



MINUTES

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

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

Minutes stand approved as amended.

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

3. APPROVAL OF AGENDA

Agenda stands approved.

4. PUBLIC COMMENT

None.

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. (Second Reading 1/25/2016).**

Mr. Snowden: 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 is 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. 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. 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 recommends that the Commission 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.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/25/2016 7:30 PM
MOVER:	Jim Comeaux, Chairman, Design Review Board	
SECONDER:	Robert Welday	
AYES:	McKenzie, Cullinan, Comeaux, Wren, Welday	

2. Annual Organization Meeting to Elect a Chairman, Vice-Chairman, Secretary, and a Representative to the Design Review Board

The Commission held its annual organizational meeting, as dictated in the Rules of the Commission, ARTICLE IV - ELECTION OF OFFICERS, Section 4.1. Nominations were made; and by unanimous voice votes, Dr. Mark McKenzie was reappointed as Chairman of the Reynoldsburg Planning Commission, Justin Wren was appointed as Vice Chairman, Eric Snowden was reappointed as Secretary, and Tyler Cullinan was appointed to serve as the Representative to the Design Review Board.

C. ADJOURNMENT

Chairman

Planning Administrator