



AGENDA

PLANNING COMMISSION
THURSDAY, JANUARY 7, 2016 6:00 PM

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – November 5, 2015

3. APPROVAL OF AGENDA
4. PUBLIC COMMENT

B. COMMISSION BUSINESS

1. **ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED – Refugee Road Southwest, Reynoldsburg, Ohio, from Unzoned/Agriculture to AR-3- Multiple Family Residence District, Applicant, Drew McClain.**
2. **Annual Organization Meeting to Elect a Chairman, Vice-Chairman, Secretary, and a Representative to the Design Review Board**

C. ADJOURNMENT



MINUTES

PLANNING COMMISSION THURSDAY, NOVEMBER 5, 2015 6:00 PM

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

A. CALL TO ORDER

PRESENT: McKenzie, Cullinan, Comeaux, Wren, Weldon
ABSENT:

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – October 1, 2015

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. PUBLIC COMMENT

None

B. COMMISSION BUSINESS

Mr. Snowden: Mr. Chairman, if you will allow me to make a couple general statements. What the Commission has in front of them is five proposed zoning code changes that are grouped by subject. The Commission reviewed these conceptually at our last meeting. Since that time, Staff has received feedback from members of the Commission and other city and elected officials, here at the municipal building. Most of those centered mainly on style. Mr. Weldon was particularly helpful with keeping Staff to a consistent style, especially regarding numbers and technical details. The purpose of tonight's meeting will be for Staff to answer any additional questions that the Commission may have. Second, for the Commission to motion either individually or collectively, to approve the items as they were revised. Staff presented both a track changes (version), showing revisions since the last meeting, and a version showing Staff's proposed version, for this meeting. Basically meaning, a motion for the track changes, if all changes are approved. So, Staff would be requesting that the Board make a motion either individually or collectively to approve these items, and to make a motion to allow Staff to carry them forward. The next step from here is, they will be introduced to City Council in a committee meeting coming up in approximately two weeks. From there, there will be several City Council hearings, including a combined hearing, which I can explain more, if anyone has any questions. Then, they will be returning to the Planning Commission, most likely at the January meeting of the Commission, for a formal approval, and then returning to City Council for approval, which then will take effect. With that I will turn it back over to our Chairman, and I am here to answer any questions.

Minutes Acceptance: Minutes of Nov 5, 2015 6:00 PM (APPROVAL OF MINUTES)

Chairman McKenzie: I reviewed the documents, yes. I reviewed them online and I printed them off. Since I only have a monochrome laser printer, all the red would turn to gray, so tracking didn't really help me that much. I also found some typos in the changes of the document, which I made note of. There were not an excessive amount. But there were a few, as well as, but of course anytime you look at another document you begin to say, "Hmm." So there are some other things as well.

Mr. Snowden: Pardon me Mr. Chairman, do you have those notes with you so that I could make a note of the pages for correction, or is it something you would like to pass to me personally? Typographical errors that are not changing the substance of the regulations is something I could easily incorporate before it goes to City Council.

Chairman McKenzie: Right, Sure. My point was just to say that the documents are not perfect.

Mr. Snowden: No doubt.

Chairman McKenzie: For example, on Major Site Plan, under C, Mr. Welday asked for a number, as well as the number spelled out. And a couple of points where it is 150, you have 100 in there. You caught a couple, but there are also two in the middle of that section.

Mr. Snowden: It looks like I have made an error here. I am on page six, and I see three errors that I need to correct.

Chairman McKenzie: Unfortunately, on the web site, because the pages are paged, and then there is a page number too, it is very difficult to reference. But that was under 1143.03 on the Site Plan.

Mr. Snowden: I see where the correction is you are talking about. I see three locations and I will make those edits. Also, on items 2 and 3 which are talking about the major site plan, the minor site plan, and then the residential one, there is a change in verbiage between the first two and the third one. Once again, having looked at this for the third time, I'm saying this is rather difficult wording, and I think it could be made much more consistent. In particular, whether a site plan is required, or needs to be submitted as well, in the third one, it goes from "site plan submitted", to simply "site plan required". If it is changeable, I think it needs to be changed to make it much clearer. So, if there are consistent words in the three passages...Mr. Chairman, I am looking at section 1143.03 a. Can you point out what you are looking at, so that I can read it?

Chairman McKenzie: I can talk to you about that later. In my notes, all I put down was for numbers 2 and 3. I believe they come numbered there under major site plan, minor site plan, and residential.

Mr. Snowden: That's correct. It could be that some of that is just the inherited language. Staff's intent was to make that the same, so we will correct that to be the same.

Chairman McKenzie: One other thing, I have it under page six, but I am not sure what it is referring to, but under "Any applicant requesting review", you used, "he may require", when

referring to the Planning Administrator, and I am just wondering if the male pronoun there is the best choice for that one. And, that was a new change, but it is all just little stuff, like you were saying. Just housekeeping stuff, really.

Mr. Snowden: This is something that is great for me to address, as far as the male/female pronoun, it is our option. At the beginning of the code, as with most codes, given that many city codes and state codes were written many years ago, and they assumed that a male was going to be doing a particular job, there usually is a statement saying, "All male pronouns may be interpreted as applying to both genders". However, if the board would rather utilize a neutral pronoun, or a he/she, we could easily do that.

Chairman McKenzie: It was more to the point that personal pronoun was rarely used in this document, and all of a sudden it appeared. So, mostly it is referring to the Planning Administrator, rather than the personal pronoun. I just pointed that out because it was an oddity, really, for the document, and rarely used, and this new change had it in there. But that's it. That is what I pointed out when reviewing the documents today.

Mr. Snowden: Mr. Chairman, as long as the Board is comfortable with everything else, other than those details, would it be acceptable for you and I to sit down and correct those, probably next week. I know we normally schedule a meeting. Is that acceptable to all? All of the members would need to do in that case, is make a motion to approve the versions as amended, including that amendment.

Chairman McKenzie: Would someone entertain the idea of making that motion? I don't want to push anyone here.

Mr. Welday: I did not get any documents, so I had to go online. I don't know if it was an oversight.

Mr. Snowden: We did not send out packets for these.

Mr. Welday: So, when I went online, my apologies Mr. Chairman. So, when I was looking online at the agenda packet, I actually did see that. I hate to burden the Committee here for so long, but there are still, obviously, some housekeeping things in here that were missed. If I could draw attention to the Major Site Plan, Chapter 1143.03, and I am in the "General Requirements", I have page 18, under the "Environmental Landscape Plan", you have two numbers 2's. So, it should be 1,2, and 3. The numbering is off, so I have two number 2's there. Like the Chairman said, back in number 5 of the previous section, where you have listed 150 feet, you have it spelled out one hundred feet, so that needs changed. You forgot the parenthesis ending after 150 feet. So, back in that 3 section, we have got the 2 feet. I requested, to be consistent with the rest of the chapter, anytime you put in there feet, more than one foot, you have it in parenthesis, the actual number with an apostrophe. So, number 1 should have the 2, with the apostrophe inside the parenthesis. And then that first number 2, you should spell out the 150 feet. And for that second number 2, again you have 100 and it should be 150 feet. Number 3, you need an apostrophe after the 100, inside the parenthesis there.

Mr. Snowden: That is a 100 year, rather than 100 feet.

Mr. Welday: Ok, thank you. I went through it so quickly.

Mr. Snowden: No problem.

Mr. Comeaux: And then I had the same concern about the gender. In the Minor Site Plan, under number 10 it doesn't really have a letter or number associated with it. It is just a paragraph explaining the applicant requesting review of that. Again, that gender, I think it should be consistent with that section above, which has it spelled out in Section B. Just to be consistent, again further on, section C.

Mr. Snowden: Again, looking at that first sentence there, "As many copies of the materials as may be required". Is that the type of neutral language the Commission is looking for there?

Mr. Welday: It's kinda consistent with how it is in the previous, just above D, again it is not labeled.

Mr. Snowden: That is a hold-over from the current code, having that paragraph after everything.

Mr. Welday: To be consistent, I am thinking it should still be, "As many copies of the required materials as may be required by the Planning Administrator".

Chairman McKenzie: And, if I may, is everyone comfortable with that? Specifying "as many as required by the Planning Administrator"?

Mr. Cullinan: I think that makes sense, just from the standpoint that ten years from now they may only require PDF's. When we are doing this type of work, we will have lots of communication with the person that is Eric's role, in a different city, so I think that makes sense.

Mr. Snowden: Mr. Chairman, to address that for one moment, whenever we are dealing with planning and zoning, the control on the planning administrator is the Board of Zoning and Building Appeals. So, if the Planning Administrator was to ask for some unreasonable amount of copies, and make an administrative hurdle that made it difficult to apply, the applicant could make an administrative appeal to BZBA to say that the Planning Administrator is not being reasonable. So, you always have that. I think what you are asking is, could the planning administrator, in the future, do something so outrageous, based on that language? And my point to the Commission is that BZBA can oversee the details of the Planning Administrator and make sure that official is behaving in a reasonable manner.

Mr. Cullinan: To the same point, the development document you sent out, I can't recall if it spelled out that type of information. But, that would be a place that a lot of communities would provide.

Mr. Snowden: Mr. Cullinan, the Development Handbook currently states that information, quoted from the code. But, there is no reason why, if you updated to the code language, as we

are talking about, that the planning administrator would not continue to maintain the Development Handbook with the current required number of copies. There is no formal requirement per code, to have the Planning Commission or another board or City Council approve the Development Handbook. It's normally what we would call a director, or staff administrative rule. Now, that being said, Staff has already created a revised Development handbook to coordinate with these proposed code changes and is holding that until such time that these changes would be implemented. However, Staff will, as a rule, share the proposed development handbook with the commission and get their feedback because that is the primary document that applicants are utilizing when they make their initial contact with Staff, to begin a project in development review. Although its not required by code, I think as good policy, Staff will continue to share, and the Commission will be able to have some oversight and make sure that staff's request, as far as administrative procedures, are reasonable.

Mr. Welday: If I may continue, I have a question under 1131. From what I saw online, it appears that the new version, now you have completely struck out disability and dwellings definitions?

Mr. Snowden: I have struck those definitions. I am going to stick with the definitions that are in the code for the time being. I have also removed the section talking about special community homes. This is a type of group home legislation. It does not exist currently. I am going to retain the definitions that are currently in the code. Where you are seeing the strike through, that is only showing you a change to this document, rather than a change to the code. The reason I am proposing to not do that code change right now is because more time and legal review needs to be put into that particular legislation. It simply is not ready yet, as where many of these other basic items are ready. So, in order to, as they say, "Not have perfect be the enemy of making it better", I am going to go ahead and pull those items out. I put them in a separate legislation document that I will continue to update in the future. This is something that needs to be addressed, but I feel it is not the time to address it. And, that is why I have removed it.

Chairman McKenzie: I must say, I also saw that as well. And, in the Staff report, the highlighted section, say that you were addressing that, and then everything was struck out and I couldn't find a revised version.

Mr. Snowden: Mr. Chairman, one moment, just let me check to see that I did edit the Staff Report to review that. Perhaps I sent out an incorrect version to the Commission. Apparently, I did not remove that. The 1187 section of the Staff Report will be struck from future versions of the Staff Report.

Mr. Welday: I will continue on. Under 1171.06, for rear fences.

Mr. Snowden: One moment while I get there. 1171.06, under Rear Fences, page number 3, it looks like I made a mistake there. Mr. Welday, remind me of what language you were talking about. So we are striking the word "define", or "defined as"?

Mr. Welday: Before it said, "a rear fence shall be defined as..."

Mr. Snowden: "Is defined as"

Mr. Welday: Under the Front Fences, Section E, if you could spell out "fifty percent", it would be consistent with the rest of the chapter. Under Fence Materials, grammar-wise I didn't think it sounded right. For A it says, "This includes, but is limited to".

Mr. Snowden: "This includes but is not limited to"

Mr. Welday: I am still under Fence Regulations, Number 7, D, the sentence where it goes 20 feet high, as long...

Mr. Snowden: "As long as they do not enclose an area greater than 35,000 square feet." The idea there was to allow, basically what we would call tennis court fences. That was the concept.

Mr. Cullinan: Would it make sense to strike the word "long" out and just put "fences"? Were you saying long could be confusing?

Mr. Welday: I apologize, it was the sentence before.

Mr. Snowden: That's fine. I can see another error in item D, under Fence Regulations.

Mr. Welday: There is an extra word in that first on D. "The lots with approved recreation facility uses may be permitted to be construct chain link."

Mr. Snowden: I will reconstruct that paragraph. It looks like I may have fallen asleep. I don't know what I was thinking when I was typing that. I will revise that language.

Mr. Welday: Under Chapter 1159.02, just formatting, somebody hit an extra return.

Mr. Snowden: Did I not catch that? I don't see it. Under 1159.02?

Mr. Welday: It says, "Intended to be seen from..."

Mr. Snowden: Maybe that formatting had a problem when it went from a word document to a PDF. I think that is a space problem there. I will correct that.

Mr. Welday: If you could turn to 1161.07. You have written here, "It shall be classified as a R1 single family." I think it should be consistent with the actual definitions.

Mr. Snowden: R1 single family residential district.

Mr. Welday: To be more consistent with 1161.03, it should actually say R1 single family residents, or if you want to say residential.

Mr. Snowden: No, "residents" is fine. That is correct. It is frequently incorrectly used in common parlaments, but we need to use the definitions that are given in the code. I will correct

all of those to, "single family residents district". Also I see, I need to add a period after "annexed lands."

Mr. Cullinan: Under 1159.07, it looks like most of the areas where you have percentages, we have the percentage, then the word "percentage", and then parentheses with numeral percentage. That one has 60% in-between the words.

Mr. Snowden: I will correct.

Mr. Welday: I'm now on 1139.03, under Board of Zoning and Building Appeals, under the new section G, 1139.03, the period is still there. If you could put the semi-colon and insert the word "and".

Mr. Snowden: We can continue to edit this type of thing, and I am not saying that it is not important, but what I am hearing is that the Commission is comfortable with the policies that Staff is proposing to implement, and that is the important thing. As long as the Commission is comfortable with the policies, we can continue to move forward, take in this type of feedback, and continue to edit the document.

Chairman McKenzie: Are the Commissioners comfortable with the policy as it is being expressed in these changes? A while ago, a motion was asked for, and I asked if anyone would entertain making the motion, so we are back to that now, at this point. Would you restate what motion you are looking for?

Mr. Snowden: At this point, Staff would request that the Board make a motion to collectively approve the documents as amended, and order Staff to continue amending the text between now and it's presentation to City Council.

Mr. Cullinan: I am comfortable with that motion. I would like to make that motion.

Mr. Welday: I will second that motion.

Chairman McKenzie: Any further discussion? If I may, on the discussion, I would just like to see, a more defined limit on the changes that we are going to accept from the documents moving forward. Instead of just that idea of working on the text. Is there anyway that we could perhaps more explicitly limit what changes we are accepting to the document at this point?

Mr. Snowden: Mr. Chairman, perhaps Mr. Cullinan could just amend his motion to state that Staff will not add any additional policy changes to any further versions of this document.

Mr. Cullinan: I will amend that motion.

Mr. Welday: I second that amendment.

Mr. Snowden: Mr. Chairman, for clarity, we are only voting on that amendment now, correct?

Chairman McKenzie: That is correct.

Mr. Snowden: Ok, very well. Mr. Chairman knows his Robert's Rules. Very well, I will call the role on that amendment. Mr. Cullinan.

Mr. Cullinan: Yes.

Mr. Snowden: Mr. Welday.

Mr. Welday: Yes.

Mr. Snowden: Mr. Wren.

Mr. Wren: Yes.

Mr. Snowden: Mr. Comeaux.

Mr. Comeaux: Yes.

Mr. Snowden: Dr. McKenzie.

Chairman McKenzie: Yes.

Mr. Snowden: Amendment approved.

Chairman McKenzie: And so, now we are to the point of calling the role on the amended motion. Would you call the role on the amended motion?

Mr. Snowden: Mr. Cullinan.

Mr. Cullinan: Yes.

Mr. Snowden: Mr. Welday.

Mr. Welday: Yes.

Mr. Snowden: Mr. Wren.

Mr. Wren: Yes.

Mr. Snowden: Mr. Comeaux.

Mr. Comeaux: Yes.

Mr. Snowden: Dr. McKenzie.

Chairman McKenzie: Yes.

Mr. Snowden: Very well. Thank you for your dedication. That stands approved and Staff will continue to edit those in the manner stated. And Staff will send out after any significant edit, which I will define as anything that doesn't include a correction of a punctuation, or what we have discussed this evening, Staff will send out a revised copy to the Commission showing track changes, Staff will not add any additional policy changes to the document, or any other new regulations to the document.

1. **Code Revision: Zoning Certificate**
2. **Code Revision: General Zoning Regulations**
3. **Code Revision: DRB - BZBA Procedures**
4. **Code Revision: Historic District**
5. **Code Revision: Subdivision Code**

C. ADJOURNMENT

Chairman



Planning Administrator

Minutes Acceptance: Minutes of Nov 5, 2015 6:00 PM (APPROVAL OF MINUTES)



Planning and Zoning Division
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

Application #: 172014
Permit #:
Date Submitted: 10/28/15
Fee Amount: \$1000.00
☒ Paid: 22261

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION			
Property Address/Name of Plat: Refugee Rd. SW Reynoldsburg, Oh. 43068		FOR REZONING ONLY	
Description of Location <i>for Preliminary and Final Plat only</i> : 11.222 AC. Sec 4, R20, T16 Etna Township		Proposed Zoning: AR-3	
Parcel ID(s): 115-026616-00.001		Size of Area to be Rezoned: 11.222 AC	
Number of Lots: One	Present Zoning: Un-Zoned	Present Use: Agriculture	Existing Structures: none
Complete Where Applicable: Engineer/Surveyor: Jobes Henderson & Associates Builder: McClain Development		Proposed Use: Assisted Living	
III. PROPERTY OWNER OF RECORD			
Property Owner Name(s): SRJ Properties of Ohio LLC.		Property Owner Address(s): 11000 Twp. Hwy. 133, Nevada, Ohio 44849	
IV. APPLICANT INFORMATION			
Applicant Name: Drew McClain			
Applicant Address: 29 W. Locust Street; Newark, OH 43055			
Applicant Phone Number: 740.345.3700		Applicant Email: dmccclain@jmcclainco.com	
I. PROJECT TYPE			
☐ Subdivision Without Plat (\$150 Residential/\$250 Commercial) ☐ Preliminary Plat (\$750 + \$50 per lot) ☐ Final Plat (\$750 + \$50 per lot) ☒ Rezoning (\$750 Residential/\$1,000 Other)			

Applicant Signature: Drew McClain Date: 10/29/15

Additional Notes:	**OFFICE USE ONLY**	
	<u>Zoning Information</u> ☐ Historic District ☐ CC Overlay	Meeting Date: <u>11/7/16</u>
	<u>Additional Requirements</u> ☐ Building Permit	Meeting Results ☐ Approved: _____ ☐ Tabled ☐ Denied
		Planner Initials: _____ Date: _____

DESCRIPTION FOR A 11.222 ACRE TRACT

Situated in the State of Ohio, County of Licking, City of Reynoldsburg, being a part of Section 4, Township-16, Range-20, Refugee Lands and being a part of that 25.065 acre tract (Parcel Number 115-026616-00.001) as conveyed to SRJ Properties of Ohio LLC. as recorded in Instrument Number 200811260025348, all references being to those of record in the Recorder's Office, Licking County, Ohio, said 11.222 acre tract being more particularly bounded and described as follows:

Beginning at a point marking the intersection of the centerline of Refugee Road and the centerline of Old Summit Road, the same being the northeasterly corner of Section 4

Thence along the centerline of Old Summit Road and the easterly line of Section 4, **South 03°57'50" West, 749.38 feet** to a point;

Thence leaving said centerline, **North 86°02'10" West, 20.00 feet** to an iron pin set in the existing westerly right-of-way line of Old Summit Road;

Thence along said existing right-of-way line the following five (5) courses and distances;

South 03°57'50" West, 73.93 feet to an iron pin set;

North 86°30'06" West, 11.99 feet to an iron pin set;

Southwesterly along the arc of a curve to the right (**Radius = 170.00'**, **Delta = 52°20'38"**, **Arc length = 155.31'**) a chord being and distance of **South 29°31'04" West, 149.96 feet** to an iron pin set an point of tangency;

South 55°50'41" West, 5.16 feet to an iron pipe found; and . . .

Northwesterly along the arc of a curve to the right (**Radius = 37.50'**, **Delta = 84°36'30"**, **Arc length = 55.38'**) a chord being and distance of **North 82°08'27" West, 50.48 feet** to an iron pipe found in the easterly right-or-way line of Summit Road;

Thence along said easterly right-of-way line the following six (6) courses and distances;

Northwesterly along the arc of a curve to the left (**Radius = 680.00'**, **Delta = 01°10'01"**, **Arc length = 13.85'**) a chord being and distance of **North 40°06'04" West, 13.85 feet** to an iron pin set;

DESCRIPTION FOR A 11.222 ACRE TRACT

Page 2

North 40°41'04" West, 480.46 feet to an iron pin found marking a point of curvature;

Northwesterly along the arc of a curve to the right (Radius = 620.00', Delta = 44°00'15", Arc length = 476.17') a chord being and distance of North 18°40'57" West, 464.55 feet to a PK nail found marking a point of tangency;

North 03°19'11" East, 106.73 feet to to an iron pin found marking a point of curvature;

Northeasterly along the arc of a curve to the right (Radius = 32.50', Delta = 89°54'10", Arc length = 51.00') a chord being and distance of North 48°16'16" East, 45.92 feet to an iron pin found in the in the southerly right-of-way line of Refugee Road; and . . .

North 03°09'49" East, 30.00 feet to a point in the centerline of Refugee Road;

Thence along said centerline, South 86°46'39" East, 646.84 feet to the Point of Beginning and containing 11.222 acres total, 0.776 acres contained within right-of-way, more or less, according to a survey conducted by Jobes Henderson and Associates, Inc. in September of 2015.

The bearings in the above description are based on the Ohio State Plane Coordinate System, South Zone.

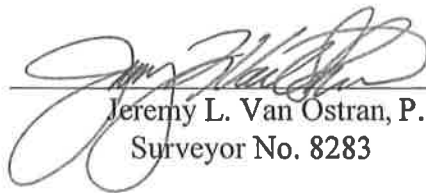
All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

Subject to all valid and existing easements, restrictions and conditions of record.

October 7, 2015

J:/2015/15224/02/survey/legals/11.222 ACRES




Jeremy L. Van Ostran, P.S.
Surveyor No. 8283

Assisted Living (254)

B.1.a

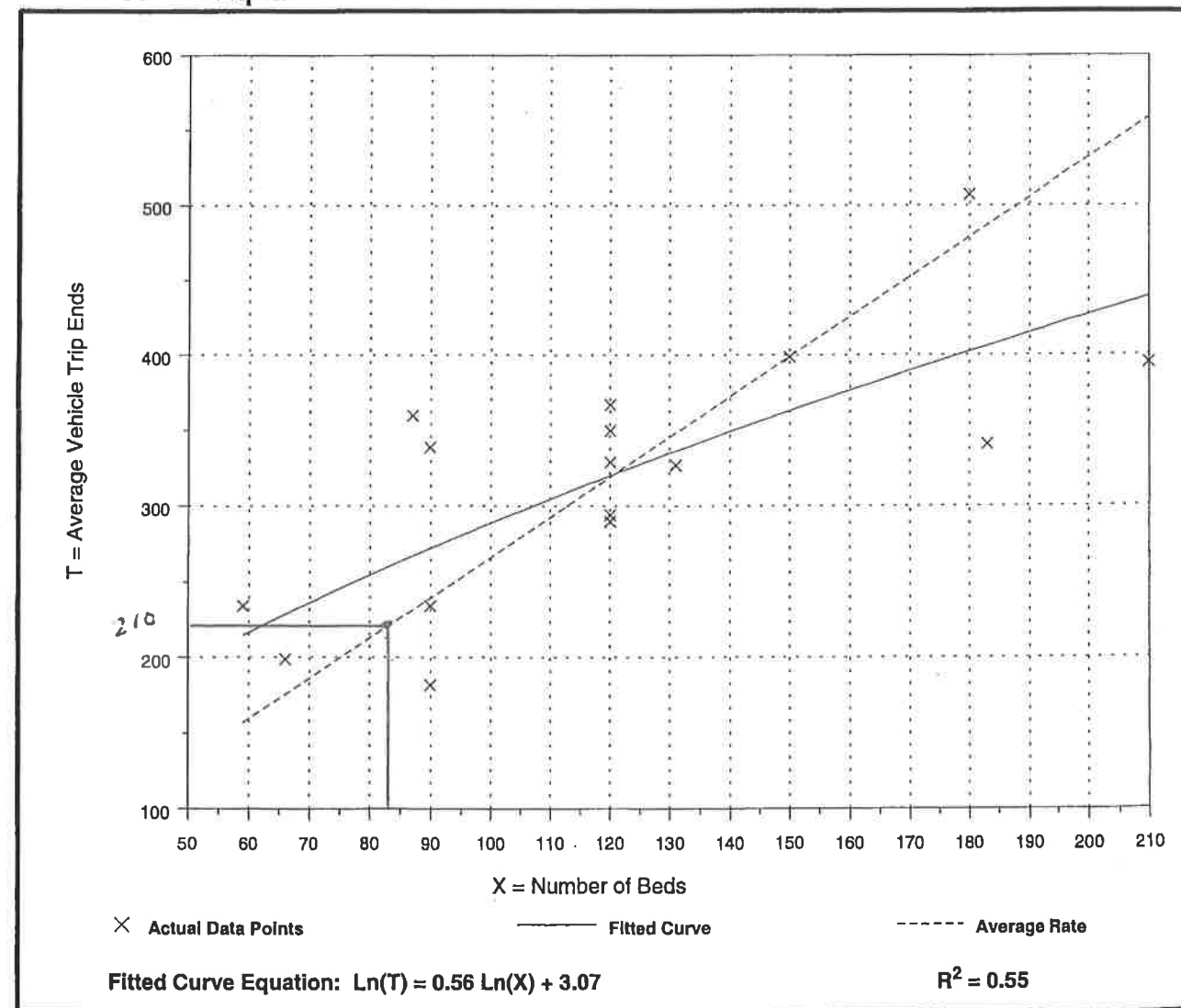
Average Vehicle Trip Ends vs: Beds
On a: Weekday

Number of Studies: 16
Average Number of Beds: 121
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.66	1.86 - 4.14	1.74

Data Plot and Equation



Assisted Living (254)

B.1.a

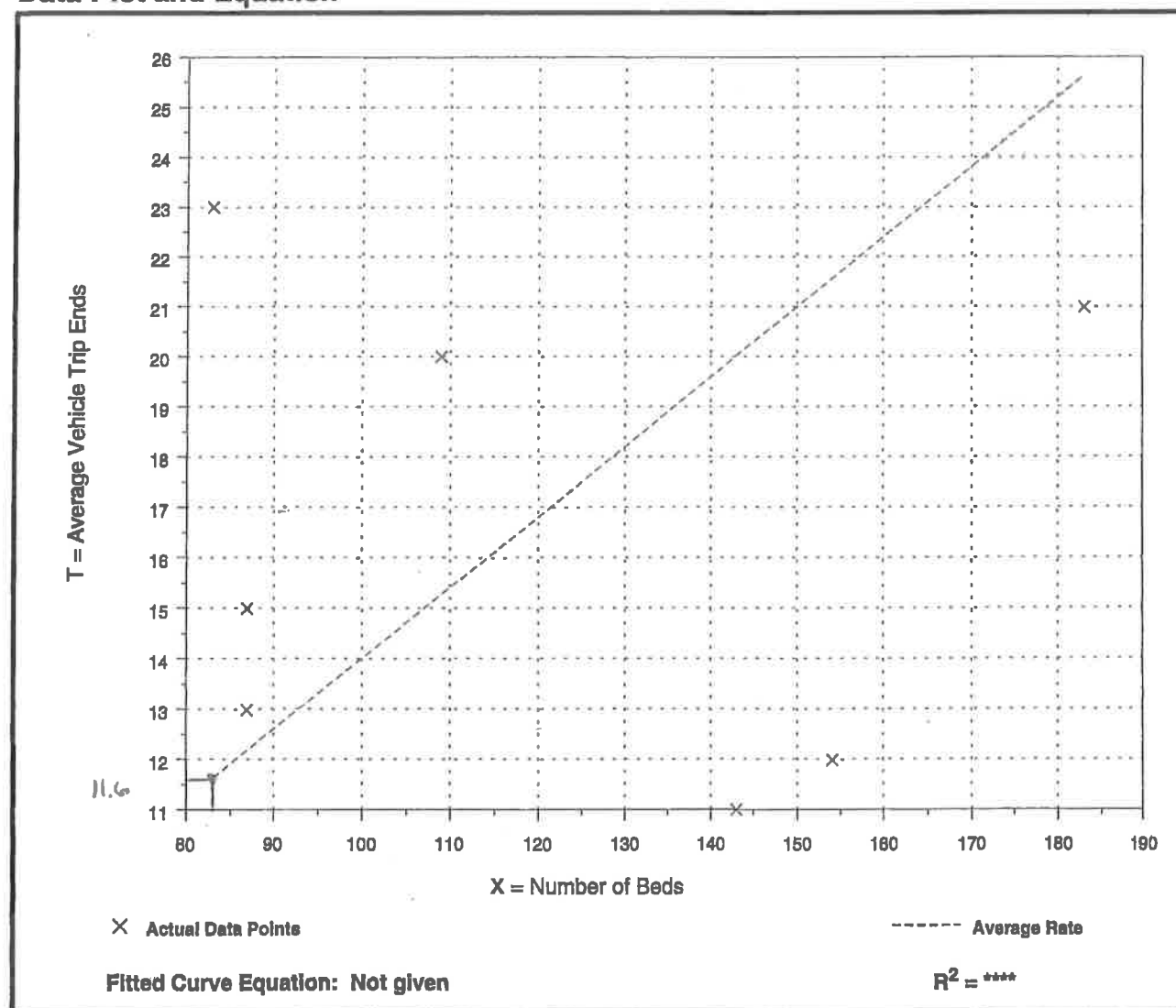
Average Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 7
Average Number of Beds: 121
Directional Distribution: 65% entering, 35% exiting

Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.14	0.08 - 0.28	0.37

Data Plot and Equation



Assisted Living (254)

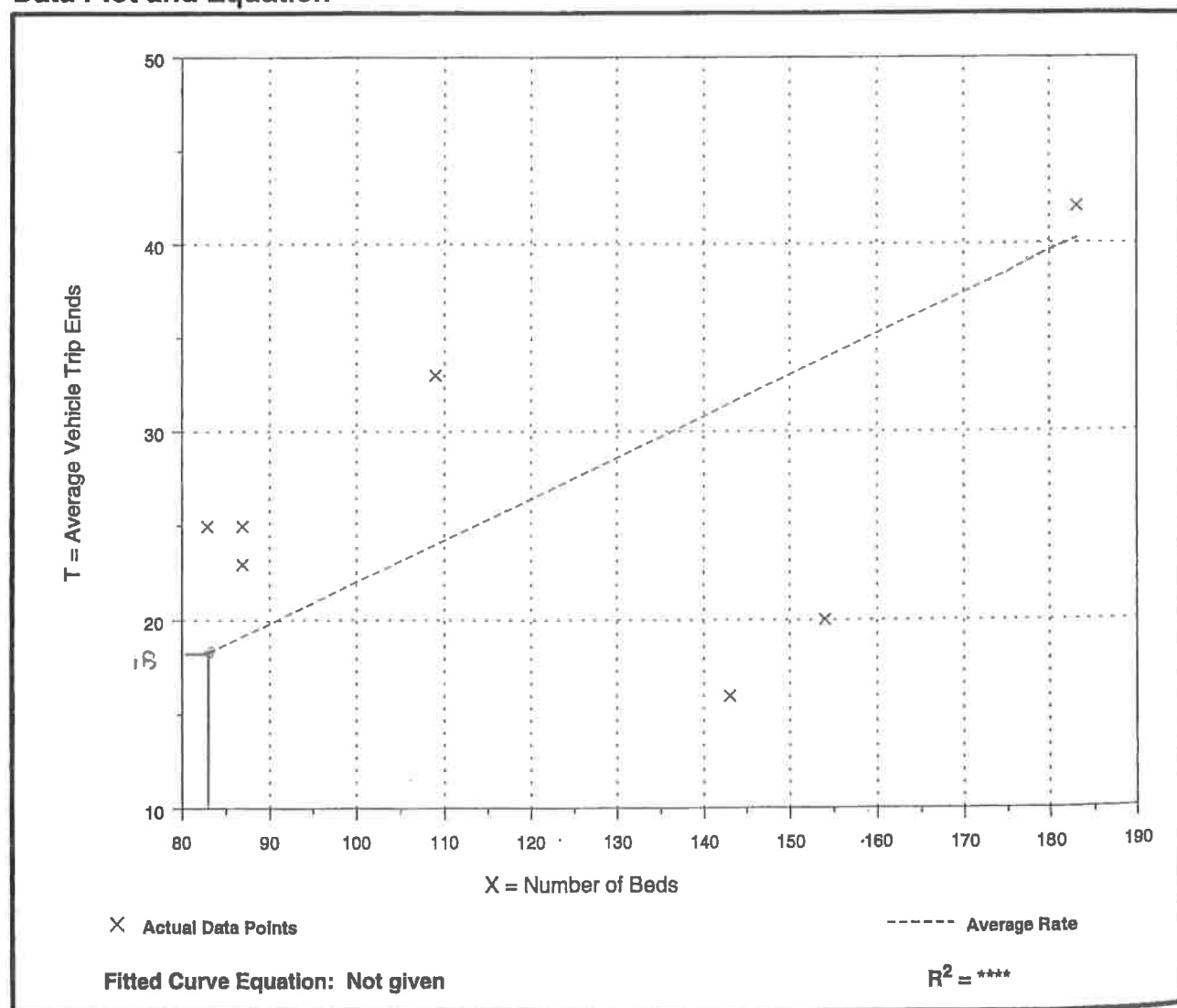
Average Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 7
Average Number of Beds: 121
Directional Distribution: 44% entering, 56% exiting

Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.22	0.11 - 0.30	0.47

Data Plot and Equation



Assisted Living (254)

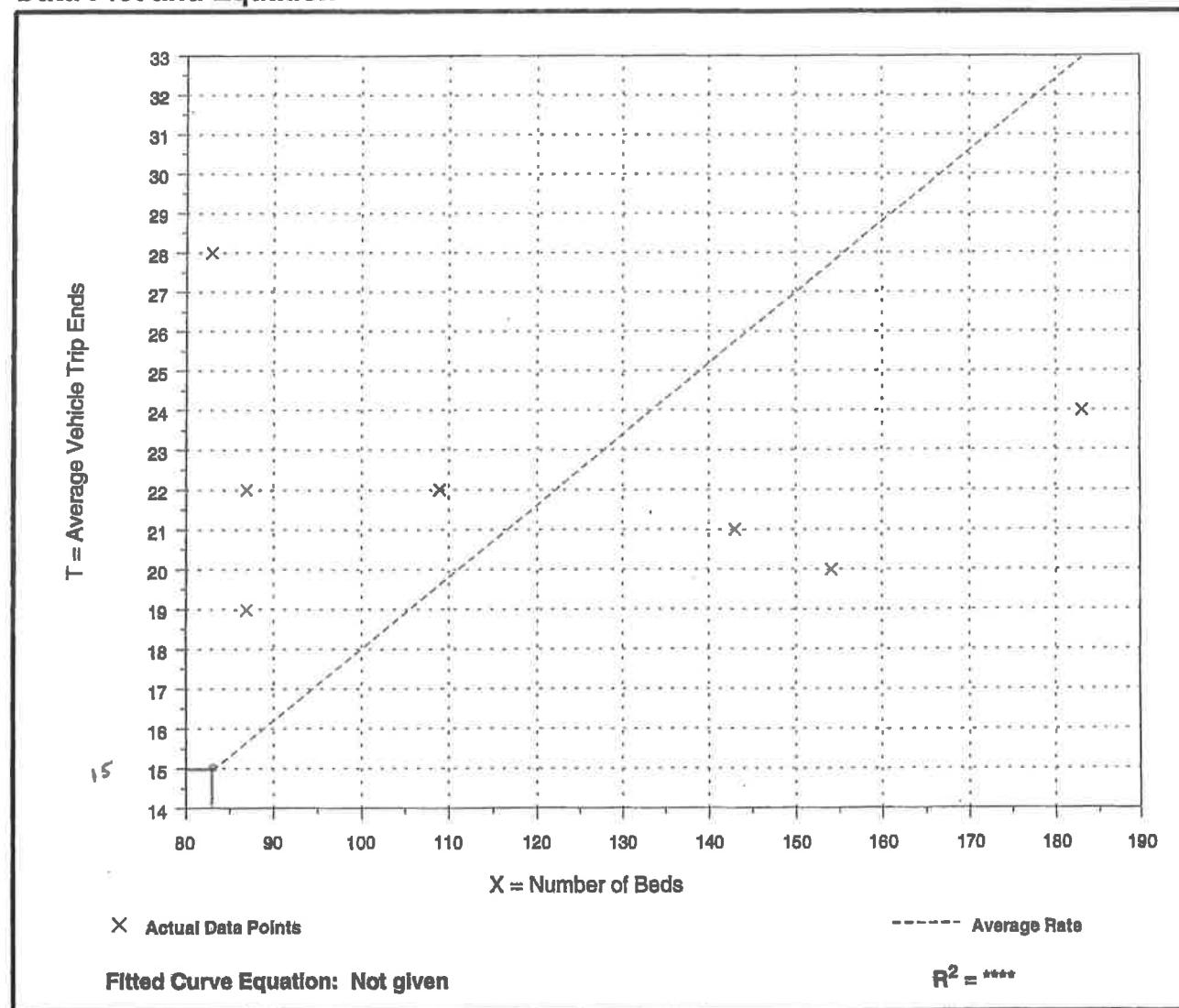
Average Vehicle Trip Ends vs: Beds
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 7
Average Number of Beds: 121
Directional Distribution: 67% entering, 33% exiting

Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.18	0.13 - 0.34	0.43

Data Plot and Equation



Assisted Living (254)

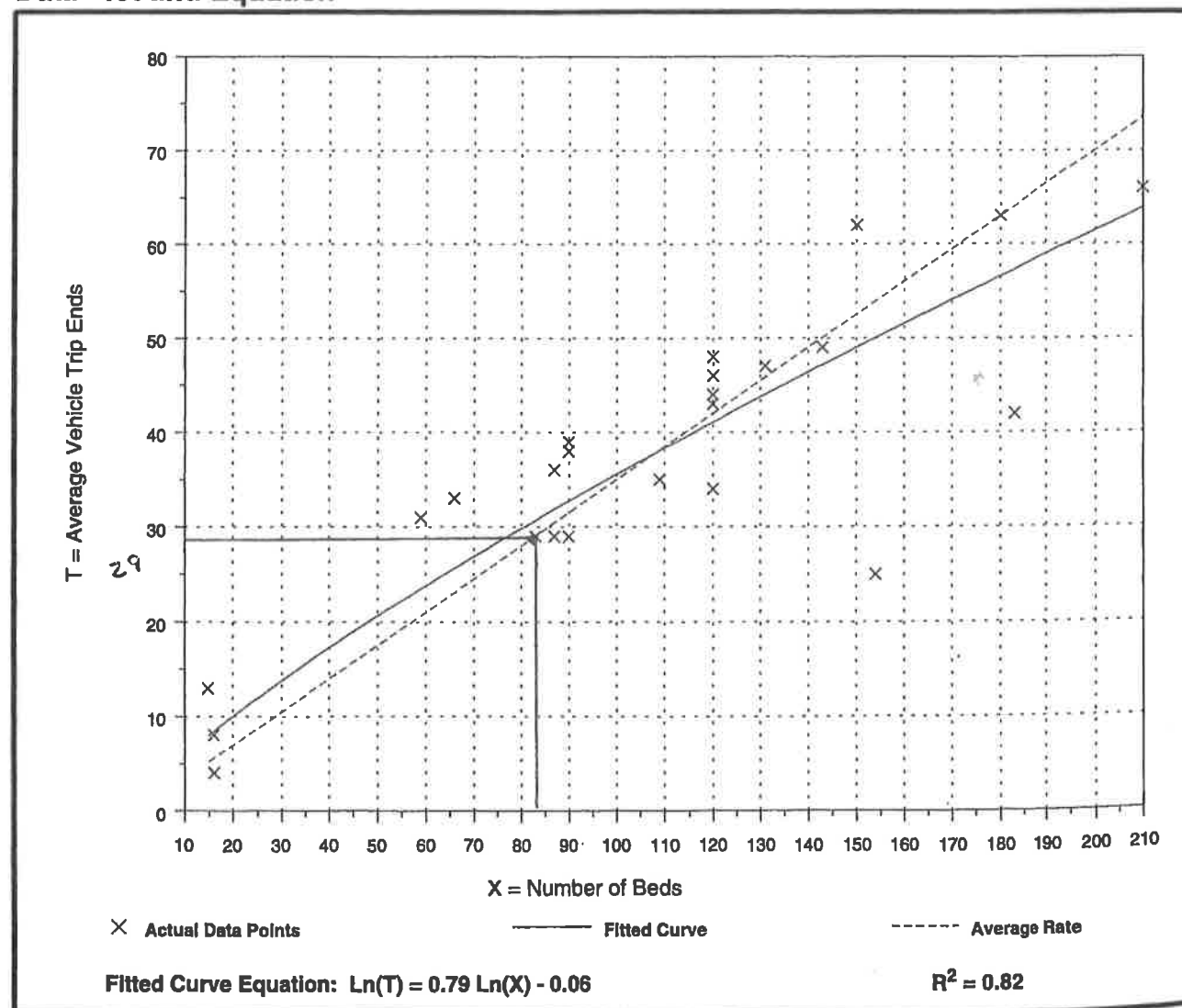
Average Vehicle Trip Ends vs: Beds
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 24
Average Number of Beds: 107
Directional Distribution: 47% entering, 53% exiting

Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.35	0.16 - 0.87	0.59

Data Plot and Equation



Assisted Living (254)

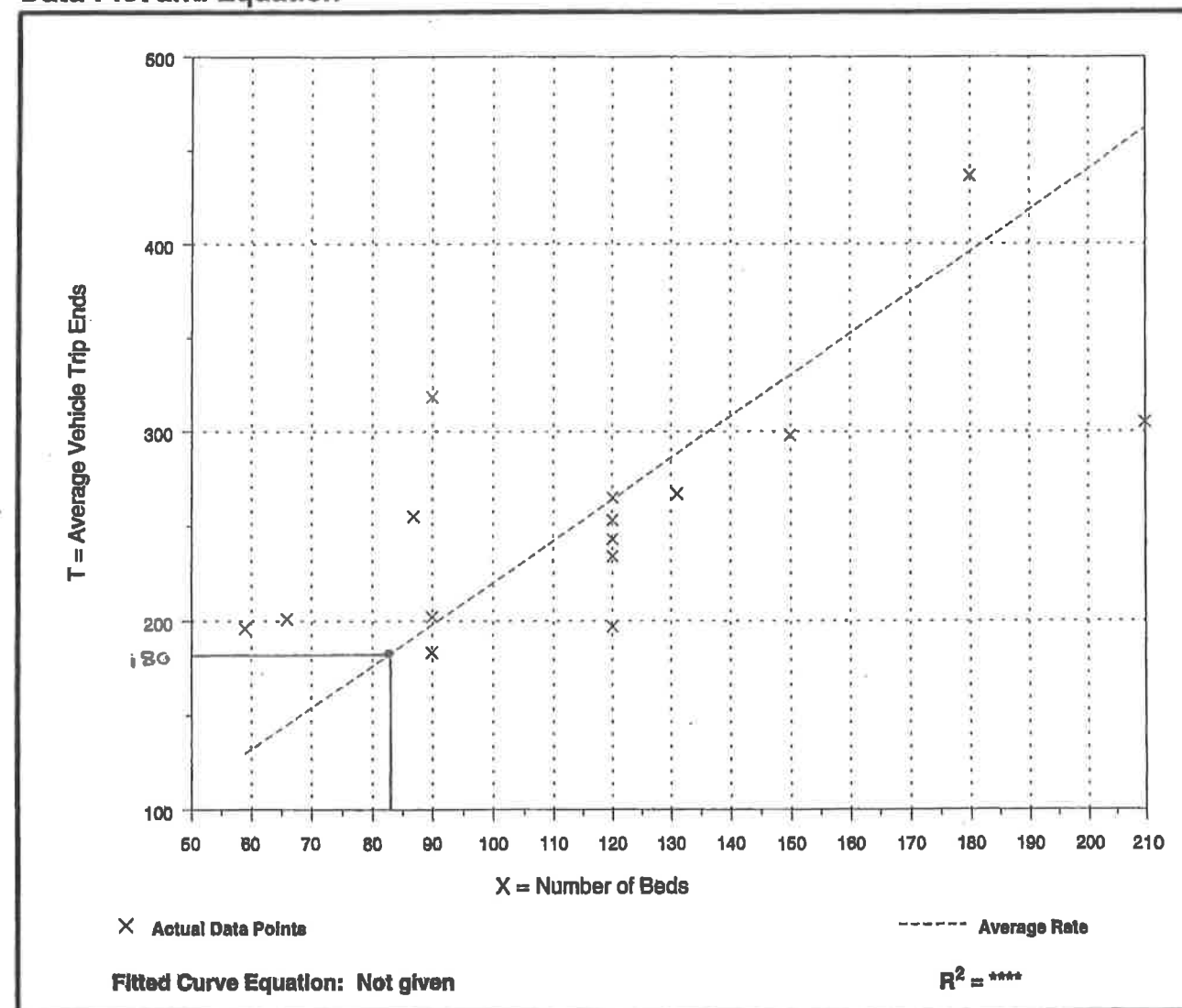
Average Vehicle Trip Ends vs: Beds
On a: Saturday

Number of Studies: 15
Average Number of Beds: 117
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.20	1.45 - 3.53	1.57

Data Plot and Equation



Assisted Living (254)

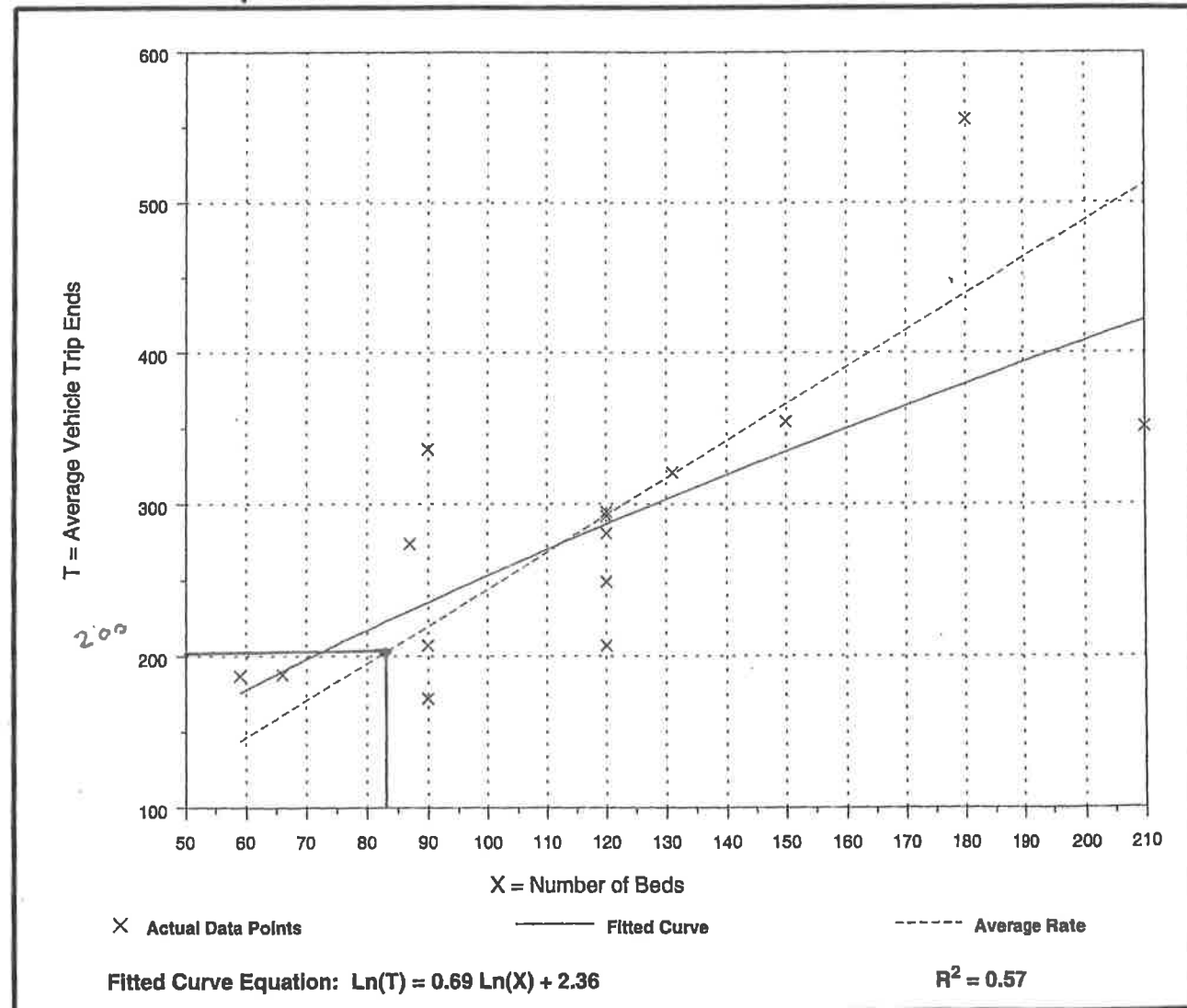
Average Vehicle Trip Ends vs: Beds
On a: Sunday

Number of Studies: 15
Average Number of Beds: 117
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.44	1.67 - 3.73	1.65

Data Plot and Equation



Assisted Living (254)

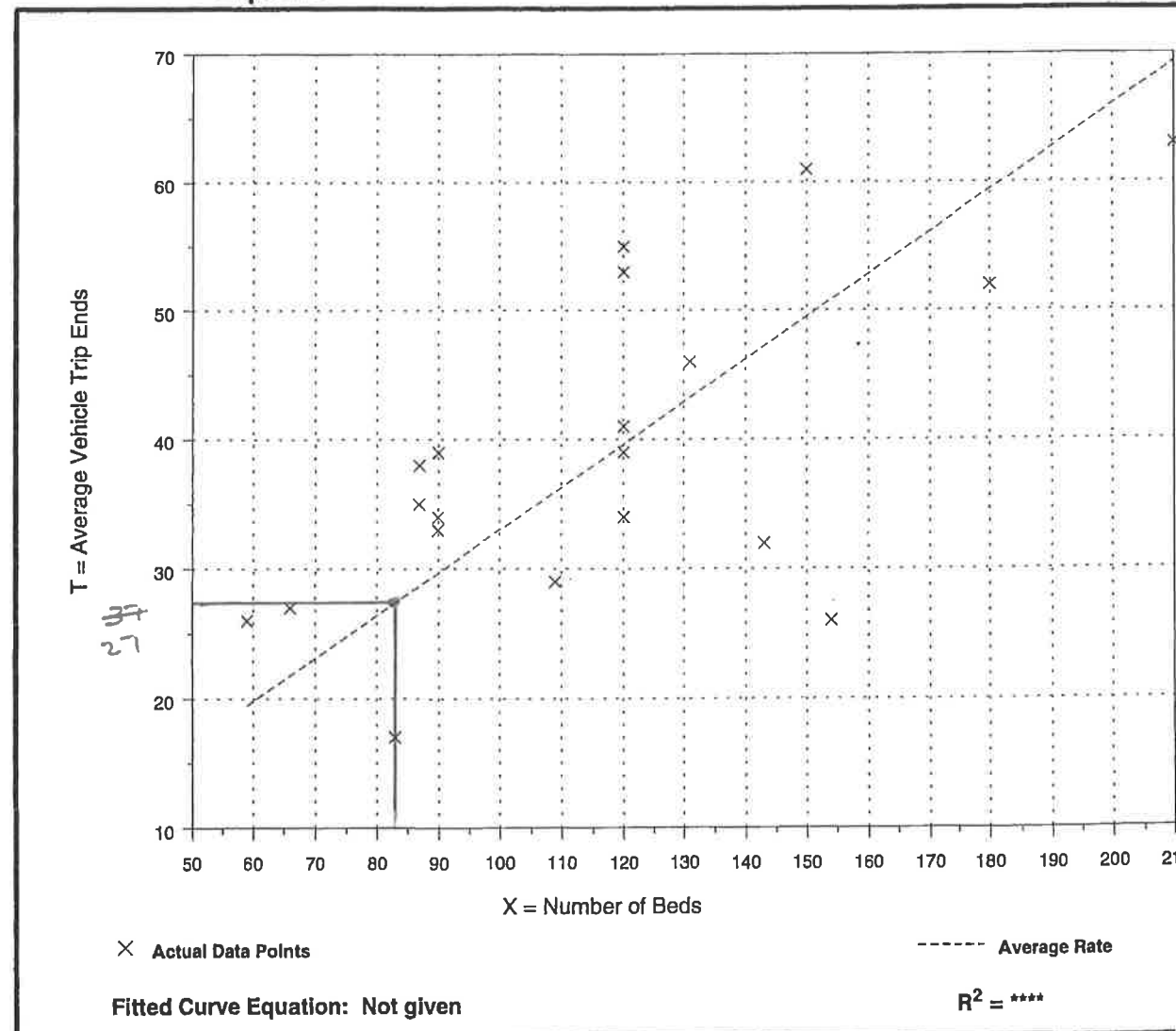
Average Vehicle Trip Ends vs: Beds
On a: Saturday,
Peak Hour of Generator

Number of Studies: 20
Average Number of Beds: 116
Directional Distribution: 46% entering, 54% exiting

Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.33	0.17 - 0.46	0.58

Data Plot and Equation



Assisted Living (254)

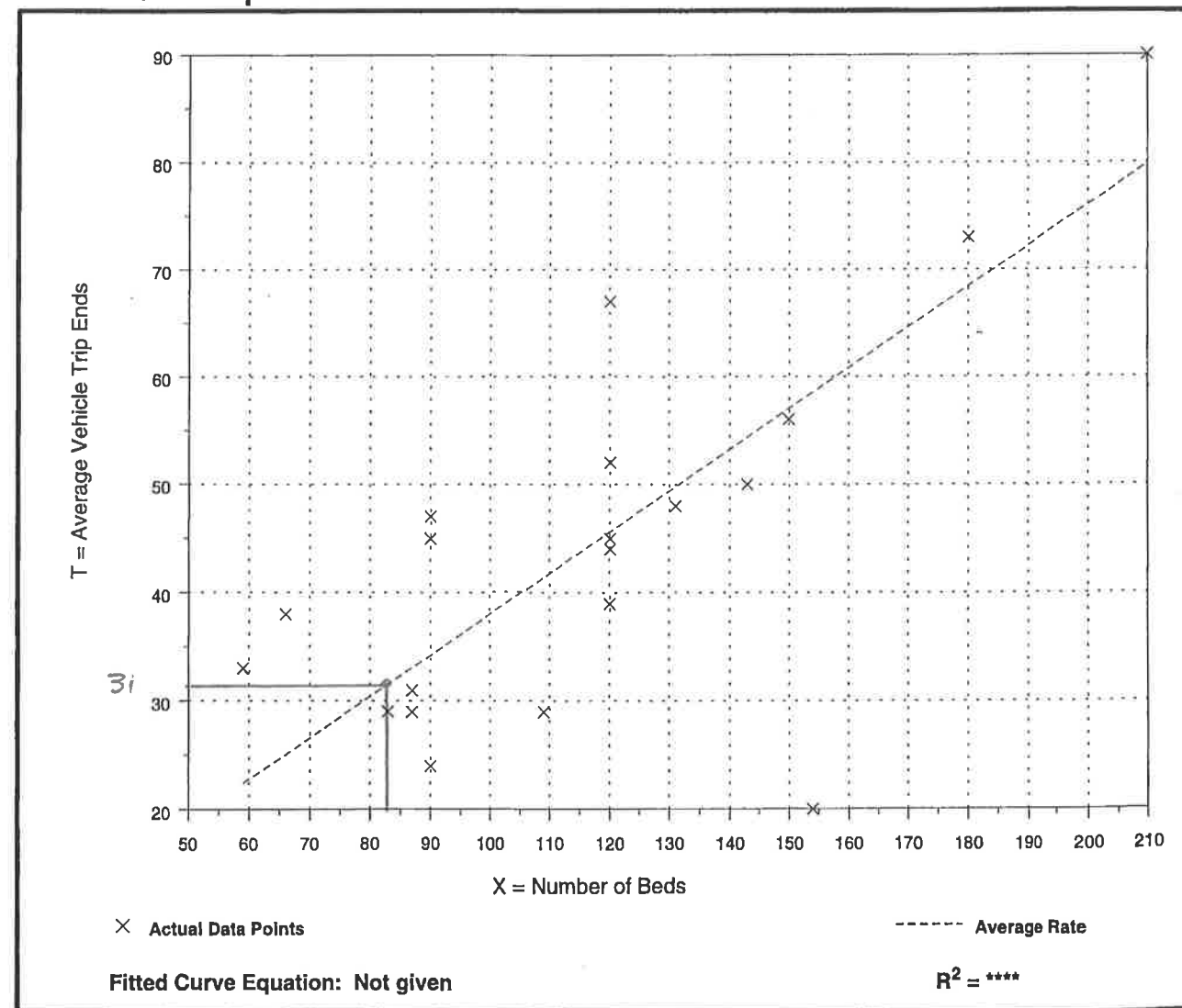
Average Vehicle Trip Ends vs: Beds
On a: Sunday,
Peak Hour of Generator

Number of Studies: 20
Average Number of Beds: 116
Directional Distribution: 43% entering, 57% exiting

Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.38	0.13 - 0.58	0.62

Data Plot and Equation



3. Facilities Demand Worksheet

(To be completed for Major Site Plans, Re-Zoning, and Plot, Grade, & Utility Plan Applications¹)

1. Water:

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

5097 gpd
(158,000 gallons per month)
- b. How much pressure is required?

60 - 80 psi

Coordinate with the Director of Engineering to determine if a Water Usage/Flow Study is required (614.322.6884).

2. Sanitary Sewer:

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

4995 gpd
(154,840 gallons per month)

Coordinate with the Department of Engineering to determine if a Utility Study is required (614.322.6884).

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).

210 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
<u>15</u> AM	<u>12</u> AM	<u>15</u> AM
<u>29</u> PM	<u>18</u> PM	<u>29</u> PM

- c. Is rezoning being requested that will 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. Check the following as applicable to the site development:

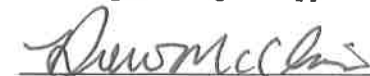
X Rezoning

 There are less than 200 Peak Hour trips anticipated
(Traffic Access Study is required)

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

- e. The information presented in this section is to assist the Applicant with the requirements for Traffic Analysis within the City Of Reynoldsburg. The Village 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 Engineer must schedule a scope verification meeting with the Village 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

10/29/15
Date



The Inn

An assisted living residence

Reynoldsburg, Ohio

Owner/Developer/Contractor/Operator:

The Jerry McClain Companies

29 W. Locust St.

Newark, OH 43055

740-345-3700

*

Architect:

Trepicone & Associates Architects

5315 Portland St.; suite 102

Columbus, OH 43235

614-358-4500

*

Civil Engineer:

Jobs Henderson & Associates

Engineers, Environmental, Surveyors

59 Grant Street

Newark, OH 43055

740-344-5451

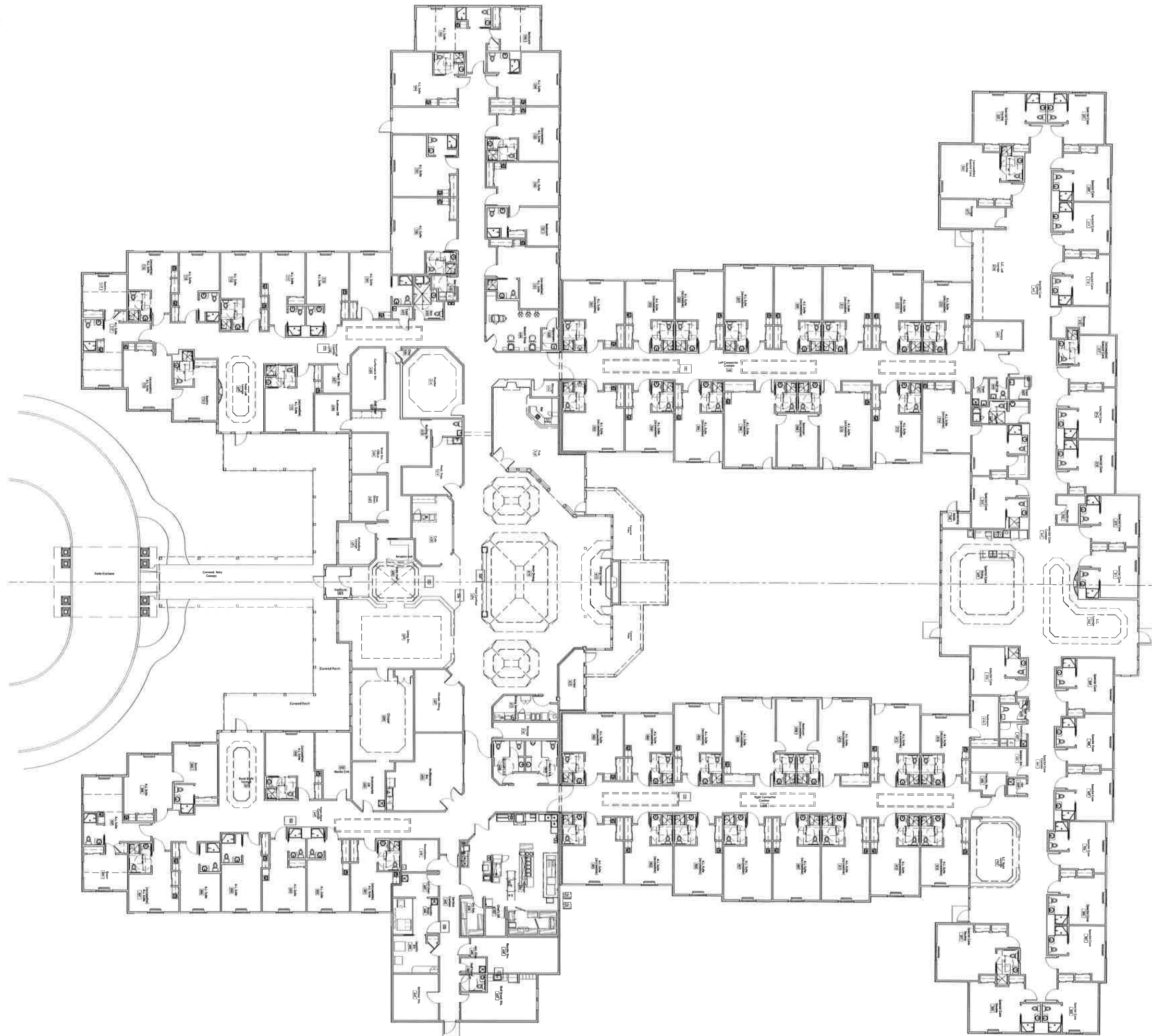
Issued: 10/28/2015

Attachment: PC App #172014 (1234 : Rezoning 172014 Refugee Rd SW)



Rendering of proposed Assisted Living Residence
by McClain Development





Overall Building Plan
The Inn
An assisted living residence
Reynoldsburg, OH



54,750 s.f.



3 of 3



Planning Commission

January 7, 2016 Meeting

Due to the size
of the plans,
plans pertaining
to this packet
may be viewed
at the

City of Reynoldsburg
Department of Development.



**City of Reynoldsburg
Planning Commission
STAFF REPORT
January 7, 2016**

New Business

**0 Refugee Road – SRJ Properties of Ohio LLC – District Amendment
(Rezoning)**

Application: #172014 – District Amendment (Rezoning)

Location: Property is located on south side of Refugee Road between Summit Road and Old Summit Road

Existing Zoning: UN – Un-zoned

Request: Request to change the zoning district for the subject parcel to AR-3 – Multi-family Residential District to permit construction of a new residential care facility.

Current Use: Vacant Land

Applicant: Drew McClain

BACKGROUND INFORMATION

Proposal

The applicant is requesting that the Commission review and approve a zoning district amendment that changes the zoning district of the subject parcel to AR-3 – Multi-family Residential District to allow construction of a residential care facility. The parcel does not currently have a zoning district designation.

Existing Site & Context

The site consists of a 11.22 acre tract located at the southeast corner of Refugee Road and Summit Road which contains no structures and is currently used for agricultural purposes. The site is triangular in shape and is bounded along the east side by Old Summit Road and along the west side by Summit Road. To the north, the property abuts Refugee Road single family homes located in the City of Pataskala.

CONSIDERATIONS

1151.04 STANDARDS FOR PROPOSED DISTRICT CHANGES.

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

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

STAFF REVIEW

Building Architecture

The applicant has provided a conceptual building rendering showing a one story building with nearly 100% coverage of natural material on the exterior. The proposed structure exceeds the requirements from natural materials required by the Zoning Code for all projects in multi-family and commercial districts.

Public Safety Forces

Planning Staff solicited comments from the Reynoldsburg Division of Police and West Licking Joint Fire District, who stated they could provide public safety services to the proposed development.

Utilities

Planning Staff solicited comments from the City's Water/Wastewater Division and determined that there is adequate water and sanitary sewer capacity at the City to service the proposed development. The applicant will have to provide detailed utility plans for review by City staff in conjunction with their major site plan and plot-grade-utility reviews. The applicant is aware that they may need to extend several lines to service the site.

Traffic & Parking

The applicant provided a preliminary traffic study which indicated that the number of new trips generated by the proposed development would not warrant additional infrastructure improvements at the cost of the applicant. Additional traffic studies are generally required for approval of a major site plan.

Administrative

In conformance with Chapter 1155 of the Zoning Code, applicants for district amendments are required to submit a development plan, which becomes part of the rezoning text. If this application for district amendment is approved, the proposed residential care facility will be the only legal use. Any deviations from that plan in the future would require rezoning.

STAFF RECOMMENDATION

The Commission should apply the standards for review of district amendments contained in Section 1151.04 and determine if the proposed use is compatible with the site. Staff recommends approval of the proposed district amendment. Staff feels that proposed development can be supported by the City's services and infrastructure and is consistent with the development pattern of the area.

NEXT STEPS

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

1. The application will then be referred back to City Council for two additional readings. Staff and the Clerk of Council will remind the applicant of the dates of those hearings, but their attendance is generally not required.
2. The applicant should submit an application for major site plan review by the Board of Zoning & Building Appeals.
3. Following the approval of a major site plan, the applicant will need to contact the Service Department at 614-322-6810 to submit plans for plot-grade-utility review and approval.
4. Following the approval of a major site plan, the applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review. The Building Division cannot issue permits until after the zoning certificate is issued.