



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

CITY COUNCIL

Committee Meetings Regular Council Meeting

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

April Beggerow
614-322-6836

Monday, January 22, 2018

Council Chambers

PUBLIC SERVICE AND TRANSPORTATION COMMITTEE MEETING

1. CALL TO ORDER- CHAIRMAN BRETT LUZADER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

- a. Public Service and Transportation Committee – Committee Meeting – January 8, 2018

4. NEW LEGISLATION/DISCUSSION ITEMS

- a. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1171.07 Temporary Special Land Use of Chapter 1171 General Regulations.
- b. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1151.01 Initiation of Amendments, Section 1151.02 Petition for Zoning District Change with Development Plan, Section 1151.03 Public Hearing and Referral to the Planning Commission, Section 1151.05 Action by Council, Section 1151.06 Amendment of Development Plan, and Section 1151.07 Effect of Approval of Chapter 1151 Amendments.

- c. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED: Changing the Zoning District of a 24.3 Acre Parcel on the West Side of Taylor Road Known as 9366 Taylor Road SW, and 9370 Taylor Road SW, Reynoldsburg, Ohio, from AR-2 Multiple Family Residence District and CC Community Commerce District to PND Planned Neighborhood Development District.
- d. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED: Changing the Zoning District of a 49.88 Acre Parcel Owned by the State of Ohio on the South Side of E. Main Street, Known as 8895 E. Main Street SW, Reynoldsburg, Ohio, from CO Offices and Institutions District and CS Community Services District to GI General Industry District; and Waving the Traffic Study Requirements of Section 1151.02.

5. LEGISLATION FOR EMERGENCY ADOPTION

- a. RESOLUTION AUTHORIZING PARTICIPATION IN THE STATE OF OHIO COOPERATIVE PURCHASING PROGRAM AND DECLARING AN EMERGENCY. (First Reading 1/8/2018).
- b. ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH FRANKLIN COUNTY PUBLIC HEALTH FOR THE MOSQUITO MANAGEMENT PROGRAM FROM JANUARY 1, 2018 TO DECEMBER 31, 2018 AND DECLARING AN EMERGENCY. (First Reading 1/8/2018).

6. LEGISLATION FOR SECOND READING

- a. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 905.01 Construction Requirements for Residential Streets of Chapter 905 Streets Generally; Amending Section 909.01 Sidewalk Construction Permit and Fee, Section 909.04 Plans and Specifications, and Section 909.06 Grade, Construction Specifications of Chapter 909 Sidewalks; and Amending Section 913.05 Bond for Improvement of Chapter 913 Private Roadways. (First Reading 1/8/2018).

MINUTES COMMITTEE MEETING
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 January 8, 2018

Ward 2 Councilmember Brett Luzader called the meeting to order at 7:41 PM

PRESENT: Luzader, Baker, Bryant, Skinner, Joseph

ABSENT:

Approval of Agenda

Agenda stands approved.

Approval of Minutes

- a. Public Service and Transportation Committee – Committee Meeting – December 11, 2017

RESULT:	ACCEPTED
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NEW LEGISLATION/DISCUSSION ITEMS

MOTION TO APPOINT BRETT LUZADER CHAIRMAN OF THE PUBLIC SERVICE & TRANSPORTATION COMMITTEE

Mr. Luzader requested Mr. Caleb Skinner to serve as his Vice-Chair.

Mr. Caleb Skinner agreed.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Caleb Skinner, Ward 1 Councilmember
SECONDER:	Kristin Bryant, At-Large Councilmember
AYES:	Luzader, Baker, Bryant, Skinner

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: AMENDING SECTION 1171.07 TEMPORARY SPECIAL LAND USE OF CHAPTER 1171 GENERAL REGULATIONS. --- Luzader. Public Service and Transportation Committee.

Mr. Snowden: This is a section that's been on my radar for a while. The specific problem here is that the section gives the Board and Zoning and Building Appeals the power to grant variances or to vary the requirements of that section with regard to temporary special land uses. Temporary special land uses are your firewood sales, your Christmas tree sales, etc. It does not specify in which manner, whether it's going to be a variance or a special exception. It needs to specify one of the two. With that I'm just cleaning up the section. I'm also adding language that makes the temporary special land use that would be permitted within the S1 District. For example, today, the use of is permitted only in the CC and CS Districts. That means if you had a church, most of our traditional churches are zoned S1, doing a Christmas tree lot for the churches Boy Scout troop, technically requires a special temporary special land use permit. That is not a permitted zone, so I'm adding S1 within that district.

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MINUTES COMMITTEE MEETING
REYNOLDSBURG PUBLIC SERVICE AND TRANSPORTATION COMMITTEE
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Mr. Luzader: I've got a couple. You approached me about this a few weeks ago. I've had a chance to look at your changes and the overall section of 1171. If I understand this correctly, that means that right now say the vacant lot at the corner of Brice and Main, coming right straight into town, someone could come in now and come to you and ask for a permit and bring in a couple semi loads of firewood and sell firewood on that lot for 90 days.

Mr. Snowden: Mr. Chairman, I think what you're asking. If you're looking under general regulations on the very first page of the code changes under C3. It specifies the temporary special land uses for permits of seasonal sales of produce, plants, and firewood are effective for 90 days. It specifies for sidewalk sales and Christmas tree sales it's 30 days. The answer to that question is yes. This section was 60 at one point. I worked with several Councils ago to get it extended to 90 because we had some requests from some of our large retailers that are doing like a produce shop or a garden center in their parking lot. Your concern sir is it that the like on a vacant lot when you're talking about a lot that has no main use that's established. Is that your concern?

Mr. Luzader: Yes. I don't have a problem with like Wal-Mart or Lowes when they bring their flower rack out and different things like that because I know that a lot of times their sales they don't have enough room inside, but for a vacant lot like Brice and Main particularly, I think 90 days is way too long for someone to just come in there and set up shop.

Mr. Snowden: We could specify under that C3 a different regulation type. We can either reduce it in general, if that's the will of the Council or we can specify a different regulation based on what the primary use is. My view would be if you have an established use, I agree with you, it's less objectionable than when you don't have an established use. When you don't have an established use or you don't have a structure on the site, you may or may not have proper utilities, restrooms, etc. There's definitely some concerns there. There are many options that I would be happy to come back with something that revises that.

Mr. Luzader: Are there any other comments from the committee for Mr. Snowden on this?

Ms. Bryant: I tend to agree that 90 days is a little bit long when you've got an untethered location. I think that's something that we should explore a little further before trying to do something with it.

Mr. Clemens: I'm not really enthused about the 90 days, but I'm not enthused that you can do that on a lot, as you speak of the lot we're talking about and also the lot right down here on the corner. There no lots in and out. All we're doing is setting up, it could be anything in those lots, and I don't think we should. I think there should be some way we could decide what lots we're not going to do it in. Just because we've got an empty lot in our city doesn't mean we have to have someone come in and sell garbage off or whatever they've got.

Mr. Snowden: It's only for produce, plants, and firewood.

Mr. Clemens: That's fine. I don't care.

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Mr. Snowden: I hear what you're saying.

Mr. Clemens: Those are bad lots. That's why they sit empty because people can't get in and out without causing problems. I think when we got lots like that the city should control it. I don't think they should be open to something like that. That's my thought. It's going to come back, so it doesn't really make any difference, but as you look at it there's choice lots and I don't think it should be set out like that. It causes a problem for the city. I'm not in favor of seeing a big stack of firewood sitting there for 90 days, I can tell you that right now, and a bunch of flowers either. That's my point on that one. I don't think that there's certain lots that will cause a problem. Just to be doing something, I don't think that's the case.

Mr. Snowden: Mr. Clemens, I hear what you're saying and I'll be happy to come back with whatever the Chairman and others would like to work with this, but I have to have uniformity throughout the city, so I can't simply say, lots number 12 and 123 Main Street are hereby prohibited to temporary special land use. I have to assign it based on the districts, the conditions, and so on on the site.

Mr. Clemens: That's right. Then do it that way.

Mr. Luzader: I'm not sure how we could specify what lot.

Mr. Clemens: Just because we've got a *inaudible it doesn't mean we have to put somebody else to come out there.

Mr. Snowden: I'm not particularly a big of the section either, but we're trying to apply a general standard throughout the entire the city. I hear what you're saying sir.

Mr. Luzader: I think what Mel's trying to get at is either you allow a temporary land use on a vacant lot like that or you don't allow it.

Mr. Clemens: You don't allow it.

Mr. Snowden: That possibility exists. I have not researched that specific, but that is an option that I can look into.

Mr. Clemens: That's what I mean.

Mayor McCloud: We'll explore that Mr. Chairman.

Mr. Luzader: Are there any other questions to Mr. Snowden?

Ms. Bryant: Theoretically, could there be explored as a renewable option? Maybe give them 30 days to do it instead of 90 and with an option to renew it?

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MINUTES COMMITTEE MEETING
REYNOLDSBURG PUBLIC SERVICE AND TRANSPORTATION COMMITTEE
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Mr. Snowden: Yes mam. If you look at the regulation right now under C3, there's no more than one temporary special land use for seasonal sales of produce, plants, or firewood shall be given any location within a single calendar year. So the purpose of that was to just limit the number of times it could be done and at any given location, but absolutely that option exists as well. Come back to you with some options and we'll go from there.

Mr. Luzader: I don't know that I'd be particularly in favor of renewing it. If you're going to be able to renew it you might as well just go ahead and put it at 90 days.

Mr. Baker: The thing about the renewal is if that particular site becomes some sort of problem or something we could tell them hey, we've had police officers who came to your establishment because there was a problem we're not going to renew this instead of making it a full 90 days or something like that.

Mr. Snowden: Mr. Baker, you'd have to write in some specific standards to say how I can object to it or not renew the permit. You're talking about a much more complicated regulatory process there. I think I'm getting the gist of it and let me come back with a couple options that you can respond to. This is not particularly time sensitive. It's just a matter of hey, here's some general problems in this section and I know Mr. Luzader was passionate about this particular one getting corrected, but a lot of it is just housekeeping, good zoning practice. For example, is the Board approving it as a variance or a special exception? That depends on what procedures are going to be followed, so that has to be identified in the code. I'll come back with some options.

Mr. Luzader: I myself would still be in favor of probably something along the lines of two sets of regulations. One to address an established use piece of property and another one for a vacant piece of property, if we go that route, or as Mr. Clemens suggested, we don't allow special land use permit on vacant property.

Mr. Cotner: With our new Master Plan that we're going to be working on, this is even some of the information that they might be looking at. They might be looking to target certain areas. Mr. Domini might be saying, hey, this is not a best practice in strong communities. We may want to avoid that altogether. Again, we need to get more information as we work through that too I would think.

Mr. Luzader: That's a good point, but I think this might be something that we can use now until the Master Plan gets developed and then we can incorporate some of this language into the Master Plan.

Mr. Snowden: This puts a band-aid on it, but I would expect that after the Master Plan is done there's probably going to be a whole lot of revision of our zoning regulation, specifically the district regulation, not so much the processes and the procedures. I would think we're going to revisit that heavily and this definitely may be on there.

Mr. Luzader: If there are not objections, then since Mr. Snowden says this isn't really time sensitive, I'd like to make a motion that we hold this in committee for 2-weeks.

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Ms. Bryant: Seconded.

RESULT: **ITEM HELD**

Next: 1/22/2018 7:33 PM

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: AMENDING SECTION 905.01 CONSTRUCTION REQUIREMENTS FOR RESIDENTIAL STREETS OF CHAPTER 905 STREETS GENERALLY; AMENDING SECTION 909.01 SIDEWALK CONSTRUCTION PERMIT AND FEE, SECTION 909.04 PLANS AND SPECIFICATIONS, AND SECTION 909.06 GRADE, CONSTRUCTION SPECIFICATIONS OF CHAPTER 909 SIDEWALKS; AND AMENDING SECTION 913.05 BOND FOR IMPROVEMENT OF CHAPTER 913 PRIVATE ROADWAYS. --- Luzader. Public Service and Transportation Committee.

Mr. Snowden: This is a revision of our streets and public utilities code. It's not a zoning revision, so it will not need to go for the public hearing. It can go through Council. Driveway approaches and sidewalks touch on many city departments. The permits are issued through building. They're within the streets, so they're within Mr. Sampson's jurisdiction. They have some planning concerns because they are in often *inaudible the time that projects are done and good pedestrian connectivity is an important planning procedure. There's utilities there, both city and public. This touches on a lot of issues. I worked with our engineering staff and Mr. Paszke, our building official, and he and I are the ones that are most heavily involved with this. To just reorganize these sections a little bit. The main issue was we had some over lapping conflicting fees about what's a driveway approach? What is a sidewalk? We're raising the fees to be consistent with the other building department fees because there's a cost when our staff member, the building inspector goes out to inspect these items. I'm just hoping that this will clean up these a little bit easier as we move into the new year. The last thing is, if you noticed, there's a lot of references to the standard drawing file and the number. That's actually two numbers ago. The numbers have changed twice since the code was updated. I looked at what a lot of other communities were doing and I spoke with engineering and EMH&T and we're just going to incorporate all of the standard drawings collectively. Those will be updated periodically and brought before you by the service department, but instead of having to worry about whether the number or file is correct for something that got implemented back in the 1960's we're just going to incorporate the whole drawing setting to our code.

Mr. Luzader: I noticed that you did when we talked about this a couple weeks ago you didn't change this to include that you are going to give a copy of the driveway standard drawings and the sidewalk standard drawings when a permit is issued.

Mr. Snowden: The building department already does that whenever a permit is issued; however, it was only in the sidewalk section and I think your point was well taken. Let's just be consistent between the two sections. The driveway approach is the area kind of between the sidewalk and the curb. The sidewalks are what we know as public sidewalks behind those areas, that's regulated by the zoning code. It's not specifically regulated by what's going on here. I appreciate your feedback on that.

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Mr. Luzader: At least this way whoever's putting in the sidewalk or their driveway can't come back and say, well, I didn't know what the standard drawing says. There it is right there. Are there any questions for Mr. Snowden from the committee? Any member of Council?

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/8/2018 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED: CHANGING THE ZONING DISTRICTS OF VARIOUS CITY PARKS AND OTHER PARCELS OWNED BY THE CITY OF REYNOLDSBURG TO S-1 SPECIAL DISTRICT.

Mr. Snowden: We updated our zoning map back in 1983 and anything that was a park at that time was designated S1 by that zoning map. Over the years the city has acquired a lot of properties for parks use or various means and those properties still had their legacy zoning law. For example, the property where at the *inaudible section with the wonderful gateway sign is zoned commercial. A portion of the Civic Park is actually zoned industrial. It's not the end of the world because public use is a permitted use. The problem is that brings in a lot of other zoning regulations that are really supposed to apply to commercial or industrial. For example, for Director Bauman to build a structure on the parcel on the northern part of Civic Park she has to observe a 1,000 foot setback because it's an industrial *inaudible. Obviously, that doesn't make a whole lot of sense. We need to conform the district. If you look through your package there you'll see the properties that I'm specifically referring to. If you have any additional questions about that I'd be happy to do it, but all we're doing is just making life easier for us long term and making the maps look good and you'll see that item E is also a similar item. The reason for both these items is I'm hoping to bring you a new updated zoning map in the near future. As you can see it hasn't been updated since 1995, so we're probably a little overdue.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/8/2018 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED: CHANGING THE ZONING DISTRICT OF A 10.58AC PARCEL KNOWN AS 7227 E. MAIN STREET, REYNOLDSBURG, OHIO, FROM CC COMMUNITY COMMERCE DISTRICT TO S-1 SPECIAL DISTRICT, AND REMOVING THE PARCEL FROM THE HISTORIC OVERLAY DISTRICT.

Mr. Snowden: You might not now that the parcel that is being worked on for the city for the YMCA

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is actually zoned commercial. Again, why is that a problem? It brings in a lot of other requirements for commercial property. It's also technically within the historic district. The proposed building as it stands is not going to meet our historic design guidelines nor should it given its use. I think there was an idea back in 1996 that historic district might expand into that area with whatever redeveloped there, but given that it's an extension of our park that's really not realistic. I can also see that there's one typo there and I'll make sure that's corrected.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/8/2018 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

RESOLUTION AUTHORIZING PARTICIPATION IN THE STATE OF OHIO COOPERATIVE PURCHASING PROGRAM AND DECLARING AN EMERGENCY. --- Luzader. Public Service and Transportation Committee.

Mr. Sampson: The Service Department would like to welcome Mr. Baker, Ms. Bryant, and Mr. Skinner to Reynoldsburg City Council. This resolution authorizes the city to continue to participate in the State of Ohio Cooperative Purchasing Program. The State of Ohio requires that the resolution be passed and *inaudible prior to the use of the contract. The contract will allow departments to utilize the State bid on various items. The purpose of the program is to leverage spending across all entities to obtain deeper volume discounts. Participation is voluntary. Purchasing from Department of Administrative Service contract is an option to save both money and time. The annual fee is \$170 and is based on population.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/8/2018 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH FRANKLIN COUNTY PUBLIC HEALTH FOR THE MOSQUITO MANAGEMENT PROGRAM FROM JANUARY 1, 2018 TO DECEMBER 31, 2018 AND DECLARING AN EMERGENCY. --- Luzader. Public Service and Transportation Committee.

Mr. Sampson: This ordinance is an extension of the cities mosquito management program contract for 2018 with the Franklin County Public Health. The cost of the city will be \$19,182.49, which is the same as 2017. There was no increase for this year.

Mr. Luzader: A little background information, years ago when I worked for the Street Department, we used to do our own mosquito control program. We would spend more money on the product itself than what this program costs us. I think it's something great. The city is well utilized in using Franklin County for that.

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RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/8/2018 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

LEGISLATION FOR EMERGENCY ADOPTION

1-18

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH BERMEX INC., FOR METER READING SERVICES AND DECLARING AN EMERGENCY. --- Cotner. Finance and Administration Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/8/2018 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

LEGISLATION FOR THIRD READING

5-18

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: AMENDING SECTION 1155.02 PLANNING ADMINISTRATOR TO ENFORCE, SECTION 1155.03 INJUNCTION AS REMEDY, SECTION 1155.04 EXPIRATION OF CERTIFICATES AND PERMITS, SECTION 1155.05 ADMINISTRATIVE PROCEDURES; DEVELOPMENT HANDBOOK; SECTION 1155.06 APPEAL OF ADMINISTRATIVE PROCEDURES, AND SECTION 1155.99 PENALTY, REPEALING THE EXISTING TABLE 1155 AND ENACTING A NEW TABLE 1155, OF CHAPTER 1155 ADMINISTRATION, ENFORCEMENT; PENALTY OF THE ZONING CODE. --- Luzader. Public Service and Transportation Committee.

Motion to amend by Chairman Luzader, Second by Councilwoman Bryant.
All voted "Aye" by voice vote.
Motion to amend carried.

Mr. Snowden: Nothing to add Mr. Chairman. Only to tell you that the only change through the Planning Commission were some minor edits to the table and some of the numbers and formatting everything properly.

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RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/8/2018 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

4-18

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: ENACTING A NEW SECTION 1111.99 PENALTY OF CHAPTER 1111 GENERAL PROVISIONS; AMENDING SECTION 1119.04 TRANSFER OF LOTS BY SUBDIVIDER OF CHAPTER 1119 FINAL PLAT; AMENDING SECTION 1123.02 INSPECTION DURING INSTALLATION OF CHAPTER 1123 REQUIRED IMPROVEMENTS; AND AMENDING SECTION 1127.03 SANITARY SEWERS IN CHAPTER 1127 STANDARDS OF THE SUBDIVISION REGULATIONS. --- Luzader. Public Service and Transportation Committee.

Motion to amend by Chairman Luzader, Second by Councilwoman Bryant.

All voted "Aye" by voice vote.

Motion to amend carried.

Mr. Snowden: This item started out as correcting what was basically a run-on sentence, but I took several additional thoughts to the Planning Commission back in December because there were a couple glaring issues in our subdivision regulations. One is there was no specific penalty for violating the subdivision regulations and so I took the penalty that was already in the main part of the zoning code and took that into the subdivision regulations. The way the regulations are written need a penalty for both. You cannot apply the penalty that's existing to the subdivision regulation. Secondly, I'm proposing to take out some language dealing with what used to be called an occupancy permit. Today there's no such permit as an occupancy permit. The closest thing would be a certificate of occupancy issued under the building code, but what they were attempting to do years ago was say, if you don't do certain things within a subdivision regulation we will not give you the occupancy permit for the structure that's been built. The problem with that is the State's building code today will not allow us to do that. So, I can go and get an adjunct, get with Mr. Hood, and get an injunction. If someone violates the subdivision regulations I can fine them under the penalty that I'm proposing. I can pull the bond for improvement, saying get with Mr. Sampson and engineering and have the whatever the offending thing is corrected or improved, but I can't say, hey, you can't get an occupancy permit for your structure because that's governed under a State building code, which is separate. That was something that was done once upon a time, but you simply can't do it today the way the regulations are written. I know that that was a change, so if folks are comfortable, that's your prerogative. If folks would rather wait and digest that that's your prerogative as well. That's not time sensitive. It's referencing a permit that no longer exists.

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RESULT:	REFERRED TO COUNCIL [UNANIMOUS]
MOVER:	Brett Luzader, Ward 2 Councilmember
SECONDER:	Kristin Bryant, At-Large Councilmember
AYES:	Luzader, Baker, Bryant, Skinner

3-18

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: AMENDING SECTION 1131.02 DEFINITIONS OF CHAPTER 1131 DEFINITIONS, SECTION 1171.04 GENERAL REGULATIONS FOR LOTS AND YARDS OF CHAPTER 1171 GENERAL REGULATIONS, SECTION 1175.03 LOT, YARD, AND HEIGHT REQUIREMENTS FOR DWELLINGS OF CHAPTER 1175 DISTRICT REGULATIONS, AND SECTION 1175.05 LOT, YARD, AND HEIGHT REQUIREMENTS FOR BUILDINGS OTHER THAN DWELLINGS OF CHAPTER 1175 DISTRICT REGULATIONS. --- Luzader. Public Service and Transportation Committee.

Motion to amend by Chairman Luzader, Second by Councilman Baker.

All voted "Aye" by voice vote.

Motion to amend carried.

Mr. Snowden: There's only one word that the Planning Commission recommended under the ADA Accessible Paths. The Planning Commissioner recommended Continuous ADA Accessible Paths, which I agreed.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/8/2018 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

Minutes Acceptance: Minutes of Jan 8, 2018 7:32 PM (Approval of Minutes)

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

DATE: January 22, 2018**TO: Public Service and Transportation Committee****RE: ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE
CITY OF REYNOLDSBURG, OHIO: Amending Section 1171.07
Temporary Special Land Use of Chapter 1171 General Regulations.**

Approval:

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

1171.07 TEMPORARY SPECIAL LAND USE.

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

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

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

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

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

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

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

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

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

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

(3) A temporary special land use permit for seasonal sales of produce, plants, or firewood shall be effective for a period no longer than ninety (90) days. No more than one (1) temporary special land use permit for seasonal sales of produce, plants, or firewood shall be issued for any given location within a single calendar year.

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

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

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

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

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

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

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

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

1171.07 TEMPORARY SPECIAL LAND USE.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST****DATE: January 22, 2018****TO: Public Service and Transportation Committee**

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

Approval:

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

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

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

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

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

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

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

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

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

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

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

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

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

1151.05 ACTION BY CITY COUNCIL.

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

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

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

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

1151.06 AMENDMENT OF DEVELOPMENT PLAN.

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

1151.07 EFFECT OF APPROVAL.

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

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

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST****DATE: January 22, 2018****TO: Public Service and Transportation Committee**

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

Approval:

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



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

Application #: 181277
Permit #:
Date Submitted: 12/29/17
Fee Amount: \$1800.00
\$800,000,000
☒ Paid:

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION		
Property Address: 9366, 9370 Taylor Road SW, 9333 Taylor Chase		FOR DISTRICT CHANGE ONLY Proposed Zoning: PND Size of Area to be Rezoned: 24.3 acres Existing Structures: 3 existing homes 1 condominium foundation to be removed 2 outbuildings Proposed Use: Multi-family Apartments with clubhouse and pool
Description of Location: West side of Taylor Road, North of East Main/Kroger		
Parcel ID(s): 200512080038925, 201006090010881, 187-0235		
Number of Lots: 3	Present Zoning: CC/AR-2c	
Present Use: single family/agriculture		
Complete Where Applicable: Engineer/Surveyor: EMH&T Builder: Metro Development LLC		
III. PROPERTY OWNER OF RECORD		
Property Owner Name(s): Glen Bard Jr, Murphy Development Company/Taylor Chase LLC		Property Owner Address(s): 9370 Taylor Road, Reynoldsburg, Ohio 4442 Professional Pkwy, Groveport, OH 43125
IV. APPLICANT INFORMATION		
Applicant Name: Metro Development LLC / Todd Barris		
Applicant Address: 470 Olde Worthington Road, Suite 101, Westerville, Ohio 43082		
Applicant Phone Number: 614-540-2400		Applicant Email: jthomasjr@villagecommunities.com
I. PROJECT TYPE		
☒ District Change (Rezoning) (\$750 Residential plus \$50 per lot/\$1,000 Non-Residential) ☐ Amendment of Development Plan or Text (\$500) ☐ Major Site Plan (\$500)		

Applicant Signature: [Signature] Date: 12-13-17
 By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

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

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

4. Plan Review Fee Schedule

Major Site Plans and Zoning District Changes

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

Traffic Studies:

(see Facility Demand Worksheet)

Traffic Access Study \$ 1,000.00

Traffic Impact Study \$ 4,000.00

Regional Traffic Study \$ TBD

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

\$ 800.00

Total Plan Review Fee:

\$ 1,800.00

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

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



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

Application #: _____

Permit #: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address:

9366, 9370 Taylor Road SW, 9333 Taylor Chase

FOR DISTRICT CHANGE ONLY

Description of Location:

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

Proposed Zoning:

PND

Parcel ID(s):

200512080038925, 201006090010881, 187-0235

Size of Area to be Rezoned:

24.3 acres

Number of

Lots: 3

Present Zoning:

CC/AR-2c

Present Use:

single family/agriculture

Existing Structures:

3 existing homes

Complete Where Applicable:

Engineer/Surveyor: EMH&T

Builder: Metro Development LLC

1 condominium foundation to be removed

2 outbuildings

Proposed Use:

Apartments with clubhouse and pool

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Glen Bard Jr,
Murphy Development Company/Taylor Chase LLC

Property Owner Address(s):

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

IV. APPLICANT INFORMATION

Applicant Name:

Metro Development LLC

Applicant Address:

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

Applicant Phone Number:

614-540-2400

Applicant Email:

jthomasjr@villagecommunities.com

I. PROJECT TYPE



District Change (Rezoning)

(\$750 Residential plus \$50 per lot/\$1,000
Non-Residential)Amendment of
Development Plan or Text
(\$500)Major Site Plan
(\$500)

Applicant Signature:

Date: 12-13-17

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

- ☐ I Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ DRB
☐ BZBA

Planning Com. Meeting

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

City Council Meeting

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

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

12.20.17

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

CHAPTER 1183

Planned Neighborhood Development District

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

1183.01 PURPOSE.

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

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

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

12.20.17

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

1183.02 DEVELOPMENT PLAN REQUIREMENTS AND REVIEW PROCEDURES.

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

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

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

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

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

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

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

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

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

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

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

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

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

1183.03 SITE PLAN REVIEW.

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

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

1183.04 USE REGULATIONS AND DEVELOPMENT STANDARDS.

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

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

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

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

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

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

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

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

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

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

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

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

1187.07 RESIDENTIAL APPEARANCE STANDARDS.

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

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

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

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

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Exhibit "A-1" – Surrounding Property Owners

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

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

Exhibit "F-1" – Traffic Analysis

Exhibit "G-1" – Architectural Elevations/Character

INNIS, WILLIAM H
1140 SANDERLING DR
REYNOLDSBURG OH 43068

DERUSE, RANDALL D
1175 SANDERLING DR
REYNOLDSBURG OH 43068

SAPP, JOANNE
1182 SANDERLING DR
REYNOLDSBURG OH 43068

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

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

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

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

PACZULA, TERESA
8476 TAYLOR CHASE DR
REYNOLDSBURG OH 43068

KROGER CO,
1014 VINE ST FL 7
CINCINNATI OH 45202

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

JONES, CRAIG A
1390 RESERVE DR
REYNOLDSBURG OH 43068

POKHREL, KRISHNA P
1220 RESERVE DR
REYNOLDSBURG OH 43068

CRAWFORD, JUSTIN E
1350 RESERVE DR
REYNOLDSBURG OH 43068

CURTIS, DAVID K
1400 RESERVE DR
REYNOLDSBURG OH 43068

HUMAGAI, DEVANDRA
1290 RESERVE DR
REYNOLDSBURG OH 43068

GREGORY, RONALD
1171 SANDERLING DR
REYNOLDSBURG OH 43068

STEPHENS, CONSTANCE J
8482 TAYLOR CHASE DR
REYNOLDSBURG OH 43068

DUFFEY, MAYNARD J
1240 RESERVE DR
REYNOLDSBURG OH 43068

ELLIS, WANDA J
1320 RESERVE DR
REYNOLDSBURG OH 43068

BOLYARD, CHESTER L
1340 RESERVE DR
REYNOLDSBURG OH 43068

BOYLE III, LEO B
1380 RESERVE DR
REYNOLDSBURG OH 43068

TUBBS, MARK W
8431 MORNING DEW DR
REYNOLDSBURG OH 43068

STANLEY, CHARLES N
8421 MORNING DEW DR
REYNOLDSBURG OH 43068

BOYD III, LUTHER T
8412 GLENCREST DR
REYNOLDSBURG OH 43068

PURSELL, LAUREN M
1250 RESERVE DR
REYNOLDSBURG OH 43068

WHITE, WILLIAM D
8485 MORNINGDEW DR
REYNOLDSBURG OH 43068

PIPER, KELLY C
1179 SANDERLING DR
REYNOLDSBURG OH 43068

SMITH, NOLA J
1190 SANDERLING DR
REYNOLDSBURG OH 43068

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

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

FERGUSON, RONALD W
1194 SANDERLING DR
REYNOLDSBURG OH 43068

KNORR, CHRISTOPHER J
8411 MORNINGDEW DR
REYNOLDSBURG OH 43068

SHAW, JESSICA
8441 MORNINGDEW DR
REYNOLDSBURG OH 43068

CASSIDY, MATTHEW S
1230 RESERVE DR
REYNOLDSBURG OH 43068

DANKO, JOHN
1260 RESERVE DR
REYNOLDSBURG OH 43068

KLINE, KAREN
1310 RESERVE DR
REYNOLDSBURG OH 43068

HARRIS, RONALD P
1330 RESERVE DR
REYNOLDSBURG OH 43068

GRIMES, LINDA F
1370 RESERVE DR
REYNOLDSBURG OH 43068

SEALSCOTT, TIFFANY M
1280 RESERVE DR
REYNOLDSBURG OH 43068

MCCOY, JERALD R
8475 MORNING DEW DR
REYNOLDSBURG OH 43068

MOORE TR, ERMA C
1410 RESERVE DR
REYNOLDSBURG OH 43068

WATSON, IRAN E
1210 RESERVE DR
REYNOLDSBURG OH 43068

KASSAYE, HAILEYESUS T
1300 RESERVE DR
REYNOLDSBURG OH 43068

DUNIGAN NAGEL, BARBARA E
1186 SANDERLING DR
REYNOLDSBURG OH 43068

SEARLES, KEVIN T
8457 MORNINGDEW DR
REYNOLDSBURG OH 43068

HARTSELL, ROBBIE K
1270 RESERVE DR
REYNOLDSBURG OH 43068

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

FOSTER, LISA
8458 TAYLOR CHASE DR
REYNOLDSBURG OH 43068

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

INTSIFUL, MONIKA
8464 TAYLOR CHASE DR
REYNOLDSBURG OH 43068

DEMISSIE, ASTER G
8451 MORNING DEW DR
REYNOLDSBURG OH 43068

SIGMAN, RICHARD W
8465 MORNING DEW DR
REYNOLDSBURG OH 43068

GRAY, CHARLES R
8422 GLENCREST DR
REYNOLDSBURG OH 43068

HAMMOND, THAAH K
PO BOX 371
REYNOLDSBURG OH 43068

ALBERT, DANIEL J
9197 TAYLOR RD
REYNOLDSBURG OH 43068

SHIRLEY, RONALD E
9227 TAYLOR RD
REYNOLDSBURG OH 43068

BAUMAN, JOSEPH-TR
9154 MINK RD
PATASKALA OH 43062

ENYART, JON A
8507 WILLET LN
REYNOLDSBURG OH 43068

LUCIUS, JOYCE A
8501 WILLET LN
REYNOLDSBURG OH 43068

WEBB, HENRIETTA L
1134 SANDERLING DR
REYNOLDSBURG OH 43068

BATDORFF, DAN M
1151 SANDERLING DR
REYNOLDSBURG OH 43068

HUNTER, JAY MARTIN
1155 SANDERLING DR
REYNOLDSBURG OH 43068

COBB, DOROTHY J
1178 SANDERLING DR
REYNOLDSBURG OH 43068

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

PARSONS, SANDRA I
1127 SANDERLING DR
REYNOLDSBURG OH 43068

BOSH, STEPHEN T
1139 SANDERLING DR
REYNOLDSBURG OH 43068

PASQUINELLI, ELMO A
1163 SANDERLING DR
REYNOLDSBURG OH 43068

CHAVE, KAY A
1159 SANDERLING DR
REYNOLDSBURG OH 43068

UMINSKI, PAUL EDWARD
1131 SANDERLING DR
REYNOLDSBURG OH 43068

KELLY, RICHARD W
1147 SANDERLING DR
REYNOLDSBURG OH 43068

MCKEE, DONNA J
1135 SANDERLING DR
REYNOLDSBURG OH 43068

24.3 ACRES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

24.3 ACRES**-2-**

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

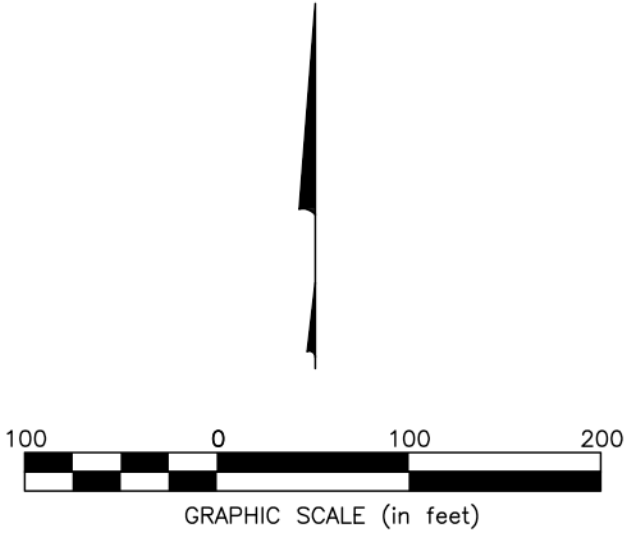
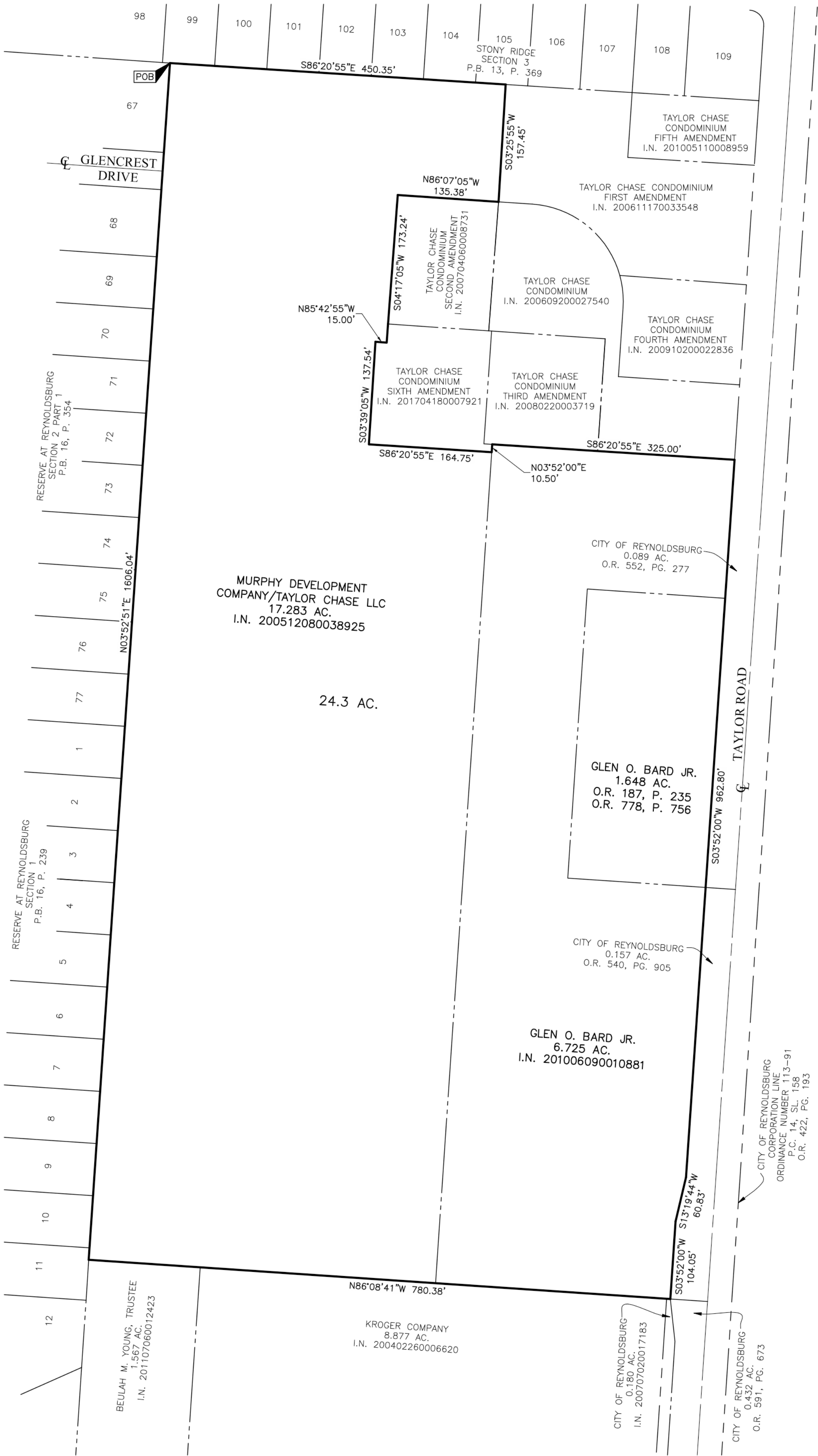
Thence North 03° 52' 51" East, the easterly line of said “Reserve at Reynoldsburg Section 1” the easterly line of said “Reserve at Reynoldsburg Section 2, Part 1”, a distance of 1606.04 feet to the POINT OF BEGINNING, containing 24.3 acres, more or less.

EVANS, MECHWART, HAMBELTON & TITLON, INC.

JCD:tmd
24_3 AC 20171345-VS-ZONE

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

ZONING EXHIBIT
SECTION 8, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO



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

J:\2017\1345\DWG\CASHEETS\EXHIBITS\20171345-VS-ZONE.DWG plotted by DROMA, THERESA on 11/14/2017 9:10:19 AM last saved by TDRAMA on 11/14/2017 9:09:36 AM



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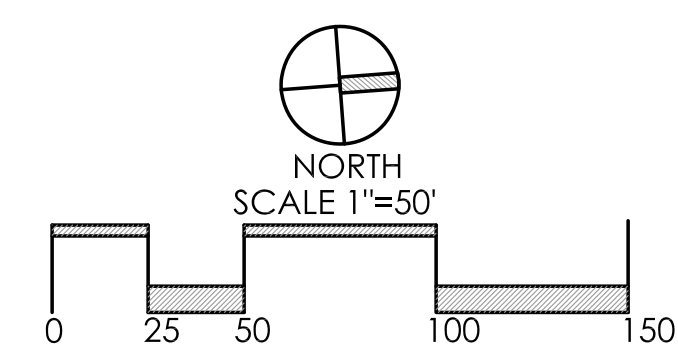
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 TOTAL UNITS = 240 UNITS
 DENSITY = +/- 9.88 DU/AC
 1 BEDROOMS = 48 UNITS
 2 BEDROOMS = 192 UNITS
 SURFACE PARKING = 433 SPACES
 GARAGE PARKING = 66 SPACES
 TOTAL PARKING = 499 SPACES (2.08/UNIT)

EXISTING CONDITIONS PLAN

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
 DATE: 12-20-2017

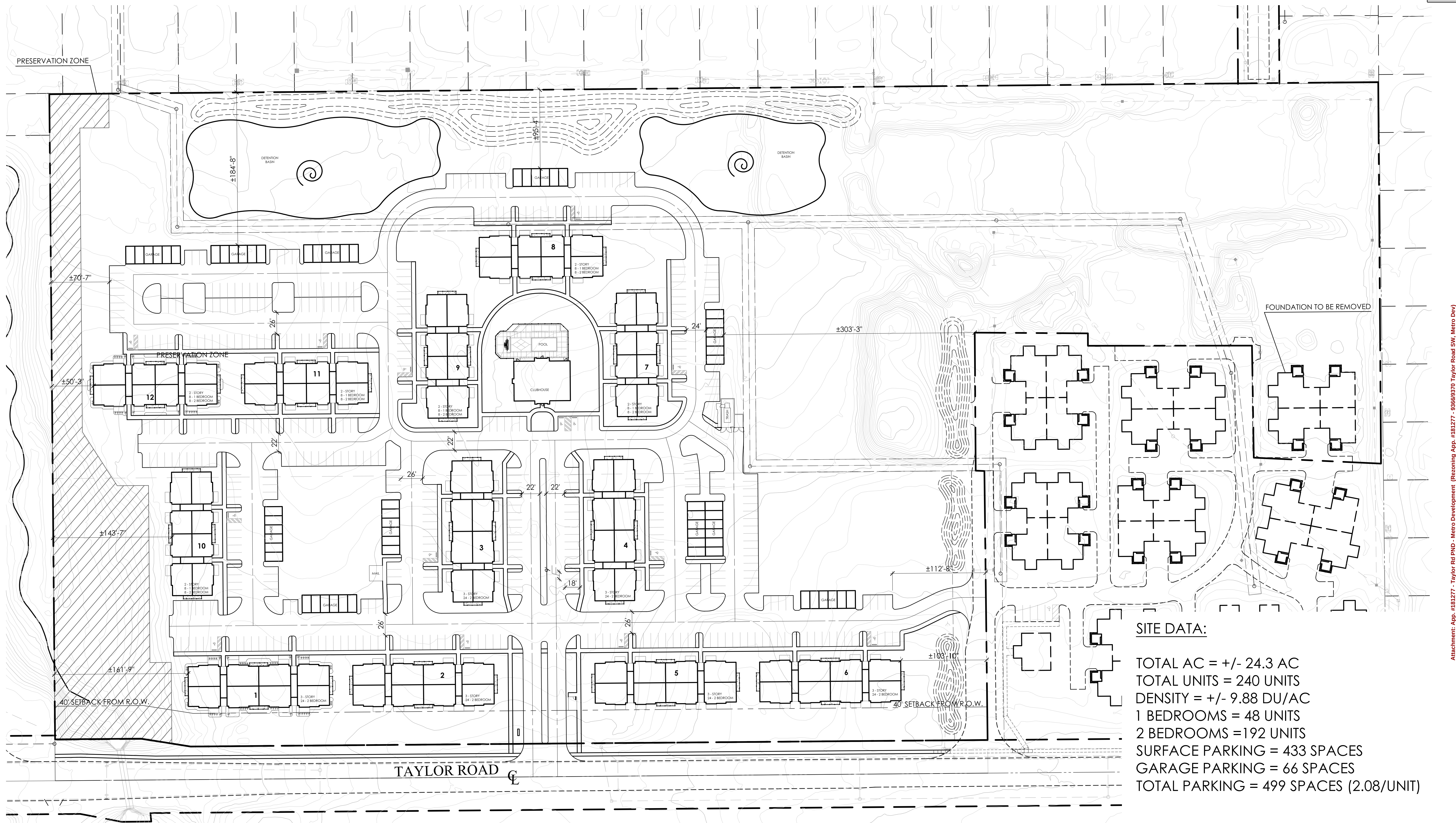
EXHIBIT C-1



Faris Planning & Design

LAND PLANNING g LANDSCAPE ARCHITECTURE

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



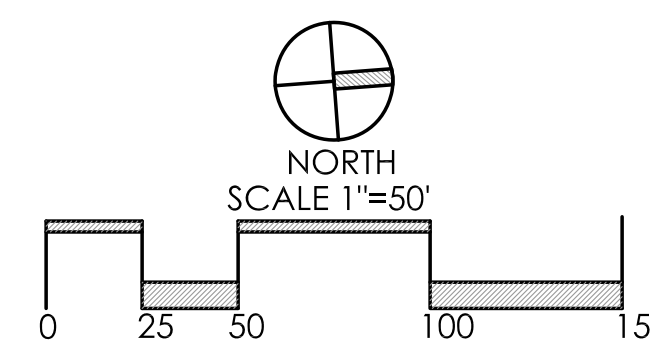
DEVELOPMENT PLAN

EXHIBIT C-2

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT

DATE: 12-20-2017



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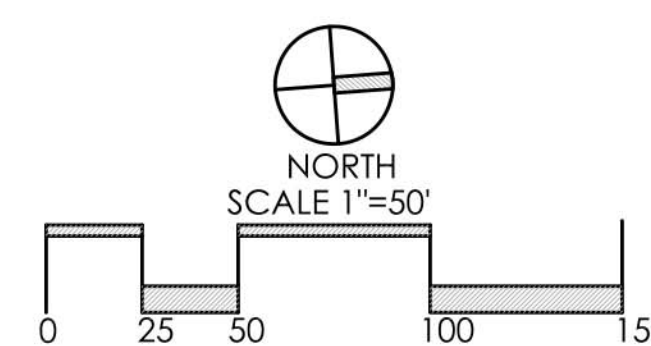


ILLUSTRATIVE PLAN

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

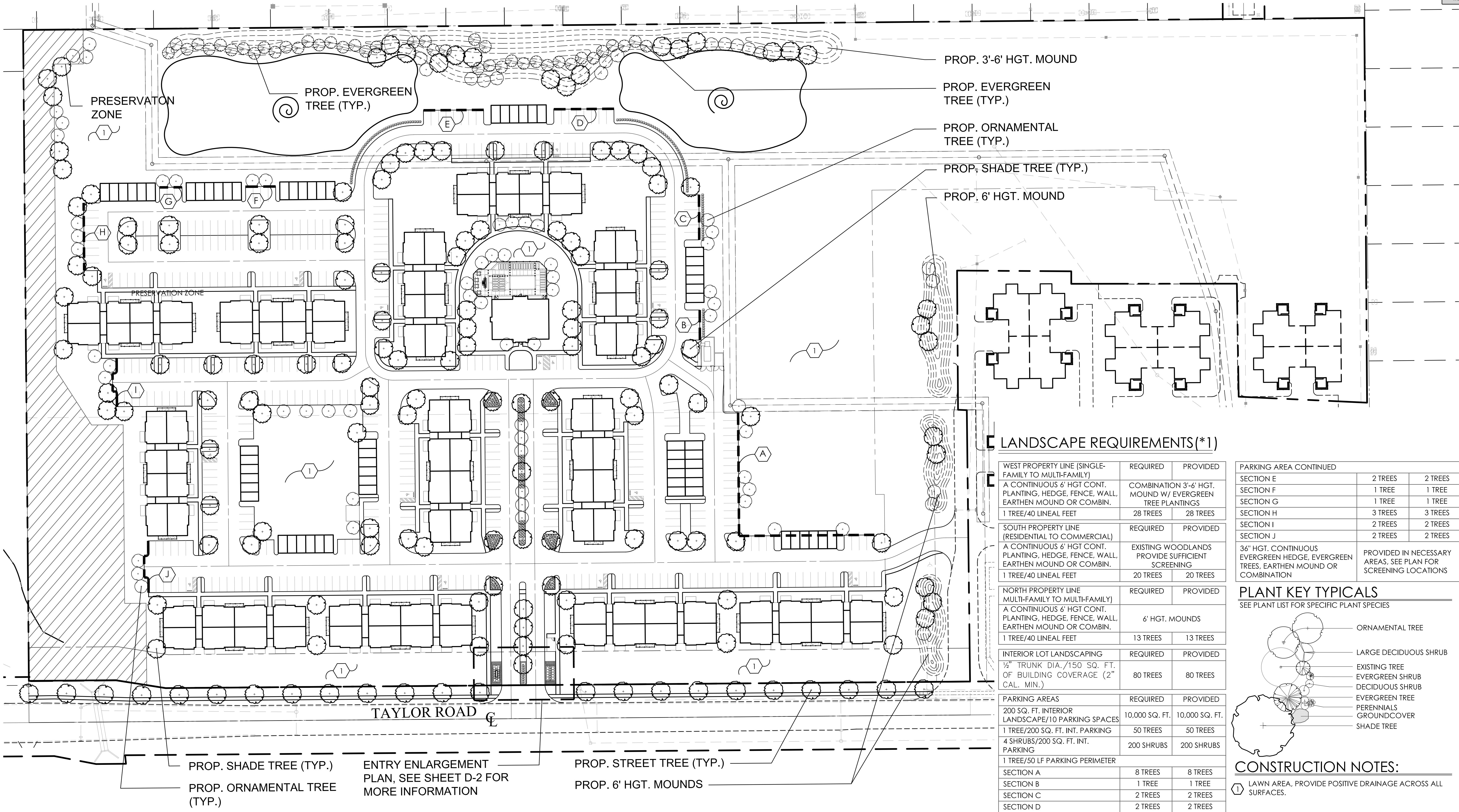
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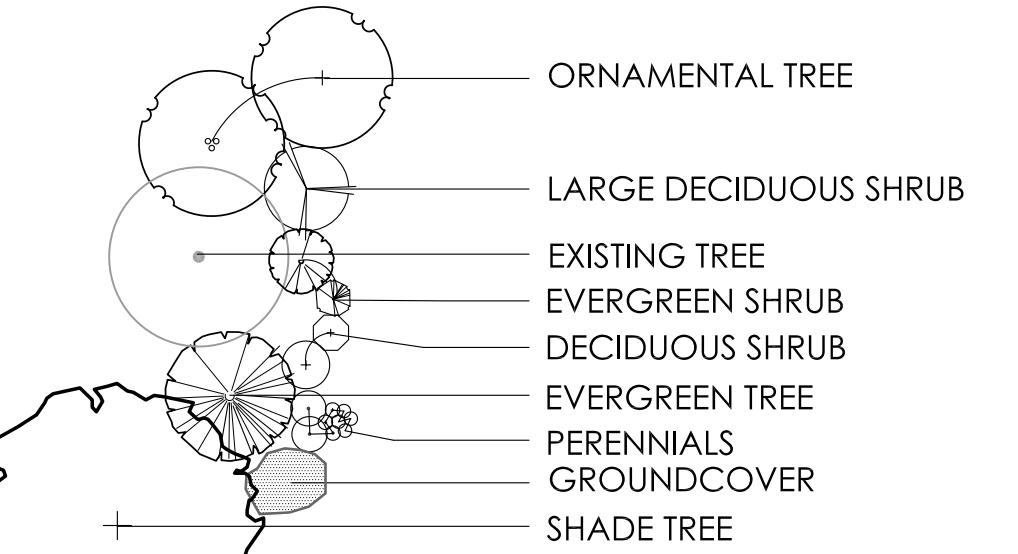
LANDSCAPE REQUIREMENTS(*1)

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

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

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CONSTRUCTION NOTES:

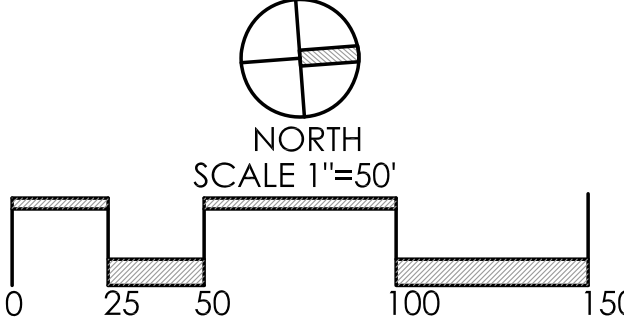
1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

OVERALL LANDSCAPE PLAN CONCEPT

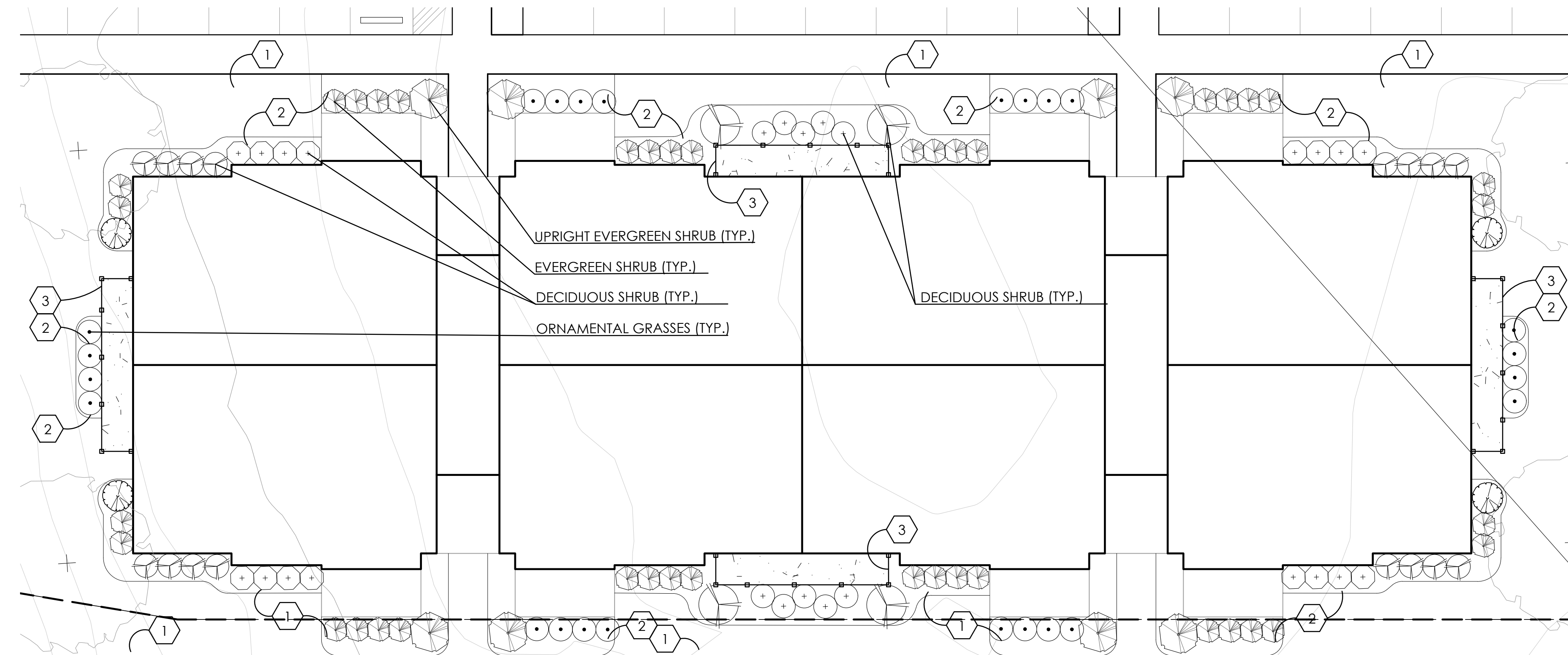
TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT

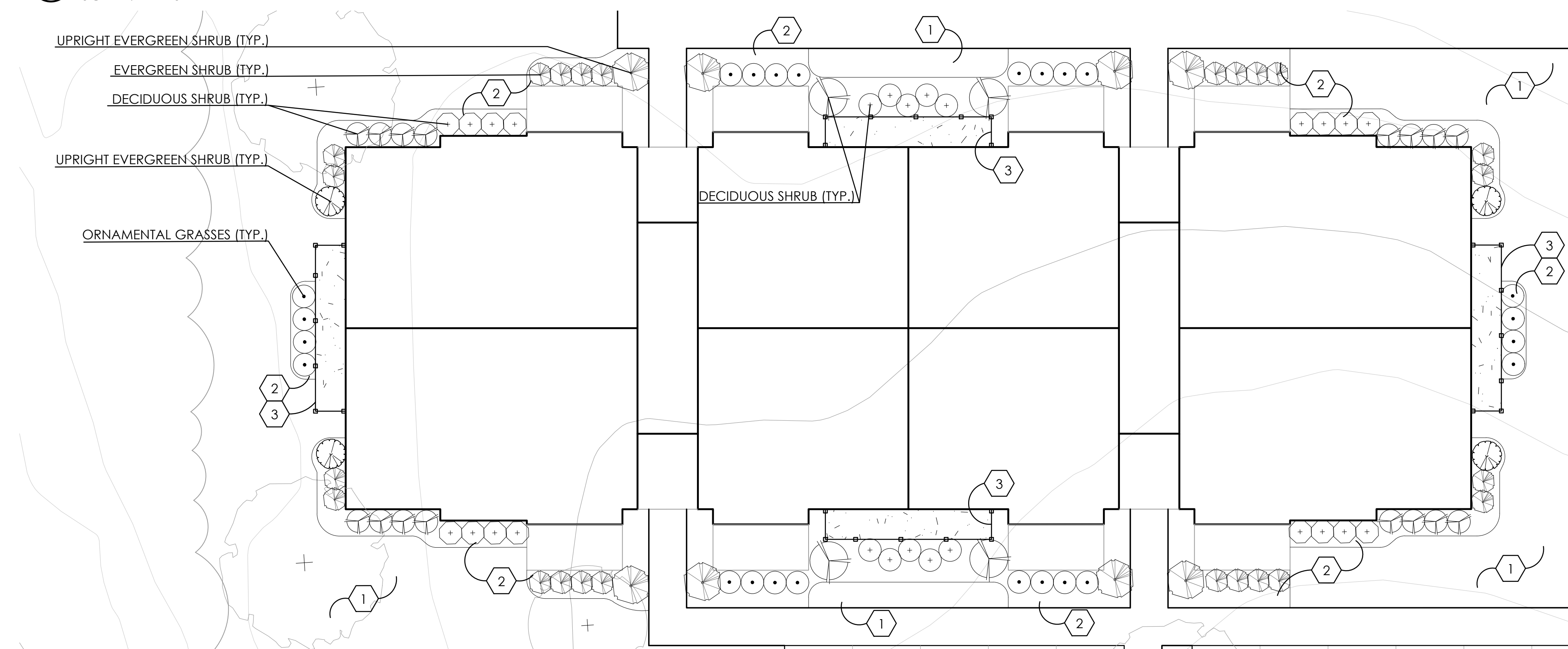
DATE: 12-20-2017



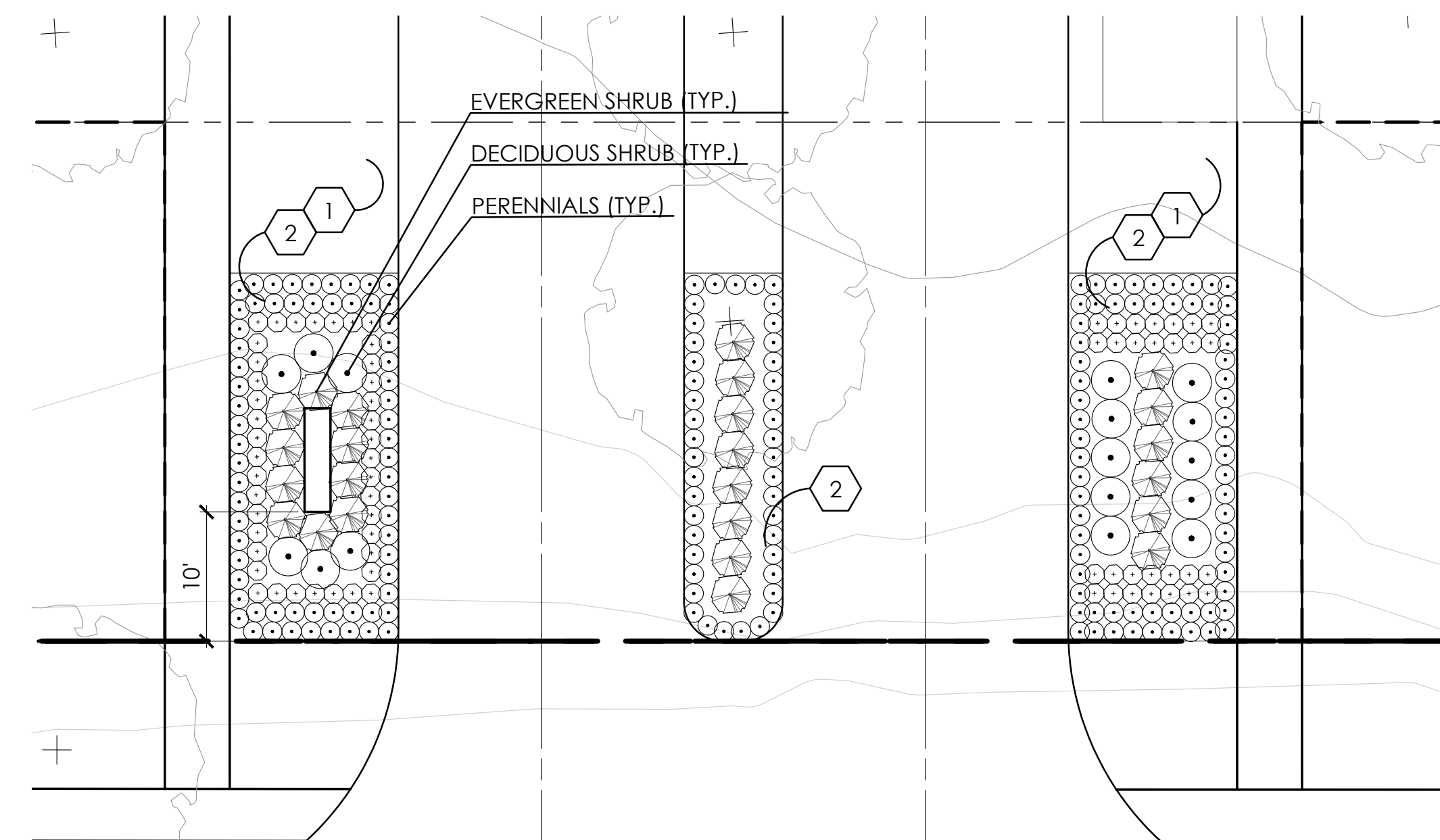
Faris Planning & Design
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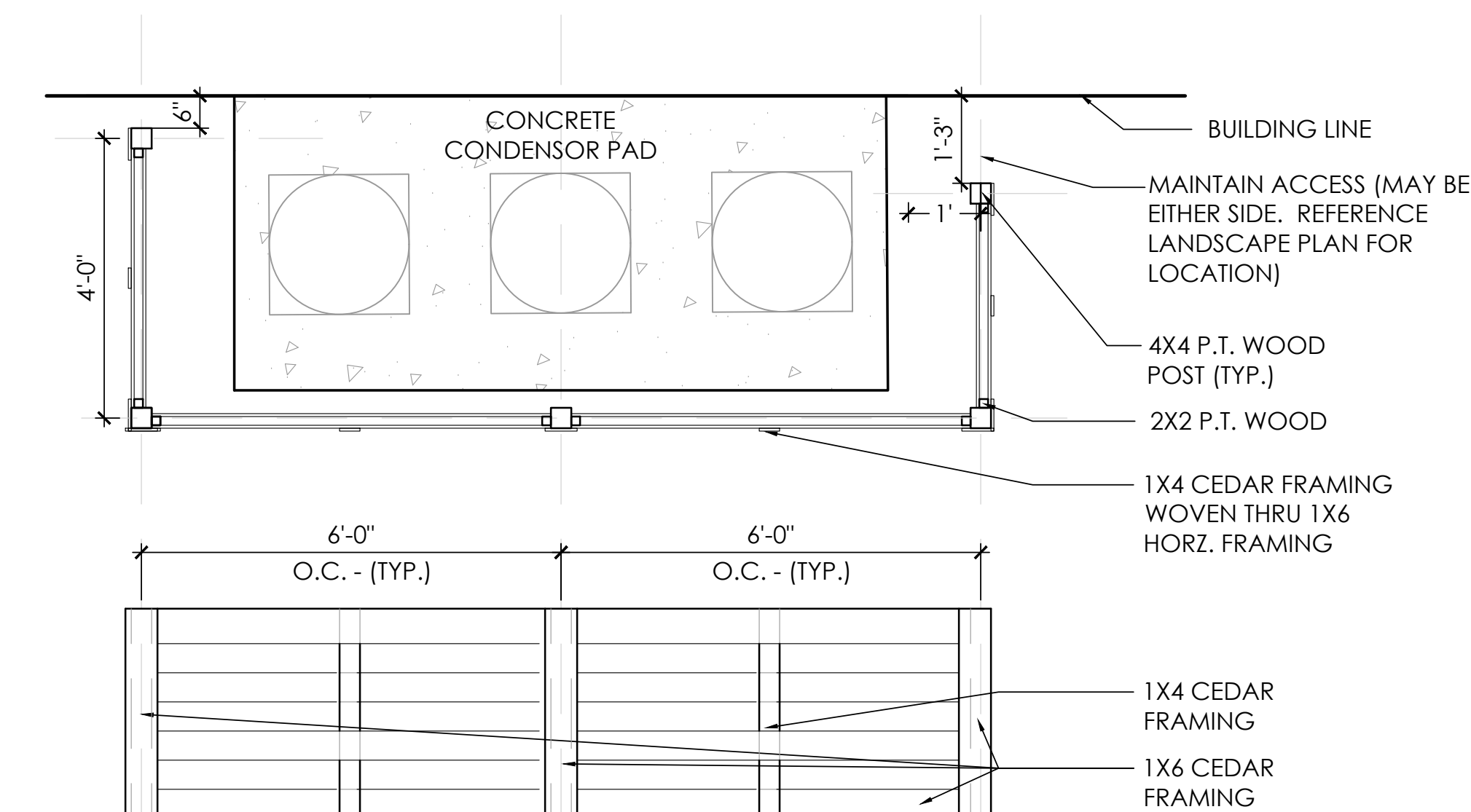
1 TYPICAL 3-STORY BUILDING PLANTING
SCALE: 1"=10'



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



3 ENTRY FEATURE PLANTING
SCALE: 1"=10'

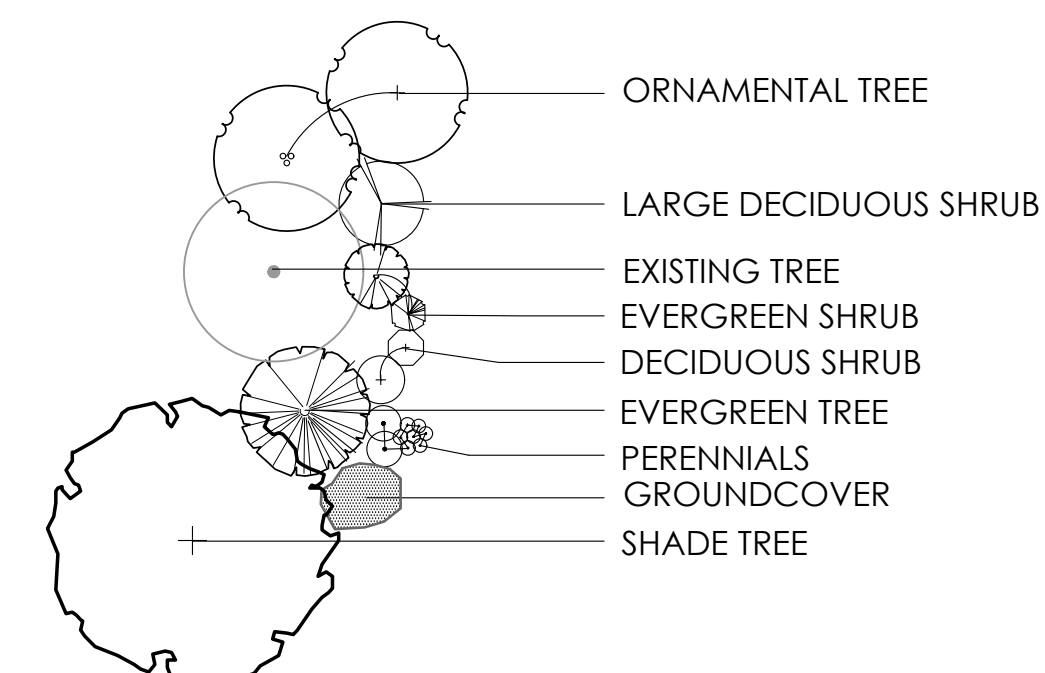


NOTE: FENCE SHALL BE PAINTED TO MATCH SHUTTERS OF ITS ASSOCIATED BUILDING.

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

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CONSTRUCTION NOTES:

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

TYPICAL BUILDING PLANTINGS & ENTRY FEATURE CONCEPT

TAYLOR ROAD & E. MAIN STREET

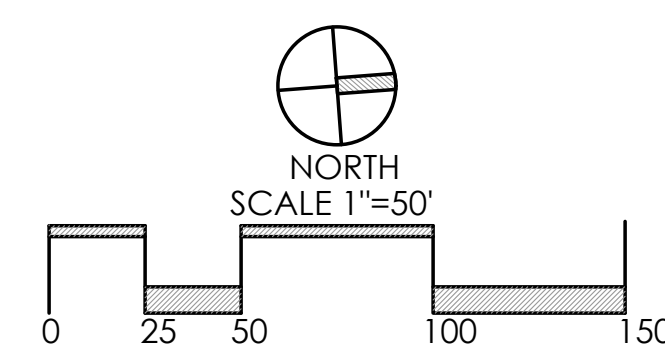
PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

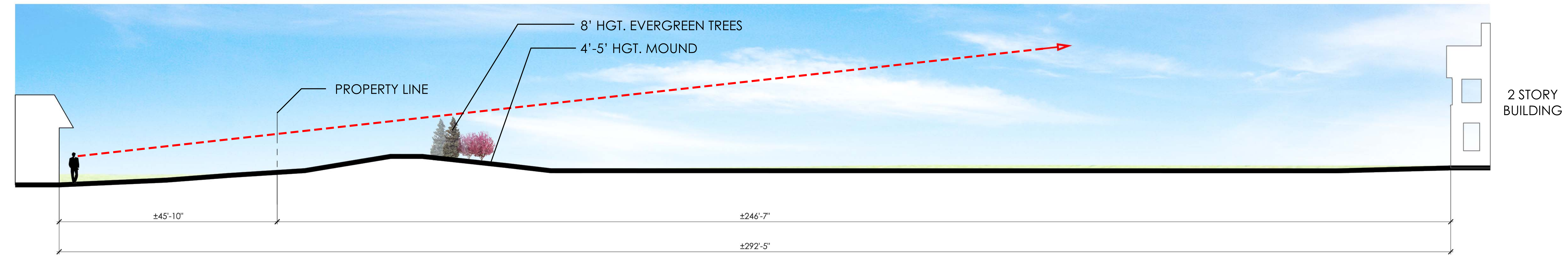
EXHIBIT D-1.1

Faris Planning & Design

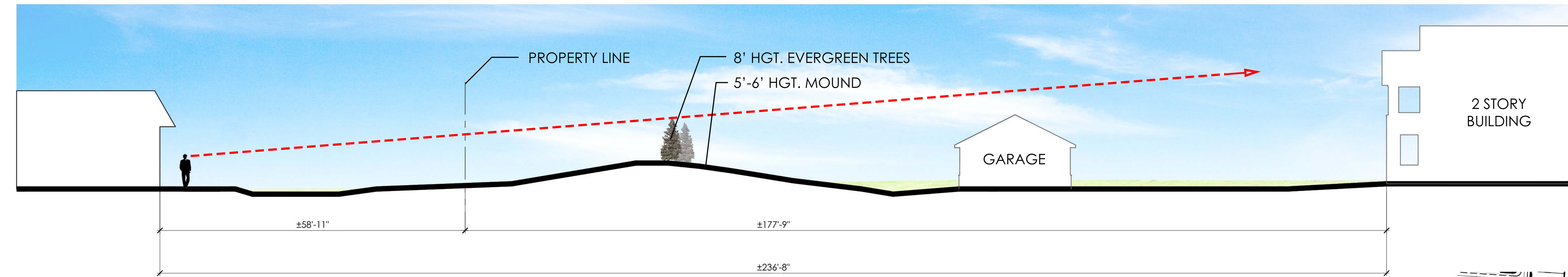
LAND PLANNING
243 N. 5th Street
p (614) 487-1964

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

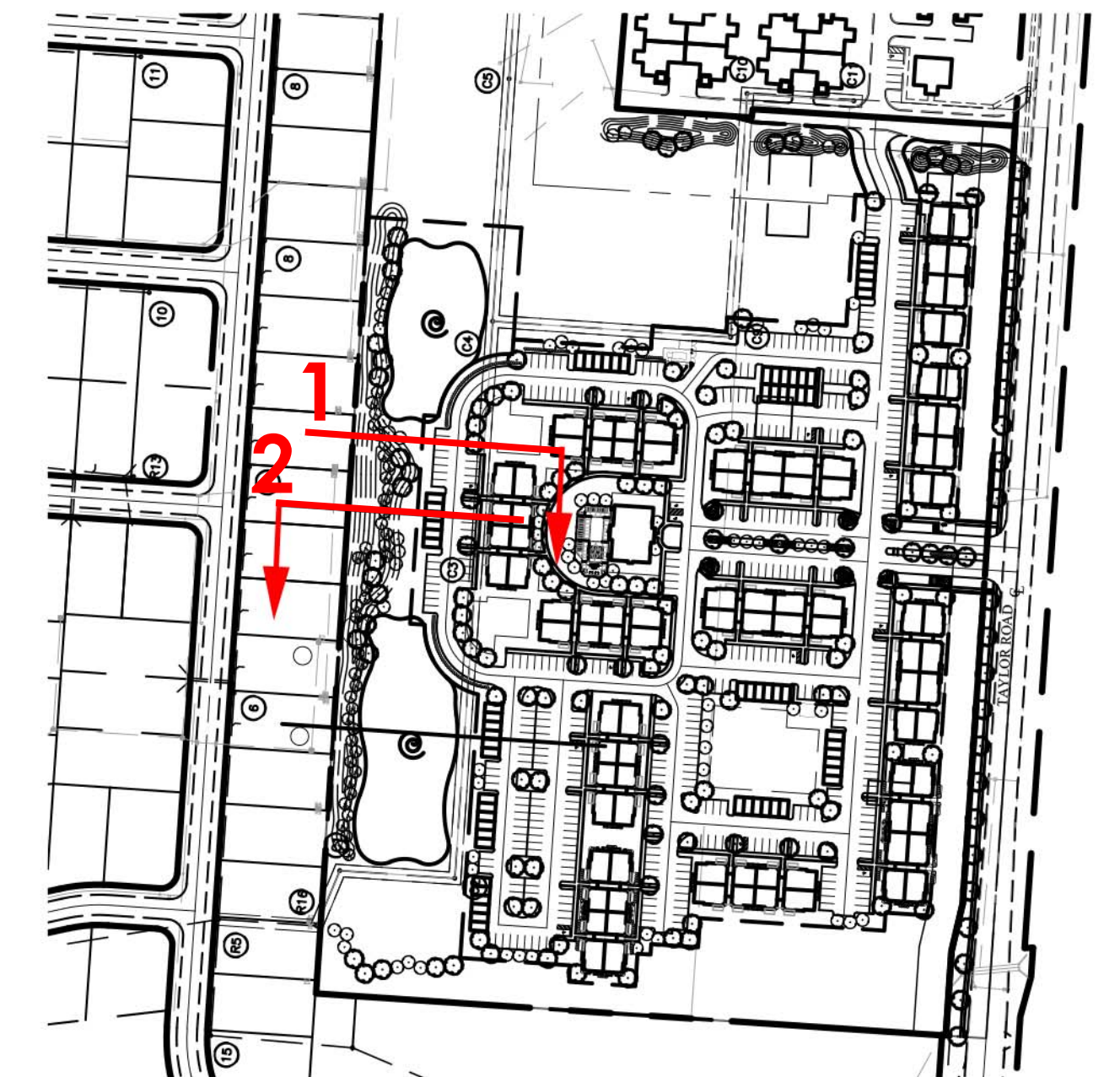




1 LANDSCAPE BUFFER SECTION ONE
SCALE: 1"=10'



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



4 SECTION KEY MAP
SCALE: 1"=200'

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

LANDSCAPE BUFFER SECTIONS

TAYLOR ROAD & E. MAIN STREET

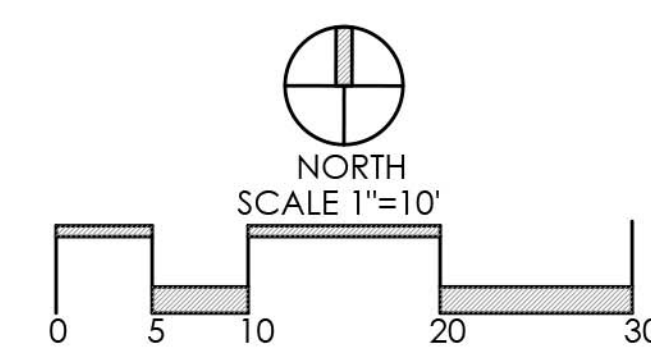
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DATE: 12-20-2017

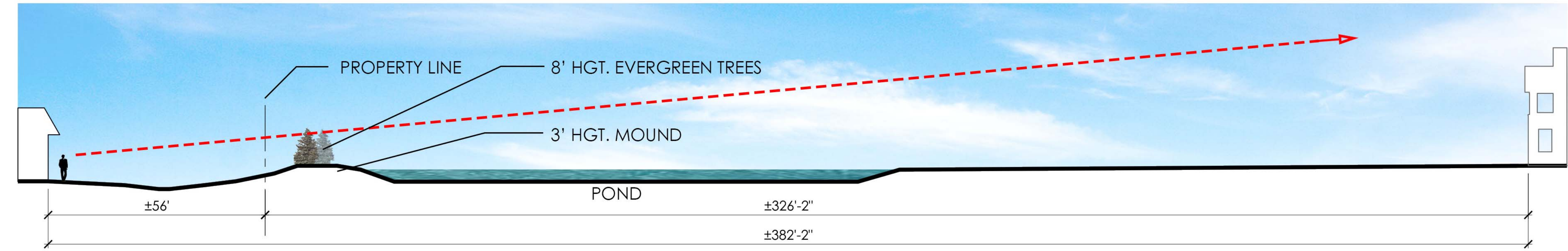
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Faris Planning & Design

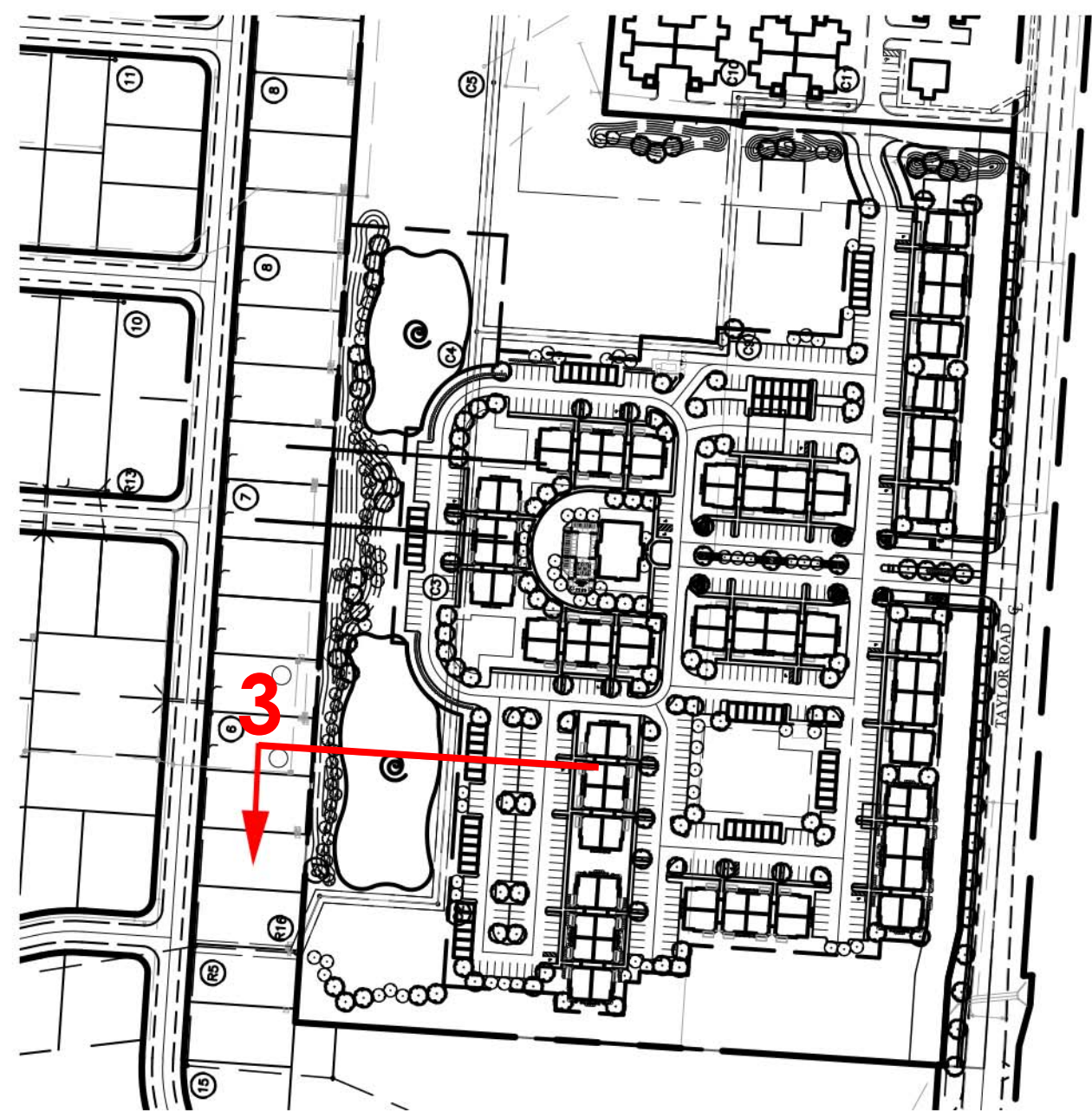
LAND PLANNING
243 N. 5th Street
p (614) 487-1964

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





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



2 SECTION KEY MAP
SCALE: 1"=200'

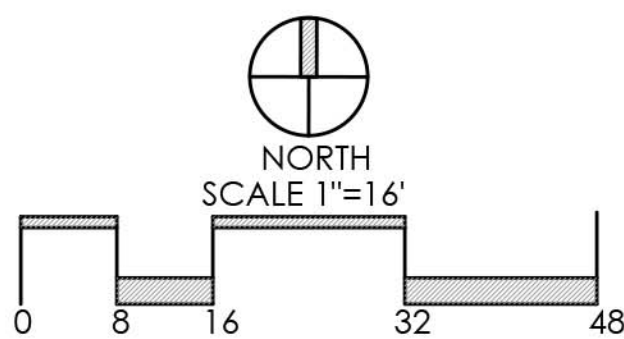
Attachment: App. #181277 - Taylor Rd PND - Metro Development (Rezoning App. #181277 - 93668370 Taylor Road SW, Metro Dev)

LANDSCAPE BUFFER SECTIONS

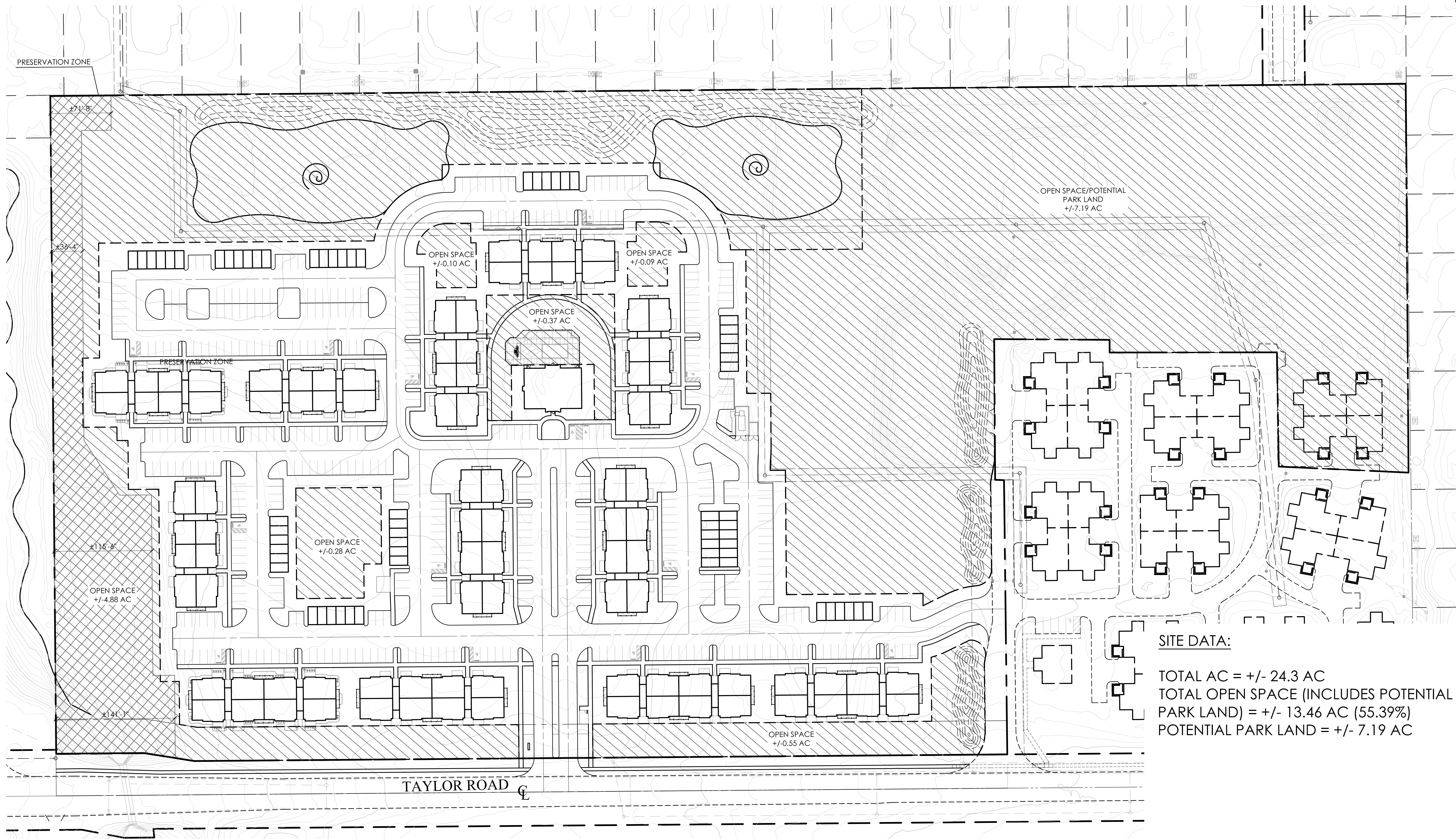
TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

EXHIBIT D-1.3



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Suite 401
Columbus, OH 43215
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LANDSCAPE ARCHITECTURE



OPEN SPACE PLAN

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
 DATE: 12-20-2017

EXHIBIT D-2

Faris Planning & Design

LAND PLANNING g LANDSCAPE ARCHITECTURE

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

3. Facilities Demand Worksheet

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

1. Water:

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

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

2. Sanitary Sewer:

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

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

3. Traffic:

a. Definitions:

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

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

1774 ADT

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

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

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

X No, Traffic Access Study Required.

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

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

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

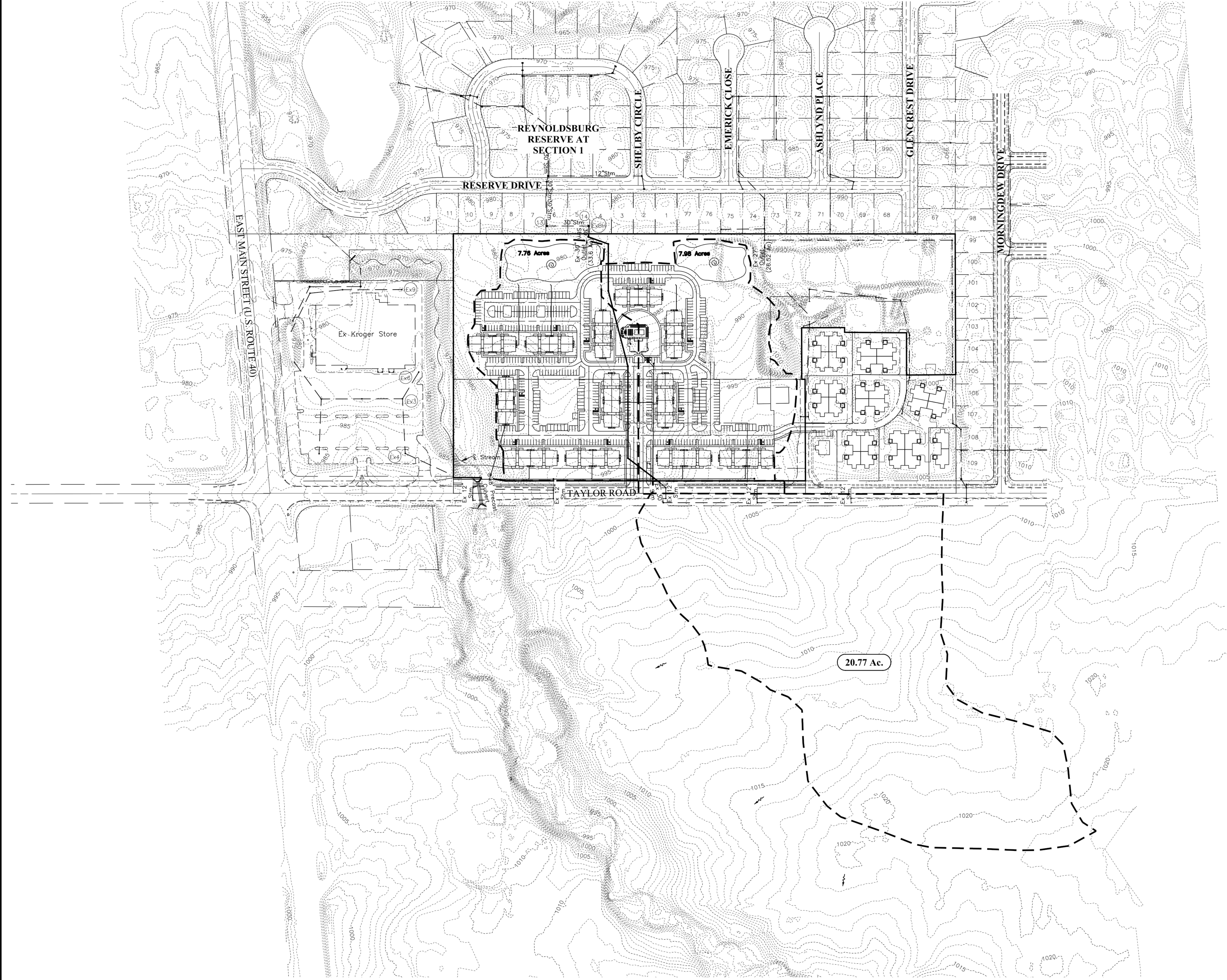
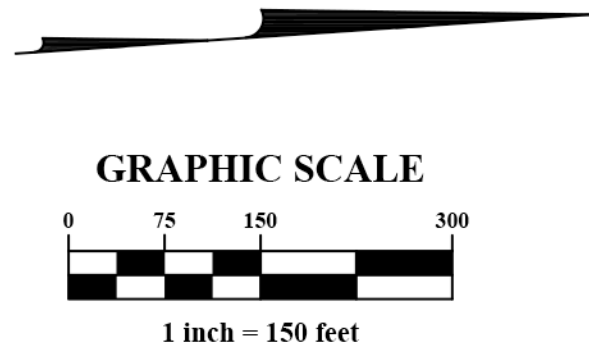
_____ There are less than 50 Peak Hour trips anticipated. (No additional requirements.)

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

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


Applicant's Signature

12-19-17
Date



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

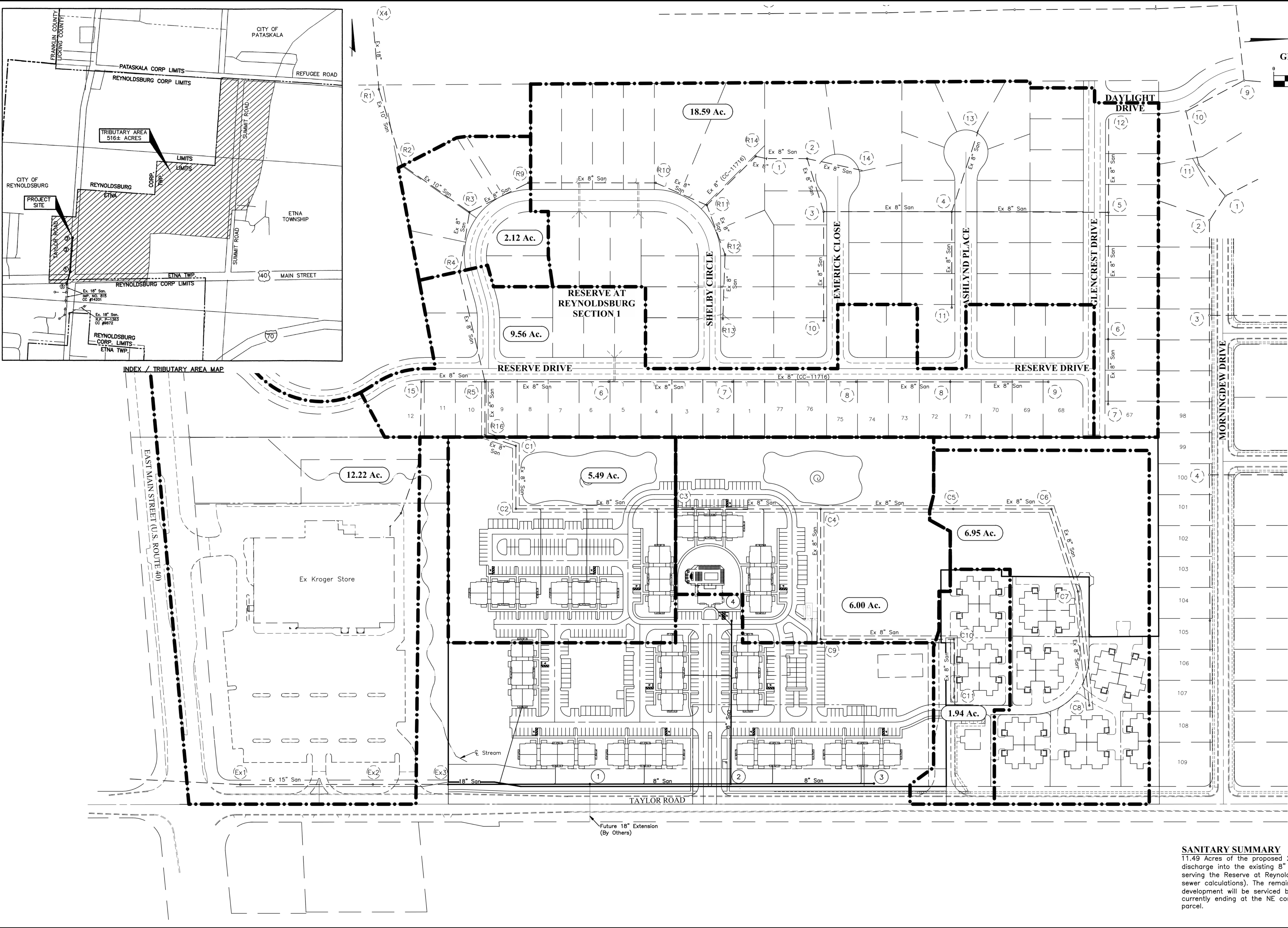
REVISIONS		
MARK	DATE	DESCRIPTION



REYNOLDSBURG, OHIO
EXHIBIT
FOR
METRO-TAYLOR
DRAINAGE IMPACT STUDY

EMHT
E.M.H.T. Engineering & Mapping, Inc.
Engineers • Surveyors • Planners
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 • Fax: 614.775.4501
emht.com

DATE
December 2017
SCALE
1" = 150'
JOB NO.
20171345
SHEET
E-1



SANITARY SUMMARY
11.49 Acres of the proposed 24.3 Acre tract will discharge into the existing 8" sanitary sewer serving the Reserve at Reynoldsburg (See attached sewer calculations). The remainder of the proposed development will be serviced by the 15" subtrunk currently ending at the NE corner of the Kroger parcel.

REVISIONS	
MARK	DESCRIPTION



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



DATE
December 2017

SCALE
1" = 100'

JOB NO.
20171345

SHEET
E-2

9366 & 9370 Taylor Road Traffic Access Study

Prepared For:

Metro Development

Prepared By:



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

December 2017

SSI Project #: 720501

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9366 & 9370 Taylor Road Traffic Access Study

Prepared For:

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

Telephone: (614) 540-2400

Prepared By:

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

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

Under the direction of:

Registered Engineer No. E-64507, Ohio

12-08-2017

Date



December 2017

TABLE OF CONTENTS

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

APPENDIX

General Correspondence
Traffic Counts
Referenced Exhibits
Turn Lane Warrant Graphs

BACKGROUND

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

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

EXISTING CONDITIONS

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

PROJECTED SITE TRAFFIC

Trip Generation

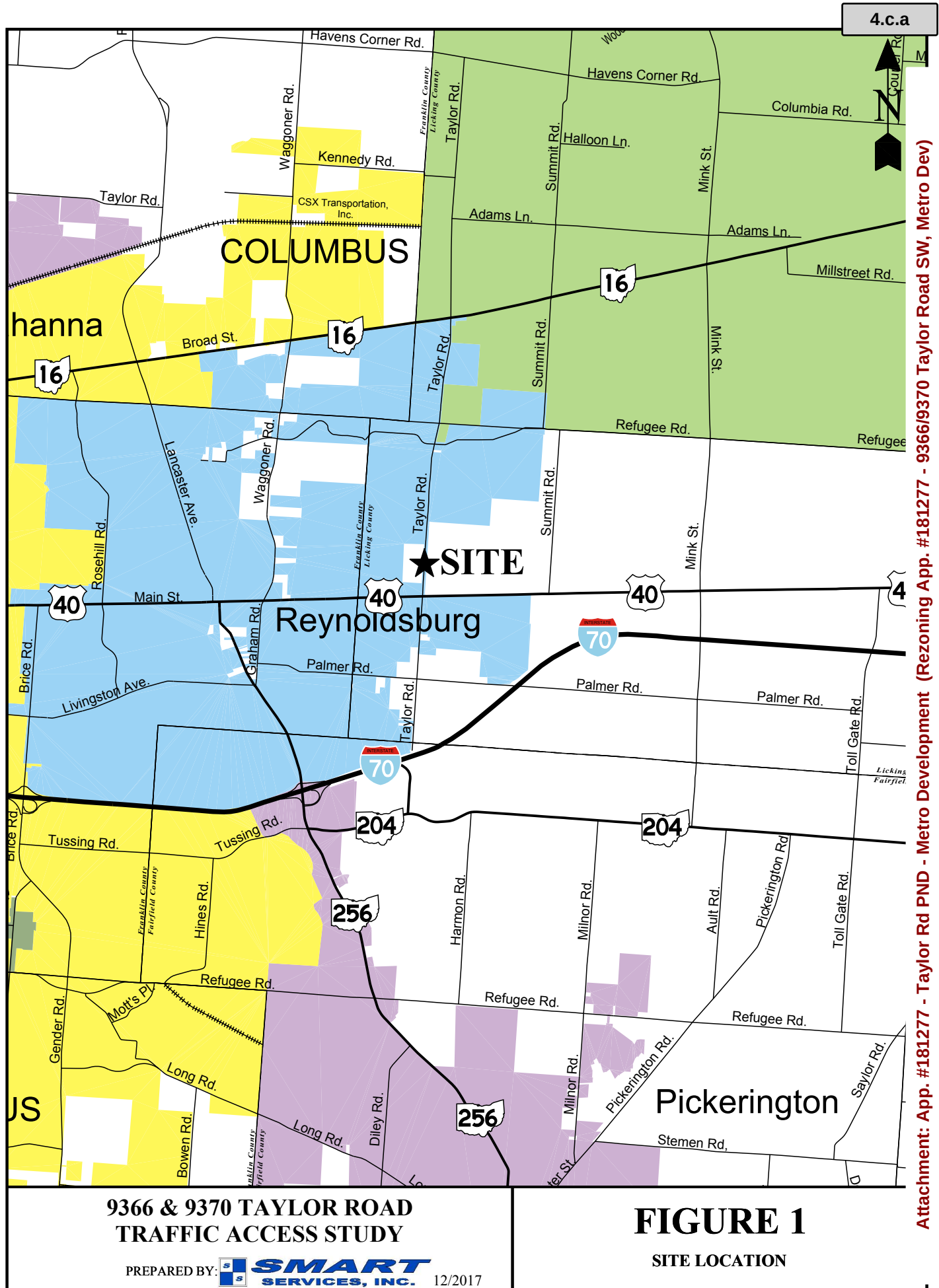
The accepted method for computing trip generation in the traffic engineering profession is *Trip Generation, 10th Edition* published by the Institute of Transportation Engineers (ITE). This report provides trip rates for different land uses based on data from sample sites in each category. The proposed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

Trip Distribution

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

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

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



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

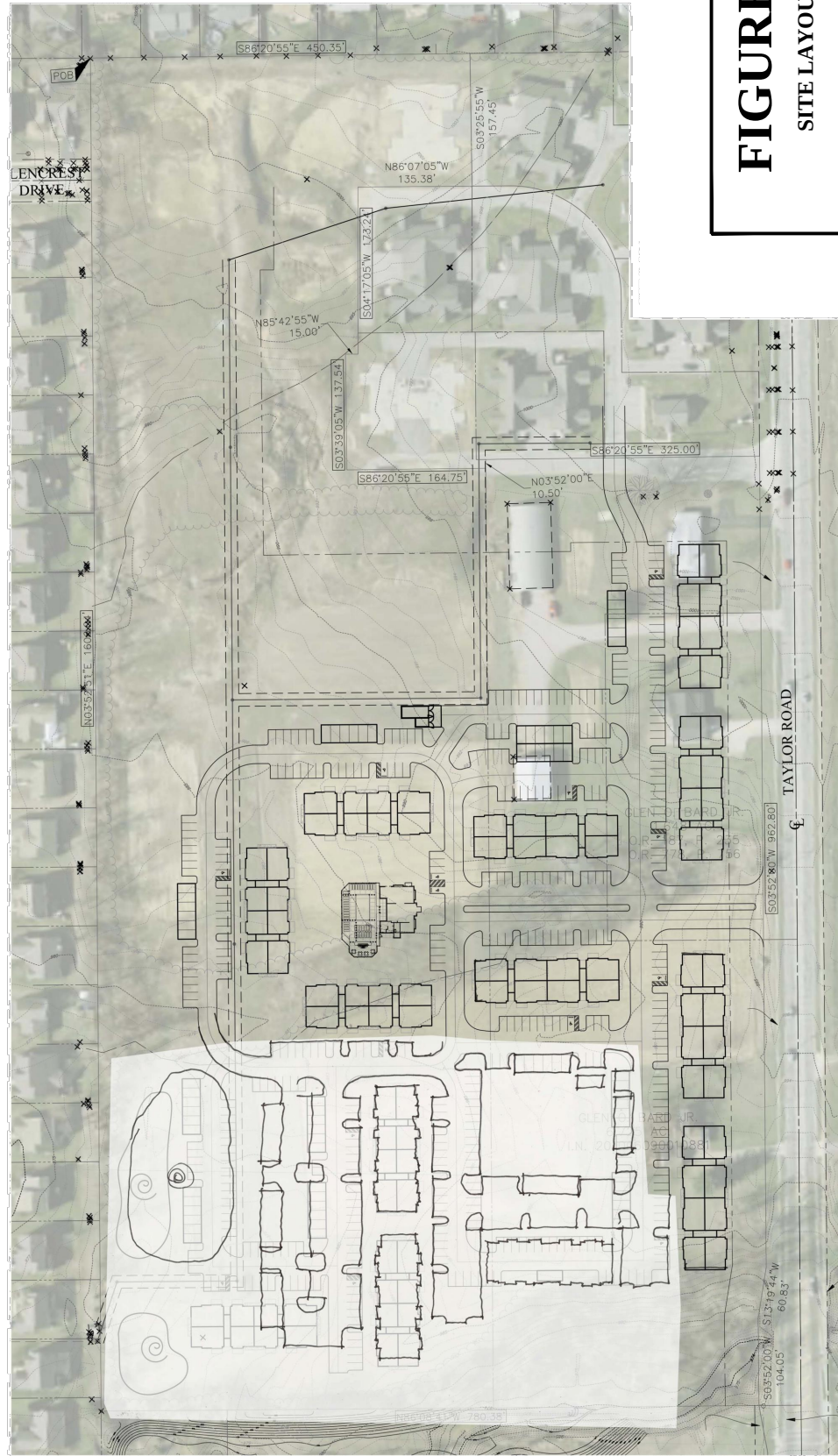
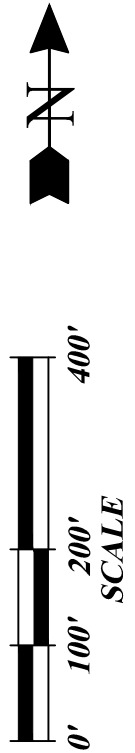


FIGURE 2

SITE LAYOUT

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

PREPARED BY:



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

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

TABLE 1 - SITE TRIP GENERATION SUMMARY

2018 AND 2028 TRAFFIC

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

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

TABLE 2 – 2017 Based Growth Factor Summary

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

TRAFFIC ANALYSES

Turn Lane Warrants

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

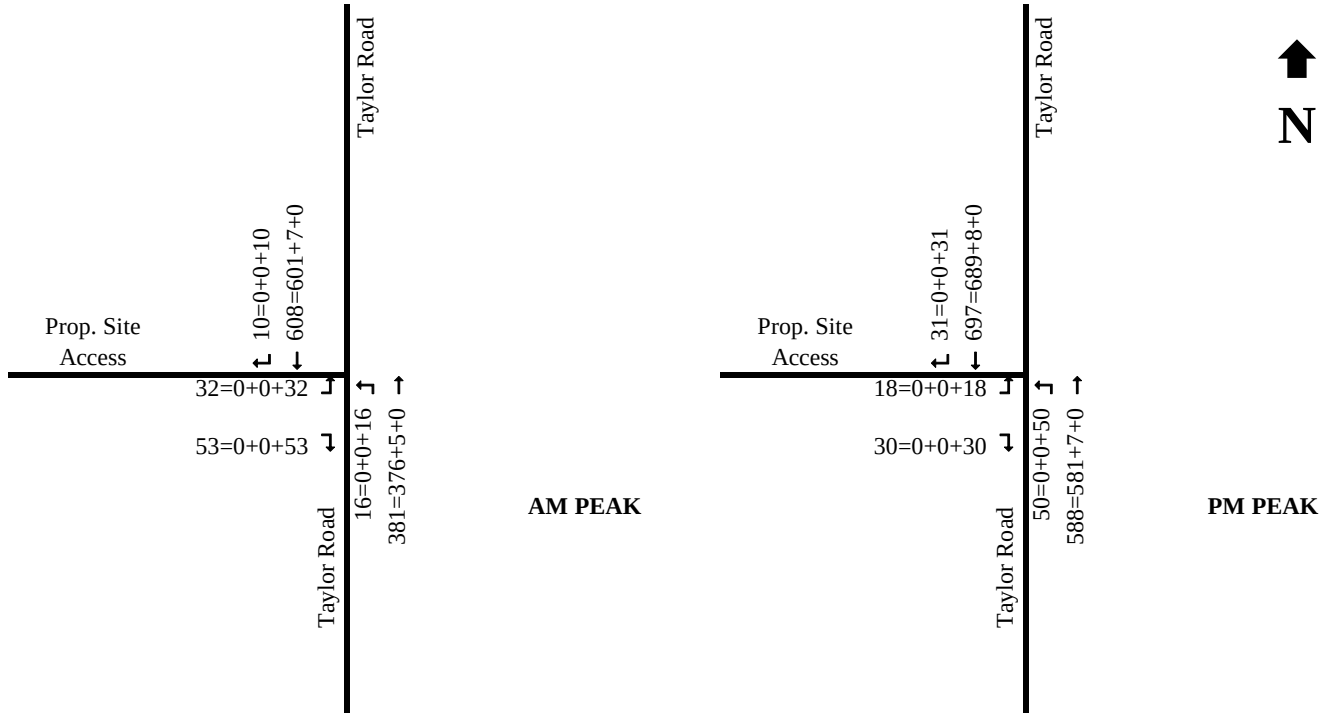
CONCLUSIONS

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

2018/2028 ‘Build’

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

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

**LEGEND**

A=B+C+D

A = 2018 'BUILD'

B = EXISTING (2017)

C = GROWTH

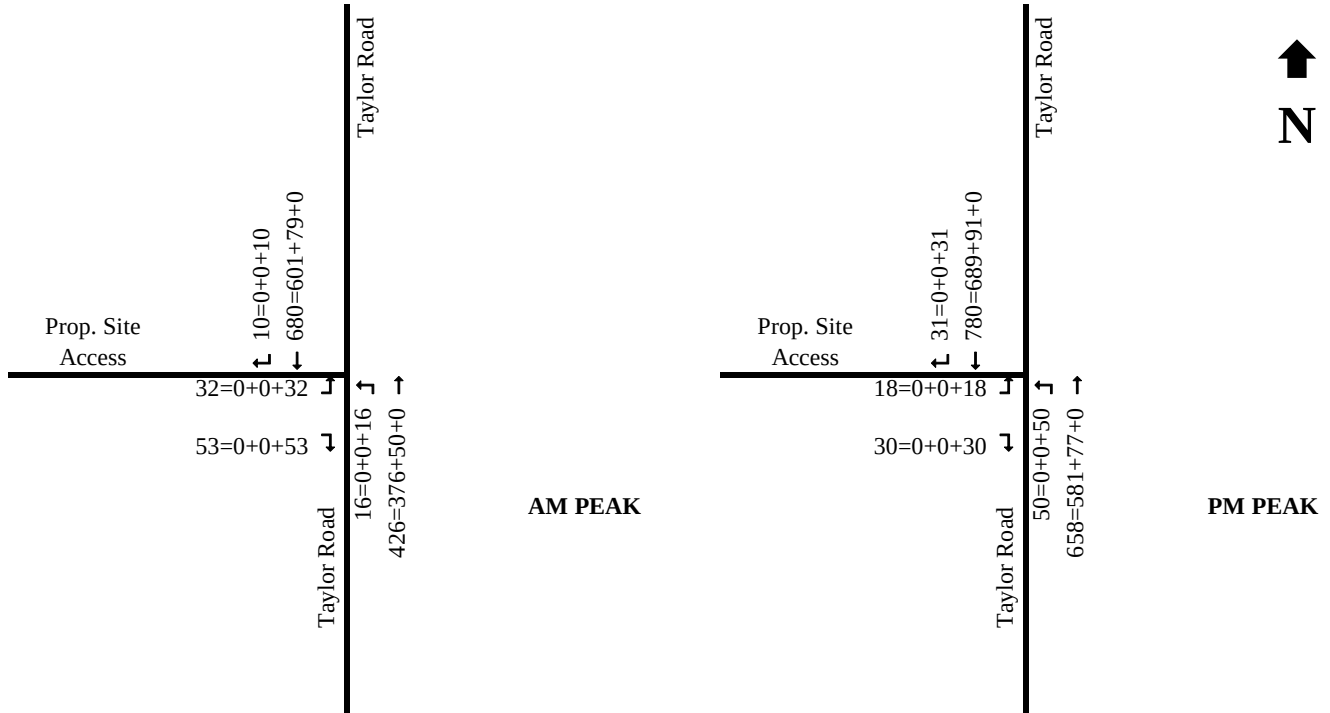
D = SITE TOTAL

9366 & 9370 TAYLOR ROAD TRAFFIC ACCESS STUDY

 PREPARED BY:  12/2017

FIGURE 3

2018 'BUILD'

**LEGEND**

A=B+C+D

A = 2028 'BUILD'

B = EXISTING (2017)

C = GROWTH

D = SITE TOTAL

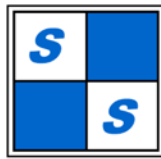
9366 & 9370 TAYLOR ROAD TRAFFIC ACCESS STUDY

 PREPARED BY:  12/2017

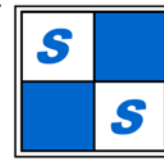
FIGURE 4

2028 'BUILD'

APPENDIX



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



November 20, 2017

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

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

Dear Mr. Andrews:

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

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

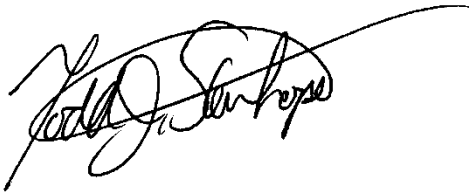
- The study area will be limited to the proposed site access on Taylor Road.
- The time of analysis will be the weekday AM Peak hour (one hour between 7 and 9 AM) and the PM Peak hour (one hour between 4 and 6 PM).
- A new peak-hour link count will be provided on Taylor Road between the Kroger Access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

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

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

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

Sincerely,
SMART SERVICES, INC.



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

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

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

City of Reynoldsburg

Approved: _____ Date: _____



Traffic Study Subarea	Land Use	Time of Day	Data Set from: <i>Trip Generation Manual, 10th Edition</i> (Unless noted Otherwise)	Override with Average	Regression Equation from: <i>Trip Generation Manual 10th Edition</i>	Total Trips	Entering		Exiting	
							%	Total Trips	%	Total Trips
1	Multifamily Housing (Low-Rise) (ITE Code #220) Ind. Variable (X) = 240 Dwelling Units	Daily	Weekday	☐	$T=7.56(X)-40.86$	1774	50%	887	50%	887
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	☐	$\ln(T)=0.95\ln(X)-0.51$	110	23%	25	77%	85
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	☐	$\ln(T)=0.89\ln(X)-0.02$	129	63%	81	37%	48
		AM Peak	AM Peak Hour of Generator	☒	$\ln(T)=0.94\ln(X)-0.29$	129	28%	36	72%	93
		PM Peak	PM Peak Hour of Generator	☐	$T=0.66(X)+1.41$	160	59%	94	41%	66

- 11/2017

TABLE 1 - SITE TRIP GENERATION SUMMARY

Smart Services, Inc.

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

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

Groups Printed- All Vehicles

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

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

Smart Services, Inc.

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

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

Groups Printed- All Vehicles

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

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

Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Entire Intersection Begins at 04:45 PM

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

Todd,

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

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

If you have any questions, please let me know.

Thanks,

Hwashik

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

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

Zhuojun

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

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

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

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

Thank you!

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

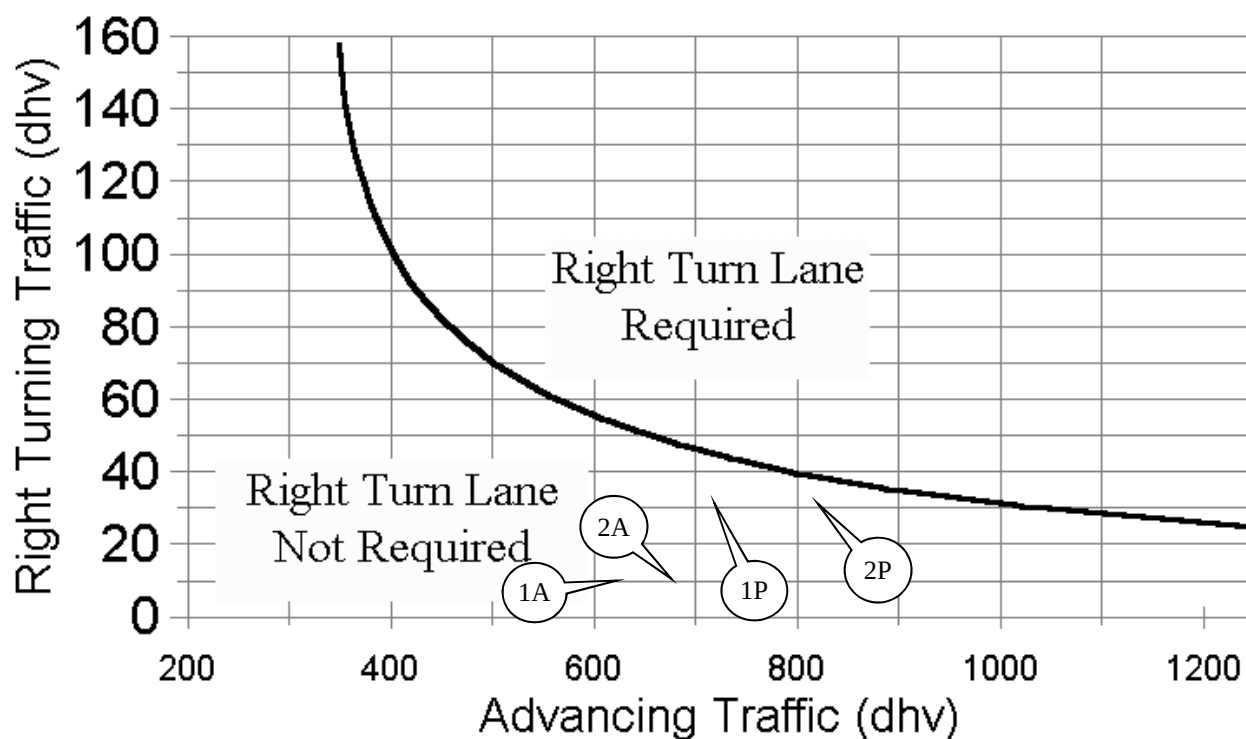
Smart Services, Inc. (Columbus Office)

A DBE / EDGE Certified Business

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

2-Lane Highway Right Turn Lane Warrant

=< 40 mph or 70 kph Posted Speed



WARRANT SUMMARY

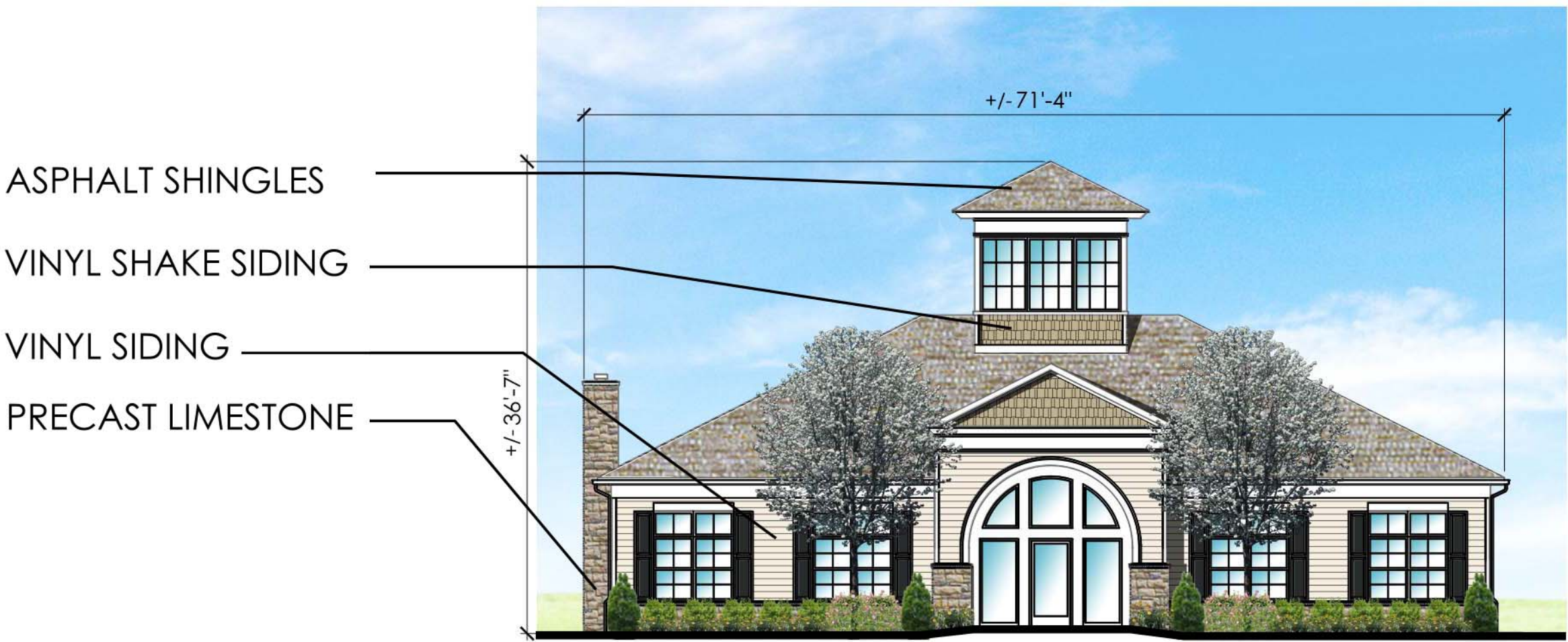
[illegible]

9366 & 9370 TAYLOR ROAD TRAFFIC ACCESS STUDY

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

APPENDIX

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



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



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



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



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

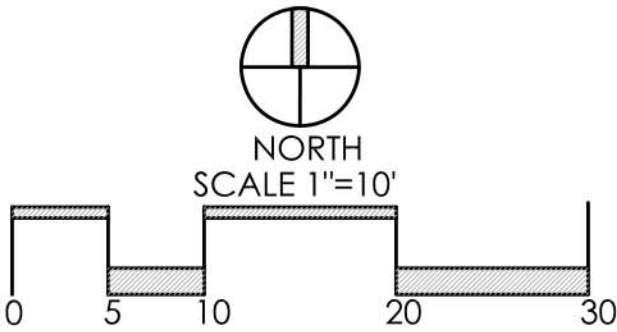
CLUBHOUSE ELEVATIONS

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017

EXHIBIT G-1

Faris Planning & Design



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



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



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



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

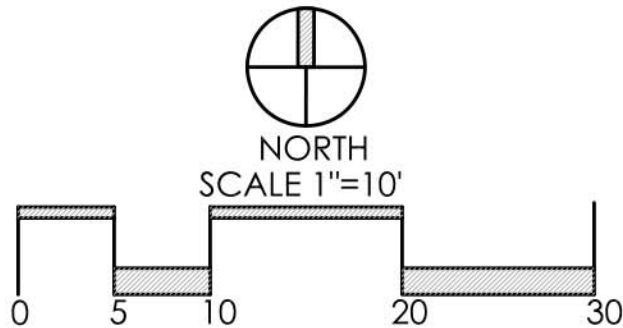


4 2 STORY BUILDING, 8 - 2 BED/2 BATH, 8 - 1BED/1 BATH & SIDE ELEVATION
SCALE: 1"=10'

2 STORY BUILDING ELEVATIONS

TAYLOR ROAD & E. MAIN STREET

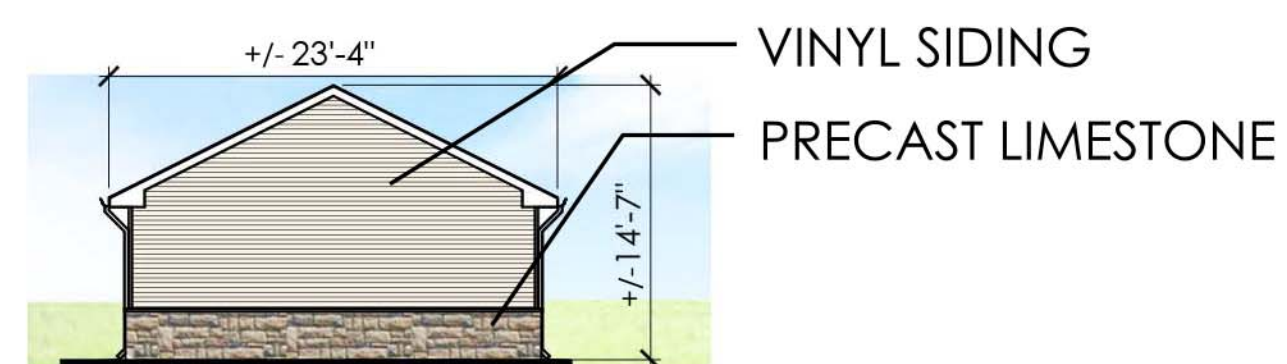
PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017



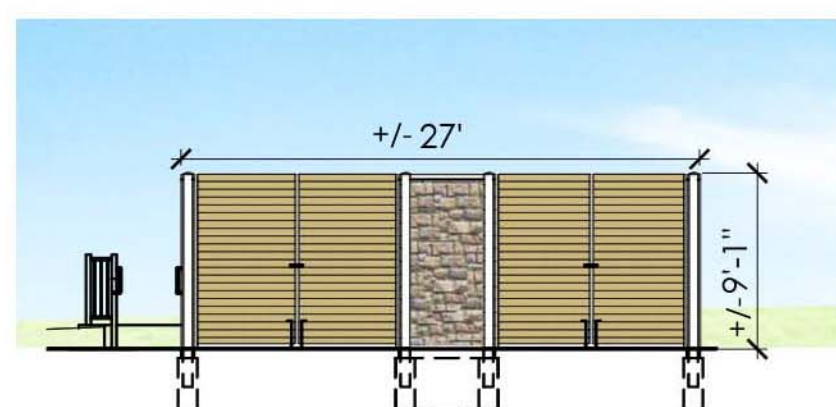
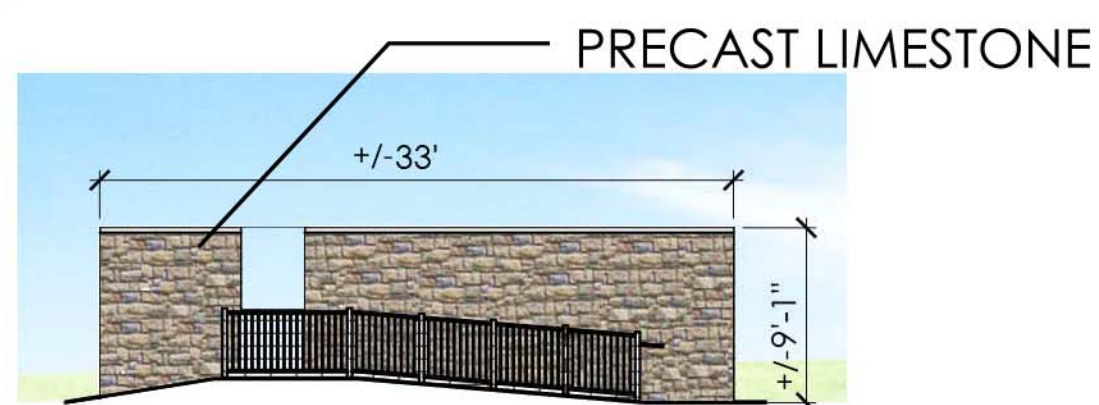
Faris Planning & Design
LAND PLANNING g LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43211
p (614) 487-1964 www.farisplanninganddesign.com



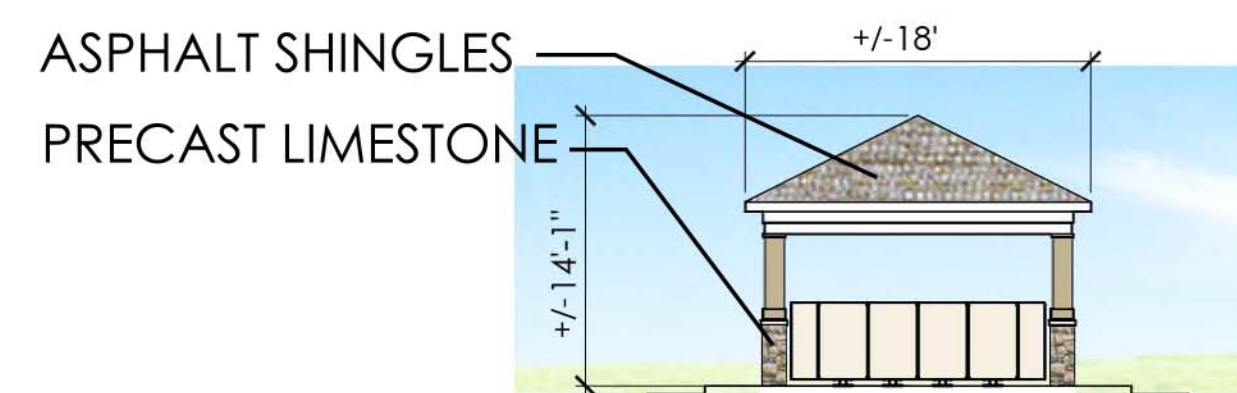
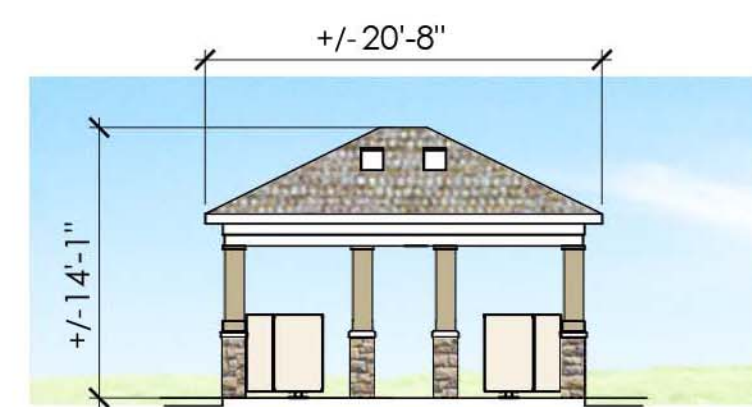
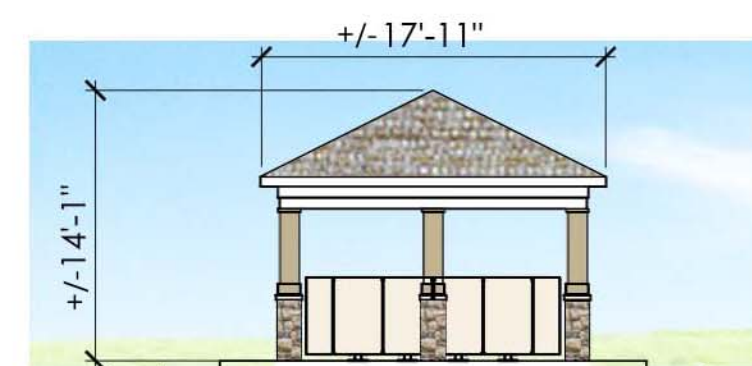
5 TYP. GARAGE FRONT ELEVATION
SCALE: 1"=10'



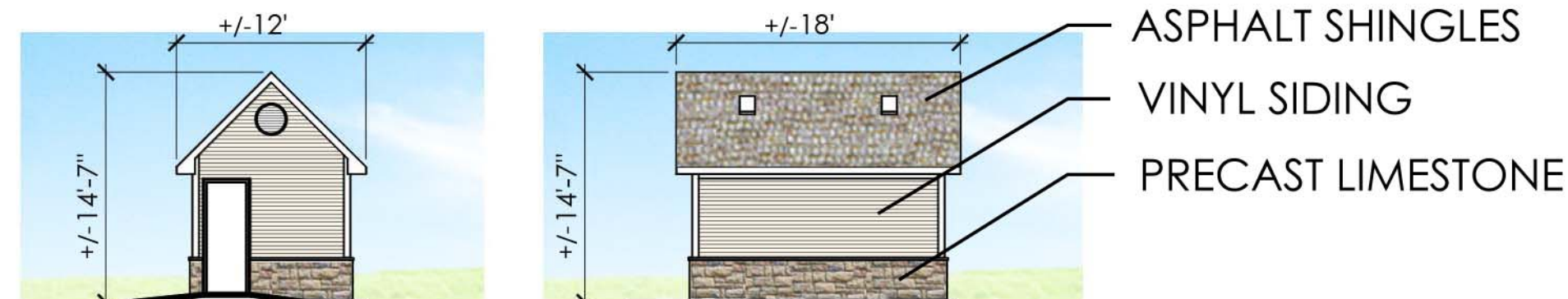
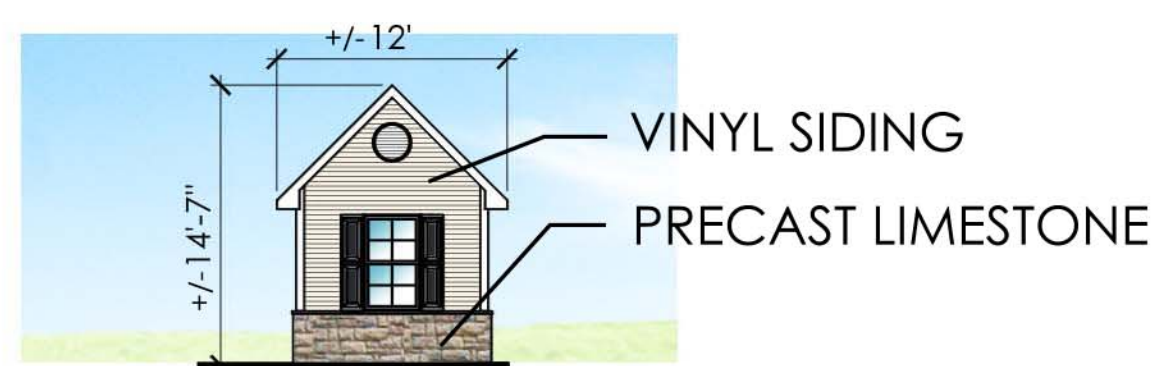
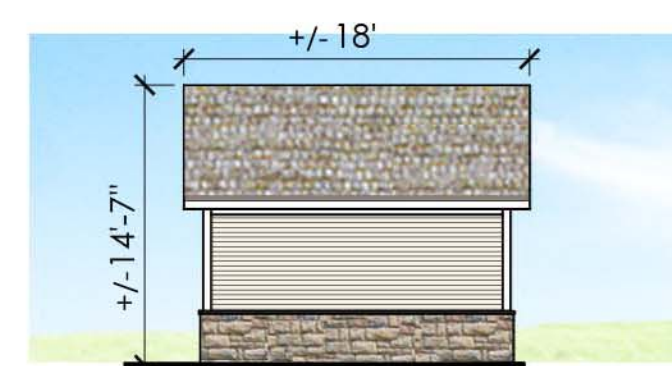
6 TYP. GARAGE SIDE ELEVATION
SCALE: 1"=10'



7 TRASH COMPACTOR ELEVATIONS
SCALE: 1"=10'



8 MAIL STATION ELEVATIONS
SCALE: 1"=10'



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



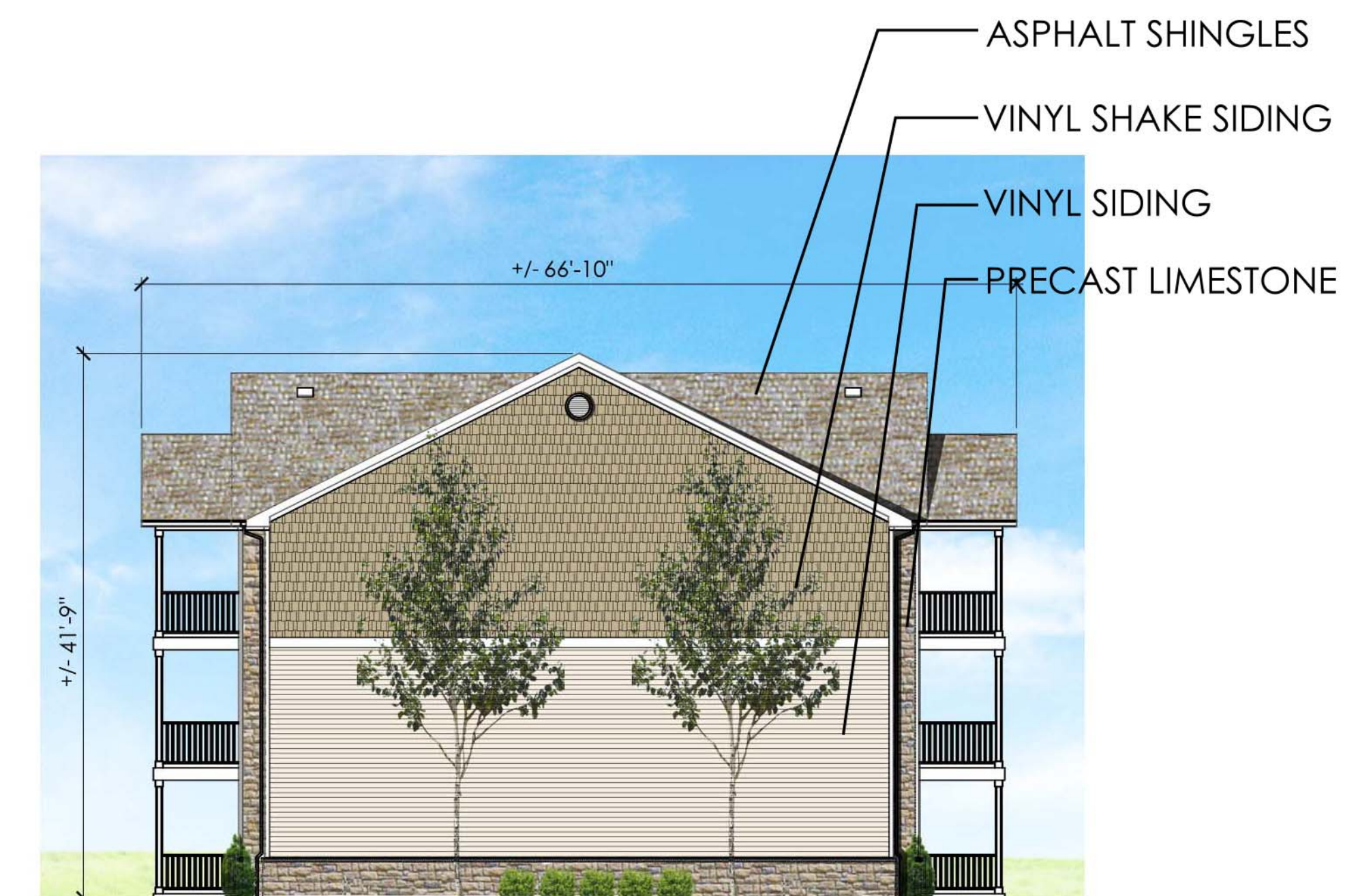
1 3 STORY BUILDING - 2 BED/2 BATH & FRONT ELEVATION
SCALE: 1"=10'



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



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

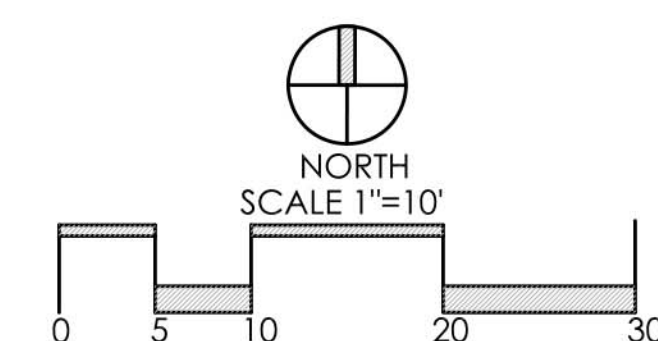


4 3 STORY BUILDING - 2 BED/2 BATH & REAR ELEVATION
SCALE: 1"=10'

3 STORY BUILDING ELEVATIONS

TAYLOR ROAD & E. MAIN STREET

PREPARED FOR METRO DEVELOPMENT
DATE: 12-20-2017



Faris Planning & Design

LAND PLANNING g LANDSCAPE ARCHITECTURE

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

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST****DATE: January 22, 2018****TO: Public Service and Transportation Committee**

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

Approval:

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

See attached application.



CITY OF REYNOLDSBURG

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

Application #: _____

Permit #: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address:

8659 & 8665 East Main Street

Description of Location:

12,400 SF Storage and Maintenance Bldg on 10.6 ac

Parcel ID(s):

013-027330-00001 & 013-027618-00000

Number of
Lots:

2

Present Zoning:

CS Co

Present Use:

Fire Academy Storage Facility

Complete Where Applicable:

Engineer/Surveyor: Kabil Associates, Joshua Funk, EIT

Builder: State of Ohio

FOR DISTRICT CHANGE ONLY

Proposed Zoning:

G1 - General Industry district

Size of Area to be Rezoned:

10.60 ac & 29.28 ac

Existing Structures:

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

Proposed Use:

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

The State of Ohio

Property Owner Address(s):

4200 Surface Rd, Columbus OH 43228

IV. APPLICANT INFORMATION

Applicant Name:

SA Joshua Funk, EIT with Kabil Associates

Applicant Address:

5900 Sharon Woods Blvd, Columbus OH 43229

Applicant Phone Number:

614-299-6707

Applicant Email:

I. PROJECT TYPE



District Change (Rezoning)

(\$750 Residential plus \$50 per lot/\$1,000
Non-Residential)Amendment of
Development Plan or Text
(\$500)Major Site Plan
(\$500)

Applicant Signature: _____

Date: 11-18-2012

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

☐ Historic District☐ CC Overlay

Add'l Approvals Req'd

☐ DRB☐ BZBA

Planning Com. Meeting

Date: _____

☐ Approved as Submitted☐ Approved w/ Conditions☐ Tabled☐ Denied

City Council Meeting

Date: _____

☐ Approved as Submitted☐ Approved w/ Conditions☐ Tabled☐ Denied

P&Z Admin.: _____

Date: _____

Clerk of Council: _____

Date: _____

City of Reynoldsburg Development Department

Purpose of Rezoning

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

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

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

DECEMBER, 2017

To: The City of Reynoldsburg Department of Development

Prepared by: Joshua M. Funk, EIT
with



Kabil Associates, Inc.

Engineers Architects Planners

5900 Sharon Woods Boulevard Columbus, Ohio 43229

Phone: (614) 899-6707

Fax: (614) 899-7503

I. Statement of Purpose

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

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

II. Ownership, Location and Size

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

III. Justification for Rezoning to GI statement

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

IV. Proposed Vehicular and Pedestrian Patterns

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

V. Deed Restrictions and Covenants

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

VI. Schedule of Construction

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

VII. Facility's Utilities Demands

A. Water:

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

B. Sanitary:

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

VIII. Drainage Impact Study

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

3. Facilities Demand Worksheet

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

1. Water:

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

b. How much pressure is required? 50 psi

* Fire Demand is 760

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

2. Sanitary Sewer:

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

467 gpd

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

3. Traffic:

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

i. Traffic Access Study: This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.

ii. Traffic Impact Study: An impact study is to be completed for uses that generate more than 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. This type of evaluation usually includes all access points and nearby intersections. The scope of the Traffic Impact Study is to be determined by affected agencies and the Applicant.

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

unchanged ADT

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

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

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

_____ No, Traffic Access Study Required.

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

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

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

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

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

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

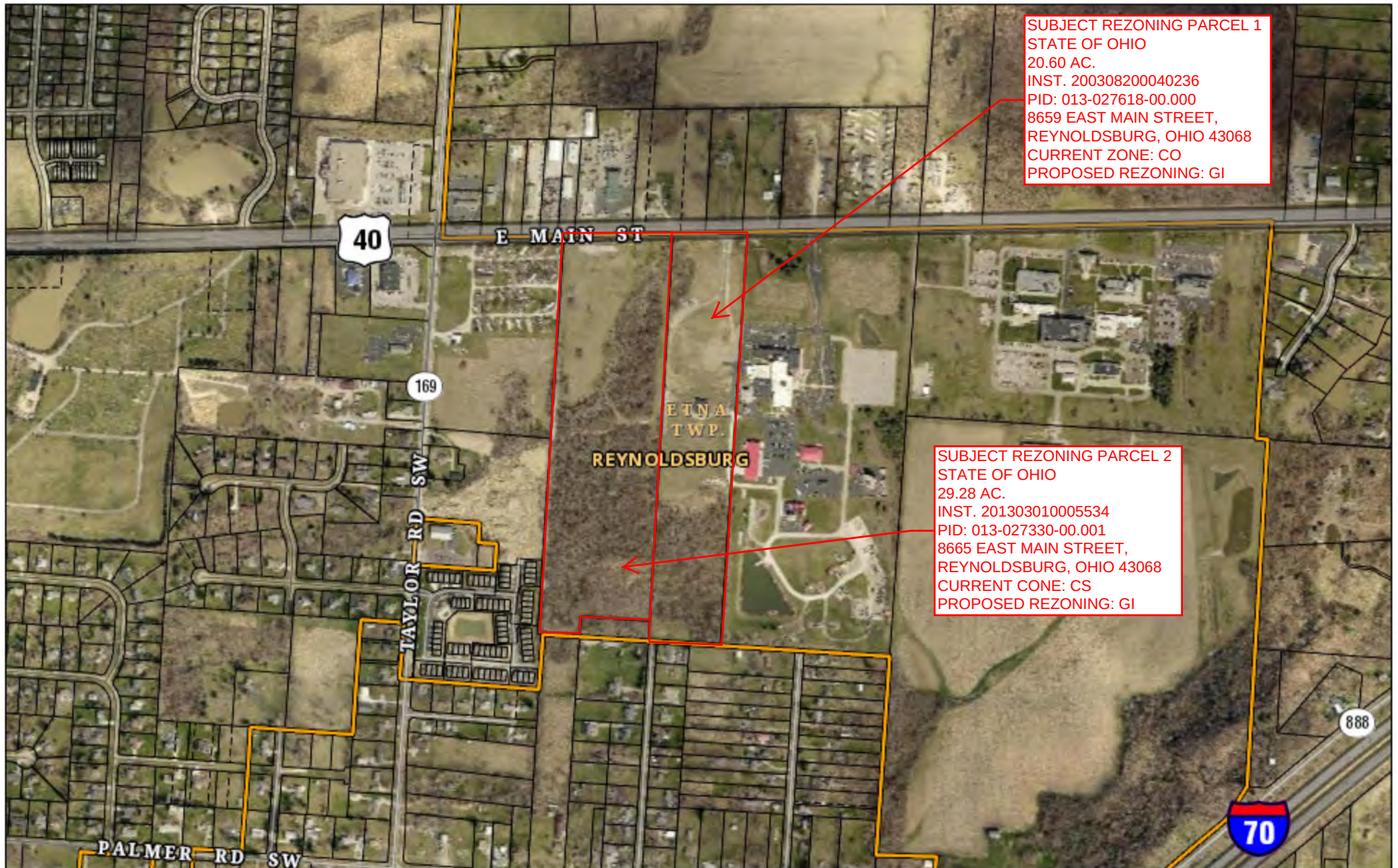
Applicant's Signature

Joshua M. Funk, EIT

Date

12/27/2017

OnTrac Property Map



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

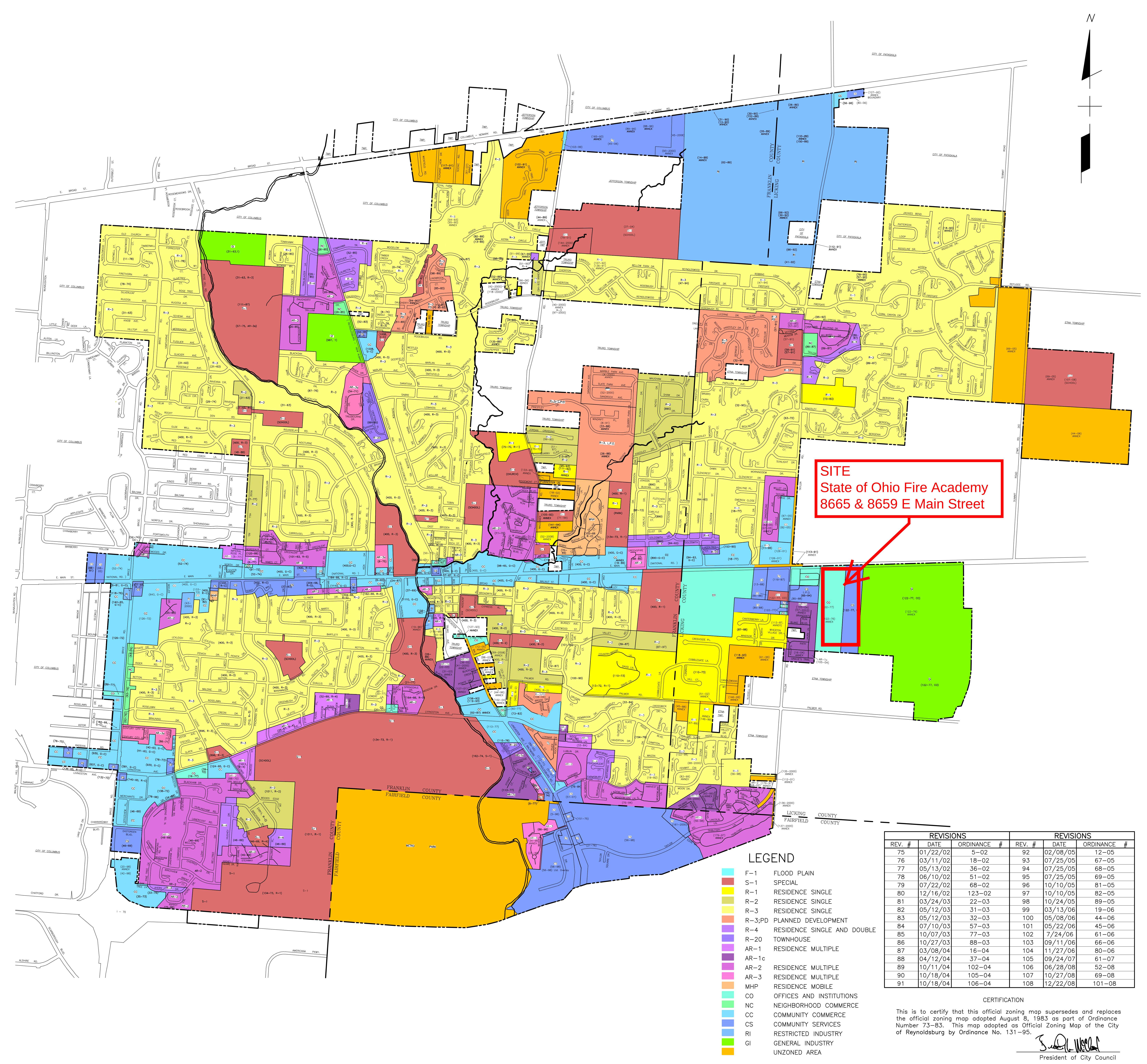
SUBJECT REZONING PARCEL 2
 STATE OF OHIO
 29.28 AC.
 INST. 201303010005534
 PID: 013-027330-00.001
 8665 EAST MAIN STREET,
 REYNOLDSBURG, OHIO 43068
 CURRENT ZONE: CS
 PROPOSED REZONING: GI

December 14, 2017



Licking County Auditor GIS

LICKING COUNTY TAX MAP



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

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

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

CERTIFICATION

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

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

APPROVED: *Robert M. Freyer*
Mayor

President of City Council

City of Reynoldsburg Development Department

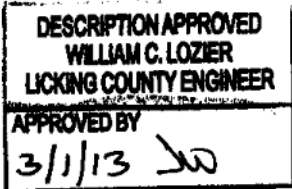
Purpose of Rezoning

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

Description of Public Access to Subject Area.

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

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



201303010005534

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



1620RB00200000013000

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

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

GENERAL WARRANTY DEED**Ohio Rev. Code §5302.05**

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

PROPERTY:

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

SEE ATTACHED EXHIBIT "A"
(Legal Description)

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

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

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

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

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

Marie K. Goodroe
MARIE K. GOODROE

Paul A. Diana
PAULA A. DIANA

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

State of Ohio

County of Franklin

ss:

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

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

Linda L. Moore
NOTARY PUBLIC



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

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

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

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

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

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

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

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

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

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

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

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

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

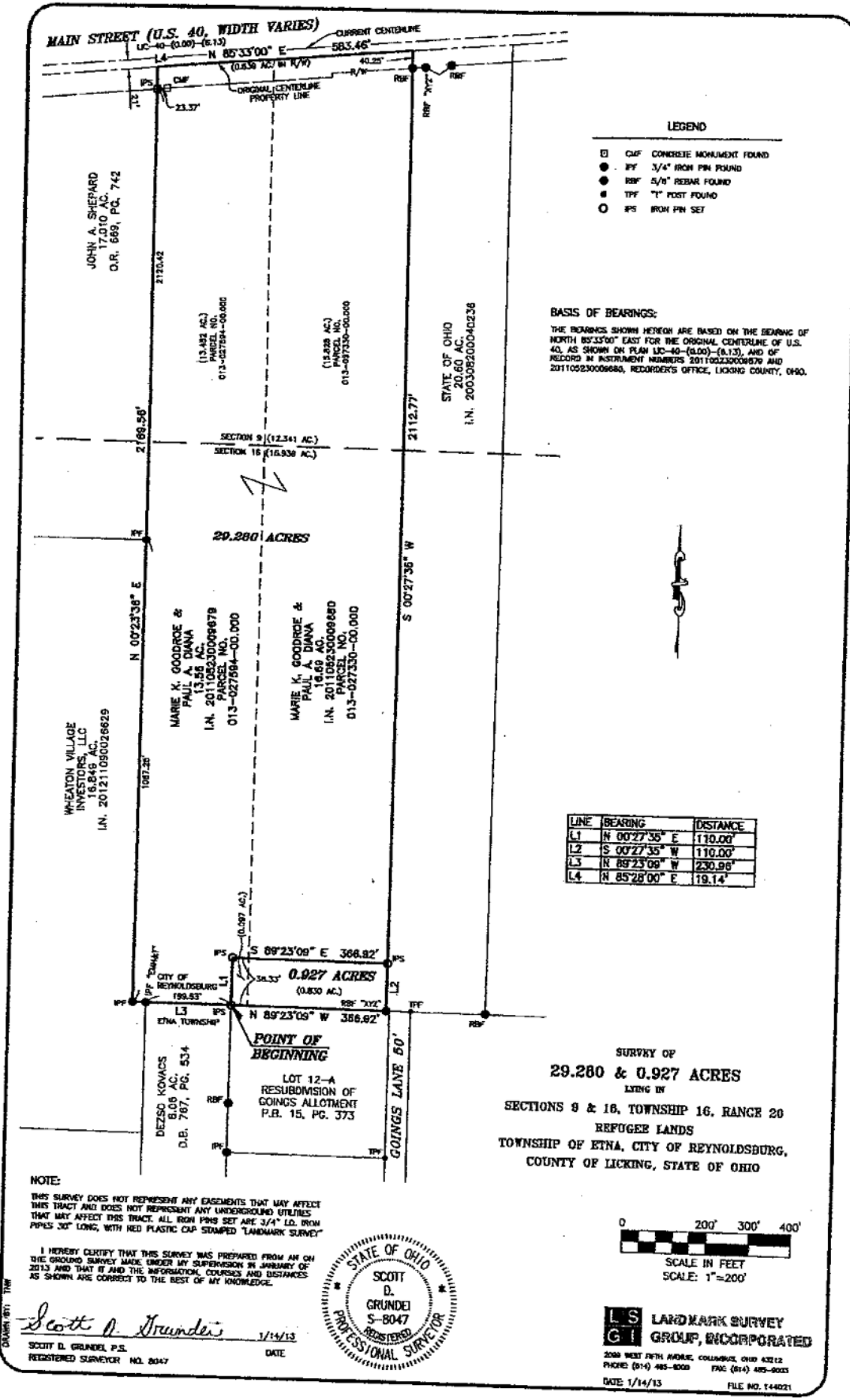
All iron pins set are 3/4 inch iron pipes, 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

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



LANDMARK SURVEY GROUP, INC.

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



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

Instr: 200308200040236 08/20/2003
 Pages: 2 F: \$28.00 11:31AM
 Bryan A. Long T2003082000405
 Licking County Recorder BXR08 GALL

General Warranty Deed* By A Corporation

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

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

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

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

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

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

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

RAINBOW DEVELOPMENT CORPORATON, an
 Ohio corporation

By: [Signature]

S.L. Yassenoff, President

STATE OF OHIO,
 COUNTY OF FRANKLIN, SS

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

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



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

[Signature]
 - (Notary)

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

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

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

Lab Gallant Box

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

POOR COPY

Exhibit "A"

Legal Description
20.60 Acres

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

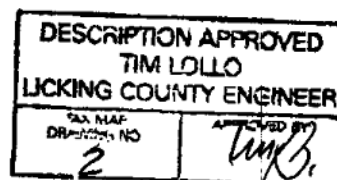
Beginning at the northeast corner of said 49 acre tract, said northeast corner being in the centerline of the former location of old U.S. Route 40, said northeast corner being 21.0 feet southerly of and at right angles to Highway Survey Station 43 + 85.11 in the 1951 Survey of Existing U.S. Route 40;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

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

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

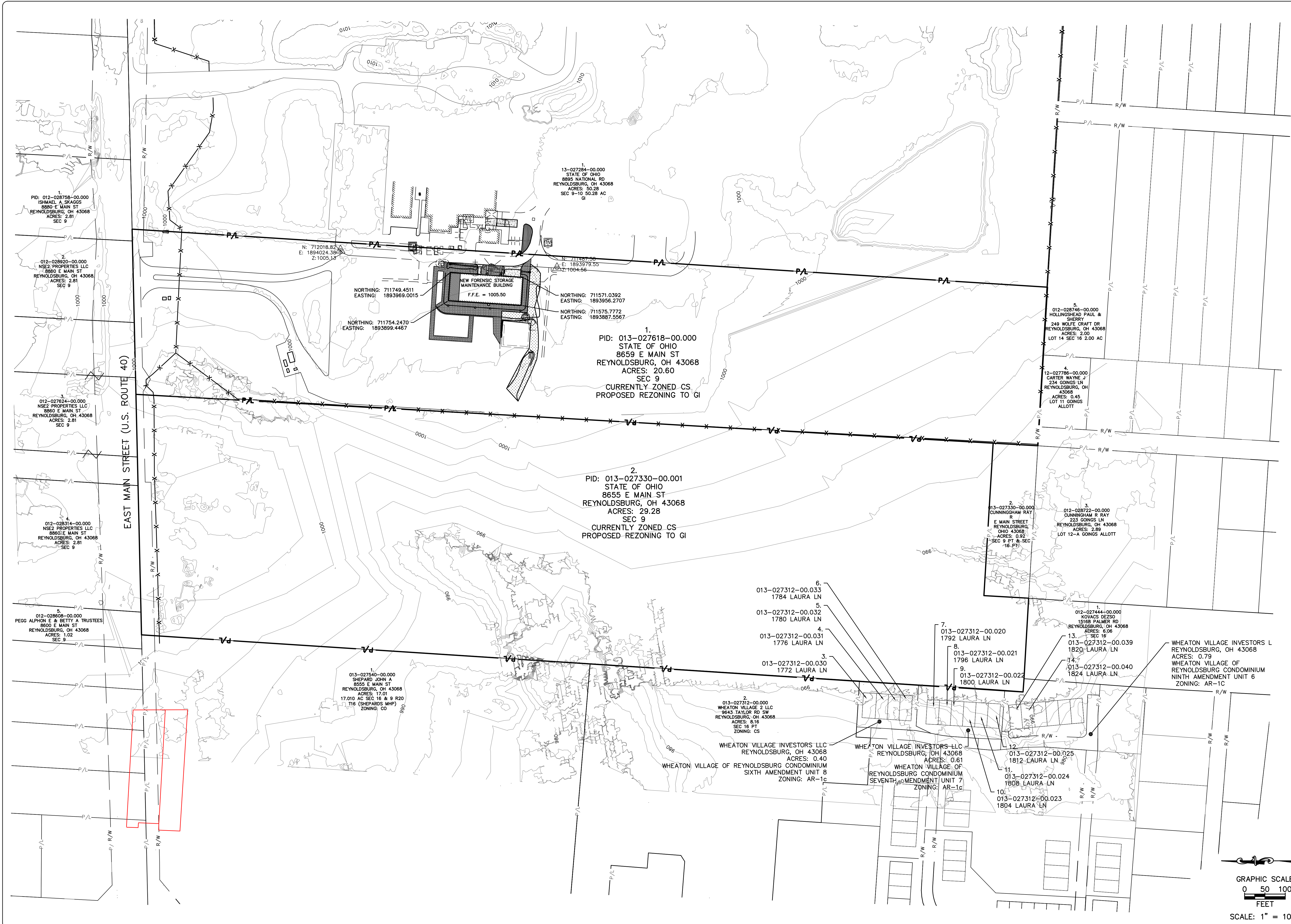
North 0° 30' East crossing the line between said Section 16 and said Section 9, at 1300.0 feet, more or less, and passing an iron pipe in the southerly right of way line of Existing U.S. Route 40 at 2182.49 feet, a total distance of 2222.65 feet to a point in the centerline of the former location of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

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



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

\\DISSTATIONDATA\kdm\Wva\2017\17742 File Academy COM 17001 Female Storage (Braun & Steidl)\01 Drawings\02 CON\11 Survey\Reznings\17742_Reznings Doc.dwg
PLOTTED: 12/18/2017 4:28:44 PM



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



**IMPROVEMENT OF
FORENSIC STORAGE
MAINTENANCE STRUCTURE**
8895 E. Main Street, Reynoldsburg, Ohio, 43068
Attachment: App. #181311 - State Fire Marshal - GI (Rezoning App. #181311 - Rezoning - State Fire Marshal)

OCT 25, 2017	
PRELIMINARY DESIGN DEVELOPMENT	
Sheet Issue Date:	12/18/17
Designed:	JMF
Drafted:	KABIL
Checked:	SPS
Revisions:	
No.	Date
Description	

REZONING EXHIBIT
EX - 01
17507

City of Reynoldsburg Development Department

Purpose of Rezoning

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

PROPOSED REZONED PROPERTIES

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

NORTH SIDE OF PROPERTY

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

December, 2017

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

City of Reynoldsburg Development Department

Purpose of Rezoning

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

WEST SIDE OF PROPERTY

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

December, 2017

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

City of Reynoldsburg Development Department

Purpose of Rezoning

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

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

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

December, 2017

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

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

City of Reynoldsburg Development Department

Purpose of Rezoning

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

WHEATON VILLAGE OF REYNOLDSBURG CONDOMINIUM NINTH AMENDMENT UNIT 6-1824

SOUTH SIDE OF THE PROPERTY

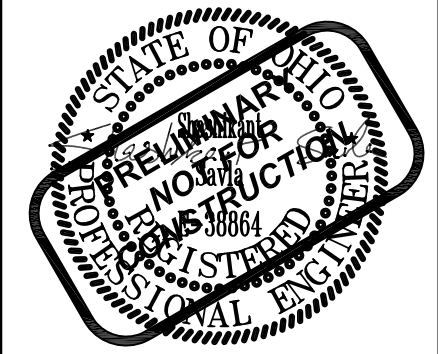
1. 012-027444-00.000
KOVACS DEZSO
15168 PALMER RD
REYNOLDSBURG, OH 43068
Acres: 6.06
SEC 16
2. 013-027330-00.000
CUNNINGHAM RAY R
E MAIN STREET
REYNOLDSBURG, OHIO 43068
ACRES: 0.92
SEC 9 PT & SEC 16 PT
3. 012-028722-00.000
CUNNINGHAM R RAY
223 GOINGS LN
REYNOLDSBURG, OH 43068
Acres: 2.89
LOT 12-A GOINGS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

EAST SIDE OF THE PROPERTY

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

December, 2017

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



**IMPROVEMENT OF
FORENSIC STORAGE
MAINTENANCE STRUCTURE**

8895 E. Main Street, Reynoldsburg, Ohio, 43068

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

OCT 25, 2017

**PRELIMINARY DESIGN
DEVELOPMENT**

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

Revisions:
No. Date Description

Copyright © 2017
Braun & Steidl Architects

**SITE PREPARATION
PLAN**

C-201
17507

CODED NOTES

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

SITE CIVL NOTES

ALL UNDERGROUND UTILITIES WITH "PP)" ARE DRAWN PER RECORD PLANS; THESE LINES SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES. IF IT IS DETERMINED THAT A UTILITY LINE CREATES A CONFLICT, CONTACT THE ENGINEER IMMEDIATELY FOR ANY AND ALL DESIGN ADJUSTMENTS.

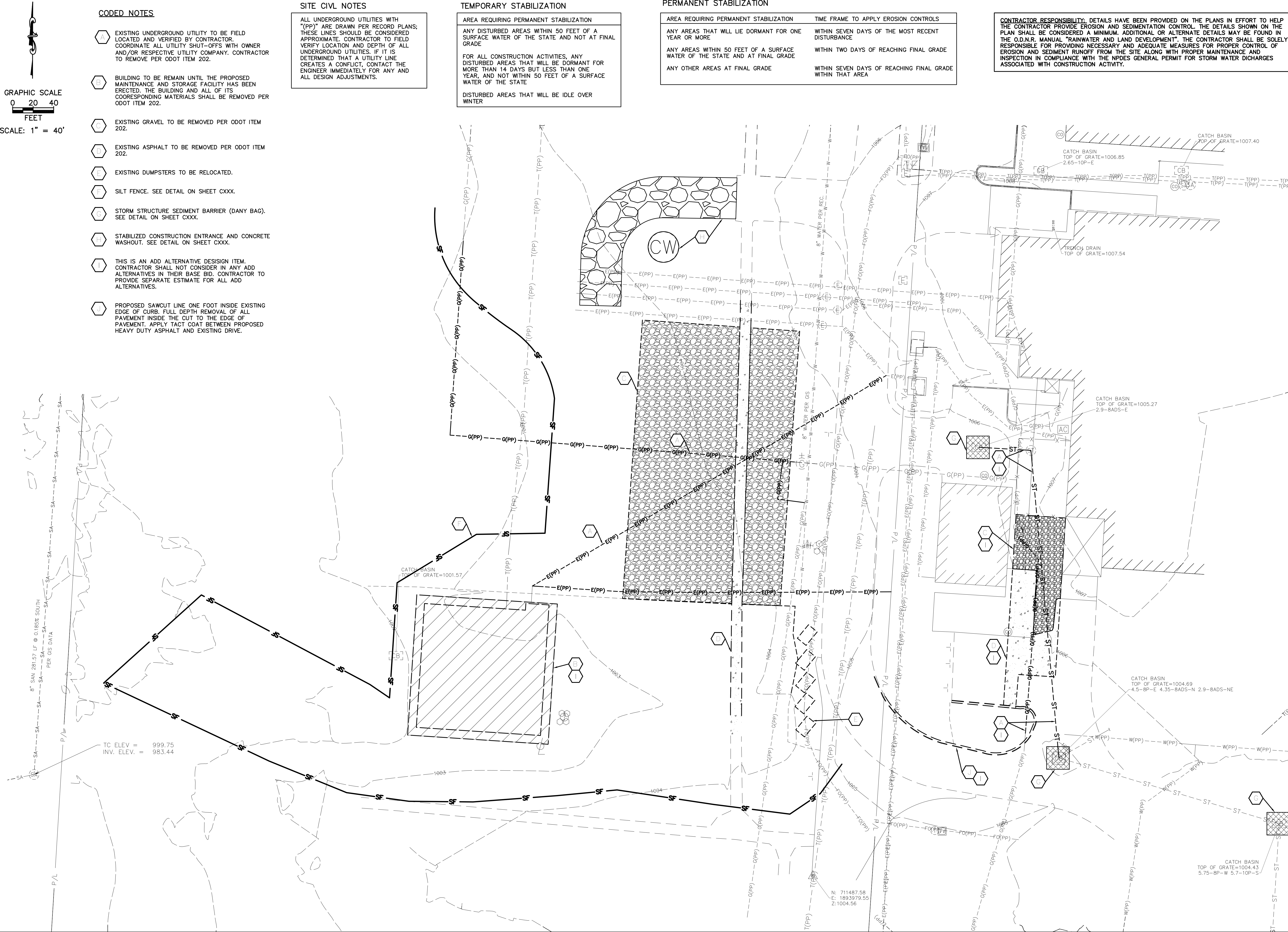
TEMPORARY STABILIZATION

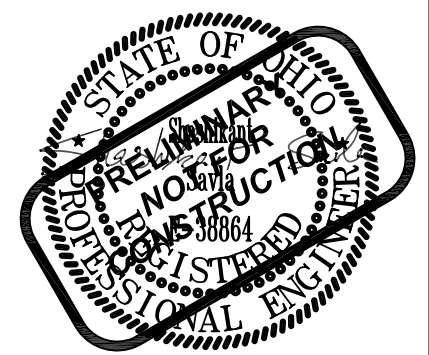
AREA REQUIRING PERMANENT STABILIZATION
ANY DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE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

PERMANENT STABILIZATION

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

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





**IMPROVEMENT OF
FORENSIC STORAGE
MAINTENANCE STRUCTURE**
Street, Reynoldsburg, Ohio, 43068

8895 E. Main Street, Reynoldsburg, Ohio, 43068

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

OCT 25, 2017

PRELIMINARY DESIGN DEVELOPMENT

Sheet Issue Date:	12/18/1
Designed:	JM
Drafted:	KAB
Checked:	SP
Revisions:	
No.	Date
	Description

Revisions:

No.	Date	Description
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**PLOT, GRADING UTILITIES
PLAN (BEFORE
REMOVAL OF EXISTING
MAINTENANCE BLDG)**

C-301
17507

EDGE OF PAVEMENT					
POINT #	NORTHING	EASTING	ELEVATION	RADIUS	LENGTH
1	711690.3458	1893989.5873	1,005.24	10.00	15.66
2	711691.1159	1933979.6170	1,005.24	10.00	
3	711681.1412	1893978.9060	1,005.24		12.85
4	711682.0547	1893966.0905	1,005.50		8.00
5	711674.0750	1893965.5216	1,005.50		12.85
6	711673.1719	1893978.1901	1,005.25	10.00	15.76
7	711663.1972	1893977.4791	1,004.83	10.00	
8	711662.4301	1893987.4496	1,004.52		3.11
9	711659.3288	1893987.2110	1,004.51		22.68
10	711660.9416	1893984.5854	1,005.50		4.00
11	711656.9518	1893984.3010	1,005.50		22.68
12	711655.3397	1893986.9153	1,004.50		29.03
13	711626.3788	1893984.8949	1,004.46		22.72
14	711628.0226	1893962.2368	1,005.50		4.00
15	711624.0041	1893961.9524	1,005.50		22.72
16	711622.3842	1893984.6779	1,004.48		0.70
17	711621.6837	1893984.6398	1,004.49	5.00	7.94
18	711621.9549	1893979.6472	1,004.39	5.00	
19	711616.9676	1893979.2317	1,004.87		17.85
20	711618.3239	1893981.5410	1,005.50		41.02
21	711577.3205	1893958.6246	1,005.50		14.63
22	711576.2801	1893973.2199	1,005.30	25.00	24.36
23	711551.3433	1893971.4423	1,004.70		
24	711563.8800	1893993.0717	1,005.05		

LOADING DOCK

POINT #	NORTHING	EASTING	ELEV. BOTTOM (RAMP)	ELEV. TOP (WALL)	LENGTH
201	711635.4342	1894082.7186	1,002.86	1006.86	18.00
202	711634.2719	1894081.6810	1,002.86	1006.86	18.00
203	711614.3136	1894099.3995	1,003.06	1006.86	18.00
204	711571.4769	1894081.4271	1,003.06	1006.86	30.00
205	711585.5385	1894079.4899	MATCH EXISTING	MATCH EXISTING	18.00
206	711584.3762	1894097.4523	MATCH EXISTING	MATCH EXISTING	
207	711662.9643	1894084.5013	MATCH EXISTING	1007.15	

CODED NOTES, CONTINUED

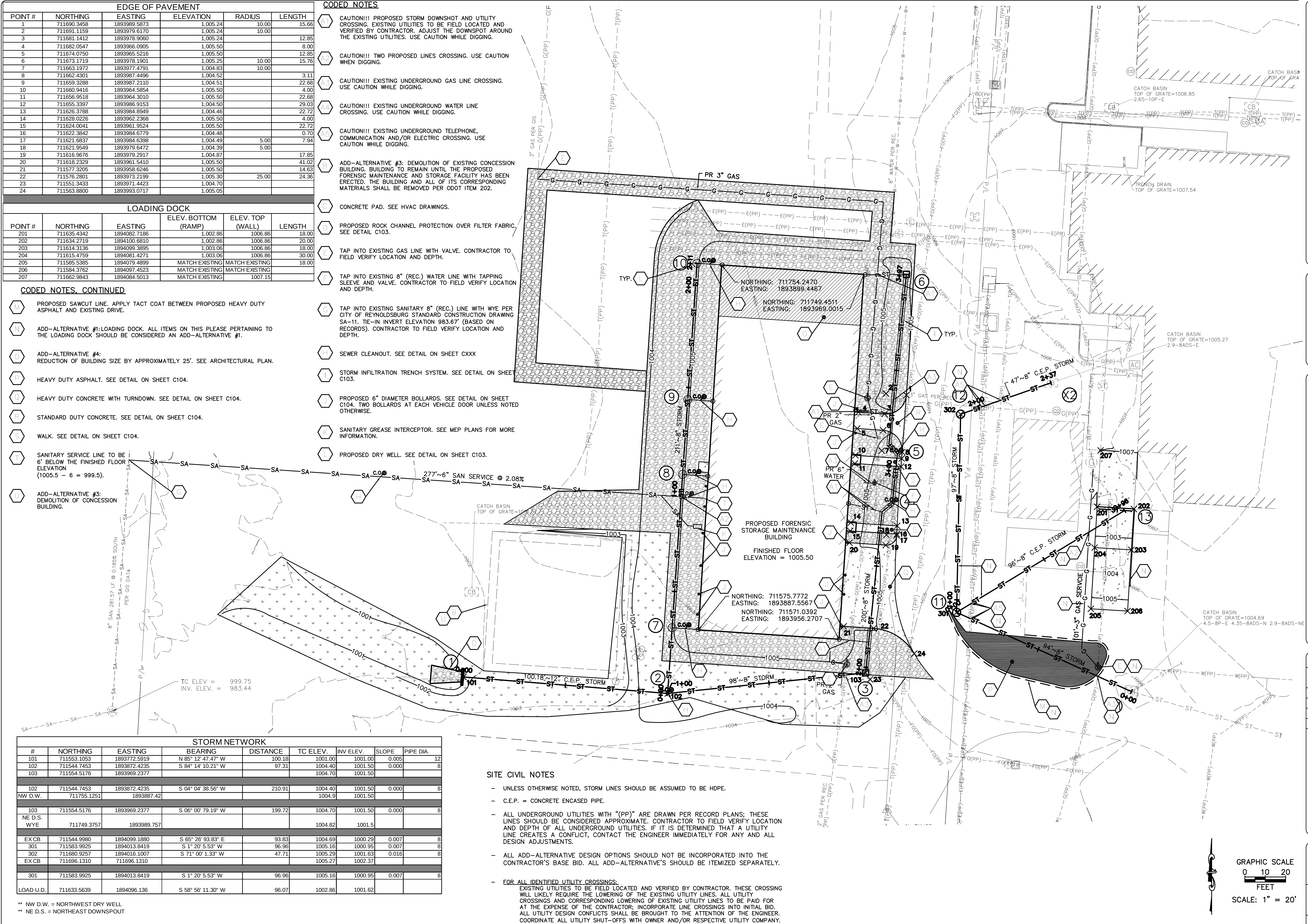
- PROPOSED SAWCUT LINE. APPLY TACT COAT BETWEEN PROPOSED HEAVY DUTY ASPHALT AND EXISTING DRIVE.
- ADD-ALTERNATIVE #1: LOADING DOCK. ALL ITEMS ON THIS PLEASE PERTAINING TO THE LOADING DOCK SHOULD BE CONSIDERED AN ADD-ALTERNATIVE #1.
- ADD-ALTERNATIVE #4:
REDUCTION OF BUILDING SIZE BY APPROXIMATELY 25'.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

CODED NOTES

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

SITE CIVIL NOTES

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



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

Service Department**Bill Sampson****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6884 Phone****RESOLUTION REQUEST****DATE:** **January 22, 2018****TO:** **Public Service and Transportation Committee****RE:** Resolution Authorizing Participation in the State of Ohio Cooperative
Purchasing Program and Declaring an Emergency.

Approval:

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

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

The State of Ohio requires that the resolution be passed and sent to them prior to use of contract.
This contract will allow departments to utilize the state bid on various items.

Service Department**Bill Sampson****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6884 Phone****ORDINANCE REQUEST****DATE:** **January 22, 2018****TO:** **Public Service and Transportation Committee****RE:** ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO
CONTRACT WITH FRANKLIN COUNTY PUBLIC HEALTH FOR
THE MOSQUITO MANAGEMENT PROGRAM FROM JANUARY 1,
2018 TO DECEMBER 31, 2018 AND DECLARING AN EMERGENCY.

Approval:

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

Reason For Emergency: Immediate preservation of the public peace, health, or safety

Statement of necessity: Extend the City's Mosquito Management Program for 2018.

See the attached contract. The pricing will be the same as 2017 and is \$19,182.49 for 2018.

**SECOND CONTRACT EXTENSION BETWEEN
FRANKLIN COUNTY GENERAL HEALTH DISTRICT (DBA FRANKLIN COUNTY PUBLIC HEALTH)
AND
VECTOR DISEASE CONTROL INTERNATIONAL, LLC
AND
PARTICIPATING JURISDICTION**

Franklin County General Health District (DBA Franklin County Public Health) ("FCPH"), Vector Disease Control International, LLC ("VDCI") and the additional participating jurisdictions entered into a contract for Integrated Mosquito Management services ("Contract") dated effective January 1, 2014 pursuant to and under the authority of Resolution No. 13-119, passed November 12, 2013.

The Contract between FCPH and VDCI was amended pursuant to and under the authority of Resolution No. 16-033, passed April 12, 2016 ("Amendment") to provide additional larviciding and hire two (2) additional full time equivalents.

The Contract's term (2014-2016) was extended for a one year period (2017) pursuant to Resolution 16-134 passed December 13, 2016. The Contract's term may be extended for an additional 1-year period (2018) pursuant to and under the authority of Resolution No. 13-119 and section 3 of the Contract. Pursuant to section 5.02 of the Contract, VDCI has not requested a price or unit cost increase beyond the amount of the first contract extension. The pricing from the first contract extension shall remain in effect for the second extension (see Appendix A for contract extension pricing).

The Contract between FCPH and VDCI is amended pursuant to and under the authority of Resolution No. 17-107, passed September 12, 2017 ("Second Contract Extension") to extend the Contract for 2018.

Except as specifically modified and amended herein, all of the terms, provisions, requirements and specifications contained in the Contract, the Amendment, and contract extensions remain in full force and effect.

IN WITNESS WHEREOF, the parties of this Contract Extension hereto have set their hands and seal, and have executed this Contract Extension on the day and year written below.

**Franklin County General Health District,
d.b.a. Franklin County Public Health**

Joe Mazzola, MPA
Health Commissioner

Date

Vector Disease Control International, LLC

Dan Markowski, PhD

Date

Participating Jurisdiction: _____

Authorized Signature

Date

Printed Name: _____

Title: _____

APPROVED AS TO FORM:

Ron O'Brien
Prosecuting Attorney
Franklin County, Ohio
By:

Assistant Prosecuting Attorney

Date

EFFECTIVE DATE: January 31, 2018
(Unless otherwise specified): _____

Attachment: 1222_001 (Mosquito Management Program Contract Extension)

APPENDIX A – 2018 Mosquito Management Contract Extension Pricing
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Appendix A - 2018 Mosquito Contract Extension Pricing

Franklin County Public Health	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	300,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 9,000.00	\$ 0.03045 per sq. ft.	\$ 9,135.00
Laboratory/Trap Staff	2 FTE	\$ 12.00 per hour	\$ 21,120.00	\$ -	\$ 21,120.00
La Crosse Surveillance			\$ 13,910.40	\$ 208.66	\$ 14,119.06
			\$ 44,030.40	\$ 343.66	\$ 44,374.06

City of Bexley	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	200 sq. ft.	\$ 0.03 per sq. ft.	\$ 6.00	\$ 0.03045 per sq. ft.	\$ 6.09
Storm Drain/Catch Basin Treatment	150 ea	\$ 4.93 ea	\$ 739.50	\$ 5.00 ea	\$ 750.59
Gravid Traps	1 ea	\$2,270.00 ea	\$ 2,270.00	\$2,304.05 ea	\$ 2,304.05
RAMP WNV Test	15 ea	\$ 23.90 ea	\$ 358.50	\$ 24.26 ea	\$ 363.88
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 2,730.00	\$ 40.95	\$ 2,770.95
			\$ 6,104.00	\$ 91.56	\$ 6,195.56

City of Canal Winchester	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	10,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 300.00	\$ 0.03045 per sq. ft.	\$ 304.50
Storm Drain/Catch Basin Treatment	200 ea	\$ 4.93 ea	\$ 986.00	\$ 5.00 ea	\$ 1,000.79
Gravid Traps	1 ea	\$2,270.00 ea	\$ 2,270.00	\$2,304.05 ea	\$ 2,304.05
RAMP WNV Test	15 ea	\$ 23.90 ea	\$ 358.50	\$ 24.26 ea	\$ 363.88
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 2,420.00	\$ 36.30	\$ 2,456.30
			\$ 6,334.50	\$ 95.02	\$ 6,429.52

City of Dublin	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	500,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 15,000.00	\$ 0.03045 per sq. ft.	\$ 15,225.00
Storm Drain/Catch Basin Treatment	500 ea	\$ 4.93 ea	\$ 2,465.00	\$ 5.00 ea	\$ 2,501.98
Gravid Traps	5 ea	\$2,270.00 ea	\$ 11,350.00	\$2,304.05 ea	\$ 11,520.25
RAMP WNV Test	75 ea	\$ 23.90 ea	\$ 1,792.50	\$ 24.26 ea	\$ 1,819.39
Additional RAMP WNV Test	150 ea	\$ 23.90 ea	\$ 3,585.00	\$ 24.26 ea	\$ 3,638.78
Adult Control and Barrier Treatments	All Inclusive		\$ 5,522.00	\$ 82.83	\$ 5,604.83
			\$ 39,714.50	\$ 595.72	\$ 40,310.22

City of Gahanna	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	200,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 6,000.00	\$ 0.03045 per sq. ft.	\$ 6,090.00
Storm Drain/Catch Basin Treatment	300 ea	\$ 4.93 ea	\$ 1,479.00	\$ 5.00 ea	\$ 1,501.19
Gravid Traps	3 ea	\$2,270.00 ea	\$ 6,810.00	\$2,304.05 ea	\$ 6,912.15
RAMP WNV Test	45 ea	\$ 23.90 ea	\$ 1,075.50	\$ 24.26 ea	\$ 1,091.63
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 4,408.00	\$ 66.12	\$ 4,474.12
			\$ 19,772.50	\$ 296.59	\$ 20,069.09

City of Grandview Heights	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	1,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 30.00	\$ 0.03045 per sq. ft.	\$ 30.45
Storm Drain/Catch Basin Treatment	125 ea	\$ 4.93 ea	\$ 616.25	\$ 5.00 ea	\$ 625.49
Gravid Traps	1 ea	\$2,270.00 ea	\$ 2,270.00	\$2,304.05 ea	\$ 2,304.05
RAMP WNV Test	15 ea	\$ 23.90 ea	\$ 358.50	\$ 24.26 ea	\$ 363.88
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 1,864.00	\$ 27.96	\$ 1,891.96
			\$ 5,138.75	\$ 77.08	\$ 5,215.83

Appendix A - 2018 Mosquito Contract Extension Pricing

5.b.a

City of Grove City	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	300,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 9,000.00	\$ 0.03045 per sq. ft.	\$ 9,135.00
Storm Drain/Catch Basin Treatment	350 ea	\$ 4.93 ea	\$ 1,725.50	\$ 5.00 ea	\$ 1,751.38
Gravid Traps	3 ea	\$2,270.00 ea	\$ 6,810.00	\$2,304.05 ea	\$ 6,912.15
RAMP WNV Test	45 ea	\$ 23.90 ea	\$ 1,075.50	\$ 24.26 ea	\$ 1,091.63
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 2,730.00	\$ 40.95	\$ 2,770.95
			\$ 21,341.00	\$ 320.12	\$ 21,661.12

City of Groveport	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	50,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 1,500.00	\$ 0.03045 per sq. ft.	\$ 1,522.50
Storm Drain/Catch Basin Treatment	200 ea	\$ 4.93 ea	\$ 986.00	\$ 5.00 ea	\$ 1,000.79
Gravid Traps	1 ea	\$2,270.00 ea	\$ 2,270.00	\$2,304.05 ea	\$ 2,304.05
RAMP WNV Test	15 ea	\$ 23.90 ea	\$ 358.50	\$ 24.26 ea	\$ 363.88
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 1,864.00	\$ 27.96	\$ 1,891.96
			\$ 6,978.50	\$ 104.68	\$ 7,083.18

City of Hilliard	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	200,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 6,000.00	\$ 0.03045 per sq. ft.	\$ 6,090.00
Storm Drain/Catch Basin Treatment	350 ea	\$ 4.93 ea	\$ 1,725.50	\$ 5.00 ea	\$ 1,751.38
Gravid Traps	3 ea	\$2,270.00 ea	\$ 6,810.00	\$2,304.05 ea	\$ 6,912.15
RAMP WNV Test	45 ea	\$ 23.90 ea	\$ 1,075.50	\$ 24.26 ea	\$ 1,091.63
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 4,934.00	\$ 74.01	\$ 5,008.01
			\$ 20,545.00	\$ 308.18	\$ 20,853.18

City of New Albany	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	20,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 600.00	\$ 0.03045 per sq. ft.	\$ 609.00
Storm Drain/Catch Basin Treatment	175 ea	\$ 4.93 ea	\$ 862.75	\$ 5.00 ea	\$ 875.69
Gravid Traps	1 ea	\$2,270.00 ea	\$ 2,270.00	\$2,304.05 ea	\$ 2,304.05
RAMP WNV Test	15 ea	\$ 23.90 ea	\$ 358.50	\$ 24.26 ea	\$ 363.88
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 1,864.00	\$ 27.96	\$ 1,891.96
			\$ 5,955.25	\$ 89.33	\$ 6,044.58

City of Pickerington	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	200,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 6,000.00	\$ 0.03045 per sq. ft.	\$ 6,090.00
Storm Drain/Catch Basin Treatment	250 ea	\$ 4.93 ea	\$ 1,232.50	\$ 5.00 ea	\$ 1,250.99
Gravid Traps	2 ea	\$2,270.00 ea	\$ 4,540.00	\$2,304.05 ea	\$ 4,608.10
RAMP WNV Test	30 ea	\$ 23.90 ea	\$ 717.00	\$ 24.26 ea	\$ 727.76
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 2,730.00	\$ 40.95	\$ 2,770.95
			\$ 15,219.50	\$ 228.29	\$ 15,447.79

City of Reynoldsburg	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	200,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 6,000.00	\$ 0.03045 per sq. ft.	\$ 6,090.00
Storm Drain/Catch Basin Treatment	350 ea	\$ 4.93 ea	\$ 1,725.50	\$ 5.00 ea	\$ 1,751.38
Gravid Traps	3 ea	\$2,270.00 ea	\$ 6,810.00	\$2,304.05 ea	\$ 6,912.15
RAMP WNV Test	45 ea	\$ 23.90 ea	\$ 1,075.50	\$ 24.26 ea	\$ 1,091.63
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 3,288.00	\$ 49.32	\$ 3,337.32
			\$ 18,899.00	\$ 283.49	\$ 19,182.49

Attachment: 1222_001 (Mosquito Management Program Contract Extension)

Appendix A - 2018 Mosquito Contract Extension Pricing

City of Upper Arlington	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	20,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 600.00	\$ 0.03045 per sq. ft.	\$ 609.00
Storm Drain/Catch Basin Treatment	400 ea	\$ 4.93 ea	\$ 1,972.00	\$ 5.00 ea	\$ 2,001.58
Gravid Traps	2 ea	\$2,270.00 ea	\$ 4,540.00	\$2,304.05 ea	\$ 4,608.10
RAMP WNV Test	30 ea	\$ 23.90 ea	\$ 717.00	\$ 24.26 ea	\$ 727.76
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 3,536.00	\$ 53.04	\$ 3,589.04
			\$ 11,365.00	\$ 170.48	\$ 11,535.48

City of Westerville	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	600,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 18,000.00	\$ 0.03045 per sq. ft.	\$ 18,270.00
Storm Drain/Catch Basin Treatment	600 ea	\$ 4.93 ea	\$ 2,958.00	\$ 5.00 ea	\$ 3,002.37
Gravid Traps	5 ea	\$2,270.00 ea	\$ 11,350.00	\$2,304.05 ea	\$ 11,520.25
RAMP WNV Test	75 ea	\$ 23.90 ea	\$ 1,792.50	\$ 24.26 ea	\$ 1,819.39
Additional RAMP WNV Test	185 ea	\$ 23.90 ea	\$ 4,421.50	\$ 24.26 ea	\$ 4,487.82
Adult Control and Barrier Treatments	All Inclusive		\$ 5,052.00	\$ 75.78	\$ 5,127.78
			\$ 43,574.00	\$ 653.61	\$ 44,227.61

City of Whitehall	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	20,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 600.00	\$ 0.03045 per sq. ft.	\$ 609.00
Storm Drain/Catch Basin Treatment	200 ea	\$ 4.93 ea	\$ 986.00	\$ 5.00 ea	\$ 1,000.79
Gravid Traps	2 ea	\$2,270.00 ea	\$ 4,540.00	\$2,304.05 ea	\$ 4,608.10
RAMP WNV Test	30 ea	\$ 23.90 ea	\$ 717.00	\$ 24.26 ea	\$ 727.76
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 3,816.00	\$ 57.24	\$ 3,873.24
			\$ 10,659.00	\$ 159.89	\$ 10,818.89

Appendix A - 2018 Mosquito Contract Extension Pricing

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Village of Brice	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	1,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 30.00	\$ 0.03045 per sq. ft.	\$ 30.45
Storm Drain/Catch Basin Treatment	10 ea	\$ 4.93 ea	\$ 49.30	\$ 5.00 ea	\$ 50.04
Gravid Traps	0 ea	\$2,270.00 ea	\$ -	\$2,304.05 ea	\$ -
RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 424.00	\$ 6.36	\$ 430.36
			\$ 503.30	\$ 7.55	\$ 510.85

Village of Harrisburg	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	2,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 60.00	\$ 0.03045 per sq. ft.	\$ 60.90
Storm Drain/Catch Basin Treatment	20 ea	\$ 4.93 ea	\$ 98.60	\$ 5.00 ea	\$ 100.08
Gravid Traps	0 ea	\$2,270.00 ea	\$ -	\$2,304.05 ea	\$ -
RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 668.00	\$ 10.02	\$ 678.02
			\$ 826.60	\$ 12.40	\$ 839.00

Village of Lockbourne	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	5,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 150.00	\$ 0.03045 per sq. ft.	\$ 152.25
Storm Drain/Catch Basin Treatment	20 ea	\$ 4.93 ea	\$ 98.60	\$ 5.00 ea	\$ 100.08
Gravid Traps	0 ea	\$2,270.00 ea	\$ -	\$2,304.05 ea	\$ -
RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 312.00	\$ 4.68	\$ 316.68
			\$ 560.60	\$ 8.41	\$ 569.01

Village of Marble Cliff	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	1,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 30.00	\$ 0.03045 per sq. ft.	\$ 30.45
Storm Drain/Catch Basin Treatment	15 ea	\$ 4.93 ea	\$ 73.95	\$ 5.00 ea	\$ 75.06
Gravid Traps	0 ea	\$2,270.00 ea	\$ -	\$2,304.05 ea	\$ -
RAMP WNV Test ¹	15 ea	\$ 23.90 ea	\$ 358.50	\$ 24.26 ea	\$ 363.88
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 312.00	\$ 4.68	\$ 316.68
			\$ 774.45	\$ 11.62	\$ 786.07

¹ RAMP tests to be billed to Marble Cliff but used for the Grandview trap

Village of Minerva Park	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	2,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 60.00	\$ 0.03045 per sq. ft.	\$ 60.90
Storm Drain/Catch Basin Treatment	75 ea	\$ 4.93 ea	\$ 369.75	\$ 5.00 ea	\$ 375.30
Gravid Traps	1 ea	\$2,270.00 ea	\$ 2,270.00	\$2,304.05 ea	\$ 2,304.05
RAMP WNV Test	15 ea	\$ 23.90 ea	\$ 358.50	\$ 24.26 ea	\$ 363.88
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 884.00	\$ 13.26	\$ 897.26
			\$ 3,942.25	\$ 59.13	\$ 4,001.38

Village of Obetz	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	10,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 300.00	\$ 0.03045 per sq. ft.	\$ 304.50
Storm Drain/Catch Basin Treatment	150 ea	\$ 4.93 ea	\$ 739.50	\$ 5.00 ea	\$ 750.59
Gravid Traps	1 ea	\$2,270.00 ea	\$ 2,270.00	\$2,304.05 ea	\$ 2,304.05
RAMP WNV Test	15 ea	\$ 23.90 ea	\$ 358.50	\$ 24.26 ea	\$ 363.88
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 1,864.00	\$ 27.96	\$ 1,891.96
			\$ 5,532.00	\$ 82.98	\$ 5,614.98

Attachment: 1222_001 (Mosquito Management Program Contract Extension)

Appendix A - 2018 Mosquito Contract Extension Pricing

Village of Riverlea	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	1,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 30.00	\$ 0.03045 per sq. ft.	\$ 30.45
Storm Drain/Catch Basin Treatment	25 ea	\$ 4.93 ea	\$ 123.25	\$ 5.00 ea	\$ 125.10
Gravid Traps	0 ea	\$2,270.00 ea	\$ -	\$2,304.05 ea	\$ -
RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments			\$ 332.00	\$ 4.98	\$ 336.98
			\$ 485.25	\$ 7.28	\$ 492.53

Village of Urbancrest	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	50,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 1,500.00	\$ 0.03045 per sq. ft.	\$ 1,522.50
Storm Drain/Catch Basin Treatment	50 ea	\$ 4.93 ea	\$ 246.50	\$ 5.00 ea	\$ 250.20
Gravid Traps	1 ea	\$2,270.00 ea	\$ 2,270.00	\$2,304.05 ea	\$ 2,304.05
RAMP WNV Test	15 ea	\$ 23.90 ea	\$ 358.50	\$ 24.26 ea	\$ 363.88
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 776.00	\$ 11.64	\$ 787.64
			\$ 5,151.00	\$ 77.27	\$ 5,228.27

Village of Valleyview	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	1,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 30.00	\$ 0.03045 per sq. ft.	\$ 30.45
Storm Drain/Catch Basin Treatment	50 ea	\$ 4.93 ea	\$ 246.50	\$ 5.00 ea	\$ 250.20
Gravid Traps	0 ea	\$2,270.00 ea	\$ -	\$2,304.05 ea	\$ -
RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 776.00	\$ 11.64	\$ 787.64
			\$ 1,052.50	\$ 15.79	\$ 1,068.29

Appendix A - 2018 Mosquito Contract Extension Pricing

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Blendon Township	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	10,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 300.00	\$ 0.03045 per sq. ft.	\$ 304.50
Storm Drain/Catch Basin Treatment	200 ea	\$ 4.93 ea	\$ 986.00	\$ 5.00 ea	\$ 1,000.79
Gravid Traps	1 ea	\$2,270.00 ea	\$ 2,270.00	\$2,304.05 ea	\$ 2,304.05
RAMP WNV Test	15 ea	\$ 23.90 ea	\$ 358.50	\$ 24.26 ea	\$ 363.88
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 1,428.00	\$ 21.42	\$ 1,449.42
			\$ 5,342.50	\$ 80.14	\$ 5,422.64

Brown Township	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	25,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 750.00	\$ 0.03045 per sq. ft.	\$ 761.25
Storm Drain/Catch Basin Treatment	50 ea	\$ 4.93 ea	\$ 246.50	\$ 5.00 ea	\$ 250.20
Gravid Traps	1 ea	\$2,270.00 ea	\$ 2,270.00	\$2,304.05 ea	\$ 2,304.05
RAMP WNV Test	15 ea	\$ 23.90 ea	\$ 358.50	\$ 24.26 ea	\$ 363.88
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 994.00	\$ 14.91	\$ 1,008.91
			\$ 4,619.00	\$ 69.29	\$ 4,688.29

Clinton Township	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	2,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 60.00	\$ 0.03045 per sq. ft.	\$ 60.90
Storm Drain/Catch Basin Treatment	200 ea	\$ 4.93 ea	\$ 986.00	\$ 5.00 ea	\$ 1,000.79
Gravid Traps	1 ea	\$2,270.00 ea	\$ 2,270.00	\$2,304.05 ea	\$ 2,304.05
RAMP WNV Test	15 ea	\$ 23.90 ea	\$ 358.50	\$ 24.26 ea	\$ 363.88
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 1,644.00	\$ 24.66	\$ 1,668.66
			\$ 5,318.50	\$ 79.78	\$ 5,398.28

Franklin Township	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	10,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 300.00	\$ 0.03045 per sq. ft.	\$ 304.50
Storm Drain/Catch Basin Treatment	200 ea	\$ 4.93 ea	\$ 986.00	\$ 5.00 ea	\$ 1,000.79
Gravid Traps	2 ea	\$2,270.00 ea	\$ 4,540.00	\$2,304.05 ea	\$ 4,608.10
RAMP WNV Test	30 ea	\$ 23.90 ea	\$ 717.00	\$ 24.26 ea	\$ 727.76
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 2,730.00	\$ 40.95	\$ 2,770.95
			\$ 9,273.00	\$ 139.10	\$ 9,412.10

Hamilton Township	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	10,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 300.00	\$ 0.03045 per sq. ft.	\$ 304.50
Storm Drain/Catch Basin Treatment	150 ea	\$ 4.93 ea	\$ 739.50	\$ 5.00 ea	\$ 750.59
Gravid Traps	1 ea	\$2,270.00 ea	\$ 2,270.00	\$2,304.05 ea	\$ 2,304.05
RAMP WNV Test	15 ea	\$ 23.90 ea	\$ 358.50	\$ 24.26 ea	\$ 363.88
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 1,644.00	\$ 24.66	\$ 1,668.66
			\$ 5,312.00	\$ 79.68	\$ 5,391.68

Jackson Township	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	10,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 300.00	\$ 0.03045 per sq. ft.	\$ 304.50
Storm Drain/Catch Basin Treatment	100 ea	\$ 4.93 ea	\$ 493.00	\$ 5.00 ea	\$ 500.40
Gravid Traps	0 ea	\$2,270.00 ea	\$ -	\$2,304.05 ea	\$ -
RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 996.00	\$ 14.94	\$ 1,010.94
			\$ 1,789.00	\$ 26.84	\$ 1,815.84

Attachment: 1222_001 (Mosquito Management Program Contract Extension)

Appendix A - 2018 Mosquito Contract Extension Pricing

Jefferson Township	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	20,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 600.00	\$ 0.03045 per sq. ft.	\$ 609.00
Storm Drain/Catch Basin Treatment	250 ea	\$ 4.93 ea	\$ 1,232.50	\$ 5.00 ea	\$ 1,250.99
Gravid Traps	1 ea	\$2,270.00 ea	\$ 2,270.00	\$2,304.05 ea	\$ 2,304.05
RAMP WNV Test	15 ea	\$ 23.90 ea	\$ 358.50	\$ 24.26 ea	\$ 363.88
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 996.00	\$ 14.94	\$ 1,010.94
			\$ 5,457.00	\$ 81.85	\$ 5,538.86

Madison Township	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	40,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 1,200.00	\$ 0.03045 per sq. ft.	\$ 1,218.00
Storm Drain/Catch Basin Treatment	250 ea	\$ 4.93 ea	\$ 1,232.50	\$ 5.00 ea	\$ 1,250.99
Gravid Traps	1 ea	\$2,270.00 ea	\$ 2,270.00	\$2,304.05 ea	\$ 2,304.05
RAMP WNV Test	15 ea	\$ 23.90 ea	\$ 358.50	\$ 24.26 ea	\$ 363.88
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 2,188.00	\$ 32.82	\$ 2,220.82
			\$ 7,249.00	\$ 108.74	\$ 7,357.74

Mifflin Township	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	10,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 300.00	\$ 0.03045 per sq. ft.	\$ 304.50
Storm Drain/Catch Basin Treatment	50 ea	\$ 4.93 ea	\$ 246.50	\$ 5.00 ea	\$ 250.20
Gravid Traps	1 ea	\$2,270.00 ea	\$ 2,270.00	\$2,304.05 ea	\$ 2,304.05
RAMP WNV Test	15 ea	\$ 23.90 ea	\$ 358.50	\$ 24.26 ea	\$ 363.88
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 1,648.00	\$ 24.72	\$ 1,672.72
			\$ 4,823.00	\$ 72.35	\$ 4,895.35

Norwich Township	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	10,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 300.00	\$ 0.03045 per sq. ft.	\$ 304.50
Storm Drain/Catch Basin Treatment	100 ea	\$ 4.93 ea	\$ 493.00	\$ 5.00 ea	\$ 500.40
Gravid Traps	1 ea	\$2,270.00 ea	\$ 2,270.00	\$2,304.05 ea	\$ 2,304.05
RAMP WNV Test	15 ea	\$ 23.90 ea	\$ 358.50	\$ 24.26 ea	\$ 363.88
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 1,210.00	\$ 18.15	\$ 1,228.15
			\$ 4,631.50	\$ 69.47	\$ 4,700.97

Perry Township	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	2,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 60.00	\$ 0.03045 per sq. ft.	\$ 60.90
Storm Drain/Catch Basin Treatment	25 ea	\$ 4.93 ea	\$ 123.25	\$ 5.00 ea	\$ 125.10
Gravid Traps	1.5 ea	\$2,270.00 ea	\$ 3,405.00	\$2,304.05 ea	\$ 3,456.08
RAMP WNV Test ²	22 ea	\$ 23.90 ea	\$ 525.80	\$ 24.26 ea	\$ 533.69
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 884.00	\$ 13.26	\$ 897.26
			\$ 4,998.05	\$ 74.97	\$ 5,073.02

²The cost for the trap in Worthington Hills will be shared by Perry and Sharon Twp

Plain Township	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	5,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 150.00	\$ 0.03045 per sq. ft.	\$ 152.25
Storm Drain/Catch Basin Treatment	75 ea	\$ 4.93 ea	\$ 369.75	\$ 5.00 ea	\$ 375.30
Gravid Traps	0 ea	\$2,270.00 ea	\$ -	\$2,304.05 ea	\$ -
RAMP WNV Test ³	15 ea	\$ 23.90 ea	\$ 358.50	\$ 24.26 ea	\$ 363.88
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 996.00	\$ 14.94	\$ 1,010.94
			\$ 1,874.25	\$ 28.11	\$ 1,902.36

³ RAMP tests to be billed to Plain Twp but used in the New Albany trap

Appendix A - 2018 Mosquito Contract Extension Pricing

5.b.a

Pleasant Township	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	50,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 1,500.00	\$ 0.03045 per sq. ft.	\$ 1,522.50
Storm Drain/Catch Basin Treatment	200 ea	\$ 4.93 ea	\$ 986.00	\$ 5.00 ea	\$ 1,000.79
Gravid Traps	2 ea	\$2,270.00 ea	\$ 4,540.00	\$2,304.05 ea	\$ 4,608.10
RAMP WNV Test	30 ea	\$ 23.90 ea	\$ 717.00	\$ 24.26 ea	\$ 727.76
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 996.00	\$ 14.94	\$ 1,010.94
			\$ 8,739.00	\$ 131.09	\$ 8,870.09

Prairie Township	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	50,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 1,500.00	\$ 0.03045 per sq. ft.	\$ 1,522.50
Storm Drain/Catch Basin Treatment	200 ea	\$ 4.93 ea	\$ 986.00	\$ 5.00 ea	\$ 1,000.79
Gravid Traps	3 ea	\$2,270.00 ea	\$ 6,810.00	\$2,304.05 ea	\$ 6,912.15
RAMP WNV Test	45 ea	\$ 23.90 ea	\$ 1,075.50	\$ 24.26 ea	\$ 1,091.63
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 2,730.00	\$ 40.95	\$ 2,770.95
			\$ 13,101.50	\$ 196.52	\$ 13,298.02

Sharon Township	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	2,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 60.00	\$ 0.03045 per sq. ft.	\$ 60.90
Storm Drain/Catch Basin Treatment	50 ea	\$ 4.93 ea	\$ 246.50	\$ 5.00 ea	\$ 250.20
Gravid Traps	1.5 ea	\$2,270.00 ea	\$ 3,405.00	\$2,304.05 ea	\$ 3,456.08
RAMP WNV Test ²	22 ea	\$ 23.90 ea	\$ 525.80	\$ 24.26 ea	\$ 533.69
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 1,210.00	\$ 18.15	\$ 1,228.15
			\$ 5,447.30	\$ 81.71	\$ 5,529.01

²The cost for the trap in Worthington Hills will be shared by Perry and Sharon Townships.

Truro Township	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	1,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 30.00	\$ 0.03045 per sq. ft.	\$ 30.45
Storm Drain/Catch Basin Treatment	15 ea	\$ 4.93 ea	\$ 73.95	\$ 5.00 ea	\$ 75.06
Gravid Traps	0 ea	\$2,270.00 ea	\$ -	\$2,304.05 ea	\$ -
RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 776.00	\$ 11.64	\$ 787.64
			\$ 879.95	\$ 13.20	\$ 893.15

Washington Township	Quantity	Previous Cost per Unit	2014-16 Total Cost	1.5% Increase Cost per Unit	2017 Total Cost
Larvae/Pupae Treatment	20,000 sq. ft.	\$ 0.03 per sq. ft.	\$ 600.00	\$ 0.03045 per sq. ft.	\$ 609.00
Storm Drain/Catch Basin Treatment	100 ea	\$ 4.93 ea	\$ 493.00	\$ 5.00 ea	\$ 500.40
Gravid Traps	0 ea	\$2,270.00 ea	\$ -	\$2,304.05 ea	\$ -
RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Additional RAMP WNV Test	0 ea	\$ 23.90 ea	\$ -	\$ 24.26 ea	\$ -
Adult Control and Barrier Treatments	All Inclusive		\$ 776.00	\$ 11.64	\$ 787.64
			\$ 1,869.00	\$ 28.03	\$ 1,897.04

Total Contract Amount: \$383,285.60

Attachment: 1222_001 (Mosquito Management Program Contract Extension)

Service Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 Phone****ORDINANCE REQUEST****DATE: January 22, 2018****TO: Public Service and Transportation Committee**

RE: ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 905.01 Construction Requirements for Residential Streets of Chapter 905 Streets Generally; Amending Section 909.01 Sidewalk Construction Permit and Fee, Section 909.04 Plans and Specifications, and Section 909.06 Grade, Construction Specifications of Chapter 909 Sidewalks; and Amending Section 913.05 Bond for Improvement of Chapter 913 Private Roadways.

Approval:

Completed Brad McCloud	Completed Jed Hood	Stephen Cicak
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Please see attached documentation for proposed code amendment.

905.01 ~~CONSTRUCTION REQUIREMENTS FOR RESIDENTIAL
STREETS~~STANDARD CONSTRUCTION DRAWINGS.

~~The minimum requirements for residential streets in the City shall be those shown on Standard Drawing File Number R-23-B on file with the City Engineer, except that required service roads may be constructed to specifications approved by the City Engineer as topography and other factors so require and when an application for a variance to the requirements is applied for and granted by Council.~~

All public infrastructure shall be constructed to the specifications indicated on the Standard Construction Drawings of the City. Such drawings shall be approved by the City Engineer and maintained for public inspection by the Director of Public Service. The Director of Public Service shall have the power to make such rules and regulations as may be required to administer and enforce the requirements of the Standard Construction Drawings, including but not limited to, regulations for service drives, curb cuts, side drives and other entrances to private lots from the public right-of-way.

909.01 SIDEWALK CONSTRUCTION PERMIT AND FEE.

(a) No person, firm or corporation shall install or construct public sidewalks on any premises within the City until a permit has been secured from the Building Official. No permit shall be issued until the fee required by this section has been paid.

(b) All public or government agencies shall be exempt from the fees for sidewalk ~~engineering, inspections or permits.~~

(c) The fee for ~~a new sidewalk and/or driveway approach construction engineering and inspection~~ shall be two dollars (\$2.00) per running foot, with a minimum fee of fifty dollars (\$50.00) on residential lots. On all other lots and parcels, the minimum fee shall be seventy-five dollars (\$75.00)

(d) The fee for ~~a permit for replacement of a section of existing sidewalk and/or driveway approach~~ shall be a flat fee of ~~twenty~~fifty dollars (\$~~20~~50.00) per lot or parcel of land.

(e) ~~Notwithstanding any other provision of this section, the sidewalk fee for any tract of land to be subdivided into two or more lots where the subdivider thereof will be required to install or construct public sidewalks under Chapter 1123 of the Planning and Zoning Code shall be a flat fee of thirty dollars (\$30.00) per lot or parcel of land.~~

~~—(f) Fees received under this chapter shall be credited to Sidewalk Construction Fund.~~

909.04 GRADE, PLANS, AND CONSTRUCTION SPECIFICATIONS.

~~The plans and specifications for the necessary character of the workmanship and the kind and quality of the materials to be used in the making and construction of sidewalks shall be provided and kept at all times by the Director of Public Service in his office, open to public examination.~~

All sidewalks shall be constructed to the specifications indicated on the Standard Construction Drawings of the City. Such drawings shall be approved by the City Engineer and maintained for public inspection by the Director of Public Service.

909.06 GRADE, CONSTRUCTION SPECIFICATIONS PLANS AND CONSTRUCTION SPECIFICATIONS TO BE ATTACHED TO PERMIT.

~~—The grade and construction requirements for sidewalks shall be those shown on the Standard Drawing File Number R-23-A, adopted by Section 905.01, unless special plans and specifications are ordered by resolution of Council and notice thereof served upon the owner. Then such special plans and specifications shall be followed.~~

The Building Official shall attach a copy of the Standard Construction Drawings for sidewalks to each permit issued.

913.05 BOND FOR IMPROVEMENT.

(a) Before the approval of the ~~final~~ platsite plan, the owner or developer shall agree in writing that prior to construction of any private roadway, he shall provide a bond acceptable to the City or a certified check guaranteeing the completion of the private roadway within one year from the date of agreement or such time as may be agreed to by Council. The bond or check shall be in an amount equal to the estimated cost of constructing the private roadway improvements and as approved by the City Engineer.

917.01 DRIVEWAY APPROACHES, CURB CUTS; CONSTRUCTION SPECIFICATIONS.

All driveway approach construction, curb cut construction and sawed driveway drops shall be made in accordance with ~~the City Engineer's plans and specifications, File Number R-17, File Number R-17A and File Number R-17B (if applicable), copies of which are on file in the office of the Director of Public Service, and which are made a part hereof as if fully written herein. File Number R-17, File Number R-17A and File Number R-17B shall apply only where the street and curb grades are already determined and actually constructed, or to be constructed, at the time the curb cut or driveway approach is put in.~~ the Standard Construction Drawings of the City.

917.02 PLANS AND CONSTRUCTION SPECIFICATIONS TO BE ATTACHED TO PERMIT.

The Building Official shall attach a copy of the ~~plans and specifications~~ Standard Construction Drawings for driveway approaches to each permit issued.

917.04 DRIVEWAY APPROACH PERMIT FEE.

No person shall make, alter, repair, or construct any driveway approach or entrance from any public street or alley of the City across and over any sidewalk or curb upon any public street or alley, and to any private property bounding or abutting on any such street or alley, without first obtaining from the Director of Public Service a permit to do so for which a fee of ~~twenty-five~~ fifty dollars (\$~~25~~50.00) for residential driveway approaches and driveways and ~~forty-seventy-five~~ dollars (\$4075.00) for ~~commercial~~ all other driveway approaches and driveways shall be paid ~~to the Director and deposited by him with the City Auditor.~~ All permits herein provided for shall become void ninety (90) days from the date of the issuance, ~~and any money paid there for shall in no case be refunded unless such permit is not used and is returned within ninety days after the date of issuance.~~

917.05 SIDE DRIVES OR ENTRANCES.

No person shall make or construct any side drive or entrance over or across any sidewalk from any street or alley in or to any private property, as provided in Section 917.04 which is not in conformity with ~~the general plans and specifications governing the making and construction of such entrances and side drives on file in the office of the Director of Public Service, and not in accordance with the specific orders and directions of the Director under whose supervision and control such entrances and side drives shall be made.~~ the Standard Construction Drawings and any rules or regulations implemented by the Director of Public Service.