



AGENDA

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

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES

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

3. APPROVAL OF AGENDA
4. PUBLIC COMMENT

B. BUSINESS OF THE PLANNING COMMISSION

1. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED – 0 E Main St, Reynoldsburg, Ohio, from CC Community Commerce District to PND Planned Neighborhood Development District, Applicant, Nicole Boyer.
2. 1051 Waggoner Rd.; Application #175747; Applicant: St. Pius X Church, John A. Eberts, Architect; Major Site Plan
3. 7578 E. Main St.; Application # 176471; Applicant: Evans Capital Investments, Ltd.; Major Site Plan
4. Proposed Planning Commission Rules Update
5. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1131 Definitions.
6. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1161.02 Special Purpose Districts of Chapter 1161 Zoning Districts; Section 1183.04 Use Regulations and Development Standards of Chapter 1183 Planned Neighborhood Development District; AND AMENDING THE TITLES OF Chapter 1184 Planned Commercial Development; Chapter 1192 F-1 Flood Plain Overlay District; Chapter 1193 "HD" Historic Overlay District; and Chapter 1196 Community Commercial Overlay.

7. **ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1181.06 General Sign Regulations of Chapter 1181 Signs and Graphics.**
8. **Discussion Regarding Development of Comprehensive Plan of the City**
9. **Changes to the Rules of the Planning Commission Proposed by the Chairman**

C. ADJOURNMENT

MINUTES

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

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – November 3, 2016

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. PUBLIC COMMENT

There were no public comments.

B. BUSINESS OF THE PLANNING COMMISSION

1. Annual Organizational Meeting to Elect a Chairman, Vice Chairman, and a Secretary; and to Appoint a Representative to the Design Review Board

Chairman McKenzie: So that we know how this goes, we make nominations. Nominations do not have to be seconded. We can make more than one nomination, so more than one person can be nominated. There will be time for debate, which will not be needed if there is only one nomination. Then we will vote and that can be done by voice vote. First up is for Chairman. Are there any nominations for Chair.

Mr. Comeaux: I would nominate Dr. McKenzie for Chair, if he would so accept.

Dr. McKenzie: Any other nominations? Ok, I would be willing to continue as Chair. I just want to state, it is not that big of a deal and I would love to have it chaired as much as possible. Any debate? All in favor say, "Aye." (*Multiple "Ayes" heard.*) Show that Dr. McKenzie was elected as Chair by acclamation. Now we are looking for nominations for Vice Chairman.

Mr. Cullinan: I will nominate Mr. Comeaux.

Chairman McKenzie: Any others? Any debate? All in favor of Mr. Comeaux being Vice Chair for this year say, "Aye." (*Multiple "Ayes" heard.*) Again by acclamation you are Vice

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

Chairman. Congratulations. Nominations for Secretary. I will nominate Mr. Snowden to serve once again as Secretary. Would you be willing to do that Mr. Snowden?

Mr. Snowden: Gentlemen, it would be my pleasure.

Chairman McKenzie: So people know, it is possible for one of us to serve as Secretary. It may be inside or outside. We could, if we wanted to, also take over as Secretary.

Mr. Snowden: I am happy to assist in any way that I can.

Chairman McKenzie: Any debate? Hearing none, all in favor of Mr. Snowden say, "Aye." (*Multiple "Ayes" heard.*) Congratulations, you have been elected as the 2017 Secretary. Now, to appoint a representative to the Design Review Board. Having been the representative to the Design Review Board in the last year, would you like to share anything about that position?

Mr. Cullinan: Obviously you get to see the applications that are made to Design Review Board, including various signage and other uses with different projects that are about to be happening. It is interesting to see things that are happening in the community and to be a part of the decision making process.

Chairman McKenzie: Did you learn things from having served on that Board? Did you find it valuable?

Mr. Cullinan: It was definitely interesting, especially working in civil engineering, making applications like those to communities and being on the other side of the table.

Chairman McKenzie: Just to point out for the new member, the Design Review Board meets immediately after Planning Commission. We go from 6:00 to 7:00, and the design Review Board begins at 7:00. Any nominations?

Mr. Comeaux: Mr. King, I do not know where your interests and strengths lie.

Mr. King: My strengths are in technology. This is meeting number two so obviously I am still trying to figure it out.

Chairman McKenzie: We have not met for a while and most of us were new members and on the first night that we met again I became Chair. I just wanted to point that out.

Mr. King: It is something that I can do. It is right after this meeting, an hour to an hour and a half?

Mr. Comeaux: I will say it meets more regularly and the meetings tend to be a little bit longer. As our meetings are sometimes not held due to a lack of business, theirs are every month like clockwork.

Mr. Snowden: Just to give you a little insight into the Design Review Board. First of all, by ordinance that creates the Board, the Commission is allowed to appoint one member. Secondly, we have worked, Dan and myself, as this body, to implement some code changes that have reduced Design Review Boards workload a little bit. DRB is really there to review building architecture, some elements of site design, and signage for large scale new projects. Once upon a time, Major Site Plan reviews such as this body does, were previously done by BZBA, and DRB was the only board doing what I would call project or development review by a public body within the City. There are some duplications between the Site Plans that are reviewed by the Planning Commission and what Design Review Board is doing. Just to give you an idea, in the event that somebody that did not already have experience on it was elected, I would probably schedule a time to go over some of the guidelines, introduce them to the Board Members, etc...

Mr. King: Fair enough, I can do that.

Chairman McKenzie: Mr. King is willing to accept the nomination. Any debate? All in favor say, "Aye." (*Multiple Ayes heard.*) All opposed, (*silence*).

Mr. Snowden: Just for clarification, that is a one year appointment to Design Review Board. At the beginning of next year, the Commission will have to elect a new representative for the year. Whereas your appointment to this Commission is for three years per the City Charter.

Mr. Comeaux: When I joined this Commission, I was told it was for a year, but all the other members when their separate ways, so I ended up there. It is good to get on there and see some different things. You will get on there and see different projects coming through the city. Trust me, you will start to look at things differently and with a little more detail.

2. Discussion Regarding the Adoption of Summary Minutes

Chairman McKenzie: I would like to make a small change. At the time I had thought about this, I was not aware of how much negative baggage has become attached to this idea of summary minutes. That is really not what I am asking here. We. By our Rules of the Commission, say that for parliamentary procedure, we defer to Robert's Rules of Order. At present, our meetings by style and content is not consistent with Roberts Rules of Order. We don't need a motion, or anything on this. I would simply ask that by the Rules of the Commission that we have Rochelle, and I have talked to the people in the office, to conform to Robert's Rules of Order in the presentation of the minutes for the Commission. That will in fact get me to what I was thinking of when I used the term "summary minutes." It is not just from the quasi, as I pointed out earlier, verbatim minutes that we have now, in which there have been a consistent stream of omission and things. Possibly because the recording is not audible. What I would ask is that we comply with Robert's Rules of Order. Yes, Mr. Snowden.

Mr. Snowden: Mr. Chairman, I have had an extensive conversation with the City Attorney about this particular item. Can you clarify for me what exactly you are asking? I think that you may know a little more hear than I do. Clarify what changes you are actually proposing. What would be different from the way that we are doing it now?

Chairman McKenzie: The terms are no longer used, but we would be getting away from an absolute verbatim transcription of the conversation. There would be a very detailed description of what was being discussed and decided rather than simply a transcription of the conversation that went into that decision. That is what Robert's Rules of Order has explicitly stated, should be in minutes, for quite a while now. I have a sheet about the Open Meeting Act that the City Attorney refers to. I guess Rochelle had taken my request to him and it would fully fit and meet the requirements of the content of the open meeting minutes. So, there was a reason for doing this. An email had been put up that I thought might be asking for something that we should be doing in the meetings, but I don't think felt comfortable having these conversations, and I thought in part it might be because every word they said might end up in minutes. That was my thinking on it. Really, I think it would just be a good thing if we did follow Robert's Rules of Order. The most recent copy is available in the Clerk of Council's office. They give very detailed examples of what minutes should look like for meetings. Yes Mr. Snowden.

Mr. Snowden: Mr. Chairman, all I can tell you is that myself, Dan, and myself had lengthy conversations with the City attorney on this issue. I don't disagree with anything that you have said, but our City Attorney's recommendation was that we continue operating in the manner that we are operating, in terms of our minutes. Ultimately, if this body makes the determination that, that is what they want, we will comply with that, because that is our role. But, at the end of the day, the City Attorney's job is to advise the City Government, including all of our Boards and Commission, on what he feels is best, and limits the City's liability and any potential concerns. All I can tell you is that he recommended we continue doing what we are doing. He did not see any specific concerns. That is my statement from my conversation with him.

Mr. King: So, one of my thoughts is, what would be an example. I would like to give an example of today. I am running late, I am in traffic, I wish I would have been able to call someone or send a text message or something to say that I am on Main Street and will be a couple of minutes late. If we were to discuss that as I just said, is that something that must go on the record. I am just asking for an introduction to people. How do things run? If you are going to be five minutes late, who's number should you call. If you are going to be a couple of minutes late, you want to have that discussion without being so formal. So, when it comes to meeting notes, I understand that they need to be formal and direct, but at the same time, we sit around here and it presents a presence of, what do we do, what can we say. Are we all sitting here very stiff because everything is so rigid. We might not be as versed as you, and maybe if it was not us, but rather people that come tomorrow, they may not be as versed. So, is it something that would put the Boards and Commission in the position to need a law degree to understand it, to really see what is going on?

Mr. Comeaux: If I may, I think that the distinction is as follows: If we go with the current procedure, let's say you just said 675 words, the minutes would have those 675 words with a few omissions because the microphone cut out. It is my understanding that the change would be, instead of having those 675 words, there would be a sentence or two saying that Mr. King

expressed the concerns as follows. Is this a fair characterization of the difference, Mr. Chairman?

Chairman McKenzie: At least as I understand, it could be. But, that is one of the things is that some people have abused the idea of summary minutes to make things too short. I should point out that legally that we keep the recording of these sessions for one year. So, that is a backup. And, as has been pointed out, if there were any challenge, we would go to the recording, and not to the transcripts. I would prefer, before we take the City Attorney's advice on this, that he be aware of what Robert's Rules of order states, never using the term "summary", versus my inappropriate use of the word summary when I made this request to have it on the Agenda. For example, what really matters when it gets to verbatim is when somebody is testifying to us, and that would still appear as verbatim. The one night when we ran over and we had lots of people talking about the Methodist Church, their presentation to us would still appear in the minutes as verbatim, but it would be the discussion type things that you were talking about that could be simply described, rather than repeated. That is what Robert's Rules of Order is getting to. I would like, before we decide, those people that are not on the Commission, decide that this is not something that we should be doing, be familiar with Robert's Rules and how it would be different, for the most part it would not be very different at all. Everything that we would be having now would still be there. I have had this discussion before with people who are doing the transcriptions, about making us look good in writing. Oftentimes, you do not use grammatically correct English when you are speaking. In fact, somebody who was a big crusader for that would say that the only way you could do it was to talk from a script. You cannot be grammatically correct when you are just speaking. From that standpoint, that is basically what Robert's Rules of Order would be having you do. It would just be tightening up what is said when you are speaking off of the top of your head, as I just changed and edited what I was going to say there. That edit would have been lost. So, once again, my point would simply be to ask that, as consistent with our Rules of the Planning Commission, that we follow Robert's Rules of Order for the minutes. That is all.

Mr. Cullinan: A year or so ago, when we were going through these documents and comparing to other Boards, how do other Boards address the minutes? Is it the same?

Mr. Snowden: Mr. Chairman, if I may...

Chairman McKenzie: Yes, Mr. Snowden.

Mr. Snowden: It is a mixed bag, depending on the history of the Board, the recommendations of the Attorneys, the type of cases they are hearing, length of the overall meeting, litigation that has been generated giving the particular city some insight. This is a difficult situation because at the end of the day, I have to follow what the Commission says, but I also have to follow what my City Attorney is telling me. So, it puts our staff in a very difficult situation. Because, if the City Attorney makes a recommendation to me, that is typically something that needs to be followed. Ultimately, it is your decision, but here is my suggestion, rather than have the Commission take a position and then have to backtrack when there is more press back from the Attorney's office, or whatever, my suggestion would be,

why don't we table this to the next regular meeting of the Commission. Now that we all understand each other and have had a chance to hear our Chairman, and I have had a chance to speak with both you and the Attorney, I can now set up a meeting with our development team and our attorney, and a representative, such as our Chairman, from the Commission, to go over what the Attorney is saying, and try to get everybody of the same page so that we can come back to you with a recommendation. Rather than our staff relaying what the Attorney is saying, let's get proactive and, as long as we do not have quorum, we could have multiple representatives at the meeting. If from that, between now and the next regular meeting, we determine that one of the City Attorneys needed to come and speak to the Commission in a formal setting such as this, we could do that. Again, I am going to do what you ask me to do, but it is putting our staff in a very uncomfortable position between our Attorney's office and the will of the Commission. Rather than cause a friction point, let's get all the players together and then come back to the Commission with more understanding. I hope that was appropriate. From there, I am happy to do what you ask me to do.

Mr. Cullinan: I was thinking along similar lines, it seems like the different parties need to come together and have a discussion. Mr. Snowden can not speak completely on behalf of the City Attorney. I am not opposed to the idea of the summary minutes. I think it makes sense. Not summary, an itemized type, following Robert's Rules of Order. I also want to make sure we are doing things as advised by the City Attorney.

Mr. Comeaux: Mr. Snowden, you had given some insight into how other cities might handle it, to your knowledge, do other Boards and Councils carry on with the minutes in a manner consistent to what we currently do?

Mr. Snowden: The three Planning and Zoning bodies, and City Council, all do the minutes in the same manner, using the electronic system that is provided by the Clerks office, and the Assistant Clerk of Council and the Clerk of Council do the transcription for the minutes from the recordings. I can not answer what the Parks and Recreation Commission or the Civil Service Commission do, but their needs are a little different because the Civil Service Commission is doing a review of city actions and setting a Human resources policy, and the Parks and Recreation Commission is advisory in nature. It does not have a lot of formal decision making to approve or not approve an application. It is there to oversee the department and give advise on needed recreation and parks issues. The three bodies that are within development, that the administrative are run out of the Clerk of Council's office are consistent. It does create some confusion and problems by having a policy for one of the Boards or Commission that is drastically different from the others. It creates some administrative challenges.

Chairman McKenzie: I wish the people would be able to experience the difference between the minutes as we have them now and Robert's Rules of Order. I do not believe we would be having this debate if they had. I don't believe that the other Boards and Commissions would notice a difference if they transitioned to Robert's Rules of Order's format for minutes. They may like those better than what they have now. They are certainly easier to read. We do not have to do it tonight. As I said, this does not even require a motion. It is just a matter of us following the Rules of the Commission if we decide to make that change. I will point out

that now there is a slight difference between what the Council is doing in way of the minutes and what the Boards and Commission are doing. With Mr. Joseph as President, he has advocated for more verbatim transcription for the minutes. But historically, when Nancy was doing the minutes, they were summary. As the President of Council has changed, he has wanted some changes, but they are still closer to Robert's Rules of Order than we are. There is not absolute consistency between City Council and the Boards of Commission now. This was just a matter of bringing this up. As I said, we don't have to move on this.

Mr. Comeaux: I would just like to say two things. If you are going to talk to the City Attorney, you can share these comments with him. What is the nature of these minutes. The nature of the minutes is to establish a record. I get the verbatim transcription. If the nature of the minutes is to remind the committee of what transpired, and I say "committee" because that is how Robert's Rules refers to it, then I would prefer they are summarized. That being said, consistency is the hob gobble of small minds. I see why the City would want to have the same process followed at each. My personal preference is something akin to summary minutes, but I recognize the potential pitfalls in that. If you have ever read corporate board minutes where it say, "And then there was a discussion." My final point would be, if we do go away from the minutes as proposed by Robert's Rules of Order, then we should so reflect in our rules. I do it would be fine to have a conversation and I would support tabling at this meeting.

Chairman McKenzie: We don't have to table.

Mr. Comeaux: That is fine. Whatever needs to be done.

Mr. Snowden: Mr. Chairman, we will work to set up such a discussion and I can work with Dan and Rochelle to see if we could do two formats, one with how we are doing it now, one with how you are proposing, and have you review that and see. That is a very minimal amount of work for her. When we go and speak with the Attorney, we can say this is what we have been doing, this is what people are talking about, then he can respond in terms of actual documents and give him a chance to review it. Instead of just telling him what we are hearing from the Board. Does that seem like a good way to move forward?

Chairman McKenzie: I have no objections. I have read through Robert's Rules on minutes.

Mr. Snowden: It is very possible that when it comes to Robert's Rules of Order, you may know more. When it comes to case law, he may know things that more importantly relate. We just need to get this all down to a solution for which everyone can be happy.

3. Proposed Planning Commission Rules Update

Chairman McKenzie: I pointed out another correction, but really this is mostly Mr. Snowden's thing.

Mr. Snowden: Yes, thank you Mr. Chairman. Gentlemen, from our reorganization meetings for 2015 into 2016, we did not have consistent Commission rules so we worked to get draft rules reviewed and adopted. As part of that, we went through several revisions to get things

where they needed to be. I am happy with the document as it stands. The bottom line here is, if you look at the revised version as it is sitting in front of you now, our Human Resources department went through all of our City job descriptions, and my title as of last December is now Planning and Zoning Administrator. The reasons for that is because it is consistent with our Code and it is consistent with what most other cities are doing. I went through and added the text "Zoning Administrator" to any references to my position. In addition, Dr. McKenzie noted an item under elections where the secretary should have been included.

Chairman McKenzie: Article 4, Section 4.1, first sentence, it just says elect Chairman and Vice Chairman and it neglected to say Secretary. So, we would be adding Secretary as an officer that we would elect on a yearly basis.

Mr. Snowden: Are there any other edits that need to be made that we could make a note of tonight and have a revised draft to you by the next meeting?

Chairman McKenzie: Since we are looking at this, as you may remember, we did not have a Rules of the Commission before we reorganized. I assume your title will never change again?

Mr. Snowden: Most likely not.

Chairman McKenzie: It seems like this is not the ideal way to express these points, such that the change to your title would require us to change the Rules of the Commission. Also, by the way we act now, Mr. Welday wanted to notify us that he was not going to be in attendance tonight, but he did it by email where he notified everyone. Right now you have a new set of regulations that you are changing and going before Council, and I noticed that there was a change in definitions in which you had crossed out Planning and Zoning Administrator and replacing it with Development Department.

Mr. Snowden: No, it is the opposite.

Chairman McKenzie: Adding Planning and Zoning? Ok.

Mr. Snowden: Dr. McKenzie, I believe the title will never change again. I understand your point that when something small administratively changes here, we should not have to reorganize all of our stuff. This is the third time it has changed since 1950, and will probably not change again for a number of years.

Chairman McKenzie: That is fine then. It is just that I did not want to get into this procedure where changing a title requires us to then change our Rules of Commission. If it is something, for example, we could simply say to notify Staff, and take care of it that way.

Mr. Snowden: Whenever you mention a staff member or staff title, it is really that person or their designee. I also had this discussion with our attorney when we dealt with the situation regarding acting upon the language that was in there. It is that individual or his or her designee. For example, I wrote the Zoning Code so that ultimately the person in charge of

the Zoning Code within the City of Reynoldsburg, is the Development Director. The reason for that is that individual is the director of the department. That title encompasses the entire Development Department. I would not get hung up on that, I think the point is that you are giving notification. I am just trying to make it consistent. Again, I do not see that changing for a very long time in a City this size.

Chairman McKenzie: Any further questions or discussions? By our Rules of Commission, these have been introduced now, we have had an opportunity to discuss them, and then we would vote on them at our next meeting, and they would immediately take affect is we adopt them at our next meeting.

Mr. Snowden: I will send out a revision based on the feedback that I receive for Article 4, Section 4.1.

Chairman McKenzie: As a point of ease for reading, because there are so many things in this document, underlining small changes would be beneficial. Because I could not find a copy of the existing one, what was or was not being changed here. A way of indicating changes, other than simply underlining the new sections, would be helpful.

Mr. Snowden: Would yellow highlighting be appropriate? I do not know if anyone on the Board is color blind.

Chairman McKenzie: Color coding would help. I went through the document. I did see the underlining, but there were so many things underlining that I did not know which items were changed.

Mr. Snowden: Once these are approved, I will post both these Rules and those for BZBA, and post them to our website. That is something we need to do, so thank you.

Chairman McKenzie: With no further business before the Commission, I will close the meeting.

C. ADJOURNMENT

Chairman

Planning Administrator



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

Application #: 176120

Permit #: _____

Date Submitted: 12/9/16

Fee Amount: \$850.00

☒ Paid: 1381

PLANNING COMMISSION APPLICATION

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

Applicant Signature: John C. Lucas, Trustee Date: 11-29-16
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:	Zoning Information	Planning Com. Meeting	City Council Meeting
	☐ Historic District	Date: _____	Date: _____
	☐ CC Overlay	☐ Approved as Submitted	☐ Approved as Submitted
		☐ Approved w/ Conditions	☐ Approved w/ Conditions
	Add'l Approvals Req'd	☐ Tabled	☐ Tabled
	☐ DRB	☐ Denied	☐ Denied
	☐ BZBA	Planning Admin: _____ Date: _____	Clerk of Council: _____ Date: _____

Purchase and Sale Agreement

Exhibit B

Legal Description of the Property

9.006 Acres – Franklin County

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

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

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

Parcel No. 060-003828-00

5.63 Acres – Licking County

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

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

Parcel No. 13-030390-00.000

Proposed Planned Neighborhood Development Application

CURRENT ZONING: (CC) Community Commerce District

PROPOSED ZONING: (PNDD) Planned Neighborhood Development District

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

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

CURRENT OWNER: William C. Davis Trust

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

DATE OF TEXT: December 6, 2016

CASE NUMBER:

INTRODUCTION:

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

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

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

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

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

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

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

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

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

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

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

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

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

2. Sub-Area B (“Phase II”):

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

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

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

3. Sub-Area C (“Phase III”):

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

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

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

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

Site Plan and Lot Split Approval:

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

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

SECTION 1183.01 – PURPOSE OF THE PNDD:

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

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

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

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

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

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

5. Promote efficient layout of infrastructure.

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

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

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

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

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

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

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

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

1. Compatibility with existing uses of adjacent lots:

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

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

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

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

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

Additional benefits will be realized through the following objectives:

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

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

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

2. Compatibility with zoning districts of adjacent lots:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4. Coordinated development of vacant parcels:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Zoning Text – Planned Neighborhood Development District

CURRENT ZONING: (CC) Community Commerce District

PROPOSED ZONING: (PNDD) Planned Neighborhood Development District

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

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

CURRENT OWNER: William C. Davis Trust

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

DATE OF TEXT: December 6, 2016

CASE NUMBER:

INTRODUCTION:

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

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

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

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

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

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

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

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

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

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

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

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

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

2. Sub-Area B (“Phase II”):

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

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

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

3. Sub-Area C (“Phase III”):

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

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

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

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

Site Plan and Lot Split Approval:

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

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

PROPOSED CHARACTER OF THE PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT

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

ZONING SUMMARY

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

Rear Yard - Table 1176.03	AR-3: 35 feet	Sub-area A: 35 feet Sub-area B: N/A (corner lot) Sub-area C: N/A (see above)	No
Side Yard – Table 1176.03	AR-3: 20 feet, Min. sum of side yards: 40 feet.	Sub-area A: 20 feet Sub-area B: 260 feet Sub-area C: 330 feet/62 feet	No
Lot Area per Dwelling – Table 1176.03	R-20: 2,000 square feet (Sub-area A) (2.75 acres required for 60 units)	Sub-area A: 7.9 acres provided Sub-area B: N/A * Sub-area C: N/A	No
Building Height – Table 1176.03	R20: 2.5 story, 35 feet (Sub-area A) AR-3: 3 story, 40 feet (Sub-area B,C)	Sub-area A: 1-story, 13 feet, 8 inches Sub-area B: 3-story, 37 feet, 8 inches Sub-area C: 1-story, 19 feet	No
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Special Provisions

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

Open Space 1187.06(d)	Commons space shall be 30% of the lot or parcel.	Sub-area A: Approx. 52% open space Sub-area B: Approx. 56% open space Sub-area C: Approx. 54% open space Total District: Approx 54%	No
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William C. Davis Trust is the current owner of the Property. If the proposed development is approved, the property will be sold to a single purpose entity that is an affiliate of Wallick Asset Management LLC, (the "Applicant"). Affiliates of the Applicant will develop, construct, and manage the development.

PROPOSED DEVELOPMENT SCHEDULE AND ANTICIPATED DATES:

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

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

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

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

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

Geo-Graphics, Inc.
Land Surveying & Civil Engineering

George W. Schweitzer, PS, PE
 President

3331 Livingston Avenue
 Columbus, Ohio 43227

December 8, 2016

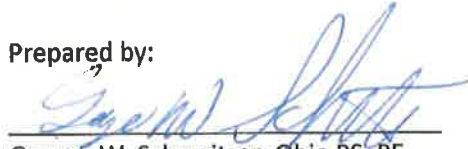
FACILITIES DEMAND WORKSHEET

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

Pressure requirements 60-80 psi

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

Prepared by:


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



N:\2016\16126\Facilities worksheet.docx



December 7, 2016

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

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

Dear George:

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

BACKGROUND

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

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

TRIP GENERATION ANALYSIS

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

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

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

Smart Services, Inc.
12/07/2016

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

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

1408 ADT

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

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

CONCLUSIONS

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

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

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

Sincerely,
SMART SERVICES, INC.



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

12-07-2016
Date



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





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

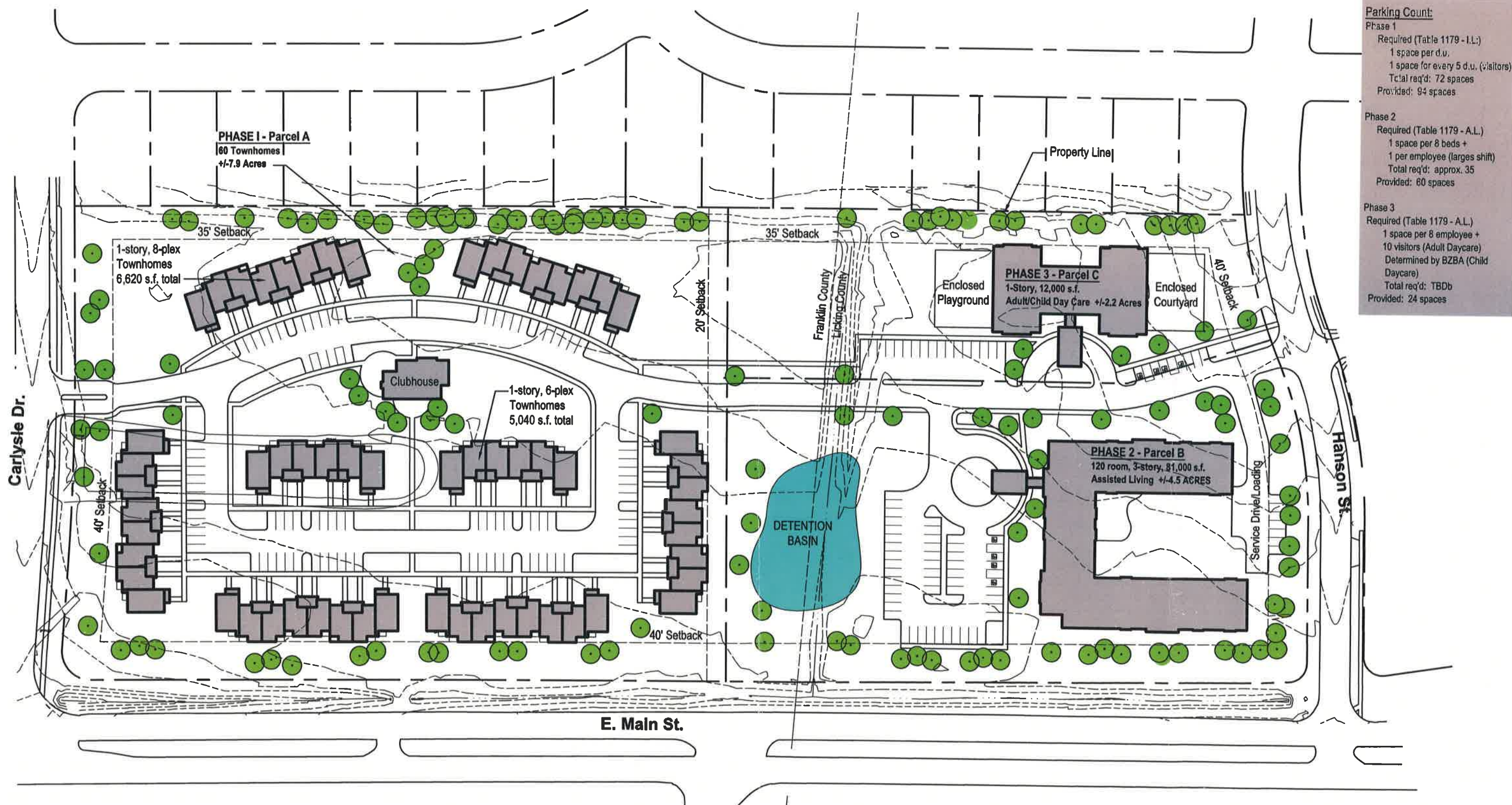
Reynoldsburg Senior Housing Traffic Impact Study - 12/2016

TABLE 1 - SITE TRIP GENERATION SUMMARY

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

Reynoldsburg Senior Housing Traffic Impact Study - 12/2016

TABLE 2 - SITE TRIP GENERATION SUMMARY



Parking Count:	
Phase 1	
Required (Table 1179 - I.L.)	1 space per d.u.
	1 space for every 5 d.u. (visitors)
Total req'd:	72 spaces
Provided:	94 spaces
Phase 2	
Required (Table 1179 - A.L.)	1 space per 8 beds +
	1 per employee (larges shift)
Total req'd:	approx. 35
Provided:	60 spaces
Phase 3	
Required (Table 1179 - A.L.)	1 space per 8 employee +
	10 visitors (Adult Daycare)
	Determined by BZBA (Child Daycare)
Total req'd:	TBD
Provided:	24 spaces

PROPOSED SITE PLAN

SCALE: 1" = 100'-0"

0 50' 100'



A-1

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RDL
ARCHITECTS

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

REYNOLDSBURG SENIOR HOUSING
REYNOLDSBURG, OHIO

Wallick Communities
6880 Tussing Rd.
Reynoldsburg, Ohio 43068



Site Context 1

Site Context 2



Site Context 3



Assisted Living @ E. Main St.

SITE CONTEXT

A-2

RDL
ARCHITECTS

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

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REYNOLDSBURG, OHIO

December 2, 2016

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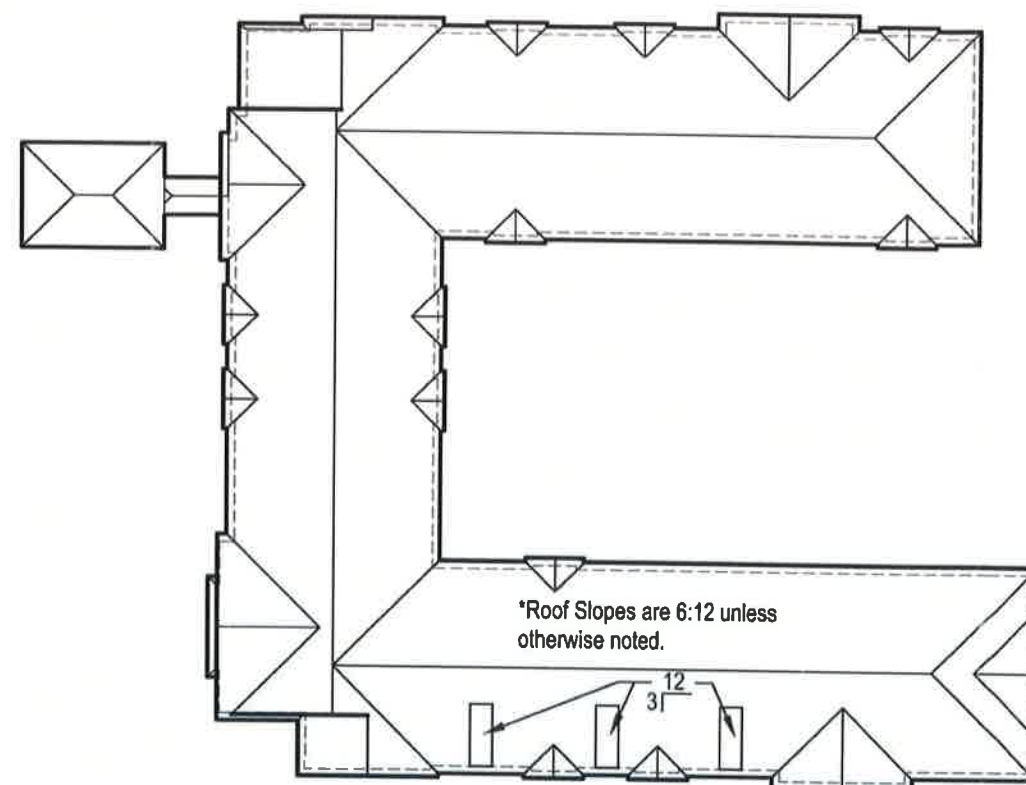
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6880 Tussing Rd.
Reynoldsburg, OH

Packet Pg. 35



1

Elevation @ Porte-Cochere

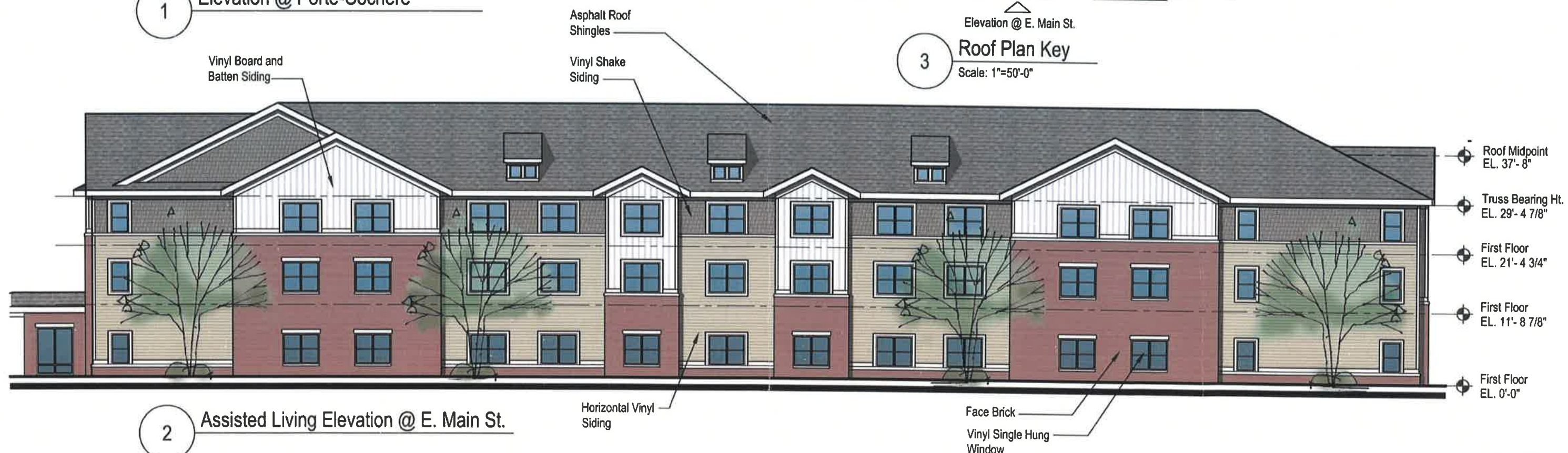


Elevation @ E. Main St.

3

Roof Plan Key

Scale: 1"=50'-0"



2

Assisted Living Elevation @ E. Main St.

ASSISTED LIVING ELEVATION

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 T: 216-752-4300 F: 216-752-4301

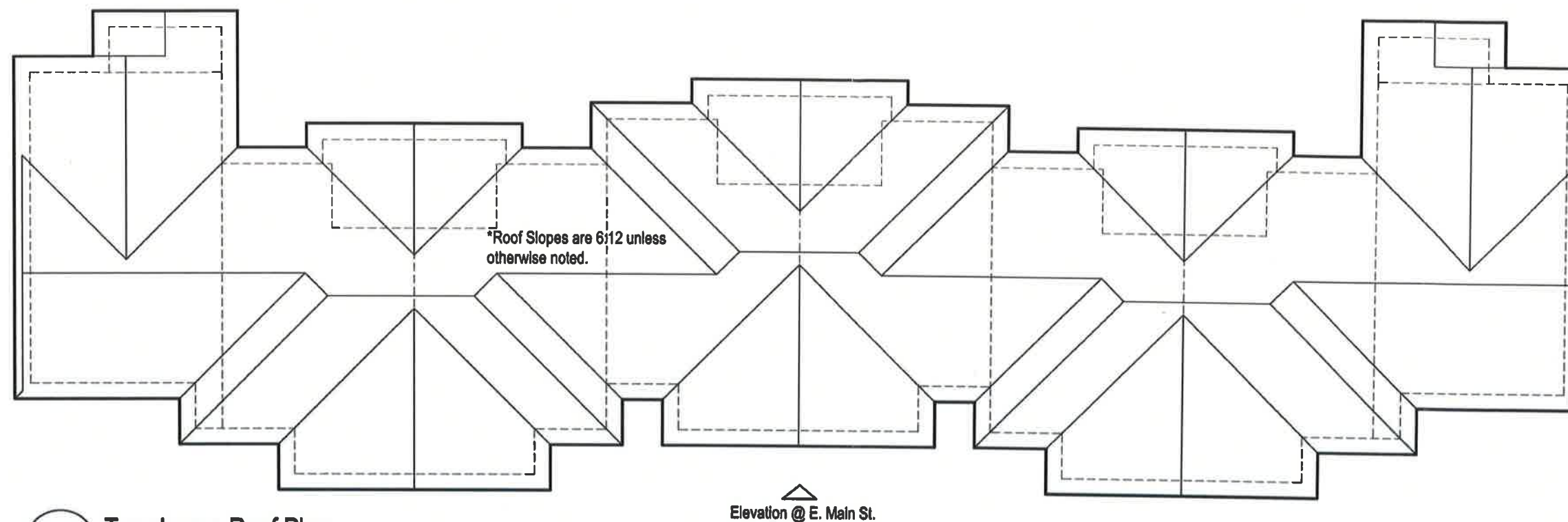
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SCALE: 1/16" = 1'-0"

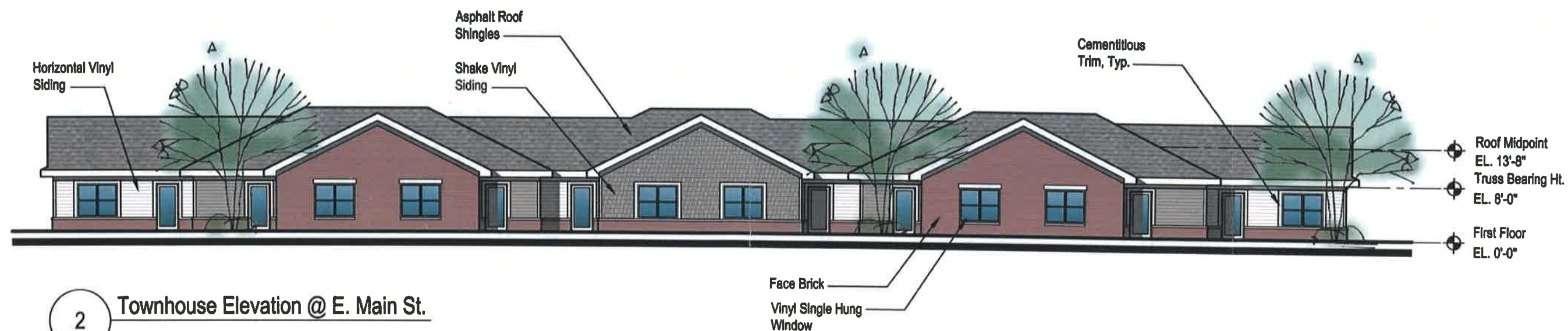

Wallick Communities

 6880 Tussing Rd.
 Reynoldsburg, OH



1

Townhouse Roof Plan



2

Townhouse Elevation @ E. Main St.

TOWNHOUSE ELEVATION

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REYNOLDSBURG, OHIO

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

December 2, 2016

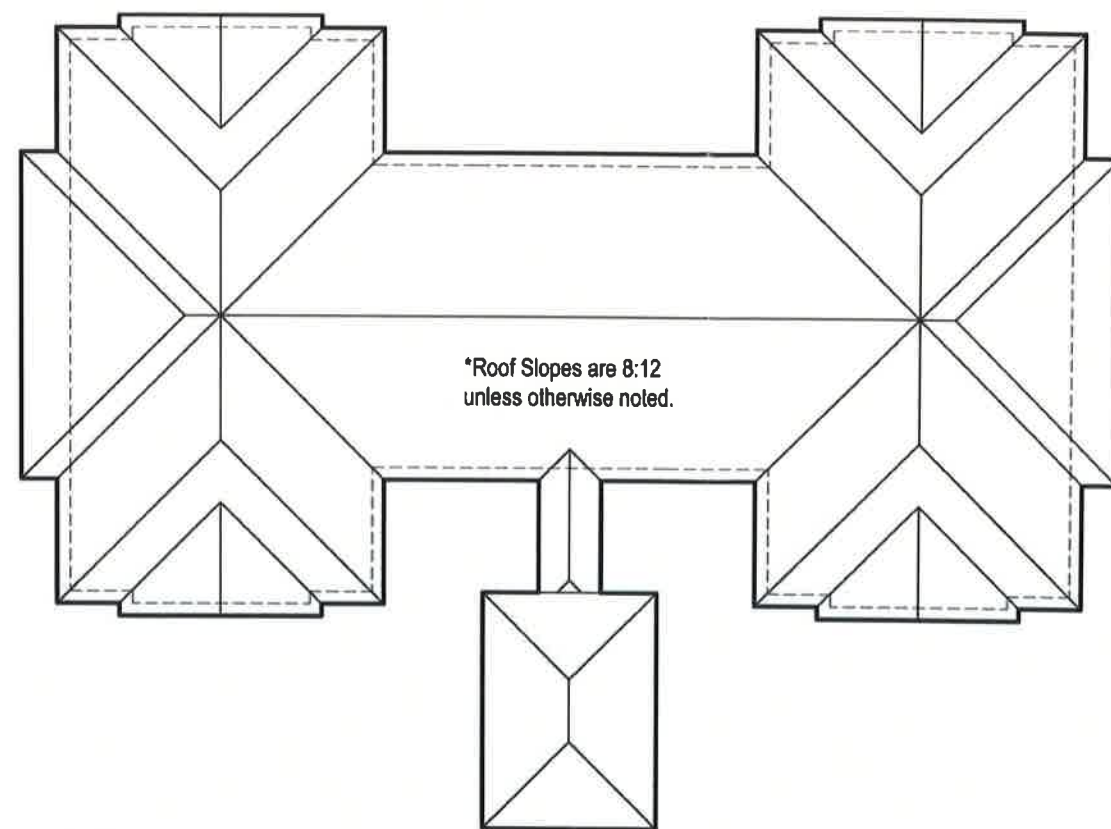
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SCALE: 1/16" = 1'-0"

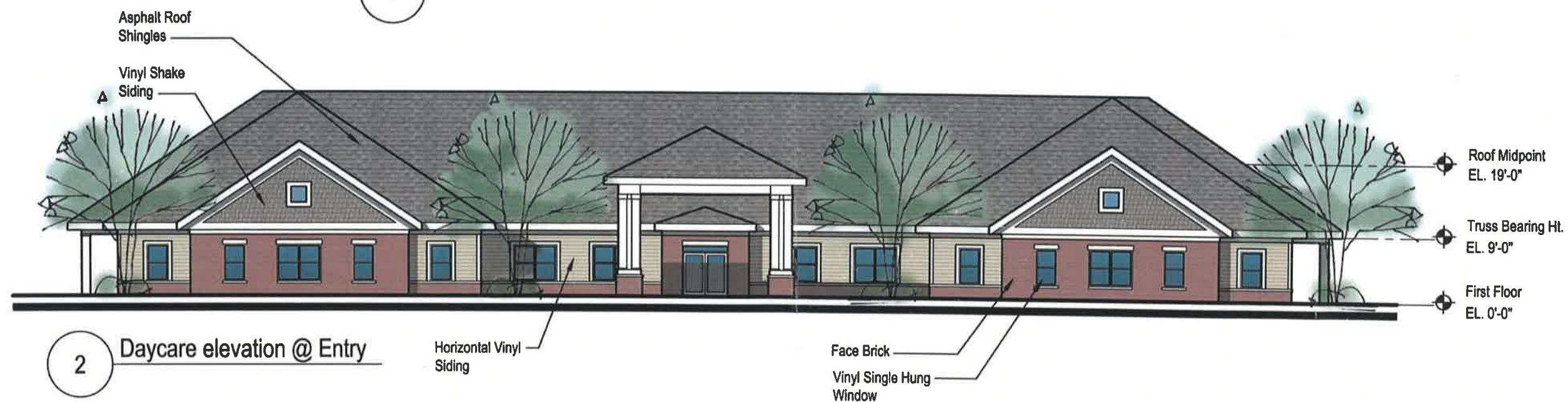


Wallick Communities
6880 Tussing Rd.
Reynoldsburg, Ohio 43068

A-4



1 Roof Plan Key
Elevation @ Entry



2 Daycare elevation @ Entry

DAYCARE ELEVATION

Key Risk Indicators:

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

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

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

Job & Revenue Creation:

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

Contribution to Future Economic Development:

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

Enhancing Connectivity & Pedestrian Safety:

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

Contribution to Franklin County Consolidated Plan:

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

Key Risk Indicators:

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

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

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

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

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

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

Connectivity, Pedestrian Mobility & Safety:

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

Improved Landscaping and Building Appearance:

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

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

Mitigating Factors:

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

Market Demand:

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

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

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

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

Existing Housing Options:

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



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

PROPOSED SITE PLAN



Site Context 1

Site Context 2



Site Context 3



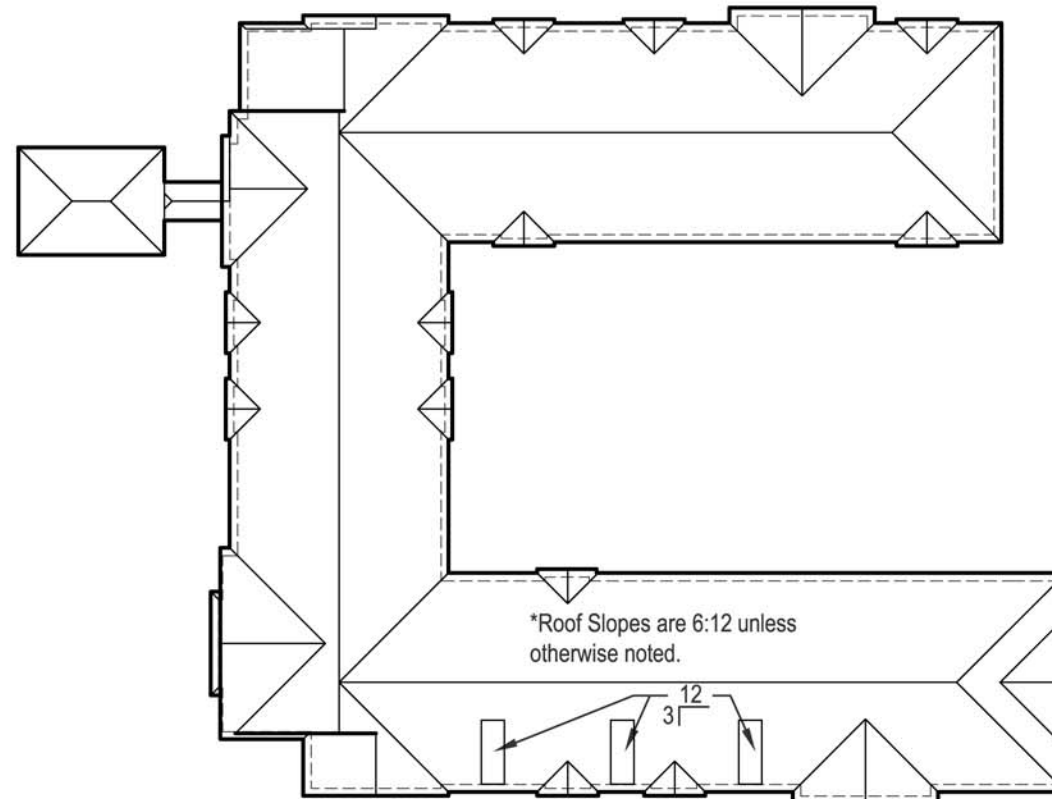
SITE CONTEXT

A-2

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1 Elevation @ Porte-Cochere



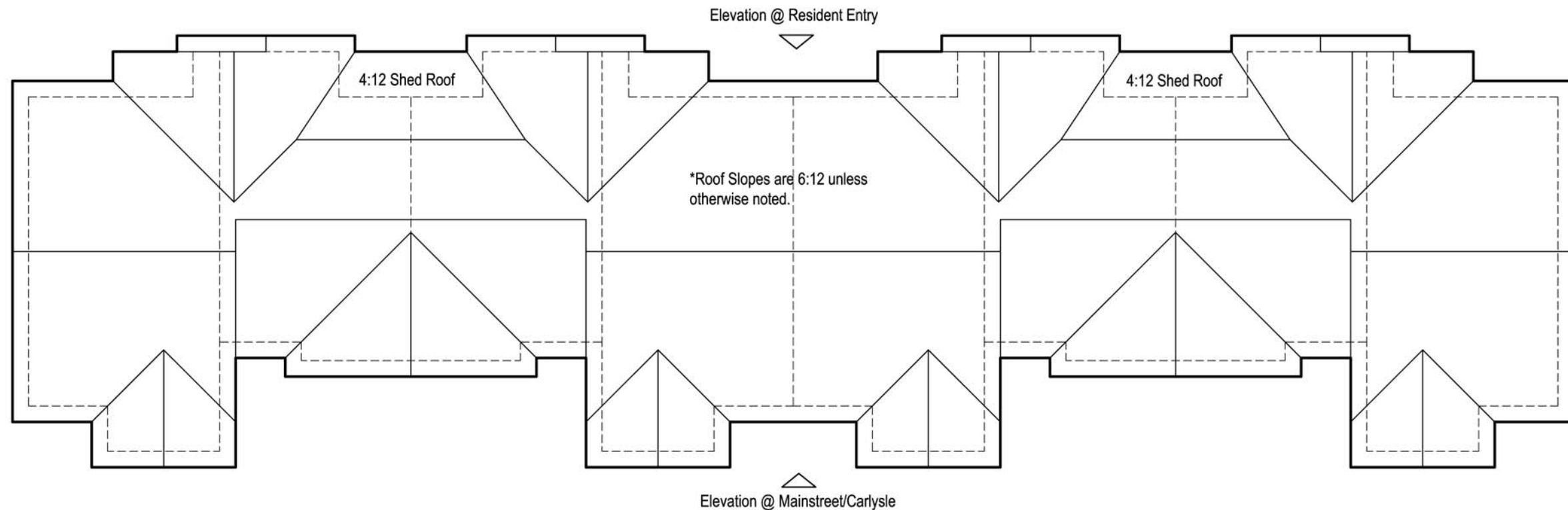
3 Roof Plan Key
Elevation @ E. Main St.
Scale: 1"=50'-0"



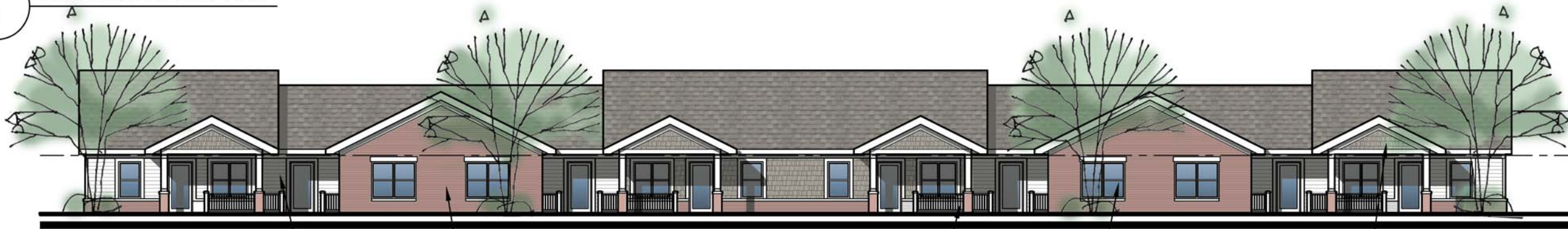
2 Assisted Living Elevation @ E. Main St.

ASSISTED LIVING ELEVATION

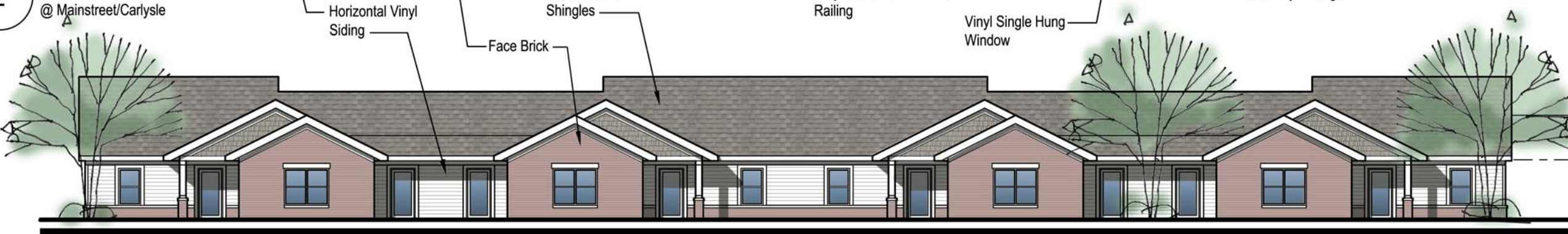
A-3



1 Townhouse A Roof Plan



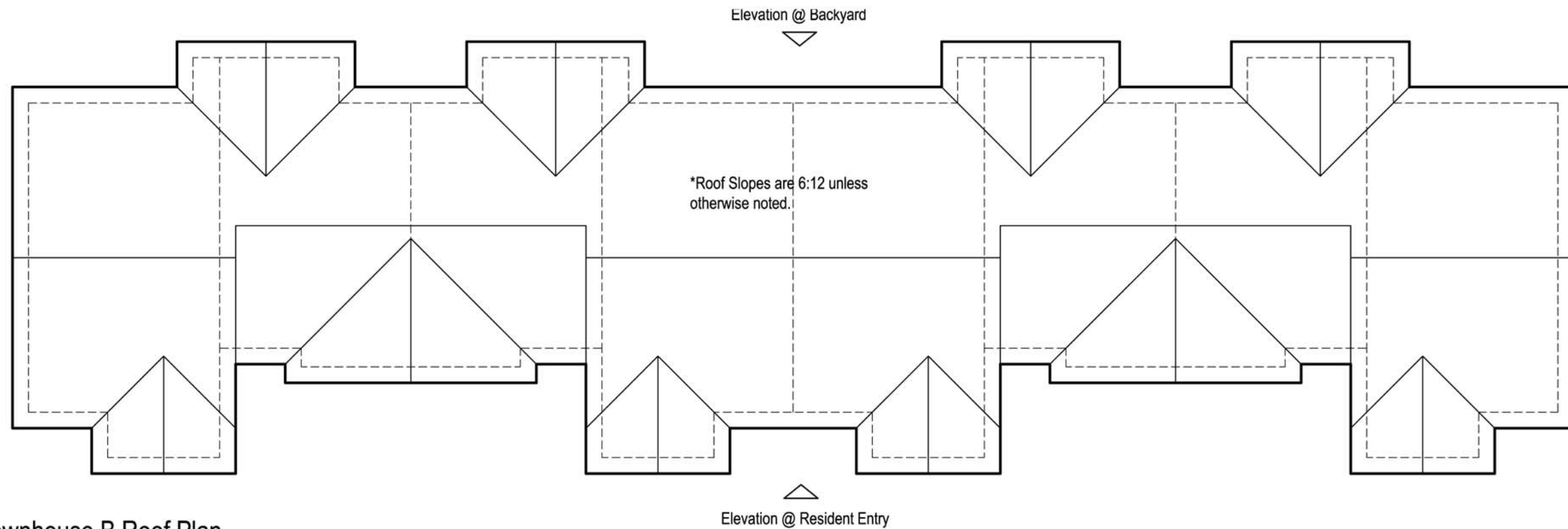
2 Townhouse A Elevation @ Mainstreet/Carlyle



3 Townhouse A Elevation @ Resident Entry

December 2, 2016

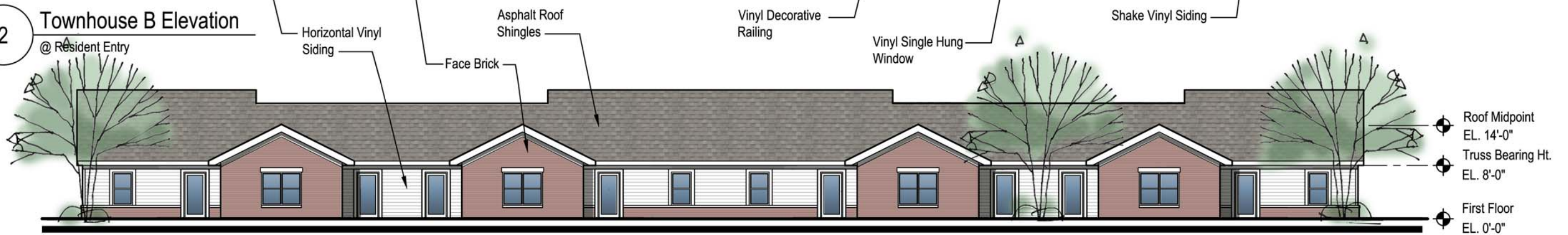
A-4



1 Townhouse B Roof Plan

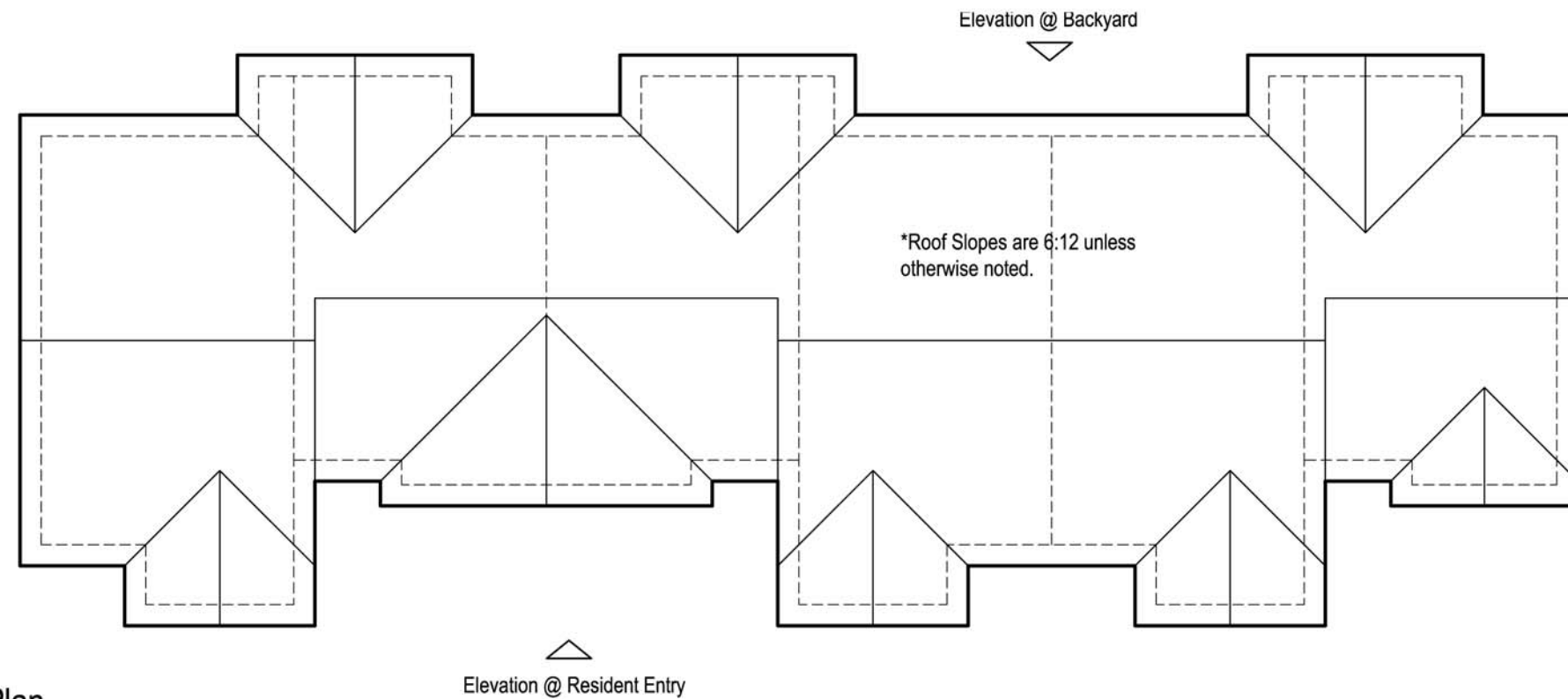


2 Townhouse B Elevation @ Resident Entry



3 Townhouse B Elevation @ Backyard

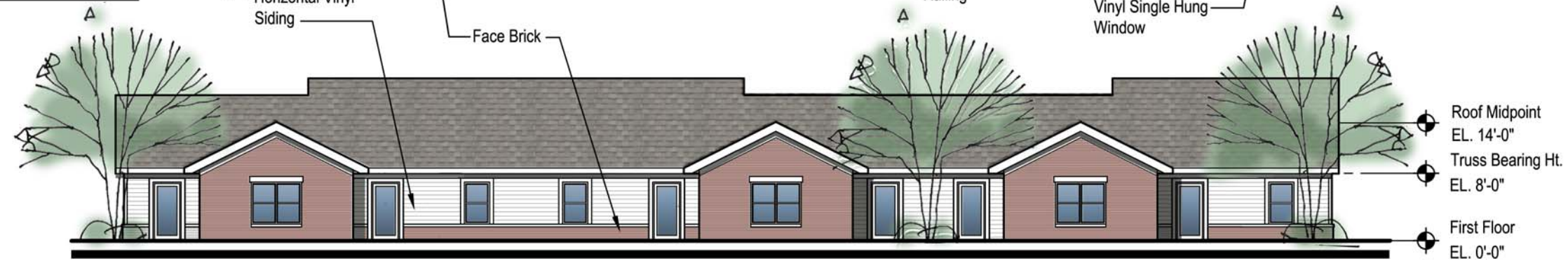
A-5



1 Townhouse C Roof Plan

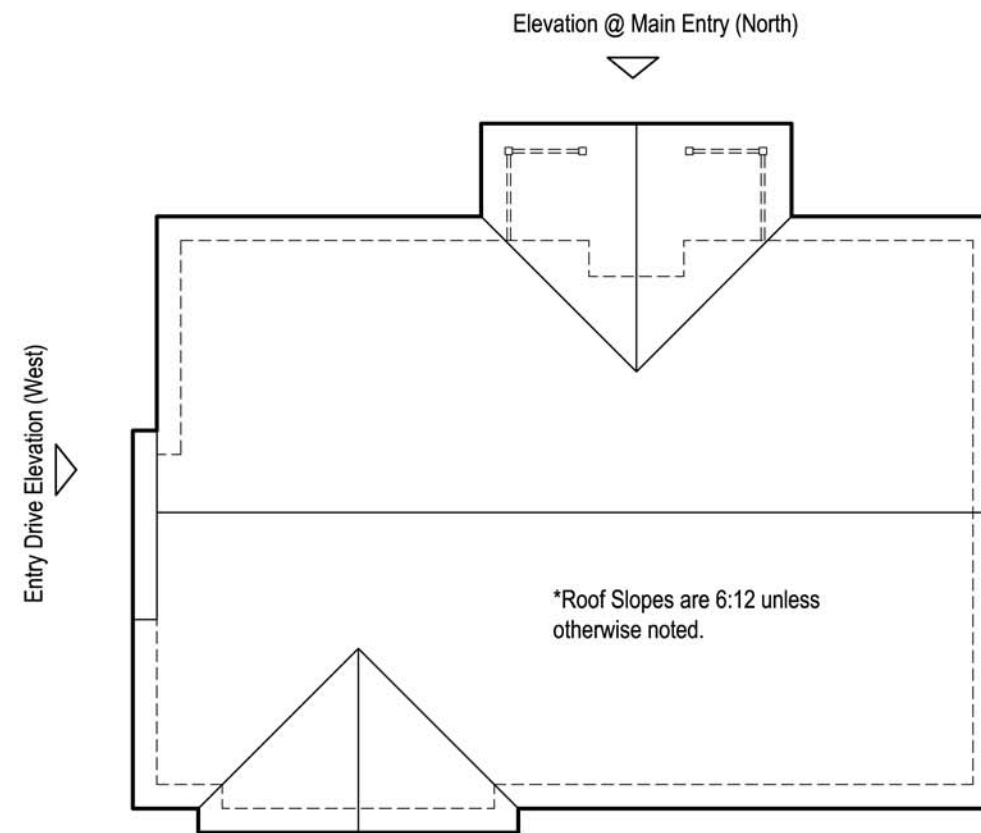


2 Townhouse C Elevation @ Resident Entry

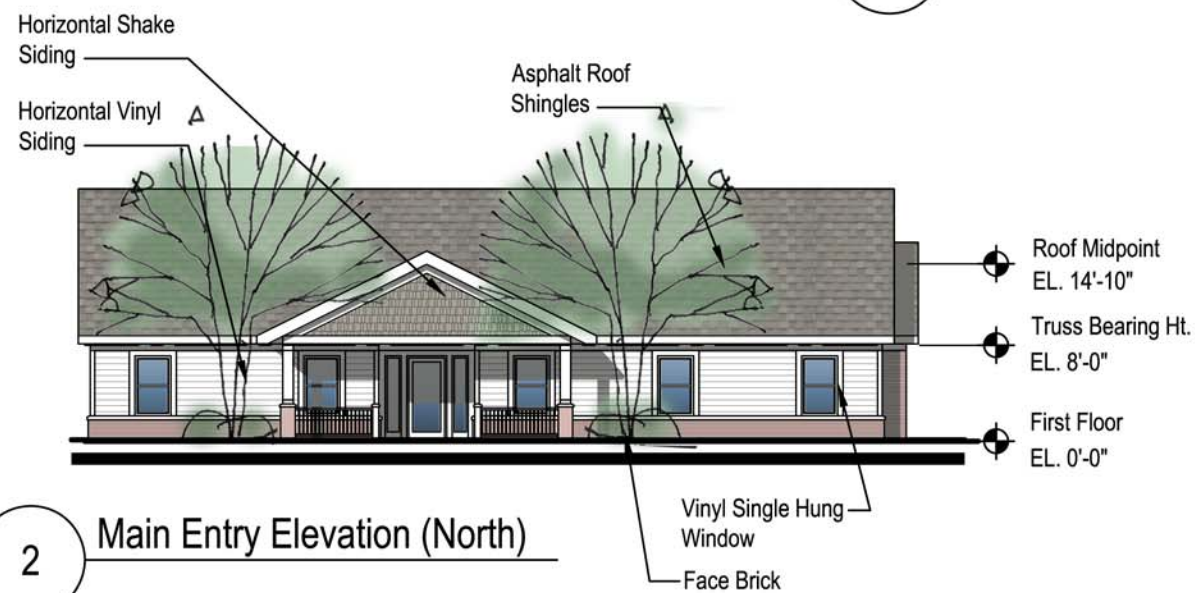


3 Townhouse C Elevation @ Backyard

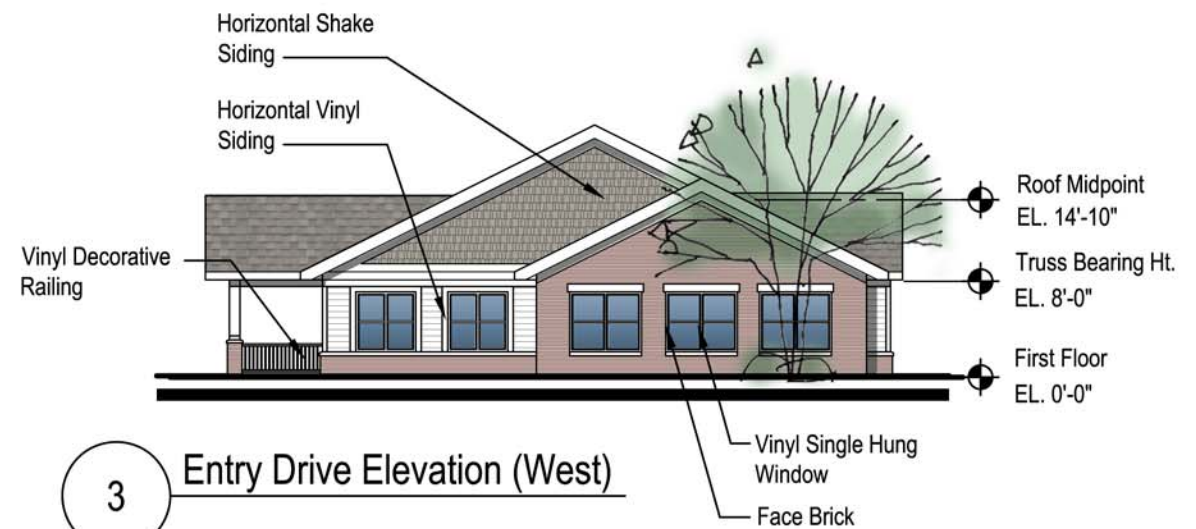
A-6



1 Clubhouse Roof Plan



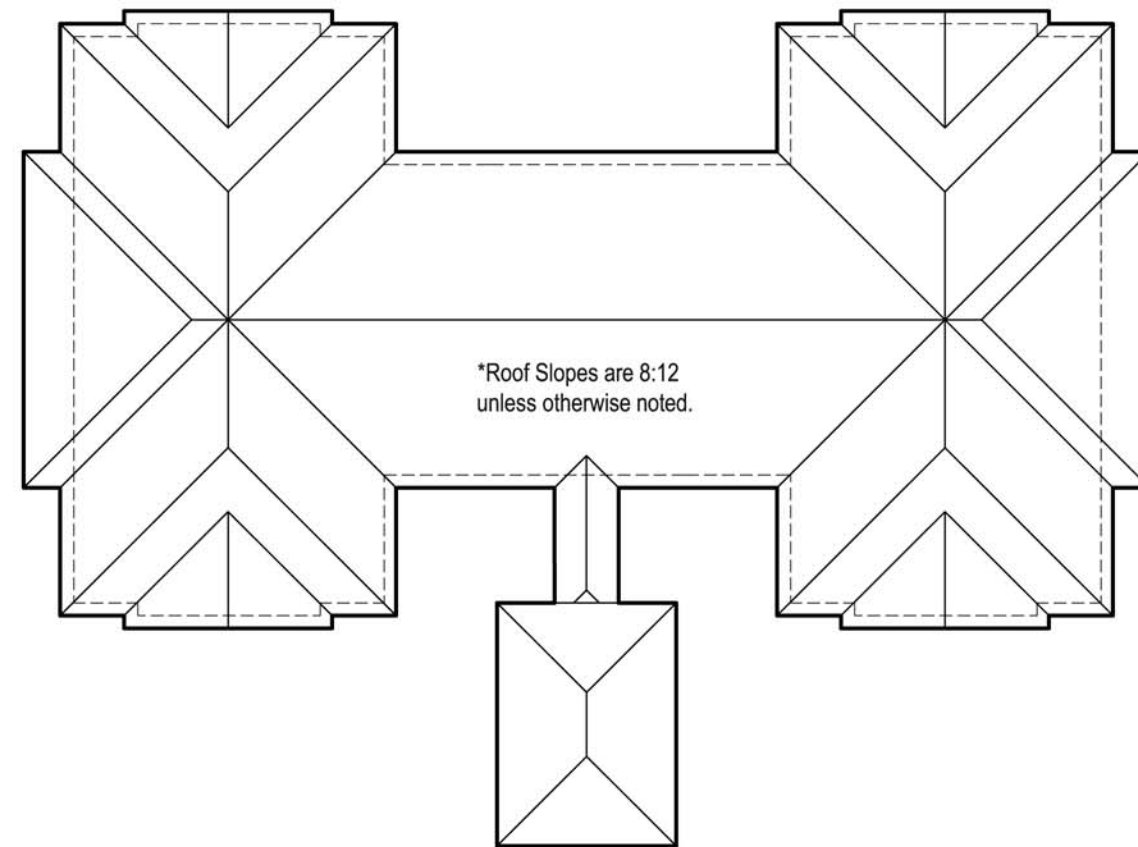
2 Main Entry Elevation (North)



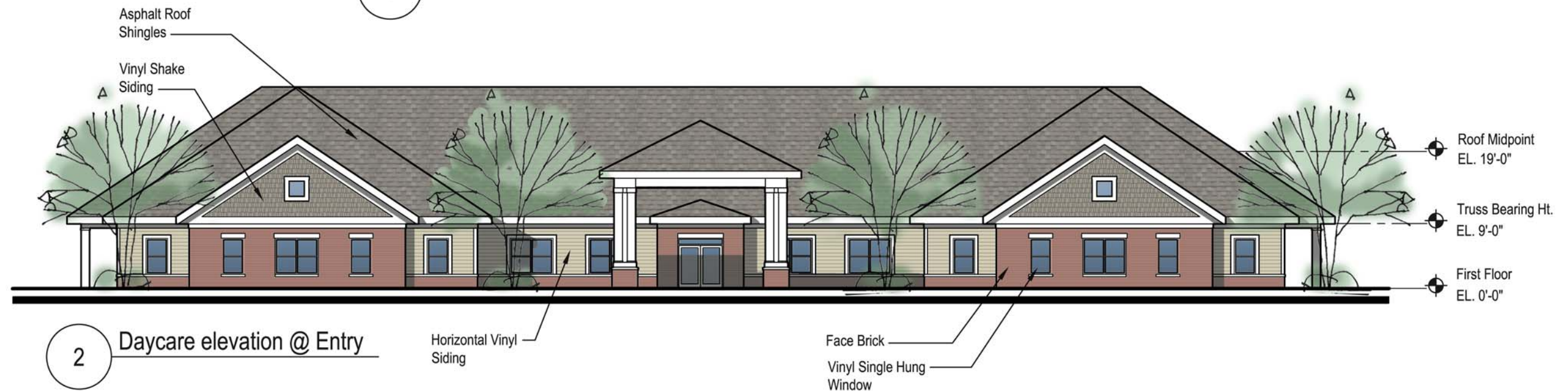
3 Entry Drive Elevation (West)

Clubhouse Elevations

A-7



1 Roof Plan Key
Elevation @ Entry



2 Daycare elevation @ Entry

DAYCARE ELEVATION

A-8

February 06, 2017

rdla: #16170 COPYRIGHT © 2016



REYNOLDSBURG SENIOR HOUSING

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

Application #: 175747
Permit #:
Date Submitted: 11/14/16
Fee Amount: \$500.00
☒ Paid: #57311

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION		
Property Address: <u>1051 WAGGONER RD. REYNOLDSBURG OH. 43068</u>		FOR DISTRICT AMENDMENT ONLY
Description of Location: <u>ST. PIUS X CAMPUS, SOUTH OF BROAD ST.</u>		
Parcel ID(s): <u>060-001027-00</u>		
Number of Lots: <u>1</u>	Present Zoning: <u>CHURCH & SCHOOL CAMPUS</u>	
Present Use: <u>CHURCH & SCHOOL CAMPUS</u>		
Complete Where Applicable: Engineer/Surveyor: <u>GEO. GRAPHICS, INC.</u> Builder: _____		Proposed Zoning: Size of Area to be Rezoned: <u>14.9 AC</u> Existing Structures: Proposed Use:
III. PROPERTY OWNER OF RECORD		
Property Owner Name(s): <u>BISHOP EDWARD HERRMANN</u>		Property Owner Address(s): <u>1051 WAGGONER RD. 43068</u>
IV. APPLICANT INFORMATION		
Applicant Name: <u>ST. PIUS X CATHOLIC CHURCH ; JOHN A. EBERTS, ARCHITECT.</u>		
Applicant Address: <u>1051 WAGGONER RD. 43068 ; 105 ERIE RD. STE. B COL. OHIO 43214</u>		
Applicant Phone Number: <u>1614.310.1699</u>		Applicant Email: <u>jeberts@inkynet.net</u>
I. PROJECT TYPE		
☐ District Amendment (Rezoning) (\$750 Residential plus \$50 per lot/\$1,000 Non-Residential)		
☐ Amendment of Development Plan or Text (\$500)		
☒ Major Site Plan (\$500)		

*Applicant Signature: [Signature] Date: 11/23/17
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:

Received
NOV 14 2016
Reynoldsburg Building Division

Zoning Information

- ☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ DRB
☐ BZBA

Planning Com. Meeting

- Date: 3/2/17
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting

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

Planning Admin: _____ Date: _____

Clerk of Council: _____ Date: _____

SITE PLAN IMPROVEMENTS

1. HOHMAN HALL RENOVATION AND EXPANSION

- COVER PORTICO FOR DROP OFF AND PICK UP.
- MAIN ENTRY WITH COAT ROOM
- 7,000 S.F. COMMUNITY HALL TO ACCOMMODATE 299 OCCUPANT
- CAPABLE OF BEING SUB DIVIDED INTO THREE MEETING ROOMS
- BRIDE'S ROOM, RESTROOMS AND TABLE STORAGE
- KITCHEN FACILITY AND ADDITIONAL STORAGE SPACE

2. PARISH ADMINISTRATIVE OFFICE EXPANSION

- NEW OFFICE ENTRY ADJACENT TO RECTORY
- WAITING/RECEPTION AREA, ADDITIONAL OFFICES, MEETING ROOMS AND FILE STORAGE
- ADA COMPLIANCE CHAIRLIFT ACCESS

3. CHURCH NARTHEX / VESTIBULE EXPANSION

- REMODELED / EXPANDED VESTIBULE FOR GREETING AND FELLOWSHIP
- ADORATION CHAPEL
- NEW ADA COMPLIANT RESTROOMS, CHOIR AND STORAGE SPACE
- MECHANICAL UPGRADES

4. SCHOOL EXPANSION

- NEW 8,200 S.F. FIRST FLOOR ADDITION
- SECURE CENTRAL ENTRANCE AND LOBBY AREA
- FIRST FLOOR ADMINISTRATIVE OFFICES AND CONFERENCE ROOM
- NEW ADA COMPLIANT RESTROOMS AND ELEVATOR
- NEW KINDERGARTEN AND 1ST GRADE CLASSROOMS
- SECOND FLOOR JUNIOR HIGH WING

060-006274: R-3
HELMICK, DEBORAH C.
1002 N. NORTHFIELD PL.060-004577: R-3
GRAY, JENNIFER L.
1010 NORTHFIELD060-004577: R-3
HELMICK, CHRISTINA
7006 NORTHFIELD060-004578: R-3
KLEIN, JAMES & LOLA
7045 NORTHFIELD060-004579: R-3
BREENE, MAX & DORE
7030 NORTHFIELD060-004584: R-3
THOMAS, SHAWN M.
1004 NORTHFIELD060-004585: R-3
TUTTLE, ROBERT E.
1005 NORTHFIELD060-000018: AR-2C
BROWN, BOND MARC
1154, 1152, 1150, 1148
1146, 1144, 1142, 1140
BEAVERCREEK BLVD.060-007252: AR-2C
CITY RIDGE L.P.
7630-7636 RIDGEMONT060-007252: AR-2C
CITY RIDGE L.P.
7640-7644 RIDGEMONT060-007252: AR-2C
CITY RIDGE L.P.
7650-7654 RIDGEMONT060-007252: AR-2C
CITY RIDGE L.P.
7655-7659 RIDGEMONT060-007252: AR-2C
CITY RIDGE L.P.
7645 RIDGEMONT060-007252: AR-2C
CITY RIDGE L.P.
7650 RIDGEMONT060-007252: AR-2C
CITY RIDGE L.P.
7672 RIDGEMONT060-007252: AR-2C
CITY RIDGE L.P.
7660-7664 RIDGEMONT283-000718-00: R-1
WILLIAMS CLAUDE A. JR.
1140 WAGGONER RD.283-000718-00: R-1
WILLIAMS CLAUDE A. JR.
1140 WAGGONER RD.VICINITY PLAN
NTS.

BUILDING INFORMATION

ZONING - 1061 WAGGONER ROAD - ST. PIUS X CATHOLIC PARISH CAMPUS
ZONED - S-1PID = 000-001027-00, FLOOD ZONE OUT, PANEL 39048C0308K(9/18/2008)
LOT SQUARE FOOTAGE = 637,718.4 S.F. = 14.84 ACRES

TOTAL PARKING SPACES REQUIRED:

MAIN WORSHIP SPACE
1 PER 4 SEATS OF MAIN WORSHIP SPACE = 299 OCC. / 4 = 75 PARKING SPACES
(330 MAX. / 4 = 83 SPACES)PROPOSED COMMUNITY/PARISH CENTER
1 PER 200 S.F. = 8,888 / 200 = 45 SPACES
(LATCHKEY EMPLOYEES = 3 SPACES)PROPOSED PARISH OFFICE
1 PER 260 S.F. = 5,423 / 260 = 22 SPACESELEMENTARY SCHOOL
1 PER CLASSROOM = 1 X 28 = 28 SPACES
(23 EXISTING CLASSROOMS + 5 NEW = 28 CLASSROOMS)
MEETING SPACE = GYM = 1/4 SEATS OR 1" OF BENCH
(5 X 74 L.F. BLEACHERS / 8 = 46 SPACES)

TOTAL REQUIRED SPACES = 229 SPACES

EXISTING PARKING SPACES = 375 SPACES

BUILDING USE & CONSTRUCTION DATA:
ELEMENTARY SCHOOL = A-3, E USE & B / R; BUSINESS/RESIDENCE

CONSTRUCTION CLASSIFICATION:

FLOOR LIVE LOAD:
FIRST FLOOR = 100 P.S.F. & AS REQ'D. FOR LOADING CONDITIONS

BUILDING SQUARE FOOTAGE

EXISTING HOHMAN HALL: FIRE AREA = 2,866 S.F. (GROSS)

TYPE: VS-A-3 COMMUNITY HALL & E USE LATCHKEY

PROPOSED HOHMAN RENOVATION: LATCH KEY = 3,312.1 S.F. (GROSS)

PROPOSED ADDITION: COMMUNITY HALL = 8,155 S.F. (GROSS) = 8,888 S.F. FIRE AREA

PROPOSED A-3 COMMUNITY HALL - ASSOCIATED SPACES:
(RESTROOMS, KITCHEN, TABLECHAIR STORAGE, SMALL MTG, RM3, MECHANICAL RM
& COMMITTEE WORKSHOP)
TYPE: IIB: E USE
MAXIMUM ALLOWABLE AREA (OBC SECT. 503) = 3,905 S.F. (GROSS) = 3,738 S.F. FIRE AREA

EXISTING RECTORY/PARISH OFFICE: FIRE AREA = 4,072 S.F. (GROSS)

TYPE: VS-R-1 & BUSINESS USE

PROPOSED ADDITION: OFFICE ADDITION = 1,353.3 S.F. (GROSS)

TOTAL = 3,248.7 S.F. = 5,425.3 S.F. (GROSS) MIX NON-SEPARATED USE

MAXIMUM ALLOWABLE AREA (OBC SECT. 503) = 9,000 S.F. GROSS

EXISTING CHURCH STRUCTURE: FIRE AREA = 13,301 S.F. (GROSS)

COVERED PORCH/ENTRY AREA = 800 S.F. (GROSS)

PROPOSED ADDITION: NARTHEX/ENTRY ADDITION = 1,889.3 S.F. (GROSS)

EXISTING NARTHEX REMO'D AREA = 1,379.4 S.F. (GROSS)

EXISTING SACRISTY AREA = 2,506 S.F. (GROSS); TOTAL = 15,807.7 S.F.

TYPE: IIB: A-3 ASSEMBLY USE PLACE OF RELIGIOUS WORSHIP

MAXIMUM ALLOWABLE AREA (OBC SECT. 503) = 14,500 S.F. GROSS

AREA MODIFICATION (OBC SECT. 506)

EXISTING ELEMENTARY SCHOOL: FIRE AREA = 17,548 S.F. (GROSS)

EXISTING GYMNASIUM & ACCESS CORRIDOR: FIRE AREA = 4,407 S.F. (GROSS)

MAXIMUM ALLOWABLE AREA (OBC SECT. 503) = 25,000 S.F. GROSS

PROPOSED ADDITION: 1 STORY ADDITION = 8,800 S.F. (GROSS) FIRE SEPARATION

TYPE: IIB: ASSEMBLY USE
MAXIMUM ALLOWABLE AREA (OBC SECT. 503) = 20,000 S.F. GROSS

AREA MODIFICATION (OBC SECT. 506)

OPEN PERIMETER = 954 L.F. / 770 L.F. = 80.7% ACCESSIBLE TO OPEN SPACE

PER OBC SECTION 506; AREA MODIFICATIONS

A₈ = AT + (AT X IF) + (AT X IS) WITH AT = 14,500 S.F.

IF = 0.557 WITH AN OPEN PERIMETER

IF = (770 / 954) + 0.25 X (80.5) = 0.557 IS = 0

A₈ = 14,500 + 8,076 = 22,576 S.F. MAX. ALLOWABLE S.F. PER SECT. 506 = 22,576 S.F.

THEREFORE: 14,781 S.F. < 20,000 S.F. MAX PER 903.2.2

THEREFORE: 13,289 S.F. < 20,000 S.F. MAX PER 903.2.2

RESTROOM REQUIREMENTS:

EXISTING RESTROOMS AVAILABLE OFF OF CHURCH NARTHEX, PARISH OFFICE, MAIN

CORRIDORS OF SCHOOL & HOHMAN PARISH CENTER

INTERIOR FINISH CLASSIFICATIONS:

EXIT ACCESS CORRIDORS = CLASS B

ROOMS & ENCL. SPACES = CLASS C

LOBBY AREA = CLASS B

(PER OBC 2009, TABLE 803.5)

283-001005-00: R-1
RA LONG PROPERTIES LLC
100 WAGGONER RD.060-009287-00
CITY OF REYNOLDSBURG
106 WAGGONER RD.

A SITE PLAN

MASTER PLAN
for
ST. PIUS X CATHOLIC PARISH CAMPUS
1061 WAGGONER ROAD
REYNOLDSBURG, OHIO 43068VOICE/FAX 614-330-8770
jeberts@livecast.netJOHN A. EBERTS
ARCHITECT
LEED AP
165 ERIE ROAD, SUITE B
COLUMBUS, OHIO 43204

REVISIONS

01-14-17

COMM. NO.

0315



OH 10409 EXP. 12/31/16

DATE

10-28-16

SHEET NO.

A1

Canadian Hemlock

Tsuga canadensis



This hemlock is one of our members’ favorites for privacy screens and hedges because of its handsome, graceful appearance and ability to be sheared to any height or shape. The tree is also one of only few evergreens that can handle full sun and full shade, though it prefers a site where it can receive both shade and sun.

If you’re in need of an evergreen landscape tree for a privacy screen, grouping or foundation planting, the Canadian hemlock may be a good solution.



Hardiness Zones

The canadian hemlock can be expected to grow in Hardiness Zones 3–8. [View Map](#)



Tree Type

This is an evergreen tree, keeping its foliage year-round.



Mature Size

The Canadian hemlock grows to a height of 40–70' and a spread of 25–35' at maturity.



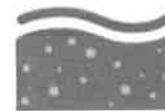
Growth Rate

This tree grows at a slow to medium rate, with height increases of anywhere from less than 12" to 24" per year.



Sun Preference

This tree needs a minimum of 6–8 hours of direct, unfiltered sunlight each day.



Soil Preference

The Canadian hemlock grows in acidic, loamy, moist, sandy and well-drained soils. It is not drought-tolerant.



Attributes

This tree:

- Works well for screening, groupings and foundation plantings.
- Grows in a pyramidal shape.
- Prefers a site where it can receive both shade and sun.
- Cannot tolerate drought, wind or heavy soil.

Attachment: Application #175747 (1685 : 1051 Waggoner Rd.; Application #175747; Applicant: St. Pius X Church, John A. Eberts, Architect)

- Features soft, feathery deep green needles that form flat, horizontal sprays on the twigs.
- Yields an abundance of small brown cones ½ –1" long that hang from the branches like ornaments.
- May be sheared to any height or shape.



Wildlife Value

This hemlock provides excellent cover for deer and songbirds. Nesting site for several warblers. Seeds are eaten by juncos, chickadees, and siskins.



History/Lore

Native Americans and colonists used the tannins from the bark as a curative and for tanning leather. The needles have been used to make a tea high in vitamin C. (Although often confused with the hemlock that poisoned Socrates, the Canadian hemlock is not poisonous.)

Thornless Honeylocust

Gleditsia triacanthos form *inermis*



The thornless honeylocust has captured the hearts of arborists, community foresters and homeowners throughout America. And no wonder. This tree is easy to plant, grows fast, has reasonably strong branches, is aesthetically pleasing and is tough enough to withstand just about any urban setting.

In nature it grows in both a thorned and thornless form, with thorns growing up to 12" long. Many regions in the South once referred to honelocusts as Confederate pin trees because those thorns were used to pin uniforms together during the Civil War.



Hardiness Zones

The thornless honeylocust can be expected to grow in Hardiness Zones 3–9. [View Map](#)



Tree Type

This is a shade tree, featuring a spreading canopy capable of blocking sunlight.



Mature Size

The thornless honeylocust grows to a height of 30–70' and a spread of 30–70' at maturity.



Growth Rate

This tree grows at a fast rate, with height increases of more than 24" per year.



Sun Preference

Full sun is the ideal condition for this tree, meaning it should get at least six hours of direct, unfiltered sunlight each day.



Soil Preference

The thornless honeylocust tolerates a wide range of soils including acidic, alkaline, moist, dry and salty soils. It has moderate tolerance for both flooding and drought.



Attributes

This tree:

- Is very easy to plant and grow.
- Provides showy yellow color in the fall.
- Features pinnately or bipinnately compound leaves approximately 8" long with 8–14 leaflets. They are among the last leaves to emerge in the spring.
- Produces small, greenish-yellow blossoms arranged around spike-like stalks that are notably fragrant.
- Yields large, brown seed pods resembling twisted leather straps that are 7–8" long, sometimes reaching up to 18" in length.
- Develops a thin, airy crown that provides dappled shade while allowing grass to grow beneath.
- Tolerates wet and dry sites, salt, compacted soil, pollution and most other urban stresses.
- Grows in an oval or round shape.
- Can be used on hillsides to stabilize poor soil and control erosion.



Wildlife Value

Thornless honeylocust seed pods and seeds are consumed by livestock and wildlife such as rabbits, deer, squirrels and northern bobwhite. The flowers provide a good source of food for bees.

Common Boxwood

Buxus sempervirens



Sometimes called the aristocrat of hedging plants, the boxwood is famous for its use in formal gardens. Crips, high hedges and ornate topiaries are often the result of nurtured and carefully sheared boxwoods. But don't let that



deter you. It is a versatile landscape shrub that works well as a specimen, hedge or mass planting—even in the most casual of gardens.



Hardiness Zones

The common boxwood can be expected to grow in Hardiness Zones 5–8. [View Map](#)



Tree Type

This is an evergreen shrub, keeping its foliage year-round.



Mature Size

The common boxwood grows to a height of 15–20' and a spread of 15–20' at maturity.



Growth Rate

This shrub grows at a slow rate, with height increases of less than 12" per year.



Sun Preference

Full sun and partial shade are best for this shrub, meaning it prefers a minimum of 4 hours of direct, unfiltered sunlight each day.



Soil Preference

The common boxwood grows in acidic, alkaline, loamy, moist, rich, sandy, silty loam and well-drained soils.



Attributes

This shrub:

- Features leathery, simple leaves that are a lustrous dark green color, persist year-round, are elliptic or oblong and measure ½–1
- Works well for shearing.
- Adapts to many soil types.
- Will discolor in severe winter weather.
- Can be used as a specimen, hedge, mass planting or topiary.
- Grows in a rounded shape.



Wildlife Value

Boxwoods contain a toxic alkaloid that makes them unpalatable. As a result, deer and other wildlife tend not to eat them.



History/Lore

Through the years, the boxwood has been associated with formal gardens. Boxwood parterres and hedges can be seen in many of the great gardens of Europe and America. Colonial Williamsburg, especially around the Governor's Mansion, offers wonderful examples of formal boxwood use.



SITE PLAN IMPROVEMENTS

- 1. HOHMAN HALL RENOVATION AND EXPANSION
 - COVER PORCH FOR DROP OFF AND PICK UP.
 - MAIN ENTRY WITH COAT ROOM
 - 7,000 S.F. COMMUNITY HALL TO ACCOMMODATE 289 OCCUPANT CAPABLE OF BEING SUB DIVIDED INTO THREE MEETING ROOMS
 - BRIDGE ROOM, RESTROOMS AND TABLE STORAGE
 - KITCHEN FACILITY AND ADDITIONAL STORAGE SPACE
- 2. PARISH ADMINISTRATIVE OFFICE EXPANSION
 - NEW OFFICE ENTRY ADJACENT TO RECTORY
 - WAITING/RECEPTION AREA, ADDITIONAL OFFICES, MEETING ROOMS AND FILE STORAGE
 - ADA COMPLIANCE CHAIRLIFT ACCESS
- 3. CHURCH NARTHEX / VESTIBULE EXPANSION
 - REMODELLED / EXPANDED VESTIBULE FOR GREETING AND FELLOWSHIP
 - ADORATION CHAPEL
 - NEW ADA COMPLIANT RESTROOMS, CHOR AND STORAGE SPACE
 - MECHANICAL UPGRADES
- 4. SCHOOL EXPANSION
 - NEW 2,800 S.F. FIRST FLOOR ADDITION
 - SECURE CENTRAL ENTRANCE AND LOBBY AREA
 - FIRST FLOOR ADMINISTRATIVE OFFICES AND CONFERENCE ROOM
 - NEW ADA COMPLIANT RESTROOMS AND ELEVATOR
 - NEW KINDERGARTEN AND 1ST GRADER CLASSROOMS
 - SECOND FLOOR JUNIOR HIGH WING

SITE TREE TABLE
PER SECTION 180.09

EXIST. TREE CALIPER	TREE CREDITS
28" DIA	(W) 4
24" DIA	(W) 4
23" DIA	(W) 4
21" DIA	(W) 4
18" DIA	(W) 3
20" DIA	(W) 4
20" DIA	(W) 4
27" DIA	(W) 4
28" DIA	(W) 4
14" DIA	(SW) 3
10" DIA	(SW) 2
10" DIA	(SW) 2
12" DIA	(W) 3
15" DIA	(W) 3
12" DIA	(W) 2

TOTAL TREE CALIPER TOTAL TREE CREDITS

284" DIA. 48

REQUIRED TREE CALCULATIONS

EXISTING SQ. FT. OF STRUCTURES 40,896 S.F.
EXISTING SQ. FT. OF PARKING AREA 116,761 S.F.
EXISTING SQ. FT. OF STRUCTURES 25,959 S.F.
PER SECTION 180.09 (a) (3) G, (b) & (c)
 $40,896 + 116,761 + 25,959 = 183,616$ S.F.
 $(C) 183,616 \text{ S.F.} - 49,501 = 134,115 \text{ S.F. OVER}$
 $134,115 \text{ S.F.} / 3,000 = 45" (2) = 90" \text{ OF ADDIT. CALIPER}$
 $25" \text{ REQ'D} + 90" \text{ OF ADDIT. CALIPER} = 115" \text{ TOTAL REQ'D.}$
 $284" \text{ EXISTING} - 115" \text{ REQ'D.} = 169" \text{ OVER REQUIREMENT}$
(MINUS 5" OF EXISTING TREES REMOVED)
 $169" - 5" = 164" \text{ OVER REQ'D. (ALL EXISTING TREE)}$
NOTE: ALL NEW TREES TO BE MIN. 2" CALIPER PER 180.

SCREENING/BUFFER DESCRIPTION:

PER SECTION 180.10:
VARIANCE REQUESTED FOR THE MODIFICATION OF SCREENING/BUFFER REQUIREMENTS ALONG THE NORTH PROPERTY LINE IN PROXIMITY OF THE PROPOSED BUILDING ADDITION. REQUEST PLANT LARGER EVERGREEN TREES @ APPROX. 27' APART ALONG PROPERTY LINE TO CREATE A YEAR LONG SCREEN TO THE PROPOSED STRUCTURE FROM THE NORTHERN NEIGHBORS. THIS AREA IS A PICTURESQUE, HEAVILY WOODED RAVINE. THE INSTALLATION OF MOUNDING AND SHRUBS WOULD BE OUT OF CHARACTER FOR THE AREA AND HAVE MINIMAL BENEFITS FOR SCREENING.

PER SECTION 180.07(4) & 180.09: ALL PROTECTION OF EXISTING PLANTS AND ALL NEW PLANTS TO PER THE PROVISIONS OF THIS SECTION.

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF JOHN A. EBERTS ARCHITECT. THEY ARE TO BE USED ONLY FOR THE PROJECT AND CONSTRUCTION OF THIS SECTION FOR THE PROJECT. NO PART OF THESE DRAWINGS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JOHN A. EBERTS ARCHITECT.

MASTER PLAN
for
ST. PIUS X CATHOLIC PARISH CAMPUS
1061 WAGGONER ROAD
REYNOLDSBURG, OHIO 43068

JOHN A. EBERTS
ARCHITECT
LEED AP, GREEN 2409
185 ERIE ROAD, SUITE B
COLUMBUS, OHIO 43204
VOICE/FAX 614-435-8775
JOHN@jaeberts.com

REVISIONS

COMM. NO.

0315

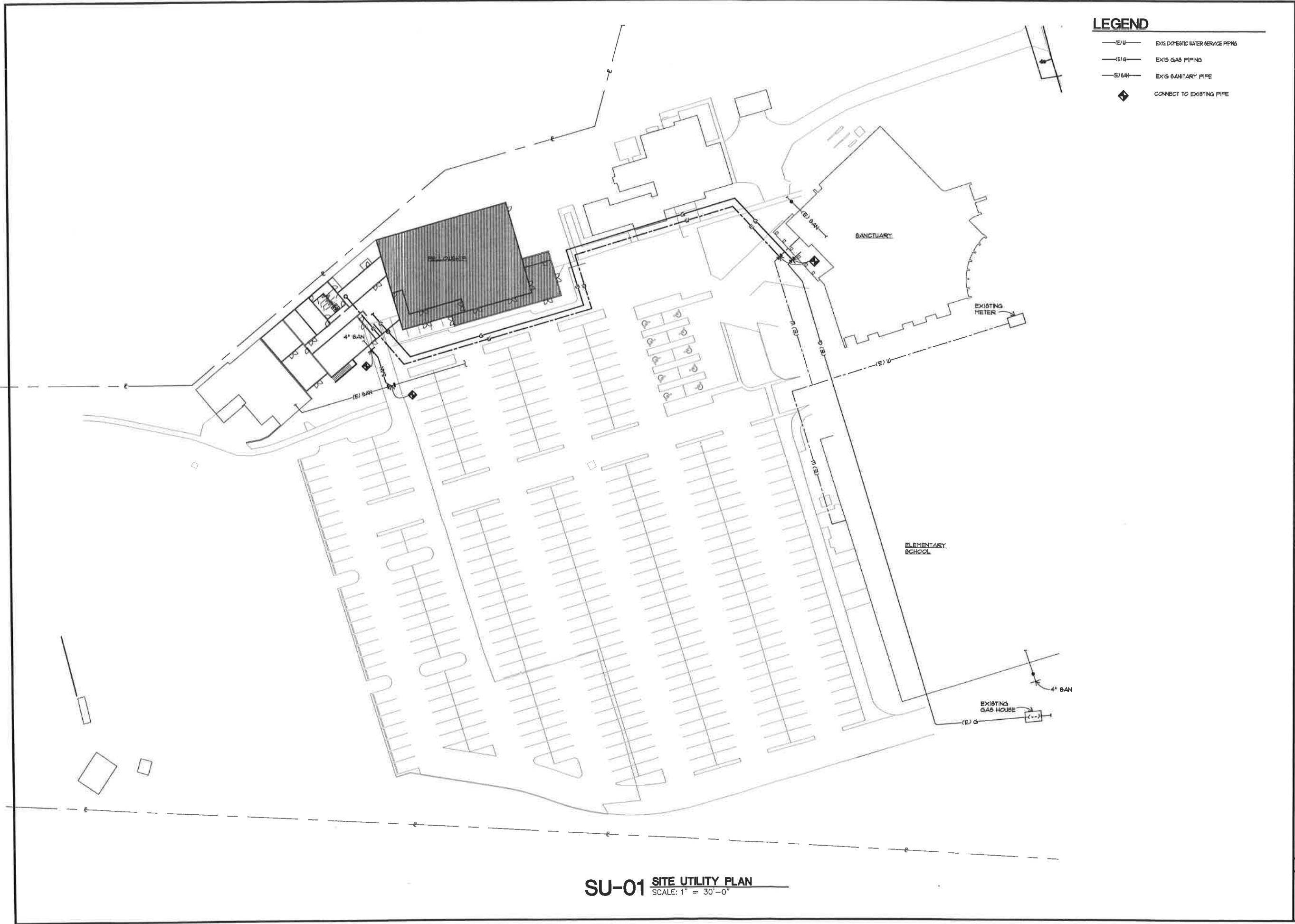


DATE

01-14-17

SHEET NO.

LA1



LEGEND

- (E) W EX'D DOMESTIC WATER SERVICE PIPING
- (E) G EX'D GAS PIPING
- (E) SAN EX'D SANITARY PIPE
- ◆ CONNECT TO EXISTING PIPE

ST. PIUS
SANCTURAY EXPANSION

1061 Waggoner Road
Reynoldsburg, OH 43068

PC Engineers
Progressive Consulting Engineers, Inc.
6479 Jackson Dr., Ste 230
Dublin, Ohio 43017
Phone (614) 389-2807
Fax (614) 389-2895

Perry Conrardy, P.E.
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STATE OF OHIO
PERRY CONRARDY
62261
REGISTERED
PROFESSIONAL ENGINEER

SITE UTILITY PLAN

JOB # SUI501	SCALE: AS NOTED
ISSUE DATE:	01-07-17

SHEET NUMBER

SUEX



Designer

Date

1/5/2017

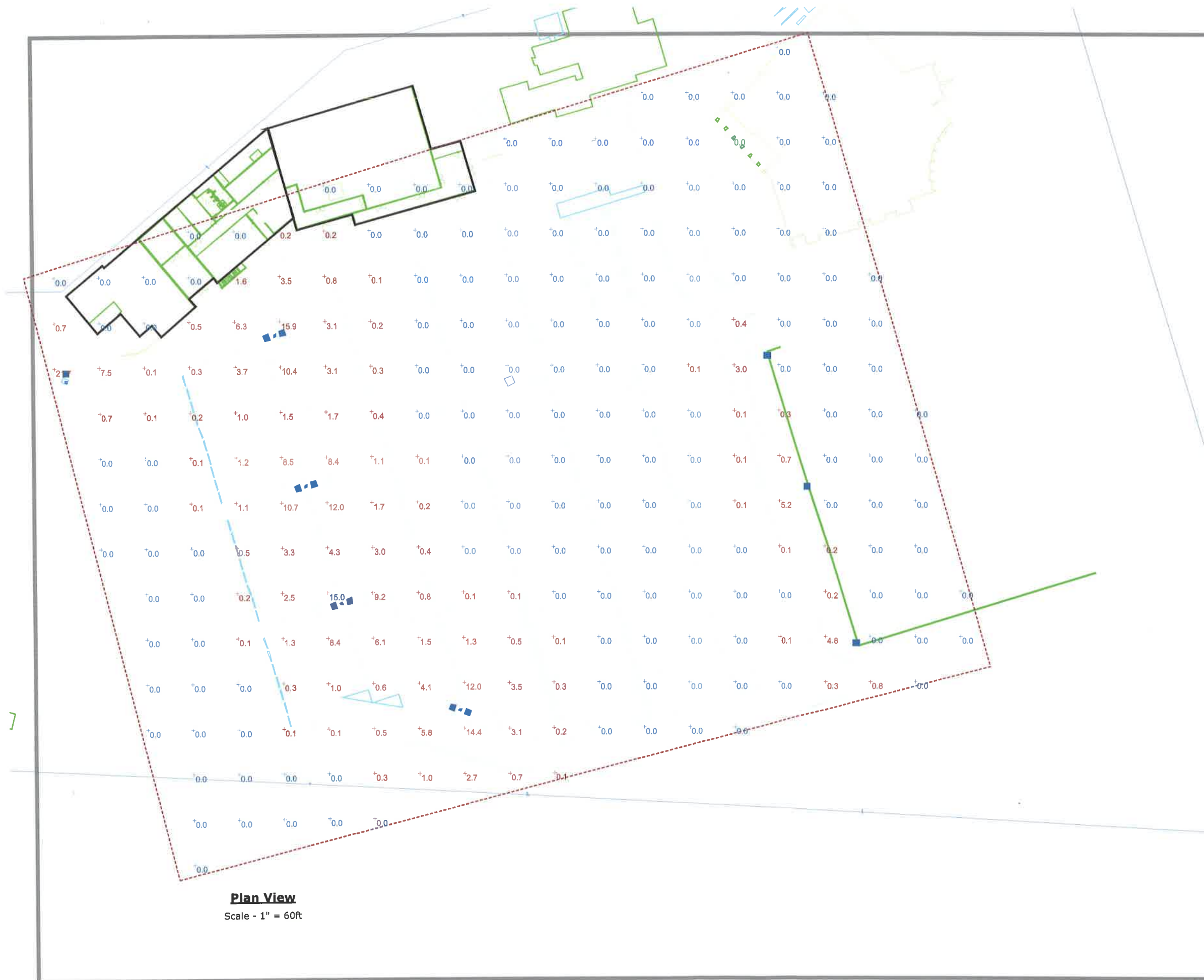
Scale

Not to Scale

Drawing No.

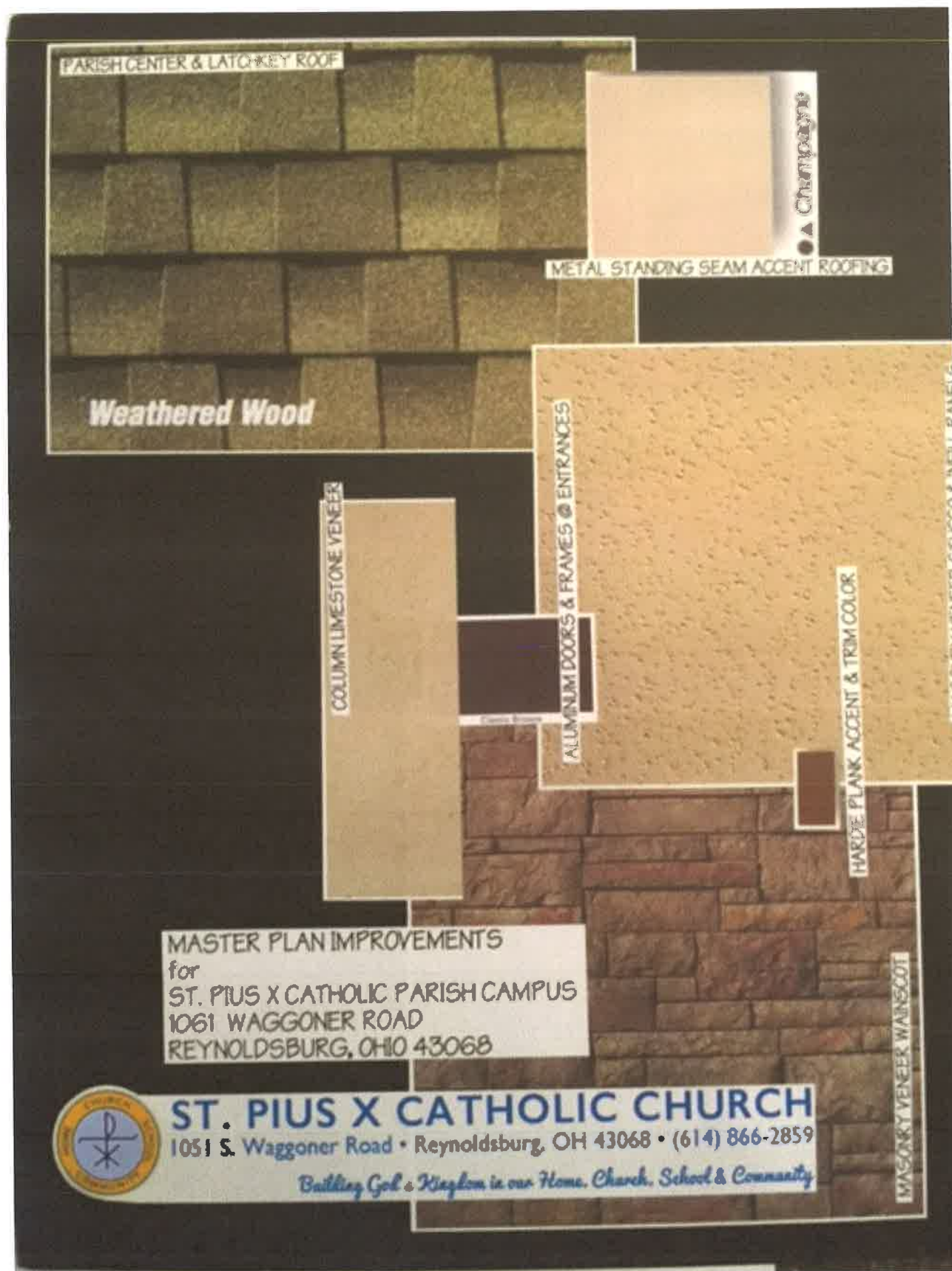
Summary

1 of 1



Plan View

Scale - 1" = 60ft



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ADDITION AND REMODELING OF
HOHMAN HALL
for
ST. PIUS X CATHOLIC PARISH
1061 WAGGONER ROAD
REYNOLDSBURG, OHIO 43068

VOICE/FAX 614-450-0770
jeberts@jeberts.net

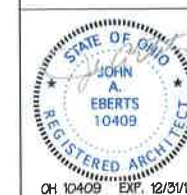
JOHN A. EBERTS
ARCHITECT
LEED AP, OHIO REG. 10409
400 EAST WILSON BRIDGE ROAD
WESTERVILLE, OHIO 43081

REVISIONS

01-11-17

COMM. NO.

0315A

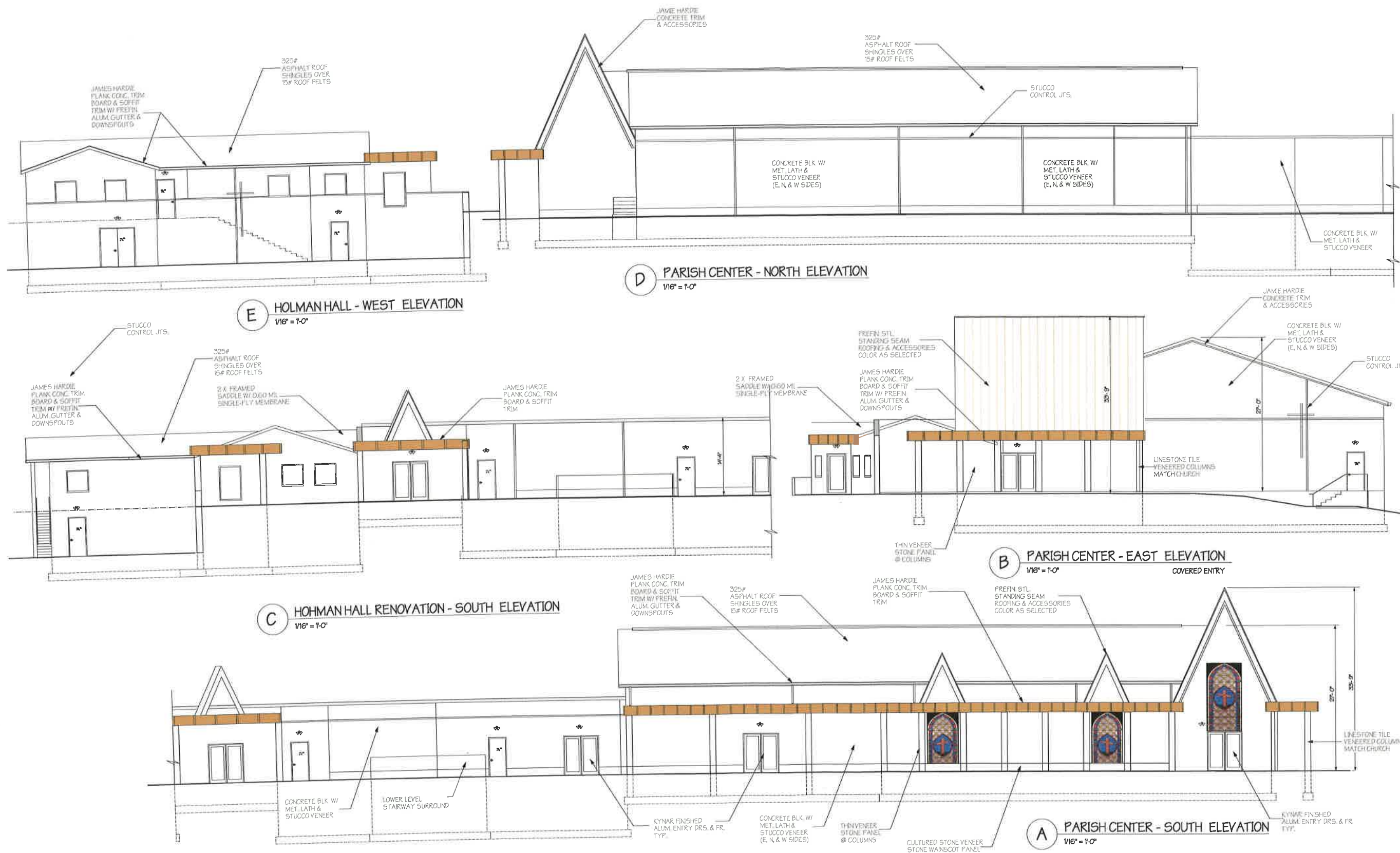


DATE

10-13-15

SHEET NO.

A6



GENERAL NOTES:

- 1) GENERAL CONTRACTOR AND SUB-CONTRACTORS TO SECURE ALL NECESSARY BUILDING PERMITS AND APPROVALS FOR THE FULL COMPLETION AND OCCUPANCY OF STRUCTURE.
- 2) COORDINATE AND VERIFY ALL ACCESS, MATERIAL DELIVERIES AND WORK RELATED GUIDELINES WITH BUILDING OWNER OR REPRESENTATIVE. PROTECT BUILDING STRUCTURE, ACCESS AND SURROUNDING AREAS DURING CONSTRUCTION PHASE. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING MECHANICAL SYSTEMS FROM COLLECTING AND DISTRIBUTION OF DIRT AND DUST. ALL CONSTRUCTION DEBRIS TO BE PROMPTLY REMOVED FROM SITE.
- 3) GENERAL CONTRACTOR TO COORDINATE ALL WORK TO BE COMPLETED BY PLUMBING, ELECTRICAL, HVAC, TELECOMMUNICATION DATA. SUB-CONTRACTORS. WORK TO BE COMPLETED TO BE COORDINATED WITH OWNER'S WORK THROUGHOUT MAJOR STRUCTURE. CONTRACTOR TO REPORT ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND FIELD CONDITIONS.
- 4) CONTRACTORS TO VERIFY ALL EQUIPMENT AND THEIR RESPECTIVE UTILITY REQUIREMENTS AND LOCATIONS PRIOR TO PLACING CONCRETE FLOOR SLAB OR CLOSING WALLS.
- 5) ALL HARDWARE AND FLOOR TRANSITIONS TO MEET ADAAG REQUIREMENTS AND OBC EGRESS REQUIREMENTS.

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ADDITION AND REMODELING OF
HOHMAN HALL
for
ST. PIUS X CATHOLIC PARISH
1061 WAGGONER ROAD
REYNOLDSBURG, OHIO 43068

JOHN A. EBERTS
ARCHITECT
LEED AP, CHS REG. 10409, AA
165 ERIE ROAD, SUITE B
COLUMBUS, OHIO 43204
VOICE/FAX: 614-430-9770
john@jaeberts.net

REVISIONS

COMM. NO.

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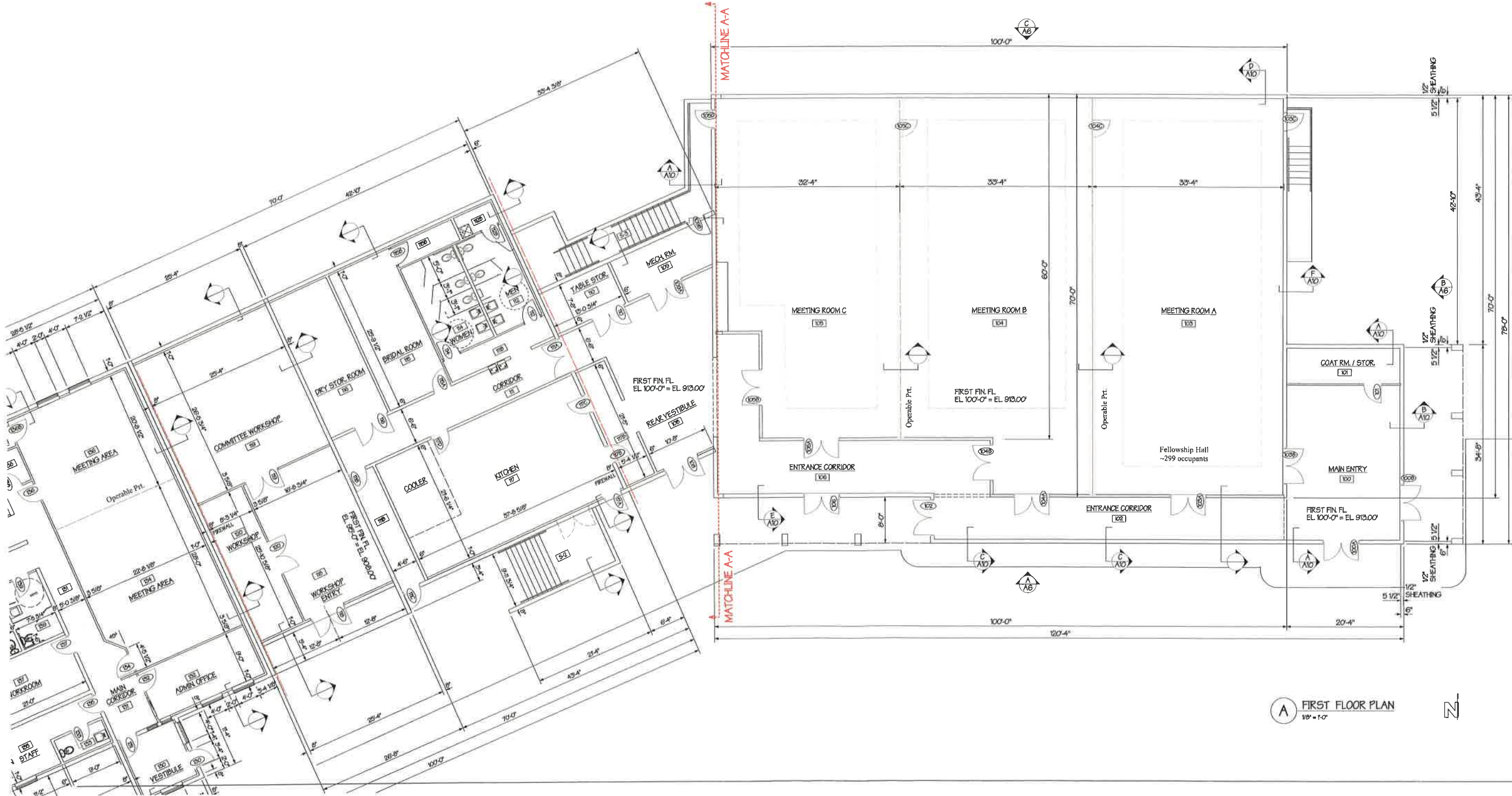


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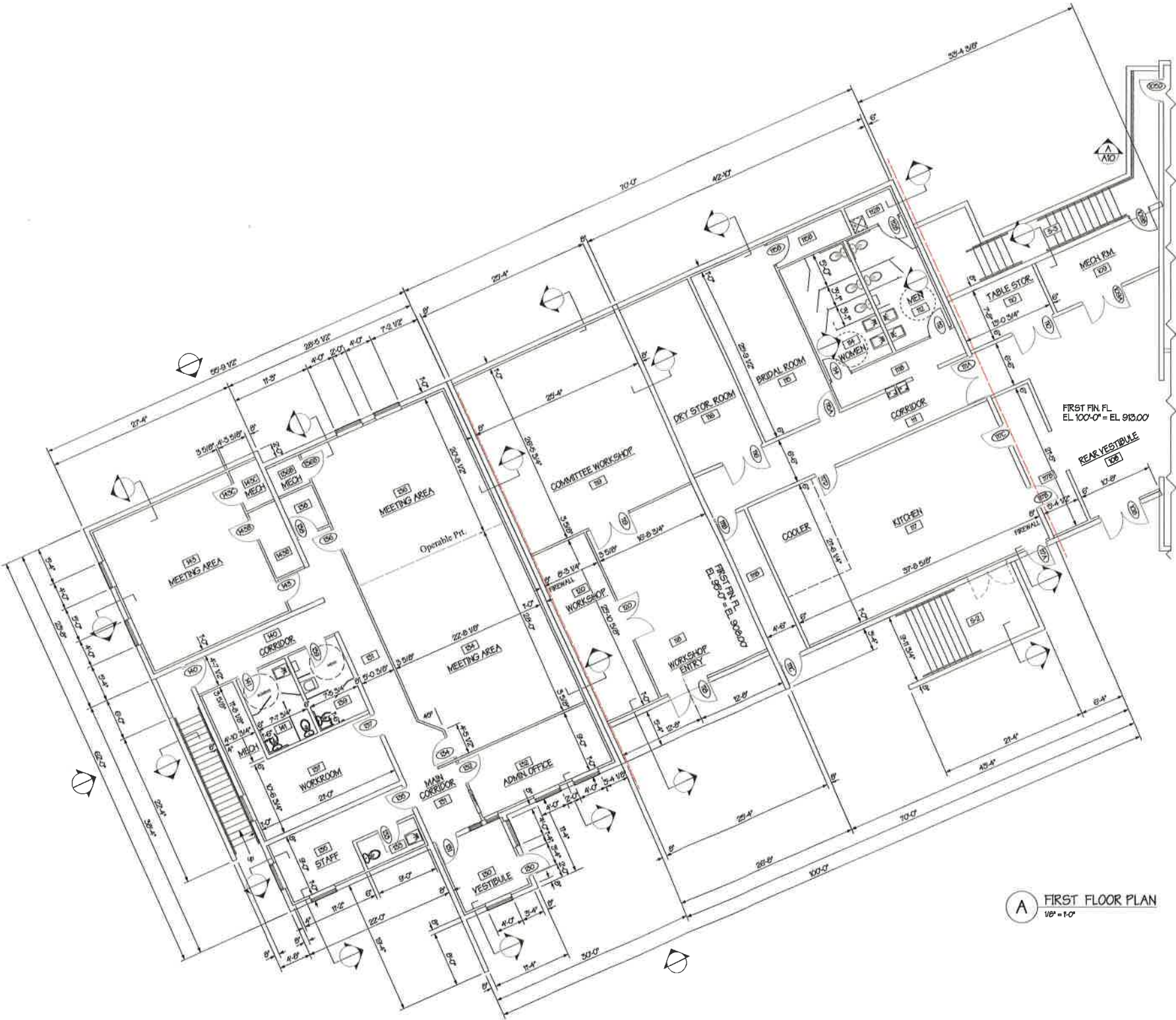
A3



A FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES:

- 1) GENERAL CONTRACTOR AND SUB-CONTRACTORS TO SECURE ALL NECESSARY BUILDING PERMITS AND APPROVALS FOR THE FULL COMPLETION AND OCCUPANCY OF STRUCTURE.
- 2) COORDINATE AND VERIFY ALL ACCESS, MATERIAL DELIVERIES AND WORK RELATED GUIDELINES WITH BUILDING OWNER OR REPRESENTATIVE. PROTECT BUILDING STRUCTURE, ACCESS AND SURROUNDING AREAS DURING CONSTRUCTION PHASE. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING MECHANICAL SYSTEMS FROM COLLECTING AND DISTRIBUTION OF DIRT AND DUST. ALL CONSTRUCTION DEBRIS TO BE PROMPTLY REMOVED FROM SITE.
- 3) GENERAL CONTRACTOR TO COORDINATE ALL WORK TO BE COMPLETED BY PLUMBING, ELECTRICAL, HVAC, TELECOMMUNICATION DATA, SUB-CONTRACTORS. WORK TO BE COMPLETED TO BE COORDINATED WITH OWNER'S WORK THROUGHOUT WALL STRUCTURE. CONTRACTOR TO REPORT ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND FIELD CONDITIONS.
- 4) CONTRACTORS TO VERIFY ALL EQUIPMENT AND THEIR RESPECTIVE UTILITY REQUIREMENTS AND LOCATIONS PRIOR TO PLACING CONCRETE FLOOR SLAB OR CLOSING WALLS.
- 5) ALL HARDWARE AND FLOOR TRANSITIONS TO MEET ADA/AG REQUIREMENTS AND OBC EGRESS REQUIREMENTS.



ADDITION AND REMODELING OF
HOHMAN HALL
for
ST. PIUS X CATHOLIC PARISH
1061 WAGGONER ROAD
REYNOLDSBURG, OHIO 43068

JOHN A. EBERTS
ARCHITECT

LEED AP, ORG. REG. 10409
165 ERIE ROAD, SUITE B
COLUMBUS, OHIO 43204

VOICE/FAX: 614-450-8770
jeberts@jaynet.net

REVISIONS

COMM. NO.
0315A

STATE OF OHIO
JOHN A. EBERTS
REGISTERED ARCHITECT
OH 10409 EXP. 12/31/17

DATE
09-23-15

SHEET NO.
A3

ADDITION TO PARISH OFFICES
for
ST. PIUS X CATHOLIC PARISH
1061 WAGGONER ROAD
REYNOLDSBURG, OHIO 43068

VOICE/FAX 614-450-8770
jeberts@wxyz.net

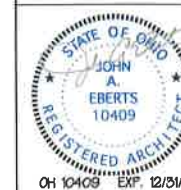
J O H N A E B E R T S
A R C H I T E C T
LEED AP CHD REG. 10409 AIA
165 ERIE ROAD, SUITE B
COLUMBUS, OHIO 43214



REVISIONS

COMM. NO.

0315D



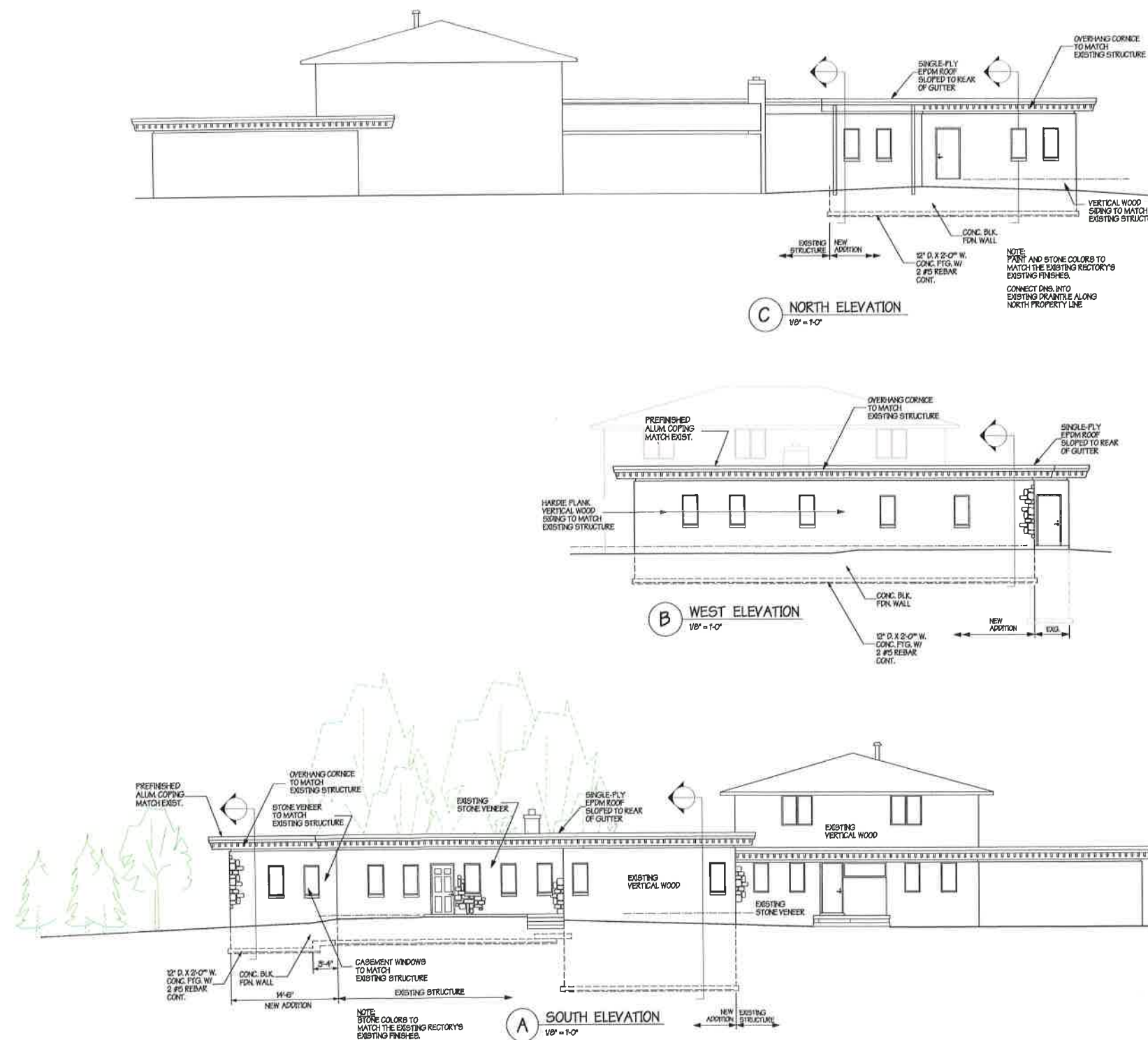
DATE _____

01-08-16

SHEET NO.

A5

Packet Pg. 70



SYMBOL KEY:

-  2 X 4 FLUORESCENT LAY-IN TO RECEIVE TROFFER LENS SEE ELECTRICAL LTG. PLAN
 2 X 2 FLUORESCENT LAY-IN TO RECEIVE TROFFER LENS SEE ELECTRICAL LTG. PLAN
 RECESSED LIGHT FIXTURE SEE ELECTRICAL LTG. PLAN
 PENDANT LIGHT FIXTURE SEE ELECTRICAL LTG. PLAN
 WALL SCONCE FIXTURE SEE ELECTRICAL LTG. PLAN
 COMBINATION EXIT-EMERGENCY LIGHT FIXTURE
 EXIT LIGHT FIXTURE
 EMERGENCY LIGHT FIXTURE
 DUAL REMOTE HEAD EMERGENCY LIGHT

CODED NOTES:

- GENERAL CONTRACTOR AND SUB-CONTRACTORS TO SECURE ALL NECESSARY BUILDING PERMITS AND APPROVALS FOR THE FULL COMPLETION AND OCCUPANCY OF THE INTERIOR FINISH.
- COORDINATE AND VERIFY ALL ACCESS, MATERIAL DELIVERIES AND WORK RELATED GUIDELINES WITH BUILDING OWNER OR REPRESENTATIVE. PROTECT BUILDING STRUCTURE, ACCESS AND SURROUNDING AREAS DURING CONSTRUCTION PHASE. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING MECHANICAL SYSTEMS FROM COLLECTING AND DISTRIBUTION OF DIRT AND DUST. ALL CONSTRUCTION DEBRIS TO BE PROMPTLY REMOVED FROM SITE.
- GENERAL CONTRACTOR TO COORDINATE ALL WORK TO BE COMPLETED BY PLUMBING, ELECTRICAL, HVAC, TELECOMMUNICATION DATA, SUB-CONTRACTORS. CONTRACTOR TO REPORT ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND FIELD CONDITIONS. FIELD VERIFY EXISTING BUILDING DIMENSIONS, CUR HEIGHTS, INCLUDING MAIN TRUNK LINE & PIPING ELEVATIONS.
- REMOVE EXISTING WALL FRAMING AS REQUIRED FOR THE INSTALLATION OF WALL PARTITION AS INDICATED. VERIFY CONDITION OF EXISTING FRAMING TO REMAIN. PATCH AND REPAIR AS REQUIRED. REPORT ANY DISCREPANCIES OR DETERIORATION TO OWNER. PROTECT ALL WALLS TO REMAIN.
- UPGRADE: INSTALL ADA GRAB BARS, 36" X 14" (TO THE SIDE AND REAR) AND A 36" L ON ADJACENT WALL AS INDICATED ON FLOOR PLAN, MIN. @ 30" - 36" AFF. PROVIDE ALL REQUIRED 2 X BLOCKING FOR GRAB BAR AND BATHROOM ACCESSORIES AS REQUIRED. SEE RESTROOM ELEVATIONS.
- UPGRADE: INSULATE ALL EXPOSED RESTROOM PLUMBING PIPE WITH PROTECTIVE INSULATING COVER PER ADA 4.19.4. TRIMMED LAY GROUND 2 UNDER SINK. PIPING COVERS OR EQUAL.
- UPGRADE: RESTROOMS TO BE DESIGNATED FOR PLAN INDICATING SEX BY ADA COMPLIANT. DRAINAGE PER OBC SECT. 1202.1, 1204.4 AND 7. AND OBC SECT. 2202.2. MOUNTED @ 45° AFF TO THE CENTER OF SINK AND 2" TO 12" FROM DOOR JAMB.
- UPGRADE: INSTALL NEW ADA COMPLIANT CHAIRLIFT. VERIFY EXISTING SLAB CONDITIONS WITH LIFT INSTALLER. PROVIDE SHOP DRAWINGS FOR APPROVAL.

D REFLECTED CEILING PLAN
1/8" = 1'-0"

B FIRST FLOOR PLAN
1/8" = 1'-0"

E ROOF PLAN
1/8" = 1'-0"

C ROOF FRAMING PLAN
1/8" = 1'-0"

A FOOTING & FOUNDATION PLAN
1/8" = 1'-0"

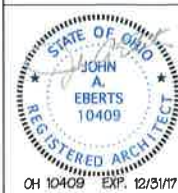
ADDITION TO PARISH OFFICES
for
ST. PIUS X CATHOLIC PARISH
1061 WAGGONER ROAD
REYNOLDSBURG, OHIO 43068

JOHN A. EBERTS
ARCHITECT
LEED AP, OHIO REG. 10409
165 ERIE ROAD, SUITE B
COLUMBUS, OHIO 43204

REVISIONS

COMM. NO.

0315D



DATE

01-11-16

SHEET NO.

A3

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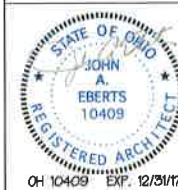
ADDITION AND REMODELING OF
HOHMAN HALL
for
ST. PIUS X CATHOLIC PARISH
1061 WAGGONER ROAD
REYNOLDSBURG, OHIO 43068

JOHN A. EBERTS
ARCHITECT
LEED AP, CHD REG. 10409
400 EAST WILSON BRIDGE ROAD
WESTERVILLE, OHIO 43081
PHONE: 614-435-8770
JAE@jaeberts.com

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0315A

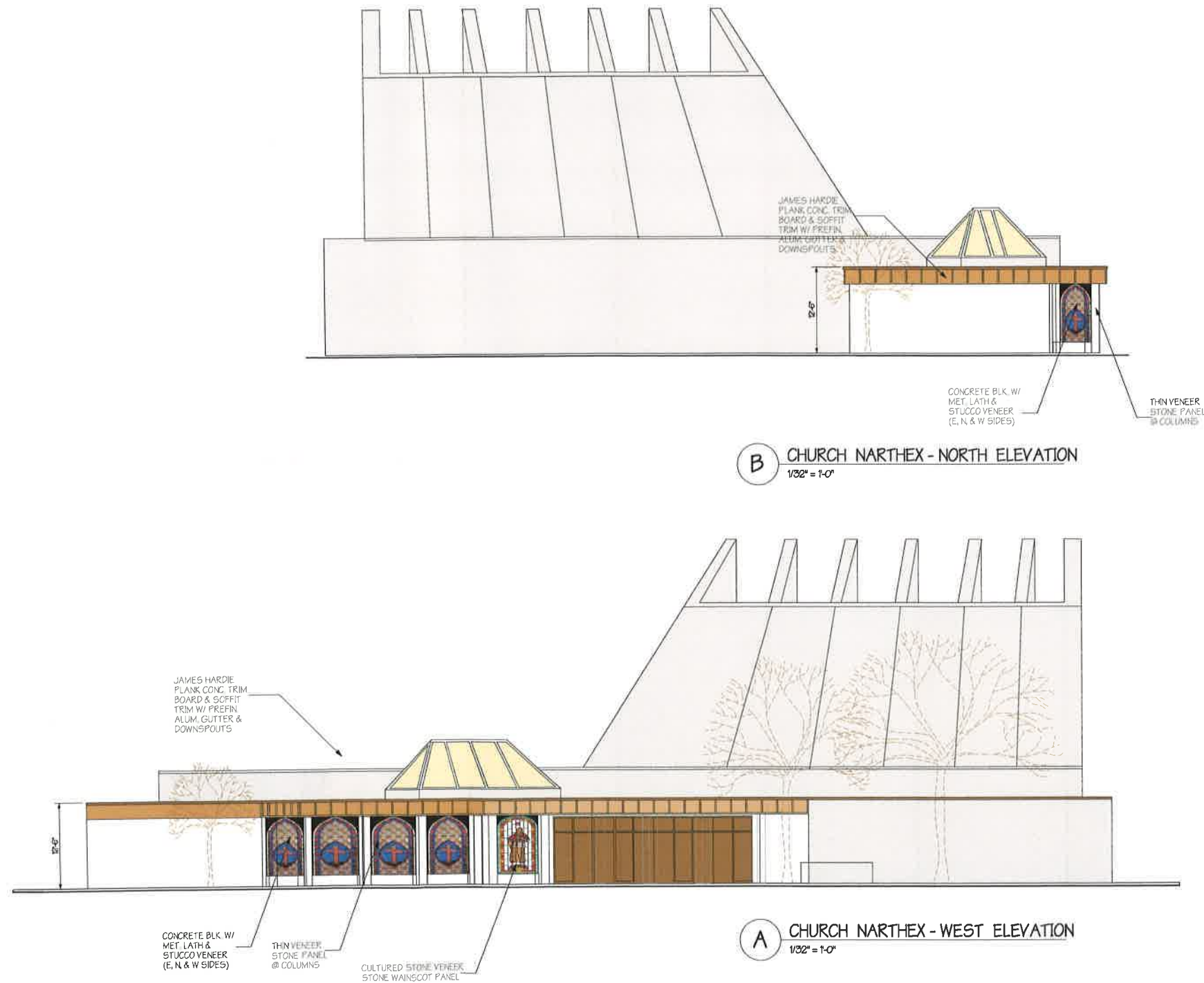


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10-13-15

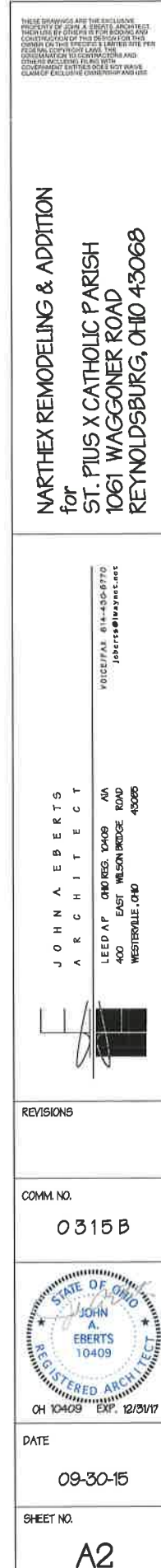
SHEET NO.

A5



B CHURCH NARTHEX - NORTH ELEVATION
1/32" = 1'-0"

A CHURCH NARTHEX - WEST ELEVATION
1/32" = 1'-0"



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MASTER PLAN STUDY
for
ST. PIUS X ELEMENTARY SCHOOL
1061 WAGGONER ROAD
REYNOLDSBURG, OHIO 43068

JOHN A. EBERTS
ARCHITECT
LEED AP, CH0 REG. 10409
400 EAST WILSON BRIDGE ROAD
WESTERVILLE, OHIO 43086
VOICE/FAX: 614-430-8770
j.berets@waynet.net

REVISIONS

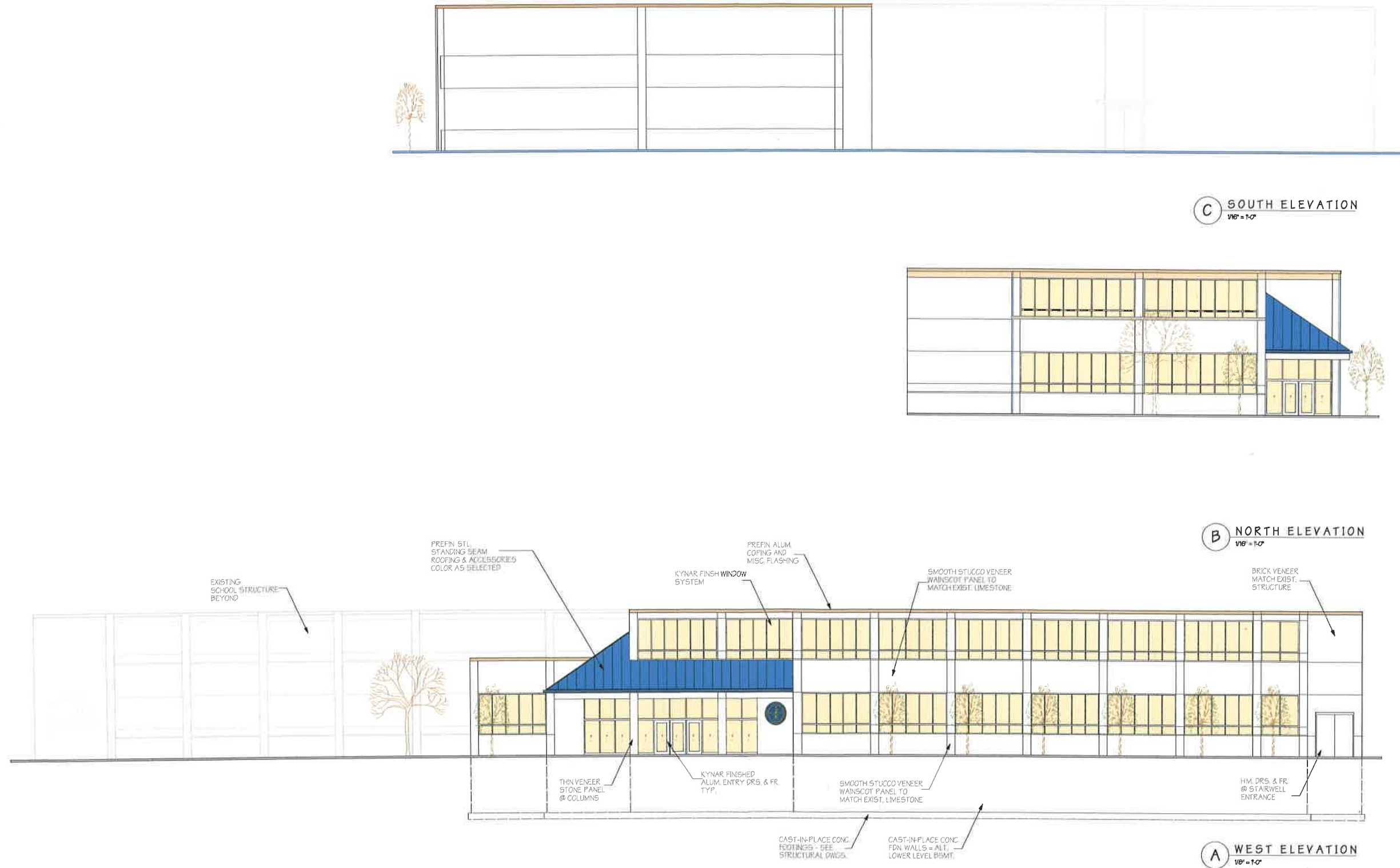
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1211

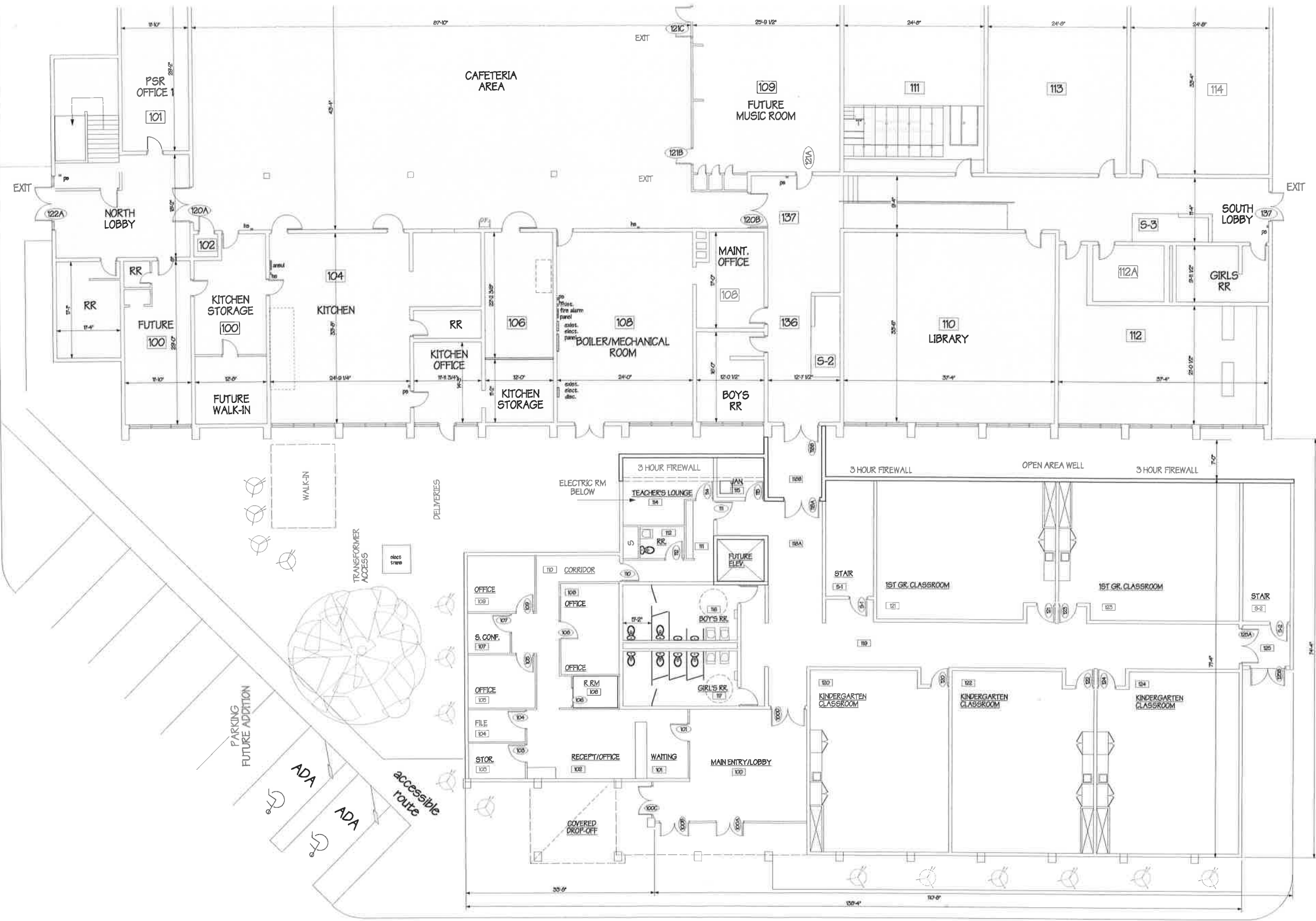


DATE
03-02-15

SHEET NO.

A3





A FIRST FLOOR PLAN
1/8" = 1'-0"

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ELEMENTARY SCHOOL EXPANSION
for
ST. PIUS X CATHOLIC PARISH
1061 WAGGONER ROAD
REYNOLDSBURG, OHIO 43068

JOHN A. EBERTS
ARCHITECT
LEED AP CHD REG. PK09
400 EAST WILSON BRIDGE ROAD
WESTERVILLE, OHIO 43085
VOICE/FAX 614-430-8770
jaeberts@jaye.net

REVISIONS

12-22-15

COMM. NO.

0315C



DATE

09-23-15

SHEET NO.

A4

PARKING LOT - POLE FIXTURE

E-AL2L Series

LED Area Light - Type III
Replaces 400W PSMH



For use in 0° orientation
(downlight position)
only

A one-for-one replacement for 400W PSMH.

Efficient

- Uses 33% less energy than comparable 400W PSMH fixtures
- Heat dissipating fins keep LEDs running cooler, longer

Durable

- Sturdy, low-copper die-cast aluminum construction
- Rugged tempered glass lens

Recommended Use

- General area lighting
- Parking lots
- Roadways

Input Voltage

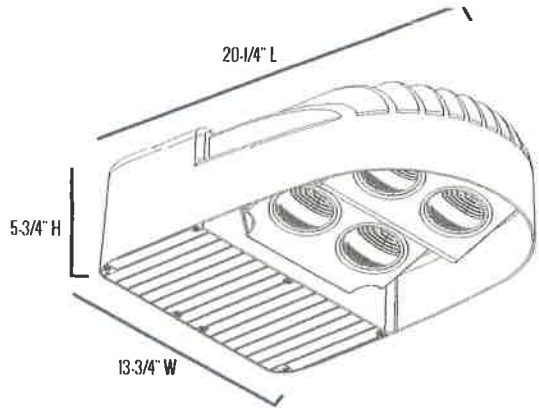
- Universal (120V through 277V Operation)

Certifications

e-conolight® | Making LED easy.

FLOOD & AREA

E-AL2L Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
20-1/4" L x 13-3/4" W x 5-3/4" H	26.71 lbs.	20 to 30 feet	4 to 5 times the mounting height

Fixture Specifications

HOUSING	Low-copper, die-cast aluminum housing Dark bronze polyester powder-coat finish
LENS ASSEMBLY	Tempered glass lens is thermal, shock and impact resistant Patented lens design delivers IES Type III distribution
MOUNTING	Fixture comes without mounting (sold separately) For use in 0° orientation (downlight position) only

Electrical Performance

OPERATING MINIMUM	LIFESPAN L₇₀ At 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated 100,000 Hours	> 0.9	< 20%	No
INPUT VOLTAGE	120V	208V	240V	277V
Current Draw (Amps)	2.6A	1.6A	1.4A	1.2A

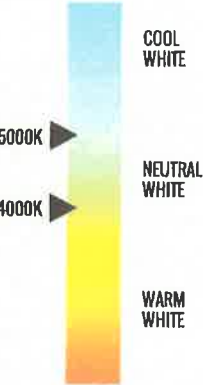
Warranty & Certifications

WARRANTY	UL LISTED	DLC	ENERGY STAR
5-Year Limited	Wet Locations (0° tilt only)	Yes	---

Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP (See chart)	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
E-AL2L331CZ	24,200 Lumens	Cool White (5000K)	300W	≥ 70 CRI	400W PSMH
E-AL2L331NZ	24,000 Lumens	Neutral White (4000K)	300W	≥ 70 CRI	400W PSMH

CORRELATED COLOR TEMPERATURE (CCT)



Due to continuous product improvement, information in this document is subject to change.
Revision Date: 03/16/16

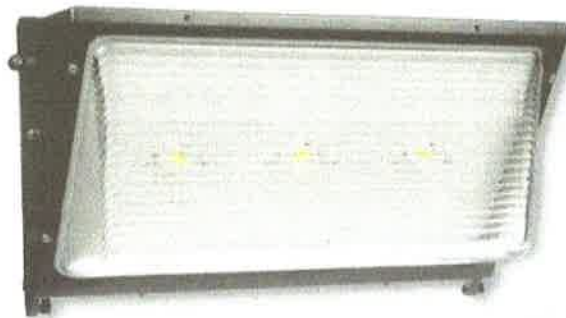
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BLDG. WALL PACK

E-WP10 Series

LED High-Output Traditional Style Wall Pack - 9000+ Lumens
Replaces 250W MH



The traditional look you love - in LED!

Efficient

- 107 lumens per watt
- Uses 35% less energy compared to 250W MH

Durable

- Sturdy die-cast aluminum housing that will last as long as the LEDs inside

Recommended Use

- Security
- Pathways
- Perimeter lighting

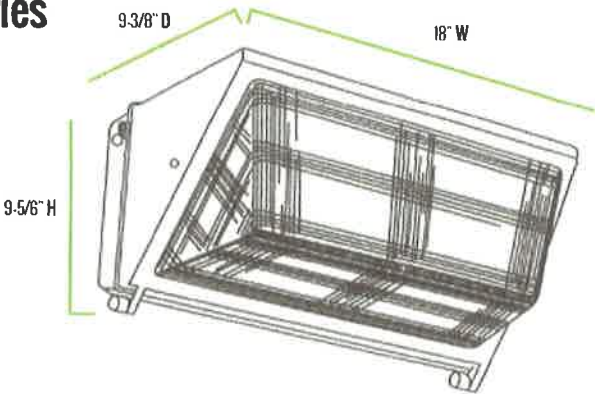
Input Voltage

- Universal (120V through 277V Operation)

Certifications



E-WP10 Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
9-3/8" D x 18" W x 9-5/8" H	14.3 lbs.	12 to 20 feet	2 to 3 times the mounting height

Fixture Specifications

HOUSING	Heavy duty, die-cast aluminum housing with hinged door frame Dark bronze polyester powder-coat finish
LENS ASSEMBLY	Heat and shock-resistant borosilicate glass prismatic lens
MOUNTING	1/2" NPS knockouts on top and sides or rear mounting plate for conduit entry

Electrical Performance

OPERATING MINIMUM	LIFESPAN (L70 at 25°C/77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated 172,000 Hours	> 0.9	< 20%	No
INPUT VOLTAGE	120V	208V	240V	277V
Current Draw (Amps)	1.02A	0.59A	0.53A	0.47A

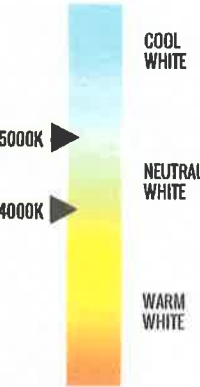
Warranty & Certifications

WARRANTY	UL LISTED	DLC	ENERGY STAR
5-Year Limited	Wet Locations	Yes	---

Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP (See chart)	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
E-WP10L08CZ	9300 Lumens	Cool White (5000K)	87W	≥ 70 CRI	250W MH
E-WP10L08NZ	9000 Lumens	Neutral White (4000K)	87W	≥ 70 CRI	250W MH

CORRELATED COLOR TEMPERATURE (CCT)



Due to continuous product improvement, information in this document is subject to change.
Revision Date: 05/23/16

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WALL PACKS

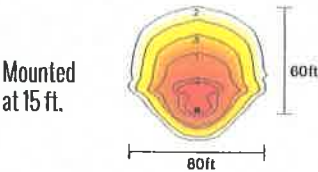
E-WP10 Series

Accessories



Photocell - Button, 120V/208V/240V/277V
SKU: **E-ACP1** (120V)
E-ACP2 (208V/240V/277V)
USE: Photocell is field installed.
Drilling of the back box in the field is required.

Photometric Diagrams



All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture.

BLDG. SPOT LIGHT

E-HL9 Series

LED High-Output Floodlight
Replaces 400W PSMH



Up to 27,400 Lumens - Our Brightest LED Floodlight Ever!

e-conolight's High-Output LED Floodlight is two times brighter than previous models (up to 24,700 lumens).

Efficient

- Uses 33% less energy than 400W PSMH

Flexible

- Wide (89°) and narrow (37°) beam angles
- Multiple color temperatures to meet any application

Recommended Use

- Building facades
- Security
- Uplighting for signs & displays

Input Voltage

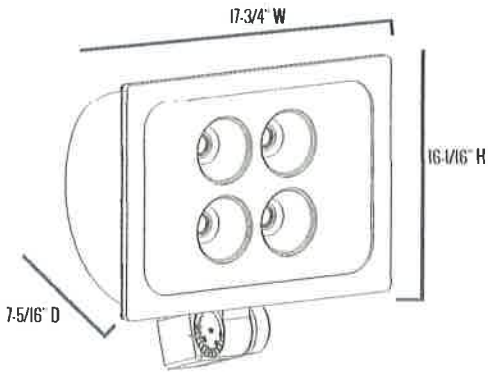
- Universal (120V through 277V Operation)

Certifications



FLOOD & AREA

E-HL9 Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
7-5/16" D x 17-3/4" W x 16-1/16" H	27 lbs.	20 to 30 feet	---

Fixture Specifications

HOUSING	Low-copper, die-cast aluminum housing and lens frame Dark bronze polyester powder-coat finish
LENS ASSEMBLY	Tempered glass lens is thermal, shock and impact resistant Polycarbonate reflector
MOUNTING	Includes 2" adjustable fitter

Electrical Performance

OPERATING MINIMUM	LIFESPAN L₇₀ AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated 146,000 Hours	> 0.9	< 20%	No
INPUT VOLTAGE	120V	208V	240V	277V
Current Draw (Amps)	2.6A	1.6A	1.4A	1.2A

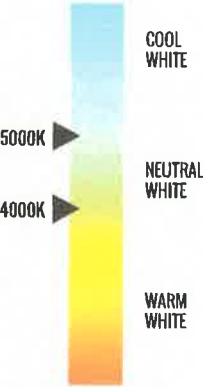
Warranty & Certifications

WARRANTY	UL LISTED	DLC	ENERGY STAR
5-Year Limited	Wet Locations	All but E-HL9S30NSZ	---

Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP (See chart)	POWER CONSUMPTION	COLOR ACCURACY	DISTRIBUTION	REPLACES
E-HL9F30CSZ	27,400 Lumens	Cool White (5000K)	300W	≥ 70 CRI	89° Flood (Wide)	400W PSMH
E-HL9F30NSZ	26,600 Lumens	Neutral White (4000K)	300W	≥ 70 CRI	89° Flood (Wide)	400W PSMH
E-HL9S30CSZ	23,000 Lumens	Cool White (5000K)	300W	≥ 70 CRI	37° Flood (Narrow)	400W PSMH
E-HL9S30NSZ	22,200 Lumens	Neutral White (4000K)	300W	≥ 70 CRI	37° Flood (Narrow)	400W PSMH

CORRELATED COLOR TEMPERATURE (CCT)



Due to continuous product improvement, information in this document is subject to change.
Revision Date: 05/03/16



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

PLANNING COMMISSION APPLICATION

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

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

****OFFICE USE ONLY****

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

landscapeforms

B.3.a

scarborough



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

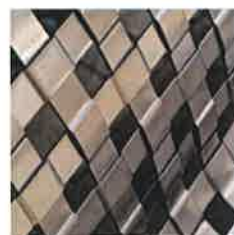






The Scarborough bench scribes a controlled curve on seat and back, then tempers restraint with the exuberant gesture of its arm. The serif-like details on back frames and feet elegantly cap the linear forms and lend a whimsical touch.

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





Scarborough® Specifications

Bench

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



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

backed horizontal strap

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

backless horizontal strap

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

Finishes

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

To Specify

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

Our Purpose Is To Enrich Outdoor Spaces

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

Litter Receptacles

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



www.landscapeforms.com

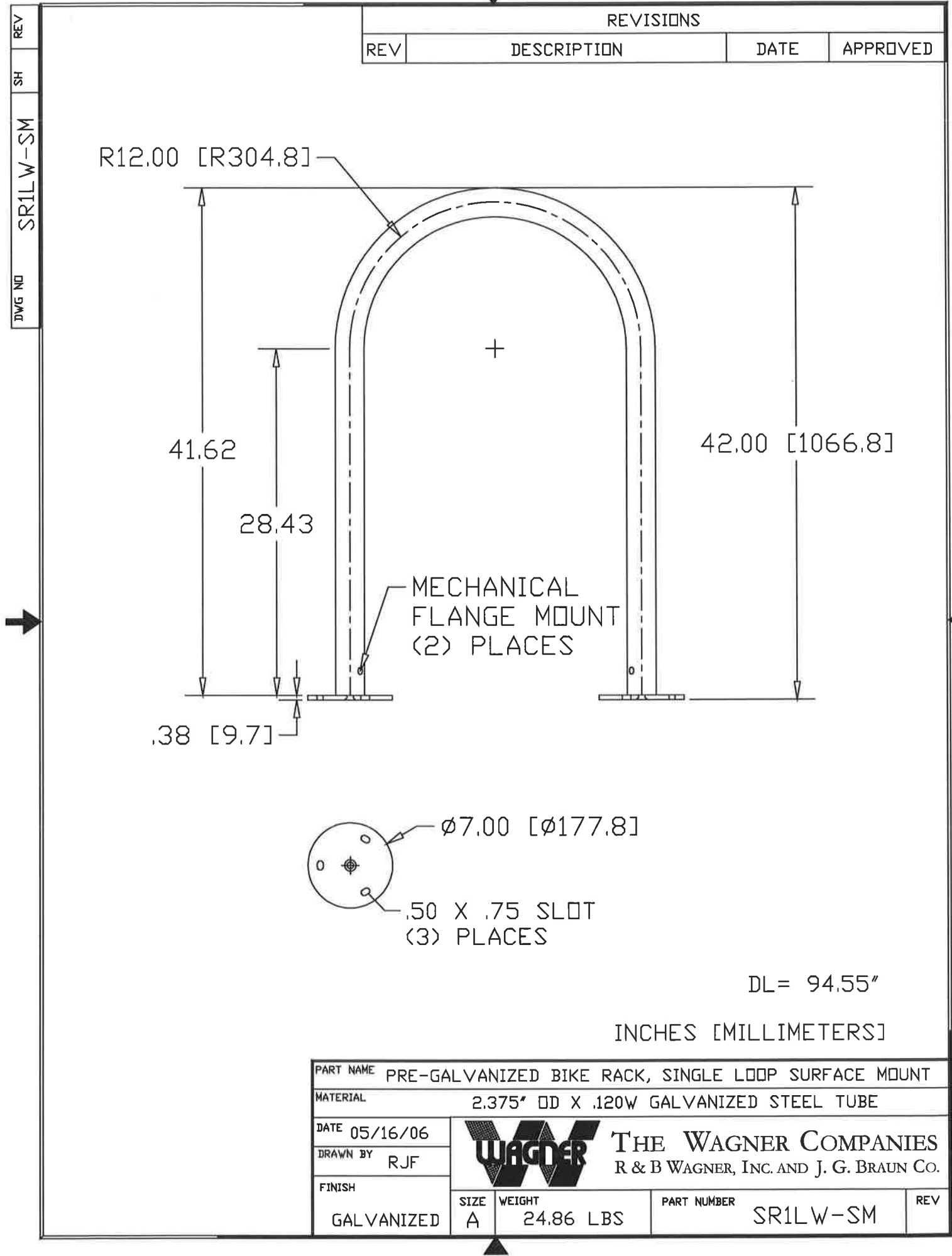
Visit our website for product details, color charts, technical sheets, sales office locations. Download JPG Images, brochure PDF, CAD details, CSI specifications.

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



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

landscapeforms®
800.521.2546 269.381.3455 fax
431 Lawndale Avenue, Kalamazoo, MI 49048
www.landscapeforms.com





Create a timeless moment.*



URBAN SQUARE

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

STANDARD

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

RETURN TO STANDARD VIEW

FEATURES

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

matte, grain, coarse, metallic and hammered.

OPTIONS

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

SIZING CHART

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

COLORS

Matte

Grain

Coarse

Metallic

Hammered

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1.800.368.2573 (USA + Canada) TEL 301.855.8300

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



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

Site Map ▼

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

3. Facilities Demand Worksheet

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

1. Water:

- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 360 gpd

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

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

2. Sanitary Sewer:

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

360 gpd

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

3. Traffic:

a. Definitions:

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

SOLID STATE AREA LIGHTING

SIGMA SERIES-LED

SPECIFICATIONS

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

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

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

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

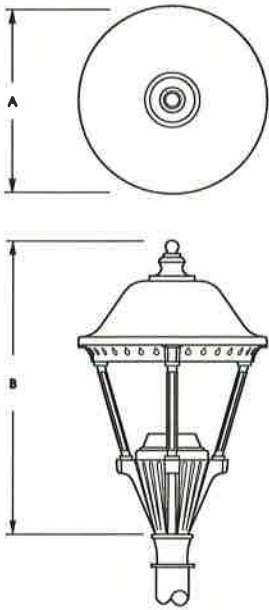
FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

PROJECT NAME: _____

FIXTURE TYPE: _____



PATENT PENDING



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

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

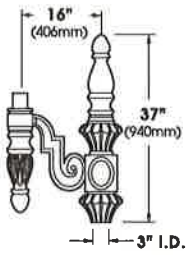


2016019

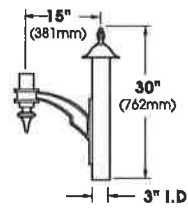
SPECIFICATIONS

MOUNTING STYLES

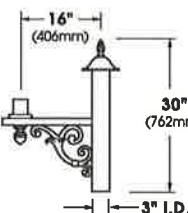
XAC



XAZ

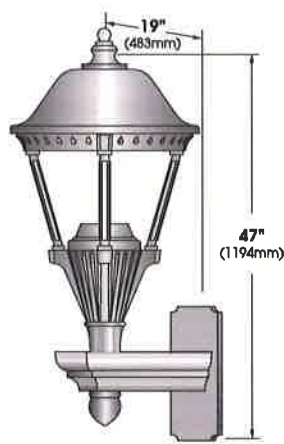


XAT



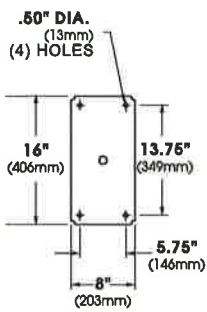
ARMS ARE HEAVY WALL EXTRUDED ALUMINUM CONSTRUCTION. FOR ADDITIONAL ARM OPTIONS SEE ARM SECTION.

WALL MOUNT



ARM BRACKET EXTRUDED AND CAST ALUMINUM CONSTRUCTION.

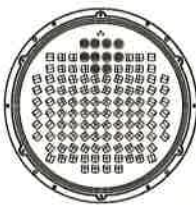
WALL PLATE



VLED® MODULES



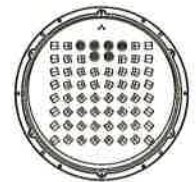
SIG1 E.P.A. = 1.65
Available in:
100, 80, & 64
LED Module



100 LED Module



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



64 LED Module

ORDERING INFORMATION

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















Planning Commission

March 2, 2017 Meeting

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

Rules of the Reynoldsburg Planning Commission

The Reynoldsburg Planning Commission, in order to carry out the general powers conferred upon it by the Ohio Revised Code and the City of Reynoldsburg's Charter and Codified Ordinances, does hereby adopt the following rules to govern its proceedings:

ARTICLE I AUTHORIZATION

Section 1.1 - The authorization for the establishment of Reynoldsburg Planning Commission is set forth in Article VII, Section 7.01 of the City Charter.

ARTICLE II MEMBERSHIP

Section 2.1 - The entire membership shall be the same as that provided for in Article VII, Section 7.01 of the City Charter.

ARTICLE III OFFICERS AND THEIR DUTIES

Section 3.1 Officers – The officers of the Planning Commission shall consist of a Chairman, a Vice-Chairman, and a Secretary.

Section 3.2 Chairman – The Chairman, shall preside at all meetings of the Commission. He shall call special meetings of the Commission when required. The Chairman may appoint committees or sub-committees comprised of Commissioners and others whenever he feels that such committees can further the work of the Commission. The Chairman shall act as spokesman for the Commission, and shall have such other duties as are normally conferred on such officers by parliamentary procedure. Unless otherwise restricted by the Planning & Zoning Code or Charter, the chairman shall have a vote on all matters before the Commission. The Chairman shall sign all documents of the Commission and see that all actions are properly carried out.

Section 3.3 Vice-Chairman – The Vice Chairman shall serve as Chairman during the temporary absence or disability of the Chairman, and shall upon those occasions be vested with the full authority attendant to the position of the Chairman.

Section 3.3 Secretary – The Secretary shall be elected by the Commission from within or without the membership. A Secretary elected from without the membership of the Commission shall not have a vote. The Secretary shall keep the minutes of all meetings of the Commission in an appropriate location. The Secretary shall also give or serve all notices required by law or by the rules of the Commission and prepare the agenda for all meetings of the Commission. He shall be custodian of Commission records and shall inform the Commission of correspondence relating to business of the Commission. The Secretary shall attend to such correspondence as required by the Chairman and handle funds allocated to the Commission in accordance with its directives, the law, and City regulations.

ARTICLE IV ELECTION OF OFFICERS

Section 4.1 - At an annual organization meeting, which shall be the first regular meeting in January, the Commission shall elect a Chairman and Vice-Chairman. Nominations shall be made from the

floor, and the candidate receiving a majority vote of the voting membership shall be declared elected and shall take office at the close of the meeting. The officers shall be elected for a period of one (1) year, shall be eligible for re-election, and shall serve until their successors take office. Vacancies in office shall be filled immediately by regular election procedure.

ARTICLE V MEETINGS

Section 5.1 - Regular meetings shall be held at 6:00 P.M., on the first (1st) Thursday of each month.

Section 5.2 - Special meetings may be called by the Chairman or Vice-Chairman at the request of three (3) voting members to act on those matters necessary and germane to the duties of the Commission, in accordance with the Ohio Revised Code.

Section 5.3 Quorum – A quorum shall be necessary at any regular or special meeting in order for the Commission to take official action or carry on its business. A quorum shall consist of a majority of Commission members. Each member of the Planning Commission who has knowledge of the fact that he will not be able to attend a scheduled meeting shall notify the Planning & Zoning Administrator or Secretary at the Municipal Building at the earliest possible opportunity and, in any event, prior to 5:00 p.m. on the date of the meeting. The Planning & Zoning Administrator or Secretary shall notify the Chairman in the event that the projected absences will produce a lack of quorum.

Section 5.4 - Action of the Commission on any application properly brought before it shall be effective only when the matter being considered by the Commission receives at least three (3) votes on the prevailing side. Questions on procedure shall be decided by a voice vote in the usual manner.

Section 5.5 Parliamentary Process – Unless otherwise specified herein, Robert’s “Rules of Order”, as filed in the Clerk of Council’s Office, shall govern the proceedings at the meetings of the Commission.

Section 5.6 Designation of Voting Order – Votes of the Commission will be by verbal vote and the order of voting will rotate in sequential alphabetical order. The Chairman shall always vote last.

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ARTICLE VI AGENDAS & ADMINISTRATIVE PROCEDURES

Section 6.1 Open Meetings and Records – All proceedings and records of the Commission shall be open to the public in accordance with the City Charter, Codified Ordinances and the Ohio Revised Code. All maps, plats, and other matters required by law to be filed with the Commission shall be

filed in the office of the Planning & Zoning Administrator or Clerk of Council as required by the Planning & Zoning Code.

Section 6.2 – Referral - Matters referred to the Commission by the City Council shall be placed on the calendar for consideration and action at the first meeting of the Commission after such reference.

Section 6.3 – Deadline for Application – The deadline for filing applications for placement on the agenda shall be thirty (30) days prior to any given meeting of the Commission unless otherwise stated by the Planning & Zoning Code. Requests for continuance of matters scheduled for a particular agenda shall be filed with the Planning & Zoning Administrator or Secretary by noon on the Thursday prior to the Thursday of the meeting so the printed agenda will reflect the required continuance.

Section 6.4 – Agenda - The Secretary, under the guidance of the Chairman, and with the assistance of the Vice-Chairman, shall prepare the agenda for the regular and special meetings. Agendas for regular meetings shall be prepared at least seven (7) days in advance of each regular meeting. Commission members shall be provided an agenda, a copy of each application and all related exhibits and materials, and a report from Staff at least seven (7) days in advance of each regular meeting.

ARTICLE VII ORDER OF BUSINESS

Section 7.1 Agenda Order – The order of business at the regular meetings of the Commission shall be as follows:

- A. Call to Order
 - 1. Roll Call
 - 2. Approval of Minutes
 - 3. Approval of Agenda
 - 4. Public Comment
- B. Commission Business
- C. Adjournment

Section 7.2 Presentation Order – The following procedure will normally be observed; however, it may be rearranged by the Chairman for individual items if necessary for the expeditious conduct of business:

- A. Staff presents report and makes recommendation.
- B. Applicants make presentation.
- C. Any opponents make presentations.
- D. Applicant makes rebuttal presentation of any points not previously covered.
- E. Commissioners ask any remaining questions they may have for the proponents, opponents, or staff, and then take a vote.

ARTICLE VIII AMENDING THE RULES OF THE COMMISSION

Section 8.1 Changes to these rules may be proposed and discussed at any regular meeting. At the next regular meeting, the proposed amendments will be eligible for adoption. The adopted rules will supersede any and all other rules and will take effect immediately.

CHAIRMAN

VICE-CHAIRMAN

ADOPTED (Date)

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Section 6.1 Open Meetings and Records – All proceedings and records of the Commission shall be open to the public in accordance with the City Charter, Codified Ordinances and the Ohio Revised Code. All maps, plats, and other matters required by law to be filed with the Commission shall be

filed in the office of the Planning & Zoning Administrator or Clerk of Council as required by the Planning & Zoning Code.

Section 6.2 – Referral - Matters referred to the Commission by the City Council shall be placed on the calendar for consideration and action at the first meeting of the Commission after such reference.

Section 6.3 – Deadline for Application – The deadline for filing applications for placement on the agenda shall be thirty (30) days prior to any given meeting of the Commission unless otherwise stated by the Planning & Zoning Code. Requests for continuance of matters scheduled for a particular agenda shall be filed with the Planning & Zoning Administrator or Secretary by noon on the Thursday prior to the Thursday of the meeting so the printed agenda will reflect the required continuance.

Section 6.4 – Agenda - The Secretary, under the guidance of the Chairman, and with the assistance of the Vice-Chairman, shall prepare the agenda for the regular and special meetings. Agendas for regular meetings shall be prepared at least seven (7) days in advance of each regular meeting. Commission members shall be provided an agenda, a copy of each application and all related exhibits and materials, and a report from Staff at least seven (7) days in advance of each regular meeting.

ARTICLE VII ORDER OF BUSINESS

Section 7.1 Agenda Order – The order of business at the regular meetings of the Commission shall be as follows:

- A. Call to Order
 - 1. Roll Call
 - 2. Approval of Minutes
 - 3. Approval of Agenda
 - 4. Public Comment
- B. Commission Business
- C. Adjournment

Section 7.2 Presentation Order – The following procedure will normally be observed; however, it may be rearranged by the Chairman for individual items if necessary for the expeditious conduct of business:

- A. Staff presents report and makes recommendation.
- B. Applicants make presentation.
- C. Any opponents make presentations.
- D. Applicant makes rebuttal presentation of any points not previously covered.
- E. Commissioners ask any remaining questions they may have for the proponents, opponents, or staff, and then take a vote.

ARTICLE VIII AMENDING THE RULES OF THE COMMISSION

Section 8.1 Changes to these rules may be proposed and discussed at any regular meeting. At the next regular meeting, the proposed amendments will be eligible for adoption. The adopted rules will supersede any and all other rules and will take effect immediately.

CHAIRMAN

VICE-CHAIRMAN

ADOPTED (Date)

CHAPTER 1131 – Definitions

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

1161.02 SPECIAL PURPOSE DISTRICTS.

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

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

1183.04 USE REGULATIONS AND DEVELOPMENT STANDARDS.

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

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

(e) Lot and Yard Dimensions, Building Spacing.

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

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

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

CHAPTER 1184 – Planned Commercial Development District

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

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

CHAPTER 1196 - Community Commercial Overlay District



**REYNOLDSBURG
PLANNING & ZONING DIVISION**

**STAFF REPORT:
CODIFIED ORDINANCE
AMENDMENT**

CODE SECTION: Section 1181.06 – General Sign Regulations

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

SUMMARY OF MAJOR REVISIONS:

SECTION 1181.06 – GENERAL SIGN REGULATIONS

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

1181.06 GENERAL SIGN REGULATIONS.

(b) Requirements for all Signs.

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

ARTICLE IV

ELECTION OF OFFICERS

Section 4.1 - At an annual organization meeting, which shall be the first regular meeting in January, the Commission shall elect a **Chairman, Vice-Chairman, and Secretary**. Nominations shall be made from the floor, and the candidate receiving a majority vote of the voting membership shall be declared elected and shall take office at the close of the meeting. The officers shall be elected for a period of one (1) year, shall be eligible for re-election, and shall serve until their successors take office. Vacancies in office shall be filled immediately by regular election procedure.

Section 5.3 Quorum – A quorum shall be necessary at any regular or special meeting in order for the Commission to take official action or carry on its business. A quorum shall consist of a majority of Commission members. ~~Each member of the Planning Commission who has knowledge of the fact that he will not be able to attend a scheduled meeting shall notify the Planning Administrator or Secretary at the Municipal Building at the earliest possible opportunity and, in any event, prior to 5:00 p.m. on the date of the meeting. The Planning Administrator or Secretary shall notify the Chairman in the event that the projected absences will produce a lack of quorum.~~

Section 6.1 Open Meetings and Records – All proceedings and records of the Commission shall be open to the public in accordance with the City Charter, Codified Ordinances and the Ohio Revised Code. ~~All maps, plats, and other matters required by law to be filed with the Commission shall be filed in the office of the Planning Administrator or Clerk of Council as required by the Planning & Zoning Code.~~

~~Section 6.3—Deadline for Application—The deadline for filing applications for placement on the agenda shall be three (3) weeks prior to any given meeting of the Commission unless otherwise stated by the Planning & Zoning Code. Requests for continuance of matters scheduled for a particular agenda shall be filed with the Planning Administrator or Secretary by noon on the Thursday prior to the Thursday of the meeting so the printed agenda will reflect the required continuance.~~

Section 6.4³ – Agenda - The Secretary, under the guidance of the Chairman, and with the assistance of the Vice-Chairman, shall prepare the agenda for the regular and special meetings. Agendas for regular meetings shall be prepared at least seven (7) days in advance of each regular meeting. Commission members shall be provided an agenda, a copy of each application and all related exhibits and materials, and a report from Staff at least seven (7) days in advance of each regular meeting.