Cullinan.

Mr. Cullinan: I have a couple of questions looking at the buildings. Along the north portion of the buildings, are they doing extended footers to match into the grades of the ravine, or are they grading onto the adjoining partial.

Mr. Snowden: Their grading plan indicated that the grading would stay as existing and that the foundations would go into that. Again, that is probably a question for Mr. Eberts given that he is the building architect.

Mr. Cullinan: Also, it looks like they have plantings on the north side of the property line?

Mr. Snowden: Mr. Cullinan, if I may, let me clarify that. Because the applicant was asking for consideration relief from that section of the Code, they tried to be a good neighbor.

Mr. Cullinan: I guess the follow up to that is that they have been talking with the neighbor,

Mr. Snowden: They have a written agreement that was reviewed by their legal team, signed by both property owners of the parcels to the north stating that they are going to allow access to the installation of those trees, as well as maintain a five year maintenance agreement on the trees. The purpose of that from their standpoint was to, 1. Be a good neighbor to them, and 2. To allow some of that vegetation to be maintained which I felt, and BZBA agreed that instead of cutting that down, just maintain what was natural.

Mr. Cullinan: Just looking from that direction, I am not sure what it is, just taking away that requirement. I think the vegetation is good to maintain.

Mr. Snowden: That was a requirement of their variance.

Chairman McKenzie: They definitely may have a fall onto that. There is potentially a problem with the vegetation that they are proposing to put into that section, which is Hemlock. Hemlock does not grow very well in our soil. The section that they provided, even states that Hemlock prefers moist, sandy, well-drained soil. It is not drought tolerant. We have balanced to alkaline soils. We have heavy clay, and we experience drought too. So, there really isn't very much chance that these hemlock trees that they are proposing for this section are going to thrive.

Mr. Snowden: Mr Chairman, there is nothing to prevent the Board from approving the site plan on condition that the specie be revisited. I did not look at the USDA soil conditions for that area because

Chairman McKenzie: The soils conditions, by the way, are way out of date, are in the land use plan that MORPC did for us back in 1991. You don't have to look for USDA.

Mr. Snowden: USDA are going to be more up to date than that.

Chairman McKenzie: Our soil types haven't changed in the last 30 years.

Mr. Snowden: They have a wonderful geographic information system

NEXT STEPS - Provided the Board approves the application, the next steps are as follows: The applicant should contact the Planning & Zoning Administrator at 614-322-6829 to submit an application for a zoning certificate. Staff will require two sets of plans to confirm compliance with the approved major site plan. The applicant will need to contact the Building Division at 614-322-6802 to submit an application for plot-grade-utility plan review and approval. The Planning & Zoning Administrator cannot issue a zoning certificate until a plot-grade-utility plan is approved. The applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review, secure permits, and complete the required inspections.

RESULT:	APPROVED [UNANIMOUS]
AYES:	McKenzie, Cullinan, Welday, King
ABSENT:	Comeaux

3. 7578 E. Main St.; Application # 176471; Applicant: Evans Capital Investments, Ltd.; Major Site Plan

Alex Fraxier, South 11th St., Kalamazoo, MI

7578 E. Main Street - Dollar General - Major Site Plan. - Application: #176471 - Major Site Plan. Location: Property is located on the north side of East Main Street, just west of Waggoner Road. Existing Zoning: CC Community Commerce District / HCO Historic Commercial Overlay. The request for review of a major site plan in order to construct a new commercial building and related improvements. Current Use: Vacant Land. Applicant: Evans Capital Investments, Ltd. BACKGROUND INFORMATION - Proposal - The applicant is requesting the Commission review and approve a major site plan in order to construct a new, freestanding, commercial building. Existing Site & Context - The proposed site consists of a 4.3 acre commercial shopping center with various commercial business uses. The applicant intends to split a portion of that parcel off, in order to construct this proposed free-standing commercial building. To the north, the property abuts an apartment complex (multi-family dwellings) in the AR-2 zoning districts. All adjacent properties that front E. Main Street are within the Historic Overlay District. STAFF RECOMMENDATION - The Commission should apply the standards for review of variances contained in Section 1143.05 of the Zoning Code and determine if the site plan as proposed complies with those standards. If the Commission determines that the application meets those standards, Staff recommends the following conditions: That the applicant shall submit revised a landscape plan indicating a change in the dumpster screening to a masonry wall. That the applicant shall submit a revised site plan showing the front façade of the proposed building parallel to the façade of the existing shopping center to the east. That approval of this major site plan shall be contingent upon approval of the traffic access study by the City Engineer.

NEXT STEPS - Provided the Commission approves the application, the next steps are as follows: The applicant has already applied for a certificate of appropriateness from the Design Review Board. The applicant will receive an updated statement following those approvals. The applicant should contact the Planning & Zoning Administrator at 614-322-6829 to submit an application for a zoning certificate and zoning sign permit. Staff will require two sets of plans to confirm compliance with the approved major site plan and certificate of appropriateness. The applicant will need to contact the Building Division at 614-322-6802 to submit an application for plot-grade-utility plan review and approval. The Planning & Zoning Administrator cannot issue a zoning certificate until a plot-grade-utility plan is approved. The applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review, secure permits, and complete the required inspections.

RESULT: APPROVED [UNANIMOUS]
MOVER: Tyler Cullinan
SECONDER: Robert Welday
AYES: McKenzie, Cullinan, Welday, King
ABSENT: Comeaux

4. **Proposed Planning Commission Rules Update**

5. **ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1131 Definitions.**

RESULT: ADOPTED [UNANIMOUS]
MOVER: Tyler Cullinan
SECONDER: Ivan King
AYES: McKenzie, Cullinan, Welday, King
ABSENT: Comeaux

6. **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.**

RESULT: ADOPTED [UNANIMOUS]
MOVER: Ivan King
SECONDER: Robert Welday
AYES: McKenzie, Cullinan, Welday, King
ABSENT: Comeaux

7. **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.**

RESULT: ADOPTED [UNANIMOUS]
MOVER: Robert Welday
SECONDER: Tyler Cullinan
AYES: McKenzie, Cullinan, Welday, King
ABSENT: Comeaux

8. **Discussion Regarding Development of Comprehensive Plan of the City**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Welday
SECONDER:	Ivan King
AYES:	McKenzie, Cullinan, Welday, King
ABSENT:	Comeaux

9. **Changes to the Rules of the Planning Commission Proposed by the Chairman**

C. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Mar 2, 2017 6:00 PM (APPROVAL OF MINUTES)

Application #: 176471
Permit #:
Date Submitted: 2/6/17
Fee Amount: \$500.00
☒ Paid: 1952

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION			
Property Address: 7578 E. Main St. Reynoldsburg, OH		FOR DISTRICT CHANGE ONLY Proposed Zoning: Size of Area to be Rezoned: Existing Structures: Proposed Use:	
Description of Location: North side of E. Main Street, 400' W of Waggoner Rd.			
Parcel ID(s): Part of Tax ID#: 060-006876-00			
Number of Lots: 1	Present Zoning: CC (HD)		Present Use: Vacant/Parking
Complete Where Applicable: Engineer/Surveyor: <u>Hurley & Stewart / Landtech Professional Surveying</u> Builder: <u>To Be Determined</u>			
III. PROPERTY OWNER OF RECORD			
Property Owner Name(s): Evans Capital Investments, Ltd.		Property Owner Address(s): 925 Old Henderson Rd. Columbus, OH 43220	
IV. APPLICANT INFORMATION			
Applicant Name: Evans Capital Investments, Ltd.			
Applicant Address: 925 Old Henderson Rd. Columbus, OH 43220			
Applicant Phone Number: 614-553-7013 or 614-451-2665		Applicant Email: tschueler@evansadhesive.com	
I. PROJECT TYPE			
☐ District Change (Rezoning) (\$750 Residential plus \$50 per lot/\$1,000 Non-Residential)			
☐ Amendment of Development Plan or Text (\$500)			
☒ Major Site Plan (\$500)			

Applicant Signature: [Signature] Date: 1-26-17
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

****OFFICE USE ONLY****

Additional Notes:	Zoning Information ☒ Historic District ☐ CC Overlay	Planning Com. Meeting Date: <u>3/2/17</u> ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	City Council Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
	Add'l Approvals Req'd ☐ DRB ☐ BZBA	P&Z Admin.: _____ Date: _____ Clerk of Council: _____ Date: _____	

landscapeforms

B.1.a

scarborough

Attachment: Application #176471 (1684 : 7578 E. Main St.; Application # 176471; Applicant: Evans Capital Investments, Ltd.)



Scarborough was designed for the urban landscape. It is street smart, yet sophisticated. Lighthearted, but a true heavyweight in its class.

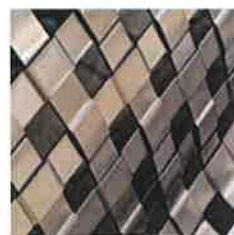






The Scarborough bench scribes a controlled curve on seat and back, then tempers restraint with the exuberant gesture of its arm. The serif-like details on back frames and feet elegantly cap the linear forms and lend a whimsical touch.

Scarborough is welcoming and comfortable in two versions. The horizontal strap seat is clean and simple. The woven seat suggests the familiar strapping fabric of patio furniture. The patented design is assembled as a warp and weft construction of pre-formed parts. The backless Scarborough bench can be used from either side and is ideal for narrow spaces. Litter receptacles with strap or square bar vertical panels are nicely scaled to the bench and the human form. Scarborough transcends categories. It is remarkably durable not only in the way it wears but in the way it remains current over time.





Scarborough™ Specifications

Bench

Woven and horizontal strap seat styles may be specified for backed or backless benches. Backed benches are offered in 24", 48", 72", or 96" lengths. Backless benches are offered in 48", 72", or 96" lengths. Center arm may be specified on backed or backless benches in 48", 72", or 96" lengths. Bench in 96" length available with two intermediate arms.



Support end frames are 1" x 1" solid steel, joined by 1-1/2" dia., .120" wall thickness tubular steel. Seating panels are horizontal steel straps (1-1/2" x 3/16") or woven stainless steel straps (1-1/2" x 1/8"). Scarborough bench comes standard with surface/freestanding mount support.

backed horizontal strap

				
96" with two intermediate arms	72" with center arm	48"	24"	
26" x 34" x 96"	26" x 34" x 72"	26" x 34" x 48"	26" x 34" x 24"	d x h x l

backless horizontal strap

			
96"	72"	48"	
26" x 26" x 96"	26" x 26" x 72"	26" x 26" x 48"	d x h x l

Finishes

Metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading. Call for standard color chart.

To Specify

Bench: Specify backed or backless, bench length, horizontal strap or woven seat style, with or without center/intermediate arm, and powdercoat color.
Litter receptacle: Select top- or side-opening, vertical strap or square bar side panel, powdercoat color. If optional powdercoat color is specified, select standard powdercoat color for liner. Options: keyed lock; ash pan on side-opening units.

Our Purpose Is To Enrich Outdoor Spaces

We believe in the power of design and its ability to influence and elevate the quality of public space. High quality products and outstanding customer experience makes us one of the world's premier designers and manufacturers of outdoor commercial furnishings.

Litter Receptacles

Metal support legs are 1" x 1" square. Vertical metal straps are 1-1/2" x 3/16". Vertical metal bars are 3/8" x 3/8" square. Straps and bars are welded to metal bands. Tubular steel collar is 1-1/4" dia., .120" wall thickness. Tops are formed of spun metal. Pop-up rod is stainless steel. Receptacles have 30-gallon capacity. Polyethylene liner color coordinates with standard powdercoat offering. Receptacles are standard with freestanding/surface mount support. Ash pan on side-opening units and keyed lock options are available.



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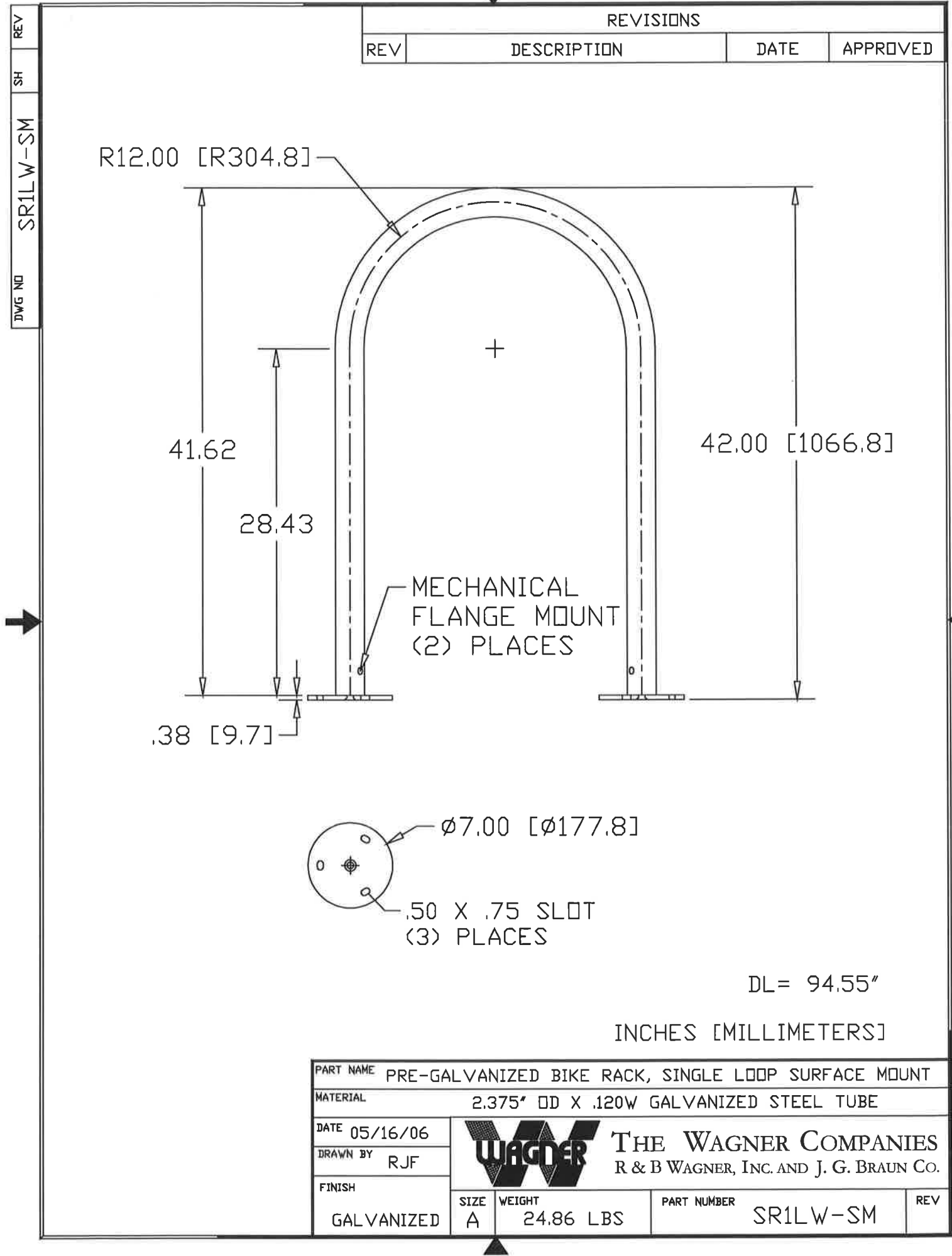
Visit our website for product details, color charts, technical sheets, sales office locations. Download JPG Images, brochure PDF, CAD details, CSI specifications.

Scarborough woven seat design is protected by U.S. Patent Nos. D366,773. Scarborough is designed by Arno Yurk, AIA, IDSA. Specifications are subject to change without notice. Scarborough is manufactured in U.S.A. Location photography: Country Club Plaza, Kansas City, MO. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level. © 2005 Landscape Forms, Inc. Printed in U.S.A.



Powdercoat finish on metal parts contains no heavy metals, is HAPS-free and has extremely low VOCs. Bench materials are 100% recyclable. Consult our website for recycled content.

landscapeforms®
800.521.2546 269.381.3455 fax
431 Lawndale Avenue, Kalamazoo, MI 49048
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Create a timeless moment.*



URBAN SQUARE

Square fiberglass planters feature a simple geometric silhouette and black recessed base. Drain holes. Urban square planters range from 25 lb (11 kg), 24 to 96 in (610 to 2438 mm) wide and up to 42 in (1067 mm) high. Call for shorter or intermediate heights.

STANDARD

Handmade using applied layers of glass-fiber reinforced thermosetting resin. Seamless construction. Drain holes standard with all fiberglass planters. Textured finishes are available in

RETURN TO STANDARD VIEW

FEATURES

- False Bottom
- Fire-Retardant Resin
- Bottom Recessed Pedestal

<http://www.victorstanley.com/product/urban-square/?view=print>

matte, grain, coarse, metallic and hammered.

OPTIONS

Fire-retardant resin. Colored base. False bottom. Drain hole removal (not recommended for cold climates). Center hole for surface mount (anchor bolt not included).

SIZING CHART

WIDTH, LENGTH	HEIGHT
24 in (610 mm)	21, 24, 27 in (533, 610, 686 mm)
30 in (762 mm)	21, 24, 27 in (533, 610, 686 mm)
36 in (914 mm)	21, 24, 27, 33, 36, 39 in (533, 610, 686, 838, 914, 991 mm)
42 in (1067 mm)	21, 24, 27, 33, 36, 39, 42 in (533, 610, 686, 838, 914, 991, 1067 mm)
48 in (1219 mm)	24, 27, 33, 36, 39, 42 in (610, 686, 838, 914, 991, 1067 mm)
60 in (1524 mm)	24, 27, 33, 36, 39, 42 in (610, 686, 838, 914, 991, 1067 mm)
72 in (1829 mm)	21, 24, 27, 33, 36, 39, 42 in (533, 610, 686, 838, 914, 991, 1067 mm)
96 in (2438 mm)	24, 27, 33, 36, 39, 42 in (610, 686, 838, 914, 991, 1067 mm)

COLORS

Matte

Grain

Coarse

MetallicHammered

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1.800.368.2573 (USA + Canada) TEL 301.855.8300

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Most Victor Stanley benches are ADA compliant. Member of the ASLA. Member of the USGBC.

Site Map ▼

Collections	Products	About Us	Contact Us	Design Resources
Anthro Sites™	Benches	General Information	Request Form	Product Library
City Sites™	Tree Guards	Environmental Commitment	Find Your Representative	Installations
Classic	Ash Ums	Manufacturing Capability	Support	My Account
Concourse	Bike Racks & Bollards		Directions	
Corridor	Litter Receptacles		E-News Sign-Up	
Cycle Sentry™	Planters		Follow Us,	
Dynasty	Recycling Stations		Facebook Twitter LinkedIn	
Economy	Seats			
Fiberglass	Tables			
Framers Modem™				
Geometric				
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Perenne				
Prairie Sites				
Production				
ProTone™				
Reverie				
Steelsites™				
Steelsites™ RB				
Street Sentry™				
Streetsites™				

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? 360 gpd

- b. How much pressure is required? 20-40 psi at point of entry

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?

360 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.

SOLID STATE AREA LIGHTING

SIGMA SERIES-LED

SPECIFICATIONS

HOUSING
Heavy cast low copper aluminum assembly (A356 alloy, <0.2% copper). Minimum wall thickness is .188". Traditional styling of the housing provided with cast aluminum housing top hinges for easy access.

✓LED* OPTICAL MODULE
Low copper A356 alloy (<.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

LED EMITTERS
High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER
UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

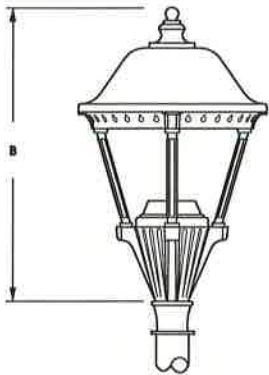
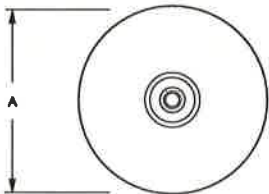
FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

PROJECT NAME: _____

FIXTURE TYPE: _____



PATENT PENDING



Fitter supplied to fit over 2 7/8" X 3"
(73mm X 76mm) tennon.

FIXTURE	A	B
S101	24" 610mm	37" 940mm
S102	18.5" 470mm	28" 711mm

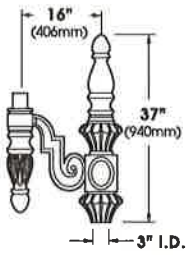


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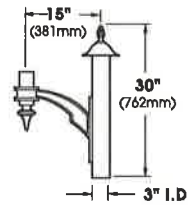
SPECIFICATIONS

MOUNTING STYLES

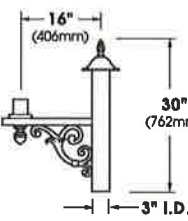
XAC



XAZ

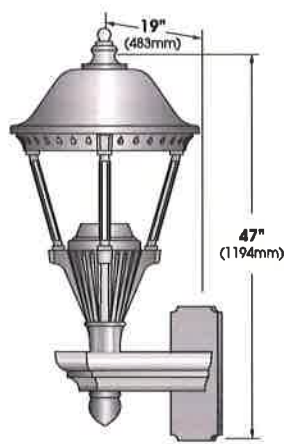


XAT



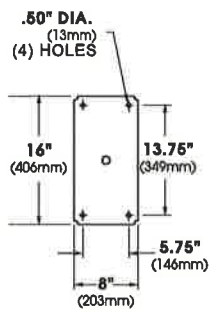
ARMS ARE HEAVY WALL EXTRUDED ALUMINUM CONSTRUCTION. FOR ADDITIONAL ARM OPTIONS SEE ARM SECTION.

WALL MOUNT

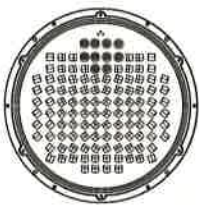


ARM BRACKET EXTRUDED AND CAST ALUMINUM CONSTRUCTION.

WALL PLATE

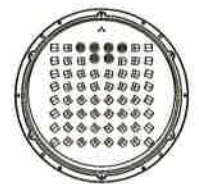


VLED® MODULES



100 LED Module

SIG1 E.P.A. = 1.65
Available in:
100, 80, & 64
LED Module



64 LED Module

SIG2 E.P.A. = 1.05
Available in:
64 & 48
LED Module

ORDERING INFORMATION

LUMINAIRE	OPTICS	# of LED's	COLOR	VOLTAGE	MOUNTING	FINISH	OPTIONS
LUMINAIRE	OPTICS	LED			MOUNTING	FINISH	OPTIONS
☐ SIG1	☐ VLED - II (Type-II)	No. LEDs	COLOR	VOLTAGE	ARM MOUNT	STANDARD TEXTURED FINISH	
☐ SIG2	☐ VLED - III (Type-III)	☐ SIG1	☐ NW (4000K)*	☐ 120	☐ PT	☐ BLACK RAL-9005-T	☐ INTERNAL HOUSE SIDE SHIELDS... HS
	☐ VLED - IV (Type-IV)	☐ 100LED (110 Watts)	☐ *STANDARD	☐ 208	☐ 1	☐ WHITE RAL-9003-T	☐ EXTERNAL HOUSE SIDE SHIELD... EHS
	☐ VLED - VSQ (Type-VSQ)	☐ 80LED (89 Watts)	☐ CW (5000K)	☐ 240	☐ 2-180	☐ GREY RAL-7004-T	☐ DIMMABLE DRIVER(S) (0-10V)... DIM
		☐ 64LED (72 Watts)	☐ WW (3000K)	☐ 277	☐ 2-90	☐ DARK BRONZE RAL-8019-T	☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR... HLSW
			OTHER LED COLORS AVAILABLE CONSULT FACTORY	☐ 347	☐ 3-90	☐ GREEN RAL-6005-T	☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V)... PC+V
		☐ SIG2		☐ 480	☐ 3-120		☐ 10KV SURGE PROTECTOR... 10SP
		☐ 64LED (72 Watts)			☐ 4-90		☐ 20KV SURGE PROTECTOR (277V & 480V Only)... 20SP
		☐ 48LED (53 Watts)			☐ WALL MOUNT	FOR SMOOTH FINISH REMOVE SUFFIX "T" (EXAMPLE: RAL-9500)	
		Wattages are Max Input Watts			☐ WM	SEE USALTG.COM FOR ADDITIONAL COLORS	
					SEE SUN VALLEY CATALOG FOR ADDITIONAL ARMS		













Planning Commission

March 2, 2017 Meeting

Due to the size
of the plans,
plans pertaining
to this packet
may be viewed
at the
City of Reynoldsburg
Department of Development.

Dollar General - Reynoldsburg Site Traffic Study

Prepared For:

Capital Growth - Buchalter

Prepared By:



1900 Crown Park Court, Suite E
Columbus, OH 43235
(614) 914-5543

March 2017

SSI Project #: 695801

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Dollar General - Reynoldsburg Site Traffic Study

Prepared For:

Capital Growth - Buchalter
361 Summit Blvd., Suite 110
Birmingham, AL 35243

Telephone:

Prepared By:

Smart Services, Inc.
1900 Crown Park Court, Suite E
Columbus, OH 43235

Telephone: (614) 914-5543
e-mail: tstanhope@smartservices-inc.com

Under the direction of:



Registered Engineer No. E-64507, Ohio

3-28-2017
Date



March 2017

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Traffic Counts
Unsignalized Capacity Reports

BACKGROUND

Dollar General is proposing to build a 7,500 SF store on a site in the city of Reynoldsburg. The site is located on the north side of Main Street, west of Waggoner Road. Figure 1 shows the location of the site. The main accesses to the site are proposed to utilize two existing full access points. One existing access point is on Main Street and the other is on Waggoner Road. There is an additional existing access point on Main Street between the existing access in front of the site and Waggoner Road that also provides a connection to the proposed site. Figure 2 shows the site layout. The permitting agency for the access is the City of Reynoldsburg.

The proposed site will generate just above 50 trips in the peak hour which is the threshold for an access study in the City of Reynoldsburg's Facilities Demand Worksheet. The scope of the study is to provide unsignalized capacity analyses at the two site accesses for the existing plus site traffic condition. Smart Services, Inc. (SSI) has been retained by the developer to perform the study.

EXISTING CONDITIONS

E. Main Street is currently a four lane roadway with a left turn lane in the eastbound direction and has a speed limit of 35 mph. Waggoner Road is currently a two lane roadway with a left turn lane in the southbound direction and has a speed limit of 35 mph.

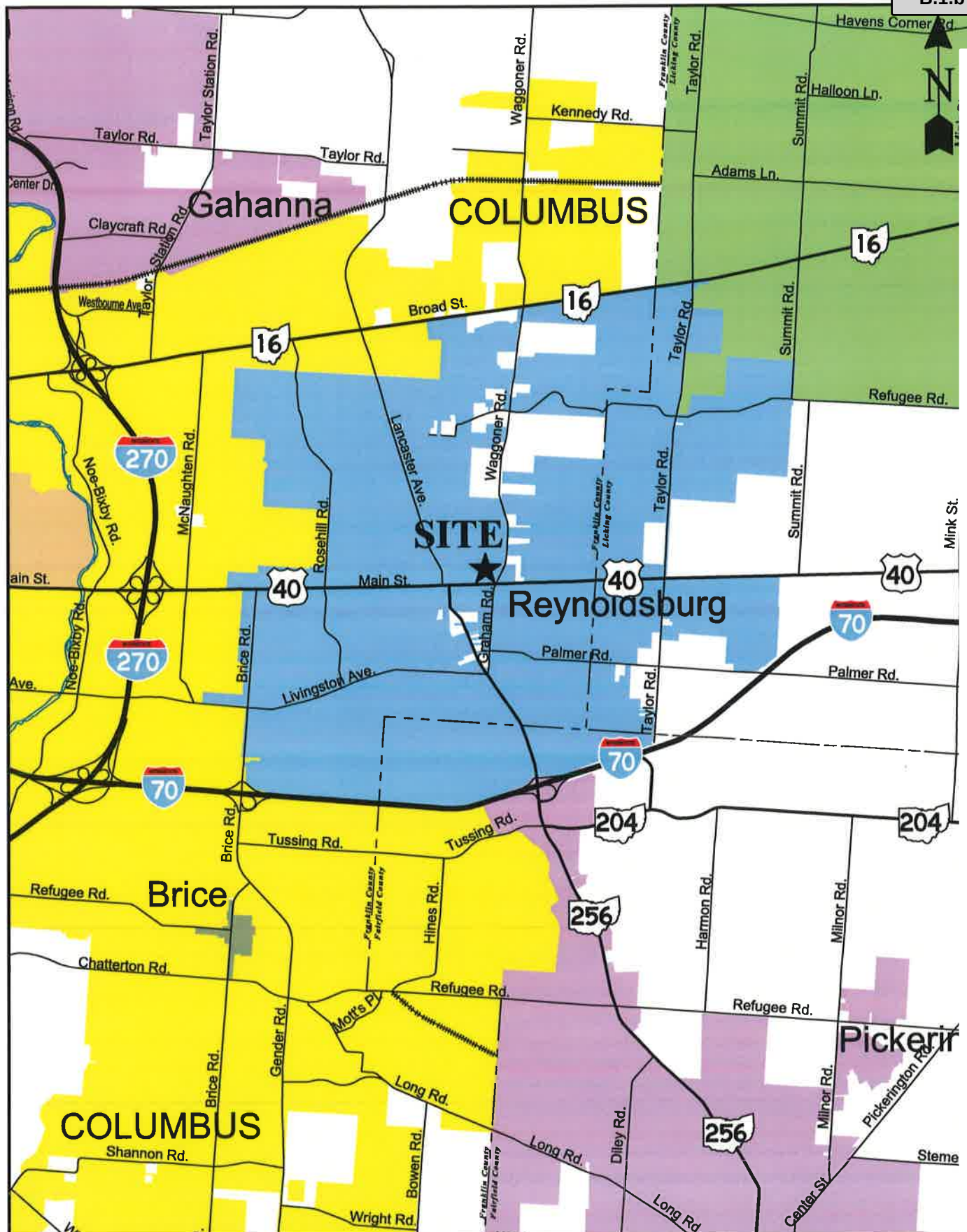
As part of the project, peak hour (7-9 AM and 4-6 PM) turning movement counts were taken at the two driveways (Main Street & Existing Access (W) and Waggoner Road & Existing Access) that traffic oriented to the proposed store will be using. In addition, a turning movement count was taken at the intersection of Main Street & Existing Access (E) to determine the existing distribution. The count reports are in the Appendix. The morning peak hours of the counts were 7:00 to 8:00 AM for the two accesses on E. Main Street and 7:15 AM to 8:15 AM for the access on Waggoner Road. The afternoon peak hours of the count were 5:00 PM to 6:00 PM for the West Access on E. Main Street and the access on Waggoner Road and 4:45 PM to 5:45 PM for the East Access on E. Main Street. These were the basis of volumes in the study.

PROJECTED SITE TRAFFIC

Trip Generation

The accepted method for computing trip generation in the traffic engineering profession is utilizing the *Trip Generation Manual, 9th Edition* published by the Institute of Transportation Engineers (ITE). This manual provides trip rates for different land uses based on data from sample sites in each category. The land use "Variety Store" (ITE Code #814) was used to represent the Dollar General Store.

Table 1 shows a summary of the trip generation. Note that the *Trip Generation Manual, 9th Edition* does not have any data for the directional distribution (entering and exiting) for "Variety Store." Therefore, the directional distribution (entering and exiting) given for a "Shopping Center" (ITE Code #820) was applied. Since existing traffic was the basis of the distribution, pass-by trips was not considered in the analyses.



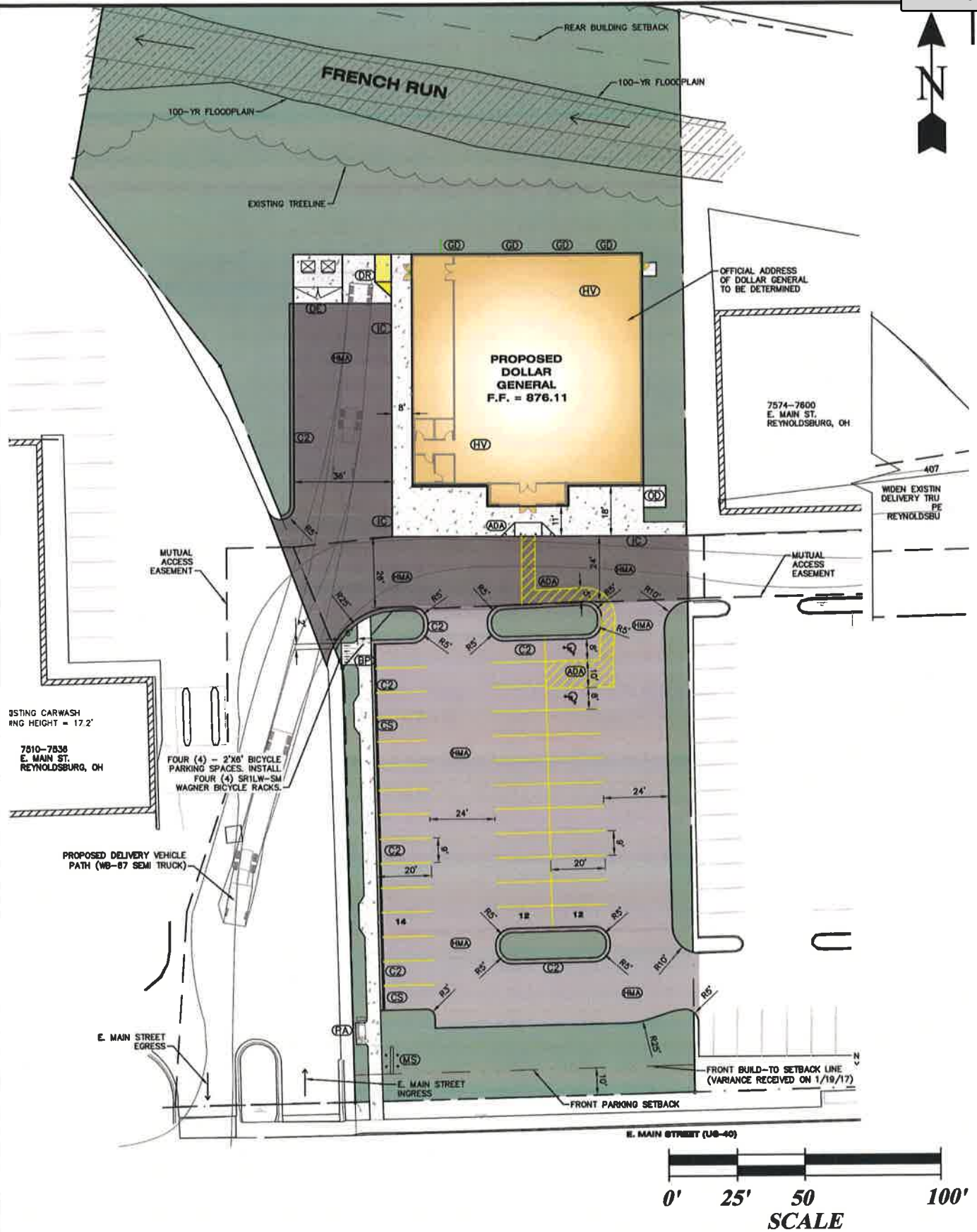
DOLLAR GENERAL-REYNOLDSBURG SITE TRAFFIC STUDY

PREPARED BY: **SMART**
SERVICES, INC.

3/2017

FIGURE 1

SITE LOCATION



DOLLAR GENERAL-REYNOLDSBURG SITE TRAFFIC STUDY

PREPARED BY: **SMART SERVICES, INC.** 3/2017

FIGURE 2
SITE LAYOUT

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	
1	Variety Store (ITE Code #814) Ind. Variable (X) = 7.50 1000 SF Gross Leasable Area	Daily	Weekday	☐	Average Rate= 64.03	480		50%	240	50%	240
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	☐	Average Rate= 3.81	29		62%	18	38%	11
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	☐	Average Rate= 6.82	51		48%	24	52%	27
				☐							
TOTALS			Daily	☐		480			240		240
			AM Peak			29			18		11
			PM Peak			51			24		27

Dollar General - Reynoldsburg Site Traffic Study - 3/2017

TABLE 1 - SITE TRIP GENERATION SUMMARY

Trip Distribution

The distribution was based on the existing traffic in each peak hour. Below is the distribution of traffic utilized in the study:

AM Peak Entering

- E. Main Street Access - 41%
 - From the west on E. Main Street – 20%
 - From the east on E. Main Street – 21%
- Waggoner Road Access - 59%
 - From the north on Waggoner Road – 55%
 - From the south on Waggoner Road – 4%

AM Peak Exiting

- E. Main Street Access - 90%
 - To the west on E. Main Street – 90%
 - To the east on E. Main Street – 0%
- Waggoner Road Access - 10%
 - To the north on Waggoner Road – 0%
 - To the south on Waggoner Road – 10%

PM Peak Entering

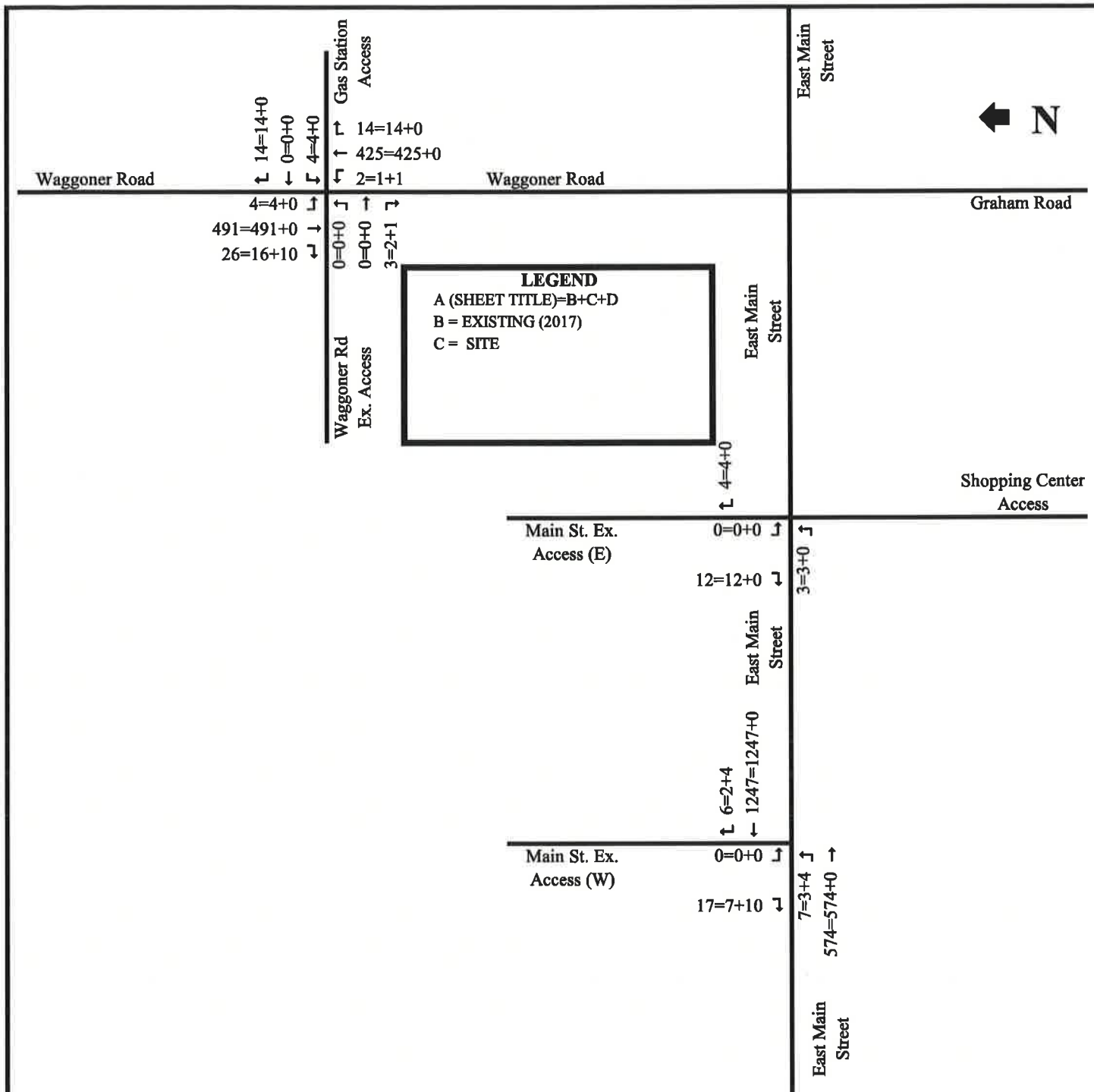
- E. Main Street Access – 64%
 - From the west on E. Main Street – 32%
 - From the east on E. Main Street – 32%
- Waggoner Road Access - 36%
 - From the north on Waggoner Road – 33%
 - From the south on Waggoner Road – 3%

PM Peak Exiting

- E. Main Street Access - 69%
 - To the west on E. Main Street – 58%
 - To the east on E. Main Street – 11%
- Waggoner Road Access - 31%
 - To the north on Waggoner Road – 11%
 - To the south on Waggoner Road – 20%

EXISTING PLUS SITE TRAFFIC

Figures 3 and 4 show the components of the Existing plus Site traffic.



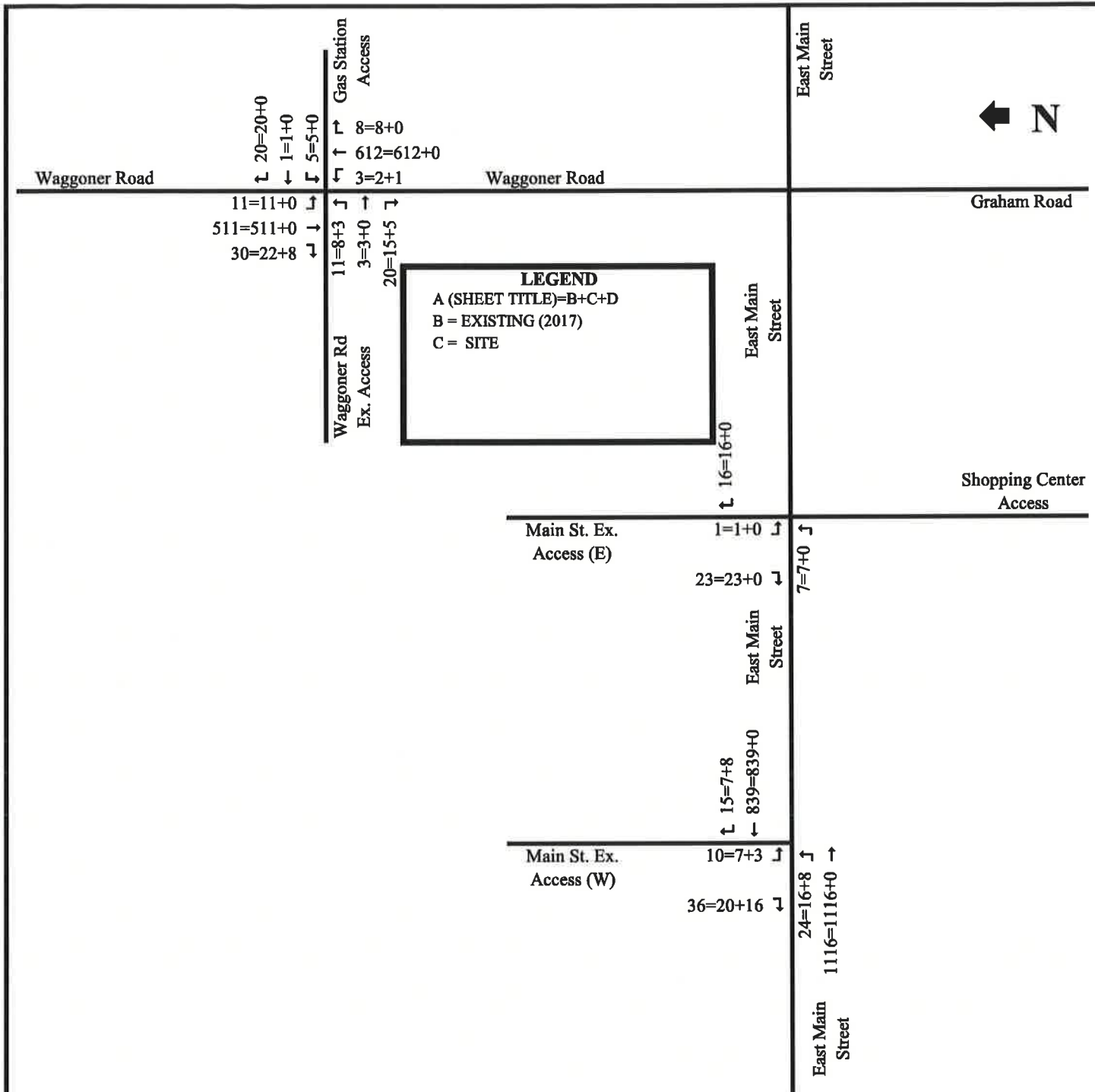
NOTE: Rounding as a result of software algorithms can result in one car discrepancies in the site traffic between intersections.

DOLLAR GENERAL - REYNOLDSBURG SITE TRAFFIC STUDY

PREPARED BY: **SMART SERVICES, INC.** 3/2017

FIGURE 3

EXISTING + SITE TRAFFIC (2017) - AM PEAK



NOTE: Rounding as a result of software algorithms can result in one car discrepancies in the site traffic between intersections.

DOLLAR GENERAL - REYNOLDSBURG SITE TRAFFIC STUDY

PREPARED BY: **SMART SERVICES, INC.** 3/2017

FIGURE 4

EXISTING + SITE TRAFFIC (2017) - PM PEAK

TRAFFIC ANALYSIS

Unsignalized Capacity Analyses

Per the MOU, unsignalized capacity analyses were performed at the existing accesses being utilized by the proposed store. In the analyses, delays are computed which correspond to a Level of Service (LOS) "A" through "F". Typically, Level of Service (LOS) "D" or above is considered an acceptable LOS. For a Two-Way Stop condition, the unsignalized capacity analysis gives LOS results for vehicles that must wait for gaps to make their maneuver. In this case, it would be the left turns from the major street and the minor street movements. All other movements are free flowing so they don't encounter delay. Since driver expectations are different for various types of traffic control, there are different LOS criteria for unsignalized intersections versus signalized intersections. The LOS criteria for two-way stop control is shown in Table 2.

Level of Service	Delay Range (seconds/vehicle)
A	< 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Source: *Highway Capacity Manual 2010*

TABLE 2 - Level of Service Criteria for Unsignalized Intersections

The following comprises the background of the analysis:

- *HCS 2010 V6.9* was used to perform the analysis.
- A Peak Hour Factor (PHF) of 0.92 was applied to all movements.
- The existing lane arrangement was used in the analysis. If driveway pavement was not striped, a single lane was assumed for the most conservative case.
- A 3% heavy vehicle percentage was assumed for all movements.

The results are shown in Table 3 and 4. The results show the addition of the site traffic does not change the Level of Service and only nominally increases the delay of the impeded movements. The *HCS 2010* reports are in the Appendix.

CONCLUSIONS

Existing plus site volumes were developed for use in capacity analyses. The results show the addition of the site traffic does not change the Level of Service and only nominally increases the delay of the impeded movements.

Dollar General - Reynoldsburg Site Traffic Study

Prepared For:

Capital Growth - Buchalter

Prepared By:



1900 Crown Park Court, Suite E
Columbus, OH 43235
(614) 914-5543

March 2017

SSI Project #: 695801

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March 24, 2017

To: City of Reynoldsburg Planning Commission and
Design Review Board

RE: 7578 East Main Street, Reynoldsburg, OH

Dear Sir or Madam:

I am writing in reference to Applications #176471 and # 176472.

Evans Capital Investments, Ltd. purchased Olde Towne Center in May 2001. Since that time, we have seen a significant change in the East Main Street retail market. As you know, Olde Towne is an established, but older retail center. Over the past 5 years, in addition to expenditures made to ensure Olde Towne is maintained properly, Evans has invested significant capital to enhance the appearance of Olde Towne. Such efforts, in addition to capital invested for the purpose of tenant renovations & incentives, have not led to increased rents or occupancy.

Given the location, we continue to believe Olde Towne has the potential to be a vibrant retail center. That said, one significant factor missing is a national tenant or anchor tenant, which is needed to attract the destination driven customer as well as the impulse customer. Dollar General is an entity that has a proven history of attracting both types of customers. Accordingly, the Dollar General site will bring much needed traffic into the center and will make use of a vacant infill lot that is virtually unusable due to the fact that it is impractical to develop the portion of the property fronting East Main Street (relocating sizable utilities is cost prohibitive).

In addition to local residents benefiting from a Dollar General site at Olde Towne, we believe the existing tenants at Olde Towne will also see a much desired increase in their business volume. We also believe that Dollar General's presence will make Olde Towne a more attractive location for local business owners and, thus, lead to increased occupancy at Olde Towne.

The fact that the center is located in the Historic Overlay District, even though the center was built before the overlay was created, has posed some challenges (i.e. in 2014, an effort to lease a large suite to a daycare was rejected due the Historic Overlay District). The original buildings are set back from the road and this, along with the fact that the location of utilities makes it virtually impossible to develop the front portion of the parcel, is why the rear infill lot is the desired location for the Dollar General site. Evans believes that adding the Dollar General site and allowing the signage necessary to market the location is a unique opportunity and one that will enhance the center, the existing businesses, and the overall feel of this retail area along East Main Street.

Evans Capital Investments, Ltd. sincerely appreciates the opportunity to bring a large, quality retailer to Olde Towne Center. Evans' goal is to bring the center back to full occupancy and we are asking that the Planning Commission and Design Review Board consider the overall positive impact a Dollar General site will bring to Olde Towne Center and the East Main Street corridor.

Sincerely,

EVANS CAPITAL INVESTMENTS, LTD.

A handwritten signature in blue ink, appearing to read "Tambera M. Schueler", is written over the typed name.

Tambera M. Schueler
President

Attachment: Dollar General Revisions (1684 : 7578 E. Main St.; Application # 176471; Applicant: Evans Capital Investments, Ltd.)



March 27, 2017

Members of Reynoldsburg, OH Planning Commission & Design Review Board
 Reynoldsburg City Administration
 7232 E. Main Street
 Reynoldsburg, OH 43068

RE: Landscape Design for Reynoldsburg (E. Main), OH Dollar General

Dear Members of the Reynoldsburg Planning Commission & Design Review Board:

I was directed to review the Landscape Plans for the Olde Town Center Development to see if the plans for the proposed Dollar General could match the landscape for a continuous landscape treatment between the two facilities.

The current proposed Landscape Plan is a step up from what was required at the time this project was initially proposed to the Planning Commission, but in an effort to make the site more attractive in its completion, the developers have had it developed to meet the stricter guidelines that will be enforced for similar developments in the future based on ordinance revisions. As the site's Landscape Architect, I feel that those ordinance requirements can best be met with the plantings of shrubs. The Landscape plan for the adjacent property is almost entirely made up of a variety of perennial plants which will not provide the screening intended by the ordinance if implemented in this location. In addition to the goal of meeting the ordinance design intent, Dollar General strives during design to implement a simple landscape plan that is easy to maintain so the property landscape looks good into the future. Our experience is shrub beds and easy to mow turf are what looks neatest and are the best presentation to the community in years to come.

It was also requested that additional screening be provided on the west side of the truck loading area. The most current design plans show that additional screening in the form of a tall evergreen hedge.

Sincerely,

Laurie Davis LLA, ASLA
 Senior Landscape Architect

HURLEY & STEWART, LLC

2800 south 11th street • kalamazoo, michigan 49009 • 269.552.4960 • fax 269.552.4961



March 27, 2017

Members of Reynoldsburg, OH Planning Commission & Design Review Board
 Reynoldsburg City Administration
 7232 E. Main Street
 Reynoldsburg, OH 43068

RE: Applications for Major Site Plan Review (#176471) & Certificate of Appropriateness (#176472) – Reynoldsburg (E. Main), OH Dollar General

Dear Members of the Reynoldsburg Planning Commission & Design Review Board:

Thank you for considering the proposed Dollar General project on the north side of East Main Street, just west of Waggoner Road in Reynoldsburg for Major Site Plan Review and Certificate of Appropriateness. The following items are in response to comments that were received at Board meetings held on Thursday, March 2nd.

Major Site Plan Review – Planning Commission

1. Truck Deliveries to Site:
 - a. Both approaches to the site will be improved to allow for easier truck access into and out of the site. Proposed improvements at both the East Main Street and Waggoner entrances will consist of radii improvements to assist the proposed delivery truck's turning movements. These improvements can be seen on the revised site plan drawings (enclosed) and were implemented at the direction of the City of Reynoldsburg's traffic engineering consultant. A Traffic Access Study was conducted and is provided as an attachment to this letter.
2. Extension of Access Drive North of Proposed Dollar General
 - a. Extending the access drive to the north of the proposed Dollar General would not be beneficial to the developer for the following reasons:
 - i. Increase the amount of impervious area on site → additional storm water runoff.
 - ii. Eliminate area currently proposed for landscaped screening from the residential development directly north of the site.
 - iii. Require additional fill adjacent to the French Run creek.
 - iv. Additional agreement needed with adjacent property owner for cross-access.

2800 south 11th street • kalamazoo, michigan 49009 • 269.552.4960 • fax 269.552.4961

Attachment: Dollar General Revisions (1684 : 7578 E. Main St.; Application # 176471; Applicant: Evans Capital Investments, Ltd.)

Certificate of Appropriateness – Design Review Board

1. Oversaturation of Similar Stores
 - a. Dollar General is a permitted use in the Historic Commercial Overlay/Community Commerce district. Dollar General has conducted market studies in this area and determined that there is a need for another retail store in this area. It is anticipated that this store will exceed its projected sales goals.
2. Proposed Brick Color Doesn't Match Existing Shopping Center
 - a. The brick color of the building has been updated on the attached architectural elevation drawing to closely match the adjacent shopping center buildings.
3. How Dollar General Intends to Fit Into Historic District
 - a. The following architectural elements were incorporated to meet City Zoning requirements and we believe provide the historical look that the City is aiming towards:
 - i. All natural, brick building materials. Two-tone color, character.
 - ii. Decorative building lighting
 - iii. Appearance of storefront windows (variance received for opacity)
 - iv. Decorative canopy over entrance area
 - b. Included in this submittal is a narrative from the seller of the property and owner of the existing shopping center, Evans Capital Investments.
4. Building Height Relative to Existing Shopping Center
 - a. The proposed building height of 23'-4" includes a parapet wall intended to screen the roof-mounted HVAC units, per the City of Reynoldsburg's Zoning Code.
 - b. The proposed building is pre-engineered to include the HVAC units on the rooftop. Dollar General is unable to deviate from the HVAC location on this building.
5. Proposed Landscaping
 - a. Per comments received at the last Board meeting, the Landscape Plan has been revised to include the following:
 - i. Add screening west of the proposed truck delivery area.
 - b. Please note that Section 1180 of the Zoning Ordinance was not enacted until after the existing shopping center was developed. Our proposed Landscape Plan follows the requirements set forth in Chapter 1180.
 - c. Enclosed is a narrative from the project's Landscape Architect.
6. Dumpster Enclosure
 - a. The dumpster enclosure has been revised to include masonry that matches the proposed building.
7. Pervious Pavement
 - a. Implementation of pervious pavement was investigated and deemed to be very cost prohibitive for this development. The existing soils on site are very poorly-drained, making it very difficult and costly to install this storm water management system.
 - b. Extensive maintenance required, potential for clogging → flooding.
8. Stand-Alone Building/Provide Connection to Existing Shopping Center
 - a. The request to connect the existing shopping center to the proposed Dollar General store has been reviewed and deemed unfeasible for the following reasons:

Page 2

Members of the Planning Commission & Design Review Board

March 27, 2017

- i. Cost-prohibitive to the development.
 - ii. Requires cross-access agreement with seller (unable to determine if an agreement would be feasible).
- b. Please refer to the narrative provided by the seller, Evans Capital Investments, included in this submittal.
- 9. Rotate Building to be Parallel with Existing Shopping Center.
 - a. The proposed building and sidewalk has been rotated per the City's suggestion.

Our developer is very excited about the prospect of opening a new retail store in the City of Reynoldsburg at this location. Please let us know if you have any questions regarding this matter or if you require additional information.

Sincerely,

HURLEY & STEWART, LLC



Alexander J. Frazier, P.E.
Project Manager



Planning Commission

April 6, 2017 Meeting

Due to the size
of the revised plans,
revisions pertaining
to this packet
may be viewed
at the
City of Reynoldsburg
Department of Development.

Attachment: Dollar General Revisions (1684 : 7578 E. Main St.; Application # 176471; Applicant: Evans Capital Investments, Ltd.)



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

Application #: 176280

Permit #:

Date Submitted: 4/17/17

Fee Amount:

☒ Paid: \$100.00
000563264

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address:

137 South Waggoner Road & 7619 E. Broad Street

Description of Location:

Southwest corner of Broad Street & Waggoner Road

Parcel ID(s):

067-000068-00, 067-000073-00, 067-000009-00

Number of

Lots: 3

Present Zoning:

R-1

Present Use:

Residential & Undeveloped

Complete Where Applicable:

Engineer/Surveyor: CESO, Inc

Builder: _____

FOR DISTRICT AMENDMENT ONLY

Proposed Zoning:

(CPD) Commercial Planned Development

Size of Area to be Rezoned:

6.424 acres

Existing Structures:

residential structure 468 square feet

residential structure 1831 square feet

Proposed Use:

United Dairy Farmers C-Store and Gas Pumps

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Robert G Peatross
Meadowood Asset Management, LLC

Property Owner Address(s):

137 South Waggoner Road Reynoldsburg, OH 43068
200 Public Sq STE 4020 Cleveland, OH 44114

IV. APPLICANT INFORMATION

Applicant Name:

United Dairy Farmers

Applicant Address:

3955 Montgomery Road Cincinnati OH 45212

Applicant Phone Number:

513-396-8744

Applicant Email:

tkling@udfinc.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: Timothy

DIRECTOR OF REAL ESTATE

Date: 12.29.16

*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

- ☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ DRB
☐ BZBA

Planning Com. Meeting

- Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting

- Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

REZONING TEXT

SOUTHWEST CORNER OF WAGGONER ROAD AND EAST BROAD STREET

FROM R-1 TO CPD

January 21, 2017

A. Location and Size

1. The property is located at the southwest corner of Waggoner Road and East Broad Street.
2. The total property area is approximately 6.42 acres.
3. The rezoning area consists of Parcel ID numbers 067-000068-00, 067-000073-00, and 067-000009-00.

B. Permitted Uses & Special Exceptions

1. Those uses listed as permitted in Reynoldsburg City Zoning Code Chapter 1175.01, Community Service District shall be permitted uses.
2. Those used listed as special exceptions, in Reynoldsburg City Zoning Code Chapter 1175.01, Community Service District shall be special exceptions.

C. Height Limitations

1. The maximum height of structures shall be as set forth in Reynoldsburg City Zoning Code Chapter 1175.05 for the CS – Community Service District.

D. Setbacks

1. The setbacks for buildings and parking shall be as follows:
 - a. East Broad Street – Parking 15 Feet, Building 40 Feet
 - b. Waggoner Road – Parking 15 Feet, Building 40 Feet
 - c. Western Property Line – Parking 15 Feet, Building 60 Feet
 - d. Southern Property Line – Parking 15 Feet, Building 60 Feet
2. Accessory structure (canopy)
 - a. East Broad Street – 40 Feet
 - b. Waggoner Road – 40 Feet
 - c. Western Property Line – 60 Feet
 - d. Southern Property Line – 60 Feet

E. Landscaping

1. Landscaping shall be as set forth in Chapter 1180 of the Zoning Code.

F. Lighting

1. All parking lot lighting shall comply with the requirements of Chapter 1182 of the Zoning Code with the following exceptions.
 - a. The maximum level of lighting may exceed 3 footcandles (FC) in areas needed for safety of moving vehicles such as those areas around the fueling canopy.

G. Parking and Loading

1. Parking and loading requirements shall be as set forth in Chapter 1179 of the Zoning Code.

H. Access /Curbcuts

1. Site access and curbcuts for Waggoner Road shall be as approved by the City Engineer.
2. Site access and curbcuts for East Broad Street shall be as approved by the City of Columbus.

I. Waste and Refuse

1. All waste, refuse, and recycling shall be containerized and screened from view in a manner consistent with Chapter 1180 of the Zoning Code.

J. Signage

1. Signage shall be compliant with the Chapter 1181 of the Zoning Code.
2. The Design Review Board may approve additional signage in a manner consistent with comprehensive sign plan review.

K. Architecture

1. All roof-top mechanicals shall be reasonably screened from ground level view adjacent to the building being served.
2. All buildings shall be constructed with the same level of finish on any side that is visible from a roadway. No plain concrete block shall be permitted.
3. All buildings shall have a gabled or hipped roof, a sloped roof that exceeds a 4-12 pitch or a flat roof with a perimeter parapet.

**ADJACENT PROPERTY OWNERS INFORMATION
UNITED DAIRY FARMERS PLANNING COMMISSION APPLICATION
SOUTHWEST CORNER OF EAST BROAD STREET AND WAGGONER ROAD**

170-000036

Donald & Jacqueline Manson
7539 East Broad Street
Blacklick, OH 43004-9703

Lot 8 Deerfield Estates – 7692 Deer Park Way

067-000017

Lawrence W Clemens IV
214 Flint Ridge Drive
Columbus, OH 43230

Tax Bill: US Bank Home Mortgage
6053 S. Fashion Square Dr STE 99
Salt Lake City, UT 84107-5439

Lot 9 Deerfield Estates – 7680 Deer Park Way

067-000018

Tom Battin
7680 Deer Park Way
Reynoldsburg, OH 43068

Tax Bill: Corelogic
2500 Westfield Dr STE 120
Elgin, IL 60124-7836

Lot 9 Rear Deerfield Estates – 7680 Deer Park Way Rear

067-000067

Columbia Gas of Ohio, Inc
200 Civic Center Drive
815 Walton Parkway
New Albany, OH 43054-8233

Lot 10 Deerfield Estates – 7666 Deer Park Way

067-000019

David & Mardel Ramey
76 Deer Park Way
Reynoldsburg, OH 43068

Tax Bill: Chase Home Finance, LLC
1500 Solana Blvd Bldg 1
Roanoke TX 76262-1720

Lot 11 Deerfield Estates – 7654 Deer Park Way
 067-000020
 Ann & Thomas Gaus
 7654 Deer Park Way
 Reynoldsburg, OH 43068

Lot 12 Deerfield Estates – 7636 Deer Park Way
 067-000021
 Amadio Comoretto & Caterina Comoretto
 7636 Deer Park Way
 Reynoldsburg, OH 43068

Lot 13 Deerfield Estates – 7620 Deer Park Way
 067-000022
 Catherine Hall & Rita Smith
 7620 Deer Park Way
 Reynoldsburg, OH 43068

Lot 14 Deerfield Estates – 7600 Deer Park Way
 067-000023
 Robin Baumgardner-Miller & Douglas Baumgardner
 7600 Deer Park Way
 Reynoldsburg, OH 43068

Tax Bill: US Bank Home Mortgage
 6053 S Fashion Square Dr STE 99
 Salt Lake City, UT 84107-5439

Shoppes of East Broad – 8097 East Broad Street
 067-000069
 DN – Reynoldsburg, LLC
 6610 Chatsworth Street NW
 Canton, OH 44718-3849

Meijer Stores – 8000 & 7930 East Broad Street
 515-254556
 Meijer Stores LP
 2929 Walker Avenue NW
 Grand Rapids, MI 49544-6402

Tax Bill: Attn: Property Tax Dept

Walgreen's – 7900 East Broad Street
515-258120
7900 E Broad, LLC
71 South Wacker Drive #2760
Chicago, IL 60606-4666

Speedway – 7860 East Broad Street
515-258140
Speedway SuperAmerica, LLC
539 S. Main Street
Findlay, OH 45840-3229

Grace Brethren Church – 7550 East Broad Street
440-292479
East Side Grace Brethren Church
1401 Kings Highway
Winona Lake, IN 46590-1520

January 5, 2017

**6.4244 Acre Parcel
Project No. 752862**

Situated in the State of Ohio, Franklin County, Jefferson Township, and being part of Section 4 (T1, R16) and known as Parcel #067-000068-00, 067-000073-00 and 067-000009-00 and being further bounded and described as follows:

Commencing at the intersection of East Broad Street (SR 16) (width varies) and South Waggoner Road (width varies);

thence **South 09°49'20" West**, along the centerline of South Waggoner Road, a distance of **86.35 feet**;

thence **North 80°10'40" West**, a distance of **40.00 feet** to the intersection of the south right-of-way line of East Broad Street and the west right-of-way line of South Waggoner Road, said intersection also being the **TRUE PLACE OF BEGINNING**;

thence along the west right-of-way line of South Waggoner Road the following 3 calls:

South 09°49'20" West, a distance of **174.80 feet**;

South 74°15'21" West, a distance of **27.71 feet**;

South 09°49'20" West, a distance of **56.91 feet**;

thence **South 80°10'40" East**, continuing along the westerly right-of-way line of South Waggoner Road and an easterly extension thereof, a distance of **63.69 feet**;

thence **South 10°03'00" West**, a distance of **173.88 feet** to the northerly line of Deerfield Estates (Plat Book 33, Page 19);

thence **North 81°14'29" West**, along the northerly line of said Deerfield Estates, a distance of **325.19 feet** to a deflection therein;

thence **North 88°21'50" West**, continuing along the northerly line of Deerfield Estates, a distance of **616.00 feet** to the easterly line of a parcel conveyed to Donald. O. & Jacqueline M. Manson (Parcel # 170-000036-00);

thence **North 10°28'33" East**, along the easterly line of said Manson parcel, a distance of **106.34 feet** to a deflection therein;

thence **North 16°02'27" West**, continuing along the easterly line of said Manson parcel, a distance of **72.70 feet** to the southerly right-of-way of East Broad Street;

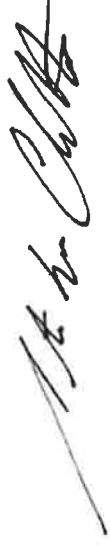
thence along the southerly right-of-way line of East Broad Street the following 3 calls:

North 82°02'02" East, a distance of **86.93 feet**;

North 48°20'35" East, a distance of **72.11 feet**;

North 82°02'02" East, a distance of **839.83 feet** to the **TRUE PLACE OF BEGINNING** and containing **6.4244 acres**, more or less as surveyed and described by Steven W. Clutter, PS-7655, for and on behalf of CESO, Inc. in September 2016.

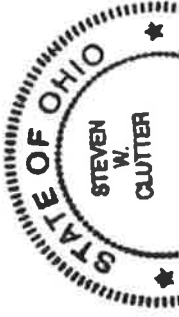
The Basis of Bearings for this survey is NAD 83 (2011), OHIO SOUTH.



Steven W. Clutter, Ohio P.S. #7655
CESO, Inc.
395 Springside Drive, Akron, OH 44333 (330) 665-0660

01/05/2017

Date



Attachment: 20170208 App. 176280 - UDF Rezoning (1669 : Zoning District Change 1766280 136 Waggoner Rd UDF)

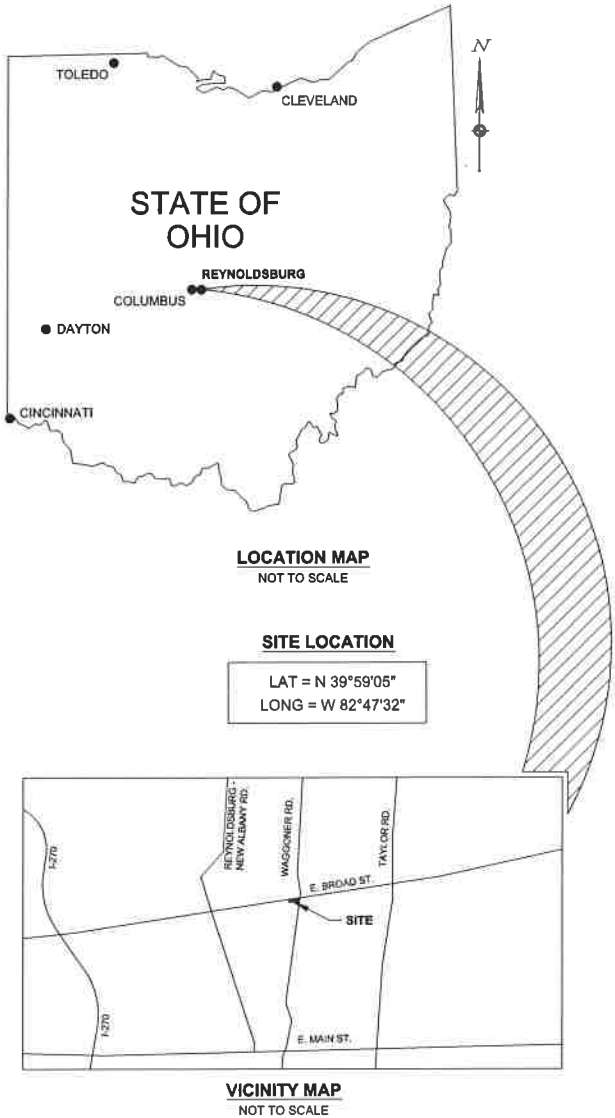
UNITED DAIRY FARMERS

FUELING STATION & CONVENIENCE STORE

REYNOLDSBURG,

FRANKLIN COUNTY, OHIO

ZONING PLANS



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
Z1.0	COVER SHEET
Z2.0	SITE PLAN
Z3.0	GRADING AND UTILITY PLAN
Z4.0	SANITARY MAIN EXTENSION PLAN
SURVEY	
1 OF 1	EXISTING CONDITIONS SURVEY
LANDSCAPE	
L1.01	TREE PRESERVATION & REMOVAL PLAN
L1.02	TREE PRESERVATION & REMOVAL PLAN
L2.01	PLANTING PLAN - EAST
L2.02	PLANTING PLAN - WEST

PROPERTY DATA:

PARCEL OWNER:	UNITED DAIRY FARMERS, INC.	PROPOSED USE:	FUELING STATION & CONVENIENCE STORE
PARCEL ID:	067-000009-00 067-000068-00 067-000073-00	FLOODPLAIN DESIGNATION:	THE SUBJECT PARCEL IS LOCATED WITHIN "ZONE X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 39049C0356K, EFFECTIVE DATE: JUNE 17, 2008; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
ADDRESS:	E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO 43068		
PROPERTY AREA:	6.43 AC. (280,090 SF)		
ZONING:	CPD - COMMERCIAL PLANNED DEVELOPMENT		
ADJACENT ZONING:	NORTH: CITY OF COLUMBUS - COMMERCIAL SOUTH: UN-ZONED RESIDENTIAL EAST: CS - COMMUNITY SERVICES WEST: JEFFERSON TWP - RESTRICTED SUBURBAN		

SITE REQUIREMENTS:

BUILDING SETBACKS:	FRONT YARDS - 40', REAR YARD - 60' LEFT YARD - 60'
PARKING SETBACKS:	FRONT YARD - 15', REAR YARD - 15' RIGHT YARD - 15', LEFT YARD - 15'
SIGN SETBACKS:	N/A
STANDARD PARKING DIMENSIONS:	9'Wx18'L
MINIMUM DRIVE AISLE:	24'
PARKING REQUIRED:	UNITED DAIRY FARMERS CONVENIENCE STORE: (1) SPACE PER 200 S.F. OF RETAIL FLOOR AREA 4456 SF x (1/200) = 22 SPACES (1) SPACE PER 2 FUEL DISPENSER ISLANDS 8 ISLANDS x (1/2) = 4 SPACES TOTAL PARKING REQUIRED = 26 SPACES

SITE ANALYSIS:

PROPOSED BUILDING AREA	UDF CONVENIENCE STORE: 5,076± S.F.
PARKING PROVIDED:	PARKING DIMENSIONS: VARIES (2) ADA PARKING SPACES (31) STANDARD CAR PARKING SPACES 33 TOTAL PARKING SPACES
BUILDING COVERAGE:	MAXIMUM ALLOWED: N/A PROPOSED: 2.03% (5,678 S.F. / 280,090 S.F.)

OWNER/DEVELOPER
UNITED DAIRY FARMERS, INC.
3955 MONTGOMERY ROAD
CINCINNATI, OH 45212

CONTACT: TIM KLING
PH: (513) 396-8700
EMAIL: TKLING@UDFINC.COM

ZONING
CITY OF REYNOLDSBURG
7232 E. MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 322-6829
CONTACT: ERIC SNOWDEN

STORM SEWER
CITY OF REYNOLDSBURG ENGINEERING
DEPARTMENT - EM&T
5500 NEW ALBANY ROAD
PH: (614) 775-4555
CONTACT: RYAN ANDREWS

SANITARY SEWER
CITY OF REYNOLDSBURG
7232 EAST MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 332-4500
CONTACT: MIKE ROOT

WATER
CITY OF REYNOLDSBURG
7232 EAST MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 332-4500
CONTACT: MIKE ROOT

ENGINEER
CESO, INC.
395 SPRINGSIDE DRIVE
SUITE 202
AKRON, OHIO 44333

CONTACT: NICK HERSHBERGER
PH: (330) 396-5696
EMAIL: HERSHBERGER@CESOINC.COM

ROADWAY
CITY OF REYNOLDSBURG ENGINEERING
DEPARTMENT - EM&T (WAGGONER ROAD)
5500 NEW ALBANY ROAD
PH: (614) 775-4555
CONTACT: RYAN ANDREWS

CITY OF COLUMBUS (BROAD ST)
DEPARTMENT OF PUBLIC SERVICE
PH: (614)845-1694
CONTACT: DANIEL BLECHSCHMIDT

EROSION CONTROL
CITY OF REYNOLDSBURG ENGINEERING
DEPARTMENT - EM&T
5500 NEW ALBANY ROAD
PH: (614) 775-4555
CONTACT: RYAN ANDREWS

GAS
200 CIVIC CENTER DRIVE
815 WALTON PARKWAY
NEW ALBANY, OH 43054-8233

FIRE
JEFFERSON TOWNSHIP FIRE DEPARTMENT
6787 HAVENS CORNERS ROAD
BLACKLICK, OH 43004
PH: (614) 861-3757
CONTACT: CHAD MAST

ELECTRIC
AMERICAN ELECTRIC POWER (AEP)
PH: (800) 672-2231

COMMUNICATIONS
AT&T
PH: (800) 288-2020

STANDARD DRAWINGS

THE STANDARD SPECIFICATIONS OF OHIO DEPARTMENT OF TRANSPORTATION (ODOT), CURRENT EDITION, INCLUDING STANDARD DRAWINGS SHALL GOVERN THIS IMPROVEMENT.

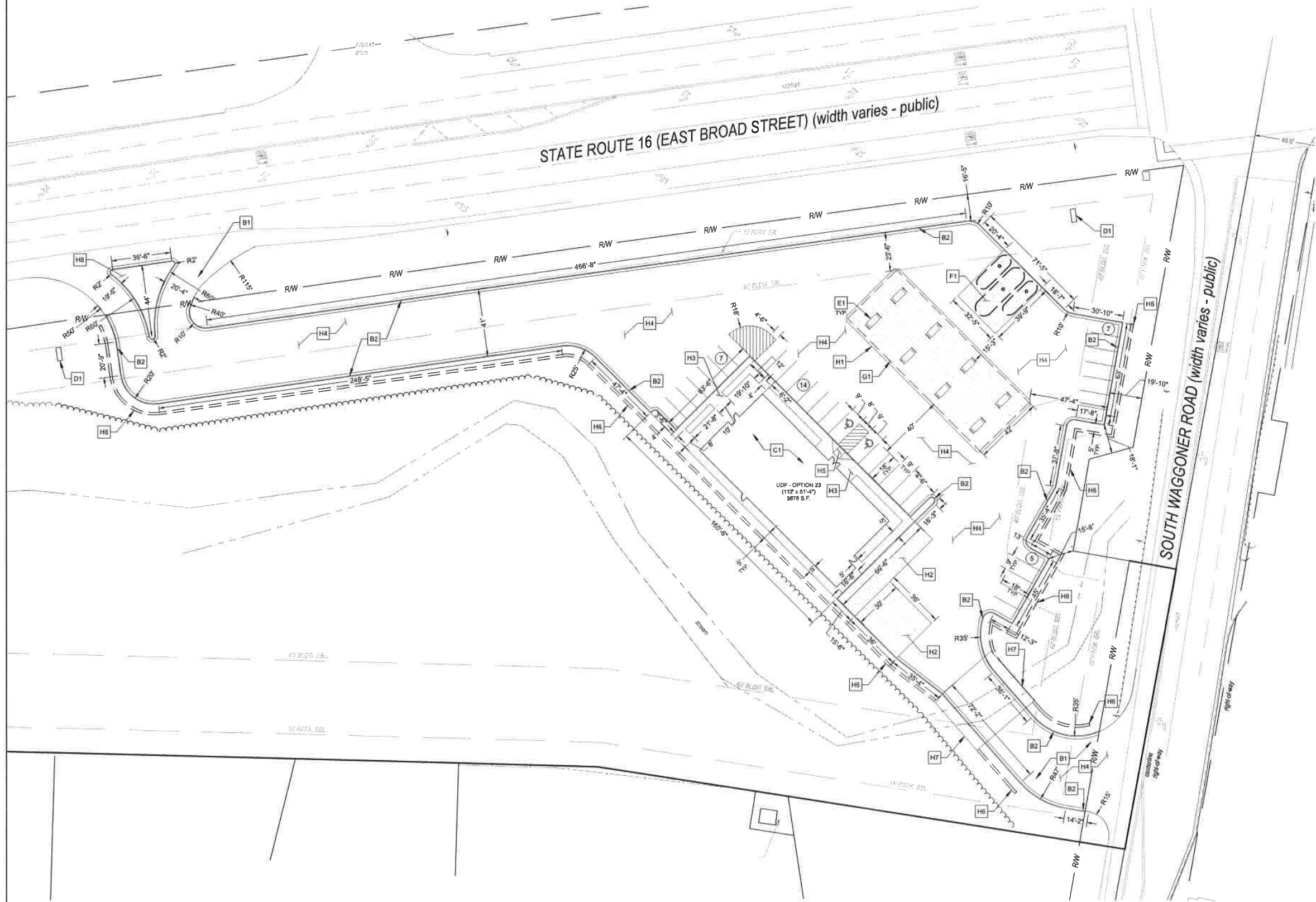


COVER SHEET

UNITED DAIRY FARMERS

E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO

ISSUE:	
ZONING PLANS	
DATE:	1/13/2017
JOB NO.:	752862
DESIGN:	CAK
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SHEET NO.	
Z1.0	



EXISTING	
	REFER TO EXISTING CONDITIONS SURVEY
PROPOSED	
	CONCRETE CURB AND GUTTER
	PAVEMENT
	RETAINING WALL
	PROPOSED TREE CLEARING LIMITS
	SETBACK
	NUMBER OF PARKING STALLS
	CONCRETE PAVEMENT

- A. GENERAL NOTES**
- GENERAL SCOPE OF WORK INCLUDES:
BUILDING
CANOPY
FUEL TANKS
PIPING AND DISPENSERS
PARKING
 - ALL RADII TO BE 5'-0" UNLESS OTHERWISE NOTED
 - PROVIDED PARKING:
PARKING DIMENSIONS: VARIES
(2) ADA PARKING SPACES
(31) STANDARD CAR PARKING SPACES
33 TOTAL PARKING SPACES
- B. SITE WORK**
- PROPOSED DRIVE ASPHALT APPROACH
 - PROPOSED CURB OR CURB AND GUTTER
- C. BUILDING**
- UDF ICE CREAM PARLOR AND CONVENIENCE STORE
- D. EXTERIOR APPEARANCE**
- 3'x8' UNITED DAIRY FARMERS MONUMENT SIGN
- E. DISPENSERS**
- (8) DISPENSERS, SUMPS, AND ISLANDS (CAR)
- F. UNDERGROUND STORAGE TANKS**
- CONCRETE SLAB AND PROPOSED UNDERGROUND FUEL STORAGE TANKS FOR GASOLINE/DIESEL/DEF.
- G. CANOPY**
- 114' x 42' FUELING CANOPY.
- H. YARD**
- CONCRETE CANOPY SLAB
 - CONCRETE PAVEMENT
 - CONCRETE SIDEWALK
 - ASPHALT PAVEMENT
 - ADA RAMP
 - PROPOSED RETAINING WALL
 - PROPOSED THREE-SIDED BOX CULVERT
 - PROPOSED RIGHT-IN RIGHT-OUT ISLAND

REVISIONS		DESCRIPTION
NO.	DATE	

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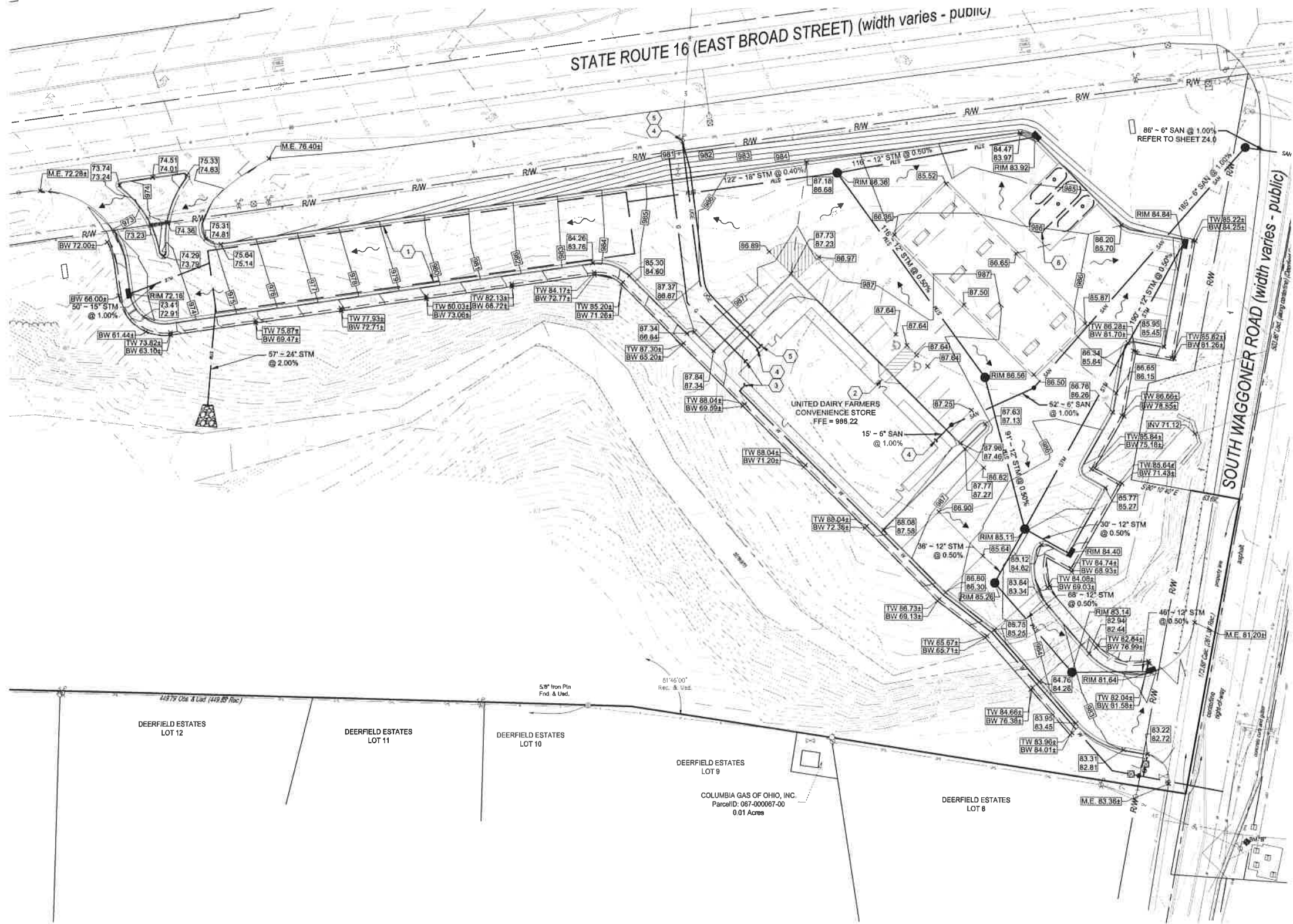
United Dairy Farmers

SITE PLAN

UNITED DAIRY FARMERS

E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO

ISSUE:	ZONING PLANS
DATE:	1/13/2017
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DESIGN:	CAK
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SHEET NO.	Z2.0



REFER TO ALTA/ACSM TOPOGRAPHIC SURVEY	
PROPOSED	
	MAJOR CONTOUR
	MINOR CONTOUR
	RIDGE LINE
	STORM SEWER
	SANITARY SEWER
	DOMESTIC WATER SERVICE
	UNDERGROUND ELECTRIC SERVICE
	GAS SERVICE
	TELEPHONE SERVICE
	WATER VALVE
	WATER METER
	STORM STANDARD MANHOLE
	STORM CURB INLET
	STORM ENDWALL
	SANITARY STANDARD MANHOLE
	SANITARY CLEANOUT
	SPOT ELEVATION
	TOP OF CURB
	BOTTOM OF CURB
	TOP OF WALL
	BOTTOM OF WALL
	RIM
	TOP OF CASTING ELEVATION
	RIP RAP
	FLOW ARROW

PRELIMINARY STORM CALCULATIONS

SOIL TYPE = CARDINGTON SILT LOAM (Crd1B1) - C/D
DISTURBED AREA = 2.67 AC.

EXISTING:

IMPERVIOUS AREA = 0.10 AC.
WOODED AREA = 2.67 AC.
CN = 67
Q1 = 0.28 CFS

PROPOSED:

IMPERVIOUS AREA = 1.63 AC.
GRASS AREA = 1.04 AC.
CN = 91
Q1 = 1.43 CFS (510% INCREASE, 100-YEAR CRITICAL STORM)

EX. 1-YEAR VOLUME = 2,950 CF
PROP. 100-YEAR VOLUME = 39,801 CF
DETENTION VOLUME NEEDED = 36,850 CF

(3) 96" PIPES
UNDERGROUND DETENTION FOOTPRINT = 245' L x 36' W

PRELIMINARY EARTHWORK:

CUT = 90 CY
FILL = 27,825 CY
NET = 27,545 CY

GENERAL GRADING NOTES

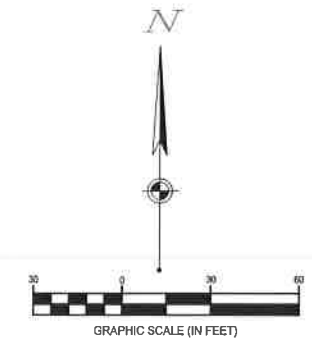
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL ODOT REGULATIONS AND CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL PERMITTING AND APPROVAL/INSPECTIONS AS REQUIRED FROM THE LOCALITY.
- THE CONTRACTOR SHALL VERIFY ELEVATIONS AT CONNECTION POINTS OR ANY EXISTING UTILITY CROSSING PRIOR TO ORDERING STRUCTURES. REPORT ANY CONFLICTS TO THE ENGINEER.
- LINE UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIRS TO UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- STORM SEWER CATCH BASINS, CURB INLETS, MANHOLES, AND ENDWALLS SHALL CONFORM TO ODOT STANDARD CONSTRUCTION DRAWINGS.
- ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
- PROVIDE 2% MAXIMUM CROSS SLOPE ON SIDEWALKS AND ADA PARKING AREA.
- ALL CURB AND WALL UNDERDRAINS SHALL OUTLET TO STORM SEWER SYSTEM. PROVIDE POSITIVE DRAINAGE TO CONNECTION POINT.
- CONTRACTOR SHALL APPLY EROSION CONTROL BLANKET TO ALL SLOPES 3H:1V OR STEEPER.
- ADD 900.00 TO ALL SPOT ELEVATIONS SHOWN ON PLAN TO OBTAIN U.S.G.S. ELEVATIONS.
- REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION.
- PROVIDE STORM SEWER MINIMUM 2'-6" COVER UNLESS OTHERWISE NOTED.
- PROVIDE FINGER DRAINS AND CONCRETE COLLARS ON ALL PROPOSED STORM SEWER STRUCTURES IN PAVEMENT PER CONSTRUCTION DETAILS SHEET.

GENERAL UTILITY NOTES:

- AS CONSTRUCTION ACTIVITIES APPROACH AN EXISTING UTILITY LINE, THE CONTRACTOR SHALL LOCATE THE LINE, DETERMINE ITS EXACT LOCATION, AND MAKE GRADE ADJUSTMENTS BY DEFLECTING THE PIPELINE FITTINGS. MAXIMUM FITTING DEFLECTION SHALL BE PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF VESTIBULE, CANOPY, SIDEWALKS, EXIT PORCHES, RAMPS, DRIVE THRU, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- REFER TO ELECTRICAL DRAWINGS AND PHOTOMETRIC PLAN FOR SITE LIGHTING DESIGN.
- PROVIDE WATER LINE MINIMUM OF 2'-6" COVER.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- PROVIDE THRUST BLOCKS AT VALVES, TEES, FITTINGS AND ALL HORIZONTAL AND VERTICAL CHANGES IN DIRECTION OF THE WATER LINE. PERFORM ALL WATER LINE WORK IN ACCORDANCE WITH ODOT STANDARDS.

CODED NOTES

- UNDERGROUND DETENTION BASIN
- ADA RAMP
- COORDINATE UTILITIES WITH PLUMBING CONTRACTOR. CAP AND MARK FOR FUTURE CONNECTION. FINAL CONNECTION BY PLUMBING CONTRACTOR.
- COORDINATE WITH BUILDING CONTRACTOR AND ELECTRIC COMPANY FOR CONNECTION AND LOCATION OF ELECTRIC SERVICE.
- COORDINATE WITH BUILDING CONTRACTOR AND TELEPHONE COMPANY FOR CONNECTION AND LOCATION OF TELEPHONE SERVICE.
- UNDERGROUND FUEL STORAGE TANKS



GRADING AND UTILITY PLAN

UNITED DAIRY FARMERS

E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO

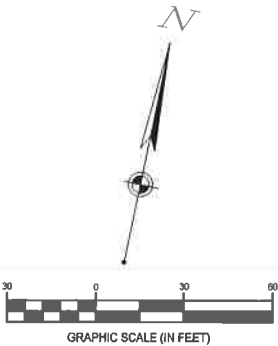
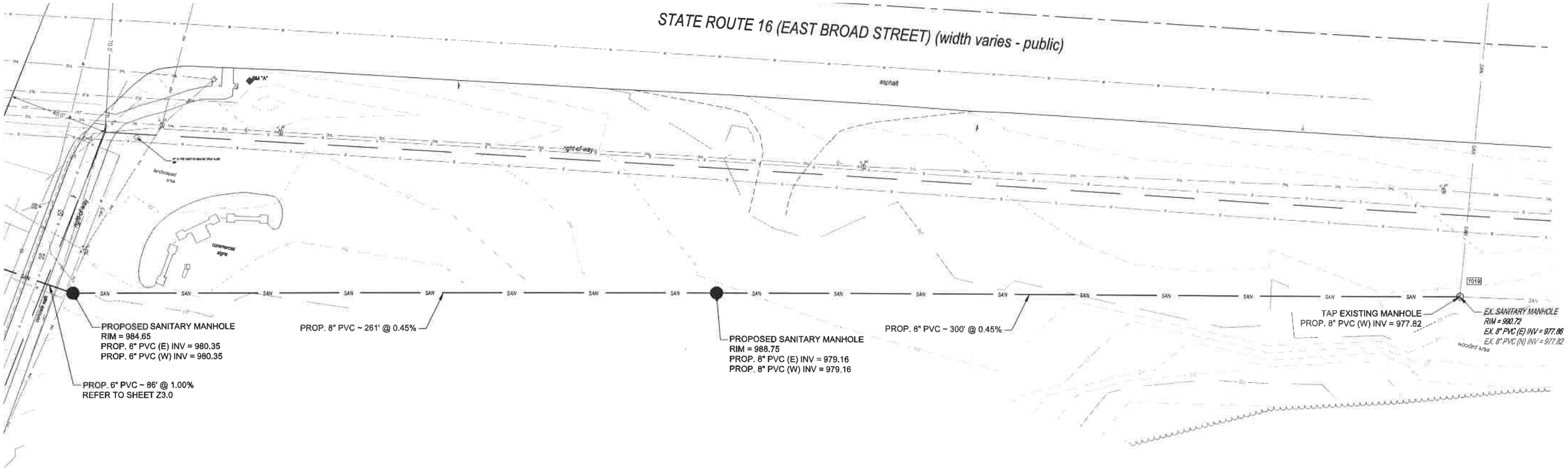
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ZONING PLANS	
DATE:	1/13/2017
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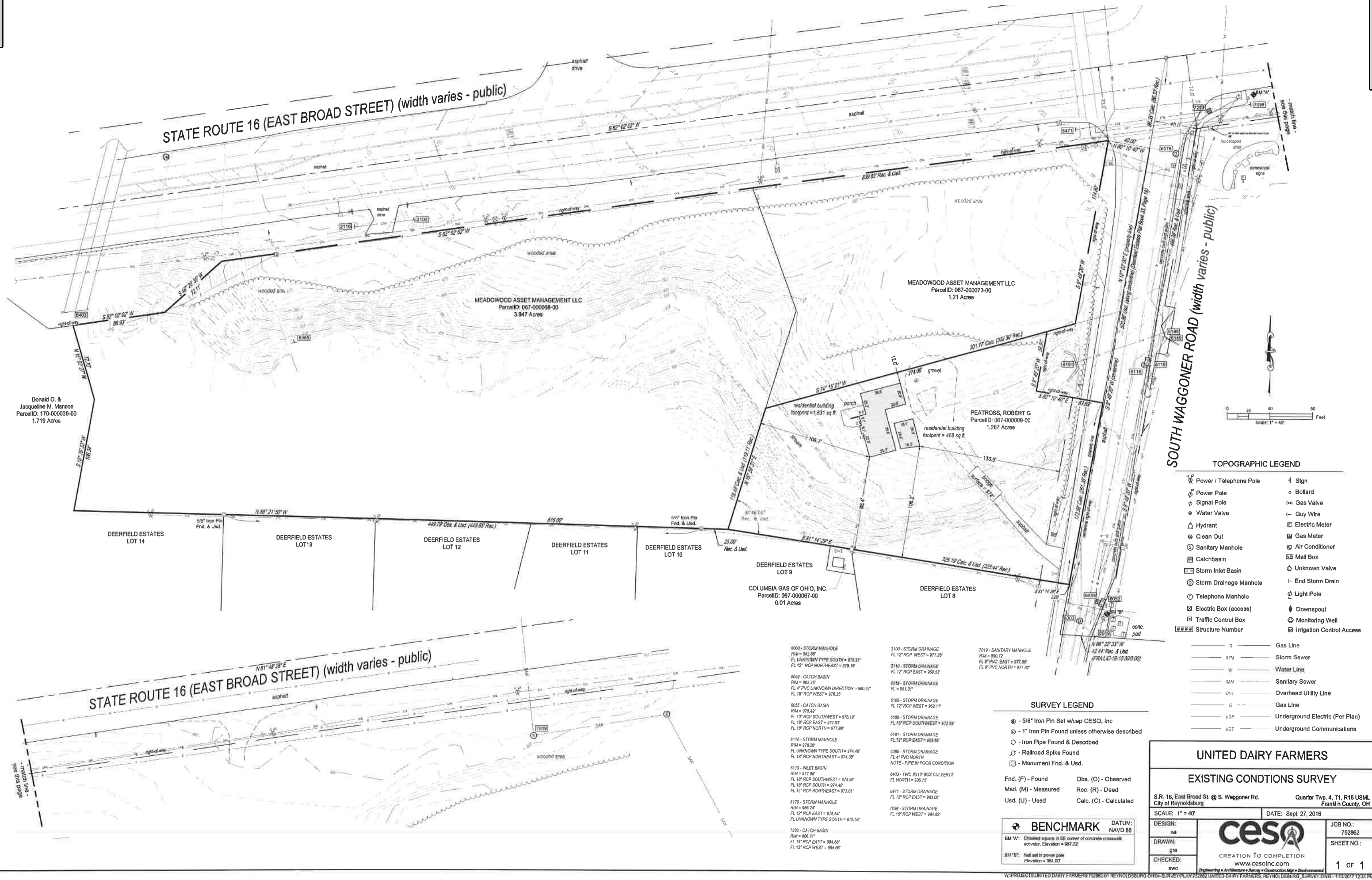
United Dairy Farmers

SANITARY MAIN EXTENSION PLAN

UNITED DAIRY FARMERS

E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO

ISSUE:	ZONING PLANS
DATE:	1/13/2017
JOB NO.:	752862
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SHEET NO.	Z4.0



PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

UDF
REYNOLDSBURG, OH

CLIENT

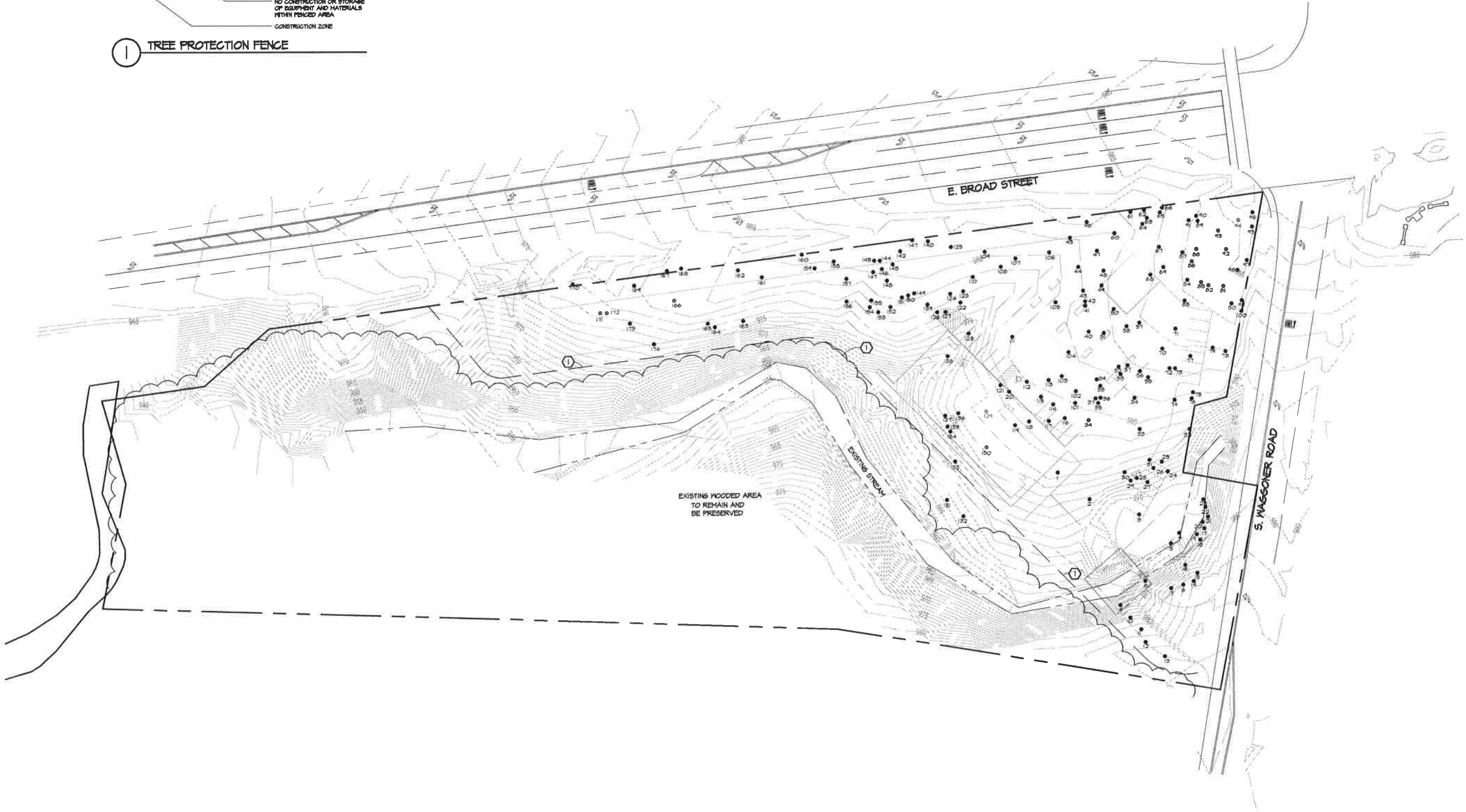
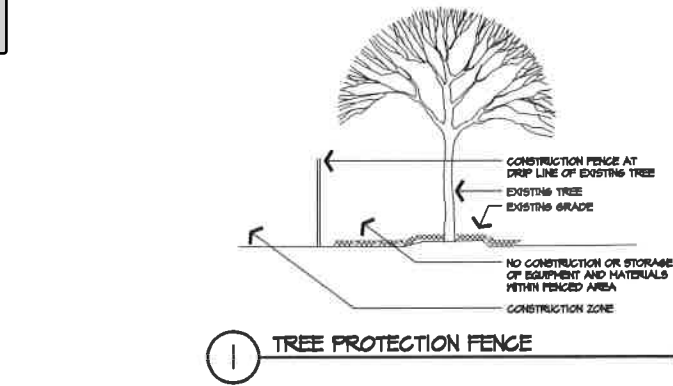
PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title
**TREE
PRESERVATION
&
REMOVAL PLAN**
Sheet Number

L1.01

- ALL EXISTING UTILITIES.
2. ALL DEMOLITION MATERIALS TO BE DISPOSED OF LEGALLY OFF SITE, UNLESS SPECIFICALLY NOTED OTHERWISE.
3. PLAN BASED ON TREE SURVEY PREPARED BY:
EDGE GROUP INC.
330 WEST SPRING STREET, STE 350
COLUMBUS, OHIO 43215
(614)486-3343
WWW.EDGEA.COM
- CONSTRUCTION NOTES**
- ① ORANGE CONSTRUCTION FENCE. PLACE FENCE A MINIMUM OF ONE FOOT (1') OF RADIUS PER ONE INCH (1") OF CALIPER OF THE TREE. SEE DETAIL # 1, THIS SHEET.

TREE LOCATION (APPROX)



NUMBER	SPECIES	DBH	CONDITION	COMMENTS	1180.5
1	MAPLE	22"	AVERAGE	MULTI-STEM	2
2	MAPLE	28"	AVERAGE	EXEMPT	2
3	ASH	20"	POOR	DEAD	
4	MAPLE	22"	GOOD	EXEMPT	2
5	WALNUT	30"	AVERAGE		2
6	LINDEN	8"	AVERAGE	EXEMPT	2
7	COTTONWOOD	25"	POOR	EXEMPT	4
8	MAPLE	21"	POOR	EXEMPT	4
9	WALNUT	18"	POOR	EXEMPT	2
10	WALNUT	8"	POOR	EXEMPT	2
11	WALNUT	20"	POOR	EXEMPT	2
12	WALNUT	10"	POOR	EXEMPT	2
13	WALNUT	20"	AVERAGE	EXEMPT	2
14	LINDEN	(4)10"-14"	POOR	EXEMPT	4
15	OAK	10"	POOR	EXEMPT	4
16	OAK	12"	POOR	EXEMPT	4
17	TREE OF HEAVEN	12"	AVERAGE		2
18	BOX ELDER	8"	POOR	EXEMPT	4
19	TREE OF HEAVEN	8"	POOR	EXEMPT	4
20	BOXELDER	12"	POOR	EXEMPT	4
21	CATALPA	10"	POOR	EXEMPT	4
22	CATALPA	14"	AVERAGE		2
23	CATALPA	18"	POOR	EXEMPT	4
24	MAPLE	16"	POOR	EXEMPT	2
25	ASH	30"	DEAD	EXEMPT	2
26	ASH	14"	POOR	DEAD	
27	MAPLE	20"	POOR	LEAVING REMAINS REMOVED TREE	4
28	WALNUT	18"	POOR	EXEMPT	2
29	ASH	8"	POOR	DEAD	
30	MAPLE	24"	POOR	EXEMPT	2
31	MAPLE	16"	AVERAGE	EXEMPT	2
32	MAPLE	20"	POOR	EXEMPT	2
33	WALNUT	17"	POOR	EXEMPT	2
34	BLACK LOCUST	7"	POOR	EXEMPT	2
35	BLACK LOCUST	14"	AVERAGE	EXEMPT	2
36	MAPLE	10"	POOR	EXEMPT	2
37	MAPLE	10"	POOR	EXEMPT	2
38	MAPLE	10"	AVERAGE	EXEMPT	2
39	MAPLE	8"	AVERAGE	EXEMPT	2
40	MAPLE	10"	GOOD	EXEMPT	2
41	MAPLE	10"	POOR	EXEMPT	2
42	LOCUST	8"	POOR	EXEMPT	2
43	LOCUST	11"	AVERAGE	EXEMPT	2
44	LOCUST	10"	AVERAGE	EXEMPT	2
45	MAPLE	15"	POOR	EXEMPT	2
46	LOCUST	12"	POOR	EXEMPT	4
47	LOCUST	8"	AVERAGE	EXEMPT	2
48	MAPLE	7"	POOR	EXEMPT	2
49	MAPLE	9"	AVERAGE	EXEMPT	2
50	MAPLE	7"	AVERAGE	EXEMPT	2
51	ASH	20"	POOR	DEAD	
52	MAPLE	7"	AVERAGE	EXEMPT	2
53	MAPLE	8"	AVERAGE	EXEMPT	2
54	LOCUST	16"	AVERAGE	EXEMPT	2
55	MAPLE	8"	GOOD	EXEMPT	2
56	MAPLE	7"	AVERAGE	EXEMPT	2
57	MAPLE	7"	AVERAGE	EXEMPT	2
58	LOCUST	20"	POOR	EXEMPT	2
59	MAPLE	16"	AVERAGE	EXEMPT	2
60	MAPLE	7"	AVERAGE	EXEMPT	2
61	MAPLE	10"	AVERAGE		2
62	LOCUST	12"	POOR	EXEMPT	4
63	LOCUST	18"	AVERAGE		2
64	LOCUST	10"	POOR	EXEMPT	4
65	LOCUST	14"	POOR	EXEMPT	4
66	MAPLE	12"	POOR	EXEMPT	4
67	LOCUST	12"	POOR	EXEMPT	4
68	MAPLE	10"	AVERAGE	EXEMPT	2
69	MAPLE	7"	POOR	EXEMPT	4
70	LOCUST	15"	POOR	EXEMPT	2
71	MAPLE	7"	AVERAGE	EXEMPT	2
72	LOCUST	14"	POOR	EXEMPT	2
73	MAPLE	7"	AVERAGE	EXEMPT	2
74	LOCUST	15"	POOR	EXEMPT	2
75	LOCUST	8"	POOR		4
76	LOCUST	12"	POOR		4
77	MAPLE	8"	AVERAGE	EXEMPT	2
78	ASH	30"	POOR	DEAD	

NUMBER	SPECIES	DBH	CONDITION	COMMENTS	1180.5
79	MAPLE	12"	POOR	EXEMPT	4
80	MAPLE	20"	AVERAGE		2
81	ASH	18"	POOR	DEAD	
82	MAPLE	10"	AVERAGE		2
83	MAPLE	12"	AVERAGE		2
84	LOCUST	16"	POOR	EXEMPT	4
85	MAPLE	8"	AVERAGE	EXEMPT	2
86	MAPLE	8"	AVERAGE		2
87	MAPLE	8"	AVERAGE		2
88	LOCUST	16"	POOR	EXEMPT	2
89	LOCUST	10"	POOR	EXEMPT	4
90	MAPLE	8"	POOR	EXEMPT	4
91	LOCUST	10"	POOR	EXEMPT	4
92	MAPLE	12"	AVERAGE		2
93	LOCUST	10"	POOR	EXEMPT	4
94	LOCUST	10"	POOR	EXEMPT	4
95	LOCUST	10"	POOR	EXEMPT	4
96	LOCUST	10"	POOR	EXEMPT	4
97	MAPLE	10"	POOR	EXEMPT	4
98	MAPLE	10"	AVERAGE		2
99	MAPLE	8"	POOR	EXEMPT	4
100	MAPLE	8"	POOR	EXEMPT	4
101	LOCUST	16"	POOR	EXEMPT	2
102	MAPLE	12"	AVERAGE	EXEMPT	2
103	MAPLE	10"	AVERAGE	EXEMPT	2
104	LOCUST	15"	POOR	EXEMPT	2
105	MAPLE	10"	AVERAGE	EXEMPT	2
106	LOCUST	18"	POOR	EXEMPT	2
107	MAPLE	8"	AVERAGE	EXEMPT	2
108	LOCUST	12"	POOR	EXEMPT	2
109	HICKORY	10"	AVERAGE	EXEMPT	2
110	HICKORY	14"	GOOD	EXEMPT	2
111	MAPLE	7"	GOOD	EXEMPT	2
112	MAPLE	16"	POOR	EXEMPT	2
113	MAPLE	16"	POOR	EXEMPT	2
114	LOCUST	10"	POOR	EXEMPT	2
115	MAPLE	8"	AVERAGE	EXEMPT	2
116	LOCUST	10"	POOR	EXEMPT	2
117	MAPLE	8"	POOR	EXEMPT	2
118	MAPLE	8"	POOR	EXEMPT	2
119	MAPLE	10"	POOR	EXEMPT	2
120	MAPLE	12"	AVERAGE	EXEMPT	2
121	MAPLE	12"	POOR	EXEMPT	2
122	HICKORY	8"	GOOD	EXEMPT	2
123	HICKORY	7"	AVERAGE	EXEMPT	2
124	HICKORY	8"	AVERAGE	EXEMPT	2
125	HICKORY	18"	POOR	EXEMPT	2
126	HICKORY	12"	GOOD	EXEMPT	2
127	HICKORY	12"	AVERAGE	EXEMPT	2
128	MAPLE	12"	AVERAGE	EXEMPT	2
129	MAPLE	10"	POOR	EXEMPT	2
130	MAPLE	14"	GOOD	EXEMPT	2
131	MAPLE	18"	POOR	EXEMPT	2
132	MAPLE	20"	POOR	EXEMPT	2
133	WALNUT	20"	POOR	EXEMPT	2
134	MAPLE	8"	AVERAGE	EXEMPT	2
135	MAPLE	14"	AVERAGE	EXEMPT	2
136	MAPLE	14"	AVERAGE	EXEMPT	2
137	MAPLE	15"	POOR	EXEMPT	2
138	OAK	24"	POOR	EXEMPT	2
139	MAPLE	10"	POOR	EXEMPT	2
140	HICKORY	10"	AVERAGE		2
141	WALNUT	16"	AVERAGE	EXEMPT	2
142	WALNUT	12"	AVERAGE	EXEMPT	2
143	MAPLE	12"	AVERAGE	EXEMPT	2
144	WALNUT	15"	AVERAGE	EXEMPT	2
145	MAPLE	12"	AVERAGE	EXEMPT	2
146	WALNUT	15"	POOR	EXEMPT	2
147	WALNUT	18"	POOR	EXEMPT	4
148	WALNUT	16"	AVERAGE	EXEMPT	2
149	MAPLE	14"	AVERAGE	EXEMPT	2
150	MAPLE	14"	AVERAGE	EXEMPT	2
151	MAPLE	12"	AVERAGE	EXEMPT	2
152	HICKORY	8"	AVERAGE	EXEMPT	2
153	MAPLE	18"	POOR	EXEMPT	2
154	MAPLE	8"	AVERAGE	EXEMPT	2
155	MAPLE	10"	AVERAGE	EXEMPT	2
156	HICKORY	10"	AVERAGE	EXEMPT	2

NUMBER	SPECIES	DBH	CONDITION	COMMENTS	1180.5
157	MAPLE	10"	AVERAGE	EXEMPT	2
158	MAPLE	10"	AVERAGE		2
159	MAPLE	8"	AVERAGE	EXEMPT	2
160	HICKORY	12"	AVERAGE		2
161	WALNUT	12"	AVERAGE	EXEMPT	2
162	MAPLE	36"	GOOD		2
163	MAPLE	14"	POOR	EXEMPT	2
164	MAPLE	10"	AVERAGE	EXEMPT	2
165	MAPLE	12"	AVERAGE	EXEMPT	2
166	WALNUT	16"	AVERAGE	EXEMPT	2
167	WALNUT	16"	AVERAGE		2
168	MAPLE	12"	AVERAGE		2
169	MAPLE	30"	POOR		4
170	MAPLE	24"	POOR	EXEMPT	2
171	OAK	20"	AVERAGE	EXEMPT	2
172	OAK	18"	AVERAGE	EXEMPT	2
173	OAK	18"	GOOD	EXEMPT	2
174	SYCAMORE	24"	GOOD	EXEMPT	2

CONDITION CATEGORIES

GOOD
AVERAGE
POOR
DEAD

MAJOR TREES REMOVED PER
'TREE PRESERVATION' SECTION 1180.5 (b)

18

MAJOR TREE REMOVED INDICATED BY TONE.

EXISTING WOODED AREA TO REMAIN
SHALL BE CREDITED TOWARD REQUIRED
LANDSCAPING PER 1180.9. SEE PLANTING
PLANS L2.01 - L2.02

PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

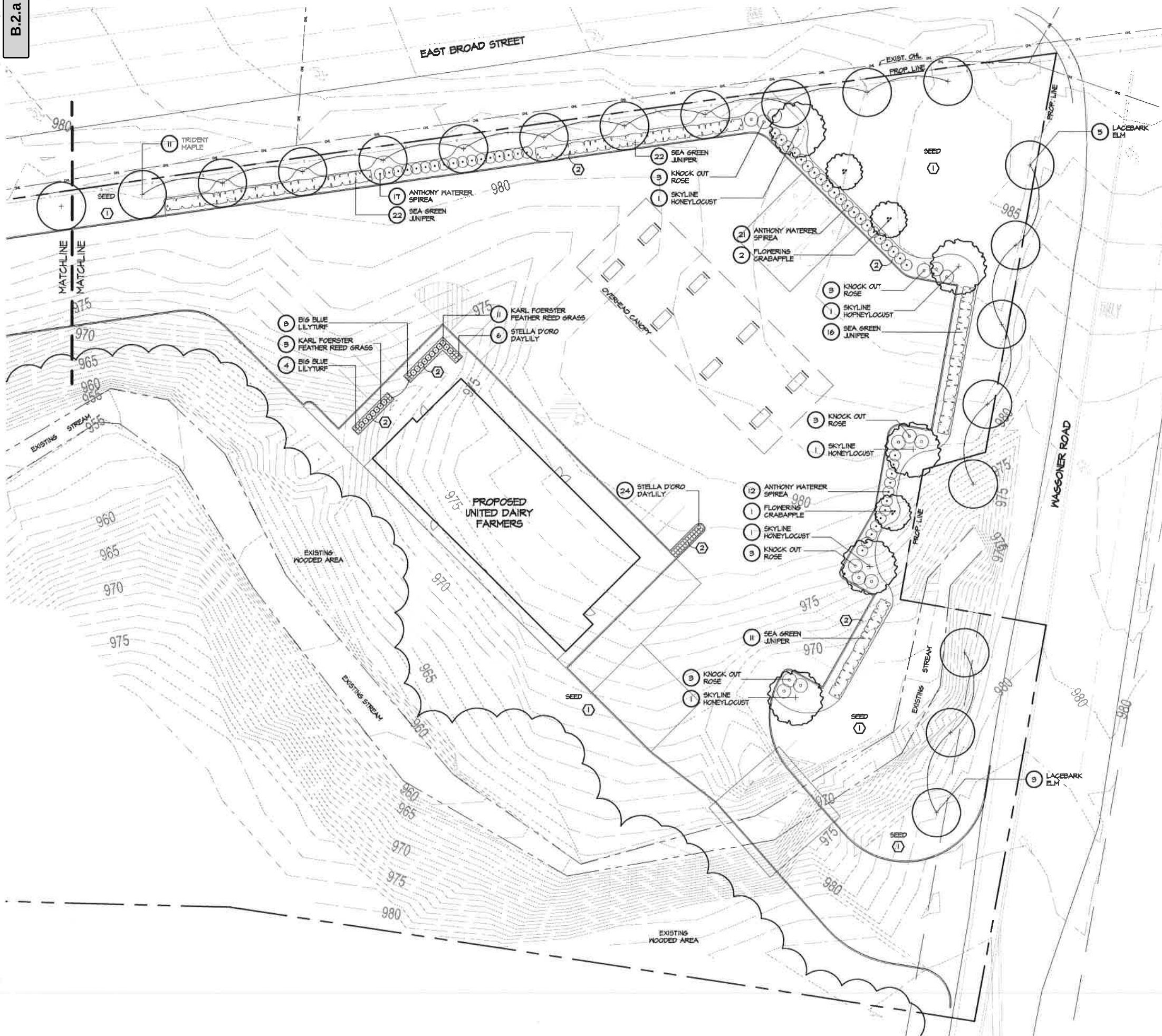
UDF
REYNOLDSBURG, OH

CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

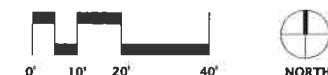
Sheet Title
**TREE
PRESERVATION
&
REMOVAL PLAN**
Sheet Number

L1.02



CONSTRUCTION NOTES

- ① LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.



- THE FIELD THE PLANTER SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
 - CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
 - ALL PLANT MASSSES TO BE CONTAINED WITHIN 9" DEEP HARDWOOD BARK MULCH BED.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
 - FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
 - CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
 - ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
 - ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

1. LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANNING + LANDSCAPE ARCHITECTURE + URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

UDF
REYNOLDSBURG, OH

CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title

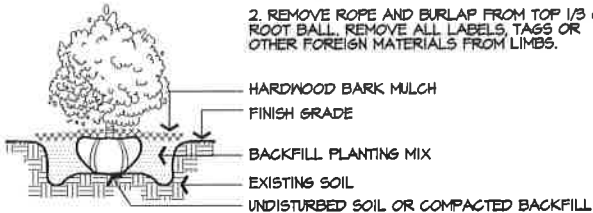
PLANTING PLAN
WEST

Sheet Number

L2.02

NOTES:

- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
- REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



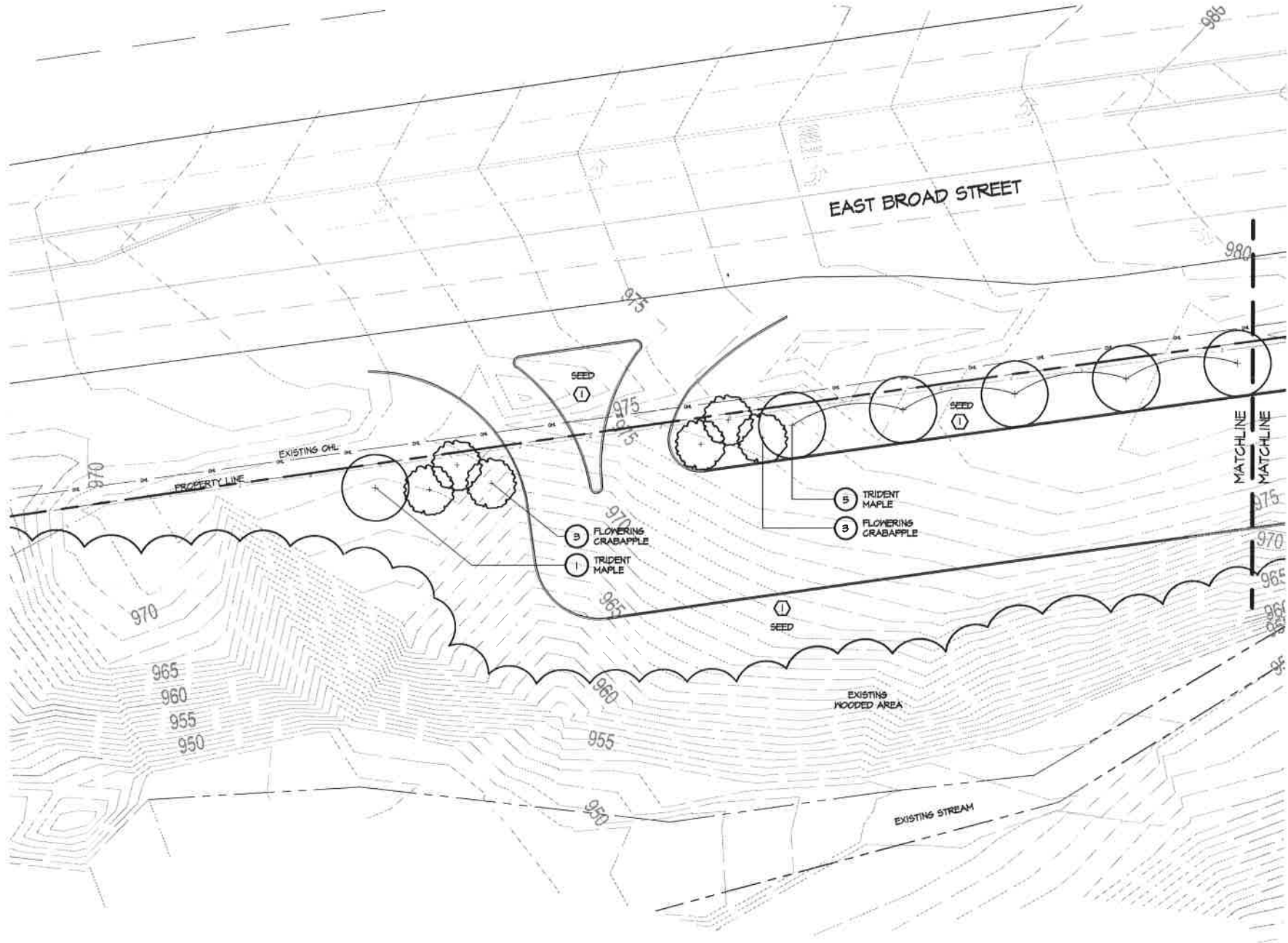
1 SHRUB PLANTING
NTS

NOTES:

- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
- REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

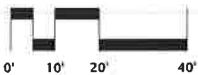


2 TREE PLANTING
NTS



PLANT MATERIALS LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
TREES					
8	LACEBARK ELM	Ulmus parvifolia	2 1/2" Cal.	B&B	
5	SKYLINE HONEYLOCUST	Gleditsia triacanthos f. inermis 'Skyline' SKYLINE	2 1/2" Cal.	B&B	
16	TRIDENT MAPLE	Acer buergerianum	2 1/2" Cal.	B&B	REPLACEMENT
ORNAMENTAL TREES					
4	FLOWERING CRABAPPLE	Malus	2" Cal.	B&B	MULTI-STEM
SHRUBS					
50	ANTHONY WATERER SPIREA	Spiraea japonica 'Anthony Waterer'	24" Hgt.	Cont.	
15	KNOCK OUT ROSE	Rosa 'Radrazz' KNOCK OUT	18"-24" Hgt.	Cont.	
71	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	24" Hgt.	Cont.	
PERENNIALS					
12	BIG BLUE LILLYTUF	Liriope muscari	1 Gal.	Cont.	
14	KARL FOERSTER FEATHER REED GRASS	Calamagrostis acutiflora Karl Foerster	1 Gal.	Cont.	
80	STELLA D'ORO DAYLILY	Heimerocallis 'Stella de Oro'	1 Gal.	Cont.	





UNITED DAIRY FARMERS

FILE LOCATION : X:\2016 Projects\2016 K4 Architecture\16-2024 UDF - Hartwell\Rendering\ PLOT DATE: Jan 13, 2017 10:29AM
FILENAME : 16-20XX -UDF Landscape Renderings.dwg
ISSUE DATE: 10/07/2016

K4 ARCHITECTURE, LLC
555 Gest Street
Cincinnati, Ohio 45203
Tel: (513) 455-5005
Fax: (513) 455-5008





UNITED DAIRY FARMERS

OPTION 1

K4 ARCHITECTURE, LLC
555 Gest Street
Cincinnati, Ohio 45203
Tel: (513) 455-5005
Fax: (513) 455-5008





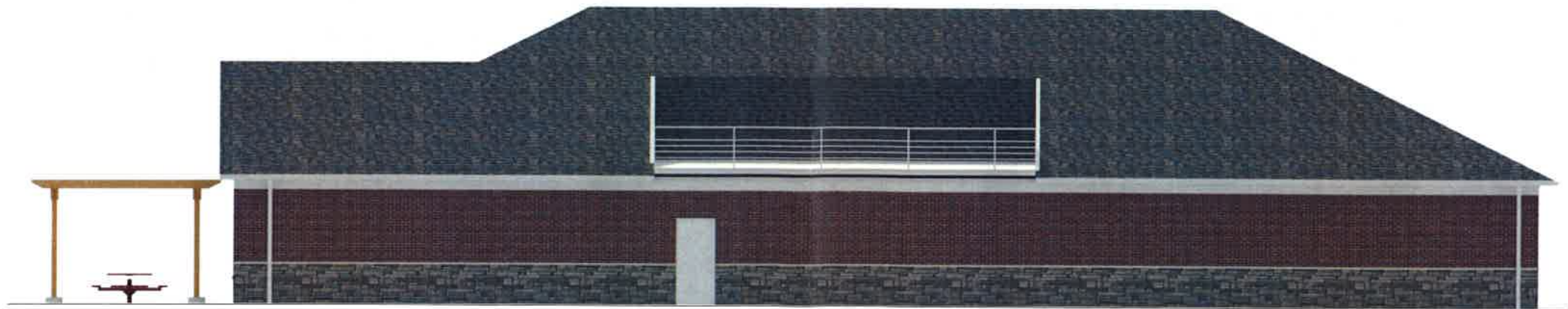
4 FRONT ELEVATION
SCALE: N.T.S.



3 LEFT SIDE ELEVATION
SCALE: N.T.S.



2 RIGHT SIDE ELEVATION



1 REAR ELEVATION
SCALE: N.T.S.

4K⁴
ARCHITECTURE
+ DESIGN
585 Canal Street
Cincinnati, Ohio 45203
Tel: (513) 455-5000
Fax: (513) 455-5008
Webpage: www.4k4architecture.com
Email: info@4k4architecture.com

NEW CONVENIENCE
STORE FOR:
**UNITED DAIRY
FARMERS**

REVISIONS/SUBMISSIONS		
NO.	DESCRIPTION	DATE

BUILDING
ELEVATIONS

Drawn By: J.L. M.J.
Scale: AS NOTED
Job No.: 16-2570

A001

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? 800 gpd
- b. How much pressure is required? min. 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?
- 800 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).

2604 ADT for site

Generator Peak	Adjacent Street Peak	Peak Hour
<u>7:30-8:30</u> AM	<u>7:30-8:30</u> AM	<u>7:30-8:30</u> AM
<u>4:45-5:45</u> PM	<u>4:45-5:45</u> PM	<u>4:45-5:45</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?

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

 No, Traffic Access Study Required.

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

 X District Amendment

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

 X 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.

Christine Hilbert
Applicant's Signature

2-8-2017
Date



City of Reynoldsburg
STAFF REPORT
 March 27, 2017

New Business

**137 S. Waggoner Road/7619 E. Board Street – United Dairy Farmers –
 District Change (Rezoning)**

Application: #176280 – Zoning District Change (Rezoning)

Location: Property is located on the southwest corner of E. Broad Street and Waggoner Road.

Request: Request to change the zoning district for the site from R-1 Single Family Residence District to PCD Planned Commercial Development District.

Existing Zoning: R-1 Single Family Residence District

Proposed Zoning: Planned Commercial Development District

Current Use: Vacant Land

Applicant: United Dairy Farmers

BACKGROUND INFORMATION

Proposal

The applicant is requesting that the Council and Commission review and approve a zoning district change in order to construct a commercial building, gasoline fueling canopy, and related site improvements.

Existing Site & Context

The 6.424AC site consists of three separate parcels and is improved with an existing single family dwelling. The site has been zoned R-1 since it was annexed from Jefferson Township. To the north and east, the property abuts other commercial businesses in the CS zoning district, and across Broad Street in the City of Columbus. To the southwest, the property is adjacent to single family dwellings in the R-1 zoning district.

CONSIDERATIONS

1151.04 STANDARDS FOR PROPOSED DISTRICT CHANGES.

The Planning Commission and City Council shall give consideration to the following standards in making recommendations and taking action with regard to proposed district changes:

- (a) The compatibility of the proposed zoning district and the features of the proposed development plan with the characteristics of the site and of the surrounding areas;*
- (b) The potential impacts of the proposed uses of the district in terms of traffic, storm water, utility demand, noise, and other impacts;*
- (c) The impacts of the proposed district and development plan on the health, safety, welfare, and morals of the community;*
- (d) The compatibility of the proposed district and development plan with the elements of local plans applicable to the area, to surrounding zoning districts, and to existing and planned land uses.*

1184.05 STANDARDS FOR DEVELOPMENT AND SITE PLAN REVIEW.

(a) Standards for Review. In reviewing and determining whether to recommend approval or disapproval of a Planned Commercial Development District, its development plan, or subsequent site plan, the Planning Commission and City Council shall consider, but shall not be limited to consideration of, the standards of Section 1151.04, Section 1103.12 and the following characteristics of the proposed development:

- (1) The comprehensive nature and design of the development plans, including appropriate and intentional design of the physical, aesthetic, and economic relationships among its parts.*
- (2) The suitability of the site proposed for zoning as a Planned Commercial Development District, including its location, size, width, relationship to existing development in the community and in abutting communities, natural features, relationship to the Land Use Plan, and such other characteristics as the Planning Commission and City Council may deem important.*
- (3) The anticipated effects of the proposed development upon the City and upon adjoining and proximate neighborhoods and properties, including the impacts of traffic, stormwater, noise, lighting, utilities, aesthetic values and other impacts.*
- (4) The adequacy of planned roads, drives, parking, and loading areas to meet the projected demand for such facilities and to integrate with existing and planned facilities in the City.*
- (5) The adequacy of planned pedestrian and bicycle facilities to meet the demand for such facilities, to integrate with existing and planned facilities in the City, and to promote use of such transportation modes.*
- (6) The suitability of the location, dimensions, access to streets and utilities of each proposed lot within the district, given the nature of the use or uses proposed on each such lot, including the potential for future expansion of proposed structures.*
- (7) The adequacy of utilities to serve the proposed development and the suitability of the proposed utility design within the district and in relation to the utility plans of the City and its utility providers.*
- (8) The proper orientation and relationship of the proposed elements of the development with natural and historic features and resources both on and off site, the degree to which the development has been designed to protect and enhance such features and resources, and the measures taken to mitigate negative impacts on such features and resources both on and off site.*
- (9) The relationships of the architectural and site design characteristics among the areas of the development and with surrounding properties.*

(10) *The nature and extent of proposed landscaping, existing vegetation and land forms to be altered or retained, and of proposed screening.*

(11) *The suitability of the proposed separations between uses and buildings, including any proposed setbacks or yards, given the nature of the use or uses so controlled and the relationships and impacts of one (1) use upon another.*

(12) *The suitability of the total acreage and total floor area proposed for each type of use, and the number and bulk of buildings proposed for each type of use.*

(13) *The suitability of proposed property owner/tenant agreements, deed restrictions, protective covenants, and other legal statements or devices intended to provide for the future use, ownership, operation and maintenance of areas of the planned development and its improvement.*

(14) *The projected traffic impacts, loading requirements, and the likely number of employees.*

(15) *The ability of each proposed phase of the development, or of any group of phases, to meet the standards established in this chapter.*

(16) *Compliance with the use regulations and development standards of this chapter, and, to the extent possible, determination of compliance with all other applicable local, State, and Federal laws and regulations. In instances in which variances to existing regulations have been requested, such as to the Subdivision Regulations, the Commission shall consider the suitability of such variance and its impact on the proposed development.*

STAFF REVIEW

Land Usage

The site is zoned R-1 per Section 1161.07 of the Zoning Code. This is probably consistent with its previous zoning in Jefferson Township. The development pattern along East Broad Street consists of similar, auto-centric uses. This type of use should be located at the intersection of two arterials streets. Waggoner Road is designated as a minor arterial street per the City of Reynoldsburg Thoroughfare Plan. The City of Columbus 1993 Thoroughfare Plan designates E. Broad Street and a major arterial street.

Site Configuration

The applicant has provided a conceptual development plan that includes a 5678SF commercial building, along with 8 fuel pumps and underground fuel storage tanks. The fuel pumps will be covered by a detached canopy to protect customers from the elements while fueling.

Building Architecture & Landscaping

The applicant has provided a conceptual building rendering showing a 1 story commercial building. The proposed building materials consist of wood plank and stone. The proposed fuel pump canopy consists of similar materials. The conceptual site plan indicates general compliance with the landscape and buffering regulations, including parking perimeter plantings and service structure screening. Since the applicant will only be developing a portion of the proposed site, Staff would like to continue discussions about the possibility of including a preservation area in the concept plan.

Utilities

The applicant has provided a facilities demand worksheet which indicates their demand for City water and sewer services. This information has been distributed to the Water/Wastewater Division and City Engineer for review. The applicant will have to provide detailed utility plans for review by City staff in conjunction with their major site plan and plot-grade-utility reviews. The applicant indicated that their site will be served by an underground stormwater basin. It will

be the responsibility of the City Engineer to determine if the size of the basin is adequate per the Stormwater Manual of the City.

Traffic & Parking

The applicant provided a preliminary traffic impact study which is currently undergoing its required review by the City Engineer. A copy of the study was also forwarded to the City of Columbus Traffic Management Division. The proposed site plan provides a right-in/right-out access drive on E. Broad Street and proposes full access onto Waggoner Road. The City Engineer will determine if these access points are adequate and appropriate given the configuration of existing public streets. This report will be updated when that information is available.

The applicant's development plan indicated compliance with the parking requirements of Table 1179 of the Zoning Code for entire site when including the parking spaces located at the gasoline pumps.

Administrative

In conformance with Chapter 1151 of the Zoning Code, applicants for district change are required to submit a development plan, which becomes part of the rezoning text. The applicant has submitted a narrative statement and rezoning text which has been reviewed and revised by Staff and approved by the applicant. A copy of the revised text was attached to proposed ordinance.

If this application for district change is approved, this development will be the only legal use. Any deviations from that plan in the future would require rezoning.

STAFF RECOMMENDATION

The members should apply the standards for review of district changes contained in Section 1151.04 of the Zoning Code and determine if the proposed use is compatible with the site. Staff feels that proposed development can be supported by the City's services and infrastructure and is consistent with the development pattern of the area. Staff recommends that this application be forwarded to the Planning Commission for additional review and recommendations.

NEXT STEPS

Provided the combined Council-Commission approves the application, the next steps are as follows:

1. The application will be referred to the Planning Commission, which shall have thirty (30) days to provide recommendations back to City Council.
2. Assuming approval of this application for a district change, the applicant should submit an application for major site plan review by the Planning Commission and a certificate of appropriateness from the Design Review Board.

3. Following the approval of a major site plan and certificate of appropriateness, the applicant will need to contact the Building Division at 614-322-6802 to submit plans for plot-grade-utility review and approval.
4. Following the approval of a major site plan and certificate of appropriateness, the applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review. The Building Division cannot issue permits until after the zoning certificate is issued.

MINUTES PUBLIC HEARING
REYNOLDSBURG CITY COUNCIL
March 27, 2017

President Doug Joseph called the meeting to order at 7:30 PM

PRESENT: Joseph, Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding, McKenzie

ABSENT:

Approval of Agenda

Agenda stands as approved.

Public Hearing

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 – 137 WAGGONER ROAD, REYNOLDSBURG, OHIO, FROM R-1 SINGLE FAMILY RESIDENCE DISTRICT TO PCD PLANNED COMMERCIAL DEVELOPMENT DISTRICT, APPLICANT, UNITED DAIRY FARMERS. (FIRST READING 2/27/2017). --- Clemens. .

Mr. Snowden: Thank you Council President Joseph and other Members of City Council, this is address 137 S. Waggoner/7619 E. Broad, United Dairy Farmers, for District Change. It is Application #176280. Existing zoning R-1, proposed zoning Planned Commercial Development District. Current Use is vacant land. The applicant is requesting that the combined Council and Commission review and approve a Zoning District change in order to construct a commercial building, gasoline/fuel canopy, related site improvements. Existing context: It is a 6.424 acre site, with three separate parcels. Neighboring parcels in the City of Reynoldsburg to the east are in the CS zoning district, to the north across Broad St, in the City of Columbus, they are zoned commercial, to the southwest the property is adjacent to single family dwellings in the R-1 district in the City. This type of Land Use, which is an auto centric land use, should be located at the intersection of two arterial streets. That is typically an ideal location. Waggoner Road is a minor arterial per our Thoroughfare Plan, the City of Columbus 1993 Thoroughfare Plan designates E. Broad Street as a major arterial. It is a 5768SF commercial building with 8 fuel pumps in the underground storage tanks. Fuel pumps are going to be covered by a detached canopy. The Applicant provided, as required by the Planned Development Chapter, a conceptual building rendering showing a one story commercial building, proposed materials wood plank and stone, and they have also shown the proposed fuel canopy. I did a quick review of the site for compliance with the Landscaping and Buffering Regulations. Generally they are meeting those, including service structures. Utilities, you can read my comments about what will need to happen with our engineer. Traffic and parking, we have a Traffic Impact Study that was required and was sent out to the City Engineer several weeks ago for review. The review is ongoing. Columbus Traffic management Division was also provided a copy of that study. In the Site Plan they are proposing a right in/right out access on E. Broad St., full access on Waggoner. The Engineer is going to determine whether the access points they are showing are going to be adequate, and we will update the report at that time. I reviewed the Site Development Concept Plan for the parking requirements of Chapter 1179, and they are meeting those requirements when you account for the spaces that are located at the pumps, and that counts in their parking

MINUTES PUBLIC HEARING
REYNOLDSBURG CITY COUNCIL
March 27, 2017

count, given the Use. As I have stated with Planned Developments that we have done in the past, the District change, and the Development Plan and zoning text are going to become part of the Zoning as it applies to this property. I have reviewed and revised a rezoning texts that you should find in your packet. I can provide additional copies. If this application for district change is approved, this development will be the only legal use. Any deviations from that plan in the future will require rezoning, again that is the beauty of a Planned District, we have control to work with the applicant. With that, I recommend the Members apply the Standards for Review contained in Section 1151.04 of the Zoning Code, and determine if the proposed use is compatible with the site. It can be supported given the infrastructure. We will wait for the final details from our engineer on the traffic, but I recommend you forward this application to the Planning Commission for additional review and recommendations. The items that the applicant would need to complete in order to get development approval for the full project are listed under Items 1-4 in the "Next Steps" of the report. The applicant is here tonight and I think they have some things they would like to show the Members and discuss their project further. I will be available for any additional questions.

Council President Joseph: Any questions at this point? Ok, you may make your presentation.

Mr. Kling: My name is Tim Kling. I am the Director of Real Estate for United Dairy Farmers. Good evening and thank you for hearing our case tonight. We brought a couple of renderings with us tonight and you can see those on your screens as well. We are excited to present a second location in the City of Reynoldsburg. We have one on Main Street. We have been looking to expand our presence and to serve the Reynoldsburg market a little better. We came across this site 8-10 months ago. While it has its challenges due to the topography, we felt it was a good location. You can see on the rendering, our new prototypical building. It is a residential character, kind of a craftsman style. We have an indoor parlor and also include an outdoor seating/patio area. That is part of the ice cream parlor side of things. Besides that, inside we have expanded food offerings as well as the coffee and other typical convenience store type items. I have with me this evening, Nick Herschberger, to answer questions regarding engineering.

Council President Joseph: Any questions or comments from anyone in the audience? Eric, if you would come up and address this.

Mr. Snowden: The revision was done the week after the first reading to the Zoning text. That was a formatting thing. I like to keep all the rezoning text in the same format so that when I pass those along to our successors, they make sense and are in the same order. But, nothing has come out against it, to date. The applicant filled out their use in the City of Columbus' terminology. Planned Commercial Development is what is in our Zoning Code. They are just using a common naming convention that other cities use.

(Inaudible Unknown Speaker.)

Mr. Snowden: Please clarify your question.

MINUTES PUBLIC HEARING
REYNOLDSBURG CITY COUNCIL
March 27, 2017

Unknown Speaker: *(Inaudible)*, so I am wondering if a project in this same category, should be used for all three of those things.

Mr. Snowden: No. The intent of the Planned Commercial and Planned Neighborhood, is that such development are going to meet all of those requirements. That is the concept behind getting rid of things like the Use table, the Setback Requirements. It is basically asking for the applicant to show us the proposed project and what you want to do. In this case, UDF has written in the rezoning text, which is what you saw, what their setbacks will be. They have some additional requirements with the fuel center and its use, such as the canopy, where the canopy is located, the lighting and how the canopy is lit, which is brighter than the normal exterior lighting regulations would be. All those items are incorporated into the rezoning text and that is what is approved along with the Site Plan. That is the concept behind the Planned Development.

Dr. McKenzie: *(Inaudible.)*

Mr. Snowden: Dr. McKenzie, anywhere from an entire shopping center done with the Planned Development, all the way down to this project for example. The reason that I recommended this to the Applicant, they could have applied for the CS Zoning District where a gasoline station is a permitted use or a special exception, but with a Planned Development the City, Staff, Planning Commission, have more control over how the Landscape Plan is approved, and the required setbacks. Otherwise, what you would do is re-zone to CS and go through and get a whole bunch of variances for them to do the project in a way that makes sense to the site and the use. It is scalable, but that language in there is designed to promote creative site design in general.

Council President Joseph: Any other questions? Seeing none, we will send this to the April 6th Planning Commission meeting.

RESULT:	REFERRED TO BOARD/COMMISSION	Next: 4/6/2017 6:00 PM
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Adjournment

Doug Joseph, President of Council

April L. Beggerow, Clerk of Council

Attachment: 3.27.17 Joint Hearing Draft Minutes.UDF (1669 : Zoning District Change 1766280 136 Waggoner Rd UDF)

Planning Commission

Eric Snowden
7232 E. Main Street
Reynoldsburg OH 43068
614-322-6829 Phone

ORDINANCE REQUEST

DATE: March 27, 2017

TO:

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 - 137 Waggoner Road, Reynoldsburg, Ohio, from R-1 Single Family Residence District to PCD Planned Commercial Development District, Applicant, United Dairy Farmers. (First Reading 2/27/2017).

Application for a zoning district change.



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

Application #: 176280

Permit #:

Date Submitted: 4/17/17

Fee Amount: \$100.00

☒ Paid: 000563264

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address:

137 South Waggoner Road & 7619 E. Broad Street

Description of Location:

Southwest corner of Broad Street & Waggoner Road

Parcel ID(s):

067-000068-00, 067-000073-00, 067-000009-00

Number of

Lots: 3

Present Zoning:

R-1

Present Use:

Residential & Undeveloped

Complete Where Applicable:

Engineer/Surveyor: CESO, Inc

Builder: _____

FOR DISTRICT AMENDMENT ONLY

Proposed Zoning:

(CPD) Commercial Planned Development

Size of Area to be Rezoned:

6.424 acres

Existing Structures:

residential structure 468 square feet

residential structure 1831 square feet

Proposed Use:

United Dairy Farmers C-Store and Gas Pumps

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Robert G Peatross
Meadowood Asset Management, LLC

Property Owner Address(s):

137 South Waggoner Road Reynoldsburg, OH 43068
200 Public Sq STE 4020 Cleveland, OH 44114

IV. APPLICANT INFORMATION

Applicant Name:

United Dairy Farmers

Applicant Address:

3955 Montgomery Road Cincinnati OH 45212

Applicant Phone Number:

513-396-8744

Applicant Email:

tkling@udfinc.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: Timothy

DIRECTOR OF REAL ESTATE

Date: 12.29.16

*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

- ☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ DRB
☐ BZBA

Planning Com. Meeting

- Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting

- Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

REZONING TEXT

SOUTHWEST CORNER OF WAGGONER ROAD AND EAST BROAD STREET

FROM R-1 TO CPD

January 21, 2017

A. Location and Size

1. The property is located at the southwest corner of Waggoner Road and East Broad Street.
2. The total property area is approximately 6.42 acres.
3. The rezoning area consists of Parcel ID numbers 067-000068-00, 067-000073-00, and 067-000009-00.

B. Permitted Uses & Special Exceptions

1. Those uses listed as permitted in Reynoldsburg City Zoning Code Chapter 1175.01, Community Service District shall be permitted uses.
2. Those used listed as special exceptions, in Reynoldsburg City Zoning Code Chapter 1175.01, Community Service District shall be special exceptions.

C. Height Limitations

1. The maximum height of structures shall be as set forth in Reynoldsburg City Zoning Code Chapter 1175.05 for the CS – Community Service District.

D. Setbacks

1. The setbacks for buildings and parking shall be as follows:
 - a. East Broad Street – Parking 15 Feet, Building 40 Feet
 - b. Waggoner Road – Parking 15 Feet, Building 40 Feet
 - c. Western Property Line – Parking 15 Feet, Building 60 Feet
 - d. Southern Property Line – Parking 15 Feet, Building 60 Feet
2. Accessory structure (canopy)
 - a. East Broad Street – 40 Feet
 - b. Waggoner Road – 40 Feet
 - c. Western Property Line – 60 Feet
 - d. Southern Property Line – 60 Feet

E. Landscaping

1. Landscaping shall be as set forth in Chapter 1180 of the Zoning Code.

F. Lighting

1. All parking lot lighting shall comply with the requirements of Chapter 1182 of the Zoning Code with the following exceptions.
 - a. The maximum level of lighting may exceed 3 footcandles (FC) in areas needed for safety of moving vehicles such as those areas around the fueling canopy.

G. Parking and Loading

1. Parking and loading requirements shall be as set forth in Chapter 1179 of the Zoning Code.

H. Access /Curbcuts

1. Site access and curbcuts for Waggoner Road shall be as approved by the City Engineer.
2. Site access and curbcuts for East Broad Street shall be as approved by the City of Columbus.

I. Waste and Refuse

1. All waste, refuse, and recycling shall be containerized and screened from view in a manner consistent with Chapter 1180 of the Zoning Code.

J. Signage

1. Signage shall be compliant with the Chapter 1181 of the Zoning Code.
2. The Design Review Board may approve additional signage in a manner consistent with comprehensive sign plan review.

K. Architecture

1. All roof-top mechanicals shall be reasonably screened from ground level view adjacent to the building being served.
2. All buildings shall be constructed with the same level of finish on any side that is visible from a roadway. No plain concrete block shall be permitted.
3. All buildings shall have a gabled or hipped roof, a sloped roof that exceeds a 4-12 pitch or a flat roof with a perimeter parapet.

**ADJACENT PROPERTY OWNERS INFORMATION
UNITED DAIRY FARMERS PLANNING COMMISSION APPLICATION
SOUTHWEST CORNER OF EAST BROAD STREET AND WAGGONER ROAD**

170-000036

Donald & Jacqueline Manson
7539 East Broad Street
Blacklick, OH 43004-9703

Lot 8 Deerfield Estates – 7692 Deer Park Way

067-000017

Lawrence W Clemens IV
214 Flint Ridge Drive
Columbus, OH 43230

Tax Bill: US Bank Home Mortgage
6053 S. Fashion Square Dr STE 99
Salt Lake City, UT 84107-5439

Lot 9 Deerfield Estates – 7680 Deer Park Way

067-000018

Tom Battin
7680 Deer Park Way
Reynoldsburg, OH 43068

Tax Bill: Corelogic
2500 Westfield Dr STE 120
Elgin, IL 60124-7836

Lot 9 Rear Deerfield Estates – 7680 Deer Park Way Rear

067-000067

Columbia Gas of Ohio, Inc
200 Civic Center Drive
815 Walton Parkway
New Albany, OH 43054-8233

Lot 10 Deerfield Estates – 7666 Deer Park Way

067-000019

David & Mardel Ramey
76 Deer Park Way
Reynoldsburg, OH 43068

Tax Bill: Chase Home Finance, LLC
1500 Solana Blvd Bldg 1
Roanoke TX 76262-1720

Lot 11 Deerfield Estates – 7654 Deer Park Way
 067-000020
 Ann & Thomas Gaus
 7654 Deer Park Way
 Reynoldsburg, OH 43068

Lot 12 Deerfield Estates – 7636 Deer Park Way
 067-000021
 Amadio Comoretto & Caterina Comoretto
 7636 Deer Park Way
 Reynoldsburg, OH 43068

Lot 13 Deerfield Estates – 7620 Deer Park Way
 067-000022
 Catherine Hall & Rita Smith
 7620 Deer Park Way
 Reynoldsburg, OH 43068

Lot 14 Deerfield Estates – 7600 Deer Park Way
 067-000023
 Robin Baumgardner-Miller & Douglas Baumgardner
 7600 Deer Park Way
 Reynoldsburg, OH 43068

Tax Bill: US Bank Home Mortgage
 6053 S Fashion Square Dr STE 99
 Salt Lake City, UT 84107-5439

Shoppes of East Broad – 8097 East Broad Street
 067-000069
 DN – Reynoldsburg, LLC
 6610 Chatsworth Street NW
 Canton, OH 44718-3849

Meijer Stores – 8000 & 7930 East Broad Street
 515-254556
 Meijer Stores LP
 2929 Walker Avenue NW
 Grand Rapids, MI 49544-6402

Tax Bill: Attn: Property Tax Dept

Walgreen's – 7900 East Broad Street
515-258120
7900 E Broad, LLC
71 South Wacker Drive #2760
Chicago, IL 60606-4666

Speedway – 7860 East Broad Street
515-258140
Speedway SuperAmerica, LLC
539 S. Main Street
Findlay, OH 45840-3229

Grace Brethren Church – 7550 East Broad Street
440-292479
East Side Grace Brethren Church
1401 Kings Highway
Winona Lake, IN 46590-1520

January 5, 2017

**6.4244 Acre Parcel
Project No. 752862**

Situated in the State of Ohio, Franklin County, Jefferson Township, and being part of Section 4 (T1, R16) and known as Parcel #067-000068-00, 067-000073-00 and 067-000009-00 and being further bounded and described as follows:

Commencing at the intersection of East Broad Street (SR 16) (width varies) and South Waggoner Road (width varies);

thence **South 09°49'20" West**, along the centerline of South Waggoner Road, a distance of **86.35 feet**;

thence **North 80°10'40" West**, a distance of **40.00 feet** to the intersection of the south right-of-way line of East Broad Street and the west right-of-way line of South Waggoner Road, said intersection also being the **TRUE PLACE OF BEGINNING**;

thence along the west right-of-way line of South Waggoner Road the following 3 calls:

South 09°49'20" West, a distance of **174.80 feet**;

South 74°15'21" West, a distance of **27.71 feet**;

South 09°49'20" West, a distance of **56.91 feet**;

thence **South 80°10'40" East**, continuing along the westerly right-of-way line of South Waggoner Road and an easterly extension thereof, a distance of **63.69 feet**;

thence **South 10°03'00" West**, a distance of **173.88 feet** to the northerly line of Deerfield Estates (Plat Book 33, Page 19);

thence **North 81°14'29" West**, along the northerly line of said Deerfield Estates, a distance of **325.19 feet** to a deflection therein;

thence **North 88°21'50" West**, continuing along the northerly line of Deerfield Estates, a distance of **616.00 feet** to the easterly line of a parcel conveyed to Donald. O. & Jacqueline M. Manson (Parcel # 170-000036-00);

thence **North 10°28'33" East**, along the easterly line of said Manson parcel, a distance of **106.34 feet** to a deflection therein;

thence **North 16°02'27" West**, continuing along the easterly line of said Manson parcel, a distance of **72.70 feet** to the southerly right-of-way of East Broad Street;

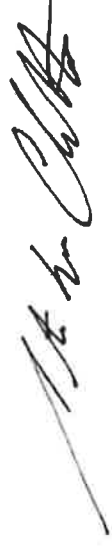
thence along the southerly right-of-way line of East Broad Street the following 3 calls:

North 82°02'02" East, a distance of **86.93 feet**;

North 48°20'35" East, a distance of **72.11 feet**;

North 82°02'02" East, a distance of **839.83 feet** to the **TRUE PLACE OF BEGINNING** and containing **6.4244 acres**, more or less as surveyed and described by Steven W. Clutter, PS-7655, for and on behalf of CESO, Inc. in September 2016.

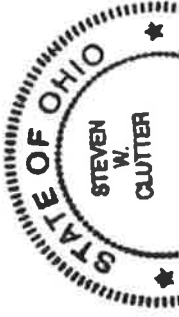
The Basis of Bearings for this survey is NAD 83 (2011), OHIO SOUTH.



Steven W. Clutter, Ohio P.S. #7655
CESO, Inc.
395 Springside Drive, Akron, OH 44333 (330) 665-0660

01/05/2017

Date



Attachment: 3.27.17 Joint Hearing Draft Minutes.UDF (1669 : Zoning District Change 1766280 136 Waggoner Rd UDF)

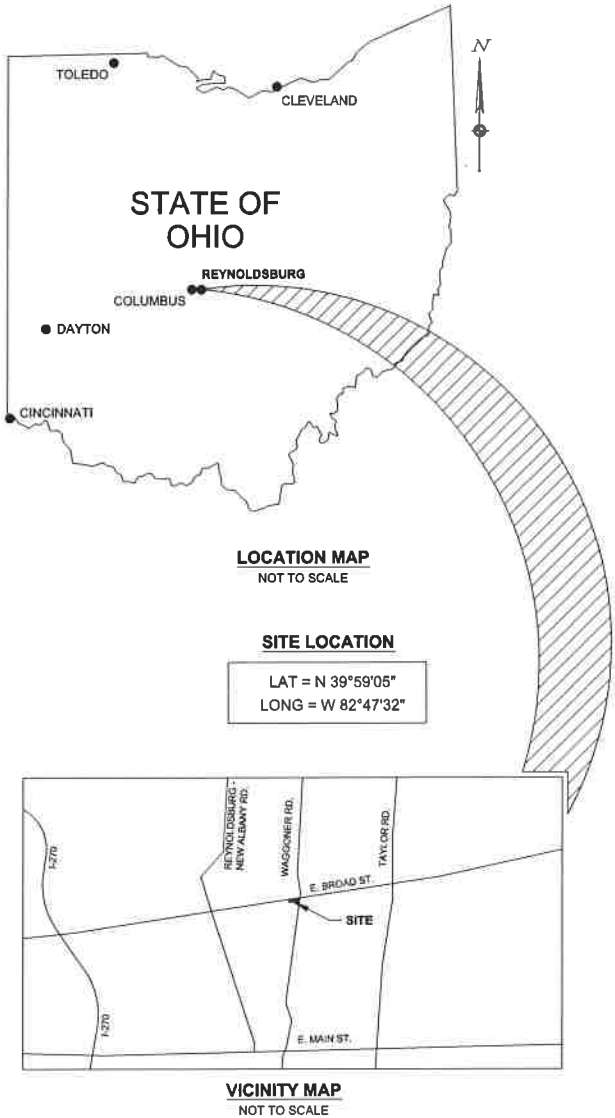
UNITED DAIRY FARMERS

FUELING STATION & CONVENIENCE STORE

REYNOLDSBURG,

FRANKLIN COUNTY, OHIO

ZONING PLANS



PROPERTY DATA:

PARCEL OWNER:	UNITED DAIRY FARMERS, INC.	PROPOSED USE:	FUELING STATION & CONVENIENCE STORE
PARCEL ID:	067-000009-00 067-000068-00 067-000073-00	FLOODPLAIN DESIGNATION:	THE SUBJECT PARCEL IS LOCATED WITHIN "ZONE X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 39049C0356K, EFFECTIVE DATE: JUNE 17, 2008; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
ADDRESS:	E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO 43068		
PROPERTY AREA:	6.43 AC. (280,090 SF)		
ZONING:	CPD - COMMERCIAL PLANNED DEVELOPMENT		
ADJACENT ZONING:	NORTH: CITY OF COLUMBUS - COMMERCIAL SOUTH: UN-ZONED RESIDENTIAL EAST: CS - COMMUNITY SERVICES WEST: JEFFERSON TWP - RESTRICTED SUBURBAN		

SITE REQUIREMENTS:

BUILDING SETBACKS:	FRONT YARDS - 40', REAR YARD - 60' LEFT YARD - 60'
PARKING SETBACKS:	FRONT YARD - 15', REAR YARD - 15' RIGHT YARD - 15', LEFT YARD - 15'
SIGN SETBACKS:	N/A
STANDARD PARKING DIMENSIONS:	9'Wx18'L
MINIMUM DRIVE AISLE:	24'
PARKING REQUIRED:	UNITED DAIRY FARMERS CONVENIENCE STORE: (1) SPACE PER 200 S.F. OF RETAIL FLOOR AREA 4456 SF x (1/200) = 22 SPACES (1) SPACE PER 2 FUEL DISPENSER ISLANDS 8 ISLANDS x (1/2) = 4 SPACES TOTAL PARKING REQUIRED = 26 SPACES

SITE ANALYSIS:

PROPOSED BUILDING AREA	UDF CONVENIENCE STORE: 5,076± S.F.
PARKING PROVIDED:	PARKING DIMENSIONS: VARIES (2) ADA PARKING SPACES (31) STANDARD CAR PARKING SPACES 33 TOTAL PARKING SPACES
BUILDING COVERAGE:	MAXIMUM ALLOWED: N/A PROPOSED: 2.03% (5,678 S.F. / 280,090 S.F.)

OWNER/DEVELOPER
UNITED DAIRY FARMERS, INC.
3955 MONTGOMERY ROAD
CINCINNATI, OH 45212

CONTACT: TIM KLING
PH: (513) 396-8700
EMAIL: TKLING@UDFINC.COM

ZONING
CITY OF REYNOLDSBURG
7232 E. MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 322-6829
CONTACT: ERIC SNOWDEN

STORM SEWER
CITY OF REYNOLDSBURG ENGINEERING
DEPARTMENT - EM&T
5500 NEW ALBANY ROAD
PH: (614) 775-4555
CONTACT: RYAN ANDREWS

SANITARY SEWER
CITY OF REYNOLDSBURG
7232 EAST MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 332-4500
CONTACT: MIKE ROOT

WATER
CITY OF REYNOLDSBURG
7232 EAST MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 332-4500
CONTACT: MIKE ROOT

ENGINEER
CESO, INC.
395 SPRINGSIDE DRIVE
SUITE 202
AKRON, OHIO 44333

CONTACT: NICK HERSHBERGER
PH: (330) 396-5696
EMAIL: HERSHBERGER@CESOINC.COM

ROADWAY
CITY OF REYNOLDSBURG ENGINEERING
DEPARTMENT - EM&T (WAGGONER ROAD)
5500 NEW ALBANY ROAD
PH: (614) 775-4555
CONTACT: RYAN ANDREWS

CITY OF COLUMBUS (BROAD ST)
DEPARTMENT OF PUBLIC SERVICE
PH: (614)845-1694
CONTACT: DANIEL BLECHSCHMIDT

EROSION CONTROL
CITY OF REYNOLDSBURG ENGINEERING
DEPARTMENT - EM&T
5500 NEW ALBANY ROAD
PH: (614) 775-4555
CONTACT: RYAN ANDREWS

GAS
200 CIVIC CENTER DRIVE
815 WALTON PARKWAY
NEW ALBANY, OH 43054-8233

FIRE
JEFFERSON TOWNSHIP FIRE DEPARTMENT
6787 HAVENS CORNERS ROAD
BLACKLICK, OH 43004
PH: (614) 861-3757
CONTACT: CHAD MAST

ELECTRIC
AMERICAN ELECTRIC POWER (AEP)
PH: (800) 672-2231

COMMUNICATIONS
AT&T
PH: (800) 288-2020

STANDARD DRAWINGS

THE STANDARD SPECIFICATIONS OF OHIO DEPARTMENT OF TRANSPORTATION (ODOT), CURRENT EDITION, INCLUDING STANDARD DRAWINGS SHALL GOVERN THIS IMPROVEMENT.

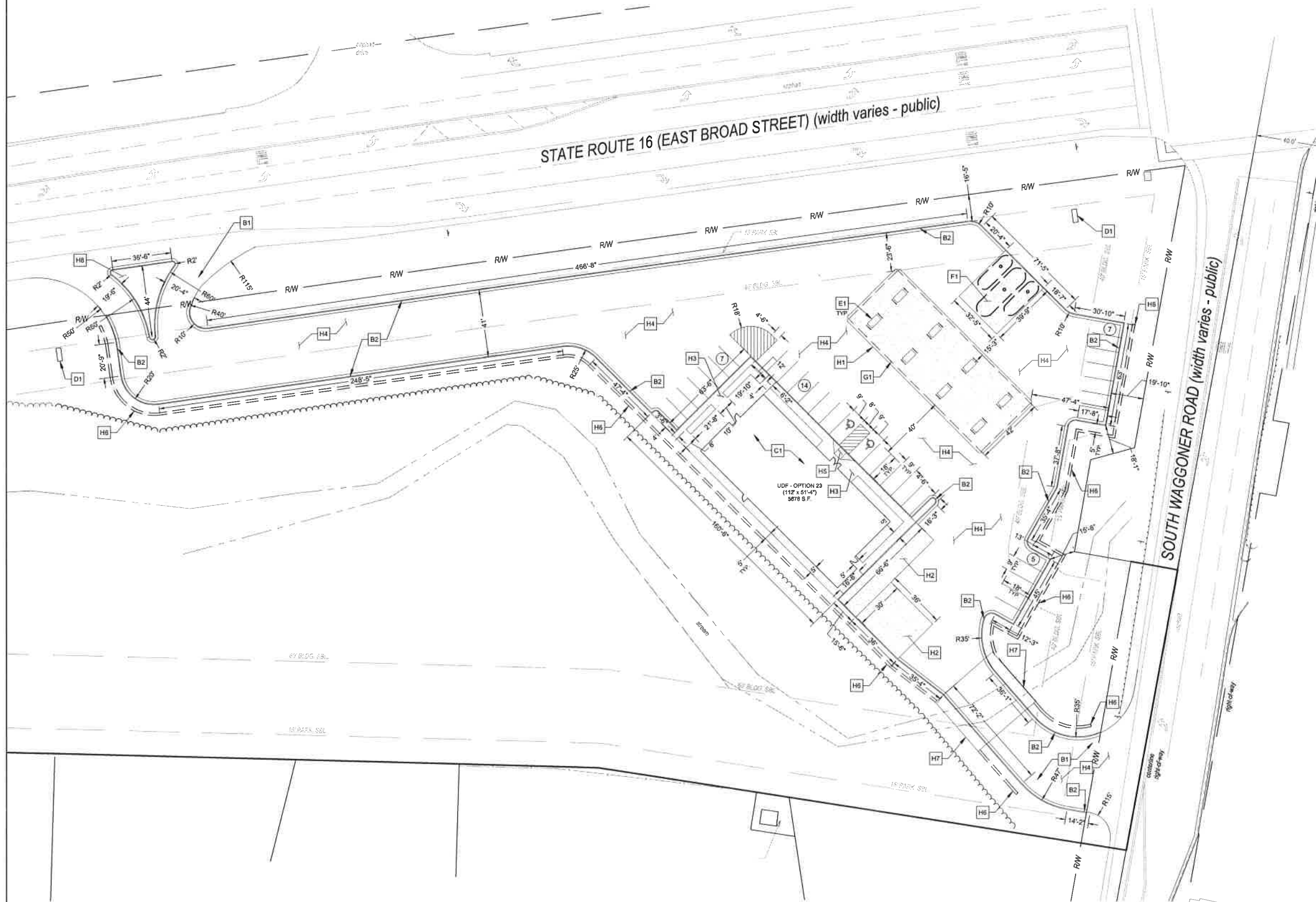


COVER SHEET

UNITED DAIRY FARMERS

E. BROAD ST. & S. WAGGONER RD., REYNOLDSBURG, OHIO

ISSUE:	ZONING PLANS
DATE:	1/13/2017
JOB NO.:	752862
DESIGN:	CAK
DRAWN:	CAK
CHECKED:	NRH
SHEET NO.	Z1.0



EXISTING	
	REFER TO EXISTING CONDITIONS SURVEY
PROPOSED	
	CONCRETE CURB AND GUTTER
	PAVEMENT
	RETAINING WALL
	PROPOSED TREE CLEARING LIMITS
	SETBACK
	NUMBER OF PARKING STALLS
	CONCRETE PAVEMENT

A. GENERAL NOTES

- GENERAL SCOPE OF WORK INCLUDES:
 - BUILDING
 - CANOPY
 - FUEL TANKS
 - PIPING AND DISPENSERS
 - PARKING
 - ALL RADII TO BE 5'-0" UNLESS OTHERWISE NOTED
 - PROVIDED PARKING:
 - PARKING DIMENSIONS: VARIES
 - (2) ADA PARKING SPACES
 - (31) STANDARD CAR PARKING SPACES
- 33 TOTAL PARKING SPACES

B. SITE WORK

- PROPOSED DRIVE ASPHALT APPROACH
- PROPOSED CURB OR CURB AND GUTTER

C. BUILDING

- UDF ICE CREAM PARLOR AND CONVENIENCE STORE

D. EXTERIOR APPEARANCE

- 3'x8' UNITED DAIRY FARMERS MONUMENT SIGN

E. DISPENSERS

- (8) DISPENSERS, SUMPS, AND ISLANDS (CAR)

F. UNDERGROUND STORAGE TANKS

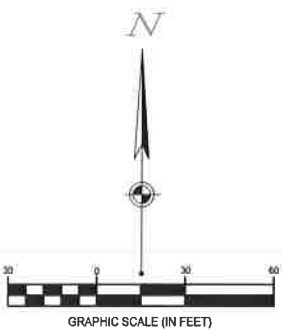
- CONCRETE SLAB AND PROPOSED UNDERGROUND FUEL STORAGE TANKS FOR GASOLINE/DIESEL/DEF.

G. CANOPY

- 114' x 42' FUELING CANOPY.

H. YARD

- CONCRETE CANOPY SLAB
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- ADA RAMP
- PROPOSED RETAINING WALL
- PROPOSED THREE-SIDED BOX CULVERT
- PROPOSED RIGHT-IN RIGHT-OUT ISLAND



REVISIONS		DESCRIPTION	
NO.	DATE		

NOT FOR
CONSTRUCTION

ceso
CREATION TO COMPLETION
www.cesoinc.com
Engineering • Architecture • Survey • Construction Mgt • Environmental

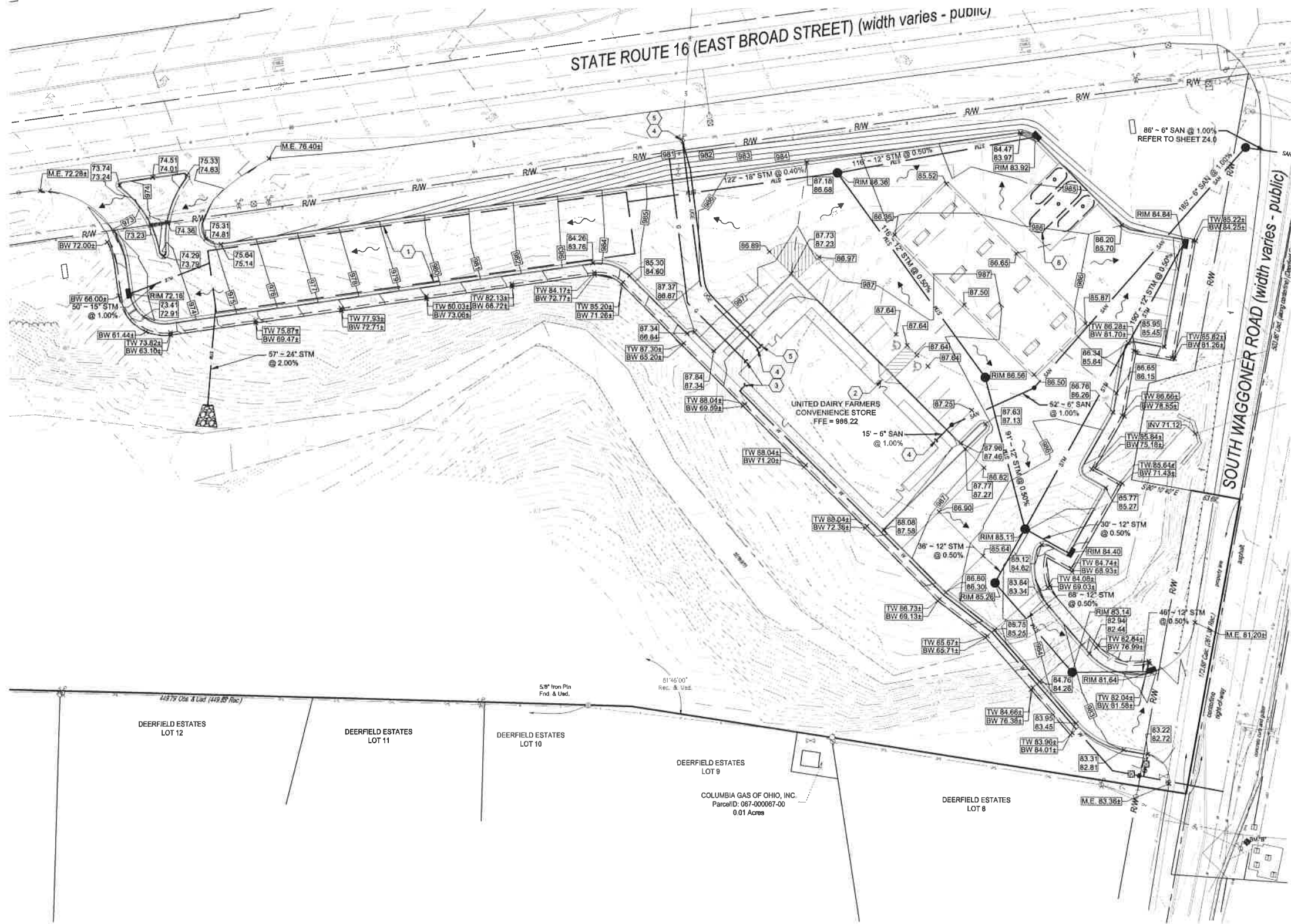
United Dairy Farmers

SITE PLAN

UNITED DAIRY FARMERS

E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO

ISSUE:	ZONING PLANS
DATE:	1/13/2017
JOB NO.:	752862
DESIGN:	CAK
DRAWN:	CAK
CHECKED:	NRH
SHEET NO.	Z2.0



REFER TO ALTA/ACSM TOPOGRAPHIC SURVEY	
PROPOSED	
	MAJOR CONTOUR
	MINOR CONTOUR
	RIDGE LINE
	STORM SEWER
	SANITARY SEWER
	DOMESTIC WATER SERVICE
	UNDERGROUND ELECTRIC SERVICE
	GAS SERVICE
	TELEPHONE SERVICE
	WATER VALVE
	WATER METER
	STORM STANDARD MANHOLE
	STORM CURB INLET
	STORM ENDWALL
	SANITARY STANDARD MANHOLE
	SANITARY CLEANOUT
	SPOT ELEVATION
	TOP OF CURB
	BOTTOM OF CURB
	TOP OF WALL
	BOTTOM OF WALL
	TOP OF CASTING ELEVATION
	RIP RAP
	FLOW ARROW

PRELIMINARY STORM CALCULATIONS

SOIL TYPE = CARDINGTON SILT LOAM (Crd1B1) - C/D
DISTURBED AREA = 2.67 AC.

EXISTING:

IMPERVIOUS AREA = 0.10 AC.
WOODED AREA = 2.67 AC.
CN = 67
Q1 = 0.28 CFS

PROPOSED:

IMPERVIOUS AREA = 1.63 AC.
GRASS AREA = 1.04 AC.
CN = 91
Q1 = 1.43 CFS (510% INCREASE, 100-YEAR CRITICAL STORM)

EX. 1-YEAR VOLUME = 2,950 CF
PROP. 100-YEAR VOLUME = 39,801 CF
DETENTION VOLUME NEEDED = 36,850 CF

(3) 96" PIPES
UNDERGROUND DETENTION FOOTPRINT = 245' L x 36' W

PRELIMINARY EARTHWORK:

CUT = 90 CY
FILL = 27,825 CY
NET = 27,545 CY

GENERAL GRADING NOTES

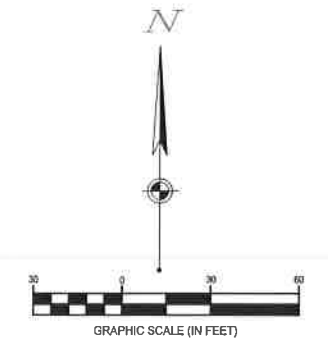
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL ODOT REGULATIONS AND CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL PERMITTING AND APPROVAL/INSPECTIONS AS REQUIRED FROM THE LOCALITY.
- THE CONTRACTOR SHALL VERIFY ELEVATIONS AT CONNECTION POINTS OR ANY EXISTING UTILITY CROSSING PRIOR TO ORDERING STRUCTURES. REPORT ANY CONFLICTS TO THE ENGINEER.
- LINE UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIRS TO UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- STORM SEWER CATCH BASINS, CURB INLETS, MANHOLES, AND ENDWALLS SHALL CONFORM TO ODOT STANDARD CONSTRUCTION DRAWINGS.
- ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
- PROVIDE 2% MAXIMUM CROSS SLOPE ON SIDEWALKS AND ADA PARKING AREA.
- ALL CURB AND WALL UNDERDRAINS SHALL OUTLET TO STORM SEWER SYSTEM. PROVIDE POSITIVE DRAINAGE TO CONNECTION POINT.
- CONTRACTOR SHALL APPLY EROSION CONTROL BLANKET TO ALL SLOPES 3H:1V OR STEEPER.
- ADD 900.00 TO ALL SPOT ELEVATIONS SHOWN ON PLAN TO OBTAIN U.S.G.S. ELEVATIONS.
- REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION.
- PROVIDE STORM SEWER MINIMUM 2'-6" COVER UNLESS OTHERWISE NOTED.
- PROVIDE FINGER DRAINS AND CONCRETE COLLARS ON ALL PROPOSED STORM SEWER STRUCTURES IN PAVEMENT PER CONSTRUCTION DETAILS SHEET.

GENERAL UTILITY NOTES:

- AS CONSTRUCTION ACTIVITIES APPROACH AN EXISTING UTILITY LINE, THE CONTRACTOR SHALL LOCATE THE LINE, DETERMINE ITS EXACT LOCATION, AND MAKE GRADE ADJUSTMENTS BY DEFLECTING THE PIPELINE FITTINGS. MAXIMUM FITTING DEFLECTION SHALL BE PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF VESTIBULE, CANOPY, SIDEWALKS, EXIT PORCHES, RAMPS, DRIVE THRU, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- REFER TO ELECTRICAL DRAWINGS AND PHOTOMETRIC PLAN FOR SITE LIGHTING DESIGN.
- PROVIDE WATER LINE MINIMUM OF 2'-6" COVER.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- PROVIDE THRUST BLOCKS AT VALVES, TEES, FITTINGS AND ALL HORIZONTAL AND VERTICAL CHANGES IN DIRECTION OF THE WATER LINE. PERFORM ALL WATER LINE WORK IN ACCORDANCE WITH ODOT STANDARDS.

CODED NOTES

- UNDERGROUND DETENTION BASIN
- ADA RAMP
- COORDINATE UTILITIES WITH PLUMBING CONTRACTOR. CAP AND MARK FOR FUTURE CONNECTION. FINAL CONNECTION BY PLUMBING CONTRACTOR.
- COORDINATE WITH BUILDING CONTRACTOR AND ELECTRIC COMPANY FOR CONNECTION AND LOCATION OF ELECTRIC SERVICE.
- COORDINATE WITH BUILDING CONTRACTOR AND TELEPHONE COMPANY FOR CONNECTION AND LOCATION OF TELEPHONE SERVICE.
- UNDERGROUND FUEL STORAGE TANKS



GRADING AND UTILITY PLAN

UNITED DAIRY FARMERS

E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO

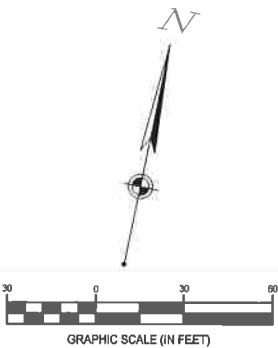
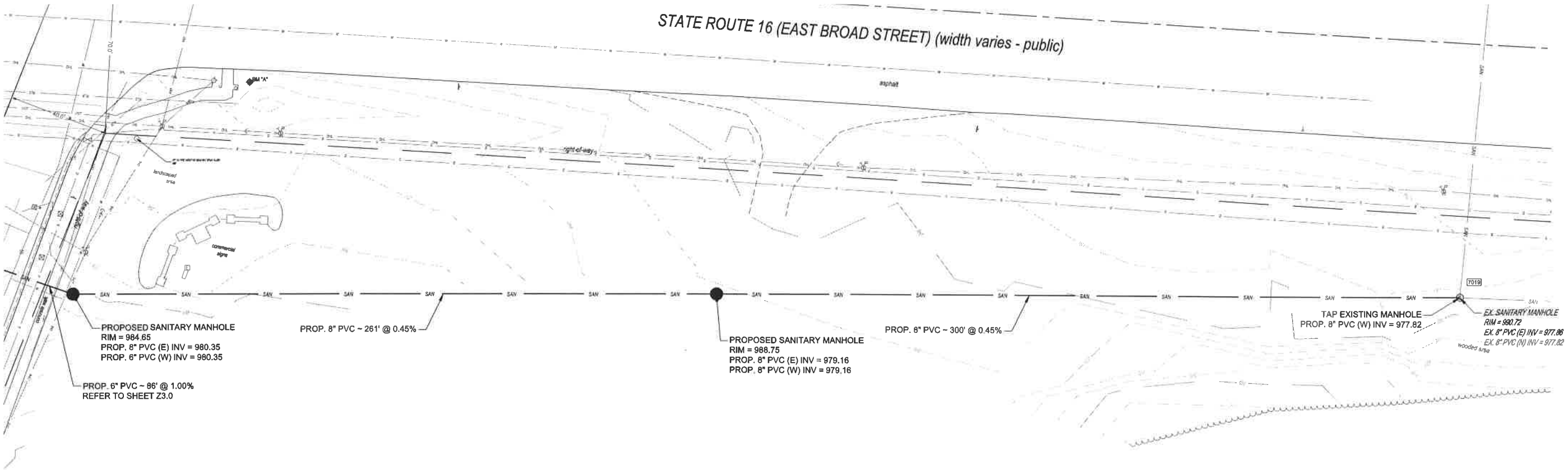
ISSUE:	
ZONING PLANS	
DATE:	1/13/2017
JOB NO.:	752862
DESIGN:	CAK
DRAWN:	CAK
CHECKED:	NRH
SHEET NO.	
Z3.0	



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REVISIONS	NO.	DATE	DESCRIPTION



REVISIONS	DESCRIPTION
NO.	DATE

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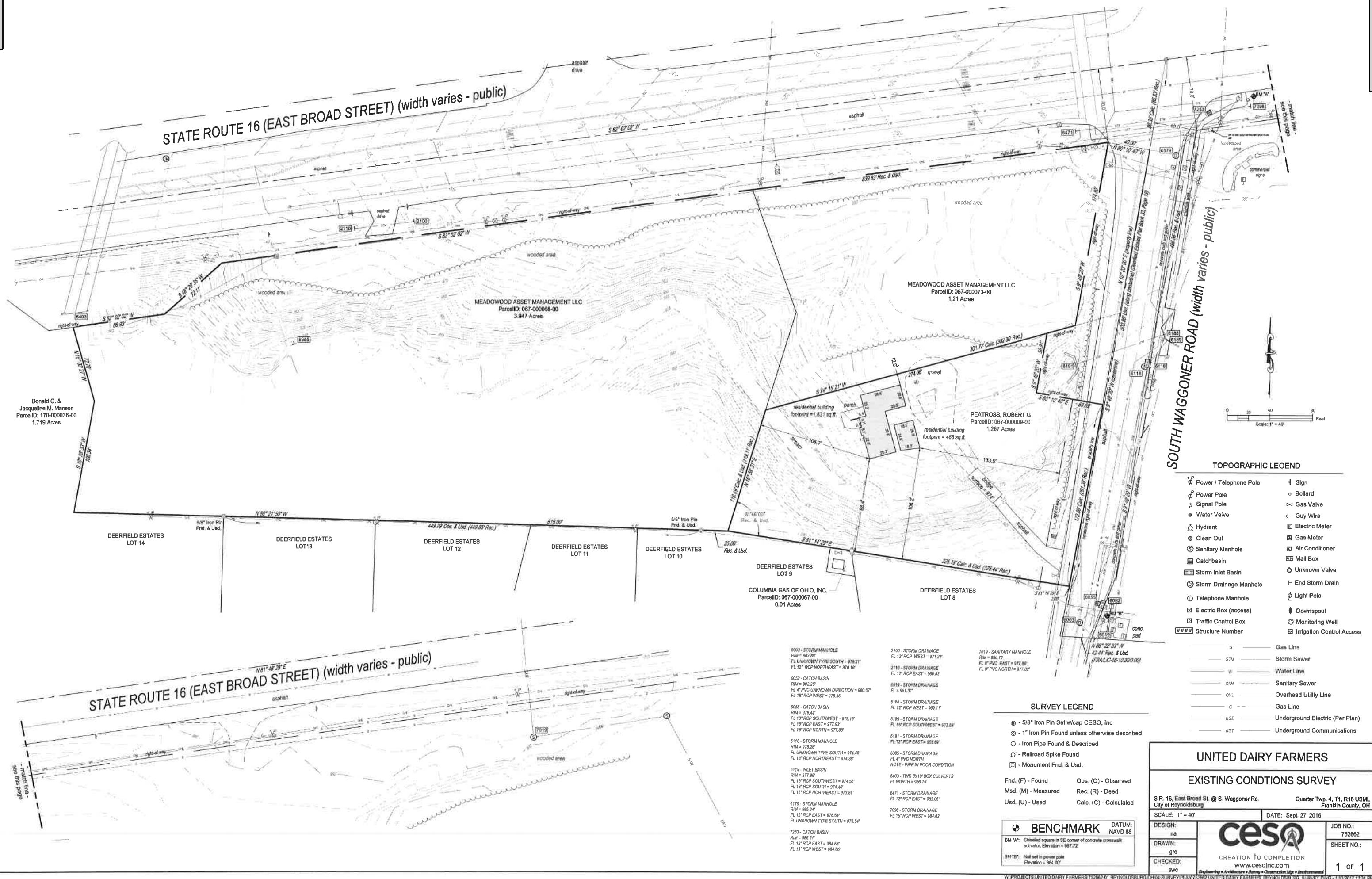
United Dairy Farmers

SANITARY MAIN EXTENSION PLAN

UNITED DAIRY FARMERS

E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO

ISSUE:	ZONING PLANS
DATE:	1/13/2017
JOB NO.:	752862
DESIGN:	CAK
DRAWN:	CAK
CHECKED:	NRH
SHEET NO.	Z4.0



SOUTH WAGGONER ROAD (width varies - public)

STATE ROUTE 16 (EAST BROAD STREET) (width varies - public)

TOPOGRAPHIC LEGEND

- Power / Telephone Pole
- Power Pole
- Signal Pole
- Water Valve
- Hydrant
- Clean Out
- Sanitary Manhole
- Catchbasin
- Storm Inlet Basin
- Storm Drainage Manhole
- Telephone Manhole
- Electric Box (access)
- Traffic Control Box
- Structure Number
- Sign
- Bollard
- Gas Valve
- Guy Wire
- Electric Meter
- Gas Meter
- Air Conditioner
- Mail Box
- Unknown Valve
- End Storm Drain
- Light Pole
- Downspout
- Monitoring Well
- Irrigation Control Access

- G Gas Line
- STW Storm Sewer
- W Water Line
- SAN Sanitary Sewer
- CHL Overhead Utility Line
- G Gas Line
- UGE Underground Electric (Per Plan)
- UGT Underground Communications

SURVEY LEGEND

- 5/8" Iron Pin Set w/cap CESO, Inc
- 1" Iron Pin Found unless otherwise described
- Iron Pipe Found & Described
- Railroad Spike Found
- Monument Fnd. & Usd.
- Fnd. (F) - Found
- Msd. (M) - Measured
- Usd. (U) - Used
- Obs. (O) - Observed
- Rec. (R) - Deed
- Calc. (C) - Calculated

BENCHMARK DATUM: NAVD 88
BM "A": Chiseled square in SE corner of concrete crosswalk
elevator. Elevation = 967.72'
BM "B": Nail set in power pole
Elevation = 964.00'

UNITED DAIRY FARMERS

EXISTING CONDITONS SURVEY

S.R. 16, East Broad St @ S Waggoner Rd. Quarter Twp. 4, T1, R16 USML Franklin County, OH

SCALE: 1" = 40' DATE: Sept 27, 2016

DESIGN: na JOB NO.: 752862

DRAWN: gre SHEET NO.: 1 OF 1

CHECKED: swc

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614-486-3343

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PROJECT TITLE

UDF
REYNOLDSBURG, OH

CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title
**TREE
PRESERVATION
&
REMOVAL PLAN**
Sheet Number

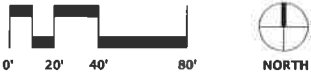
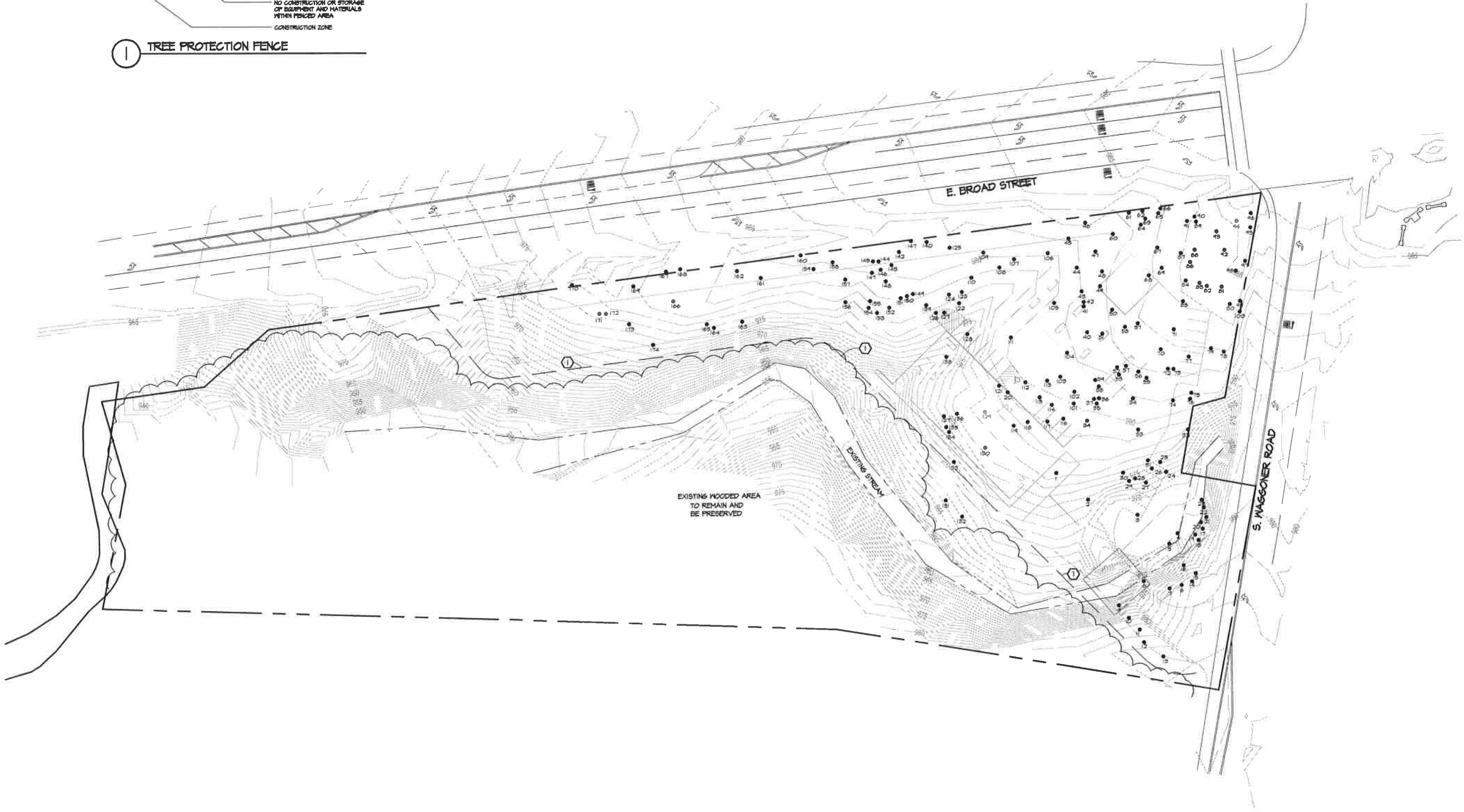
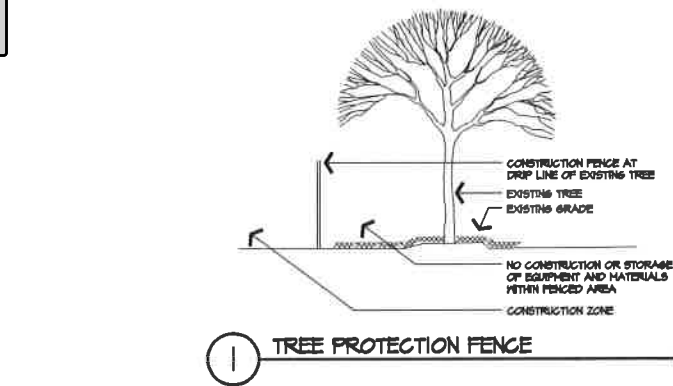
L1.01

- ALL EXISTING UTILITIES.
2. ALL DEMOLITION MATERIALS TO BE DISPOSED OF LEGALLY OFF SITE, UNLESS SPECIFICALLY NOTED OTHERWISE.
3. PLAN BASED ON TREE SURVEY PREPARED BY:
EDGE GROUP INC.
330 WEST SPRING STREET, STE 350
COLUMBUS, OHIO 43215
(614)486-3343
WWW.EDGEA.COM

CONSTRUCTION NOTES

- ① ORANGE CONSTRUCTION FENCE. PLACE FENCE A MINIMUM OF ONE FOOT (1') OF RADIUS PER ONE INCH (1") OF CALIPER OF THE TREE. SEE DETAIL # 1, THIS SHEET.

TREE LOCATION (APPROX)



NUMBER	SPECIES	DBH	CONDITION	COMMENTS	1180.5
1	MAPLE	22"	AVERAGE	MULTI-STEM	2
2	MAPLE	20"	AVERAGE	EXEMPT	2
3	ASH	20"	POOR	DEAD	
4	MAPLE	22"	GOOD	EXEMPT	2
5	WALNUT	30"	AVERAGE		2
6	LINDEN	8"	AVERAGE	EXEMPT	2
7	COTTONWOOD	25"	POOR	EXEMPT	4
8	MAPLE	21"	POOR	EXEMPT	4
9	WALNUT	18"	POOR	EXEMPT	2
10	WALNUT	8"	POOR	EXEMPT	2
11	WALNUT	20"	POOR	EXEMPT	2
12	WALNUT	10"	POOR	EXEMPT	2
13	WALNUT	20"	AVERAGE	EXEMPT	2
14	LINDEN	(4)10"-14"	POOR	EXEMPT	4
15	OAK	10"	POOR	EXEMPT	4
16	OAK	12"	POOR	EXEMPT	4
17	TREE OF HEAVEN	12"	AVERAGE		2
18	BOX ELDER	8"	POOR	EXEMPT	4
19	TREE OF HEAVEN	8"	POOR	EXEMPT	4
20	BOXELDER	12"	POOR	EXEMPT	4
21	CATALPA	10"	POOR	EXEMPT	4
22	CATALPA	14"	AVERAGE		2
23	CATALPA	18"	POOR	EXEMPT	4
24	MAPLE	16"	POOR	EXEMPT	2
25	ASH	30"	DEAD	EXEMPT	2
26	ASH	14"	POOR	DEAD	
27	MAPLE	20"	POOR	LEAVING REMOVED REMOVED TREE	4
28	WALNUT	18"	POOR	EXEMPT	2
29	ASH	8"	POOR	DEAD	
30	MAPLE	24"	POOR	EXEMPT	2
31	MAPLE	16"	AVERAGE	EXEMPT	2
32	MAPLE	20"	POOR	EXEMPT	2
33	WALNUT	17"	POOR	EXEMPT	2
34	BLACK LOCUST	7"	POOR	EXEMPT	2
35	BLACK LOCUST	14"	AVERAGE	EXEMPT	2
36	MAPLE	10"	POOR	EXEMPT	2
37	MAPLE	10"	POOR	EXEMPT	2
38	MAPLE	10"	AVERAGE	EXEMPT	2
39	MAPLE	8"	AVERAGE	EXEMPT	2
40	MAPLE	10"	GOOD	EXEMPT	2
41	MAPLE	10"	POOR	EXEMPT	2
42	LOCUST	8"	POOR	EXEMPT	2
43	LOCUST	11"	AVERAGE	EXEMPT	2
44	LOCUST	10"	AVERAGE	EXEMPT	2
45	MAPLE	15"	POOR	EXEMPT	2
46	LOCUST	12"	POOR	EXEMPT	4
47	LOCUST	8"	AVERAGE	EXEMPT	2
48	MAPLE	7"	POOR	EXEMPT	2
49	MAPLE	9"	AVERAGE	EXEMPT	2
50	MAPLE	7"	AVERAGE	EXEMPT	2
51	ASH	20"	POOR	DEAD	
52	MAPLE	7"	AVERAGE	EXEMPT	2
53	MAPLE	8"	AVERAGE	EXEMPT	2
54	LOCUST	16"	AVERAGE	EXEMPT	2
55	MAPLE	8"	GOOD	EXEMPT	2
56	MAPLE	7"	AVERAGE	EXEMPT	2
57	MAPLE	7"	AVERAGE	EXEMPT	2
58	LOCUST	20"	POOR	EXEMPT	2
59	MAPLE	16"	AVERAGE	EXEMPT	2
60	MAPLE	7"	AVERAGE	EXEMPT	2
61	MAPLE	10"	AVERAGE		2
62	LOCUST	12"	POOR	EXEMPT	4
63	LOCUST	18"	AVERAGE		2
64	LOCUST	10"	POOR	EXEMPT	4
65	LOCUST	14"	POOR	EXEMPT	4
66	MAPLE	12"	POOR	EXEMPT	4
67	LOCUST	12"	POOR	EXEMPT	4
68	MAPLE	10"	AVERAGE	EXEMPT	2
69	MAPLE	7"	POOR	EXEMPT	4
70	LOCUST	15"	POOR	EXEMPT	2
71	MAPLE	7"	AVERAGE	EXEMPT	2
72	LOCUST	14"	POOR	EXEMPT	2
73	MAPLE	7"	AVERAGE	EXEMPT	2
74	LOCUST	15"	POOR	EXEMPT	2
75	LOCUST	8"	POOR		4
76	LOCUST	12"	POOR		4
77	MAPLE	8"	AVERAGE	EXEMPT	2
78	ASH	30"	POOR	DEAD	

NUMBER	SPECIES	DBH	CONDITION	COMMENTS	1180.5
79	MAPLE	12"	POOR	EXEMPT	4
80	MAPLE	20"	AVERAGE		2
81	ASH	18"	POOR	DEAD	
82	MAPLE	10"	AVERAGE		2
83	MAPLE	12"	AVERAGE		2
84	LOCUST	16"	POOR	EXEMPT	4
85	MAPLE	8"	AVERAGE	EXEMPT	2
86	MAPLE	8"	AVERAGE		2
87	MAPLE	8"	AVERAGE		2
88	LOCUST	16"	POOR	EXEMPT	2
89	LOCUST	10"	POOR	EXEMPT	4
90	MAPLE	8"	POOR	EXEMPT	4
91	LOCUST	10"	POOR	EXEMPT	4
92	MAPLE	12"	AVERAGE		2
93	LOCUST	10"	POOR	EXEMPT	4
94	LOCUST	10"	POOR	EXEMPT	4
95	LOCUST	10"	POOR	EXEMPT	4
96	LOCUST	10"	POOR	EXEMPT	4
97	MAPLE	10"	POOR	EXEMPT	4
98	MAPLE	10"	AVERAGE		2
99	MAPLE	8"	POOR	EXEMPT	4
100	MAPLE	8"	POOR	EXEMPT	4
101	LOCUST	16"	POOR	EXEMPT	2
102	MAPLE	12"	AVERAGE	EXEMPT	2
103	MAPLE	10"	AVERAGE	EXEMPT	2
104	LOCUST	15"	POOR	EXEMPT	2
105	MAPLE	10"	AVERAGE	EXEMPT	2
106	LOCUST	18"	POOR	EXEMPT	2
107	MAPLE	8"	AVERAGE	EXEMPT	2
108	LOCUST	12"	POOR	EXEMPT	2
109	HICKORY	10"	AVERAGE	EXEMPT	2
110	HICKORY	14"	GOOD	EXEMPT	2
111	MAPLE	7"	GOOD	EXEMPT	2
112	MAPLE	16"	POOR	EXEMPT	2
113	MAPLE	16"	POOR	EXEMPT	2
114	LOCUST	10"	POOR	EXEMPT	2
115	MAPLE	8"	AVERAGE	EXEMPT	2
116	LOCUST	10"	POOR	EXEMPT	2
117	MAPLE	8"	POOR	EXEMPT	2
118	MAPLE	8"	POOR	EXEMPT	2
119	MAPLE	10"	POOR	EXEMPT	2
120	MAPLE	12"	AVERAGE	EXEMPT	2
121	MAPLE	12"	POOR	EXEMPT	2
122	HICKORY	8"	GOOD	EXEMPT	2
123	HICKORY	7"	AVERAGE	EXEMPT	2
124	HICKORY	8"	AVERAGE	EXEMPT	2
125	HICKORY	18"	POOR	EXEMPT	2
126	HICKORY	12"	GOOD	EXEMPT	2
127	HICKORY	12"	AVERAGE	EXEMPT	2
128	MAPLE	12"	AVERAGE	EXEMPT	2
129	MAPLE	10"	POOR	EXEMPT	2
130	MAPLE	14"	GOOD	EXEMPT	2
131	MAPLE	18"	POOR	EXEMPT	2
132	MAPLE	20"	POOR	EXEMPT	2
133	WALNUT	20"	POOR	EXEMPT	2
134	MAPLE	8"	AVERAGE	EXEMPT	2
135	MAPLE	14"	AVERAGE	EXEMPT	2
136	MAPLE	14"	AVERAGE	EXEMPT	2
137	MAPLE	15"	POOR	EXEMPT	2
138	OAK	24"	POOR	EXEMPT	2
139	MAPLE	10"	POOR	EXEMPT	2
140	HICKORY	10"	AVERAGE		2
141	WALNUT	16"	AVERAGE	EXEMPT	2
142	WALNUT	12"	AVERAGE	EXEMPT	2
143	MAPLE	12"	AVERAGE	EXEMPT	2
144	WALNUT	15"	AVERAGE	EXEMPT	2
145	MAPLE	12"	AVERAGE	EXEMPT	2
146	WALNUT	15"	POOR	EXEMPT	2
147	WALNUT	18"	POOR	EXEMPT	4
148	WALNUT	16"	AVERAGE	EXEMPT	2
149	MAPLE	14"	AVERAGE	EXEMPT	2
150	MAPLE	14"	AVERAGE	EXEMPT	2
151	MAPLE	12"	AVERAGE	EXEMPT	2
152	HICKORY	8"	AVERAGE	EXEMPT	2
153	MAPLE	18"	POOR	EXEMPT	2
154	MAPLE	8"	AVERAGE	EXEMPT	2
155	MAPLE	10"	AVERAGE	EXEMPT	2
156	HICKORY	10"	AVERAGE	EXEMPT	2

NUMBER	SPECIES	DBH	CONDITION	COMMENTS	1180.5
157	MAPLE	10"	AVERAGE	EXEMPT	2
158	MAPLE	10"	AVERAGE		2
159	MAPLE	8"	AVERAGE	EXEMPT	2
160	HICKORY	12"	AVERAGE		2
161	WALNUT	12"	AVERAGE	EXEMPT	2
162	MAPLE	36"	GOOD		2
163	MAPLE	14"	POOR	EXEMPT	2
164	MAPLE	10"	AVERAGE	EXEMPT	2
165	MAPLE	12"	AVERAGE	EXEMPT	2
166	WALNUT	16"	AVERAGE	EXEMPT	2
167	WALNUT	16"	AVERAGE		2
168	MAPLE	12"	AVERAGE		2
169	MAPLE	30"	POOR		4
170	MAPLE	24"	POOR	EXEMPT	2
171	OAK	20"	AVERAGE	EXEMPT	2
172	OAK	18"	AVERAGE	EXEMPT	2
173	OAK	18"	GOOD	EXEMPT	2
174	SYCAMORE	24"	GOOD	EXEMPT	2

CONDITION CATEGORIES

GOOD
AVERAGE
POOR
DEAD

MAJOR TREES REMOVED PER
'TREE PRESERVATION' SECTION 1180.5 (b)

18

MAJOR TREE REMOVED INDICATED BY TONE.

EXISTING WOODED AREA TO REMAIN
SHALL BE CREDITED TOWARD REQUIRED
LANDSCAPING PER 1180.9. SEE PLANTING
PLANS L2.01 - L2.02

PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

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PROJECT TITLE

UDF
REYNOLDSBURG, OH

CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title
**TREE
PRESERVATION
&
REMOVAL PLAN**
Sheet Number

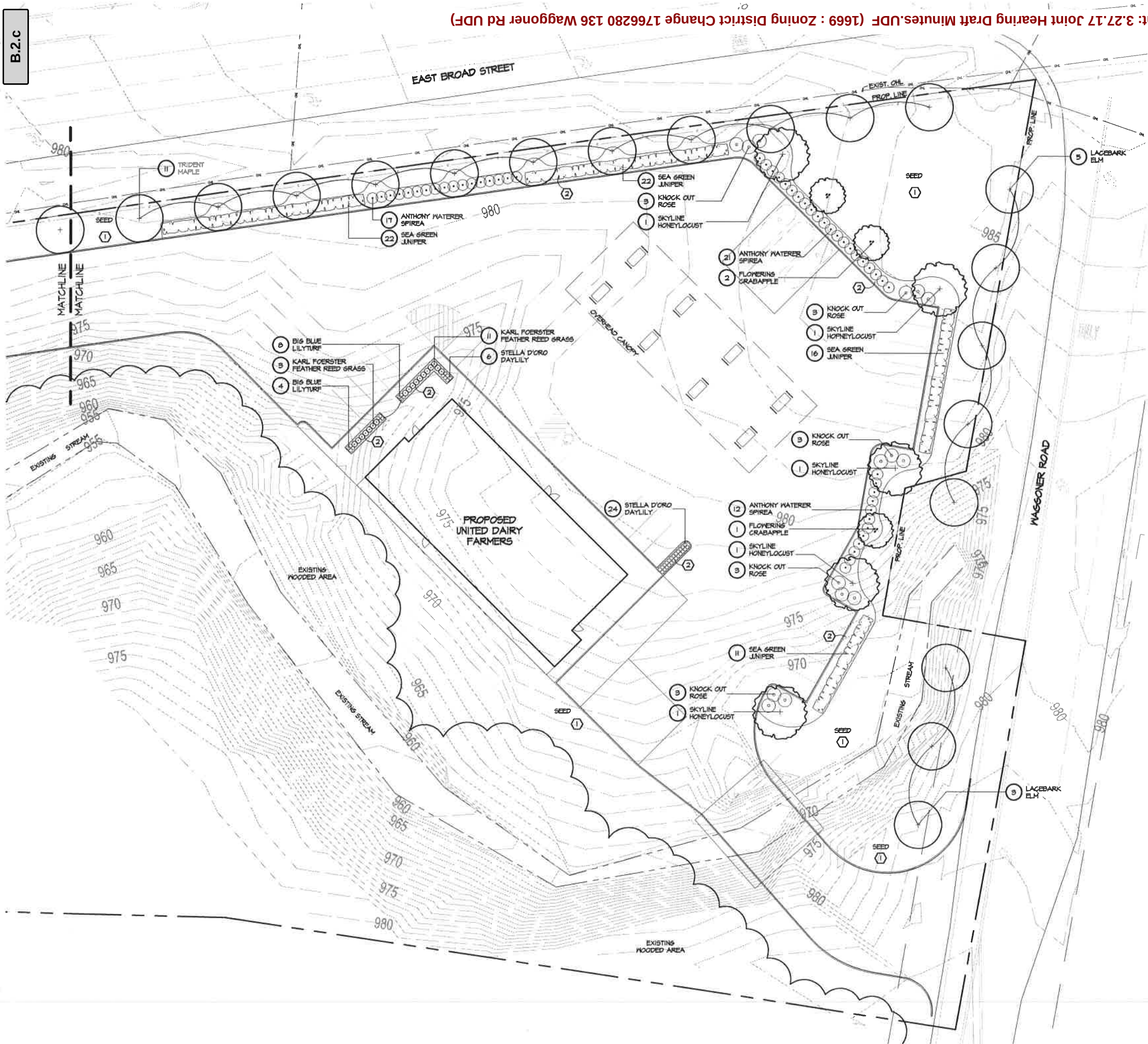
L1.02

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 12 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
 3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
 4. ALL PLANT MASSES TO BE CONTAINED WITHIN 9" DEEP HARDWOOD BARK MULCH BED.
 5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
 6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
 7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
 8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
 9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

1. LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.



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REYNOLDSBURG, OH

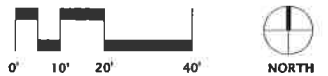
CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title

PLANTING PLAN
EAST
Sheet Number

L2.01



- THE FIRM, THE OWNER, CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 12 HOURS PRIOR TO CONSTRUCTION.
- EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
 - CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
 - ALL PLANT MASSSES TO BE CONTAINED WITHIN 9" DEEP HARDWOOD BARK MULCH BED.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
 - FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
 - CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
 - ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
 - ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

- 1 LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANNING + LANDSCAPE ARCHITECTURE + URBAN DESIGN
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COLUMBUS, OHIO 43215
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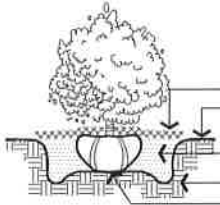
PLANTING PLAN
WEST

Sheet Number

L2.02

NOTES:

- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
- REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

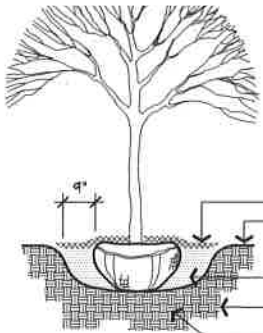


HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

1 SHRUB PLANTING
NTS

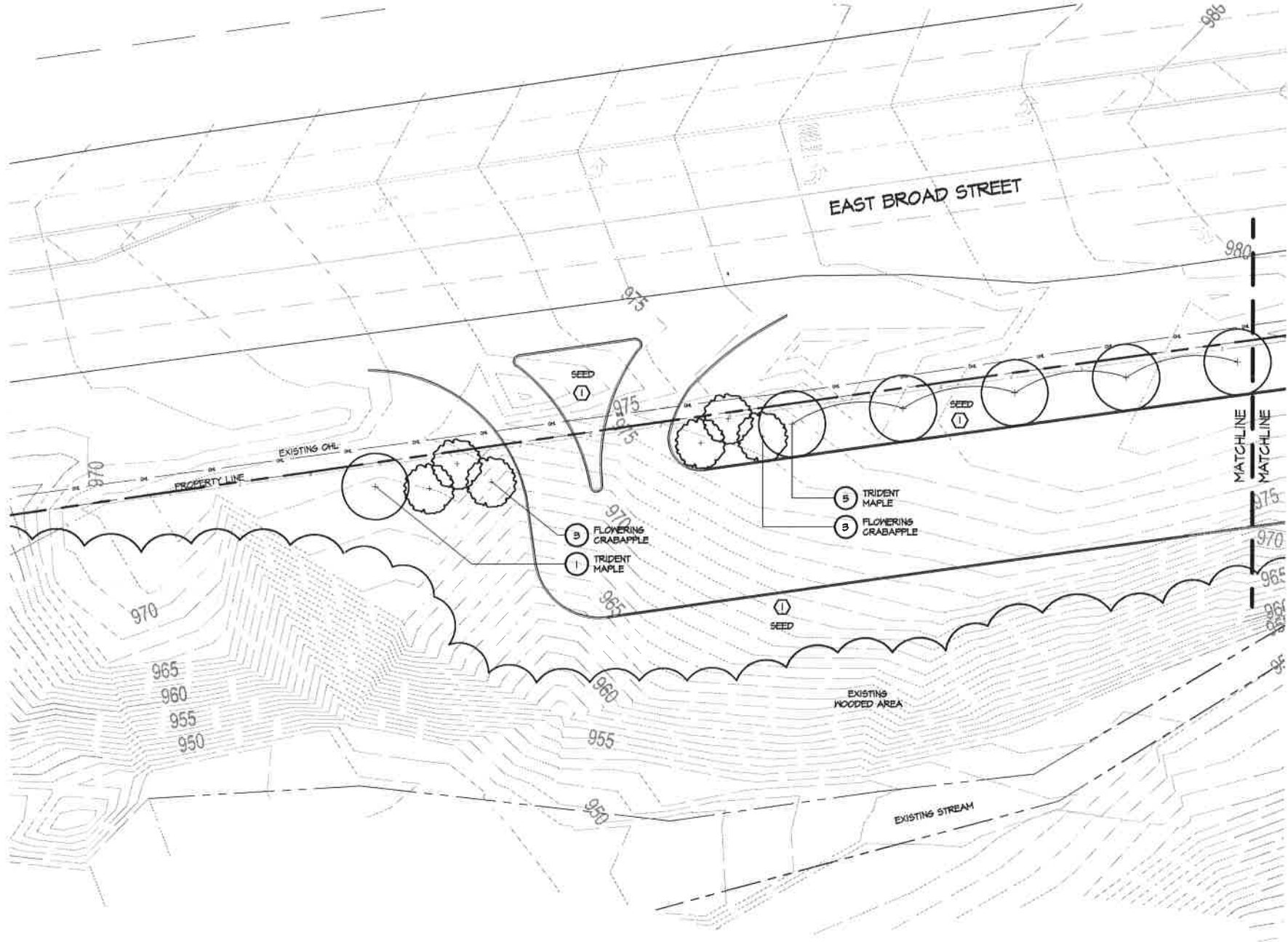
NOTES:

- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
- REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



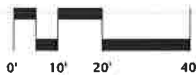
HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

2 TREE PLANTING
NTS



PLANT MATERIALS LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
TREES					
8	LACEBARK ELM	Ulmus parvifolia	2 1/2" Cal.	B&B	
5	SKYLINE HONEYLOCUST	Gleditsia triacanthos f. inermis 'Skyline' SKYLINE	2 1/2" Cal.	B&B	
16	TRIDENT MAPLE	Acer buergerianum	2 1/2" Cal.	B&B	REPLACEMENT
ORNAMENTAL TREES					
4	FLOWERING CRABAPPLE	Malus	2" Cal.	B&B	MULTI-STEM
SHRUBS					
50	ANTHONY WATERER SPIREA	Spiraea japonica 'Anthony Waterer'	24" Hgt.	Cont.	
15	KNOCK OUT ROSE	Rosa 'Radrazz' KNOCK OUT	18"-24" Hgt.	Cont.	
71	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	24" Hgt.	Cont.	
PERENNIALS					
12	BIG BLUE LILLYTURF	Liriope muscari	1 Gal.	Cont.	
14	KARL FOERSTER FEATHER REED GRASS	Calamagrostis acutiflora Karl Foerster	1 Gal.	Cont.	
80	STELLA D'ORO DAYLILY	Heimerocallis 'Stella de Oro'	1 Gal.	Cont.	





UNITED DAIRY FARMERS

FILE LOCATION : X:\2016 Projects\2016 K4 Architecture\16-2024 UDF - Hartwell\Rendering\ PLOT DATE: Jan 13, 2017 10:29AM

FILENAME : 16-20XX -UDF Landscape Renderings.dwg

ISSUE DATE: 10/07/2016

K4 ARCHITECTURE, LLC
555 Gest Street
Cincinnati, Ohio 45203
Tel: (513) 455-5005
Fax: (513) 455-5008





UNITED DAIRY FARMERS

OPTION 1

K4 ARCHITECTURE, LLC
555 Gest Street
Cincinnati, Ohio 45203
Tel: (513) 455-5005
Fax: (513) 455-5008





4 FRONT ELEVATION
SCALE: N.T.S.



3 LEFT SIDE ELEVATION
SCALE: N.T.S.



2 RIGHT SIDE ELEVATION



1 REAR ELEVATION
SCALE: N.T.S.



ARCHITECTURE
+ DESIGN
555 East Street
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Email: info@k4architecture.com

NEW CONVENIENCE
STORE FOR:
UNITED DAIRY
FARMERS



REVISIONS/SUBMISSIONS		
NO.	DESCRIPTION	DATE

BUILDING
ELEVATIONS

Drawn By: J.L. M.J.
Scale: AS NOTED
Job No.: 16-2570

A001

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? 800 gpd
- b. How much pressure is required? min. 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?
- 800 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).

2604 ADT for site

Generator Peak	Adjacent Street Peak	Peak Hour
<u>7:30-8:30</u> AM	<u>7:30-8:30</u> AM	<u>7:30-8:30</u> AM
<u>4:45-5:45</u> PM	<u>4:45-5:45</u> PM	<u>4:45-5:45</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?

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

 No, Traffic Access Study Required.

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

 X District Amendment

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

 X 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.

Christine Hilbert
Applicant's Signature

2-8-2017
Date



**REYNOLDSBURG
PLANNING & ZONING DIVISION**

**STAFF REPORT:
CODIFIED ORDINANCE
AMENDMENT**

CODE SECTION: Section 1171.06(d) – Temporary Portable Storage Units

BACKGROUND: Staff becomes periodically aware of provisions of the Planning & Zoning Code that require revision. City staff has reviewed the regulations for portable temporary storage, as well as solicited feedback from customers experiencing challenges with the current regulations. Section 1171.06(d) of the Code needs to be revised.

SUMMARY OF MAJOR REVISIONS:

Overview:

Chapter 1171 prescribes general regulations that apply to all lots and structures, including regulations for temporary portable storage units in Section 1171.06(d). The original regulations for temporary portable storage units were enacted in 2006, and have undergone several minor revisions. The purpose and intent of the regulations are to prevent excessive numbers of portable storage units and restrict the length of time they can be stored on a lot. This prevents unsightly accumulations of rubbish throughout the City.

The current regulations require a zoning certificate any time a temporary portable storage unit is in a residential district and provides only a limited number of exceptions in commercial districts. City Staff have found these regulations lack the needed flexibility to accommodate the use of these storage units, and are unclear regarding the ability of the BZBA to grant exceptions.

Duration:

The current regulations require a permit for every use of a temporary storage unit on a residential lot. Staffs experience indicates that this is not necessary and that the time taken issuing permits and writing violations for use of temporary portable storage units is disproportionate to the problems caused. Review of permitting data shows that the majority of temporary portable storage units are removed within seven days. Staff proposes to create a seven day period where no permit is required. This will allow many residents to utilize a storage unit for a limited time without the burden of securing a permit.

Current regulations allow Staff to issue up to two 14 day permits for use of temporary portable storage units. This means a unit may be on site for total of 28 days in a year. Staff proposes to change the permit length to 21 days. This makes the permit duration for temporary portable storage units the same length as temporary signs and

banners. In conjunction with the 7 day non-permit period, the total will still not exceed the current duration of 28 days.

Exceptions:

The current regulations allow BZBA to approve exceptions to the duration and number of unit requirements, but are unclear as to how this is to be reviewed. Staff has clarified that this will be reviewed by the Board as a special exception in all districts. Staff also proposes some additional considerations for the Board to review in conjunction with a special exception use permit review of that type.

In order to better accommodate large construction projects, Staff proposes to empower the Planning & Zoning Administrator and Building Official to make decisions regarding the number and duration of such units for projects that require a building permit. The Planning & Zoning Administrator and Building Official collaborate daily with construction project managers that are active in the City. Therefore, they are in the best position to allow or disallow additional temporary portable storage units for these.

CHAPTER 1131 - Definitions

~~Portable Temporary~~ **Portable Storage Units**. A transportable unit designed and used for the temporary storage of building materials, household goods, commercial goods, waste, or other ~~such~~similar materials.

CHAPTER 1171 – General ~~Requirements~~Regulations

1171.06 ACCESSORY USE, ACCESSORY STRUCTURE.

~~(d) Portable Temporary Storage Units. A zoning certificate shall be obtained from the Zoning Officer prior to the placement of a portable temporary storage unit on a property. No more than one unit is permitted on a property at any given time the duration of which shall not exceed a period of fourteen days. The unit must be placed on a hard surface (not grass), and must be on the property for which it is being used. The use of these units shall be limited to no more than twice in any twelve month period. Permission to exceed these limitations may be granted by the Board of Zoning and Building Appeals. A portable temporary storage unit is not permitted as a permanent accessory structure regardless of the proposed location of the unit on a parcel.~~

~~———— (1) Calamity exception. If the portable temporary storage unit is being used to store personal property as a result of a major calamity (e.g. fire flood or other event whm-e there is significant property damage) the Board of Zoning and Building Appeals may extend these time periods.~~

~~———— (2) Approved construction project. If the portable temporary storage unit is being used to store materials as part of an approved construction project in a commercial or industrial district, the portable temporary storage unit may remain onsite as long as there is a valid open building permit obtained through the City of Reynoldsburg.~~

(d) Temporary Portable Storage Units. Temporary portable storage units may be considered a temporary accessory use when they are placed on a lot for the purposes of storing items on that lot. No temporary portable storage unit may be placed on a lot in a manner inconsistent with this section. Temporary portable storage units are not permitted as permanent accessory structures and shall be subject to the following regulations:

(1) Location. Temporary portable storage units must be placed on the lot for which they are storing items and must be placed on a permanent surface such as a driveway or parking lot. On non-residential lots, the Planning & Zoning Administrator may require relocation of any temporary portable storage unit that restricts vehicle access to a site.

(2) Duration. One (1) temporary portable storage unit may be placed on a lot for a period of up to seven (7) consecutive days, once per calendar year without a zoning certificate. Upon review and approval of a zoning certificate, this period may be extended to a period of up to twenty-one (21) additional days.

(3) Exceptions for construction project. Temporary portable storage units may be placed on any lot with an active building permit. The Building Official and Planning & Zoning Administrator may make a determination as to the number and location of placement of the temporary portable storage units warranted for the project, and shall have the power to order removal of any unwarranted units. Such approvals shall not require a zoning certificate and shall expire upon the completion of the project, upon expiration of the zoning certificate, or expiration of the building permit.

(4) Additional Exceptions. The Board of Zoning and Building Appeals may grant approvals to exceed these regulations as a special exception in all districts. In addition to the standards for approval found in Section 1145.09 of the Zoning Code, the Board shall also consider the following:

A. Calamity. That a major calamity (e.g. fire, flood or other event where there is significant property damage) exists at the site and that the additional units or additional time are required to store property from the site as a result of that calamity.

B. Necessity. That the placement of additional storage units or the granting of additional time is necessary and germane to the operation of the main use.

C. Public purpose. That the placement of additional storage units or the granting of additional time serves a public purpose for the City or another public authority.

1127.12 UTILITY AND TRAFFIC STUDIES.

Utility and traffic studies may be required by the City Engineer to facilitate proper master or large scale planning of the City's infrastructure prior to the submission of public or private construction plans. Fees for review of such traffic or utility studies shall be in accordance with ~~Section~~Chapter 1155 of the Zoning Code.