



AGENDA

PLANNING COMMISSION THURSDAY, MARCH 8, 2018 6:30 PM

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning Commission – Regular Meeting – February 1, 2018
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 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.
2. 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.
3. 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.
4. 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.

5. 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.
6. 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.

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

**PLANNING COMMISSION
THURSDAY, FEBRUARY 1, 2018 6:30 PM**

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

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Bowman, Hicks
ABSENT: Bizjak

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – January 4, 2018

RESULT:	ACCEPTED
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3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

None.

B. PUBLIC COMMENT

None.

C. UNFINISHED BUSINESS

D. NEW BUSINESS

E. OTHER BUSINESS

1. Rules of the Planning Commission

Mr. Snowden: Gentlemen, just to remind you I proposed to you a rules revision in our last meeting. The purpose of that was to make one edit that was minor. The minor edit had to do with the agenda and how it was organized, standardizing with BZBA, and Design Review Board as it's functioning now and the second was to delete a section in the rules it stated that three members were required to approve of certain motions and the wording was a little bit confusing. A better version of that is going to be appearing in the code as of our City Council meeting coming up in a week from Monday. If there's any additional questions, if not I would just ask for your support of those rule changes.

Mr. Hicks: We read these rules at our last month's meeting, correct?

Mr. Snowden: Correct.

Minutes Acceptance: Minutes of Feb 1, 2018 6:30 PM (APPROVAL OF MINUTES)

Mr. Hicks: Did we... Now we wouldn't approve these rules... Or we can approve these rules, but most things we just recommend to Council for approval?

Mr. Snowden: Correct. The Charter and the Code gives the Planning Commission the power to create their own rules subject to approval by Council. So, Council could theoretically over-turn your rules if they wanted to, but they're not going to.

Mr. Hicks: So, this would be the second time we've reviewed to approve these rules?

Mr. Snowden: Correct. The way the rules are written for both BZBA and Planning Commission there must be 30-days between when you receive rules and when you actually vote on them. You received them 7-days before the last meeting, almost 40-days have gone by and so you're ready to approve them if you're comfortable.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Commissioner
SECONDER:	Tyler Cullinan, Vice Chairman
AYES:	Cullinan, Zollars, Bowman, Hicks
ABSENT:	Bizjak

2. Other Discussion

Mr. Hicks: I would like to, between this meeting and next meeting, dive into some of the city standards, as far as engineering, design, architecture, maybe even historic standards and look for some low hanging fruit that maybe we can do to improve or to make ourselves a little bit more comparative to other communities in the neighborhood. Just in my professional work I deal with that quite a bit, as far as the thickness of a private road standard should be and things like that. With the help of staff, I want to reach out to staff; I'd like to just locate what those city standards are. Maybe mark them up, circulate them to staff to be distributed before the next meeting. We could have a discussion maybe some real easy common sense recommendations to Council to modify the city standards.

Mr. Zollars: Mr. Snowden, would we be able to do that?

Mr. Snowden: Mr. Hicks, I'm going to recommend that we push that off one month and here's why. You are going to have at least four items for your review at the next Planning Commission and two that are on for Design Review Board, and possibly some more depending on exact timing.

Mr. Hicks: So, next month's meeting you're anticipating will have a....

Mr. Snowden: I figure the agenda will be full. What's happened is you've had some things go to City Council as of January 1st. Now these re-zonings that start at City Council, these code changes, so you're going to have a little bit of a full agenda, but here's what I would recommend. I will send out some of the existing documents and we can start the discussion. First, I want to educate everybody on what we have, maybe what's missing, and after we get through next month I think we'll be in the clear a little bit for a couple months just based on how things tend to progress. Once the revision to the re-zoning and code change process

that's working its way through City Council right now and coming for your review next month, once that is in place there will be a clear process for the Planning Commission to review something and propose it to City Council. Right now, any zoning, district change, or code change starts as an ordinance, goes through City Council, and then is referred to you, and then you refer it back. Under what I'm proposing for a re-zoning code change proposed by staff or recommended by Planning Commission, Commission will review those directly and if the Commission wants to make any recommendations to City Council saying, for example, if Commission wanted to say the historic guidelines are really out of date, we've made a few notes, but we really need a professional consultant to go over this, you can by motion send that to City Council and say, hey, City Council, here's our official position as the Commission. I think that will help the process move forward. Right now, the way that it's been set up your review is almost perfunctory rather than a way a Planning Commission should really function, which is actively looking through these things. I would recommend a month out. Let's start the education process. I'll go through some of the documents, the ones that are posted through the website, some that might not be, but are used internally and we can start going from there. You're also going to eventually need the help of probably our City Engineer. If you want to talk about any engineering standards we'll have to get our engineer involved, which is awesome.

Mr. Hicks: That would be helpful. I just want to get started, so if you could point me in the right direction. I spent about 30-minutes going through the code online and everything is available on there and it just wasn't super clear exactly where our standards are going to be for those things and I deal with them all the time. I think it would just be nice we could improve that and I don't want to reinvent the wheel, but maybe if we see something in there that, hey, code only requires an inch and a half of asphalt and everybody is wondering why parking lots are not holding up over time then we could look at that and match another communities standards.

Mr. Snowden: Absolutely, let's educate so everybody understands what's existing and that will give you all the point to say ok now we're ready to move forward and address this item specifically. This is the worst of the worst and so on. It's always been piece mail and nobody's ever actively taken a group look at it. That's great.

Unknown: Would staff mind defining perfunctory?

Mr. Snowden: Truly, I think the review, and I see the smiles because it's funny, but what I'm saying is that the review was almost like yeah, we're going to listen to, and I'm not saying this of any specific entity or any specific person on City Council past or present, I'm just saying the way the things have gone here, it's been like, oh, yeah, I guess we've got to send that to the Planning Commission rather than, hey, these proposals should come from a Planning Commission because Planning Commission is making the case for why change is needed on item X. That's what we're talking about when I'm talking about changing everything from in terms of the zoning process.

Mr. Hicks: Just in my experience, working in other communities, if you're going to go in and do a development and a municipality, you start at Planning Commission with a concept or a

preliminary development plan. Assuming that gets approved it goes to Council. Here it seems most of the re-zoning and development plans start at Council, then go to Planning Commission, and get back to Council.

Mr. Snowden: Specifically, re-zonings are, and that's what I'm trying to get changed, but there's a whole lot of different models out there for how a Planning Commission, a City Council, and a Design Review function can work. We were not using any of those. As Design Review Boards functions are merged in to the Planning Commission and the process for zoning is modified we're going to have the opportunity to choose from one of several models. For example, there are many Planning Commissions that instead of having a formal meeting every time they meet they meet in a work session format and then in a formal meeting format. Those are the types of things rather than having the circuitous process, I'd rather spend the same or less amount of time and have better quality product from that.

Mr. Hicks: Well, I think it would also be a good opportunity for developers or to attract a development. It's something like where the City of Delaware has, where you can submit like a non-binding concept plan to a Planning Commission.

Mr. Snowden: From comments?

Mr. Hicks: Yeah, it's like \$500 for the fee. Submit it. You get a staff review. You get a written report and you get to go before a Planning Commission to pick their brain about stuff, but you're not committed to anything that you've put on paper. You're not committed to anything, so that when you go back to do preliminary you feel like you're ahead of the game. You're not fighting battles because you already know what those battles are going to be. So, I think changing the structure and maybe thinking about ideas like that to where we make it easier for people to invest in the community without putting a whole bunch of risk out on the table without them investing a whole bunch in soft costs and fees and consultants. Here's another idea, is it a yes or a no, in concept is great.

Mr. Snowden: I think Mr. Hicks is absolutely on the right track. I know Delaware's Planner personally, so I'll reach out to him. There Director of Community Development and talk to him about. I'm not familiar with their specific process, so I understand what you're saying. The big thing to take away and again I'm looking forward not backward, but the big thing to take away, I think you we are trying to run a city development approval process with some of the same tools that were being used in 1960 and not only has the world changed, the development process, the regulatory system in general has gotten a lot more complex. There's tools that we weren't using. We weren't using them correctly. We're ready for that next step when Planning Commission is really united with the responsibilities of the existing Design Review Board it's going to be game time and there's going to be a much smoother path to comment on things, get feedback from Mr. Bowsher and myself, send that to City Council, and hopefully motivate them. You might not convince them on every item, but make the case for the need for change rather than just being a step in a process. Really being something that is a force for change.

F. ADJOURNMENT

Mr. Zollars adjourned at 6:48 pm.

Chairman


Planning and Zoning Administrator

Minutes Acceptance: Minutes of Feb 1, 2018 6:30 PM (APPROVAL OF MINUTES)

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

DATE: March 8, 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 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. 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.~~

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 8, 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 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 8, 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
---------------------------	-----------------------	---------------

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

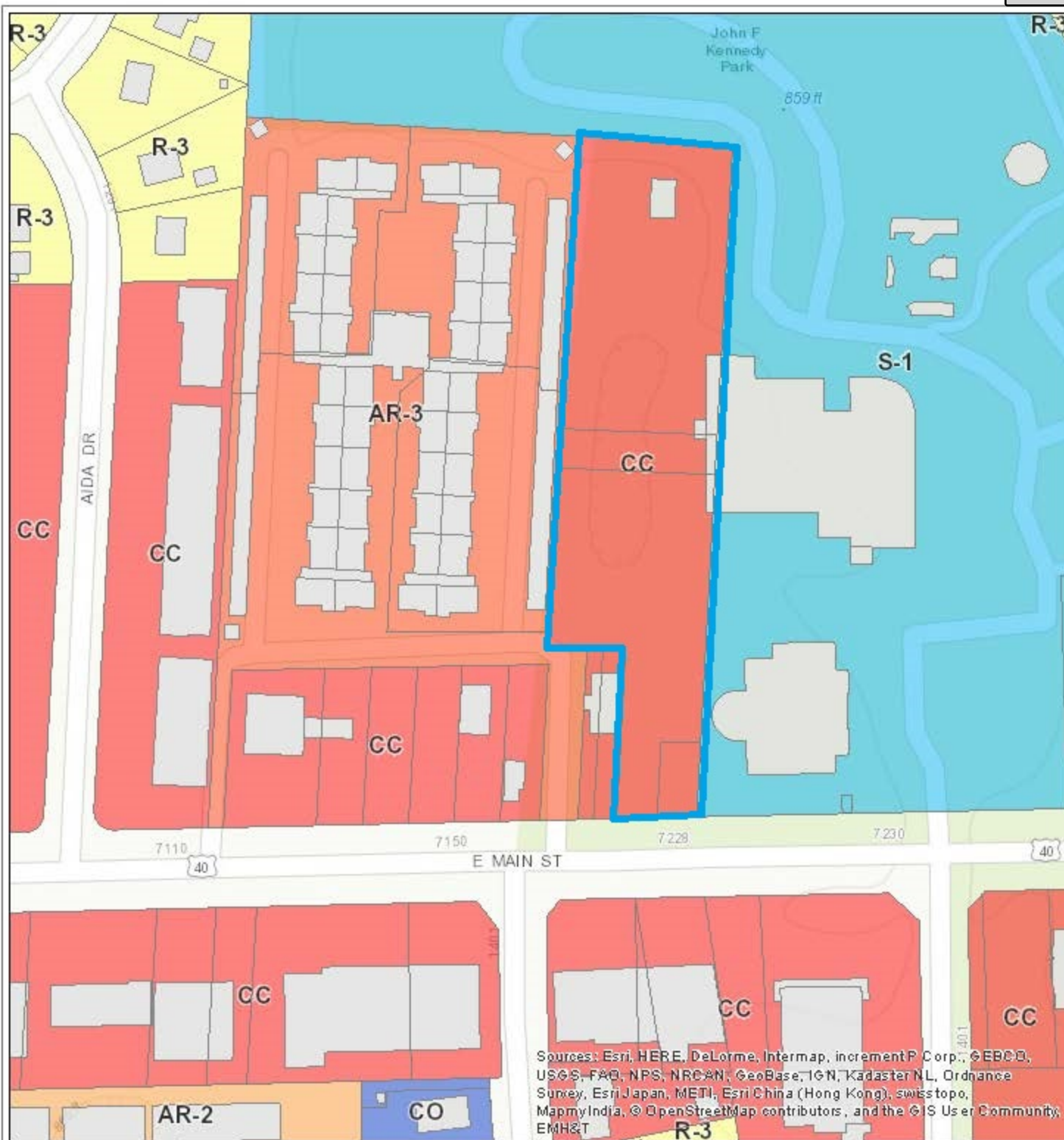
Municipal Center/JFK Park: 060-001129, 060-003880, 060-000252, 060-001129

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

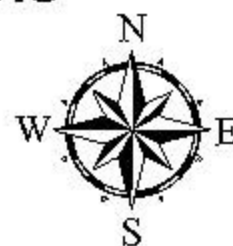
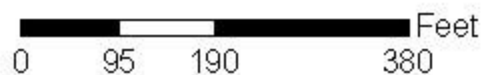


Printed Date: 7/11/2017

The City of Reynoldsburg Utility GIS

Municipal Building Site

1 inch = 188 feet



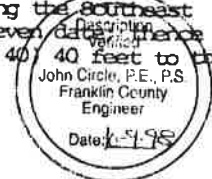
"Exhibit A"

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.

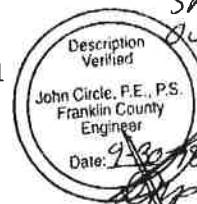
The Basis of Bearing for this description is North 88° 02' 45" East for the centerline of East Main Street (U.S. Route 40) as shown of record in Deed Book 2368, Page 64.

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)
 1129

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.



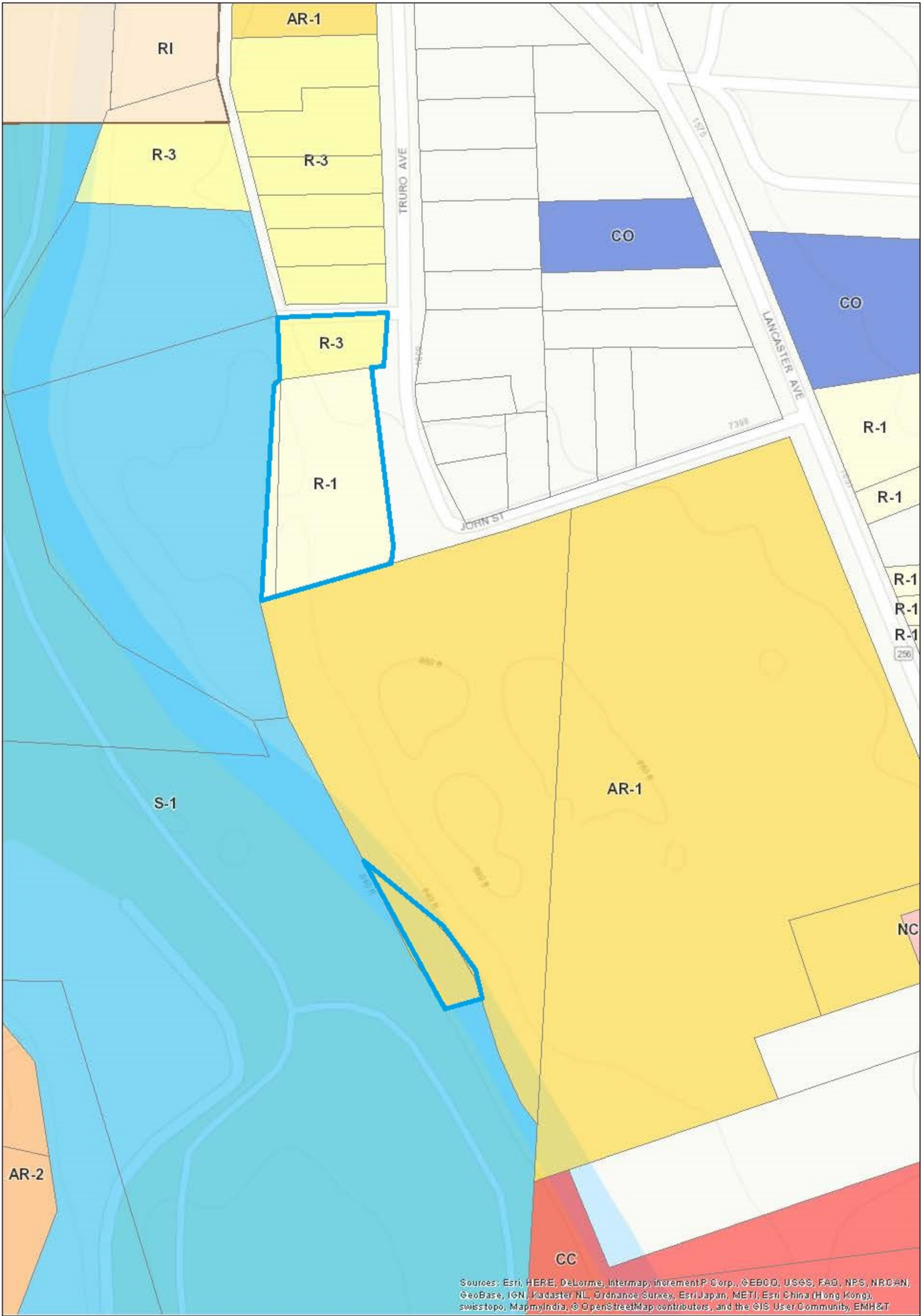
JAM:kd

JKM *April 9-29-98*
 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

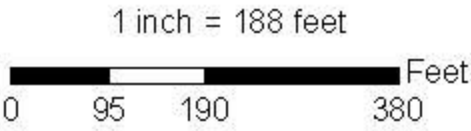


Exhibit "A"
Legal Description
For File: 52100330

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.

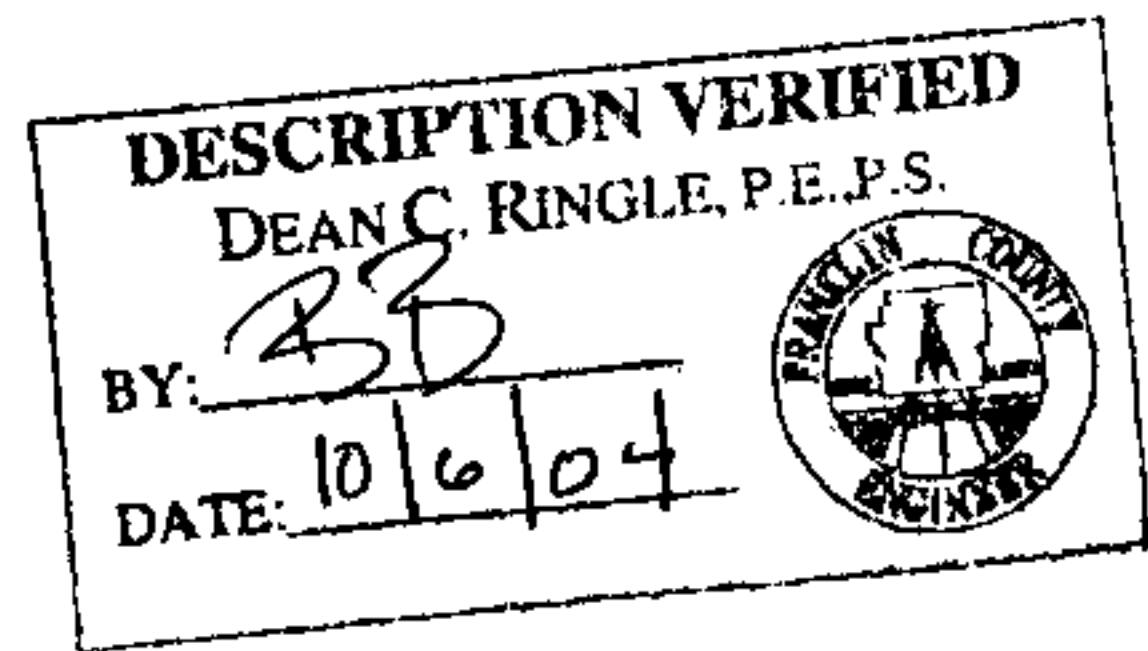
Clark E. White 10/28/02

Clark E. White
Registered Surveyor No. 7868



JCD:cew/aug02

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ALL THE
BALANCE
OF
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8766~~



0106E
SPLIT
0.295 Ac
FROM
(060)
8766

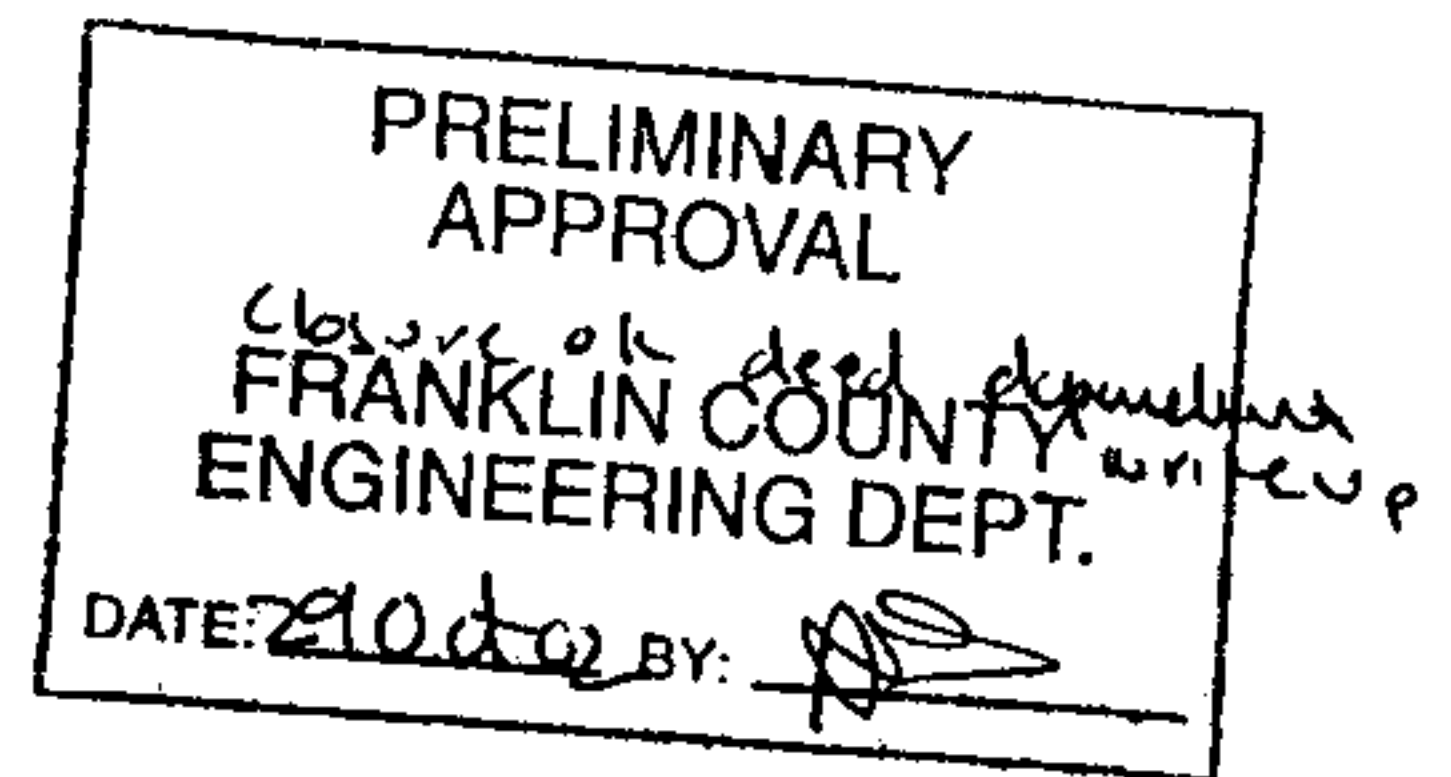


EXHIBIT A

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..

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All of
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008861



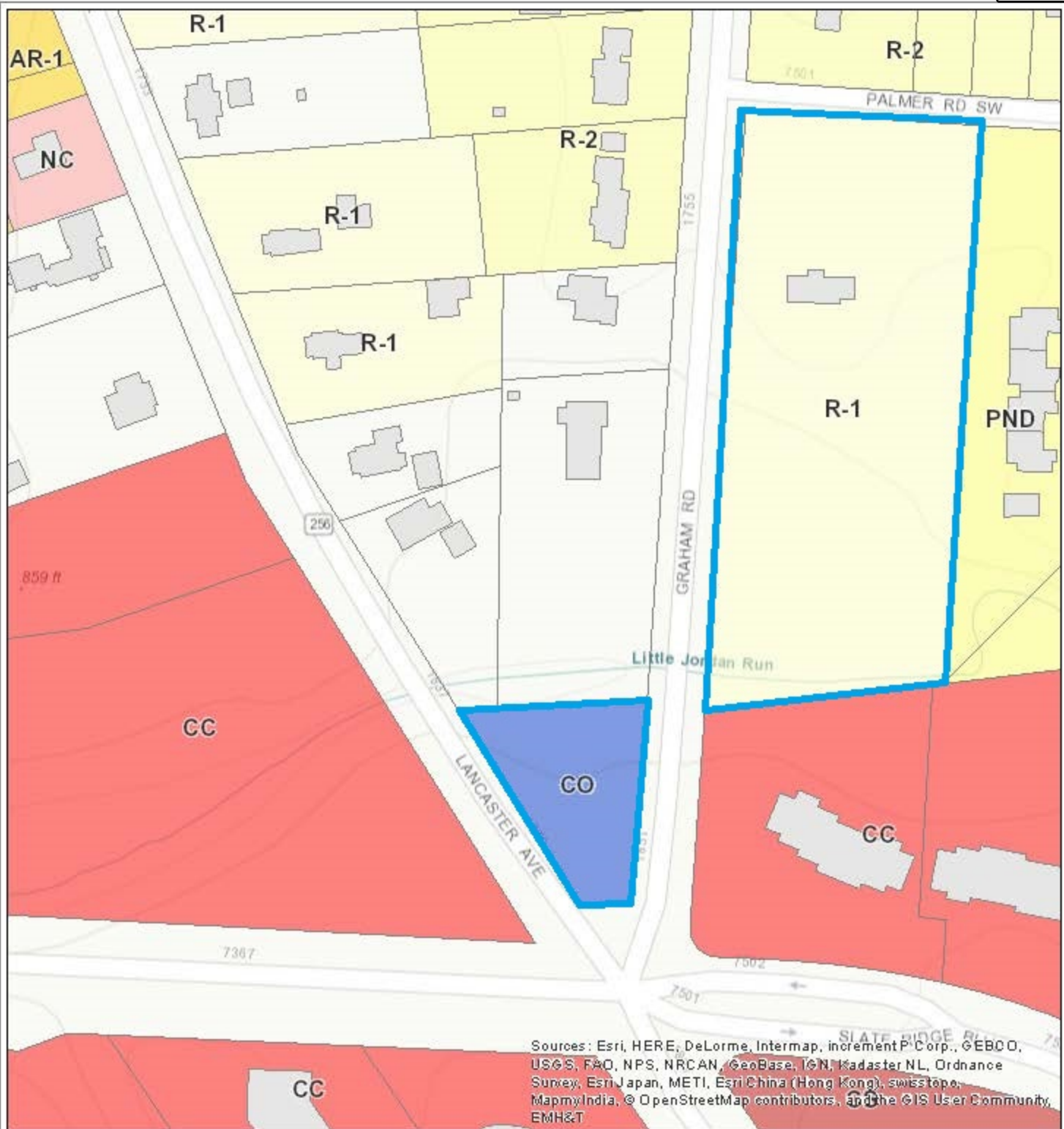


EXHIBIT "A"

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.

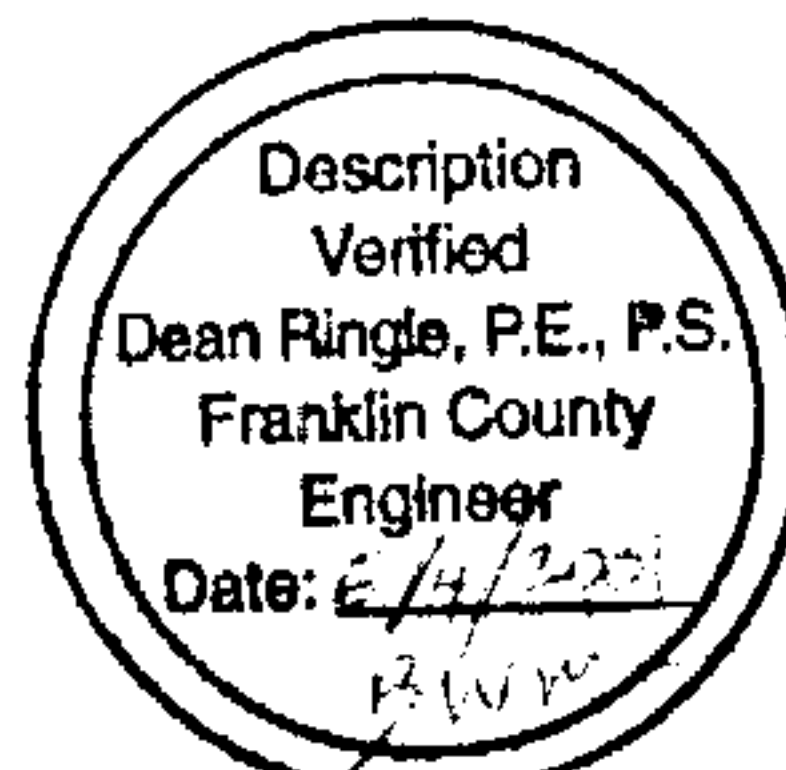
Prior Instruments: Deed Book 2525, page 326
Parcel Number: 60-5565

O-106-E
ALL OF
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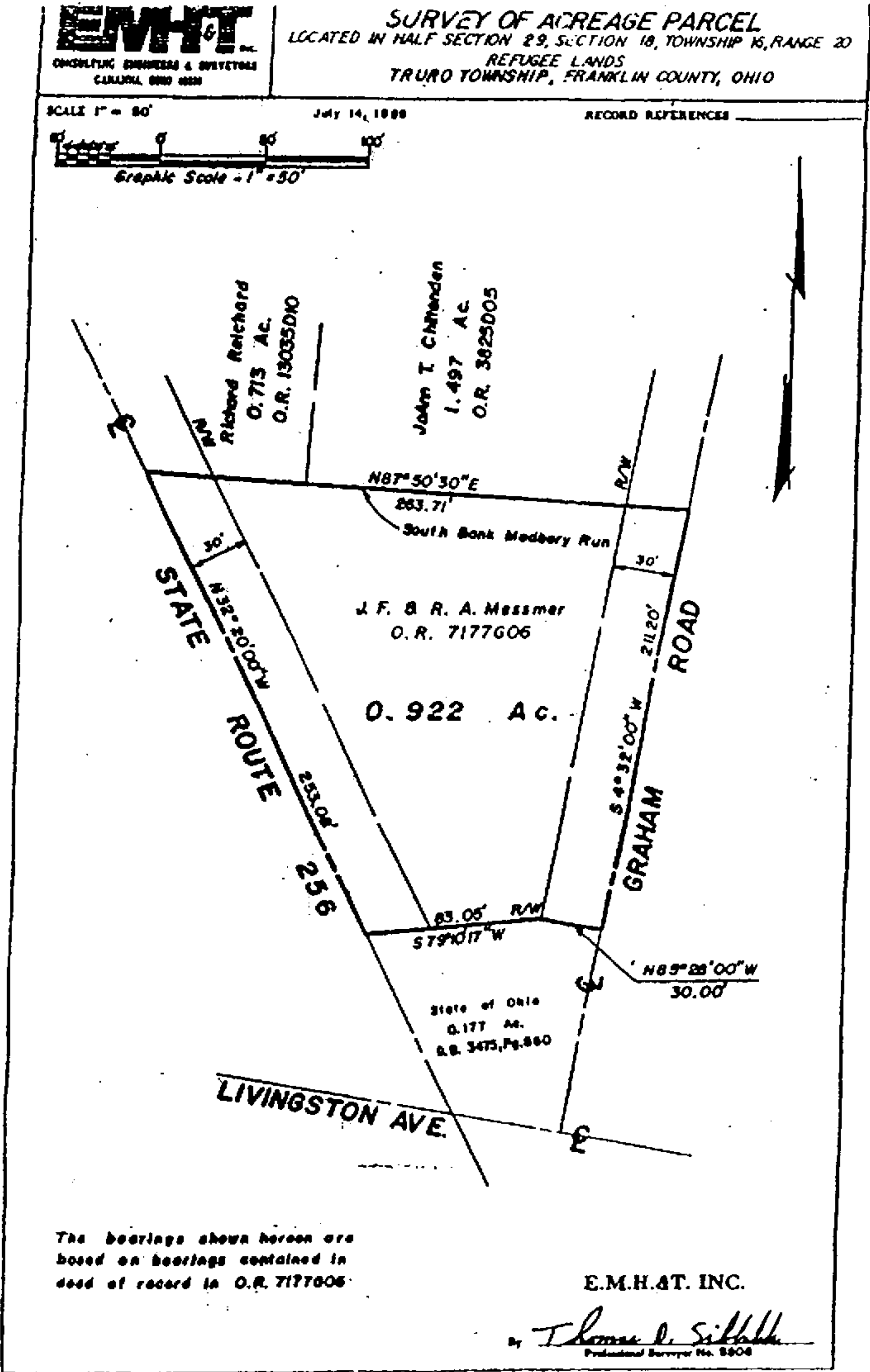
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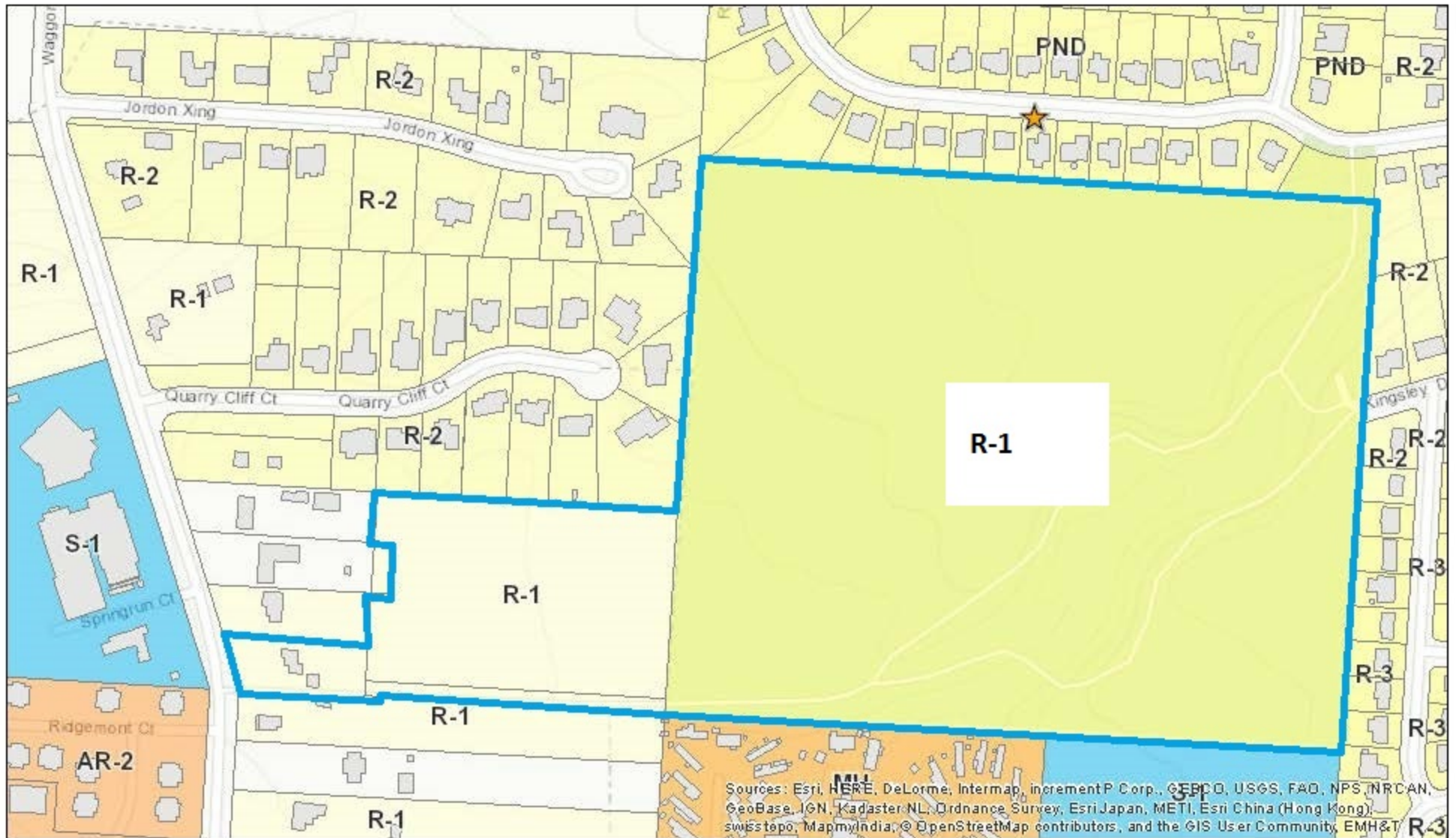
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5565



PROPERTY SURVEY PROVIDED BY OWNER'S REPRESENTATIVE



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

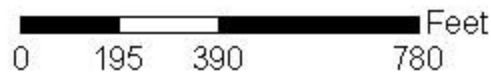


Printed Date: 7/11/2017

The City of Reynoldsburg Utility GIS

Quarry Park Site

1 inch = 376 feet



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;

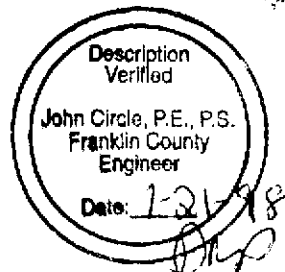
THENCE NORTH 04° 04' 00" EAST, ALONG THE EASTERLY LINE OF SAID CITY OF REYNOLDSBURG 0.753 ACRE TRACT, (PASSING IRON PINS AT 12.50 FEET AND 25.00 FEET), A DISTANCE OF 30.00 FEET TO A POINT;

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 Visar 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 Visar 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

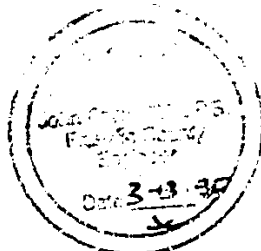
TDS:kd

0-106-F

0.059 AC.

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 GRANGE'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

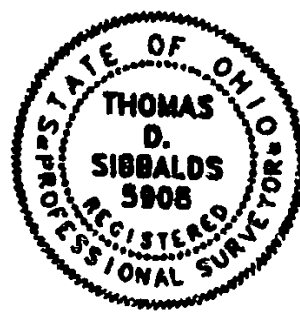
Claude A. Jr. & Barbara C. Williams

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 southwesterly 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;

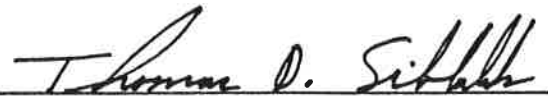
thence easterly, continuing along said existing City of Reynoldsburg corporation line, the southerly line of the City of Reynoldsburg 0.413 acre tract, a distance of approximately 50 feet to the northeasterly corner of the City of Reynoldsburg 0.059 acre tract;

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

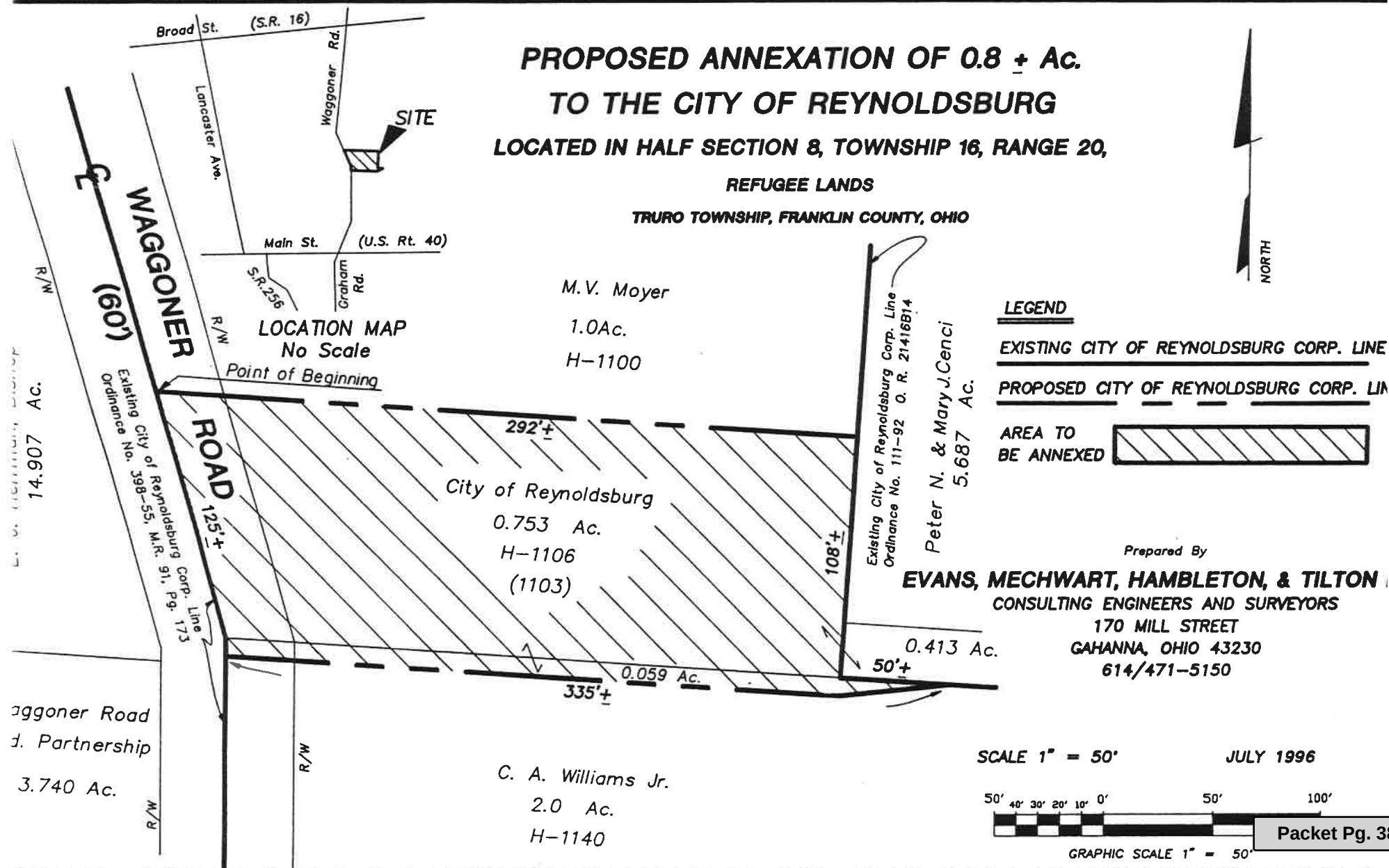
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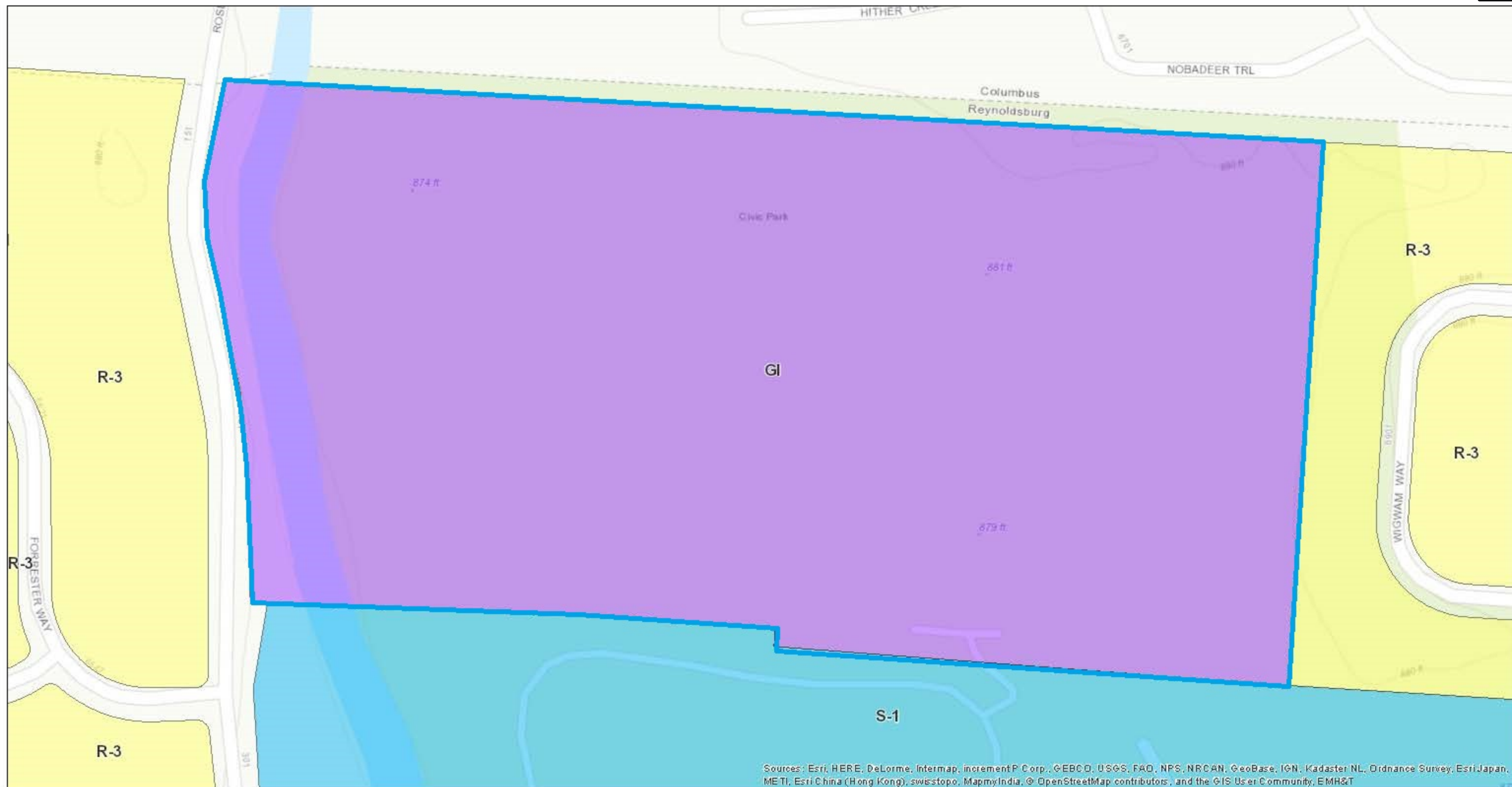
Attachment: 20171222 City Properties Rezoning Combined (Rezoning - Various Parks and City Facilities)

**PROPOSED ANNEXATION OF 0.8 ± Ac.
TO THE CITY OF REYNOLDSBURG
LOCATED IN HALF SECTION 8, TOWNSHIP 16, RANGE 20,**

REFUGEE LANDS

TRURO TOWNSHIP, FRANKLIN COUNTY, OHIO





Printed Date: 7/11/2017

The City of Reynoldsburg Utility GIS

Civic Park Site

1 inch = 188 feet

0 95 190 380 Feet

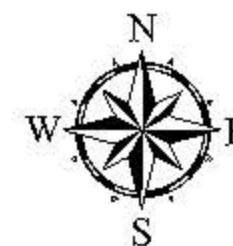


EXHIBIT "A"

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 $14^{\circ} 48' 56''$ 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 = $12^{\circ} 00' 10''$, Radius = 500 feet) a chord bearing and distance of South $8^{\circ} 48' 51''$ East, 104.55 feet to a railroad spike set at the point of tangency of said curve;

thence continuing along said centerline, South $2^{\circ} 48' 46''$ East, 217.34 feet to a railroad spike set;

thence North $87^{\circ} 11' 14''$ 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 $5^{\circ} 16' 26''$ West, 132.0 feet to an iron pin set;

thence continuing along said easterly line, South $6^{\circ} 01' 34''$ 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 8, 2018****TO: Public Service and Transportation Committee**

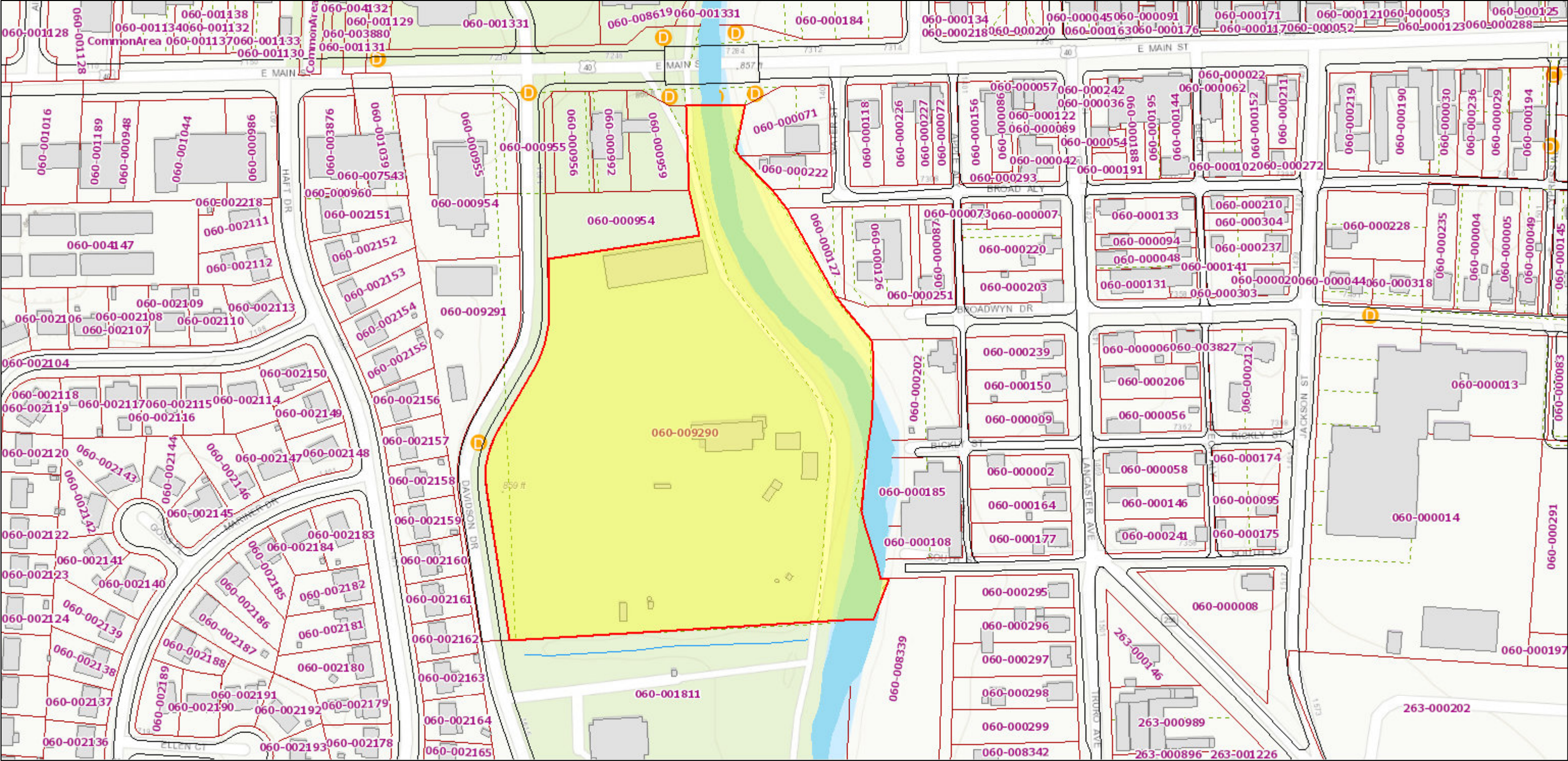
RE: ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED: Changing the Zoning District of a 10.58AC parcel known as 7227 E. Main Street, Reynoldsburg, Ohio, from CC Community Commerce District to S-1 Special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

Approval:

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

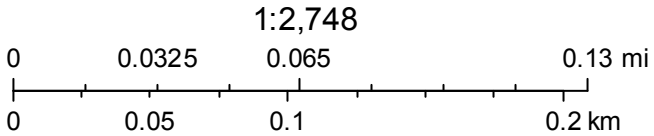
Please see attached document for legal description and map exhibit of parcel proposed for rezoning.

Franklin County Auditors Office



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

December 22, 2017



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

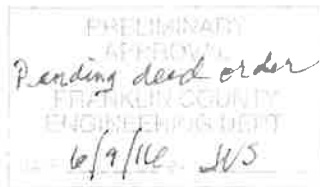
North 01° 07' 33" West, a distance of 93.48 feet to the TRUE POINT OF BEGINNING, containing 10.571 acres of land, more or less.

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 8, 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
---------------------------	-----------------------	---------------

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
 Paid: \$800.000005

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:			1 condominium foundation to be removed	
Engineer/Surveyor: EMH&T			2 outbuildings	
Builder: Metro Development LLC			Proposed Use: Multi-family 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 / 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) (<u>\$750 Residential plus \$50 per lot/\$1,000 Non-Residential</u>)	☐ Amendment of Development Plan or Text (<u>\$500</u>)	☐ Major Site Plan (<u>\$500</u>)
---	---	---

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
	☐ Tabled	☐ Tabled	
	☐ Denied	☐ Denied	
	☐ DRB	P&Z Admin.: _____ Date: _____	
	☐ BZBA	Clerk of Council: _____ Date: _____	

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: _____

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**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
1183.02 Development plan	development standards.
requirements and review	1183.05 Standards for development
procedures.	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,

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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**

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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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APPLICATION

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DEVELOPMENT PLAN TEXT

EXHIBITS

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- EX. A-1 : Surrounding Property Owners

Tab 3

- EX. B-1 : Legal Description
- EX. B-2 : Zoning Exhibit/Boundary Survey

Tab 4

- EX. C-1 : Existing Conditions Plan
- EX. C-2 : Development Plan
- EX. C-3: Illustrative Plan

Tab 5

- EX. D-1 : Concept Landscape Plan
- EX. D-1.1 : Landscape Details
- EX. D-1.2 : Landscape Buffer Sections
- EX. D-1.3 : Landscape Buffer Sections
- EX. D-2 : Open Space Plan

Tab 6

- EX. E-1 : Storm Water Impact Study
- EX. E-2 : Sanitary Sewer Impact Study

Tab 7

- EX. F-1 : Traffic Analysis

Tab 8

- EX. G-1 : Architectural Elevations/Character

Exhibit “A-1” – Surrounding Property Owners

Exhibit “B-1. B-2, B-3” – Zoning Legal Description, Zoning Exhibit,

Exhibit “C-, C-2, C-3” –Existing Conditions Plan, Development Plan, and Illustrative Plan

Exhibit "D-1 through D-2" – Concept Landscape Plan, Landscape Details, Landscape Buffer Sections, and Open Space Plan.

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 of "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-**

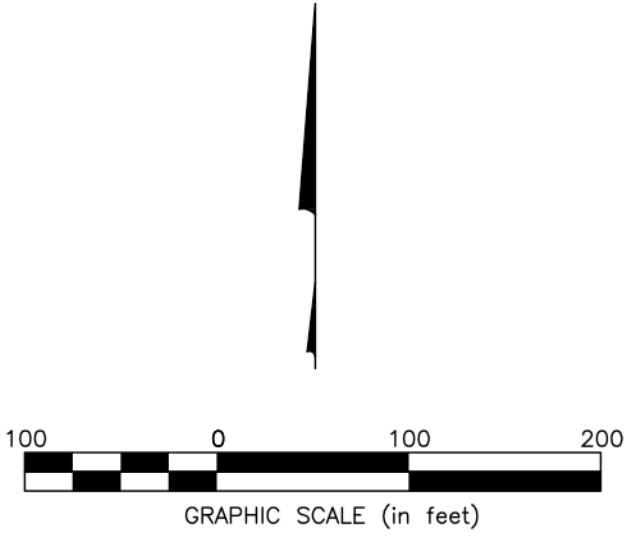
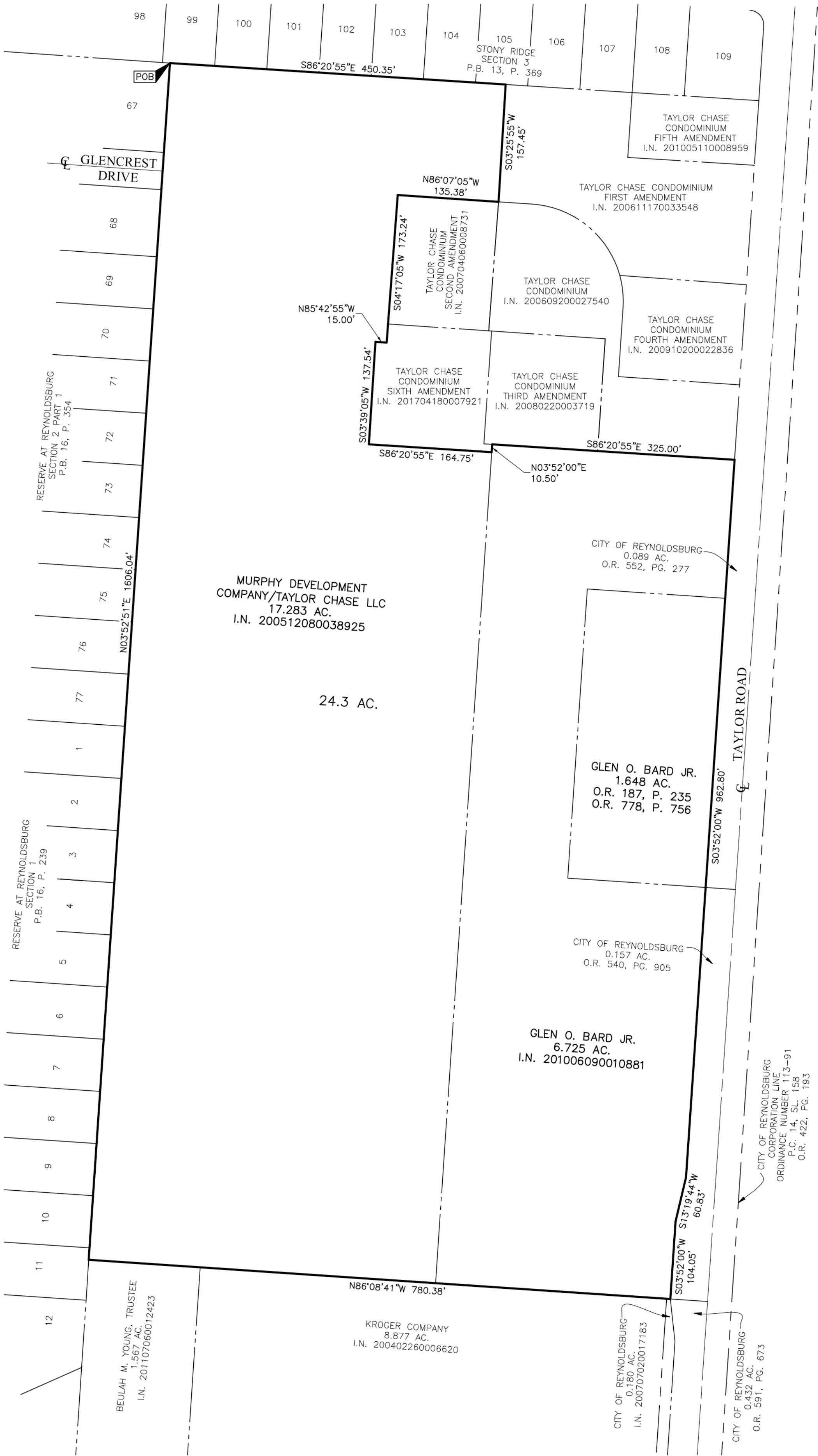
11 of that subdivision entitled “Reserve at Reynoldsburg Section 1” of record in Plat Book 16, Page 239;

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.

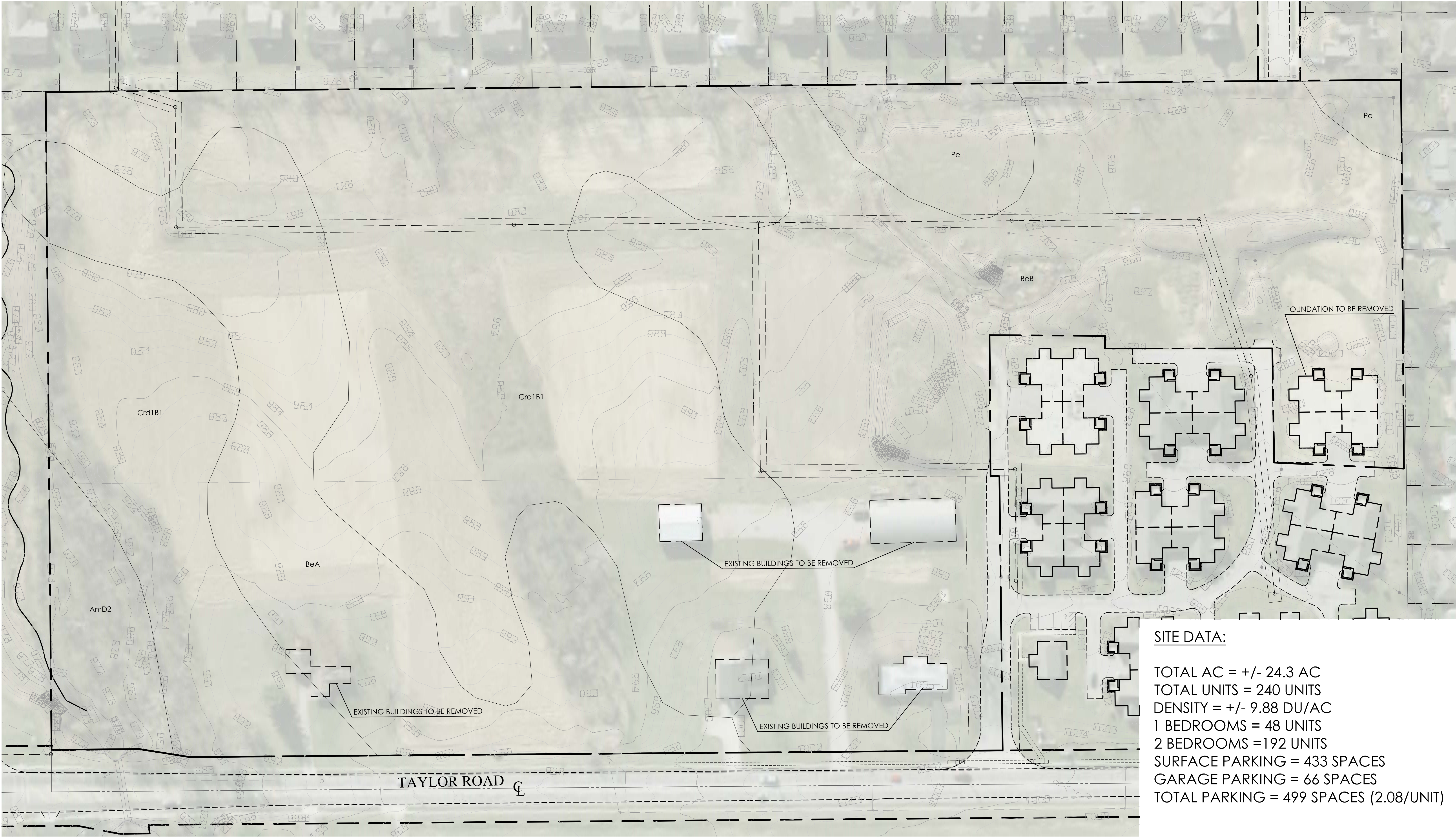
EVANS, MECHWART, HAMBELTON & TITLON, INC.

JCD:tmd
24_3 AC 20171345-VS-ZONE

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:

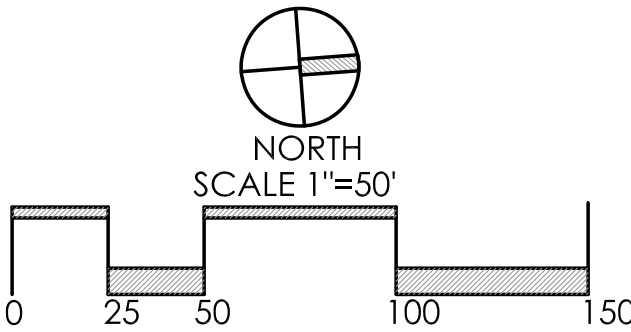
TOTAL AC = +/- 24.3 AC
TOTAL UNITS = 240 UNITS
DENSITY = +/- 9.88 DU/AC
1 BEDROOMS = 48 UNITS
2 BEDROOMS = 192 UNITS
SURFACE PARKING = 433 SPACES
GARAGE PARKING = 66 SPACES
TOTAL PARKING = 499 SPACES (2.08/UNIT)

EXISTING CONDITIONS PLAN

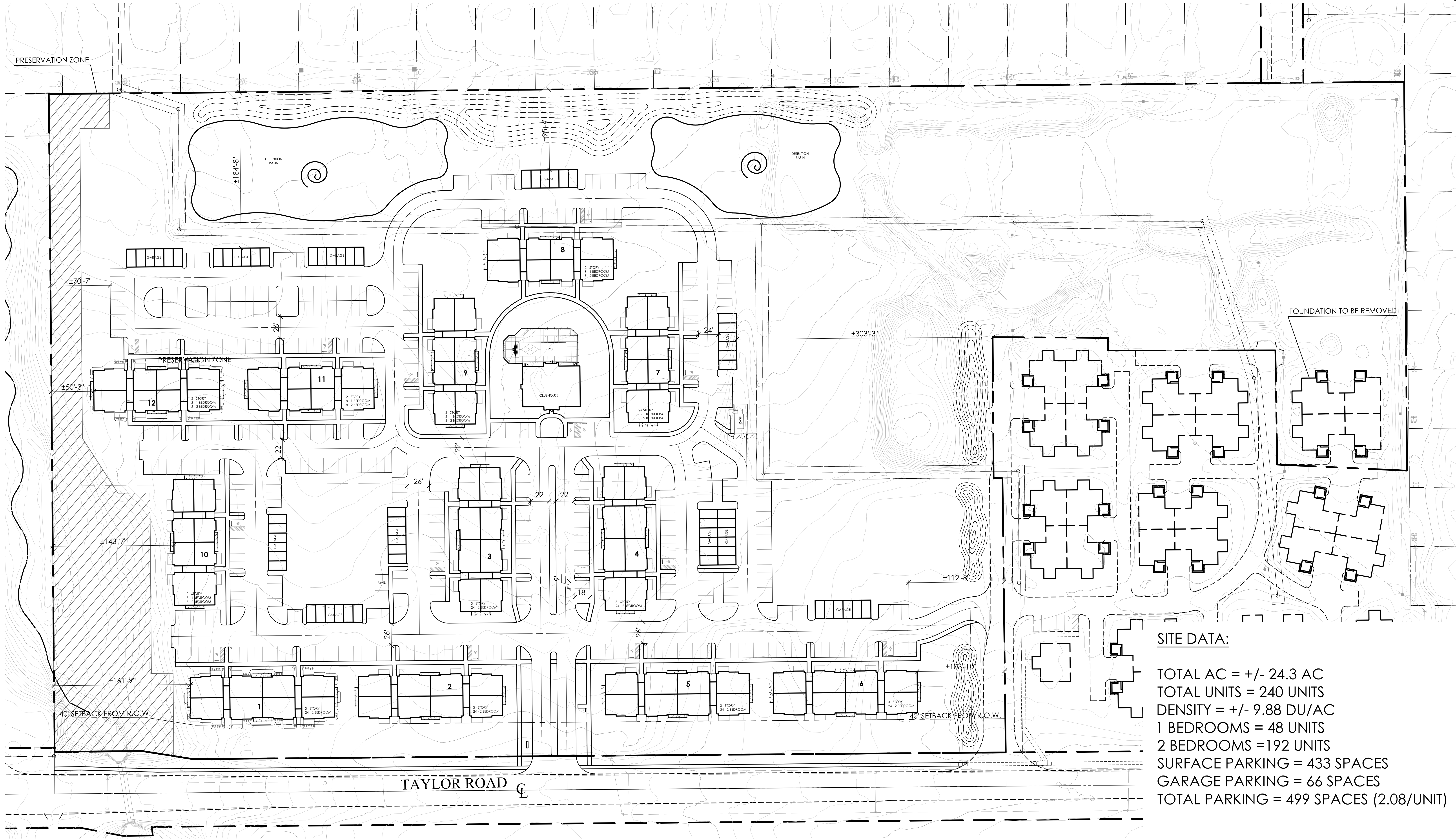
TAYLOR ROAD & E. MAIN STREET

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



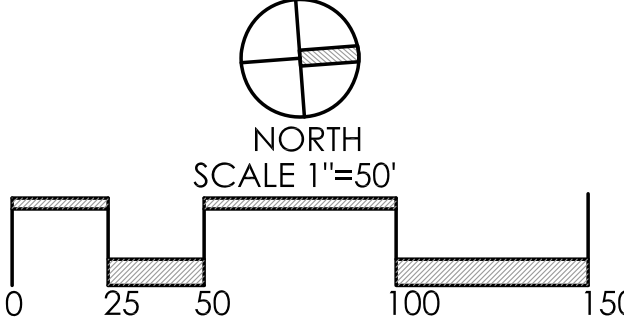
DEVELOPMENT PLAN

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT

DATE: 12-20-2017

EXHIBIT C-2



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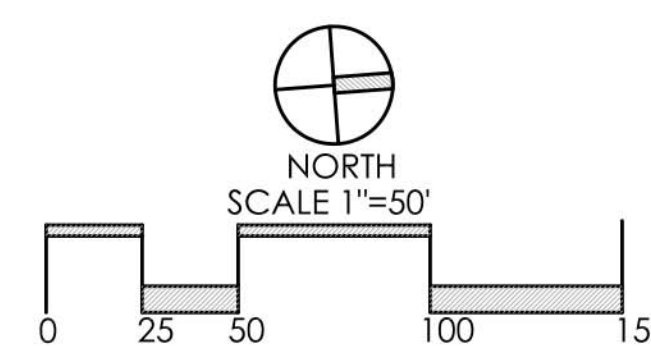


ILLUSTRATIVE PLAN

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
 DATE: 12-20-2017

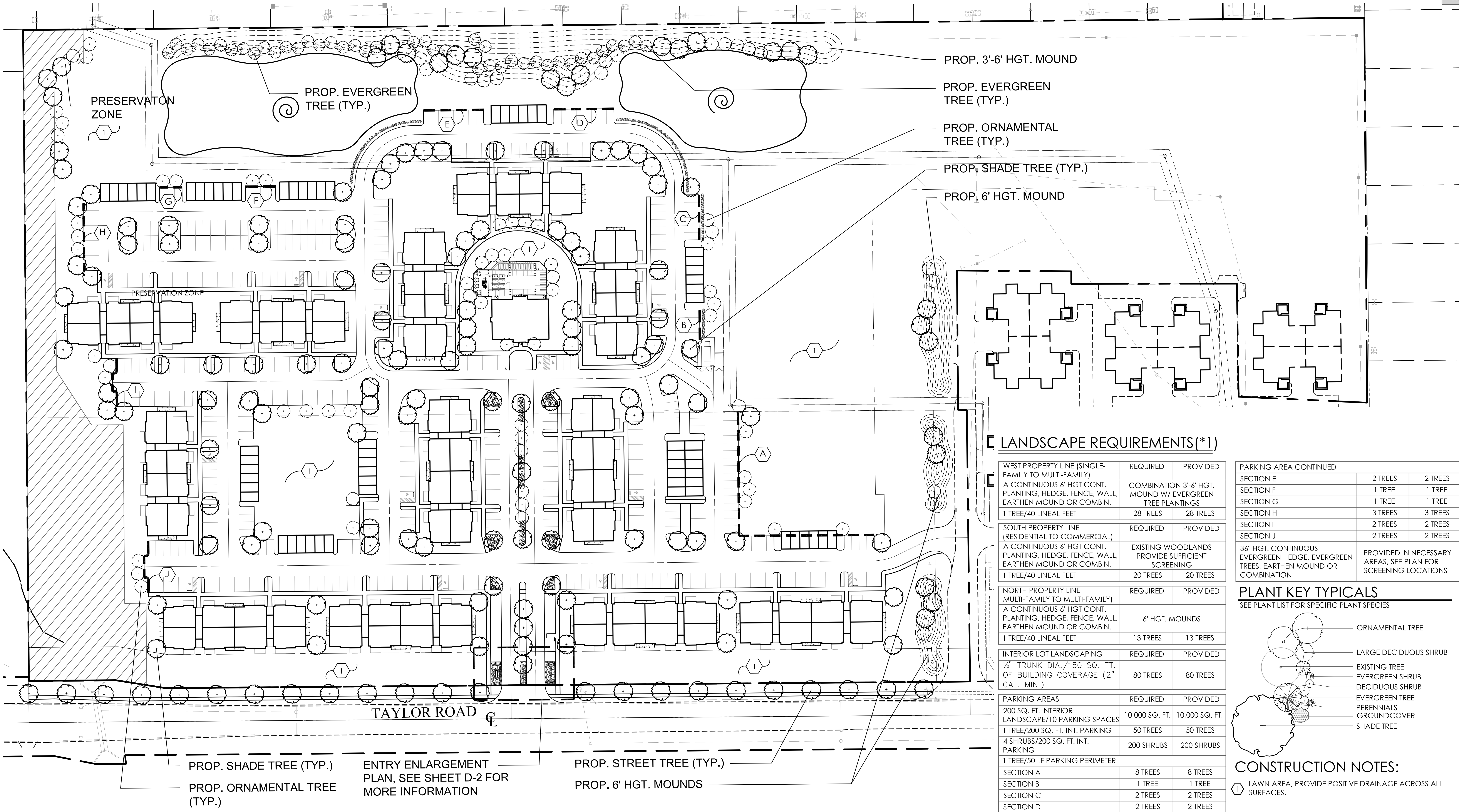
EXHIBIT C-3



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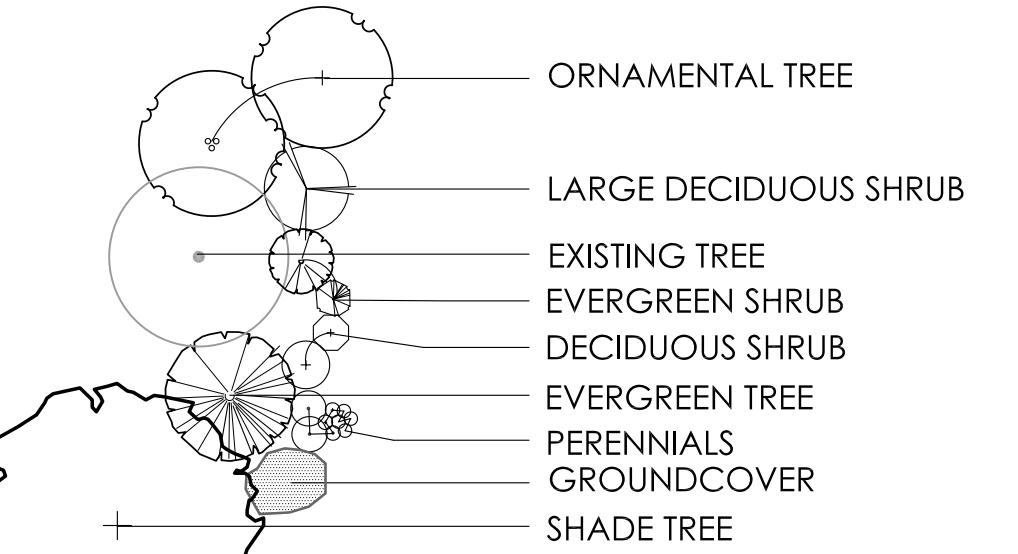
LANDSCAPE REQUIREMENTS(*1)

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



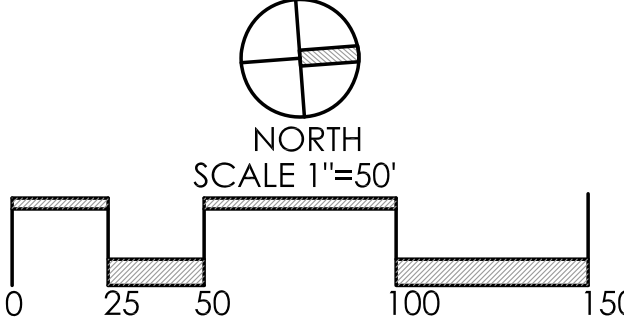
CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

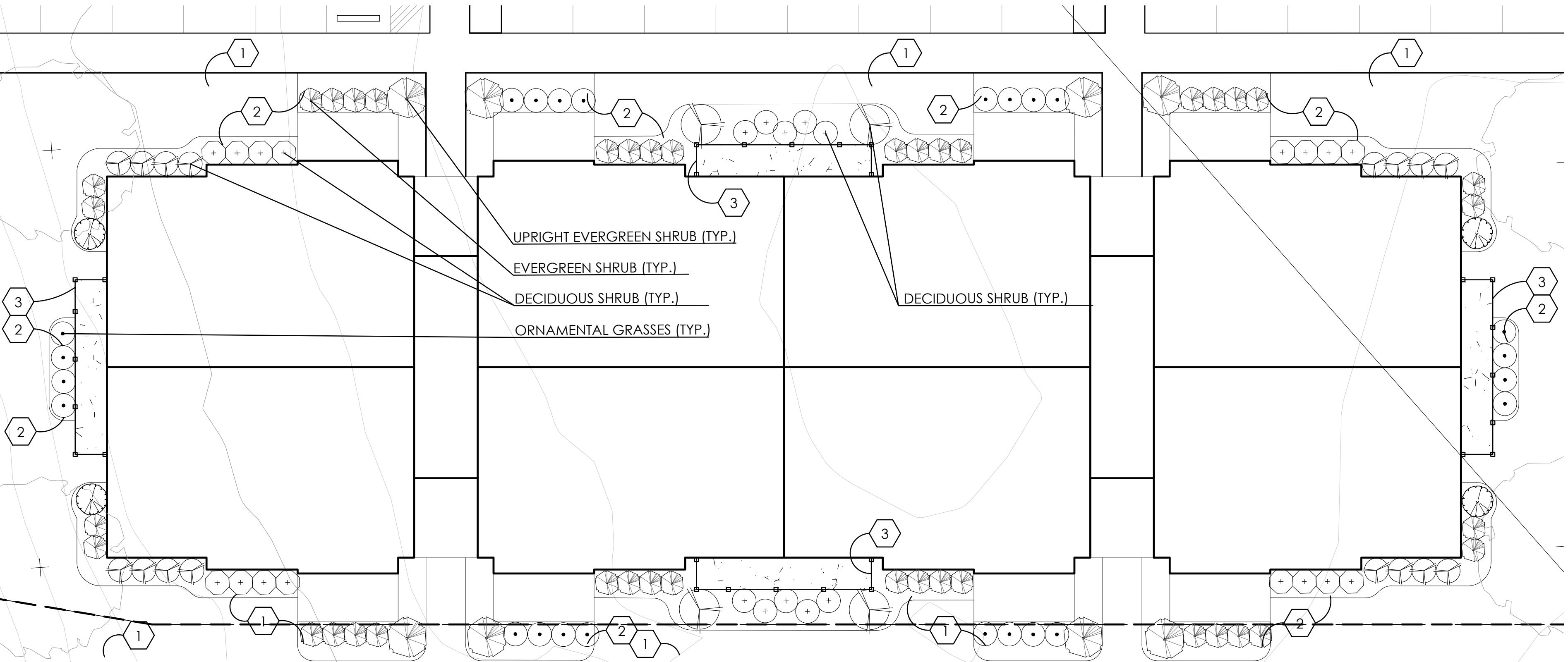
OVERALL LANDSCAPE PLAN CONCEPT
TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT

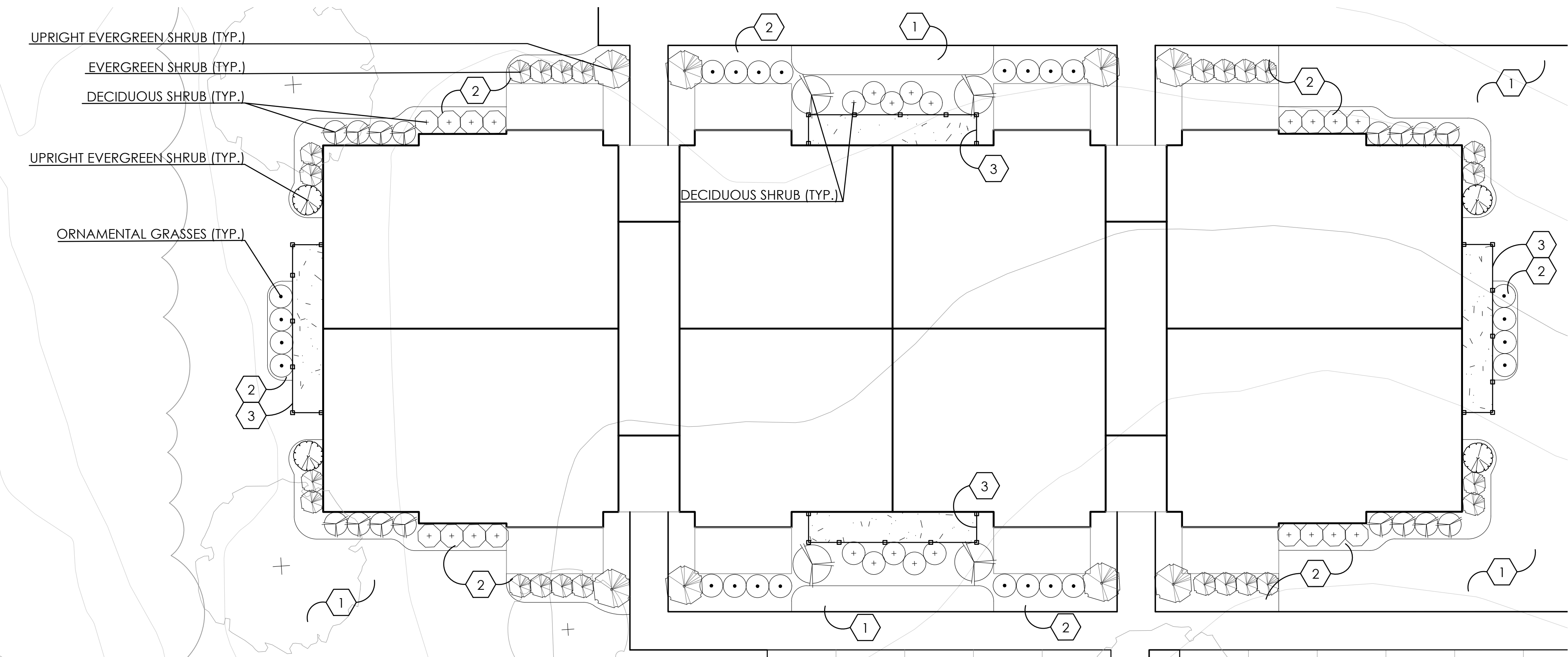
DATE: 12-20-2017



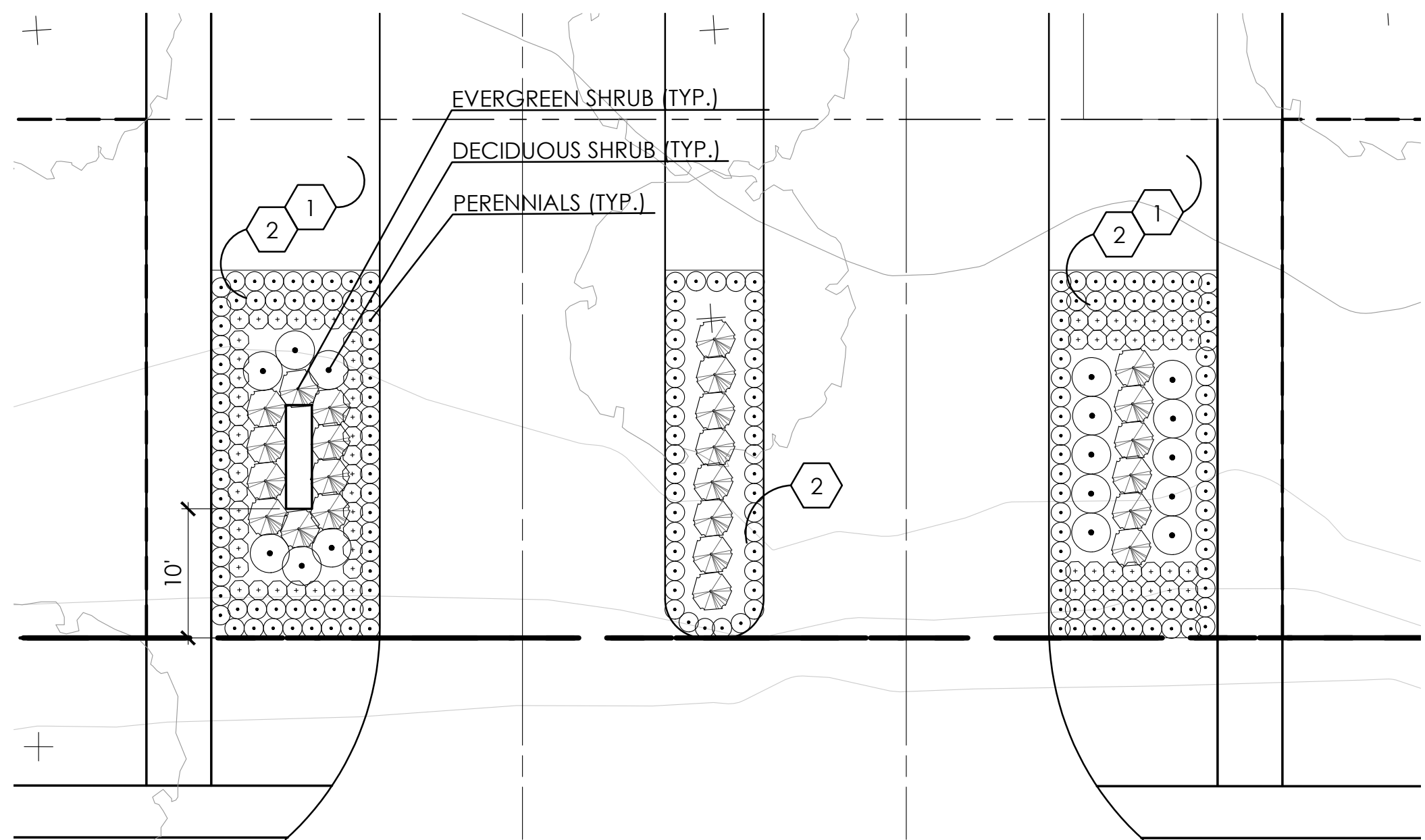
Faris Planning & Design
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243 N. 5th Street Suite 401 Columbus, OH 43211
p (614) 487-1964 www.farisplanninganddesign.com



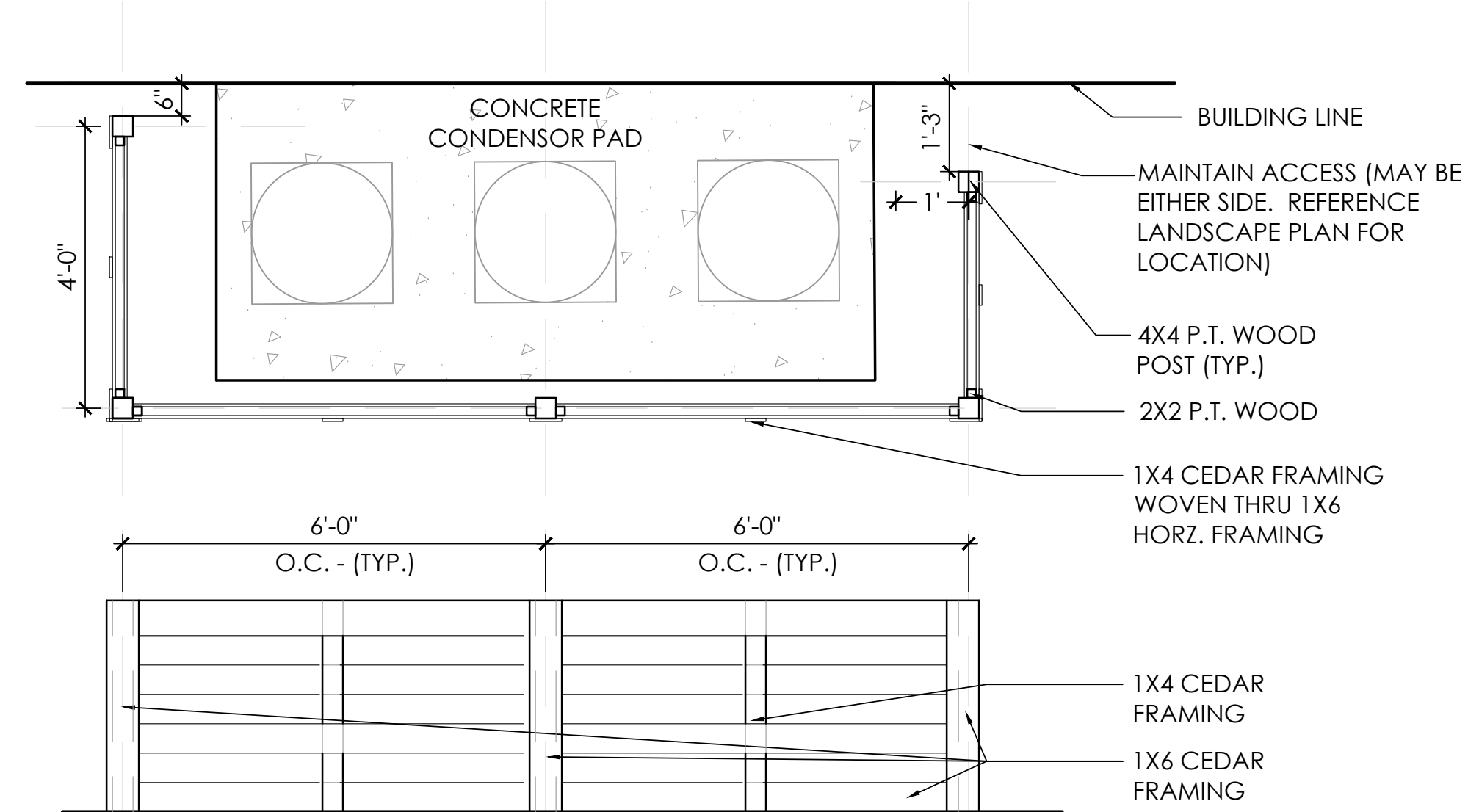
1 TYPICAL 3-STORY BUILDING PLANTING
SCALE: 1"=10'



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



3 ENTRY FEATURE PLANTING
SCALE: 1"=10'

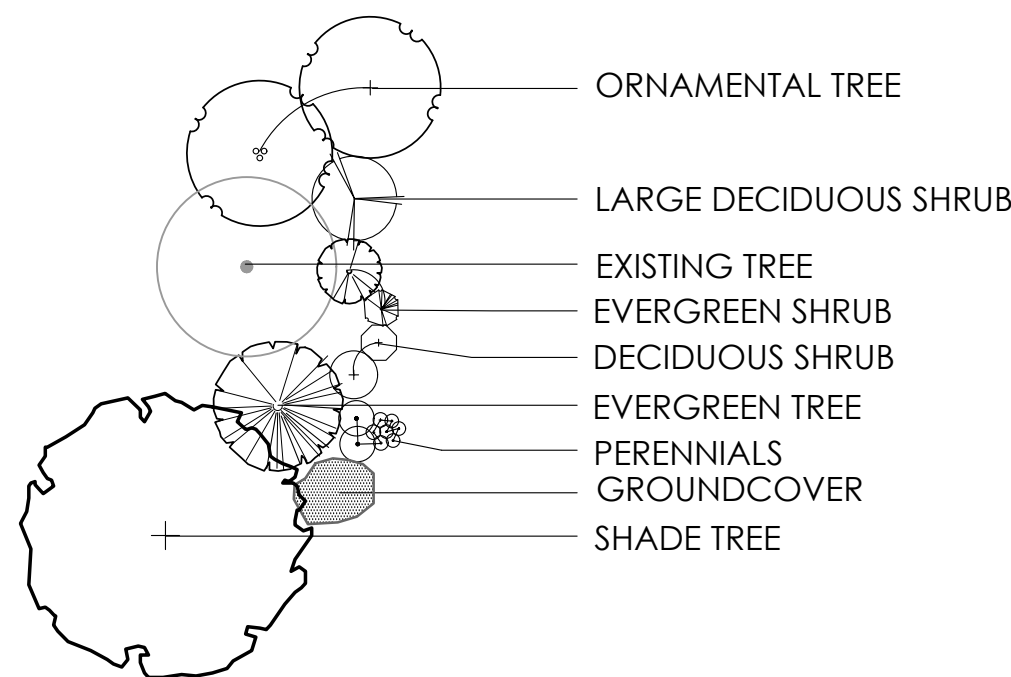


NOTE: FENCE SHALL BE PAINTED TO MATCH SHUTTERS OF ITS ASSOCIATED BUILDING.

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

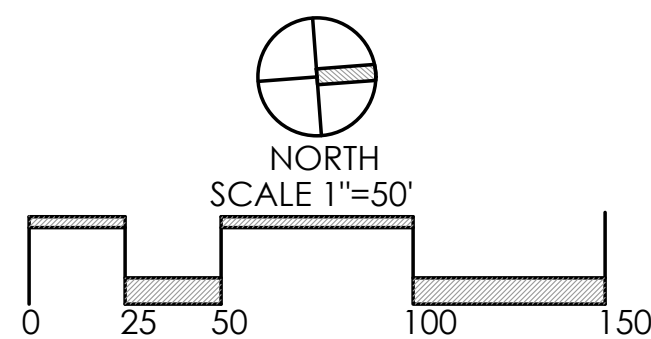
PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

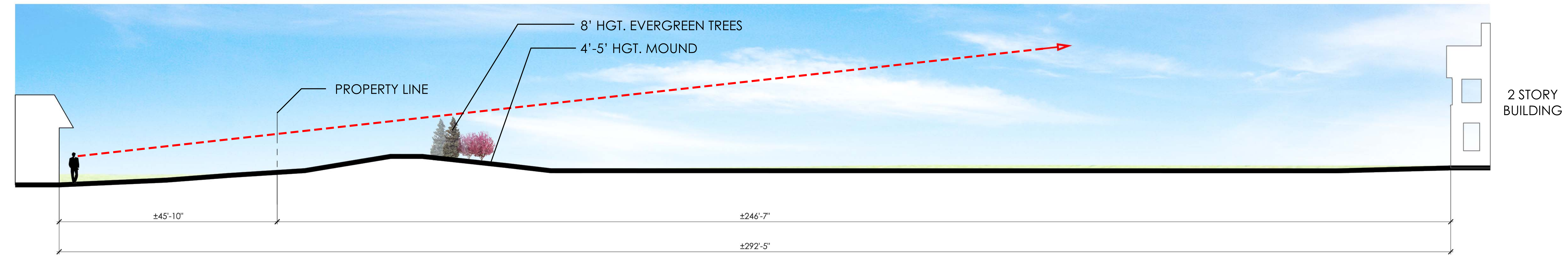
EXHIBIT D-1.1

Faris Planning & Design

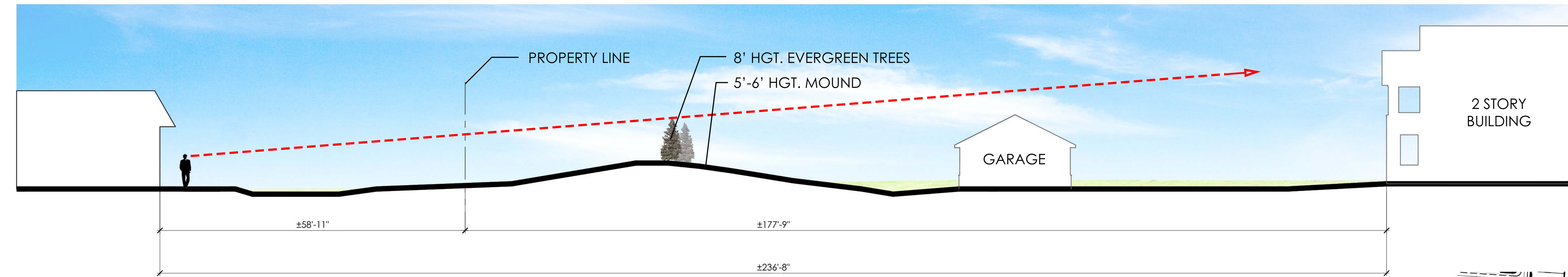
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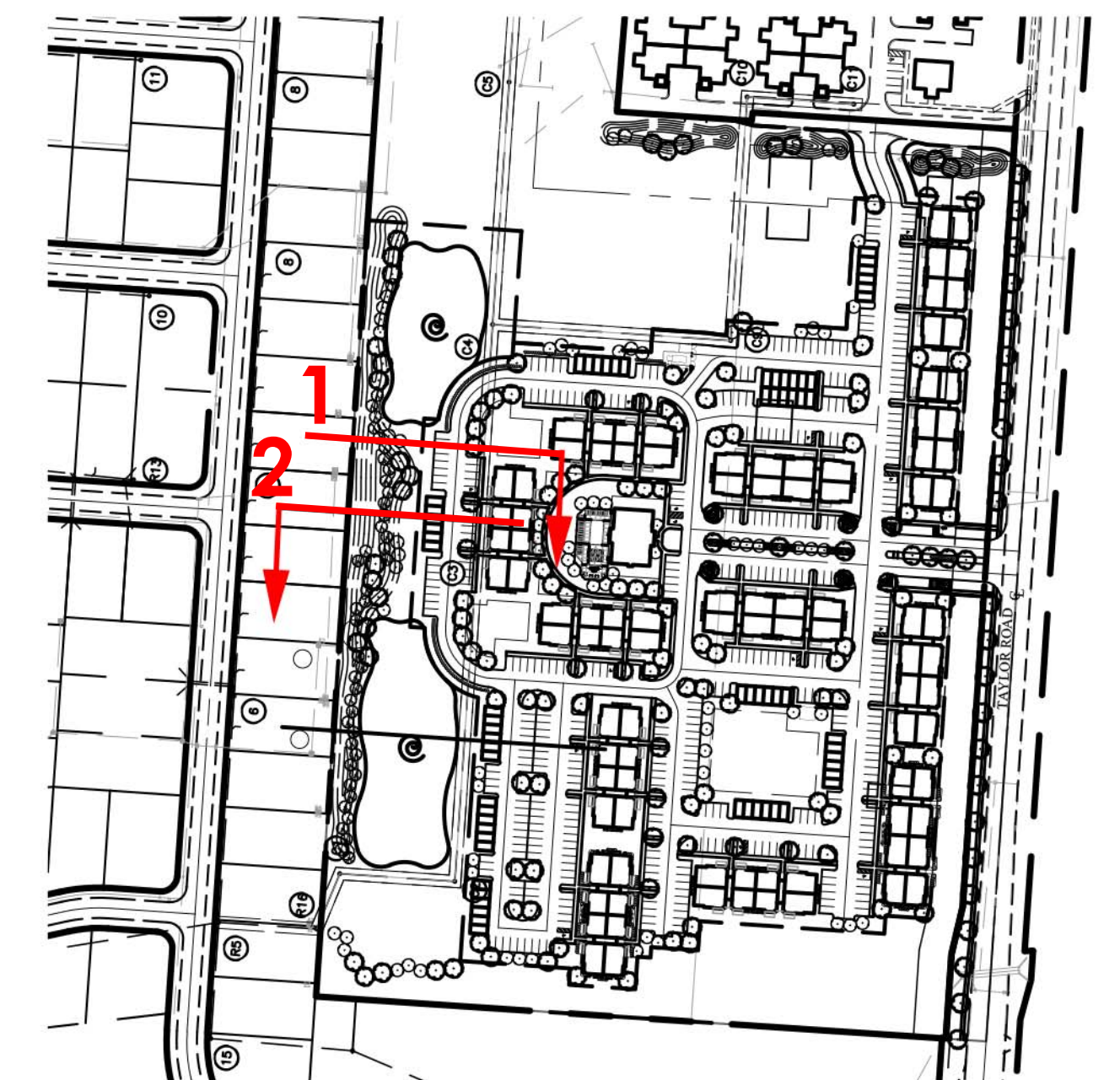




1 LANDSCAPE BUFFER SECTION ONE
SCALE: 1"=10'



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



4 SECTION KEY MAP
SCALE: 1"=200'

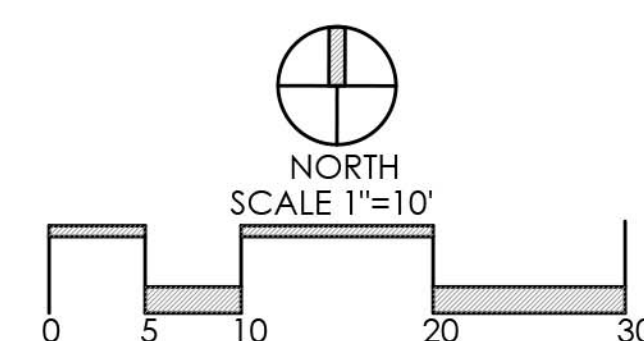
Attachment: App. #181277 - Taylor Rd PND - Metro Development (Rezoning App. #181277 - 93668370 Taylor Road SW, Metro Dev)

LANDSCAPE BUFFER SECTIONS

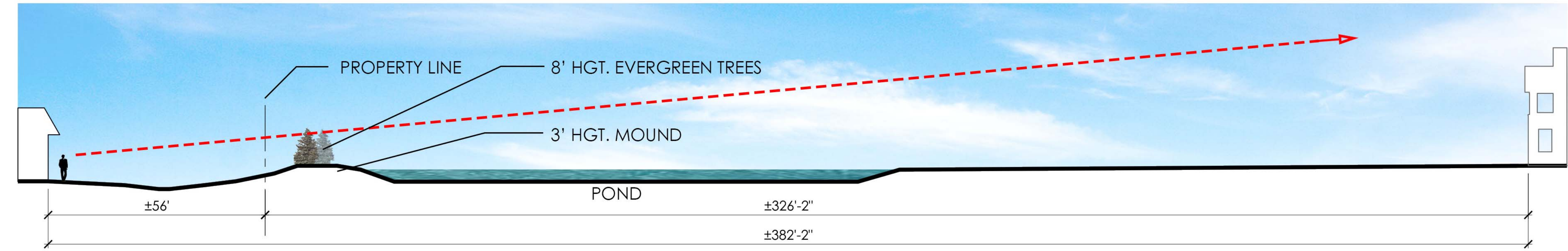
TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

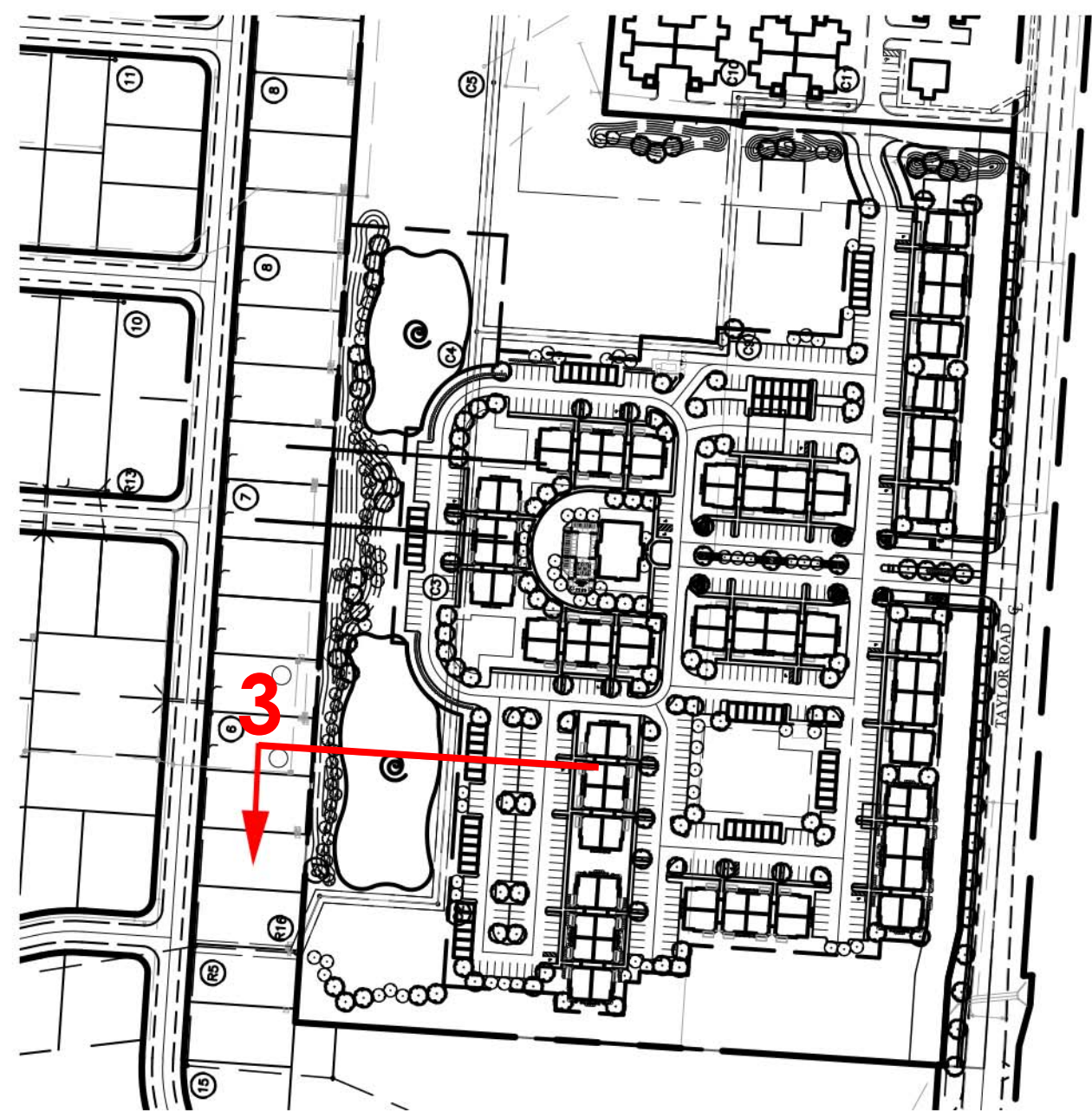
EXHIBIT D-1.2



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



2 SECTION KEY MAP
SCALE: 1"=200'

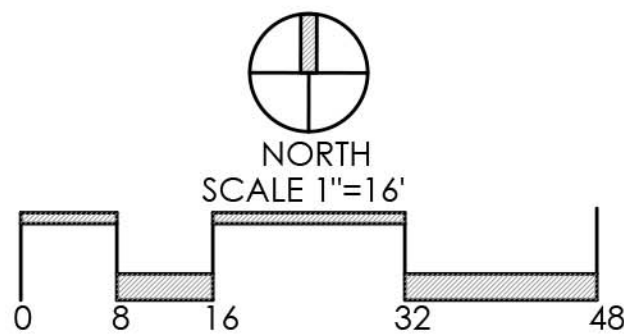
Attachment: App. #181277 - Taylor Rd PND - Metro Development (Rezoning App. #181277 - 93668370 Taylor Road SW, Metro Dev)

LANDSCAPE BUFFER SECTIONS

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

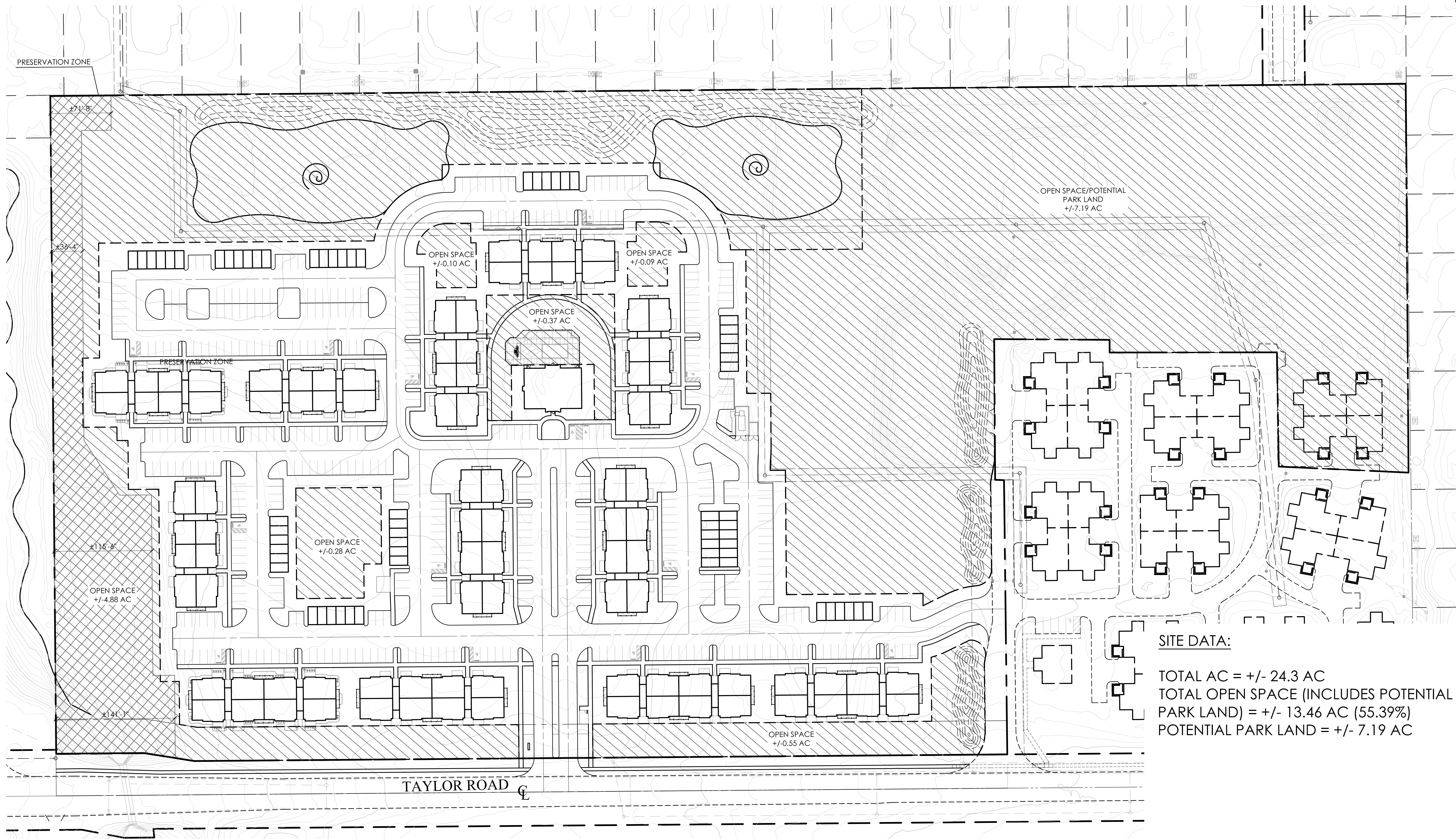
EXHIBIT D-1.3



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SITE DATA:

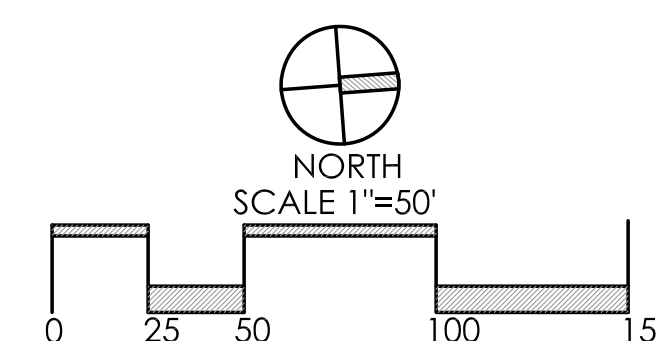
TOTAL AC = +/- 24.3 AC
 TOTAL OPEN SPACE (INCLUDES POTENTIAL PARK LAND) = +/- 13.46 AC (55.39%)
 POTENTIAL PARK LAND = +/- 7.19 AC

OPEN SPACE PLAN

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
 DATE: 12-20-2017

EXHIBIT D-2



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3. Facilities Demand Worksheet

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

1. Water:

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

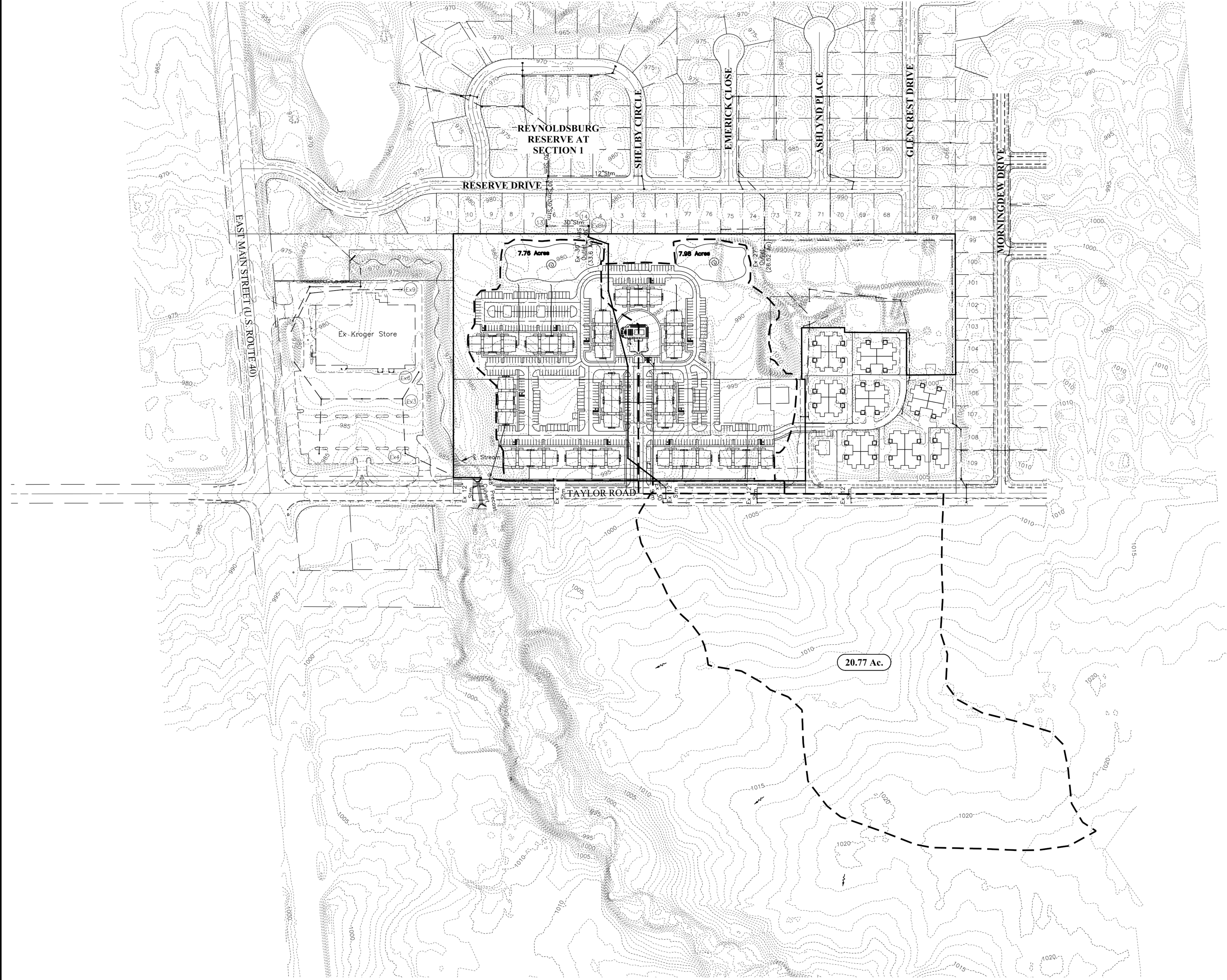
_____ There are less than 50 Peak Hour trips anticipated. (No additional requirements.)

- 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



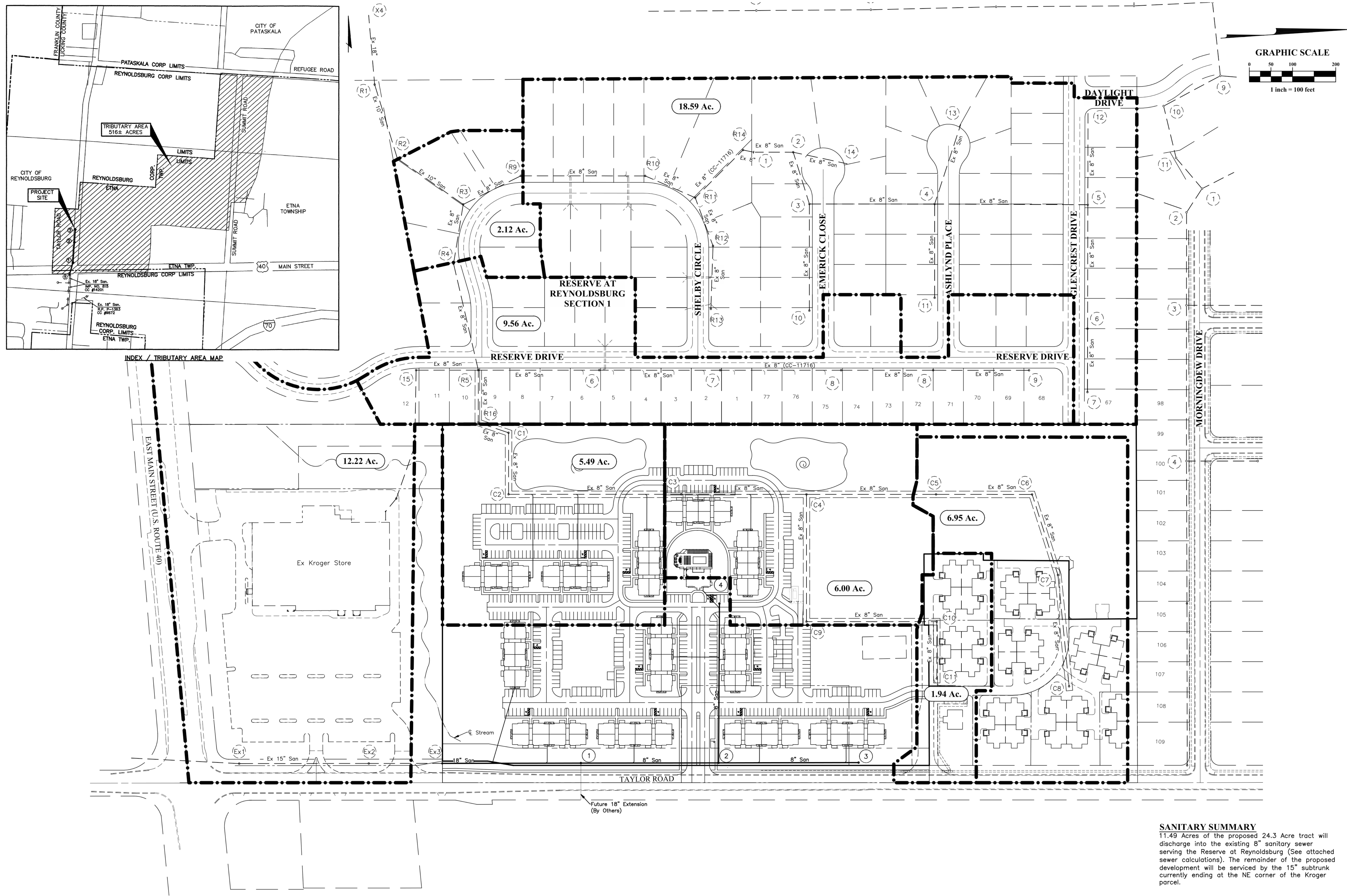
This project will utilize wet detention basins on the west side of the development to meet Ohio EPA water quality and City peak flow rate requirements. The basins will discharge to existing catch basins along the rear lot line of properties along Reserve Drive that were sized to take in the majority 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.

DATE
December 2017

SCALE
1" = 150'

JOB NO.
20171345

SHEET
E-1



REVISIONS		
MARK	DATE	DESCRIPTION



METRO
DEVELOPMENT LLC



REYNOLDSBURG, OHIO
EXHIBIT
FOR
METRO-TAYLOR
SANITARY SEWER IMPACT STUDY



DATE
December 2017

SCALE

1" = 100'

JOB NO.

20171345

SHEET

E-2

Packet Pg. 87

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

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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

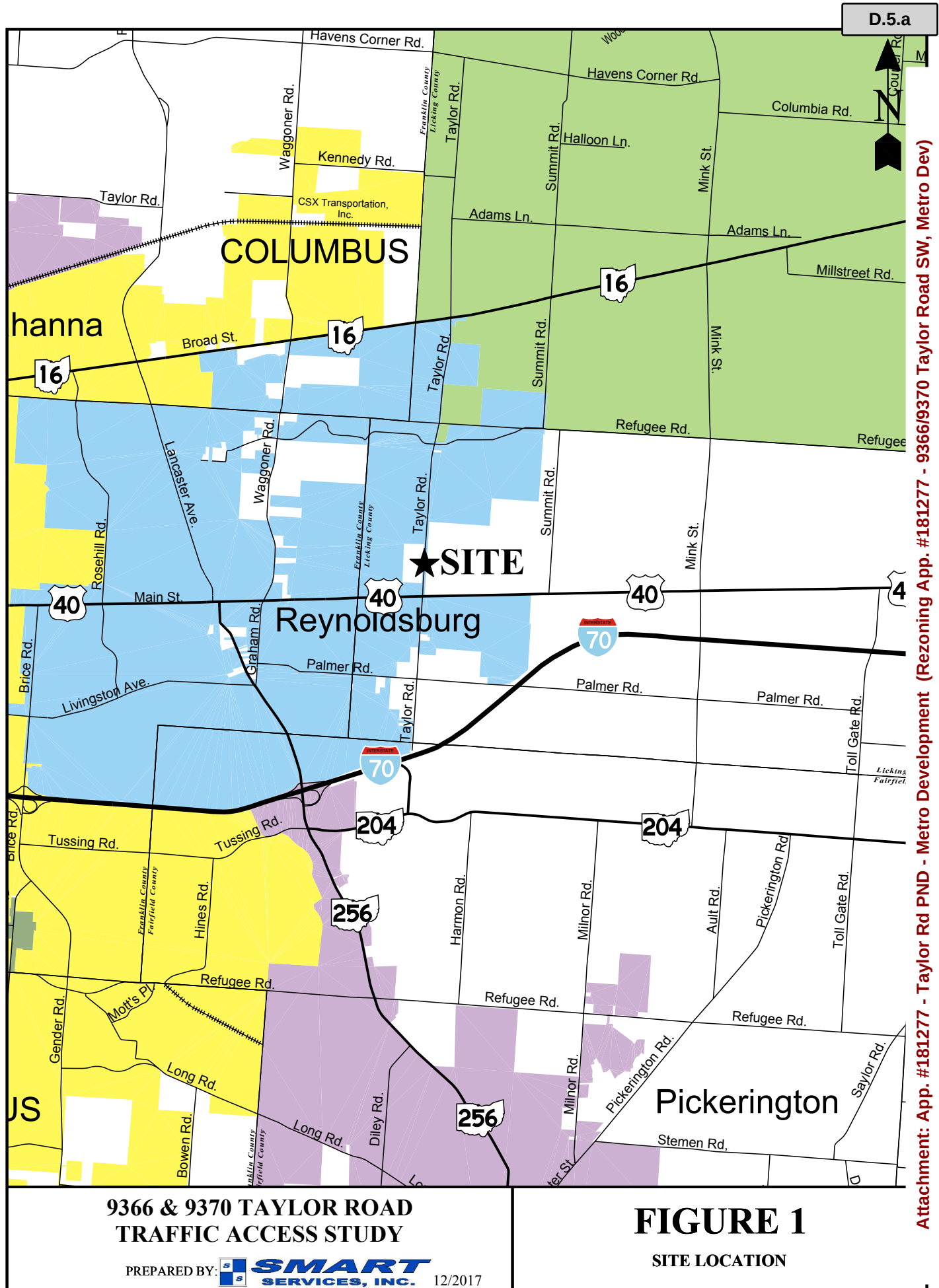
The accepted method for computing trip generation in the traffic engineering profession is *Trip Generation, 10th Edition* published by the Institute of Transportation Engineers (ITE). This report provides trip rates for different land uses based on data from sample sites in each category. The proposed 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)

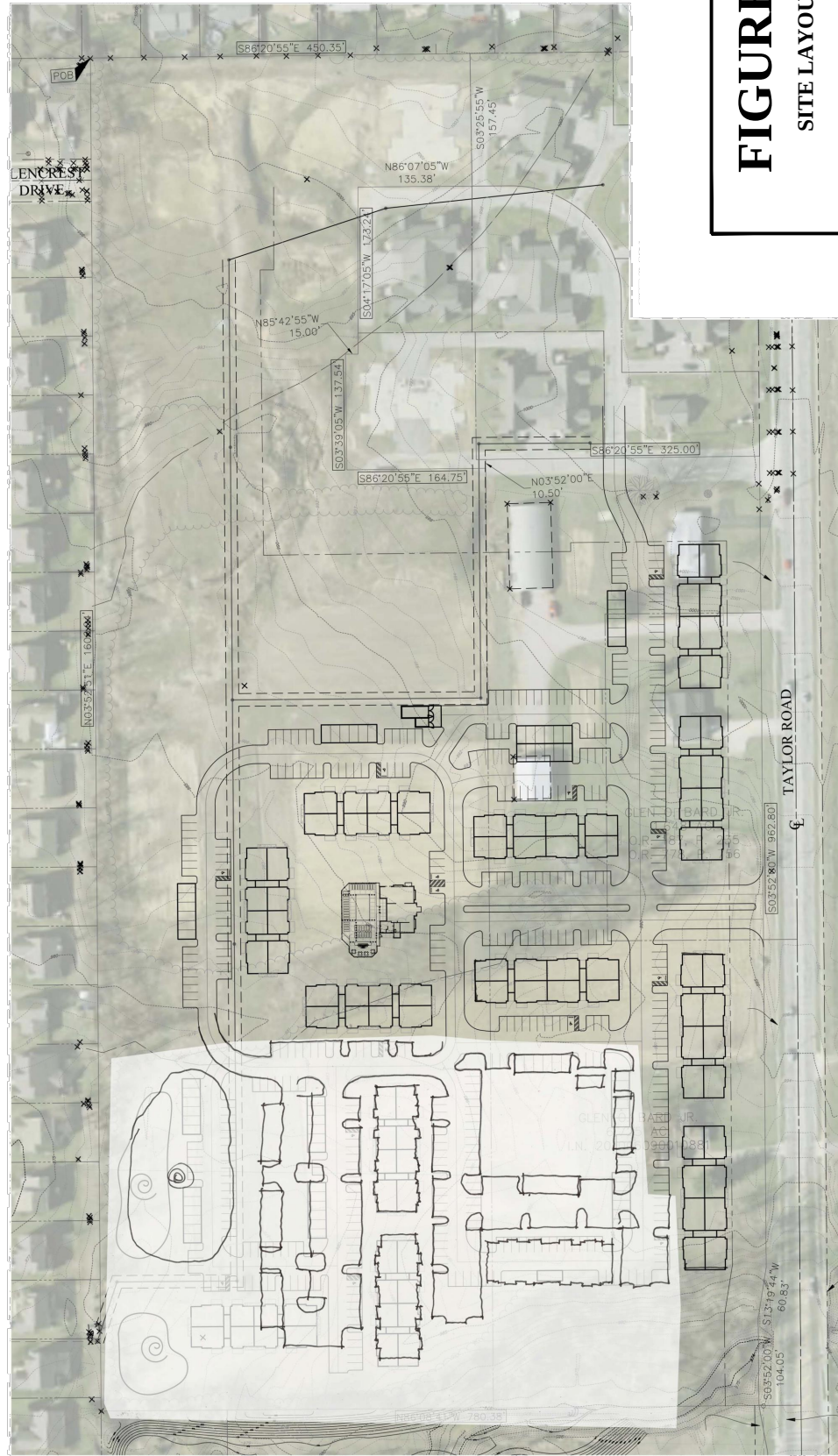
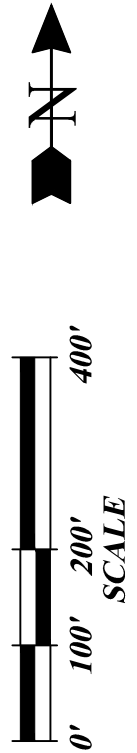


FIGURE 2

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.

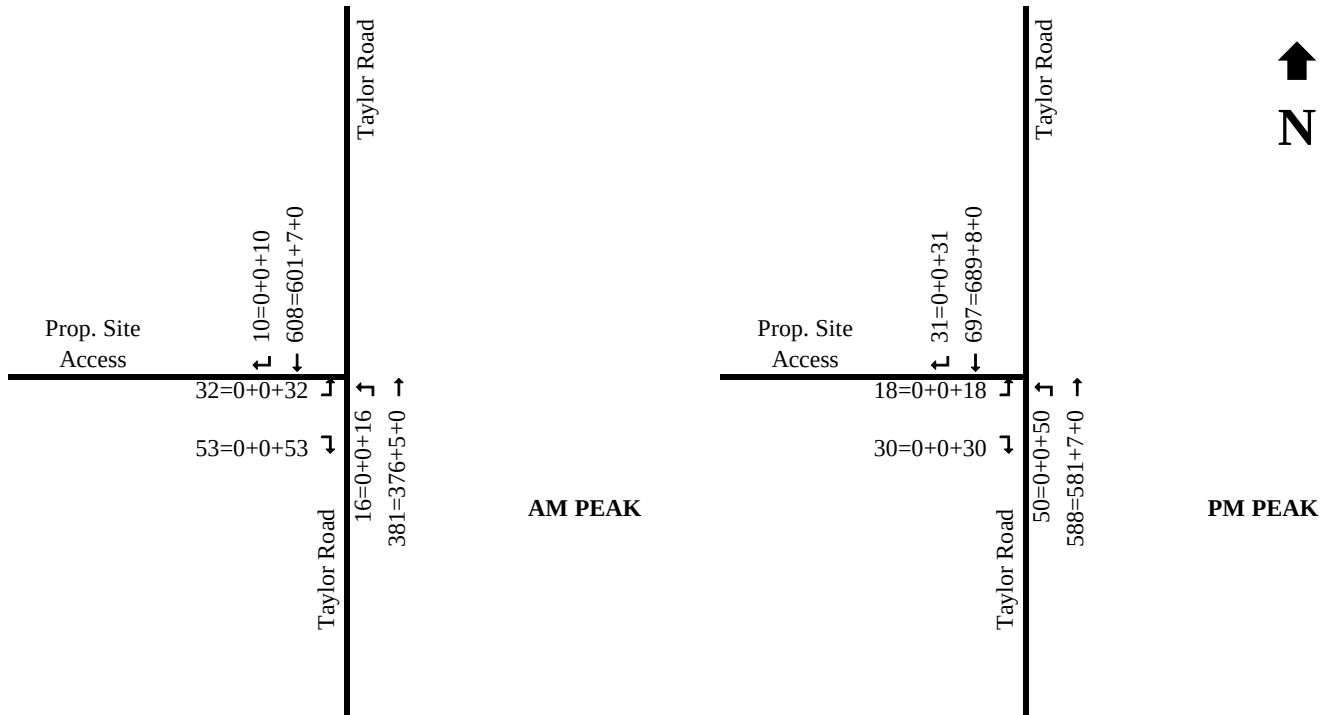
CONCLUSIONS

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)

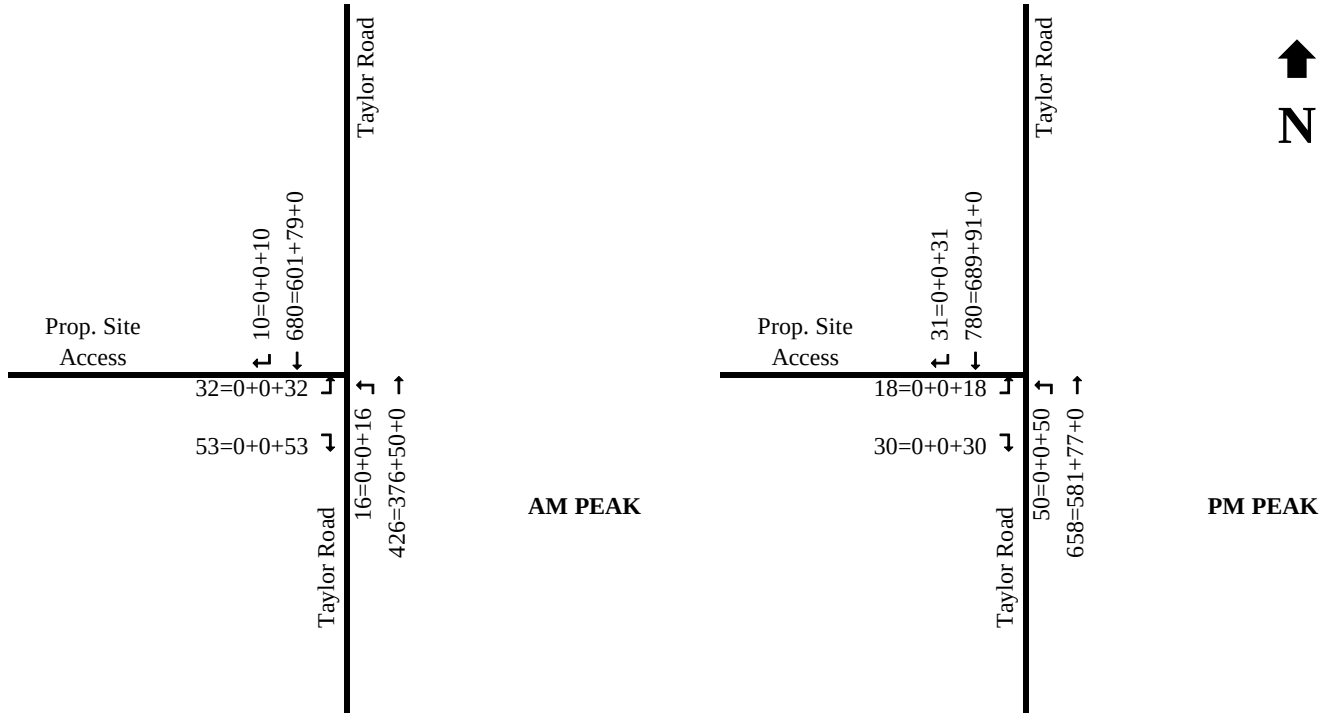
C = GROWTH
D = SITE TOTAL

**9366 & 9370 TAYLOR ROAD
TRAFFIC ACCESS STUDY**

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

FIGURE 4

2028 'BUILD'

APPENDIX



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:

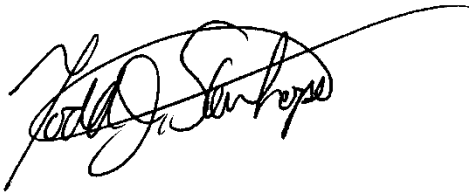
- The study area will be limited to the proposed site access on Taylor Road.
- The time of analysis will be the weekday AM Peak hour (one hour between 7 and 9 AM) and the PM Peak hour (one hour between 4 and 6 PM).
- A new peak-hour link count will be provided on Taylor Road between the Kroger Access 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			
Start Time	Thru	Right	App. Total		Left	Thru	App. Total		Left	Right	App. Total	Int. Total
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			
Start Time	Thru	Right	App. Total		Left	Thru	App. Total		Left	Right	App. Total	Int. Total
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

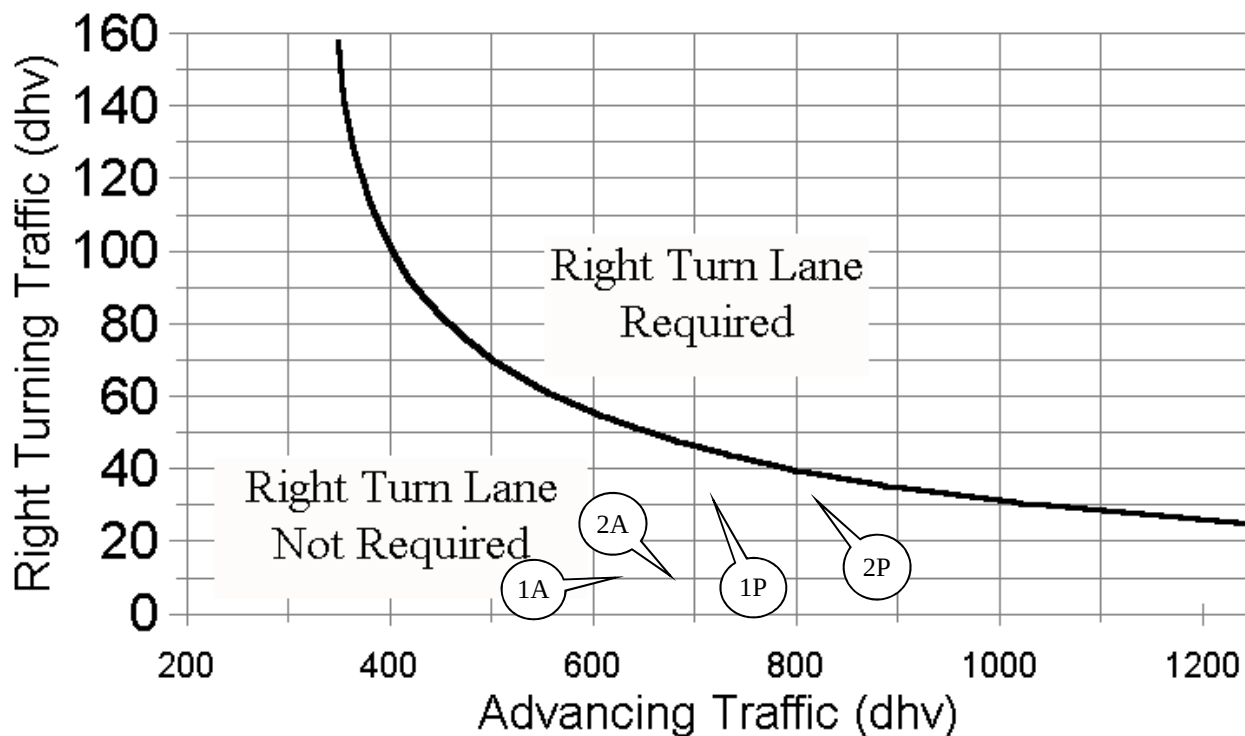
Columbus, Ohio 43235

Ph: 614-914-5543

www.SmartServices-Inc.com

2-Lane Highway Right Turn Lane Warrant

=< 40 mph or 70 kph Posted Speed



WARRANT SUMMARY

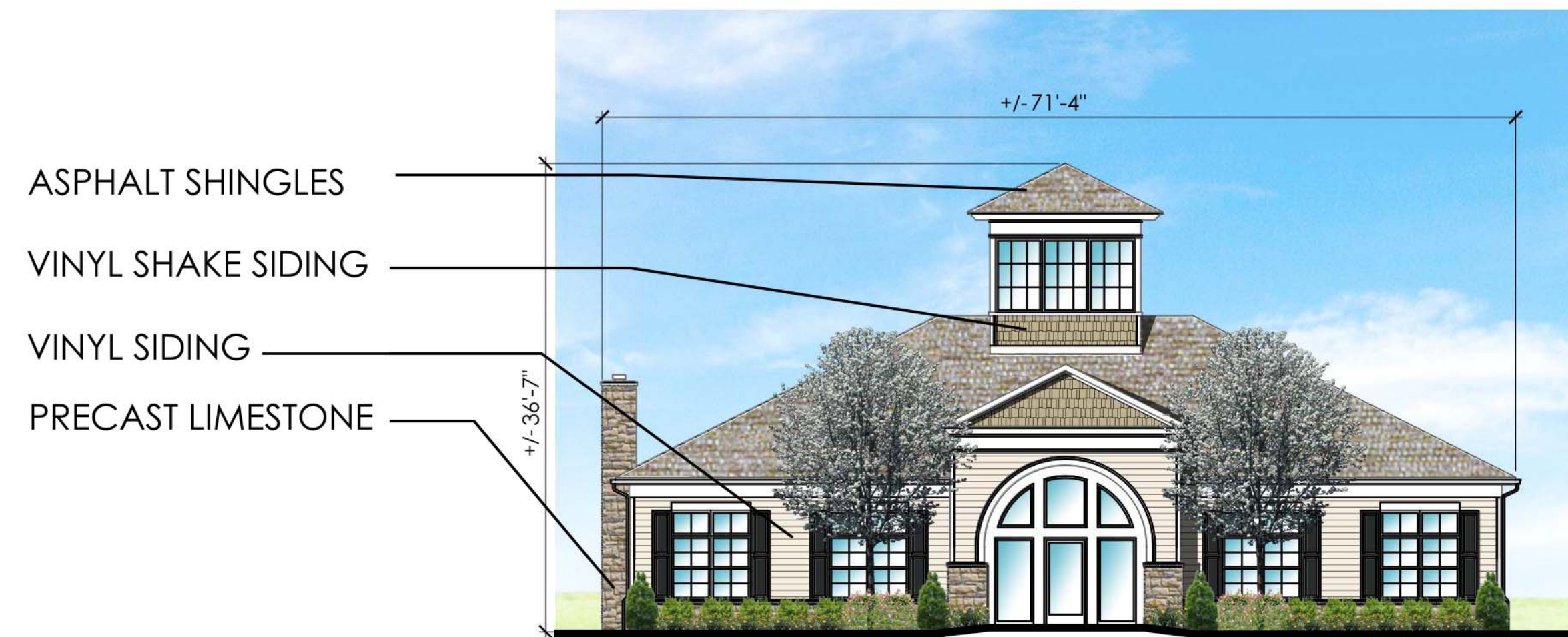
[illegible]

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'

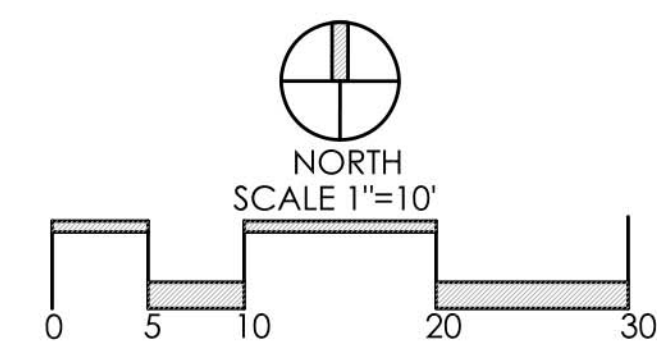
Attachment: App. #181277 - Taylor Rd PND - Metro Development (Rezoning App. #181277 - 93668370 Taylor Road SW, Metro Dev)

CLUBHOUSE ELEVATIONS

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

EXHIBIT G-1



Faris Planning & Design
LAND PLANNING g LANDSCAPE ARCHITECTURE
243 N. 5th Street Columbus, OH 43211
p (614) 487-1964 Suite 401 www.farisplanninganddesign.com



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'

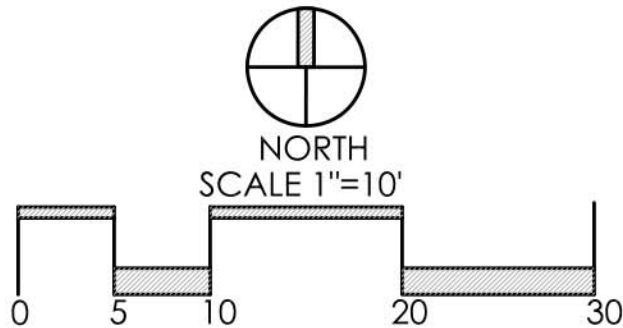


4 2 STORY BUILDING, 8 - 2 BED/2 BATH, 8 - 1BED/1 BATH & SIDE ELEVATION
SCALE: 1"=10'

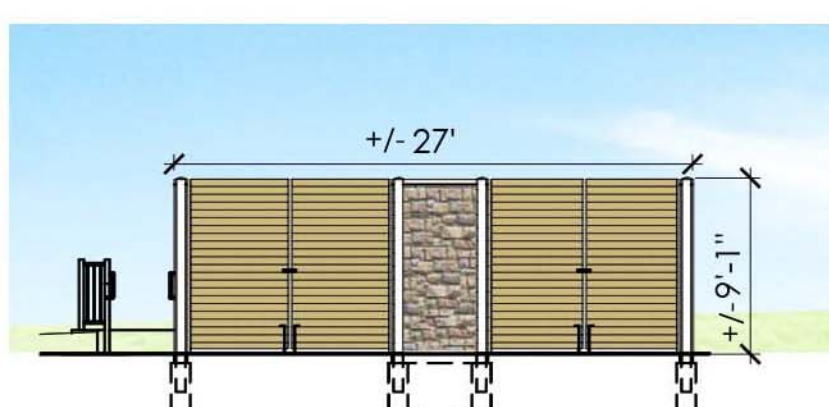
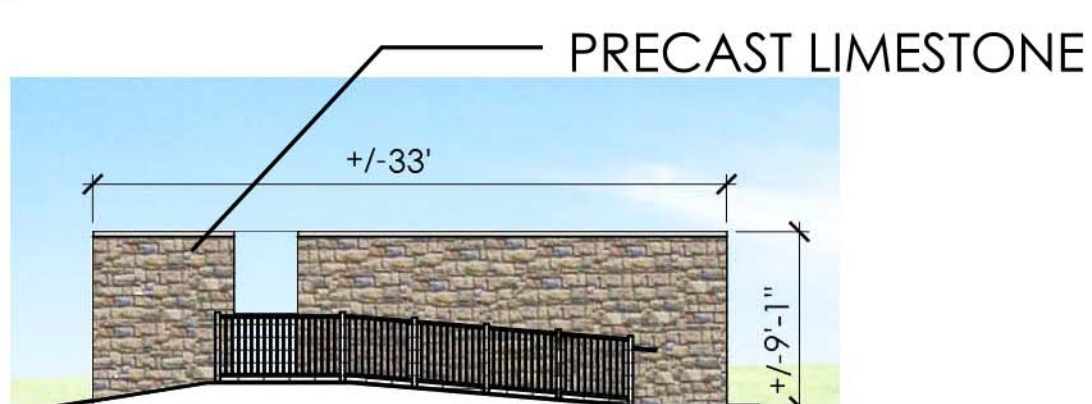
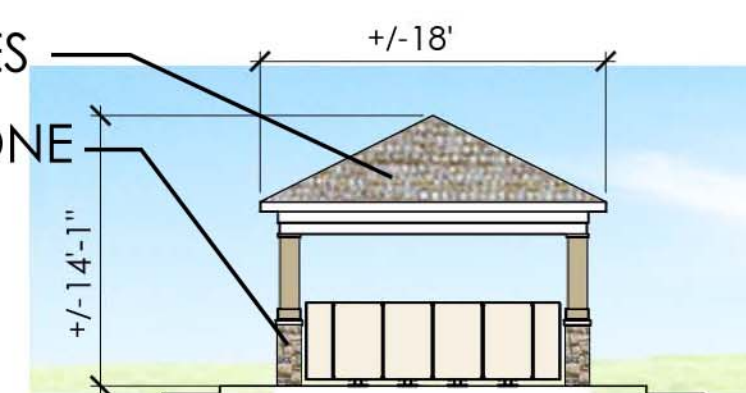
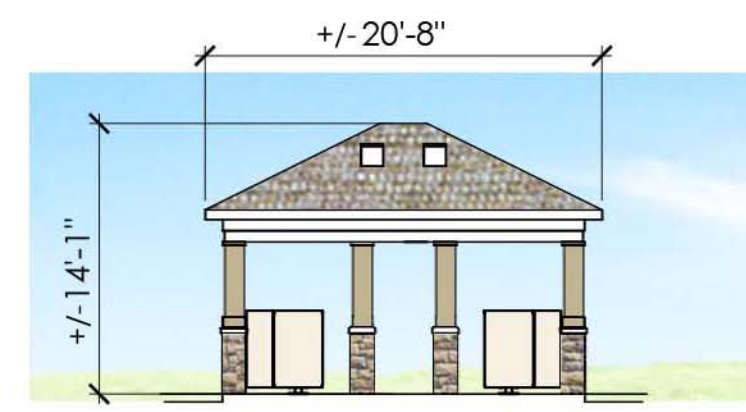
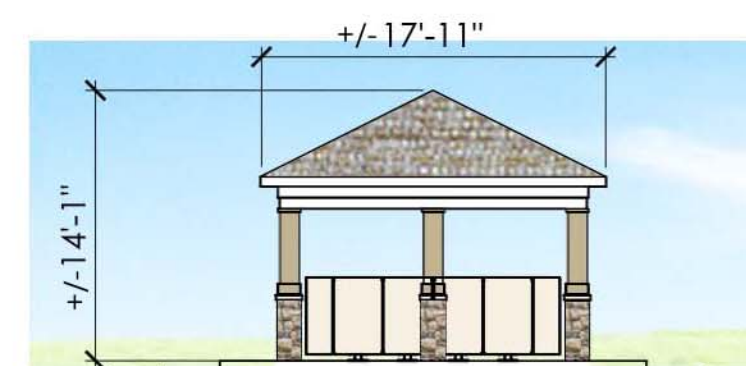
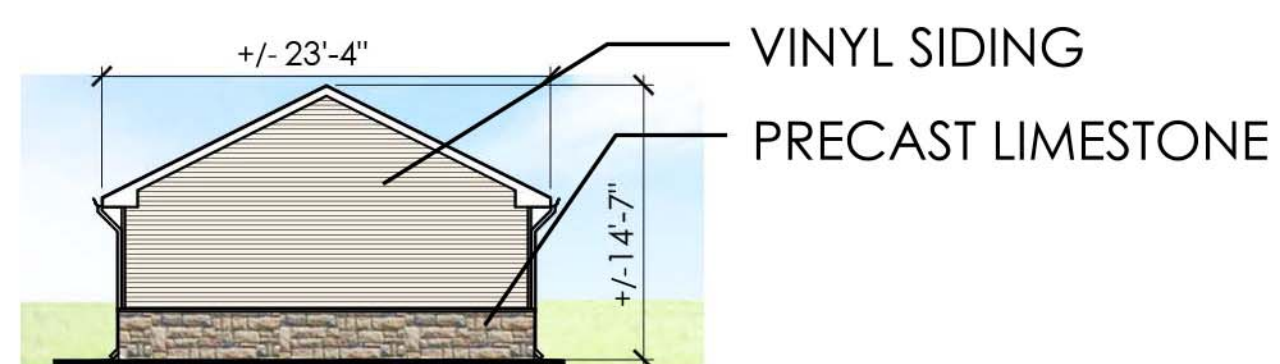
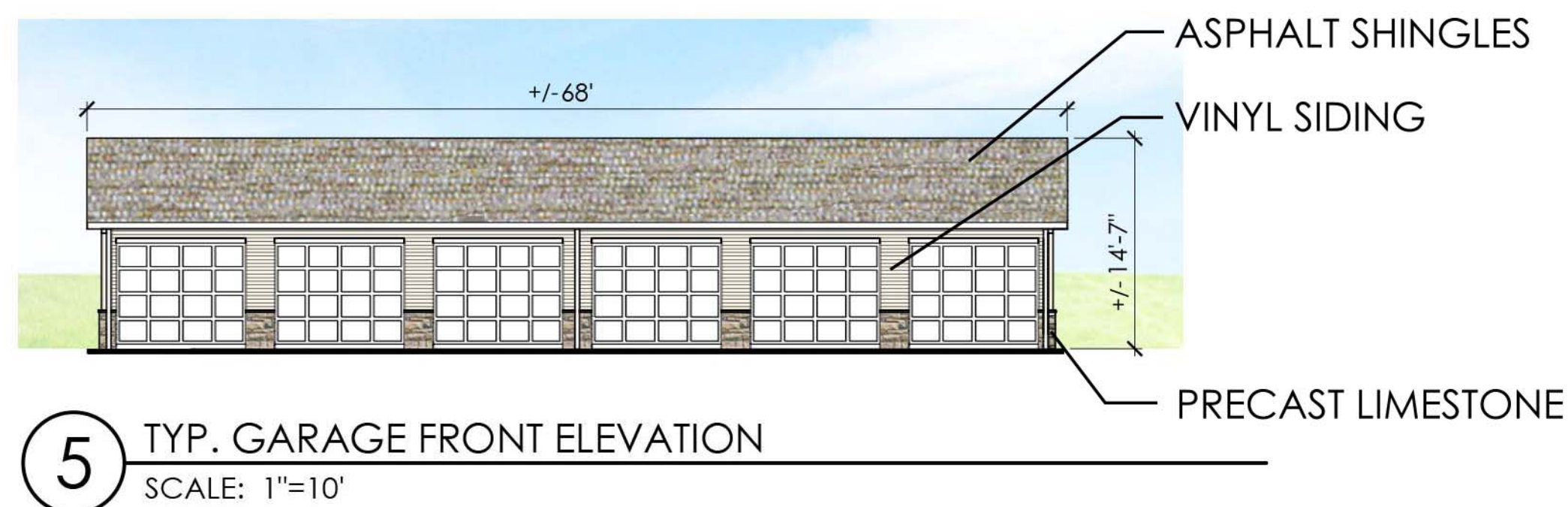
2 STORY BUILDING ELEVATIONS

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

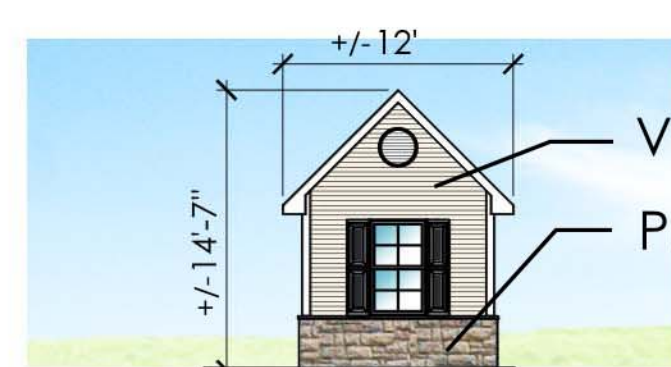
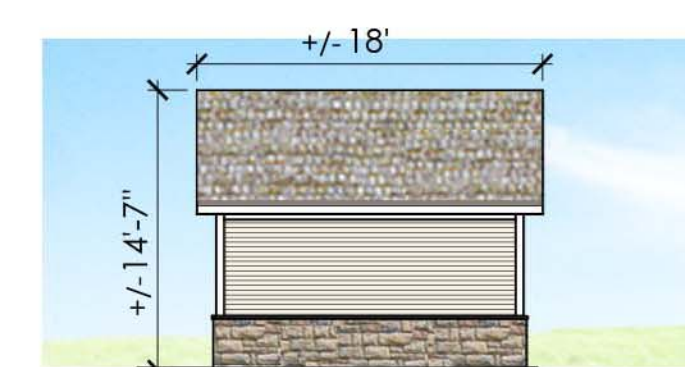


Faris Planning & Design
LAND PLANNING g LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

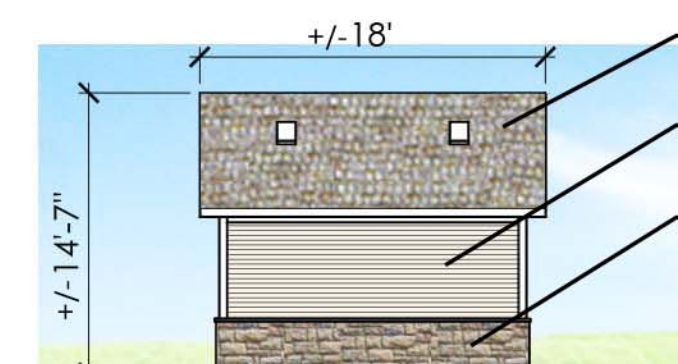
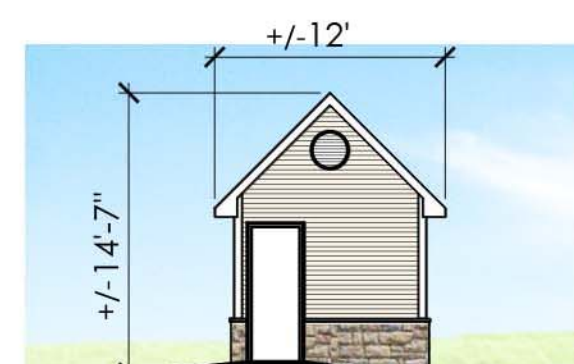


ASPHALT SHINGLES
PRECAST LIMESTONE

8 MAIL STATION ELEVATIONS
SCALE: 1"=10'



VINYL SIDING
PRECAST LIMESTONE



ASPHALT SHINGLES
VINYL SIDING
PRECAST LIMESTONE

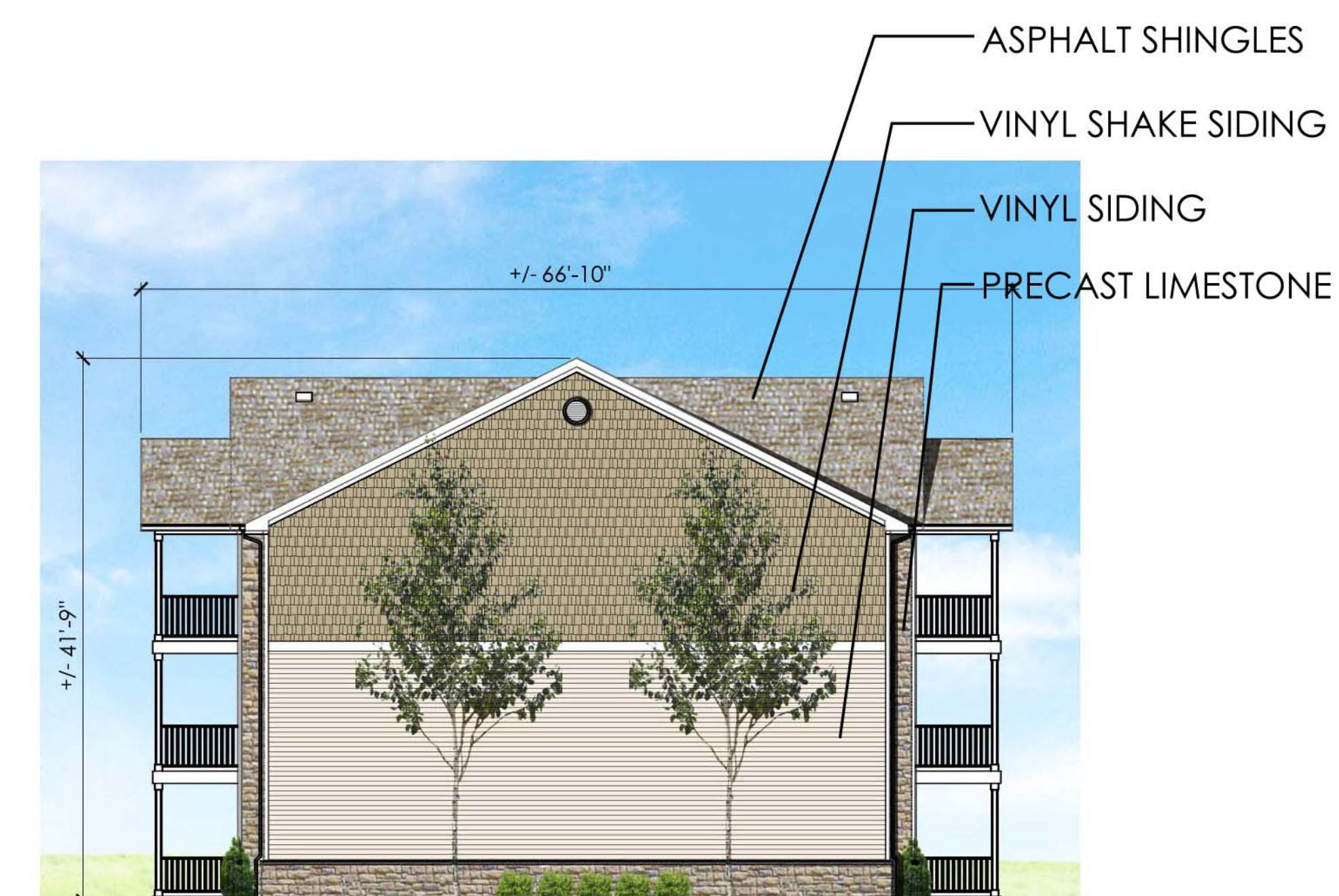
9 WATER METER BUILDING ELEVATIONS
SCALE: 1"=10'



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'

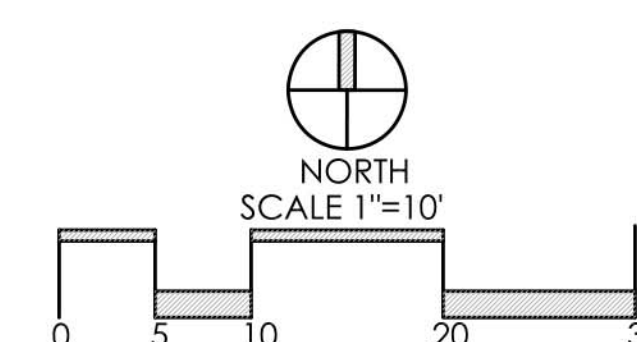


3 STORY BUILDING ELEVATIONS

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT

DATE: 12-20-2017



Faris Planning & Design

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



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', is written over a light blue horizontal line.

Douglas A. Bender, PE, PTOE
Senior Traffic Engineer

Cc: Ryan Andrews, EMH&T

Development Department

Eric Snowden

7232 E. Main Street

Reynoldsburg OHIO 43068

614-322-6829 Phone

ORDINANCE REQUEST

DATE: **March 8, 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: 11-18-2017

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 maintain. & 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.

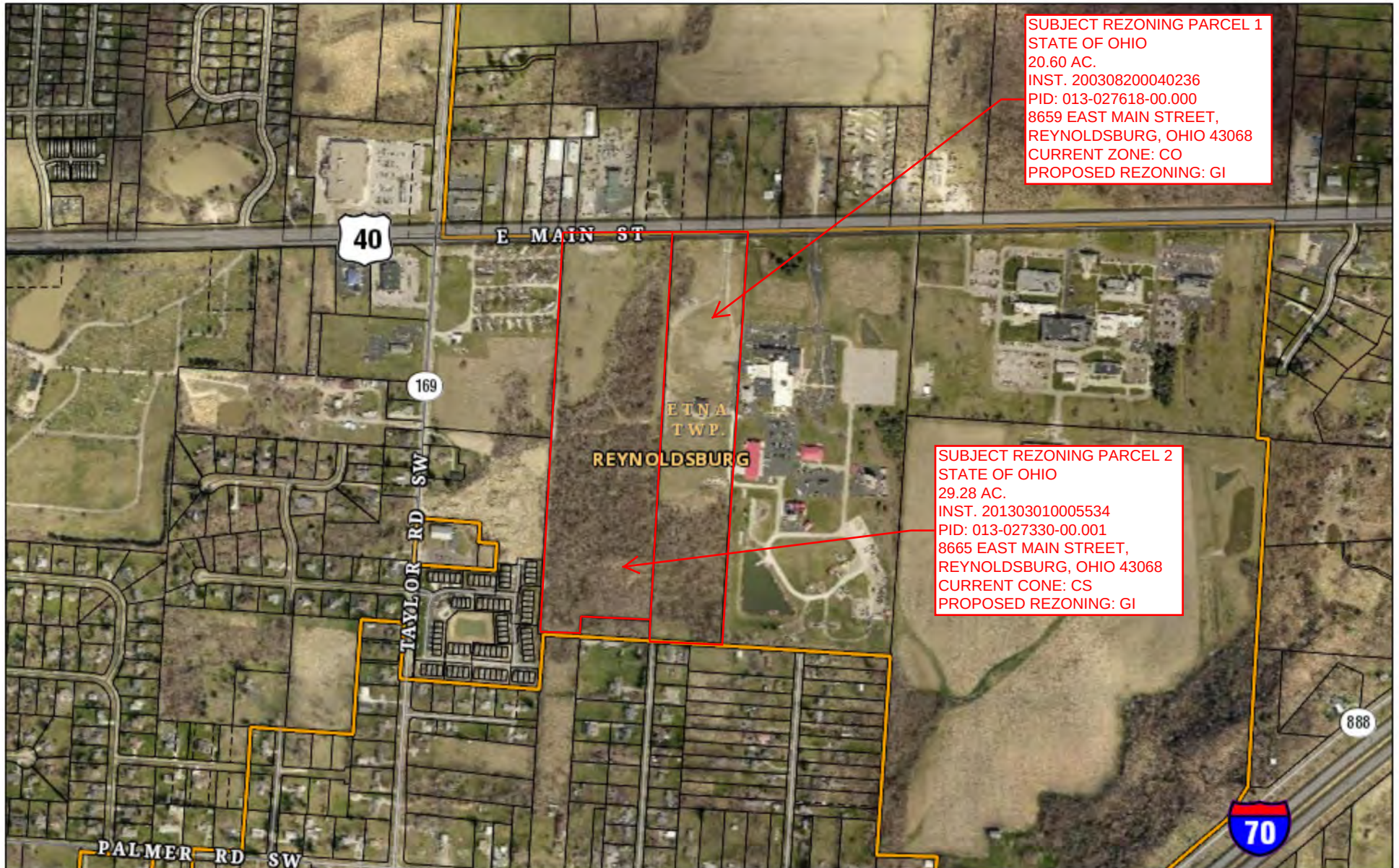
Applicant's Signature

Joshua M. Funk, EIT

Date

12/27/2017

OnTrac Property Map



SUBJECT REZONING PARCEL 1
 STATE OF OHIO
 20.60 AC.
 INST. 200308200040236
 PID: 013-027618-00.000
 8659 EAST MAIN STREET,
 REYNOLDSBURG, OHIO 43068
 CURRENT ZONE: CO
 PROPOSED REZONING: GI

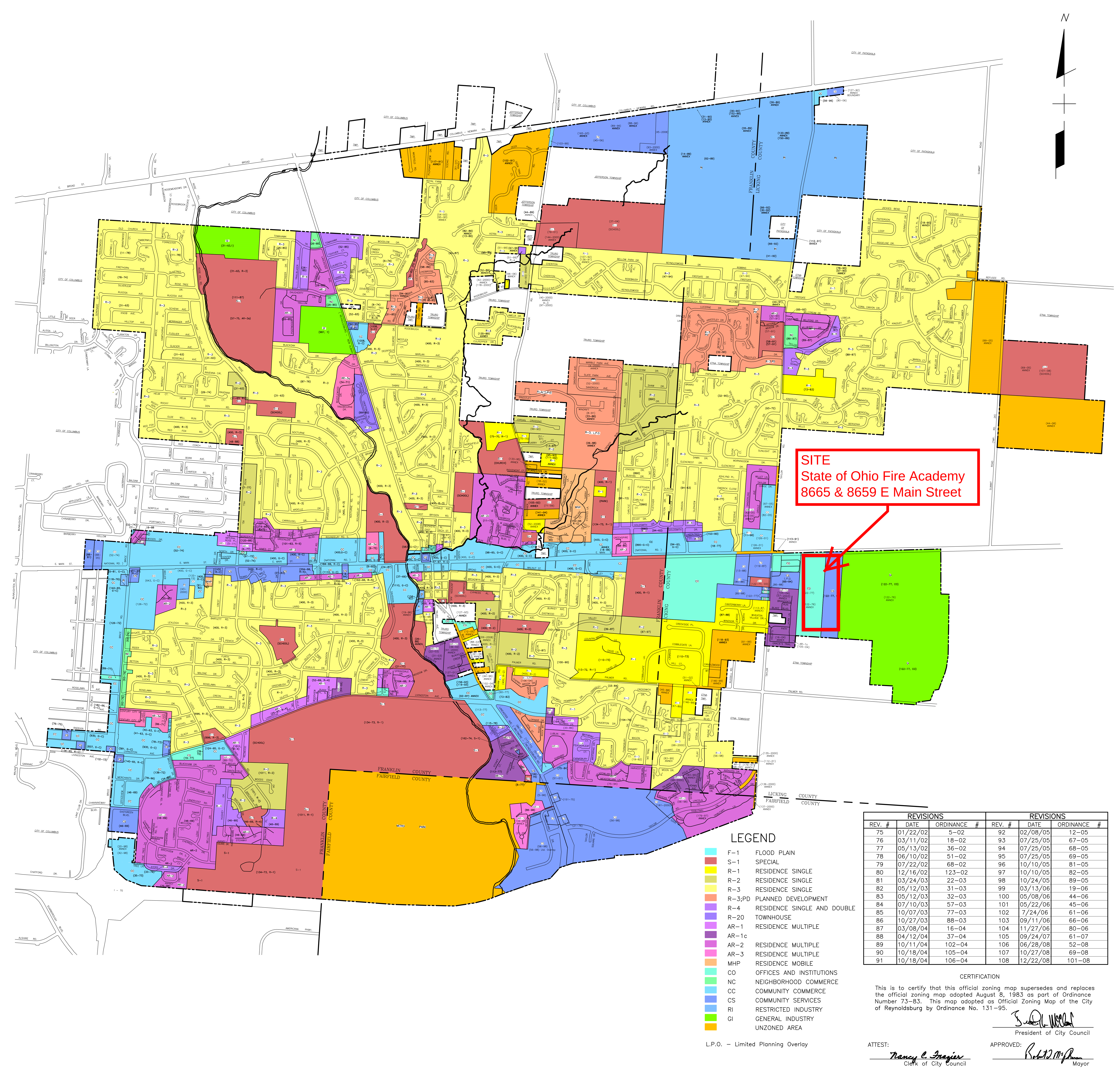
SUBJECT REZONING PARCEL 2
 STATE OF OHIO
 29.28 AC.
 INST. 201303010005534
 PID: 013-027330-00.001
 8665 EAST MAIN STREET,
 REYNOLDSBURG, OHIO 43068
 CURRENT CONE: CS
 PROPOSED REZONING: GI

December 14, 2017



LICKING COUNTY TAX MAP

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



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. Ingle*
Clerk of City Council

APPROVED: *Robert M. P...*
Mayor

President of City Council

City of Reynoldsburg Development Department

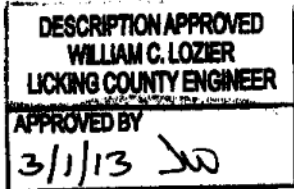
Purpose of Rezoning

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.

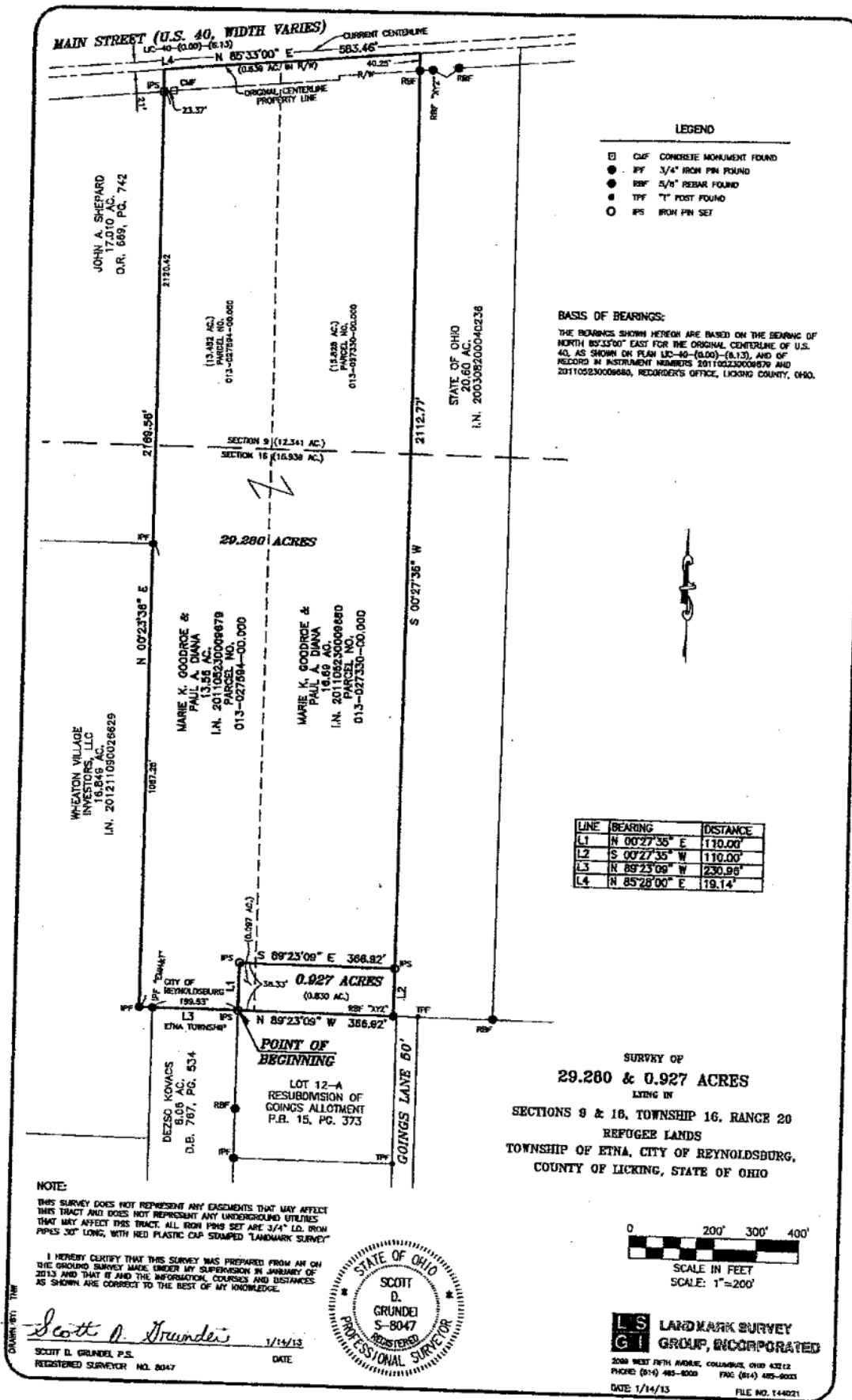
All iron pins set are 3/4 inch iron pipes, 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

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 BXROB 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:

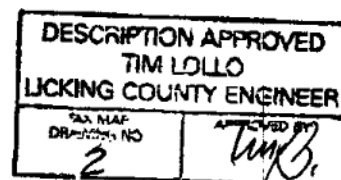
Beginning at the northeast corner of said 49 acre tract, said northeast corner being in the centerline of the former location of old U.S. Route 40, said northeast corner being 21.0 feet southerly of and at right angles to Highway Survey Station 43 + 85.11 in the 1951 Survey of Existing U.S. Route 40;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

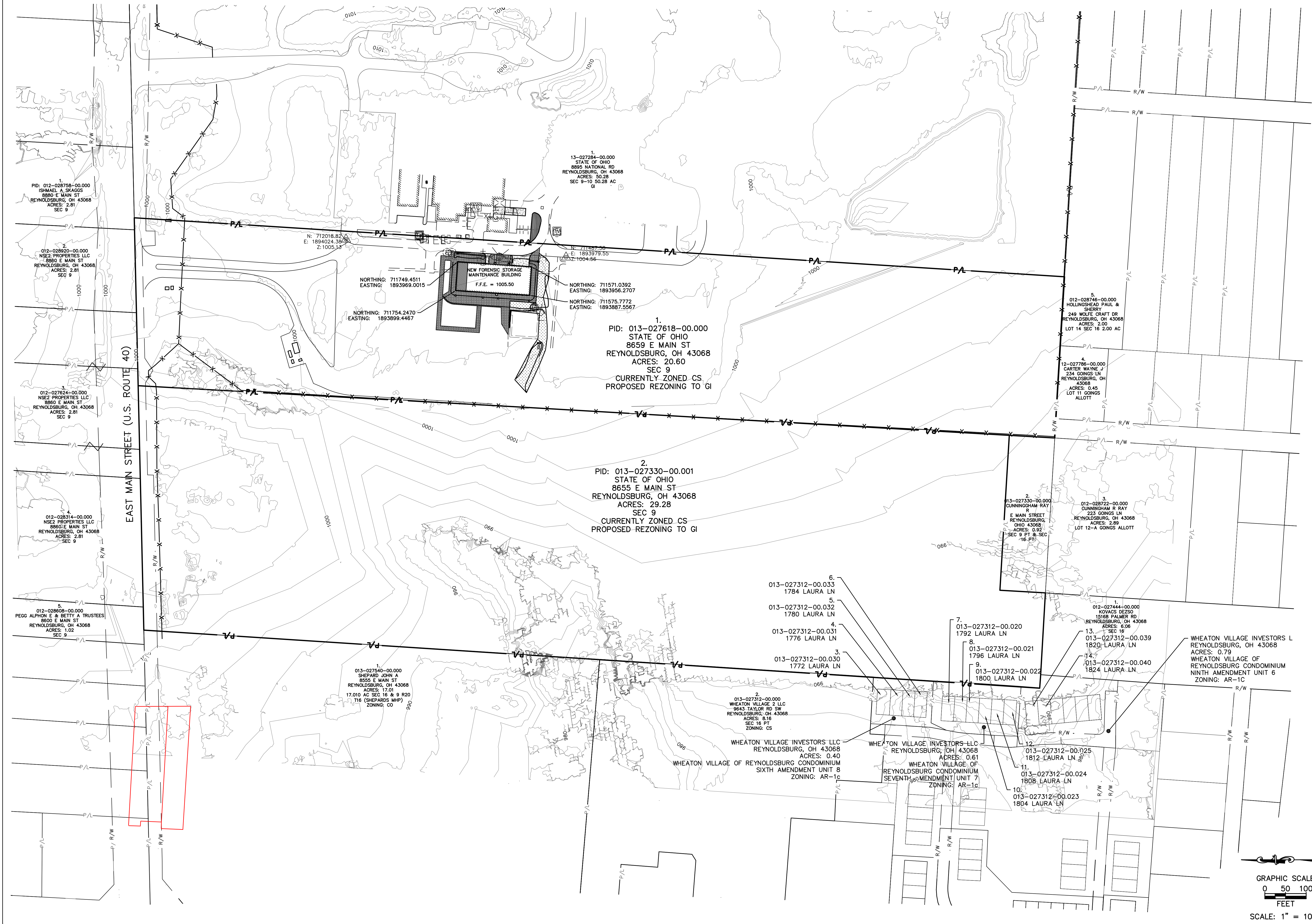
North 89° 22' West along the southerly line of said 49 acre tract, a distance of 400.17 feet to an iron pipe; thence,

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.



\\DISSTATION\DATA\KAM W\2017\17742 File Academy COM 17001 Forensic Storage (Braun & Steidl)\01 Drawings\02 CON\11 Survey\Resizing\17742_Resizing Doc.dwg
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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
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

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REZONING EXHIBIT
EX - 01
17507

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

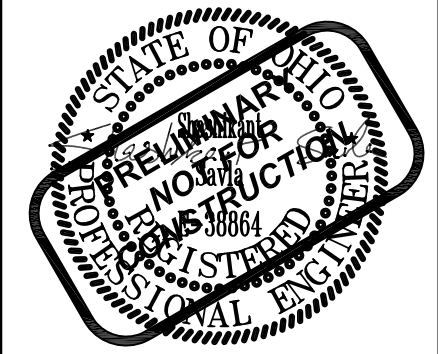
1. 012-027444-00.000
KOVACS DEZSO
15168 PALMER RD
REYNOLDSBURG, OH 43068
Acres: 6.06
SEC 16
2. 013-027330-00.000
CUNNINGHAM RAY R
E MAIN STREET
REYNOLDSBURG, OHIO 43068
ACRES: 0.92
SEC 9 PT & SEC 16 PT
3. 012-028722-00.000
CUNNINGHAM R RAY
223 GOINGS LN
REYNOLDSBURG, OH 43068
Acres: 2.89
LOT 12-A GOINGS 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



**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

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Braun & Steidl Architects

**SITE PREPARATION
PLAN**

C-201
17507

CODED NOTES

- A** EXISTING UNDERGROUND UTILITY TO BE FIELD LOCATED AND VERIFIED BY CONTRACTOR. COORDINATE ALL UTILITY SHUT-OFFS WITH OWNER AND/OR RESPECTIVE UTILITY COMPANY. CONTRACTOR TO REMOVE PER ODOT ITEM 202.
- B** BUILDING TO BE REMAIN UNTIL THE PROPOSED MAINTENANCE AND STORAGE FACILITY HAS BEEN ERRECTED. THE BUILDING AND ALL OF ITS COORESPONDING MATERIALS SHALL BE REMOVED PER ODOT ITEM 202.
- C** EXISTING GRAVEL TO BE REMOVED PER ODOT ITEM 202.
- D** EXISTING ASPHALT TO BE REMOVED PER ODOT ITEM 202.
- E** EXISTING DUMPSTERS TO BE RELOCATED.
- F** SILT FENCE. SEE DETAIL ON SHEET CXXX.
- G** STORM STRUCTURE SEDIMENT BARRIER (DANY BAG). SEE DETAIL ON SHEET CXXX.
- H** STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT. SEE DETAIL ON SHEET CXXX.
- I** THIS IS AN ADD ALTERNATIVE DESIGN ITEM. CONTRACTOR SHALL NOT CONSIDER IN ANY ADD ALTERNATIVES IN THEIR BASE BID. CONTRACTOR TO PROVIDE SEPARATE ESTIMATE FOR ALL ADD ALTERNATIVES.
- J** PROPOSED SAWCUT LINE ONE FOOT INSIDE EXISTING EDGE OF CURB. FULL DEPTH REMOVAL OF ALL PAVEMENT INSIDE THE CUT TO THE EDGE OF PAVEMENT. APPLY TACT COAT BETWEEN PROPOSED HEAVY DUTY ASPHALT AND EXISTING DRIVE.

SITE CIVL NOTES

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.

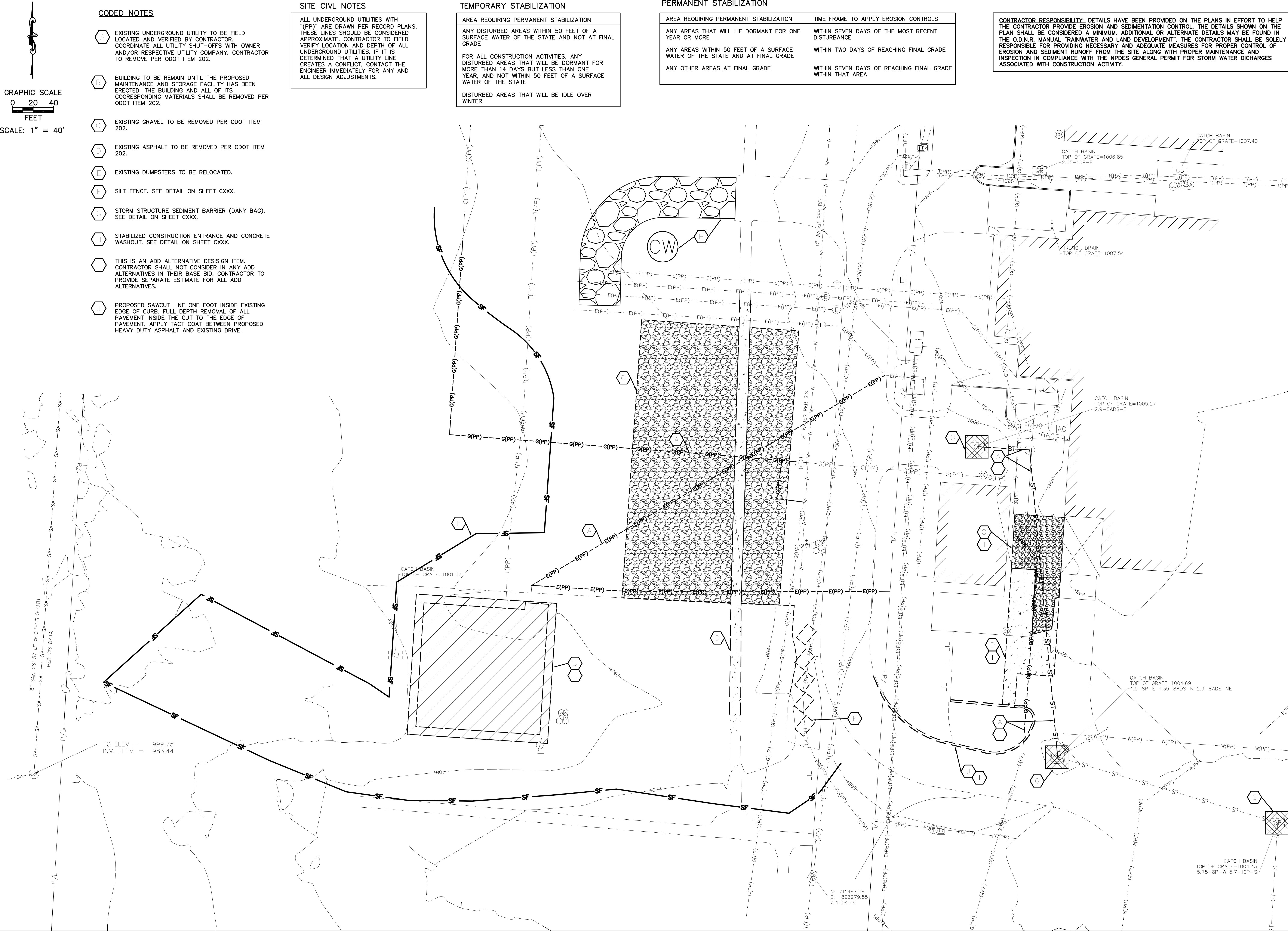
TEMPORARY STABILIZATION

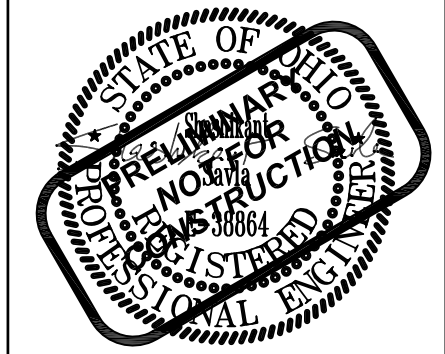
AREA REQUIRING PERMANENT STABILIZATION
ANY DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER

PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE
TIME FRAME TO APPLY EROSION CONTROLS
WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
WITHIN TWO DAYS OF REACHING FINAL GRADE
WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

CONTRACTOR RESPONSIBILITY: DETAILS HAVE BEEN PROVIDED ON THE PLANS IN EFFORT TO HELP THE CONTRACTOR PROVIDE EROSION AND SEDIMENTATION CONTROL. THE DETAILS SHOWN ON THE PLAN SHALL BE CONSIDERED A MINIMUM. ADDITIONAL OR ALTERNATE DETAILS MAY BE FOUND IN THE O.D.N.R. MANUAL "RAINWATER AND LAND DEVELOPMENT". THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION AND SEDIMENT RUNOFF FROM THE SITE ALONG WITH PROPER MAINTENANCE AND INSPECTION IN COMPLIANCE WITH THE NPOES GENERAL PERMIT FOR STORM WATER DICHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.





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		

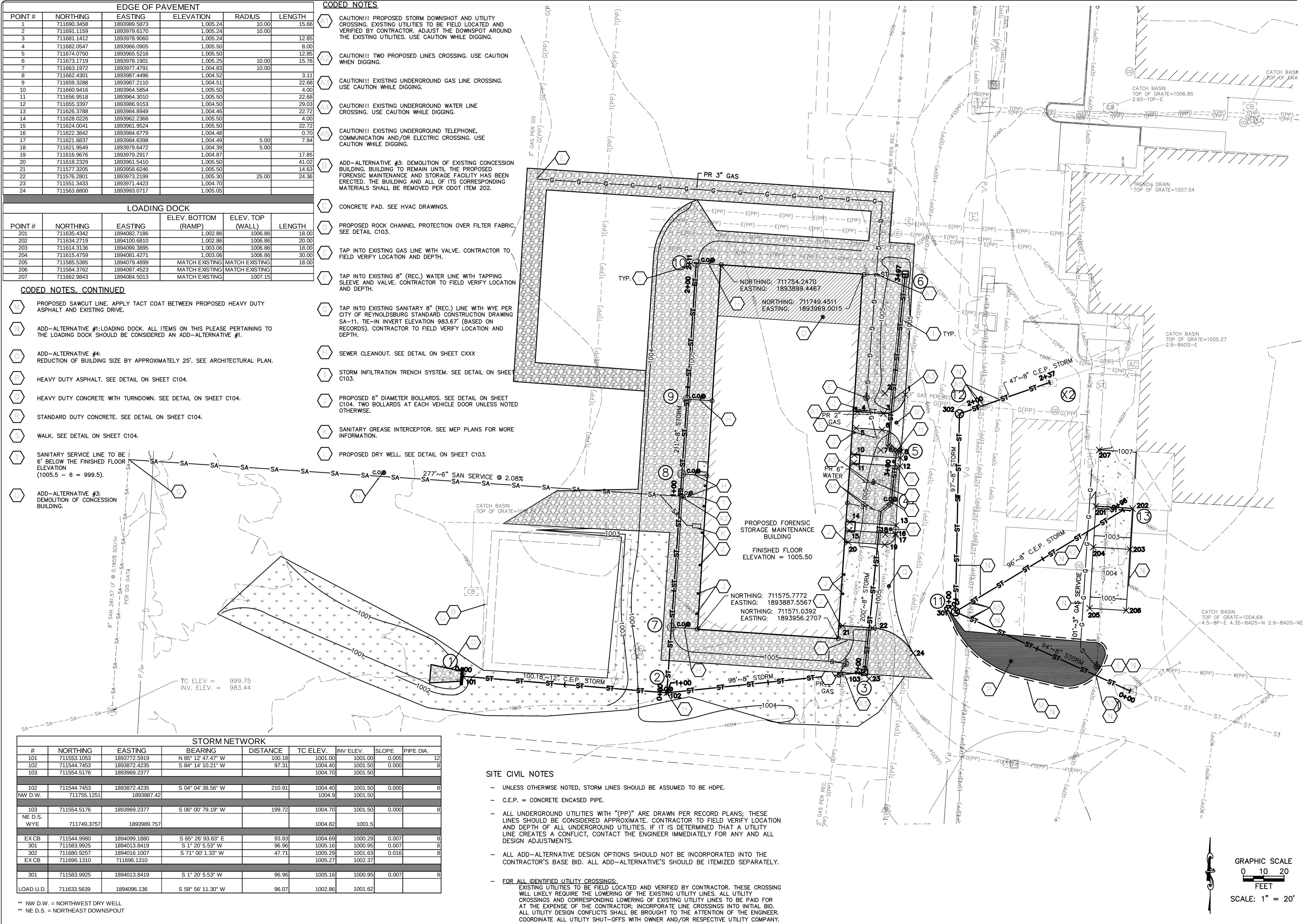
LOADING DOCK					
POINT #	NORTHING	EASTING	ELEV. BOTTOM (RAMP)	ELEV. TOP (WALL)	LENGTH
201	711635.4342	1894082.7186	1,002.86	1006.86	18.00
202	711634.2719	1894100.6810	1,002.86	1006.86	20.00
203	711614.3136	1894099.3895	1,003.06	1006.86	18.00
204	711615.4759	1894081.4271	1,003.06	1006.86	30.00
205	711585.5385	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.



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.

STORM NETWORK									
#	NORTHING	EASTING	BEARING	DISTANCE	TC ELEV.	INV ELEV.	SLOPE	PIPE DIA.	
101	711553.1053	1893772.5919	N 85° 12' 47.47" 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

GRAPHIC SCALE
0 10 20
FEET

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.