



Doug Joseph, President
Caleb Skinner, Ward 1
Brett Luzader, Ward 2
Marshall Spalding, Ward 3
Mel Clemens, Ward 4
Barth Cotner, At-Large
Stacie A. Baker, At-Large
Kristin J. Bryant, At-Large

CITY COUNCIL

Committee Meetings Regular Council Meeting

7232 E. Main St
Reynoldsburg, OH 43068
www.ci.reynoldsburg.oh.us

April Beggerow
614-322-6836

Monday, March 26, 2018

Council Chambers

CITY COUNCIL MEETING

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- a. City Council – Regular Meeting – March 12, 2018

4. APPROVAL OF AGENDA

5. COMMUNITY COMMENTS AND REQUESTS

6. COMMUNICATIONS

7. REPORTS

- a. West Licking Fire District Report

8. MOTIONS

- a. MOTION TO CONFIRM MAYOR'S APPOINTMENT OF JAMES E. HOOD, CITY ATTORNEY TO THE LICKING COUNTY TAX INCENTIVE REVIEW COUNCIL. --- Cotner. Finance and Administration Committee.

- b. MOTION TO CONFIRM MAYOR'S APPOINTMENT OF ANDREW BOWSHER, DEVELOPMENT DIRECTOR TO THE LICKING COUNTY TAX INCENTIVE REVIEW COUNCIL. --- Cotner. Finance and Administration Committee.

9. LEGISLATION FOR EMERGENCY ADOPTION

- a. AN ORDINANCE AMENDING A JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT ("JEDD 3) BY AND BETWEEN ETNA TOWNSHIP AND THE CITY OF REYNOLDSBURG, OHIO AND DECLARING AN EMERGENCY. --- Clemens. Development, Parks and Recreation Committee.

10. LEGISLATION FOR FIRST READING

- a. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: CHAPTER 160 EMPLOYEE COMPENSATION SECTION 160.02 "AUTHORIZED POSITIONS, PERSONNEL, CLASSIFICATION AND PAY GRADE" SUBSECTION (A) "ADMINISTRATIVE"; SUBSECTION (C) "DEVELOPMENT". --- Cotner. Finance and Administration Committee.

11. LEGISLATION FOR SECOND READING

- a. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1171.07 Temporary Special Land Use of Chapter 1171 General Regulations. (First Reading 1/22/2018; Option B Approved by Planning Commission 3/08/2018) --- Luzader. Public Service and Transportation Committee.
- b. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1151.01 Initiation of Amendments, Section 1151.02 Petition for Zoning District Change with Development Plan, Section 1151.03 Public Hearing and Referral to the Planning Commission, Section 1151.05 Action by Council, Section 1151.06 Amendment of Development Plan, and Section 1151.07 Effect of Approval of Chapter 1151 Amendments. (First Reading 1/22/2018; Approved by Planning Commission 3/8/2018) --- Luzader. Public Service and Transportation Committee.

- c. 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: Changing the Zoning Districts of Various City Parks and Other Parcels Owned by the City of Reynoldsburg to S-1 Special District. (First Reading 1/22/2018; Approved by Planning Commission 3/8/2018) --- Luzader. Public Service and Transportation Committee.
- d. 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: Changing the Zoning District of a 10.58AC Parcel Known as 7227 E. Main Street, Reynoldsburg, Ohio, from CC Community Commerce District to S-1 Special District, and Removing the Parcel from the Historic Overlay District. --- (First Reading 1/22/2018; Approved by Planning Commission 3/8/2018) --- Luzader. Public Service and Transportation Committee.
- e. 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: Changing the Zoning District of a 24.3 Acre Parcel on the West Side of Taylor Road Known as 9366 Taylor Road SW, and 9370 Taylor Road SW, Reynoldsburg, Ohio, from AR-2 Multiple Family Residence District and CC Community Commerce District to PND Planned Neighborhood Development District. (First Reading 1/22/2018; Planning Commission Recommends Disapproval 3/8/2018) --- Luzader. Public Service and Transportation Committee.
- f. 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: Changing the Zoning District of a 49.88 Acre Parcel Owned by the State of Ohio on the South Side of E. Main Street, Known as 8895 E. Main Street SW, Reynoldsburg, Ohio, from CO Offices and Institutions District and CS Community Services District to GI General Industry District with Limited Overlay; and Waving the Traffic Study Requirements of Section 1151.02. (First Reading 1/22/2018; Approved by Planning Commission 3/8/2018) --- Luzader. Public Service and Transportation Committee.
- g. ORDINANCE AUTHORIZING THE CITY AUDITOR TO ESTABLISH FUND 285 - ENDOWMENTS & CONTRIBUTIONS. (First Reading 3/12/2018). --- Cotner. Finance and Administration Committee.

- h. ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT FROM THE CITY'S FIXED ASSET LIST -PD (First Reading 3/12/2018). --- Spalding. Public Safety, Law and Courts Committee.

12. LEGISLATION FOR THIRD READING

- a. ORDINANCE APPROPRIATING UNENCUMBERED BALANCES AS OF DECEMBER 31, 2017 IN VARIOUS POLICE SPECIAL REVENUE FUNDS; AND PROVIDING THAT REVENUES FOR SAID FUNDS RECEIVED DURING 2018 BE ACCEPTED (Second Reading 3/12/2018). --- Cotner. Finance and Administration Committee.

ADJOURNMENT

MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
March 12, 2018

At-Large Councilmember Barth R. Cotner called the meeting to order at 7:34 PM

Mr. Cotner: Before we go any further, our City Attorney is going to share a little bit, when we see him go for the Charter, we start to wonder what's happening so for everyone's advocacy, if you would please elaborate.

Mr. Hood: Thank you Mr. President Pro Tempore Cotner, 13 years on the job and its not often that I have to run and get a Charter but I tried to use my phone and it just brought up a bunch of gobelty gook, I couldn't read it. We have a unique situation this evening, one that hasn't been presented since I've been here where the Mayor and the President of Council are both temporarily absent. Luckily for us, our Charter gives us guidance and in 3.05(c), it says that the President Pro Tempore, Mr. Cotner, shall serve as Acting Mayor and as the presiding officer of Council during a temporary absence or disability of the Mayor and President of Council. The President Pro Tempore while serving as acting Mayor and presiding officer of the Council shall retain his or her power to vote on all matters before Council but shall not have the power to approve or veto ordinances or resolutions except for emergency legislation as provided by this Charter for the Mayor. I don't believe that is going to happen this evening, but I just want to be clear for the record and also for all of the Council members and our audience that Mr. Cotner is going to be wearing 2 hats this evening as presiding officer of Council and acting Mayor. Are there any questions? I know it lays it out pretty clear but I wanted to make sure everyone was on the same page.

PRESENT: Clemens, Cotner, Luzader, Spalding, Baker, Bryant, Skinner

ABSENT: Joseph

Approval of Minutes

- a. City Council – Regular Meeting – February 26, 2018

RESULT:	ACCEPTED
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Approval of Agenda

Mr. Cotner: I'm going to make one minor tweak to the agenda this evening. Item 5 Community Comments and Requests, we're going to shift Reynoldsburg High School Robotics Team under reports, we will do them first under reports.

Motion to make the change by Mr. Cotner, Second by Ms. Bryant, All voted affirm by voice vote.

Community Comments and Requests Communications

None

Minutes Acceptance: Minutes of Mar 12, 2018 7:34 PM (Approval of Minutes)

MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
March 12, 2018

Reports

A MOTION TO ADOPT A RESOLUTION RECOGNIZING THE REYNOLDSBURG HIGH SCHOOL ROBOTICS TEAM, 4085 TECHNICAL DIFFICULTIES --- Cotner. .

Council recognized members of the Reynoldsburg High School Robotics Team, 4085 Technical Difficulties. Presentation incorporated into the minutes.

Council presented the team with a Resolution recognizing their hard work.

Mr. Luzader: As a member of the Reynoldsburg Tomato Festival and Reynoldsburg Community Association, I've seen some of the things that you guys do at the different events and I think its amazing. Keep up the great work.

Ms. Bryant: I don't know how many of you are interested in going on and studying engineering, but there is a bit of an obscure scholarship that is available for women and minority students that live in Franklin County that are interested in studying engineering at Ohio State. So if any of you fit that category, I'd be happy to share that information with you.

Mr. Baker: I just want to say I was at Christmas on the town with my son and he saw the disk throwing robot and he would say woo which is very cool. My generation grew up with computing and atari which is showing my age. I really thing what you all are doing is great and it is a profession that **. Thank you.

Mr. Cotner: Anyone else questions comments? How much are you involved, the Maker X are you guys involved in that very much? Good opportunity to plug that.

Yes, the Maker X event is happening at the Summit campus high school, we'll be demoing our robot this year, which is named reboot and other teams will be there as well as well as other tiers like our ftc (first technical challenge) and ***** as well.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Barth R. Cotner, At-Large Councilmember
SECONDER:	Mel Clemens, Ward 4 Councilmember
AYES:	Clemens, Cotner, Luzader, Spalding, Baker, Bryant, Skinner

POLICE DEPARTMENT YEAR END REPORT 2017 & 2018 GOALS

Mr. Mosaic: President Pro Tempore Cotner and member of Council, thank you for this opportunity. Just real briefly, I wanted to explain the concept of why I did the year end report and our goals and objectives for 2018. In 2015, Governor Kasich signed executive order 2015-04K which established minimum requirements for law enforcement agencies. It is a voluntary program meant to enhance community relations. So, some of the information contained in the year end report is a requirement of those standards that were initiated in the Ohio collaborative. So that is the purpose of the year end report. I'd also like to point out that we did receive preliminary certification by the Ohio collaborative today I received a letter and we will be

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assessed within the next 60 days, so my appreciation goes to the members of the police department who helped meet that requirement. The 2018 goals and objectives were developed based on my philosophy that in order for an organization to adhere to its core values and its mission, it's important that its members understand where the agency is headed. So our core values were developed, I developed a broad sense of our course values so we meet our core values and our mission and then each unit within the division of police were required to develop goals for their particular unit. So you will see quarterly reporting and we will be moving forward from this date on with ongoing goals and objectives to ensure that we are meeting needs of the community and the public that we serve. Also you can find these reports online at the City website under the Division of Police tab. Any questions about the direction we are heading or about the report I'd be happy to answer.

Mr. Cotner: This is also a good time to bring up we have a new Chief coming in and that swearing in will take place on March 26th.

Mr. Mosaic: I am familiar with the incoming Chief Plesich both his prior organization and my prior organization placed great importance on goals and objectives and our core values of furthering the mission of our law enforcement agencies. So I welcome his arrival and we share a lot of the same philosophies.

Mr. Cotner: Great, thank you.

Mr. Spalding: I was lucky enough to sit down and we were able to go over these reports a couple of weeks ago and I was in business and did a lot of strategic planning and was particularly interested in the goals and objectives portion. The nice thing about the goals are they're very specific. Not a lot of wiggle room there. This is what we're going to do. Whoa, that's pretty specific, they're very measurable. This is the time frame and so forth that we're going to deliver these deliverables and every single one of them were meaningful. Particularly the ones I liked were the resource of officers they will get involved fully in the high schools, they will go ahead get involved to prevent fighting, they will become mentors to students. Again very specific sorts of things of involvement that they're going to do. The DARE officer, exactly what that DARE officer is going to do. So laying it out like that is very good because it communicates to the whole community what it is we're trying to do here and the community can get some buy in and help participate to make that happen. So I like the way you've laid that out.

Mr. Mosaic: Thank you sir and from my past experience is, I've been with organizations where goals and objectives were merely a requirement and not meaningful. So when we write goals and objectives, we try and do it so that they are specific, measurable, timely and we hold ourselves accountable to those goals.

LEGISLATION FOR EMERGENCY ADOPTION

27-18

Minutes Acceptance: Minutes of Mar 12, 2018 7:34 PM (Approval of Minutes)

MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
March 12, 2018

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH AXIS CIVIL CONSTRUCTION FOR PINE QUARRY PARK IMPROVEMENTS, APPROPRIATING FUNDS AND DECLARING AN EMERGENCY --- Clemens. Development, Parks and Recreation Committee.

Mrs. Bauman: Thank you President Cotner, members of Council. This has been a long time coming for us, the bridges were closed in July of 2014. We did hold the bid opening on February 16th, we received 5 bids, EMH&T went through the bids, checked the references and submitted a letter of recommendation that we accept the bid from Axis Civil Construction in the amount of \$196,735.00 for the Pine Quarry Park improvements. We are also receiving the \$100,000.00 reimbursable grant from ODNR that will be reimbursed back to the city once we've completed the project and submitted all the necessary paperwork.

Mr. Cotner: I think the most important part is when are we going to get the bridges?

Mrs. Bauman: Soon hopefully. As soon as we get this passed and can move forward. They do have to design them, get them made so the sooner the better. Hopefully by the end of summer if we can get moving and get things started by the end of this month.

Mr. Cotner: Perfect for the fall down at pine quarry park.

Mr. Spalding: I appreciate your persistence. It was so painful, we applied for that grant and thought we were going to get it and then didn't and it threw us back an entire year. So I'm thrilled you stayed with it and a \$100,000 that we're getting back is really worth it because basically we're getting basically 50% leverage on your money that's really a good thing always when we do that. I just appreciate your delivering.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mel Clemens, Ward 4 Councilmember
SECONDER:	Marshall Spalding, Ward 3 Councilmember
AYES:	Clemens, Cotner, Luzader, Spalding, Baker, Bryant, Skinner

28-18

ORDINANCE AUTHORIZING MAYOR TO ENTER INTO CONTRACT WITH EMH&T FOR INSPECTION SERVICES AND CONSTRUCTION/CONTRACT MANAGEMENT FOR THE PINE QUARRY PARK IMPROVEMENTS PROJECT, APPROPRIATING FUNDS THEREFORE, AND DECLARING AN EMERGENCY

Mrs. Bauman: Thank you President Cotner, this is just to authorize EMH&T to oversee the project, do the final bridge inspection in the amount of \$13,505.00.

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RESULT: ADOPTED [UNANIMOUS]
MOVER: Mel Clemens, Ward 4 Councilmember
SECONDER: Stacie Baker, At-Large Councilmember
AYES: Clemens, Cotner, Luzader, Spalding, Baker, Bryant, Skinner

29-18

ORDINANCE TO AUTHORIZE THE MAYOR TO PURCHASE TWO (2) UNMARKED VEHICLES FOR THE POLICE DEPARTMENT AND DECLARING AN EMERGENCY. --- Spalding. Public Safety, Law and Courts Committee.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Marshall Spalding, Ward 3 Councilmember
SECONDER: Caleb Skinner, Ward 1 Councilmember
AYES: Clemens, Cotner, Luzader, Spalding, Baker, Bryant, Skinner

30-18

ORDINANCE TO APPROVE PAYMENT OF SERVICES PERFORMED PRIOR TO THE AUDITOR'S CERTIFICATION OF AVAILABILITY OF FUNDS AND DECLARING AN EMERGENCY --- Luzader. Public Service and Transportation Committee.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Brett Luzader, Ward 2 Councilmember
SECONDER: Caleb Skinner, Ward 1 Councilmember
AYES: Clemens, Cotner, Luzader, Spalding, Baker, Bryant, Skinner

31-18

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE GARLAND COMPANY FOR THE REPLACEMENT AND INSTALLATION OF A NEW ROOF FOR THE MUNICIPAL BUILDING, AND DECLARING AN EMERGENCY. --- Luzader. Public Service and Transportation Committee.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Brett Luzader, Ward 2 Councilmember
SECONDER: Marshall Spalding, Ward 3 Councilmember
AYES: Clemens, Cotner, Luzader, Spalding, Baker, Bryant, Skinner

32-18

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MINUTES REGULAR MEETING
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ORDINANCE TO AUTHORIZE THE MAYOR TO PURCHASE MINI TRACK HOE CX37C AND CRONKHTE MODEL 3300 TRAILER FOR THE WATER AND WASTEWATER DEPARTMENT AND DECLARING IT AN EMERGENCY. --- Luzader. Public Service and Transportation Committee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brett Luzader, Ward 2 Councilmember
SECONDER:	Stacie Baker, At-Large Councilmember
AYES:	Clemens, Cotner, Luzader, Spalding, Baker, Bryant, Skinner

33-18

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: AMENDING CHAPTER 190 INCOME TAX AND DECLARING AN EMERGENCY. --- Cotner. Finance and Administration Committee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Barth R. Cotner, At-Large Councilmember
SECONDER:	Brett Luzader, Ward 2 Councilmember
AYES:	Clemens, Cotner, Luzader, Spalding, Baker, Bryant, Skinner

LEGISLATION FOR FIRST READING

ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT FROM THE CITY'S FIXED ASSET LIST --- Spalding. Public Safety, Law and Courts Committee.

RESULT:	REFERRED TO COMMITTEE	Next: 3/26/2018 7:31 PM
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ORDINANCE AUTHORIZING THE CITY AUDITOR TO ESTABLISH FUND 285 - ENDOWMENTS & CONTRIBUTIONS. --- Cotner. Finance and Administration Committee.

RESULT:	REFERRED TO COMMITTEE	Next: 3/26/2018 7:33 PM
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LEGISLATION FOR SECOND READING

ORDINANCE APPROPRIATING UNENCUMBERED BALANCES AS OF DECEMBER 31, 2017 IN VARIOUS POLICE SPECIAL REVENUE FUNDS; AND PROVIDING THAT REVENUES FOR SAID FUNDS RECEIVED DURING 2018 BE ACCEPTED --- Cotner. Finance and Administration Committee.

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MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
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RESULT: **REFERRED TO COMMITTEE** **Next: 3/26/2018 7:33 PM**

LEGISLATION FOR THIRD READING

34-18

ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT FROM THE CITY'S FIXED ASSET LIST. --- Clemens. Development, Parks and Recreation Committee.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Mel Clemens, Ward 4 Councilmember
SECONDER: Marshall Spalding, Ward 3 Councilmember
AYES: Clemens, Cotner, Luzader, Spalding, Baker, Bryant, Skinner

35-18

ORDINANCE AUTHORIZING MAYOR TO PURCHASE SIX (6) POLICE CRUISERS AND RELATED EQUIPMENT FOR THE REYNOLDSBURG POLICE DEPARTMENT. --- Spalding. Public Safety, Law and Courts Committee.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Marshall Spalding, Ward 3 Councilmember
SECONDER: Caleb Skinner, Ward 1 Councilmember
AYES: Clemens, Cotner, Luzader, Spalding, Baker, Bryant, Skinner

36-18

ORDINANCE AUTHORIZING MAYOR TO PURCHASE FOUR (4) POLICE CRUISERS AND RELATED EQUIPMENT FOR THE REYNOLDSBURG POLICE DEPARTMENT; AND APPROPRIATING FUNDS THEREFOR. --- Spalding. Public Safety, Law and Courts Committee.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Marshall Spalding, Ward 3 Councilmember
SECONDER: Caleb Skinner, Ward 1 Councilmember
AYES: Clemens, Cotner, Luzader, Spalding, Baker, Bryant, Skinner

37-18

ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT FROM THE CITY'S FIXED ASSET LIST. --- Spalding. Public Safety, Law and Courts Committee.

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RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Marshall Spalding, Ward 3 Councilmember
SECONDER:	Stacie Baker, At-Large Councilmember
AYES:	Clemens, Cotner, Luzader, Spalding, Baker, Bryant, Skinner

38-18

ORDINANCE GRANTING AN EASEMENT TO AEP OHIO TRANSMISSION CO., INC., (0.106 ACRE UNDERGROUND UTILITY EASEMENT) FOR COMMUNICATIONS PURPOSES OVER A 6.815 ACRE CITY-OWNED TRACT KNOWN AS PARCEL #060-007912-00. --- Luzader. Public Service and Transportation Committee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brett Luzader, Ward 2 Councilmember
SECONDER:	Marshall Spalding, Ward 3 Councilmember
AYES:	Clemens, Cotner, Luzader, Spalding, Baker, Bryant, Skinner

39-18

ORDINANCE AUTHORIZING MAYOR TO ENTER INTO CONTRACT WITH PYROTECNICO FOR THE 2018 FIREWORKS DISPLAY. --- Luzader. Public Service and Transportation Committee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brett Luzader, Ward 2 Councilmember
SECONDER:	Caleb Skinner, Ward 1 Councilmember
AYES:	Clemens, Cotner, Luzader, Spalding, Baker, Bryant, Skinner

40-18

ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT FROM THE CITY'S FIXED ASSET LIST. --- Luzader. Public Service and Transportation Committee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brett Luzader, Ward 2 Councilmember
SECONDER:	Marshall Spalding, Ward 3 Councilmember
AYES:	Clemens, Cotner, Luzader, Spalding, Baker, Bryant, Skinner

Adjournment

Doug Joseph, President of Council

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MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
March 12, 2018

April L. Beggerow, Clerk of Council

Minutes Acceptance: Minutes of Mar 12, 2018 7:34 PM (Approval of Minutes)

City Council

Marshall Spalding
7232 E. Main Street
Reynoldsburg OH 43068
614-440-7311 phone

Departmental Report

DATE: **March 26, 2018**

TO: **City Council**

CC:

RE: West Licking Fire District Report

See Attached.

2017 Report

Incidents by Location

	EMS	FIRE
Etna Township	1057	553
Harrison Township	497	271
Jersey Township	141	72
Kirkersville	100	75
Pataskala	2573	1806
Reynoldsburg	998	328
New Albany	6	4
Total Incidents	5372	3109

Incidents by Apparatus

Medic Units		Fire Units	
Medic 401	1728	R401	1340
Medic 402	636	E402	510
Medic 403	1499	E403	957
Medic 404	1489	Squad 401	1213
		B401	1303

Mutual Aid

	Given	Received
Columbus Fire	0	5
Jefferson Township	110	50
Truro Township	113	52
Mifflin Township	0	3
St. Albans Fire	21	26
Monroe Township	15	38
Violet Township	4	55
Plain Township	3	21
Hebron Fire	67	12
Basil Fire	1	15
Newark	11	1
Millersport	3	1
Heath	2	0
Hartford	1	0
Granville	22	20
Air Evac	0	2
Total Runs	373	301

Transports by Medic

Medic Unit		% of Transport	
Medic 401	1040	Medic 401	60.00%
Medic 402	341	Medic 402	54.00%
Medic 403	824	Medic 403	55.00%
Medic 404	795	Medic 404	53.00%

Dispatch to on scene average

Etna Township	7:49
Harrison Township	6:38
Jersey Township	9:47
Kirkersville	4:43
Pataskala	5:45
New Albany	11:10
Reynoldsburg	5:46

2018 February Report

Incidents by Location

	EMS	FIRE
Etna Township	113	55
Harrison Township	50	27
Jersey Township	14	1
Kirkersville	5	4
Pataskala	170	137
Reynoldsburg	78	32
New Albany	0	0
Total Incidents	430	256

Incidents by Apparatus

Medic Units		Fire Units	
Medic 401	133	R401	84
Medic 402	61	E402	38
Medic 403	128	E403	62
Medic 404	118	Squad 401	137
		B401	110

Mutual Aid

	Given	Received
Columbus Fire		0
Jefferson Township	11	5
Truro Township	3	5
Mifflin Township	0	1
St. Albans Fire	1	2
Monroe Township	1	0
Violet Township	0	6
Plain Township	0	3
Hebron Fire	9	1
Basil Fire	0	0
Newark	0	0
Millersport	1	1
Heath	0	0
Centerburg	0	0
Granville	4	4
	0	0
Total Runs	30	28

Transports by Medic

Medic Unit		% of Transport	
Medic 401	89	Medic 401	66.92%
Medic 402	41	Medic 402	67.21%
Medic 403	66	Medic 403	51.56%
Medic 404	71	Medic 404	60.17%

Dispatch to on scene average

Etna Township	6:09
Harrison Township	6:49
Jersey Township	12:18
Kirkersville	6:14
Pataskala	5:16
New Albany	0:00
Reynoldsburg	5:14

Run Time Comparison

	2015	2017	Reduction
Etna	8:07	7:49	18 sec
Harrison	7:45	6:38	1min 7 Sec
Jersey	10:17	9:47	30 Sec
Kirkersville	4:43	4:43	Same
Pataskala	7:42	5:45	1min 57 sec
New Albany	0:00	11:10	
Reynoldsburg	7:55	5:46	2min 9 sec



West Licking Joint Fire District

Press Release Information Form

PRESS RELEASE

For Immediate Release

Date: February 2018 Location: _____

Event/Incident: Blood Draw Program

Description: West Licking Fire District is proud to be partnering with Mount Carmel to improve stroke care in our community. Through one of our collaborative initiatives, our EMT's are performing blood draws in the ambulance en route to the hospital when a patient is having stroke symptoms. By having blood drawn prior to these patients' arrivals at the emergency department, Mount Carmel has been able to deliver stroke treatment 20.6% faster. It's one more way we're working together to improve emergency care throughout the community.



Mayor's Office
Brad McCloud
7232 E. Main Street
Reynoldsburg OHIO 43068
Phone

MOTION REQUEST

DATE: **March 26, 2018**

TO: **Finance and Administration Committee**

RE: Confirmation of Mayor's Appointment to the Licking County Tax
Incentive Review Council - James E. Hood, City Attorney.

Approval:

Brad McCloud	Jed Hood	Stephen Cicak
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That the Council of the City of Reynoldsburg does hereby confirm the Mayor's appointment of James E. Hood, Reynoldsburg City Attorney to the Licking County Tax Incentive Review Council; term to be for two years and will expire on December 31, 2020.

Human Resources Dept.**Sandra Boller****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6868 Phone****MOTION REQUEST**

DATE: March 26, 2018**TO: Finance and Administration Committee****RE:** Confirmation of Mayor's Appointment to the Licking County Tax
Incentive Review Council - Andrew Bowsher, Development Director.

Approval:

Brad McCloud	Jed Hood	Stephen Cicak
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That the Council of the City of Reynoldsburg does hereby confirm the Mayor's appointment of Andrew Bowsher, Development Director, to the Licking County Tax Incentive Review Council; term to be for two years and will expire on December 31, 2020.

City Attorney's Office**Jed Hood****7232 E. Main Street****Reynoldsburg OHIO 43068****Phone****ORDINANCE REQUEST****DATE:** **March 26, 2018****TO:** **Development, Parks and Recreation Committee**

RE: AN ORDINANCE AMENDING A JOINT ECONOMIC
DEVELOPMENT DISTRICT CONTRACT ("JEDD 3) BY AND
BETWEEN ETNA TOWNSHIP AND THE CITY OF
REYNOLDSBURG, OHIO AND DECLARING AN EMERGENCY

Approval:

Completed Brad McCloud	Completed Jed Hood	Stephen Cicak
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Emergency/Suspension: Emergency

Reason For Emergency: Financial needs of the City's government

BOARD OF TRUSTEES**ETNA TOWNSHIP, LICKING COUNTY, OHIO****RESOLUTION No. _____****RESOLUTION PROVIDING FOR ACCEPTANCE OF THE ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT AMENDMENT NO. 1 IN ITS PRESENT FORM AND FOR A PUBLIC HEARING ON THE AMENDED CONTRACT**

The Board of Trustees of Etna Township, Licking County, Ohio met in a _____ meeting on _____, 2018 at 81 Liberty Street with the following members present:

John Carlisle, President

Randy Foor, Vice-President

John Johnson, Trustee

Trustee _____ moved the following:

WHEREAS, the Township of Etna (the “Township”) and the City of Reynoldsburg (the “City”) have negotiated and intended to enter into the Etna-Reynoldsburg Joint Economic Development District Contract Amendment No. 1 (the “Amended Contract”) to create and provide for the addition of territory (hereafter the “Property”) to the District in accordance with Section 715.72 of the Revised Code for their mutual benefit and for the benefit of their residents and the State of Ohio.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF ETNA TOWNSHIP, LICKING COUNTY, OHIO, THAT THE FOLLOWING RESOLUTION BE AND IT HEREBY IS ADOPTED:

Section 1. The Board hereby approves the form of the Amended Contract now on file with the Fiscal Officer subject to any revisions thereto following the public hearing provided for herein and to final approval by this Board. Further, the Board hereby approves the Economic Development Plan and By-Laws previously approved pursuant to the Original Contract which shall remain in full force and effect and shall be applicable to the Property to be added to the District.

Section 2. The Township shall hold a public hearing concerning the Amended Contract commencing at ____ a.m./p.m. on the -_____ day of _____, 2018, at 81 Liberty Street, Etna, Ohio. The public hearing shall allow for public comment and recommendations on the proposed Amended Contract. The Township may include in the Amended Contract any of those recommendations prior to final approval of the Amended Contract. The Fiscal Officer is authorized and requested to cause notice of the time and place of

Resolution # _____

Attachment: Resolution Accepting JEDD 3 AMENDED Contract and Public Hearing (JEDD 3 Etna Township)

the public hearing to be published in the Pataskala Standard, which is a newspaper of general circulation in the Township, 30 days prior to the public hearing.

BOARD OF TRUSTEES

ETNA TOWNSHIP, LICKING COUNTY, OHIO

Section 3. The Board further directs that a copy of the Amended Contract, together with a description of the Property to be included in the District, including a map, and the Economic Development Plan for the District that includes a schedule for the provision of any new, expanded, or additional services, facilities, improvements, and a schedule for the collection of any income tax to be levied, shall be available for public inspection, in the office of the Township Fiscal Officer.

Section 4. It is found and determined that all form actions of this board concerning and pertaining to the adoption of this Resolution were taken in an open meeting of this Board, and that all deliberations of the Board and any of its committees, that results in such formal action were in meetings open to the public, in accordance with all legal requirements including Ohio Revised Code §121.22.

Section 5. This Resolution shall take effect at the earliest time provided by law.

Trustee _____ seconded the Resolution and the roll being called upon its adoption the vote resulted as follow:

YEAS: _____ * _____ * _____

NAYS _____ * _____ * _____

The motion carried and the Resolution was adopted.

Attest: _____
Walter Rogers, Fiscal Officer

CERTIFICATE

State of Ohio, Licking County

I, the undersigned Fiscal Officer of Etna Township, Licking County, Ohio, hereby certify that the foregoing Resolution Number _____ is a true and complete copy of the Resolution adopted by a majority of the full membership of the Board of Trustees of Etna Township at its _____ meeting held on _____, 2017 as was recorded in the official proceedings of the Board.

Resolution # _____

Walter Rogers, Fiscal Officer

Attachment: Resolution Accepting JEDD 3 AMENDED Contract and Public Hearing (JEDD 3 Etna Township)

Resolution # _____

Etna-Reynoldsburg Joint Economic Development District - 3 Economic Development Plan

The purpose for the creation of the Etna-Reynoldsburg Joint Economic Development District - 3 (the "JEDD") by Etna Township (Licking County), Ohio (the "Township") and the City of Reynoldsburg, Ohio (the "City") is to provide tools, primarily funds, to facilitate economic development to create or preserve jobs and employment opportunities and to improve the economic welfare of the people of the State, the County of Licking, the Township, the City, and the JEDD.

The Joint Economic Development District Contract – 3 (the "JEDD Contract") by and between the Township and the City creating the JEDD empowers the Board of Directors of the JEDD (the "JEDD Board") to impose a tax on the income of the persons working within the JEDD and on the net profits of the businesses located within the JEDD. The JEDD Contract anticipates that the JEDD Board will enact the tax at the initial meeting of the JEDD Board and that the tax will be effective immediately after the JEDD Board's enactment thereof at the rate of two percent (2%). The rate of such tax shall remain the same unless increased pursuant to the JEDD Contract, but shall never be decreased below two percent (2%). The JEDD Board shall enter into a Tax Agreement with the City to administer the enforcement, collection, and distribution of the tax, in accordance with the JEDD Contract.

The JEDD Contract provides that the proceeds from the tax will be distributed to the JEDD Board, the Township and the City. The Township and City, to the extent they so determine and in their sole discretion, and to the extent they are permitted by law, shall use such proceeds to provide the services, facilities and improvements set forth below in Items 1 through 5. The JEDD Board shall use such proceeds in accordance with the JEDD Contract, and, to the extent permitted by law, provide the following services, facilities, and improvements:

- (1) The facilitation of new economic development in the JEDD and the surrounding areas by entering into reimbursement, compensation, and other contracts and by providing financial incentives to the private sector and public sector. Such incentives include, but are not limited to, the implementation of Tax Increment Financing (TIF) and other tax incentive opportunities, as well as, potentially, contributions to the Community Improvements Corporation, as well as grants, low interest loans, forgivable loans.
- (2) The construction of new public infrastructure, including, but not limited to, streets, sidewalks and landscaping, and other public infrastructure improvements listed in the Township TIF Resolution.

- (3) The enhancement of public services in the JEDD and the surrounding areas, such as law enforcement, fire protection and emergency medical services (EMS), and maintenance of public infrastructure, to foster economic development, including funding for the Southwest Licking Local School District (the “School District”) and the West Licking Fire District (the “Fire District”). The City and Township shall retain all mutual aid agreements in place on the date of this Agreement, if any, until expiration, or beyond if the parties thereafter agree. The level of fire protection, EMS and law enforcement service within the JEDD shall be the same as within the Township. The entities which currently provide potable water and sanitary sewer services, if any, to current customers within the JEDD shall continue to provide such services, and shall extend such services to any new customers at their discretion. It is anticipated that all qualified customers located within the JEDD shall be able to connect to and receive potable water and sanitary sewer services from the Southwest Licking Community Water and Sewer District (“SWLCWSD”).
- (4) Assist the JEDD with planning, promotion and related activities to facilitate economic development in the JEDD and surrounding areas, including, but not limited to, any and all purposes set forth in the Township’s Comprehensive Plan, as well as other long term planning goals established by the Township. The Township and the City may provide secretarial services and other staffing to the JEDD. The Township and the City will cooperate with the JEDD in obtaining financial assistance, both public and private, for economic development projects. The Township shall provide zoning services for the JEDD. The City and the Township will cooperate to provide professional land use planning.
- (5) Any other purpose permitted by law at the time of such expenditure.

The timing of the provision of such services, facilities and improvements is dependent upon the amount of revenue generated by the tax imposed by the JEDD Board.

Exhibit "A"
Joint Economic Development District, Amendment No. 1
Property

The Property is the real estate situated in the County of Licking and State of Ohio consisting of the tax year 2016 parcel number listed below (and including any subsequent combinations and/or subdivisions of the current parcel number), depicted on the map and described on the legal description attached hereto:

Parcel No. 010-018048-01.000

10/11/2017

OnTrac Summary - Printer Friendly

OnTrac[®] Summary Information For The 2016 Tax Year**Parcel Number:** 010-018048-01.000**Owner:** COHEN FAMILY PROPERTIES LTD**Address:** 10501 COLUMBUS PKWY PATASKALA 43062**Tax District:** 010 ETNA T-SW LICKING LSD-WLJFD**2016 Rates:** 63,82000 (Full) / 57.28847 (Effective)**Land Use:** 455 Commercial garages**Class:** Commercial**Legal Description:** 6.956 AC SEC 18 PT**Mailing Address:** COHEN FAMILY PROPERTIES LTD

151 MILL ST APT 315

GAHANNA OH 43230

Market Land Value: \$263,500**Market Improvement Value:** \$27,000**Total Market Value:** \$290,500**Sale Date:** 1/6/2010**Sale Amount:** \$850,000.00**Deed Type:** WD - WARRANTY**Conveyance Number:** 39**Valid Sale:** Yes**Foreclosure:** No**Homestead/Disability:** No**Owner Occupied Reduction:** No**On Contract:** No**Tax Lien Sold:** No

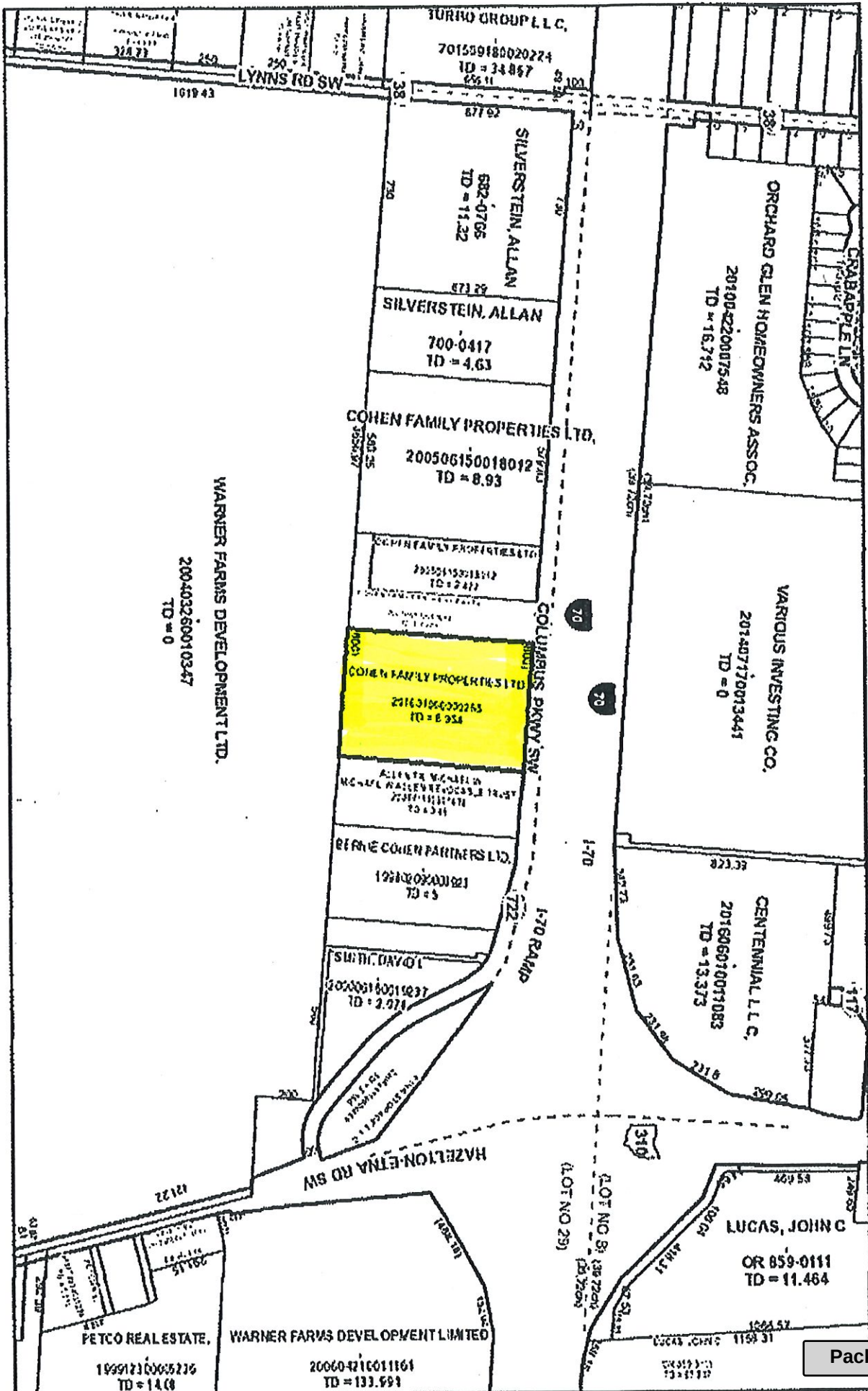
Attachment: Exhibit A (JEDD 3 Etna Township)

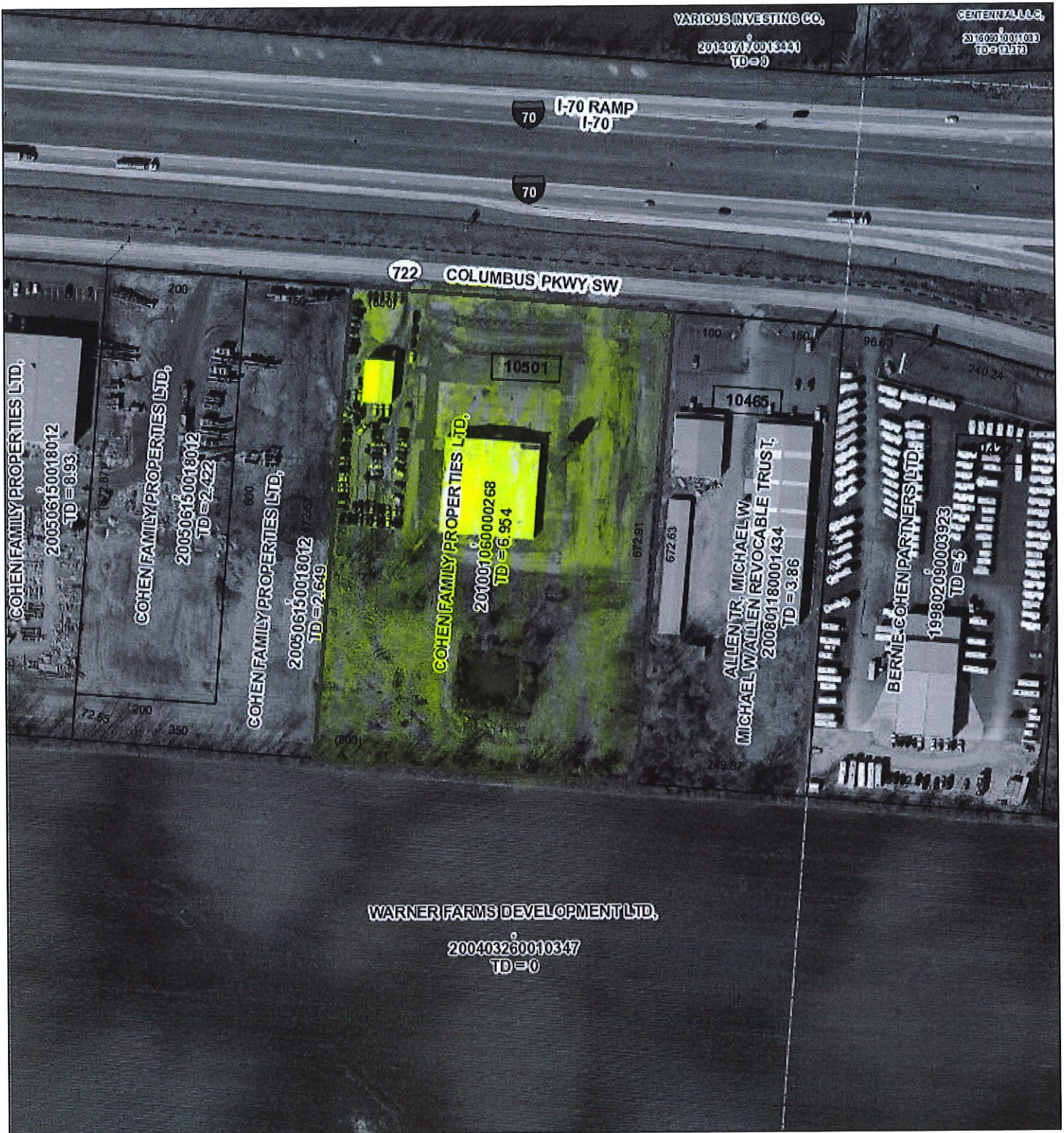
December 6, 2017



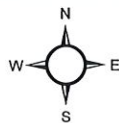
0 500 Feet
0.09 Miles

LUCKING COUNTY TAX MAP





October 11, 2017



0 200 Feet
0.04 Miles

LICKING COUNTY TAX MAP

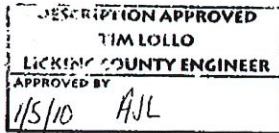
Pictometry

Property Report

Address		
N/A COHEN FAMILY PROPERTIES LTD -- 10501 COLUMBUS PKWY SW		
Engineer's Pin	Owner	Auditor's PIN
17190000600000035000	N/A COHEN FAMILY PROPERTIES LTD	ESLTD8048-01.000
Tax Acreage	Deed Acreage	Official Record
6.954	12.358	201001060000268

Exhibit "B"
Joint Economic Development District, Amendment No. 1
Property

Legal Description



201001060000268
Pgs: 3 \$56.00 T20100000276
01/06/2010 2:09PM BXHAYES TITLE
Bryan R. Long
Licking County Recorder

SEC.319.202 COMPLIED WITH
J. TERRY EVANS, AUDITOR
BY MW 1700⁰⁰



TRANSFERRED
Date January 6, 2010
[Signature]
Licking County Auditor

GENERAL WARRANTY DEED

David L. Smith and Yolanda B. Smith, his wife, of Licking County, Ohio, for valuable consideration paid, grant with general warranty covenants to **Cohen Family Properties, LTD**, an Ohio Domestic Limited Liability Company, whose tax mailing address is 1303 Poppy Hills Dr. Blacklick Oh 43004, the following real property:

Situated in the State of Ohio, County of Licking, Township of Etna, and being more particularly described and delineated on the attached Exhibit "A"

Prior Deed Reference: Deed Book 769, Page 71 and Deed Book 816, Page 486, Recorder's Office, Licking County, Ohio
Also known as: 10501 Columbus Expressway, Pataskala, OH 43062
Auditor's Parcel #010-018048-01.000

Excepting conditions, easements, restrictions, rights of way and zoning and other governmental regulations of record and taxes and assessments not yet due and payable which Grantees assume and agree to pay as a part of the consideration herein.

Yolanda B. Smith, wife of David L. Smith, Grantor, hereby releases all rights of dower therein.

Executed this 30th day of December, 2009.

[Signature]
David L. Smith
[Signature]
Yolanda B. Smith

State of Ohio
County of Licking SS:

Executed before me this 30th day of December, 2009 by David L. Smith and Yolanda B. Smith, who, under penalty of perjury in violation of section 2921.11 of the Revised Code, represented to me to be said persons.

PREPARED BY
HAYES TITLE

[Signature]
LAURIE WELLS, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

Attachment: Exhibit B (JEDD 3 Etna Township)

Exhibit "A"

Being a 12.358 acre tract of land and part of a 58.730 acre tract conveyed to 70 East, Incorporated as Parcel 1 in Deed Volume 670, Page 146 of the Licking County Recorder's Office, said 12.358 acre tract being located in Lot 30, north west quarter of Section 18, Township 17, Range 19, Refugee Lands, Township of Etna, County of Licking, State of Ohio and said 12.358 tract being more particularly described as follows:

Commencing at an iron pipe found at a point located 150.00 feet right of station 478+00 on the centerline of Interstate Route 70, as shown upon the location plan filed in Plat Book 8, Pages 173 and 174 in the Licking County Recorder's Office and upon right-of-way plan sheets 22 and 23 of 26 (Proj. Lic. 70-0.33) filed in the State of Ohio, Department of Transportation Division Office, Newark, Ohio; thence with the right-of-way of Interstate Route 70 North 86°18'10" West a distance of 346.63 feet to a point; thence South 3°41'50" West a distance of 60.00 feet to an iron pipe set on the south right-of-way of the Columbus Expressway Park East as recorded in the Licking County Commissioners Office, said iron pipe also being the northwest corner of a 15.733 acre tract and the true place of beginning for this survey; thence continuing South 3°41'50" West a distance of 672.91 feet to an iron pipe set on the north line of a 150.423 acre tract of land conveyed to Lyman H. and Audrey Warner in Deed Volume 522, Page 223, said iron pipe also being the southwest corner of said 15.733 acre tract; thence North 86°18'00" West a distance of 800.00 feet along the north line of said 150.423 acre Warner tract to an iron pipe set, said iron pipe also being the southeast corner of an 8.983 acre tract; thence North 3°41'50" East a distance of 672.87 feet to an iron pipe set on the south right-of-way of the aforesaid Columbus Expressway Park East, said iron pipe also being the northeast corner of said 8.983 acre tract; thence South 86°18'10" East a distance of 800.00 feet along the south right-of-way of said Columbus Expressway Park East to an iron pipe and the true place of beginning for this survey and containing 12.358 acres, more or less.

The foregoing description was prepared by Arthur D. Hargatt, Registered Surveyor No. 5824 in June 1976.

Subject to all planning, zoning and other governmental land use regulations and restrictions, if any, and all easements, leases, street and highway rights of way and any all other conditions and restrictions of record, if any.

SAVE AND EXCEPT THE FOLLOWING:

2.649 Acre Tract

Situated in the State of Ohio, County of Licking, Township of Etna, being in Lot No. 30, in the northwest quarter of Section 18, Township 17, Range 19, Refugee Lands, and being a part of a 12.358 acre tract conveyed to David L. Smith in Deed Volume 816, Page 486, all records being of the Recorder's Office, Licking County, Ohio unless otherwise noted and being more particularly described as follows:

Beginning for reference at an iron pin found at an angel point in the southerly limited access right-of-way of Interstate 70, and being 150.00 feet right of Station 478+00.00 as per the Location Plan as recorded in Plat Book 8, Pages 173-174 and on the Right-of way Plan sheets 22 & 23 of 26 (Lic.70-0.33) filed in the State of Ohio Department of Transportation District 5 Office;

Thence, with the southerly line of the right-of-way of said Interstate 70, the northerly right-of-way of Township Road 722 (International Drive), North 86°18'10" West, 1146.63 feet to a point;

Thence, leaving the southerly right-of-way of said Interstate 70 and crossing said Township Road 722, South 03°41'50" West, 60.00 feet to an iron pin found in the southerly right-of-way of said Township Road 722 and being the northwest corner of a 2.755 acre tract conveyed to Bernie Cohen Partners Ltd. in Instrument No. 199802130004693;

Thence with the southerly right-of-way of said Township Road 722, the northerly line of said 2.755 acre tract, South 86°18'10" East, 200.00 feet to an iron pin found and being THE PRINCIPAL PLACE OF BEGINNING for the herein described parcel:

Thence, with the southerly right-of-way of said Township Road 722, the northerly line of said 12.358 acre tract, South 86°18'10" East, 150.00 feet to an iron pin set;

Thence, leaving the southerly right-of-way of said Township Road 722 and crossing said 12.358 acre tract with the following new course:

South 03°41'50" West, 672.57 feet to an iron pin set in the northerly line of a 149.53 acre tract conveyed to Audry Warner in Official Record Volume 3, page 227;

Thence, with the northerly line of said 149.53 acre tract, North 86°18'00" West, 350.00 feet to an iron pin found at the southeasterly corner of an 8.983 acre tract conveyed to Bernie Cohen Partners Ltd. in Instrument No. 199712160010942;

Thence, with the easterly line of said 8.983 acre tract, North 03°41'50" East, 72.55 feet to an iron pin found in the southerly line of said 2.755 acre tract;

Thence with the southerly line of said 2.755 acre tract, South 86°18'10" East, 200.00 feet to an iron pin found;

Thence, with the easterly line of said 2.755 acre tract, North 03°41'50" East, 600.00 feet to THE PRINCIPAL PLACE OF BEGINNING, CONTAINING 2.649 ACRES more or less, subject however to all legal easements, restrictions and rights-of-way of record and records in their respective utility offices.

Iron pins set are 30"x1" O.D. with yellow plastic caps inscribed "HYDE P.S. 7529". *Basis of bearings is the centerline of Interstate 70 as South 86 degrees 18 minutes 10 seconds East, as per LIC-70-0.33 recorded in Plat Book 8, pages 173-174 and is for angular purposes only.*

2.755 Acre Tract

Situated in the State of Ohio, County of Licking and Township of Etna and being in Lot 30, in the Northwest Quarter of Section 18, Township 17, Range 19, Refugee Lands and being a part of a 12.358 acre tract conveyed to David L. Smith in Deed Volume 816, page 486, all records being of the Recorder's Office, Licking County, Ohio unless otherwise noted and being more particularly described as follows:

Beginning for reference at an iron pin found at an angle point in the southerly limited access right of way of Interstate 70 and being 150.00 feet right of Station 478+00.00 as per the Location Plan as recorded in Plat Book 8, pages 173-174 and on the Right of way plan sheets 22 & 23 of 26 (Lic. -70-0.33) filed in the State of Ohio Department of Transportation District Office 5; thence, with the southerly right of way of said Interstate 70, the northerly right of way of Township Road 722 (International Drive), North 86 deg. 18'10" West, 1146.63 feet to a point; thence, leaving the southerly right of way of said Interstate 70 and crossing said Township Road 722, South 03°41'50" West, 60.00 feet to an iron pin set in the southerly right of way of said Township Road 722 and being the Principal Place of Beginning of the herein described tract; thence, with the southerly line of said Township Road 722, the northerly line of said 12.358 acre tract, South 86°18'10" East, 200.00 feet to an iron pin set; thence, leaving the southerly right of way of said Township Road 722 and crossing said 12.358 acre tract with the following two new courses; 1) South 03°41'50" West, 600.00 feet to an iron pin set; 2) North 86°18'10" West, ~~600.00~~ 300.18 feet to an iron pin set in the westerly line of said 12.358 acre tract and the easterly line of a 8.983 acre tract conveyed to Bernard R. Cohen in Official Record Volume 397, page 611; thence, with the westerly line of said 12.358 acre tract, the easterly line of said 8.983 acre tract, North 03°41'50" East, passing a 5/8 inch capped rebar found at 300.18 feet, 600.00 to the Place of Beginning.

Containing 2.755 acres, more or less.

Parcel No: 10-018048-01 Tax Map No: 6

Iron Pins set are 30"x1" O.D. with yellow plastic caps inscribed "Hyde P.S. 7529." Basis of bearings for this survey is the centerline of Interstate Route 70 as South 86°18'10" East, per Lic-70-0.33 recorded in Plat Book 8, pages 173-174.

Subject to any and all easements, rights of way, conditions and restrictions of record, all legal highways, zoning ordinances, rules and regulations.

TOTAL ACRES 6.954 AC

JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT

AMENDMENT NO. 1

BY AND BETWEEN

CITY OF REYNOLDSBURG

(FRANKLIN, LICKING AND FAIRFIELD COUNTIES), OHIO

AND

ETNA TOWNSHIP (LICKING COUNTY), OHIO

Dated as of

_____, 2018

JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT, AMENDMENT NO. 1

This Joint Economic Development District Contract, Amendment No. 1, entered into pursuant to Ohio Revised Code 715.72, et seq., (the “Amended Contract No. 1”) dated as of _____, 2018, is entered into by and between the City of Reynoldsburg, Ohio (“City”), a municipal corporation and political subdivision organized and existing pursuant to the Constitution and the laws of the State of Ohio, and Etna Township (Licking County), Ohio (“Township” and together with the City, the “Contracting Parties”), a township and political subdivision organized and existing under the laws of the State of Ohio.

WITNESSETH:

WHEREAS, the Contracting Parties entered into a Joint Economic Development District Contract on or about August 7, 2017 (the “Original Contract”); and

WHEREAS, the Contracting Parties now desire to amend said Contract to add to the territory of the District; and

WHEREAS, the territory to be added to the District is comprised of property consisting of approximately 6.954 acres depicted on Exhibit “A”, and more particularly described on Exhibit “B”, both of which Exhibits are attached to this Amended Contract No. 1 and incorporated herein by reference (the “Property”).

NOW THEREFORE, in consideration of the mutual promises and covenants set forth in this Amended Contract No. 1, the City and Township agree and bind themselves, their agents, employees, and successors as follows:

(Remainder of Page Intentionally Left Blank)

Attachment: JEDD 3 Contract- Amendment No. 1- Revised 3-9-18 (JEDD 3 Etna Township)

1. Pursuant to Section 2.4 of the Original Contract, the Contracting Parties hereby agree to add the Property set forth and described on Exhibits “A” and “B” attached hereto.
2. CRG Project- The portion of the “SWLSD Payment” relating to the property identified in the Original Contract is an amount equal to, for the period during which it is due pursuant to Section 4.3 of the Original Contract, twenty percent (20%) of the Gross Revenue. The SWLSD Payment shall be due until the later of (i) the end of the fifth calendar year after the calendar year in which the cumulative sum of the SWLSD Payments equals \$2,250,000 (the “Total Sum”) or (ii) the end of the fifteenth calendar year after the first calendar year in which a new building in the District as defined in the Original Contract is first occupied by a tenant or end user. Upon payment in full of the Total Sum to the SWLSD, said Payment shall thereafter revert to, be added to, and become part of the Net Revenue paid to the Township under Section 4.2.2.7. of the Original Contract.
3. Cohen Project- The portion of the “SWLSD Payment” relating to the property identified in this Amended Contract No. 1 is an amount equal to, for the period during which it is due pursuant to this paragraph, to twenty-percent (20%) of the Gross Revenue. The SWLSD Payment shall be due until the later of (i) the end of the fifth calendar year after the calendar year in which the cumulative sum of the SWLSD Payments equals \$135,000 (the “Total Cohen Sum”) or (ii) the end of the fifteenth calendar year after the first calendar year in which a new building in the District is first occupied by a tenant or end user. Upon payment in full of the Total Sum to the SWLSD, said payment shall thereafter revert to, be added to, and become part of the Net Revenue paid to the Township under Section 4.2.2.7. of the Original Contract.
4. That the Property, pursuant to Section 2 (I) of the Development and Compensation Agreement entered into by and among the City of Reynoldsburg (the “City”), a political subdivision of the State of Ohio; Etna Township, Licking County, a political subdivision of the State of Ohio, through its Board of Trustees (the “Township”); Licking County, a political subdivision of the State of Ohio, through its Board of County Commissioners (the “County”); and Cohen Family Properties, LLC, an Ohio limited liability company, its affiliates, successors, nominees and/or assigns (collectively, “CFP”), is subject to an

agreement that if any portion of the Property or a business owner with in the Property, opts out of the JEDD, all sums for taxes previously abated pursuant to the Community Reinvestment Area Agreement adopted in accordance with R.C. 3735.671, applicable to the Property, shall be paid with accrued interest to entities to whom such taxes would have been distributed in proportion to the amount of tax foregone.

5. All other terms and conditions of the Original Contract shall remain in full force and effect. Further, the Contracting Parties agree that the Economic Development Plan and By-Laws previously approved pursuant to the Original Contract are hereby confirmed and approved and shall remain in full force and effect and shall be applicable to the Property.

IN WITNESS THEREOF, ETNA TOWNSHIP AND THE CITY OF REYNOLDSBURG HAVE CAUSED THIS AMENDED CONTRACT NO. 1 TO BE EXECUTED BY THEIR DULY AUTHORIZED REPRESENTATIVES AS OF THE DATE HEREINBEFORE WRITTEN:

ETNA TOWNSHIP BOARD OF TRUSTEES

By: John J. Carlisle, President

Date: _____

Resolution No. _____

APPROVED AS TO FORM:

John B. Albers II, Esq.
Attorney for Township

CITY OF REYNOLDSBURG

By: Bradley L. McCloud, Mayor

Date: _____

Ordinance No. _____

APPROVED AS TO FORM:

James E. Hood, Esq.
City Attorney

FISCAL OFFICERS' CERTIFICATIONS

The undersigned Fiscal Officer of Etna Township, Licking County Ohio hereby certifies that the moneys required to meet the obligations of the Township during the calendar year 2018 under the foregoing Joint Economic Development District Contract, Amendment No. 1, being zero, have been appropriated lawfully for that purpose, and are in the treasury of the Township or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Ohio Revised Code Sections 5705.41 and 5705.44.

By: Walter Rogers
Etna Township Fiscal Officer

The undersigned Fiscal Officer of the City of Reynoldsburg, Franklin, Licking, Fairfield Counties, Ohio hereby certifies that the moneys required to meet the obligations of the City, during the calendar year 2018 under the foregoing Joint Economic Development District Contract, Amendment No. 1, being zero, have been appropriated lawfully for that purpose, and are in the treasury of the City or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Ohio Revised Code Sections 5705.41 and 5705.44.

By: Stephen Cicak
Reynoldsburg City Auditor

Human Resources Dept.**Sandra Boller****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6868 Phone****ORDINANCE REQUEST**

DATE: **March 26, 2018**

TO: **Finance and Administration Committee**

RE: **REQUEST AUTHORIZATION TO CHANGE CHAPTER 160.02
AUTHORIZED POSITIONS, PERSONNEL, CLASSIFICATION
AND PAY GRADE SECTIONS (a) ADMINISTRATION AND (c)
DEVELOPMENT**

Approval:

Completed Brad McCloud	Pending Jed Hood	Completed Stephen Cicak
---------------------------	---------------------	----------------------------

**REQUEST AUTHORIZATION TO CHANGE CHAPTER 160.02 AUTHORIZED
POSITIONS, PERSONNEL, CLASSIFICATION AND PAY GRADE SECTIONS (a)
ADMINISTRATION AND (c) DEVELOPMENT**

160.02 AUTHORIZED POSITIONS, PERSONNEL, CLASSIFICATION AND PAY GRADE

<u>Position</u>	<u>Personnel</u>	<u>Classification</u>	<u>Pay Grade</u>
(a) ADMINISTRATIVE			
Mayor	1	Unclassified	See Sect.141.01
Auditor	1	Unclassified	See Sect.143.01
City Attorney	1	Unclassified	See Sect.147.03
Asst. City Attorney	1	Unclassified	19
Asst. City Prosecutor	2 p/t	Unclassified	19
City Attorney Secretary	1	Unclassified	15
City Attorney Clerk	1	Classified	12
Mayor's Secretary*	1p/t	Unclassified	15
Clerk of Courts	1	Unclassified	16
Assistant Clerk of Courts	1	Classified	11
Data Entry Operator	1p/t	Classified	6
Data Entry Operator	1	Classified	6
Clerk of Council	1	Unclassified	16
Asst. Clerk of Council **	1 p/t	Unclassified	10
Tax Administrator	1	Classified	15
Deputy Auditor	1	Unclassified	15
Auditor's Secretary	1 p/t	Unclassified	10
Finance Manager	1	Classified	21
Civil Service			
Administrative Assistant	2 p/t	Unclassified	15
Special Events/Media Coordinator	1	Unclassified	12
* Mayor's Secretary to be shared with Human Resources Department			
(b) DEPARTMENT OF COMPUTER SYSTEMS			
Director of Computer Systems	1	Unclassified	20
Network Systems Administrator	1	Classified	19
(c) DEPARTMENT OF DEVELOPMENT			
Development Director	1	Unclassified	21
Development Director			
Administrative Assistant**	1p/t	Unclassified	10
Planning & Zoning Administrator	1	Classified	19
** (shared position between Development and Clerk of Council Office)			
(d) HUMAN RESOURCES DEPARTMENT			
Director of Human Resources	1	Unclassified	20
Human Resources Generalist	1	Unclassified	12

(e) PARKS & RECREATION DEPARTMENT

Director	1	Unclassified	20
Administrative Assistant	1	Unclassified	12
Director Senior Citizens Center	1	Classified	16

<u>Position</u>	<u>Personnel</u>	<u>Classification</u>	<u>Pay Grade</u>
Senior Citizens Assistant	2 p/t	Classified	9
Senior Center Activities Instructor	1 p/t	Classified	5
Recreation Superintendent	1	Classified	14
Grounds Superintendent	1	Classified	14
Parks Maintenance –Crew Leader	1	Classified	11
Parks Grounds Maintenance	2	Classified	2
Parks Maintenance	2	Classified	6
Horticulturist	1	Classified	8
Seasonal & Occasional	Variable	Unclassified	See 160.03(d) & (e)

(f) POLICE DEPARTMENT

Director of Public Safety	1	Unclassified	26
Chief of Police	1	Classified	26A
Lieutenant	3	Classified	22A
Sergeant	9	Classified	See Chapter 166
Police Officer	57	Classified	See Chapter 166
Dispatcher	8	Classified	See Chapter 162
Support Services Supervisor	1	Classified	16
Property Room Coordinator	1	Classified	10
Property Room Clerk	1p/t	Classified	7
Chief of Police			
Administrative Assistant	1	Classified	14
Public Service Records Technician	3	Classified	9
Court Specialist	1	Classified	9
Detective Bureau Administrative Assistant	1	Classified	9
Command & Staff Administrative Assistant	1	Classified	10
Accreditation Manager	1 p/t	Classified	10
Court Liaison	2 p/t	Classified	13

(g) SERVICE DEPARTMENT

(1) Director of Public Service	1	Unclassified	25
Service Director			
Administrative Assistant	1	Unclassified	13
Secretary	1	Classified	8
Maintenance Foreman	1	Classified	14
Custodian	2	Classified	5

Maintenance Crew Leader	1	Classified	9
(2) Building Division			
Chief Building Official	1	Classified	19
Asst. Chief Building Inspector	1	Classified	17
Building Inspector I	3	Classified	14
Administrative Assistant	1	Classified	11
Code Compliance Officer	2	Classified	6
(3) Water/Wastewater Division			
Superintendent	1	Classified	18
Asst. Superintendent	1	Classified	15
Maintenance Spec/Equip Operator	5	Classified	10
Maintenance Spec/Equip Operator	1p/t	Classified	10
Billing Supervisor	1	Classified	13
Account Clerk 2	4	Classified	7
(4) Street Division			
Superintendent	1	Classified	17
Asst. Superintendent	1	Classified	15
Administrative Assistant	1	Classified	8
(To be shared with Storm Water Utility Division)			
Maintenance Spec/Equip Operator	5	Classified	10
Maintenance Spec/Equip Operator	1*	Classified	10
(To be shared with Storm Water Utility Division)			
Fleet Maintenance Supervisor	1	Classified	14
Fleet Maintenance Technician	1	Classified	10
(4)(a) Storm Water Utility Division			
Asst. Superintendent	1	Classified	13
Administrative Assistant	1	Classified	8
(To be shared with Street Division)			
Pollution Control Technician	1	Classified	10
Maintenance Spec/Equip Operator	1	Classified	10
Maintenance Spec/Equip Operator	1*	Classified	10
(To be shared with Street Division)			
(h) DEPARTMENT OF ENGINEERING			
Director of Engineering	1	Unclassified	23

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST****DATE: March 26, 2018****TO: Public Service and Transportation Committee****RE: ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE
CITY OF REYNOLDSBURG, OHIO: Amending Section 1171.07
Temporary Special Land Use of Chapter 1171 General Regulations.**

Approval:

Completed Brad McCloud	Completed Jed Hood	Stephen Cicak
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Please see attached document for proposed code revision.

1171.07 TEMPORARY SPECIAL LAND USE.

(a) The Planning & Zoning Administrator shall have the power to grant permits authorizing temporary special land uses for the following types of temporary sales: tent sales, sidewalk sales, or seasonal sales of produce, plants, firewood, or Christmas trees.

(1) Zoning districts where permitted. Temporary special land uses for tent sales, sidewalk sales, or seasonal sales of produce, plants, firewood, or Christmas trees shall only be permitted in the CC Community Commerce District (CC), ~~and the CS Community Services District (CS)~~, and the S-1 Special District.

(2) ~~Application and fee~~Procedure. Every person, firm or corporation desiring to obtain a temporary special land use permit, as required by this section, shall file an application with the Planning & Zoning Administrator together with an application fee as specified in Table 1155.

(b) ~~The~~In addition to the general requirements for a zoning certificate applications contained in Section 1143.02, an application for a temporary special land use permit shall be accompanied by plans and specifications as required by the Planning & Zoning Administrator. This includes but is not limited to, plans that show the following:

(1) The shape, location, and dimensions of the lot, including the shape, size, location, and use of all buildings or other structures already on the lot, and the off-street parking layout.

(2) The materials to be utilized in and the shape, size, and location of all buildings and structures to be erected or moved onto the lot, including all tents, tables, stands or display racks.

(3) The anticipated automobile traffic flow to and from the lot and any adjacent thoroughfares, loss of off-street parking space, if any, as well as the anticipated flow of pedestrian traffic upon lot sidewalks.

(c) ~~Time Limitations~~General Regulations.

(1) A temporary special land use permit for a tent or sidewalk sale shall be effective for no longer than seven (7) days. No more than three (3) temporary special land use permits for tent sales or sidewalk sales shall be issued for a given location within a single calendar year. Temporary special use permits for tent sales or sidewalk sales shall not be issued for any given location for consecutive time periods except in the ~~HD—Historic Commercial Overlay District~~Subarea.

(2) A temporary special land use permit for the sale of Christmas trees shall be effective for no longer than thirty (30) days. No more than one (1) temporary special land use permit for the sale of Christmas trees shall be issued for any given location within a single calendar year.

(3) ~~A~~On a lot with an established main use, a temporary special land use permit for seasonal sales of produce, plants, or firewood shall be effective for a period no longer than ninety (90) days. On a lot without an established main use, or that is otherwise vacant, a temporary special land use permit for seasonal sales of produce, plants, or firewood shall be effective for a period of no longer than thirty (30) days. No more than one (1) temporary special

land use permit for seasonal sales of produce, plants, or firewood shall be issued for any given location within a single calendar year.

~~(4) The Board of Zoning and Building appeals shall have the power to vary these periods and add other conditions to an approved permit as deemed necessary by the Planning Administrator or the Board in order to further the goals and principles of the Zoning Code. No temporary special land use shall reduce the parking on a lot by greater than twenty-five percent (25%).~~

~~(d) Regulations~~ Standards for Approval.

(1) A temporary special use land permit shall only be granted if the Planning & Zoning Administrator determines that the proposed use, including the erection of any temporary building or structure, will:

- A. Provide adequate light and ventilation between buildings and structures.
- B. Provide adequate automobile and pedestrian traffic flow.
- C. Provide adequate off-street parking.
- D. ~~Will not~~ Meet the intent of the Zoning Code or otherwise not interfere with the protection of public health, safety, and general welfare.
- E. Not be incompatible with, or otherwise adversely affect, the physical character of the community and, in particular, the surrounding area within a distance of one thousand feet (1,000FT).

~~F. Not temporary special land use shall be permitted if it reduces the parking on a lot by greater than twenty five percent (25%).~~

~~(2) When the proposed temporary special use is to be conducted on an otherwise vacant or unused lot, the use shall comply with all applicable zoning regulations for the district. The Board of Zoning and Building Appeals shall have the power to review and approve temporary special land uses that do not meet the regulations of this section as special exceptions. A temporary special land use permit shall be reviewed according the standards of this section, as well as the standards for all special exceptions contained in Chapter 1145. The Board shall have the power to require such reasonable conditions, including restrictions to times of operations, as are required to meet the intent of this Zoning Code or otherwise protect the public health, safety, and general welfare.~~

(3) Tents and other temporary structures are subject to building permits and other regulation by the Building Division.

~~(4) The Board of Zoning and Building appeals shall have the power to vary the time periods of and add other conditions to an approved permit as deemed necessary by the Planning Administrator or the Board in order to further the intent of the Zoning Code or otherwise protect the public health, safety, and general welfare.~~

Development Department

Eric Snowden

7232 E. Main Street

Reynoldsburg OHIO 43068

614-322-6829 Phone

ORDINANCE REQUEST

DATE: **March 26, 2018**

TO: **Public Service and Transportation Committee**

RE: **ORDINANCE TO AMEND THE CODE OF ORDINANCES OF
THE CITY OF REYNOLDSBURG, OHIO: Amending Section
1151.01 Initiation of Amendments, Section 1151.02 Petition for
Zoning District Change with Development Plan, Section 1151.03
Public Hearing and Referral to the Planning Commission, Section
1151.05 Action by Council, Section 1151.06 Amendment of
Development Plan, and Section 1151.07 Effect of Approval of Chapter
1151 Amendments.**

Approval:

Completed Brad McCloud	Completed Jed Hood	Stephen Cicak
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1151.01 INITIATION OF AMENDMENTS.

(a) ~~In conformance with the provisions of the City Charter, ordinances or resolutions establishing, amending, revising, changing, or repealing zoning districts, uses, regulations, or other provisions of this Zoning Code shall be initiated by a member of Council.~~ The provisions of this Zoning Code or the official Zoning Map may be amended, revised, changed, or repealed to meet changing conditions or to better implement the purpose of the Code. This Chapter is enacted under the provisions of Section 4.11(b) of that City Charter, which gives City Council the power to establish procedures for review of ordinances establishing, amending, revising, changing or repealing zoning classifications, districts, uses, maps or other regulations.

(b) ~~Any person having an interest in property in the City may petition City Council to initiate such ordinance or resolution by making an application to the Planning Administrator. The Planning Administrator shall review the application for compliance with the provisions of this chapter and forward it to the Clerk of Council.~~ One or more owners or lessees of property within the City may file an application with the Planning & Zoning Administrator requesting to change the zoning district of property they own or lease. Such application must be received by the Planning & Zoning Administrator no less than thirty (30) days prior to the regularly scheduled meeting of the Planning Commission in which it will be reviewed. The Planning & Zoning Administrator shall review the application for compliance with the provisions of Section 1151.02 and schedule it for review by the Commission.

(c) ~~The Planning Commission may recommend initiate by motion amendments, revisions, changes, or repeals of zoning districts, uses, regulations, or other provisions of this Zoning Code or the Zoning Map. When the Planning Commission makes an advisory recommendation to City Council, the application requirements and fees shall not apply. The City Council may initiate amendments, revisions, changes or repeals of zoning districts, uses, regulations, or other provisions of this Zoning Code or the official Zoning Map by resolution, which shall then be referred to the Planning Commission for review.~~

1151.02 ~~PETITION~~APPLICATION FOR ZONING DISTRICT CHANGE WITH DEVELOPMENT PLAN.

~~When a person or persons having an interest in a lot or lots in the City petitions City Council one or more owners or lessees of property file an application for an amendment to the Zoning Code which involves changing the zoning district assigned to the lot(s), then such petition shall be made in the following form which shall be known as the development plan, unless such requirements are waived by City Council.~~ application shall be known as a development plan, and contain the following:

- (a) Correct legal description of the lot(s);
- (b) The names and addresses of the owners of lot(s) contiguous or directly across the street from the subject lot(s);
- (c) Existing topography at two foot (2FT) contour intervals of the subject lot(s) and extending at least three hundred feet (300FT) outside of the proposed lot, including lot lines, easements, street rights-of-way, existing structures, trees and landscaping features thereon;
- (d) The proposed vehicular and pedestrian traffic patterns;

- (e) The location of all existing and all proposed structures;
- (f) The proposed assignment of use and subdivision of land including private land and common land;
- (g) Preliminary plans of all structure types;
- (h) Deed restrictions and protective covenants;
- (i) A schedule for construction;
- (j) Traffic impact study;
- (k) Utilities impact study;
- (l) Drainage impact study;
- (m) Such other relevant information as Planning Commission or City Council may require to determine the propriety of initiating the ordinance for district change and consistency with the general purpose of the Zoning Code.
- (n) Fees as established by Chapter 1155.

~~1151.03 PUBLIC HEARING AND REFERRAL TO PLANNING COMMISSION ACTION BY THE PLANNING COMMISSION.~~

~~(a) In conformance with the Charter, subsequent to initiation by a member of Council of an ordinance or resolution establishing, amending, revising, changing, or repealing zoning districts, uses, regulations, or other provisions of this Zoning Code, the presiding officer of Council shall, immediately after the first reading of the ordinance or resolution, set a date for a public hearing before a joint meeting of Council and the Planning Commission, to be held not earlier than fifteen (15) days after the first reading. Upon receipt of a complete application from an owner or lessee of land for a district change, receipt of a resolution of City Council, or the passage of a motion by the Planning Commission to amend, revise, change, or repeal a zoning provision, the Commission shall review the application or proposed amendment and submit recommendations to Council. Before submitting any recommendations to Council, the Commission shall hold at least one public hearing on the application or proposed amendment.~~

~~(b) In order to comply with Section 4.1(a) of City Charter, when the Planning Commission reviews any district change, the Commission shall cause a notice of the public hearing to be to be published one time in a newspaper of general circulation within the City at least seven (7) days prior to the public hearing. When the Commission reviews any district change that involves ten (10) or less parcels of land, the Commission shall mail written notice of the public hearing to the owners of the property within, contiguous to, and directly across the street from the affected parcel or parcels at least seven days prior to the date of the hearing. The Commission shall also cause the property in question to be posted with a notice at least seven (7) days prior to the day of the hearing. The notice shall state the nature of the application and the time and place of the public hearing. Additional notices shall not be required for subsequent public hearings by the Commission or City Council.~~

~~— (b) Immediately after the hearing, a copy of the ordinance or resolution establishing, amending, revising, changing, or repealing zoning districts, uses, regulations, or other provisions of this Zoning Code and, if applicable, the development plan, shall be referred to the Planning Commission.~~

(c) The Planning Commission shall recommend such conditions or amendments with respect to the application or proposed amendment ordinance or resolution and, if applicable, the development plan, as it deems reasonable ~~and, necessary, and consistent with the general purpose of the Zoning Code.~~ Within ~~thirty (30)~~sixty (60) days of referral, the ~~Planning~~ Commission shall return to the Clerk of Council the written recommendations of a majority of the members of the Commission.

1151.05 ACTION BY CITY COUNCIL.

(a) At the next meeting of the City Council subsequent to receiving the recommendations of the Planning Commission, the ~~ordinance or resolution shall be given its second reading~~the Council shall review the application or proposed amendment.

(b) City Council may adopt, deny, or adopt with modifications the recommendations of the Commission. A development plan, along with any conditions or amendments to the ~~petition~~application, shall, upon adoption by Council, become part of the district change and shall be deemed incorporated by reference into legislation amending the ~~district~~official Zoning Map. The development plan, conditions, and amendments shall bind any future development or use of the subject lots.

(c) In accordance with Section 4.11(c) of the City Charter, ~~A~~a concurring vote of at least three fourths ($\frac{3}{4}$) of the membership of City Council shall be necessary to pass any zoning ordinance ~~or resolution~~ which differs from the written recommendations of the Planning Commission, but in no event shall an ordinance ~~or resolution~~ be considered as having passed unless it receives at least a majority vote of the members of Council.

(d) After a proposed district change is denied by City Council, at least twelve (12) months shall elapse before another ~~petition~~application for a district change for the same lot(s) to the same district can be considered.

1151.06 AMENDMENT OF DEVELOPMENT PLAN.

A development plan may be amended following the same procedure and standards for approval of the original district ~~amendment~~change.

1151.07 EFFECT OF APPROVAL.

(a) The development plan as approved by City Council, shall constitute an amendment of the official Zoning Map and a supplement to the Zoning Code as it applies to the land included in the approved ~~district amendment~~application. The approval shall be for a period of two (2) years to allow the approval of a zoning certificate and building permit, if required.

(b) If a zoning certificate or building permit is not acquired within the two (2) year period, the approval shall become void and the lot or parcel shall revert to its last previous zoning district applied, except if an application for time extension is submitted and approved in accordance with Section 1151.08, or if the approved district is a Planned District.

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST****DATE: March 26, 2018****TO: Service Department**

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: Changing the Zoning Districts of various City parks and other parcels owned by the City of Reynoldsburg to S-1 Special District.

Approval:

Completed Brad McCloud	Completed Jed Hood	Stephen Cicak
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Please see attached document for legal descriptions and map exhibits of parcels proposed for rezoning and memo from the Planning & Zoning Administrator.



TO: Members of the City Council & Planning Commission

FROM: Eric Snowden, Planning & Zoning Administrator

RE: Rezoning of City-owned Property

DATE: July 12, 2017

Honorable Council Members & Commissioners:

The attached documents are maps and legal descriptions required to change the zoning district of several City-owned properties that currently have various zoning districts applied. These other districts reflect the uses or proposed uses of the properties prior to their acquisition by the City. These parcels are currently maintained by the Department of Parks and Recreation and are portions of the following parks: Civic Park, Huber Park, the Livingston House Historic Site Park, Pine Quarry Park, and the City's Municipal Center/JFK Park. They consist of the following parcels, as more accurately defined in the attached legal descriptions:

Civic Park: 060-004542, 060-004552

Huber Park: 060-008347, 060-008861, 060-008860, 060-008895

Livingston House Park: 060-000947, 060-005565

Pine Quarry Park: 060-009287, 060-008223, 060-007938, 060-007540

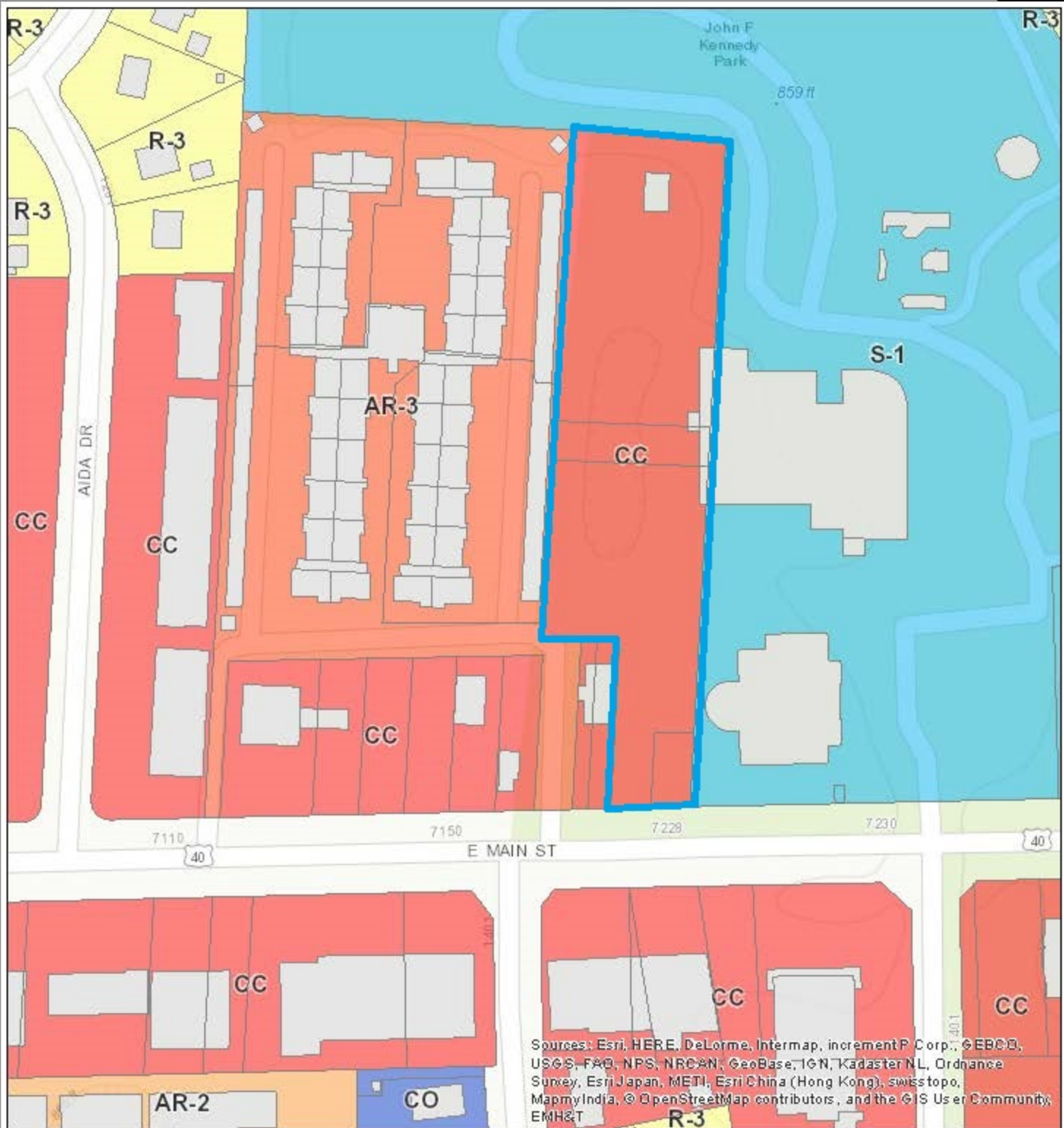
Municipal Center/JFK Park: 060-001129, 060-003880, 060-000252, 060-001129

These parks will be utilized as parkland in perpetuity and therefore, I am recommend that the parcels in question have their zoning districts changed to S-1 Special District. This will make the zoning district consistent with other public facilities in the City. This rezoning will allow the Official zoning map of the City to better reflect the actual use of the property, but will not affect daily operations at the facilities or any future additions to the park facilities.

Respectfully,

Eric Snowden
Planning & Zoning Administrator

CC: Dan Havener,
Donna Bauman
Clerk of Council

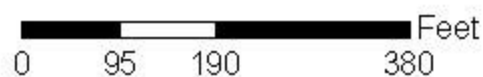


Printed Date: 7/11/2017

The City of Reynoldsburg Utility GIS

Municipal Building Site

1 inch = 188 feet



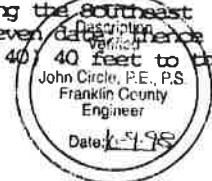
"Exhibit A"

PARCEL I: Being a part of Half-Section 30, Section 18, and a part of Half-Section 7, Section 7 of Township 16, Range 20, Refugee Lands, and bounded and described as follows: Beginning at a point in the East line of the original Paul K. Rosenberg 6.565 acre tract, as conveyed by deed of record in Deed Book 2241 page 103, Recorder's Office, Franklin County, Ohio, and in the West line of the 8.50 acre tract owned by the City of Reynoldsburg as conveyed by deed of record in Deed Book 1950 page 172, Recorder's Office, Franklin County, Ohio said point being South 2° 32' 30" West, 337.64 feet from an iron pin in the Northeast corner of said Rosenberg 6.56 acre tract and the Northwest corner of said City of Reynoldsburg 8.5 acre tract; thence continuing along said line South 2° 32' 30" West, 273.40 feet to a point; thence North 87° 27' 30" West, 40 feet to a point; thence South 2° 20' 30" West, 118.11 feet to a point in the centerline of East Main Street (U.S. Route 40); thence along the centerline of said East Main Street, South 88° 02' 45" West, 41.24 feet to a point; thence North 2° 20' 30" East, 214 feet to a point; thence South 88° 02' 45" West (passing an iron pin at 24 feet) 64 feet to an iron pin at the Northwest corner of a 0.150 acre parcel formerly owned by James E. and Evelyn M. Cover (see Deed Book 2240 page 579 Recorder's Office, Franklin County, Ohio), said iron pin being also in the East line of a 16 foot alley shown on the plat of "A. E. Ford's Unrecorded Addition"; thence along the East line of said 16 foot alley, North 2° 20' 30" East 2.0 feet to an iron pin at the Northeast of the said "A. E. Ford's Unrecorded Addition"; thence along the northerly line of said "A. E. Ford's Unrecorded Addition", South 88° 02' 45" West 15.79 feet to a point; thence North 2° 32' 30" East, 185 feet to a point; thence South 87° 27' 30" East, 161.0 feet to the place of beginning, containing 0.959 acres, more or less.

PARCEL II: Being located in Half Section 7, Section 7, Township 16, Range 20, Refugee Lands, and being 0.148 acre of the John P. King 7.84 acre tract of record in Deed Book 2241 page 103, all references being to records of the Recorder's Office, Franklin County, Ohio and bounded and described as follows: Beginning at an iron pin in the westerly line of the City of Reynoldsburg 8.50 acre tract of record in Deed Book 1950 page 172, at the northeasterly corner of the Kingscourt Medical Center, Inc. 0.959 acre tract; thence along the northerly line of the said 0.959 acre tract, North 87° 27' 30" West, 161.0 feet to an iron pin at the northwesterly corner of the said tract; thence North 2° 32' 30" East, (being the northerly projection of the westerly line of said 0.959 acre tract) 40.00 feet to a point; thence South 87° 27' 30" East (parallel to the northerly line of the said 0.959 acre tract), 161.0 feet to a point in the easterly line of the said John P. King 7.84 acre tract, being also the westerly line of the said City of Reynoldsburg 8.50 acre tract; thence along the said line, South 2° 32' 30" West, 40.0 feet to the place of beginning, containing 0.148 acre, more or less.

TOGETHER WITH an appurtenant easement for ingress and egress over a 40 foot strip of land, as provided for in Indenture dated August 27, 1962 and filed in Deed Book 2440 page 360, Recorder's Office, Franklin County, Ohio, described as follows: Beginning at a point in the North line of the National Road (also known as U. S. Route 40), said point being the Southeast corner of Lot No. 7 of A. E. Ford's Addition to the Village of Reynoldsburg, an unrecorded plat of which addition is filed in the Auditor's Office of Franklin County, Ohio. Said lot being also delineated on tax map book "0" at page "C-106-A" of the Engineer of Franklin County, Ohio; thence North along the easterly

line of said Lot 7, 174 feet to a point; thence East on a line parallel with the said National Road (also known as U. S. Route 40) 40 feet to a point (said point being the Northeast corner of a parcel conveyed to John Paul King by Four C's Inc., of even date); thence South parallel with the easterly lot line of said Lot No. 7, 174 feet to the North line of National Road (also known as U. S. Route 40), said point being the Southeast corner of a parcel conveyed to John Paul King by Four C's, Inc., of even date; thence West along the line of said National Road (also known as U. S. Route 40) 40 feet to the point or place of beginning.



0.106 ACRE

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, Section 7 & 18, Township 16, Range 20, Refugee Lands and being 0.106 acre of land as conveyed to John P. King of record in Deed Book 2368, Page 64 (all deed references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning for reference at the southeasterly corner of that plat entitled "Briarcliff No. 1" of record in Plat Book 28, Page 19, the westerly line of Reynoldsburg Park Condominiums of record in Condominium Plat Book 47, Pages 53 and 59;

thence South 2° 20' 30" West with the easterly line of said "Briarcliff No. 1" extended, the westerly line of said Reynoldsburg Park Condominiums, a distance of 600.00 feet to a point in the centerline of East Main Street (U.S. Route 40);

thence North 88° 02' 45" East with said centerline, a distance of 457.21 feet to a P.K. Nail set at a southeasterly corner of that tract of land as conveyed to Kings Court Medical Center, Inc. of record in Deed Book 2420, Page 218 and being the true point of beginning for this description;

thence with the perimeter of said Kings Court Medical Center tract the following courses:

North 2° 20' 30" East, a distance of 118.11 feet to an iron pin set at a corner thereof;

South 87° 27' 30" East, a distance of 40.00 feet to a southeasterly corner thereof, in the westerly line of that tract of land as conveyed to the Village of Reynoldsburg of record in Deed Book 1950, Page 172;

thence South 2° 32' 30" West with said westerly line, a distance of 115.00 feet to a P.K. Nail set in the centerline of said East Main Street;

thence South 88° 02' 45" West, a distance of 39.71 feet to the true point of beginning and containing 0.106 acre of land, more or less, with 0.052 acre being out of said Section 7 and 0.054 acre being out of said Section 8.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

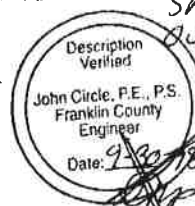
The Basis of Bearing for this description is North 88° 02' 45" East for the centerline of East Main Street (U.S. Route 40) as shown of record in Deed Book 2368, Page 64.

JAM:kd



EVANS, MECHWART, HAMBLETON & TILTON, INC.

John Circle 9.29.98
 Jeffrey A. Miller
 Registered Surveyor No. 7211



0-106-D
SPLIT 0.106 ACS.
OUT OF (060)
2129
11-2-98
BNA

EXHIBIT A

1.100 ACRES

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, Section 7, Township 16, Range 20, Refugee Lands and being 1.100 acres of land as conveyed to John P. King of record in Deed Book 2368, Page 64 (all deed references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning for reference at the southeasterly corner of that plat entitled "Briarcliff No. 1" of record in Plat Book 28, Page 19, the westerly line of Reynoldsburg Park Condominiums of record in Condominium Plat Book 47, Pages 53 and 59;

thence North 2° 20' 30" East with the easterly line of said "Briarcliff No. 1", the westerly line of said Reynoldsburg Park Condominiums, a distance of 164.77 feet to the northeasterly corner of said Reynoldsburg Park Condominiums, a southwesterly corner of that tract of land as conveyed to the Village of Reynoldsburg of record in Deed Book 1950, Page 172;

thence South 87° 29' 00" East with the southerly line of said Village of Reynoldsburg tract, a distance of 337.06 feet to a ¾" Iron Pipe with cap inscribed Bird & Bull found at the true point of beginning for this description;

thence South 87° 29' 00" East, continuing with said southerly line, a distance of 161.00 feet to a ¾" iron pipe found at a corner thereof;

thence South 2° 32' 30" West with a westerly line of said Village of Reynoldsburg tract, a distance of 297.64 feet to an iron pin set at the northeasterly corner of that tract of land as conveyed to Kings Court Medical Center, Inc., of record in Deed Book 3140, Page 60;

thence North 87° 27' 44" West, with the northerly line of said Kings Court tract, a distance of 161.00 feet to an iron pin set at the northwesterly corner thereof, in the easterly line of said Reynoldsburg Park Condominiums;

thence North 2° 32' 30" East with said easterly line, a distance of 297.58 feet to the true point of beginning and containing 1.100 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

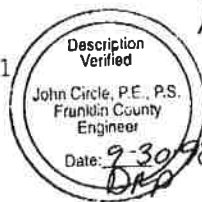
The Basis of Bearing for this description is North 88° 02' 45" East for the centerline of East Main Street (U.S. Route 40) as shown of record in Deed Book 2368, Page 64.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



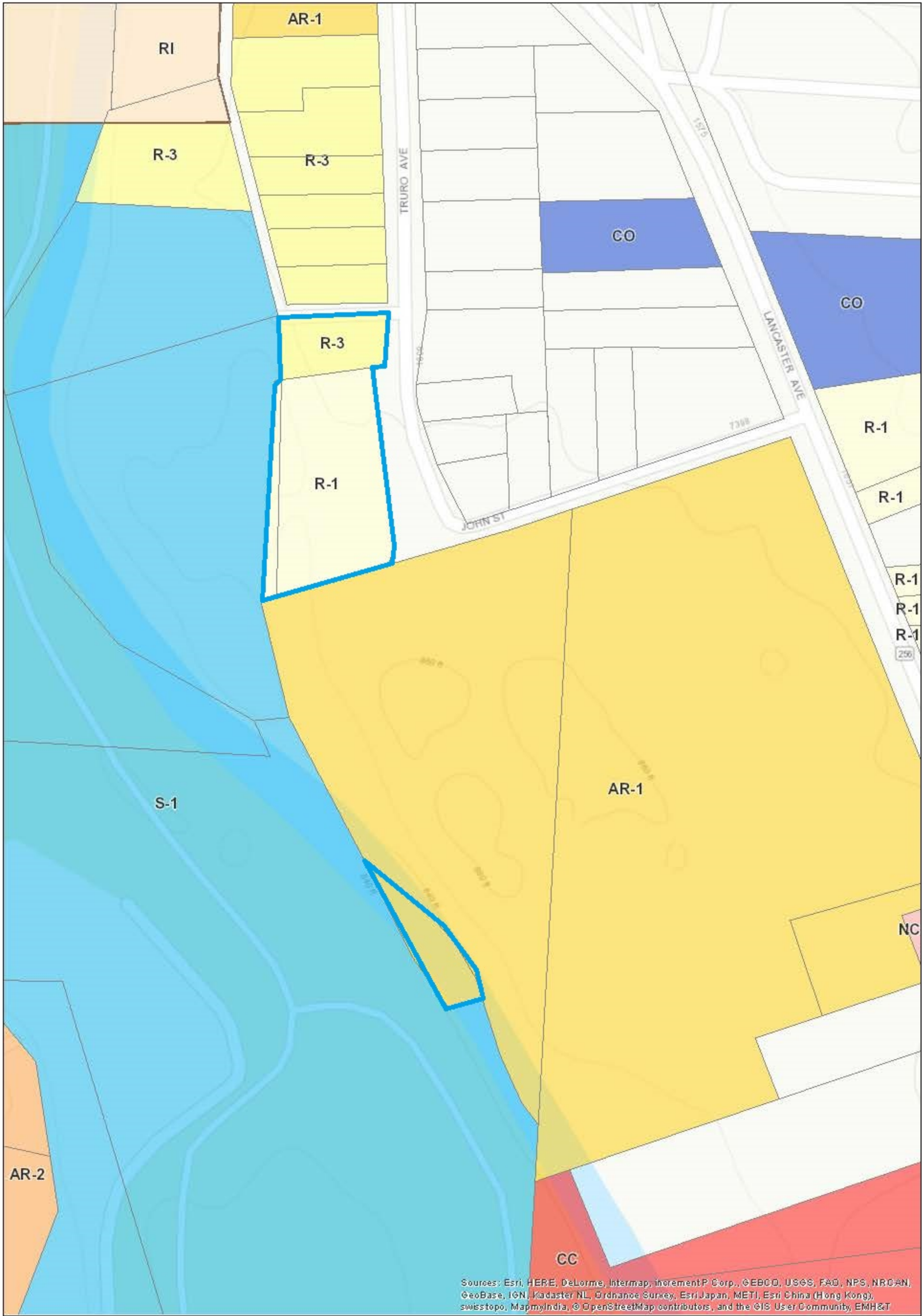
JAM:kd

Jeffrey A. Miller
Registered Surveyor No. 7211



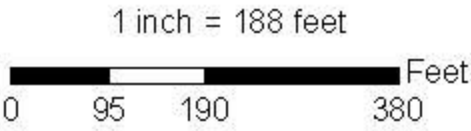
O-106-D
ALL TIME BAL
(060)
1129

EXHIBIT A



Printed Date: 7/11/2017

The City of Reynoldsburg Utility GIS
Huber Park/Water Plant Site



Attachment: 20171222 City Properties Rezoning Combined (Rezoning - Various Parks and City Facilities)

Exhibit "A"
Legal Description
For File: 52100330

Situated in the State of Ohio, County of Franklin and in the Township of Truro now known as the City of Reynoldsburg:

Beginning at a point on the west line of Truro Avenue. 16 feet south of the southeast corner of Lot 12 of JOHN S. AYER'S FIRST ADDITION in Reynoldsburg as said Lot is delineated and described in Plat Book 10, page 178, Recorder's Office, Franklin County, Ohio, thence south 0 degrees 47' 40" E, along the west line of Truro Avenue 82.8 feet to a point; thence S. 84 degrees 08' W. 160.54 feet to a point; thence N. 7 degrees 12' W. 101.5 feet to a point; thence S 89 degrees 32' E. 171.50 feet to the place of beginning containing 0.33 acres more or less.

Parcel No.: 060-008347-00
Known As: Truro Avenue, Reynoldsburg, OH 43068

0-106E
ALL
(060)
008347



LEGAL DESCRIPTION
0.295 ACRE

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, Section 18, Township 16, Range 20, Refugee Lands and being part of that 5.36 acre tract conveyed to Robert A. Stapleton and Susan L. Stapleton of record in Official Record 33496I15 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at a railroad spike found marking the intersection of the southerly right-of-way line of John Street with the centerline of Lancaster Avenue (S.R. 256), the northeasterly corner of Tract I as shown in the deed to David L. Windom and Diane W. Brown or record in Official Record 30261C15;

thence South 71° 17' 53" West, with said southerly right-of-way line, the northerly line of said Tract I, a distance of 391.83 feet to an iron pin set marking the northwesterly corner of said Tract I, the northeasterly corner of said 5.36 acre tract;

thence South 03° 34' 50" West, with the westerly line of said Tract I, the easterly line of said 5.36 acre tract, a distance of 749.37 feet to a concrete monument with brass disk found marking the northeasterly corner of Tract II as shown in said deed to Windom\Brown, the southeasterly corner of said 5.36 acre tract;

thence South 73° 56' 53" West, with the northerly line of said Tract II, the southerly line of said 5.36 acre tract, a distance of 98.82 feet to the centerline of Blacklick Creek, the True Point of Beginning;

thence South 73° 56' 53" West, with the northerly line of said Tract II, the southerly line of said 5.36 acre tract, a distance of 55.16 feet to an iron pin set marking a common corner thereof, in an easterly line of that 28.442 acre tract conveyed to the City of Reynoldsburg of record in Deed Book 3498, Page 275;

thence North 35° 34' 12" West, with an easterly line of said 28.442 acre tract, a westerly line of said 5.36 acre tract, a distance of 94.95 feet to an iron pin set marking a common corner thereof;

thence North 26° 23' 26" West, with a westerly line of said 5.36 acre tract, a distance of 175.16 feet to the centerline of said Blacklick Creek;

thence across said 5.36 acre tract with the centerline meanders of said Blacklick Creek, as it exists in August of 2002, the following courses:

South 50° 53' 03" East, a distance of 117.96 feet;

South 41° 29' 10" East, a distance of 80.59 feet;

South 30° 12' 13" East, a distance of 63.78 feet;

LEGAL DESCRIPTION
0.295 ACRE

-2-

South 17° 26' 01" East, a distance of 30.37 feet to the True Point of Beginning and containing 0.295 acre, more or less

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of FCGS Monuments Livingston and Reynoldsburg, established by the Franklin County Engineering Department, using Global Positioning System Procedures and Equipment.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

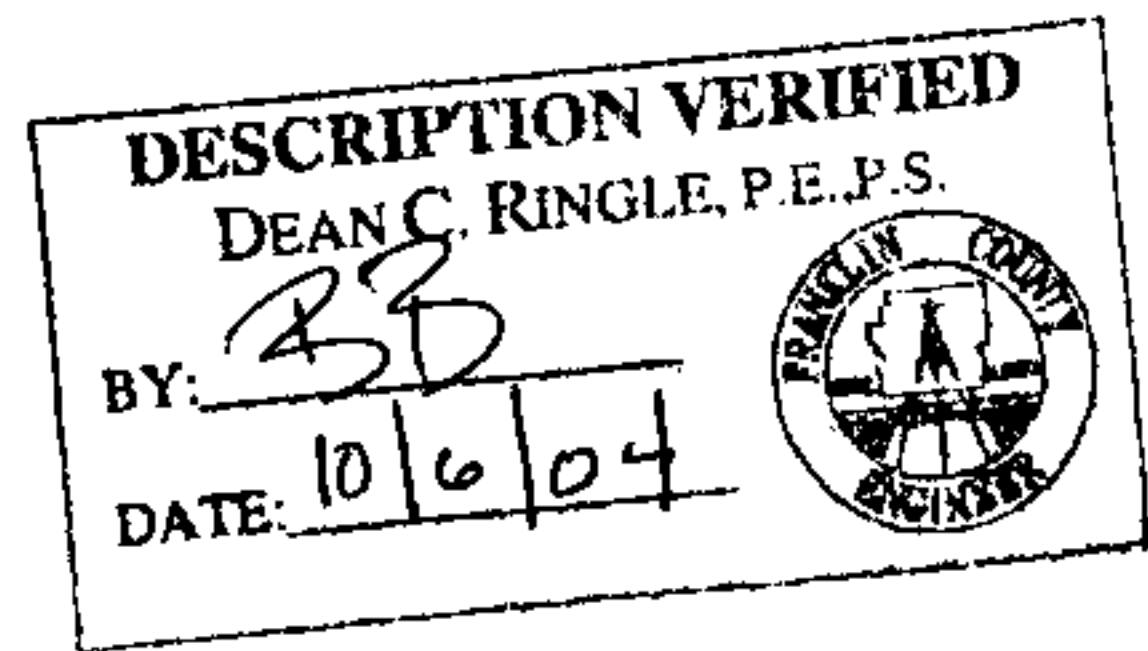
Clark E. White 10/28/02

Clark E. White
Registered Surveyor No. 7868



JCD:cew/aug02

~~0106E
ALL THE
BALANCE
OF
(060)
8766~~



0106E
SPLIT
0.295 Ac
FROM
(060)
8766

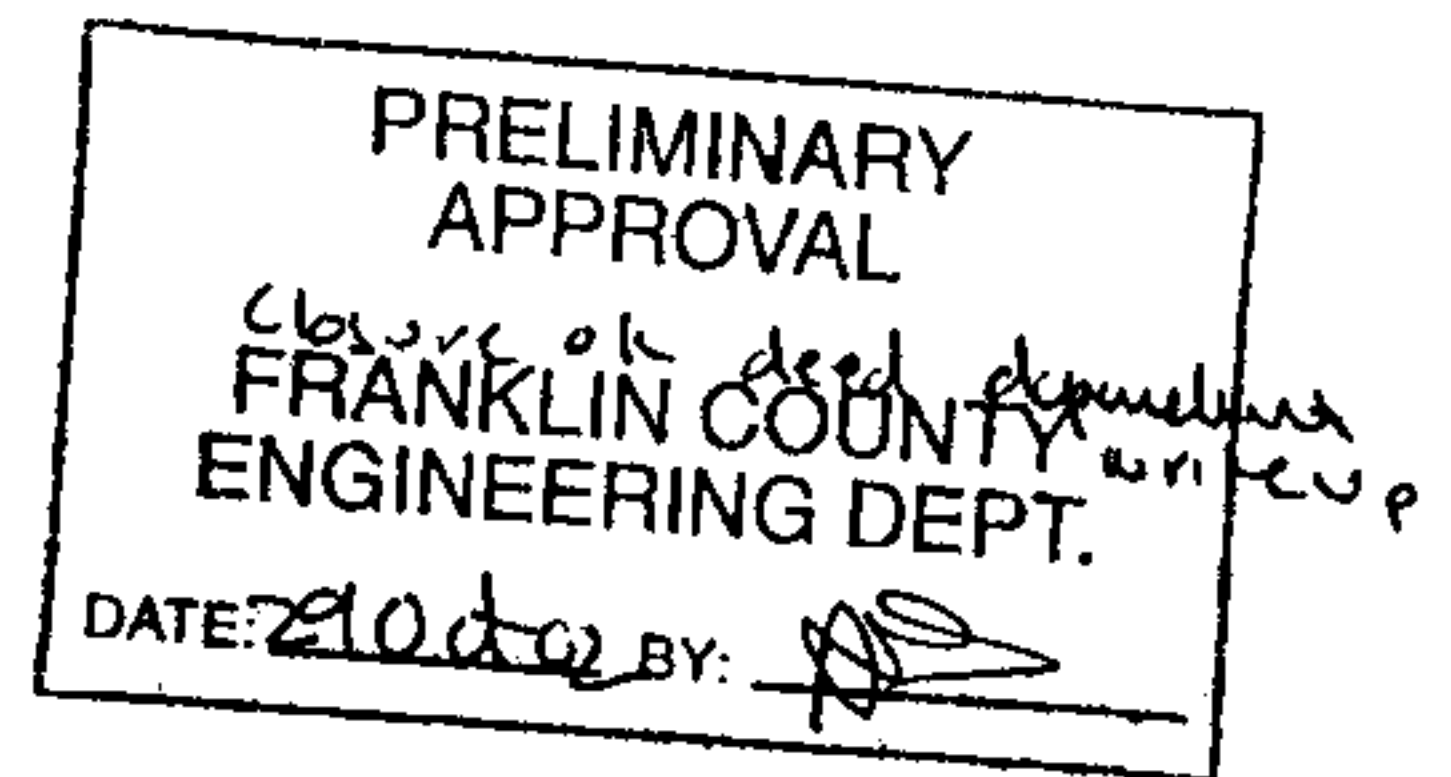


EXHIBIT A

PARCEL I:

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

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

Thence due South 47 feet to an iron pin;

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

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

Thence West 186 feet to an iron pin;

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

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

O-106-E
All of
(060)
008860

PARCEL II:

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

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

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

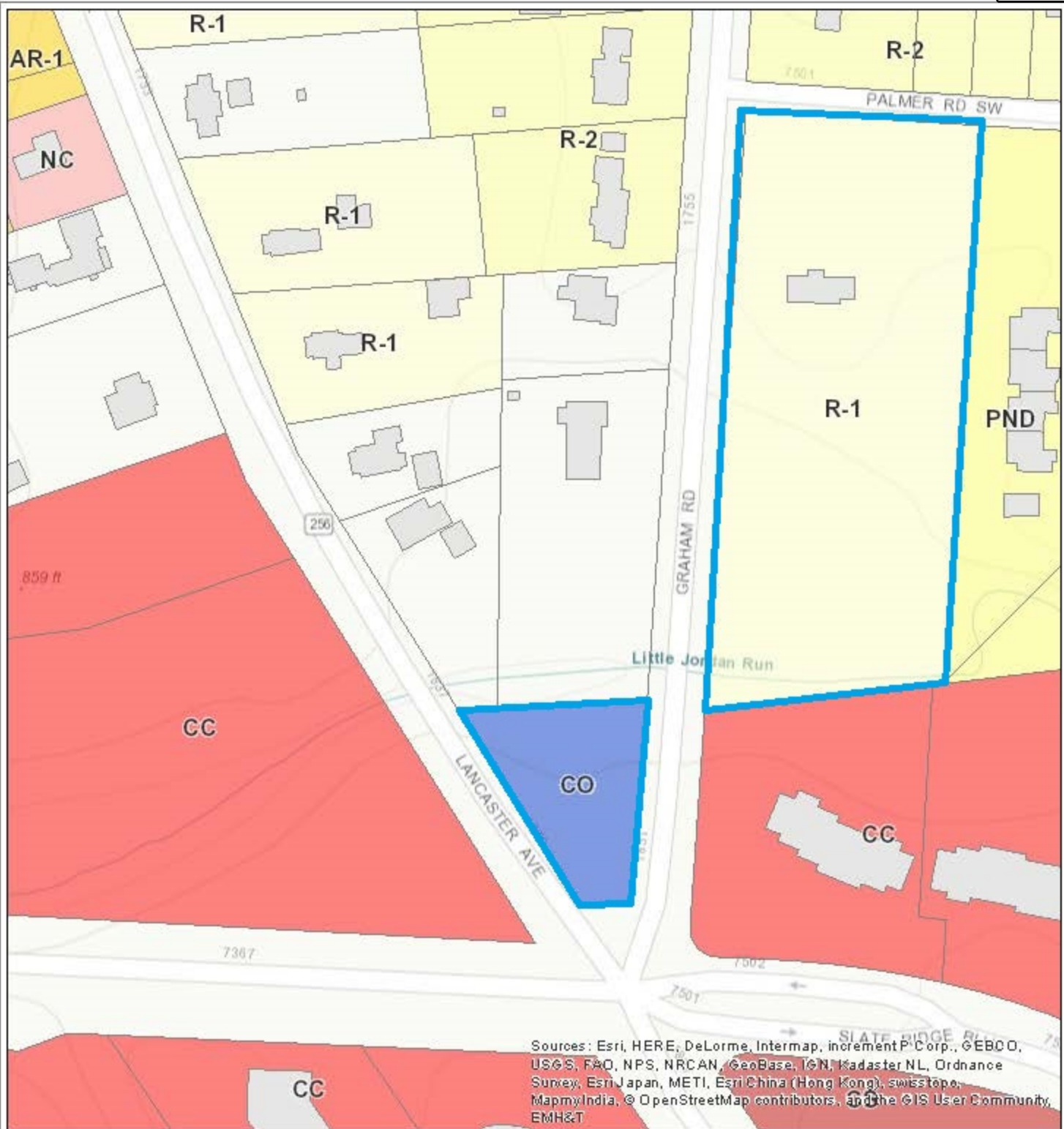
Thence in a Southwesterly direction 24 feet to an iron pin;

Thence North 342 feet to an iron pin;

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

O-106-E
All of
(060)
008861





Printed Date: 7/11/2017

The City of Reynoldsburg Utility GIS

Livingston House Site

1 inch = 188 feet

0 95 190 380 Feet



Attachment: 20171222 City Properties Rezoning Combined (Rezoning - Various Parks and City Facilities)

EXHIBIT "A"

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

Being a part of Half Section 29, Tp. 16, Range 20, Refugee Tract and bounded and described as follows:

Beginning at a railroad spike in the intersection of the center lines of Graham Road and Palmer Road; thence along the center line of Palmer Road, South $87^{\circ} 51'$ East 272 feet to an iron pin; thence South $2^{\circ} 00'$ West (passing an iron pin at 20 feet) 584.78 feet to an iron pin; thence following the general course of a stream, South $81^{\circ} 30'$ West (passing an iron pin at 251.2 feet) 276.63 feet to a nail; thence along the center line of Graham Road, North $2^{\circ} 00'$ East 635.91 feet to the place of beginning, containing 3.811 acres, more or less

14-25-91
O-106-H
ALL OF
947
(060)

LEGAL DESCRIPTION

Note: This legal description is obtained from the most recent transfer of the subject property, February 19, 1991 and does not appear to be accurate based upon the survey provided by the property owner's representatives.

PARCEL VI: Situated in the County of Franklin, Township of Truro and in the State of Ohio:

Commencing at a point in the center of the State Road where the Sprague Road intersects the same; thence north in the center of the State Road to the south bank of Medbery Run; thence east along the south bank of Medbery Run to a point in the Waggoner County Road; thence south in the center of the Waggoner County Road to a point in the center of the Sprague Road; thence west to the place of beginning, containing two acres, more or less.

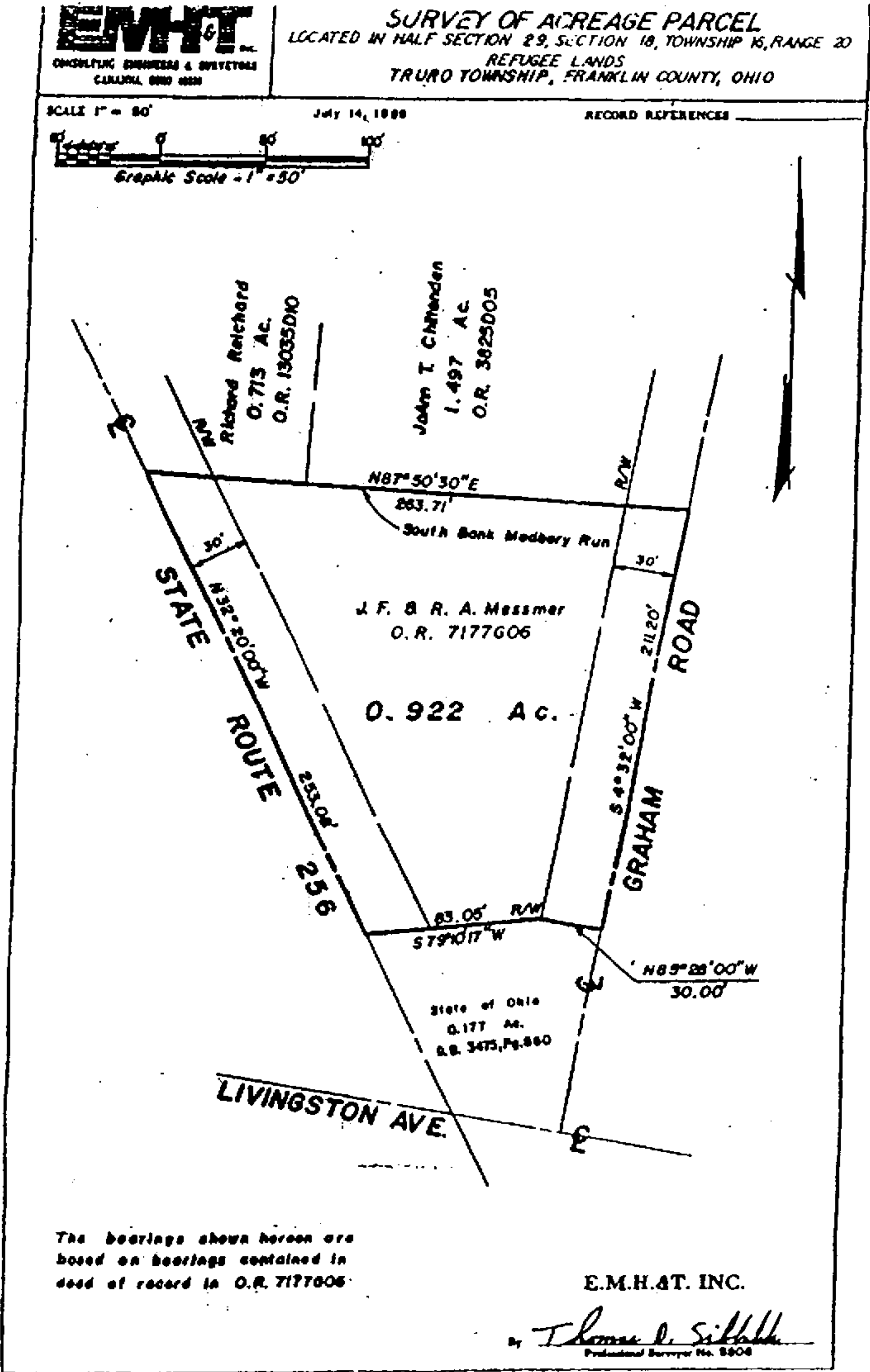
EXCEPTING THEREFROM: Beginning at the intersection of Livingston Avenue and State Route No. 256 (formerly Baltimore-Reynoldsburg Road), said point being Station 96 plus 53.26 in the centerline of a survey made for the Ohio Department of Transportation in 1971 of Livingston Avenue in Franklin County and also Station 13 plus 61.97 in the centerline of a survey made for the Ohio Department of Transportation in 1971 of State Route No. 256 in Franklin County, said point being the owners' southwesterly property corner, the southeasterly property corner of Edna M. Grierson's 13.836 acre tract of record in Volume 2500, page 368 of the Franklin County Deed Records, the northeasterly property corner of the Humble Oil and Refining Company's 1.844 acre tract of record in Volume 2649, page 629 of the Franklin County Deed Records, and also a property corner of American Urban Corporation 79.354 acre tract of record in Volume 3101, page 518 of Franklin County Deed Records; thence with the owners' westerly property line and the easterly line of the aforementioned Grierson in the centerline of survey of State Route 256, along the line of a circular curve to the right, the radius of which is 5729.58 feet, the delta of which is 00 degree 59 minutes 08 seconds and the chord of which bears north 32 degrees 15 minutes 46 seconds west a distance of 98.55 feet to a point being P.O.C. Station 14 plus 60.53 in the centerline of survey of State Route No. 256, said point being 80.00 feet left of Station 95 plus 95.71 Livingston Avenue; thence north 78 degrees 49 minutes 55 seconds east crossing the easterly right of way line of existing State Route No. 256 at a distance of 32.07 feet, a distance of 82.13 feet to a point in the westerly right of way line of existing Graham Road, said point being 100.73 feet left of Station 96 plus 75.18 Livingston Avenue; thence south 85 degrees 06 minutes 00 seconds east a distance of 30.00 feet to a point in the owners' easterly property line and the westerly property line of the aforementioned American Urban Corporation, said point being in the baseline of a survey made for the Ohio Department of Transportation in 1971 of Graham Road at Station 1 plus 50.00 and also 99.97 feet left of Station 97 plus 05.17 Livingston Avenue; thence with the owners' easterly property line and the westerly line of the aforementioned American Urban Corporation, along the baseline of survey of Graham Road south 04 degrees 54 minutes 00 seconds west a distance of 100.00 feet to a point being the owners' southeasterly property corner and a property corner of the aforementioned American Urban Corporation, said point also being the intersection of the baseline of survey of Graham Road at Station 0 plus 50.00 and the centerline of survey of Livingston Avenue at Station 97 plus 02.64; thence with the owners' southerly property line and a property line of the aforementioned American Urban Corporation in the centerline of survey of Livingston Avenue north 86 degrees 33 minutes 00 seconds west a distance of 49.38 feet to the place of beginning, containing 0.177 acres, more or less, of which the present road occupies 0.129 of an acre, more or less.

Prior Instruments: Deed Book 2525, page 326
Parcel Number: 60-5565

O-106-E
ALL OF
FRAC (30)
37
ALL OF
FRAC
5565
Description
Verified
Dean Ringle, P.E., P.S.
Franklin County
Engineer
Date: 6/4/2001
B.W.M.

Attachment: 20171222 City Properties Rezoning Combined (Rezoning - Various Parks and City Facilities)

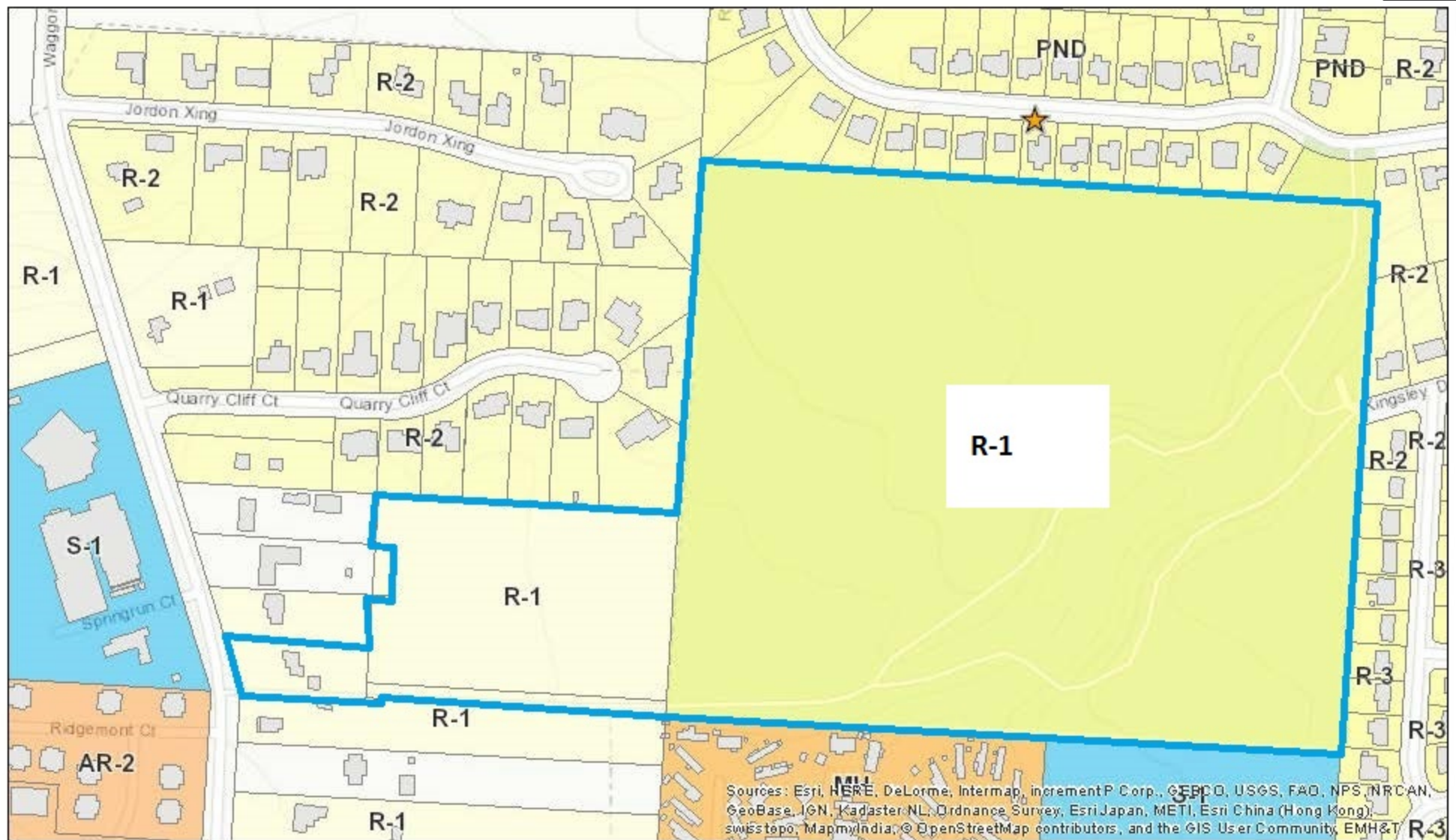
PROPERTY SURVEY PROVIDED BY OWNER'S REPRESENTATIVE



The bearings shown herein are based on bearings contained in deed of record in O.R. 7177006.

E.M.H.T. INC.
Thomas R. Silbaugh
Professional Surveyor No. 5808

21-11-66, 51-834 10d r11



Printed Date: 7/11/2017

The City of Reynoldsburg Utility GIS

Quarry Park Site

1 inch = 376 feet

0 195 390 780 Feet



Deed Legal Description (Continued)

IN THE HALF SECTION LINE BETWEEN HALF SECTION 8 AND HALF SECTION 9, BEING ALSO THE NORTHEASTERLY CORNER OF THE 2 ACRE TRACT CONVEYED TO C. A. JR., AND B. C. WILLIAMS BY DEED OF RECORD IN DEED BOOK 2369, PAGE 94, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO; THENCE ALONG THE SOUTHERLY LINE OF THE SAID FRANK P. TAYLOR TRACT, BEING THE NORTHERLY LINE OF THE WILLIAMS TRACT AND THE CENTERLINE OF THE LANE KNOWN AS FORRESTER'S LANE, NORTH 86° 15' WEST, 600.15 FEET TO AN IRON PIN AT THE SOUTHEASTERLY CORNER OF THE 0.753 ACRE TRACT CONVEYED TO R. H. AND E. F. MYERS BY DEED OF RECORD IN DEED BOOK 1843, PAGE 231, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE ALONG THE EASTERLY LINE OF THE SAID MYERS 0.753 ACRE TRACT AND THE EASTERLY LINES OF THE MOYER 1 ACRE TRACT; THE SIGMAN 1 ACRE TRACT; AND THE TURNER 1 ACRE TRACT, NORTH 4° 04' EAST, (PASSING AN IRON PIN AT 12.05 FEET), 410.05 FEET TO AN IRON PIN AT THE NORTHEASTERLY CORNER OF THE 1 ACRE TRACT CONVEYED TO J. A. AND W. M. TURNER BY DEED OF RECORD IN DEED BOOK 1841, PAGE 262, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, BEING IN THE SOUTHERLY LINE OF THE 2.44 ACRE TRACT CONVEYED TO T. B. AND E. F. ENGLEHART BY DEED OF RECORD IN DEED BOOK 2518, PAGE 206, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE, ALONG THE SOUTHERLY LINE OF THE SAID ENGLEHART TRACT, SOUTH 86° 47' 30" EAST, 599.82 FEET TO AN IRON PIN AT THE SOUTHEASTERLY CORNER OF THE SAID TRACT IN THE AFORESAID HALF SECTION LINE; THENCE ALONG THE SAID HALF SECTION LINE, SOUTH 4° 00' 45" WEST, (PASSING AN IRON PIN AT 390.72 FEET), 415.72 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.687 ACRES, MORE OR LESS.

SUBJECT, HOWEVER, TO ALL LEGAL HIGHWAYS AND/OR RIGHTS-OF-WAY, IF ANY, OF PREVIOUS RECORD.

EXCEPTING THEREFROM THE FOLLOWING:

BEING A PART OF HALF SECTION 8, TOWNSHIP 16, RANGE 20 OF THE REFUGEE LANDS, CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO, AND BEING PART OF A 5.688 ACRE TRACT OF LAND CONVEYED TO PETER N. CENCI, MARY JANE CENCI AND ROBERT G. NEWPORT AS RECORDED IN VOLUME 18523, PAGE H17 OF THE OFFICIAL RECORDS OF FRANKLIN COUNTY BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND IN THE CENTERLINE OF FORRESTER'S LANE WHERE IT INTERSECTS THE EASTERLY LINE OF HALF SECTION 8, SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF A 5.688 ACRE TRACT OF LAND CONVEYED TO PETER N. CENCI, MARY JANE CENCI AND ROBERT G. NEWPORT AS RECORDED IN VOLUME 18523, PAGE H17 OF THE OFFICIAL RECORDS OF FRANKLIN COUNTY; THENCE SOUTH 89 DEGREES, 51 MINUTES, 31 SECONDS WEST; 600.71 FEET ALONG THE CENTERLINE OF FORRESTER'S LANE TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 5.688 ACRE TRACT; THENCE NORTH 00 DEGREES, 03 MINUTES, 15 SECONDS EAST, 107.71 FEET ALONG THE WESTERLY LINE OF THE ABOVE MENTIONED 5.688 ACRE TRACT TO AN IRON PIN FOUND; THENCE NORTH 00 DEGREES, 11 MINUTES, 25 SECONDS EAST, 101.81 FEET ALONG THE WESTERLY LINE OF THE ABOVE MENTIONED 5.688 ACRE TRACT TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF A 1 ACRE TRACT OF LAND CONVEYED TO CLAUDE M. SIGMAN III AND NANCY A. SIGMAN AS RECORDED IN VOLUME 1852, PAGE 493 OF THE FRANKLIN COUNTY DEED RECORDS, SAID IRON PIN SET ALSO BEING THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN TO BE DESCRIBED; THENCE CONTINUING NORTH 00 DEGREES, 11 MINUTES, 25 SECONDS EAST, 100.00 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED 1 ACRE TRACT; THENCE NORTH 89 DEGREES, 47 MINUTES, 07 SECONDS EAST, 45.48 FEET TO AN IRON PIN SET FOR A CORNER; THENCE SOUTH 03 DEGREES, 19 MINUTES, 44 SECONDS WEST, 100.19 FEET TO AN IRON PIN SET FOR A CORNER; THENCE SOUTH 89 DEGREES, 47 MINUTES, 07 SECONDS WEST, 40.00 FEET TO THE TRUE PLACE OF BEGINNING CONTAINING 0.098 ACRES SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF PREVIOUS RECORD.

THE BEARINGS IN THE ABOVE DESCRIBED PARCEL ARE BASED ON THE BEARINGS TAKEN FROM THE PLAT OF QUARRY CLIFF AS RECORDED IN VOLUME 66, PAGE 86 OF THE PLAT RECORDS OF FRANKLIN COUNTY.

THE IRON PINS SET IN THE ABOVE DESCRIPTION ARE 5/8" DIAMETER REBAR, 30" LONG WITH YELLOW SURVEYORS IDENTIFICATION CAP.

FURTHER EXCEPTING THEREFROM THE FOLLOWING:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG, BEING LOCATED IN HALF SECTION 8, TOWNSHIP 16, RANGE 20, REFUGEE LANDS AND BEING PART OF THE 5.687 ACRE TRACT CONVEYED TO PETER N. CENCI AND MARY JANE CENCI BY DEED OF RECORD IN OFFICIAL RECORD 18523H17 AND 26374J09, ALL REFERENCES BEING TO RECORDS IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHEASTERLY CORNER OF SAID 5.687 ACRE TRACT,

Deed Legal Description (Continued)

THE NORTHEASTERLY CORNER OF THE CLAUDE A. WILLIAMS JR. 2.0 ACRE TRACT, OF RECORD IN DEED BOOK 2369, PAGE 94, SAID IRON PIN ALSO BEING IN THE EASTERLY LINE OF SAID HALF SECTION 8, THE WESTERLY LINE OF HALF SECTION 9;

THENCE NORTH 86° 15' 00" WEST, ALONG THE NORTHERLY LINE OF THE CLAUDE A. WILLIAMS JR. 2.0 ACRE TRACT, A DISTANCE OF 600.15 FEET TO AN IRON PIN FOUND AT THE SOUTHEASTERLY CORNER OF THE CITY OF REYNOLDSBURG 0.753 ACRE TRACT, OF RECORD IN OFFICIAL RECORD 29727J02;

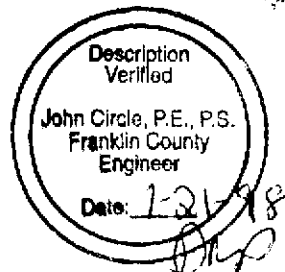
THENCE NORTH 04° 04' 00" EAST, ALONG THE EASTERLY LINE OF SAID CITY OF REYNOLDSBURG 0.753 ACRE TRACT, (PASSING IRON PINS AT 12.50 FEET AND 25.00 FEET), A DISTANCE OF 30.00 FEET TO A POINT;

THENCE SOUTH 86° 15' 00" EAST, BEING 30 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE SOUTHERLY LINE OF THE PETER N. CENCI AND MARY JANE CENCI 5.687 ACRE TRACT, A DISTANCE OF 600.12 FEET TO AN IRON PIN IN THE WESTERLY LINE OF HALF SECTION 9, THE WESTERLY LINE OF THE CITY OF REYNOLDSBURG TRACT, OF RECORD IN DEED BOOK 3554, PAGE 271;

THENCE SOUTH 4° 00' 45" WEST, ALONG SAID HALF SECTION LINE, THE WESTERLY LINE OF THE CITY OF REYNOLDSBURG TRACT, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.413 ACRE, MORE OR LESS.

SUBJECT, HOWEVER, TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS, IF ANY, OF PREVIOUS RECORD.

BEARINGS CONTAINED HEREIN ARE BASED ON THE SAME MERIDIAN AS THE EASTERLY LINE OF HALF SECTION 8 (SOUTH 4° 00' 45" WEST) OF RECORD IN OFFICIAL RECORDS 18523H17 AND 26374J09.



0-106-C
ALL OF
(060)
7938

Situated in the State of Ohio, County of Franklin, Township of Truro, being located in Half Section 8, Township 16, Range 20, Refugee Lands and being part of the 2.0 acre tract conveyed to Claude A., Jr. and Barbara C. Williams, by deed of record in Deed Book 2369, Page 94, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pin found in the centerline of Waggoner Road at the northwesterly corner of said Claude A., Jr. and Barbara C. Williams 2.0 acre tract, the southwesterly corner of the Elias Z. and Maria Viar 0.753 acre tract, of record in Deed Book 3825, Page 250:

thence South 86° 15' 00" East, along the southerly line of said Elias Z. and Maria Viar 0.753 acre tract and the southerly line of the Peter N. Cenci, Mary Jane Cenci and Robert G. Newport 5.687 acre tract, of record in Official Record 18523H17 (passing an iron pin at 283.72 feet), a distance of 333.72 feet to a point;

thence South 84° 21' 40" West, a distance of 50.56 feet to a point;

thence North 86° 15' 00" West, crossing the Claude A., Jr. and Barbara C. Williams 2.0 acre tract, being 8.25 feet southerly, as measured at right angles and parallel with the northerly line of said 2.0 acre tract, a distance of 284.00 feet to a PK Nail set in the centerline of Waggoner Road;

thence North 4° 53' 30" East, along the centerline of Waggoner Road, a distance of 8.25 feet to the point of beginning, containing 0.059 acre, more or less.

Subject, however, to all legal rights-of-ways and/or easements, if any, of previous record.

Bearings contained herein are based on the same meridian as the easterly line of Half Section 8 (South 4° 00' 45" West), of record in Official Record 18523H17.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

By

Thomas D. Sibbalds

Thomas D. Sibbalds

Registered Surveyor No. 5908

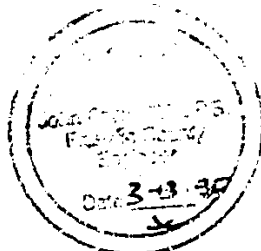
TDS:kd

0-106-F

0.059AC

SPLIT FROM

263-178



Approved By Mid-Ohio Regional Planning Commission
This approval does not supercede any deed covenant
or condition which imposes a greater restriction.

No Plat Required - Date 3/21/96 By Tim A. Ruckelshaus

NOTE: Subject describing
HEREIN DESCRIBED .059 ACRES
WITH GRASSIE'S ADJACENT
TAX PARCEL # 1103.
Tim Ruckelshaus

SURVEY OF ACREAGE PARCEL
LOCATED IN HALF SECTION 8, TOWNSHIP 18, RANGE 20,

REFUGEE LANDS

TOWNSHIP OF TRURO, FRANKLIN COUNTY, OHIO

Elias Z. & Maria Vaar

0.753 Ac.

D. B. 3625, Pg. 250

Peter N. Cenci, et al (3)

5.687 Ac.

O. R. 18523H17



WAGGONER ROAD

32149820

N 43°30' E
8.25'

P.R. Nail
Iron Pin

P.R. Nail
Set

S 86°15'00" E

N 86°15'00" W

0.059 Ac.

283.72'

313.72'

284.00'

50.86'

S 84°21'40" W

Iron Pin

Iron Pin
Found

Surveyed & Platted

By

EVANS, MECHWART, HAMBLETON, & TILTON INC.

CONSULTING ENGINEERS AND SURVEYORS

170 MILL STREET

GAHANNA, OHIO 43230

614/471-5150

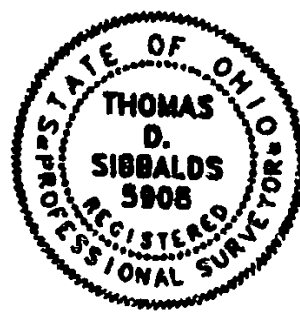
Claude A. Jr. & Barbara C. Williams

2 Ac.

D. B. 2369, Pg. 94

By Thomas D. Sibbalds

Thomas D. Sibbalds
Registered Surveyor No. 5908



SCALE 1" = 30'

MARCH 11, 1998



GRAPHIC SCALE 1" = 30'

NOTE:

The bearings shown hereon are based on the same meridian as the easterly line of Half Section 8 (South 4° 00' 45" West), of record in Official Record 18523H17.

PROPOSED ANNEXATION OF 0.8 ACRE
TO: THE CITY OF REYNOLDSBURG
FROM: TRURO TOWNSHIP, FRANKLIN COUNTY, OHIO

Situated in the State of Ohio, County of Franklin, Township of Truro, being located in Half Section 8, Township 16, Range 20, Refugee Lands and bounded and described as follows:

Beginning at a point in the centerline of Waggoner Road (60 feet in width) at the northwesterly corner of the City of Reynoldsburg 0.753 acre tract, the southwest corner of the M. V. Moyer 1.0 acre tract, said centerline also being the existing City of Reynoldsburg corporation line, as established by Ordinance No. 398.55 and of record in Miscellaneous Record 91, Page 173;

thence easterly, along the southerly line of the M. V. Moyer 1.0 acre tract, a distance of approximately 292 feet to the southeasterly corner of said 1.0 acre tract and being in the westerly line of the Peter N. and Mary J. Cenci 5.687 acre tract, said line also being the existing City of Reynoldsburg corporation line, as established by Ordinance No. 111-92 and of record in Official Record 21416B14;

thence southerly, along said existing corporation line, along said westerly line of the Peter N. and Mary J. Cenci 5.687 acre tract and the westerly line of the City of Reynoldsburg 0.413 acre tract, a distance of approximately 108 feet to the southwesterly corner of said 0.413 acre tract;

thence easterly, continuing along said existing City of Reynoldsburg corporation line, the southerly line of the City of Reynoldsburg 0.413 acre tract, a distance of approximately 50 feet to the northeasterly corner of the City of Reynoldsburg 0.059 acre tract;

thence westerly, along the southerly line of said City of Reynoldsburg 0.059 acre tract, a distance of approximately 335 feet to the southwesterly corner of said tract and being in the centerline of Waggoner Road;

thence northerly, along the centerline of Waggoner Road, the existing City of Reynoldsburg corporation line (Ordinance No. 398-55), a distance of approximately 125 feet to the point of beginning, containing approximately 0.8 acre.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

By



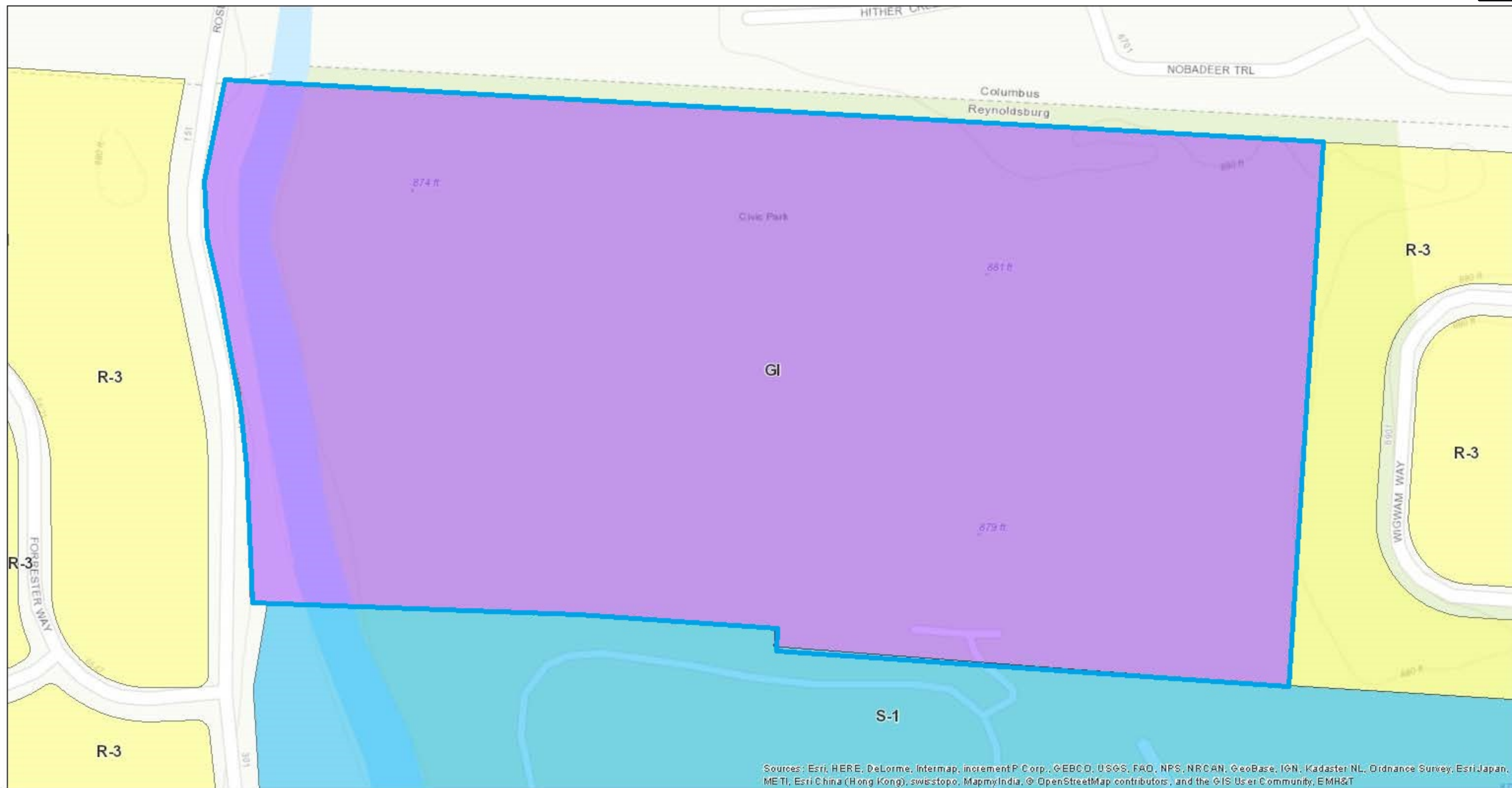
Thomas D. Sibbalds

Registered Surveyor No. 5908

TDS:kd

Attachment: 20171222 City Properties Rezoning Combined (Rezoning - Various Parks and City Facilities)





Printed Date: 7/11/2017

The City of Reynoldsburg Utility GIS

Civic Park Site

1 inch = 188 feet

0 95 190 380 Feet

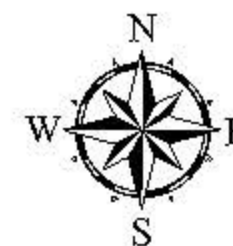


EXHIBIT "A"

TRACT NO. 1:

Being parts of Half Sections 1 and 2, Township 12, Range 21, Refugee Tract, Beginning at a stone in the line between Truro and Jefferson Townships, same being 1346.7 feet West of an iron pin at the Northwest corner of Half Section 1 and the Northeast corner of Half Section 2; thence South 87 deg. East, 3278 feet to a point in the north line of Half Section 1, being the northwest corner of lands owned by Walter V. Havens; thence S. 3 deg. 27 min. W. along said line 794.5 feet to an iron pin, passing an iron pin at 7 feet; thence North 86 deg. 28 min. W. 776.7 feet to an iron pin in the center of an old mill race; thence S. 7 deg. 28 min. W. 132 feet to an iron pin; thence S. 3 deg. 50 min. E. 180.5 feet to a stone, same being the Southeast corner of the 25 acre tract conveyed by James Gruba to said David P. Folts, as per Deed Book 190, page 27, Records of said County; thence N. 87 deg. W. along the South line of said 25 acre tract 2505.5 feet to a stone in Half Section 2, passing an iron pin in the line between Half Section 1 and Half Section 2 at 1168 feet; thence N. 3 deg. 40 min. E. 1103.5 feet to the place of beginning, and containing 77.08 acres of land.

TRACT NO. 2:

060-004562

Being a part of Half Section 1, Township 12, Range 21, Refugee lands, and being 15 acres off the west end of a 118.75 acre tract, as conveyed by John Wolf and wife, to William Ashton, as the same is recorded in Deed Book 79, page 250, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point at the northwest corner of the above mentioned 118.75 acre tract, said point being witnessed by an iron pin which bears S. 1 deg. 15 min. West 17.5 feet; thence, from said beginning point along the north line of said 118.75 acre tract, S. 89 deg. 10 min.

E. 786.95 feet to an iron pin; thence S. 1 deg. 15 min. W., parallel with the west line of said tract, 832 feet to an iron pin in a south line of said tract (passing an iron pin on line at 416 feet); thence, with said south line, N. 88 deg. 56 min. W. 786.95 feet to a stone at a southwest corner of said tract; thence, with the west line of said tract, N. 1 deg. 15 min. E. 828.6 feet to the place of beginning (passing an iron pin on line at 25 feet, and another iron pin on line at 811.1 feet) containing 15 acres.

POOR ORIGINAL

And excluding the following parcel (approximately 61.303 acres)

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, located in Half Sections 1 and 2, Township 12, Range 21, Refugee Lands, and being 61.303 acres of that 77.08 acre tract of land (designated as TRACT NO. 1), as conveyed to Rosehill Investment Associates, by deed of record in Deed Book 3129, Page 477, all references being to those of record in the Recorder's Office, Franklin County, Ohio, said 61.303 acres being more particularly bounded and described as follows:

Beginning at a stone found at a southeasterly corner of said 77.08 acre tract, said stone being located South 89° 11' 34" East, 27.93 feet from the centerline of Rosehill Road, as the same was dedicated upon the plat of "ROSETREE" of record in Plat Book 51, Pages 36 and 37;

thence along a southerly line of said 77.08 acre tract, also being the northerly line of said "ROSETREE", North 89° 11' 34" West, 2506.66 feet to an iron pin found at the southwesterly corner of said 77.08 acre tract, also being the northwesterly corner of Lot No. 83 of said "ROSETREE";

thence along a westerly line of said 77.08 acre tract, also being the easterly lines of the Bonnie J. Miller 7.5 acre tract of record in Deed Book 3213, Page 110, and the Otis B. and Rena C. Harris 10 acre tract of record in Deed Book 2356, Page 409, North 0° 45' 03" East, 445.21 feet to an iron pin found at a northeasterly corner of said 10 acre tract, also being a southeasterly corner of the McNaughten Commons, Ltd., 19.599 acre tract of record in Deed Book 3498, Page 600;

thence along an easterly line of said 19.599 acre tract, North 0° 06' 07" West, 659.74 feet to an iron pin found at the northeasterly corner of said 19.599 acre tract, also being the northwesterly corner of said 77.08 acre tract;

thence along the southerly lines of the Thomas E. Lurie 4.14 acre tract of record in Deed Book 3419, Page 80, the Christian Center 1.79 acre tract of record in Deed Book 3388, Page 358, and the Dorothy C. J. Ickes 1.84, 1.89 and 1.94 acre tracts of record in Deed Book 3342, Page 159, South 89° 00' 36" East, 704.38 feet to an iron pin found at the southeasterly corner of said 1.94 acre tract, also being the southwesterly corner of the James F. and Ida E. Worstar 6.27 acre tract of record in Deed Book 1306, Page 417;

thence along the southerly lines of said 6.27 acre tract, the James F. and Ida E. Worstar 2.72 acre tract of record in Deed Book 1511, Page 239, and the Eugene D. and Phyllis Williams 8.534 acre tract of record in Deed Book 2709, Page 184, South 89° 03' 30" East, 942.53 feet to an iron pin found at the southeasterly corner of said 8.534 acre tract, also being a southwesterly corner of the 20.435 acre tract as conveyed to Schottanstein Trustees by deed of record in Official Record 1073, Page E-13;

thence along the southerly line of said 20.435 acre tract, South 89° 21' 11" East, 720.58 feet to a railroad spike set in the centerline of Rosehill Road;

thence along the centerline of said Rosehill Road, South 7° 34' 06" West, 96.65 feet to a railroad spike set at a point of curvature;

thence along the arc of a curve to the left, (Delta = 22° 23' 02", Radius = 500 feet) a chord bearing and distance of South 3° 37' 25" East, 194.10 feet to a railroad spike set at the point of tangency of said curve;

POOR ORIGINAL

10962F09

thence continuing along said centerline, South 14° 48' 56" East, 192.53 feet to a railroad spike set at a point of curvature;

thence along the arc of a curve to the right, (Delta = 12° 00' 10", Radius = 500 feet) a chord bearing and distance of South 8° 48' 51" East, 104.55 feet to a railroad spike set at the point of tangency of said curve;

thence continuing along said centerline, South 2° 48' 46" East, 217.34 feet to a railroad spike set;

thence North 87° 11' 14" East, 52.33 feet to an iron pin set at a southeasterly corner of said 77.08 acre tract;

thence along an easterly line of said 77.08 acre tract, South 5° 16' 26" West, 132.0 feet to an iron pin set;

thence continuing along said easterly line, South 6° 01' 34" East, 180.50 feet to the place of beginning, containing 61.303 acres of land, more or less, of which 7.579 acres lie between the centerline of the transmission line easement from Mary Belz to Columbus and Southern Ohio Electric Company recorded in Deed Book 2120, page 227, and the northerly property line of the herein described 61.303 acres and/or lie in the right of way for Rosehill Road, leaving a net usable acreage of 53.724 acres of land, more or less.

A SURVEY OF THE ABOVE TRACT WAS MADE BY EDWARD E. MADDY, OHIO REGISTERED SURVEYOR NO. 4965.

POOR ORIGINAL

7113-87

O-106-A
ALL OF
4552
REYNOLDS BUI

Development Department**Dan Havener****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6831 Phone****ORDINANCE REQUEST****DATE: March 26, 2018****TO: Public Service and Transportation Committee**

RE: ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED: Changing the Zoning District of a 10.58AC parcel known as 7227 E. Main Street, Reynoldsburg, Ohio, from CC Community Commerce District to S-1 Special District, and removing the parcel from the Historic Overlay District.

Approval:

Completed Brad McCloud	Completed Jed Hood	Stephen Cicak
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Please see attached document for legal description and map exhibit of parcel proposed for rezoning.



1:2,748

0 0.0325 0.065 0.13 mi

0 0.05 0.1 0.2 km

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

10.571 ACRES

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, in Half Section 30, Section 18, Township 16, Range 20, Refugee Lands, being part of those tracts of land conveyed to Nance Family LLC by deed of record in Instrument Number 201009270125986 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of East Main Street (State Route 40) and Davidson Drive (50 feet wide, Official Record 11890C20);

thence South 01° 07' 33" East, with the centerline of said Davidson Drive, a distance of 336.74 feet to a point;

thence North 88° 52' 27" East, crossing said Davidson Drive, a distance of 25.00 feet to an iron pin set in the easterly right-of-way line of said Davidson Drive, the TRUE POINT OF BEGINNING for this description;

thence North 81° 22' 14" East, crossing said Nance Family LLC tract, a distance of 278.67 feet to an iron pin set;

thence North 12° 41' 04" West, crossing said Nance Family LLC tract, a distance of 82.01 feet to an iron pin set at the southeasterly corner of Lot 1 of the subdivision entitled "Samuel Osborn's Addition", of record in Plat Book 3, Page 160;

thence North 01° 07' 33" West, with the easterly line of said Lot 1, a distance of 150.00 feet to an iron pin set in the southerly line of that 0.133 acre tract conveyed as Parcel 2-WD to the State of Ohio by deed of record in Official Record 32297H09, the southerly right-of-way line of said East Main Street;

thence North 88° 52' 27" East, with said southerly right-of-way line, a distance of 105.49 feet to an iron pin set at the southwesterly corner of that 0.021 acre tract conveyed as Parcel 4-WD to the State of Ohio by deed of record in Instrument Number 199803240066860, in the westerly line of the subdivision entitled "Reynoldsburg Town Plat", of record in Plat Book 3, Page 169, the east bank of Black Lick Creek;

thence partially with the westerly line of said Reynoldsburg Town Plat, the westerly line of that 1.332 acre tract conveyed as Parcel 3 to William C. Stewart III and Marcia Ann Stewart by deed of record in Instrument Number 200211060282525, and with the east bank of Black Lick Creek, the following courses and distances:

South 14° 52' 27" West, a distance of 84.29 feet to an iron pin set;

South 41° 46' 04" East, a distance of 92.39 feet to a 3/4 inch iron pin found;

South 35° 57' 28" East, a distance of 48.01 feet to an iron pin set; and

South 29° 18' 27" East, a distance of 180.39 feet to an iron pin set;

South 39° 29' 06" East, a distance of 20.60 feet to an iron pin set;

South 39° 26' 59" East, a distance of 80.42 feet to an iron pin set;

South 01° 15' 23" East, a distance of 91.22 feet to an iron pin set;

South 05° 13' 03" West, a distance of 90.17 feet to an iron pin set;

South 07° 46' 24" West, a distance of 31.79 feet to an iron pin set;

South 22° 39' 50" West, a distance of 62.12 feet to an iron pin set;

South 17° 55' 50" East, a distance of 132.00 feet to an iron pin set;

South 39° 27' 41" East, a distance of 41.61 feet to an iron pin set; and

South 33° 52' 36" West, a distance of 88.00 feet to an iron pin set at the northeasterly corner of that 9.6 acre tract conveyed to the Village of Reynoldsburg, Ohio by deed of record in Deed Book 2179, Page 40;

10.571 ACRES

-2-

thence South 87° 04' 27" West, with the northerly line of said 9.6 acre tract, a distance of 636.75 feet to an iron pin set in the easterly right-of-way line of said Davidson Drive;

thence with said easterly right-of-way line the following courses and distances:

North 08° 35' 33" West, a distance of 267.51 feet to an iron pin set at a point of curvature to the right;

with the arc of said curve, having a central angle of 39° 30' 03", a radius of 169.00 feet, an arc length of 116.51 feet, a chord bearing of North 11° 09' 29" East and chord distance of 114.22 feet to an iron pin set;

North 30° 54' 31" East, a distance of 121.06 feet to an iron pin set at a point of curvature to the left;

with the arc of said curve, having a central angle of 32° 02' 03", a radius of 206.00 feet, an arc length of 115.17 feet, a chord bearing of North 14° 53' 29" East and chord distance of 113.68 feet to an iron pin set; and

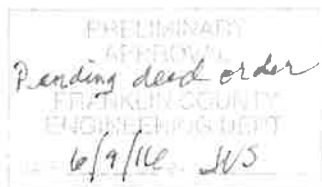
North 01° 07' 33" West, a distance of 93.48 feet to the TRUE POINT OF BEGINNING, containing 10.571 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments REYNOLDSBURG and HOWELL2. A bearing of North 88° 52' 27" East was held for a section of the southerly right-of-way line of East Main Street (U.S. 40).

This description is based on documents of record, prior plats of survey and observed evidence located by an actual field survey performed in May 2016.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

7 JUNE 16

Date

MAK:mm
10_571 ac 20160536-VS-BNDY-01.doc

Attachment: 20171227 YMCA Property Rezoning - Combined (Rezoning - City-YMCA Parcel)

Development Department

Eric Snowden

7232 E. Main Street

Reynoldsburg OHIO 43068

614-322-6829 Phone

ORDINANCE REQUEST

DATE: **March 26, 2018**

TO: **Public Service and Transportation Committee**

RE: **ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED: Changing the Zoning District of a 24.3 acre parcel on the west side of Taylor Road known as 9366 Taylor Road SW, and 9370 Taylor Road SW, Reynoldsburg, Ohio, from AR-2 Multiple Family Residence District and CC Community Commerce District to PND Planned Neighborhood Development District.**

Approval:

Completed Brad McCloud	Completed Jed Hood	Stephen Cicak
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See attached application.



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

Application #: 181277
Permit #:
Date Submitted: 12/29/17
Fee Amount: \$1800.00
~~\$8000.00~~
☒ Paid:

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION		
Property Address: 9366, 9370 Taylor Road SW, 9333 Taylor Chase		FOR DISTRICT CHANGE ONLY
Description of Location: West side of Taylor Road, North of East Main/Kroger		
Parcel ID(s): 200512080038925, 201006090010881, 187-0235		
Number of Lots: 3	Present Zoning: CC/AR-2c	
Present Use: single family/agriculture		
Complete Where Applicable: Engineer/Surveyor: <u>EMH&T</u> Builder: <u>Metro Development LLC</u>		Proposed Zoning: PND Size of Area to be Rezoned: 24.3 acres Existing Structures: 3 existing homes 1 condominium foundation to be removed 2 outbuildings Proposed Use: <u>Multi-family</u> Apartment with clubhouse and pool
III. PROPERTY OWNER OF RECORD		
Property Owner Name(s): Glen Bard Jr, Murphy Development Company/Taylor Chase LLC		Property Owner Address(s): 9370 Taylor Road, Reynoldsburg, Ohio 4442 Professional Pkwy, Groveport, OH 43125
IV. APPLICANT INFORMATION		
Applicant Name: Metro Development LLC / Todd Barris		
Applicant Address: 470 Olde Worthington Road, Suite 101, Westerville, Ohio 43082		
Applicant Phone Number: 614-540-2400		Applicant Email: jthomasjr@villagecommunities.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: 12-13-17
 *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:	<u>Zoning Information</u>	<u>Planning Com. Meeting</u>	<u>City Council Meeting</u>
	☐ Historic District	Date: _____	Date: _____
	☐ CC Overlay	☐ Approved as Submitted	☐ Approved as Submitted
	<u>Add'l Approvals Req'd</u>	☐ Approved w/ Conditions	☐ Approved w/ Conditions
	☐ DRB	☐ Tabled	☐ Tabled
	☐ BZBA	☐ Denied	☐ Denied
		P&Z Admin.: _____ Date: _____	
		Clerk of Council: _____ Date: _____	

Attachment: App. #181277 - Taylor Rd PND - Metro Development (Rezoning App. #181277 - 9366/9370 Taylor Road SW, Metro Dev)

4. Plan Review Fee Schedule

Major Site Plans and Zoning District Changes

Project: Taylor/Main Multi-family Complex Date: 12/20/17

Traffic Studies:

(see Facility Demand Worksheet)

Traffic Access Study \$ 1,000.00

Traffic Impact Study \$ 4,000.00

Regional Traffic Study \$ TBD

Additional fees as determined by section 1155 of the City's Codified Ordinances:

\$ 800.00

Total Plan Review Fee:

\$ 1,800.00

Major Site Plan and Zoning District Change (Rezoning) review fees for traffic studies include one initial and one subsequent submittal if required. Additional submittals for these items are one-half the original fee for each subsequent submittal. Incomplete submittals will not be accepted. Re-submittals required, but not due to direct action of the applicant or applicant's representative, will not be charged additional fees at the City's discretion. Additional submittals, if desired by the applicant, will be one-half the original fee for plan sheet reviews. Plans are to be submitted 30 days prior to hearing date as determined by the Planning & Zoning Administrator.

Twenty (20%) of the fee covers the administrative costs incurred by the City of Reynoldsburg. The remainder of the fee covers the costs associated with the detailed review, either performed by the City or designated representative.



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

Application #: _____

Permit #: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address:

9366, 9370 Taylor Road SW, 9333 Taylor Chase

FOR DISTRICT CHANGE ONLY

Description of Location:

West side of Taylor Road, North of East Main/Kroger

Proposed Zoning:

PND

Parcel ID(s):

200512080038925, 201006090010881, 187-0235

Size of Area to be Rezoned:

24.3 acres

Number of

Lots: 3

Present Zoning:

CC/AR-2c

Present Use:

single family/agriculture

Existing Structures:

3 existing homes

Complete Where Applicable:

Engineer/Surveyor: EMH&T

Builder: Metro Development LLC

1 condominium foundation to be removed

2 outbuildings

Proposed Use:

Apartments with clubhouse and pool

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Glen Bard Jr,
Murphy Development Company/Taylor Chase LLC

Property Owner Address(s):

9370 Taylor Road, Reynoldsburg, Ohio
4442 Professional Pkwy, Groveport, OH 43125

IV. APPLICANT INFORMATION

Applicant Name:

Metro Development LLC

Applicant Address:

470 Olde Worthington Road, Suite 101, Westerville, Ohio 43082

Applicant Phone Number:

614-540-2400

Applicant Email:

jthomasjr@villagecommunities.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:

Date: 12-13-17

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

- ☐ I 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: _____

12.20.17

**Taylor Road and Main Street
Proposed Apartment Community
Metro Development LLC**

CHAPTER 1183

Planned Neighborhood Development District

1183.01 Purpose.	1183.04 Use regulations and development standards.
1183.02 Development plan requirements and review procedures.	1183.05 Standards for development plan review.
1183.03 Site plan review.	1183.06 Existing planned developments.
	1183.07 Fees.

1183.01 PURPOSE.

(a) The purpose of the Planned Neighborhood Development District is to permit comprehensively planned residential developments approved by City Council and the Planning Commission using more flexible zoning guidelines and site design criteria than permitted in traditional districts.

(b) The suspension of traditional zoning provisions is intended to: encourage creative, high quality site design practices in the development of residential areas; encourage the creation and preservation of attractive and useful open spaces; promote compatibility with and complement existing developments; protect adjoining properties from adverse impacts; promote safe and efficient pedestrian, bicycle, and vehicular movement; promote efficient layout of infrastructure; and promote protection or enhancement of natural and historic resources. It is not the purpose of the planned development provisions to permit reduction in traditional lot sizes without mitigating amenities or quality design which justify such reduction to the benefit of the residents and the community as a whole.

(c) In place of enforcing the traditional zoning provisions, City Council and the Planning Commission may exercise control through standards, design criteria,

12.20.17

conditions, and agreements appropriate for the particular site, its surroundings, and proposed uses, and sufficient to ensure effective and complete implementation of the development consistent with the development plan. (Ord. 114-99. Passed 9-13-99; Ord. 83-16. Passed 9-12-16.)

1183.02 DEVELOPMENT PLAN REQUIREMENTS AND REVIEW PROCEDURES.

The owner of a lot or lots seeking approval of a Planned Neighborhood Development District shall initiate such proposal according to the provisions for zoning amendments established in this Zoning Code and in the Charter. The following requirements and procedures shall apply to a petition for a Planned Neighborhood Development District and shall be in addition to the requirements for an application for a zoning district change with development plan as provided in Chapter 1151.

- (a) Required Content of Development Plan. The applicant proposing a Planned Neighborhood Development District shall submit the information described below which, together with any other information, agreements, statements, or commitments required by the Planning Commission or City Council, shall constitute the development plan for the proposed Planned Neighborhood Development District.
- (1) Completed application form. **See attached application**
 - (2) Name, address, and phone number of the owner of the lot or lots and, if applicable, of the owner's designated agent.

Glenn Bard Jr., 9370 Taylor Road, Reynoldsburg, Ohio. (614) 554-2999

Murphy Development Company/Taylor Chase LLC, 4442 Professional Pkwy, Groveport, OH 43125. (614) 836-4403

- (3) A list of the names and addresses of the owners (as appearing on the County Auditor's tax list) of all lots located within, contiguous to, and directly across the street from the property which is the subject of the application. **See attached Property Owners List, Tab2, Exhibit A-1**
- (4) Legal description of the property, including a survey of the existing lot or lots to be included in the Planned Neighborhood Development District. **See attached Legal Description and Survey, Tab 3, Exhibit B-1 and B-2**
- (5) A description of the current zoning district(s) and the existing uses of the subject lot or lots. **The site is currently zoned CC along Taylor Road frontage and AR-2c in the rear. Currently is being used for single family and agricultural uses. There is also a foundation for a condominium that**

12.20.17

was never constructed on the north portion of the lot. All structures and foundation will be removed from the site.

- (6) Plan drawings and narrative descriptions of:
- A. The existing conditions of the site, including topography, soils, wetlands, streams and ditches, water bodies, retention facilities, other significant natural resources or features, historic or archaeological resources; ***See existing conditions plan, Tab 4, Exhibit C-1***
 - B. The proposed topography, water features, drainage features and improvements, and the treatment of significant natural, historic, or archaeological resources; a general plan for landscaping the entrances, major roads and major open spaces; a concept plan for the landscaping of individual structures; ***See Sanitary Sewer Impact Study (Exhibit E-2, Tab 6) and Storm Water Impact Study (Exhibit E-1, Tab 6) for storm water, and concept landscape plans (Exhibit D-1 to D-1.2, Tab 5). Detailed plans for grading and utilities, as well as landscape will be provided at time of major site plan review***
 - C. The proposed locations and approximate dimensions of lots to be platted in the district, including a statement of the minimum widths and depths of proposed lots for dwelling; ***This will be one lot***
 - D. The nature and locations of the proposed use or uses to be established in the district; ***See Development plan for locations of proposed structures (Exhibit C-2, Tab 4). Apartment Residential uses, clubhouse with pool, and garages are proposed.***
 - E. The number and locations of structures, the number of dwelling units in each area of the proposed district, the number of dwelling units per structure, the approximate floor area proposed for each use and structure, and locations and approximate dimensions of any planned accessory uses such as outbuildings, pools, recreation structures, or parking structures; sketch or draft elevations of the proposed building(s) indicating maximum heights, anticipated style and materials of existing surfaces and other building features; the approximate or minimum dimensions of yards and setbacks; ***See Development Plan for structure locations, Exhibit C-2, Tab 4. There are 6- 2 story buildings with 16 units each building, containing 8- 1 bedroom and 8- 2 bedroom units, and 6-3 story buildings with 24 units, all 2 bedrooms. 1 bedroom units will be approximately 675 square feet, and 2 bedroom units will be approximately 933 square feet. There will be a clubhouse, a pool area, 9- 6 car garages and one 12 car garage, a trash compactor enclosure, a mail kiosk, and a water meter building.***

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See architectural elevations for materials, colors, and dimensions, Exhibit G-1, Tab 8. Refer to Development Plan for approximate setbacks, Exhibit C-1, Tab 4.

- F. The locations and approximate acreage(s) of common open space(s), and reserves; **Refer to Open Space plan for open space areas, Exhibit D-2, Tab 5.**
 - G. The approximate locations, dimensions, and capacities of proposed public and private streets, significant curb cuts and intersections with public streets, parking and loading areas, numbers of parking spaces, facilities for pedestrians and bicycles, and the general concept for landscaping these facilities; **All interior streets shall be private, Refer to Development Plan for curb cuts and parking areas, Exhibit C-2, Tab 4. Refer to concept landscape plans for parking landscape, Exhibit D-1, Tab 5. Detailed landscape plans will be submitted with Major Site plan submittal**
 - H. The approximate locations, dimensions, and capacities of proposed water lines, sanitary sewers, storm sewers, other major storm water facilities; **See Sanitary Sewer Impact Study and Storm Water Impact Study, Exhibits E-1 and E-2, Tab 6**
 - I. A description of any variances to the Subdivision Regulations which may be necessary for the design and installation of improvements in the proposed district. **No variances are requested from the subdivision regulations as this will be one lot.**
- (7) A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots, with the zoning districts of adjacent lots, and with the Land Use Plan and other plans of the City, including an evaluation of the impacts on adjoining lots and neighborhoods of traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and descriptions or illustrations of any measures designed to mitigate the impacts of the proposed uses. **Apartment Residential uses are compatible with the surrounding land uses, and serve as a natural transition from lower density uses such as single family homes and condominiums to more intense retail and office uses. Apartment residential uses generate less traffic and school age children than traditional single family uses. Storm water will be designed to meet all local and federal standards for volume and water quality.**
- (8) A statement of the benefits anticipated to occur to the City and to the neighborhoods abutting the proposed development, including, as applicable, increased landscaping, dedicated or preserved open spaces, dedication of city parkland or school sites, or other benefits. **The**

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city and neighborhoods will benefit from the preservation of open space on site and increased buffering to the west and north than the previously approved plans for condominiums. The development will be landscaped and professionally maintained. Additionally, the treed area and stream area will be preserved. The developer is also open to dedicating the open space to the Northwest of this site to the city for parkland if the City so desires.

- (9) A narrative addressing each of the provisions set forth in 1183.04 Use Regulations and Development Standards. ***See Section 1183.04***
- (10) A narrative addressing any proposed condominium or homeowners associations or other forms of organization proposed to own, manage, control or regulate all or parts of the development. ***There are no Associations***
- (11) Anticipated time schedule for construction of the improvements and buildings, included any anticipate phases of development. ***This project will be developed as one phase and take 12- 18 months to complete***
- (12) Such other information as the Planning Commission shall deem necessary to make a determination of the compliance of the proposed development and uses with the applicable standards and regulations.

- (b) Submittal, Review, Public Hearing, Recommendation, Action on District Change. Application submittal, review, public hearing, recommendation by the Planning Commission, and action by City Council shall be as required for district changes in Chapter 1151.

(Ord. 114-99. Passed 9-13-99; Ord. 83-16. Passed 9-12-16.)

1183.03 SITE PLAN REVIEW.

Subsequent to approval of the district change for a Planned Neighborhood Development District, the applicant shall submit an application for major site plan review in accordance with the provisions of Chapter 1143. Major site plan review may be conducted for the entire site or for any phase of the site as deemed appropriate by the Planning Commission.

(Ord. 114-99. Passed 9-13-99; Ord. 83-16. Passed 9-12-16.)

1183.04 USE REGULATIONS AND DEVELOPMENT STANDARDS.

The following shall be the minimum standards required for development in a Planned Neighborhood Development District. Additional requirements and conditions may be established by the Planning Commission and by City Council for approval of the district and the development plans. Such requirements and conditions may include but are not limited to: approved uses; width, height, yard requirements; density; arrangement and spacing

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of buildings and other structures; signs; parking; vehicular, pedestrian and bicycle circulation; landscaping; the construction of public improvements; and preservation of natural features or historic structures. Varied requirements and conditions may be applied to different areas of the development. (a) Permitted Uses. The following uses may be permitted, as approved in the development plan, in a Planned Development District:

- (1) Single family dwellings;
- (2) Two-family dwellings;
- (3) Multiple family dwellings;
- (4) Public uses, semipublic uses, public service facility, accessory uses, essential services;
- (5) Residential care facility;
- (6) Non-commercial recreational uses, structures, and facilities, such as pools, tennis courts, playgrounds, and other similar uses provided for the use of residents of the development or for general public use.

The Planning Commission and City Council shall determine the appropriateness of each proposed use and feature of the development plan, giving consideration to the standards established in Section 1183.05 and any other considerations deemed significant in determining the appropriate uses and character of development for the proposed district. The Commission and City Council shall have the authority to deny approval for any proposed use which it determines to be inappropriate due to potential impacts, incompatibility with the surroundings, or other similar reasons.

Multi Family and non- commercial recreational uses are proposed and are permitted uses if approved.

- (b) Density of Dwelling Units. The maximum density of dwelling units for both the overall Planned Neighborhood Development District and for each of its areas shall be as approved in the development plan, except that the density of dwellings in the district shall not exceed five (5) units per acre and density shall not exceed ten (10) units per acre in any part of the district. In making a determination of the number of dwellings to be permitted in the district, consideration shall be given to the compatibility of the proposed dwelling density and the characteristics of the proposed lots and structures with the existing and projected surrounding dwelling density, lots, and structures. ***The development will be approximately 9.88 du/ac***
- (c) Required Open Space and Protection of Features. Historic structures and sites, natural features such as watercourses, wetlands, rock outcroppings, trees, and other vegetation shall be identified in the development plan. The development plan and detailed development plan shall indicate design of planned improvements in a manner which protects, enhances, and appropriately incorporates such features into the overall design. The Planning

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Commission or City Council may approve, amend, or deny the proposed treatments of such features. Compliance with the requirements for the dedication of public areas, reserves or of other fees or considerations, and the provisions of Chapter 1180 shall be minimum requirements for the approval of a Planned Neighborhood Development District. ***There are approximately 13.5 acres of open space, or 55% of the site, which includes a potential park land dedication of approximately 7.2 acres, as well as protection of existing trees and stream along the southern portion of the site. See open space plan Exhibit D-2, Tab 5.***

- (d) Parking. The detailed development plan shall comply with the parking requirements of this Zoning Code, except that the Planning Commission may vary such requirements where a finding is made that the provisions are excessive or inappropriate for the use proposed or that the provisions are satisfied by alternative methods clearly documented in the major site plan. ***The code requires one garage space per multifamily unit (240 garages). The plan proposes 66 garage parking spaces. A minimum of 2 total parking spaces per unit, including garages and surface parking, will be complied with. The code also limits driveways from residential developments to 8' width and non-residential developments to 30' width. The plan proposes a boulevard style entry and will exceed those requirements.***
- (e) Lot and Yard Dimensions, Building Spacing.
- (1) Lot and yard dimensions shall be as established in the detailed development plan, except that no lot designed for a single family dwelling shall have a width of less than sixty-five feet (65FT) or a depth of less than one hundred ten feet (110FT). ***No single family is proposed- approximate setbacks are on the Development plan Exhibit C-2, Tab 4 and will be clearly defined at submission of Major Site Plan review.***
 - (2) In locations where the Planned Neighborhood Development District abuts other zoning districts, the minimum area and widths of yards and setbacks within the proposed Planned Development District shall be no less than the minimums required for such abutting districts unless specifically varied by approval of the Planning Commission. ***Setbacks meet or exceed requirements.***
 - (3) In review of lot and yard dimensions and the spacing of buildings, the Planning Commission shall consider the spacing necessary for adequate visual and acoustical privacy, adequate light and air, fire and emergency access, building configurations, energy-efficient siting, the relationships of building sites to circulation patterns, and the customary use of space surrounding dwellings for outdoor activities and facilities such as patios and decks.

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- (f) Variances to the Subdivision Regulations. To the extent specifically provided in the Subdivision Regulations, the Planning Commission may vary the requirements for improvements as determined necessary and appropriate for the design and development of the Planned Development District.
(Ord. 114-99. Passed 9-13-99; Ord. 83-16. Passed 9-12-16.) ***No variances are requested as this shall be developed as one lot***

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1187.06 SPECIAL PROVISIONS FOR AR-1, AR-2, AND AR-3 MULTIPLE FAMILY RESIDENCE DISTRICTS.

- (a) Purpose. Due to the unique challenges presented by multi-family dwellings, the purpose of this section is to provide design requirements that are applicable to all dwellings located in the AR-1, AR-2 and AR-3 multi-family residence districts. These regulations shall be in addition to the appearance standards for all dwellings listed in Section 1187.07.
- (b) Building Massing. The maximum number of dwelling units in all AR districts shall be four (4) per building. ***The plan proposes a mixture of 16 unit and 24 unit buildings***
- (c) Building Design. Multi-family residential structures shall incorporate architectural design details and elements which provide visual character and interest, avoiding flat planar walls and “box-like” appearances through the use of courtyards, balconies, offset planes and levels, deeply recessed or projecting windows, sloping roofs, and landscaped yards. Building entrances to multi-family dwelling units shall convey a sense of individual identity for each dwelling unit. ***See elevations for architectural character, Tab 8, Exhibit G-1***
- (d) Site Design. For multi-family developments, areas for the storage of items and equipment used for maintenance of the property should be stored in an area that is integrated into the design of the building. The use of freestanding storage sheds shall be avoided. ***Outdoor storage will not be allowed***
- (e) Open Space. Each multi-family residential development shall include open space areas, provided and maintained for recreational use as follows:
 - (1) Common open space shall be easily accessible and of sufficient size to be usable by residents. The minimum area for open space shall be thirty percent (30%) of the lot or parcel. ***See open space plan Tab 5, Exhibit D-2***
 - (2) Landscaping shall be integrated into the architectural scheme so as to accent and enhance appearance of the multi-family development. See concept landscape plans. ***Final landscape plans will be submitted with Major Site Plan review.***
- (f) Lighting. In addition to the general lighting regulations for all site plans, pedestrian walkways shall be illuminated unless they are otherwise illuminated by parking lot lighting. ***Lighting plans will be developed and submitted with Major Site Plan review***

1187.07 RESIDENTIAL APPEARANCE STANDARDS.

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- (a) Purpose. The purpose of this section is to provide design requirements that are applicable to all dwellings located in residential districts. These requirements are designed to increase the quality of neighborhoods, to promote positive architectural appearance within residential areas, to encourage design flexibility and creativity, and to establish an interesting, aesthetically pleasing residential environment. It is also the intent of this section to promote durable, quality materials that will allow residential neighborhoods to endure and mature for future generations in the City. These requirements are minimum appearance requirements applicable to all dwellings in all districts, including Planned Neighborhood Development District, except as may be specifically approved by a development plan in that district. These guidelines shall also apply in the Historic Overlay District to the extent that they do not conflict with any adopted historic design guidelines.
- (b) Applicability. New buildings and structures, exterior remodeling and exterior changes of or to an existing building for which compliance with this Zoning Code is required shall be subject to review for compliance with the design standards in this section. However, the following buildings, physical improvements, and site developments are not subject to these standards:
- (1) Interior design and interior modifications to buildings or structures.
 - (2) Remodeling projects that do not involve changes in the architectural style of the building or structure, such as window and door openings, handrails, and stairways.
- (c) General Provisions.
- (1) The height and bulk of any proposed building and structure on the site should be in scale and in proportion with surrounding structures and not dominate the site or neighborhood. The exterior finish shall not have exposed rough lumber and shall have a minimum of a stucco application, wood or vinyl siding or similar material. **Siding will be a mixture of vinyl, precast stone, and asphalt shingles. 2 story units are proposed adjacent the existing single family to the west and are at a significant setback, whereas the 3 story buildings are located adjacent Taylor Road to create a streetscape. Refer to Exhibit G-1, Tab 8 for architectural elevations**
 - (2) All required site plans shall meet or exceed the minimum development standards (i.e., setbacks, open space, lighting standards, minimum parking and loading spaces, and landscaping requirements) established in this Zoning Code. **Major Site Plan review will address all these issues in detail**
 - (3) Building elevations, design characteristics and other architectural and aesthetic features shall not be unsightly, undesirable, or obnoxious in appearance; shall create an orderly and aesthetically pleasing

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environment; and shall be harmonious and compatible with existing development in the area. **See architectural elevations Tab 8, Exhibit G-1**

- (4) New development or remodeling shall be designed in such a way as to upgrade the appearance and quality of the area.
- (5) No continuous wall is allowed to extend for more than forty feet (40FT) without a recess or change in plane. At least twenty-five percent (25%) of the front facade of any new single or two-family dwelling shall be clad in natural material.
- (6) New accessory structures or building additions shall match the existing bulk, color, roof design, architectural treatment, and materials of the main structure on the site. **None proposed**
- (7) All utility lines and conduit lines shall be incorporated into the building and not permitted on the exterior of any building. **Development shall comply**
- (8) Window and door security gates or guards shall not be installed on the exterior of the structure. (Ord. 83-16. Passed 9-12-16.) **Development shall comply.**

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Exhibit "E-1 and E-2" – Storm Water Impact Study and Sanitary Sewer Impact Study

Exhibit "F-1" – Traffic Analysis

Exhibit "G-1" – Architectural Elevations/Character

INNIS, WILLIAM H
1140 SANDERLING DR
REYNOLDSBURG OH 43068

DERUSE, RANDALL D
1175 SANDERLING DR
REYNOLDSBURG OH 43068

SAPP, JOANNE
1182 SANDERLING DR
REYNOLDSBURG OH 43068

YOUNG, BEULAH M-TR
1422 RESERVE DR
REYNOLDSBURG OH 43068

BARD, GLENN O-JR
9880 YANKEETOWN
CHENOWETH RD
MOUNT STERLING OH 43143

MURPHY DEVELOPMENT
CO/TAYLOR CHASE LLC,
4442 PROFESSIONAL PKWY
GROVEPORT OH 43125

MURPHY DEV CO/TAYLOR
CHASE LLC,
4442 PROFESSIONAL PKWY
GROVEPORT OH 43125

PACZULA, TERESA
8476 TAYLOR CHASE DR
REYNOLDSBURG OH 43068

KROGER CO,
1014 VINE ST FL 7
CINCINNATI OH 45202

AH4R PROPERTIES LLC,
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301

JONES, CRAIG A
1390 RESERVE DR
REYNOLDSBURG OH 43068

POKHREL, KRISHNA P
1220 RESERVE DR
REYNOLDSBURG OH 43068

CRAWFORD, JUSTIN E
1350 RESERVE DR
REYNOLDSBURG OH 43068

CURTIS, DAVID K
1400 RESERVE DR
REYNOLDSBURG OH 43068

HUMAGAI, DEVANDRA
1290 RESERVE DR
REYNOLDSBURG OH 43068

GREGORY, RONALD
1171 SANDERLING DR
REYNOLDSBURG OH 43068

STEPHENS, CONSTANCE J
8482 TAYLOR CHASE DR
REYNOLDSBURG OH 43068

DUFFEY, MAYNARD J
1240 RESERVE DR
REYNOLDSBURG OH 43068

ELLIS, WANDA J
1320 RESERVE DR
REYNOLDSBURG OH 43068

BOLYARD, CHESTER L
1340 RESERVE DR
REYNOLDSBURG OH 43068

BOYLE III, LEO B
1380 RESERVE DR
REYNOLDSBURG OH 43068

TUBBS, MARK W
8431 MORNING DEW DR
REYNOLDSBURG OH 43068

STANLEY, CHARLES N
8421 MORNING DEW DR
REYNOLDSBURG OH 43068

BOYD III, LUTHER T
8412 GLENCREST DR
REYNOLDSBURG OH 43068

PURSELL, LAUREN M
1250 RESERVE DR
REYNOLDSBURG OH 43068

WHITE, WILLIAM D
8485 MORNINGDEW DR
REYNOLDSBURG OH 43068

PIPER, KELLY C
1179 SANDERLING DR
REYNOLDSBURG OH 43068

SMITH, NOLA J
1190 SANDERLING DR
REYNOLDSBURG OH 43068

YOUNG, BEULAH M-TR
1422 RESERVE DR
REYNOLDSBURG OH 43068

IRISH, MATTHEW C-CO-TR
1167 SANDERLING DR
REYNOLDSBURG OH 43068

FERGUSON, RONALD W
1194 SANDERLING DR
REYNOLDSBURG OH 43068

KNORR, CHRISTOPHER J
8411 MORNINGDEW DR
REYNOLDSBURG OH 43068

SHAW, JESSICA
8441 MORNINGDEW DR
REYNOLDSBURG OH 43068

CASSIDY, MATTHEW S
1230 RESERVE DR
REYNOLDSBURG OH 43068

DANKO, JOHN
1260 RESERVE DR
REYNOLDSBURG OH 43068

KLINE, KAREN
1310 RESERVE DR
REYNOLDSBURG OH 43068

HARRIS, RONALD P
1330 RESERVE DR
REYNOLDSBURG OH 43068

GRIMES, LINDA F
1370 RESERVE DR
REYNOLDSBURG OH 43068

SEALSCOTT, TIFFANY M
1280 RESERVE DR
REYNOLDSBURG OH 43068

MCCOY, JERALD R
8475 MORNING DEW DR
REYNOLDSBURG OH 43068

MOORE TR, ERMA C
1410 RESERVE DR
REYNOLDSBURG OH 43068

WATSON, IRAN E
1210 RESERVE DR
REYNOLDSBURG OH 43068

KASSAYE, HAILEYESUS T
1300 RESERVE DR
REYNOLDSBURG OH 43068

DUNIGAN NAGEL, BARBARA E
1186 SANDERLING DR
REYNOLDSBURG OH 43068

SEARLES, KEVIN T
8457 MORNINGDEW DR
REYNOLDSBURG OH 43068

HARTSELL, ROBBIE K
1270 RESERVE DR
REYNOLDSBURG OH 43068

SLEEPER, RAYMOND J-JR
8489 WILLET LN
REYNOLDSBURG OH 43068

FOSTER, LISA
8458 TAYLOR CHASE DR
REYNOLDSBURG OH 43068

RINEHART, BETTY J
8483 WILLET LN UNIT 9-8483
REYNOLDSBURG OH 43068

INTSIFUL, MONIKA
8464 TAYLOR CHASE DR
REYNOLDSBURG OH 43068

DEMISSIE, ASTER G
8451 MORNING DEW DR
REYNOLDSBURG OH 43068

SIGMAN, RICHARD W
8465 MORNING DEW DR
REYNOLDSBURG OH 43068

GRAY, CHARLES R
8422 GLENCREST DR
REYNOLDSBURG OH 43068

HAMMOND, THAAH K
PO BOX 371
REYNOLDSBURG OH 43068

ALBERT, DANIEL J
9197 TAYLOR RD
REYNOLDSBURG OH 43068

SHIRLEY, RONALD E
9227 TAYLOR RD
REYNOLDSBURG OH 43068

BAUMAN, JOSEPH-TR
9154 MINK RD
PATASKALA OH 43062

ENYART, JON A
8507 WILLET LN
REYNOLDSBURG OH 43068

LUCIUS, JOYCE A
8501 WILLET LN
REYNOLDSBURG OH 43068

WEBB, HENRIETTA L
1134 SANDERLING DR
REYNOLDSBURG OH 43068

BATDORFF, DAN M
1151 SANDERLING DR
REYNOLDSBURG OH 43068

HUNTER, JAY MARTIN
1155 SANDERLING DR
REYNOLDSBURG OH 43068

COBB, DOROTHY J
1178 SANDERLING DR
REYNOLDSBURG OH 43068

CASE, BENNETT A-TR
1143 SANDERLING DR
REYNOLDSBURG OH 43068

PARSONS, SANDRA I
1127 SANDERLING DR
REYNOLDSBURG OH 43068

BOSH, STEPHEN T
1139 SANDERLING DR
REYNOLDSBURG OH 43068

PASQUINELLI, ELMO A
1163 SANDERLING DR
REYNOLDSBURG OH 43068

CHAVE, KAY A
1159 SANDERLING DR
REYNOLDSBURG OH 43068

UMINSKI, PAUL EDWARD
1131 SANDERLING DR
REYNOLDSBURG OH 43068

KELLY, RICHARD W
1147 SANDERLING DR
REYNOLDSBURG OH 43068

MCKEE, DONNA J
1135 SANDERLING DR
REYNOLDSBURG OH 43068

24.3 ACRES

Situated in the State of Ohio, County of Licking, City of Reynoldsburg, located in Section 8, Township 16, Range 20, Refugee Lands being part of that 17.283 acre tract conveyed to Murphy Development/Taylor Chase LLC by deed of record in Instrument Number 200512080038925, those 1.648 acre and 6.725 acre tracts conveyed to Glen O. Bard Jr. by deeds of record in Official Record 187, Page 235, Official Record 778, Page 756 and Instrument Number 201006090010881 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and being described as follows:

BEGINNING at the northwesterly corner of said 17.283 acre tract and the northeasterly corner of Lot 67 of that subdivision entitled "Reserve at Reynoldsburg Section 2, Part 1" of record in Plat Book 16, Page 354, being the southerly line of Lot 99 of that subdivision entitled "Stony Ridge Section 3" of record in Plat Book 13, Page 369;

Thence South 86° 20' 55" East, with the southerly line of said "Stony Ridge Section 3", a distance of 450.35 feet to a point;

Thence South 03° 25' 55" West, with the easterly line of said 17.283 acre tract and the westerly line of "Taylor Chase Condominium First Amendment" by deed of record in Instrument Number 200611170033548, a distance of 157.45 feet to a northeasterly corner of "Taylor Chase Condominium Second Amendment" by deed of record in Instrument Number 200704060008731;

Thence North 86° 07' 05" West, with the northerly line of said "Taylor Chase Condominium Second Amendment", a distance of 135.38 feet to a northwesterly corner thereof;

Thence South 04° 17' 05" West, with the westerly line of said "Taylor Chase Condominium Second Amendment" and partly with the westerly line of "Taylor Chase Condominium Sixth Amendment" by deed of record in Instrument Number 201704180007921, a distance of 173.24 feet to a point;

Thence North 85° 42' 55" West, with the northerly line of said "Taylor Chase Condominium Sixth Amendment", a distance of 15.00 feet to a point;

Thence South 03° 39' 05" West, with the westerly line of said "Taylor Chase Condominium Sixth Amendment", a distance of 137.54 feet to a point;

Thence South 86° 20' 55" East, with the southerly line of said "Taylor Chase Condominium Sixth Amendment", a distance of 164.75 feet to a point;

Thence North 03° 52' 00" East, with the westerly line of said 6.725 acre tract, the easterly line of said "Taylor Chase Condominium Sixth Amendment" a distance of 10.50 feet to a point in the southerly line of "Taylor Chase Condominium Third Amendment" by deed of record in Instrument Number 20080220003719;

Thence South 86° 20' 55" East, with the southerly line of said Taylor Chase Condominium Third Amendment", the southerly line of "Taylor Chase Condominium" by deed of record in Instrument Number 200609200027540, a distance of 325.00 feet to a point in the westerly right of way line of Taylor Road;

Thence with the westerly right of way line of said Taylor Road, the easterly line of said 6.725 and 1.648 acre tracts, the following courses and distances:

South 03° 52' 00" West, a distance of 962.80 feet to a point;

South 13° 19' 44" West, a distance of 60.83 feet to a point; and

South 03° 52' 00" West, a distance of 104.05 feet to a northeasterly corner of that 8.877 acre tract conveyed to Kroger Company by deed of record in Instrument Number 200402260006620;

Thence North 86° 08' 41" West, with the northerly line of said 8.877 acre tract and the northerly line of that 1.567 acre tract conveyed to Beulah M. Young, Trustees by deed of record in Instrument Number 201107060012423, a distance of 780.38 feet to a point in the easterly line of Lot

24.3 ACRES**-2-**

11 of that subdivision entitled “Reserve at Reynoldsburg Section 1” of record in Plat Book 16, Page 239;

Thence North 03° 52' 51" East, the easterly line of said “Reserve at Reynoldsburg Section 1” the easterly line of said “Reserve at Reynoldsburg Section 2, Part 1”, a distance of 1606.04 feet to the POINT OF BEGINNING, containing 24.3 acres, more or less.

EVANS, MECHWART, HAMBELTON & TITLON, INC.

JCD:tmd
24_3 AC 20171345-VS-ZONE

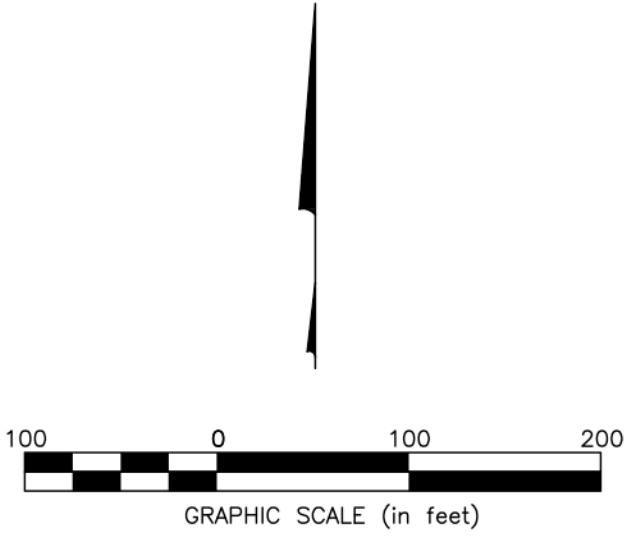
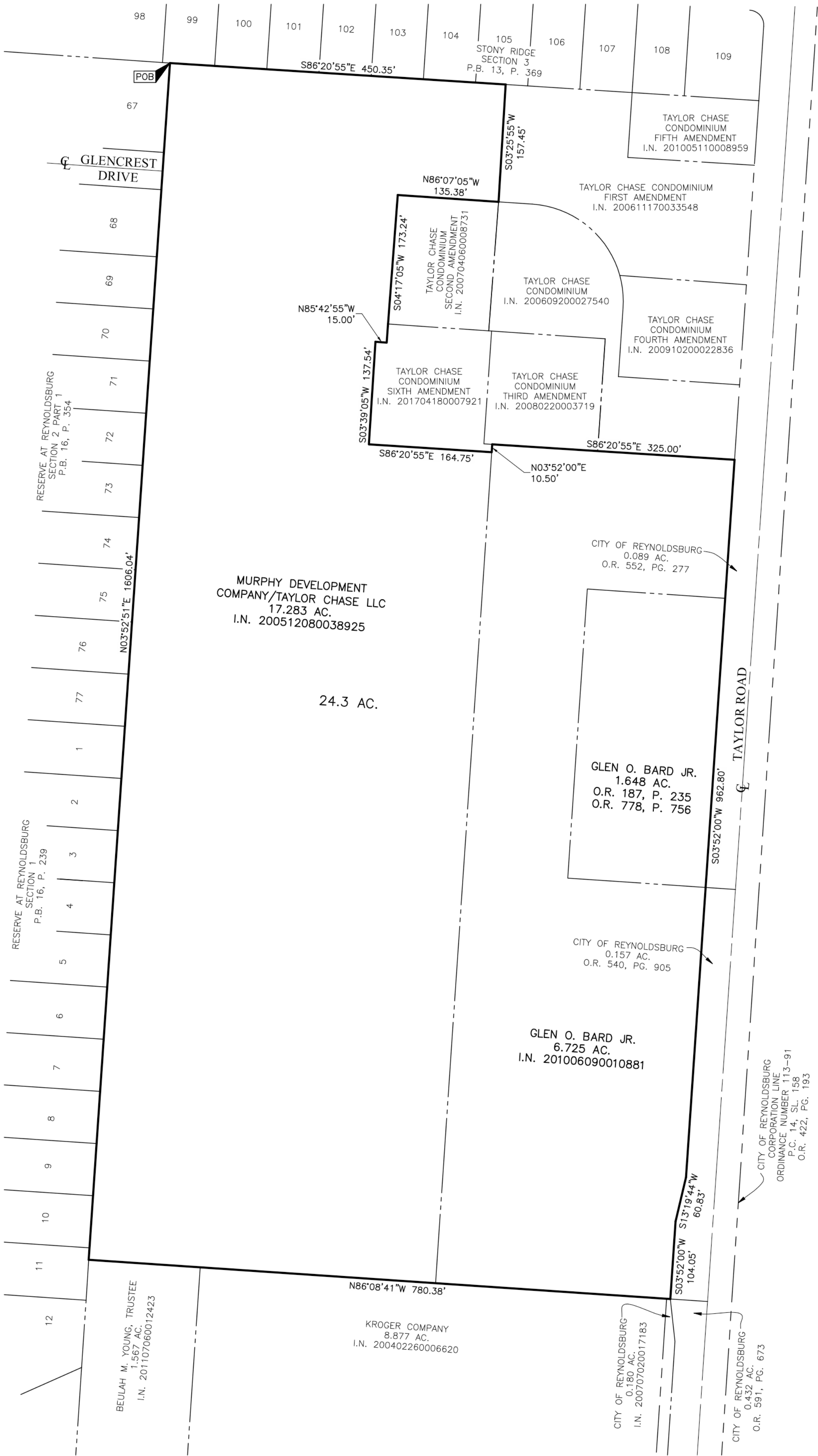
Attachment: App. #181277 - Taylor Rd PND - Metro Development (Rezoning App. #181277 - 9366/9370 Taylor Road SW, Metro Dev)

ZONING EXHIBIT

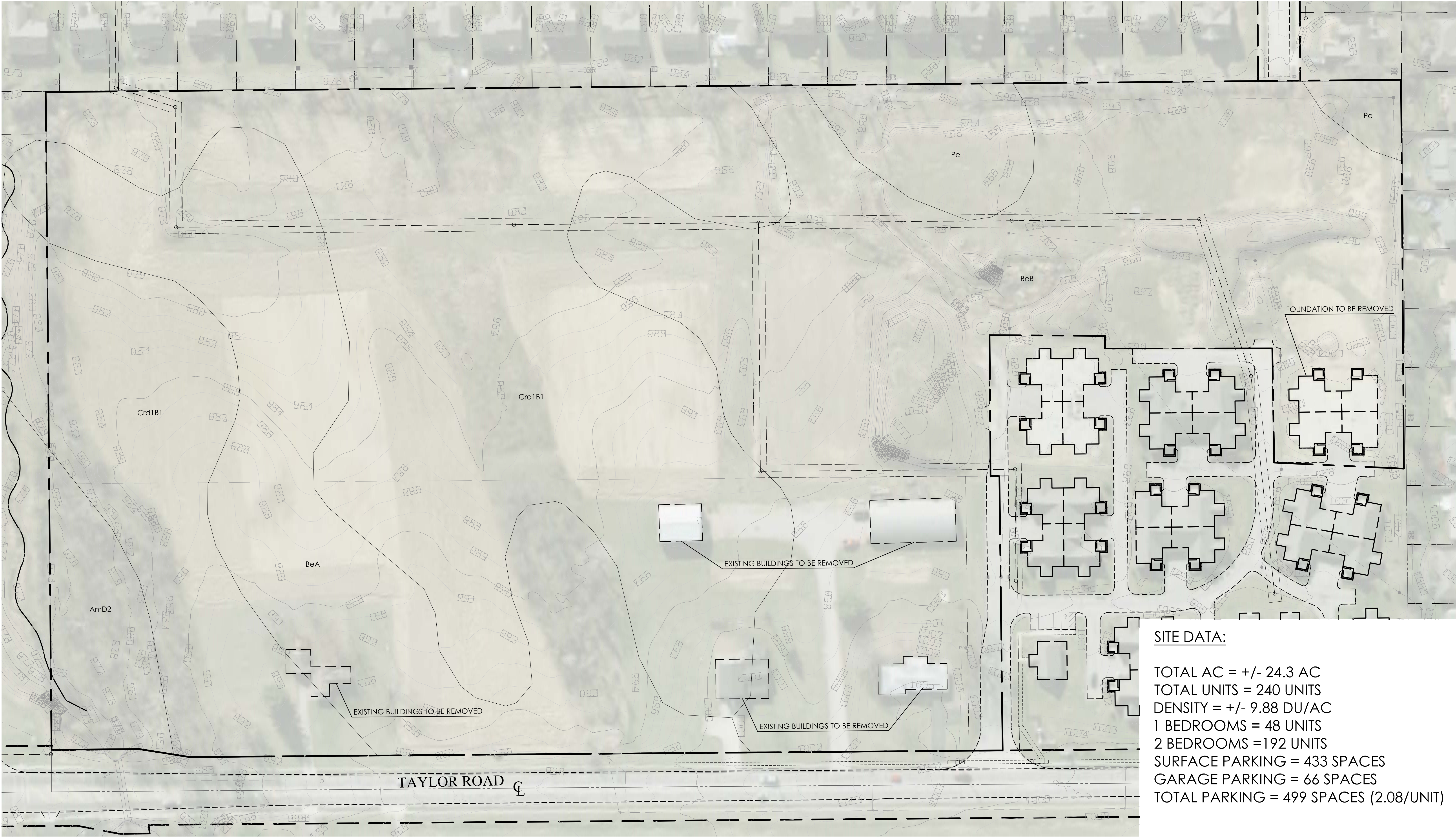
SECTION 8, TOWNSHIP 16, RANGE 20

REFUGEE LANDS

CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO



EMH&T Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com			Date: November 14, 2017
			Scale: 1" = 100'
			Job No: 2017-1345
			Sheet: B-2
REVISIONS			
MARK	DATE	DESCRIPTION	



SITE DATA:

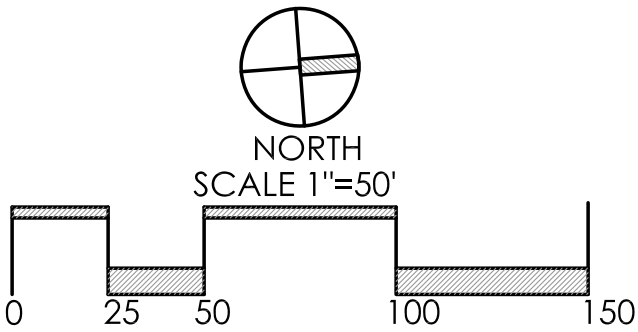
TOTAL AC = +/- 24.3 AC
TOTAL UNITS = 240 UNITS
DENSITY = +/- 9.88 DU/AC
1 BEDROOMS = 48 UNITS
2 BEDROOMS = 192 UNITS
SURFACE PARKING = 433 SPACES
GARAGE PARKING = 66 SPACES
TOTAL PARKING = 499 SPACES (2.08/UNIT)

EXISTING CONDITIONS PLAN

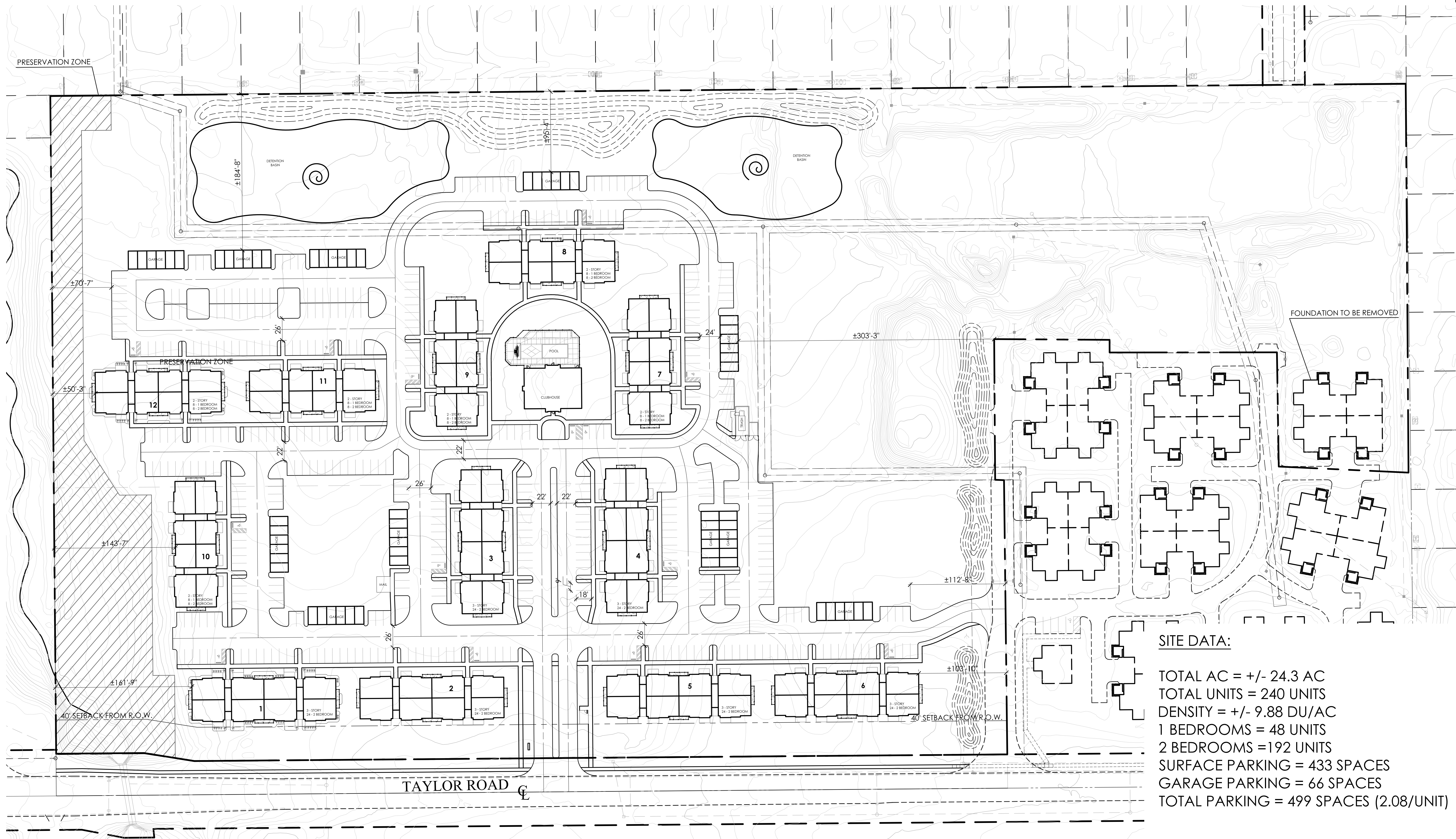
TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

EXHIBIT C-1



Faris Planning & Design
LAND PLANNING g LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com



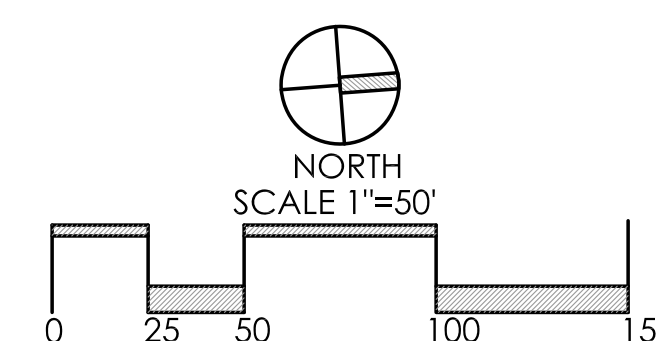
DEVELOPMENT PLAN

EXHIBIT C-2

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT

DATE: 12-20-2017



Faris Planning & Design

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243 N. 5th Street Suite 401 Columbus, OH 43211
p (614) 487-1964 www.farisplanninganddesign.com

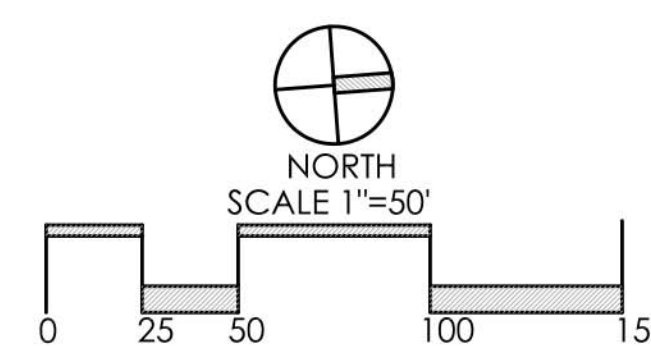


ILLUSTRATIVE PLAN

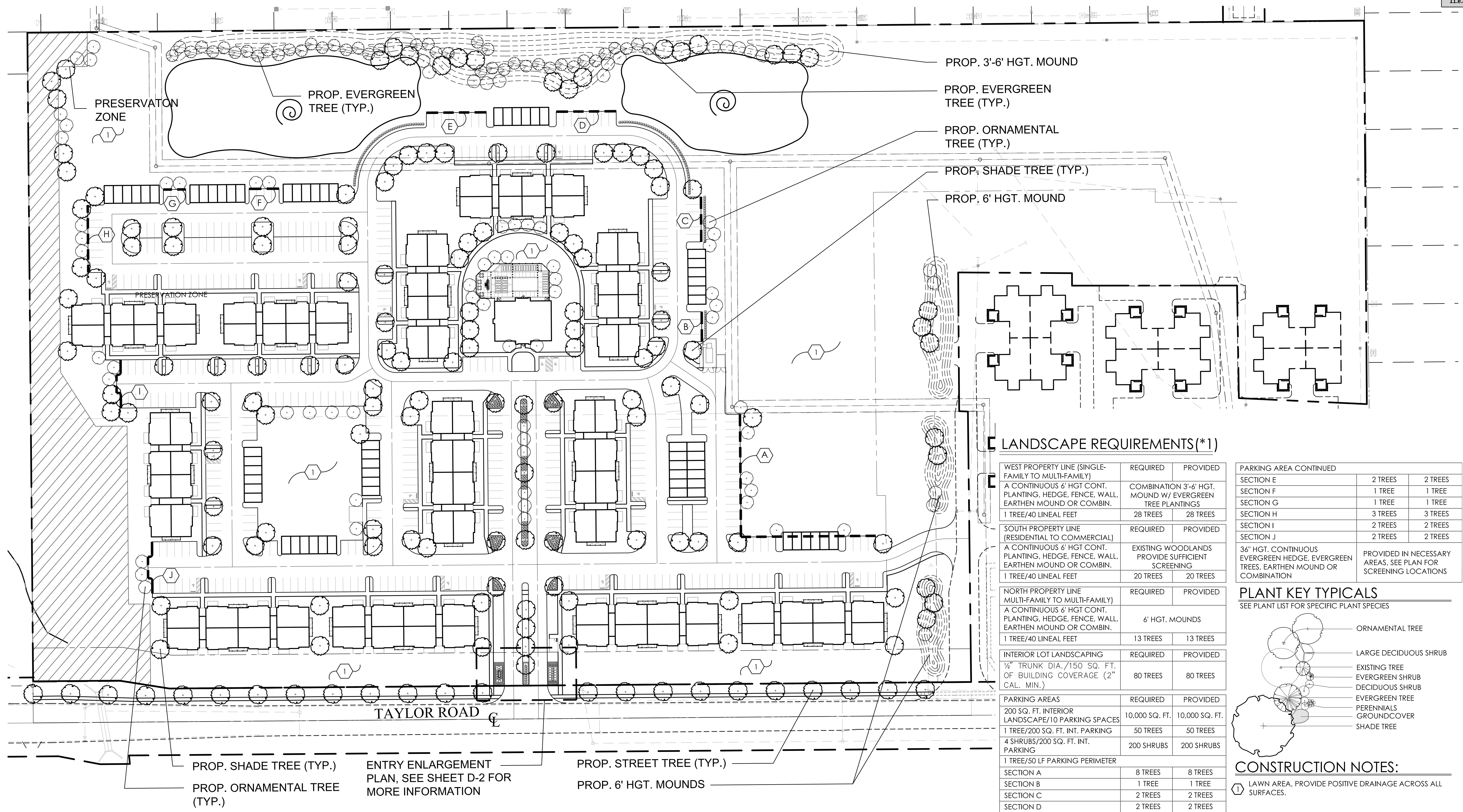
TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

EXHIBIT C-3



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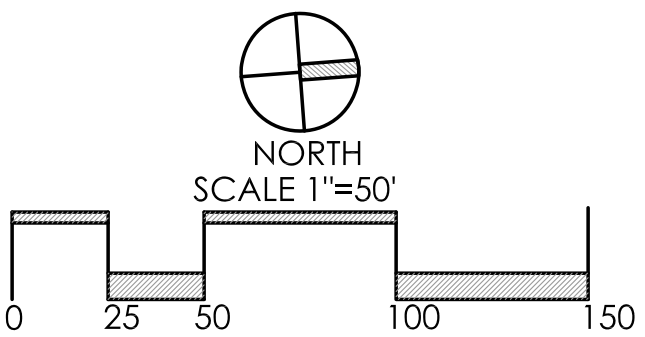
Attachment: App. #181277 - Taylor Rd PUD - Metro Development (Rezoning App. #181277 - 9356/0370 Taylor Road SW, Metro Dev)

OVERALL LANDSCAPE PLAN CONCEPT

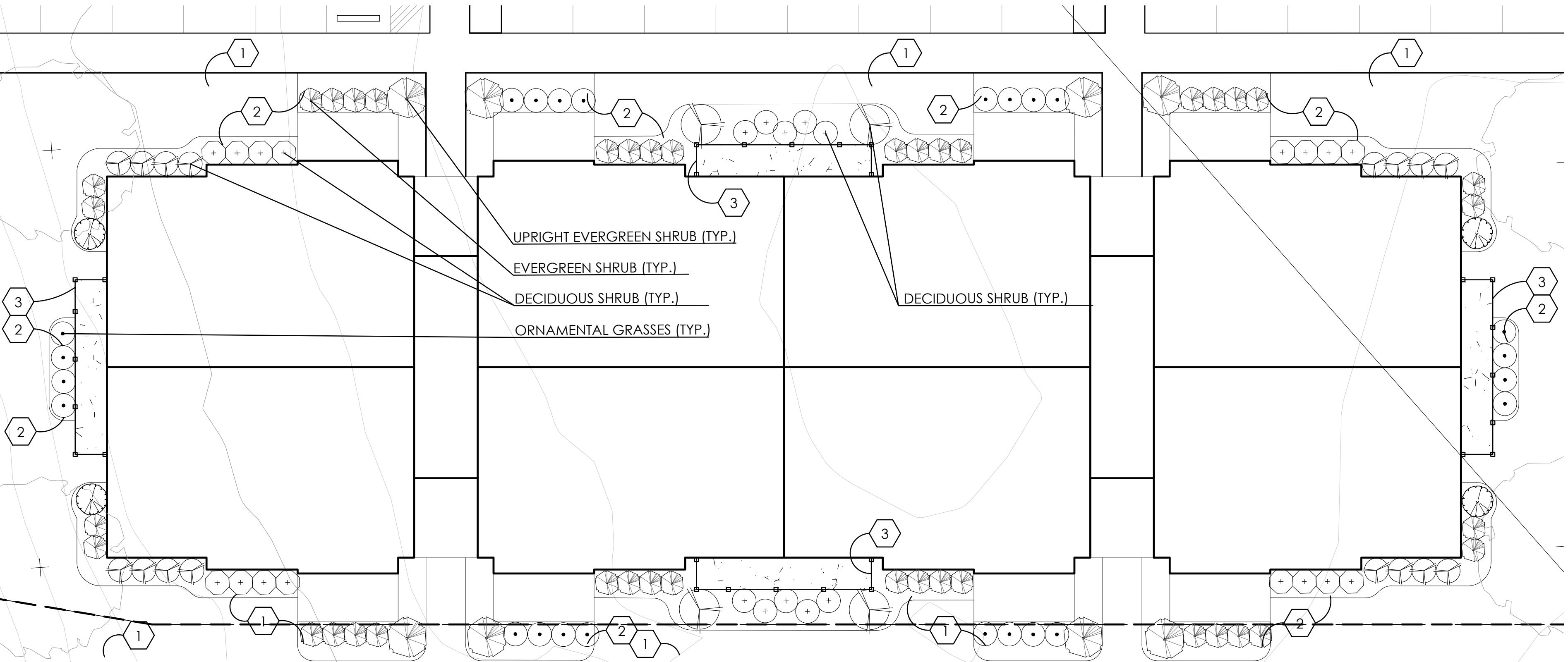
TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

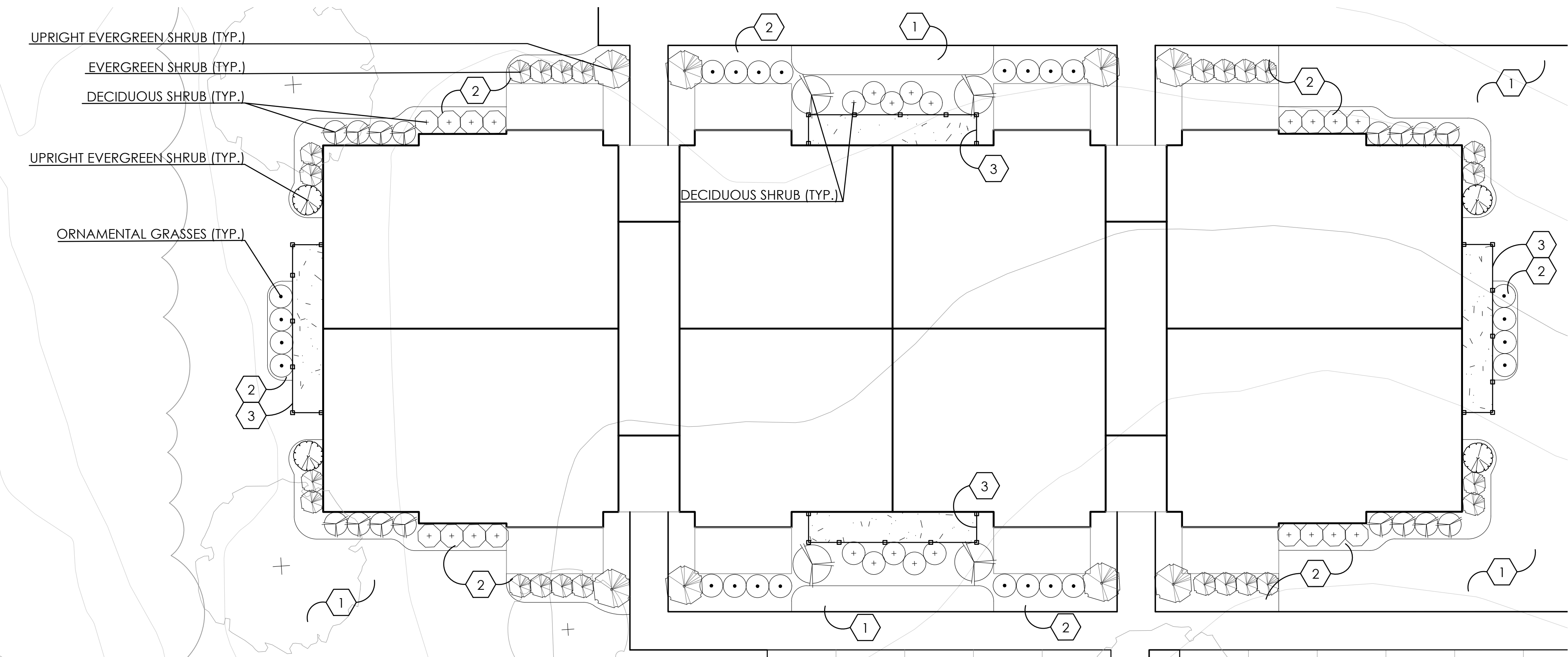
EXHIBIT D-1



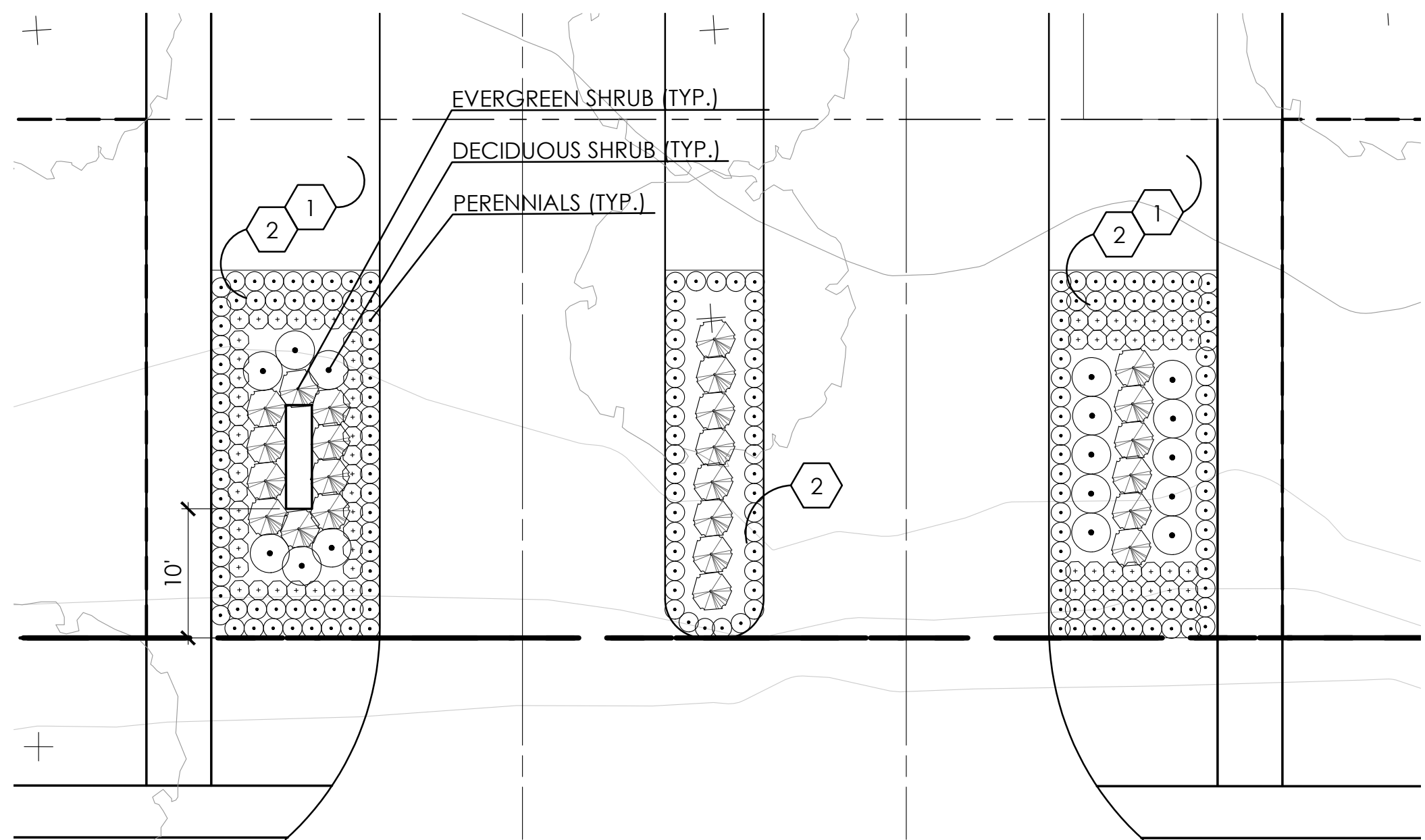
Faris Planning & Design
LAND PLANNING g LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com



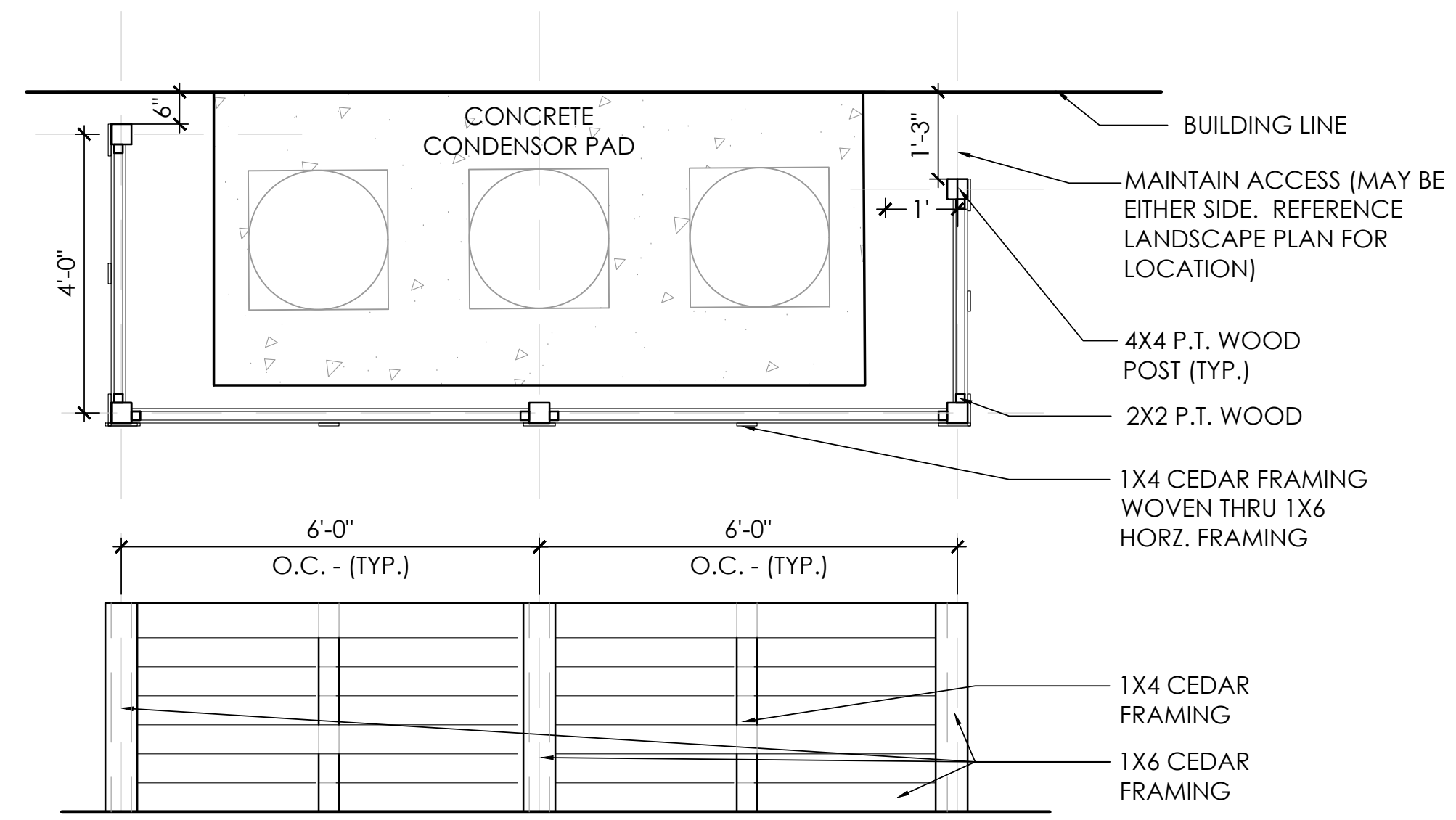
1 TYPICAL 3-STORY BUILDING PLANTING
SCALE: 1"=10'



2 TYPICAL 2-STORY BUILDING PLANTING
SCALE: 1"=10'



3 ENTRY FEATURE PLANTING
SCALE: 1"=10'

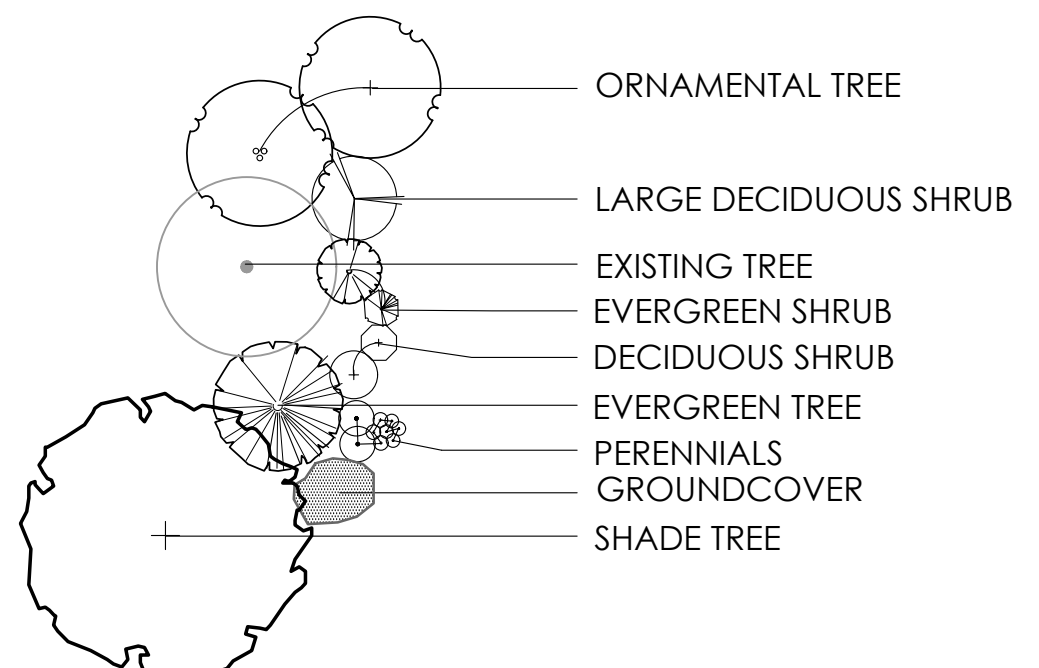


NOTE: FENCE SHALL BE PAINTED TO MATCH SHUTTERS OF ITS ASSOCIATED BUILDING.

4 A/C CONDENSOR SCREENING FENCE
N.T.S.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CONSTRUCTION NOTES:

- 1** LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2** LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3** A/C CONDENSER AREA WITH SCREENING FENCE. SEE DETAIL 4, THIS SHEET, AND ARCHITECT'S PLANS.

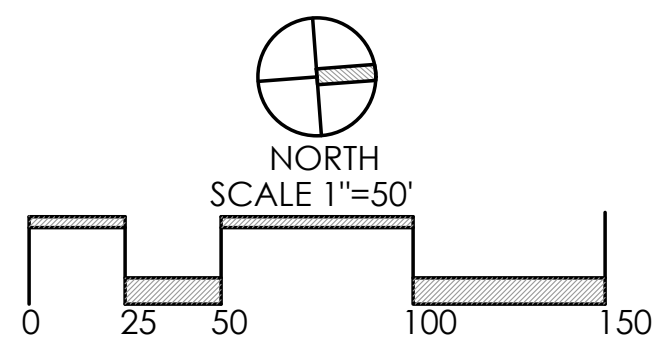
TYPICAL BUILDING PLANTINGS & ENTRY FEATURE CONCEPT

TAYLOR ROAD & E. MAIN STREET

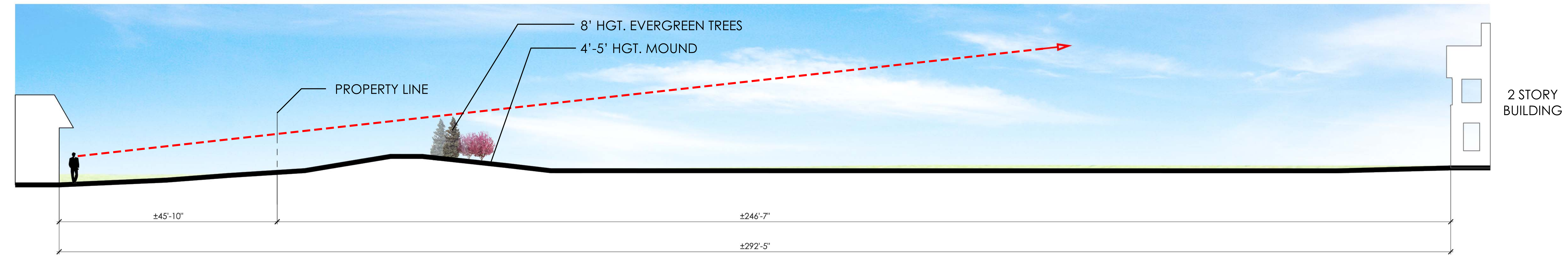
PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

EXHIBIT D-1.1

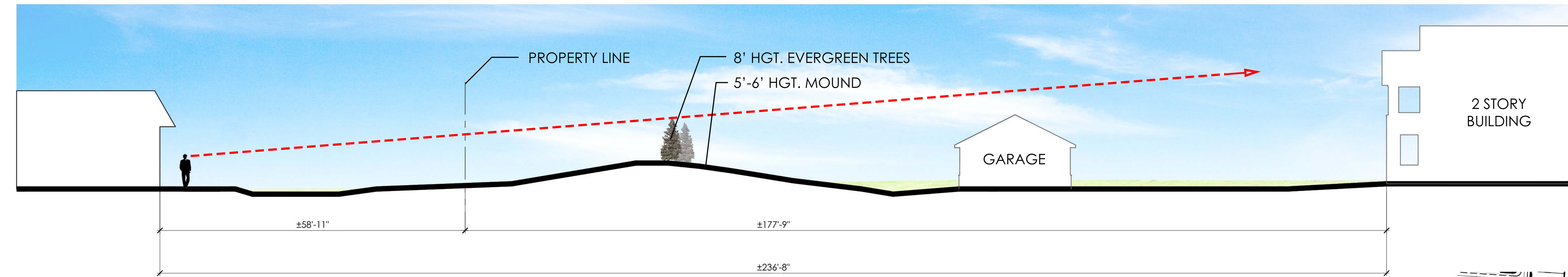
Faris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE



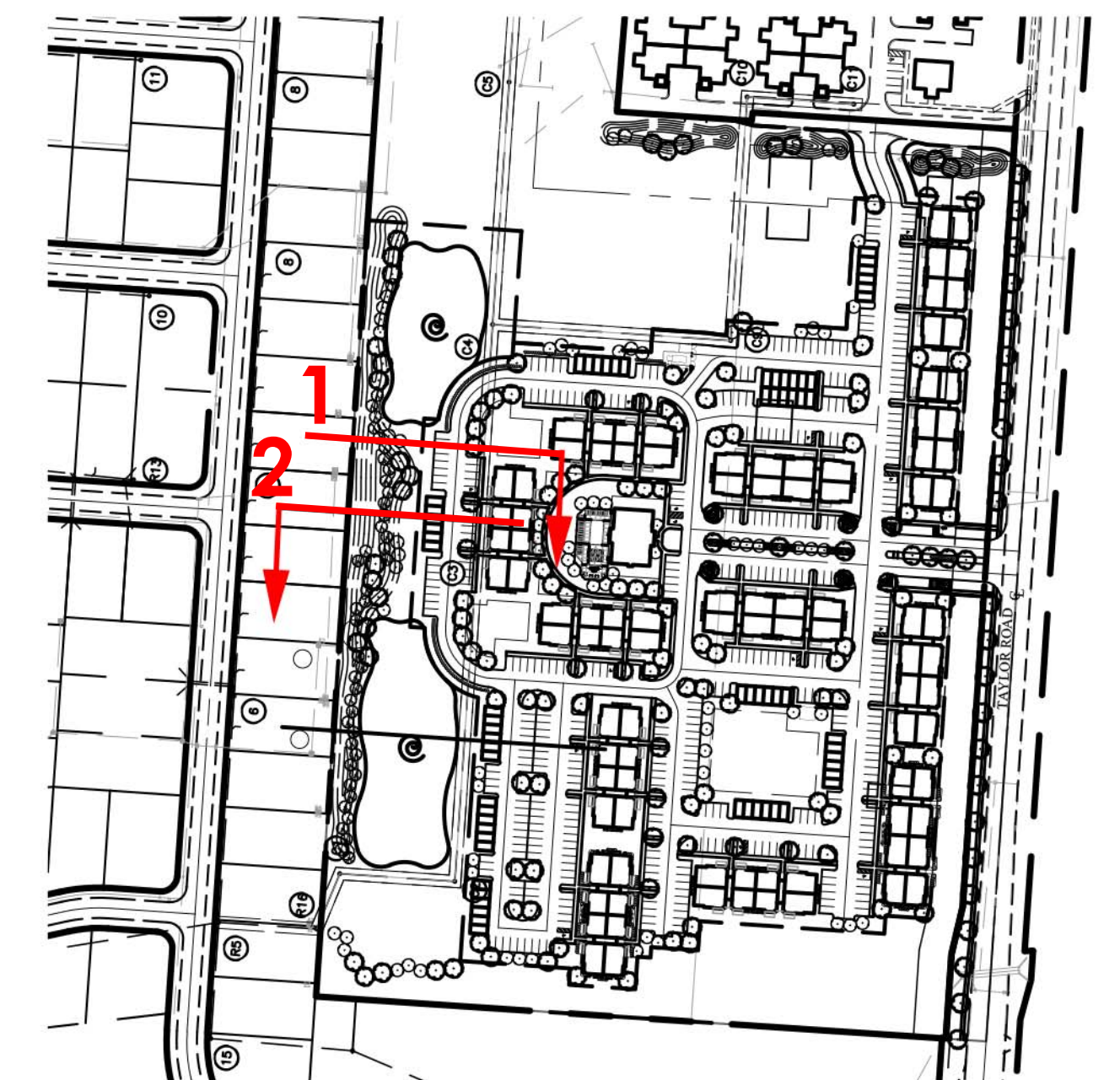
243 N. 5th Street
p (614) 487-1964
Suite 401
Columbus, OH 43215
www.farisplanninganddesign.com



1 LANDSCAPE BUFFER SECTION ONE
SCALE: 1"=10'



2 LANDSCAPE BUFFER SECTION TWO
SCALE: 1"=10'



4 SECTION KEY MAP
SCALE: 1"=200'

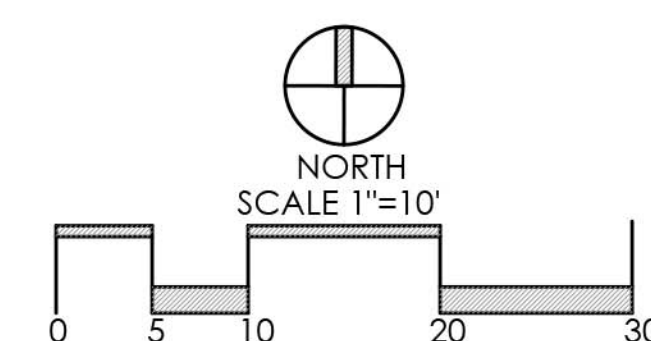
Attachment: App. #181277 - Taylor Rd PND - Metro Development (Rezoning App. #181277 - 93668370 Taylor Road SW, Metro Dev)

LANDSCAPE BUFFER SECTIONS

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

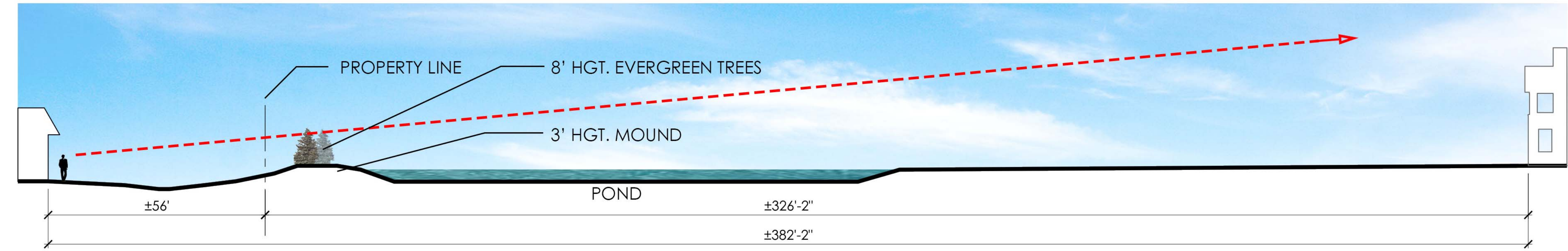
EXHIBIT D-1.2



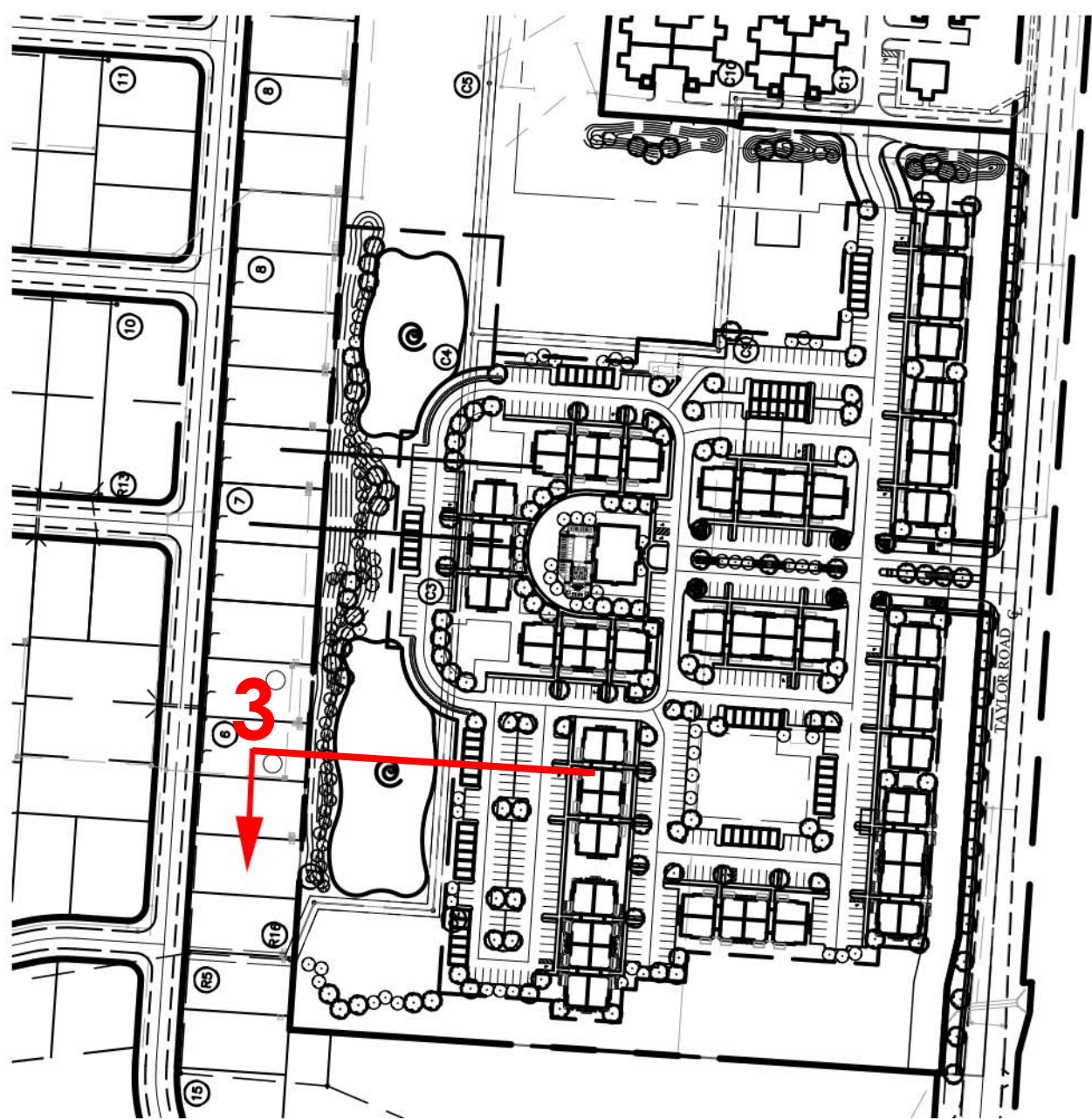
Faris Planning & Design

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

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



1 LANDSCAPE BUFFER SECTION THREE
SCALE: 1"=16'



2 SECTION KEY MAP
SCALE: 1"=200'

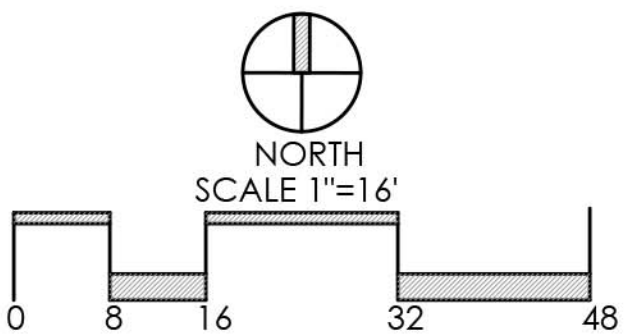
Attachment: App. #181277 - Taylor Rd PND - Metro Development (Rezoning App. #181277 - 93668370 Taylor Road SW, Metro Dev)

LANDSCAPE BUFFER SECTIONS

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

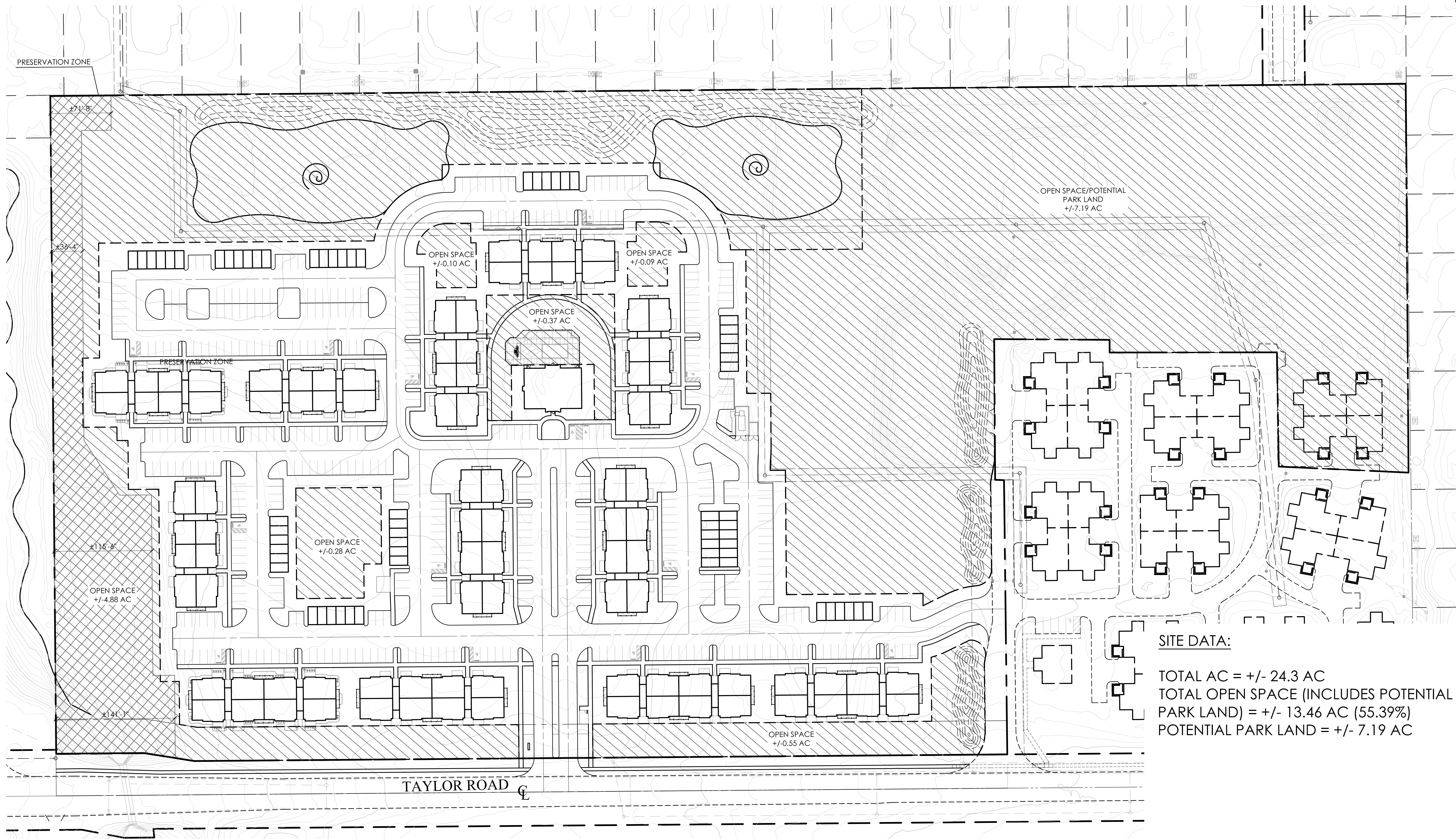
EXHIBIT D-1.3



Faris Planning & Design

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

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



SITE DATA:

TOTAL AC = +/- 24.3 AC
 TOTAL OPEN SPACE (INCLUDES POTENTIAL
 PARK LAND) = +/- 13.46 AC (55.39%)
 POTENTIAL PARK LAND = +/- 7.19 AC

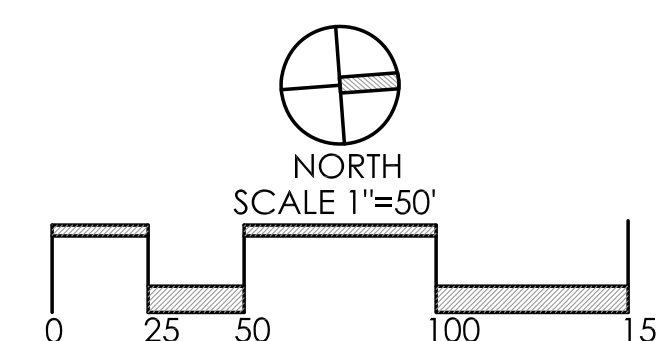
Attachment: App. #181277 - Taylor Rd PND - Metro Development (Rezoning App. #181277 - 9356/9370 Taylor Road SW, Metro Dev)

OPEN SPACE PLAN

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
 DATE: 12-20-2017

EXHIBIT D-2



Faris Planning & Design
 LAND PLANNING g LANDSCAPE ARCHITECTURE
 243 N. 5th Street Suite 401 Columbus, OH 43215
 p (614) 487-1964 www.farisplanninganddesign.com

3. Facilities Demand Worksheet

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

1. Water:

- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 72,000 gpd
- b. How much pressure is required? min. 35 psi

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

2. Sanitary Sewer:

- a. What will the total anticipated flow in gallons per day for this proposed site improvement? 96,000 gpd

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

3. Traffic:

a. Definitions:

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

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

1774 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
<u>129</u> AM	<u>110</u> AM	<u>129</u> AM
<u>160</u> PM	<u>129</u> PM	<u>160</u> PM

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

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

 X No, Traffic Access Study Required.

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

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

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

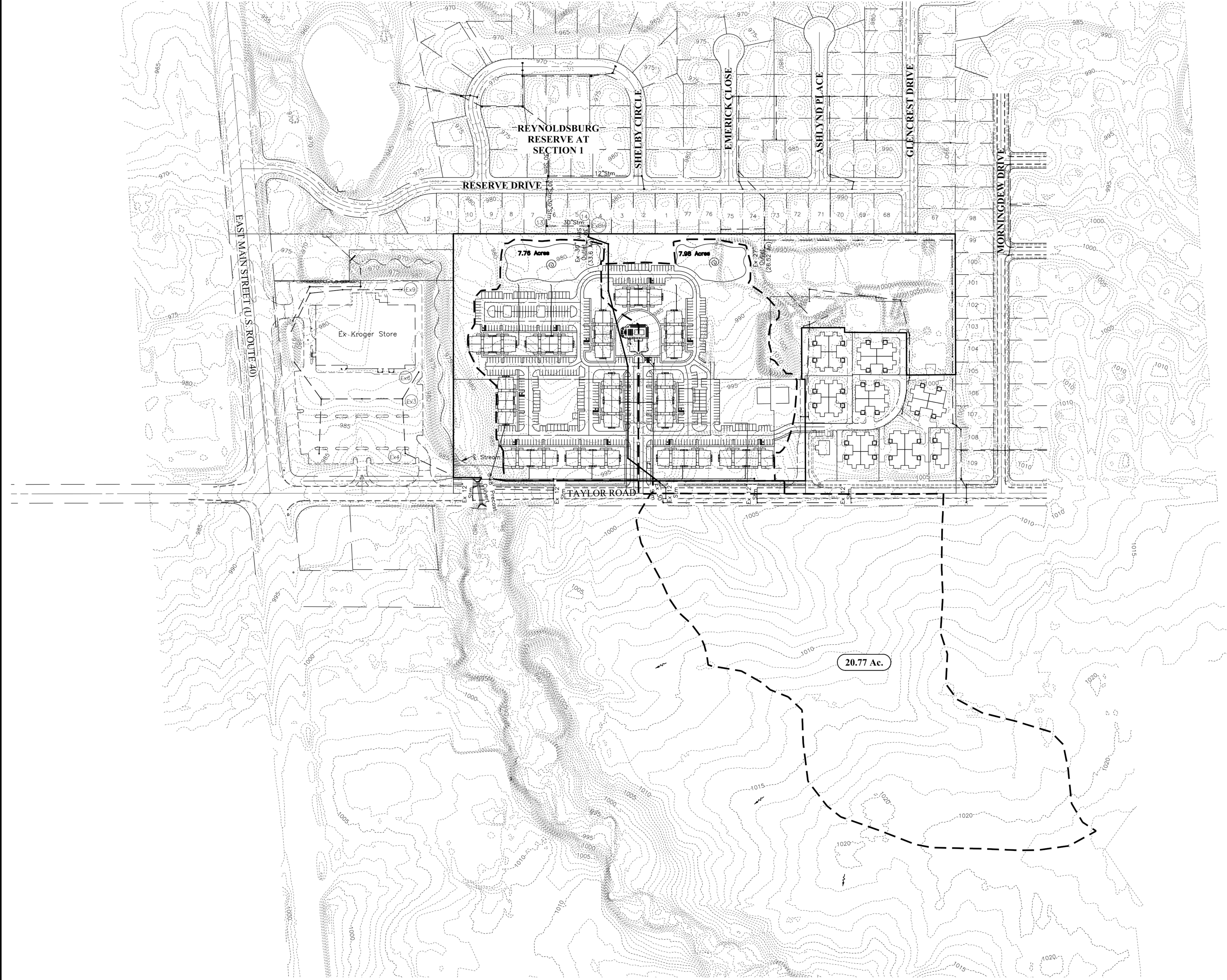
 There are less than 50 Peak Hour trips anticipated. (No additional requirements.)

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

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


Applicant's Signature

12-19-17
Date



This project will utilize wet detention basins on the west side of the development to meet Ohio EPA water quality and City peak flow rate requirements. The basins will discharge to existing catch basins along the rear lot line of properties along Reserve Drive that were sized to take in the majority of the development and offsite areas east of Taylor Road. Offsite area shown east of Taylor Road currently flow through the site within an existing swale that connects to a catch basin on one of the lots along Reserve Drive. This swale will be piped and continue to directly convey offsite flows to the existing catch basin.

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

Packet Pg. 122



9366 & 9370 Taylor Road Traffic Access Study

Prepared For:

Metro Development

Prepared By:



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

December 2017

SSI Project #: 720501

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9366 & 9370 Taylor Road Traffic Access Study

Prepared For:

Metro Development
470 Olde Worthington Road, Suite 100
Westerville, OH

Telephone: (614) 540-2400

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

12-08-2017

Date



December 2017

TABLE OF CONTENTS

Background	1
Existing Conditions	1
Projected Site Traffic	1
2018 and 2028 Traffic	5
Traffic Analyses	5
Conclusions	5

APPENDIX

General Correspondence
Traffic Counts
Referenced Exhibits
Turn Lane Warrant Graphs

BACKGROUND

Metro Development, LLC is proposing to develop a site with approximately 240 multi-family units in a combination of two and three story buildings. The site is located on the west side of Taylor Road between Main Street (US 40) and Taylor Chase Drive. Figure 1 shows the location of the site. One full access is proposed on Taylor Road. In addition, there is also access to Taylor Chase Drive in the development to the north which also has access to Taylor Road. The permitting agency for the access on Taylor Road is the City of Reynoldsburg. Figure 2 shows the proposed site layout.

Per Section 3A of the *Reynoldsburg Development Handbook*, a traffic access study (TAS) is required if peak hour trip ends are between 50-200 trip ends. The scope of the TAS is contained in a Memo of Understanding (MOU) that was submitted to the City Engineer on November 20, 2017. A copy of the MOU is in the Appendix.

EXISTING CONDITIONS

Taylor Road is a three-lane section (including a center two-way left turn lane) at the site access. The speed limit is 35 MPH. As part of the project, peak hour (7-9 AM and 4-6 PM) turning movement counts were taken at Taylor Road & the Kroger Access. The volumes on the north leg of the intersection were the basis of the existing through traffic at the site access.

PROJECTED SITE TRAFFIC

Trip Generation

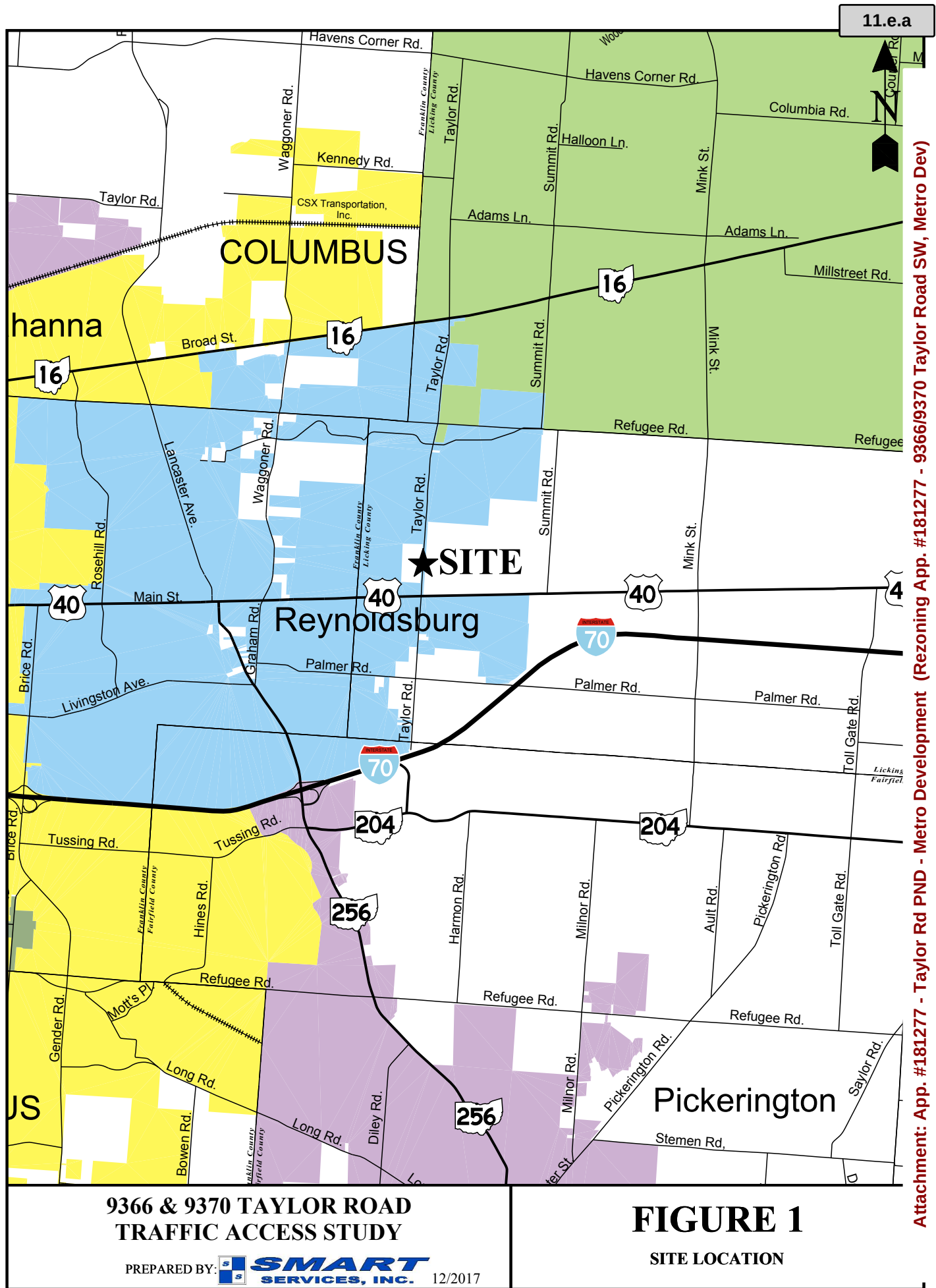
The accepted method for computing trip generation in the traffic engineering profession is *Trip Generation, 10th Edition* published by the Institute of Transportation Engineers (ITE). This report provides trip rates for different land uses based on data from sample sites in each category. The proposed land use is represented by “Multifamily Housing (Low-Rise)” ITE Code #220. Table 1 shows a summary of the site generated traffic.

Trip Distribution

The distribution of traffic was based upon the existing counts going away from the site in the AM peak hour (AM). The AM peak hour provides the best representation of where people work relative to where they live. The following is the resulting distribution (The volume basis is in parentheses):

- 62% to/from the south on Taylor Road (601)
- 38% to/from the north on Taylor Road (376)

Although there is a small percentage of the traffic that would use the connection to Taylor Chase Drive to access the site, all traffic was assumed to use the proposed access for the purposes of this study.



Attachment: App. #181277 - Taylor Rd PND - Metro Development (Rezoning App. #181277 - 9366/9370 Taylor Road SW, Metro Dev)

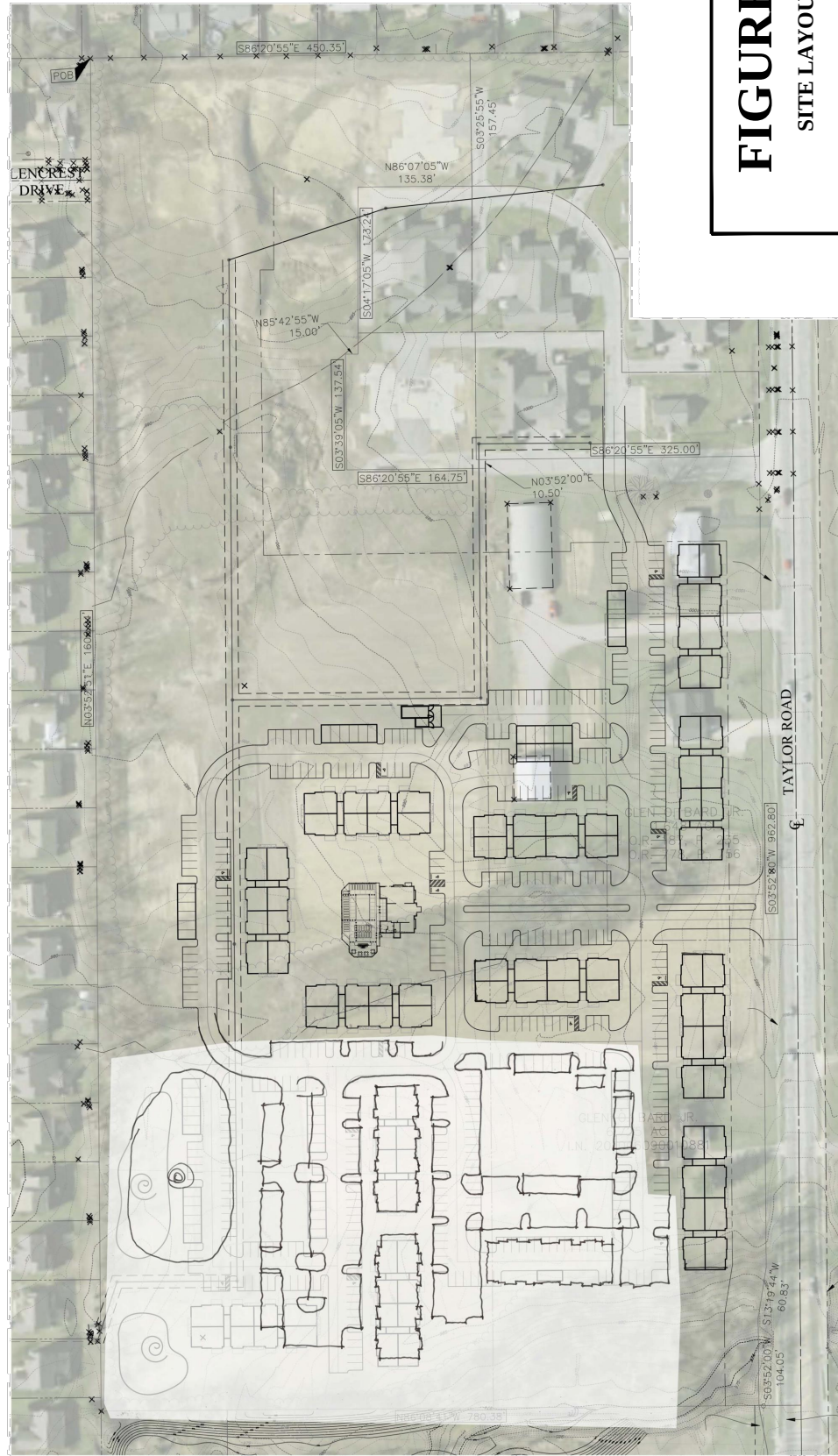
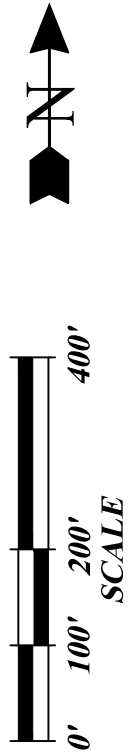


FIGURE 2

SITE LAYOUT

**9366 & 9370
TAYLOR ROAD
TRAFFIC ACCESS
STUDY 12/2017**

PREPARED BY:



Traffic Study Subarea	Land Use	Time of Day	Data Set from: <i>Trip Generation Manual, 10th Edition</i> (Unless noted Otherwise)	Override with Average	Regression Equation from: <i>Trip Generation Manual 10th Edition</i>	Total Trips	Entering		Exiting	
							%	Total Trips	%	Total Trips
1	Multifamily Housing (Low-Rise) (ITE Code #220) Ind. Variable (X) = 240 Dwelling Units	Daily	Weekday	☐	$T=7.56(X)-40.86$	1774	50%	887	50%	887
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	☐	$\ln(T)=0.95\ln(X)-0.51$	110	23%	25	77%	85
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	☐	$\ln(T)=0.89\ln(X)-0.02$	129	63%	81	37%	48
				☐						
TOTALS			Daily	☒		1774		887		887
			AM Peak			110		25		85
			PM Peak			129		81		48

9366 & 9370 Taylor Road Traffic Access Study - 12/2017

TABLE 1 - SITE TRIP GENERATION SUMMARY

2018 AND 2028 TRAFFIC

A 10-year horizon is required for the traffic study. Opening day is assumed to be 2018, therefore the design year is 2028. A linear annual growth rate was obtained from the Mid-Ohio Regional Planning Commission (MORPC). Table 2 shows the growth rate and the corresponding factors applied to the 2017 traffic count.

Segment	Linear Annual Growth Rate	2017 to 2018 Factor	2017 to 2028 Factor
Taylor Road	1.20%	1.012	1.132

TABLE 2 – 2017 Based Growth Factor Summary

Figure 3 shows the components of the 2018 ‘Build’ traffic. Figure 4 shows the components of the 2028 ‘Build’ traffic.

TRAFFIC ANALYSES

Turn Lane Warrants

Since a two-way left turn lane exists in front of the site, a left turn lane warrant analysis is not necessary. The procedure to determine whether a right turn lane is warranted is according to the *State Highway Access Management Manual (SHAMM)* published by the Ohio Department of Transportation (ODOT). The posted speed limit of 35 MPH was used for the analysis. The results show that a right turn lane is not warranted. The graph from the *SHAMM* is in the Appendix.

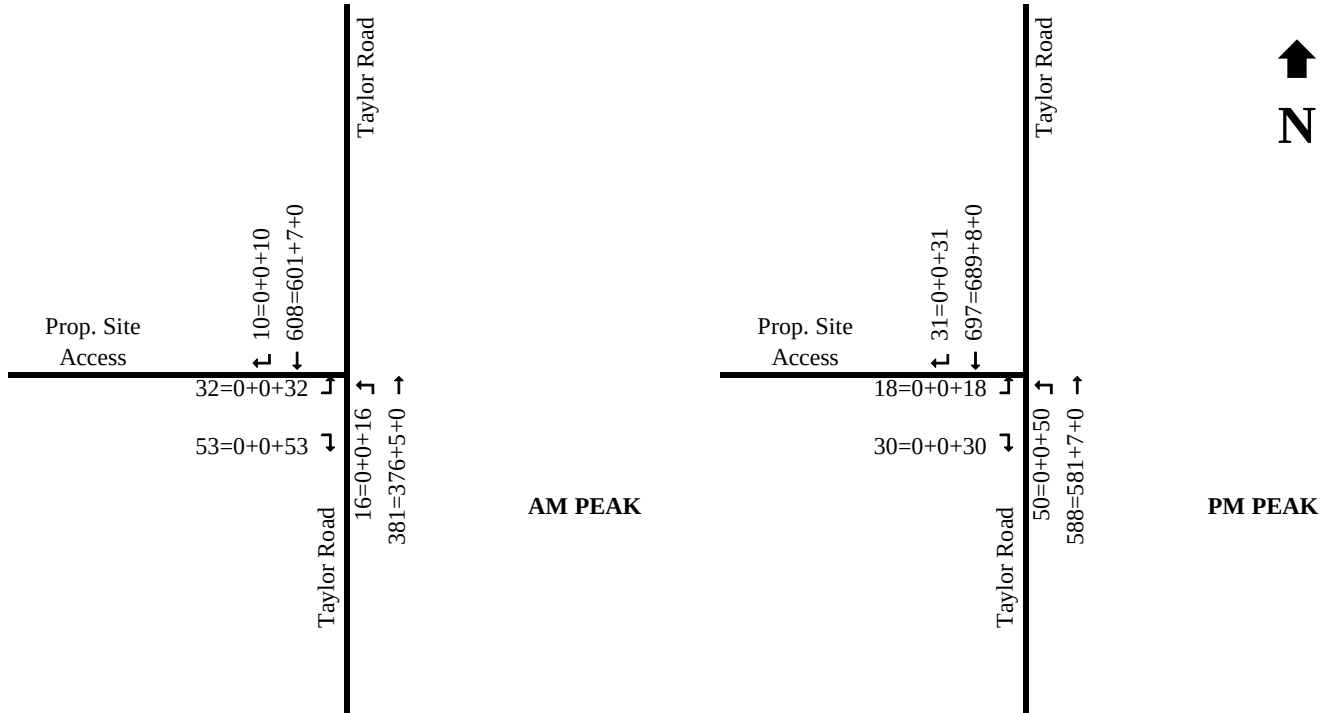
CONCLUSIONS

2018 and 2028 ‘No Build’ and ‘Build’ volumes were developed for use in a right turn lane warrant analysis. The following is a summary of the conclusions for each analysis condition:

2018/2028 ‘Build’

- Taylor Road & Prop. Site Access
 - Since there is an existing two-way left turn lane, accommodation for the northbound left turn lane is provided.
 - A southbound right turn lane is not warranted.

The conclusion of the study is that no improvements are associated with the development of the site.

**LEGEND**

A=B+C+D

A = 2018 'BUILD'

B = EXISTING (2017)

C = GROWTH

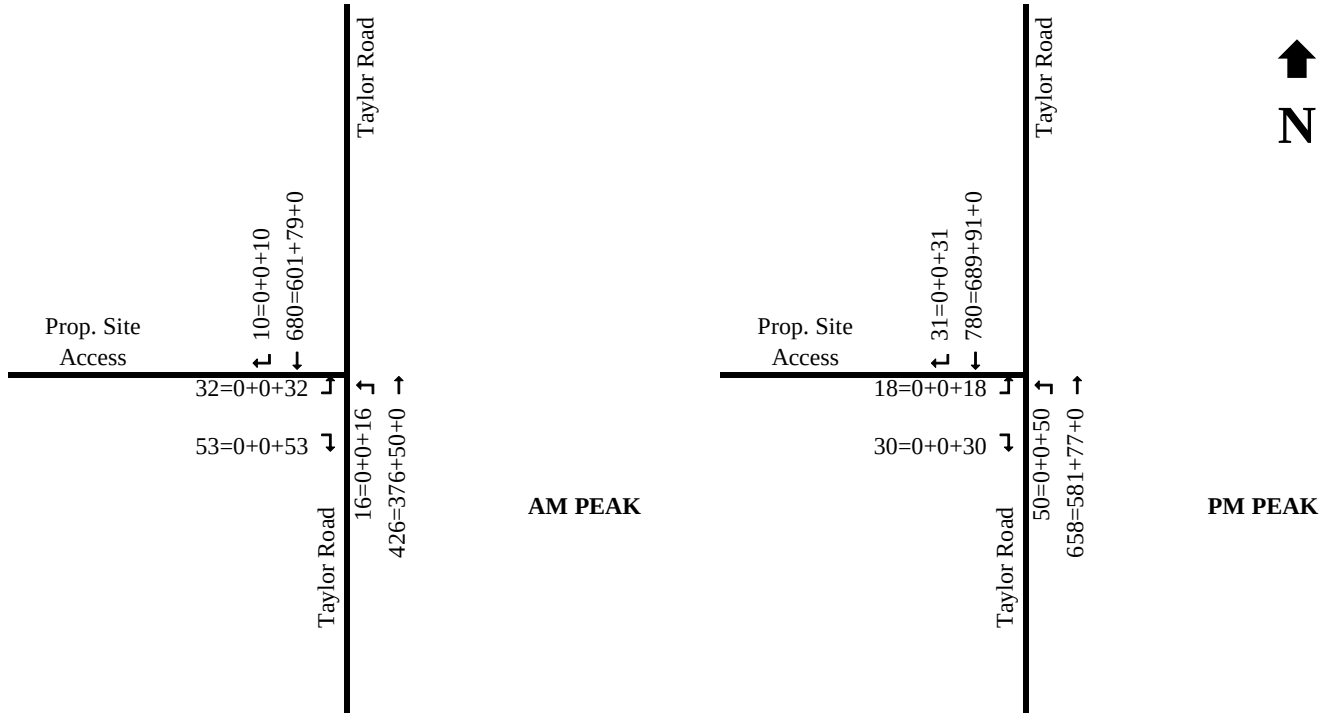
D = SITE TOTAL

9366 & 9370 TAYLOR ROAD TRAFFIC ACCESS STUDY

 PREPARED BY:  12/2017

FIGURE 3

2018 'BUILD'

**LEGEND**

A=B+C+D

A = 2028 'BUILD'

B = EXISTING (2017)

C = GROWTH

D = SITE TOTAL

9366 & 9370 TAYLOR ROAD TRAFFIC ACCESS STUDY

 PREPARED BY:  12/2017

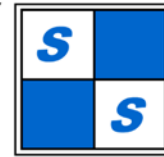
FIGURE 4

2028 'BUILD'

APPENDIX



SMART
SERVICES, INC.
 Surveying ♦ Environmental ♦ Traffic ♦ CA/CM
 An Ohio DBE/EDGE Certified Firm



November 20, 2017

Mr. Ryan Andrews, PE
 City Engineer – City of Reynoldsburg
 EMH&T
 5500 New Albany Road
 Columbus, OH 43054

Re: 9366 & 9370 Taylor Road Traffic Access Study MOU
 City of Reynoldsburg, Licking County, Ohio

Dear Mr. Andrews:

Please consider this letter as a Memo of Understanding (MOU) for the traffic study required for the subject site. The subject site is located on the west side of Taylor Road between Main Street (US 40) and Taylor Chase Drive. The site is proposed to be developed with 240 multi-family units in a combination of two and three-story buildings. One full access is proposed on Taylor Road. In addition, there is also access to Taylor Chase Drive in the development to the north which also has access to Taylor Road. The permitting agency for the access on Taylor Road is the City of Reynoldsburg.

Per Section 3A of the *Reynoldsburg Development Handbook*, a traffic access study is required if peak hour trip ends are between 50-200 trip ends. The attached trip generation calculations indicate that the site will generate between 50 and 200 peak hour trips which would require a Traffic Access Study (TAS). The following is the scope of the TAS:

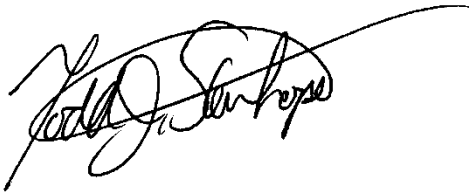
- The study area will be limited to the proposed site access on Taylor Road.
- The time of analysis will be the weekday AM Peak hour (one hour between 7 and 9 AM) and the PM Peak hour (one hour between 4 and 6 PM).
- A new peak-hour link count will be provided on Taylor Road between the Kroger Access and Taylor Chase Drive.
- Trip Generation - Site traffic will be computed using *Trip Generation Manual, 10th Edition* published by ITE. The land use Multifamily Housing (Low-Rise) ITE Code #220 will be used to represent the site.
- Trip distribution will be determined after the data is collected.
- Design Year Traffic Development – A 10-year design horizon is required. Opening Day is assumed to be 2018. Therefore, the design year is 2028. Annual growth rates for Taylor Road will be obtained from the Mid-Ohio Regional Planning Commission (MORPC). The schedule for the study may not allow a response from MORPC, so if that is the case a growth rate assumption will need to be worked out with the City.

- Analyses
 - A right turn lane warrant analyses will be performed at the site access. A two-way left turn lane already exists on Taylor Road so a left turn lane is not necessary
 - The length of any warranted turn lanes will be calculated using the method in Section 400 of the *ODOT L&D Manual*.

If this MOU is acceptable to you, please indicate your approval in the space provided below. If not, please let us know what items need to be changed.

If you have any questions, please contact me. Thank you!

Sincerely,
SMART SERVICES, INC.



Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

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

cc: E. Snowden – City of Reynoldsburg
J. Thomas, Jr. – Metro Development

City of Reynoldsburg

Approved: _____ Date: _____

Traffic Study Subarea	Land Use	Time of Day	Data Set from: <i>Trip Generation Manual, 10th Edition</i> (Unless noted Otherwise)	Override with Average	Regression Equation from: <i>Trip Generation Manual 10th Edition</i>	Entering		Exiting	
						%	Total Trips	%	Total Trips
1	Multifamily Housing (Low-Rise) (ITE Code #220) Ind. Variable (X) = 240 Dwelling Units	Daily	Weekday	☐	$T=7.56(X)-40.86$	50%	887	50%	887
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	☐	$\ln(T)=0.95\ln(X)-0.51$	23%	25	77%	85
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	☐	$\ln(T)=0.89\ln(X)-0.02$	63%	81	37%	48
		AM Peak	AM Peak Hour of Generator	☒	$\ln(T)=0.94\ln(X)-0.29$	28%	36	72%	93
		PM Peak	PM Peak Hour of Generator	☐	$T=0.66(X)+1.41$	59%	94	41%	66

- 11/2017

TABLE 1 - SITE TRIP GENERATION SUMMARY

Smart Services, Inc.

88 W. Church Street
Newark, OH 43055
(740) 345-4700

File Name : Taylor Road & Kroger Driveway AM Peak 11-16-2017
Site Code :
Start Date : 11/16/2017
Page No : 1

Groups Printed- All Vehicles

	Taylor Road Southbound				Taylor Road Northbound				Kroger Driveway Eastbound			
	Thru	Right	App. Total		Left	Thru	App. Total		Left	Right	App. Total	Int. Total
Start Time												
07:00 AM	144	13	157		5	70	75		5	2	7	239
07:15 AM	125	9	134		5	79	84		8	5	13	231
07:30 AM	128	8	136		6	106	112		3	6	9	257
07:45 AM	164	10	174		3	102	105		3	6	9	288
Total	561	40	601		19	357	376		19	19	38	1015
08:00 AM	115	11	126		2	77	79		8	1	9	214
08:15 AM	104	6	110		10	75	85		7	5	12	207
08:30 AM	108	13	121		8	81	89		8	2	10	220
08:45 AM	106	7	113		7	65	72		4	3	7	192
Total	433	37	470		27	298	325		27	11	38	833
Grand Total	994	77	1071		46	655	701		46	30	76	1848
Approch %	92.8	7.2			6.6	93.4			60.5	39.5		
Total %	53.8	4.2	58		2.5	35.4	37.9		2.5	1.6	4.1	

	Taylor Road Southbound				Taylor Road Northbound				Kroger Driveway Eastbound			
	Thru	Right	App. Total		Left	Thru	App. Total		Left	Right	App. Total	Int. Total
Start Time												
07:00 AM	144	13	157		5	70	75		5	2	7	239
07:15 AM	125	9	134		5	79	84		8	5	13	231
07:30 AM	128	8	136		6	106	112		3	6	9	257
07:45 AM	164	10	174		3	102	105		3	6	9	288
Total Volume	561	40	601		19	357	376		19	19	38	1015
% App. Total	93.3	6.7			5.1	94.9			50	50		
PHF	.855	.769	.864		.792	.842	.839		.594	.792	.731	.881

Smart Services, Inc.

88 W. Church Street
Newark, OH 43055
(740) 345-4700

File Name : Taylor Road & Kroger Driveway PM Peak 11-16-2017
Site Code :
Start Date : 11/16/2017
Page No : 1

Groups Printed- All Vehicles

	Taylor Road Southbound				Taylor Road Northbound				Kroger Driveway Eastbound			
	Thru	Right	App. Total		Left	Thru	App. Total		Left	Right	App. Total	Int. Total
Start Time												
04:00 PM	105	16	121		9	126	135		24	9	33	289
04:15 PM	123	24	147		17	122	139		26	6	32	318
04:30 PM	150	23	173		12	109	121		24	12	36	330
04:45 PM	155	27	182		15	117	132		36	18	54	368
Total	533	90	623		53	474	527		110	45	155	1305
05:00 PM	153	17	170		13	128	141		25	14	39	350
05:15 PM	133	23	156		16	100	116		31	10	41	313
05:30 PM	158	23	181		9	129	138		15	9	24	343
05:45 PM	142	22	164		28	130	158		24	18	42	364
Total	586	85	671		66	487	553		95	51	146	1370
Grand Total	1119	175	1294		119	961	1080		205	96	301	2675
Approch %	86.5	13.5			11	89			68.1	31.9		
Total %	41.8	6.5	48.4		4.4	35.9	40.4		7.7	3.6	11.3	

	Taylor Road Southbound				Taylor Road Northbound				Kroger Driveway Eastbound			
	Thru	Right	App. Total		Left	Thru	App. Total		Left	Right	App. Total	Int. Total
Start Time												
04:00 PM to 05:45 PM - Peak 1 of 1												
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1												
Peak Hour for Entire Intersection Begins at 04:45 PM												
04:45 PM	155	27	182		15	117	132		36	18	54	368
05:00 PM	153	17	170		13	128	141		25	14	39	350
05:15 PM	133	23	156		16	100	116		31	10	41	313
05:30 PM	158	23	181		9	129	138		15	9	24	343
Total Volume	599	90	689		53	474	527		107	51	158	1374
% App. Total	86.9	13.1			10.1	89.9			67.7	32.3		
PHF	.948	.833	.946		.828	.919	.934		.743	.708	.731	.933

From: [Hwashik Jang](#)
To: [Todd Stanhope](#)
Cc: [Nick Gill](#); ["Andrews, Ryan"](#); [Eric Snowden](#); [Joe Thomas ,Jr.](#); [Zhuojun Jiang](#)
Subject: RE: Growth Rate Request - Taylor Road
Date: Tuesday, December 05, 2017 9:39:21 AM

Todd,

We have completed processing growth rate request on Taylor Rd study area.
 Please use an overall **1.2%** linear annual growth rate for the study segment.

Note: This is planning level analysis based on MORPC regional travel demand model.

If you have any questions, please let me know.

Thanks,

Hwashik

Hwashik Jang | hjang@morpc.org | MORPC
 Tel 614.233.4145 | Fax 614.233.4245

From: Todd Stanhope [mailto:tstanhope@smartservices-inc.com]
Sent: Monday, November 20, 2017 12:02 PM
To: Zhuojun Jiang <zjiang@morpc.org>
Cc: Nick Gill <ngill@morpc.org>; Hwashik Jang <hjang@morpc.org>; 'Andrews, Ryan' <randrews@emht.com>; Eric Snowden <esnowden@ci.reynoldsburg.oh.us>; Joe Thomas ,Jr. <jthomasjr@villagecommunities.com>
Subject: Growth Rate Request - Taylor Road

Zhuojun

We are performing a traffic access study for the above site that has access on Taylor Road.
 Please provide a growth rate for Taylor Road between the Kroger Driveway and Taylor Chase Drive (north of Main Street). Below is MORPC's requested information about the study:

1. Traffic Data upon which you would be applying these growth rates (preferably 24 hour counts). **As part of the project, AM and PM peak hour turning movement counts were taken at the intersection of Taylor Road & Kroger Driveway. The count report is attached.**
2. Open Year & Design Year, for this study: **2018 and 2028**
3. Roadway network assumptions: Any roadway assumptions/changes in the vicinity, such as change in number of lanes or roadway alignments, etc: **None anticipated.**
4. Land use assumptions: General info on proposed site location & development, such as: site

map, Trip Generation (excel file, preferably). The subject site is located on the west side of Taylor Road between the Kroger Driveway and Taylor Chase Drive. Trip generation for the 240 apartment units will be calculated as part of the study and is not available at this time.

5. Project Review Contact Person: Ryan Andrews will be reviewing the study for the City of Reynoldsburg. His e-mail address is in the cc: line.

Thank you!

Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

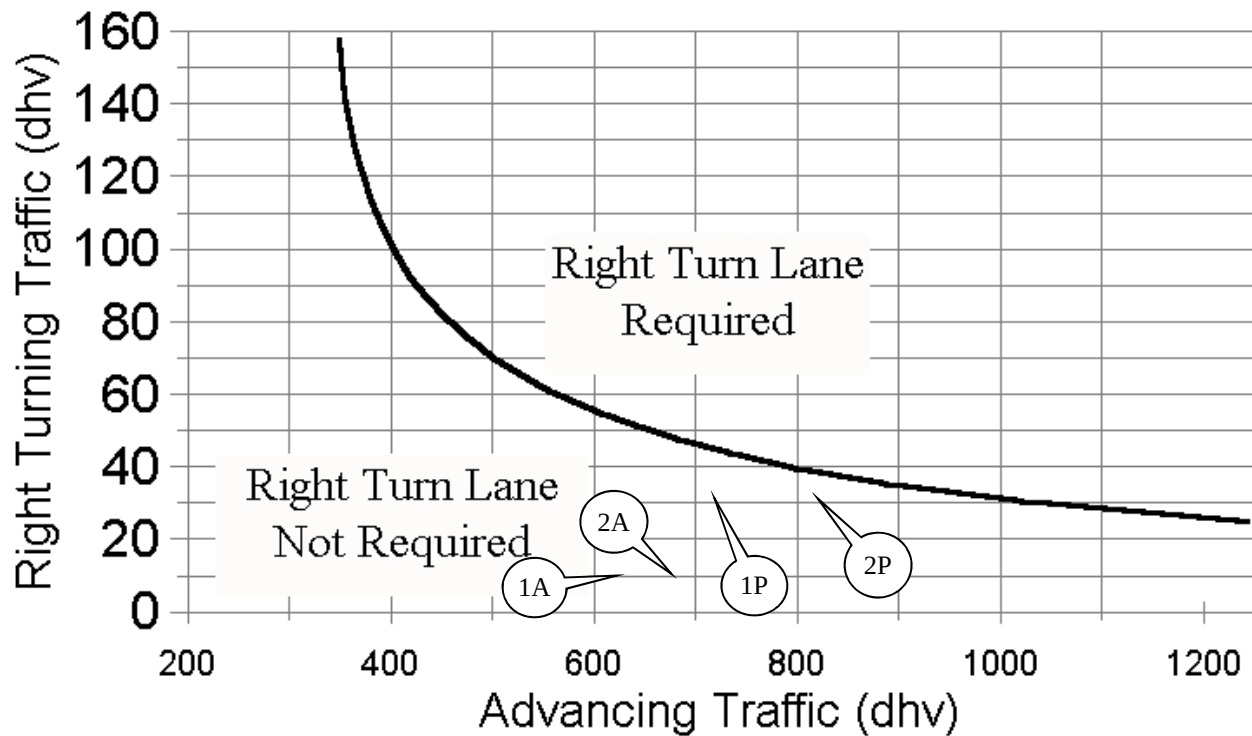
Smart Services, Inc. (Columbus Office)

A DBE / EDGE Certified Business

1900 Crown Park Court, Suite E
Columbus, Ohio 43235
Ph: 614-914-5543
www.SmartServices-Inc.com

2-Lane Highway Right Turn Lane Warrant

=< 40 mph or 70 kph Posted Speed



WARRANT SUMMARY

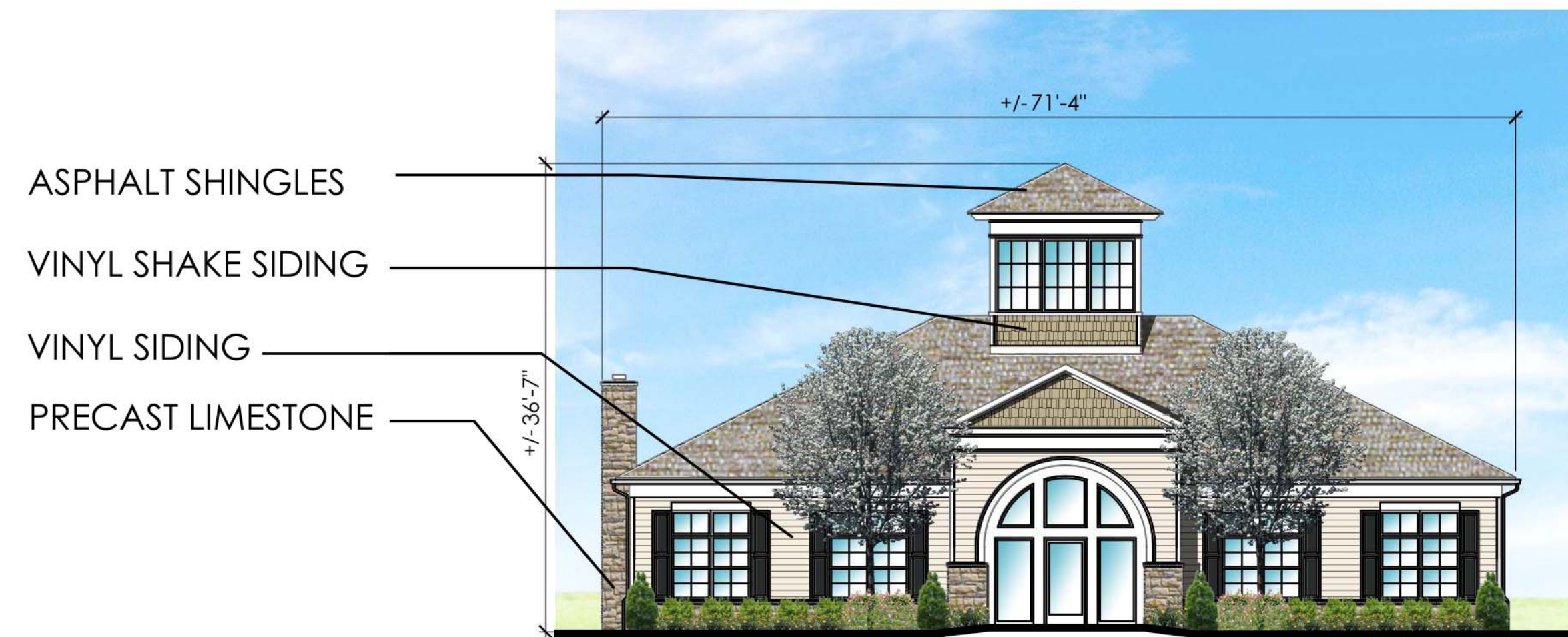
[illegible]

9366 & 9370 TAYLOR ROAD TRAFFIC ACCESS STUDY

PREPARED BY:  **SMART**
SERVICES, INC. 12/2017

APPENDIX

2 LANE HIGHWAY RIGHT TURN LANE WARRANT (= < 40 MPH)



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



2 CLUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



3 CLUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



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

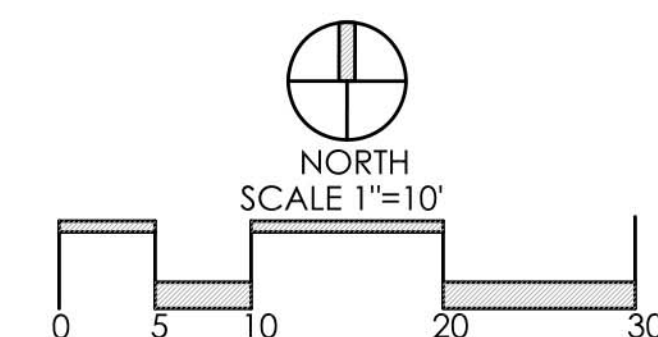
Attachment: App. #181277 - Taylor Rd PND - Metro Development (Rezoning App. #181277 - 93668370 Taylor Road SW, Metro Dev)

CLUBHOUSE ELEVATIONS

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

EXHIBIT G-1



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1 2 STORY BUILDING, 8 - 2 BED/2 BATH, 8 1 BED/1 BATH & FRONT ELEVATION
SCALE: 1"=10'



2 2 STORY BUILDING, 8 - 2 BED/2 BATH, 8 - 1BED/1 BATH & REAR ELEVATION
SCALE: 1"=10'



3 2 STORY BUILDING, 8 - 2 BED/2 BATH, 8 - 1BED/1 BATH & SIDE ELEVATION
SCALE: 1"=10'

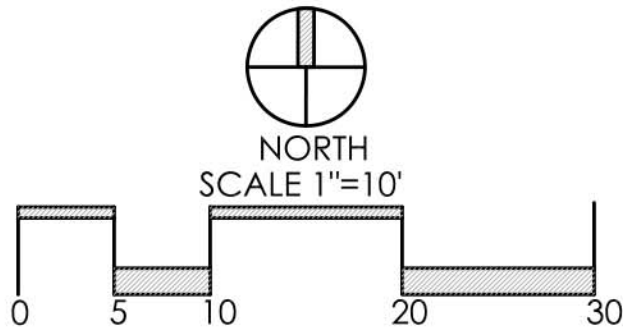


4 2 STORY BUILDING, 8 - 2 BED/2 BATH, 8 - 1BED/1 BATH & SIDE ELEVATION
SCALE: 1"=10'

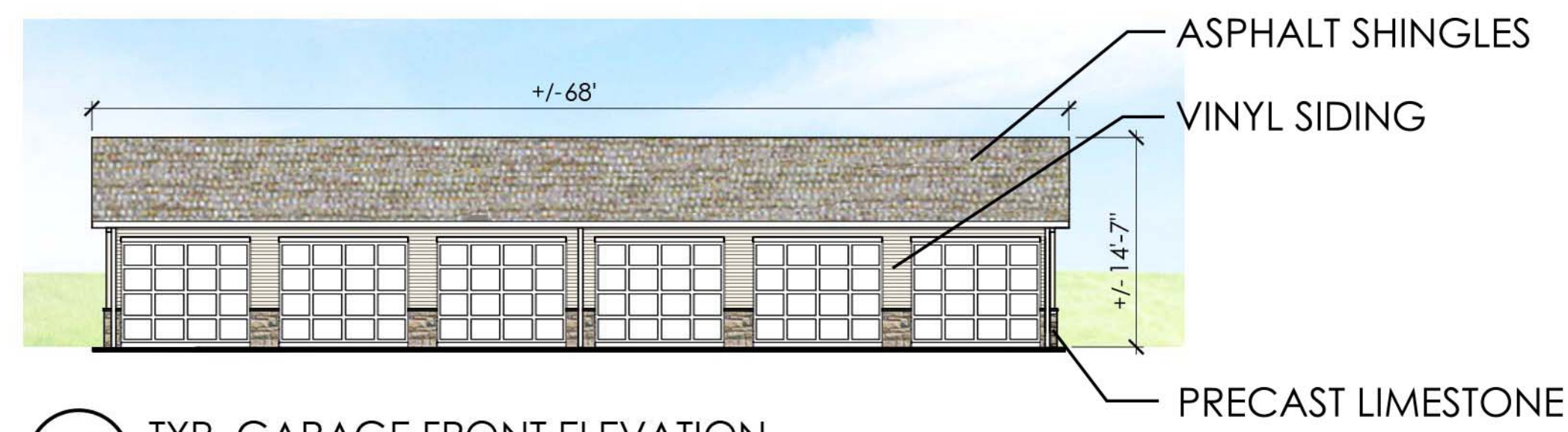
2 STORY BUILDING ELEVATIONS

TAYLOR ROAD & E. MAIN STREET

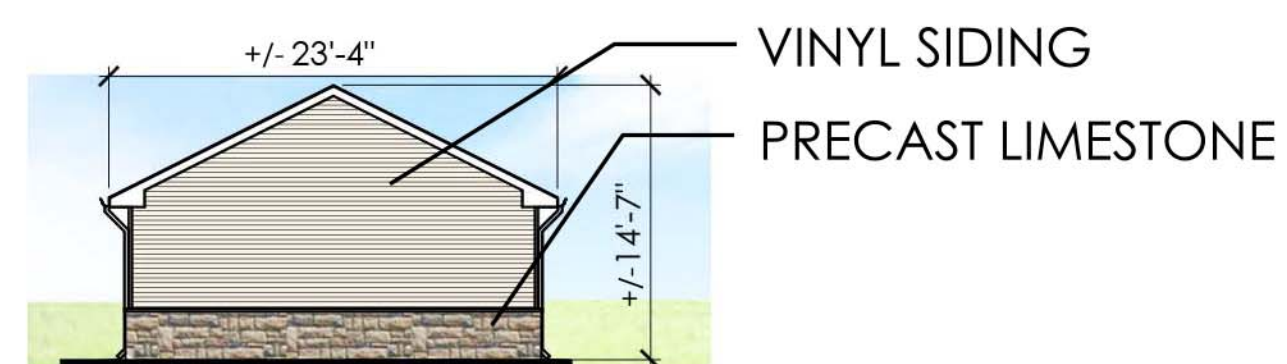
PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017



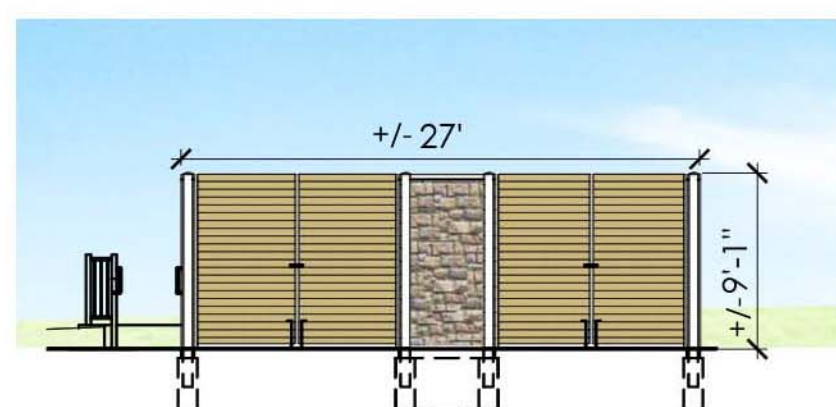
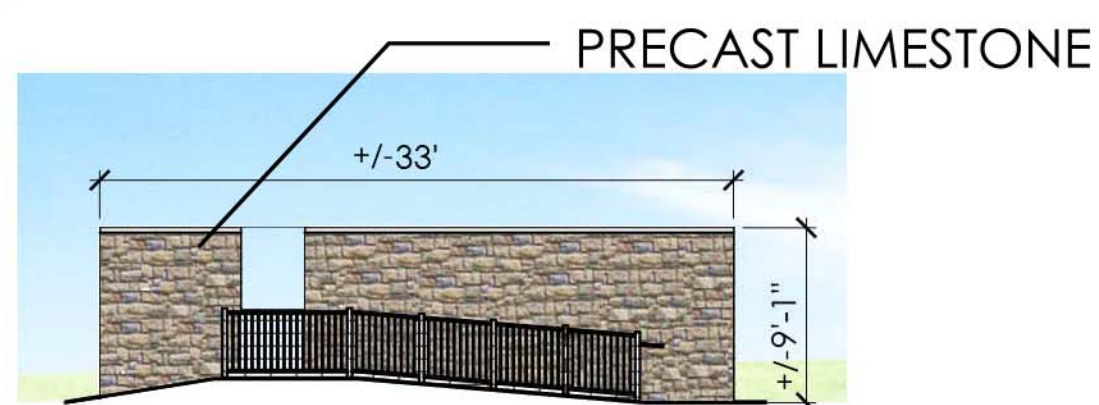
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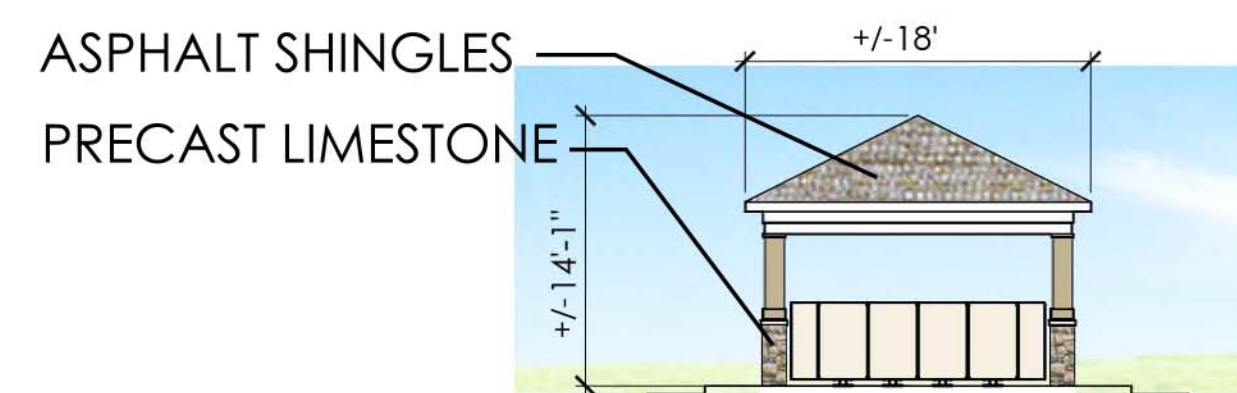
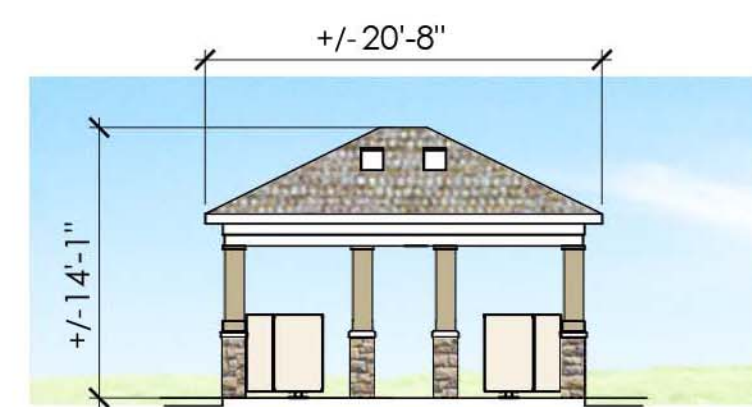
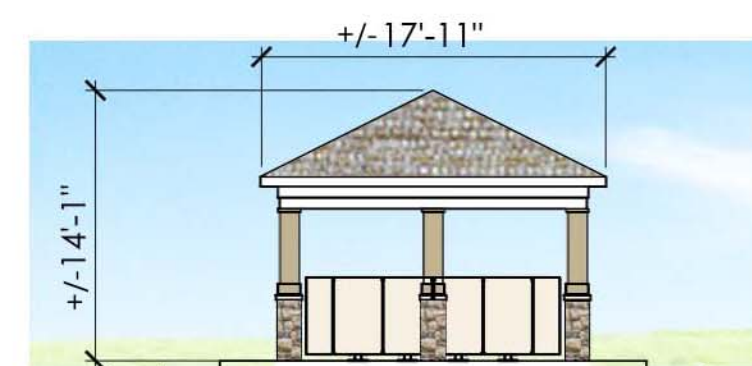
5 TYP. GARAGE FRONT ELEVATION
SCALE: 1"=10'



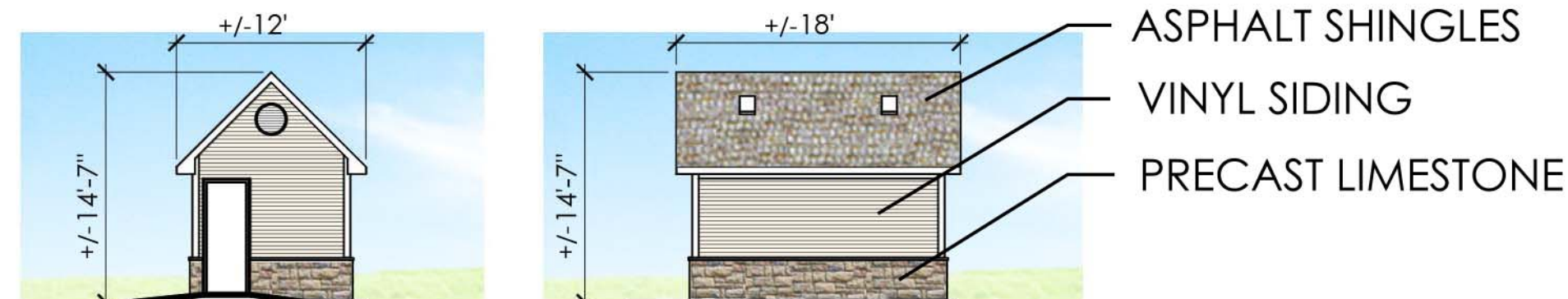
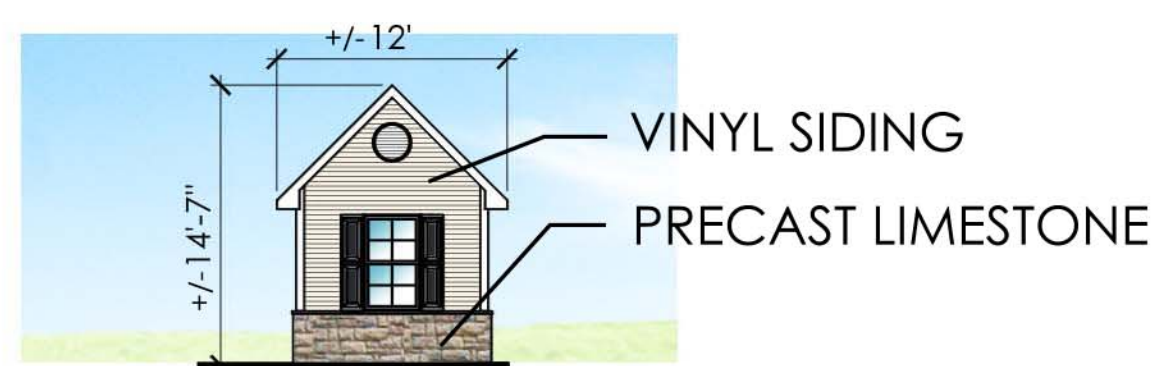
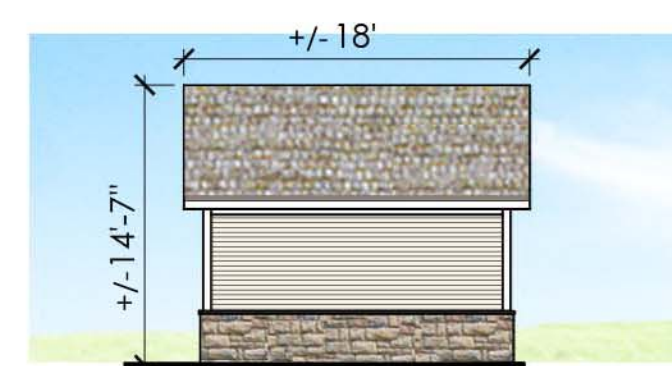
6 TYP. GARAGE SIDE ELEVATION
SCALE: 1"=10'



7 TRASH COMPACTOR ELEVATIONS
SCALE: 1"=10'



8 MAIL STATION ELEVATIONS
SCALE: 1"=10'



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



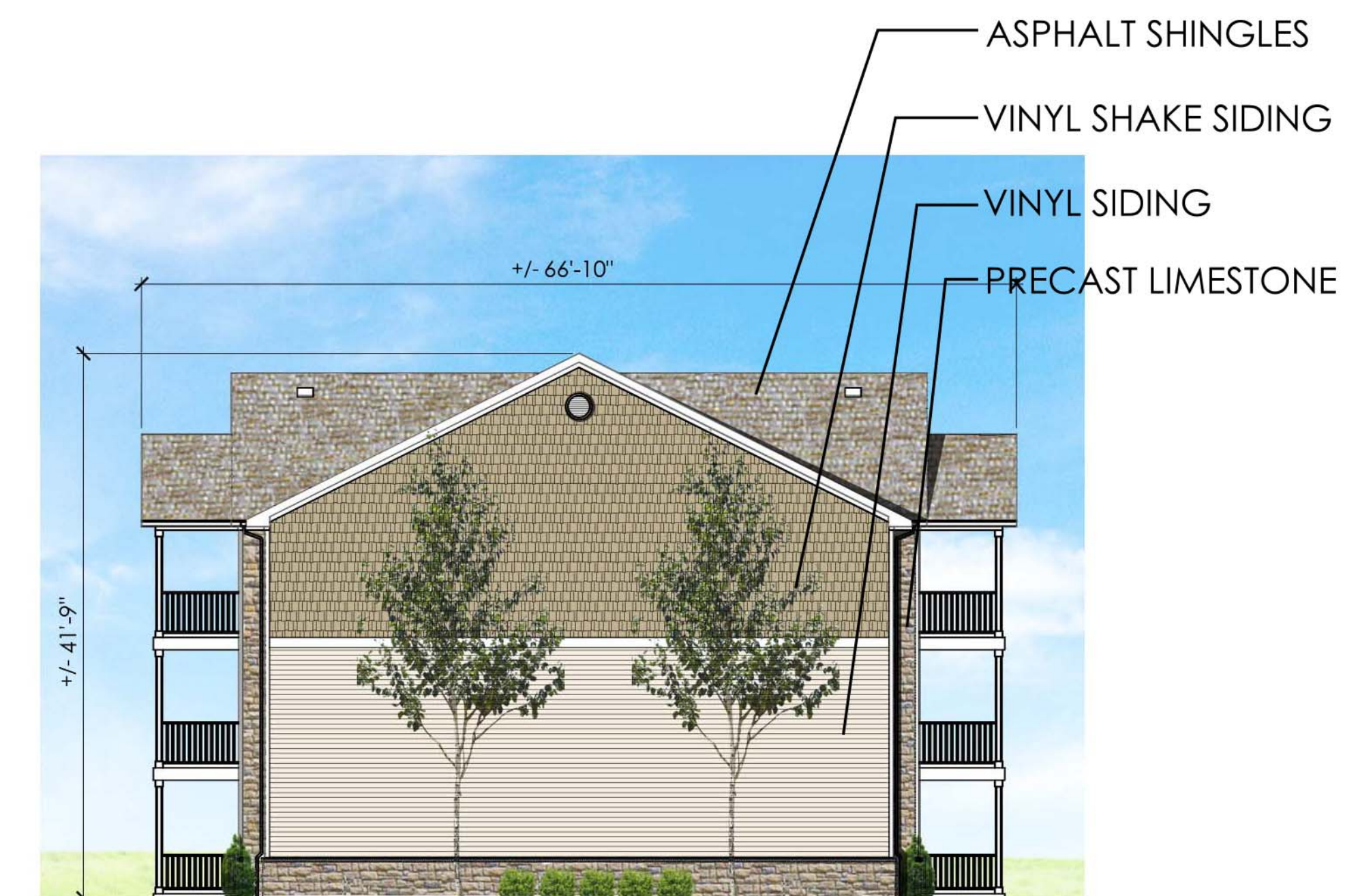
1 3 STORY BUILDING - 2 BED/2 BATH & FRONT ELEVATION
SCALE: 1"=10'



2 3 STORY BUILDING - 2 BED/2 BATH & REAR ELEVATION
SCALE: 1"=10'



3 3 STORY BUILDING - 2 BED/2 BATH & REAR ELEVATION
SCALE: 1"=10'

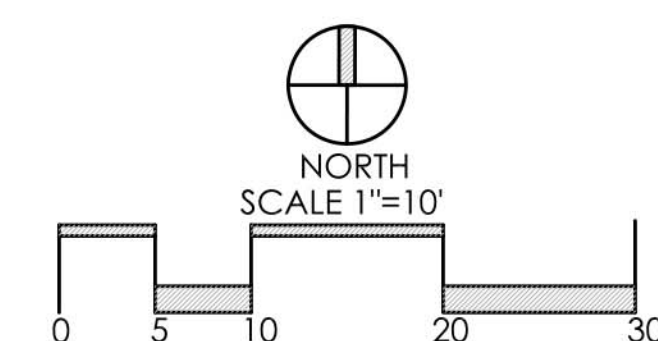


4 3 STORY BUILDING - 2 BED/2 BATH & REAR ELEVATION
SCALE: 1"=10'

3 STORY BUILDING ELEVATIONS

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017



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January 18, 2018

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

Subject: Metro Development on Taylor Road - Traffic Access Study Review
 Reynoldsburg, Ohio

Dear Mr. Snowden,

This letter summarizes our review of the traffic analysis for the planned Metro Development on Taylor Road dated December, 2017. The planned apartment site is at 9366 & 9370 Taylor Road on the west side of the street north of the E. Main Street/Taylor Road intersection on undeveloped land in the city of Reynoldsburg, Ohio. Our comments are as follows:

1. We concur with the Traffic access study in terms of the trip generation and trip distribution, which assigns site traffic to Taylor Road via a single, full-movement driveway serving the site. The application of the traffic growth rate is correct as well as the volume calculations used in the turn lane warrant analysis section of the report. We concur with the turn lane warrant results that no right turn lane is warranted.
2. The east side of Taylor Road along the site frontage generally is undeveloped. Since the northbound left turns are reasonable in volume, we recommend the center lane pavement on Taylor Road remain striped as a two-way left turn lane along the site frontage. At the site driveway, a portion of this striping should be removed to allow turns to/from Taylor Road.
3. Future development along the east side of Taylor Road in this area should be served by a site drive that aligns with the planned Metro Development site drive intersection.

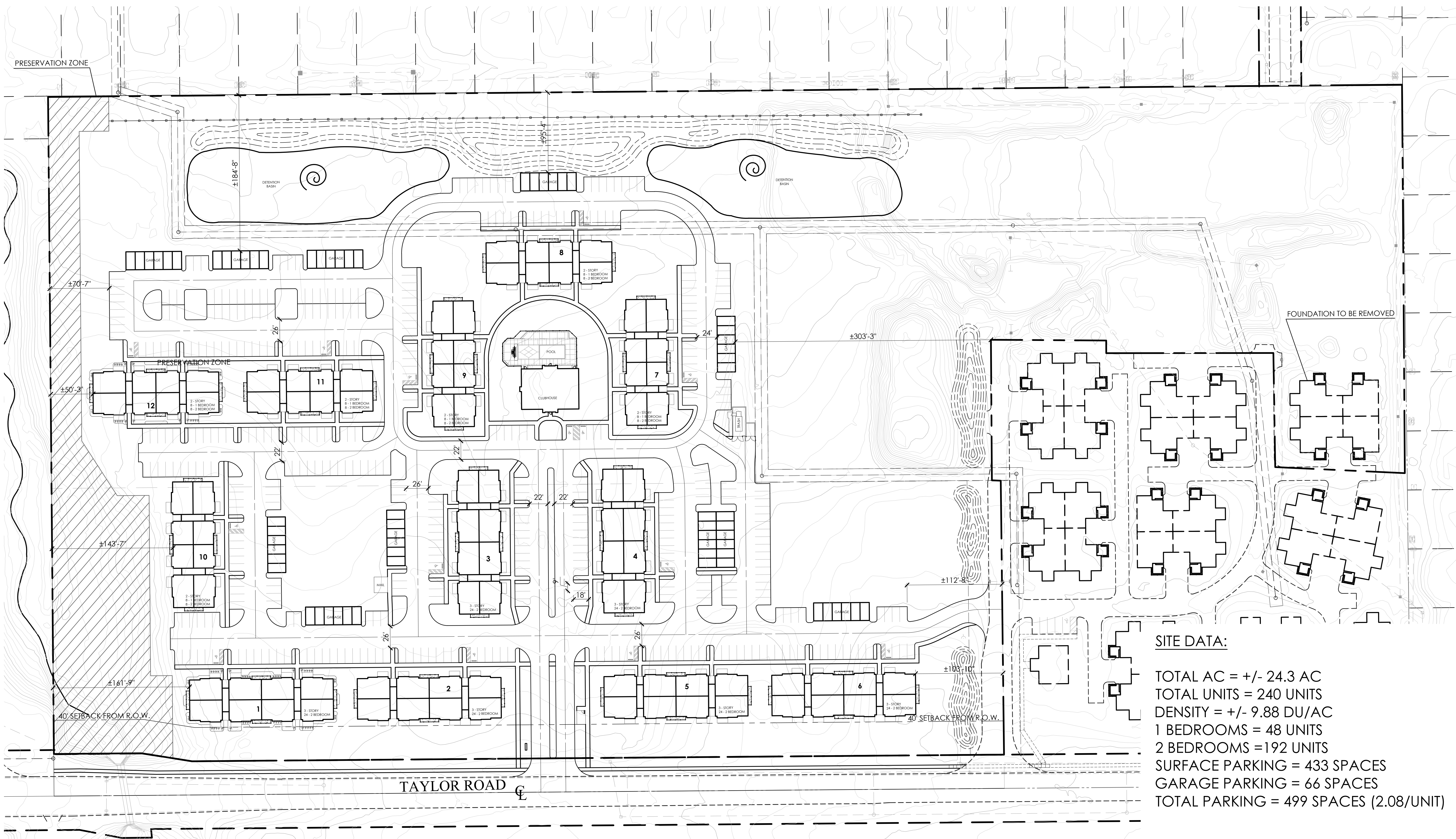
If you have questions or comments, please contact me directly at your convenience at (614) 775-4650.

Sincerely,

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

Douglas A. Bender, PE, PTOE
 Senior Traffic Engineer

Cc: Ryan Andrews, EMH&T



DEVELOPMENT PLAN

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT

DATE: 2-20-2018

EXHIBIT C-2

Faris Planning & Design

LAND PLANNING

g

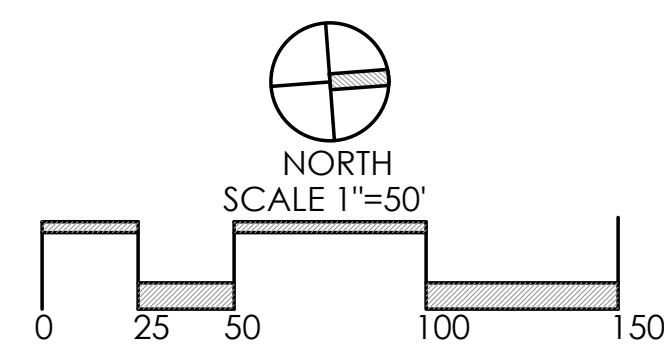
LANDSCAPE ARCHITECTURE

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

Suite 401

Columbus, OH 43215

www.farisplanninganddesign.com



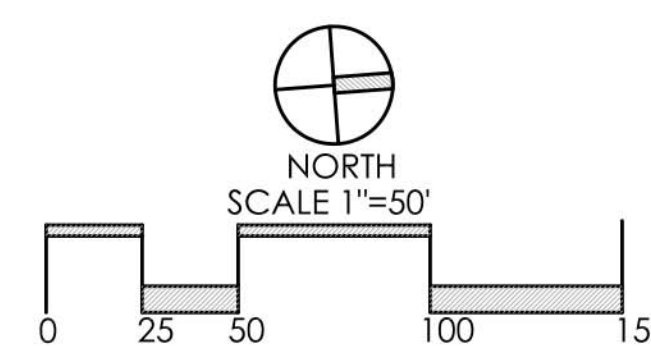


ILLUSTRATIVE PLAN

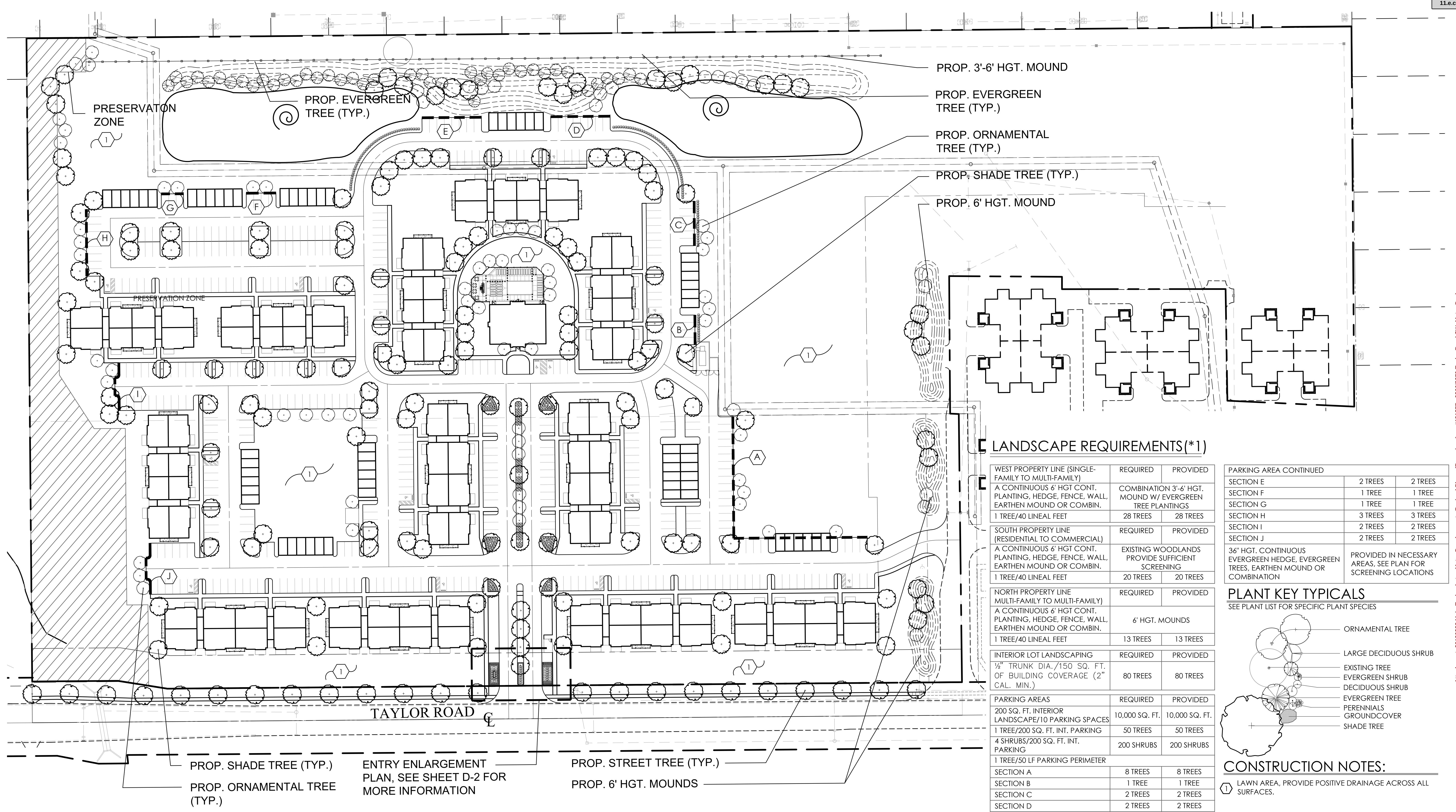
TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 2.20.18

EXHIBIT C-3



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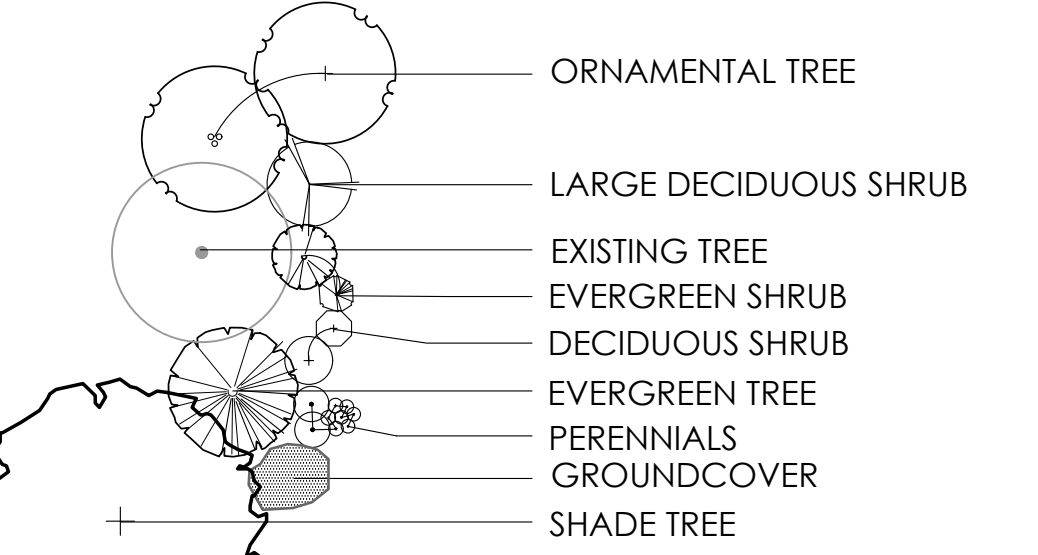


LANDSCAPE REQUIREMENTS(*1)

WEST PROPERTY LINE (SINGLE-FAMILY TO MULTI-FAMILY)	REQUIRED	PROVIDED
A CONTINUOUS 6' HGT. CONT. PLANTING, HEDGE, FENCE, WALL, EARTHEN MOUND OR COMBIN.	COMBINATION 3'-6' HGT. MOUND W/ EVERGREEN TREE PLANTINGS	
1 TREE/40 LINEAL FEET	28 TREES	28 TREES
SOUTH PROPERTY LINE (RESIDENTIAL TO COMMERCIAL)	REQUIRED	PROVIDED
A CONTINUOUS 6' HGT. CONT. PLANTING, HEDGE, FENCE, WALL, EARTHEN MOUND OR COMBIN.	EXISTING WOODLANDS PROVIDE SUFFICIENT SCREENING	
1 TREE/40 LINEAL FEET	20 TREES	20 TREES
NORTH PROPERTY LINE (MULTI-FAMILY TO MULTI-FAMILY)	REQUIRED	PROVIDED
A CONTINUOUS 6' HGT. CONT. PLANTING, HEDGE, FENCE, WALL, EARTHEN MOUND OR COMBIN.	6' HGT. MOUNDS	
1 TREE/40 LINEAL FEET	13 TREES	13 TREES
INTERIOR LOT LANDSCAPING	REQUIRED	PROVIDED
1/2" TRUNK DIA./150 SQ. FT. OF BUILDING COVERAGE (2" CAL. MIN.)	80 TREES	80 TREES
PARKING AREAS	REQUIRED	PROVIDED
200 SQ. FT. INTERIOR LANDSCAPE/10 PARKING SPACES	10,000 SQ. FT.	10,000 SQ. FT.
1 TREE/200 SQ. FT. INT. PARKING	50 TREES	50 TREES
4 SHRUBS/200 SQ. FT. INT. PARKING	200 SHRUBS	200 SHRUBS
1 TREE/50 LF PARKING PERIMETER		
SECTION A	8 TREES	8 TREES
SECTION B	1 TREE	1 TREE
SECTION C	2 TREES	2 TREES
SECTION D	2 TREES	2 TREES

PARKING AREA CONTINUED		
SECTION E	2 TREES	2 TREES
SECTION F	1 TREE	1 TREE
SECTION G	1 TREE	1 TREE
SECTION H	3 TREES	3 TREES
SECTION I	2 TREES	2 TREES
SECTION J	2 TREES	2 TREES
36" HGT. CONTINUOUS EVERGREEN HEDGE, EVERGREEN TREES, EARTHEN MOUND OR COMBINATION	PROVIDED IN NECESSARY AREAS. SEE PLAN FOR SCREENING LOCATIONS	

PLANT KEY TYPICALS
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CONSTRUCTION NOTES:

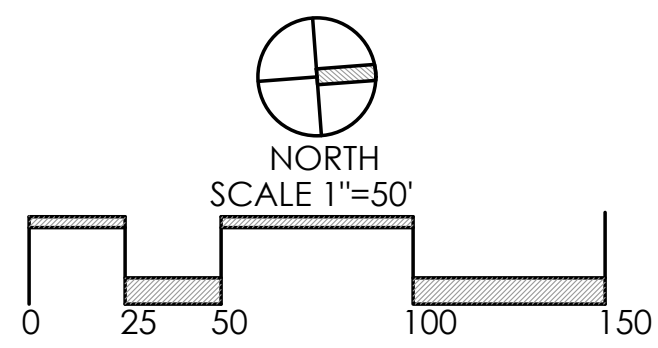
1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

OVERALL LANDSCAPE PLAN CONCEPT

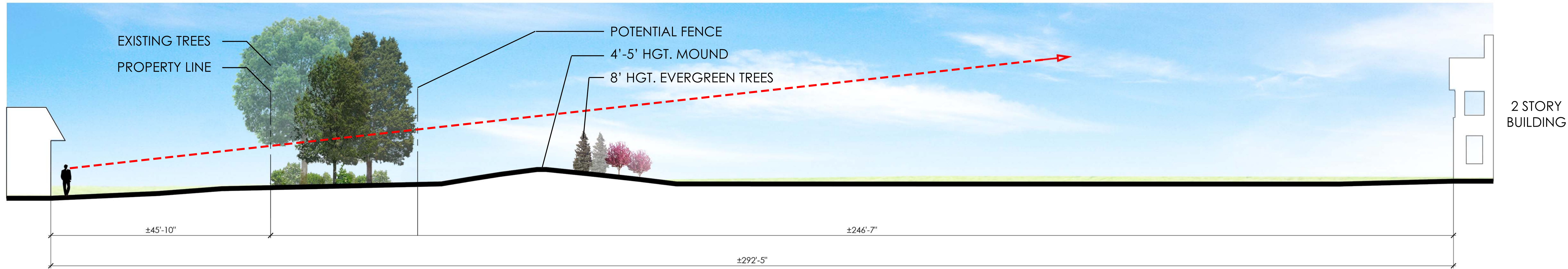
TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 2-20-2018

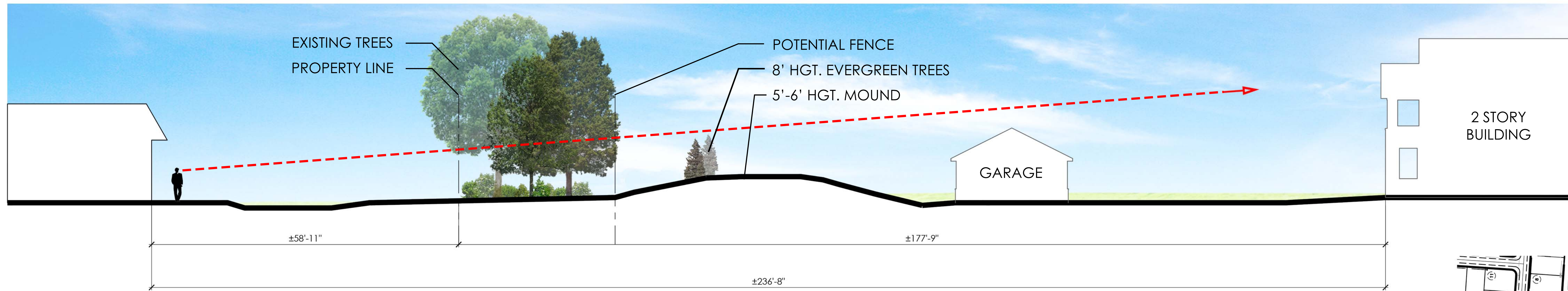
EXHIBIT D-1



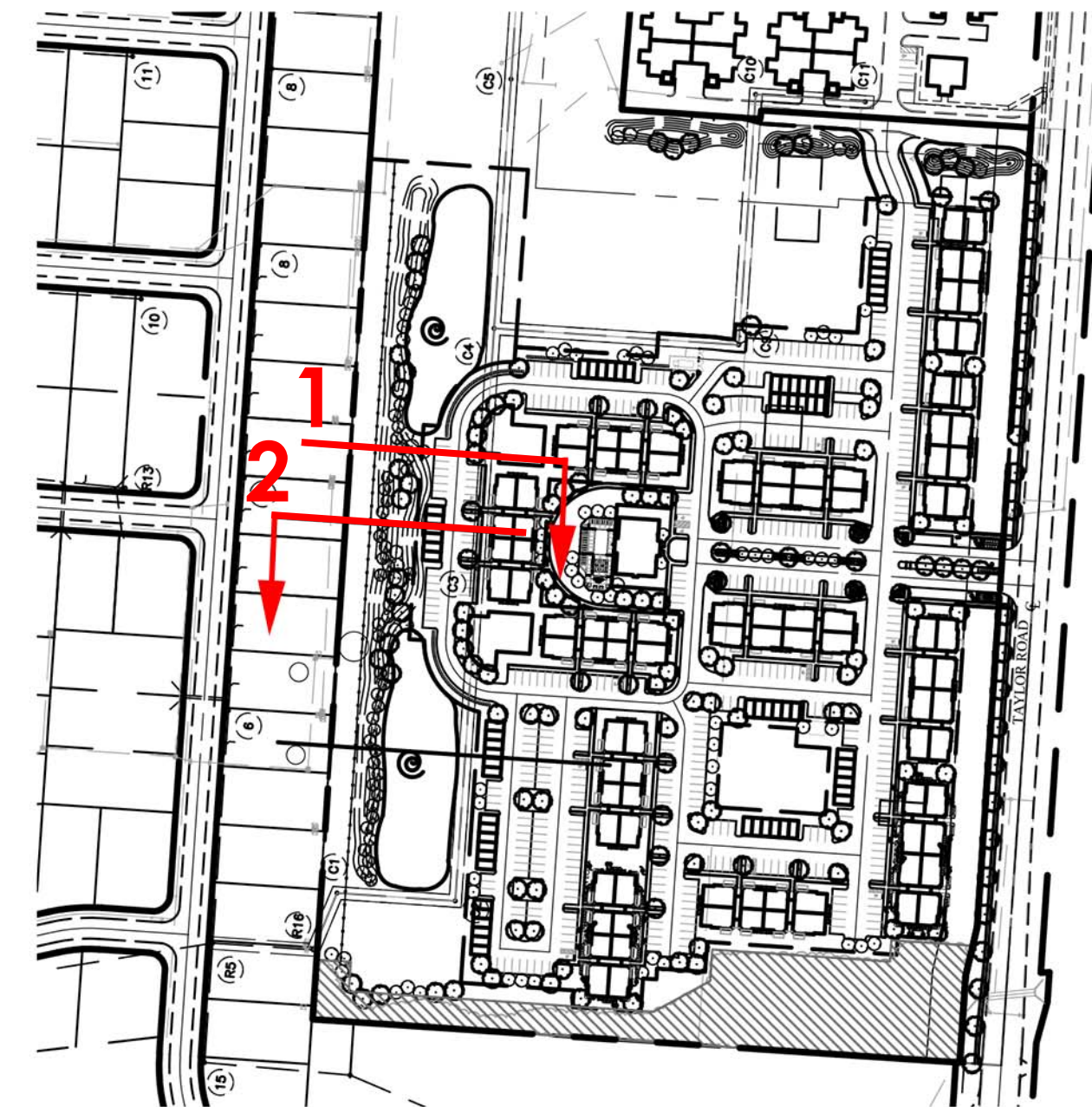
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1 LANDSCAPE BUFFER SECTION ONE
SCALE: 1"=10'



2 LANDSCAPE BUFFER SECTION TWO
SCALE: 1"=10'



3 SECTION KEY MAP
SCALE: 1"=200'

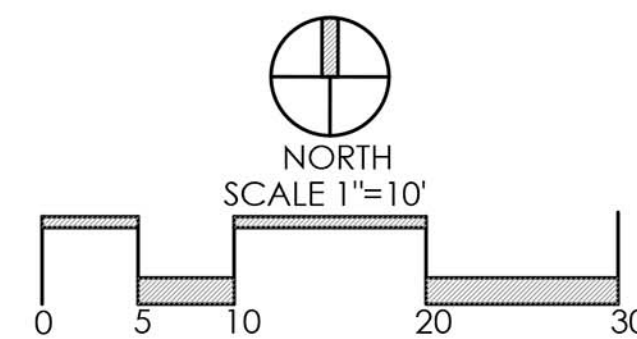
LANDSCAPE BUFFER SECTIONS

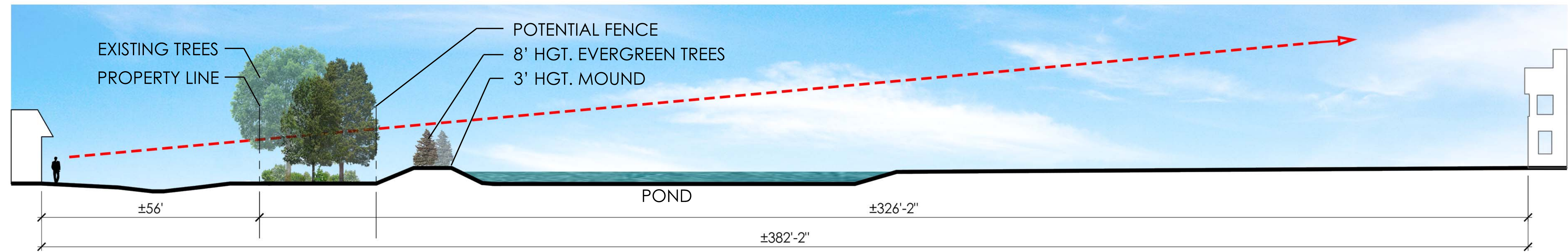
TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 2-20-2018

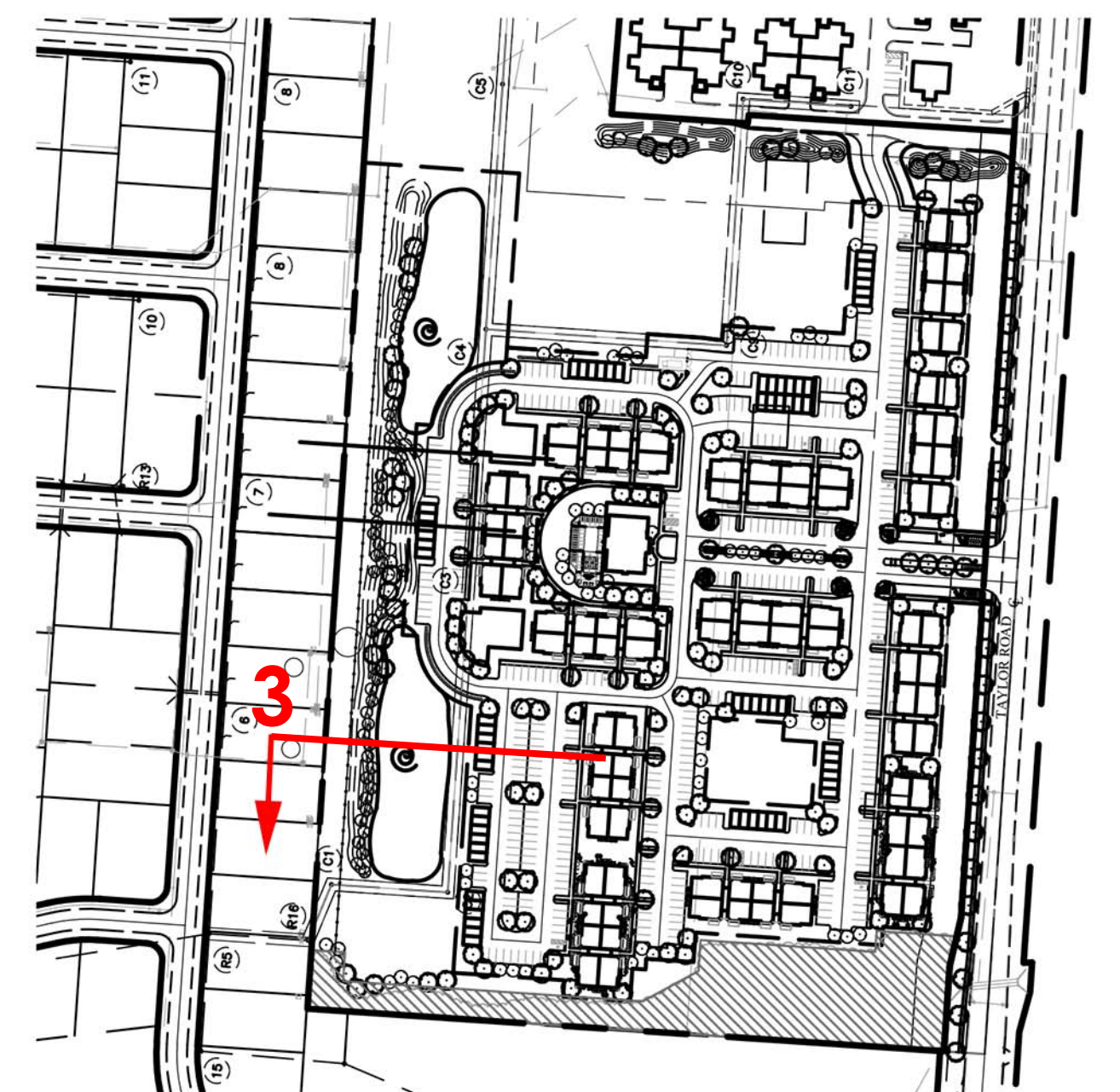
EXHIBIT D-1.2

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1 LANDSCAPE BUFFER SECTION THREE
SCALE: 1"=16'



2 SECTION KEY MAP
SCALE: 1"=200'

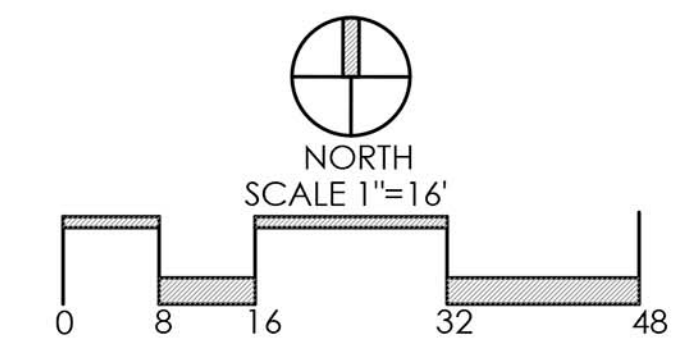
TWO STORY BUILDING

LANDSCAPE BUFFER SECTIONS

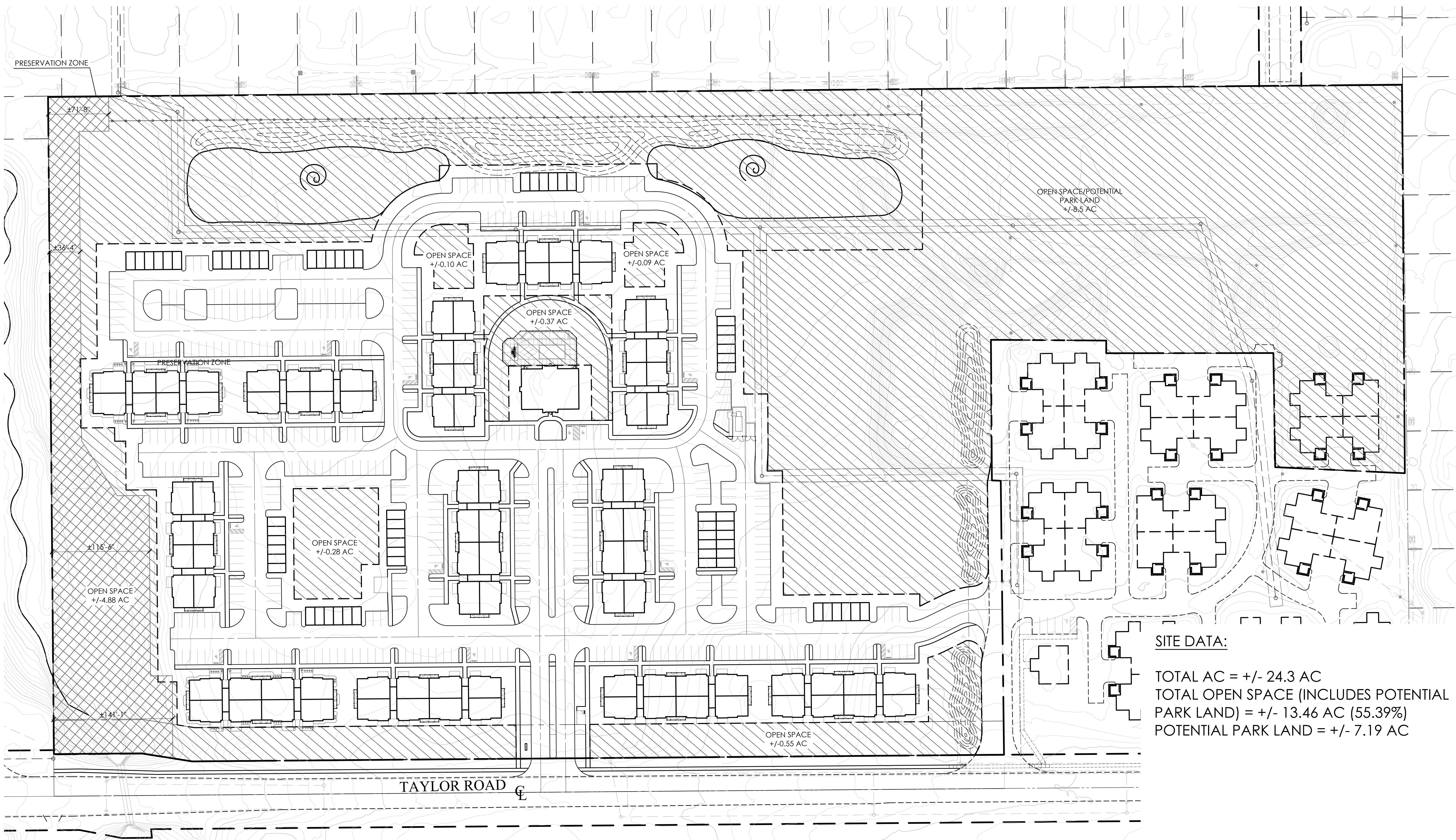
TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 2-20-2018

EXHIBIT D-1.3



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OPEN SPACE PLAN

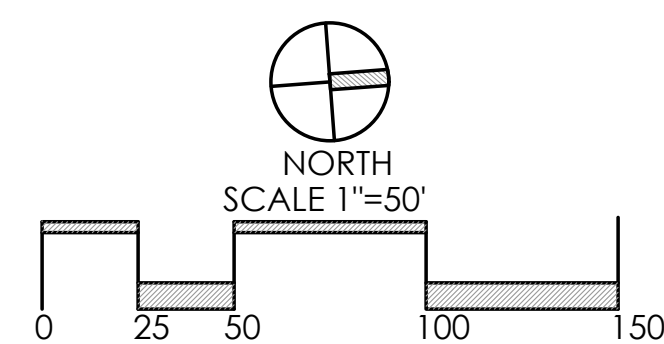
TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
 DATE: 2-20-2018

EXHIBIT D-2

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



Development Department

Eric Snowden

7232 E. Main Street

Reynoldsburg OHIO 43068

614-322-6829 Phone

ORDINANCE REQUEST

DATE: **March 26, 2018**

TO: **Public Service and Transportation Committee**

RE: **ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED: Changing the Zoning District of a 49.88 acre parcel owned by the State of Ohio on the south side of E. Main Street, known as 8895 E. Main Street SW, Reynoldsburg, Ohio, from CO Offices and Institutions District and CS Community Services District to GI General Industry District with Limited Overlay; and waving the traffic study requirements of Section 1151.02.**

Approval:

Skipped Brad McCloud	Completed Jed Hood	Stephen Cicak
-------------------------	-----------------------	---------------

See attached application.



CITY OF REYNOLDSBURG

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

Application #: _____

Permit #: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address:

8659 & 8665 East Main Street

Description of Location:

12,400 SF Storage and Maintenance Bldg on 10.6 ac

Parcel ID(s):

013-027330-00001 & 013-027618-00000

Number of
Lots:

2

Present Zoning:

CS Co

Present Use:

Fire Academy Storage Facility

Complete Where Applicable:

Engineer/Surveyor: Kabil Associates, Joshua Funk, EIT

Builder: State of Ohio

FOR DISTRICT CHANGE ONLY

Proposed Zoning:

G1 - General Industry district

Size of Area to be Rezoned:

10.60 ac & 29.28 ac

Existing Structures:

fence, old concession stand
freight door mail trailer,
transformers, utility manholes
electrical boxes

Proposed Use:

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

The State of Ohio

Property Owner Address(s):

4200 Surface Rd, Columbus OH 43228

IV. APPLICANT INFORMATION

Applicant Name:

SA Joshua Funk, EIT with Kabil Associates

Applicant Address:

5900 Sharon Woods Blvd, Columbus OH 43229

Applicant Phone Number:

614-299-6707

Applicant Email:

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: _____

Date: 11-18-2012

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: _____

City of Reynoldsburg Development Department

Purpose of Rezoning

State Fire Marshall's Office: Improvement of Forensic Storage Maintenance Structure

8665 (Parcel 1) & 8659 (Parcel 2) EAST MAIN
STREET, REYNOLDSBURG, OHIO 43068

ZONING DISTRICT CHANGE FROM CS (Parcel 1) & CO
(Parcel 2) TO GI

DECEMBER, 2017

To: The City of Reynoldsburg Department of Development

Prepared by: Joshua M. Funk, EIT

with



Kabil Associates, Inc.

Engineers Architects Planners

5900 Sharon Woods Boulevard Columbus, Ohio 43229

Phone: (614) 899-6707

Fax: (614) 899-7503

I. Statement of Purpose

- A. The City of Reynoldsburg Department of Development has formally requested the rezoning the parcels subject in this document for the purposes of: getting the property zoned appropriately for its current intended use and to clean up the City's Zoning Map of legacy zoning districts as it pertains to the parcels subject to this document.

The City of Reynoldsburg requested that the site be rezoned after being informed by the State of proposed plans to erect a 13,000 square foot Maintenance & Forensic Storage Facility. Upon the city understanding the site's intended use, the City Zoning Commission then realized that the site was not currently zoned appropriately for those intended uses. The state has agreed to rezone the site to comply with said zoning concerns that have been brought forward by the City of Reynoldsburg Zoning Commissioner.

II. Ownership, Location and Size

- A. The property is owned by the State of Ohio. The Ohio Department of Commerce, Division of State Fire Marshall occupy this property.
- B. The property is located on the southeast end of the City of Reynoldsburg. It is situated south of East Main Street and approximately 1055 feet east of the intersection of Taylor Road and East Main Street.
- C. Parcel 1 is a 29.28 acres property.
- D. Parcel 2 is a 20.60 acre property.
- E. Parcel 1's tax identification number is: 013-027330-00.001. The extent of the boundaries of the parcel are provided in the attached legal description and survey exhibit.
- F. Parcel 2's tax identification number is: 013-027618-00.000. The extent of the boundaries of the parcel are provided in the attached legal description and survey exhibit.

III. Justification for Rezoning to GI statement

- A. After carefully analyzing the various zoning district options, rezoning the two parcel's to General Industry (GI) makes the most sense both in terms of the current intended use and the permitted use per the Planning and Zoning Code. Specifically fits into the Permitted use category of " Research, development and testing faculties." Reference Table 1175.01 of the City of Reynoldsburg Zoning and Planning Manual, District Regulations, GI General Industry District Permitted Uses and Structures table.

City of Reynoldsburg Development Department

Purpose of Rezoning

State Fire Marshall's Office: Improvement of Forensic Storage Maintenance Structure

IV. Proposed Vehicular and Pedestrian Patterns

- A. There is not an anticipated increase in either vehicular or pedestrian traffic, post construction of proposed Maintenance and Storage Facility.

V. Deed Restrictions and Covenants

- A. A title search of the subject parcels was performed for the purposes of this rezoning application and no deed restriction or covenants were uncovered.

VI. Schedule of Construction

- A. New Maintenance and Forensic Storage Facility to break ground April 1, 2018.

VII. Facility's Utilities Demands

A. Water:

- 1. There are two bathroom facilities in the proposed building. Each bathroom contains one toilet and a sink. One of the bathrooms has a shower. In addition, there are two emergency showers and one drinking fountain. The majority of the facilities water demands is estimated to come from the toilets. The total water demand for the building is estimated to be 467 gpd. The required water pressure is estimated to be 50 psi

B. Sanitary:

- 1. Since 100% of the building's water demand drains into the sanitary sewer, the total anticipated sanitary flow is 467 gpd.

VIII. Drainage Impact Study

- A. The building is proposed to be constructed atop an existing gravel parking lot; therefore, no impervious area will be added and there will be no increase in run-off from the new building, post construction. There are already existing storm facilities located on site designed to handle current and necessary demands for the proposed Maintenance and Forensic Storage Facility.

3. Facilities Demand Worksheet

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

1. Water:

a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 467 gpd

b. How much pressure is required? 50 psi

* Fire Demand is 760

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?

467 gpd

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

3. Traffic:

a. Definitions: NA - New Mainten. & Storage Build is not expected to add additional traffic to existing site.

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.

- 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).

unchanged ADT

Generator Peak	Adjacent Street Peak	Peak Hour
_____AM	_____AM	_____AM
_____PM	_____PM	_____PM

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

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

_____ No, Traffic Access Study Required.

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

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

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

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

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

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

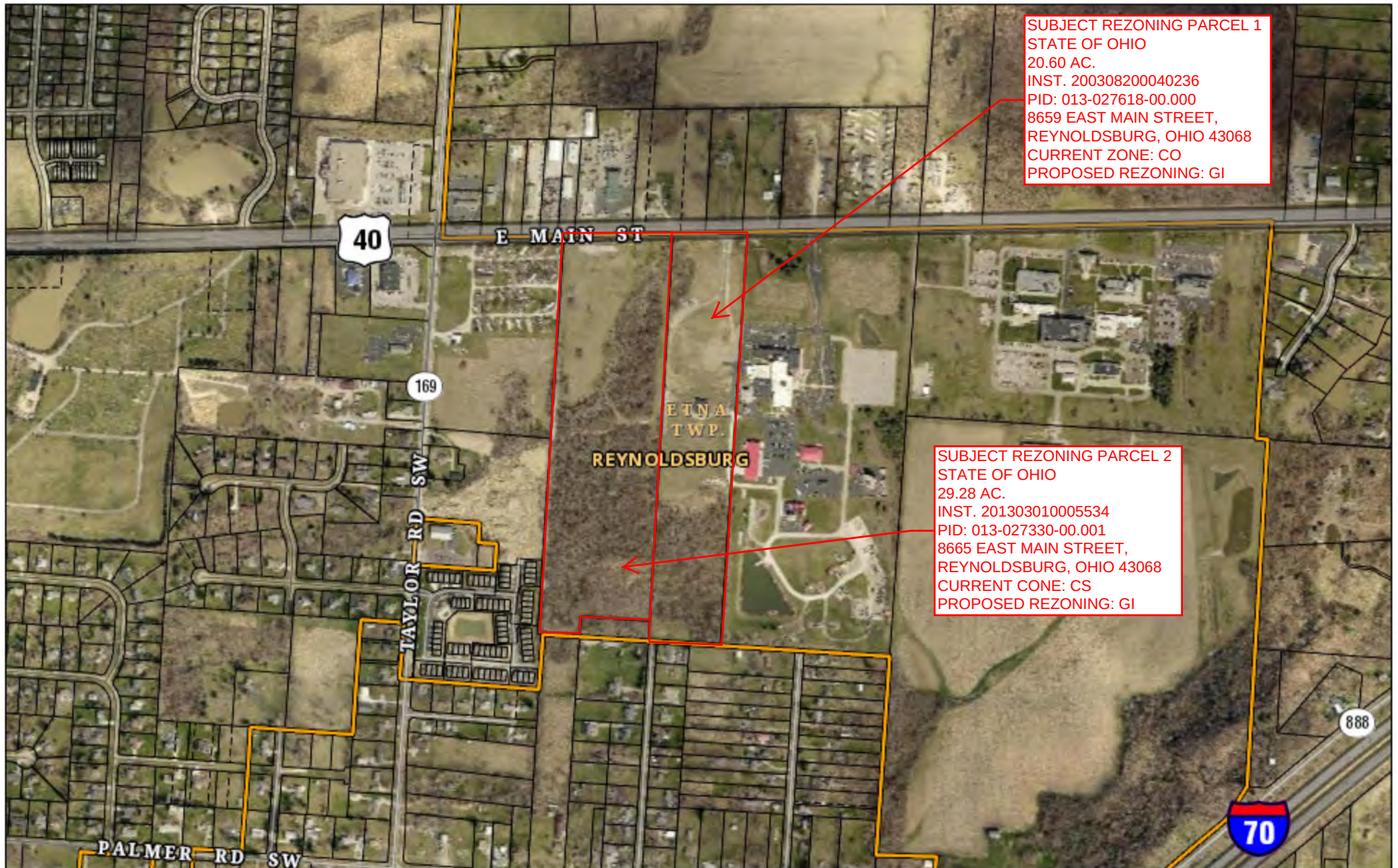
Applicant's Signature

Joshua M. Funk, EIT

Date

12/27/2017

OnTrac Property Map

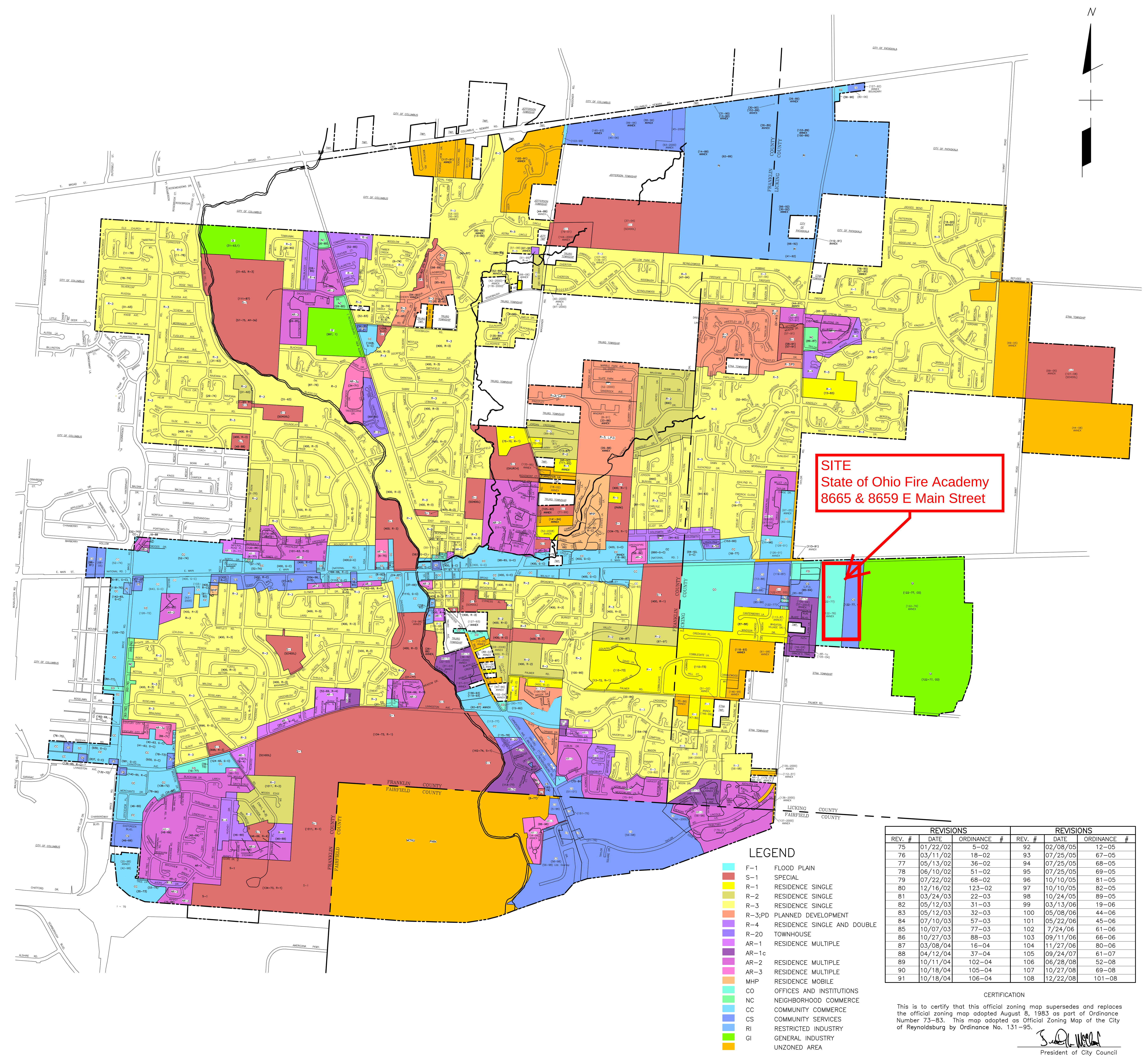


December 14, 2017



Licking County Auditor GIS

LICKING COUNTY TAX MAP



SITE
State of Ohio Fire Academy
8665 & 8659 E Main Street

- LEGEND**
- F-1 FLOOD PLAIN
 - S-1 SPECIAL
 - R-1 RESIDENCE SINGLE
 - R-2 RESIDENCE SINGLE
 - R-3 RESIDENCE SINGLE
 - R-3;PD PLANNED DEVELOPMENT
 - R-4 RESIDENCE SINGLE AND DOUBLE
 - R-20 TOWNHOUSE
 - AR-1 RESIDENCE MULTIPLE
 - AR-1c RESIDENCE MULTIPLE
 - AR-2 RESIDENCE MULTIPLE
 - AR-3 RESIDENCE MULTIPLE
 - MHP RESIDENCE MOBILE
 - CO OFFICES AND INSTITUTIONS
 - NC NEIGHBORHOOD COMMERCE
 - CC COMMUNITY COMMERCE
 - CS COMMUNITY SERVICES
 - RI RESTRICTED INDUSTRY
 - GI GENERAL INDUSTRY
 - UNZONED AREA

L.P.O. - Limited Planning Overlay

REVISIONS			REVISIONS		
REV. #	DATE	ORDINANCE #	REV. #	DATE	ORDINANCE #
75	01/22/02	5-02	92	02/08/05	12-05
76	03/11/02	18-02	93	07/25/05	67-05
77	05/13/02	36-02	94	07/25/05	68-05
78	06/10/02	51-02	95	07/25/05	69-05
79	07/22/02	68-02	96	10/10/05	81-05
80	12/16/02	123-02	97	10/10/05	82-05
81	03/24/03	22-03	98	10/24/05	89-05
82	05/12/03	31-03	99	03/13/06	19-06
83	05/12/03	32-03	100	05/08/06	44-06
84	07/10/03	57-03	101	05/22/06	45-06
85	10/07/03	77-03	102	7/24/06	61-06
86	10/27/03	88-03	103	09/11/06	66-06
87	03/08/04	16-04	104	11/27/06	80-06
88	04/12/04	37-04	105	09/24/07	61-07
89	10/11/04	102-04	106	06/28/08	52-08
90	10/18/04	105-04	107	10/27/08	69-08
91	10/18/04	106-04	108	12/22/08	101-08

CERTIFICATION

This is to certify that this official zoning map supersedes and replaces the official zoning map adopted August 8, 1983 as part of Ordinance Number 73-83. This map adopted as Official Zoning Map of the City of Reynoldsburg by Ordinance No. 131-95.

ATTEST: *Nancy C. Freyer*
Clerk of City Council

APPROVED: *Robert M. Freyer*
Mayor

President of City Council

City of Reynoldsburg Development Department

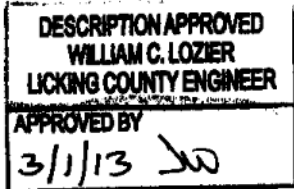
Purpose of Rezoning

State Fire Marshall's Office: Improvement of Forensic Storage Maintenance Structure

Description of Public Access to Subject Area.

The subject's neighborhood is generally considered to be within the City of Reynoldsburg. The subject is located on the Southeastern side of the city. The primary accesses to/from Reynoldsburg is via: Interstate 70, located approximately 2.4 miles south of the subject, and Route 40 (East Main Street) which the subject fronts. East Main Street connects to Interstate 270 approximately 3.7 miles west of the subject. Interstate 70 interchanges with Interstate 270 approximately 6.0 miles southwest from the subject. Overall, regional access is considered to be excellent.

Attachment: App. #181311 - State Fire Marshal - GI (Rezoning App. #181311 - Rezoning - State Fire Marshal)



201303010005534
Pgs: 4 \$44.00 T20130005600
03/01/2013 2:51PM MEPTLC TITLE
Bryan A. Long
Licking County Recorder

1620RB00200000013000

TRANSFERRED
Date MARCH 1, 2013
Michael L. Smith
Licking County Auditor TH

SEC.319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY TH EXA.

GENERAL WARRANTY DEED
Ohio Rev. Code §5302.05

MARIE K. GOODROE, Unmarried, PAUL A. DIANA, Married, and PATRICIA F. DIANA, Wife of the Grantor, signing to release her dower interests only, of Licking County, Ohio, *for valuable consideration paid, grant with general warranty covenants, to the State of Ohio and its successors and assigns, for the use and benefit of the Ohio Department of Commerce, Division of the State Fire Marshal, whose tax mailing address is 4200 Surface Road, Columbus, Ohio 43228, the following REAL*

PROPERTY:

Situated in the State of Ohio, County of Licking, Township of Etna, and in the City of Reynoldsburg:

SEE ATTACHED EXHIBIT "A"
(Legal Description)

Property Address: 8655 East Main Street and 8665 East Main Street, Reynoldsburg, Ohio 43068

Parcel No.: 013-027330-00.000 and Parcel No.: 013-027594-00.000

Subject to: zoning ordinances, easements and restrictions of record, and taxes and assessments due and payable after delivery of this deed.

Prior Instrument Reference Numbers: 201105230009680 and 201105230009679 of the Official Deed Records of Licking County, Ohio

Patricia F. Diana, wife of Paul A. Diana, Grantor, releases all rights of dower therein.

Marie K. Goodroe
MARIE K. GOODROE

Paul A. Diana
PAULA A. DIANA

Patricia F. Diana
PATRICIA F. DIANA, Signing to
release her dower interests only.

State of Ohio

County of Franklin

ss:

BE IT REMEMBERED, that on this 28th day of February, 2013, before me, the subscriber, a Notary Public, in and for said county, personally came **MARIE K. GOODROE, Unmarried, PAUL A. DIANA, Married, and PATRICIA F. DIANA, Wife of PAUL A. DIANA**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on this day and year aforesaid.

Linda L. Moore
NOTARY PUBLIC



Linda L. Moore
Notary Public, State of Ohio
My Commission Expires 10-14-2015

This instrument prepared by:
Patrick F. Mangan
Attorney at Law
2999 E. Dublin-Granville Road, Suite 220
Columbus, Ohio 43231

EXHIBIT A
**DESCRIPTION OF A 29.280 ACRE TRACT
 LYING SOUTH OF EAST MAIN STREET
 AND EAST OF TAYLOR ROAD**

Situate in the State of Ohio, County of Licking, Township of Etna, City of Reynoldsburg, lying in Sections 9 and 16, Township 16, Range 20, Refugee lands, and being part of the 16.69 acre tract of land (Parcel No. 013-027330-00.000) conveyed to Marie K. Goodroe and Paul A. Diana, of record in Instrument Number 201105230009680 and part of the 13.56 acre tract of land (Parcel No. 013-027594-00.000) conveyed to Marie K. Goodroe and Paul A. Diana, of record in Instrument Number 201105230009679, records of the Recorder's Office, Licking County, Ohio and being bounded and more particularly described as follows:

Beginning at an iron pin set at the northwesterly corner of Lot 12-A of RESUBDIVISION OF GOINGS ALLOTMENT, of record in Plat book 15, Page 373 and the northeasterly corner of the 6.06 acre tract of land conveyed to Dezso Kovacs, of record in Deed Book 767, Page 534, and in the southerly line of said 13.56 acre tract;

Thence North 89° 23' 09" West, a distance of 230.96 feet, passing a 3/4 inch iron pin capped "EMH&T" found at a distance of 199.53 feet, along the line common to said 13.56 and 6.06 acre tracts and the 16.849 acre tract of land conveyed to Wheaton Village Investors, LLC, of record in Instrument Number 201211090026629, to a 3/4 inch iron pin found at a common corner of said 13.56 and 16.849 acre tracts;

Thence North 00° 23' 36" East, a distance of 2169.56 feet, passing a 3/4 inch iron pin found at a distance of 1067.25 feet and an iron pin set at a distance of 2120.42 feet, along the lines common to said 13.56 and 16.849 acre tracts and the 17.010 acre tract of land conveyed to John A. Shepard, of record in Official Record 669, Page 742, to the common corner of said 13.56 and 17.010 acre tracts, being in the original centerline of East Main Street (U.S. 40, width varies) as shown on ODOT plan LIC-40-(0.00)-(6.13);

Thence North 85° 28' 00" East, a distance of 19.14 feet, along the original centerline of said East Main Street and the northerly line of said 13.56 acre tract, to a point;

Thence North 85° 33' 00" East, a distance of 583.46 feet, along the original centerline of said East Main Street and the northerly lines of said 13.56 and 16.69 acre tracts, to the northerly common corner of said 16.69 acre tract and the 20.60 acre tract of land conveyed to State of Ohio, of record in Instrument Number 200308200040236;

Thence South 00° 27' 35" West, a distance of 2112.77 feet, passing a 5/8 inch rebar found at a distance of 40.25 feet, along the line common to said 16.69 and 20.60 acre tracts, to an iron pin set;

Thence North 89° 23' 09" West, a distance of 366.92 feet, across said 16.69 and 13.56 acre tracts, to an iron pin set in said 13.56 acre tract;

Thence South 00° 27' 35" West, a distance of 110.00 feet, continuing across said 13.56 acre tract, to the **Point of Beginning**, containing 29.280 acres, more or less, and being subject to all easements, restrictions and rights-of-way of record. Of said 29.280 acres, 13.452 acres lie within Parcel No. 013-027594-00.000 and 15.828 acres lie within Parcel No. 013-027330-00.000, 12.341 acres lie within Section 9 and 16.939 acres lie within Section 16. ✓

The bearings in the above description are based on the bearing of North 85° 33' 00" East for the original centerline of U.S. 40 as shown on plan LIC-40-(0.00)-(6.13), and of record in Instrument Numbers 201105230009679 and 201105230009680, Recorder's Office, Licking County, Ohio.

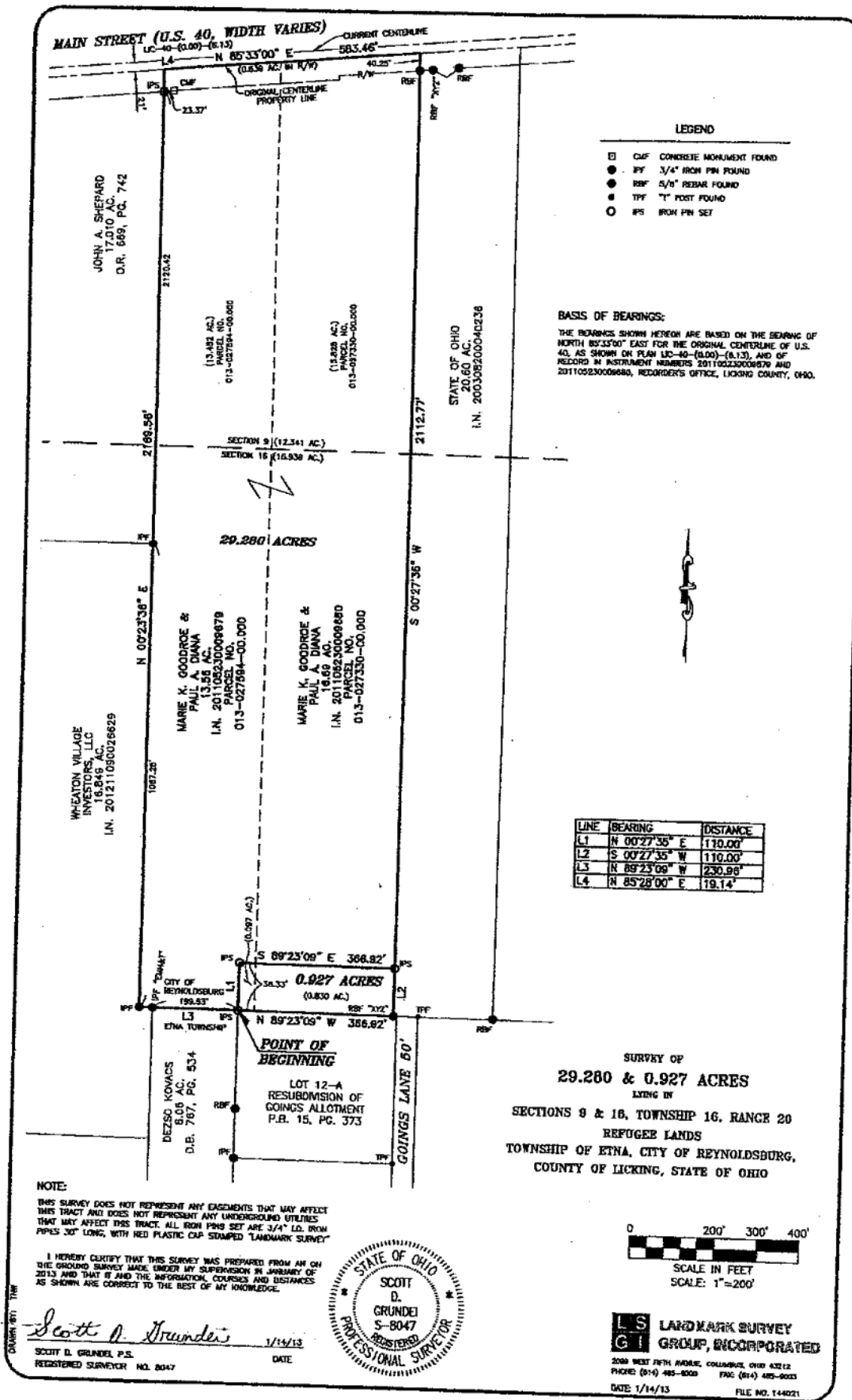
All iron pins set are 3/4 inch iron pipes, 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in January of 2013.



LANDMARK SURVEY GROUP, INC.

Scott D. Grundei 2/14/13
 Scott D. Grundei, P.S. Date
 Registered Surveyor No. 8047



Instr: 200308200040236 08/20/2003
 Pages: 2 F: \$28.00 11:31AM
 Bryan A. Long T200308200040236
 Licking County Recorder BXR08 GALL

General Warranty Deed* By A Corporation

Rainbow Development Corporation, an Ohio Corporation (Grantor), for reasonable consideration paid, grants with general warranty covenants, to the **State of Ohio, for the use and benefit of the State Fire Marshal** (Grantee), whose tax mailing address is: 4200 Surface Road, Columbus, Ohio 43228, the following **REAL PROPERTY**:

See Exhibit "A" attached hereto and made a part hereof

Commonly known as: 8659 East Main Street, Reynoldsburg, Ohio 43068
 PPN: 13-027618-00-000

EXCEPTIONS TO THE WARRANTIES: Except as hereinbefore provided, except all easements, leases, conditions and restrictions of record, if any.

Prior Instrument Reference: **Deed Book 769, Page 326** of the Deed Records of Licking County, Ohio.

IN EXECUTION WHEREOF, the Grantor has caused its corporate name to be subscribed hereto by Solly L. Yassenoff, President, thereunto duly authorized by resolution of its Board of Directors, this 15th day of August, 2003.

SEC.319.202 COMPLIED WITH
 J. TERRY EVANS, AUDITOR
 BY [Signature] EX-a

RAINBOW DEVELOPMENT CORPORATON, an
 Ohio corporation

By: [Signature]

S.L. Yassenoff, President

STATE OF OHIO,
 COUNTY OF FRANKLIN, SS

BE IT REMEMBERED, That on this 15th day of August, 2003 before me, the subscriber, a Notary Public in and for said state, personally came S.L. Yassenoff, President of the Grantor in the foregoing deed, and acknowledged the signing thereof to be his and its voluntary act and deed, pursuant to authority of its Board of Directors.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



SONYA G. FREEMAN
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES MAY 9, 2006

[Signature]
 - (Notary)

This instrument prepared by: John D. Jolley, Esq., Dinsmore & Shohl, LLP
 175 South Third Street, Suite 1000, Columbus, OH 43215

*See Sections 5402.05 and 5302.06 Ohio Revised Code.
 50004v10157-96

TRANSFERRED
 Date August 20, 2003
[Signature]
 Licking County Auditor

Lab Gallant Box

Attachment: App. #181311 - State Fire Marshal - GI (Rezoning App. #181311 - Rezoning - State Fire Marshal)

POOR COPY

Exhibit "A"

Legal Description
20.60 Acres

Situate in the State of Ohio, County of Licking, Township of Etna, being a part of the Southwest Quarter of Section 9 and a part of the Northwest Quarter of Section 16, Township 16, Range 20, Refugee Tract, being a part of a 49 acre, more or less, tract, as conveyed by Deed Volume 434, Page 305, also being a 20.60 acre parcel conveyed to New Main, Inc. by deed of record in Deed Volume 613, Page 606, and further conveyed to Rainbow Theatres, Inc. by an Affidavit with "Exhibit A", of Record in Deed Volume 769, Page 321, all on file in the Recorder's Office, Licking County, Ohio and being more particularly described as follows:

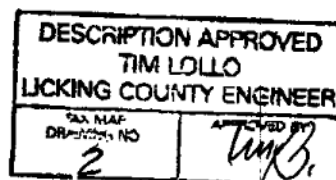
Beginning at the northeast corner of said 49 acre tract, said northeast corner being in the centerline of the former location of old U.S. Route 40, said northeast corner being 21.0 feet southerly of and at right angles to Highway Survey Station 43 + 85.11 in the 1951 Survey of Existing U.S. Route 40; thence

South 0° 30' West along the easterly line of said 49 acre tract, passing a concrete highway right of way monument at 74.33 feet, and crossing the line between said Section 9 and said Section 16 at 958.25 feet, more or less, a total distance of 2258.25 feet to an iron pipe at the southeast corner of said 49 acre tract; thence,

North 89° 22' West along the southerly line of said 49 acre tract, a distance of 400.17 feet to an iron pipe; thence,

North 0° 30' East crossing the line between said Section 16 and said Section 9, at 1300.0 feet, more or less, and passing an iron pipe in the southerly right of way line of Existing U.S. Route 40 at 2182.49 feet, a total distance of 2222.65 feet to a point in the centerline of the former location of Old U.S. Route 40, said point also being in the northerly line of said 49 acre tract; thence,

North 85° 33' East along the northerly line of said 49 acre tract and along the centerline of the former location of Old U.S. Route 40, a distance of 401.93 feet to the place of beginning, containing 20.60 acres, more or less, subject, however to all legal rights of way and easements.



BRAUN & STEIDL
architects
Columbus
Akron
234 N. Fifth Street Columbus, OH 43215 - 614.224.9555 fax
614.224.1506

**IMPROVEMENT OF
FORENSIC STORAGE
MAINTENANCE STRUCTURE**

8895 E. Main Street, Reynoldsburg, Ohio, 43068

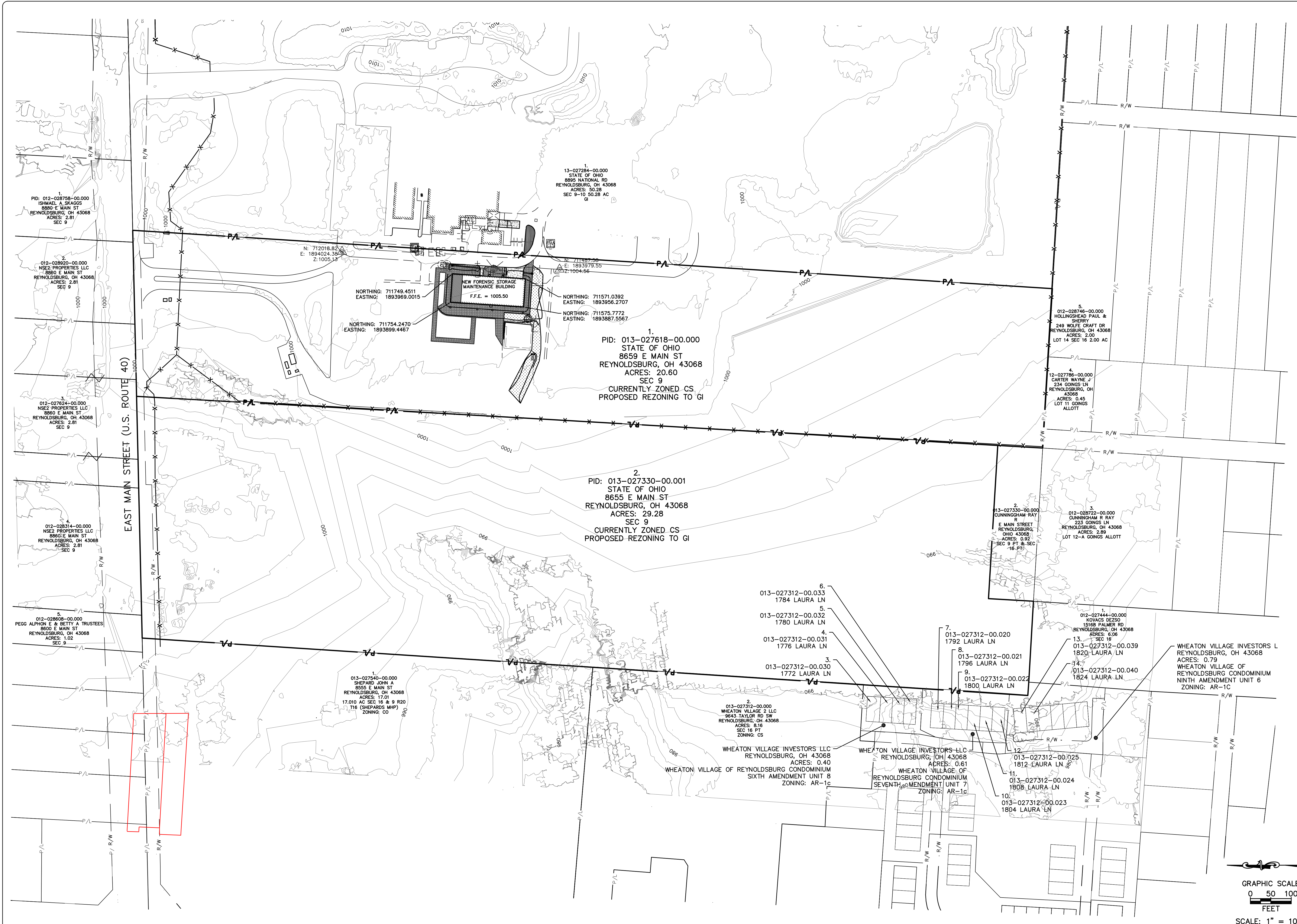
**OCT 25, 2017
PRELIMINARY DESIGN
DEVELOPMENT**

Sheet Issue Date:	12/18/17	
Designed:	JMF	
Drafted:	KAB	
Checked:	SP	
Revisions:		
No.	Date	Description

REZONING EXHIBIT

EX - 01
17507

Attachment: App. #181311 - State Fire Marshal - G1 (Rezoning App. #181311 - Rezoning - State Fire Marshal)



GRAPHIC SCALE
0 50 100
FEET
SCALE: 1" = 100'

City of Reynoldsburg Development Department

Purpose of Rezoning

State Fire Marshall's Office: Improvement of Forensic Storage Maintenance Structure

PROPOSED REZONED PROPERTIES

1. PID: 013-027618-00.000
STATE OF OHIO
8659 E MAIN ST
REYNOLDSBURG, OH 43068
Acres: 20.60
SEC 9
2. PID: 013-027330-00.001
STATE OF OHIO
8655 E MAIN ST
REYNOLDSBURG, OH 43068
Acres: 29.28
SEC 9

NORTH SIDE OF PROPERTY

1. PID: 012-028758-00.000
ISHMAEL A SKAGGS
8880 E MAIN ST
REYNOLDSBURG, OH 43068
Acres: 2.81
SEC 9
2. 012-028920-00.000
NSE2 PROPERTIES LLC
8860 E MAIN ST
REYNOLDSBURG, OH 43068
Acres: 2.81
SEC 9
3. 012-027624-00.000
NSE2 PROPERTIES LLC
8860 E MAIN ST
REYNOLDSBURG, OH 43068
Acres: 2.81
SEC 9
4. 012-028314-00.000
NSE2 PROPERTIES LLC
8860 E MAIN ST
REYNOLDSBURG, OH 43068
Acres: 2.81
SEC 9
5. 012-028608-00.000
PEGG ALPHON E & BETTY A TRUSTEES
8600 E MAIN ST
REYNOLDSBURG, OH 43068
Acres: 1.02
SEC 9

December, 2017

Kabil Associates
Engineers Architects Planners
5900 Sharon Woods Blvd, Columbus, OH 43229
614-899-6707

City of Reynoldsburg Development Department

Purpose of Rezoning

State Fire Marshall's Office: Improvement of Forensic Storage Maintenance Structure

WEST SIDE OF PROPERTY

1. 013-027540-00.000
SHEPARD JOHN A
8555 E MAIN ST
REYNOLDSBURG, OH 43068
Acres: 17.01
17.010 AC SEC 16 & 9 R20 T16 (SHEPARDS MHP)
2. 013-027312-00.000
WHEATON VILLAGE 2 LLC
9643 TAYLOR RD SW
REYNOLDSBURG, OH 43068
Acres: 8.16
SEC 16 PT
3. 013-027312-00.030
WHEATON VILLAGE INVESTORS LLC
1772 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM SIXTH AMENDMENT UNIT 8-1772
4. 013-027312-00.031
WHEATON VILLAGE INVESTORS LLC
1776 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM SIXTH AMENDMENT UNIT 8-1776
5. 013-027312-00.032
WHEATON VILLAGE INVESTORS LLC
1780 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM SIXTH AMENDMENT UNIT 8-1780
6. 013-027312-00.033
WHEATON VILLAGE INVESTORS LLC
1784 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM SIXTH AMENDMENT UNIT 8-1784
7. 013-027312-00.020
WHEATON VILLAGE INVESTORS LLC
1792 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00

December, 2017

Kabil Associates
Engineers Architects Planners
5900 Sharon Woods Blvd, Columbus, OH 43229
614-899-6707

City of Reynoldsburg Development Department

Purpose of Rezoning

State Fire Marshall's Office: Improvement of Forensic Storage Maintenance Structure

WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM SEVENTH AMENDMENT UNIT-7-1792

8. 013-027312-00.021
WHEATON VILLAGE INVESTORS LLC
1796 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM SEVENTH AMENDMENT UNIT 7-1796
9. 013-027312-00.022
WHEATON VILLAGE INVESTORS LLC
1800 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM SEVENTH AMENDMENT UNIT 7-1800
10. 013-027312-00.023
WHEATON VILLAGE INVESTORS LLC
1804 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM SEVENTH AMENDMENT UNIT - 7-1804
11. 013-027312-00.024
WHEATON VILLAGE INVESTORS LLC
1808 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM UNIT 7-1808
12. 013-027312-00.025
WHEATON VILLAGE INVESTORS LLC
1812 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM SEVENTH AMENDMENT UNIT 7-1812
13. 013-027312-00.039
WHEATON VILLAGE INVESTORS LLC
1820 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00
WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM NINTH AMENDMENT UNIT 6-1820
14. 013-027312-00.040
WHEATON VILLAGE INVESTORS LLC
1824 LAURA LN
REYNOLDSBURG, OH 43068
Acres: 0.00

December, 2017

Kabil Associates
Engineers Architects Planners
5900 Sharon Woods Blvd, Columbus, OH 43229
614-899-6707

Attachment: App. #181311 - State Fire Marshal - GI (Rezoning App. #181311 - Rezoning - State Fire Marshal)

City of Reynoldsburg Development Department

Purpose of Rezoning

State Fire Marshall's Office: Improvement of Forensic Storage Maintenance Structure

WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM NINTH AMENDMENT UNIT 6-1824

SOUTH SIDE OF THE PROPERTY

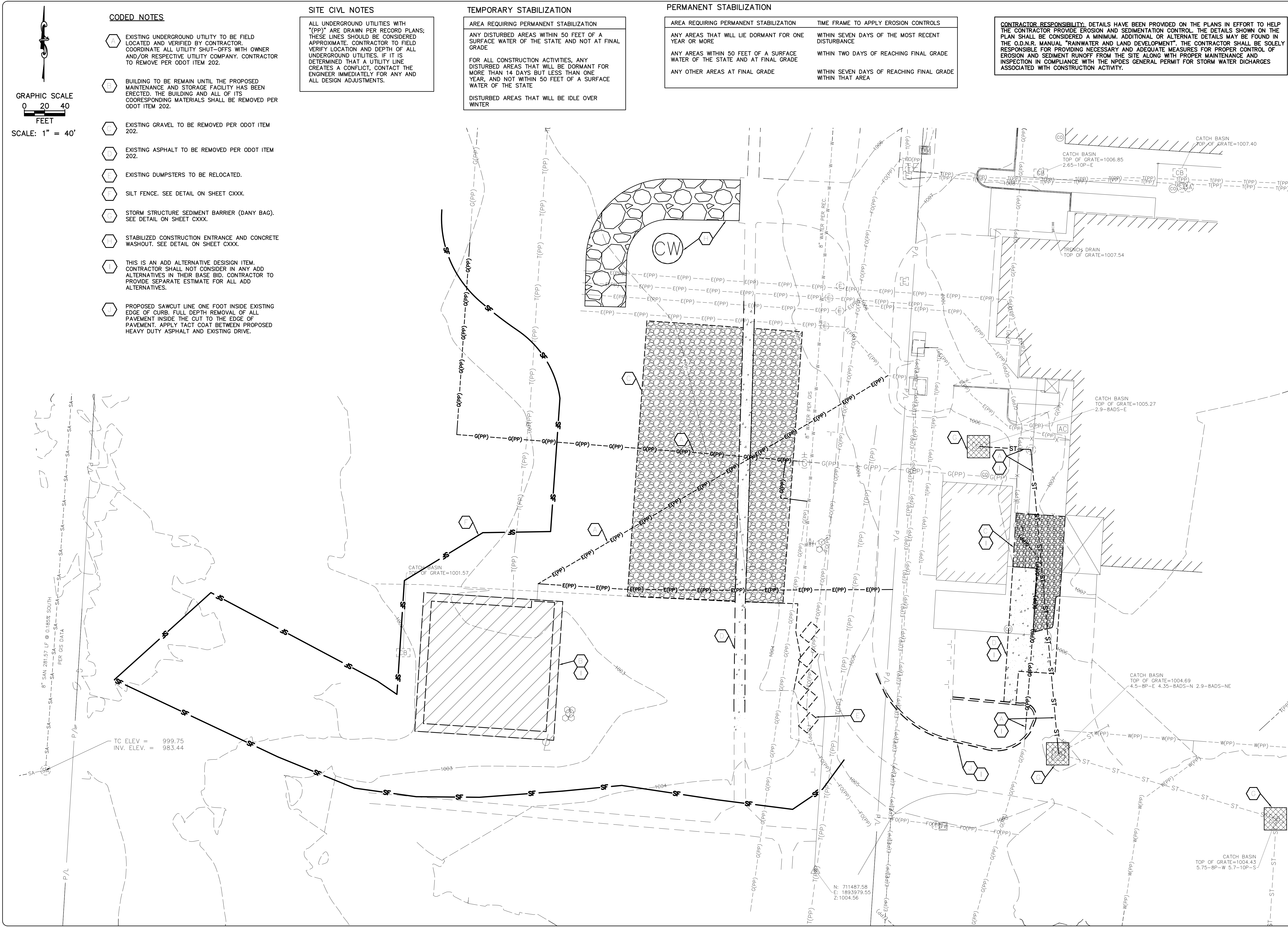
1. 012-027444-00.000
KOVACS DEZSO
15168 PALMER RD
REYNOLDSBURG, OH 43068
Acres: 6.06
SEC 16
2. 013-027330-00.000
CUNNINGHAM RAY R
E MAIN STREET
REYNOLDSBURG, OHIO 43068
ACRES: 0.92
SEC 9 PT & SEC 16 PT
3. 012-028722-00.000
CUNNINGHAM R RAY
223 GOINGS LN
REYNOLDSBURG, OH 43068
Acres: 2.89
LOT 12-A GOINGS ALLOTT
4. 12-027786-00.000
CARTER WAYNE J
234 GOINGS LN
REYNOLDSBURG, OH 43068
Acres: 0.45
LOT 11 GOINGS ALLOTT
5. 012-028746-00.000
HOLLINGSHEAD PAUL & SHERRY
249 WOLFE CRAFT DR
REYNOLDSBURG, OH 43068
Acres: 2.00
LOT 14 SEC 16 2.00 AC

EAST SIDE OF THE PROPERTY

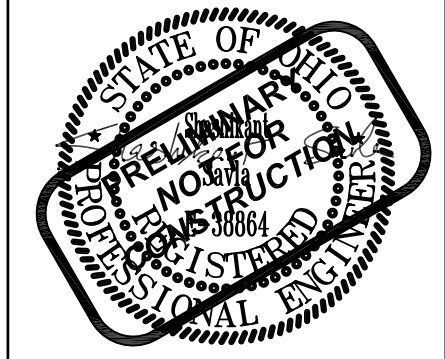
1. 13-027284-00.000
STATE OF OHIO
8895 NATIONAL RD
REYNOLDSBURG, OH 43068
Acres: 50.28
SEC 9-10 50.28 AC

December, 2017

Kabil Associates
Engineers Architects Planners
5900 Sharon Woods Blvd, Columbus, OH 43229
614-899-6707



\\DISKSTATION\Date\Kali Work\2017\17742 File Academy COM 170001 Forensic Storage (Braun & Stehlfel)\01 Drawings\02 CIVIL\05 (MINOR) SITE PLAN\17742_DO_SITE_PREP_EXIST.dwg
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IMPROVEMENT OF
FORENSIC STORAGE
MAINTENANCE STRUCTURE
8895 E. Main Street, Reynoldsburg, Ohio, 43068
Attachment: App. #181311 - State Fire Marshal - G1 (Rezoning App. #181311 - Rezoning - State Fire Marshal)

OCT 25, 2017

PRELIMINARY DESIGN
DEVELOPMENT

Sheet Issue Date:	12/18/17
Designed:	JMF
Drafted:	KABIL
Checked:	SPS

Revisions:
No. Date Description

PLOT, GRADING UTILITY
PLAN (BEFORE
REMOVAL OF EXISTING
MAINTENANCE BLDG)

C-301
17507

EDGE OF PAVEMENT					
POINT #	NORTHING	EASTING	ELEVATION	RADIUS	LENGTH
1	711690.3458	1893989.5873	1,005.24	10.00	15.66
2	711691.1159	1893979.6170	1,005.24	10.00	
3	711681.1412	1893978.9060	1,005.24		12.85
4	711682.0547	1893966.0905	1,005.50		8.00
5	711674.0750	1893965.5216	1,005.50		12.85
6	711673.1719	1893978.1901	1,005.25	10.00	15.76
7	711663.1972	1893977.4791	1,004.83	10.00	
8	711662.4301	1893987.4496	1,004.52		3.11
9	711659.3288	1893987.2110	1,004.51		22.68
10	711660.9416	1893964.5854	1,005.50		4.00
11	711656.9518	1893964.3010	1,005.50		22.68
12	711655.3397	1893986.9153	1,004.50		29.03
13	711626.3788	1893984.8949	1,004.46		22.72
14	711628.0226	1893962.2368	1,005.50		4.00
15	711624.0041	1893961.9524	1,005.50		22.72
16	711622.3842	1893984.6779	1,004.48		0.70
17	711621.6837	1893984.6398	1,004.49	5.00	7.94
18	711621.9549	1893979.6472	1,004.39	5.00	
19	711616.9676	1893979.2917	1,004.87		17.85
20	711618.2329	1893961.5410	1,005.50		41.02
21	711577.3205	1893958.6246	1,005.50		14.63
22	711576.2801	1893973.2199	1,005.30	25.00	24.36
23	711551.3433	1893971.4423	1,004.70		
24	711563.8800	1893993.0717	1,005.05		

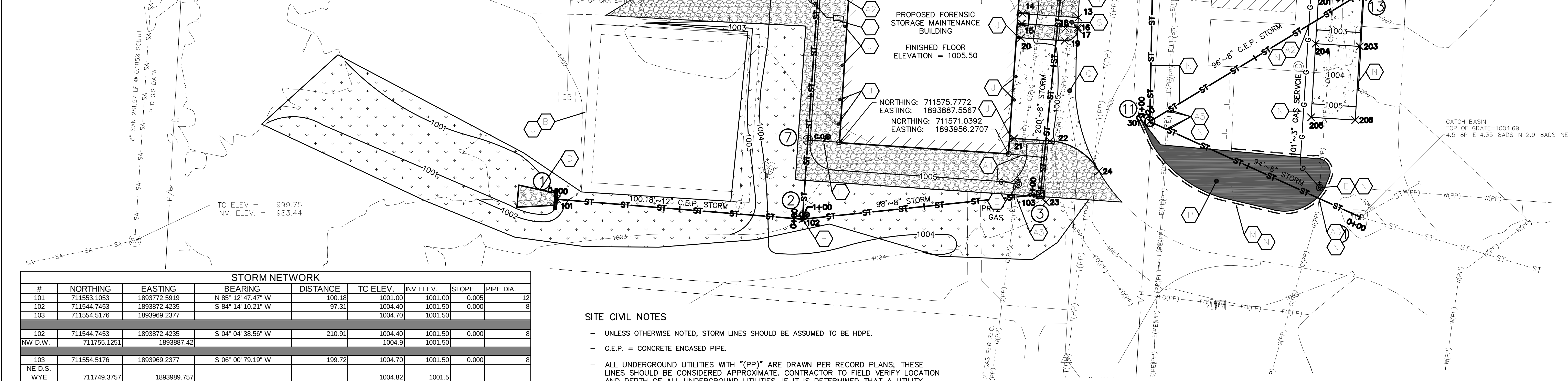
LOADING DOCK					
POINT #	NORTHING	EASTING	ELEV. BOTTOM (RAMP)	ELEV. TOP (WALL)	LENGTH
201	711635.4342	1894082.7186	1,002.86	1006.86	18.00
202	711634.2719	1894100.6810	1,002.86	1006.86	20.00
203	711614.3136	1894099.3895	1,003.06	1006.86	18.00
204	711615.4759	1894081.4271	1,003.06	1006.86	30.00
205	711585.5385	1894079.4899	MATCH EXISTING	MATCH EXISTING	18.00
206	711584.3762	1894097.4523	MATCH EXISTING	MATCH EXISTING	
207	711662.9843	1894084.5013	MATCH EXISTING	1007.15	

CODED NOTES, CONTINUED

- (A) PROPOSED SAWCUT LINE. APPLY TACT COAT BETWEEN PROPOSED HEAVY DUTY ASPHALT AND EXISTING DRIVE.
- (H) ADD-ALTERNATIVE #1: LOADING DOCK. ALL ITEMS ON THIS PLEASE PERTAINING TO THE LOADING DOCK SHOULD BE CONSIDERED AN ADD-ALTERNATIVE #1.
- (B) ADD-ALTERNATIVE #4: REDUCTION OF BUILDING SIZE BY APPROXIMATELY 25'. SEE ARCHITECTURAL PLAN.
- (C) HEAVY DUTY ASPHALT. SEE DETAIL ON SHEET C104.
- (D) HEAVY DUTY CONCRETE WITH TURNDOWN. SEE DETAIL ON SHEET C104.
- (E) STANDARD DUTY CONCRETE. SEE DETAIL ON SHEET C104.
- (F) WALK. SEE DETAIL ON SHEET C104.
- (G) SANITARY SERVICE LINE TO BE 6" BELOW THE FINISHED FLOOR ELEVATION (1005.5 - 6 = 999.5).
- (I) ADD-ALTERNATIVE #3: DEMOLITION OF CONCESSION BUILDING.

CODED NOTES

- (A) CAUTION!!! PROPOSED STORM DOWNSHOT AND UTILITY CROSSING. EXISTING UTILITIES TO BE FIELD LOCATED AND VERIFIED BY CONTRACTOR. ADJUST THE DOWNSHOT AROUND THE EXISTING UTILITIES. USE CAUTION WHILE DIGGING.
- (A) CAUTION!!! TWO PROPOSED LINES CROSSING. USE CAUTION WHEN DIGGING.
- (A) CAUTION!!! EXISTING UNDERGROUND GAS LINE CROSSING. USE CAUTION WHILE DIGGING.
- (A) CAUTION!!! EXISTING UNDERGROUND WATER LINE CROSSING. USE CAUTION WHILE DIGGING.
- (A) CAUTION!!! EXISTING UNDERGROUND TELEPHONE, COMMUNICATION AND/OR ELECTRIC CROSSING. USE CAUTION WHILE DIGGING.
- (B) ADD-ALTERNATIVE #3: DEMOLITION OF EXISTING CONCESSION BUILDING. BUILDING TO REMAIN UNTIL THE PROPOSED FORENSIC MAINTENANCE AND STORAGE FACILITY HAS BEEN ERECTED. THE BUILDING AND ALL OF ITS CORRESPONDING MATERIALS SHALL BE REMOVED PER ODOT ITEM 202.
- (C) CONCRETE PAD. SEE HVAC DRAWINGS.
- (D) PROPOSED ROCK CHANNEL PROTECTION OVER FILTER FABRIC. SEE DETAIL C103.
- (E) TAP INTO EXISTING GAS LINE WITH VALVE. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH.
- (F) TAP INTO EXISTING 8" (REC.) WATER LINE WITH TAPPING SLEEVE AND VALVE. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH.
- (G) TAP INTO EXISTING SANITARY 8" (REC.) LINE WITH WYE PER CITY OF REYNOLDSBURG STANDARD CONSTRUCTION DRAWING SA-11. TIE-IN INVERT ELEVATION 983.67" (BASED ON RECORDS). CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH.
- (H) SEWER CLEANOUT. SEE DETAIL ON SHEET CXXX
- (I) STORM INFILTRATION TRENCH SYSTEM. SEE DETAIL ON SHEET C103.
- (J) PROPOSED 6" DIAMETER BOLLARDS. SEE DETAIL ON SHEET C104. TWO BOLLARDS AT EACH VEHICLE DOOR UNLESS NOTED OTHERWISE.
- (K) SANITARY GREASE INTERCEPTOR. SEE MEP PLANS FOR MORE INFORMATION.
- (L) PROPOSED DRY WELL. SEE DETAIL ON SHEET C103.

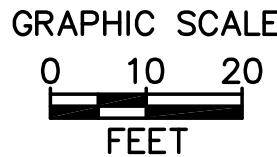


STORM NETWORK								
#	NORTHING	EASTING	BEARING	DISTANCE	TC ELEV.	INV ELEV.	SLOPE	PIPE DIA.
101	711553.1053	1893772.5919	N 85° 12' 47.7" W	100.18	1001.00	1001.00	0.005	12
102	711544.7453	1893872.4235	S 84° 14' 10.21" W	97.31	1004.40	1001.50	0.000	8
103	711554.5176	1893960.2377			1004.70	1001.50		
102	711544.7453	1893872.4235	S 04° 04' 38.56" W	210.91	1004.40	1001.50	0.000	8
NW D.W.	711755.1251	1893887.42			1004.9	1001.50		
103	711554.5176	1893969.2377	S 06° 00' 79.19" W	199.72	1004.70	1001.50	0.000	8
NE D.S. WYE	711749.3757	1893989.757			1004.82	1001.5		
EX CB	711544.9980	1894099.1890	S 65° 26' 93.83" E	93.83	1004.69	1000.29	0.007	8
301	711583.9925	1894013.8419	S 1° 20' 5.53" W	96.96	1005.16	1000.95	0.007	8
302	711680.9257	1894016.1007	S 71° 00' 1.33" W	47.71	1005.29	1001.63	0.016	8
EX CB	711696.1310	711696.1310			1005.27	1002.37		
301	711583.9925	1894013.8419	S 1° 20' 5.53" W	96.96	1005.16	1000.95	0.007	8
LOAD U.D.	711633.5639	1894096.136	S 58° 56' 11.30" W	96.07	1002.86	1001.62		

** NW D.W. = NORTHWEST DRY WELL
** NE D.S. = NORTHEAST DOWNSHOT

SITE CIVIL NOTES

- UNLESS OTHERWISE NOTED, STORM LINES SHOULD BE ASSUMED TO BE HDPE.
- C.E.P. = CONCRETE ENCASED PIPE.
- ALL UNDERGROUND UTILITIES WITH "(PP)" ARE DRAWN PER RECORD PLANS; THESE LINES SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES. IF IT IS DETERMINED THAT A UTILITY LINE CREATES A CONFLICT, CONTACT THE ENGINEER IMMEDIATELY FOR ANY AND ALL DESIGN ADJUSTMENTS.
- ALL ADD-ALTERNATIVE DESIGN OPTIONS SHOULD NOT BE INCORPORATED INTO THE CONTRACTOR'S BASE BID. ALL ADD-ALTERNATIVE'S SHOULD BE ITEMIZED SEPARATELY.
- FOR ALL IDENTIFIED UTILITY CROSSINGS:
EXISTING UTILITIES TO BE FIELD LOCATED AND VERIFIED BY CONTRACTOR. THESE CROSSING WILL LIKELY REQUIRE THE LOWERING OF THE EXISTING UTILITY LINES. ALL UTILITY CROSSINGS AND CORRESPONDING LOWERING OF EXISTING UTILITY LINES TO BE PAID FOR AT THE EXPENSE OF THE CONTRACTOR. INCORPORATE LINE CROSSINGS INTO INITIAL BID. ALL UTILITY DESIGN CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. COORDINATE ALL UTILITY SHUT-OFFS WITH OWNER AND/OR RESPECTIVE UTILITY COMPANY.



SCALE: 1" = 20'

LIMITED OVERLAY TEXT

8895 EAST MAIN STREET

ZONING DISTRICT CHANGE FROM CO OFFICES AND INSTITUTIONS DISTRICT
AND CS COMMUNITY SERVICES DISTRICT, TO GI GENERAL INDUSTRY
DISTRICT WITH LIMITED OVERLAY

February 7, 2018

A. Location and Size

1. The parcel is located on the south side of E. Main Street, approximately 662FT east of Taylor Road.
2. The area to be rezoned consists of a 29.091 acre parcel known as PID #013-027330-00.01, and a 20.3409 acre parcel known as PID #013-027618. The exact boundaries of the parcels are provided for in the attached legal description.
3. The total property area is approximately 49.4319 acres.

B. Permitted Uses & Special Exceptions

1. Those uses listed as special exceptions in the GI General Industry District by Section 1175.01 and Table 1175.01 of the Zoning Code of the City of Reynoldsburg, shall remain special exceptions.
2. Those uses listed as permitted uses in the GI General Industry District by Section 1175.01 and Table 1175.01 of the Zoning Code of the City of Reynoldsburg shall be considered permitted uses, except that the uses, "Adult Entertainment Business", and "Sexually Oriented Business" shall be considered special exceptions.

City Auditor's Office**Stephen Cicak****7232 E. Main Street****Reynoldsburg OHIO 43068****614/322-6858 Phone****ORDINANCE REQUEST****DATE: March 26, 2018****TO: Finance and Administration Committee****RE:** Ordinance Authorizing the City Auditor to Establish Fund 285 -
Endowments & Contributions.

Approval:

Completed Brad McCloud	Completed Jed Hood	Stephen Cicak
---------------------------	-----------------------	---------------

Emergency/Suspension: Emergency

Reason For Emergency: Financial needs of the City's government

Ordinance authorizing the City Auditor to establish fund 285, dedicated to the benefit of receiving endowments and gifts .

Authority to the City Auditor to seek approval from the State Auditor to create same.

Police Department**Bill Early****7240 E. Main Street****Reynoldsburg OHIO 43068****614-322-6935 Phone****ORDINANCE REQUEST**

DATE: March 26, 2018**TO: Public Safety, Law and Courts Committee****RE: ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT
FROM THE CITY'S FIXED ASSET LIST- PD**

Approval:

Completed Brad McCloud	Jed Hood	Completed Stephen Cicak
---------------------------	----------	----------------------------

The Reynoldsburg Division of Police is requesting permission to remove the following item from the City's fixed asset list as it was totaled by the City's insurance company.

Fixed Asset Number: 2783

Fixed Asset Title: Police Cruiser 266

Vin/Serial Number: 1FM5K8AR6GGC50545

Reason: Vehicle was deemed totaled by the City's insurance company

City Auditor's Office**Stephen Cicak****7232 E. Main Street****Reynoldsburg OHIO 43068****614/322-6858 Phone****ORDINANCE REQUEST****DATE: March 26, 2018****TO: Finance and Administration Committee****RE: Ordinance Appropriating Unencumbered Balances as of December 31, 2017 in Various Police Special Revenue Funds; and Providing that Revenues for Said Funds Received During 2018 be Accepted**

Approval:

Completed Brad McCloud	Completed Jed Hood	Completed Stephen Cicak
---------------------------	-----------------------	----------------------------

Section 1: That the unencumbered balances as of December 31, 2017 in various Police Special Revenue Funds be appropriated to the proper associated accounts in the following manner:

\$75,343.69 from the unappropriated Law Enforcement Fund (290) be appropriated to account 290.111.5529 Miscellaneous Distributions Law Enforcement Fund.

\$14,501.54 from the unappropriated Law Enforcement Fund (290) be appropriated to account 290.111.5921 Immobilization Expenses Law Enforcement Fund.

\$46,325.74 from the unappropriated Drug Enforcement Fund (291) be appropriated to 291.111.5529 Miscellaneous Distributions Drug Enforcement Fund.

\$4,376.00 from the unappropriated Safety Belt Program Fund (292) be appropriated to 292.111.5529 Miscellaneous Distributions Safety Belt Program Fund.

City Auditor's Office**Stephen Cicak****7232 E. Main Street****Reynoldsburg OHIO 43068****614/322-6858 Phone**

\$12,078.94 from the unappropriated DUI/ Education/ Enforcement Fund (293) be appropriated to 293.111.5529 Miscellaneous Distributions DUI/Education/Enforcement Fund.

\$84,333.00 from the unappropriated Federal Forfeiture Fund (294) be appropriated to 294.111.5529 Miscellaneous Distributions Federal Forfeiture Fund.

\$33,389.50 from the unappropriated Law Enforcement Asst. Fund (295) be appropriated to 295.111.5529 Miscellaneous Distributions Law Enforcement Asst. Fund.

Section 2. That any revenues received by the City for the various funds referred to in Section 1, during the year 2018, shall be credited to the proper funds, to be appropriated when requested by the Administration, and approved by City Council.

Items have been approved through the workflow, just in the wrong meeting, I reset to draft in an attempt to fix the location.

Statement Of Cash Position

Report Date: 12/31/2017

12.a.a

Fund	Beginning Balance	M-T-D Revenues	Y-T-D Revenues	M-T-D Expenses	Y-T-D Expenses	Unexpended Balance	Outstanding Encumbrances	Ending Balance
Fund Category: 200 - Special Revenue Funds								
Fund Type:								
290 - Law Enforcement Fund	\$274,841.55	\$17,639.03	\$64,046.39	\$0.00	\$191,125.21	\$147,762.73	\$57,917.50	\$89,845.23
291 - Drug Enforcement Fund	\$42,874.63	\$60.00	\$3,451.11	\$0.00	\$0.00	\$46,325.74	\$0.00	\$46,325.74
292 - Safety Belt Program Fund	\$4,376.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,376.00	\$0.00	\$4,376.00
293 - DUI/Education/Enforcement Fund	\$9,480.94	\$220.00	\$2,598.00	\$0.00	\$0.00	\$12,078.94	\$0.00	\$12,078.94
294 - Federal Forfeiture Fund	\$102,590.09	\$795.66	\$9,423.97	\$0.00	\$27,681.06	\$84,333.00	\$0.00	\$84,333.00
295 - Law Enforcement Asst Fund	\$21,729.50	\$0.00	\$11,660.00	\$0.00	\$0.00	\$33,389.50	\$0.00	\$33,389.50
Fund Type Subtotal:	\$455,892.71	\$18,714.69	\$91,179.47	\$0.00	\$218,806.27	\$328,265.91	\$57,917.50	\$270,348.41
Fund Category 200 - Special Revenue Funds Subtotal:	\$455,892.71	\$18,714.69	\$91,179.47	\$0.00	\$218,806.27	\$328,265.91	\$57,917.50	\$270,348.41
Grand Total:	\$455,892.71	\$18,714.69	\$91,179.47	\$0.00	\$218,806.27	\$328,265.91	\$57,917.50	\$270,348.41

User: Joni Crawford

Pages: 1 of 1

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