

Alex Furst, Chair
Keith Benner, Vice-Chair
Teresa Alabi
Amy Barnhart
Norman Brusk
Toni Kleckley
Anita Ward

Planning & Zoning Board

7232 East Main Street
Reynoldsburg, OH 43068
www.reynoldsburg.gov

Eric Meyer, Development Director
Melissa Butler, Administrative
Assistant

Thursday, November 7, 2024

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 10/17/2024
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. App#2024-0601; EMH&T for MI Homes of Central Ohio, LLC; Spring Hill Farm - Final Plat Phase 4A
2. App#2024-0602; EMH&T for MI Homes of Central Ohio, LLC; Spring Hill Farm - Final Plat Phase 4B
3. App#2024-0603; EMH&T for MI Homes of Central Ohio, LLC; Spring Hill Farm - Final Plat Phase 5

D. NEW BUSINESS

1. App#2024-0758; MI Homes of Central Ohio c/o Andrew Gottesman; Variance
2. App#2024-0756; MI Homes of Central Ohio c/o Andrew Gottesman; Preliminary Plat

E. OTHER BUSINESS

1. Parks and Public Service Facility

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
October 17, 2024**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Barnhart, Benner, Kleckley, Brusk

ABSENT: Alabi, Ward

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 9/19/2024

Minutes stand approved.

Planning & Zoning Board - Regular Meeting - 10/3/2024

Minutes stand approved.

APPROVAL OF AGENDA

Items three and four under unfinished business were asked to be removed due to being addressed administratively.

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

**App# 2024-0577; 6821 E. Main St; Andy Gray of Mann Parsons Gray
Architecture for Grease Monkey; Conditional Use**

Ms. Buathier read the staff report into the record.

No questions from the board.

Mr. Benner: I move that we approve this conditional use as written.

Mr. Brusk: I'll second.

RESULT:	Approved
MOVER:	Benner
SECONDER:	Brusk
AYES:	Barnhart, Benner, Brusk, Kleckley, Furst

App# 2024-0565; 6014 E. Livingston Ave; John Gleason for Caribbean Grocery Store LLC; Conditional Use

Ms. Buathier: It's my understanding that you have an email before you from the applicant asking to potentially hold this, they think they need a variance. Staff is recommending that the application be held no later than December 19th, which is the last meeting of this year, to give them time to potentially get that application together and then kind of work it out and bring it before you.

Mr. Furst: I move that we table this application to no later than December 19th.

Ms. Barnhart: I second.

RESULT:	Held until no later than December 19th, 2024
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Furst, Kleckley, Brusk, Benner, Barnhart

App# 2024-0564; 2290 Ayers Dr; Glen Dugger of Smith and Hale for HERC Rentals; Conditional Use

Items three and four under unfinished business were asked to be removed due to being addressed administratively.

App# 2024-0438; 2290 Ayers Dr; Glen Dugger of Smith and Hale for HERC Rentals; Appeal

Items three and four under unfinished business were asked to be removed due to being addressed administratively.

NEW BUSINESS

App# 2024-0695; 1284 Brice Road; Robb Childs for The Christian and Missionary Alliance; Variance

Ms. Buathier read the staff report into the record.

Mr. Childs explained that they are a non-profit organization that is building this building on donations. He explained that due to the economy, the donations have slowed down, therefore they have had to scale back the project.

The previous project was a four-story mixed-use building which included future developments of housing, a hotel and restaurants that would have required a parking garage. The new concept is a two-story building and pulled most of the retail into another building. Instead of One Alliance Place being along Brice, it is now set back along the private road. The parking will be in the back. This building will include a coffee shop, house their offices as well as around 6,000–7,000 square feet of meeting room space. The retail will be in a separate building along Brice Road and ideally the restaurants on the corner.

Mr. Fay from OHM explained that the purpose of this variance is because this is phase one of the project. The goal of this development plan is to preserve the Brice Road frontage and the corner for retail and restaurants. The code doesn't make any provisions for measuring setbacks from an interior private road. They are maintaining approximately 20ft from the private street, which is consistent with the intent of the code. This variance is essentially temporary until the front buildings are developed. They did study the configurations on the site and ultimately came back to the current configuration as this best supports the goals of the district.

Mr. Benner asked if the board would eventually receive another 20ft setback along Brice Road or if it was the nature of this parcel.

Ms. Buathier expanded, it is a 20ft setback off the public road. They are making a private road that's not considered part of the setback. A building is required to be setback no further than 20ft. Outside this parcel and the Kroger, these are the only two large enough for this.

Mr. Benner asked if the applicant had a timetable for the remaining development. Mr. Childs has been working with a potential developer, but they have not secured that yet.

Mr. Benner asked if they planned to move the entire staff into the new building. They plan to move about 90% to the new building. They will continue to use the existing building.

Ms. Barnhart asked if it made sense to parcel off this property and asked why the drive was private and not public.

Mr. Childs explained that they looked at making the road public and giving it to the city, but it came with its own unique challenges. Ultimately, keeping the road private allows the most flexibility for future mixed-use development.

Mr. Fay added that there are some physical constraints with the existing McDonald's where they wouldn't be able to develop the west portion of the road as a public street until the tenant changed.

McDonald's has a ground lease until 2039. They plan to work their design around McDonald's, but eventually they do see it being redeveloped with a different concept.

Ms. Barnhart's concern with allowing this and not having a timeline for the rest of the parcel is that it will stay empty for years. That's why she thought maybe parceling it off to potentially sell would be more beneficial.

Ms. Buathier explained that a public road is 26ft of pavement, but our code also requires 50 ft right of way. This wouldn't allow parking off the private road and things wouldn't be as walkable, which is the point of the Brice and Main District.

Mr. Furst's experience from previous applications in this district is that the right of way has presented significant difficulties. He believes the private drive solves that issue and allows this parcel to be redeveloped. He believes in this case a variance is the proper remedy to this particular scenario. Mr. Furst is satisfied based on the presentation that this meets the factors for a variance.

Mr. Furst: I move that we approve this application for a variance as submitted.

Mr. Brusk: I second.

Mr. Shook asked for the motion to include consideration of the factors set forth in the city code.

Mr. Furst: Having duly considered the variance factors laid out in section 1109.11D of our code, and having found that the applicant has met those factors, I do move that we grant this application, accepted as submitted.

Ms. Kleckley: I second.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Kleckley
AYES:	Barnhart, Benner, Brusk, Kleckley, Furst

**App# 2024-0693; 1710 Rosehill Road; Tura Lencho of Bokore LLC;
Conditional Use**

Ms. Buathier read the staff report into the record.

Mr. Brusk asked if they had any other facilities and the applicant does not. This would be the first facility.

Mr. Brusk asked if they planned to have just two residents or the allowed four. The applicant is aiming to only have two residents at a time with one employee. Mr. Brusk asked staff if they were to increase their capacity would they be required to go before the board? Mr. Shook explained that The Ohio Department of Job and Family Services will issue a license that would allow them to house between one and five residents. That is per state law, so this board would not have the discretion to deny that as long as they have a license from the state.

The resident at 1715 Rosehill Road asked that since this is being designated as adults, if they were allowed to have any children.

Mr. Shook explained that if children were added, they would no longer have the entitlement under state law to a zoning certificate from the city.

Mr. Benner asked if they were to expand the beds and require more employment how that would impact traffic.

Ms. Buathier explained their consideration was based on what the applicant provided.

Mr. Brusk explained that his brother lived in a home similar to this, on the same street, to the south. His brother had a great experience, and they found no problems with traffic. His brother enjoyed walks in the area, and they experienced no issues and great service. He asked if they planned transportation to and from work sites. The applicant does not have that in the plan because they want to provide personal care in their home environment.

Mr. Furst: I move that we accept this application as submitted.

Mr. Brusk: I second.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Brusk
AYES:	Furst, Kleckley, Brusk, Benner, Barnhart

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman

October 24, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Spring Hill Farms Subdivision Section 4 Part A; Final Plat Application

Planning and Zoning Board:

Below is the staff review of the above referenced Final Plat Application.

1. Project Summary

- a. **Site Summary:** The Spring Hill Farms Preliminary Plat was approved at the May 7th 2020 Planning Commission meeting with a total of 354 lots and +/- 118.2 acres. The applicant has submitted a Final Plat application for Spring Hill Farms Subdivision Section 4 Part A, which is a section of the Spring Hill Farms development. The 12.642-acre residential subdivision is zoned SR, Suburban Residential and consists of 2 parcels: 060-009329 and 060-009551. The subdivision is proposed to consist of 9.758 acres in lots, 2.432 acres in public rights-of-way, and 0.452 acres for Reserve "J". The residential subdivision is proposed to contain 55 lots and is located East of Waggoner Road and South of Griffin Drive.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of SR, Suburban Residential to the west, east, north, and south. The surrounding land uses consist of residential homes.
- c. **Applicant's Request:** The Applicant is seeking final plat approval for Spring Hill Subdivision Section 4 Part A.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the SR, Suburban Residential district "...should largely consist of single-family homes situated on medium-sized lots."

2. Project Review

- a. The lot dimensions, right-of-ways, layout, setbacks, and open space configurations are consistent with the approved major site plan and preliminary plat.

3. Recommendation

- a. Staff recommends approval for Spring Hill Farms Subdivision Section 4A.

Offices

MEMO

1495 Old Henderson Rd.
Columbus, Ohio 43220
614-459-6992
Fax: 614-459-6987
Toll Free: 866-277-0600

422 North Broad St.
Lancaster, Ohio 43130
740-385-2140

507 Main Street
Suite 203
Zanesville, Ohio 43701
740-450-1640

DATE: October 29, 2024
TO: Mr. Eric Meyer, Director of Development
FROM: Edgil Williams
SUBJECT: Re-Review of PLAT for SPRING HILL FARM SECTION 4 PART A

On behalf of the City of Reynoldsburg, Sands Decker conducted a review of the Plat for **Spring Hill Farm Section 4 Part A**. The following summarizes our review comments with respect to this development.

1. Summary

- a. The 12.642 +/- acre residential subdivision is zoned SR – Suburban Residential and is consistent with the surrounding SR zoned properties.
- b. Currently under agricultural use, the site is proposed to be developed with 55 single-family lots, and one Reserve.
- c. Open Space is being platted in Reserve “J” at 0.452 acres, identified for Drainage Easement.
- d. Reserves shall be owned and maintained by Home Owner Association for this subdivision.

2. Plat Review

- a. Sheet 2 of 2: Identifies a 20-foot-wide easement onto Spring Hill Farm Section 3 Part A, PB 132, P 98. Please ensure this easement exists on Section 3 plat and does not require replatting. **Item has been addressed**
- b. Sheet 2 of 2: Drainage Easements are shown around perimeter and fall outside of the platted areas. **Item has been addressed**
- c. Sheet 2 of 2: Please provide legend of symbols for monument, iron pin, mag nail, etc, on this sheet as well. **Item has been addressed**
- d. The applicant is seeking final plat approval for Spring Hill Farm Section 4 Part A.
- e. The lot dimensions, rights-of way, layout, setbacks, and open space configuration appear to be consistent with the approved major site plan and preliminary plat.
- f. On sheet 1 of 2: revise the signature line for “Charman, Planning Commission” to “Chairman, Planning and Zoning Board”. **Item has been addressed**
- g. On sheet 1 of 2: Add a signature line for the “Director of Public Service”. **Item has been addressed**

Reynoldsburg

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

*All Applications are submitted in person,
through mail or the Building Department by
email at: permit@reynoldsburg.gov

*Please know that an application will not be
processed until payment has been received.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD LAND SUBDIVISION AND PLAT APPLICATION

☐ Paid: _____

Property Address/Name of Plat:

SPRING HILL FARM SECTION 4 PART A

Description of Location:

EAST OF WALLOWAY ROAD, SOUTH OF GRIFFIN DRIVE

Parcel ID#(s):

060-009329, 060-009551

Number of Lots:

55

Complete Where Applicable:

Engineer/Surveyor: EMH+T

Builder/Developer:

M/E HOMES OF CENTRAL OHIO, LLC

I. PROPERTY OWNER OF RECORD

Property Owner Name(s):

M/E HOMES OF CENTRAL OHIO, LLC

Property Owner Address:

4131 WORTH AVENUE, SUITE 310, COLUMBUS, OHIO, 43219

II. APPLICANT INFORMATION

Applicant Name:

SAME AS PROPERTY OWNER

Applicant Address:

Applicant Phone Number:

614-418-8000

Applicant Email:

JFRANCIS@MCHOMES.COM

☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.

III. PROJECT TYPE

☐ Subdivision without
Plat (lot split)
(\$200 Residential/\$250
Non-Residential)

☐ Preliminary Plat
(\$750 + \$50 per lot
All Districts)

☐ Preliminary Plat
Extension
(\$50 All Districts)

☒ Final Plat
(\$500 All Districts)

☐ Plat Modification/Vacation
(\$500 All Districts) (includes
changes to approved
preliminary not expired, or
changes to approved final plat)

Applicant Signature: [Signature]

Date: 8/28/14

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

Zoning District: _____
☐ Olde Reynoldsburg District

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

Planning and Zoning Board Meeting

Date: _____

City Council Meeting

Date: _____

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

P&Z Administrator: _____

Date: _____

Clerk of Council: _____

Date: _____

SPRING HILL FARM SECTION 4 PART A

1
2

RESERVATION OF EASEMENTS OUTSIDE OF THE PLATTED AREA ACROSS DESIGNATED AREAS ON SPRING HILL FARM HOMEOWNERS ASSOCIATION INC, LAND

Certain areas designated "Easement" shown hereon outside of the 12.642 acres of land being platted as "Spring Hill Farm Section 4 Part A" are within lands located adjacent to "Spring Hill Farms Section 4 Part A" that are owned by **SPRING HILL FARM HOMEOWNERS ASSOCIATION INC,** by deed of record in Instrument Number 202303310030785, Recorders Office, Franklin County, Ohio.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage.

In Witness Whereof, **JASON FRANCIS**, President of **SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC.** has hereunto set his hand this ____ day of _____, 20__.

Signed and Acknowledged
In the presence of:

**SPRING HILL FARM HOMEOWNERS'
ASSOCIATION, INC.**

By _____
JASON FRANCIS, President

**STATE OF OHIO
COUNTY OF FRANKLIN ss:**

Before me, a Notary Public in and for said state, personally appeared **JASON FRANCIS**, President of **SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC.** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC.** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 20__.

My commission expires _____
Notary Public, State of Ohio

Approved this ____ day of _____, 20__.

Chairman, Planning and Zoning Board,
Reynoldsburg, Ohio

Approved this ____ day of _____, 20__.

City Engineer,
Reynoldsburg, Ohio

Approved this ____ day of _____, 20__.

Director of Public Service,
Reynoldsburg, Ohio

Approved and accepted this ____ day of _____, 20__, by Ordinance No. _____ wherein all of Carr Place, Griffin Drive, Hilton Drive and Leroy Place dedicated hereon are accepted as such by the Council for the City of Reynoldsburg, Ohio.

City Clerk, Reynoldsburg, Ohio Mayor, Reynoldsburg, Ohio

Transferred this ____ day of _____, 20__.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ____ day of _____, 20__ at _____ M. Fee \$ _____

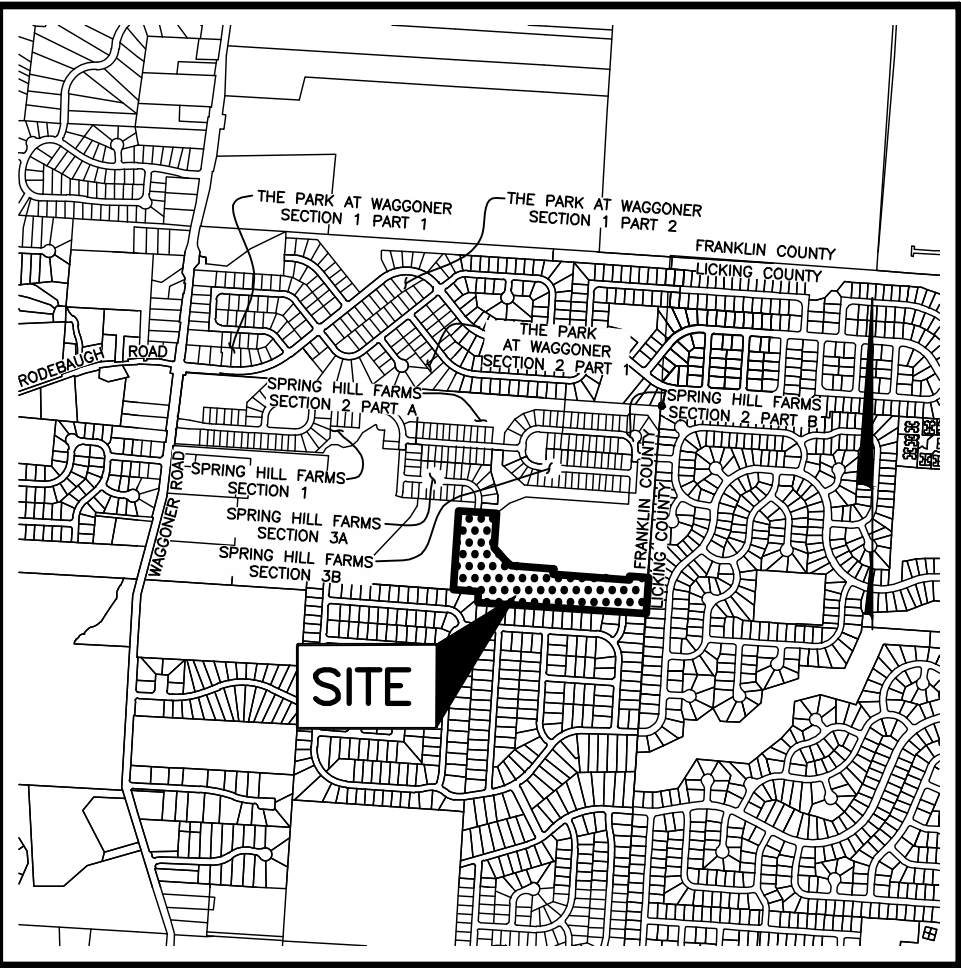
Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____, 20__.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 48, GLENREST and FCGS 4408 RESET.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated, are to be set with the top end flush with the surface of the ground, and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



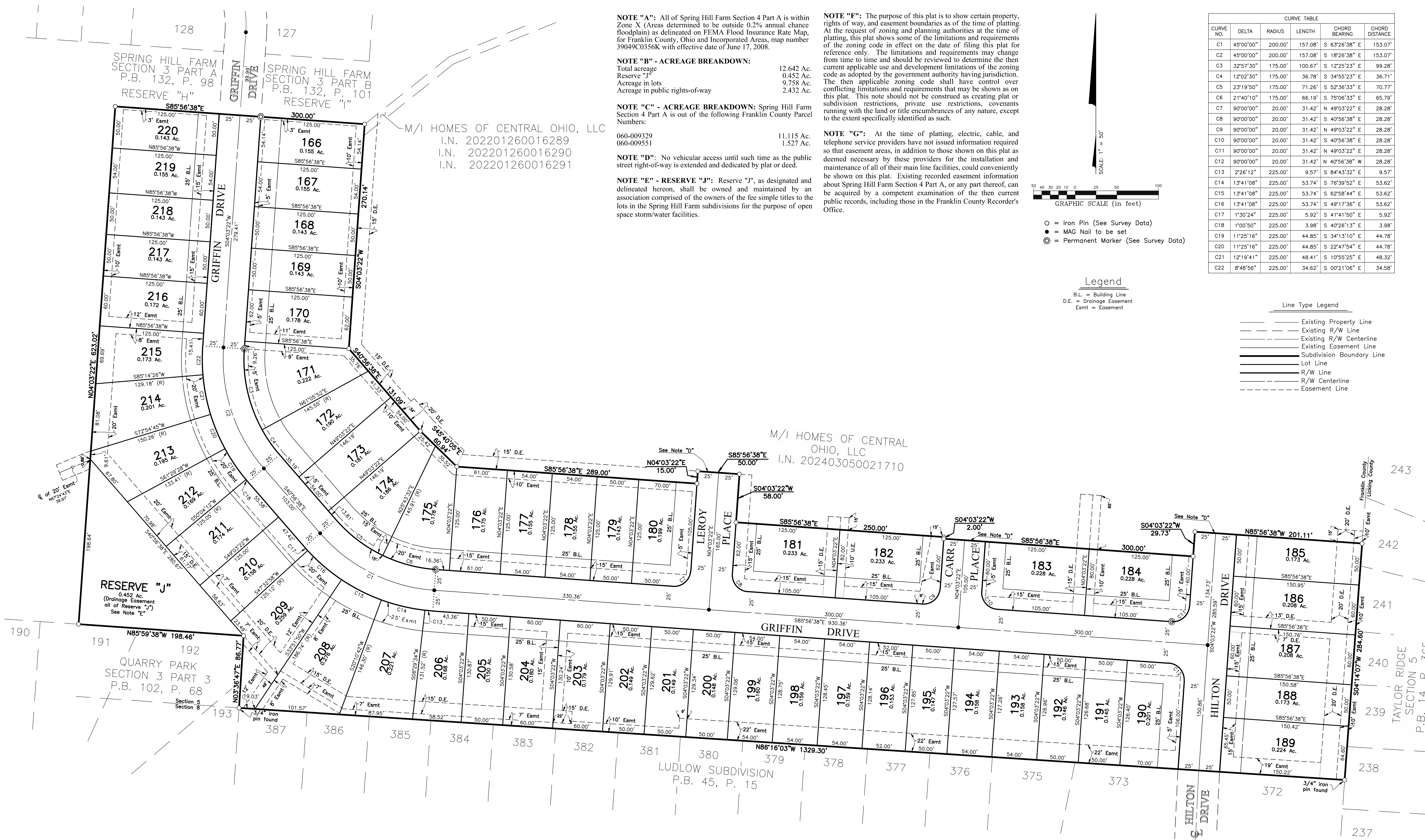
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

Date

SPRING HILL FARM SECTION 4 PART A



Marie Meeks

From: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Sent: Friday, October 18, 2024 2:16 PM
To: Marie Meeks
Cc: Phoenix Buathier
Subject: Re: Spring Hill Farm Sections 4a, 4b, and 5

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Meeks,

Good afternoon.

Everything looks good for the fire department.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Friday, October 18, 2024 12:55 PM
To: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: Spring Hill Farm Sections 4a, 4b, and 5

Good Afternoon,

I have attached updated Final Plat Applications for Spring Hill Farm Sections 4a, 4b, and 5. Please let me know if the Fire Department has any comments about these applications by October 28th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

Marie Meeks

From: Mark Riley
Sent: Thursday, October 24, 2024 10:50 AM
To: Marie Meeks
Subject: RE: Spring Hill Farm Sections 4a, 4b, and 5

No comments.

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Friday, October 18, 2024 12:57 PM
To: Mark Riley <mriley@reynoldsburg.gov>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: Spring Hill Farm Sections 4a, 4b, and 5

Good Afternoon,

I have attached updated Final Plat Applications for Spring Hill Farm Sections 4a, 4b, and 5. Please let me know if the Public Service Department has any comments about these applications by October 28th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner 1

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

October 25, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Spring Hill Farms Subdivision Section 4 Part B; Final Plat Application

Planning and Zoning Board:

Below is the staff review of the above referenced Final Plat Application.

1. Project Summary

- a. **Site Summary:** The Spring Hill Farms Preliminary Plat was approved at the May 7th 2020 Planning Commission meeting with a total of 354 lots and +/- 118.2 acres. The applicant has submitted a Final Plat application for Spring Hill Farms Subdivision Section 4 Part B, which is a section of the Spring Hill Farms development. The 5.554-acre residential subdivision is zoned SR, Suburban Residential and consists of 3 parcels: 060-009329, 060-009404, and 060-00955. The subdivision is proposed to consist of 4.653 acres in lots and 0.901 acres in public rights-of-way. The residential subdivision is proposed to contain 24 lots and is located East of Waggoner Road and South of Griffin Drive.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of SR, Suburban Residential to the west, east, north, and south. The surrounding land uses consist of residential homes.
- c. **Applicant's Request:** The Applicant is seeking final plat approval for Spring Hill Subdivision Section 4 Part B.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the SR, Suburban Residential district "...should largely consist of single-family homes situated on medium-sized lots."

2. Project Review

- a. The lot dimensions, right-of-ways, layout, setbacks, and open space configurations are consistent with the approved major site plan and preliminary plat.

3. Recommendation

- a. Staff recommends approval for Spring Hill Farms Subdivision Section 4B.



Offices

MEMO

1495 Old Henderson Rd.
Columbus, Ohio 43220
614-459-6992
Fax: 614-459-6987
Toll Free: 866-277-0600

422 North Broad St.
Lancaster, Ohio 43130
740-385-2140

507 Main Street
Suite 203
Zanesville, Ohio 43701
740-450-1640

DATE: October 29, 2024
TO: Mr. Eric Meyer, Director of Development
FROM: Edgil Williams, Sands Decker
SUBJECT: Re-Review of PLAT for SPRING HILL FARM SECTION 4 PART B

On behalf of the City of Reynoldsburg, Sands Decker conducted a review of the Plat for **Spring Hill Farm Section 4 Part B**. The following summarizes our review comments with respect to this development.

1. Summary

- a. The Title Sheet identifies this as a 5.554 +/- acre residential subdivision and is zoned SR – Suburban Residential and is consistent with the surrounding SR zoned properties.
- b. Currently under agricultural use, the site is proposed to be developed with 24 single-family lots.

2. Plat Review

- a. Sheet 1 of 2: This sheet states the Plat is for 9.554 +/- acres, while sheet 2 states 5.554 +/- acres. Please revise the incorrect sheet. **CORRECTED TO 5.554 +/- acres.**
- b. Sheet 2 of 2: Please provide legend of symbols for monument, iron pin, mag nail, etc, on this sheet as well. **Item has been addressed.**
- c. The applicant is seeking final plat approval for Spring Hill Farm Section 4 Part B.
- d. The lot dimensions, rights-of way, layout, setbacks, and open space configuration appear to be consistent with the approved major site plan and preliminary plat.
- e. On sheet 1 of 2: revise the signature line for "Charman, Planning Commission" to "Chairman, Planning and Zoning Board". **Item has been addressed.**
- f. On sheet 1 of 2: Add a signature line for the "Director of Public Service". **Item has been addressed.**

Reynoldsburg

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

*All Applications are submitted in person,
through mail or the Building Department by
email at: permit@reynoldsburg.gov

*Please know that an application will not be
processed until payment has been received.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD LAND SUBDIVISION AND PLAT APPLICATION

☐ Paid: _____

Property Address/Name of Plat:

SPRING HILL FARM SECTION 4 PART B

Description of Location:

EAST OF WAGGONER ROAD, SOUTH OF GRIFFIN DRIVE

Parcel ID#(s):

060-009329, 060-009404, 060-009551

Number of Lots:

24

Complete Where Applicable:

Engineer/Surveyor: EMH+T

Builder/Developer: M/I HOMES OF CENTRAL OHIO, LLC

I. PROPERTY OWNER OF RECORD

Property Owner Name(s):

M/I HOMES OF CENTRAL OHIO, LLC

Property Owner Address:

4131 WORTH AVENUE, SUITE 310, COLUMBUS, OHIO, 43219

II. APPLICANT INFORMATION

Applicant Name:

SAME AS PROPERTY OWNER

Applicant Address:

Applicant Phone Number:

614-418-8000

Applicant Email:

JFRANCIS@MIHOMES.COM

☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.

III. PROJECT TYPE

☐ Subdivision without
Plat (lot split)
(\$200 Residential/\$250
Non-Residential)

☐ Preliminary Plat
(\$750 + \$50 per lot
All Districts)

☐ Preliminary Plat
Extention
(\$50 All Districts)

☒ Final Plat
(\$500 All Districts)

☐ Plat Modification/Vacation
(\$500 All Districts) (includes
changes to approved
preliminary not expired, or
changes to approved final plat)

Applicant Signature: 9.7

Date: 8/28/24

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

Zoning District: _____

☐ Olde Reynoldsburg District

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

Planning and Zoning Board Meeting

Date: _____

City Council Meeting

Date: _____

☐ Approved as Submitted

☐ Submitted Approved

☐ w/ Conditions Tabled

☐ Denied

P&Z Administrator: _____

Date: _____

Clerk of Council: _____

Date: _____

SPRING HILL FARM SECTION 4 PART B

1
2

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, and in Section 5, Township 16, Range 20, Refugee Lands, containing 5.554 acres of land, more or less, said 5.554 acres being comprised of a part of each of those tracts of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC**, by deeds of record in Instrument Numbers 202403050021710, 202201260016289, 202201260016290, 202201260016291, 202106250111327, 202106250111328 and 202106250111329, Recorder's Office, Franklin County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL JR.**, Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"SPRING HILL FARM SECTION 4 PART B"**, a subdivision containing Lots numbered 221 to 244, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Dorothy Drive and Hilton Drive shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Reynoldsburg City Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, has hereunto set his hand this ____ day of ____, 20__.

Signed and Acknowledged
In the presence of:

**M/I HOMES
OF CENTRAL OHIO, LLC**

By

**TIMOTHY C. HALL JR.,
Area President**

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this ____ day of ____, 20__.

My commission expires _____

Notary Public, _____ State of Ohio

Approved this ____ day of ____,
20__.

Chairman, Planning and Zoning Board,
Reynoldsburg, Ohio

Approved this ____ day of ____,
20__.

City Engineer,
Reynoldsburg, Ohio

Approved this ____ day of ____,
20__.

Director of Public Service,
Reynoldsburg, Ohio

Approved and accepted this ____ day of ____, 20__, by Ordinance No. _____ wherein all of Dorothy Drive and Hilton Drive dedicated hereon are accepted as such by the Council for the City of Reynoldsburg, Ohio.

City Clerk, _____ Reynoldsburg, Ohio

Mayor, _____ Reynoldsburg, Ohio

Transferred this ____ day of ____,
20__.

Auditor, _____ Franklin County, Ohio

Deputy Auditor, _____ Franklin County, Ohio

Filed for record this ____ day of ____,
20__ at _____ M. Fee \$ _____

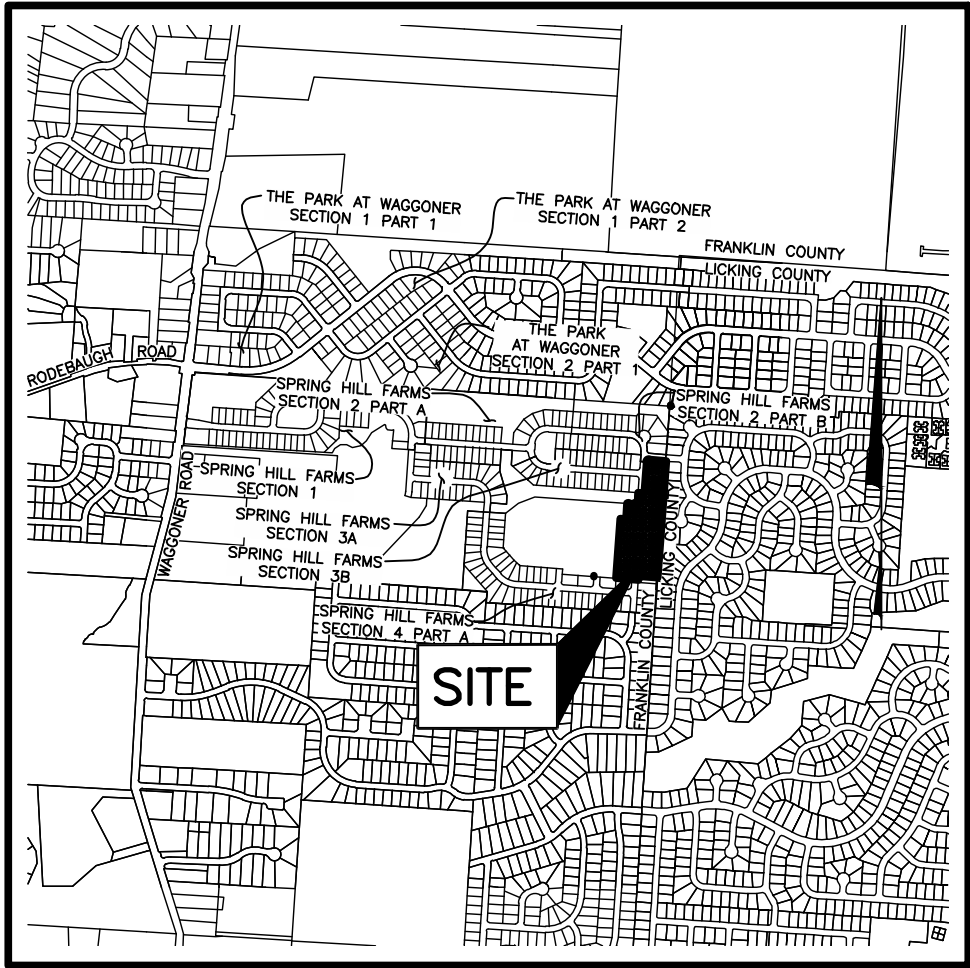
Recorder, _____ Franklin County, Ohio

File No. _____

Recorded this ____ day of ____,
20__.

Deputy Recorder, _____ Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 48, GLENREST and FCGS 4408 RESET.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated, are to be set with the top end flush with the surface of the ground, and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

Date

SPRING HILL FARM SECTION 4 PART B

Legend

B.L. = Building Line
D.E. = Drainage Easement
Esmt = Easement

- ① Existing 20' D.E.
P.B. _____, P. _____
- ② Existing 10' Esmt
P.B. _____, P. _____
- ③ Existing 15' D.E.
P.B. _____, P. _____

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line

NOTE "A": All of Spring Hill Farm Section 4 Part B is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas, map number 39049C0356K with effective date of June 17, 2008.

NOTE "B" - ACREAGE BREAKDOWN:
Total acreage 5.554 Ac.
Acreage in lots 4.653 Ac.
Acreage in public rights-of-way 0.901 Ac.

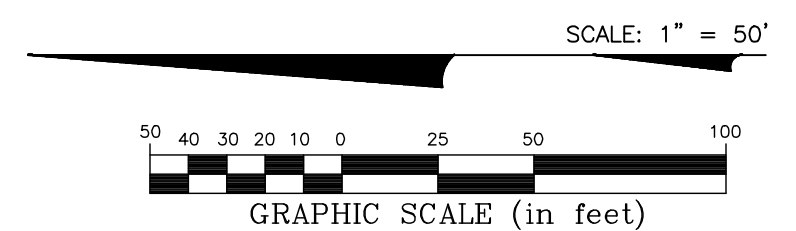
NOTE "C" - ACREAGE BREAKDOWN: Spring Hill Farm Section 4 Part B is out of the following Franklin County Parcel Numbers:

060-009329 5.166 Ac.
060-009404 0.138 Ac.
060-009551 0.250 Ac.

NOTE "D": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

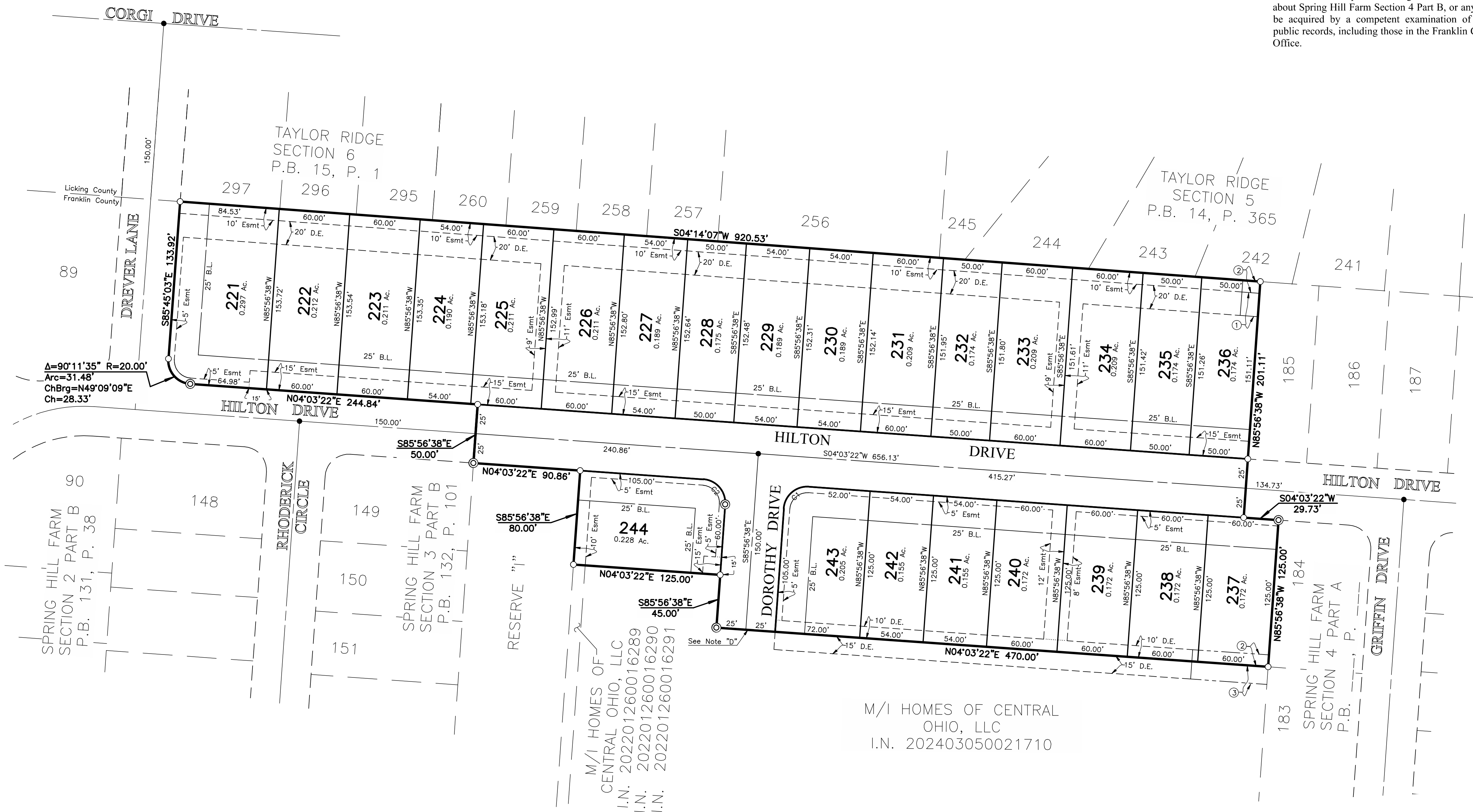
NOTE "E": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "F": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Spring Hill Farm Section 4 Part B, or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.



- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	90°00'00"	20.00'	31.42'	N 40°56'38" W
C2	90°00'00"	20.00'	31.42'	N 49°03'22" E



I:\20220457\N\DWG\CAD\DWG\PLAT\20220457-VS-PJA-SEC4-PRIELDWG plotted by JUSTON, JOHN on 10/10/2024 9:29:09 AM last saved by JUSTON on 8/26/2024 12:48:48 PM
Note: 20220457-VS-PJA-SEC4-PRIELDWG & 20220457-VS-PJA-SEC4-PRIELDWG & 20220457-VS-PJA-SEC4-PRIELDWG & 20220457-VS-PJA-SEC4-PRIELDWG

Marie Meeks

From: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Sent: Friday, October 18, 2024 2:16 PM
To: Marie Meeks
Cc: Phoenix Buathier
Subject: Re: Spring Hill Farm Sections 4a, 4b, and 5

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Meeks,

Good afternoon.

Everything looks good for the fire department.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Friday, October 18, 2024 12:55 PM
To: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: Spring Hill Farm Sections 4a, 4b, and 5

Good Afternoon,

I have attached updated Final Plat Applications for Spring Hill Farm Sections 4a, 4b, and 5. Please let me know if the Fire Department has any comments about these applications by October 28th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

Marie Meeks

From: Mark Riley
Sent: Thursday, October 24, 2024 10:50 AM
To: Marie Meeks
Subject: RE: Spring Hill Farm Sections 4a, 4b, and 5

No comments.

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Friday, October 18, 2024 12:57 PM
To: Mark Riley <mriley@reynoldsburg.gov>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: Spring Hill Farm Sections 4a, 4b, and 5

Good Afternoon,

I have attached updated Final Plat Applications for Spring Hill Farm Sections 4a, 4b, and 5. Please let me know if the Public Service Department has any comments about these applications by October 28th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner 1

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

October 23, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Spring Hill Farms Subdivision Section 5; Final Plat Application

Planning and Zoning Board:

Below is the staff review of the above referenced Final Plat Application.

1. Project Summary

- a. **Site Summary:** The Spring Hill Farms Preliminary Plat was approved at the May 7th 2020 Planning Commission meeting with a total of 354 lots and +/- 118.2 acres. The applicant has submitted a Final Plat application for Spring Hill Farms Subdivision Section 5, which is a section of the Spring Hill Farms development. The 11.425-acre residential subdivision is zoned SR, Suburban Residential and consists of 2 parcels: 060-009329 and 060-009551. The subdivision is proposed to consist of 7.936 acres in lots, 2.248 acres in public rights-of-way, and 1.241 acres for Reserves “K” and “L”. The residential subdivision is proposed to contain 45 lots and is located East of Waggoner Road and South of Griffin Drive.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of SR, Suburban Residential to the west, east, north, and south. The surrounding land uses consist of residential homes.
- c. **Applicant’s Request:** The Applicant is seeking final plat approval for Spring Hill Subdivision Section 5.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the SR, Suburban Residential district “...should largely consist of single-family homes situated on medium-sized lots.”

2. Project Review

- a. The lot dimensions, right-of-ways, layout, setbacks, and open space configurations are consistent with the approved major site plan and preliminary plat.

3. Recommendation

- a. Staff recommends approval for Spring Hill Farms Subdivision Section 5.

Offices**MEMO**

1495 Old Henderson Rd.
Columbus, Ohio 43220
614-459-6992
Fax: 614-459-6987
Toll Free: 866-277-0600

422 North Broad St.
Lancaster, Ohio 43130
740-385-2140

507 Main Street
Suite 203
Zanesville, Ohio 43701
740-450-1640

DATE: October 29, 2024

TO: Mr. Eric Meyer, Director of Development

FROM: Edgil Williams, Sands Decker

SUBJECT: Re-Review of PLAT for SPRING HILL FARM SECTION 5

On behalf of the City of Reynoldsburg, Sands Decker conducted a review of the Plat for **Spring Hill Farm Section 5**. The following summarizes our review comments with respect to this development.

1. Summary

- a. The 11.425 +/- acre residential subdivision is zoned SR – Suburban Residential and is consistent with the surrounding SR zoned properties.
- b. Currently under agricultural use, the site is proposed to be developed with 45 single-family lots and two Reserve lots.
- c. Open Space is being platted in Reserve “K” at 1.045 acres, and in Reserve “L” at 0.196 acres. Both Reserves identified for Drainage Easement.
- d. Reserves shall be owned and maintained by Home Owner Association for this subdivision.

2. Plat Review

- a. Sheet 2 of 2: Please provide legend of symbols for monument, iron pin, mag nail, etc, on this sheet as well. **Item has been addressed**
- b. The applicant is seeking final plat approval for Spring Hill Farm Section 4 Part B.
- c. The lot dimensions, rights-of way, layout, setbacks, and open space configuration appear to be consistent with the approved major site plan and preliminary plat.
- d. On sheet 1 of 2: revise the signature line for “Charman, Planning Commission” to “Chairman, Planning and Zoning Board”. **Item has been addressed**
- e. On sheet 1 of 2: Add a signature line for the “Director of Public Service”. **Item has been addressed**

Reynoldsburg

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

*All Applications are submitted in person,
through mail or the Building Department by
email at: permit@reynoldsburg.gov

*Please know that an application will not be
processed until payment has been received.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD LAND SUBDIVISION AND PLAT APPLICATION

☐ Paid: _____

Property Address/Name of Plat:

SPRING HILL FARM SECTION 5

Description of Location:

EAST OF WAGGONER ROAD, SOUTH OF GRIFPIN DRIVE

Parcel ID#(s):

060-009329, 060-009551

Number of Lots:

45

Complete Where Applicable:

Engineer/Surveyor: EMHAT

Builder/Developer: M/S HOMES OF CENTRAL OHIO, LLC

I. PROPERTY OWNER OF RECORD

Property Owner Name(s):

M/S HOMES OF CENTRAL OHIO, LLC

Property Owner Address:

II. APPLICANT INFORMATION

Applicant Name:

SAME AS PROPERTY OWNER

Applicant Address:

Applicant Phone Number:

614-418-7800

Applicant Email:

JFRANCO@MTHOMES.COM

☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.

III. PROJECT TYPE

☐ Subdivision without
Plat (lot split)
(\$200 Residential/\$250
Non-Residential)

☐ Preliminary Plat
(\$750 + \$50 per lot
All Districts)

☐ Preliminary Plat
Extension
(\$50 All Districts)

☒ Final Plat
(\$500 All Districts)

☐ Plat Modification/Vacation
(\$500 All Districts) (includes
changes to approved
preliminary not expired, or
changes to approved final plat)

Applicant Signature: [Signature]

Date: 8/20/24

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

Zoning District: _____
☐ Olde Reynoldsburg District

Planning and Zoning Board Meeting

Date: _____

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

City Council Meeting

Date: _____

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

P&Z Administrator: _____

Date: _____

Clerk of Council: _____

Date: _____

SPRING HILL FARM SECTION 5

1
2

RESERVATION OF EASEMENTS OUTSIDE OF THE PLATTED AREA ACROSS DESIGNATED AREAS ON SPRING HILL FARM HOMEOWNERS ASSOCIATION INC, LAND

Certain areas designated "Easement" shown hereon outside of the 11.425 acres of land being platted as "Spring Hill Farm Section 5" are within lands located adjacent to "Spring Hill Farms Section 5" that are owned by **SPRING HILL FARM HOMEOWNERS ASSOCIATION INC**, by deed of record in Instrument Number 202303310030785, Records Office, Franklin County, Ohio.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage.

In Witness Whereof, **JASON FRANCIS**, President of **SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC.** has hereunto set his hand this ____ day of _____, 20__.

Signed and Acknowledged
In the presence of: _____
By _____
JASON FRANCIS, President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said state, personally appeared **JASON FRANCIS**, President of **SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC.** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC.** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 20__.

My commission expires _____ Notary Public, State of Ohio _____

Approved this ____ day of _____, 20__.
Chairman, Planning and Zoning Board,
Reynoldsburg, Ohio

Approved this ____ day of _____, 20__.
City Engineer,
Reynoldsburg, Ohio

Approved this ____ day of _____, 20__.
Director of Public Service,
Reynoldsburg, Ohio

Approved and accepted this ____ day of _____, 20__, by Ordinance No. _____ wherein all of Carr Place, Dorothy Drive and Leroy Place dedicated hereon are accepted as such by the Council for the City of Reynoldsburg, Ohio.

City Clerk, Reynoldsburg, Ohio Mayor, Reynoldsburg, Ohio

Transferred this ____ day of _____, 20__.
Auditor, Franklin County, Ohio

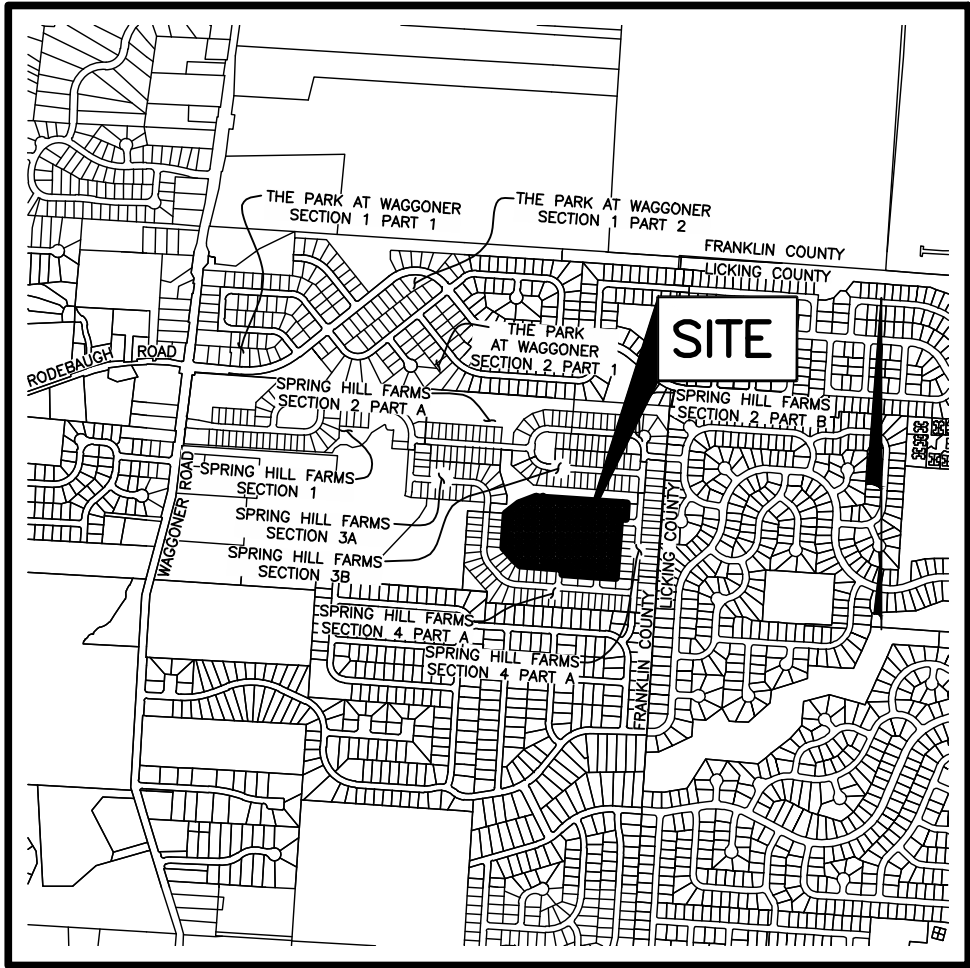
Deputy Auditor, Franklin County, Ohio

Filed for record this ____ day of _____, 20__ at _____ M. Fee \$ _____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____, 20__.
Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 48, GLENREST and FCGS 4408 RESET.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated, are to be set with the top end flush with the surface of the ground, and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Professional Surveyor No. 7865 Date _____

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, and in Section 5, Township 16, Range 20, Refugee Lands, containing 11.425 acres of land, more or less, said 11.425 acres being comprised of a part of each of those tracts of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC**, by deeds of record in Instrument Numbers 202403050021710, 202201260016289, 202201260016290 and 202201260016291, Recorder's Office, Franklin County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL JR.**, Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"SPRING HILL FARM SECTION 5"**, a subdivision containing Lots numbered 245 to 289, both inclusive, and areas designated as Reserve "K" and Reserve "L", does hereby accept this plat of same and dedicates to public use, as such, all of Carr Place, Dorothy Drive and Leroy Place shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Reynoldsburg City Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, has hereunto set his hand this ____ day of _____, 20__.

Signed and Acknowledged
In the presence of: _____
By _____
TIMOTHY C. HALL JR.,
Area President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, for the uses and purposes expressed herein.

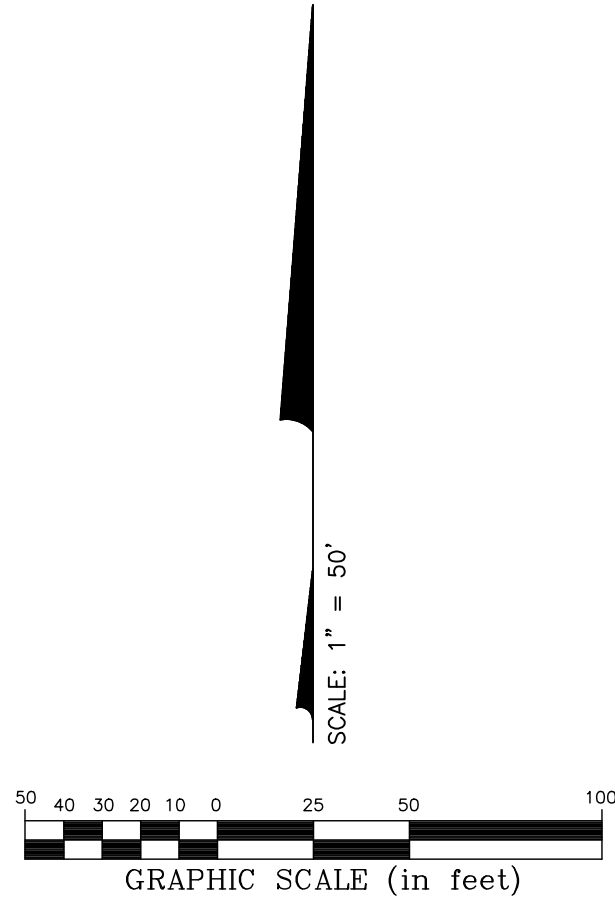
In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 20__.

My commission expires _____ Notary Public, State of Ohio _____

SPRING HILL FARM SECTION 5

2
2

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	180°00'00"	125.00'	392.70'	S 04°03'22" W	250.00'
C2	180°00'00"	100.00'	314.16'	S 04°03'22" W	200.00'
C3	90°00'00"	20.00'	31.42'	N 40°56'38" W	28.28'
C4	90°00'00"	20.00'	31.42'	N 49°03'22" E	28.28'
C5	90°00'00"	20.00'	31.42'	N 40°56'38" W	28.28'
C6	7°48'32"	150.00'	20.44'	S 82°02'22" E	20.43'
C7	19°27'19"	150.00'	50.93'	S 68°24'27" E	50.69'
C8	17°32'29"	150.00'	45.92'	S 49°54'33" E	45.74'
C9	16°15'37"	150.00'	42.57'	S 33°00'30" E	42.43'
C10	16°15'37"	150.00'	42.57'	S 16°44'53" E	42.43'
C11	17°32'29"	150.00'	45.92'	S 00°09'10" W	45.74'
C12	16°15'37"	150.00'	42.57'	S 17°03'13" W	42.43'
C13	19°27'19"	150.00'	50.93'	S 34°54'41" W	50.69'
C14	17°32'29"	150.00'	45.92'	S 53°24'35" W	45.74'
C15	19°27'19"	150.00'	50.93'	S 71°54'29" W	50.69'
C17	90°00'00"	20.00'	31.42'	S 49°03'22" W	28.28'
C18	90°00'00"	20.00'	31.42'	N 40°56'38" W	28.28'
C19	90°00'00"	20.00'	31.42'	S 49°03'22" W	28.28'
C20	12°25'13"	150.00'	32.52'	S 87°50'45" W	32.45'



- = Iron Pin (See Survey Data)
● = MAG Nail to be set
⊙ = Permanent Marker (See Survey Data)

Legend

B.L. = Building Line
D.E. = Drainage Easement
Esmt = Easement

- Existing 10' Esmt P.B. _____ P.
- Existing 15' D.E. P.B. _____ P.
- Existing 15' D.E. P.B. _____ P.
- Existing 15' Esmt P.B. _____ P.
- Existing 20' Esmt P.B. _____ P.
- Existing 20' Esmt P.B. 132, P. 101

Ⓐ N85°56'38"W
50.00'
Ⓑ S04°03'22"W
15.00'

NOTE "A": All of Spring Hill Farm Section 5 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas, map number 39049C0356K with effective date of June 17, 2008.

NOTE "B" - ACREAGE BREAKDOWN:
Total acreage 11.425 Ac.
Reserves "K" and "L" 1.241 Ac.
Acreage in lots 7.936 Ac.
Acreage in public rights-of-way 2.248 Ac.

NOTE "C" - ACREAGE BREAKDOWN: Spring Hill Farm Section 5 is out of the following Franklin County Parcel Numbers:

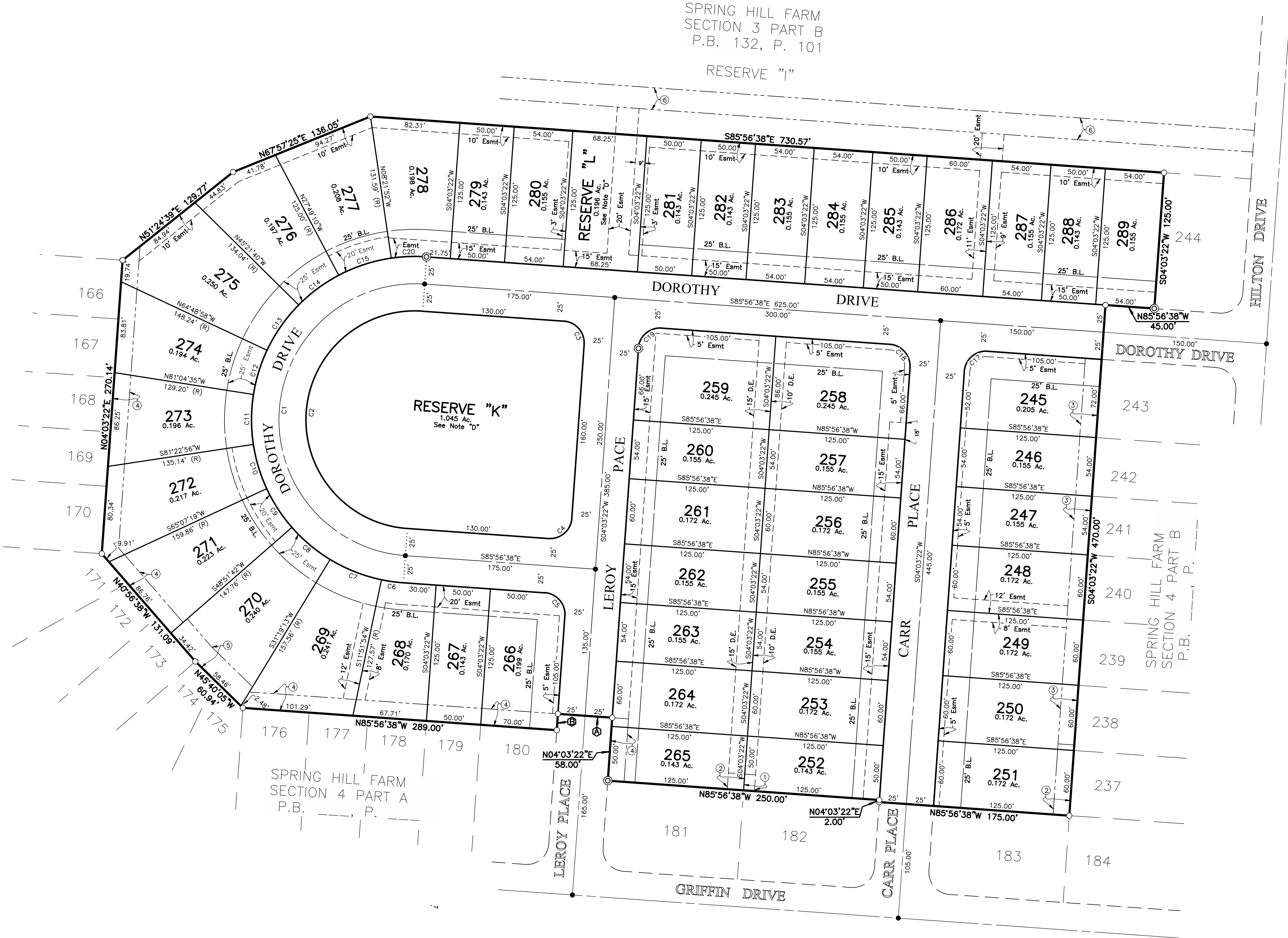
060-009329 11.196 Ac.
060-009551 0.229 Ac.

NOTE "D" - RESERVES "K" AND "L": Reserves "K" and "L", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Spring Hill Farm subdivisions for the purpose of open space storm/water facilities.

NOTE "E": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "F": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Spring Hill Farm Section 5, or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

- Line Type Legend
- Existing Property Line
 - Existing R/W Line
 - Existing R/W Centerline
 - Existing Easement Line
 - Subdivision Boundary Line
 - Lot Line
 - R/W Line
 - R/W Centerline
 - Easement Line



Marie Meeks

From: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Sent: Friday, October 18, 2024 2:16 PM
To: Marie Meeks
Cc: Phoenix Buathier
Subject: Re: Spring Hill Farm Sections 4a, 4b, and 5

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Meeks,

Good afternoon.

Everything looks good for the fire department.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Friday, October 18, 2024 12:55 PM
To: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: Spring Hill Farm Sections 4a, 4b, and 5

Good Afternoon,

I have attached updated Final Plat Applications for Spring Hill Farm Sections 4a, 4b, and 5. Please let me know if the Fire Department has any comments about these applications by October 28th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

Marie Meeks

From: Mark Riley
Sent: Thursday, October 24, 2024 10:50 AM
To: Marie Meeks
Subject: RE: Spring Hill Farm Sections 4a, 4b, and 5

No comments.

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Friday, October 18, 2024 12:57 PM
To: Mark Riley <mriley@reynoldsburg.gov>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: Spring Hill Farm Sections 4a, 4b, and 5

Good Afternoon,

I have attached updated Final Plat Applications for Spring Hill Farm Sections 4a, 4b, and 5. Please let me know if the Public Service Department has any comments about these applications by October 28th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner 1

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

October 25, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: MI Homes of Central Ohio; LLC; Summit Road: Variance Application

Planning and Zoning Board:

Below is the staff review of the above referenced Variance Application.

1. Project Summary

- a. **Site Summary:** The subject site is located along Summit Road, and consists of 2 parcels: Parcel ID #011-026598-00.002 and #011-026598-00.003. Parcel ID #011-026598-00.002 is 36.479 acres and #011-026598-00.003 is 32.827 acres according to the Licking County Auditor's website and both parcels consist of vacant land. The applicant has submitted a Major Site Plan application and a Preliminary Plat application simultaneously for a Residential Development that will consist of 4 phases. The subject site is zoned RM, Residential Medium.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of SR, Suburban Residential to the north, west, and south, I, Innovation and R-1 (Etna Township) to the east, AG (Etna Township) to the southwest, OS, Open Space and Schools to the northeast, and R-1 (Etna Township) to the southeast. The surrounding land uses consist of single-family homes to the north, west, south, and southeast, a school to the northeast, agricultural land with a single-family home to the southwest, and undeveloped agricultural land to the east.
- c. **Applicant's Request:** The applicant is requesting a Variance to deviate from Section 1103.19.III Development Standards, to reduce the minimum lot width and frontage from 23 feet to 21 feet for 94 lots, and to reduce the minimum lot depth from 100 feet to 76 feet for 142 lots. The applicant is requesting a Variance to deviate from Section 1105.05.D.ii to reduce the required 3 foot side setback for cooling units for all lots in the development, to deviate from Section 1111.15.B.iv to reduce the required private roadway width from 26 feet to 18 feet for all applicable private roadways in the development, and to deviate from Section 1101.13.G.viii to allow a front porch within 10 feet of the lot line for all lots in the development.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that future development in the RM, Residential Medium district "...should be well integrated with surrounding uses while allowing for more compact development to accommodate growth, smaller household sizes, an aging population, and a growing number of households without children. Two-unit buildings are encouraged where appropriate. Developments may include a range of housing options with different price points and styles including townhomes, dense single-family, row houses, and

apartments.”

2. Project Review

- a. The following variance factors are considered below:
 - i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
 1. The applicant states that the variances are in accord with the general purpose and intent of the regulations, because it conforms with the intent of the RM, Residential Medium district which is a diverse range of housing including row homes, row homes and apartments in a compact development. The proposed development would not be a detriment to the public welfare.
 - ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
 1. The land use of dwelling – attached single-family and dwelling – multi-unit building complex are permitted land uses in the RM, Residential Medium zoning district. The requested variance will not establish a use that is not permitted.
 - iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
 1. Staff finds that the request for the lot width, lot frontage and lot depth should be permitted due to the precedent set by Wilson Ridge and Rosehill’s subdivision, where lot width, lot frontage and lot depth variances were granted. Rosehill’s subdivisions largest variance granted in the development was for lot 52 with a 75.54 foot lot depth length and Wilson Ridges largest variance granted was for lot width and lot frontage of lot 2-C at 17.76 feet. The applicant also states that the variance requested should be permitted due to the compact nature of the development to not only promote walkability, but also to preserve a wooded area that ultimately will be turned over to the City to be used as a public park. Not granting the requested variances, would be a deprivation of the land use, due to other developments receiving larger variances then the variances requested by the applicant.
 - iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the

variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.

1. The Zoning Code recently was changed to address townhome developments, however additional standards that were meant for detached single-family developments, were not taken into account. The requirement of service structures to be 3 feet from a property line, was intended for single-family developments. The townhome developments allow zero (0) building setbacks, and imposing a 3 foot service structure setback would not be consistent with the building setback. The required ten (10) foot porch setback, also did not take into account townhome developments. With the width of the lot at 21 feet, adhering to that regulation, would leave one (1) foot of front porch available for the applicant to use. Both the service structure and the front porch setbacks would result in a hardship for the applicant, due to the strict application of the code, that does not address townhome developments.
 2. Staff also feels that the lot depth was not considered when the code was put together, along with subsequent revisions. In section 1111.15.F.i it states that excessive depth in relation to length shall be avoided. That a portion of two to one depth to frontage shall be normal and depths in excess of three times the lot width are not recommended. Due to the recommendation of the subdivision standards, and that it was not previously considered, the strict application of the code, would directly result in a hardship to the applicant.
 3. Staff also believes that with regards to the private roadway variance request, that the regulations are in fact generally engineering regulations and not zoning regulations. That the requirement of 26 feet for a private roadway is unknown.
- v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
1. The applicant has requested the minimum variances required to accomplish the applicant's request.
- vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
1. The variances, if granted, will not impair the supply of light and air, substantially increase congestion, endanger public safety, or significantly impact nearby property values. Engineering, the Fire Department and Public service have reviewed the variances and development, and do not have concerns regarding the variances requested by the applicant.

- vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
 - 1. The variance will not grant the property owner any special privileges due to a precedent with Wilson Ridge and Rosehill townhome developments receiving larger variances than the ones requested by the applicant. Granting the service structure setback and front porch setback, will not grant the applicant special privileges, but allow the applicant to place the service structures appropriately on the parcels, which currently have zero (0) foot side setbacks for all the buildings. Granting the private roadway variance to reduce the road width, while having the developer adhere to city roadway standards would not grant them any special privileges, since the roadway could be that small at the public road standards.
- viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
 - 1. The applicant states the granting of these variances is to promote sound development and planning practices consistent with the objectives of the RM, Residential Medium zoning district. The applicant also does not site any non-conforming or neighboring uses of land as the reason for consideration of approval.
- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 - 1. The applicant states that the request is not a matter of convenience, but a matter of creating a development to locate proven housing stock built previously by the applicant and to create housing, preserve open space and extend utilities. Staff believes that the variances requested are not a matter of convenience, but a request to make a townhome development, under the current zoning code work, which staff agrees with.

3. Recommendation

- a. Staff recommends approval of the variances for to Section 1105.05.D.ii and 1101.13.G.viii to permit service structures and porches to have a zero foot side setback. Staff recommends approval of the two requested variances, due to the strict applicability of the code, where if followed would not allow service structures to be placed on the Subarea B townhome lots and front porches to not be utilized in Subarea B. That the zoning code requirements, when re-written, did not take into account these additional standards, which are written mainly for dwelling - single-family detached homes and/or apartment complexes. Both of which are located on much larger lots, which do not share walls or have zero (0) side yard setbacks. To achieve a townhome development of dwelling - single-family attached, a zero (0) foot side setback is required. The main structure is intended to be located on the property line, due to the smaller size of the lots and that the townhomes are attached, sharing walls. The strict application of the code

would limit the ability of the development to be developed in a more compact layout, and would be detrimental to the development as a whole. Staff believes the variances for Section 1105.05.D.ii service structure property line setback and 1101.13.G.viii front porch property line setbacks should be granted due to the strict application of the zoning code.

- b. Staff recommends approval of Section 1103.19.III to reduce the minimum lot width and minimum lot frontage from 23 feet to 21 feet for 94 lots, and to reduce the minimum lot depth from 100 feet to 76 feet for 142 lots. Staff feels that the variances for lot width, frontage and depth should be granted, due to the compact nature of the development to not only preserve existing trees but also preserve open space due to the largely vegetated area of the site to the west. Staff also researched other developments that received similar variances such as the Rosehill townhome development and the Wilson Ridge townhome development received variances for lots that were both smaller in width and frontage, along with smaller depths than the requested variances by the applicant. Staff finds that due to the previous precedent set by Rosehill and Wilson Ridge townhome developments, requesting lot width, length and depth variances would not set a precedent for this development, but would be consistent with all townhome developments in the City of Reynoldsburg. Staff also feels that granting this variance will not confer a special privilege to the applicant, since previous variances have been granted to other townhome developments in the city and would untimely benefit the surrounding community and city with a public park.
- c. Finally staff believes that the private roadway variance to Section 1111.15.B.iv to reduce the minimum private roadway width from 26 feet to 18 feet should be granted. The regulations for roadways is found in the subdivision regulations of the zoning code, however the development of a road and the review of roads is generally handled by the City Engineer, which does not have concerns regarding the roadway as long as the private roadway is built to public roadway pavement standards. Furthermore, the Fire Department along with Public Service have reviewed the development and do not find any concern with the proposed Private Roadway, ensuring that the public safety of the development and surrounding areas will be adequately provided. With the City Engineer being the expert on roadway construction, staff defers to the City Engineer, who does not having a concern with the private roadway, to grant the private roadway variance width reduction to 18 feet. Granting the private roadway would allow, what is considered an alley, to be developed at an appropriate size, due to the limited nature of traffic along the alley which would service garages. Therefore staff recommends approval of the requested variances with the following conditions:
 - i. That the private roadway be built to the pavement material composition standards found in the City of Reynoldsburg typical public road drawing
 - ii. That the private roadways meet City of Reynoldsburg public road street lighting standards.
 - iii. That the Home Owners Association (HOA) maintain the private roadway in perpetuity.



Offices

MEMO

1495 Old Henderson Rd.
Columbus, Ohio 43220
614-459-6992
Fax: 614-459-6987
Toll Free: 866-277-0600

422 North Broad St.
Lancaster, Ohio 43130
740-385-2140

507 Main Street
Suite 203
Zanesville, Ohio 43701
740-450-1640

DATE: October 28, 2024
TO: Mr. Eric Meyer, Director of Development
FROM: Edgil Williams, Sands Decker
SUBJECT: Re- Review of Variance Request for Maplewood Farms LTD

On behalf of the City of Reynoldsburg, Sands Decker conducted an engineering review of a Variance Request for the Proposed Maplewood Farms Development. The following summarizes our findings and recommendations with respect to this request.

VARIANCES

The Variance and Conditional Use Application lists two properties. Property one: 011-026598-00.003. Property two: 011-026598-00.002. The Applicant is MI Homes of Central Ohio c/o Andrew Gottesman. There are 2 variances being requested with this application. The variance application is associated with a proposed development of a 69(+/-) acre residential community, providing 280 townhomes and 384 apartments. The site will be rezoned to the Residential Medium Zone (RM) to permit the proposed multi-unit residential development.

Variance One

1. **The first Variance** the applicant is requesting is to reduce the minimum lot dimension (width) from 23 feet to 21 feet and to reduce the minimum frontage dimension from 23 feet to 21 feet. This is being requested for 94 of the 280 total townhome sites.
2. Applicant has indicated which of the 94 lots this variance would apply to.
3. Engineering does not have concerns regarding this request.

Variance Two

4. **The second Variance** the applicant is requesting pertains to service structures and their setbacks, and this would pertain to all lots within the townhomes.
5. They are asking for a reduction in the setback of the cooling units (A/C) from 3 feet from the lot line to 0 feet from the lot line, allowing the placement of the units at the lot line, away from any impact to access of the garage doors.
6. Engineering does not have concerns regarding this request.

Variance Three

7. **The third Variance** the Applicant requests to construct their private roads at a minimum of 18 feet
8. They are asking for a reduction in the requirement that private roads be 26 feet wide.
9. Engineering does not have concerns regarding this request for some of their roads as indicated in the major site plan review.



Offices

1495 Old Henderson Rd.
Columbus, Ohio 43220
614-459-6992
Fax: 614-459-6987
Toll Free: 866-277-0600

422 North Broad St.
Lancaster, Ohio 43130
740-385-2140

507 Main Street
Suite 203
Zanesville, Ohio 43701
740-450-1640

Variance Four

- 10. The fourth Variance** the applicant requests that stoops and/or porches be allowed to reside within 10 feet of lot lines.
- 11.** The current regulation requires stoops and/or porches to be 10 feet off of the lot line.
- 12.** Engineering does not have concerns regarding this request.

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property 1: 011-026598-00.003 Maplewood Farms LTD 8718 Summit Road SW Etna, OH 43068 Phone: 614-679-5712 Email: gdugger@smithandhale.com	Property 2 011-026598-00.002 Carol Christy and Richard Halley Summit Road SW Etna, OH 43068 Phone: 614-679-5712 Email: gdugger@smithandhale.com
---	--

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Contact Email:	Contact Phone Number:
Description of Use:	

III. APPLICANT INFORMATION

Applicant Name: MI Homes of Central Ohio c/o Andrew Gottesman	Applicant Address: 4131 Worth Ave, Suite 310, Columbus, Ohio 43219
Applicant Phone Number: 614-934-2313	Applicant Email: agottesman@mihomes.com
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	☒ Owner's Consent Attached.

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance ☐ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☒ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min.])

The Applicant proposes development of the site with a residential community providing 280 townhomes and 384 apartments. Please see the attached statement in support of the requested variances.

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: _____ Date: 10/16/24

*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>Additional Approval Required</u>	<u>PZB Meeting</u>
	Zoning District: _____ ☐ Olde Reynoldsburg District ☐ Other: _____	☐ Major/Minor Site Plan	Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
P&Z Administrator: _____		Date: _____	

EXHIBIT "A"
PROPOSED ANNEXATION OF
69.4 ± ACRES

FROM: ETNA TOWNSHIP

TO: CITY OF REYNOLDSBURG

Situated in the State of Ohio, County of Licking, Township of Etna, in Lot 12, Section 9, Township 16, Range 20, Refugee Lands, being comprised of part of that 38.482 acre tract of land conveyed as Tract 1 to Maple Wood Farms, Ltd. by deed of record in Official Record 849, Page 558 and all of that 36.479 acre tract of land conveyed to Carol S. Christy and Richard Halley by deed of record in Instrument Number 200809150020609 (all references are to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of Lot 12, Section 9, the southeasterly corner of Lot 4, Section 4, the southeasterly corner of the subdivision entitled "Maplewood Section 1", of record in Instrument Number 202305110008334, the northeasterly corner of said 36.479 acre tract, the southwesterly corner of that 68.571 acre tract conveyed to The Board of Education of the Reynoldsburg City School District, Fairfield, Franklin and Licking Counties by deed of record in Instrument Number 200801070000331, the northwesterly corner of that 80 acre tract conveyed as Parcel III to Richard F. Harvey, Trustee by deed of record in Instrument Number 200511170036761;

Thence South 03° 59' 20" West, with the common line of said 38.482 acre and 80 acre tracts, a distance of 674.79 feet to the northeasterly corner of that 2.690 acre tract conveyed to Eric Harvey Meister and Cathy L. Meister by deed of record in Instrument Number 202401300001616;

Thence with the boundary of said 2.690 acre tract the following courses and distances:

North 86° 02' 20" West, a distance of 597.90 feet to a point; and

South 04° 10' 23" West, a distance of 364.29 feet to a point in the northerly line of that 5.030 acre tract conveyed to Joyce Peltier and Laura Riley by deed of record in Instrument Number 202208250020931;

Thence with the boundary of said 5.030 acre tract the following courses and distances:

North 86° 02' 20" West, a distance of 189.20 feet to a point; and

South 03° 58' 49" West, a distance of 276.52 feet to a point in the northerly line of that 39.797 acre tract conveyed as Parcel I to AMH Development, LLC by deed of record in Instrument Number 202207080016767, in the existing City of Reynoldsburg corporation line, as established by Ordinance Number 16-2021, of record in Instrument Number 202107140021234;

Thence North 86° 01' 24" West, with said corporation line, the northerly line of said 39.797 acre tract, and the northerly line of Reserve "A" of the subdivision entitled "Eastwood Reserve Phase 1", of record in Instrument Number 202309110016512, a distance of 1837.28 feet to the northeasterly corner of that 128.386 acre tract conveyed to Joseph Bauman, Trustee by deed of record in Instrument Number 201301170001449, the southeasterly corner of the subdivision entitled "Taylor Woods Section 5", of record in Plat Book 15, Page 307, in the existing City of Reynoldsburg corporation line, as established by Ordinance Number 42-76, of record in Instrument Number 197801319000733;

Thence North 03° 51' 09" East, with said corporation line, the easterly line of said Section 5, the easterly line of the subdivision entitled "Taylor Woods Section 3", of record in Plat Book 14, Page 301, and the easterly line of the subdivision entitled "Taylor Woods Section 6", of record in Plat Book 15, Page 187, a distance of 1316.05 feet to the southwesterly corner of the subdivision entitled "Taylor Woods Section 7 Part 1", of record in Plat Book 16, Page 37, in the existing City of Reynoldsburg

69.4 ± ACRES

-2-

corporation line, as established by Ordinance Number 18-90, of record in Official Record 332, Page 42;

Thence South 86° 01' 06" East, with said corporation line, the southerly line of said Section 7 Part 1, the southerly line of the subdivision entitled "Taylor Woods Section 8", of record in Plat Book 16, Page 197, the southerly line of the subdivision entitled "Taylor Woods Section 9", of record in Plat Book 17, Page 237, and the southerly line of the subdivision entitled "Maplewood Section 1", of record in Instrument Number 202305110008334, a distance of 2628.64 feet to the POINT OF BEGINNING, containing 69.4 acres of land more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Professional Surveyor No. 7865

Date

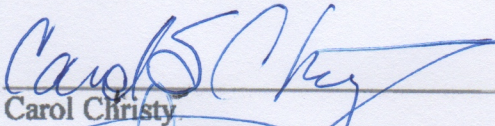
August 28, 2024

City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

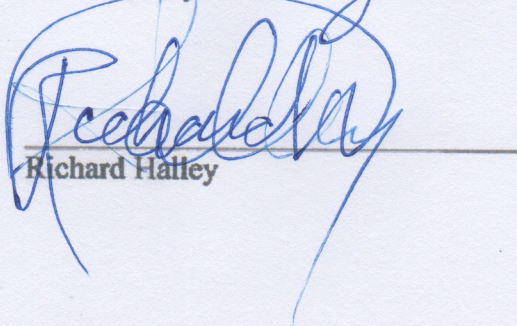
RE: Maplewood Farms – South

The undersigned, Carol Christy and Richard Halley are the owners of the property known as: 36.5± acres, Summit Road.

The undersigned authorizes M/I Homes, to act as agent to sign and file applications with the City of Reynoldsburg on behalf of the undersigned and M/I Homes.



Carol Christy



Richard Halley

August 28, 2024

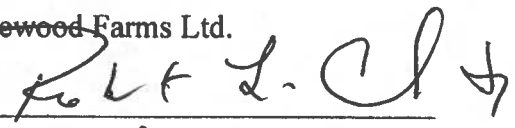
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

RE: Maplewood Farms – South

The undersigned, Robert Christy, manager of Maplewood Farms Ltd. is the owner of the property known as: 38.5± acres, Summit Road.

The undersigned authorizes M/I Homes, to act as agent to sign and file applications with the City of Reynoldsburg on behalf of the undersigned and M/I Homes.

Maplewood Farms Ltd.

By: 
Member

summit-agent-auth1.ltr (nct)
8/26/24 S:Docs

STATEMENT IN SUPPORT

Reynoldsburg Zoning Code Section 1109.11(D)

Application No.: _____
Location: 8718 Summit Road SW (Parcels 011-026598-00.003 and 011-026598-00.002)
Proposal: To develop the site with residential community with 280 townhomes and 384 apartment units.
Applicant(s): MI Homes of Central Ohio c/o Andrew Gottesman
4131 Worth Avenue, Suite 310
Columbus, Ohio 43219
Attorney/Agent: David Hodge, Underhill & Hodge, LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Property Owner(s): Maple Wood Farms LTD and
Carol Christy & Richard Halley
Date of Text: October 17, 2024

The Applicant submits this statement in support of its variance requests in accordance with Reynoldsburg Zoning Code (“Code”) Section 1109.11(D)(i-ix). The balance of the significant unique facts and circumstances associated with this request warrants the approval of the requested variances. Each request furthers the spirit and intent of the varied regulations, promotes appropriate development of the property, are in furtherance of important City objectives among which are creation of a diversity of housing stock, maintenance and creation of important open space areas, and the opening of additional development corridors through the extension of public utilities

The site is currently being annexed from Etna Township to the City of Reynoldsburg. Upon annexation, the site will be rezoned to the Residential Medium Zone (RM) district to permit the proposed multi-unit residential development – the result of an extensive collaboration between the Applicant and the City.

In accordance with the purpose of the RM district, the Applicant proposes to develop this +/- 69.4-acre site with a residential community providing townhomes, apartments, and a new City park. The Applicant purposefully and thoughtfully designed the site with the goal of creation of important housing stock consistent with the City’s goals and objectives, and to dedicate land to Reynoldsburg to create a new City open space / park ensuring that the proposed development will integrate with adjacent single-family neighborhoods.

The site is located on the west side of Summit Road SW approximately 3,350 feet north of State Route 40. The site is vacant and its most recent use was agriculture. The site is predominantly

bordered by City of Reynoldsburg property, with one adjacent property within the jurisdiction of Etna Township.

This variance application concerns the townhome subarea comprising approximately +/- 30.1 acres of the total site area. The Applicant intends to develop this subarea with 280 for-sale townhomes on individual fee simple lots. In order to develop the site as proposed, the Applicant respectfully requests the following variances:

1. Section 1103.19(III) – Residential Medium Zone Development Standards for Townhomes. The Applicant requests a variance to reduce the minimum lot dimension from 23 feet to 21 feet and to reduce the minimum frontage dimension from 23 feet to 21 feet. This requested variance is applicable to approximately 94 of the 280 total proposed lots – as indicated on Plans submitted herewith. And to reduce the minimum lot depth from 100 feet to 76 feet on 142 of the 280 proposed lots.
2. Section 1105.05(D. ii) - Service Structures. The Applicant requests a variance to reduce the minimum setback of cooling units from lot lines from 3 feet to zero feet. This variance is applicable to all lots within the townhome subarea.
3. Section 1111.15(B)(iv) where this section requires private roadways to be 26 feet wide and the Applicant requests to construct their roads at a minimum of 18 feet. A 26 foot wide roadway to serve this compact product, is entirely unnecessary, contrary to the intent of this compact cluster development objective, unnecessarily spreads the development apart defeating the purpose of a townhome neighborhood, would further minimize the opportunity to create and transfer adjacent park land (further elaboration hereinafter). The code permits public alleys to be built at 18' wide. The request is to build the private roads to the same minimum as that public alley standard. By incorporating private drives less infrastructure requiring City maintenance in perpetuity is created – a real benefit to the City. Rather than relying upon City service, this infrastructure will be owned and maintained by a forced and funded Homeowner's Association.
4. Section 1101.13(G)(viii) which prohibits porches within 10 feet of the lot line, where stoops on this attached product will reside within 10 feet of lot lines. This regulation is not, or should not be, applicable to townhome product where the minimum lot size is 23 feet. Strict compliance with that regulation, for townhome product, essentially serves to eliminate altogether the opportunity to incorporate stoops and/or porches into the product, and that eliminates covered entries as a livability convenience, and reduces the overall aesthetic of the neighborhood.

Additional Reasoning:

Code Section 1103.19(I) explicitly states the objective of this RM district to “complement single-family residential development through the introduction of a more diverse range of housing options” and to promote development that is “well integrated with surrounding uses while allowing for more compact development to accommodate growth.” The Applicant's requests collectively therefore are:

(i) in accord with the above Code quoted general purpose and intent of the RM district, as required by the variance standard of Code Section 1109.11(D)(i);

(ii) this request does not establish any use not permitted in the RM district, as required by the variance standard of Code Section 1109.11(D)(ii);

(iii) special circumstances exist with this property insofar as it does promote housing generally, promotes a rare townhome product to the community by a proven local development company, promotes development of not only the subject property, but also additional targeted properties for the City, and creates an open space area for the City in perpetuity, as required by the variance standard of Code Section 1109.11(D)(iii);

(iv) a practical difficulty exists here in that the request is unique in nature creating (and donating) along the western side of the property a 23.2+/- acre open space park area serving dual purposes of open space and park creation in perpetuity and buffering of existing and future uses, rather than simply removing this woodland area and spreading the development across additional property. This is sound planning, without diminishing whatsoever the quality of the built environment, and maintaining an environmental area for the City, as provided by the variance standard of Code Section 1109.11(D)(iv);

(v) the requests provide the opportunity for this seasoned and experienced development company to introduce its product to the property, while offering a new 23+/- acre open space area for the benefit of the people of the City, consistent with variance standard 1109.11(D)(v);

(vi) as provided in Code Section 1109.11(D)(vi) these requests do not impair an adequate supply of light and air to any adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent property – actually the opposite. This proposal is responsible in every way through building code compliance, engineering compliance, construction and extension of warranted and necessary off-site improvements, and collaboration with the City towards beneficial open space creation and preservation for residents;

(vii) the requests will not confer any special privilege that is unduly denied by the Code to other land, structures, or buildings within the district, as provided under 1109.11(D)(vii), this is a unique circumstance the result of a public/private collaboration to promote necessary housing stock in the City, provide important utility extensions and connections, and opening and preserving an open space park area in perpetuity;

(viii) in accordance with 1109.11(D)(viii) these requests are unrelated to any nonconforming use of neighboring land in the same district and no other real estate or off-site condition is cited or considered as grounds for the request – rather this is promotion of sound development and planning practices consistent with explicit objectives of the RM district under the Code and the end result of collaborative effort between the Applicant and the City creating important quality housing, extending utilities for this and additional important development, and creating an excellent open space / park for the benefit of the City;

(ix) as provided in 1109.11(D)(ix) the request is not a matter of convenience, this is a matter of creating a development to locate proven housing stock built by this Applicant and a public / private partnership furthering the mutually beneficial objectives of creating housing, extending utilities, and preserving open space.

The Applicant is an experienced developer who has built the requested product in other markets across the country. It knows how to develop townhomes to a high-quality standard which is attractive to the community and its residents. Based on this experience, the Applicant knows that the requested townhome development proposed will deliver the quality-of-life experience that those residents desire. Notably, the Applicant performed the due diligence necessary to identify the specific lots which need this reduction and, as a result, only approximately a third of the lots will utilize the width and frontage reduction, as reflected on submitted plans.

It is noteworthy, but not determinative, that the development standards are a technicality based on the nature of the future resident's ownership. If this townhome subarea was developed for condominium ownership, this development standard for lot width would not be applicable and the site could be developed as proposed. However, because these future residents will own individual fee simple lots, this development standard becomes applicable. There is no practical difference from a structural perspective, but the different types of ownership creates the basis for some of the variances requested.

Townhomes by nature have limited lot widths and the owners within townhome developments sign up to share lot lines without setbacks. Many townhomes within this development provide double rear loaded garages that span nearly the entire width of the lot. As it relates specifically to the service structure request, the only available space for air conditioners in the rear of these lots is next to a side lot line and out of the way of the garage doors. Other townhomes in this development provide a limited amount of private rear yard/patio space. It will significantly improve the quality of life for these residents if the air conditioners are moved as close as possible to the property line so that more private rear yard/patio space is preserved. Please see attached exhibits which depict the proposed location of the air conditioners with reduced setback.

Through this Applicant's extensive national development experience, it knows the proposed townhome lot sizes are typical, and delivers quality homeownership to a market segment specifically seeking this unique opportunity. It is necessary in some jurisdictions to request divergences, but the result is always a quality design.

The Code provides that variances are warranted upon concluding requests meet the standards of 1109.11. In summary these requests collectively:

- Adhere to the general purpose and intent of the RM district.
- Are not injurious to the area or are otherwise detrimental to the public welfare.
- Do not permit the establishment of prohibited uses.
- Are the result of special conditions – extensive utility extensions, substantial off-site improvements, creation of a park/open space in perpetuity, a public/private collaboration.

- Promote necessary divergences where the strict application of the Code does not improve the proposal, but rather defeats the stated RM objective of “allowing for more compact development to accommodate growth,” in addition to negatively impacting the aesthetic (garages) and minimizes the opportunity for the open space creation.
- Are necessary for this reasonable proposal, and certainly none of the requests are unreasonable or unnecessary – they are the minimum necessary to accomplish the overall purpose of the neighborhood consistent with proven and sound townhome neighborhood development and explicit objectives of the RM district.
- Are warranted where there will be no diminution of adequate supply of light and air to adjacent property, no substantial increase of public street congestion, no increase in the danger of fires, no endangerment to public safety, and will not substantially diminish or impair property values of the adjacent area.
- Will not confer any special privilege on the Applicant – this rather consummates an established public / private collaboration to promote quality development in the City and open additional proximate development opportunities.
- Rely on nothing but the merits of the request under the 1109.11 standards as the basis for the request – so no other uses or circumstances provide the basis.
- Are not a matter of convenience – no Code is ever perfect, every property is unique, and surrounding circumstances are always important relevant factors in any variance determination.

Having demonstrated the requested variances meet the 1109.11 Code standards, the Applicant respectfully requests approval of these variances to allow the proposed development to proceed as submitted.

Respectfully submitted,



David Hodge, Attorney for Applicant

Section 1109.11(D)
STANDARDS FOR VARIANCES

The Applicant submits these responses pursuant to the Section 1109.11(D) criteria:

1. The Applicant believes that the requested variances are in accord with the general purpose and intent of the Residential Medium Zone (RM) development standards and they are not injurious to the area or otherwise detrimental to the public welfare. The purpose of the RM district is to complement single-family residential development through the introduction of a more diverse range of housing options, including two-family buildings, townhomes, row houses, and apartments. Future development in the RM Zones should be well integrated with surrounding uses while allowing for more compact development to accommodate growth.

The Applicant has requested two variances which are not substantial deviations from the underlying development standards and are appropriate in context of this townhome community design. These variances will ensure that the site may be developed in a manner which substantially complies with the RM development standards and fits within the general purpose of the district. The requested variances are minor deviations from the code and they will only affect residents within this development. Therefore, these variances will not cause the public welfare any detriment.

2. The requested variances will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. The RM district already explicitly permits townhome as a use. The requested variances are minor deviations for development standards, not permitted uses, and will allow development of the townhome community as proposed.

3 Both the shape of the overall site and the difficulty to provide a double garage on narrow townhome lots are special circumstances peculiar to this site and these structures which warrant approval of the requested variances. Typical developments are more or less rectangular in shape. Rectangular sites have a lot of options to lay out the site in a manner where lots, yards, streets, and perimeters are code compliant. This site, however, is an irregular shape which is impacted by an adjacent development, water retention, and woods preservation. It is necessary to reduce the width of certain lots by 2 feet in order to ensure that there are sufficient streets, yards, and perimeters throughout this irregular shaped site.

With respect to the requested variance to reduce the air conditioner lot line setback, this is something that naturally comes with townhome developments that provide rear loaded double garages. Air conditioners with a three-foot side lot line setback would prohibit a double garage on this project. This is a unique issue for townhome developments. Typical single home lots with 50 foot wide lots do not have this same practical difficulty. But townhomes within this development with 21-23 foot wide lots cannot provide that setback without impacting the proposed garages.

4/5. These variances are not requested due to a loss in value or an economic hardship but, rather, they are requested to alleviate a deprivation of beneficial use of the land. The lot width

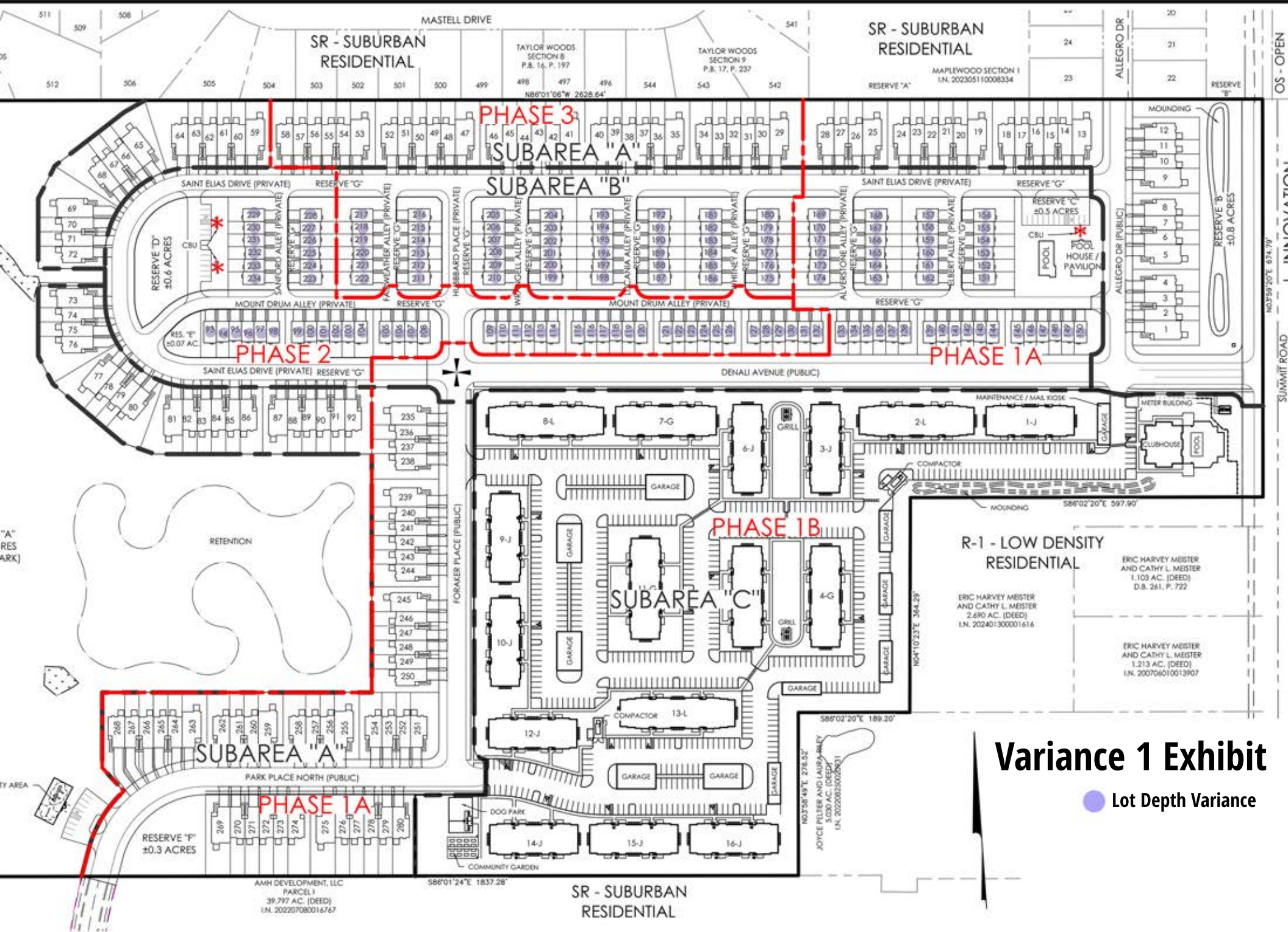
reduction is necessary to lay this site out on a uniquely shaped lot while still providing roads built to standards and providing features like yards and perimeters which improve the character of the development. With respect to the air conditioning setback, as discussed above, this is necessary to make space for double garage doors. Again, the proposed garage is a feature which makes the community aesthetically and functionally better and this minor deviation will allow that feature to become realized.

6. The requested variances are necessary for the reasonable use of the land and will ensure that the development may be constructed as proposed. The requested variances are to reduce the minimum lot size by 2 feet and to reduce the minimum air conditioning setback by 3 feet. These are the minimum deviations possible which will allow the Applicant to develop the property as proposed.

7. The variances will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area. These are minor lot development standard variances dealing with lot width and air conditioner setback and they will only affect the residents of this development.

8. The variances will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.

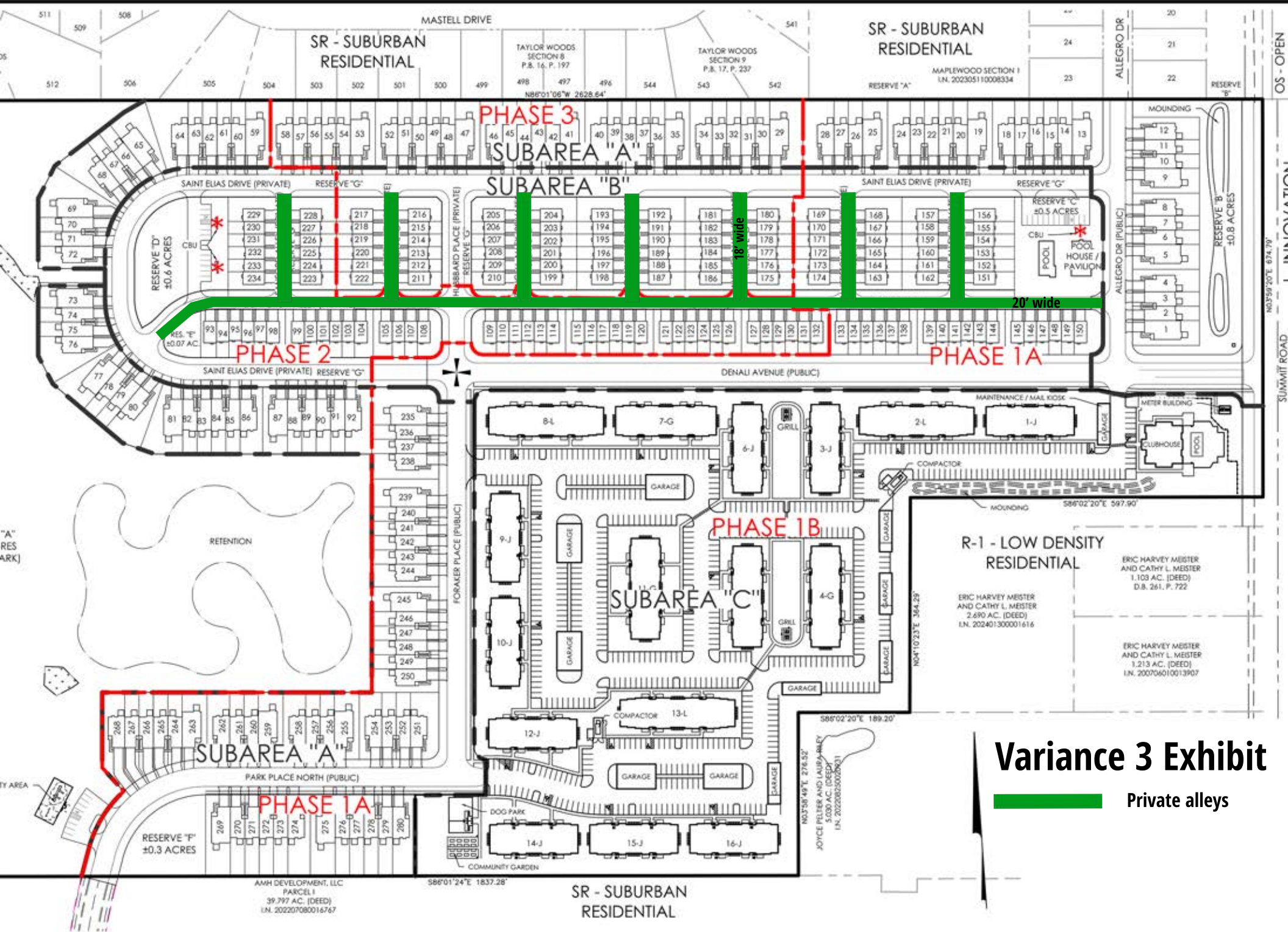
9/10. The Applicant is not asking that nonconforming use of neighboring land or structures in the same district or that permitted or nonconforming use of land or structures in other districts be considered as grounds for approval of the variance. As stated above, these are minor but necessary variances to develop this townhome project as proposed and they are not requested as a matter of convenience.



Variance 1 Exhibit

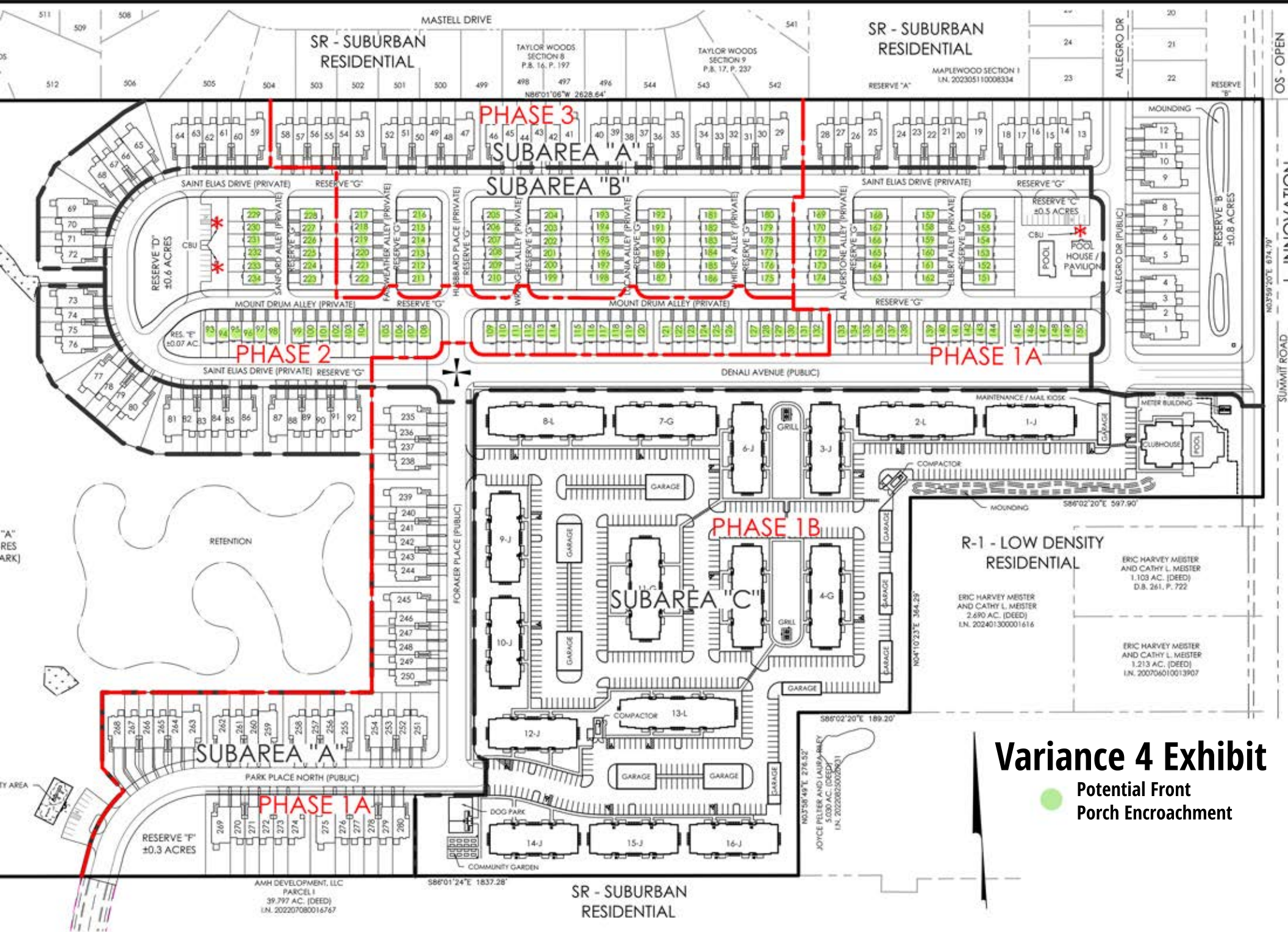
● Lot Depth Variance





Variance 3 Exhibit

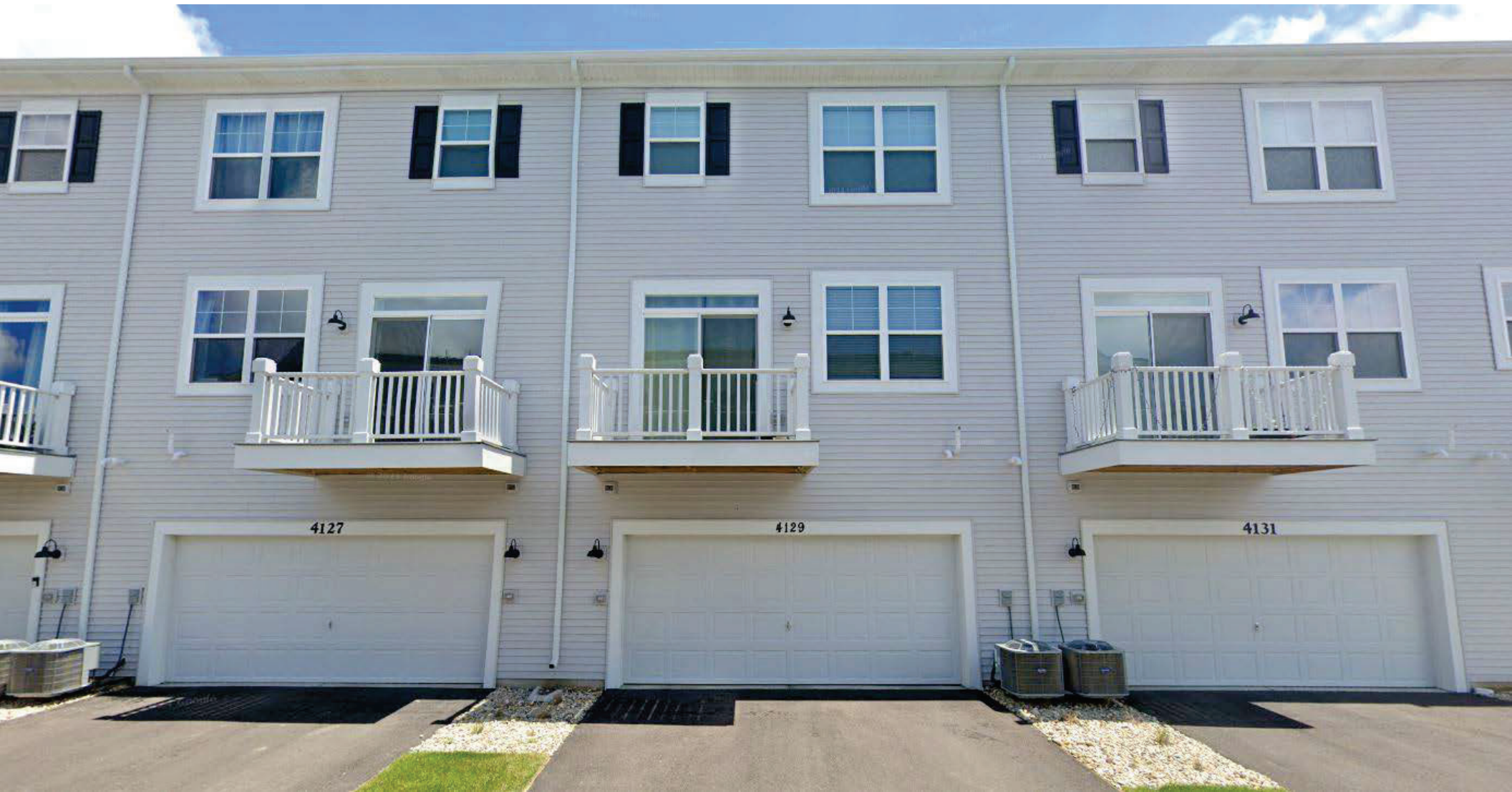
Private alleys



Variance 4 Exhibit

Potential Front
Porch Encroachment





J:\2024\2025\Draw\04\Refuge\map\site plan\Basing Conditions Plan.dwg Last Saved By: users 9/11/2024 1:20:09 PM



NOTE:
THE WETLANDS, STREAMS, AND DRAINAGE FEATURES DEPICTED ON THIS SHEET ARE PRELIMINARY, AND HAVE NOT BEEN VERIFIED BY THE ARMY CORPS OF ENGINEERS NOR THE OHIO EPA



EXHIBIT "E"

DATE	SEPTEMBER 12, 2024
DRAWN	
CHECKED	
IN CHARGE	
APPROVED	
REVIEWED	
REVISION	



PREPARED BY:



PREPARED FOR:

**EXISTING
CONDITIONS PLAN**

**MAJOR SITE PLAN
FOR
SUMMIT CROSSING**
LOT 12, SECTION 9, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

DISPOSITION OF COMMENTS

October 17, 2024

Summit Crossing – Major Site Plan, Preliminary Plat, Variance Requests

City Planning Staff Comments:

Major Site Plan Requirements Comments:

1. Provide the zoning of all adjacent parcels on the Major Site Plan. It is shown on a separate sheet, however, it is required to be shown on the Major Site Plan. Section 1109.17.C.ii.2

Response: See Exhibit F-1.

2. Show the location of all proposed buildings and structures on the Major Site Plan. This includes the location of all mailboxes, pavilions, kiosks, clubhouses, pools, and any other maintenance or other intended buildings on the site. Section 1107.C.ii.3.

Response: See Exhibit F-3- Through F-6.

3. Provide on the landscape plan, all landscaping materials and plantings that address Section 1105.07 requirements. Section 1109.17.C.ii.6
 - a. Please provide specific intended tree types and planting types for all landscape related documents.

Response: See Exhibits H and G.

4. Provide architectural plans of all buildings and structures proposed on the site. This includes mailbox pavilions, kiosks, clubhouses, other accessory structures proposed on the development. Section 1109.17.C.iii M/I

Response: All proposed buildings shall comply with the existing zoning.

Document Comments:

1. Under "Site Statistics", the "Total number of units" is unclear if it is for the whole site. Can you please clarify the number to state total number of units for the entire site.

Response: See Exhibit F-1. Units for each Subarea is presented.

2. Under "Site Statistics", please state how many units are in a single "G-unit, J-unit and L-unit" building. This is to ensure that the total number of units on site is correct, and to ensure the right number of parking spaces is also provided.

Response: See Exhibit F-1 for total units per building in Subarea C.

3. The application states the total parking on site is 703 parking spaces. There appears to be 630 actual off-street parking spaces shown on the overall site plan, with an additional 24 on street parking spaces, with 94 parking spaces listed as garage spaces. All three added together equals 748 parking spaces. Please clarify how 703 parking spaces were counted.

Response: See Exhibit F-1. The parking numbers have been revised.

- a. This number also does not appear to include the required off-street parking for the clubhouses on the site or the townhome parking requirements.
 - i. 280 townhomes would require 560 off-street parking spaces with one enclosed and one unenclosed parking space on each parcel. Section 1105 – Table 1105.01A

Response: See Exhibit F-1. The parking numbers have been revised. Each townhome will have 4 spaces: two garage and two driveway for a total of 1,120 spaces.

- ii. 384 apartment units would require one off-street parking space for each unit plus one parking space per each five units to accommodate visitors. Section 1105 – Table 1105.01A

Response: See Exhibit F-1. The parking numbers have been revised. 1 space per unit (384) + 1 space per every 5 units (77) = 461 required spaces. 484 spaces have been provided.

- iii. Clubhouses are generally parked at one off-street parking space per 200 sqft of building area, due to their recreational facility designation/use. If the clubhouse is intended for office use, then it would be parked at one off-street parking space per 250 sqft of building area, based on Table 1105.01A.

- 1. Please provide the square footage of both clubhouse and the intended land use of the clubhouse in the parking calculations.

Response: See Exhibit F-1. The parking numbers have been revised. For Subarea A and B, the pool house is 768 sf. Since this building is only used for recreation, not office, at 1 space per 200 sqft 4 parking spaces are required. 12 spaces have been provided. Note the non-enclosed area of the pool house has not been included in the calculation.

For Subarea C, the clubhouse is 4500 sf. At a rate of 1 space per 200 sf 23 spaces are required. 23 spaces have been provided.

- iv. Please provide the number of parking spaces for each type of garage/garage location on site, to ensure the correct number of garage spaces are provided.

Response: See Exhibit F-1.

- v. Please label in the parking calculations, that 9 off-street parking spaces will be provided for the amenity park location.

Response: Addressed.

- vi. Please label in the parking calculations that 12 off-street parking spaces will be provided for one of the mail box locations.

Response: Addressed.

- vii. Please label and identify the 24 on-street parking spaces on the major site plan and in the parking calculations.

- 1. Please clearly explain how the required off-street parking space for each parcel and each land use are met/obtained on the major site plan, along with stating those calculations in the "Site Statistics". Section 1105 – Table 1105.01A

Response: Addressed

4. The site plan states the 22 ADA parking spaces are provided on the site, that 18 are head-in parking and 4 are in the garage parking.
 - a. The site plan shows surface parking ADA spaces. 20 ADA spaces in off-street surface parking lot spaces and 2 ADA spaces in on-street parking spaces.
 - i. Please clearly identify where the 4 ADA garage parking spaces would be located on the site plan and/or revise the number of ADA parking spaces provided on the overall site plan.

Response: The ADA garage spaces have been labeled on Exhibit H-1.

5. Please change in the "Site Statistics" "Head-in Parking" to "off-street parking".

Response: Addressed.

6. Under "Notes" Note C states, "Reserve "A" shall be deeded to the City of Reynoldsburg for a Public Park. Reserves "B-F" Open Spaces/Stormwater Facilities shall be owned and maintained by the Summit Crossing Homeowners Association.
 - a. This statement implies that the City will own and maintain all of Reserve A, which based on the Major Site Plan, would include the Retention Pond for the site, which is a stormwater facility, but is not located on B-F.
 - i. Please show the retention pond for the site, not a part of the City's intended Public Park. The City will not accept or maintain the sites intended Retention Pond.

Response: Note "C" has been revised to clearly state the intent that all of Reserve A shall be owned and maintained by the City and that the storm water management basin, which is located on Reserve A, shall be maintained by the HOA via storm easement. Items such as maintaining landscape and mowing grass shall be the responsibility of the City.

7. Remove under "Notes", Note F states that this document is only for Subarea A & B.
 - a. Please clarify if Subarea C is also applying for a Major Site Plan.
 - i. If the site is being developed as a Major Site Plan for Subarea A & B only, then remove everything regarding Subarea C.
 1. Please know that Subarea C, will require its own Major Site Plan, and that this parcel would be held to the current zoning code regulations at the time of it being developed/major site plan submitted. This would include everything from density based on the parcels acres, to landscaping, lighting, design standards, parking, etc.
 - ii. If the site is being developed for all Subareas, then all information for all Subareas will need to be shown/provided. Note F would need to be removed.

Response: The Phase note on Exhibit F-1, formally Note "F" is now note "G", has been revised. It no longer excludes Subarea C. Phase lines for Subarea C are shown on the plan view of Exhibit F-1. It is the intent that the Major Site Plan also pertains to Subarea C.

8. If the entire site is being developed under this Major Site Plan, then all zoning requirements for the whole site plan will need to be shown/met.
 - a. There appears to be information missing such as:
 - i. The clubhouse will need to be shown on the overall project plan.

Response: See Exhibit F-1.

- ii. The Meter Building, if there is a second one (Phase A & B), based on what the utility plan alludes to, will need to be shown.

Response: The Master Meter for Subareas A and B is shown on F-7 and will not be in a building.

- iii. The clubhouse and other accessory structures elevations in the townhome portion will need to be provided, and in color.

Response: All proposed buildings shall comply with the existing zoning.

- iv. Elevations of the structure's in the apartment complex, in the common areas between buildings.

Response: See Exhibit H-5, H-5.1 and Tab K.

- 9. 7 lots appear to not meet the minimum lot width of 23 feet per Section 1103.19. III Development Standards. Lot Width for Townhomes & Condos only (Min FT)

- a. Lots 63, 69, 76, 82, 266, 267 & 268

- i. If the minimum lot width of 23 feet is not met, a variance would be required for these lots prior to the Major Site Plan approval.

Response: See revised variance materials prepared by the Applicant.

- 10. 49 lots do not meet the minimum lot depth of 100 feet per Section 1103.19.III Development Standards. Lot Depth (Min FT)

- a. Lots 93, 98, 99, 104, 105, 106, 108, 109, 114, 115, 120, 121, 126, 127, 132, 133, 138, 139, 144, 145, 150, 151, 156, 157, 162, 163, 168, 169, 174, 175, 180, 181, 186, 187, 192, 193, 198, 199, 204, 205, 210, 211, 216, 217, 222, 223, 228, 229, 234 and Reserve E.

- i. If the minimum lot depth of 100 feet is not met, a variance would be required for these lots prior to the Major Site Plan approval.

Response: See revised variance materials prepared by the Applicant.

- 11. 94 lots do not meet the minimum lot depth of 100 feet per Section 1103.19.III Development Standards. Lot Depth (Min FT) or the minimum lot width of 23 feet per Section 1103.19. III Development Standards. Lot Width for Townhomes & Condos only (Min FT)

- a. Lots 94, 95, 96, 97, 100, 101, 102, 103, 106, 107, 110, 111, 112, 113, 116, 117, 118, 119, 122, 123, 124, 125, 128, 129, 130, 131, 134, 135, 136, 137, 140, 141, 142, 143, 146, 147, 148, 149, 152, 153, 154, 155, 158, 159, 160, 161, 164, 165, 166, 167, 170, 171, 172, 173, 176, 177, 178, 179, 182, 183, 184, 185, 188, 189, 190, 191, 194, 195, 196, 197, 200, 201, 202, 203, 206, 207, 208, 209, 212, 213, 214, 215, 218, 219, 220, 221, 224, 225, 226, 227, 230, 231, 232 & 233.

- i. If the minimum lot depth of 100 feet and the minimum lot width of 23 feet are not met, a variance would be required for these lots prior to the Major Site Plan approval.

Response: See revised variance materials prepared by the Applicant.

- 12. Lot 69's driveway appears to be encroaching onto lot 68.

- a. Please know that one lot's driveway cannot be located/run through another lot. Please correct.

Response: The plan has been changed to remove the driveway overlap.

13. Lot 76 driveway appears to reduce in size. Please provide the width of the intended driveway.

Response: Addressed and dimensioned.

14. The lots square footage throughout the site appears to be off consistently. This includes multiple lots, over 100, throughout the site. Section 1111.05.D.iv.2

- a. For example, a lot that is 24 feet by 114 feet would be 2736 square feet (lot 61 or 247). The major site plan however states the lots square footage is 2762 square feet. Please provide the correct lot square footage for each parcel on the site.
- b. For example, lots 36, 37 & 38, or 270, 271, 272 & 273 are all the same dimensions; however, they have different square footage numbers for the lot sizes.
 - i. Provide the correct square footage of each intended lot.

Response: The lot areas are computer generated per the CAD linework. The discrepancy is due to the front and rear lot lines are not parallel, and the computer rounds to the nearest 1 foot.

15. Show and state on the major site plan, the required front setback of 20 feet along all drives/street. This includes private drives. Section 1103.19.III Development Standards. Setbacks & Section 1109.17.C.5

Response: Setbacks are shown and labeled.

16. Show and state on the major site plan, the required rear setback of 20 feet for all lots applicable. Section 1103.19.III Development Standards. Setbacks & Section 1109.17.C.5

Response: Rear setback lines and labels have been added to all lots, see Exhibits F-3 through F-6.

17. Please know that if you intended to build any attached decks to your townhome structures or apartment buildings, the decks too will have to meet the required rear and front setbacks (whichever setback is applicable). Section 1113.D.Deck

Response: See revised variance materials prepared by the Applicant. No variance is requested for deck encroachments; however, a variance is being requested for front porches.

18. Please know that front porches or any other type of unenclosed awning, canopy, unenclosed patio, etc. that do encroach into setbacks, will have to meet Section 1101.13.G of the zoning ordinance.

- a. This due some townhomes appearing to be located along or very close to both rear and front setbacks.
 - i. Please know if you cannot meet these requirements, a variance from this section would be needed. It is however unclear if this would be needed, since specific lot details are not reviewed at this time, however the applicant should be aware of these regulations.

Response: See revised variance materials prepared by the Applicant. No variance is requested for deck encroachments; however, a variance is being requested for front porches.

19. It is unclear where the parcel line is for "Reserve C". Please clearly identify the lot line for Reserve C.

- a. It is unclear where the proposed parcel line is on the site.

Response: Addressed.

- b. Are you proposing parking that would be divided among the roadway and the parcel?
 - i. Please know that all on-site parking spaces need to meet the minimum parcel setback of 5 feet per Section 1105.01.G.ii

Response: The parking at Reserve "C" has been revised to comply.

- 20. Please know that the clubhouse required parking will need to be located on the same parcel as the clubhouse. This applies to both clubhouses. The townhome clubhouse appears to have issues meeting this requirement. Section 1105.01.G.i

Response: The parking at Reserve "C" has been revised to comply.

- 21. The zoning code states, "Parking or loading facilities shall not be permitted on the right-of-way of any public dedicated thoroughfare, except as provided by a public authority"(Section 1105.01.G.i). The code also requires that, "Access for all parking and loading facilities (except those required for Attached Single-Family, Detached Single-Family and Two-Family dwellings) shall be designed to permit any vehicle entering or leaving the premises to be traveled in a forward motion" (Section 1105.01.G.iv).

- a. Please know that the on street parking would not be permitted due to both regulations applying.

Response: Understood.

- 22. For all parking in the development that is not the garage/driveway parking for the townhomes, will require 22 foot maneuverability for 80 degree or more angled parking. Please show the required maneuverability per Section 1105.01.G.vi.Table

- a. This includes all drive aisles throughout the apartment complex development. Please label and show.

Response: Parking dimensions have been added. See Exhibits F-3 through F-6.

- 23. Private Roads states "any passageway designed for use by motor powered vehicles, upon property owned by one or more person, firms or corporations where such passageway servers in excess of four dwelling units" (Section 1111.15.B.i). The private roads would fall under this definition.

- a. Section 1111.15.B.iv requires the minimum pavement width of a private roadway to be 26 feet. The minimum width of a private street is 26 feet.
 - i. If the minimum width of 26 feet is not provided, a variance would be needed.
 - 1. Please know that a public ally way requires a minimum right-of-way of 20 feet with a minimum pavement of 18 feet. If you choose to go this route instead.

Response: Per follow-up discussions, Mount Drum Alley's width has been increased to 20', measured from face of curb, while Sanford, Fairweather, Wrangell, Lucania, Whitney, Alverston, and Elbert Alleys will remain 18' wide, measured from face of curb. For Private Drives, the proposed pavement width is 26' measured from face of curb.

24. Provide a note on the site plan, stating the intended hard surface to be used throughout the apartment complex parking/drive aisle areas, along with the townhome driveways. Section 1105.01.G.viii

Response: See note F that states parking areas shall be asphalt. The parking at Reserve C has been revised to comply.

25. Please clarify what the green and red dot on the lighting plan mean.

Response: See Exhibit F-9. The green dots are proposed pole lights in Subareas A and B, the red dots are proposed pole lights in Subarea C. Note the green and red dots are also located next to the appropriate detail.

26. The statistics on the street lighting plan, which includes a photometric plan, appear to be the exact same statistics as the preliminary, without 20 plus additional parking lot lighting on the site. Please ensure that the photometric plans statics are up to date and include all lighting on the site.

Response: The Photometric Plan submitted with the Preliminary Plat has been revised to include Subarea "C", and is similar to the Photometric Plan with the Major Site Plan.

27. The lighting plan for the apartments states that the mounting height of the parking lot lighting will be 30 feet. The maximum permitted height for parking lot lighting is 20 feet.

- a. A variance from Section 1105.09.B.ii would be needed if you intended to increase the height of the parking lot lighting over 20 feet.

Response: The note "mounting height to 30 feet" appears on the Shakespeare S-Series product sheet stating that the pole is capable of achieving this height. For this project a fixture height of 14' will be installed. The photometric study was prepared with a 14' fixture height. A red box has been added to the product sheet to indicate the proposed height.

28. Based on the lighting plan, there appears to be significant areas in the apartment complex and the private townhome area that will not have parking lot lighting/street lighting or any lighting at all.

- a. Staff has concerns, since multiple areas on the site will not have any lighting including areas that are intended for handicap accessible parking spaces for apartment units. Staff recommends that security lighting or some type of lighting, be installed in these areas, to ensure usable parking space areas after dusk.

Response: Two additional lights have been added to Subarea A and B. One at the CBU's in Reserve C and one at the CBU's in Reserve D.

29. Please know that a photometric plan is required for all lighting on the entire site. The photometric plan should state the foot-candles at all residential land uses property lines that the development abuts. Section 1105.09.B.i

Response: See Exhibit F-9.

30. Clarify what "f/f" on the detailed Major Site Plan means. It is unclear what it means, and there is not a legend identifying it.

Response: "f/f" stands for Face of Curb to Face of Curb. See Note E, Exhibit F-1.

31. State on the cover page of the Major Site Plan, the required setbacks for townhomes and the apartment development. Section 1109.17.C.ii.5

Response: The setbacks for the townhomes are stated on Exhibit F-1 as well as shown on the Typical Lot details.

32. Please identify "Park Place" as "Park Place North" on the Major Site Plan.

Response: Addressed.

33. Label and identify the streets right-of-way widths on the Major Site Plan. Section 1111.05.D.iv.1

Response: Addressed. Street reserve widths on Private Drives are also labeled.

34. Dimension at least one parking space on the Major Site Plan, to show that the required parking space dimensions are met. Section 1105.01.G.i

Response: Addressed.

35. Label all sidewalks on the Major Site Plan, along with providing their dimensions.

Response: See Note B, Exhibit F-1.

36. Provide/state the required ADA parking space dimensions for all accessible parking spaces. Section 1105.01.G.v.2

Response: A parking detail has been added to Exhibit F-1.

37. Dimension and identify the required 3 foot setback for the fence along Summit road on the Major Site Plan. Section 1105.11

Response: Addressed.

38. Please know that the maximum lot coverage, including all impervious surface is 70%. That you will qualify for the additional 10% credit, bringing the total maximum lot coverage to 80%. Section 1103.19.III Development Standards. Lot Coverage/Open Space

- a. Please know that if you exceed 80% maximum lot coverage on any lot, you will need a variance for that lot and any other lot exceeding 80% in the development before Zoning will sign off on a Zoning Certificate for a New Build Application.

The largest percent of lot coverage is 67.7% therefore a variance has not been requested

- **Smallest lot is 76' deep x 21' wide = 1,596 sf (rounded down to nearest whole number)**
- **Impervious area for the biggest townhome on the smallest lot = 1,080.2 sq ft
(House: 743.1 sf + driveway: 327.1 sf + stoop: 10 sf)**
- **$1080.2 \text{ sf} / 1596 \text{ sf} \times 100 = 67.7\%$**
- **Measured from R/W to reserve line.**
- **Pertains to lots: 206-209, 212-215, 110-113, 116-119, 122-125, 128-131, 134-137, 140-143 and 146-149.**

39. Provide the maximum height of the proposed street lighting. Section 1105.09.B

Response: The maximum height for proposed public street lights shall be 14'. See Exhibit F-9.

40. Will there be any other street lighting or exterior lighting on the subject site?
- If there will be other exterior lighting including street, walkway, parking lot, security, etc. Then the additional lighting will need to be all shown on the lighting plan and photometric plan, meeting all lighting requirements.
 - If there will be any additional street lighting specifically, it should also be shown on the photometric plan provided, along with showing that all requirements from Section 1111.13.Street Lights and how it is met.

Response: Two additional lights have been added to Subarea A and B. One at the CBU's at Reserve C and one at the CBU's in Reserve D. Otherwise, no additional lights are proposed.

41. Please provide a photometric light plant that shows the foot candles at the boards of the parcel that abut residential zoned or used land uses. Section 1105.09.B.

Response: Foot candle information is shown on Exhibit F-9.

42. The subject site has roughly 16, 146 feet of road frontage throughout the site. The proposed landscape plan appears to show mainly "street trees" with some additional trees throughout the subject site.

- The applicant will need to provide a landscape plan, showing and stating how all landscape requirements are met for the townhome development portion. Section 1105.07
 - Please know this includes a Tree Survey, Tree Removal Plan, a Tree Preservation Plan, a Tree Replacement Plan for the Major Trees removed from the site, General Landscape Standards, Street Tree Requirements, Interior Lot Landscaping Requirements, Buffer Requirements, Parking Area Landscaping Standards and Screening and Landscaping for Service Structure Requirements.
 - There is not enough information provided in the landscape plan to review all of these requirements.

Response:

- Street trees have been revised to meet the spacing requirements for public streets. There is a deficit of 7 street trees along Park Place North and Allegro Drive due to space limitations; however, Denali Avenue has a surplus of 7 street trees.**
- Trees along Alleys are not required but will be provided based on available spacing with driveways.**
- Lot trees will not be required at this time based upon the Tree Preservation within Reserve "A". The total tree credits within this reserve is 5,623 which more than offsets the requirements for lot trees.**
- The Developer reserves the right to provide additional landscape at their discretion.**
- See Exhibits G-6 and G-7 as well as Tab E, Existing Tree Survey Memo.**

43. The subject site appears to be removing existing trees near the amenity area and where the road/townhome construction will be located.

- Please provide a tree survey, identifying all major trees removed from the site. Along with a tree replacement plan. Section 1105.07.B & E

Response: See Exhibits G-6 & G-7 for tree removal quantities.

44. The applicant will need to show the required 6 foot landscape setback around the site per Section 1105.07.F.ix

Response: No setback is required.

45. Staff reviewed the proposed street trees, and reviewed them based on the maximum distance a street tree could be apart, with the largest size and determined that 155 street trees are missing.

- a. The applicant will need to provide the type of tree, identify if it is a small, medium or large tree, and follow the required spacing for trees per Section 1105.07.G on the landscape plan
 - i. If the required number of street trees cannot be provided, a variance for the required number of trees would be needed, along with a site plan showing where the trees requesting a variance for would have been required to be located.

Response:

- **Street trees have been revised to meet the spacing requirements for public streets. There is a deficit of 7 street trees along Park Place North and Allegro Drive due to space limitations; however, Denali Avenue has a surplus of 7 street trees.**
- **Trees along Alleys are not required but will be provided based on available spacing with driveways.**
- **Lot trees will not be required at this time based upon the Tree Preservation within Reserve "A". The total tree credits within this reserve is 5,623 which more than offsets the requirements for lot trees.**
- **The Developer reserves the right to provide additional landscape at their discretion.**
- **See Exhibits G-6 and G-7 as well as Tab E, Existing Tree Survey Memo**

46. The clubhouse for the townhomes states the sidewalk will be 5 feet wide (Exhibit G-2). Will all sidewalks throughout the site be 5 feet?

- a. If all sidewalks throughout the site will be 5 feet, please provided a note on the cover sheet stating this.
- b. If all sidewalks throughout the site will not be 5 feet, please clearly label the width of all sidewalks throughout the site.

Response: All walks will be 5' wide, within Subareas A, B and C, with the exception of private walks leading directly to townhomes, which will be 4' wide. See Note B, Exhibit F-1.

47. The proposed height of 4 feet and 6 inches of the 4-rail fence exceeds the maximum height of a fence permitted in the front yard, which is 4 feet. (Exhibit G-3)

- a. If the applicant would like to exceed the maximum height of 4 feet, the applicant will need a variance.
- b. If the applicant revised the drawing to show the fence at 4 feet or less, a variance would not be needed.
- c. Please also be aware that the opacity of the fence will need to be stated for the fencing, not exceeding the maximum opacity of 50%.

Response: The 4-rail fence has been replaced with a 3-rail fence that is 4 feet high or less and does not exceed 50% opacity. See notes and detail, Exhibit G-4.

48. The proposed street trees, after looking at the specifications on Exhibit G-4, appear to actually be interior trees.
- Street trees are required to be located in the right-of-way, in between the sidewalk and street right-of-way. Section 1105.07.G. iv.

Response: Street trees have been revised to lie within the tree lawn.

Please also show on the street tree plan, that the 20 foot sight triangle is maintained at street intersections throughout the site.

Response: Sight triangles have been added to Exhibit G-1.

49. Exhibit G-4 with regards to interior lot landscaping will need to meet Section 1105.07.H.i.1. This includes the correct square footage for each lot, including the reserves/other lots that are open space/clubhouse/etc.
- Please also know that based on our standards, each residential lot requires at least one tree. So if the lot is 2,500 square feet, one tree at 2 inch diameter will be required, which means that at least 287 interior lot trees will be required, likely more for larger reserve parcels.
 - The calculations for the required trees will need to be provided for the entire site.
 - Please know that interior lot landscaping standards can also use existing healthy trees that will remain on the development after it is developed, towards credits to interior lot landscaping requirement. Section 1105.07.G.ii
 - You will need to provide all required documentation in the tree preservation plan, showing this information.

Response: Lot trees will not be required at this time based upon the Tree Preservation within Reserve "A". The total tree credits within this reserve will be 5,623 which will more than offset the requirements for any lot trees. The Developer reserves the right to provide additional landscape at their discretion.

50. Remove the not, "*units subject to change based on marketing conditions" from Exhibit G-4.

Response: All units will be subject to change based on marketing conditions, but all units will meet all the requirements set forth in the zoning documents.

51. Remove under the "Landscape Notes" Comment F from Exhibit G-4. Since all landscaping types are required to be identified during the Major Site Plan process. Section 1109.17.C.ii.6

Response: Addressed.

52. Provide/show the 20 foot side setback of the apartment complex along the lot line that abuts townhome unit 280. Section 1103.19.III Development Standards. Setbacks & Section 1109.17.C.5

Response: Addressed.

53. Provide/show the 20 foot front setback of the apartment complex along Park Place North.
Section 1103.19.III Development Standards. Setbacks & Section 1109.17.C.5

Response: Addressed.

54. Identify the height, type and opacity of the fence intended for the dog park. Section 1105.11.A.ii

Response: Addressed. See Exhibit H-5.1.

55. Provide the setback of the proposed dog park fence location to the property line.

- a. Please know that fences located along frontage require a 3-foot setback from the property line, with 50% opacity and a maximum of height of 4 feet. Section 1105.11.A.ii

Response: Addressed. See Exhibit H-1.

56. Please know that any deck that is attached to the apartment complex, will be required to meet the building setback.

- a. This is mentioned due to apartments 14, 15 and 16 appearing to have some portion of the building located over the 30-foot rear setback line.
 - i. If the building does not meet the required setback, then a variance would be needed.

Response: Addressed. The site plan has been revised to comply with this comment.

57. Identify what will be located between buildings 3 & 6, and 4 & 5. There appears to be something in the common space.

- a. If it is a structure, please identify it and provide the necessary building elevations for it.

Response: The areas will include a patio with grill, seating and an arbor. Call-out notes have been added to Exhibit H-1.

58. Please clarify for the community garden if there will be fencing, pavement, and intended ground cover for the site.

- a. Please identify any materials that are intended to be used, meeting all zoning code requirements for things such as fences.

Response: See Exhibit H-5.1, Detail 4, for community garden information.

59. Provide the required screening along the eastern parcel line for the apartment complex, where parking lots are within 50 feet of a residence.

- a. Please state and provide the required information showing how you will meet Section 1105.01.G.iii requirements.

Response: Evergreens have been added adjacent the parking lots to comply with this requirement. See Exhibit H-2.1.

60. On sheet H-2, please change under Tree Replacement not, minimum caliper of (1.75") to 2".
Since it now states 2 inches instead of 1.75 inches due to a recent code update. Section 1105.07.E

Response: Addressed.

61. On Sheet H-2, for Street Trees, it appears to be short 5 large trees, if you are doing large trees at a maximum of 45 feet apart. Please correct the number of street trees provided on the site.
Section 1105.07.G

Response: Addressed.

- a. Please show the distance between the street trees, along with providing the tree type, and the size of tree.
 - i. Please ensure the tree is an approved street tree, from the City of Reynoldsburg approved street tree list

Response: Understood.

62. If credits for existing trees were intended to be used on this site, then a tree survey meeting all of Section 1105.07.H.ii would need to be submitted during the Major Site Plan review process.

- a. Trying to do that later, would result in a modification to the existing Major Site Plan. Which would be a new application, fee and supporting materials needed.

Response: See Exhibits G-6 & G-7.

63. Add the number 38 to evergreen trees at 6" GHT. In the "Parking Area Berm" section on sheet H-2.

Response: Addressed.

64. Please remove the wording "preliminary not for construction" off of all applicable documents.

Response: Addressed.

65. Provide the height of the proposed apartment homes on the elevation sheet.

Response: See Tab K.

66. Provide the required information, showing/stating how Section 1105.06.C.ii standard is met on all sides of the apartment building.

Response: See Tab K. Note added to building elevations.

67. Provide the required information, showing/stating how Section 1105.06.H standard is met on the apartment building.

Response: See Tab K. Note added to building elevations.

68. Provide on the clubhouse and miscellaneous elevations, the height and materials used for all structures on the site.

- a. Please also ensure that any structure's not identified on the elevations, such as the mail kiosk or open space structure area also provided in the elevations.

Response: See Exhibits H-5 and H-5.1 as well as Tab K.

69. Provide color elevations of the actual clubhouse intended in the townhome sections. Please provide the height, type of materials used throughout the building and any other pertinent detail.

Response: All proposed buildings shall comply with the existing zoning.

70. Provide color elevations of any and all other structures buildings that are not the clubhouse or townhomes in the Major Site Plan, such as the mailbox units.

Response: All proposed buildings shall comply with the existing zoning.

71. Provide color elevations of both townhome types intended for the site. The current elevations state it is subject to change and that it does not denote an exact representation of the intended townhome.

a. Exact renderings of the Townhomes are needed. This would include color elevations showing all 4 sides, identifying the height of the building, and meeting all residential design standards found in Section 1105.06

i. Please know that if the townhome does not meet the residential design standards found in the Zoning Code, then a variance would be needed.

Response: All proposed buildings shall comply with the existing zoning

72. Please know that sign permitting process is not reviewed during the Major Site Plan process. It is a separate sign plan permit.

Response: Understood.

73. The developer states on their application that they will provide a, "contribution in the amount, in lieu of improvements agreed to by the City". The City is currently working on updating the 2023 numbers gathered from a Summit Road Improvement Study and will submit the updated numbers to the developer, for the developer to agree to in lieu of doing a traffic impact study/traffic improvements in and off the site due to the City's intent to improve Summit Road in the near future.

Response: Understood.

74. As a part of addressing the comments from the City, the City is willing to discuss modification to the layout and size of reserve A.

Response: Understood.

Planning Staff Comments: Preliminary Plat

1. On the application, the applicant states there are 287 lots proposed on the preliminary plat.
 - a. There are only 280 lots identified by the applicant on the preliminary plat. Please identify the other 7 lots, with a lot number on the preliminary plat. Section 1111.05.D.iv.2

Response: The additional 7 lots are Reserves, each has been assigned a lot number.

2. 7 lots appear to not meet the minimum lot width of 23 feet per Section 1103.19. III Development Standards. Lot Width for Townhomes & Condos only (Min FT)
 - a. Lots 63, 69, 76, 82, 266, 267 & 268
 - i. If the minimum lot width of 23 feet is not met, a variance would be required for these lots.

Response:

- **See revised variance materials prepared by the Applicant.**
 - **Lots on curves are measured from the setback not from the “reserve line”.**
 - **Dimensions have been added to all of the curved lots at the building line for clarification.**
3. 49 lots do not meet the minimum lot depth of 100 feet per Section 1103.19.III Development Standards. Lot Depth (Min FT)
 - a. Lots 93, 98, 99, 104, 105, 106, 108, 109, 114, 115, 120, 121, 126, 127, 132, 133, 138, 139, 144, 145, 150, 151, 156, 157, 162, 163, 168, 169, 174, 175, 180, 181, 186, 187, 192, 193, 198, 199, 204, 205, 210, 211, 216, 217, 222, 223, 228, 229, 234 and Reserve E.
 - i. If the minimum lot depth of 100 feet is not met, a variance would be required for these lots.

Response: See revised variance materials prepared by the Applicant.

4. 94 lots do not meet the minimum lot depth of 100 feet per Section 1103.19.III Development Standards. Lot Depth (Min FT) or the minimum lot width of 23 feet per Section 1103.19. III Development Standards. Lot Width for Townhomes & Condos only (Min FT)
 - a. Lots 94, 95, 96, 97, 100, 101, 102, 103, 106, 107, 110, 111, 112, 113, 116, 117, 118, 119, 122, 123, 124, 125, 128, 129, 130, 131, 134, 135, 136, 137, 140, 141, 142, 143, 146, 147, 148, 149, 152, 153, 154, 155, 158, 159, 160, 161, 164, 165, 166, 167, 170, 171, 172, 173, 176, 177, 178, 179, 182, 183, 184, 185, 188, 189, 190, 191, 194, 195, 196, 197, 200, 201, 202, 203, 206, 207, 208, 209, 212, 213, 214, 215, 218, 219, 220, 221, 224, 225, 226, 227, 230, 231, 232 & 233.
 - i. If the minimum lot depth of 100 feet and the minimum lot width of 23 feet are not met, a variance would be required for these lots.

Response: See revised variance materials prepared by the Applicant.

5. Lot 69's driveway appears to be encroaching onto lot 68.
 - a. Please know that one lot's driveway cannot be located/run through another lot. Please correct.

Response: The plan has been changed to remove the driveway overlap.

6. Lot 76 driveway appears to reduce in size. Please provide the width of the intended driveway.

Response: Addressed and dimensioned.

7. The lots square footage throughout the site appears to be off consistently. This includes multiple lots, over 100, throughout the site. Section 1111.05.D.iv.2

a. For example, a lot that is 24 feet by 114 feet would be 2736 square feet (lot 61 or 247). The preliminary plat however states the lots square footage is 2762 square feet. Please provide the correct lot square footage for each parcel on the site.

b. For example, lots 36, 37 & 38, or 270, 271, 272 & 273 are all the same dimensions; however, they have different square footage numbers for the lot sizes.

i. Provide the correct square footage of each intended lot. Section 1111.05.D.ii.1

Response: The lot areas are computer generated per the CAD linework. The discrepancy is due to the fact that the front and rear lot lines are not parallel, and the computer rounds to the nearest 1 foot.

8. Show and state on the preliminary plat, the required front setback of 20 feet along all drives/street. This includes private drives. Section 1103.19.III Development Standards. Setbacks

Response: Setbacks are shown and labeled. Note, additional information has been added for clarity.

9. Show and state on the preliminary plat, the required rear setback of 20 feet for all lots applicable. Section 1103.19.III Development Standards. Setbacks

Response: Rear setbacks lines and labels have been added to all lots, see Exhibits F-3 through F-6.

10. Please know that if you intended to build any attached decks to your townhome structures, the decks too will have to meet the required 20 foot rear and front setbacks (whichever setback is applicable). Section 1113.D.Deck

Response: See revised variance materials prepared by the Applicant. No variance is requested for deck encroachments; however, a variance is being requested for front porches.

11. It is unclear where the parcel line is for "Reserve C". Please clearly identify the lot line for Reserve C.

a. It is unclear where the proposed parcel line is on the site.

Response: Addressed.

b. Are you proposing parking that would be divided among the roadway and the parcel?

i. Please know that all on-site parking spaces need to meet the minimum parcel setback of 5 feet per Section 1105.01.G.ii

Response: The parking at Reserve "C" has been revised to comply.

12. Please know that the clubhouse required parking will need to be located on the same parcel as the clubhouse. Section 1105.01.G.i

Response: The parking at Reserve "C" has been revised to comply.

13. The zoning code states, "Parking or loading facilities shall not be permitted on the right-of-way of any public dedicated thoroughfare, except as provided by a public authority"(Section

1105.01.G.i). The code also requires that, “Access for all parking and loading facilities (except those required for Attached Single-Family, Detached Single-Family and Two-Family dwellings) shall be designed to permit any vehicle entering or leaving the premises to be traveled in a forward motion” (Section 1105.01.G.iv).

- a. Please know that the on street parking would not be permitted due to both regulations applying.

Response: Understood.

14. For all parking in the development that is not the garage/driveway, please know that a required 22 foot maneuverability for 80 degree or more angled parking that is required. Please show the required maneuverability per Section 1105.01.G.vi.Table

Response: Parking dimensions have been added. See Exhibits F-3 through F-6.

15. Private Roads states “any passageway designed for use by motor powered vehicles, upon property owned by one or more person, firms or corporations where such passageway servers in excess of four dwelling units” (Section 1111.15.B.i). The private roads would fall under this definition.
 - a. Section 1111.15.B.iv requires the minimum pavement width of a private roadway to be 26 feet. The minimum width of a private street is 26 feet.
 - i. If the minimum width of 26 feet is not provided, a variance would be needed.
 1. Please know that a public ally way requires a minimum right-of-way of 20 feet with a minimum pavement of 18 feet. If you choose to go this route instead.

Response: Per follow-up discussions, Mount Drum Alley’s width has been increased to 20’, measured from face of curb, while Sanford, Fairweather, Wrangell, Lucania, Whitney, Alverston, and Elbert Alleys will remain 18’ wide, measured from face of curb. For Private Drives, the proposed pavement width is 26’ measured from face of curb.

16. Staff reviewed the proposed street trees, and reviewed them based on the maximum distance a street tree could be apart, with the largest size and determined that 155 street trees are missing.
 - a. The applicant will need to provide the type of tree, identify if it is a small, medium or large tree, and follow the required spacing for trees per Section 1105.07.G on the landscape plan
 - i. If the required number of street trees cannot be provided, a variance for the required number of trees would be needed, along with a site plan showing where the trees requesting a variance for would have been required to be located.

Response: Street trees have been revised to meet the spacing requirements for public streets. There is a deficit of 7 street trees along Park Place North and Allegro Drive due to space limitations; however, Denali Avenue has a surplus of 7 street trees. Trees along Alleys are not required but will be provided based on available spacing with the driveways. The Developer reserves the right to provide additional landscape at their discretion.

17. The proposed height of 4 feet and 6 inches of the 4-rail fence exceeds the maximum height of a fence permitted in the front yard, which is 4 feet.
- If the applicant would like to exceed the maximum height of 4 feet, the applicant will need a variance.
 - If the applicant revised the drawing to show the fence at 4 feet or less, a variance would not be needed.
 - Please also be aware that the opacity of the fence will need to be stated for the fencing, not exceeding the maximum opacity of 50%.

Response: The 4-rail fence has been replaced with a 3-rail fence that is 4 feet or less and does not exceed 50% opacity. See notes and detail, Exhibit G-4.

18. Provide in the preliminary plat packet, a copy of the general layout of all site improvements to be installed on the entire tract of land to be developed. This is required, even if only a portion of the site is intended to be developed. Section 1111.05.B
- Please show the intended apartment layout, showing the intended site improvements.

Response: Addressed.

19. Provide on the preliminary plat, the name of the engineer, their seal and signature, of the engineer that prepared the preliminary plat. Section 1111.05.D.i

Response: EMH&T's engineers prepared the preliminary plat, however, per Section 1111.05.D.i which states: "The preliminary plat shall contain the following, and be prepared by a licensed professional engineer in the State of Ohio:", EMH&T engineers as a policy do not seal and sign preliminary work and do not interpret the Section to indicate its required.

20. Provide on the preliminary plat, the names and addresses of the owner on the preliminary plat. Section 1111.05.D.i.4

Response: Addressed See Sheet 1.

21. Provide/identify the name and address of the project developer on the preliminary plat. Section 1111.05.D.i.4

Response: Addressed See Sheet 1.

22. Provide/Identify the name and address of the surveyor who made the preliminary plat, on the preliminary plat. Section 1111.05.D.i.4

Response: Addressed See Sheet 1.

23. Provide the legal description of the parcel being subdivided with the preliminary plat. Section 1111.05.D.i.7

Response: Addressed See Sheet 1.

24. Label in a legend, the boundary lines symbol shown on the plat. Section 1111.05.D.ii.1

Response: Addressed See Sheet 1.

25. Provide the widths and names of all existing and previously platted streets or alleys on the preliminary plat. Section 1111.05.D.ii.2

- a. This includes Park Place N., the existing road to the South, Allegro Drive connecting to the North and Summit Road to the East of the site.

Response: Addressed.

26. Label existing water, sewer and underground facilities on the utility plan. Section 1111.05.D.ii.3

- a. Please also identify what the utilities are in the legend, that are existing, that are identified near or along Summit Road.

Response: Addressed.

27. Are there any existing zoning restrictions on the site? Section 1111.05.D.ii.5

- a. If there are no existing zoning restrictions on the site, please state this in a note on the preliminary plat.
- b. If there are existing zoning restrictions on the site, please list/show/state the existing zoning restrictions on the preliminary plat.

Response: The Applicant is not aware of any existing zoning restrictions on the site and a note has been added to Sheet 1.

28. Provide on the preliminary plat, all existing and proposed easements. Section 1111.05.D.ii.8

Response: Addressed See Sheet 7

29. Provide a note on the preliminary plat that all elevations are based on NAVD (North American Vertical Datum) 1988 datum. Section 1111.05.D.iii

Response: Addressed.

30. Clarify what “f/f” on the detailed Preliminary Plat means. It is unclear what it means, and there is not a legend identifying it.

Response: “f/f” stands for Face of Curb to Face of Curb. See Note E, Sheet 1.

31. Please clarify the lot width of lots 63 & 82. It is unclear what the width is, due to multiple numbers being stated. Please provide 1 number for the lot width of both of these parcels.

Response: Addressed.

32. Label and identify the streets right-of-way widths on the Preliminary Plat. Section 1111.05.D.iv.1

Response: Addressed.

33. Under “Notes” Note C states, “Reserve “A” shall be deeded to the City of Reynoldsburg for a Public Park. Reserves “B-F” Open Spaces/Stormwater Facilities shall be owned and maintained by the Summit Crossing Homeowners Association.

- a. This statement implies that the City will own and maintain all of Reserve A, which based on the Preliminary Plat, would include the Retention Pond for the site, which is a stormwater facility, but is not located on Reserves B-F.
 - i. Please show the retention pond for the site, not a part of the City’s intended Public Park. The City will not accept or maintain the sites intended Retention Pond.
 1. This needs to be clearly identified and defined for the requirement of Section 1111.05.D.iv.3

Response: Note C has been revised to clearly state the intent that all of Reserve A shall be owned and maintained by the City and that the storm water management basin, which is located on Reserve A, shall be maintained by the HOA via storm easement. Items such as maintaining landscape and mowing grass shall be the responsibility of the City.

34. State on the cover page of the preliminary plat, the required setbacks for townhomes.

Response: Addressed.

35. Bear and Hunter as street names already exist in Licking County. Please select new street names.
Section 1111.05.D.iv.6

Response: Addressed.

36. Blackburn as a street name already exist in the City of Reynoldsburg. Please select a new street name. Section 1111.05.D.iv.6

Response: Addressed.

37. Please identify "Park Place" as "Park Place North" on the Preliminary Plat, since this road has a north and south on the existing street names below in the AMH Development. Section 1111.05.D.iv.7

Response: Addressed.

38. The following street names need to have the proper street ending names per Section 1111.05.D.v:

- a. Whitney Place
- b. Sanford Place
- c. Fairweather Place
- d. Hubbard Place
- e. Alverstone Place
- f. Elbert Place
- g. Saint Elias Drive
- h. Denali Avenue
- i. Foaraker Place
- j. Whatever new name for "Bear" Place
- k. Whatever new name for "Hunter" Place
- l. Whatever new name for "Blackburn" Court

Response: Addressed.

39. Dimension at least one parking space on the preliminary plat, to show that the required parking space dimensions are met. Section 1105.01.G.i

Response: Addressed.

40. Provide/state the required ADA parking space dimensions for all accessible parking spaces.
Section 1105.01.G.v.2

Response: Addressed. See Sheets 1 and 9.

41. Provide the required documentation, indicating the responsible party for maintenance of the private roadways for the Preliminary Plat. Section 1111.15.B.II

Response: See Note "G" on Sheet 1.

42. Label the sidewalks on the preliminary plat, along with providing their dimensions.

Response: See Note "B" on Sheet 1.

43. Please know that all electrical and telephone lines will need to be located underground. Please provide a note on the preliminary plat the all electrical and telephone lines will be located underground. Section 1111.15.I

Response: See Note "I" on Sheet 1.

44. Show the Sanitary Sewer on the Preliminary Plat meeting all requirements of Section 1111.16.
a. Sanitary Sewer is not shown on the Utility Plan in the Preliminary Plat package.

Response: The proposed sanitary sewer alignment has been added to the Utility Plan.

45. Please know that the maximum lot coverage, including all impervious surface is 70%. That you will qualify for the additional 10% credit, bringing the total maximum lot coverage to 80%.

Section 1103.19.III Development Standards. Lot Coverage/Open Space

- a. Please know that if you exceed 80% maximum lot coverage on any lot, you will need a variance for that lot and any other lot exceeding 80% in the development before Zoning will sign off on a Zoning Certificate for a New Build Application.

The largest percent of lot coverage is 67.7% therefore a variance has not been requested

- **The smallest lot is 76' deep x 21' wide = 1,596 sf (rounded down to nearest whole number)**
- **The impervious area for the biggest townhome on the smallest lot =1,080.2 sq ft
(House: 743.1 sf + driveway: 327.1 sf + stoop: 10 sf)**
- **$1080.2\text{sf} / 1596\text{sf} \times 100 = 67.7\%$**
- **Measured from R/W to reserve line.**
- **Pertains to lots: 206-209, 212-215, 110-113, 116-119, 122-125, 128-131, 134-137, 140-143 and 146-149,**

46. Provide the maximum height of the proposed street lighting. Section 1105.09.B

Response: The maximum height for proposed public street lights shall be 14' for all parking and street lighting throughout the site.

47. Will there be any other street lighting or exterior lighting on the subject site?

- a. If there will be other exterior lighting including street, walkway, parking lot, security, etc. Then the additional lighting will need to be all shown on the lighting plan and photometric plan, meeting all lighting requirements.
- b. If there will be any additional street lighting specifically, it should also be shown on the photometric plan provided, along with showing that all requirements from Section 1111.13.Street Lights and how it is met.

Response: Two additional lights have been added to Subarea A and B: one at the CBU's at Reserve C and one at the CBU's in Reserve D. Otherwise, no additional lights are proposed.

48. Please provide a photometric light plant that shows the foot candles at the boards of the parcel that abut residential zoned or used land uses. Section 1105.09.B.i

Response: Foot candle information is shown on Exhibit F-9.

49. The subject site has roughly 16, 146 feet of road frontage throughout the site. The proposed landscape plan appears to show mainly “street trees” with some additional trees throughout the subject site.

- a. The applicant will need to provide a landscape plan, showing and stating how all landscape requirements are met during the Major Site Plan review. Section 1105.07
 - i. Please know this includes a Tree Survey, Tree Removal Plan, a Tree Preservation Plan, a Tree Replacement Plan for the Major Trees removed from the site, General Landscape Standards, Street Tree Requirements, Interior Lot Landscaping Requirements, Buffer Requirements, Parking Area Landscaping Standards and Screening and Landscaping for Service Structure Requirements.
 1. There is not enough information provided in the landscape plan to review all of these requirements.

Response:

- **Street trees have been revised to meet the spacing requirements for public streets. There is a deficit of 7 street trees along Park Place North and Allegro Drive due to space limitations; however, Denali Avenue has a surplus of 7 street trees.**
- **Trees along Alleys are not required but will be provided based on available spacing of driveways.**
- **Lot trees will not be required at this time based upon the tree preservation within Reserve “A”. The total tree credits within this reserve is 5,623 which more than offsets the requirements for lot trees.**
- **The developer reserves the right to provide additional landscape at their discretion.**
- **See Exhibits G-6 and G-7 as well as Tab E, Existing Tree Survey Memo.**

50. The proposed street trees, after looking at the specifications on Sheet 13, appear to actually be interior trees.

- a. Street trees are required to be located in the right-of-way, in between the sidewalk and street right-of-way. Section 1105.07.G. iv.

Response: Addressed, Street Trees shall be located within the tree lawn.

- b. Please also show on the street tree plan, that the 20 foot sight triangle is maintained at street intersections throughout the site.

Response: Sight triangles have been added to the Landscape Plans.

51. The applicant will need to show the required 6 foot landscape setback around the site per Section 1105.07.F.ix

Response: No setback is required.

52. Sheet 13 with regards to interior lot landscaping will need to meet Section 1105.07.H.i.1. This includes the correct square footage for each lot, including the reserves/other lots that are open space/clubhouse/etc.

a. Please also know that based on our standards, each residential lot requires at least one tree. So if the lot is 2,500 square feet, one tree at 2 inch diameter will be required, which means that at least 287 interior lot trees will be required, likely more for larger reserve parcels.

i. The calculations for the required trees will need to be provided for the entire site.

1. Please know that interior lot landscaping standards can also use existing healthy trees that will remain on the development after it is developed, towards credits to interior lot landscaping requirement. Section 1105.07.G.ii

a. You will need to provide all required documentation in the three preservation plan, showing this information.

Response: Lot trees will not be required at this time based upon the Tree Preservation within Reserve "A". The total tree credits within this reserve will be 5,623 which will offset the requirements for any lot trees. The developer reserves the right to provide additional landscape at their discretion.

53. The clubhouse states the sidewalk will be 5 feet wide. Will all sidewalks throughout the site be 5 feet?

a. If all sidewalks throughout the site will be 5 feet, please provided a note on the cover sheet stating this.

b. If all sidewalks throughout the site will not be 5 feet, please clearly label the width of all sidewalks throughout the site.

Response: All walks will be 5' wide, within Subareas A, B and C, with the exception of private walks leading directly to townhomes, which will be 4' wide. See Note B Exhibit F-1.

54. The setback of the proposed 4-rail fence will need to be shown on the Major Site Plan.

a. Please know the required setback along road frontage for a fence is 3 feet.

Response: Understood and labeled.

55. Please know that sign permitting process is not reviewed during the preliminary plat or Major Site Plan process. It is a separate sign plan permit.

Response: Understood

56. Remove the not, "**units subject to change based on marketing conditions" from sheet 13.

Response: All units will be subject to change based on marketing conditions, but all units will meet all the requirements set forth with these zoning documents.

57. As a part of addressing the comments from the City, the City is willing to discuss modification to the layout and size of reserve A.

Response: Understood.

Public Service Comments - Major Site Plan:

- Public Service has no comments for this application at this time.

No Response.

Public Service Comments - Preliminary Plat:

- Public Service had the following comments for the Preliminary Plat:
 1. (pg. 2) Existing Conditions Plan – Do you have any tentative verification date for the Army Corps of OEPA?

Response: A Field Investigation was conducted on July 10, 2024 and a report prepared dated August 9, 2024, See Tab I. The Applicant will submit to the USACE for verification after the Major Site Plan is approved.

2. (pg. 7) Utility Plan – The Sanitary Sewer/ Force Main locations on the plan?

Response: See Exhibit F-7.

3. (pg. 8) Street Lighting Plan – Public Street Light Pole plan meets the approved scope

No Response.

4. (pg. 9) Typical Sections - Pavement Legends are good per Standard Drawings

No Response.

Public Service Comments - Variance:

- Public Service has no comments for this application at this time.

No Response.

The West Licking Fire District Comments

- 1) All fire hydrants on a private system shall have the bonnet of the hydrant painted blue.
This comment shall be added to the detail page of the construction plans.

Response: Understood.

- 2) All fire hydrants shall have: One (1) 5" Stortz connection / Two (2) 2.5" hose connections. This comment shall be added to the detail page of the construction plans.

Response: Understood.

- 3) Per the Fire Districts regulations section J note (b): All fire hydrants shall be installed every 500' in residential areas and 300' in all commercial areas (apartment complex).

Response: Understood.

- 4) Sheet 7: Show hydrant locations along Saint Elias St.

Response: Addressed.

- 5) Per the Fire Districts regulations section I note d: fire apparatus access roads or drives shall be a minimum width of 20'. All alleys shown and Black Burn St. shall be upsized to 20' in width.

Response: Per follow-up discussions, Mount Drum Alley's width has been increased to 20', measured from face of curb, while Sanford, Fairweather, Wrangell, Lucania, Whitney, Alverston, and Elbert Alleys will remain 18' wide, measured from face of curb.

- 6) Per the Fire Districts regulations section I note g: all fire apparatus access drives and roads shall be built to support the imposing loads of 85,000 pounds.

Response: Understood.

- 7) Per the Fire Districts regulations section I note e paragraph 3: all streets that are 28' or less in width shall have signs posted on the fire hydrant side of the street stating "NO PARKING".

Response: Understood.

- 8) The HOA shall be responsible for annually maintaining ALL private fire hydrants.

Response: Understood.

- 9) If in the future the HOA disbands, who is responsible for annually maintain the Fire hydrants?

Response: If this unlikely scenario happens, decisions regarding maintenance of fire hydrants, and other facilities, will be made at that time.

- 10) Provide an auto turn for all streets. The Fire Districts largest fire apparatus is our ladder truck. The dimensions of the apparatus is 49' in length and 8' 4" wide.

Response: An Autoturn exhibit has been sent to the Fire District.

Sands Decker Comments - Major Site Plan:

ROADWAYS / ACCESS

1. The development has both Public and Private Streets.

No Response.

2. Public Streets are shown as 32' and 36' (F/F), with Private Streets shown as 26' and 18' (F/F).

Mount Drum has been revised to 20' wide

3. Recommend Public Streets provide no less than 20' width (F/F), as discussed with Fire

Response: Per follow-up discussions, Mount Drum Alley's width has been increased to 20', measured from face of curb, while Sanford, Fairweather, Wrangell, Lucania, Whitney, Alverston, and Elbert Alleys will remain 18' wide, measured from face of curb. For Private Drives, the proposed pavement width is 26' measured from face of curb.

4. Recommend smaller Private Streets provide ADA Compliant access for all sidewalks at intersections.

Response: Ramps will be provided along Alleys per std Dwg R-12, as discussed.

5. Final design to provide soil bearing data to accommodate minimum pavement composition designs (both public and private road areas). Will be provided with Final Engineering

Response: To be provided with final engineering.

6. Intersections designs should provide Autoturn delineations exhibiting access for local Fire Department Vehicles and Equipment.

Response: An Autoturn exhibit has been sent to the Fire District .

7. Lot numbers 69 & 76 appear they may have a driveway access concern. Please verify and revise if necessary.

Response: Lot 69's drive has been adjusted to remove the overlap.

8. Pedestrian sidewalks should be provided for the length of the development along Summit Road.

Response: The Developer is contributing Fee-in-Lieu-of Widening, pedestrian walk should be included.

9. A small amenity / park area is provided in the southwestern area of the development. Adequate access and parking appears to have been provided.

Response: Understood.

10. Development handbook requires 5-foot sidewalks.

Response: All walks will be 5' wide, within Subareas A, B and C, with the exception of private walks leading directly to townhomes, which will be 4' wide.

UTILITIES

11. Plans indicate 8-inch water lines throughout both public and private areas, domestic in private

Response: Also notes 4" & 2".

12. Separate Master Meters are shown for private areas. One for Subareas A & B and one for Subarea C.

Response: Yes.

13. Lots 1-12 and 269-280 in Subarea A will be served directly off of the public water line.

Response: Yes.

14. Lots 251-268 in Subarea A show being served by a 2-inch line from the master metered area. Please ensure the 2-inch line will provide adequate capacity to serve a total of 18 lots.

Response: Capacity analysis for the proposed water lines will be provided during final engineering.

15. Are Fire Hydrants on private systems planned for HOA or Complex ownership and maintenance?

Response: Yes.

16. Identify any / all proposed FDC locations.

Response: Both fire & domestic services are shown at breezeways (mid bldg) in Subarea C.

17. Sanitary sewer is shown, connecting offsite to an existing sanitary sewer and continuing through the project to a proposed manhole at Summit Road.

No response.

18. A portion of this runs through the wooded area. Please identify tree clearing limits.

Response: See Tree Impact Plan.

19. Private area sanitary sewers are shown as 8-inch, with Public Area sanitary sewers shown as 18-inch and 12-inch.

Response: Onsite needs are 8", 12", 15" & 18" are extended for upstream sites.

20. It is assumed that the 8-inch sanitary sewers in the private areas will be public sewers, with easements. Please confirm.

Response: Confirmed.

21. No easements are shown or identified for sanitary sewers. Please provide locations and widths (per utility regulations).

Response: 20' easements will be added.

22. Street lighting is shown for the Public Streets and Subarea C (apartments), while none are shown for Private Streets in Subarea A and B. Please provide adequate street lighting in all areas, with updated photometric plan.

Response: Two additional lights have been added to Subarea A and B: one at the CBUs at Reserve C and one at the CBUs in Reserve D. Otherwise, no additional lights are proposed.

23. For water line and sanitary sewer along Park Place and Denali Street, based on the City's regulations regarding upsizing utilities, staff will need to work with the applicant to confirm the correct sizing.

Response: Sanitary sized per calculations/trib area determined by City. Water connections shown based on conversation with City's Engineer and sizes based on modeling.

STORMWATER

24. The plans show a regional detention basin being provided to meet the required stormwater detention and water quality treatment.

No Response.

25. Calculations will need to be provided for sizing of all storm piping and the proposed retention basin.

Response: Understood.

26. Calculations will need to show that the discharge does not exceed the limits of the receiving stream.

Response: Understood.

27. Detailed flood routing will need to be provided for the entire development.

Response: Understood.

28. Maintenance of the Basin should be identified, and it is assumed at this time as the responsibility of the HOA. Per meeting, owned by City, maintained by HOA

Response: Understood.

29. Provide access location(s) (easement?) to basin for future maintenance needs.

Response: A stormwater easement has been added to Reserve "A" for the basin including a 20' wide easement between the park parking and lot 268.

DETAILS / SPECIFICATIONS

30. Details / section compositions should be adjusted, as may be required per comments above.

Response: Understood.

31. Where applicable, refer to Reynoldsburg Standard Construction Drawings.

Response: Understood.

TRAFFIC STUDY

32. Please include any traffic studies prepared in association with this project and access point onto Summit Road.

Response: Applicant/Developer is contributing Fee in Lieu of widening.

Sands Decker Comments - Preliminary Plat:

ROADWAYS / ACCESS

1. The development indicates both Public and Private Streets.

No Response.

2. Public Streets show 50', 60' and 67' wide right-of-ways, with 26', 32' and 36' wide pavement sections (F/F).

No Response.

3. Private Streets show 50' and 20' wide right-of-ways with 26' and 18' wide pavement sections (F/F).

Mount Drum has been revised to 20' wide.

4. Recommend Private Street right-of-ways be adjusted to provide no less than 20' wide pavement sections (F/F). adjusted Blackburn to 20' per Meeting, remaining 18' alleys ok

Response: Per follow-up discussions, Mount Drum Alley's width has been increased to 20', measured from face of curb, while Sanford, Fairweather, Wrangell, Lucania, Whitney, Alverston, and Elbert Alleys will remain 18' wide, measured from face of curb. For Private Drives, the proposed pavement width is 26' measured from face of curb.

5. Recommend ADA Compliant access for all sidewalks at all intersections, public and private.

Response: Ramps will be provided along alleys per std Dwg R-12, as discussed.

6. Lot numbers 69 & 76 appear they may have driveway access concerns. Driveway for lot 69 encroaches lot 68. Lot 76 may not meet the minimum driveway width. Please verify and revise if necessary.

Response: Lot 69 drive has been adjusted to remove the overlap.

7. Pedestrian sidewalks should be provided for the length of the development along Summit Road.

Response: Developer is contributing Fee-in-Lieu-of widening, pedestrian walk should be included.

8. Development handbook requires 5-foot sidewalks

Response: All walks will be 5' wide, within Subareas A, B and C, with the exception of private walks leading directly to townhomes, which will be 4' wide.

UTILITIES

9. Sanitary sewer is not shown on Preliminary Plat, this needs added.

Response: The proposed sanitary sewer alignment has been added to the Utility Plan.

10. Other sheets indicate sanitary sewer connecting offsite to an existing sanitary sewer and continuing through the project to a proposed manhole at Summit Road.

No Response.

11. A portion of this runs through the wooded area. Provide easement for this utility.

Response: Addressed.

12. Waterline is shown coming through the project from the north end and not connecting to development to the south due to differential in pressure zones.

Response: Correct, as directed by City Engineer.

13. Provide easements for all utilities as needed. Please provide locations and widths (per utility regulations).

Response: Addressed.

STORMWATER

14. The plans show a regional detention basin being provided for stormwater detention and water quality treatment.

15. Detailed flood routing will need to be provided for the entire development.

Response: Understood.

16. Maintenance of the Basin is identified as the responsibility of the HOA.

Response: Understood.

17. As the stormwater basin is located within Reserve "A", which is being granted to the City of Reynoldsburg, provide an easement around the basin within Reserve "A", for HOA maintenance.

Response: a stormwater easement has been added to Reserve "A" for the basin.

18. Provide access location easement(s) to basin for future maintenance needs.

Response: A 20' access will be added between park parking & lot 268.

Sands Decker Comments – Variances

The Variance and Conditional Use Application lists two properties. Property one: 011-026598-00.003. Property two: 011-026598-00.002. The Applicant is MI Homes of Central Ohio c/o Andrew Gottesman. There are 2 variances being requested with this application. The variance application is associated with a proposed development of a 69(+/-) acre residential community, providing 280 townhomes and 384 apartments. The site will be rezoned to the Residential Medium Zone (RM) to permit the proposed multi-unit residential development.

No Response.

Variance One

1. **The first Variance** the applicant is requesting is to reduce the minimum lot dimension (width) from 23 feet to 21 feet and to reduce the minimum frontage dimension from 23 feet to 21 feet. This is being requested for 94 of the 280 total townhome sites.
2. The variance request does not distinguish which lots (or lot numbers) this would apply to.
3. We recommend that the applicant indicate which of the 94 lots this variance would apply to.

Response: See revised variance materials prepared by the Applicant.

4. Engineering does not have concerns regarding this request.

Variance Two

5. **The second Variance** the applicant is requesting pertains to service structures and their setbacks, and this would pertain to all lots within the townhomes.
6. They are asking for a reduction in the setback of the cooling units (A/C) from 3 feet from the lot line to 0 feet from the lot line, allowing the placement of the units at the lot line, away from any impact to access of the garage doors.
7. Engineering does not have concerns regarding this request.

No Response.

Marie Meeks

From: Doug White <DWhite@westlickingfire.org>
Sent: Wednesday, October 23, 2024 2:41 PM
To: Marie Meeks
Cc: Phoenix Buathier
Subject: RE: MI Homes - Summit Crossing - Variances

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Phoenix,
Based on the responses to our plan review comments, our comments have been addressed and we have no new comments at this time.

Regards,

Doug White
dwhite@westlickingfire.org
Fire Marshal
West Licking Fire District
851 E. Broad St.
Pataskala Oh 43062
Office Phone # 740-927-3046 Opt. 2
Westlickingfire.org



From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Friday, October 18, 2024 1:34 PM
To: Doug White <DWhite@westlickingfire.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: MI Homes - Summit Crossing - Variances

Good Afternoon,

https://www.dropbox.com/scl/fo/kktay69ihmttjrg9abhp8/AK0vhveyk_sW1H9xkY2qPPA?rlkey=twx09gwgqsnwpi4x9b5bf7uz8&st=d9f6zql5&dl=0

I have provided a drop box link to the updated Variance Application for Summit Crossing. Please let me know if the Fire Department has any comments about this application by October 28th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,
Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

Marie Meeks

From: Doug White <DWhite@westlickingfire.org>
Sent: Thursday, September 19, 2024 10:30 AM
To: Marie Meeks
Cc: Phoenix Buathier; Eric Meyer; Nik Obednikovski
Subject: RE: MI Meeting Availability
Attachments: Prelem plan review letter.docx

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Marie,
October 1st or 2nd works for me. Also attached is our plan review letter.

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Wednesday, September 18, 2024 3:51 PM
To: Doug White <DWhite@westlickingfire.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Eric Meyer <emeyer@reynoldsburg.gov>; Nik Obednikovski <nobednikovski@reynoldsburg.gov>
Subject: MI Meeting Availability

Hi Doug,

I was wondering if you had any availability to meet with MI between any of the below dates and times:

1. Friday, September 27th: 10am-1:30pm
2. Monday, September 30th: 12:30pm-1:30pm
3. Tuesday, October 1st: 11am-12pm
4. Wednesday, October 2nd: 9am-1pm
5. Thursday, October 3rd: 8am-9am, 10:30am-1pm, 3:30pm-4:30pm

Please let me know if you do not have any availability at these dates and times and we can try to find some other options.

Thank you!

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner I

—
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov



WEST LICKING JOINT FIRE DISTRICT

www.westlickingfire.org

District Headquarters

851 East Broad Street
Pataskala, Ohio 43062
740-927-8600 [Office]
740-964-6621 [Fax]
www.westlickingfire.org

September 19, 2024

Subject: Summit Crossing

Phoenix and Eric,

The West Licking Fire District has reviewed the plans for Summit Crossing and we have the following comments.

- 1) All fire hydrants on a private system shall have the bonnet of the hydrant painted blue.
This comment shall be added to the detail page of the construction plans.
- 2) All fire hydrants shall have: One (1) 5" Stortz connection / Two (2) 2.5" hose connections. **This comment shall be added to the detail page of the construction plans.**
- 3) Per the Fire Districts regulations section J note (b): All fire hydrants shall be installed every 500' in residential areas and 300' in all commercial areas (apartment complex).
- 4) Sheet 7: Show hydrant locations along Saint Elias St.
- 5) Per the Fire Districts regulations section I note d: fire apparatus access roads or drives shall be a minimum width of 20'. All alleys shown and Black Burn St. shall be upsized to 20' in width.
- 6) Per the Fire Districts regulations section I note g: all fire apparatus access drives and roads shall be built to support the imposing loads of 85,000 pounds.
- 7) Per the Fire Districts regulations section I note e paragraph 3: all streets that are 28' or less in width shall have signs posted on the fire hydrant side of the street stating "NO PARKING".
- 8) The HOA shall be responsible for annually maintaining ALL private fire hydrants. **This note shall be added to the construction detail page and the HOA hand book.**
- 9) If in the future the HOA disbands, who is responsible for annually maintain the Fire hydrants?
- 10) Provide an auto turn for all streets. The Fire Districts largest fire apparatus is our ladder truck. The dimensions of the apparatus is 49' in length and 8' 4" wid.

WEST LICKING JOINT FIRE DISTRICT

www.westlickingfire.org

This concludes our comments at this time. If you have any questions please feel free to contact me.

Regards,

Doug White

dwhite@westlickingfire.org

Fire Marshal

West Licking Fire District

851 E. Broad St.

Pataskala Oh 43062

Office Phone # 740-927-3046 Opt. 2

Westlickingfire.org



From: [Mark Riley](#)
To: [Phoenix Buathier](#)
Subject: RE: MI Homes - Summit Crossing - Variances
Date: Friday, October 25, 2024 8:39:13 AM

Good morning Phoenix,

I support the Fire Department and EMH&T's recommendation for the 18-foot private street for the Summit Crossing variance. Please note that the City will not take any future responsibility for maintaining the private streets.

Kind regards,

Mark A. Riley MBA, CPM
Public Service Manager

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6887 | **F** 614-322-6830
www.reynoldsburg.gov

mriley@reynoldsburg.gov

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Thursday, October 24, 2024 2:17 PM
To: Mark Riley <mriley@reynoldsburg.gov>
Subject: FW: MI Homes - Summit Crossing - Variances

Mark,

Below is the Fire Marshal response to Summit Crossing. Thank you for meeting with me today.

Best,

Phoenix Buathier
PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | **F** 614-322-6830

www.reynoldsburg.gov

From: Doug White <DWhite@westlickingfire.org>
Sent: Wednesday, October 23, 2024 2:41 PM
To: Marie Meeks <mmeeks@reynoldsburg.gov>

Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>

Subject: RE: MI Homes - Summit Crossing - Variances

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Phoenix,

Based on the responses to our plan review comments, our comments have been addressed and we have no new comments at this time.

Regards,

Doug White

dwhite@westlickingfire.org

Fire Marshal

West Licking Fire District

851 E. Broad St.

Pataskala Oh 43062

Office Phone # 740-927-3046 Opt. 2

Westlickingfire.org



From: Marie Meeks <mmeeks@reynoldsburg.gov>

Sent: Friday, October 18, 2024 1:34 PM

To: Doug White <DWhite@westlickingfire.org>

Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>

Subject: MI Homes - Summit Crossing - Variances

Good Afternoon,

https://www.dropbox.com/scl/fo/kktay69ihmttjrg9abhp8/AK0vhveyk_sW1H9xkY2qPPA?rlkey=twx09gwqgsnwpj4x9b5bf7uz8&st=d9f6zql5&dl=0

I have provided a drop box link to the updated Variance Application for Summit Crossing. Please let me know if the Fire Department has any comments about this application by October 28th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner 1

ORDINANCE NO. 49-2024

**AN ORDINANCE CONSENTING TO THE ANNEXATION OF CERTAIN REAL
PROPERTY LOCATED AT 8718 SUMMIT ROAD IN ETNA TOWNSHIP
CONSISTING OF 69.4+/- OWNED BY MAPLE WOOD FARMS LTD. AND CAROL
S. CHRISTY AND RICHARD HALLEY, AND DECLARING AN EMERGENCY**

WHEREAS, Maple Wood Farms Ltd. And Carol S Christy and Richard Halley (the Property Owners), are the owners of approximately 69.4+/- acres of located at 8718 Summit Road, being more fully described in Exhibit A of the Petition for Expedited Type II Annexation (the Annexation Petition) attached hereto and incorporated herein (collectively, the Property); and

WHEREAS, the proposed annexation to the City of Reynoldsburg, as applied for in the annexation petition approved by the Licking County Board of County Commissioners on June 6, 2024, is hereby accepted; and

WHEREAS, the Property is located outside of the corporate limits of any municipality, but is adjacent and contiguous to the corporate limits of the City of Reynoldsburg (City); and

WHEREAS, the Property Owners desire to obtain sanitary sewer and water services from the City, and the City desires to provide such services; and

WHEREAS, the Property will automatically be zoned Residential Medium (RM) per Reynoldsburg Zoning Code 1101.19(a); and

WHEREAS, the Property Owners desire to annex the Property into the City in order to obtain municipal services including sanitary sewer and water services; and

WHEREAS, the City desires to annex the Property in order to serve and to assist in the development of the Property for the benefit of its citizens and residents; and

WHEREAS, the City, after due and careful consideration, has concluded that the annexation, zoning, development, and use of the Property as contemplated by the Annexation Petition is consistent with the City's plans and goals for the future development of Reynoldsburg and accordingly is in the best interest of the citizens and residents of the City.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Reynoldsburg, Licking County, state of Ohio that:

Section 1: The City of Reynoldsburg hereby consents to the proposed annexation, and will make available sanitary and water services upon annexation in accordance with the Reynoldsburg Codified Ordinances and existing administrative regulations.

Section 2: Once the Property is annexed and becomes subject to City of Reynoldsburg zoning ordinances, and if the City of Reynoldsburg zoning ordinances permit uses on the

Property that are determined by the City to be clearly incompatible with the uses permitted under current Etna Township zoning regulations applicable to adjacent land remaining within Etna Township, the City of Reynoldsburg will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed Property to provide a buffer separating the use of the annexed Property and any adjacent land remaining within Etna Township.

Section 3: This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the health and safety of the residents of the City of Reynoldsburg, and further that there is a submission deadline; wherefore, upon adoption by Council this Ordinance shall be in effect immediately upon the signature of the Mayor.

Passed this 23rd day of September, 2024.

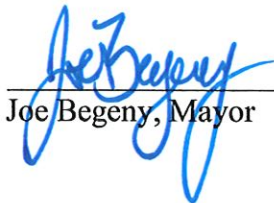


Meredith Lawson-Rowe, Council President

ATTEST:


Mollie Prasher, Clerk of Council

APPROVED:


Joe Begeny, Mayor

DATE

9/23/2024

On behalf of the state of Ohio, Licking County, City of Reynoldsburg,
I, Mollie Prasher, duly qualified Clerk of Council for the City of Reynoldsburg,
do hereby certify that the foregoing copy are of originals, now on file,
have been certified by me, and the same are a true and correct copies.
WITNESS by my signature, this 23rd day of September, 2024.


Mollie Prasher, Clerk of Council
City of Reynoldsburg



LICKING COUNTY BOARD OF COMMISSIONERS

DUANE H. FLOWERS • RICK BLACK • TIMOTHY E. BUBB

CERTIFICATE OF TRANSCRIPT (Reynolds– File 4-2024)

ORIGINAL

June 13, 2024

Attached hereto are all of the orders of the Board of County Commissioners; the Expedited II Annexation petition of certain territory in Etna Township to the City of Reynoldsburg containing 69.4+/- acres, more or less; the annexation map and all other papers on file related to the annexation proceedings that are the subject of order contained within:

ATTACHED HERETO:

1. Commissioners Resolution Jr. 123-103 dated May 2, 2024 - Accepting petition & map for filing.
2. Petition, map, legal description of property and other documents filed with Commissioners - File date May 2, 2024.
3. Affidavit of Notices to the Board of Commissioners from the Petitioners Agent that an annexation petition was filed. Mailings to the Township, Village and all landowners in the annexation area and adjacent landowners. Received: May 17, 2024.
4. Resolution No. 2024-30 stating what services the City of Reynoldsburg will provide to the proposed Annexation. Passed on May 13, 2024.
5. Municipality Ordinance 13-2024: Highway Responsibility Ordinance - Indicating maintenance responsibility. Passed on April 8, 2024.
6. Commissioners Resolution Jr. 123-215 dated June 6, 2024 - Granting the petition and map.
7. Miscellaneous:
 - Copy of Approval Letter from Engineer's Office: April 25, 2024
 - Copy Certified Mail/Return Receipt Cards – Filing and Granting Resolutions.
 - Signed Mylar.

Licking County Commissioners

Duane H. Flowers, President

Rick Black, Vice President

Timothy E. Bubb

City of Reynoldsburg

Clerk

Date

6/14/24

received

Please keep the "Original" and return the signed "Copy" of this Transcript to the Board of County Commissioners.

EXHIBIT "A"
PROPOSED ANNEXATION OF
69.4 ± ACRES

FROM: ETNA TOWNSHIP

TO: CITY OF REYNOLDSBURG

Situated in the State of Ohio, County of Licking, Township of Etna, in Lot 12, Section 9, Township 16, Range 20, Refugee Lands, being comprised of part of that 38.482 acre tract of land conveyed as Tract 1 to Maple Wood Farms, Ltd. by deed of record in Official Record 849, Page 558, and all of that 36.479 acre tract of land conveyed to Carol S. Christy and Richard Halley by deed of record in Instrument Number 200809150020609 (all references are to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of Lot 12, Section 9, the southeasterly corner of Lot 4, Section 4, the southwesterly corner of Lot 3, Section 3, the northwesterly corner of Lot 13, Section 10, the southeasterly corner of the subdivision entitled "Maplewood Section 1", of record in Instrument Number 202305110008334, the northeasterly corner of said 36.479 acre tract, the southwesterly corner of that 68.571 acre tract conveyed to The Board of Education of the Reynoldsburg City School District, Fairfield, Franklin and Licking Counties by deed of record in Instrument Number 200801070000331, the northwesterly corner of that 80 acre tract conveyed as Parcel III to Richard F. Harvey, Trustee of the Richard F. Harvey Living Trust dated December 3, 1997 by deed of record in Instrument Number 200511170036761;

Thence South 03° 59' 20" West, with the common line of said 38.482 acre and 80 acre tracts, a distance of 674.79 feet to the northeasterly corner of that 2.690 acre tract conveyed to Eric Harvey Meister and Cathy L. Meister by deed of record in Instrument Number 202401300001616;

Thence with the boundary of said 2.690 acre tract the following courses and distances:

North 86° 02' 20" West, a distance of 597.90 feet to a point; and

South 04° 10' 23" West, a distance of 364.29 feet to a point in the northerly line of that 5.030 acre tract conveyed to Joyce Peltier and Laura Riley by deed of record in Instrument Number 202208250020931;

Thence with the boundary of said 5.030 acre tract the following courses and distances:

North 86° 02' 20" West, a distance of 189.20 feet to a point; and

South 03° 58' 49" West, a distance of 276.52 feet to a point in the northerly line of that 39.797 acre tract conveyed as Parcel I to AMH Development, LLC by deed of record in Instrument Number 202207080016767, in the existing City of Reynoldsburg corporation line, as established by Ordinance Number 16-2021, of record in Instrument Number 202107140021234;

Thence North 86° 01' 24" West, with said corporation line, the northerly line of said 39.797 acre tract, and the northerly line of Reserve "A" of the subdivision entitled "Eastwood Reserve Phase 1", of record in Instrument Number 202309110016512, a distance of 1837.28 feet to the northeasterly corner of that 128.386 acre tract conveyed to Joseph Bauman, Trustee of the Bauman Family Trust by deed of record in Instrument Number 201301170001449, the southeasterly corner of the subdivision entitled "Taylor Woods Section 5", of record in Plat Book 15, Page 307, in the existing City of Reynoldsburg corporation line, as established by Ordinance Number 42-76, of record in Instrument Number 197801319000733;

Thence North 03° 51' 09" East, with said corporation line, the easterly line of said Section 5, the easterly line of the subdivision entitled "Taylor Woods Section 3", of record in Plat Book 14, Page 301, and the easterly line of the subdivision entitled "Taylor Woods Section 6", of record in Plat Book

69.4 ± ACRES

-2-

15, Page 187, a distance of 1316.05 feet to the southwesterly corner of the subdivision entitled "Taylor Woods Section 7 Part 1", of record in Plat Book 16, Page 37, in the existing City of Reynoldsburg corporation line, as established by Ordinance Number 18-90, of record in Official Record 332, Page 42;

Thence South 86° 01' 06" East, with said corporation line, the southerly line of said Section 7 Part 1, the southerly line of the subdivision entitled "Taylor Woods Section 8", of record in Plat Book 16, Page 197, the southerly line of the subdivision entitled "Taylor Woods Section 9", of record in Plat Book 17, Page 237, and the southerly line of the subdivision entitled "Maplewood Section 1", of record in Instrument Number 202305110008334, a distance of 2628.64 feet to the POINT OF BEGINNING, containing 69.4 acres of land more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

22 MARCH 24

Date

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED ☒	CONDITIONAL ☐
APPROVED BY:	<i>BS</i>
DATE:	<i>4/16/24</i>



RESOLUTION

IN THE MATTER OF FILING EXPEDITED II PETITION AND MAP FOR ANNEXATION
 – ETNA TOWNSHIP TO THE CITY OF REYNOLDSBURG – REYNOLDS/AGENT - FILE
 #4-2024 - (69.4+/- ACRES)

BE IT RESOLVED by the Board of County Commissioners, County of Licking, State of Ohio:

That we did hereby receive and file an **EXPEDITED II** annexation petition, and map by Jackson Reynolds, located at 37 West Broad Street, Suite 460, Columbus, Ohio 43215, as required by ORC Section 709.02 – 709.023, to annex certain territory, adjacent and contiguous to the City of Reynoldsburg, containing 69.4+/- acres, more or less, in Etna Township; also known as File #4-2024.

BE IT FURTHER RESOLVED that the **FILE** date for this annexation is hereby noted as Thursday, May 2, 2024.

CC: Michael L. Smith, Auditor
 Clerk, City of Reynoldsburg
 Fiscal Officer, Etna Township Trustees
 Jackson Reynolds, Agent
 E-911
 Jared Knerr, County Engineer
 Brad Mercer, Planning Department
 City of Reynoldsburg, Engineer
 Kyle Schaper, Auditor's Office

Sheriff Randy Thorp
 Board of Health
 Board of Elections
 Board of Education
 Jenny Wells, Pros. Atty.
 Mayor, City of Reynoldsburg
 Carolyn Carnes, LC Pros. Atty
 Angela Farley, Planning Dept.
 FILE

Motion by **BLACK** seconded by **BUBB**

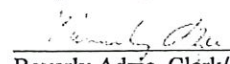
that the resolution be adopted was carried by the following vote:

YEAS:

NAYS:

Duane H. Flowers
 Rick Black
 Timothy E. Bubb

Adopted: May 2, 2024


 Beverly Adzic, Clerk/Administrator

EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)
TO THE REYNOLDSBURG
OF 69.4 ACRES MORE OR LESS
IN THE TOWNSHIP(S) OF ETNA



TO THE BOARD OF COUNTY COMMISSIONERS
OF LICKING COUNTY, OHIO:

The undersigned, petitioners in the premises, and being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described, consisting of 69.4 acres with a total perimeter boundary of 7884.67', more or less, in the Township(s) of Etna which area is contiguous along 5781.97 or 73% and adjacent to the City of Reynoldsburg, do hereby pray that said territory be annexed to the City of Reynoldsburg according to the statutes of the State of Ohio and that no island of unincorporated area will be created by this annexation.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto and made part hereof.

In support of said Petition, your petitioners state that there is/are within the territory so prayed to be annexed three (3) OWNER(S) OF REAL ESTATE.

Jackson B. Reynolds, III, whose address is 37 West Broad Street, Suite 460, Columbus, Ohio 43215, is hereby appointed Agent for the undersigned Petitioner(s), as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the Licking County Engineer in his examination of the Petition and Plat. Said amendment shall be made by the presentation of an amended plat and description to the Board of County Commissioners on, before, or after the date set for hearing on this Petition.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THE SPECIAL ANNEXATION PROCEDURE SET FORTH IN SECTION 709.023, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID SPECIAL ANNEXATION PROCEDURE.

NAME

DATE

ADDRESS

Carol S. Christy

29/3/2024

*milledgeville
146 Commodore Dr. GA 31061*

Carol S. Christy

Richard Halley

3/29/2024

*146 Commodore Dr. NW
Same as Above*

Richard Halley

By:

Maple Wood Farms Ltd.

Page 1 of 1

EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)
TO THE REYNOLDSBURG
OF 69.4 ACRES MORE OR LESS
IN THE TOWNSHIP(S) OF ETNA

TO THE BOARD OF COUNTY COMMISSIONERS
OF LICKING COUNTY, OHIO:

The undersigned, petitioners in the premises, and being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described, consisting of 69.4 acres with a total perimeter boundary of 7884.67', more or less, in the Township(s) of Etna which area is contiguous along 5781.97 or 73% and adjacent to the City of Reynoldsburg, do hereby pray that said territory be annexed to the City of Reynoldsburg according to the statutes of the State of Ohio and that no island of unincorporated area will be created by this annexation.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto and made part hereof.

In support of said Petition, your petitioners state that there is/are within the territory so prayed to be annexed three (3) OWNER(S) OF REAL ESTATE.

Jackson B. Reynolds, III, whose address is 37 West Broad Street, Suite 460, Columbus, Ohio 43215, is hereby appointed Agent for the undersigned Petitioner(s), as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the Licking County Engineer in his examination of the Petition and Plat. Said amendment shall be made by the presentation of an amended plat and description to the Board of County Commissioners on, before, or after the date set for hearing on this Petition.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THE SPECIAL ANNEXATION PROCEDURE SET FORTH IN SECTION 709.023, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID SPECIAL ANNEXATION PROCEDURE.

NAME

DATE

ADDRESS

Carol S. Christy

Richard Halley

By: Maple Wood Farm LTD 3/27/24 1230 E. SANDUSKY ST. FINDLAY, OH
Maple Wood Farms Ltd.

[Signature] 3/27/24 Managing Member

Page 1 of 1

GLEN A. DUGGER
JACKSON B. REYNOLDS, III

SMITH & HALE LLC
ATTORNEYS AND COUNSELORS AT LAW
37 WEST BROAD STREET
COLUMBUS, OHIO 43215-4199
www.smithandhale.com

HARRISON W. SMITH, JR.
1926-2009

BEN W. HALE, JR.
1944-2015

OF COUNSEL
JEFFREY L. BROWN

614/221-4255

May 15, 2024

The Licking County Board of County Commissioners
20 South Second Street
Newark, OH 43055

RE: 69.4± acre annexation to the City of Reynoldsburg - filing materials

Dear Commissioners:

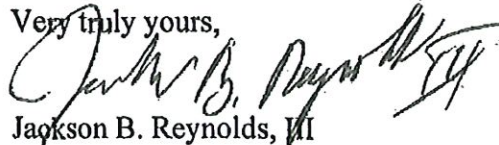
I, on behalf of the petitioners, for the annexation of 69.4± acres from Etna Township to the City of Reynoldsburg I hereby file the following documents in accordance with Section 709.023 of the Ohio Revised Code:

1. Affidavit of Filing Petition with Township Clerk(s)
2. Affidavit of Filing Petition with Council Clerk
3. Affidavit of Notice to Surrounding Property Owners
4. Service Resolution #2024-30 from the Reynoldsburg City Council

It should be noted that the Service Resolution was filed with the Board of County Commissioners by the 20th day after the filing of the annexation petition with your office thereby meeting the timing requirements of Section 709.023 of the Ohio Revised Code.

I look forward to meeting with the Commissioners to review the submitted documents for the annexation to the City of Reynoldsburg as required under Section 709.023(E). If you have any questions please give me a call.

Very truly yours,



Jackson B. Reynolds, III

JBR/nct

Enclosure

hoskinson-anx.ltr (nct)
S:Docs/s&hannex/2024

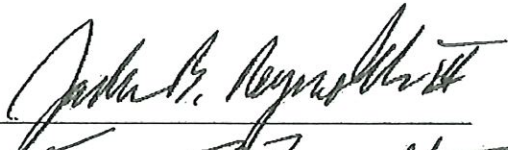
RECEIVED
2024 MAY 17 PM 3:41
LICKING COUNTY COMMISSIONERS

AFFIDAVIT OF NOTICE OF FILING OF ANNEXATION PETITION
WITH TOWNSHIP CLERK

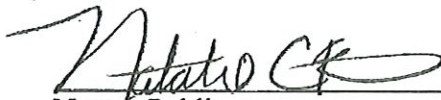
STATE OF OHIO }
COUNTY OF FRANKLIN } SS:

Jackson B. Reynolds, III, being first duly sworn, deposes and says that he is the agent for petitioner(s) in that certain Annexation Petition wherein it is prayed that 69.7± acres, more or less, in Etna Township to be annexed to the City of Reynoldsburg, Ohio, said Annexation Petition was filed in accordance with the provisions of Section 709.02 of the Ohio Revised Code with the Licking County Board of County Commissioners on 2nd day of May, 2024. A copy of the Annexation Petition, map and legal description was served personally on the Township Clerk of Etna Township on the 2nd day of May, 2024 by the affiant. Said personal service on the Etna Township Clerk was done within five (5) days of the filing the Annexation Petition with the Franklin County Board of County Commissioners according to Ohio Revised Code Section 709.023.

Further Affiant Sayeth Naught.


Name Jackson B. Reynolds III

Sworn to before me and signed in my presence; a Notary Public in and for said State and County on this 8th day of May, 2024.


Notary Public



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

hoskinson-anx-twp.aff
S:\Docs\s&hannex\2024

NOTICE OF FILING OF ANNEXATION PETITION

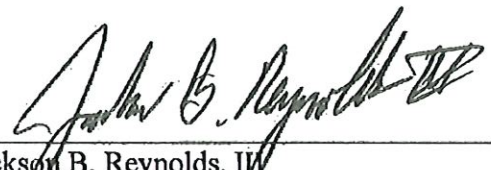
TO: Julie Varian, Fiscal Clerk
Etna Township, Licking County, Ohio
81 Liberty Street
Etna, Ohio 43018

In accordance with the provisions of Section 709.03 of the Ohio Revised Code, you are hereby notified that, on the 2nd day of May, 2024, the undersigned, as Agent for the Petitioners, filed an Annexation Petition in the office of the Board of County Commissioners of Licking County, Ohio.

Said Petition prays for annexation to the City of Reynoldsburg, Ohio, of 69.7 acres, more or less, in Etna Township.

A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

Dated: 5/2/24


Jackson B. Reynolds, II
Agent for Petitioners

RECEIPT OF THE AFOREMENTIONED DOCUMENT(S) IS HEREBY ACKNOWLEDGED
THIS 2nd day of May, 202024


CLERK'S OFFICE

AFFIDAVIT OF NOTICE OF FILING OF ANNEXATION PETITION
WITH MUNICIPAL COUNCIL CLERK

STATE OF OHIO }
COUNTY OF FRANKLIN } SS:

Jackson B. Reynolds, III, being first duly sworn, deposes and says that he is the agent for petitioner(s) in that certain Annexation Petition wherein it is prayed that 69.7± acres, more or less, in Etna Township to be annexed to the City of Reynoldsburg, Ohio, said Annexation Petition was filed in accordance with the provisions of Section 709.02 of the Ohio Revised Code with the Licking County Board of County Commissioners on the 2nd day of May, 2024. A copy of the Annexation Petition, map and legal description was served personally on the Council Clerk of Reynoldsburg on the 2nd day of May, 2024 by the affiant. Said personal service on the Reynoldsburg Council Clerk was done within five (5) days of the filing the Annexation Petition with the Licking County Board of County Commissioners according to Ohio Revised Code Section 709.023.

Further Affiant Sayeth Naught.


Name Jackson B. Reynolds III

Sworn to before me and signed in my presence; a Notary Public in and for said State and County on this 8th day of May, 2024.


Notary Public



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

hoskinson-anx-mun.aff
SF:Docs/s&hannex/2024

NOTICE OF FILING OF ANNEXATION PETITION

TO: Mollie Prasher, Clerk of Council
City of Reynoldsburg, Ohio
7232 East Main Street
Reynoldsburg, Ohio 43068

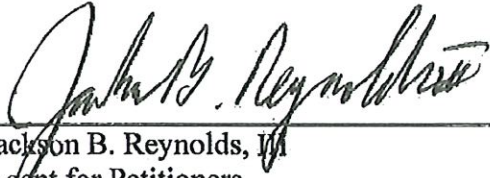
In accordance with the provisions of Section 709.03 of the Ohio Revised Code, you are hereby notified that, on the 2nd day of May, 2024, the undersigned, as Agent for the Petitioners, filed an Annexation Petition in the office of the Board of County Commissioners of Licking County, Ohio.

Said Petition prays for annexation to the City of Reynoldsburg, Ohio, of 69.7 acres, more or less, in Etna Township.

A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

Dated: _____

5/2/24


Jackson B. Reynolds, III
Agent for Petitioners

RECEIPT OF THE AFOREMENTIONED DOCUMENT(S) IS HEREBY ACKNOWLEDGED
THIS 5th day of May, 20 24.


CLERK'S OFFICE

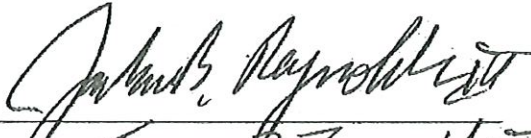
hoskinson-filepet1.not
S:Docs/s&hannex/2024

AFFIDAVIT OF NOTICE TO SURROUNDING PROPERTY
OF FILING OF ANNEXATION PETITION

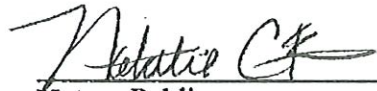
STATE OF OHIO }
COUNTY OF FRANKLIN } SS:

Jackson B. Reynolds, III, being first duly sworn, deposes and says that he is agent for petitioner(s) in that certain Annexation Petition wherein it is prayed that 69.7± acres, more or less, in Etna Township to be annexed to the City of Reynoldsburg, Ohio, said Annexation Petition was filed in accordance with the provisions of Section 709.02 of the Ohio Revised Code with the Licking County Board of County Commissioners on the 3rd day of May, 2024. A copy of the Annexation Petition, map and legal description was mailed by First Class U.S. Mail on the 3rd day of May, 2024 to each of the surrounding property owners shown on the attached sheet within five (5) days of the filing of the Annexation Petition as required in Section 709.023 of the Ohio Revised Code.

Further Affiant Sayeth Naught.


Name Jackson B. Reynolds III

Sworn to before me and signed in my presence; a Notary Public in and for said State and County on this 8th day of May, 2024.



Notary Public



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

hoskinson-anx-prop.aff
S:Docs/s&hannex/2024

GLEN A. DUGGER
JACKSON B. REYNOLDS, III

SMITH & HALE LLC
ATTORNEYS AND COUNSELORS AT LAW
37 WEST BROAD STREET
COLUMBUS, OHIO 43215-4199
www.smithand hale.com
614/221-4255

*mailed
5/3/24*
HARRISON W. SMITH, JR.
1926-2009

BEN W. HALE, JR.
1944-2015

OF COUNSEL
JEFFREY L. BROWN

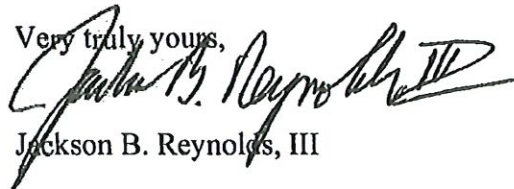
May 2, 2024

Dear Property Owner,

You are being notified that an annexation petition has been filed with the Licking Board of County Commissioners on May 2, 2024 at 10:00 am. The area to be annexed either abuts your property or is across the street from the petition area. The attached map and legal description identifies the annexation area. The annexation petition, which is also included, indicates that 100% of the owners have signed the petition and therefore the annexation process will comply with Section 709.02 of the Ohio Revised Code and as such the County Commissioners will rule on the petition in 30 to 45 days after the filing of the annexation petition.

If you have any questions about the annexation petition please give me a call at 221-4255.

Very truly yours,



Jackson B. Reynolds, III

JBR/nct

Enclosure

hoskinson-anx.not (nct)
S:Docs/s&hannex/2024

RESOLUTION NO. 2024-30

**A RESOLUTION STATING WHAT SERVICES THE CITY OF REYNOLDSBURG
WILL PROVIDE TO THE PROPOSED ANNEXATION OF PROPERTY ALONG
SUMMIT ROAD**

WHEREAS, Glen Dugger of Smith & Hale, on behalf of Maplewood Farms LTD, parcel number 011-02659800.003, Carol Christy and Richard Halley, parcel number 011-026598-00.002, and Richard F. Harvey, Richard F. Harvey Living Trust, parcel number are the owners of approximately 69.7 acres of land located along Summit Road is requesting annexation into the City of Reynoldsburg; and

WHEREAS, Ohio Revised Code §709.03(D) requires that a municipal corporation shall, by ordinance or resolution, adopt a statement indicating what services, if any, the municipal corporation will provide to the territory sought to be annexed and an approximate date by which it will provide them; and

WHEREAS, the Council of the City of Reynoldsburg finds that the general good of the territory sought to be annexed will be served by its annexation into the City of Reynoldsburg and that the territory is not unreasonably large to be annexed; and

WHEREAS, the Council for the City of Reynoldsburg has determined that the property encompassed within the annexation petition can easily become and be made a part of the community of the City of Reynoldsburg, and that said annexation at the earliest possible date is in the best interest of the City of Reynoldsburg.

**NOW, THEREFORE, BE IT RESOLVED BY COUNCIL OF THE CITY OF
REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO, THAT:**

Section 1. The City of Reynoldsburg will provide to the territory sought to be annexed all services that are currently available to the remainder of the City, specifically including the following:

- A. The services of a full-time administrative staff including the City Attorney, City Auditor, Utility Clerks, Clerk of Court, and Income Tax Commissioner.
- B. The services of a full-time Building Department, who performs technical and professional work related to the development and implementation of land use policies and is responsible for enforcing zoning regulations by issuing zoning permits and certificates of occupancy for new construction, additions, exterior modifications, demolitions, excavations, home occupations, signs in the City, and zoning inspections.

adjacent land remaining within Franklin County. The term "buffer" includes open space, landscaping, fences, walls and other structured elements such as streets, street rights-of-way, bicycle trails, pedestrian pathways, and sidewalks.

Section 5. The Clerk of Council of the City of Reynoldsburg is hereby directed to forward a certified copy of this Resolution to the Board of County Commissioners of Franklin County.

Section 6. That this Resolution is in effective immediately upon adoption by Council and the signature by the Mayor.

Passed this 13th day of May, 2024.



Meredith Lawson-Rowe, President of Council

ATTEST:



Mollie Prasher, Clerk of Council

APPROVED:



Joe Begany, Mayor

DATE

5/13/2024

On behalf of the state of Ohio, Franklin County, City of Reynoldsburg, I, Mollie Prasher, duly qualified Clerk of Council for the City of Reynoldsburg, do hereby certify that the foregoing is a copy of the original, now on file, that the foregoing has been compared by me with said original document, and that the same is a true and correct copy, WITNESS by my signature, this 13 day of May, 2024.


Mollie Prasher, Clerk of Council
City of Reynoldsburg

EXHIBIT "B"

ANNEXATION OF 69.4 ± ACRES

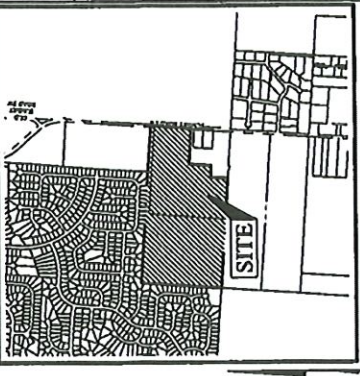
TO THE CITY OF REYNOLDSBURG

FROM THE TOWNSHIP OF ETNA

LOT 12, SECTION 9, TOWNSHIP 16, RANGE 20

REFUGEE LANDS

TOWNSHIP OF ETNA, COUNTY OF LICKING, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

Proposed Annexation of 69.4 acres to the City of Reynoldsburg

The exhibit map marked exhibit "B" and made a part of the petition of annexation filed with the Board of Commissioners of Licking County, Ohio, on _____, under chapter 709 of the Ohio Revised Code, is submitted as an accurate map of the territory in said petition described under the requirements of said Chapter 709 of the Ohio Revised Code.

Agent for Petitioners

The Board of County Commissioners of Licking County, Ohio, having received a petition bearing the signed names and addresses of the parties interested in the annexation to the City of Reynoldsburg, Ohio, of the territory shown hereon and having given due consideration to the prayer of said petition, do hereby grant the same.

Board of Licking County Commissioners

Petition Received _____, 20____

Petition Approved _____, 20____

Commissioner _____

Commissioner _____

Commissioner _____

Transformed this _____ day of _____, 20____ upon the duplicates of this office.

Containing _____ acres.

Transfer Fee _____

Received for Record _____, 20____ at _____ (AM-PM) and recorded _____, 20____ in full and entire petition, etc. in full book volume _____ Page _____

Plus Fee _____

Ordinance, etc. Fee _____

Licking County Recorder

Council for the City of Reynoldsburg, Ohio, by ordinance _____, 20____ and approved by the mayor on _____, 20____ did accept the territory shown hereon for annexation to the City of Reynoldsburg, Ohio, a municipal corporation.

Agent, Clerk, City of Reynoldsburg



By: Matthew A. Gerk Date: February 1, 2024
 Matthew A. Gerk
 Professional Surveyor No. 7865
 mattg@earthlink.net

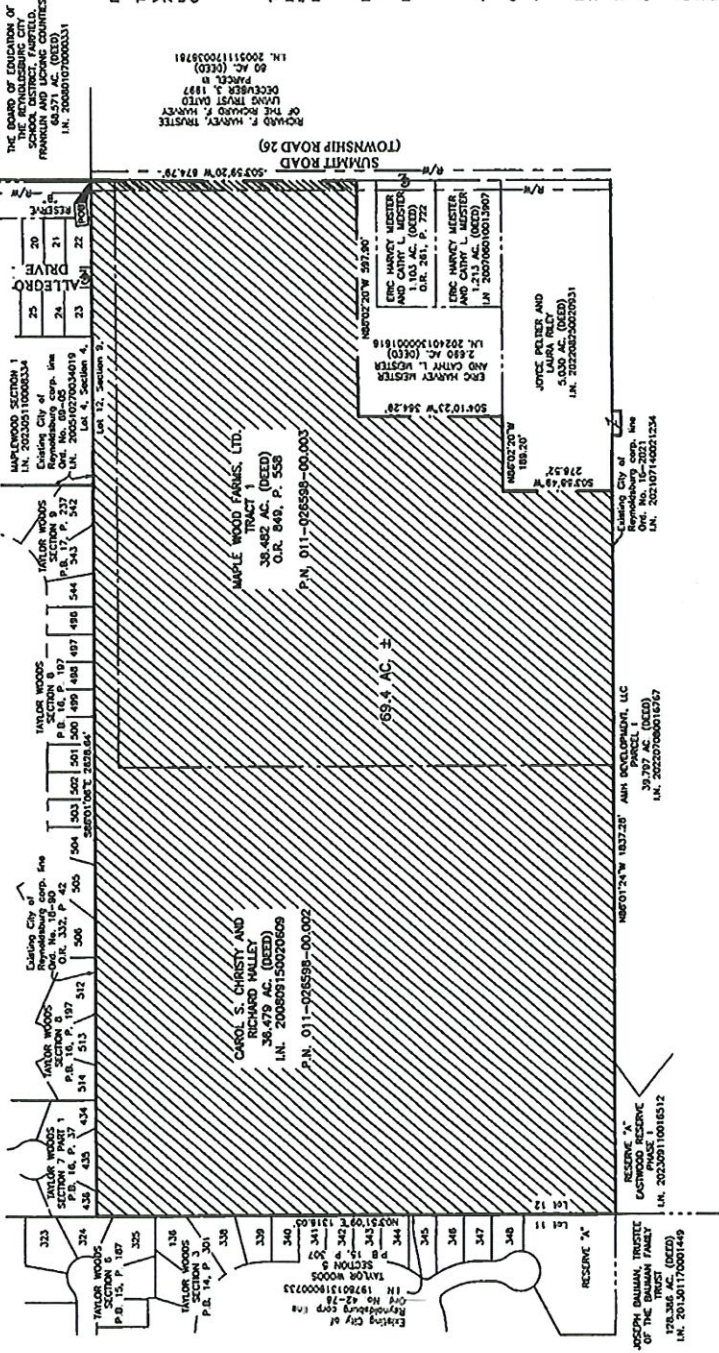
AREA TO BE ANNEXED



PROPOSED CITY OF REYNOLDSBURG CORPORATION LINE
 EXISTING CITY OF REYNOLDSBURG CORPORATION LINE

Contiguity Note:
 Total square feet of annexation area is 7884,67 feet of which 5781,97 feet is contiguous with the City of Reynoldsburg, giving 73% perimeter contiguity.

Note:
 This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.



ORDINANCE NO. 13-2024

AN ORDINANCE ASSUMING MAINTENANCE RESPONSIBILITY FOR THE FULL WIDTH OF SUMMIT ROAD BETWEEN THE SOUTHERN MOST BOUNDARY OF PARCEL NUMBER 011-026598-00.003 AND THE NORTHERN MOST BOUNDARY OF PARCEL NUMBER 0011-26598-00.22 UPON ANNEXATION OF SAID PARCELS INTO THE CITY OF REYNOLDSBURG, AGREEING TO COOPERATE IN THE MAINTENANCE OF SAID ROADWAY, AND INDEMNIFYING THE TOWNSHIP OF ETNA AND LICKING COUNTY, AND DECLARING AN EMERGENCY

WHEREAS, owners of real property located along Summit Road in Etna Township have expressed a desire to annex into the City of Reynoldsburg corporate limits and will file one or more petitions for annexation with the Licking County Commissioners; and

WHEREAS, as a condition of annexation, Ohio Revised Code Section 709.033(A)(6) requires the annexing municipal corporation to assume maintenance responsibility of any and all highways or streets that will be segmented or divided by such annexation; and

WHEREAS, the proposed annexation of parcel numbers 011-026598-00.003 and 011-026598-00.002 (the "Parcels") will segment Summit Road from the center line of the road between the Parcels and Licking County parcel number 107-017808-00.000, which is located in the City of Reynoldsburg; and

WHEREAS, upon annexation of the Parcels, the City shall assume responsibility for all areas associated with Summit Road between the northern and southern boundary lines of the Parcels and adjacent to parcel number 107-017808-00.000; and

WHEREAS, the Council of the City of Reynoldsburg has determined that it has the necessary resources to maintain such roads upon annexation of the proposed territory into the City of Reynoldsburg.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO;

SECTION 1: The City of Reynoldsburg hereby agrees it will assume maintenance responsibility, including, but not limited to, paving, striping, drainage, installation and maintenance of traffic control devices, and snow removal, of the full width of Summit Road from the southern-most boundary of Parcel Number 011-026598-00.003 and the northern-most boundary of Parcel Number 011-026598-00.002 upon annexation into the City of Reynoldsburg, as shown on the map attached as Exhibit A.

SECTION 2. The maintenance responsibilities assumed by the City of Reynoldsburg in Section 1 above shall commence from and after the effective date of the annexation of the Parcels.

SECTION 3. The City of Reynoldsburg hereby agrees to indemnify and hold harmless Etna Township and Licking County and their employees [as defined in R.C. 2744.01(B)] from any and all suits, claims, demands, costs, damages, attorney fees, charges, liabilities and expenses

whatsoever which Etna and Licking County may at any time sustain or incur or become liable for by reason of or in consequence of injury or death to person or property arising from said City's maintenance of, or failure to properly maintain these sections of Summit Road following their respective annexations, as shown on the map attached as Exhibit A.

SECTION 4: That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the City, and to ensure timely acceptance to allow for timely transfer; wherefore, upon adoption by Council, this Ordinance shall be in effect immediately upon signature by the Mayor.

PASSED this 8th day of April, 2024.

Meredith Lawson-Rowe, Council President

ATTEST:

Mollie Prasher, Clerk of Council

APPROVED:

Joe Begany, Mayor

DATE

4/8/2024

On behalf of the state of Ohio, Franklin County, City of Reynoldsburg, I, Mollie Prasher, duly qualified Clerk of Council for the City of Reynoldsburg, do hereby certify that the foregoing are copies of the originals, now on file, and have been certified by me, and the same are a true and correct copies.

WITNESS by my signature, this 22nd day of April, 2024.

Mollie Prasher, Clerk of Council
City of Reynoldsburg



Parcel: 011-026598-00.003
Owner: MAPLE WOOD FARMS LTD
Address: 8718 SUMMIT RD SW
Acres: 32.82



RESOLUTION

**IN THE MATTER OF GRANTING EXPEDITED II ANNEXATION – ETNA TOWNSHIP
TO THE CITY OF REYNOLDSBURG – 69.4+/- ACRES – REYNOLDS, AGENT–
(FILE #4-2024)**

Whereas: A petition and map for an Expedited II annexation was filed with the Board of Commissioners on May 2, 2024, Resolution Jr. #123-103; and,

Whereas: A hearing is not required on an Expedited Type II annexation and no objections have been filed by the municipal corporation and the township; and,

Whereas: The Board of Commissioners are required to adopt a resolution to approve the annexation at their next regular meeting per the requirements 709.023 of the ORC; and,

Whereas: All parties have been informed there is no appeal process in this type of annexation, but if there is an objection, they can seek a writ of mandamus to compel the Board to perform its duties under this special procedure (ORC 709.023(G); NOW, THEREFORE,

BE IT RESOLVED by the Board of County Commissioners, County of Licking, State of Ohio:

That we do hereby **GRANT** the Expedited II annexation (File #4-2024) as petitioned by Agent Jackson Reynolds, whose address is 37 West Broad Street, Suite 460, Columbus, Ohio 43215, as required by Section 709 of the Ohio Revised Code, to annex certain territory, adjacent and contiguous, containing 69.4+/- acres, more or less, in Etna Township to the City of Reynoldsburg have been fulfilled as follows:

1. The petition meets the statutory and technical requirements of the statutes, including waiver of right to appeal.
2. The petition is substantially compliant with 709.015.
3. The persons who signed the petition are owners of the property proposed to be annexed.
4. The petition contains the signatures of all the property owners in the area proposed to be annexed.
5. The area proposed to be annexed does not exceed 500 acres.
6. The territory proposed to be annexed shares a common boundary with the municipality for a continuous length of at least 5% of the perimeter of the territory proposed to be annexed.
7. The annexation will not create an unincorporated area of the township(s) that is completely surrounded by the area proposed to be annexed.
8. The municipality has agreed to provide the area proposed to be annexed the services specified in the municipal services statement.
9. A highway WILL be divided or segmented so as to create a road maintenance problem, therefore a Highway Responsibility Ordinance IS required and was satisfied using City of Reynoldsburg's Ordinance 13-2024.
10. No annexation agreement or CEDA agreement was entered into, thus the territory to be annexed is NOT to be excluded from the township and is to remain a part of the township's tax base. (ORC 709.023 & 503.7)

BE IT FURTHER RESOLVED that the Clerk/Administrator of this Board be directed to file a transcript of these proceedings and a copy of the entire record with the Clerk of the municipality.

CC: Michael L. Smith, Auditor
Clerk, City of Reynoldsburg
FO, Etna Township Trustees
Mayor-City of Reynoldsburg
Brad Mercer, Planning Department
Jared Knerr, County Engineer
Carolyn Carnes, Pros. Attny.
E-911
Angela Farley, Planning Department

Sheriff Randy Thorp
Board of Health
Board of Elections
Board of Education
Jenny Wells, Pros. Attny.
City of Reynoldsburg Engineer
Jackson Reynolds, Agent for Petitioner
Kyle Schaper, Auditor Office
FILE

Motion by BUBB

seconded by

BLACK

that the resolution be adopted was carried by the following vote:

YEAS: *[Signature]* * *[Signature]* * *[Signature]*
NAYS: _____ * _____ * _____

Duane H. Flowers
Rick Black
Timothy E. Bubb

Adopted: June 6, 2024

[Signature]
Beverly Adzic, Clerk/Administrator

October 30, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Summit Crossing; Preliminary Plat Application

Planning and Zoning Board:

Below is the staff review of the above referenced Preliminary Plat Application – Summit Crossing.

1. Project Summary

- a. **Site Summary:** The subject site is located along Summit Road, and consists of 2 parcels: Parcel ID #011-026598-00.002 and #011-026598-00.003. Parcel ID #011-026598-00.002 is 36.479 acres and #011-026598-00.003 is 32.827 acres according to the Licking County Auditor's website and both parcels consist of vacant land. The applicant has submitted a Major Site Plan application and a Variance application simultaneously for a Residential Development that will consist of 4 phases. The subject site is zoned RM, Residential Medium.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of SR, Suburban Residential to the north, west, and south, I, Innovation and R-1 (Etna Township) to the east, AG (Etna Township) to the southwest, OS, Open Space and Schools to the northeast, and R-1 (Etna Township) to the southeast. The surrounding land uses consist of single-family homes to the north, west, south, and southeast, a school to the northeast, agricultural land with a single-family home to the southwest, and undeveloped agricultural land to the east.
- c. **Applicant's Request:** The applicant is seeking preliminary plat approval for Summit Crossing development which consists of 280 townhomes and 384 apartment units.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that future development in the RM, Residential Medium district "...should be well integrated with surrounding uses while allowing for more compact development to accommodate growth, smaller household sizes, an aging population, and a growing number of households without children. Two-unit buildings are encouraged where appropriate. Developments may include a range of housing options with different price points and styles including townhomes, dense single-family, row houses, and apartments."

2. Project Review

- a. **Development Standard Requirements (1103.19) met:**
 - i. The Preliminary Plat for Summit Crossing shows a 69.4 acer site that is intended to be developed in 4 Phases. Phases 1 through 3 will consist of

the townhome development, and Phase 4 will consist of the apartment complex development. Both the townhome and apartment complex development are permitted land uses in the RM, Residential Medium zoning district. The applicant is also proposing a 23.2 acre public park, that will be turned over to the City of Reynoldsburg, along with providing future right-of-way dedication for future Summit Road improvements.

- ii. **Setback:** The applicant does meet the required 20 foot front setback, side setback and 30 foot rear setback for the apartment complex development.
- iii. **Density:** The applicant is intended to build 280 townhomes and 384 apartment units on the site for a total of 664 units. The proposed density of the development is 9.6 units per acre, which does not exceed the maximum density of 24 units per acre.
- iv. **Open Space:** The applicant has provided sufficient open space in the development, with over 25 acres, will qualify for the credit for pervious or other common green space, for an additional 10%, which will permit the parcels to be developed at a maximum of 80% impervious. The applicant has indicated in the Major Site Plan, that the maximum lot coverage will not be exceeded.
- v. **Parking:** The applicant has provided the required number of parking spaces for the entire development. 1 enclosed and 1 unenclosed parking spaces is provided for the townhome development, along with the required 484 parking spaces for the apartment complex development.
- vi. **Landscaping:** The applicant has provided a landscaping plan for the overall development. The required landscaping will be met during the Major Site Plan application process.

b. **Preliminary Plat Requirements (1111.05) met:**

- i. Prepared by a licensed professional with scale, name of the subdivision is provided, vicinity map, names of owners and developers, date, north arrow and legal description all provided.
- ii. Boundary lines, contour lines, wooded areas and widths of all platted and proposed streets.
- iii. Existing and proposed utility lines and easements on the utility plan.
- iv. Street right-of-ways, numbered lots, parcels land use identified, proposed landscaping, street names.

c. **Development Standard Requirements (1103.19) not met:**

- i. **Setback:** The applicant meets most of the required setbacks for the townhome development of 20 feet along a road, along with the required 20 foot rear setback.
 - 1. The applicant however will need to show how the 20 foot setback along Mount Drum Alley for lots 151, 162, 163, 174, 175, 186, 187, 198, 199, 210, 211, 222, 223 and 234 will be met, since it appears the setback encroaches into Reserve G private roadway. The setback of a parcel is measured from the front parcel line, and the 20 foot setback will need to be met on the lots parcels.
 - a. The applicant has since provided a revised drawing and explanation for the parcels above, which staff is good with.

The applicant will need to revise their preliminary plat to show this change throughout the development for the lots listed above.

ii. **Lot Dimensions:**

1. The minimum lot width of a townhome parcel is 23 feet. The applicant is proposing a minimum lot width of 21 feet for 94 lots. The required minimum lot width will need to be met, or a variance will need to be obtained. Section 1103.19.III.Lot Dimensions
2. The minimum lot frontage of a townhome parcel is 23 feet. The applicant is proposing a minimum lot frontage of 21 feet for 94 lots. The required minimum lot frontage will need to be met, or a variance will need to be obtained. Section 1103.19.III.Lot Dimensions
3. The minimum lot depth of a townhome parcel is 100 feet. The applicant is proposing a minimum lot depth of 76 feet for 142 lots. The required minimum lot depth will need to be met, or a variance will need to be obtained. Section 1103.19.III.Lot Dimensions

d. **Preliminary Plat Requirements (1111.05) not met:**

- i. On Sheet 3 of 15, show and meet the required 30 foot rear and 20 foot front setback for “Reserve C”. Section 1111.05.D.iv.4
- ii. On sheet 3 of 15, show the 20 foot front setback along Summit Road and Denali Avenue on Reserve B. Section 1111.05.D.iv.4
- iii. Private Roadways minimum pavement width is 26 feet. The applicant is showing private roadways at 18 feet wide in some areas of the townhome development. The applicant will need to be provided the required private roadway width, or a variance will need to be obtained. Section 1111.15.B.iv

e. **General Comments that need addressed:**

- i. On Sheet 1 of 15 change under Subarea A – Townhomes, “Pool Facility Parking Provided” to 12 spaces.
- ii. On Sheet 1 of 15 change under Subarea A – Townhomes, Pool Facility Parking Provided, “Off Street” to 12 spaces.
- iii. On Sheet 1 of 15 change under Subarea C – Apartments, Parking Provided, “ADA” to 18 spaces.
- iv. On Sheet 1 of 15 change under Notes, Note K, the word “know” to “known”.
- v. On sheet 3 of 15 clarify what RES. G stands for and what the dimensions mean.

3. Recommendation

- a. Staff recommends approval of the Preliminary Plat with the following conditions:
 - i. That the preliminary plat not be approved unless the required variances mentioned in project review C.ii.1-3 and D.iii are obtained or that the applicant revise their preliminary plat to meet all zoning code requirements.
 - ii. That Project Review Comments Ci, D.i, D.ii, and E.i through E.v are

resolved to staff's satisfaction.

- iii. That the applicant provide revised physical and digital copies of the preliminary plat, showing and meeting all required conditions listed above, prior to approval of the Preliminary Plat for Summit Crossing.



Offices**MEMO**

1495 Old Henderson Rd.
Columbus, Ohio 43220
614-459-6992
Fax: 614-459-6987
Toll Free: 866-277-0600

422 North Broad St.
Lancaster, Ohio 43130
740-385-2140

507 Main Street
Suite 203
Zanesville, Ohio 43701
740-450-1640

DATE: October 29, 2024

TO: Mr. Eric Meyer, Director of Development

FROM: Edgil Williams, Sands Decker

SUBJECT: Re-review of the Staff Review for Summit Crossing – Preliminary Plat

On behalf of the City of Reynoldsburg, Sands Decker conducted a re-review of the preliminary engineering review for the Preliminary Plat for Summit Crossing. The following summarizes our findings and recommendations with respect to this development.

ROADWAYS / ACCESS

1. No further comments.

UTILITIES

2. No further comments.

STORMWATER

3. No further comments



Offices

MEMO

1495 Old Henderson Rd.
Columbus, Ohio 43220
614-459-6992
Fax: 614-459-6987
Toll Free: 866-277-0600

422 North Broad St.
Lancaster, Ohio 43130
740-385-2140

507 Main Street
Suite 203
Zanesville, Ohio 43701
740-450-1640

DATE: September 23, 2024
TO: Mr. Eric Meyer, Director of Development
FROM: Mark Cameron / Edgil Williams, Sands Decker
SUBJECT: Staff Review for Summit Crossing – Preliminary Plat

On behalf of the City of Reynoldsburg, Sands Decker conducted a preliminary engineering review for the Preliminary Plat for Summit Crossing. The following summarizes our findings and recommendations with respect to this development.

ROADWAYS / ACCESS

1. The development indicates both Public and Private Streets.
2. Public Streets show 50', 60' and 67' wide right-of-ways, with 26', 32' and 36' wide pavement sections (F/F).
3. Private Streets show 50' and 20' wide right-of-ways with 26' and 18' wide pavement sections (F/F).
4. Recommend Private Street right-of-ways be adjusted to provide no less than 20' wide pavement sections (F/F).
5. Recommend ADA Compliant access for all sidewalks at all intersections, public and private.
6. Lot numbers 69 & 76 appear they may have driveway access concerns. Driveway for lot 69 encroaches lot 68. Lot 76 may not meet the minimum driveway width. Please verify and revise if necessary.
7. Pedestrian sidewalks should be provided for the length of the development along Summit Road.
8. Development handbook requires 5-foot sidewalks

UTILITIES

9. Sanitary sewer is not shown on Preliminary Plat, this needs added.
10. Other sheets indicate sanitary sewer connecting offsite to an existing sanitary sewer and continuing through the project to a proposed manhole at Summit Road.
11. A portion of this runs through the wooded area. Provide easement for this utility.
12. Waterline is shown coming through the project from the north end and not connecting to development to the south due to differential in pressure zones.
13. Provide easements for all utilities as needed. Please provide locations and widths (per utility regulations).

STORMWATER

14. The plans show a regional detention basin being provided for stormwater detention and water quality treatment.

Offices

1495 Old Henderson Rd.
Columbus, Ohio 43220
614-459-6992
Fax: 614-459-6987
Toll Free: 866-277-0600

422 North Broad St.
Lancaster, Ohio 43130
740-385-2140

507 Main Street
Suite 203
Zanesville, Ohio 43701
740-450-1640

15. Detailed flood routing will need to be provided for the entire development.
16. Maintenance of the Basin is identified as the responsibility of the HOA.
17. As the stormwater basin is located within Reserve "A", which is being granted to the City of Reynoldsburg, provide an easement around the basin within Reserve "A", for HOA maintenance.
18. Provide access location easement(s) to basin for future maintenance needs.

App./Case#: 2024-0756
Date Submitted: 9/12/24
Fee Amount: \$15,100

PLANNING AND ZONING BOARD LAND SUBDIVISION AND PLAT APPLICATION

☒ Paid: CL 271927

Property Address/Name of Plat: <u>8718 Summit Rd SW Etna, OH 43068</u>
Description of Location: <u>Summit Crossing</u>
Parcel ID#(s): <u>Two parcels consisting of 69.4 Ac. located on the W side of Summit Rd, south of Maplewood</u>
Number of Lots: <u>287 (280 TH's, 6 reserves, 1 mult. family)</u>
Complete Where Applicable: Engineer/Surveyor: <u>EMH&T</u> Builder/Developer: <u>M/I Homes of Central Ohio, LLC and Metro Development</u>

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>Maplewood Farms LTD, Carol Christy/Richard Hailey</u>	Property Owner Address: <u>146 Commodore Pr. M. Heogerville GA 31061</u> <u>8718 Summit Rd. SW Reynoldsburg OH 43068</u>
---	--

II. APPLICANT INFORMATION

Applicant Name: <u>M/I Homes of Central Ohio LLC Attn: Amy Gatteson</u>	Applicant Address: <u>4131 Watson Ave Columbus, OH 43219</u>
Applicant Phone Number: <u>614-934-2313</u>	Applicant Email: <u>agatteson@mihomes.com</u>
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☒ Owner's Consent Attached.	

III. PROJECT TYPE

- ☐ Subdivision without Plat (lot split) (\$200 Residential/\$250 Non-Residential)
 ☒ Preliminary Plat (\$750 + \$50 per lot All Districts)
 ☐ Preliminary Plat Extension (\$50 All Districts)
 ☐ Final Plat (\$500 All Districts)
 ☐ Plat Modification/Vacation (\$500 All Districts) (includes changes to approved preliminary not expired, or changes to approved final plat)

Applicant Signature: [Signature]

Date: 9/12/24

*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

Zoning District: RM
☐ Olde Reynoldsburg District

Planning and Zoning Board Meeting
Date: 11/7/24

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

City Council Meeting
Date: _____

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

P&Z Administrator: _____

Clerk of Council: _____

Date: _____

Date: _____

Section 1111.05

PRELIMINARY PLAT REQUIREMENTS

The owner of land who desires to subdivide it shall submit eleven (11) copies of a preliminary/final plat along with eleven (11) copies of a general layout of all site improvements to be installed on the entire tract of land to be developed even if the owner or developer only intends to initially develop only a part of the tract, to the Planning and Zoning Board twenty-one (21) days prior to a regular meeting of the Board. A copy of the general layout of all site improvements attached to a copy of the plat shall be in the possession of each member of the Board for a minimum period of seven (7) days before consideration for approval. One (1) electronic copy should also be submitted of the preliminary/final plat and the general layout of all site improvements at the time of submittal.

The preliminary plat shall contain the following, and be prepared by a licensed professional engineer in the State of Ohio:

- ☐ The scale, with a minimum of one inch to equal one hundred feet
- ☐ The proposed name of the subdivision;
- ☐ Key map showing location within the City;
- ☐ Names and addresses of owners, developers and the surveyor who made the plat;
- ☐ Date
- ☐ North point
- ☐ Legal description of parcel being subdivided.

The following existing conditions shall be shown on the plat:

- ☐ Boundary lines and approximate acreage included matching the provided legal description;
- ☐ Locations, widths and names of all existing or previously platted streets or alleys, and proposed thoroughfare locations as shown on the official City Thoroughfare Plan, Railroad and utility rights of way, parks and public open spaces, permanent buildings and structures, all section and corporation lines within or adjacent to the tract
- ☐ Existing sewers, water mains, culverts and other underground facilities within the tract, indicating pipe sizes, elevations and grades, if readily available, and locations, if known available
- ☐ Boundary lines of adjacent tracts of unsubdivided and subdivided land;
- ☐ Existing zoning restrictions;
- ☐ Existing contours, with intervals of five feet where the slope is greater than ten percent and not more than two feet where the slope is less than ten percent;
- ☐ Drainage channels, wooded areas, water courses and other significant physical features;
- ☐ Existing and proposed easements.

The following proposed conditions shall be shown:

- ☐ Layout of streets and right-of-way widths;
- ☐ Layout, numbers and dimensions of lots including total square footage;
- ☐ Parcels of land intended to be dedicated or temporarily reserved for public use;
- ☐ Building setback lines shown graphically with dimensions;
- ☐ Indication of any lot on which a use other than residential is proposed by the owner;
- ☐ Names of new streets which shall not duplicate names of any existing dedicated street within the County and/or its incorporated areas;
- ☐ New streets which are extensions of or in alignment with existing streets which shall bear the names of the existing streets of which they are extensions or with which they are in alignment;
- ☐ Bearings and dimensions of lot, parcel, and right-of-way boundaries; and
Proposed landscaping, if any.

Who may I call if I have questions?
Contact the Planning & Zoning Administrator at
614-322-6829.
OR Visit our website at: Reynoldsburg.gov

Section 1111.07 & 1111.09 FINAL PLAT REQUIREMENTS

A final plat shall contain all material required for the preliminary plat and the following additional information prepared and sealed by a licensed professional engineer in the State of Ohio:

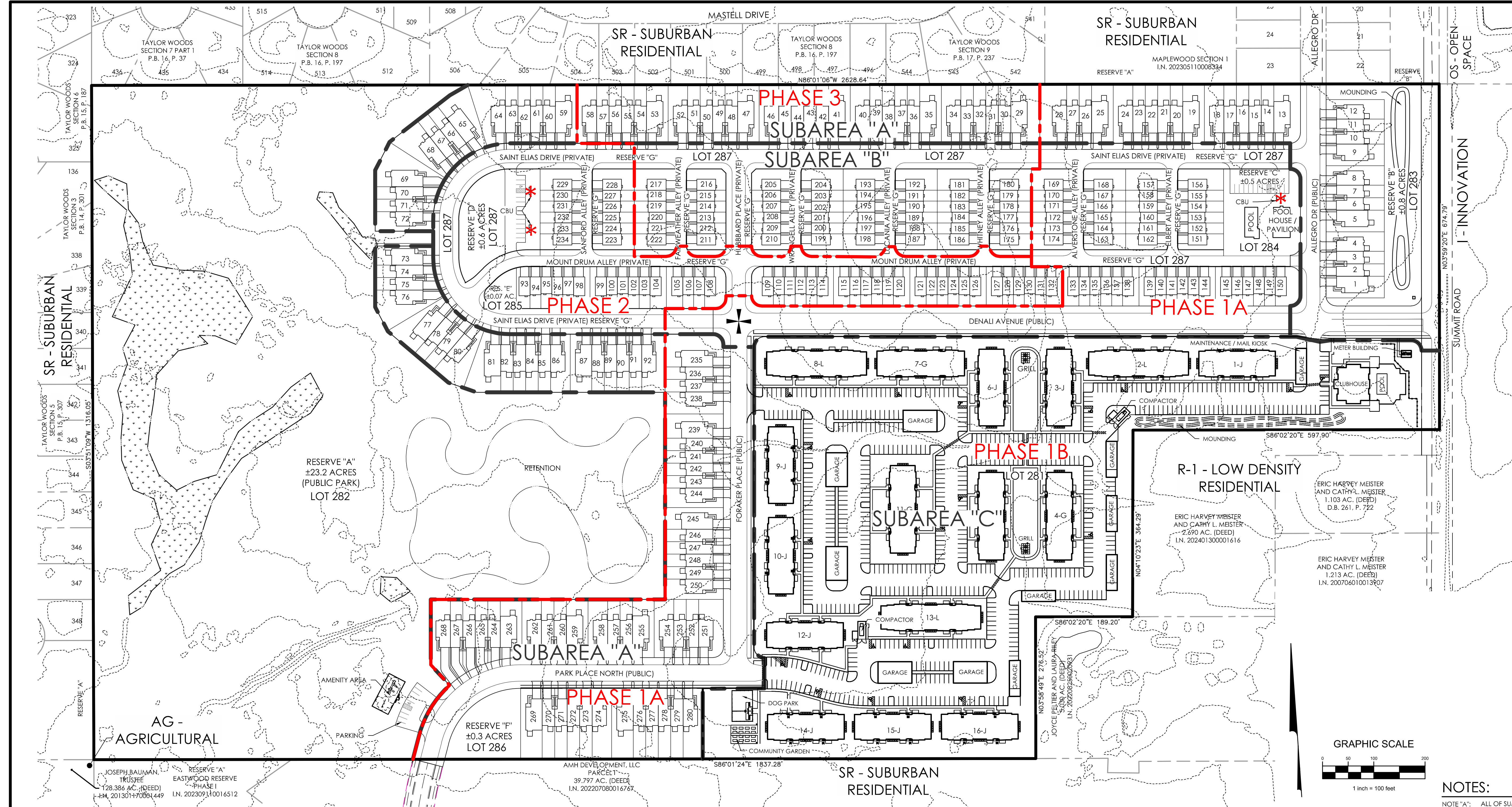
- ☐ Boundary of plat based on an accurate traverse with angular and lineal dimensions;
- ☐ True angle and distance to the nearest street intersection, accurately described on the plat;
- ☐ Municipal, township, county or section lines accurately tied to the lines of all chord dimensions;
- ☐ Radii, internal angles, points of curvature, tangent bearings and lengths of all chord dimensions;
- ☐ All lot numbers and lines with accurate dimensions in feet and hundredths and bearings in degrees and minutes;
- ☐ Accurate location of all monuments, which shall be composed and/or located as follows:
 - ☐ Be composed of a durable material;
 - ☐ Be a minimum length of thirty inches (30IN)
 - ☐ Of a minimum cross-section area of material of two tenths square inches (one inch (1IN) in diameter)
 - ☐ Be identified with a durable marker bearing the Surveyor's Ohio Registration number and/or name or company name
 - ☐ Be detectable with conventional instruments for finding ferrous or magnetic objects; Placed with the top at the existing grade elevation.
- ☐ One such monument shall be placed at each extreme corner of the subdivision. All lots must be marked with steel pins, and such pins must be in place after a building is completed. The Building Official shall confirm that lot pins are in place on the final occupancy permit.
- ☐ Exact location, width and name of all streets or other public ways
- ☐ Known easements, accurately located and stating the purpose for which they are intended.

A final plat shall also contain:

- ☐ A certificate by a registered professional land surveyor that the plat represents a completed survey and that the monuments shown exist as located or will be set following construction and that all dimensional and geodetic details are correct.
- ☐ Notarized certification by the owner or owners of the adoption of the plat and the dedication by them to public use of the streets and other public areas shown on the plat. The signatures of the owner(s) are required prior to the obtaining of any City Official's signature on the plat. No property shall extend to the center of a right of way.
- ☐ Proper form for the approval of the Planning Commission with space for the signature of the Chairman.
- ☐ Space for approval by signature of the City Engineer and Director of Public Service.
- ☐ Proper form for approval and acceptance by Council, showing ordinance number and provisions for signature by the Clerk of Council.
- ☐ Space for approval, by signature of the City Engineer and Director of Public Service, of easements added to or revised on the final plat.
- ☐ Space for transfer by the County Auditor and recording by the County Recorder. A statement of the expiration date of the City approval shall be placed just ahead of the space provided for the County Auditor's signature.
- ☐ A topographic survey prepared by an Ohio registered professional surveyor using the North American Vertical Datum of 1988 (NAVD88) reflecting flood way, flood way fringe, base flood elevations and property lines of the plat under consideration for development.

Who may I call if I have questions?
Contact the Planning & Zoning Administrator at
614-322-6829.
OR Visit our website at: Reynoldsborg.gov

J:\2024\2024-Dwg\04Sheet\04Preliminary\p04\1_Cover Sheet and Location Map.dwg Last Saved By: sathara.10/17/2024 11:05 AM



LOCATION MAP
NO SCALE

DEVELOPER/OWNER

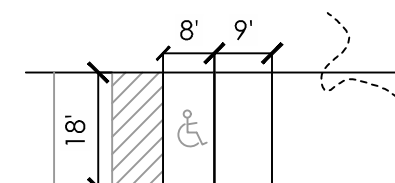
M/I Homes, LLC
CONTACT: JOSH BARKAN
4131 WORTH AVE. SUITE 310
COLUMBUS, OHIO 43219
TEL: (614) 418-8000
EMAIL: JBARKAN@MIHOMES.COM

PREPARED BY

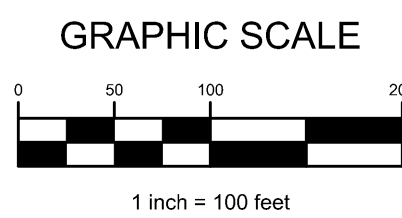
EMHT
Evans, Mechwart, Hambleton & Titton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Fax: 614.775.4501
emht.com

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011). THE PORTION OF THE CENTERLINE OF SUMMIT ROAD, HAVING A BEARING OF SOUTH 03° 59' 20" WEST, IS DESIGNATED AS THE "BASIS OF BEARINGS" FOR THIS SURVEY.

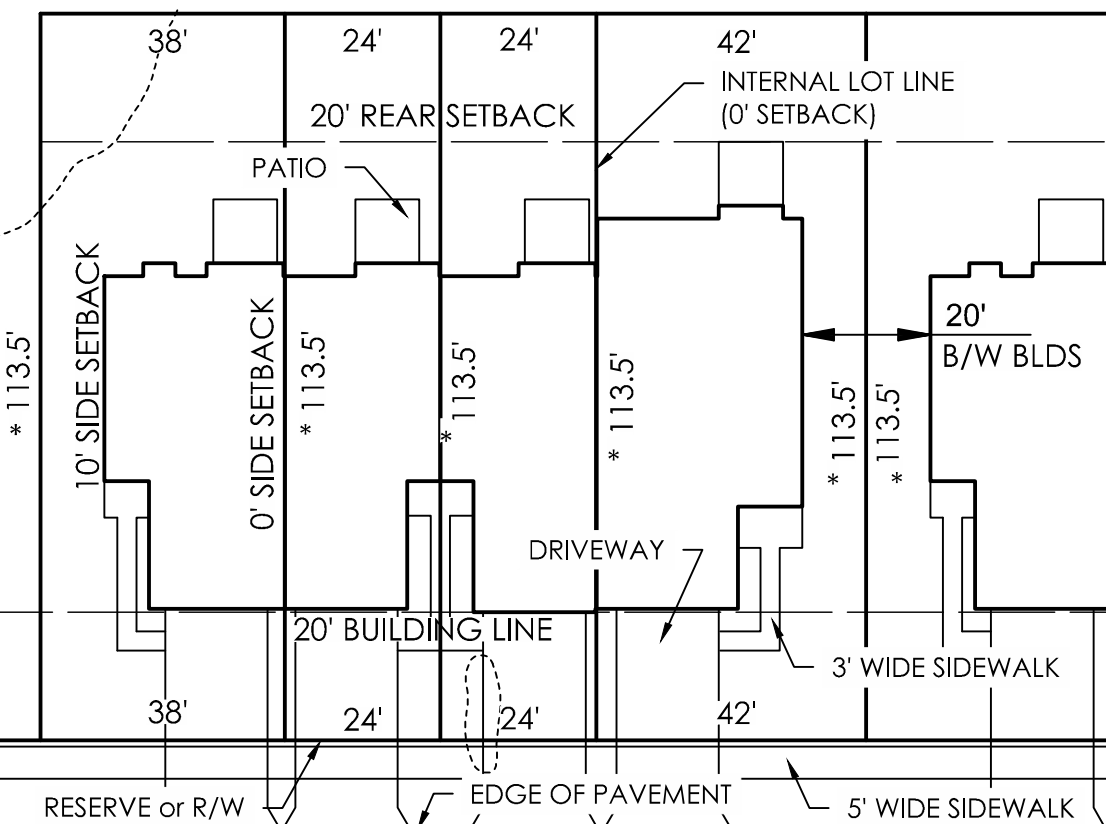


PARKING DETAIL
SCALE: 1"=30'

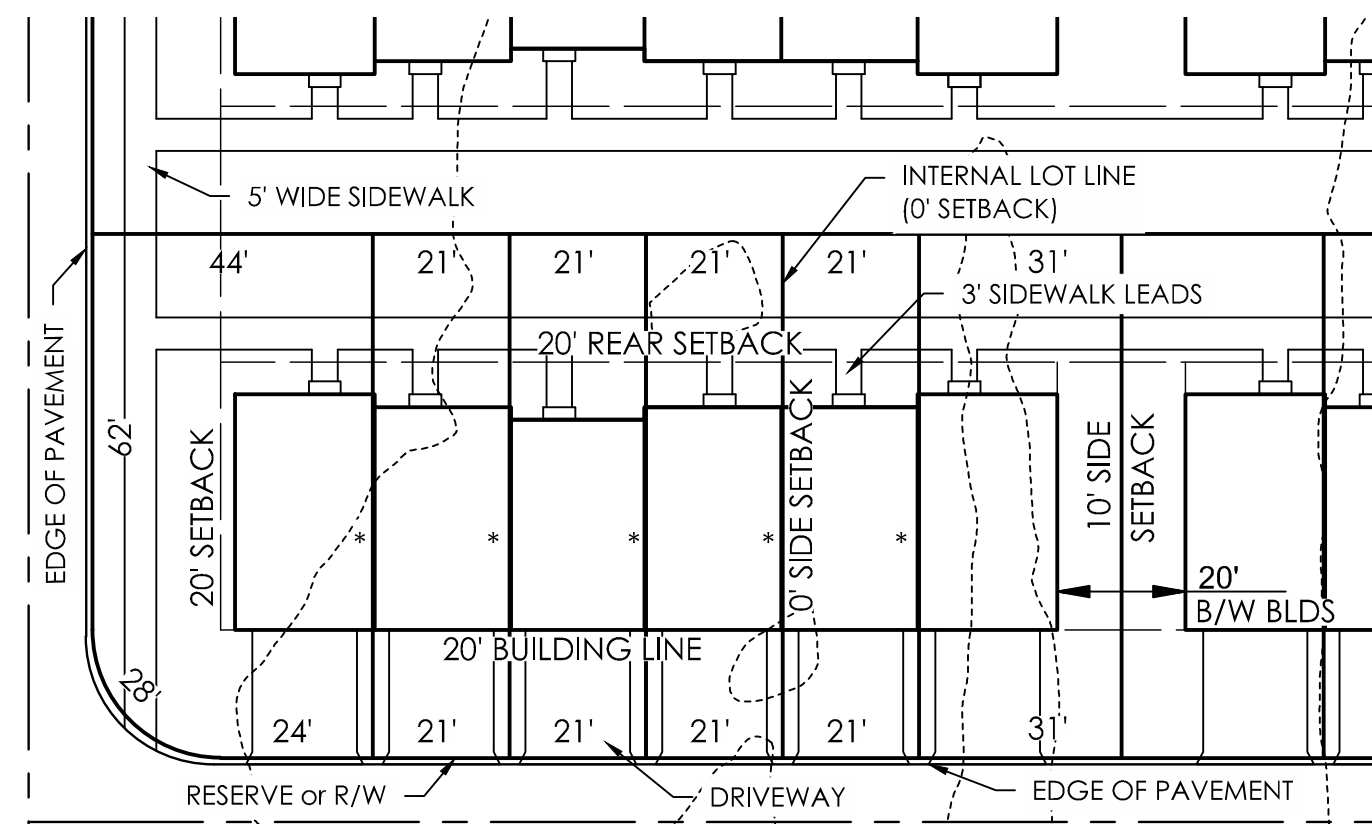


NOTES:

- NOTE "A": ALL OF SUMMIT CROSSING IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBERS 39089C0407H, EFFECTIVE DATE JUNE 2, 2007, AND 39089C0407J EFFECTIVE DATE MARCH 16, 2015.
- NOTE "B": SIDEWALKS SHALL BE SHOWN AS HEREON. ALL SIDEWALKS WILL BE A MINIMUM OF 5' WIDE ALONG ALL PUBLIC AND PRIVATE STREETS.
- NOTE "C": RESERVE "A" (LOT 282) SHALL BE DEEDED TO THE CITY OF REYNOLDSBURG FOR A PUBLIC PARK. THE STORMWATER FACILITY WITHIN RESERVE "A" (LOT 282) WILL BE MAINTAINED BY THE SUMMIT CROSSING HOME OWNERS ASSOCIATION AND SHALL FALL WITHIN A MAINTENANCE EASEMENT. ALL LANDSCAPE AND MAINTENANCE WITHIN RESERVE "A" (LOT 282) EXCLUDING THE POND SHALL BE PROVIDED BY CITY OF REYNOLDSBURG. RESERVES "B" (LOT 283), "C" (LOT 284), "D" (LOT 285) & "E" (LOT 286) OPEN SPACES / STORMWATER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE SUMMIT CROSSING HOMEOWNERS ASSOCIATION. RESERVE "G" (LOT 287) SHALL BE OWNED AND MAINTAINED BY SUMMIT CROSSING HOME OWNERS ASSOCIATION FOR THE PURPOSE OF PRIVATE DRIVES AND ALLEYS.
- NOTE "D": ALL CONTOURS SHOWN HEREON ARE SET AT TWO FOOT INTERVALS.
- NOTE "E": AS SHOWN HEREON F/F WILL REFER TO THE WIDTH OF PAVEMENT BEING MEASURED FROM FACE OF CURB TO FACE OF CURB.
- NOTE "F": PARKING AS SHOWN HEREON SHALL BE ASPHALT.
- NOTE "G": PHASES DEPICTED ON THIS SHEET ARE SUBJECT TO CHANGE DUE TO MARKET CONDITIONS, FINAL ENGINEERING, AND AT THE DISCRETION OF THE DEVELOPER.
- NOTE "H": SIDEWALKS AND STREET TREES WITHIN THE RIGHT-OF-WAY SOUTH OF DENALI AVENUE AND EAST OF FORAKER PLACE SHALL BE INSTALLED WITH THE DEVELOPMENT WITHIN PHASE 1B.
- NOTE "I": ALL ELECTRICAL AND TELEPHONE LINES WILL BE LOCATED UNDERGROUND.
- NOTE "J": PARKING AND AMENITY ON RESERVE "A" SHALL BE INSTALLED BY THE DEVELOPER PER CITY APPROVAL.
- NOTE "K": THERE ARE NO KNOWN EXISTING ZONING RESTRICTIONS ON THE SITE.



TYPICAL LOT
SUBAREA "A"
SCALE: 1"=30'



TYPICAL LOT
SUBAREA "B"
SCALE: 1"=30'

SITE STATISTICS:

TOTAL SITE AREA: 669.4 ACRES	TOTAL OPEN SPACE: 25.47 ACRES (36.7%)
FUTURE R/W DEDICATION: 40.54 ACRES	LOT 282 - RESERVE "A": 23.2 ACRES (CITY PARK)
TOTAL ACRES: 688.86 ACRES	LOT 283 - RESERVE "B": 40.8 ACRES
TOWN HOMES: 300.1 ACRES	LOT 284 - RESERVE "C": 40.5 ACRES
CITY PARK: 23.2 ACRES	LOT 285 - RESERVE "D": 40.6 ACRES
APARTMENTS: 115.56 ACRES	LOT 286 - RESERVE "E": 40.07 ACRES
	LOT 287 - RESERVE "F": 40.3 ACRES
	EXISTING ZONING: RM (RESIDENTIAL MEDIUM)
	SCHOOL DISTRICT: LICKING HEIGHTS LOCAL SCHOOL DISTRICT
SUBAREA A - TOWNHOMES	
TOTAL UNITS: 138 UNITS	
LOTS 1-92, 235-280, 283 & 286	
SUBAREA B - TOWNHOMES	
TOTAL UNITS: 142 UNITS	
LOTS 93-234, 284-285 & 287	
SUBAREA C - LOT 281 - APARTMENTS	
TOTAL UNITS: 384 UNITS (16 BUILDINGS)	
G-UNITS: 4 BUILDINGS (96 UNITS)	
J-UNITS: 9 BUILDINGS (216 UNITS)	
L-UNITS: 3 BUILDINGS (72 UNITS)	
TOTAL NUMBER OF UNITS: 664 UNITS	
TOTAL GROSS DENSITY: 49.6 UNITS/ACRE	

RESERVE "A" - LOT 282 - PUBLIC PARK

* CBU LOCATIONS FOR SUBAREAS "A" AND "B" ONLY.

PARKING CALCULATION

SUBAREA A - TOWNHOMES		SUBAREA C - APARTMENTS	
UNIT PARKING REQUIRED: 276 SPACES (138 UNITS X 2)		TOTAL PARKING REQUIRED: 484 SPACES	
(1 ENCLOSED & 1 UNENCLOSED)		UNIT REQUIREMENT: 461 SPACES	
UNIT PARKING PROVIDED: 552 SPACES		(1 SPACE PER UNIT AND 1 SPACE PER 5 UNITS)	
GARAGE: 276 SPACES		384 UNITS TOTAL + 77 SPACES = 461 SPACES	
DRIVEWAY: 276 SPACES		CLUBHOUSE: 23 SPACES	
		(1 SPACE PER 200 S.F. FLOOR AREA)	
		4,500 S.F. / 200 = 23 SPACES	
POOL FACILITY PARKING REQUIRED: 4 SPACES (768 S.F. / 200)		PARKING PROVIDED: 702 SPACES	
(1 SPACE PER 200 S.F.)		GARAGE: 93 SPACES	
POOL FACILITY PARKING PROVIDED: 11 SPACES		ADA: 3 SPACES	
OFF-STREET: 10 SPACES		SURFACE: 609 SPACES	
ADA: 1 SPACES		ADA: 19 SPACES	
MAIL KIOSK PARKING PROVIDED: 12 SPACES		PARK	
OFF-STREET: 11 SPACES		TOTAL PARKING REQUIRED: 0 SPACES	
ADA: 1 SPACES		PARKING PROVIDED: 9 SPACES	
SUBAREA B - TOWNHOMES			
PARKING REQUIRED: 284 (142 UNITS X 2)			
(1 ENCLOSED & 1 UNENCLOSED)			
PARKING PROVIDED: 592 SPACES			
GARAGE: 284 SPACES			
DRIVEWAY: 284 SPACES			
OFF-STREET: 22 SPACES			
ADA: 2 SPACES			

REVISIONS	
DATE	DESCRIPTION
10/17/2024	REVISED PER STAFF COMMENTS

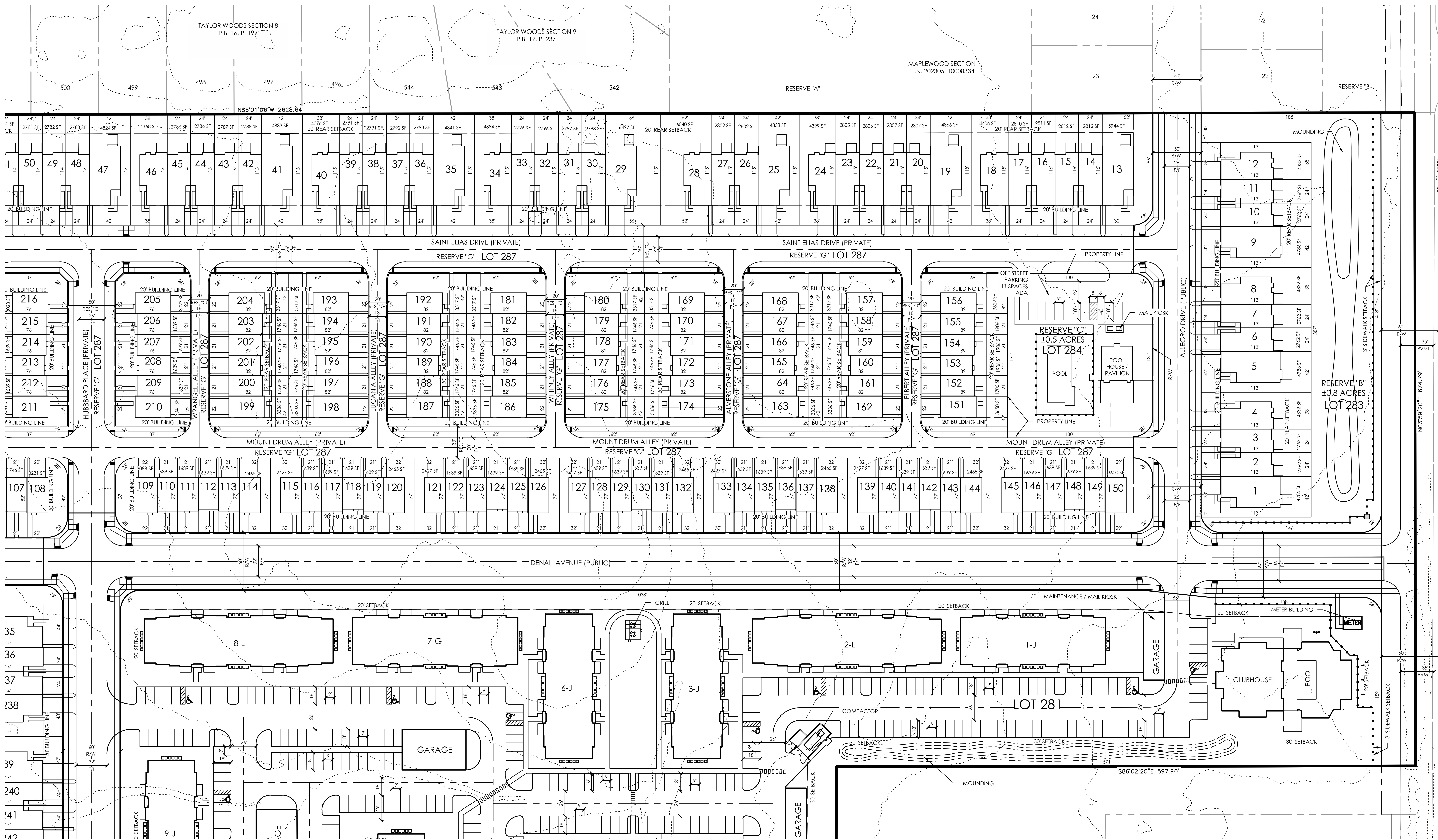
EMHT
Evans, Mechwart, Hambleton & Titton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Fax: 614.775.4501
emht.com

M/I HOMES
4131 Worth Avenue, Suite 310
Columbus, Ohio 43219
Phone: (614) 379-4044

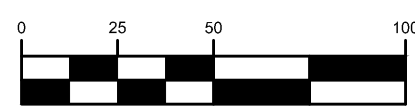
CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
SUMMIT CROSSING
COVER SHEET AND LOCATION MAP

LOCATED IN:
LOT 12, SECTION 9, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
TOWNSHIP OF ETNA, COUNTY OF LICKING, STATE OF OHIO

Date	Job No.
SEPTEMBER 12, 2024	20240202
Scale	Sheet
AS NOTED	1/15



GRAPHIC SCALE



1 inch = 50 feet

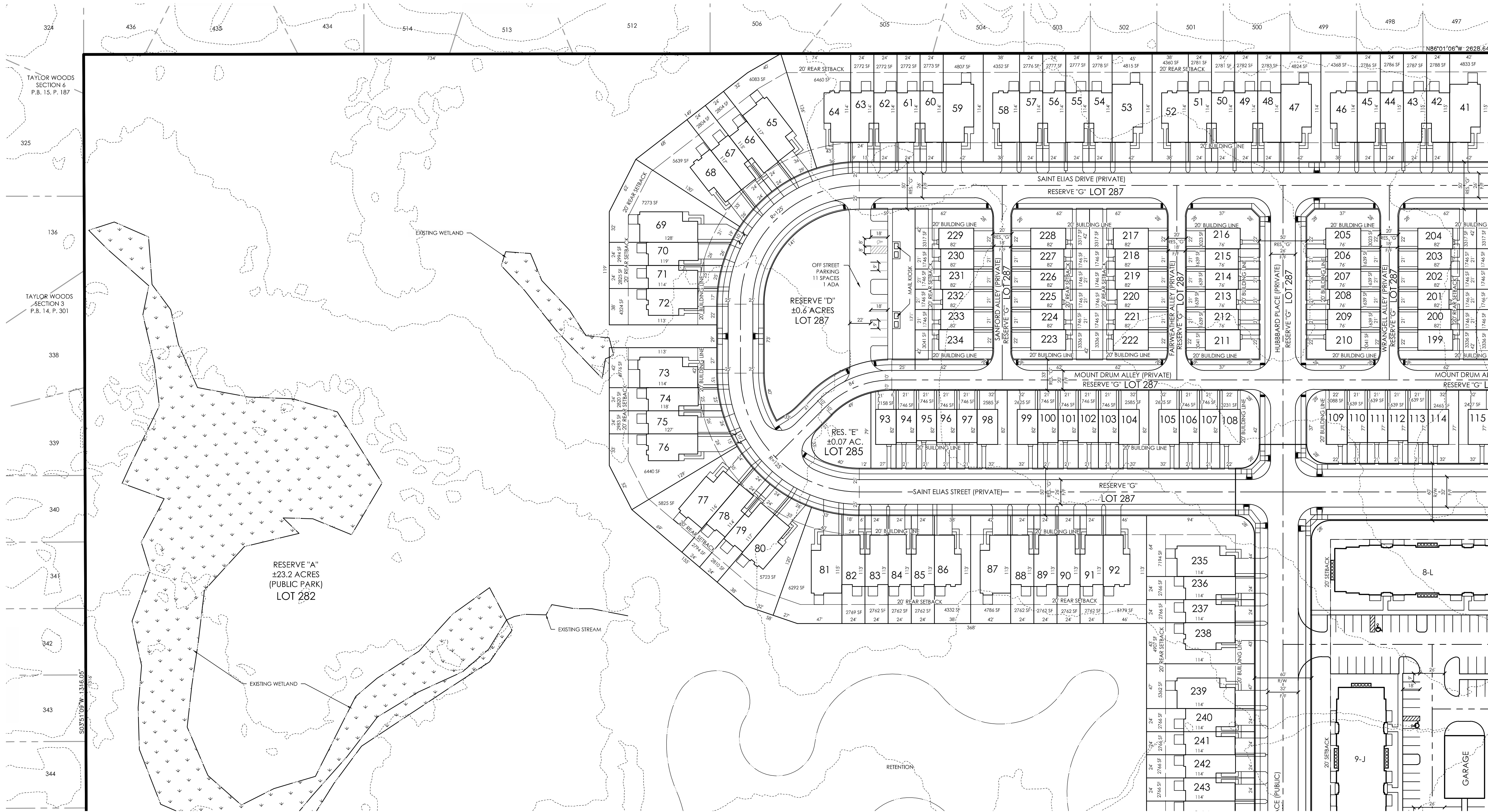
REVISIONS	
DATE	DESCRIPTION
10/17/2024	REVISED PER STAFF COMMENTS



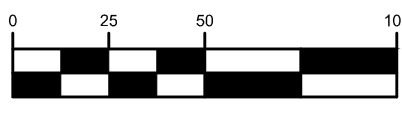
CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
SUMMIT CROSSING
PRELIMINARY PLAT

LOCATED IN:
LOT 12, SECTION 9, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
TOWNSHIP OF ETNA, COUNTY OF LICKING, STATE OF OHIO

Date	Job No.
SEPTEMBER 12, 2024	20240202
Scale	Sheet
1"=50'	3/15



GRAPHIC SCALE



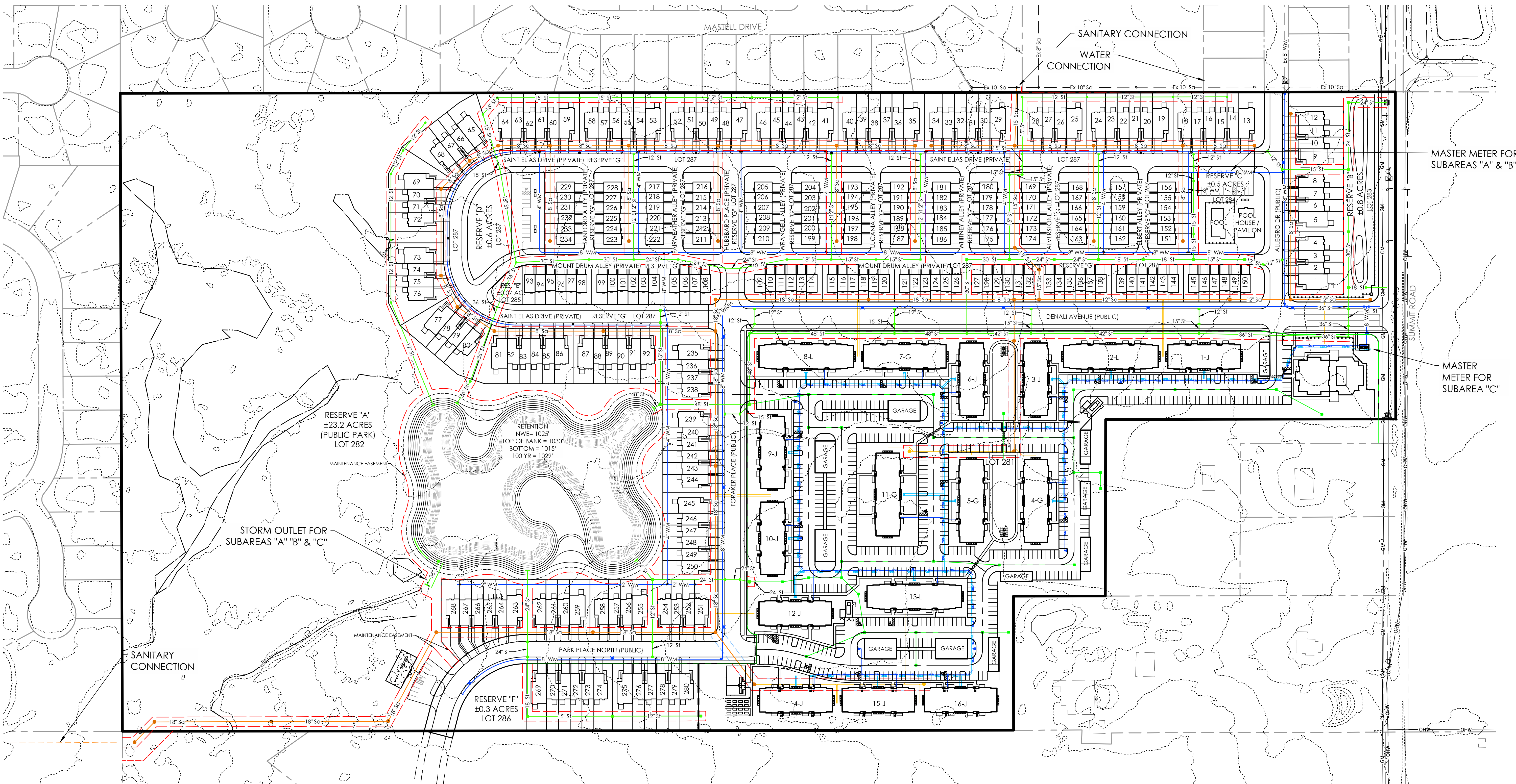
REVISIONS	
DATE	DESCRIPTION
10/17/2024	REVISED PER STAFF COMMENTS



CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
SUMMIT CROSSING
PRELIMINARY PLAT

LOCATED IN:
LOT 12, SECTION 9, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
TOWNSHIP OF ETNA, COUNTY OF LICKING, STATE OF OHIO

Date	Job No.
SEPTEMBER 12, 2024	20240202
Scale	Sheet
1"=50'	5/15



SUMMARY:

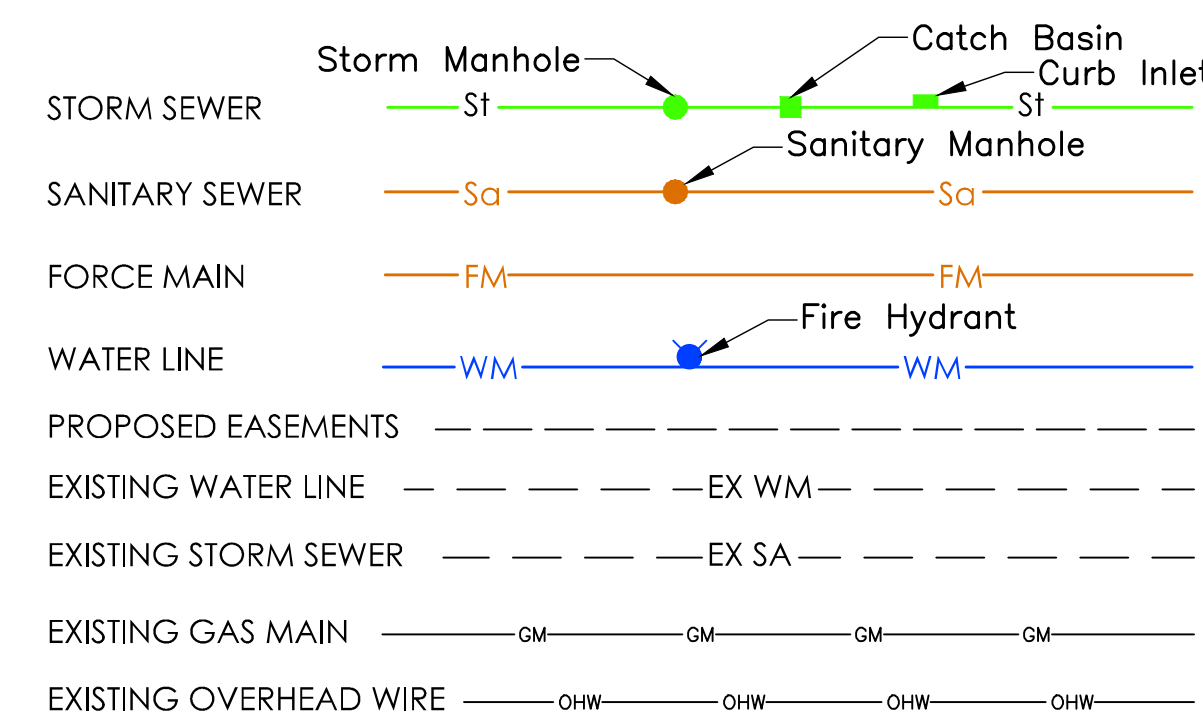
SANITARY: THE NORTH 15" SANITARY SEWER CONNECTION ACCEPTS FLOWS FROM THE SCHOOL AND EXISTING NEIGHBORHOODS. THE SOUTH 15" SANITARY SEWER CONNECTS TO A SEWER TO BE CONSTRUCTED BY OTHERS.

WATER: WATER SERVICE IS PROVIDED TO THE SITE VIA A CONNECTION TO AN EXISTING 8" WATER LINE LOCATED ON THE NORTH SIDE OF THE SITE, ON THE EAST SIDE OF ALLEGRO DRIVE. WATER SERVICE FOR SUBAREA "C" (APARTMENTS) WILL BE PROVIDED BEHIND A MASTER METER LOCATED AT THE SOUTHWEST CORNER OF DENALI STREET AND SUMMIT ROAD. WATER SERVICE FOR SUBAREAS "A" AND "B" WILL BE PROVIDED BEHIND A MASTER METER WITH THE EXCEPTION OF LOTS 1-12 AND 269-280 THAT WILL BE SERVICED DIRECTLY FROM A PUBLIC WATER LINE.

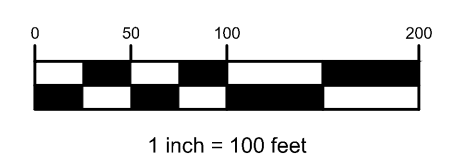
STORM: STORM WATER RUNOFF FOR SUBAREAS "A", "B", AND "C" WILL BE DETAINED IN THE BASIN LOCATED IN RESERVE A AND RELEASED TO THE WEST AT A PREDETERMINED CONTROLLED RATE.

THE UTILITY INFORMATION DEPICTED ON THIS SHEET, SIZES AND LOCATIONS, ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL ENGINEERING.

LEGEND:



GRAPHIC SCALE



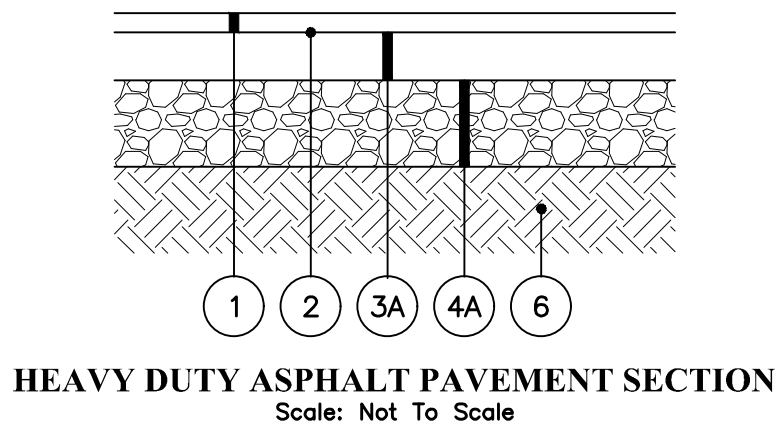
REVISIONS	
DATE	DESCRIPTION
10/17/2024	REVISED PER STAFF COMMENTS



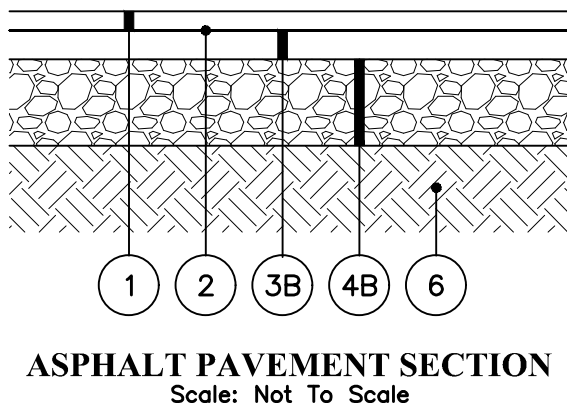
CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
SUMMIT CROSSING
UTILITY PLAN

LOCATED IN:
LOT 12, SECTION 9, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
TOWNSHIP OF ETNA, COUNTY OF LICKING, STATE OF OHIO

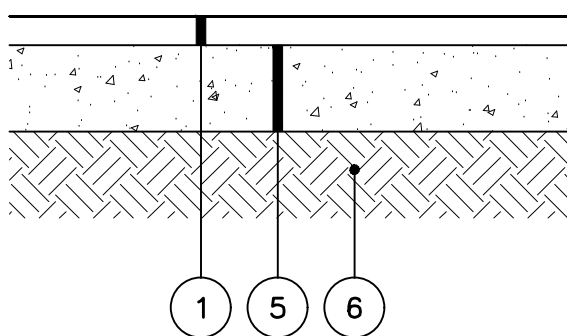
Date	Job No.
SEPTEMBER 12, 2024	20240202
Scale	Sheet
1"=100'	7/15



HEAVY DUTY ASPHALT PAVEMENT SECTION
Scale: Not To Scale



ASPHALT PAVEMENT SECTION
Scale: Not To Scale



ALTERNATE PAVEMENT LEGEND
HEAVY & LIGHT DUTY SECTIONS
Scale: Not To Scale

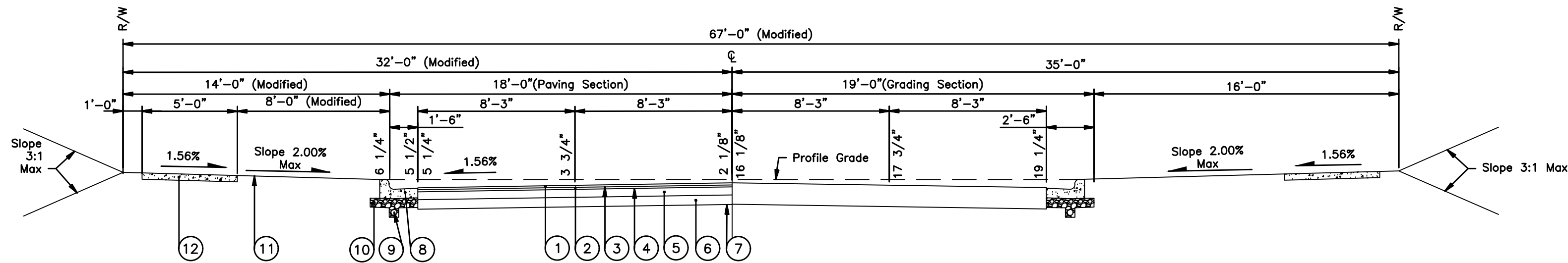
PAVEMENT SECTION

- 1 Item 441, 1 1/2" Asphalt Concrete, Surface Course, Type 1
- 2 Item 407, Tack Coat, Applied at a Rate of 0.05 Gal/SY - See Note 3
- 3A Item 441, 2 1/2" Asphalt Concrete, Intermediate Course, Type 2
- 3B Item 441, 1 1/2" Asphalt Concrete, Intermediate Course, Type 2
- 4A Item 304, 10" Aggregate Base
- 4B Item 304, 8" Aggregate Base
- 5 Item 307, 6" Roller Compacted Concrete
- 6 Item 204, Subgrade Compaction

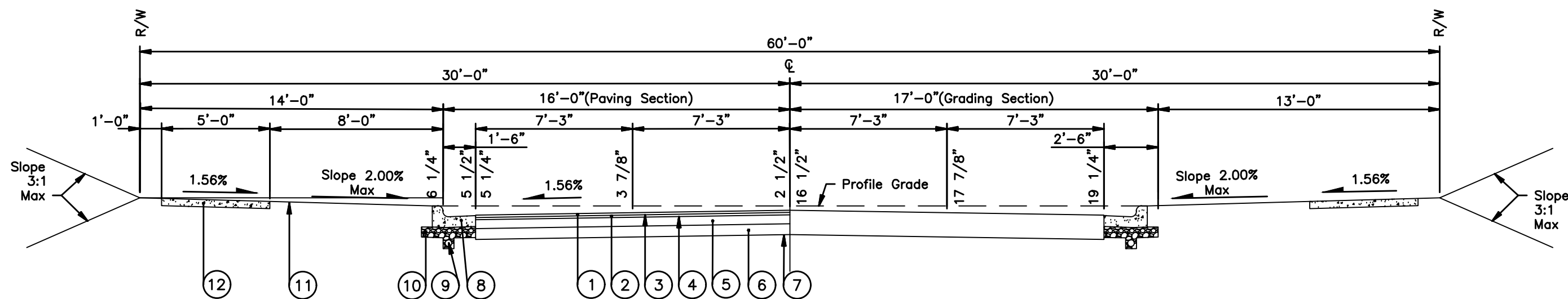
NOTES:

- Pavement design is for estimating purposes only.
- All pavement materials shown as per applicable CMSC unless otherwise noted.
- Tack Coat may be omitted if surface and intermediate asphalt courses are paved simultaneously. Final pavement design shall be as directed by the Owner.
- Pavement design provided by Client. EMH&T assumes no liability for pavement section.

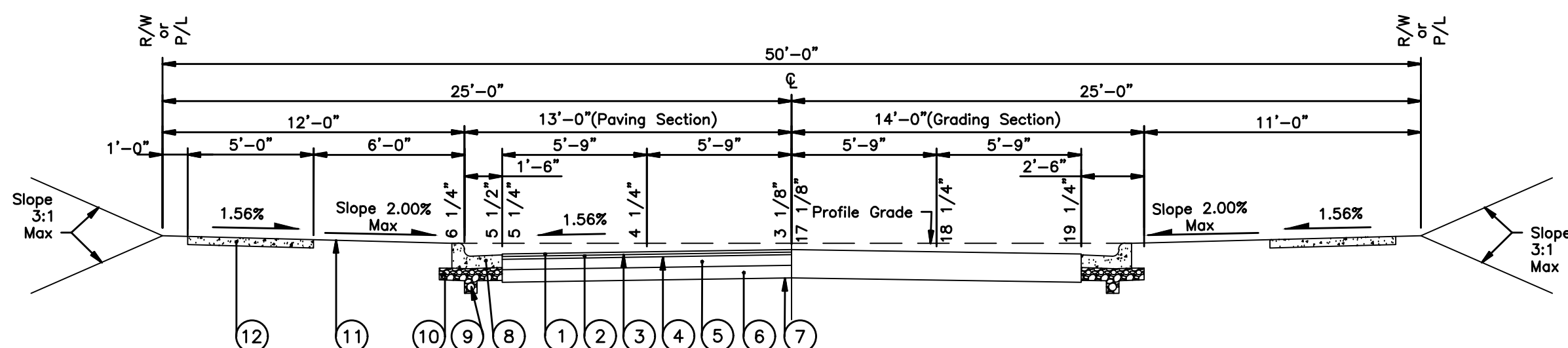
APARTMENT AREA TYPICAL SECTIONS - PRIVATE



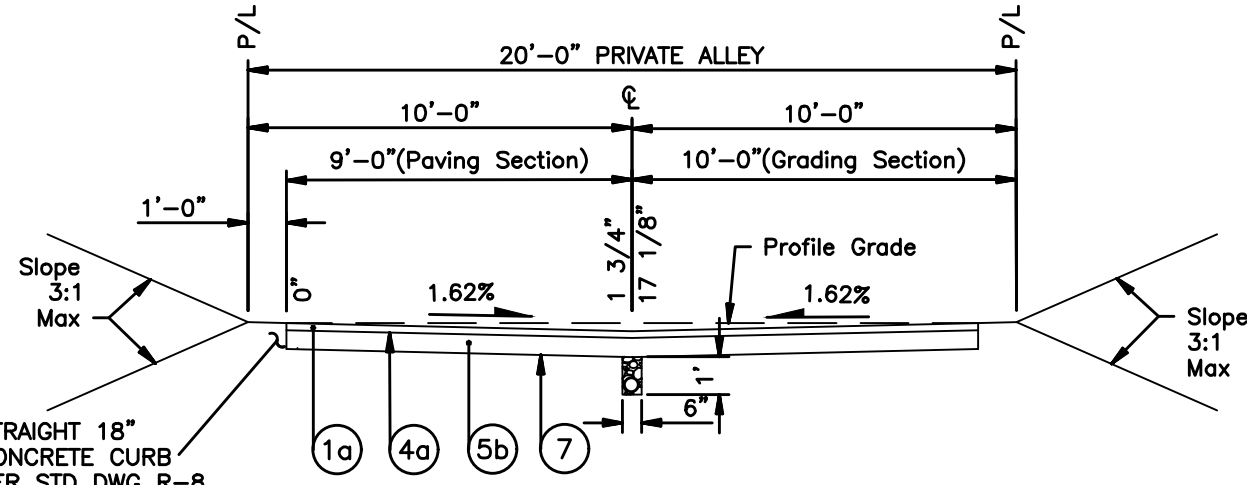
TYPICAL 36' SECTION (67' R.O.W.) Std Dwg R-15 Modified
Scale: Not To Scale



TYPICAL 32' SECTION (60' R.O.W.) Std Dwg R-14
Scale: Not To Scale



TYPICAL 26' SECTION (50' R.O.W-Public or 50' Reserve-Private) Std Dwg R-13
Scale: Not To Scale

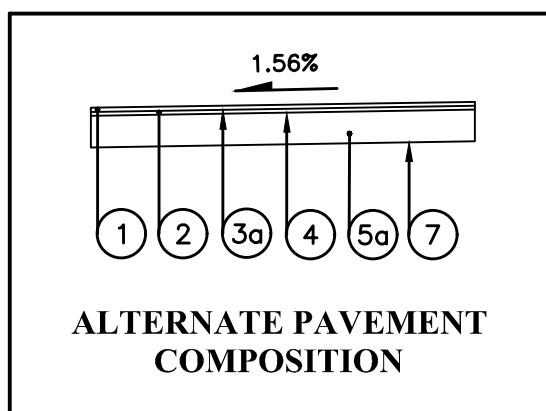


TYPICAL 18' ALLEY SECTION (20' Reserve-Private)
Scale: Not To Scale

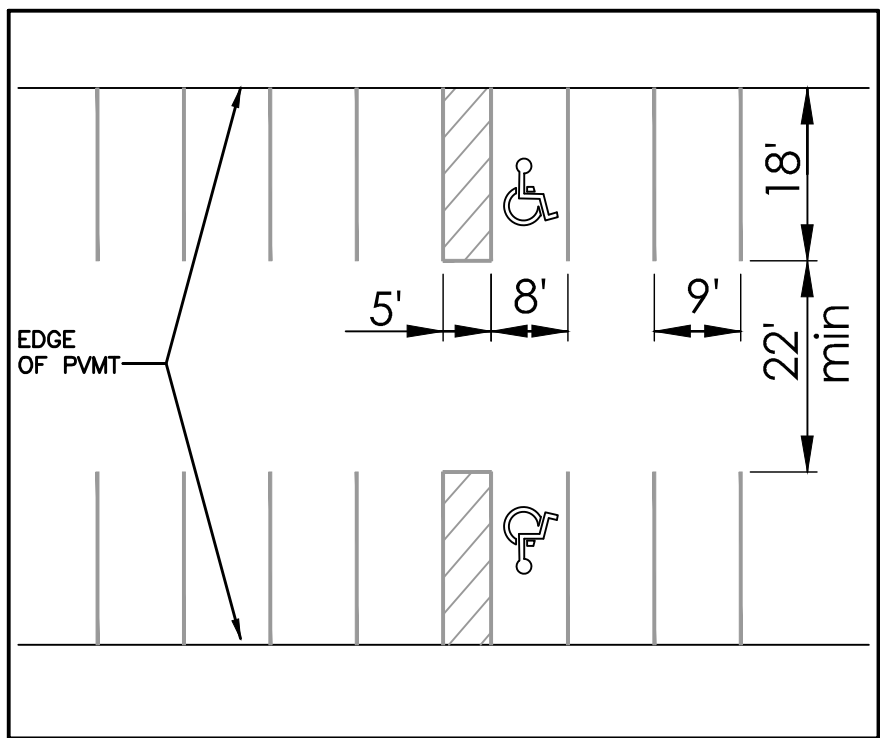
PAVEMENT LEGEND

Pavement Compositions per City of Reynoldsburg Std Dwg R-18.

- 1 ITEM 441 1.25" Asphalt Concrete Surface Course, Type 1, PG-64-22
- 1a ITEM 441 2" Asphalt Concrete Surface Course, Type 1, PG-64-22
- 2 ITEM 441 1.75" Asphalt Concrete Intermediate Course, Type 2, PG-64-22
- 3 ITEM 407 Non-Tracking Tack Coat (Applied at 0.08 Gal/SY)
- 3a ITEM 407 Tack Coat (702.13 Rubberized Asphalt Emulsion) (Applied at 0.04 Gal/SY)
- 4 ITEM 407 Non-Tracking Tack Coat (Applied at 0.04 Gal/SY)
- 4a ITEM 407 Non-Tracking Tack Coat (Applied at 0.08 Gal/SY)
- 5 ITEM 301 - 5" Asphalt Concrete Base
- 5a ITEM 307 - 7" Roller Compacted Concrete Base - Residential
- 5b ITEM 307 - 6" Roller Compacted Concrete Base - Residential
- 6 ITEM 304 - 6" Aggregate Base
- 7 ITEM 204 - Subgrade Compaction
- 8 ITEM 609 - Standard Combination Curb & Gutter, (Reynoldsburg Std Dwg R-5)
- 9 ITEM 605 - 4" Pipe Underdrain
- 10 No 8 or No 57 Aggregate
- 11 ITEM 659 - Seeding and Mulching
- 12 ITEM 608 - 4" Concrete Sidewalk (Reynoldsburg Std Dwg R-9)

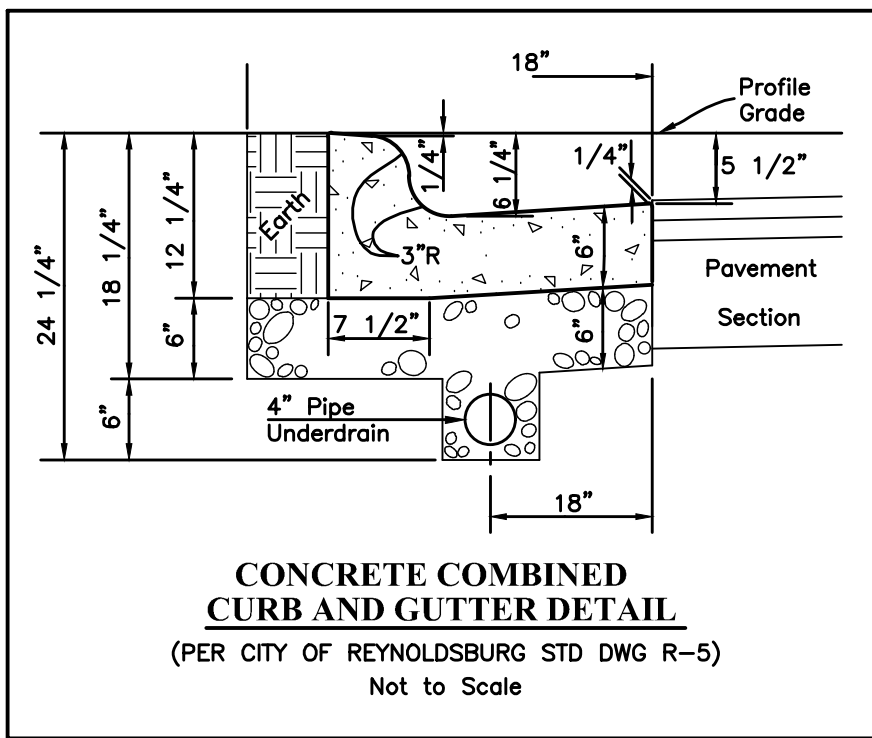


ALTERNATE PAVEMENT COMPOSITION

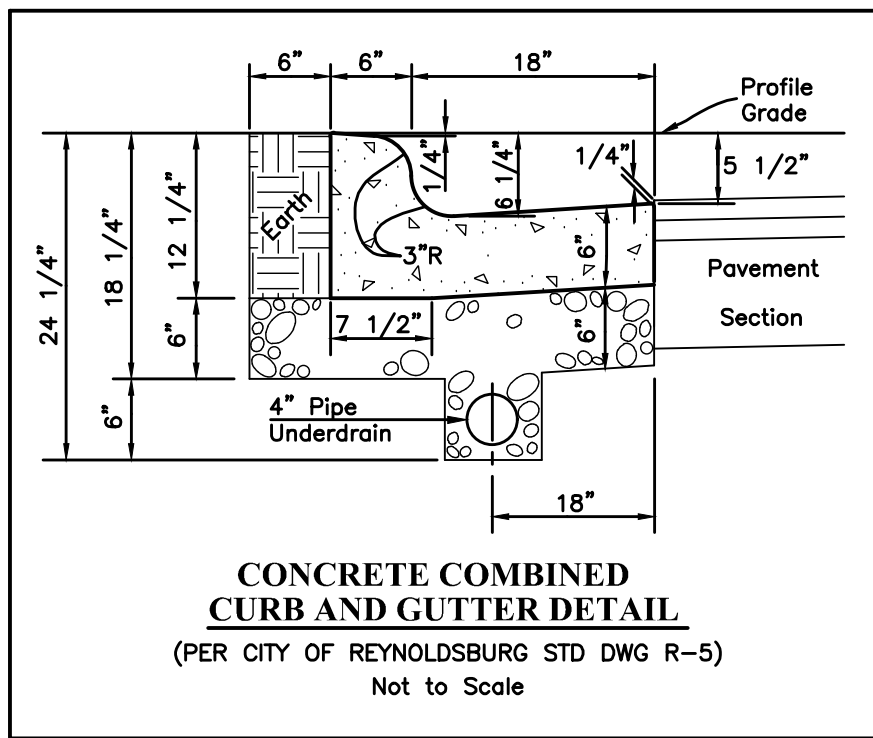


OFF-STREET PARKING
TYPICAL DETAIL

PER CITY OF REYNOLDSBURG SECTION 1105.F
AND PER ADA
Not to Scale



CONCRETE COMBINED
CURB AND GUTTER DETAIL
(PER CITY OF REYNOLDSBURG STD DWG R-5)
Not to Scale



CONCRETE COMBINED
CURB AND GUTTER DETAIL
(PER CITY OF REYNOLDSBURG STD DWG R-5)
Not to Scale

J:\202402020.Dwg (Sdheen)\s\refinery\pdm\9 Typical Sections.dwg Last Saved by: sdhna, 10/17/2024 11:10 AM

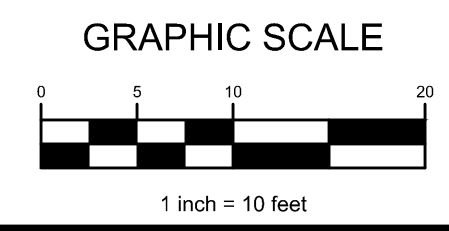
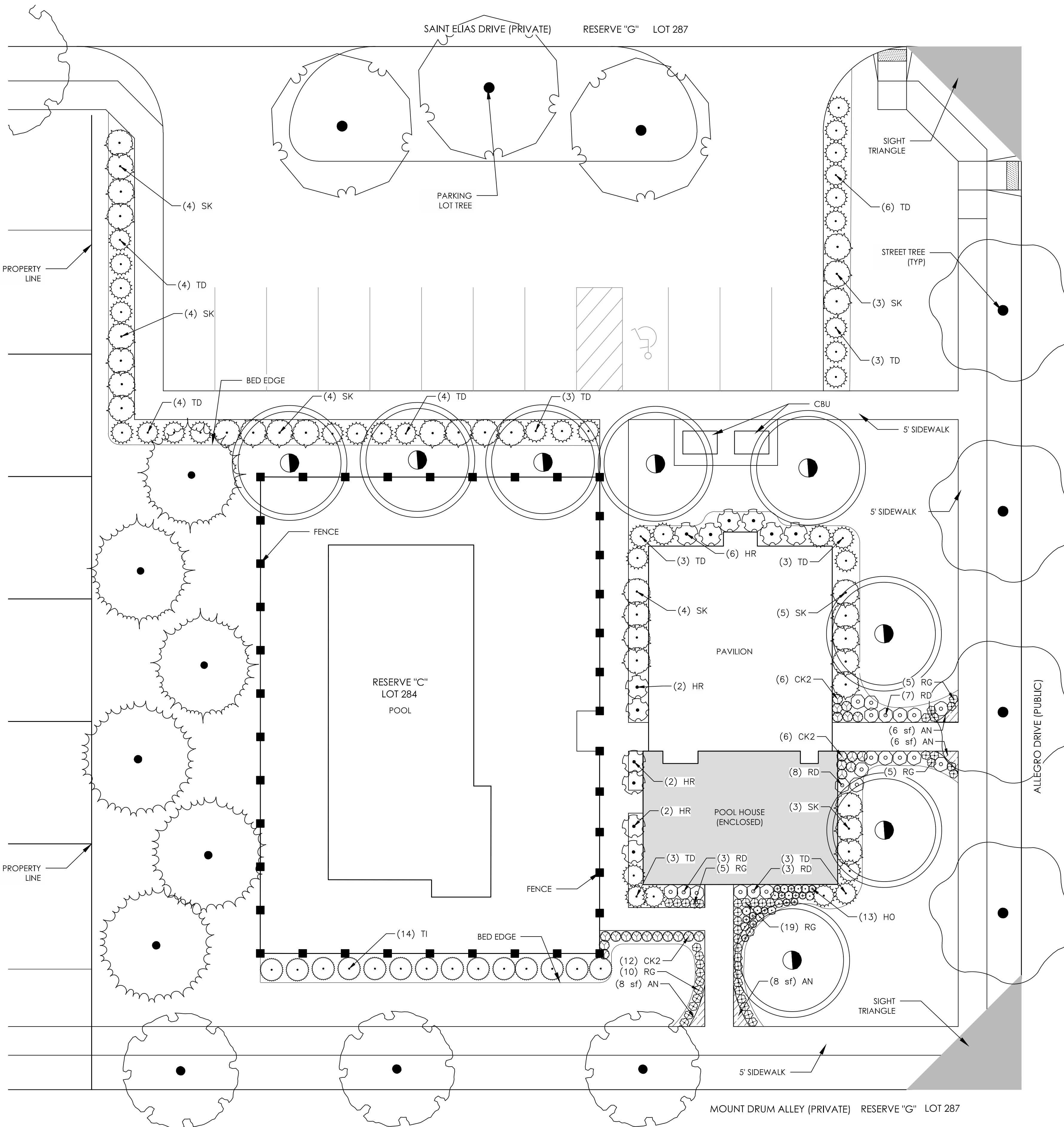
REVISIONS	
DATE	DESCRIPTION
10/17/2024	REVISED PER STAFF COMMENTS



CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
SUMMIT CROSSING
TYPICAL SECTIONS

LOCATED IN:
LOT 12, SECTION 9, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
TOWNSHIP OF ETNA, COUNTY OF LICKING, STATE OF OHIO

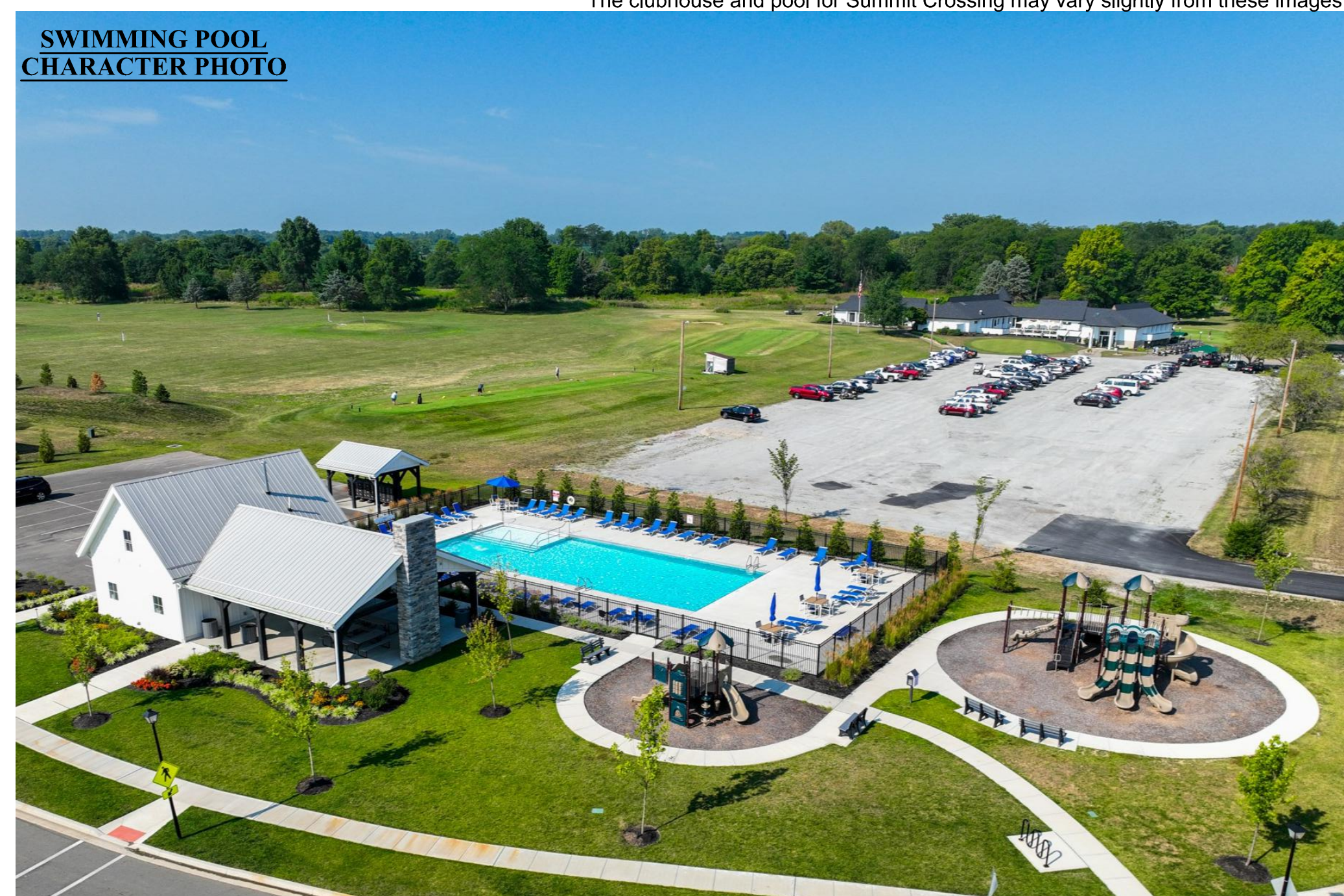
Date	Job No.
SEPTEMBER 12, 2024	20240202
Scale	Sheet
NONE	9/15



Clubhouse Enlargement
Scale: 1" = 10'

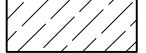


The clubhouse and pool for Summit Crossing may vary slightly from these images.



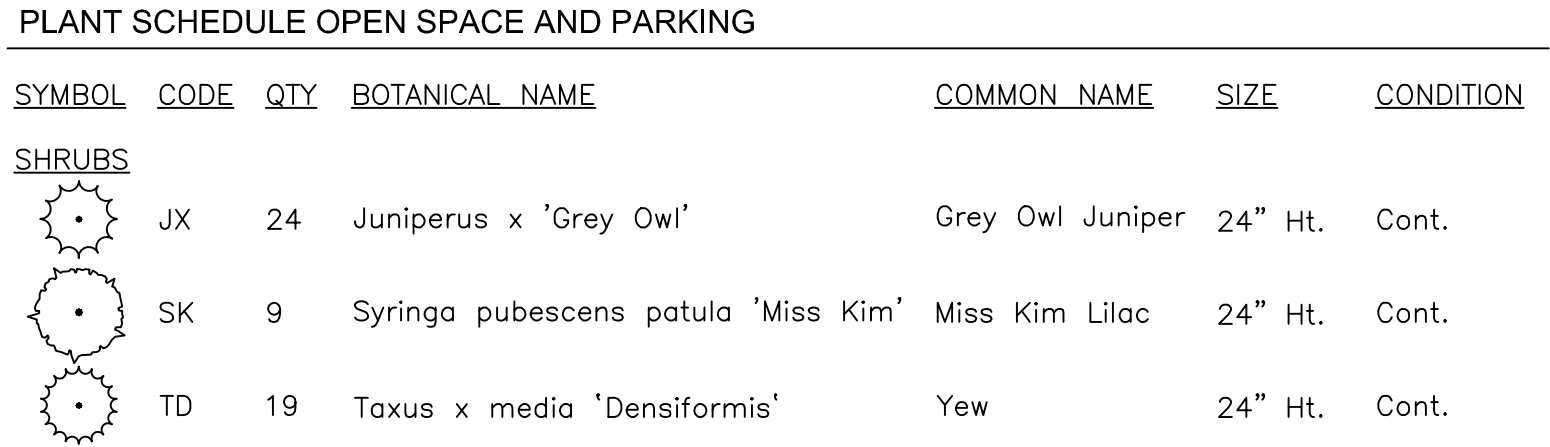
The clubhouse and pool for Summit Crossing may vary slightly from these images.

PLANT SCHEDULE POOL HOUSE / PAVILION

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>	
<u>SHRUBS</u>						
	HR	12	Hydrangea quercifolia 'Ruby Slippers' / Hydrangea 'Ruby Slippers'	24" Ht.	Cont.	
	RD	21	Rosa x 'Double Knockout' / Double Knockout Rose	24" Ht.	Cont.	
	SK	31	Syringa pubescens patula 'Miss Kim' / Miss Kim Lilac	24" Ht.	Cont.	
	TI	14	Taxus x media 'Citation' / Yew 'Citation'	24" Ht.	Cont.	
	TD	36	Taxus x media 'Densiformis' / Yew	24" Ht.	Cont.	
<u>GRASSES</u>						
	CK2	24	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#2	Cont.	
<u>PERENNIALS</u>						
	HO	13	Hemerocallis x 'Stella de Oro' / Daylily 'Stella de Oro'	#2	Cont.	
	RG	44	Rudbeckia fulgida sullivantii 'Goldsturm' / Black-Eyed Susan	#1	Cont.	
	SA	13	Sedum x 'Autumn Fire' / Sedum 'Autumn Fire'	#2	Cont.	
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>	<u>SPACING</u>
<u>ANNUALS</u>						
	AN	28 sf	Annuals / Annuals	Annual		

J:\2024\2024-Dwg\04\Sheet\01\01 Landscape Enlargements.dwg Last Saved By: talara, 10/17/2024, 11:12 AM

REVISIONS		 Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com	 4131 Worth Avenue, Suite 310 Columbus, Ohio 43219 Phone: (614) 379-4044	CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO PRELIMINARY PLAT FOR SUMMIT CROSSING LANDSCAPE ENLARGEMENTS		LOCATED IN: LOT 12, SECTION 9, TOWNSHIP 16, RANGE 20 REFUGEE LANDS TOWNSHIP OF ETNA, COUNTY OF LICKING, STATE OF OHIO		Date SEPTEMBER 12, 2024	Job No. 20240202
DATE	DESCRIPTION							Scale 1"=10'	Sheet 11/15
10/17/2024	REVISED PER STAFF COMMENTS								



PLANT SCHEDULE OPEN SPACE AND PARKING						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
<u>SHRUBS</u>						
	JX	24	Juniperus x 'Grey Owl'	Grey Owl Juniper	24" Ht.	Cont.
	SK	9	Syringa pubescens patula 'Miss Kim'	Miss Kim Lilac	24" Ht.	Cont.
	TD	19	Taxus x media 'Densiformis'	Yew	24" Ht.	Cont.

- CBL

CBU

SAINT ELIAS ALLEY (PRIVATE)
LOT 287

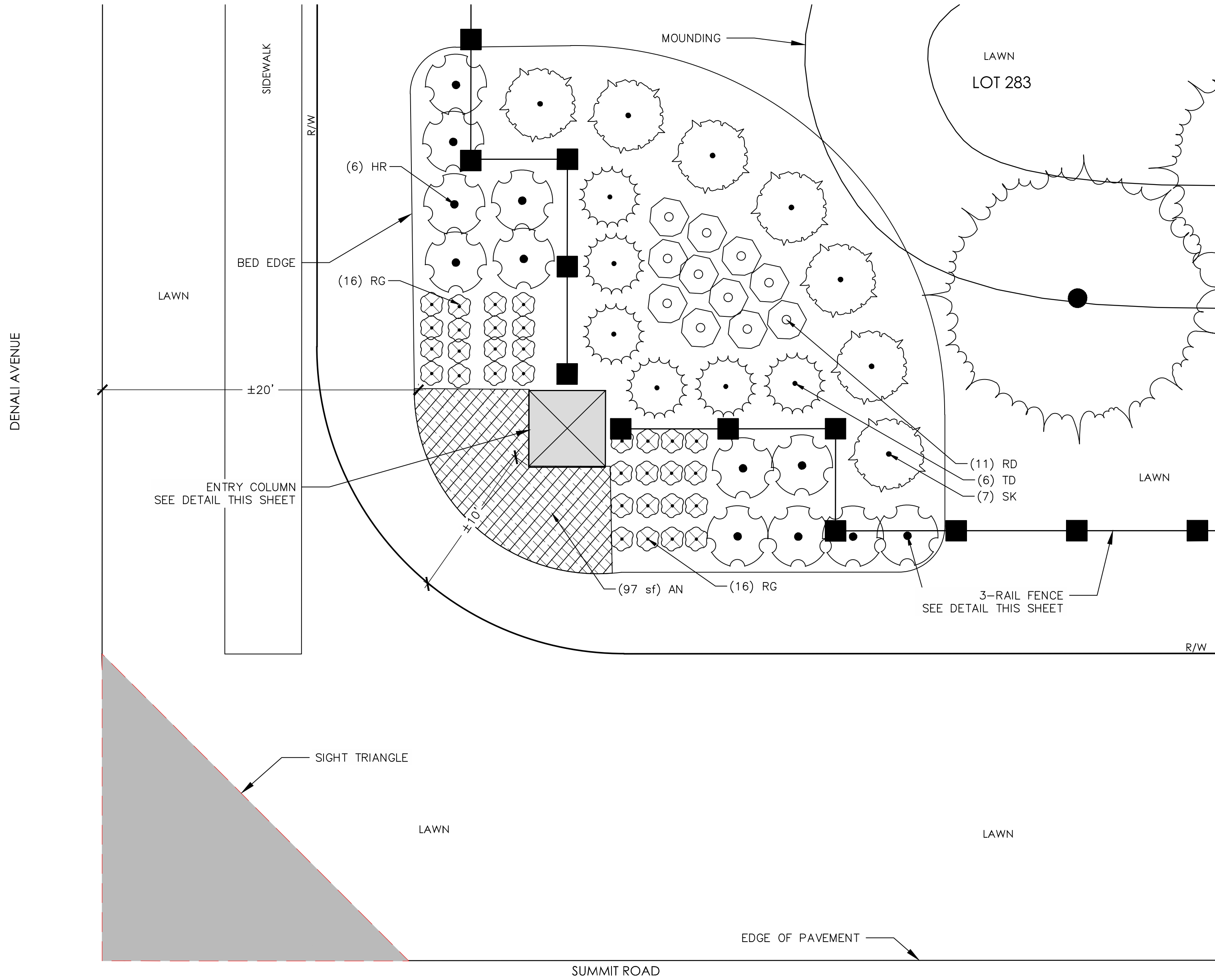
Open Space Enlargement
Scale: 1" = 10'

[illegible]

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
SUMMIT CROSSING
LANDSCAPE ENLARGEMENT

LOCATED IN:
LOT 12, SECTION 9, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
TOWNSHIP OF ETNA, COUNTY OF LICKING, STATE OF OHIO

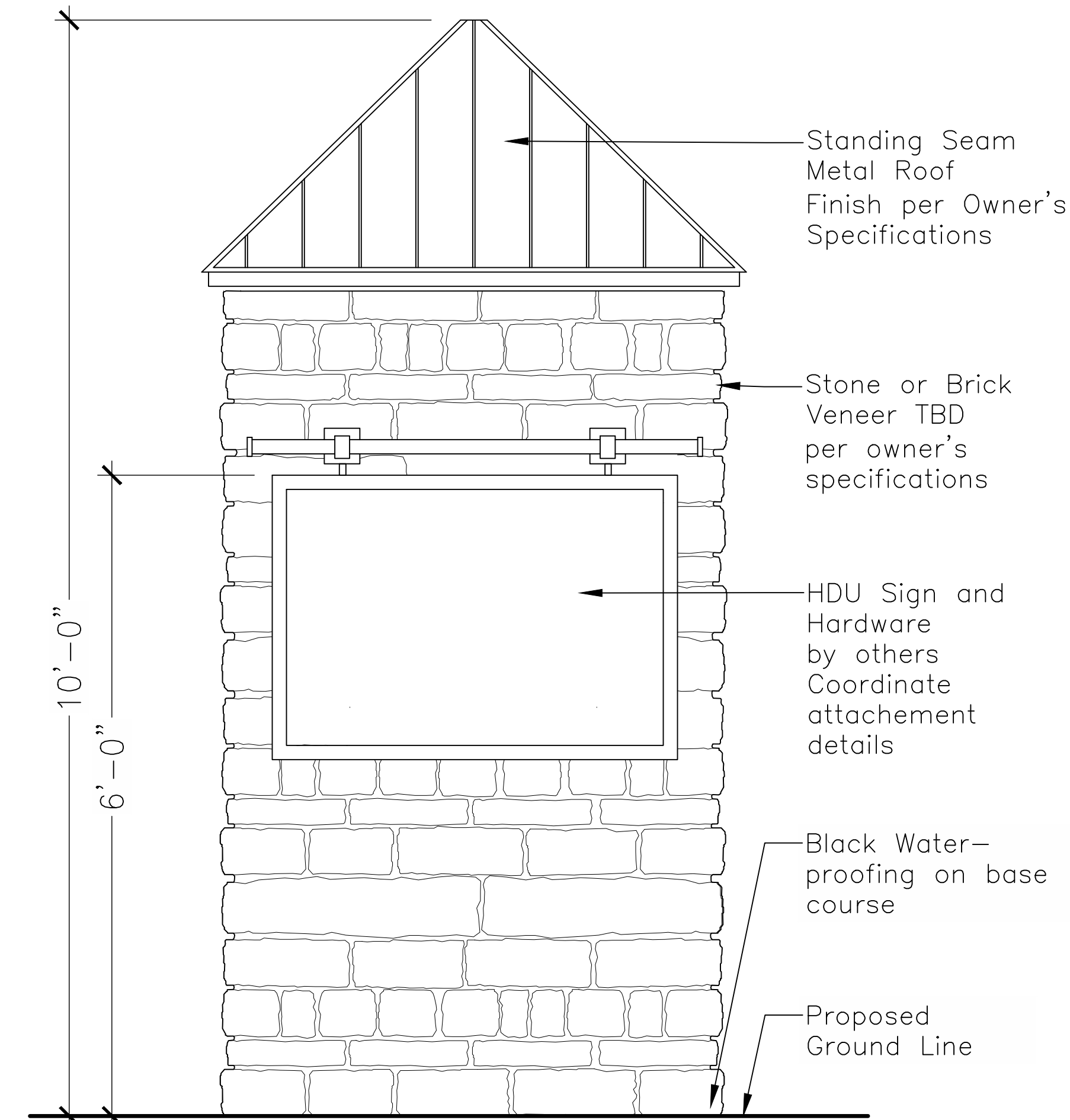
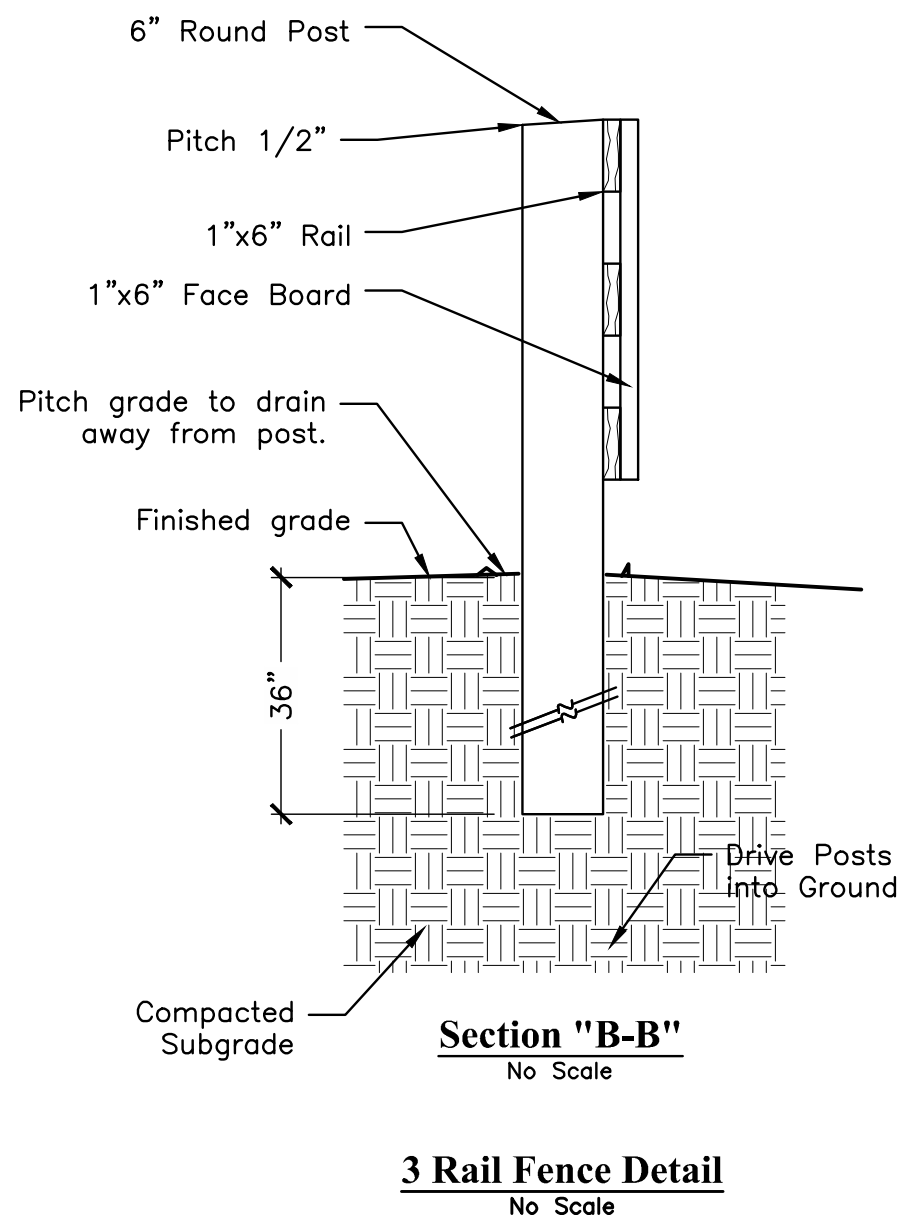
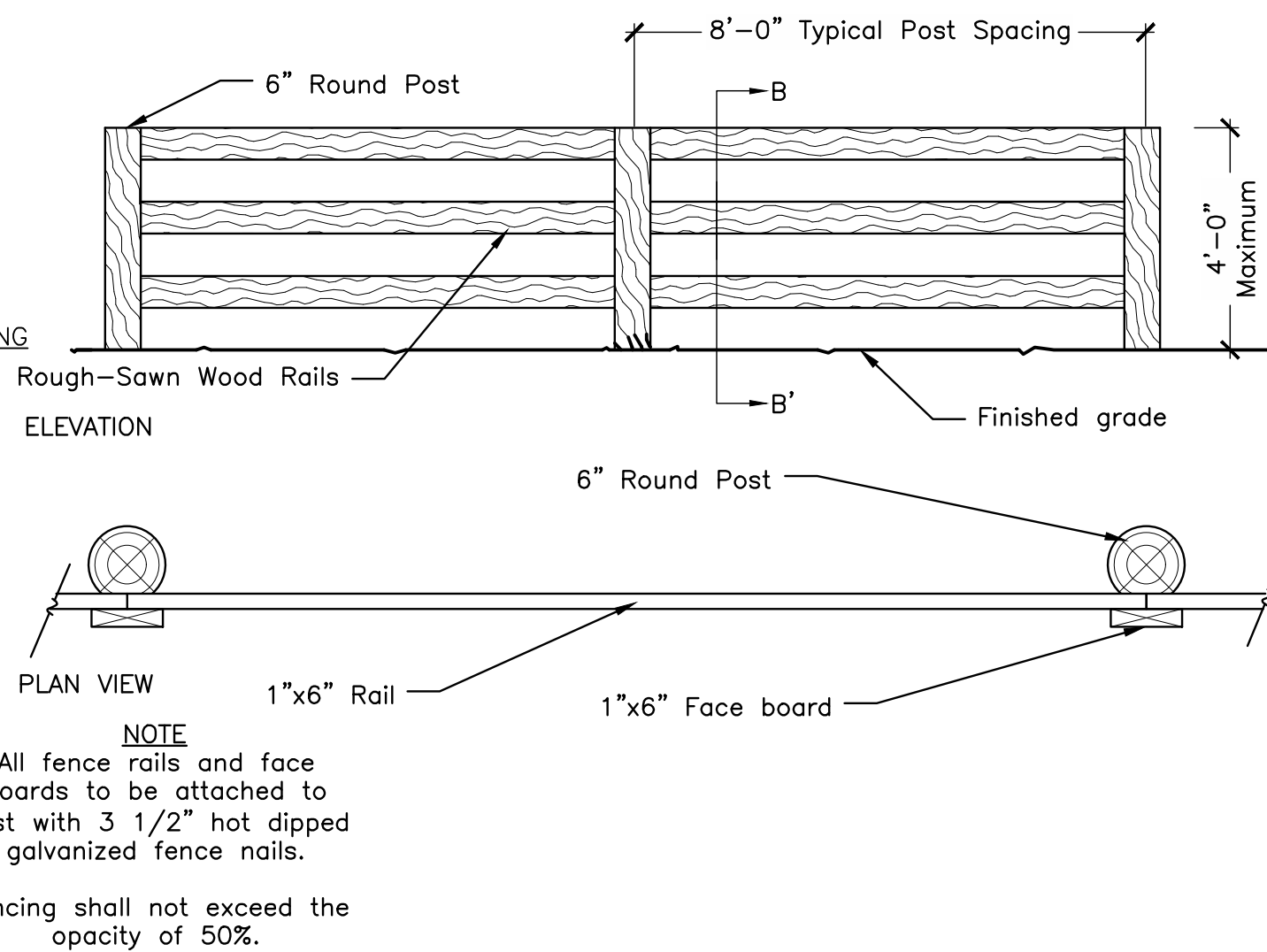
Date SEPTEMBER 12, 2024	Job No. 20240202
Scale 1"=10'	Sheet 12/15



PLANT SCHEDULE ENTRY

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
SHRUBS					
	HR	6	Hydrangea quercifolia 'Ruby Slippers'	24" Ht.	Cont.
	RD	11	Rosa x 'Double Knockout'	24" Ht.	Cont.
	SK	7	Syringa pubescens patula 'Miss Kim'	24" Ht.	Cont.
	TD	3	Taxus x media 'Densiformis'	24" Ht.	Cont.
PERENNIALS					
	RG	29	Rudbeckia fulgida sullivantii 'Goldsturm'	#1	Cont.
	AN	97 sf	Black-Eyed Susan	Annual	Annual

Entry Landscape Enlargement
1" = 5'-0"



ENTRY SIGN ELEVATION

SCALE: 1"=1'-0"

ENTRY SIGN NOTES

- DEVELOPER SHALL INSTALL ONE ENTRY SIGN COLUMN SIMILAR TO IMAGE DEPICTED ON THIS SHEET ON THE NORTH SIDE OF DENALI DRIVE
 - SIGN SHALL COMPLY WITH SECTION 1105.03
 - SIGN SHALL BE INSTALLED AT LEAST 10 FEET FROM RIGHT-OF-WAY
 - SEE DIMENSIONS OF SIGN COLUMN DEPICTED ON THIS SHEET
 - SIGN FACE SHALL BE EXTERNALLY LIT WITH LOW LEVEL LIGHT
 - SIGN ILLUSTRATION DEPICTED ON THIS SHEET IS NOT AN EXACT DEPICTION OF THE FINAL DESIGN.
- DESIGN SPECIFICATIONS:**
- THE STRUCTURE CONFORMS TO THE 2018 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-16).
- ALL MATERIALS SHALL CONFORM TO THE 2023 EDITION OF THE ODOT CONSTRUCTION AND MATERIALS SPECIFICATION (CMS)
- DESIGN DATA:**
- CONCRETE SHALL BE ODOT QC1, 4000 PSI COMPRESSIVE STRENGTH. REINFORCING BARS SHALL BE ASTM A615, A616, OR A617, 60 KSI YIELD, EPOXY COATED PER ODOT ITEM 513. REINFORCING BAR LAP LENGTH SHALL BE 2'-5" MINIMUM. CMU BLOCKS SHALL BE NORMAL WEIGHT AND MEET REQUIREMENTS OF ODOT CMS 704.03. MORTAR SHALL BE PER ODOT CMS, FM=1500 PSI MINIMUM.
- DESIGN DATA:**
- ENTRY SIGN FOUNDATION, AS DESIGNED, PRODUCES A MAXIMUM STRENGTH BEARING PRESSURE OF 2.00 KIPS PER SQUARE FOOT. IF UNSUITABLE BEARING MATERIAL OCCURS AT THE BOTTOM OF EXCAVATION, LOWER THE GIVEN ELEVATION BY OVER EXCAVATING, THEN REPLACING WITH A SUITABLE BEARING MATERIAL. THE SUITABILITY OF THE MATERIAL SHALL BE VERIFIED BY A REGISTERED SOILS ENGINEER IN THE STATE OF OHIO. ANY CHANGES IN THE FOOTING MUST BE APPROVED BY THE ENGINEER.



Entry Sign Column - Conceptual Rendering
No Scale

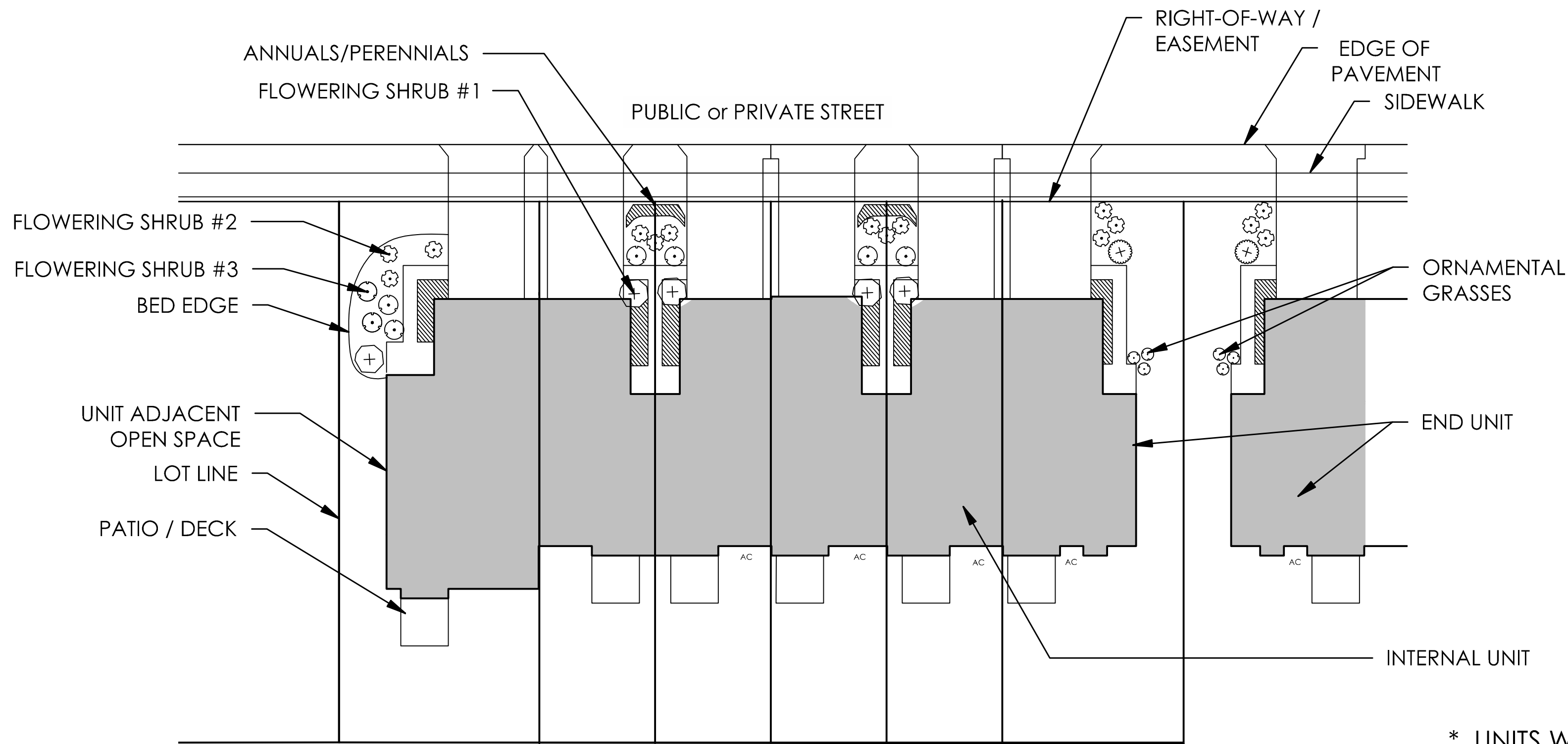
REVISIONS	
DATE	DESCRIPTION
10/17/2024	REVISED PER STAFF COMMENTS



CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
SUMMIT CROSSING
LANDSCAPE ENLARGEMENTS

LOCATED IN:
LOT 12, SECTION 9, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
TOWNSHIP OF ETNA, COUNTY OF LICKING, STATE OF OHIO

Date	Job No.
SEPTEMBER 12, 2024	20240202
Scale	Sheet
1"=10'	13/15



SUBAREA 'A' ; TYPICAL BUILDING LANDSCAPE ENLARGEMENT

SCALE: 1"=20'

LANDSCAPE NOTES:

STREET TREES:

1105.07 G (PAGE 148) STREET TREES

IT SHALL BE REQUIRED IN ALL ZONES AND DISTRICTS THAT APPLICANTS PLANT TREES ALONG PUBLIC STREETS OF THEIR DEVELOPMENT. TREES SHALL BE PLANTED IN SUCH MANNER, TYPE, QUANTITY AND LOCATIONS AS APPROVED BY THE PLANNING AND ZONING ADMINISTRATOR OR THE PLANNING COMMISSION IN CONJUNCTION WITH THE SITE PLAN AND DESIGN REVIEW PROCESS, AS DEFINED BY THE FOLLOWING CONDITIONS, AND THAT ANY UNDEVELOPED STREET OR EXISTING STREET WITH UNDEVELOPED FRONTAGE SHALL CONFORM TO THESE REQUIREMENTS AT THE TIME OF THE DEVELOPMENT.

- TREES PLANTED SHALL BE ON THE LIST OF APPROVED STREET TREES MAINTAINED BY THE CITY OF REYNOLDSBURG.
- THE MINIMUM SPACING BETWEEN THIS AND OTHER TREES SHALL BE 35 FEET FOR LARGE TREES (MATURE HEIGHT OF FIFTY FEET (50') OR MORE)
- THE MAXIMUM SPACING BETWEEN TREES SHALL BE FORTY-FIVE FEET (45') FOR LARGE TREES, THIRTY-FIVE FEET (35') FOR MEDIUM TREES, AND TWENTY-FIVE FEET (25') FOR SMALL TREES. STREET TREES ALONG SUMMIT ROAD SHALL BE INSTALLED PER THIS SHEET.
- TREES SHALL BE LOCATED SO THAT A TWENTY-FOOT (20') SIGHT TRIANGLE IS MAINTAINED AT STREET INTERSECTIONS.
- THE MINIMUM TRUNK CALIPER MEASURED ONE FOOT ABOVE THE GROUND FOR ALL STREET TREES SHALL BE NO LESS THAN TWO INCHES (2").

COMPLIANCE: STREET TREES INSTALLED ON PRIVATE ROADS TO A MAXIMUM OF 45' SPACING

PUBLIC STREET TREE CALCULATIONS:

DENALI AVE - 2,668 L.F. = 60 TREES REQUIRED AT MAX. 45' SPACING - 67 TREES PROVIDED BETWEEN 35'-45' SPACING
FORAKER PLACE - 1,372 L.F. = 30 TREES REQUIRED AT MAX. 45' SPACING - 30 TREES PROVIDED BETWEEN 35'-45' SPACING
PARK PLACE NORTH - 1,504 L.F. = 34 TREES REQUIRED AT MAX.45' SPACING - 32 TREES PROVIDED BETWEEN 35'-45' SPACING
ALLEGRO DRIVE - 1,006 L.F. = 23 TREES REQUIRED AT MAX. 45' SPACING - 18 TREES PROVIDED BETWEEN 35'-45' SPACING

BUFFERS:

1105.07 I (PAGE 151) PROPERTY BUFFER REQUIREMENTS.

A. ADJACENT LAND USE:

NORTH: SINGLE FAMILY
SOUTH: FUTURE DEVELOPMENT
WEST: FUTURE PARK AND SUBURBAN RESIDENTIAL
EAST: SUMMIT ROAD

B. NO LANDSCAPE BUFFERS REQUIRED PER 1105.07, HOWEVER THE DEVELOPER HAS AGREED TO INSTALL LANDSCAPE BUFFERS ADJACENT SUMMIT ROAD.

- SIMILAR TO MAPLEWOOD TO THE NORTH, ADJACENT THE TOWNHOMES:
 - ±430' OF BUFFER ZONE
 - ONE DECIDUOUS TREES PER 30', ONE EVERGREEN PER 50', PLUS MOUNDING.

INDIVIDUAL LOT TREES:

LOT TREES ARE NOT REQUIRED BASED UPON THE EXISTING TREE PRESERVATION. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE ADDITIONAL LANDSCAPE AT THEIR DISCRETION WITHOUT MODIFICATION TO THE MAJOR SITE PLAN. LANDSCAPE QUANTITIES AND LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

PARKING LOT TREES AND LANDSCAPING

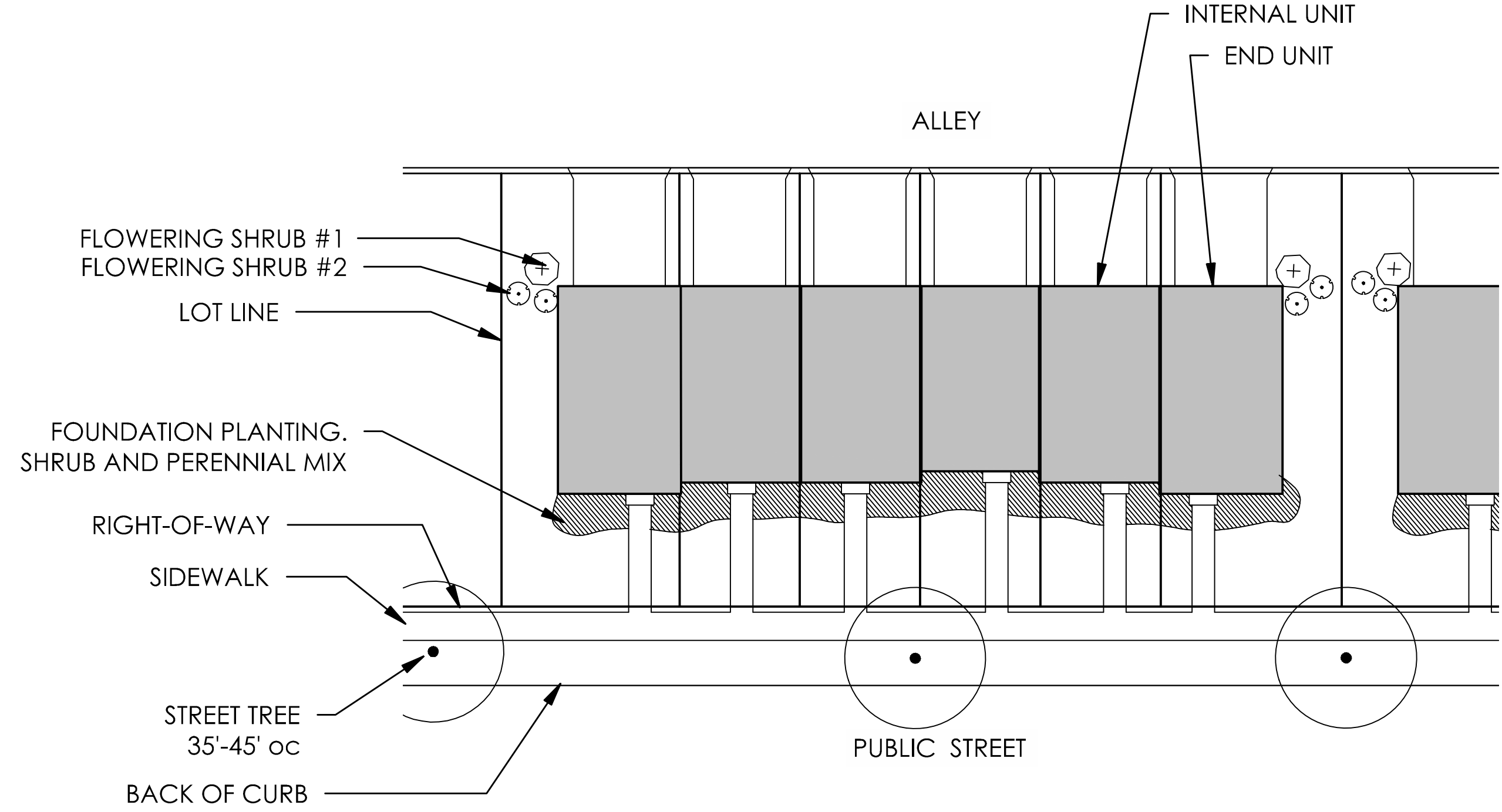
1105.07(j)(2). For every 10 parking spaces or fraction thereof, the applicant shall provide not less than 200 square feet of interior landscaped parking lot areas containing at least one (1) tree with a minimum diameter of two (2) inches and four (4) shrubs.

- Parking Spaces on Site 15 and 12 spaces in the two lots
- Parking Trees and Shrubs Required: 4 Trees (2 per Parking Lot) and 16 Shrubs (8 per Parking Lot)
- Parking Trees Provided: 6 Trees (3 in the 15 space Lot, and 3 in the 12 Space Lot)
- Parking Shrubs Provided: 16 Shrubs (9 in the 15 Space lot, and 7 in the 12 Space Lot)

1105.07(j)(2). All parking lots shall provide perimeter landscaping. Parking lots shall have perimeter landscaping of a minimum width of 10 feet exclusive of vehicle overhang. The perimeter landscaping will consist of an evergreen hedge to provide a minimum of thirty-six (36) inches in height within one year of installation. The perimeter landscape shall also contain one (1) deciduous tree per fifty (50) linear feet of parking perimeter.

- LF of Parking Perimeter - 280 L.F.
- Trees Required 6
- Trees Provided 6

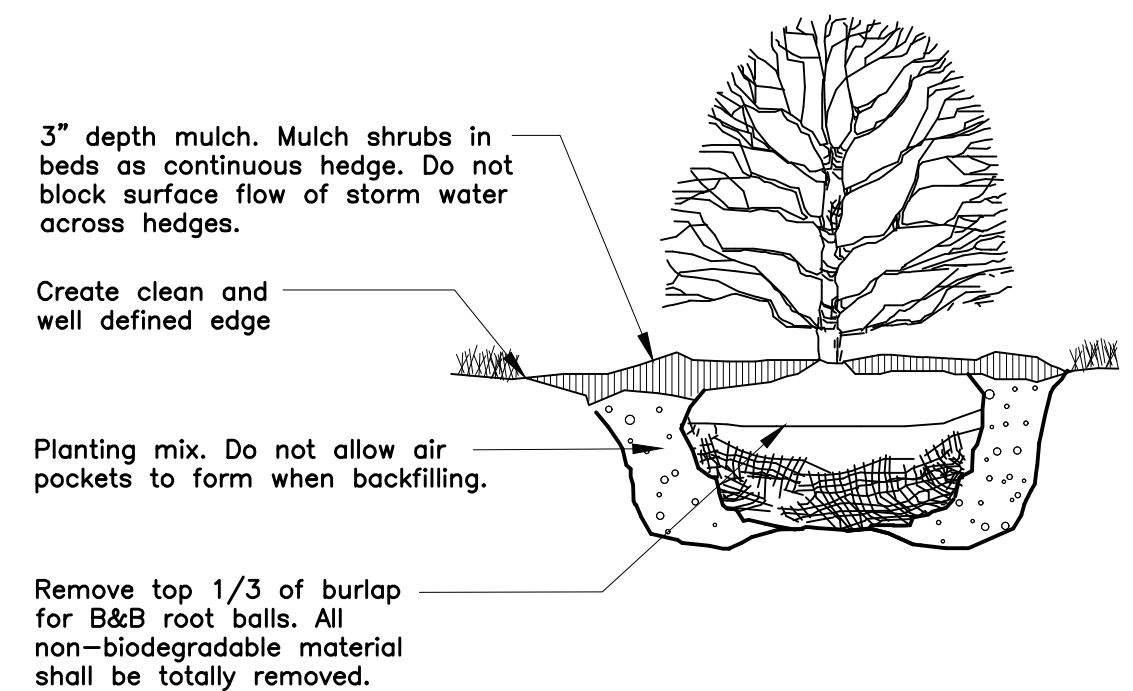
Landscape Screening Hedge Proposed along Parking Perimeters



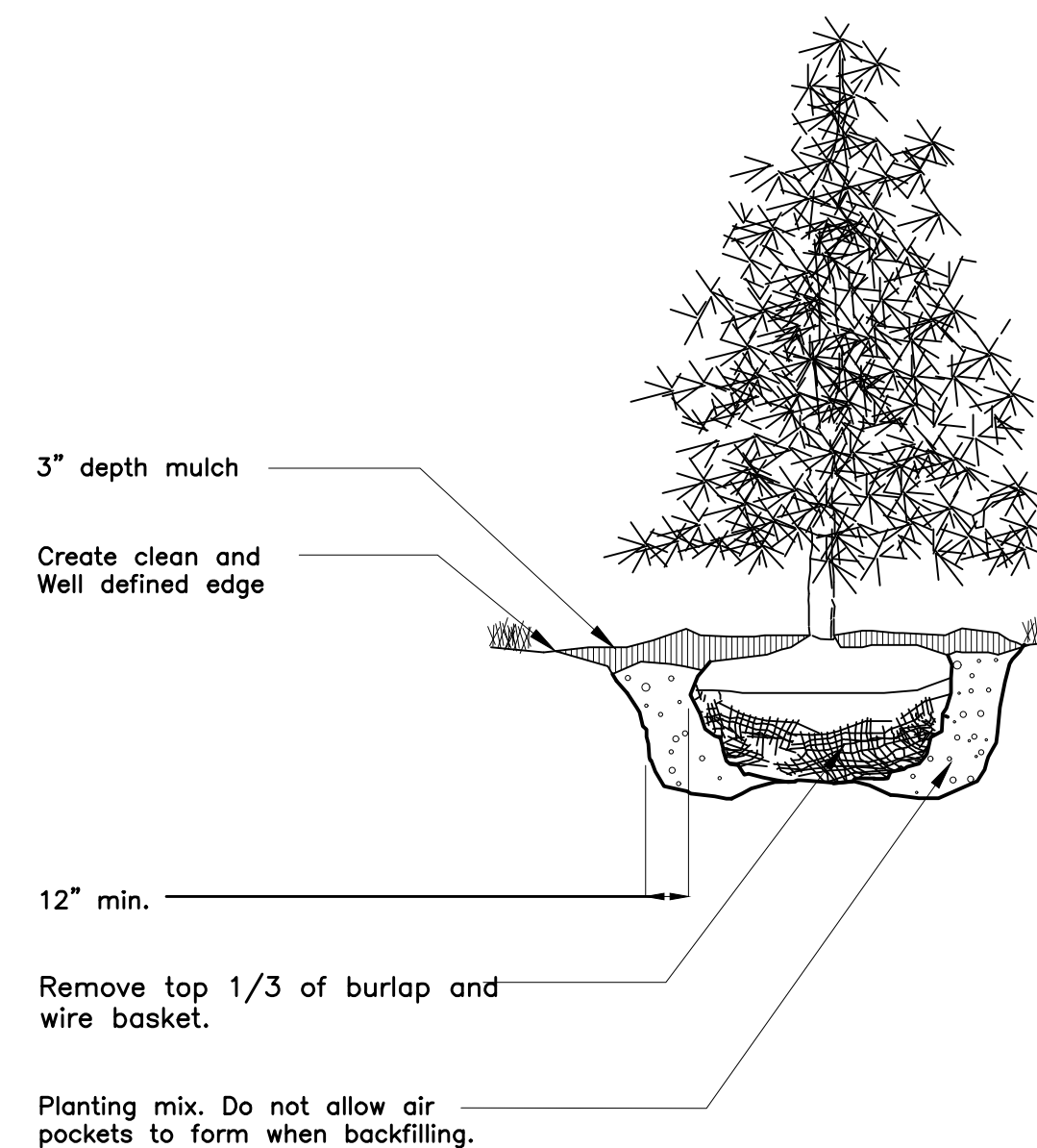
SUBAREA 'B' ; TYPICAL BUILDING LANDSCAPE ENLARGEMENT

SCALE: 1"=20'

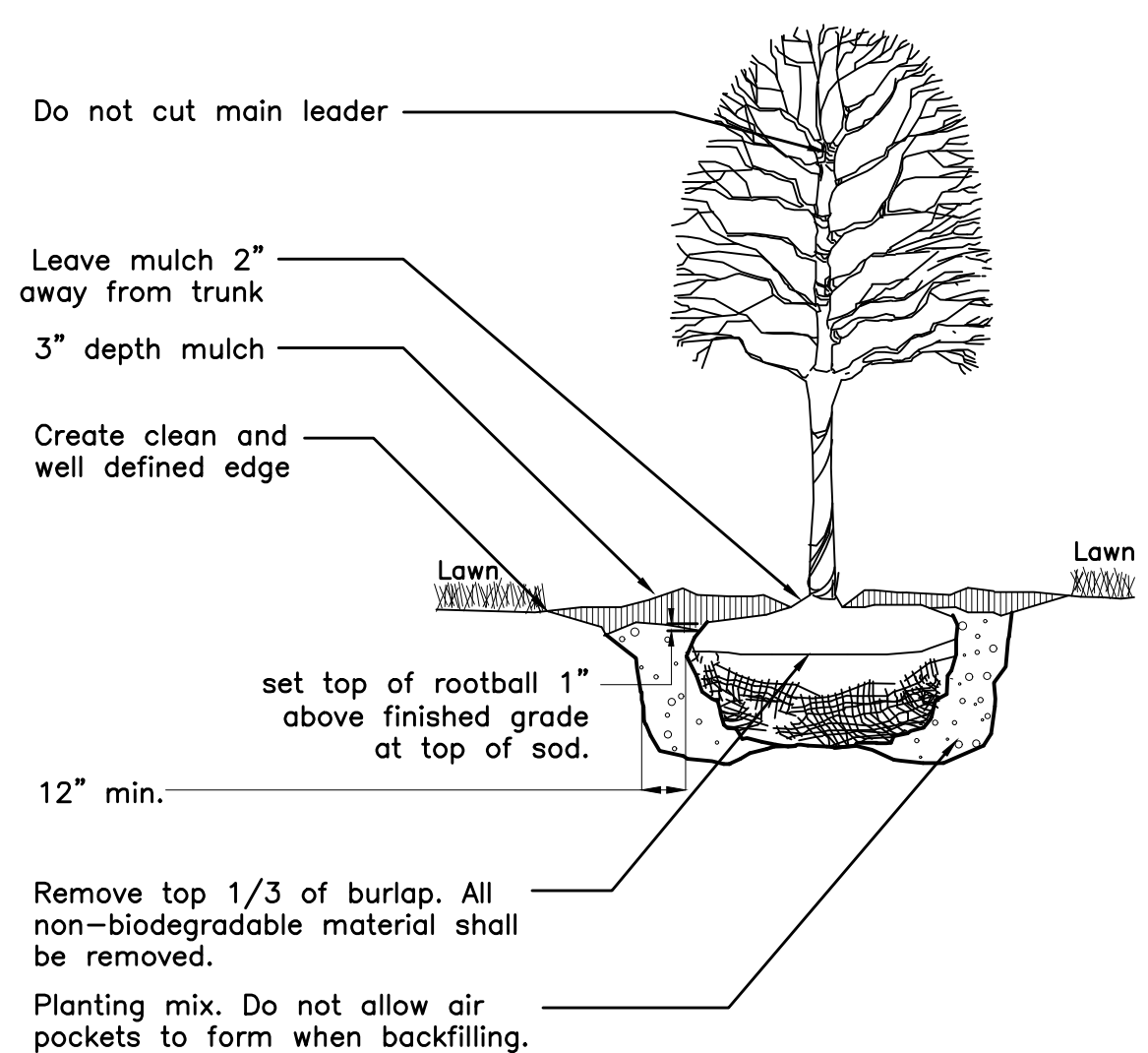
* UNITS WILL BE SUBJECT TO CHANGE BASED ON MARKETING CONDITIONS. ALL UNITS WILL MEET THE REQUIREMENTS SET FORTH WITH THESE ZONING DOCUMENTS



Shrub Planting
No Scale



Evergreen Tree Planting
No Scale



Deciduous Tree Planting
No Scale

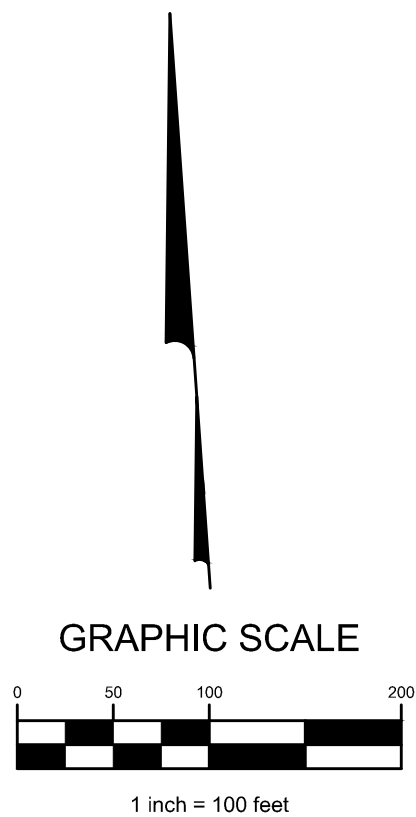
REVISIONS	
DATE	DESCRIPTION
10/17/2024	REVISED PER STAFF COMMENTS



CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
SUMMIT CROSSING
LANDSCAPE ENLARGEMENTS

LOCATED IN:
LOT 12, SECTION 9, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
TOWNSHIP OF ETNA, COUNTY OF LICKING, STATE OF OHIO

Date	Job No.
SEPTEMBER 12, 2024	20240202
Scale	Sheet
1"=20'	14/15



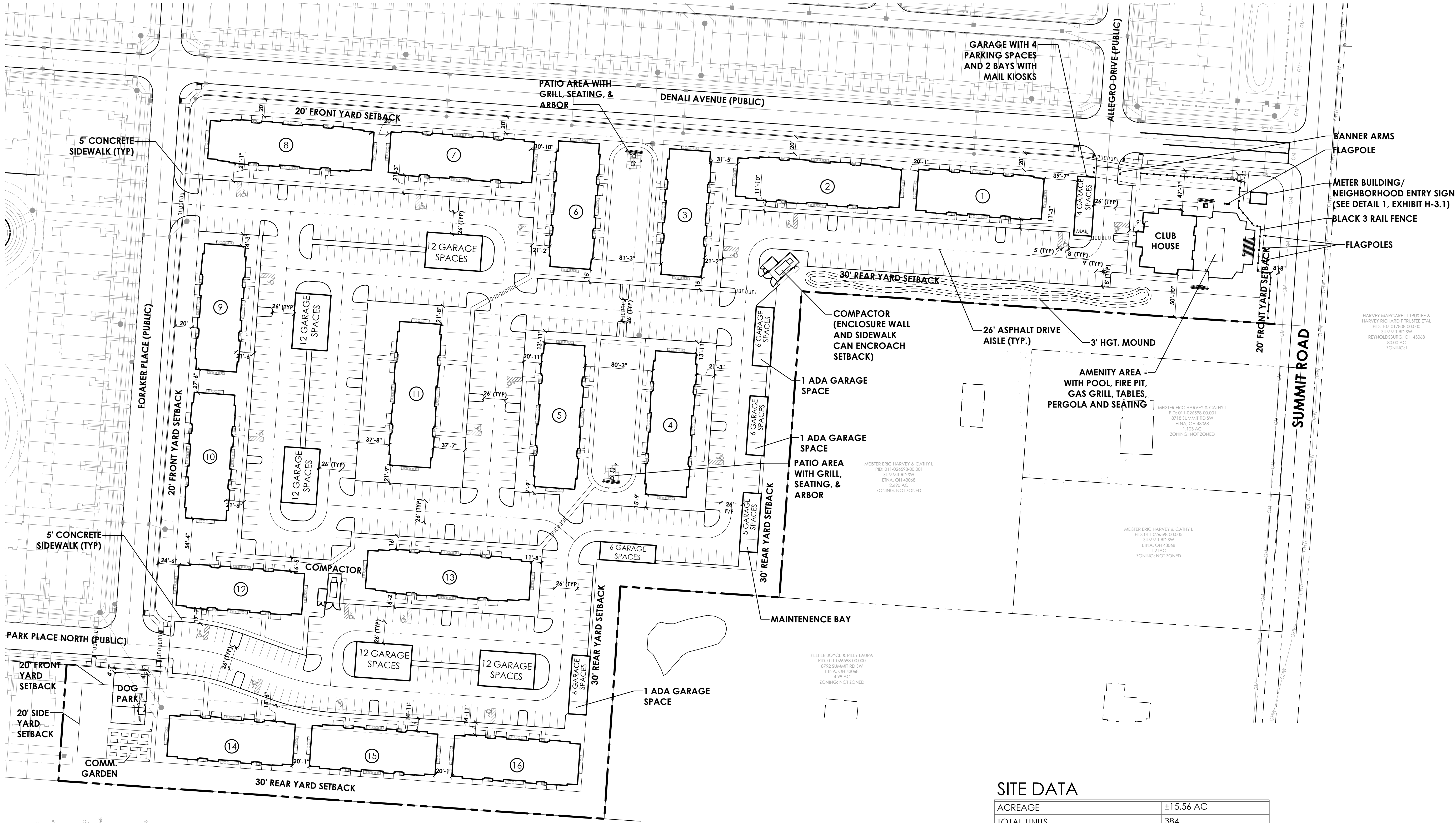
REVISIONS	
DATE	DESCRIPTION
10/17/2024	REVISED PER STAFF COMMENTS



CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
SUMMIT CROSSING
ILLUSTRATIVE SITE PLAN

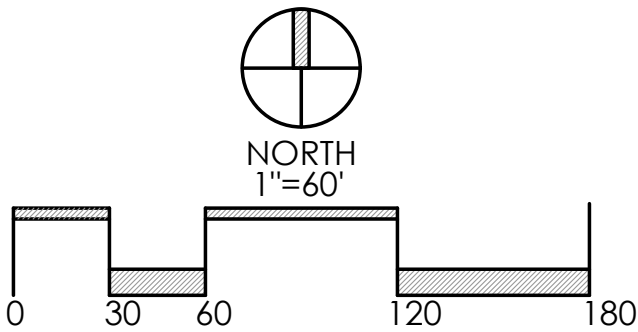
LOCATED IN:
LOT 12, SECTION 9, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
TOWNSHIP OF ETNA, COUNTY OF LICKING, STATE OF OHIO

Date	Job No.
SEPTEMBER 12, 2024	20240202
Scale	Sheet
1"=100'	15/15



SITE DATA

ACREAGE	±15.56 AC
TOTAL UNITS	384
PARKING REQ. FOR MULTI-UNIT BUILDING COMPLEX(1 PER UNIT + 1 PER EVERY 5 UNITS)	461
PARKING REQ. FOR CLUBHOUSE (1 PER 200 SF)	23 (FOR 4500 SF BUILDING)
TOTAL PARKING REQUIRED	484
TOTAL PARKING PROVIDED	702
SURFACE	609 (18 ADA)
GARAGE	93 (3 ADA)
PROVIDED PARKING RATIO	1.82 SP/UNIT
LOT COVERAGE (ACREAGE AND PERCENTAGE)	11.35 AC (72.9%)



REVISIONS

OVERALL SITE PLAN
- APARTMENTS

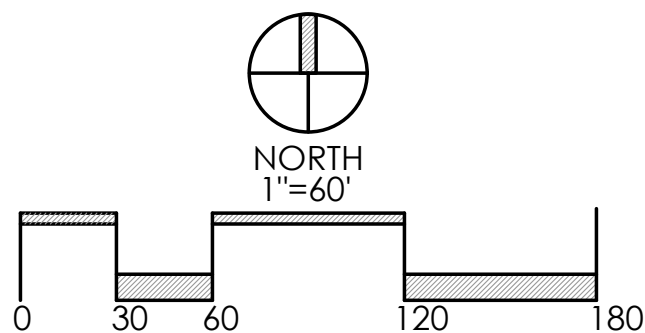
SUMMIT CROSSING
PREPARED FOR
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD, SUITE 100
WESTERVILLE, OH 43082

Paris Planning & Design

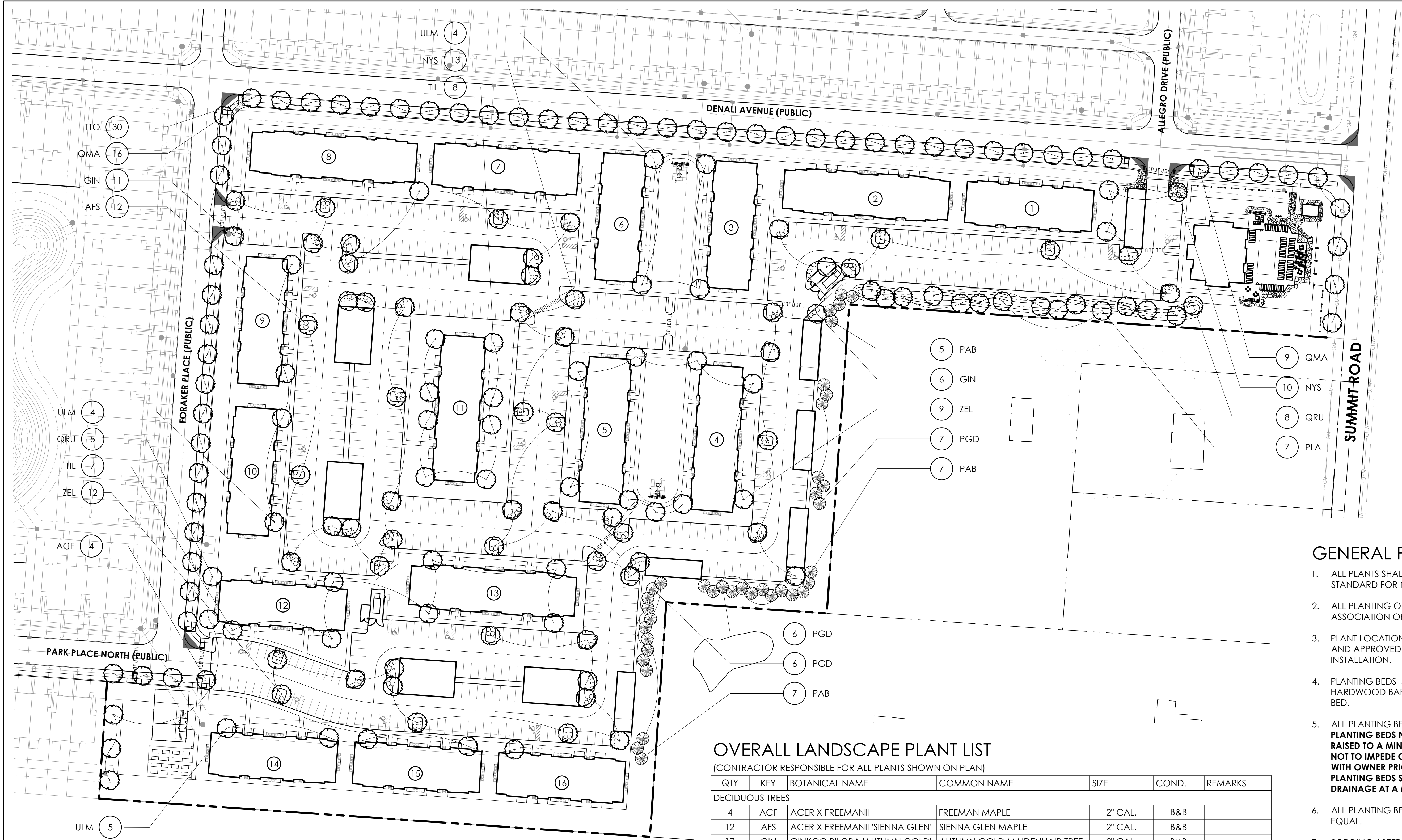
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road
Hilliard, OH 43026
p (614) 487-1944
www.parisplanninganddesign.com

DATE	10/17/24
PROJECT	23139
SHEET	

H-1

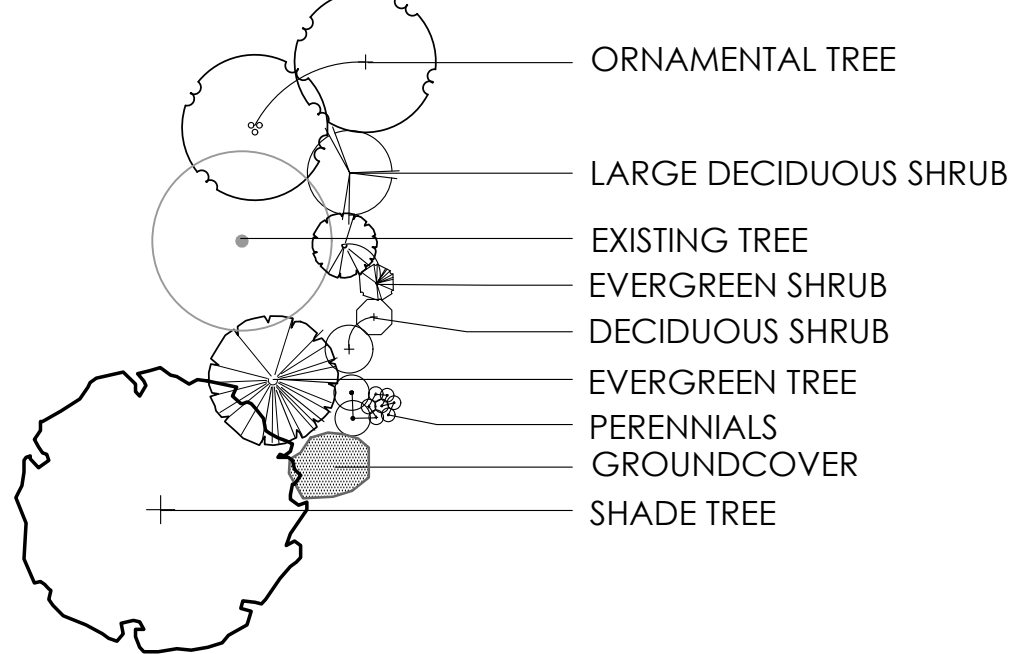


H-2



PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



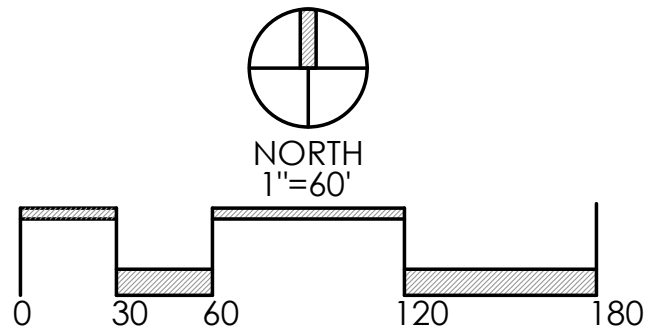
OVERALL LANDSCAPE PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
DECIDUOUS TREES						
4	ACF	ACER X FREEMANII	FREEMAN MAPLE	2" CAL.	B&B	
12	AFS	ACER X FREEMANII 'SIENNA GLEN'	SIENNA GLEN MAPLE	2" CAL.	B&B	
17	GIN	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2" CAL.	B&B	
23	NYS	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	2" CAL.	B&B	
7	PLA	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	2" CAL.	B&B	
25	QMA	QUERCUS MACROCARPA	BUR OAK	2" CAL.	B&B	
13	QRU	QUERCUS RUBRA	NORTHERN RED OAK	2" CAL.	B&B	
15	TIL	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	2" CAL.	B&B	
30	TTO	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	2" CAL.	B&B	
13	ULM	ULMUS 'FRONTIER'	FRONTIER HYBRID ELM	2" CAL.	B&B	
21	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL.	B&B	
EVERGREEN TREES						
19	PAB	PICEA ABIES	NORWAY SPRUCE	5-6' HGT.	B&B	
19	PGD	PICEA GLAUCA	WHITE SPRUCE	5-6' HGT.	B&B	

GENERAL PLANTING NOTES:

- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12". **PLANTING BEDS NOT ASSOCIATED WITH BUILDINGS SHALL BE RAISED TO A MIN. OF 6" ABOVE FINISH GRADE OF LAWN AREA AND NOT TO IMPEDE ON DRAINAGE FLOW. CONTRACTOR TO CONSULT WITH OWNER PRIOR TO ADDITIONAL TOPSOIL FOR PLANTING BEDS. PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AT A MINIMUM OF 2% SLOPE.**
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
- ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.



REVISIONS

OVERALL LANDSCAPE PLAN

SUMMIT CROSSING
PREPARED FOR
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD, SUITE 100
WESTERVILLE, OH 43082

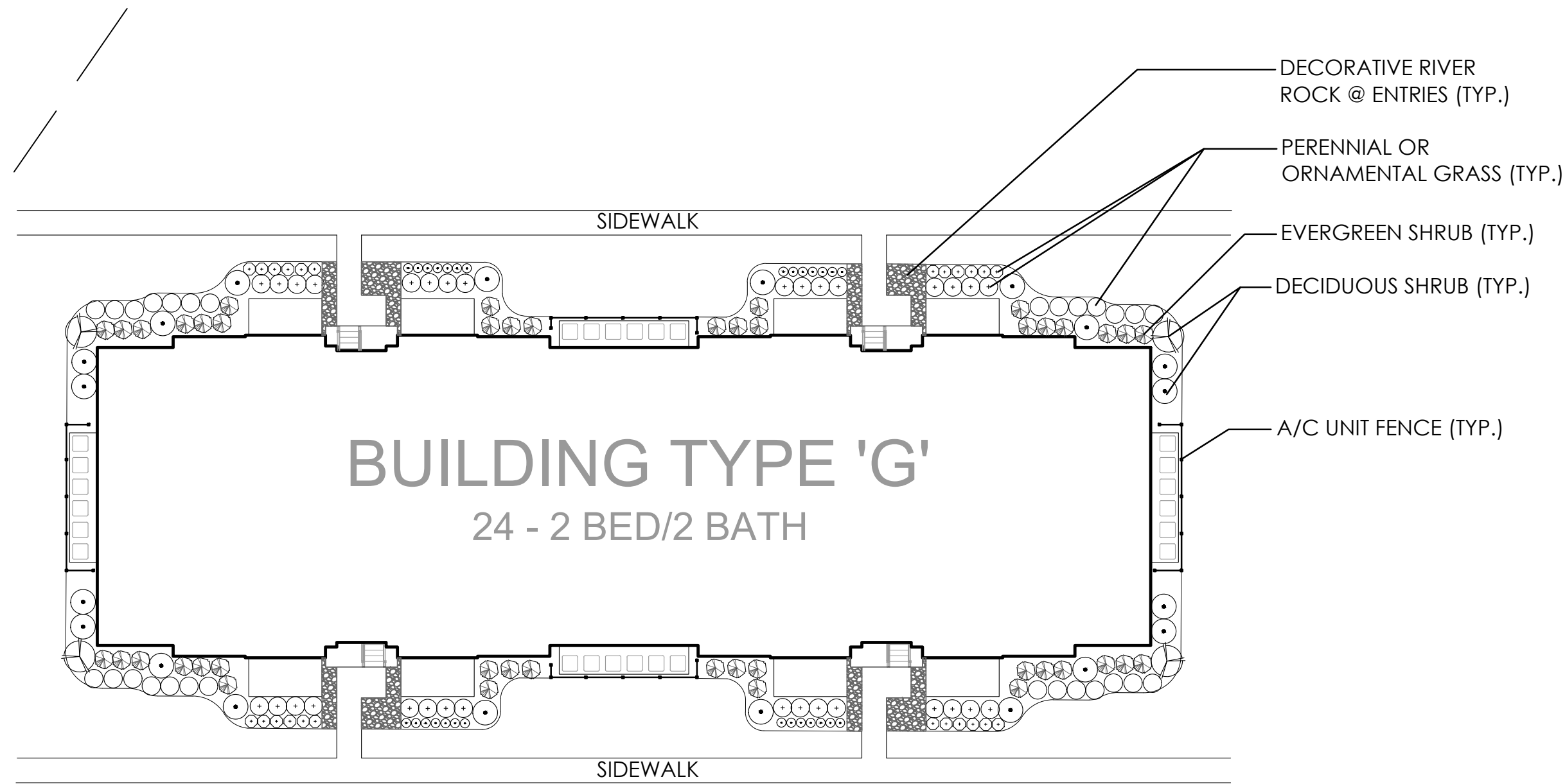
Paris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road
P.O. Box 141487-1944
Hilliard, OH 43026
www.parisplanninganddesign.com

DATE10/17/24

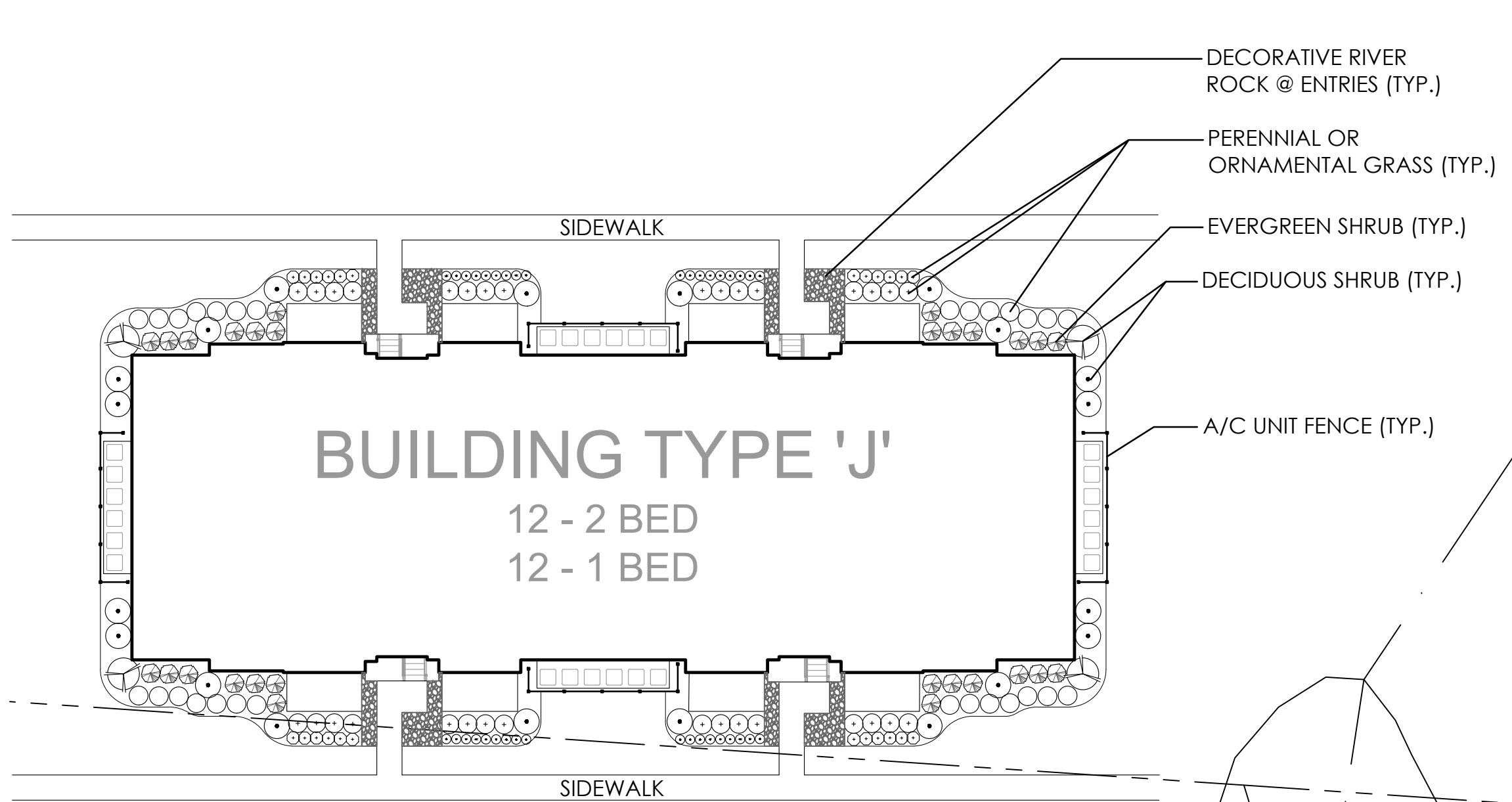
PROJECT23139

SHEET

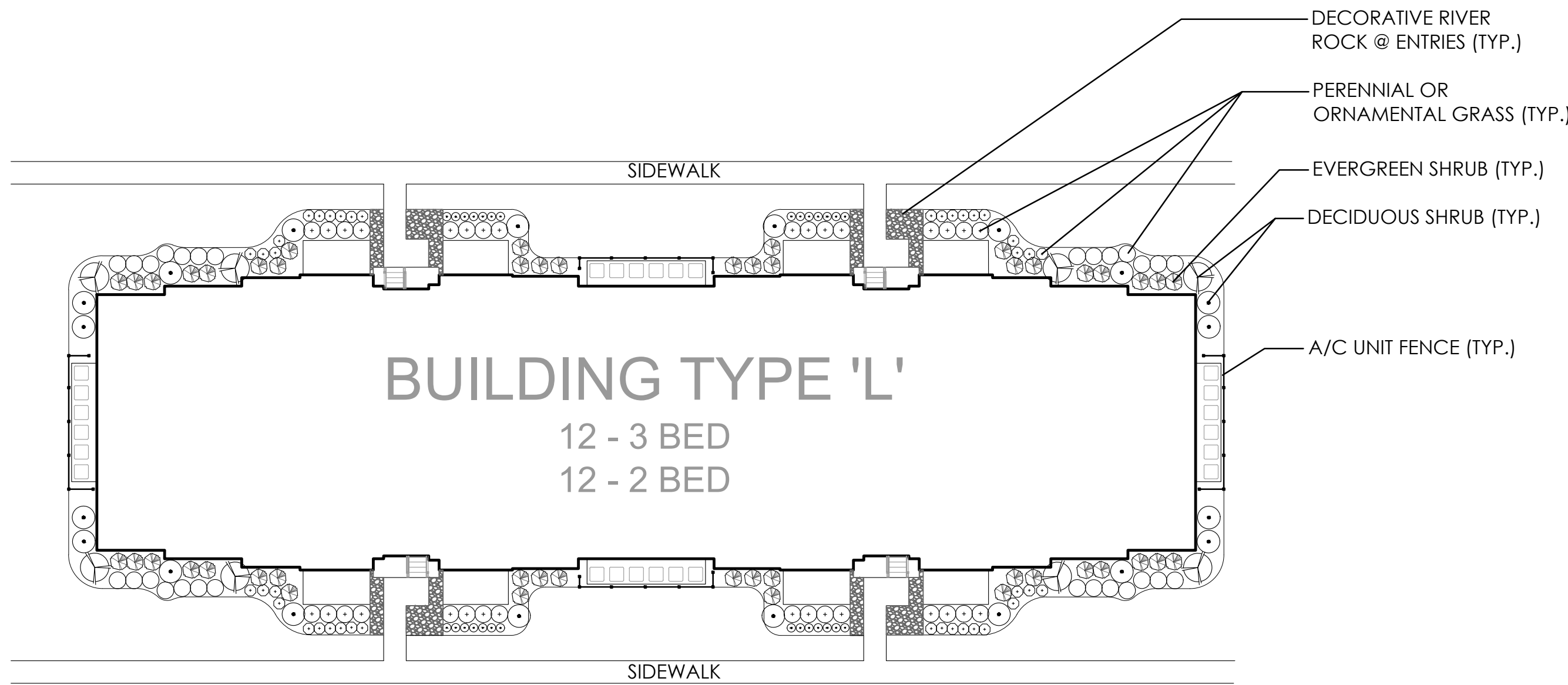
H-2.1



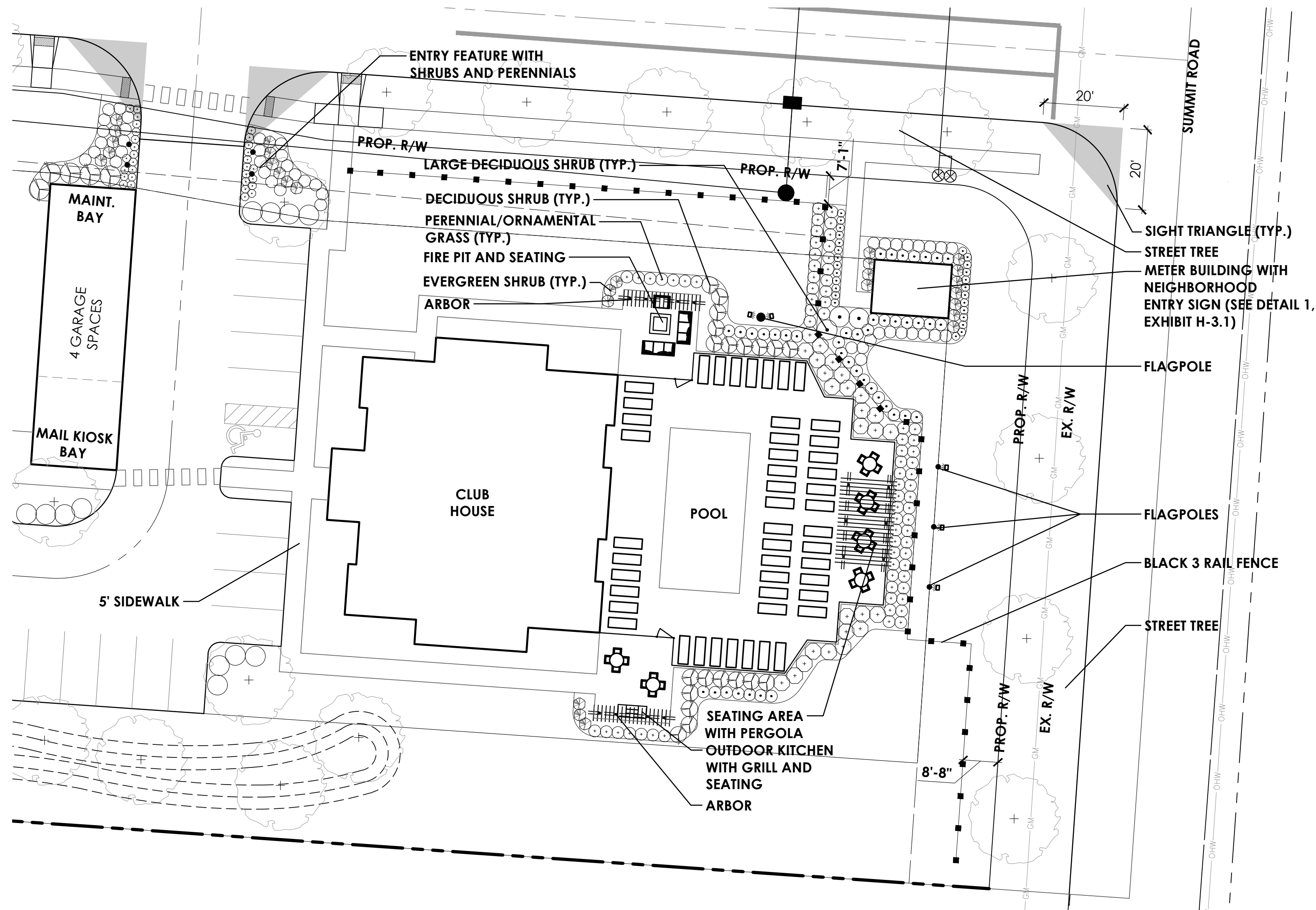
1 BUILDING 'G' TYPICAL PLANTING PLAN
SCALE: 1"=20'
TYPICAL OF BUILDINGS: 4, 5, 7, & 11



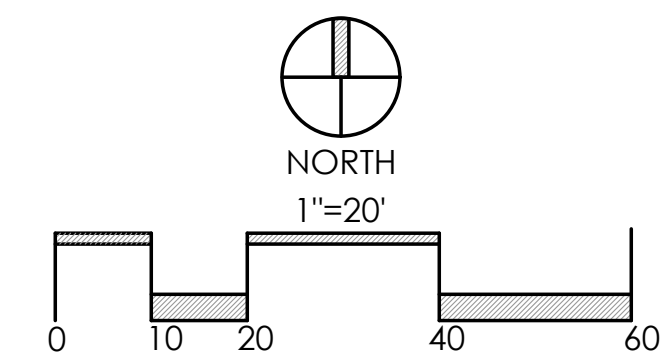
2 BUILDING 'J' TYPICAL PLANTING PLAN
SCALE: 1"=20'
TYPICAL OF BUILDINGS: 1, 3, 6, 9, 10, 12, 14, 15, & 16



3 BUILDING 'L' TYPICAL PLANTING PLAN
SCALE: 1"=20'
TYPICAL OF BUILDINGS: 2, 8, & 13



4 ENTRY LANDSCAPE ENLARGEMENT
SCALE: 1"=20'



REVISIONS	

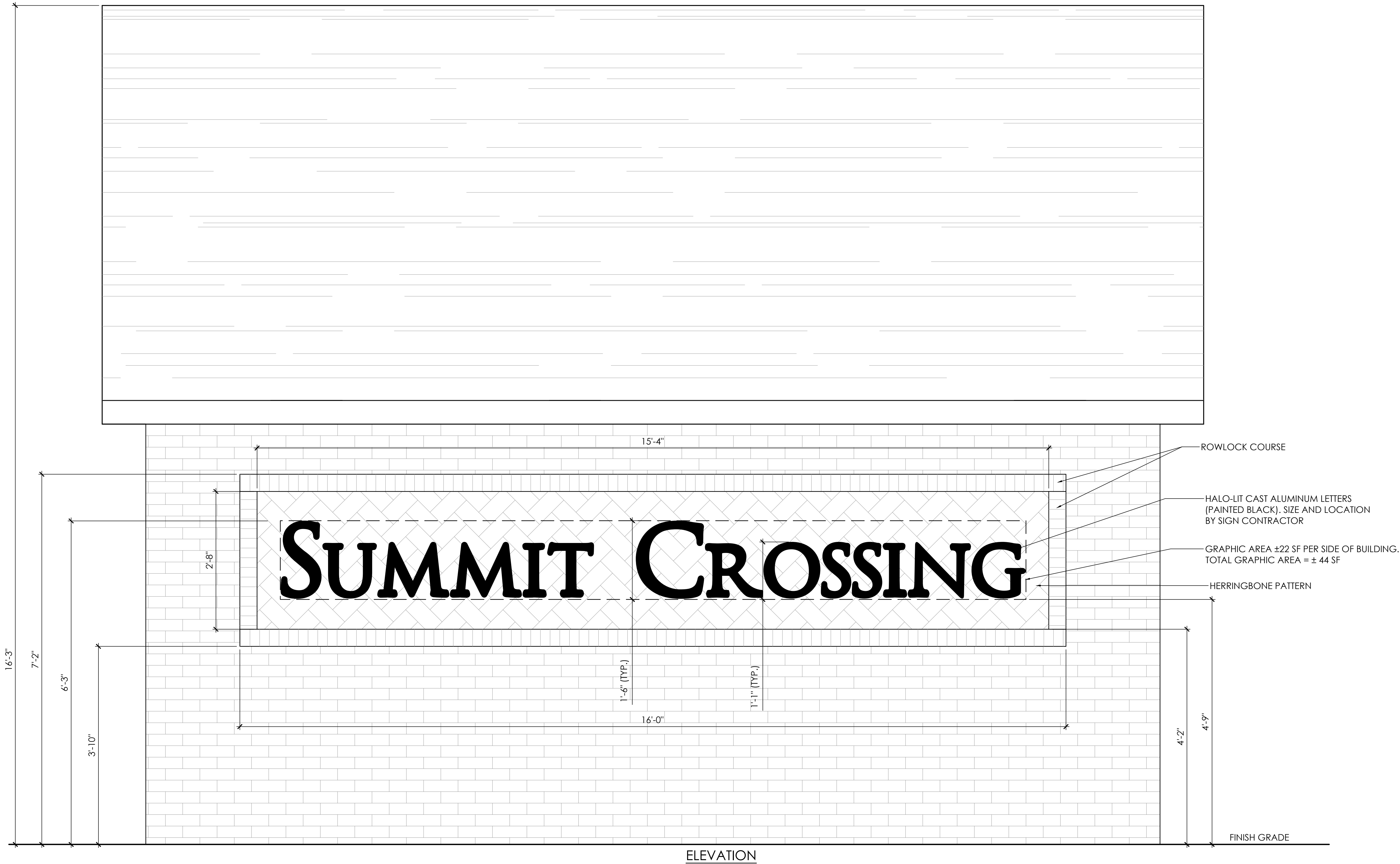
BUILDING TYPICALS &
ENTRY LANDSCAPE
ENLARGEMENT PLAN

SUMMIT CROSSING
PREPARED FOR
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD, SUITE 100
WESTERVILLE, OH 43082

Paris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
Hillard, OH 43026
4876 Cemetery Road
P (614) 487-1944
www.parisplanninganddesign.com

DATE	10/17/24
PROJECT	23139
SHEET	

H-3



- 1

ENTRY SIGN ON WATER METER BUILDING DETAIL

N.T.S.

NOTES:
 - BRICK COLOR TO MATCH BUILDING; ALL EXPOSED BRICK TO BE PAINTED WHITE - FINAL FONT STYLE & SIZE BY OWNER/ SIGN CONTRACTOR
 - FINAL SIGN DETAIL BY SIGN CONTRACTOR
 - DETAIL FOR BIDDING PURPOSES ONLY, FINAL SHOP DRAWINGS BY STRUCTURAL ENGINEER.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS

REVISIONS	

SIGNAGE DETAILS I

SUMMIT CROSSING

PREPARED FOR

METRO DEVELOPMENT

470 OLDE WORTHINGTON ROAD, SUITE 100

WESTERVILLE, OH 43082

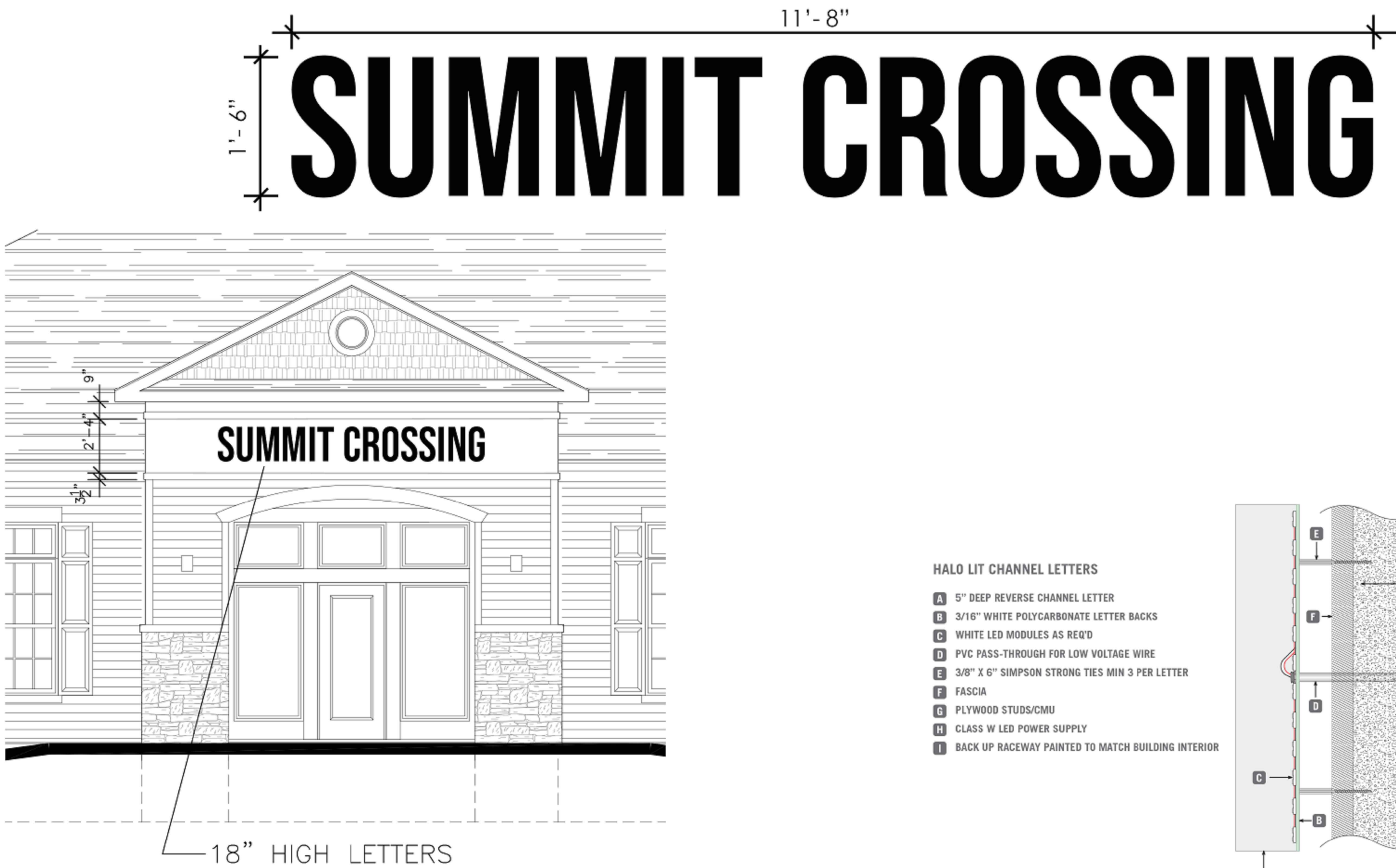
Paris Planning & Design

LAND PLANNING • LANDSCAPE ARCHITECTURE

487 1/2 Cemetery Road
Hilliard, OH 43026
p (614) 487-1944
www.parisplanninganddesign.com

DATE	10/17/24
PROJECT	23139
SHEET	

H-4



1 CLUBHOUSE SIGNAGE DETAIL
SCALE:N.T.S.

REVISIONS	

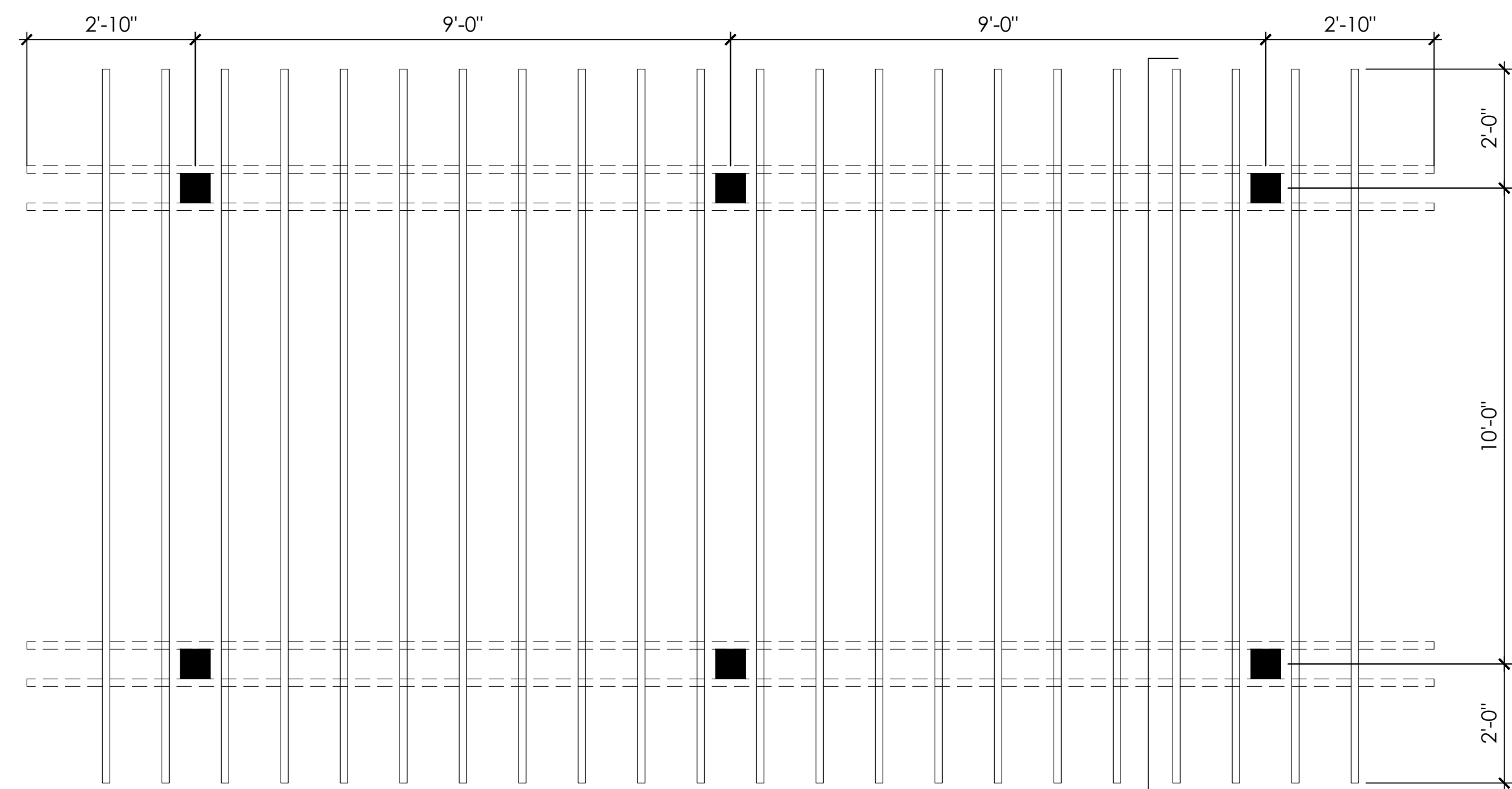
SIGNAGE DETAILS II

SUMMIT CROSSING
PREPARED FOR
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD, SUITE 100
WESTERVILLE, OH 43082

Paris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
487 1/2 Cemetery Road Hilliard, OH 43026
P (614) 487-1944 www.parisplanninganddesign.com

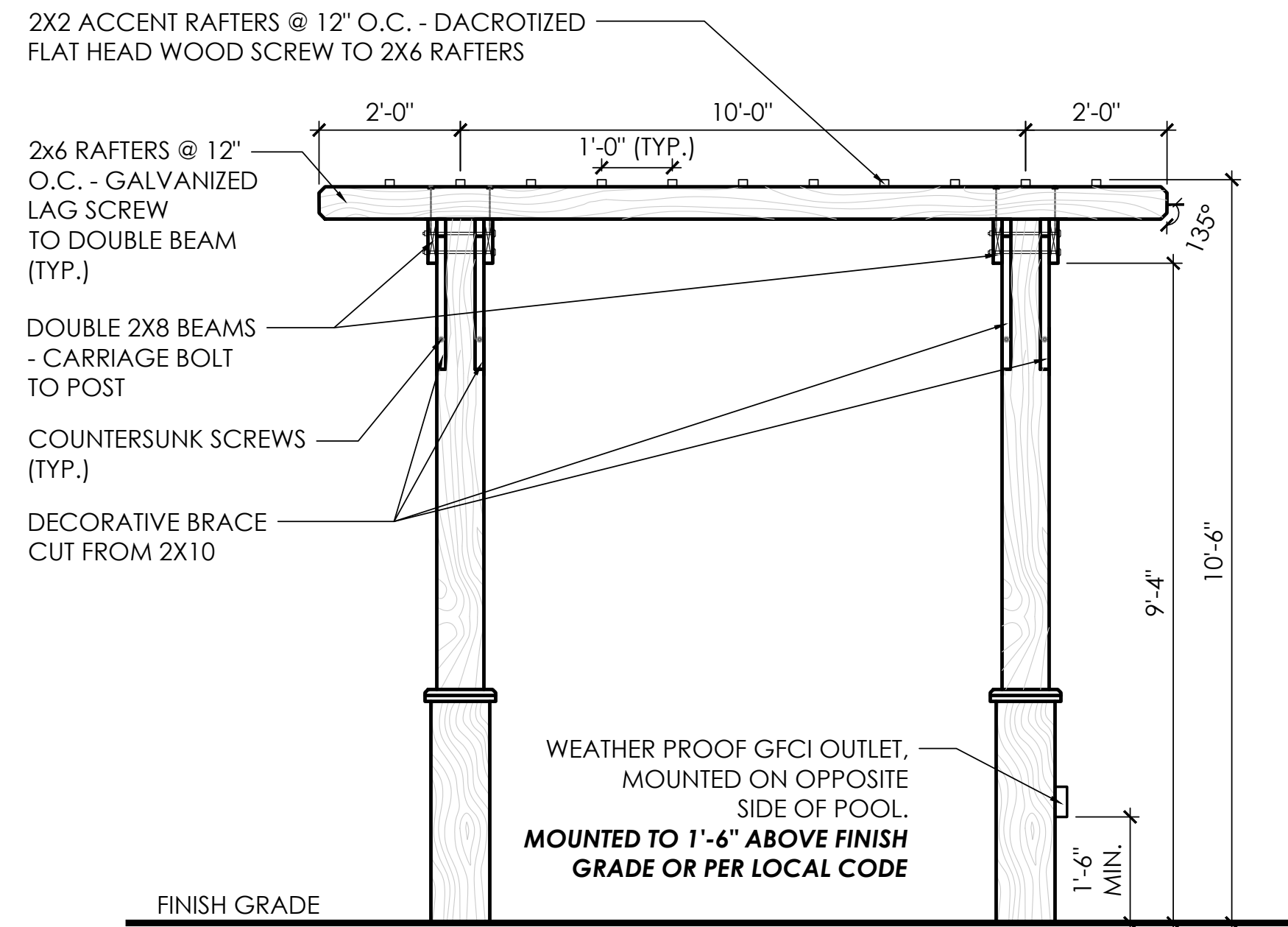
DATE	10/17/24
PROJECT	23139
SHEET	

H-4.1

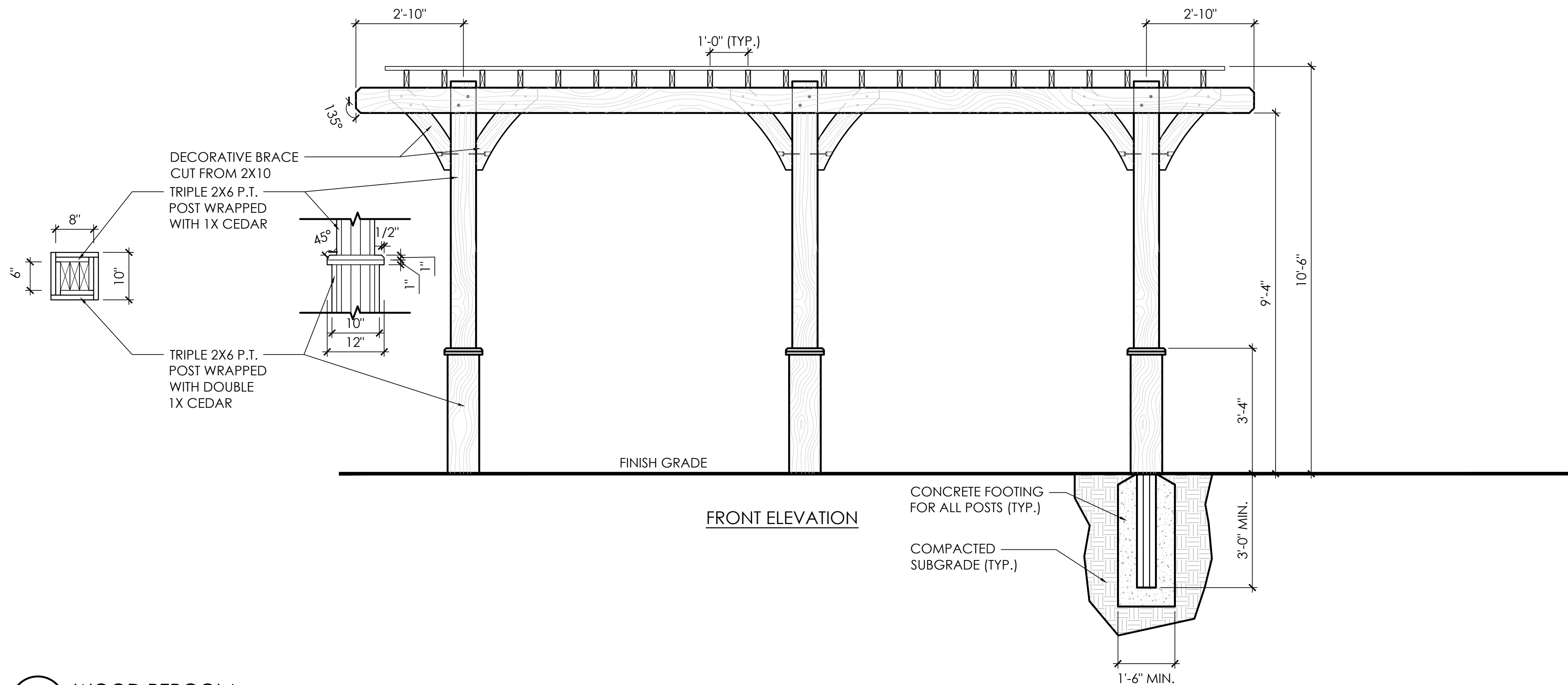


PLAN VIEW

SECTION A



SECTION A



FRONT ELEVATION

- NOTES:
- ALL VISUALLY EXPOSED LUMBER TO BE SMOOTH WESTERN RED CEDAR
 - ALL WOOD MEMBERS TO BE PAINTED/STAINED SHERWIN WILLIAMS TRICORN BLACK. SUBMIT SAMPLE TO OWNER FOR APPROVAL
 - ALL SCREW AND BOLT HOLES TO BE PRE-DRILLED AND COUNTER-SUNK

1 WOOD PERGOLA

N.T.S.

NOTE:

- DETAIL FOR BIDDING PURPOSES ONLY, FINAL SHOP DRAWINGS BY STRUCTURAL ENGINEER.
- WEATHER PROOF GFCI OUTLET TO BE INSTALLED 18" ABOVE FINISHED GRADE ELEVATION AND ON SIDE OPPOSITE POOL. CONTRACTOR TO VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION. CONDUIT FOR OUTLET TO BE MIN. 18" BELOW FINISH GRADE. CONTRACTOR TO CONFIRM DEPTH PER LOCAL AND/OR NATIONAL CODES.

REVISIONS

SITE DETAILS I

SUMMIT CROSSING

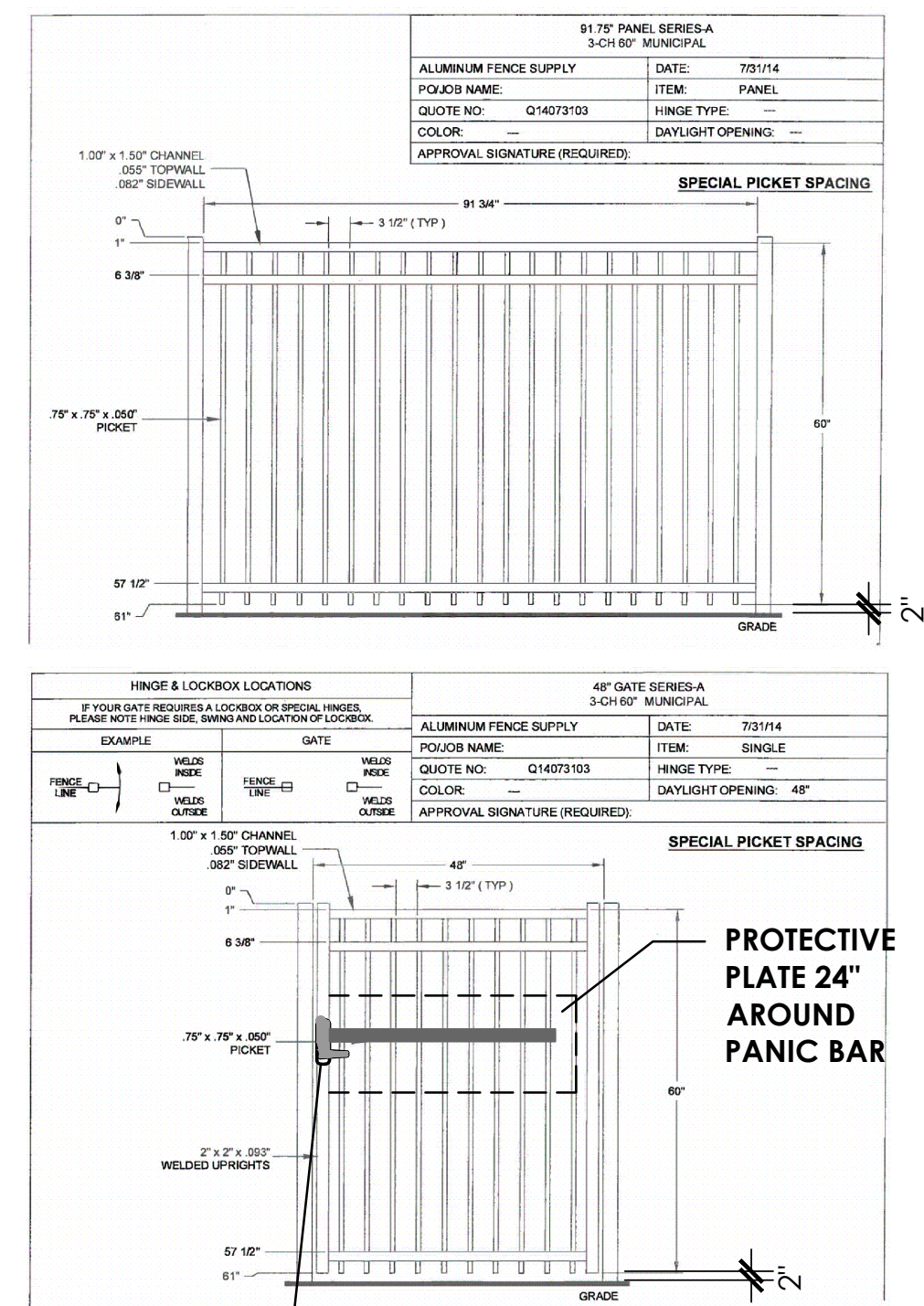
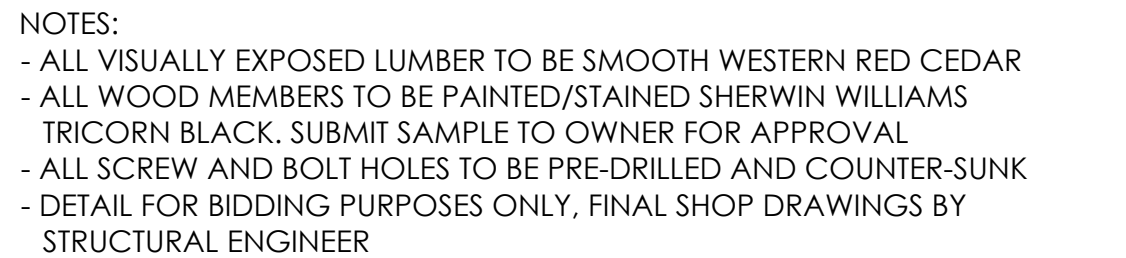
PREPARED FOR
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD, SUITE 100
WESTERVILLE, OH 43082

Paris Planning & Design

LAND PLANNING • LANDSCAPE ARCHITECTURE
Hilliard, OH 43026
4876 Cemetery Road
P (614) 487-1944
www.parisplanninganddesign.com

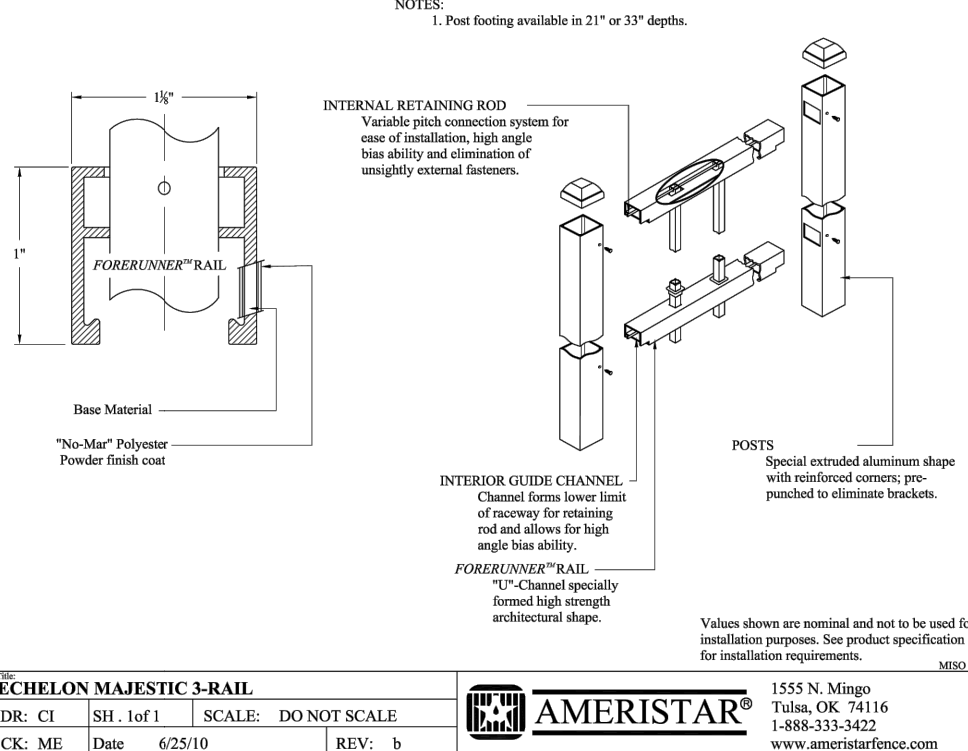
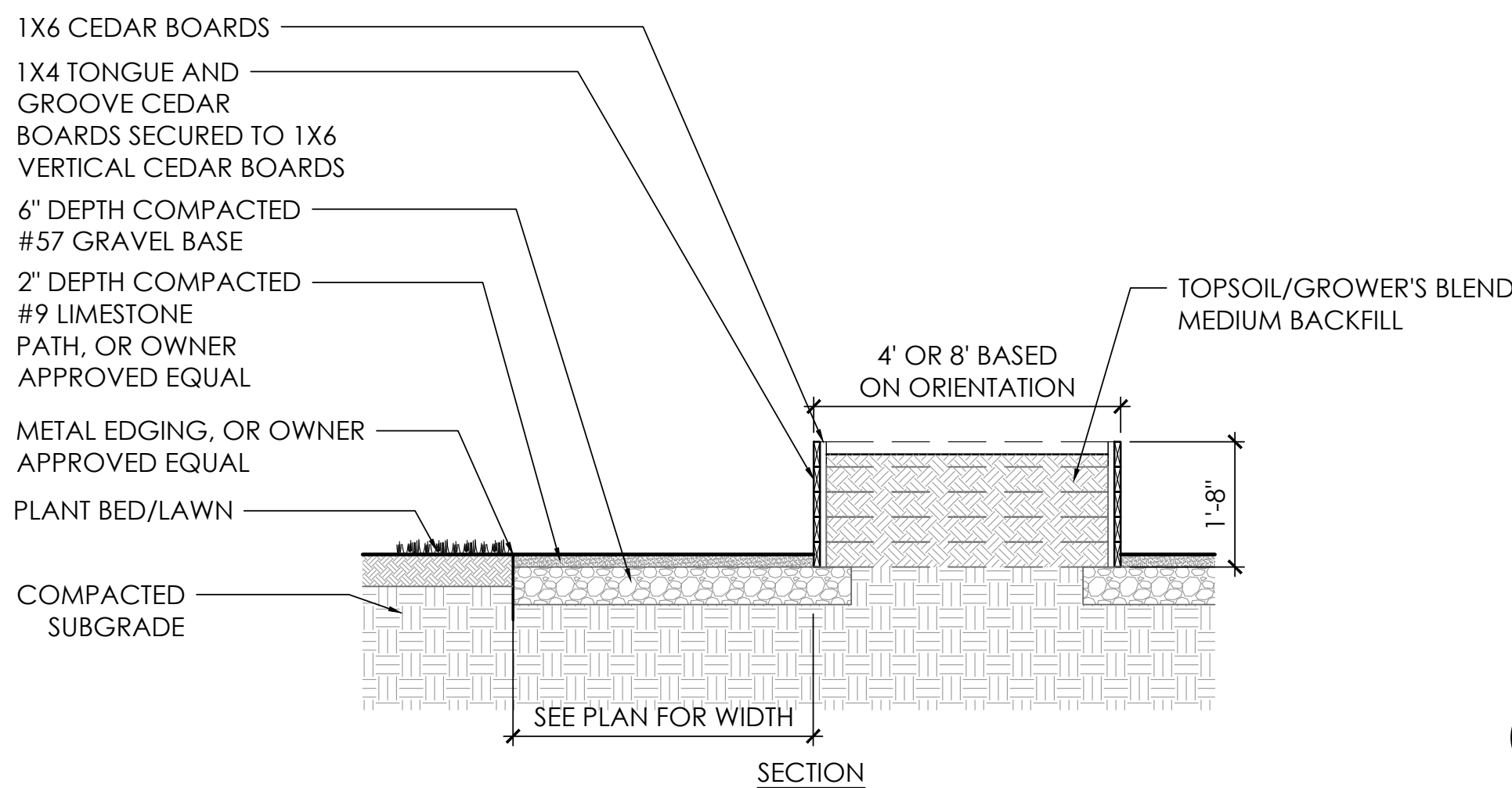
DATE	10/17/24
PROJECT	23139
SHEET	

H-5



INSTALL PANIC HARDWARE BETWEEN 34" AND 48" ABOVE GRADE, USE LOCKEY USA PS61 PANIC SHIELD KIT, OR OWNER APPROVED EQUAL.

1 SCALE: N.T.S.
NOTES:
1. GATE TO BE SELF-CLOSING.
2. USE MANUFACTURER'S SPECIFIED GATE.
3. LATCH AND ACCESS HARDWARE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, AND TO CONFORM TO ADA.
4. LOCK TO BE SELF-LATCHING AND LOCKABLE.
5. FENCE TO BE PAINTED BLACK ALUMINUM



SCALE: N.T.S.
NOTES:
1. GATE TO BE SELF-CLOSING.
2. USE MANUFACTURER'S SPECIFIED GATE.
3. LOCK TO BE SELF-LATCHING AND LOCKABLE.
4. FENCE TO BE PAINTED BLACK ALUMINUM

NOTES:

- ALL HARDWARE AND EXTERIOR FACES OF WOOD MEMBERS TO BE PAINTED SHERWIN WILLIAMS TRICORN BLACK
- NON WOVEN GEOTEXTILE FABRIC TO BE USED UNDER COMPACTED #57 GRAVEL
- WOOD TO BE ALL CEDAR AND KILN DRIED
- INTERIOR OF RAISED BEDS TO BE LINED WITH NON-WOVEN GEOTEXTILE FABRIC AND SECURED TO WOOD MEMBERS

SITE DETAILS II

SUMMIT CROSSING
PREPARED FOR
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD, SUITE 100
WESTERVILLE, OH 43082

Paris Planning & Design

LAND PLANNING

4876 Cemetery Road
(614) 487-1964

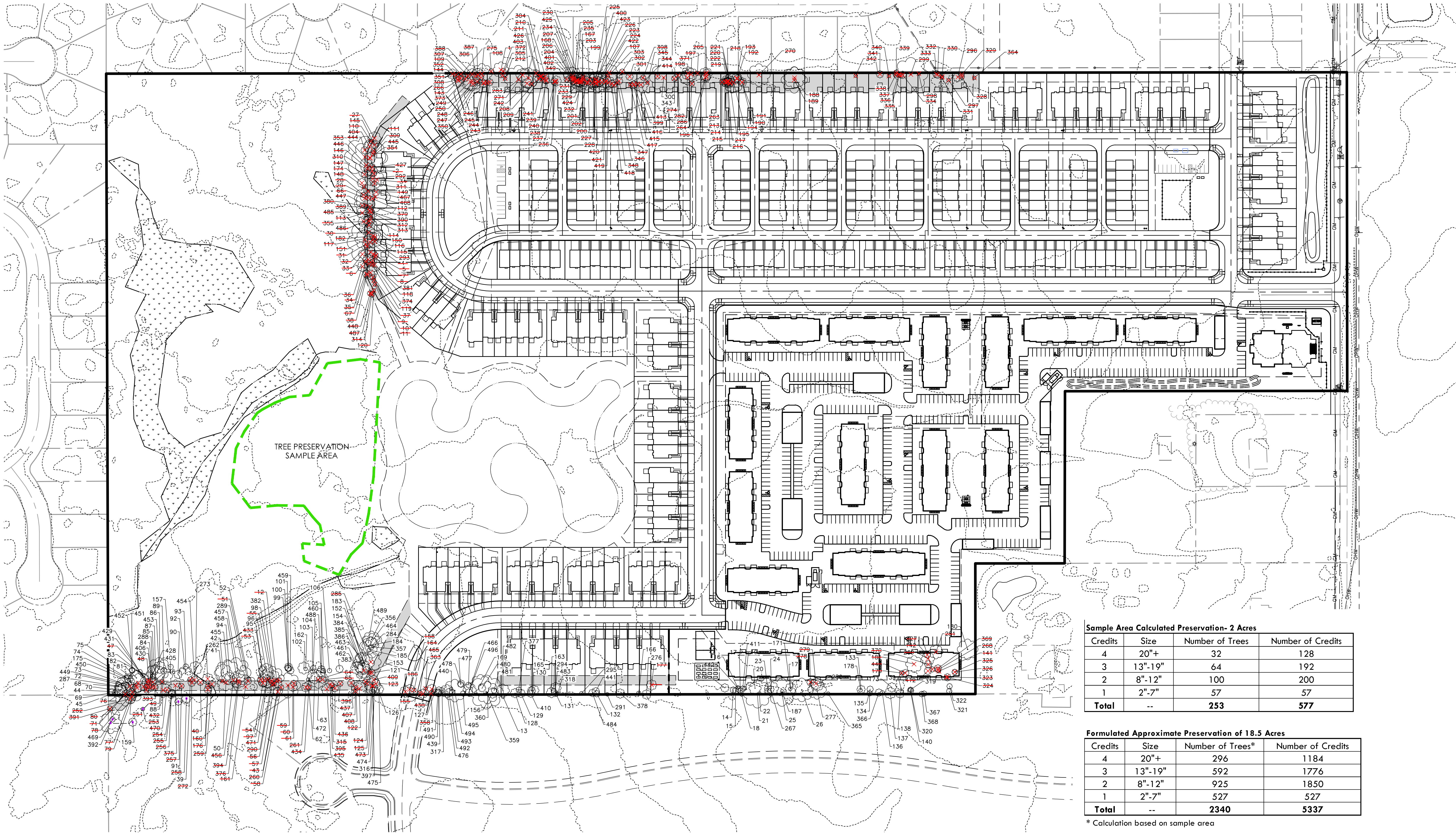
LANDSCAPE ARCHITECTURE

Hilliard, OH 43026
www.farisplanninganddesign.com

DATE	10/17/24
PROJECT	23139
SHEET	

H-5.1

J:\2024\2020 Dwg\04\Trees\Tree Removal and Preservation Plan.dwg Last Saved By: xahara, 10/17/2024 11:44 AM



Sample Area Calculated Preservation- 2 Acres			
Credits	Size	Number of Trees	Number of Credits
4	20"+	32	128
3	13"-19"	64	192
2	8"-12"	100	200
1	2"-7"	57	57
Total	--	253	577

Formulated Approximate Preservation of 18.5 Acres			
Credits	Size	Number of Trees*	Number of Credits
4	20"+	296	1184
3	13"-19"	592	1776
2	8"-12"	925	1850
1	2"-7"	527	527
Total	--	2340	5337

* Calculation based on sample area

Tree Survey Calculated Removals

Size	Number of Trees
20"+	39
13"-19"	45
8"-12"	106
2"-7"	149
Total	338

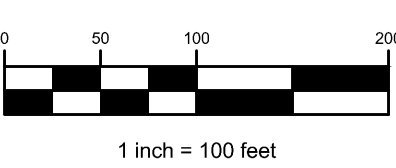
Total Tree Calculations

Number of Credits	5337
Number of Debits	338
Total Trees Owed	0

Legend

X	Trees to be Removed
0	Trees Surveyed- off property. Not included in preservation numbers

GRAPHIC SCALE



REVISIONS	
DATE	DESCRIPTION
10/17/2024	REVISED PER STAFF COMMENTS



CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
SUMMIT CROSSING
TREE REMOVAL & PRESERVATION PLAN

LOCATED IN:
LOT 12, SECTION 9, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
TOWNSHIP OF ETNA, COUNTY OF LICKING, STATE OF OHIO

Date	Job No.
SEPTEMBER 12, 2024	20240202
Scale	Sheet
AS NOTED	1 / 2

ID	Common Name	Scientific Name	DBH (inches)	No. of Trunks	Condition
1	Red Mulberry	Morus rubra	17,16,4	3	Good
2	Pin Oak	Quercus palustris	12	1	Good
3	Pin Oak	Quercus palustris	17	1	Fair
4	Pin Oak	Quercus palustris	49	1	Fair
5	Pin Oak	Quercus palustris	8	1	Fair
6	Callery Pear	Pyrus calleryana	12,7,6	3	Good
7	Callery Pear	Pyrus calleryana	6	1	Good
8	Callery Pear	Pyrus calleryana	6	1	Good
9	Callery Pear	Pyrus calleryana	6	1	Good
10	Callery Pear	Pyrus calleryana	4	1	Good
11	Callery Pear	Pyrus calleryana	4	1	Good
12	Callery Pear	Pyrus calleryana	4,4	2	Good
13	Callery Pear	Pyrus calleryana	4	1	Good
14	Green Ash	Fraxinus pennsylvanica	7,6,6,4	5	Good
15	Green Ash	Fraxinus pennsylvanica	7,7	2	Good
16	Green Ash	Fraxinus pennsylvanica	7	1	Good
17	Callery Pear	Pyrus calleryana	6	1	Good
18	Callery Pear	Pyrus calleryana	4	1	Good
19	Callery Pear	Pyrus calleryana	4	1	Good
20	Hackberry	Celtis occidentalis	13	1	Good
21	Pin Oak	Quercus palustris	30	1	Good
22	Silver Maple	Acer saccharinum	4	1	Good
23	Silver Maple	Acer saccharinum	8	1	Good
24	Pin Oak	Quercus palustris	15	1	Good
25	Pin Oak	Quercus palustris	30,18,9,9	4	Good
26	Pin Oak	Quercus palustris	25	1	Good
27	American Elm	Ulmus americana	14	1	Good
28	Silver Maple	Acer saccharinum	6	1	Good
29	Callery Pear	Pyrus calleryana	6	1	Good
30	Callery Pear	Pyrus calleryana	5	1	Good
31	Callery Pear	Pyrus calleryana	7	1	Good
32	Callery Pear	Pyrus calleryana	7	1	Good
33	Black Cherry	Prunus serotina	9	1	Good
34	Callery Pear	Pyrus calleryana	4	1	Good
35	Callery Pear	Pyrus calleryana	7	1	Good
36	Black Cherry	Prunus serotina	11	1	Good
37	Silver Maple	Acer saccharinum	15	1	Good
38	Callery Pear	Pyrus calleryana	5	1	Good
39	Callery Pear	Pyrus calleryana	6	1	Good
40	Callery Pear	Pyrus calleryana	7,7	2	Good
41	Silver Maple	Acer saccharinum	4	1	Good
42	Pin Oak	Quercus palustris	19	1	Poor
43	Callery Pear	Pyrus calleryana	6	1	Good
44	Callery Pear	Pyrus calleryana	7	1	Good
45	Callery Pear	Pyrus calleryana	6	1	Good
46	Callery Pear	Pyrus calleryana	6	1	Good
47	Sugar Maple	Acer saccharum	5	1	Good
48	Silver Maple	Acer saccharinum	17,6,4	3	Good
49	Callery Pear	Pyrus calleryana	5	1	Good
50	Pin Oak	Quercus palustris	18	1	Good
51	Shagbark Hickory	Carya ovata	8	1	Good
52	American Basswood	Tilia americana	5	1	Good
53	American Elm	Ulmus americana	7,5	2	Good
54	Hackberry	Celtis occidentalis	9	1	Good
55	Pin Oak	Quercus palustris	6	1	Good
56	Shagbark Hickory	Carya ovata	4	1	Good
57	Green Ash	Fraxinus pennsylvanica	5	1	Good
58	American Elm	Ulmus americana	6	1	Good
59	Pin Oak	Quercus palustris	27	1	Good
60	Shellbark Hickory	Carya laciniosa	10	1	Good
61	Shellbark Hickory	Carya laciniosa	7	1	Good
62	Pin Oak	Quercus palustris	4	1	Good
63	American Elm	Ulmus americana	6	1	Good
64	Silver Maple	Acer saccharinum	19	1	Good
65	American Elm	Ulmus americana	8	1	Good
66	Pin Oak	Quercus palustris	22	1	Good
67	Sugar Maple	Acer saccharum	9	1	Good
68	American Basswood	Tilia americana	15,7	2	Good
69	Pin Oak	Quercus palustris	15	1	Good
70	Mockernut Hickory	Carya tomentosa	13	1	Good
71	Pin Oak	Quercus palustris	25	1	Good
72	American Basswood	Tilia americana	6,6	2	Good
73	Swamp White Oak	Quercus bicolor	6	1	Good
74	Swamp White Oak	Quercus bicolor	5	1	Good
75	American Elm	Ulmus americana	4	1	Good
76	Shellbark Hickory	Carya laciniosa	11	1	Good
77	American Elm	Ulmus americana	8	1	Good
78	Shellbark Hickory	Carya laciniosa	10	1	Good
79	Pin Oak	Quercus palustris	32	1	Good
80	Pin Oak	Quercus palustris	20	1	Good
81	American Elm	Ulmus americana	16	1	Good
82	American Elm	Ulmus americana	5	1	Good
83	American Elm	Ulmus americana	5	1	Good
84	American Elm	Ulmus americana	6	1	Good
85	Mockernut Hickory	Carya tomentosa	9	1	Good
86	American Basswood	Tilia americana	13,9	2	Good
87	American Basswood	Tilia americana	20	1	Good
88	American Basswood	Tilia americana	18	1	Good
89	American Basswood	Tilia americana	7	1	Good
90	American Basswood	Tilia americana	9,6,6	3	Good
91	American Elm	Ulmus americana	6	1	Good
92	American Elm	Ulmus americana	16,11	2	Fair
93	Shagbark Hickory	Carya ovata	6	1	Good
94	American Basswood	Tilia americana	11,6	2	Good
95	American Basswood	Tilia americana	6,6,6,4	4	Good
96	American Basswood	Tilia americana	16	1	Good
97	American Elm	Ulmus americana	6	1	Good
98	Pin Oak	Quercus palustris	25	1	Good
99	American Beech	Fagus grandifolia	7	1	Good
100	American Beech	Fagus grandifolia	7	1	Good

101	Shellbark Hickory	Carya laciniosa	9	1	Good
102	Swamp White Oak	Quercus bicolor	13	1	Good
103	Shellbark Hickory	Carya laciniosa	5	1	Good
104	American Sycamore	Platanus occidentalis	6,6	2	Good
105	Eastern Cottonwood	Populus deltoides	5,4	2	Good
106	Sugar Maple	Acer saccharum	5	1	Good
107	Silver Maple	Acer saccharinum	19	1	Good
108	American Beech	Fagus grandifolia	6	1	Good
109	Sugar Maple	Acer saccharum	5	1	Good
110	Sugar Maple	Acer saccharum	5	1	Good
111	Sugar Maple	Acer saccharum	6	1	Good
112	American Beech	Fagus grandifolia	5	1	Good
113	American Beech	Fagus grandifolia	6	1	Good
114	Shellbark Hickory	Carya laciniosa	6	1	Good
115	Silver Maple	Acer saccharinum	20	1	Good
116	Sugar Maple	Acer saccharum	5	1	Good
117	Swamp White Oak	Quercus bicolor	10	1	Good
118	Eastern Cottonwood	Populus deltoides	5,4	2	Good
119	Eastern Cottonwood	Populus deltoides	4	1	Good
120	Eastern Cottonwood	Populus deltoides	4	1	Good
121	American Beech	Fagus grandifolia	7	1	Good
122	Shagbark Hickory	Carya ovata	16	1	Good
123	Eastern Cottonwood	Populus deltoides	6	1	Good
124	Eastern Cottonwood	Populus deltoides	5,5	2	Good
125	Black Walnut	Juglans nigra	4	1	Good
126	Eastern Cottonwood	Populus deltoides	9	1	Good
127	American Sycamore	Platanus occidentalis	4	1	Good
128	American Beech	Fagus grandifolia	10	1	Good
129	Shagbark Hickory	Carya ovata	9	1	Good
130	Shellbark Hickory	Carya laciniosa	11	1	Good
131	American Sycamore	Platanus occidentalis	4	1	Good
132	American Beech	Fagus grandifolia	7	1	Good
133	American Beech	Fagus grandifolia	9	1	Good
134	American Beech	Fagus grandifolia	6	1	Good
135	American Beech	Fagus grandifolia	7	1	Good
136	Sugar Maple	Acer saccharum	5	1	Good
137	Swamp White Oak	Quercus bicolor	12	1	Good
138	American Beech	Fagus grandifolia	9	1	Good
139	Hop-Hornbeam	Ostrya virginiana	4	1	Good
140	American Beech	Fagus grandifolia	7	1	Good
141	Eastern Cottonwood	Populus deltoides	4	1	Good
142	American Beech	Fagus grandifolia	7	1	Good
143	American Basswood	Tilia americana	14	1	Good
144	American Beech	Fagus grandifolia	11	1	Good
145	American Beech	Fagus grandifolia	8	1	Good
146	American Beech	Fagus grandifolia	8	1	Good
147	American Beech	Fagus grandifolia	7	1	Good
148	Eastern Cottonwood	Populus deltoides	4	1	Good
149	Sugar Maple	Acer saccharum	4	1	Good
150	American Beech	Fagus grandifolia	7	1	Good
151	Swamp White Oak	Quercus bicolor	21	1	Good
152	American Beech	Fagus grandifolia	7	1	Good
153	American Beech	Fagus grandifolia	4	1	Good
154	American Beech	Fagus grandifolia	8	1	Good
155	Sugar Maple	Acer saccharum	10	1	Good
156	Shellbark Hickory	Carya laciniosa	11	1	Good
157	Pin Oak	Quercus palustris	6,6	2	Good
158	Sugar Maple	Acer saccharum	11	1	Good
159	Shellbark Hickory	Carya laciniosa	9	1	Good
160	Sugar Maple	Acer saccharum	8,8,6	3	Good
161	Silver Maple	Acer saccharinum	25,7	2	Good
162	Silver Maple	Acer saccharinum	4	1	Good
163	American Elm	Ulmus americana	11	1	Good
164	American Elm	Ulmus americana	5	1	Good
165	American Elm	Ulmus americana	9	1	Good
166	American Elm	Ulmus americana	5	1	Good
167	American Elm	Ulmus americana	5	1	Good
168	Swamp White Oak	Quercus bicolor	19	1	Good
169	Pin Oak	Quercus palustris	22	1	Good
170	Swamp White Oak	Quercus bicolor	9	1	Good
171	Shellbark Hickory	Carya laciniosa	4	1	Good
172	Swamp White Oak	Quercus bicolor	12	1	Good
173	American Elm	Ulmus americana	10	1	Good
174	Silver Maple	Acer saccharinum	10	1	Good
175	Bitternut Hickory	Carya cordiformis	9	1	Good
176	Red Maple	Acer saccharum	6	1	Good
177	Sugar Maple	Acer saccharum	11	1	Good
178	American Elm	Ulmus americana	4	1	Good
179	Sugar Maple	Acer saccharum	5	1	Good
180	Pin Oak	Quercus palustris	22	1	Good
181	Swamp White Oak	Quercus bicolor	18	1	Good
182	Sugar Maple	Acer saccharum	8	1	Good
183	Swamp White Oak	Quercus bicolor	23	1	Good
184	Swamp White Oak	Quercus bicolor	18	1	Good
185	Swamp White Oak	Quercus bicolor	4	1	Good
186	Black Cherry	Prunus serotina	12	1	Good
187	Swamp White Oak	Quercus bicolor	4	1	Good
188	Swamp White Oak	Quercus bicolor	23	1	Good
189	Swamp White Oak	Quercus bicolor	28	1	Good
190	American Basswood	Tilia americana	10	1	Good
191	American Elm	Ulmus americana	7,6	2	Good
192	Shagbark Hickory	Carya ovata	8	1	Good
193	American Elm	Ulmus americana	11	1	Good
194	Silver Maple	Acer saccharinum	22	1	Good
195	Bitternut Hickory	Carya cordiformis	9	1	Good
196	American Elm	Ulmus americana	10	1	Good
197	Apple sp.	Malus sp.	5	1	Good
198	Pin Cherry	Prunus pennsylvanica	14	1	Good
199	Swamp White Oak	Quercus bicolor	5	1	Good
200	American Elm	Ulmus americana	6	1	Good

201	Pin Oak	Quercus palustris	15	1	Good
202	Pin Cherry	Prunus pennsylvanica	15	1	Good
203	Swamp White Oak	Quercus bicolor	7	1	Good
204	Sugar Maple	Acer saccharum	13	1	Good
205	American Elm	Ulmus americana	10	1	Good
206	Hop-Hornbeam	Ostrya virginiana	6	1	Fair
207	Shagbark Hickory	Carya ovata	15	1	Good
208	Bitternut Hickory	Carya cordiformis	7	1	Good
209	Hackberry	Celtis occidentalis	6	1	Good
210	Black Walnut	Juglans nigra	4	1	Good
211	Black Cherry	Prunus serotina	8	1	Good
212	American Basswood	Tilia americana	4	1	Good
213	American Basswood	Tilia americana	6	1	Good
214	Sugar Maple	Acer saccharum	6	1	Good
215	American Basswood	Tilia americana	11	1	Good
216	American Basswood	Tilia americana	10	1	Good
217	American Basswood	Tilia americana	8	1	Good
218	Silver Maple	Acer saccharinum	14	1	Good
219	American Basswood	Tilia americana	9,9,6,6	4	Good
220	American Basswood	Tilia americana	7	1	Good
221	American Basswood	Tilia americana	11	1	Good
222	American Basswood	Tilia americana	4	1	Good
223	American Basswood	Tilia americana	22,20,9,6	4	Good
224	American Basswood	Tilia americana	11	1	Good
225	Green Ash	Fraxinus pennsylvanica	16	1	Poor
226	Box Elder	Acer negundo	9	1	Good
227	American Basswood	Tilia americana	7	1	Good
228	Black Cherry	Prunus serotina	9,5	2	Good
229	Black Cherry	Prunus serotina	6	1	Good
230	American Basswood	Tilia americana	11,5	2	Good
231	Hackberry	Celtis occidentalis	13,11	2	Good
232	Red Mulberry	Morus rubra	18,17,9	3	Good
233	Black Walnut	Juglans nigra	11	1	Good
234	American Elm	Ulmus americana	5	1	Good
235	American Elm	Ulmus americana	6	1	Good
236	American Elm	Ulmus americana	11	1	Good
237	Hackberry	Celtis occidentalis	4	1	Good
238	Hackberry	Celtis occidentalis	8	1	Good
239	Hackberry	Celtis occidentalis	7	1	Good
240	Black Walnut	Juglans nigra	9	1	Good
241	Sugar Maple	Acer saccharum	6	1	Good
242	Red Mulberry	Morus rubra	11,8,8,4,4	5	Good
243	American Elm	Ulmus americana	8	1	Good
244	American Elm	Ulmus americana	6	1	Good
245	Black Cherry	Prunus serotina	9	1	Good
246	American Elm	Ulmus americana	5	1	Good
247	American Elm	Ulmus americana	5	1	Good
248	Pin Oak	Quercus palustris	20	1	Good
249	Pin Oak	Quercus palustris	19	1	Good
250	American Elm	Ulmus americana	6	1	Good
251	Red Mulberry	Morus rubra	11	1	Good
252	Red Mulberry	Morus rubra	11	1	Good
253	Pin Oak	Quercus palustris	4	1	Good
254	Pin Oak	Quercus palustris	8	1	Good
255	Pin Oak	Quercus palustris	8	1	Good
256	Pin Oak	Quercus palustris	8	1	Good
257	Pin Oak	Quercus palustris	8	1	Good
258	Pin Oak	Quercus palustris	10	1	Good
259	Black Walnut	Juglans nigra	8	1	Good
260	Hackberry	Celtis occidentalis	10	1	Good
261	Red Mulberry	Morus rubra	10	1	Good
262	American Elm	Ulmus americana	12	1	Good
263	Green Ash	Fraxinus pennsylvanica	14	1	Good
264	Pin Oak	Quercus palustris	10	1	Good
265	Silver Maple	Acer saccharum	8	1	Good
266	Red Mulberry	Morus rubra	5	4	Good
267	Green Ash	Fraxinus pennsylvanica	8	4	Good
268	American Elm	Ulmus americana	6	1	Good
269	Black Walnut	Juglans nigra	14	1	Good
270	Pin Oak	Quercus palustris	24	1	Fair
271	Pin Oak	Quercus palustris	14	1	Fair
272	Pin Oak	Quercus palustris	8	1	Fair
273	Pin Oak	Quercus palustris	14	1	Good
274	Pin Oak	Quercus palustris	6	1	Good
275	Pin Oak	Quercus palustris	22	1	Fair
276	Pin Oak	Quercus palustris	10	1	Good
277	Pin Oak	Quercus palustris	20	1	Good
278	Pin Oak	Quercus palustris	8	1	Good
279	Pin Oak	Quercus palustris	12	1	Good
280	Pin Oak	Quercus palustris	14	1	Good
281	Pin Oak	Quercus palustris	15	1	Good
282	Pin Oak	Quercus palustris	16	1	Good
283	Pin Oak	Quercus palustris	30	1	Good
284	Pin Oak	Quercus palustris	26	1	Fair
285	Green Ash	Fraxinus pennsylvanica	22,8,4	3	Poor
286	Gallery Pear	Pyrus calleryana	6	1	Fair
287	Gallery Pear	Pyrus calleryana	8	1	Good
288	Gallery Pear	Pyrus calleryana	6	1	Good
289	Gallery Pear	Pyrus calleryana	6	1	Good
290	Gallery Pear	Pyrus calleryana	8	1	Good
291	Gallery Pear	Pyrus calleryana	4	1	Good
292	Gallery Pear	Pyrus calleryana	6	1	Good
293	Gallery Pear	Pyrus calleryana	6	1	Good
294	Gallery Pear	Pyrus calleryana	6	1	Good
295	Gallery Pear	Pyrus calleryana	4	1	Good
296	Honey Locust	Gleditsia triacanthos	10	1	Good
297	Red Mulberry	Morus rubra	4	1	Poor
298	Hackberry	Celtis occidentalis	4,4	2	Fair
299	Pin Oak	Quercus palustris	36	1	Fair
300	Pin Oak	Quercus palustris	30	1	Good



Engineers, Surveyors, Planners, Scientists

October 16, 2024

Eric Meyer
Development Director
City of Reynoldsburg
7232 E. Main St.
Reynoldsburg, OH 43068

Subject: Summit Crossing Tree Debits/Credits

Dear Mr. Meyer,

EMH&T has conducted tree survey activities for the M/I Homes proposed Summit Crossing project, located west of Summit Road, south of Refugee Road, and north of US 40, in the City of Reynoldsburg, Licking County, Ohio. EMH&T staff conducted surveys on five (5) potential tree clearing areas as shown on the Existing Conditions Plan included with this letter. Tree surveys of those five (5) areas were conducted on October 7, 2024.

According to the [Reynoldsburg Tree Ordinance](#), “each existing major tree removed in accordance with subsection (d) above shall be replaced with one (1) tree, having a minimum caliper of one and three-quarters (1 ¾) inch as measured one (1) foot above ground level.”

TABLE 1105.07C - CREDIT FOR EXISTING TREES (IN AGGREGATED INCHES)	
CALIPER AT FOUR AND HALF FEET ABOVE GROUND	NUMBER OF TREE CREDITS
20 total inches	4 (equal to 4 trees)
13 - 19 total inches	3 (equal to 3 trees)
8 - 12 total inches	2 (equal to 2 trees)
2 - 7 total inches	1 (equal to 1 tree)

Based on the Tree Survey conducted by EMH&T, the developer would incur a total of 338 tree debits for tree removal within the five (5) proposed clearing areas for the Summit Crossing project.

EMH&T staff conducted a second tree survey over a two-acre area within the 18.5-acre woodlot located in the western portion of the Summit Crossing project area. The second tree survey was conducted on October 10, 2024. A total of **253 trees** were surveyed within the two-acre area. A map of the 2-acre area is shown below:



EMH&T surveyed for trees with a 5" Diameter at Breast Height (DBH) or larger. The breakdown of tree size and associated credits is noted in the following table.

Credits	Size	Number of Trees	Number of Credits
4	20"+	32	128
3	13"-19"	64	192
2	8"-12"	100	200
1	2"-7"	57	57
Total	--	253	577

The 2-acre polygon provides 577 tree credits and represents approximately 11% of the preserved woodlot. By extrapolation, if EMH&T were to survey the entire 18.5-acre woodlot, the result would be a density of approximately **5,337 tree credits** (288.5 credits/ acre x 18.5 acres = 5,337 tree credits).

If you have any questions, please do not hesitate to call me directly at (614) 775-4515.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

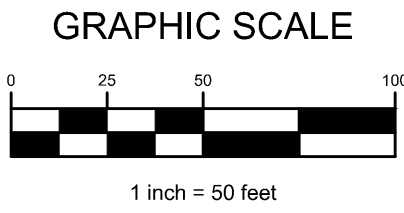
A handwritten signature in blue ink, reading "Robert F. Milligan".

Robert F. Milligan
Director of Environmental Services
Principal

J:\2024\2020\Draw\04Sheet\Exhibits\Tree Inventory Exhibit.dwg Last Saved By: schara, 10/17/2024 6:57 AM

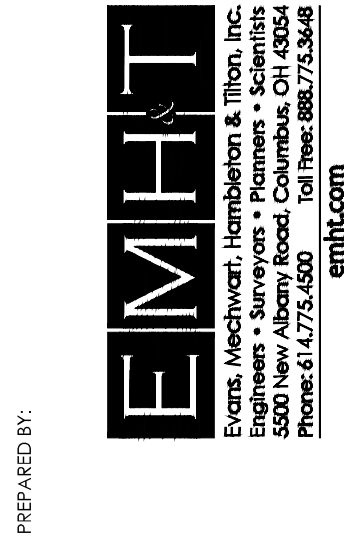


NOTE:
THE WETLANDS, STREAMS, AND DRAINAGE FEATURES DEPICTED ON THIS SHEET ARE PRELIMINARY, AND HAVE NOT BEEN VERIFIED BY THE ARMY CORPS OF ENGINEERS NOR THE OHIO EPA



MAJOR SITE PLAN
FOR
SUMMIT CROSSING
LOT 12, SECTION 9, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

TREE CLEARING
EXHIBIT



DATE:	SEPTEMBER 12, 2024
REVIEWED:	OCTOBER 17, 2024
REVIEWED:	
REVIEWED:	
REVIEWED:	
REVIEWED:	

RESPONSE TO COMMENT

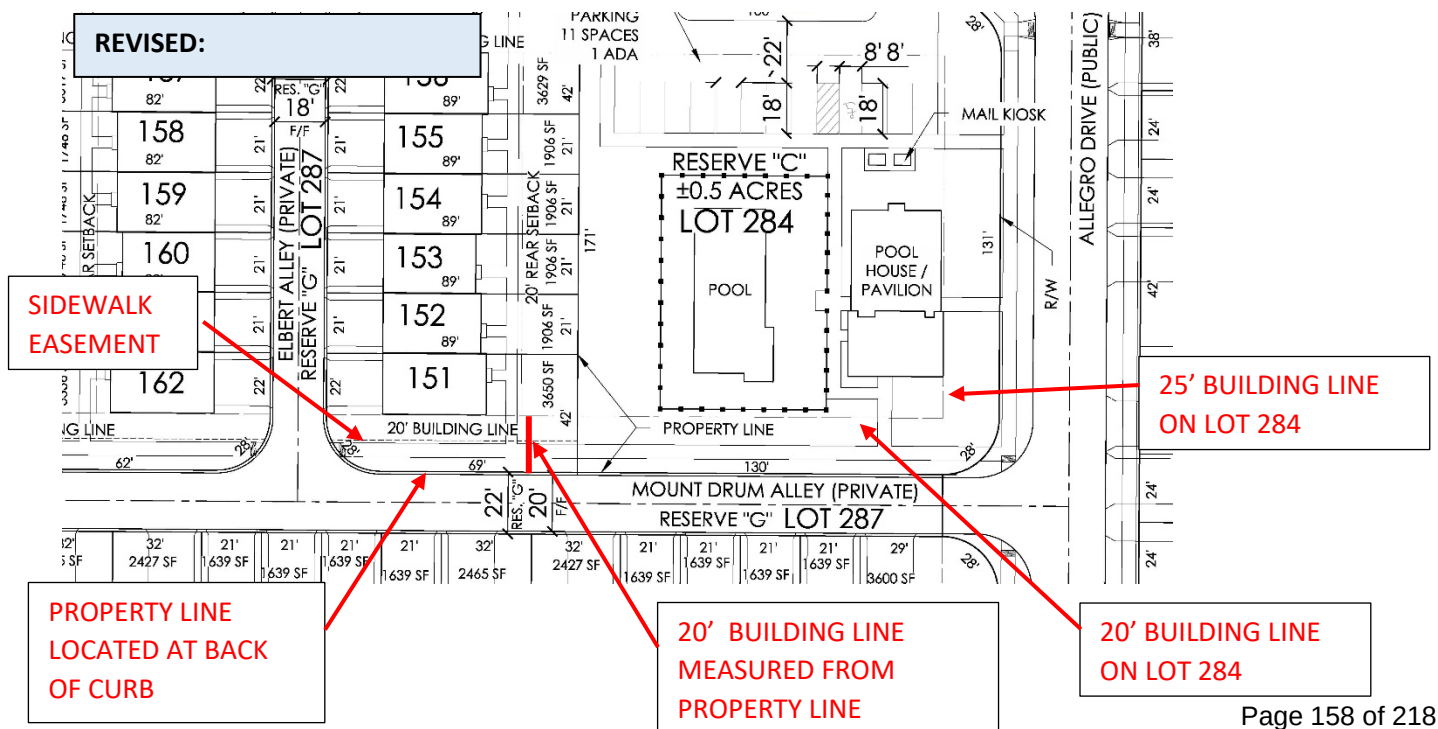
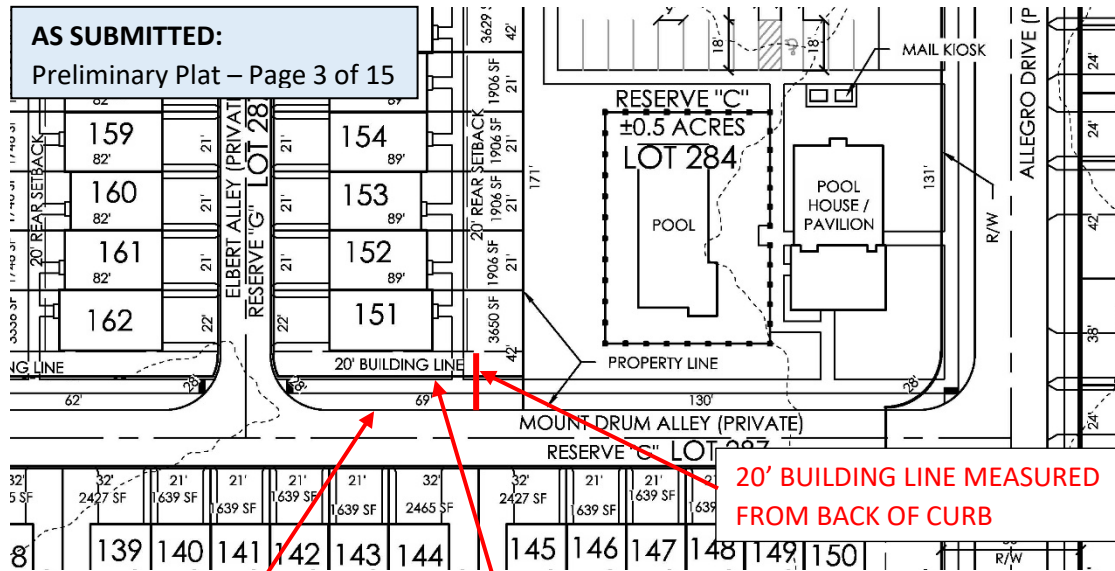
October 30, 2024

Summit Crossing – Major Site Plan, Preliminary Plat, Variance Requests

Phoenikx Buathier's comment via phone: It appears that the property line on the south side of lot 151 overlaps with the reserve line, or the setback is not adequate. Also, add setback lines to lot 284.

Response: The 20' building line as submitted was measured from the back of curb, similar to the north-south alleys where the property line and back of curb are one in the same. However, the east-west alley (Mount Drum) has a sidewalk and the reserve boundary was drawn to include the sidewalk. The plans shall be revised to locate the property line adjacent Mount Drum Alley at the back of curb and the sidewalk will be placed in an easement. This allows the 20' building line to be measured from the property line as required by code.

Setback lines will be added to Lot 284 as well.



DISPOSITION OF COMMENTS

October 17, 2024

Summit Crossing – Major Site Plan, Preliminary Plat, Variance Requests

City Planning Staff Comments:

Major Site Plan Requirements Comments:

1. Provide the zoning of all adjacent parcels on the Major Site Plan. It is shown on a separate sheet, however, it is required to be shown on the Major Site Plan. Section 1109.17.C.ii.2

Response: See Exhibit F-1.

2. Show the location of all proposed buildings and structures on the Major Site Plan. This includes the location of all mailboxes, pavilions, kiosks, clubhouses, pools, and any other maintenance or other intended buildings on the site. Section 1107.C.ii.3.

Response: See Exhibit F-3- Through F-6.

3. Provide on the landscape plan, all landscaping materials and plantings that address Section 1105.07 requirements. Section 1109.17.C.ii.6
 - a. Please provide specific intended tree types and planting types for all landscape related documents.

Response: See Exhibits H and G.

4. Provide architectural plans of all buildings and structures proposed on the site. This includes mailbox pavilions, kiosks, clubhouses, other accessory structures proposed on the development. Section 1109.17.C.iii M/I

Response: All proposed buildings shall comply with the existing zoning.

Document Comments:

1. Under "Site Statistics", the "Total number of units" is unclear if it is for the whole site. Can you please clarify the number to state total number of units for the entire site.

Response: See Exhibit F-1. Units for each Subarea is presented.

2. Under "Site Statistics", please state how many units are in a single "G-unit, J-unit and L-unit" building. This is to ensure that the total number of units on site is correct, and to ensure the right number of parking spaces is also provided.

Response: See Exhibit F-1 for total units per building in Subarea C.

3. The application states the total parking on site is 703 parking spaces. There appears to be 630 actual off-street parking spaces shown on the overall site plan, with an additional 24 on street parking spaces, with 94 parking spaces listed as garage spaces. All three added together equals 748 parking spaces. Please clarify how 703 parking spaces were counted.

Response: See Exhibit F-1. The parking numbers have been revised.

- a. This number also does not appear to include the required off-street parking for the clubhouses on the site or the townhome parking requirements.
 - i. 280 townhomes would require 560 off-street parking spaces with one enclosed and one unenclosed parking space on each parcel. Section 1105 – Table 1105.01A

Response: See Exhibit F-1. The parking numbers have been revised. Each townhome will have 4 spaces: two garage and two driveway for a total of 1,120 spaces.

- ii. 384 apartment units would require one off-street parking space for each unit plus one parking space per each five units to accommodate visitors. Section 1105 – Table 1105.01A

Response: See Exhibit F-1. The parking numbers have been revised. 1 space per unit (384) + 1 space per every 5 units (77) = 461 required spaces. 484 spaces have been provided.

- iii. Clubhouses are generally parked at one off-street parking space per 200 sqft of building area, due to their recreational facility designation/use. If the clubhouse is intended for office use, then it would be parked at one off-street parking space per 250 sqft of building area, based on Table 1105.01A.
 - 1. Please provide the square footage of both clubhouse and the intended land use of the clubhouse in the parking calculations.

Response: See Exhibit F-1. The parking numbers have been revised. For Subarea A and B, the pool house is 768 sf. Since this building is only used for recreation, not office, at 1 space per 200 sqft 4 parking spaces are required. 12 spaces have been provided. Note the non-enclosed area of the pool house has not been included in the calculation.

For Subarea C, the clubhouse is 4500 sf. At a rate of 1 space per 200 sf 23 spaces are required. 23 spaces have been provided.

- iv. Please provide the number of parking spaces for each type of garage/garage location on site, to ensure the correct number of garage spaces are provided.

Response: See Exhibit F-1.

- v. Please label in the parking calculations, that 9 off-street parking spaces will be provided for the amenity park location.

Response: Addressed.

- vi. Please label in the parking calculations that 12 off-street parking spaces will be provided for one of the mail box locations.

Response: Addressed.

- vii. Please label and identify the 24 on-street parking spaces on the major site plan and in the parking calculations.
 - 1. Please clearly explain how the required off-street parking space for each parcel and each land use are met/obtained on the major site plan, along with stating those calculations in the "Site Statistics". Section 1105 – Table 1105.01A

Response: Addressed

4. The site plan states the 22 ADA parking spaces are provided on the site, that 18 are head-in parking and 4 are in the garage parking.
 - a. The site plan shows surface parking ADA spaces. 20 ADA spaces in off-street surface parking lot spaces and 2 ADA spaces in on-street parking spaces.
 - i. Please clearly identify where the 4 ADA garage parking spaces would be located on the site plan and/or revise the number of ADA parking spaces provided on the overall site plan.

Response: The ADA garage spaces have been labeled on Exhibit H-1.

5. Please change in the "Site Statistics" "Head-in Parking" to "off-street parking".

Response: Addressed.

6. Under "Notes" Note C states, "Reserve "A" shall be deeded to the City of Reynoldsburg for a Public Park. Reserves "B-F" Open Spaces/Stormwater Facilities shall be owned and maintained by the Summit Crossing Homeowners Association.
 - a. This statement implies that the City will own and maintain all of Reserve A, which based on the Major Site Plan, would include the Retention Pond for the site, which is a stormwater facility, but is not located on B-F.
 - i. Please show the retention pond for the site, not a part of the City's intended Public Park. The City will not accept or maintain the sites intended Retention Pond.

Response: Note "C" has been revised to clearly state the intent that all of Reserve A shall be owned and maintained by the City and that the storm water management basin, which is located on Reserve A, shall be maintained by the HOA via storm easement. Items such as maintaining landscape and mowing grass shall be the responsibility of the City.

7. Remove under "Notes", Note F states that this document is only for Subarea A & B.
 - a. Please clarify if Subarea C is also applying for a Major Site Plan.
 - i. If the site is being developed as a Major Site Plan for Subarea A & B only, then remove everything regarding Subarea C.
 1. Please know that Subarea C, will require its own Major Site Plan, and that this parcel would be held to the current zoning code regulations at the time of it being developed/major site plan submitted. This would include everything from density based on the parcels acres, to landscaping, lighting, design standards, parking, etc.
 - ii. If the site is being developed for all Subareas, then all information for all Subareas will need to be shown/provided. Note F would need to be removed.

Response: The Phase note on Exhibit F-1, formally Note "F" is now note "G", has been revised. It no longer excludes Subarea C. Phase lines for Subarea C are shown on the plan view of Exhibit F-1. It is the intent that the Major Site Plan also pertains to Subarea C.

8. If the entire site is being developed under this Major Site Plan, then all zoning requirements for the whole site plan will need to be shown/met.
 - a. There appears to be information missing such as:
 - i. The clubhouse will need to be shown on the overall project plan.

Response: See Exhibit F-1.

- ii. The Meter Building, if there is a second one (Phase A & B), based on what the utility plan alludes to, will need to be shown.

Response: The Master Meter for Subareas A and B is shown on F-7 and will not be in a building.

- iii. The clubhouse and other accessory structures elevations in the townhome portion will need to be provided, and in color.

Response: All proposed buildings shall comply with the existing zoning.

- iv. Elevations of the structure's in the apartment complex, in the common areas between buildings.

Response: See Exhibit H-5, H-5.1 and Tab K.

- 9. 7 lots appear to not meet the minimum lot width of 23 feet per Section 1103.19. III Development Standards. Lot Width for Townhomes & Condos only (Min FT)

- a. Lots 63, 69, 76, 82, 266, 267 & 268

- i. If the minimum lot width of 23 feet is not met, a variance would be required for these lots prior to the Major Site Plan approval.

Response: See revised variance materials prepared by the Applicant.

- 10. 49 lots do not meet the minimum lot depth of 100 feet per Section 1103.19.III Development Standards. Lot Depth (Min FT)

- a. Lots 93, 98, 99, 104, 105, 106, 108, 109, 114, 115, 120, 121, 126, 127, 132, 133, 138, 139, 144, 145, 150, 151, 156, 157, 162, 163, 168, 169, 174, 175, 180, 181, 186, 187, 192, 193, 198, 199, 204, 205, 210, 211, 216, 217, 222, 223, 228, 229, 234 and Reserve E.

- i. If the minimum lot depth of 100 feet is not met, a variance would be required for these lots prior to the Major Site Plan approval.

Response: See revised variance materials prepared by the Applicant.

- 11. 94 lots do not meet the minimum lot depth of 100 feet per Section 1103.19.III Development Standards. Lot Depth (Min FT) or the minimum lot width of 23 feet per Section 1103.19. III Development Standards. Lot Width for Townhomes & Condos only (Min FT)

- a. Lots 94, 95, 96, 97, 100, 101, 102, 103, 106, 107, 110, 111, 112, 113, 116, 117, 118, 119, 122, 123, 124, 125, 128, 129, 130, 131, 134, 135, 136, 137, 140, 141, 142, 143, 146, 147, 148, 149, 152, 153, 154, 155, 158, 159, 160, 161, 164, 165, 166, 167, 170, 171, 172, 173, 176, 177, 178, 179, 182, 183, 184, 185, 188, 189, 190, 191, 194, 195, 196, 197, 200, 201, 202, 203, 206, 207, 208, 209, 212, 213, 214, 215, 218, 219, 220, 221, 224, 225, 226, 227, 230, 231, 232 & 233.

- i. If the minimum lot depth of 100 feet and the minimum lot width of 23 feet are not met, a variance would be required for these lots prior to the Major Site Plan approval.

Response: See revised variance materials prepared by the Applicant.

- 12. Lot 69's driveway appears to be encroaching onto lot 68.

- a. Please know that one lot's driveway cannot be located/run through another lot. Please correct.

Response: The plan has been changed to remove the driveway overlap.

13. Lot 76 driveway appears to reduce in size. Please provide the width of the intended driveway.

Response: Addressed and dimensioned.

14. The lots square footage throughout the site appears to be off consistently. This includes multiple lots, over 100, throughout the site. Section 1111.05.D.iv.2

- a. For example, a lot that is 24 feet by 114 feet would be 2736 square feet (lot 61 or 247). The major site plan however states the lots square footage is 2762 square feet. Please provide the correct lot square footage for each parcel on the site.
- b. For example, lots 36, 37 & 38, or 270, 271, 272 & 273 are all the same dimensions; however, they have different square footage numbers for the lot sizes.
 - i. Provide the correct square footage of each intended lot.

Response: The lot areas are computer generated per the CAD linework. The discrepancy is due to the front and rear lot lines are not parallel, and the computer rounds to the nearest 1 foot.

15. Show and state on the major site plan, the required front setback of 20 feet along all drives/street. This includes private drives. Section 1103.19.III Development Standards. Setbacks & Section 1109.17.C.5

Response: Setbacks are shown and labeled.

16. Show and state on the major site plan, the required rear setback of 20 feet for all lots applicable. Section 1103.19.III Development Standards. Setbacks & Section 1109.17.C.5

Response: Rear setback lines and labels have been added to all lots, see Exhibits F-3 through F-6.

17. Please know that if you intended to build any attached decks to your townhome structures or apartment buildings, the decks too will have to meet the required rear and front setbacks (whichever setback is applicable). Section 1113.D.Deck

Response: See revised variance materials prepared by the Applicant. No variance is requested for deck encroachments; however, a variance is being requested for front porches.

18. Please know that front porches or any other type of unenclosed awning, canopy, unenclosed patio, etc. that do encroach into setbacks, will have to meet Section 1101.13.G of the zoning ordinance.

- a. This due some townhomes appearing to be located along or very close to both rear and front setbacks.
 - i. Please know if you cannot meet these requirements, a variance from this section would be needed. It is however unclear if this would be needed, since specific lot details are not reviewed at this time, however the applicant should be aware of these regulations.

Response: See revised variance materials prepared by the Applicant. No variance is requested for deck encroachments; however, a variance is being requested for front porches.

19. It is unclear where the parcel line is for "Reserve C". Please clearly identify the lot line for Reserve C.

- a. It is unclear where the proposed parcel line is on the site.

Response: Addressed.

- b. Are you proposing parking that would be divided among the roadway and the parcel?
 - i. Please know that all on-site parking spaces need to meet the minimum parcel setback of 5 feet per Section 1105.01.G.ii

Response: The parking at Reserve "C" has been revised to comply.

- 20. Please know that the clubhouse required parking will need to be located on the same parcel as the clubhouse. This applies to both clubhouses. The townhome clubhouse appears to have issues meeting this requirement. Section 1105.01.G.i

Response: The parking at Reserve "C" has been revised to comply.

- 21. The zoning code states, "Parking or loading facilities shall not be permitted on the right-of-way of any public dedicated thoroughfare, except as provided by a public authority"(Section 1105.01.G.i). The code also requires that, "Access for all parking and loading facilities (except those required for Attached Single-Family, Detached Single-Family and Two-Family dwellings) shall be designed to permit any vehicle entering or leaving the premises to be traveled in a forward motion" (Section 1105.01.G.iv).

- a. Please know that the on street parking would not be permitted due to both regulations applying.

Response: Understood.

- 22. For all parking in the development that is not the garage/driveway parking for the townhomes, will require 22 foot maneuverability for 80 degree or more angled parking. Please show the required maneuverability per Section 1105.01.G.vi.Table

- a. This includes all drive aisles throughout the apartment complex development. Please label and show.

Response: Parking dimensions have been added. See Exhibits F-3 through F-6.

- 23. Private Roads states "any passageway designed for use by motor powered vehicles, upon property owned by one or more person, firms or corporations where such passageway servers in excess of four dwelling units" (Section 1111.15.B.i). The private roads would fall under this definition.

- a. Section 1111.15.B.iv requires the minimum pavement width of a private roadway to be 26 feet. The minimum width of a private street is 26 feet.
 - i. If the minimum width of 26 feet is not provided, a variance would be needed.
 - 1. Please know that a public ally way requires a minimum right-of-way of 20 feet with a minimum pavement of 18 feet. If you choose to go this route instead.

Response: Per follow-up discussions, Mount Drum Alley's width has been increased to 20', measured from face of curb, while Sanford, Fairweather, Wrangell, Lucania, Whitney, Alverston, and Elbert Alleys will remain 18' wide, measured from face of curb. For Private Drives, the proposed pavement width is 26' measured from face of curb.

24. Provide a note on the site plan, stating the intended hard surface to be used throughout the apartment complex parking/drive aisle areas, along with the townhome driveways. Section 1105.01.G.viii

**Response: See note F that states parking areas shall be asphalt.
The parking at Reserve C has been revised to comply.**

25. Please clarify what the green and red dot on the lighting plan mean.

Response: See Exhibit F-9. The green dots are proposed pole lights in Subareas A and B, the red dots are proposed pole lights in Subarea C. Note the green and red dots are also located next to the appropriate detail.

26. The statistics on the street lighting plan, which includes a photometric plan, appear to be the exact same statistics as the preliminary, without 20 plus additional parking lot lighting on the site. Please ensure that the photometric plans statics are up to date and include all lighting on the site.

Response: The Photometric Plan submitted with the Preliminary Plat has been revised to include Subarea "C", and is similar to the Photometric Plan with the Major Site Plan.

27. The lighting plan for the apartments states that the mounting height of the parking lot lighting will be 30 feet. The maximum permitted height for parking lot lighting is 20 feet.

- a. A variance from Section 1105.09.B.ii would be needed if you intended to increase the height of the parking lot lighting over 20 feet.

Response: The note "mounting height to 30 feet" appears on the Shakespeare S-Series product sheet stating that the pole is capable of achieving this height. For this project a fixture height of 14' will be installed. The photometric study was prepared with a 14' fixture height. A red box has been added to the product sheet to indicate the proposed height.

28. Based on the lighting plan, there appears to be significant areas in the apartment complex and the private townhome area that will not have parking lot lighting/street lighting or any lighting at all.

- a. Staff has concerns, since multiple areas on the site will not have any lighting including areas that are intended for handicap accessible parking spaces for apartment units. Staff recommends that security lighting or some type of lighting, be installed in these areas, to ensure usable parking space areas after dusk.

Response: Two additional lights have been added to Subarea A and B. One at the CBU's in Reserve C and one at the CBU's in Reserve D.

29. Please know that a photometric plan is required for all lighting on the entire site. The photometric plan should state the foot-candles at all residential land uses property lines that the development abuts. Section 1105.09.B.i

Response: See Exhibit F-9.

30. Clarify what "f/f" on the detailed Major Site Plan means. It is unclear what it means, and there is not a legend identifying it.

Response: "f/f" stands for Face of Curb to Face of Curb. See Note E, Exhibit F-1.

31. State on the cover page of the Major Site Plan, the required setbacks for townhomes and the apartment development. Section 1109.17.C.ii.5

Response: The setbacks for the townhomes are stated on Exhibit F-1 as well as shown on the Typical Lot details.

32. Please identify "Park Place" as "Park Place North" on the Major Site Plan.

Response: Addressed.

33. Label and identify the streets right-of-way widths on the Major Site Plan. Section 1111.05.D.iv.1

Response: Addressed. Street reserve widths on Private Drives are also labeled.

34. Dimension at least one parking space on the Major Site Plan, to show that the required parking space dimensions are met. Section 1105.01.G.i

Response: Addressed.

35. Label all sidewalks on the Major Site Plan, along with providing their dimensions.

Response: See Note B, Exhibit F-1.

36. Provide/state the required ADA parking space dimensions for all accessible parking spaces. Section 1105.01.G.v.2

Response: A parking detail has been added to Exhibit F-1.

37. Dimension and identify the required 3 foot setback for the fence along Summit road on the Major Site Plan. Section 1105.11

Response: Addressed.

38. Please know that the maximum lot coverage, including all impervious surface is 70%. That you will qualify for the additional 10% credit, bringing the total maximum lot coverage to 80%.

Section 1103.19.III Development Standards. Lot Coverage/Open Space

- a. Please know that if you exceed 80% maximum lot coverage on any lot, you will need a variance for that lot and any other lot exceeding 80% in the development before Zoning will sign off on a Zoning Certificate for a New Build Application.

The largest percent of lot coverage is 67.7% therefore a variance has not been requested

- **Smallest lot is 76' deep x 21' wide = 1,596 sf (rounded down to nearest whole number)**
- **Impervious area for the biggest townhome on the smallest lot = 1,080.2 sq ft
(House: 743.1 sf + driveway: 327.1 sf + stoop: 10 sf)**
- **$1080.2 \text{ sf} / 1596 \text{ sf} \times 100 = 67.7\%$**
- **Measured from R/W to reserve line.**
- **Pertains to lots: 206-209, 212-215, 110-113, 116-119, 122-125, 128-131, 134-137, 140-143 and 146-149.**

39. Provide the maximum height of the proposed street lighting. Section 1105.09.B

Response: The maximum height for proposed public street lights shall be 14'. See Exhibit F-9.

40. Will there be any other street lighting or exterior lighting on the subject site?
- If there will be other exterior lighting including street, walkway, parking lot, security, etc. Then the additional lighting will need to be all shown on the lighting plan and photometric plan, meeting all lighting requirements.
 - If there will be any additional street lighting specifically, it should also be shown on the photometric plan provided, along with showing that all requirements from Section 1111.13.Street Lights and how it is met.

Response: Two additional lights have been added to Subarea A and B. One at the CBU's at Reserve C and one at the CBU's in Reserve D. Otherwise, no additional lights are proposed.

41. Please provide a photometric light plant that shows the foot candles at the boards of the parcel that abut residential zoned or used land uses. Section 1105.09.B.

Response: Foot candle information is shown on Exhibit F-9.

42. The subject site has roughly 16, 146 feet of road frontage throughout the site. The proposed landscape plan appears to show mainly "street trees" with some additional trees throughout the subject site.

- The applicant will need to provide a landscape plan, showing and stating how all landscape requirements are met for the townhome development portion. Section 1105.07
 - Please know this includes a Tree Survey, Tree Removal Plan, a Tree Preservation Plan, a Tree Replacement Plan for the Major Trees removed from the site, General Landscape Standards, Street Tree Requirements, Interior Lot Landscaping Requirements, Buffer Requirements, Parking Area Landscaping Standards and Screening and Landscaping for Service Structure Requirements.
 - There is not enough information provided in the landscape plan to review all of these requirements.

Response:

- Street trees have been revised to meet the spacing requirements for public streets. There is a deficit of 7 street trees along Park Place North and Allegro Drive due to space limitations; however, Denali Avenue has a surplus of 7 street trees.**
- Trees along Alleys are not required but will be provided based on available spacing with driveways.**
- Lot trees will not be required at this time based upon the Tree Preservation within Reserve "A". The total tree credits within this reserve is 5,623 which more than offsets the requirements for lot trees.**
- The Developer reserves the right to provide additional landscape at their discretion.**
- See Exhibits G-6 and G-7 as well as Tab E, Existing Tree Survey Memo.**

43. The subject site appears to be removing existing trees near the amenity area and where the road/townhome construction will be located.

- Please provide a tree survey, identifying all major trees removed from the site. Along with a tree replacement plan. Section 1105.07.B & E

Response: See Exhibits G-6 & G-7 for tree removal quantities.

44. The applicant will need to show the required 6 foot landscape setback around the site per Section 1105.07.F.ix

Response: No setback is required.

45. Staff reviewed the proposed street trees, and reviewed them based on the maximum distance a street tree could be apart, with the largest size and determined that 155 street trees are missing.

- a. The applicant will need to provide the type of tree, identify if it is a small, medium or large tree, and follow the required spacing for trees per Section 1105.07.G on the landscape plan
 - i. If the required number of street trees cannot be provided, a variance for the required number of trees would be needed, along with a site plan showing where the trees requesting a variance for would have been required to be located.

Response:

- **Street trees have been revised to meet the spacing requirements for public streets. There is a deficit of 7 street trees along Park Place North and Allegro Drive due to space limitations; however, Denali Avenue has a surplus of 7 street trees.**
- **Trees along Alleys are not required but will be provided based on available spacing with driveways.**
- **Lot trees will not be required at this time based upon the Tree Preservation within Reserve "A". The total tree credits within this reserve is 5,623 which more than offsets the requirements for lot trees.**
- **The Developer reserves the right to provide additional landscape at their discretion.**
- **See Exhibits G-6 and G-7 as well as Tab E, Existing Tree Survey Memo**

46. The clubhouse for the townhomes states the sidewalk will be 5 feet wide (Exhibit G-2). Will all sidewalks throughout the site be 5 feet?

- a. If all sidewalks throughout the site will be 5 feet, please provided a note on the cover sheet stating this.
- b. If all sidewalks throughout the site will not be 5 feet, please clearly label the width of all sidewalks throughout the site.

Response: All walks will be 5' wide, within Subareas A, B and C, with the exception of private walks leading directly to townhomes, which will be 4' wide. See Note B, Exhibit F-1.

47. The proposed height of 4 feet and 6 inches of the 4-rail fence exceeds the maximum height of a fence permitted in the front yard, which is 4 feet. (Exhibit G-3)

- a. If the applicant would like to exceed the maximum height of 4 feet, the applicant will need a variance.
- b. If the applicant revised the drawing to show the fence at 4 feet or less, a variance would not be needed.
- c. Please also be aware that the opacity of the fence will need to be stated for the fencing, not exceeding the maximum opacity of 50%.

Response: The 4-rail fence has been replaced with a 3-rail fence that is 4 feet high or less and does not exceed 50% opacity. See notes and detail, Exhibit G-4.

48. The proposed street trees, after looking at the specifications on Exhibit G-4, appear to actually be interior trees.
- a. Street trees are required to be located in the right-of-way, in between the sidewalk and street right-of-way. Section 1105.07.G. iv.

Response: Street trees have been revised to lie within the tree lawn.

Please also show on the street tree plan, that the 20 foot sight triangle is maintained at street intersections throughout the site.

Response: Sight triangles have been added to Exhibit G-1.

49. Exhibit G-4 with regards to interior lot landscaping will need to meet Section 1105.07.H.i.1. This includes the correct square footage for each lot, including the reserves/other lots that are open space/clubhouse/etc.
- a. Please also know that based on our standards, each residential lot requires at least one tree. So if the lot is 2,500 square feet, one tree at 2 inch diameter will be required, which means that at least 287 interior lot trees will be required, likely more for larger reserve parcels.
 - i. The calculations for the required trees will need to be provided for the entire site.
 1. Please know that interior lot landscaping standards can also use existing healthy trees that will remain on the development after it is developed, towards credits to interior lot landscaping requirement. Section 1105.07.G.ii
 - a. You will need to provide all required documentation in the tree preservation plan, showing this information.

Response: Lot trees will not be required at this time based upon the Tree Preservation within Reserve "A". The total tree credits within this reserve will be 5,623 which will more than offset the requirements for any lot trees. The Developer reserves the right to provide additional landscape at their discretion.

50. Remove the not, "*units subject to change based on marketing conditions" from Exhibit G-4.

Response: All units will be subject to change based on marketing conditions, but all units will meet all the requirements set forth in the zoning documents.

51. Remove under the "Landscape Notes" Comment F from Exhibit G-4. Since all landscaping types are required to be identified during the Major Site Plan process. Section 1109.17.C.ii.6

Response: Addressed.

52. Provide/show the 20 foot side setback of the apartment complex along the lot line that abuts townhome unit 280. Section 1103.19.III Development Standards. Setbacks & Section 1109.17.C.5

Response: Addressed.

53. Provide/show the 20 foot front setback of the apartment complex along Park Place North.
Section 1103.19.III Development Standards. Setbacks & Section 1109.17.C.5

Response: Addressed.

54. Identify the height, type and opacity of the fence intended for the dog park. Section 1105.11.A.ii

Response: Addressed. See Exhibit H-5.1.

55. Provide the setback of the proposed dog park fence location to the property line.
a. Please know that fences located along frontage require a 3-foot setback from the property line, with 50% opacity and a maximum of height of 4 feet. Section 1105.11.A.ii

Response: Addressed. See Exhibit H-1.

56. Please know that any deck that is attached to the apartment complex, will be required to meet the building setback.

- a. This is mentioned due to apartments 14, 15 and 16 appearing to have some portion of the building located over the 30-foot rear setback line.
 - i. If the building does not meet the required setback, then a variance would be needed.

Response: Addressed. The site plan has been revised to comply with this comment.

57. Identify what will be located between buildings 3 & 6, and 4 & 5. There appears to be something in the common space.

- a. If it is a structure, please identify it and provide the necessary building elevations for it.

Response: The areas will include a patio with grill, seating and an arbor. Call-out notes have been added to Exhibit H-1.

58. Please clarify for the community garden if there will be fencing, pavement, and intended ground cover for the site.

- a. Please identify any materials that are intended to be used, meeting all zoning code requirements for things such as fences.

Response: See Exhibit H-5.1, Detail 4, for community garden information.

59. Provide the required screening along the eastern parcel line for the apartment complex, where parking lots are within 50 feet of a residence.

- a. Please state and provide the required information showing how you will meet Section 1105.01.G.iii requirements.

Response: Evergreens have been added adjacent the parking lots to comply with this requirement. See Exhibit H-2.1.

60. On sheet H-2, please change under Tree Replacement not, minimum caliper of (1.75") to 2". Since it now states 2 inches instead of 1.75 inches due to a recent code update. Section 1105.07.E

Response: Addressed.

61. On Sheet H-2, for Street Trees, it appears to be short 5 large trees, if you are doing large trees at a maximum of 45 feet apart. Please correct the number of street trees provided on the site.
Section 1105.07.G

Response: Addressed.

- a. Please show the distance between the street trees, along with providing the tree type, and the size of tree.
 - i. Please ensure the tree is an approved street tree, from the City of Reynoldsburg approved street tree list

Response: Understood.

62. If credits for existing trees were intended to be used on this site, then a tree survey meeting all of Section 1105.07.H.ii would need to be submitted during the Major Site Plan review process.

- a. Trying to do that later, would result in a modification to the existing Major Site Plan. Which would be a new application, fee and supporting materials needed.

Response: See Exhibits G-6 & G-7.

63. Add the number 38 to evergreen trees at 6" GHT. In the "Parking Area Berm" section on sheet H-2.

Response: Addressed.

64. Please remove the wording "preliminary not for construction" off of all applicable documents.

Response: Addressed.

65. Provide the height of the proposed apartment homes on the elevation sheet.

Response: See Tab K.

66. Provide the required information, showing/stating how Section 1105.06.C.ii standard is met on all sides of the apartment building.

Response: See Tab K. Note added to building elevations.

67. Provide the required information, showing/stating how Section 1105.06.H standard is met on the apartment building.

Response: See Tab K. Note added to building elevations.

68. Provide on the clubhouse and miscellaneous elevations, the height and materials used for all structures on the site.

- a. Please also ensure that any structure's not identified on the elevations, such as the mail kiosk or open space structure area also provided in the elevations.

Response: See Exhibits H-5 and H-5.1 as well as Tab K.

69. Provide color elevations of the actual clubhouse intended in the townhome sections. Please provide the height, type of materials used throughout the building and any other pertinent detail.

Response: All proposed buildings shall comply with the existing zoning.

70. Provide color elevations of any and all other structures buildings that are not the clubhouse or townhomes in the Major Site Plan, such as the mailbox units.

Response: All proposed buildings shall comply with the existing zoning.

71. Provide color elevations of both townhome types intended for the site. The current elevations state it is subject to change and that it does not denote an exact representation of the intended townhome.

a. Exact renderings of the Townhomes are needed. This would include color elevations showing all 4 sides, identifying the height of the building, and meeting all residential design standards found in Section 1105.06

i. Please know that if the townhome does not meet the residential design standards found in the Zoning Code, then a variance would be needed.

Response: All proposed buildings shall comply with the existing zoning

72. Please know that sign permitting process is not reviewed during the Major Site Plan process. It is a separate sign plan permit.

Response: Understood.

73. The developer states on their application that they will provide a, "contribution in the amount, in lieu of improvements agreed to by the City". The City is currently working on updating the 2023 numbers gathered from a Summit Road Improvement Study and will submit the updated numbers to the developer, for the developer to agree to in lieu of doing a traffic impact study/traffic improvements in and off the site due to the City's intent to improve Summit Road in the near future.

Response: Understood.

74. As a part of addressing the comments from the City, the City is willing to discuss modification to the layout and size of reserve A.

Response: Understood.

Planning Staff Comments: Preliminary Plat

1. On the application, the applicant states there are 287 lots proposed on the preliminary plat.
 - a. There are only 280 lots identified by the applicant on the preliminary plat. Please identify the other 7 lots, with a lot number on the preliminary plat. Section 1111.05.D.iv.2

Response: The additional 7 lots are Reserves, each has been assigned a lot number.

2. 7 lots appear to not meet the minimum lot width of 23 feet per Section 1103.19. III Development Standards. Lot Width for Townhomes & Condos only (Min FT)
 - a. Lots 63, 69, 76, 82, 266, 267 & 268
 - i. If the minimum lot width of 23 feet is not met, a variance would be required for these lots.

Response:

- **See revised variance materials prepared by the Applicant.**
 - **Lots on curves are measured from the setback not from the “reserve line”.**
 - **Dimensions have been added to all of the curved lots at the building line for clarification.**
3. 49 lots do not meet the minimum lot depth of 100 feet per Section 1103.19.III Development Standards. Lot Depth (Min FT)
 - a. Lots 93, 98, 99, 104, 105, 106, 108, 109, 114, 115, 120, 121, 126, 127, 132, 133, 138, 139, 144, 145, 150, 151, 156, 157, 162, 163, 168, 169, 174, 175, 180, 181, 186, 187, 192, 193, 198, 199, 204, 205, 210, 211, 216, 217, 222, 223, 228, 229, 234 and Reserve E.
 - i. If the minimum lot depth of 100 feet is not met, a variance would be required for these lots.

Response: See revised variance materials prepared by the Applicant.

4. 94 lots do not meet the minimum lot depth of 100 feet per Section 1103.19.III Development Standards. Lot Depth (Min FT) or the minimum lot width of 23 feet per Section 1103.19. III Development Standards. Lot Width for Townhomes & Condos only (Min FT)
 - a. Lots 94, 95, 96, 97, 100, 101, 102, 103, 106, 107, 110, 111, 112, 113, 116, 117, 118, 119, 122, 123, 124, 125, 128, 129, 130, 131, 134, 135, 136, 137, 140, 141, 142, 143, 146, 147, 148, 149, 152, 153, 154, 155, 158, 159, 160, 161, 164, 165, 166, 167, 170, 171, 172, 173, 176, 177, 178, 179, 182, 183, 184, 185, 188, 189, 190, 191, 194, 195, 196, 197, 200, 201, 202, 203, 206, 207, 208, 209, 212, 213, 214, 215, 218, 219, 220, 221, 224, 225, 226, 227, 230, 231, 232 & 233.
 - i. If the minimum lot depth of 100 feet and the minimum lot width of 23 feet are not met, a variance would be required for these lots.

Response: See revised variance materials prepared by the Applicant.

5. Lot 69's driveway appears to be encroaching onto lot 68.
 - a. Please know that one lot's driveway cannot be located/run through another lot. Please correct.

Response: The plan has been changed to remove the driveway overlap.

6. Lot 76 driveway appears to reduce in size. Please provide the width of the intended driveway.

Response: Addressed and dimensioned.

7. The lots square footage throughout the site appears to be off consistently. This includes multiple lots, over 100, throughout the site. Section 1111.05.D.iv.2

a. For example, a lot that is 24 feet by 114 feet would be 2736 square feet (lot 61 or 247). The preliminary plat however states the lots square footage is 2762 square feet. Please provide the correct lot square footage for each parcel on the site.

b. For example, lots 36, 37 & 38, or 270, 271, 272 & 273 are all the same dimensions; however, they have different square footage numbers for the lot sizes.

i. Provide the correct square footage of each intended lot. Section 1111.05.D.ii.1

Response: The lot areas are computer generated per the CAD linework. The discrepancy is due to the fact that the front and rear lot lines are not parallel, and the computer rounds to the nearest 1 foot.

8. Show and state on the preliminary plat, the required front setback of 20 feet along all drives/street. This includes private drives. Section 1103.19.III Development Standards. Setbacks

Response: Setbacks are shown and labeled. Note, additional information has been added for clarity.

9. Show and state on the preliminary plat, the required rear setback of 20 feet for all lots applicable. Section 1103.19.III Development Standards. Setbacks

Response: Rear setbacks lines and labels have been added to all lots, see Exhibits F-3 through F-6.

10. Please know that if you intended to build any attached decks to your townhome structures, the decks too will have to meet the required 20 foot rear and front setbacks (whichever setback is applicable). Section 1113.D.Deck

Response: See revised variance materials prepared by the Applicant. No variance is requested for deck encroachments; however, a variance is being requested for front porches.

11. It is unclear where the parcel line is for "Reserve C". Please clearly identify the lot line for Reserve C.

a. It is unclear where the proposed parcel line is on the site.

Response: Addressed.

b. Are you proposing parking that would be divided among the roadway and the parcel?

i. Please know that all on-site parking spaces need to meet the minimum parcel setback of 5 feet per Section 1105.01.G.ii

Response: The parking at Reserve "C" has been revised to comply.

12. Please know that the clubhouse required parking will need to be located on the same parcel as the clubhouse. Section 1105.01.G.i

Response: The parking at Reserve "C" has been revised to comply.

13. The zoning code states, "Parking or loading facilities shall not be permitted on the right-of-way of any public dedicated thoroughfare, except as provided by a public authority"(Section

1105.01.G.i). The code also requires that, “Access for all parking and loading facilities (except those required for Attached Single-Family, Detached Single-Family and Two-Family dwellings) shall be designed to permit any vehicle entering or leaving the premises to be traveled in a forward motion” (Section 1105.01.G.iv).

- a. Please know that the on street parking would not be permitted due to both regulations applying.

Response: Understood.

14. For all parking in the development that is not the garage/driveway, please know that a required 22 foot maneuverability for 80 degree or more angled parking that is required. Please show the required maneuverability per Section 1105.01.G.vi.Table

Response: Parking dimensions have been added. See Exhibits F-3 through F-6.

15. Private Roads states “any passageway designed for use by motor powered vehicles, upon property owned by one or more person, firms or corporations where such passageway servers in excess of four dwelling units” (Section 1111.15.B.i). The private roads would fall under this definition.
 - a. Section 1111.15.B.iv requires the minimum pavement width of a private roadway to be 26 feet. The minimum width of a private street is 26 feet.
 - i. If the minimum width of 26 feet is not provided, a variance would be needed.
 1. Please know that a public ally way requires a minimum right-of-way of 20 feet with a minimum pavement of 18 feet. If you choose to go this route instead.

Response: Per follow-up discussions, Mount Drum Alley’s width has been increased to 20’, measured from face of curb, while Sanford, Fairweather, Wrangell, Lucania, Whitney, Alverston, and Elbert Alleys will remain 18’ wide, measured from face of curb. For Private Drives, the proposed pavement width is 26’ measured from face of curb.

16. Staff reviewed the proposed street trees, and reviewed them based on the maximum distance a street tree could be apart, with the largest size and determined that 155 street trees are missing.
 - a. The applicant will need to provide the type of tree, identify if it is a small, medium or large tree, and follow the required spacing for trees per Section 1105.07.G on the landscape plan
 - i. If the required number of street trees cannot be provided, a variance for the required number of trees would be needed, along with a site plan showing where the trees requesting a variance for would have been required to be located.

Response: Street trees have been revised to meet the spacing requirements for public streets. There is a deficit of 7 street trees along Park Place North and Allegro Drive due to space limitations; however, Denali Avenue has a surplus of 7 street trees. Trees along Alleys are not required but will be provided based on available spacing with the driveways. The Developer reserves the right to provide additional landscape at their discretion.

17. The proposed height of 4 feet and 6 inches of the 4-rail fence exceeds the maximum height of a fence permitted in the front yard, which is 4 feet.
- If the applicant would like to exceed the maximum height of 4 feet, the applicant will need a variance.
 - If the applicant revised the drawing to show the fence at 4 feet or less, a variance would not be needed.
 - Please also be aware that the opacity of the fence will need to be stated for the fencing, not exceeding the maximum opacity of 50%.

Response: The 4-rail fence has been replaced with a 3-rail fence that is 4 feet or less and does not exceed 50% opacity. See notes and detail, Exhibit G-4.

18. Provide in the preliminary plat packet, a copy of the general layout of all site improvements to be installed on the entire tract of land to be developed. This is required, even if only a portion of the site is intended to be developed. Section 1111.05.B
- Please show the intended apartment layout, showing the intended site improvements.

Response: Addressed.

19. Provide on the preliminary plat, the name of the engineer, their seal and signature, of the engineer that prepared the preliminary plat. Section 1111.05.D.i

Response: EMH&T's engineers prepared the preliminary plat, however, per Section 1111.05.D.i which states: "The preliminary plat shall contain the following, and be prepared by a licensed professional engineer in the State of Ohio:", EMH&T engineers as a policy do not seal and sign preliminary work and do not interpret the Section to indicate its required.

20. Provide on the preliminary plat, the names and addresses of the owner on the preliminary plat. Section 1111.05.D.i.4

Response: Addressed See Sheet 1.

21. Provide/identify the name and address of the project developer on the preliminary plat. Section 1111.05.D.i.4

Response: Addressed See Sheet 1.

22. Provide/Identify the name and address of the surveyor who made the preliminary plat, on the preliminary plat. Section 1111.05.D.i.4

Response: Addressed See Sheet 1.

23. Provide the legal description of the parcel being subdivided with the preliminary plat. Section 1111.05.D.i.7

Response: Addressed See Sheet 1.

24. Label in a legend, the boundary lines symbol shown on the plat. Section 1111.05.D.ii.1

Response: Addressed See Sheet 1.

25. Provide the widths and names of all existing and previously platted streets or alleys on the preliminary plat. Section 1111.05.D.ii.2

- a. This includes Park Place N., the existing road to the South, Allegro Drive connecting to the North and Summit Road to the East of the site.

Response: Addressed.

26. Label existing water, sewer and underground facilities on the utility plan. Section 1111.05.D.ii.3

- a. Please also identify what the utilities are in the legend, that are existing, that are identified near or along Summit Road.

Response: Addressed.

27. Are there any existing zoning restrictions on the site? Section 1111.05.D.ii.5

- a. If there are no existing zoning restrictions on the site, please state this in a note on the preliminary plat.
- b. If there are existing zoning restrictions on the site, please list/show/state the existing zoning restrictions on the preliminary plat.

Response: The Applicant is not aware of any existing zoning restrictions on the site and a note has been added to Sheet 1.

28. Provide on the preliminary plat, all existing and proposed easements. Section 1111.05.D.ii.8

Response: Addressed See Sheet 7

29. Provide a note on the preliminary plat that all elevations are based on NAVD (North American Vertical Datum) 1988 datum. Section 1111.05.D.iii

Response: Addressed.

30. Clarify what “f/f” on the detailed Preliminary Plat means. It is unclear what it means, and there is not a legend identifying it.

Response: “f/f” stands for Face of Curb to Face of Curb. See Note E, Sheet 1.

31. Please clarify the lot width of lots 63 & 82. It is unclear what the width is, due to multiple numbers being stated. Please provide 1 number for the lot width of both of these parcels.

Response: Addressed.

32. Label and identify the streets right-of-way widths on the Preliminary Plat. Section 1111.05.D.iv.1

Response: Addressed.

33. Under “Notes” Note C states, “Reserve “A” shall be deeded to the City of Reynoldsburg for a Public Park. Reserves “B-F” Open Spaces/Stormwater Facilities shall be owned and maintained by the Summit Crossing Homeowners Association.

- a. This statement implies that the City will own and maintain all of Reserve A, which based on the Preliminary Plat, would include the Retention Pond for the site, which is a stormwater facility, but is not located on Reserves B-F.
 - i. Please show the retention pond for the site, not a part of the City’s intended Public Park. The City will not accept or maintain the sites intended Retention Pond.
 1. This needs to be clearly identified and defined for the requirement of Section 1111.05.D.iv.3

Response: Note C has been revised to clearly state the intent that all of Reserve A shall be owned and maintained by the City and that the storm water management basin, which is located on Reserve A, shall be maintained by the HOA via storm easement. Items such as maintaining landscape and mowing grass shall be the responsibility of the City.

34. State on the cover page of the preliminary plat, the required setbacks for townhomes.

Response: Addressed.

35. Bear and Hunter as street names already exist in Licking County. Please select new street names.
Section 1111.05.D.iv.6

Response: Addressed.

36. Blackburn as a street name already exist in the City of Reynoldsburg. Please select a new street name. Section 1111.05.D.iv.6

Response: Addressed.

37. Please identify "Park Place" as "Park Place North" on the Preliminary Plat, since this road has a north and south on the existing street names below in the AMH Development. Section 1111.05.D.iv.7

Response: Addressed.

38. The following street names need to have the proper street ending names per Section 1111.05.D.v:

- a. Whitney Place
- b. Sanford Place
- c. Fairweather Place
- d. Hubbard Place
- e. Alverstone Place
- f. Elbert Place
- g. Saint Elias Drive
- h. Denali Avenue
- i. Foaraker Place
- j. Whatever new name for "Bear" Place
- k. Whatever new name for "Hunter" Place
- l. Whatever new name for "Blackburn" Court

Response: Addressed.

39. Dimension at least one parking space on the preliminary plat, to show that the required parking space dimensions are met. Section 1105.01.G.i

Response: Addressed.

40. Provide/state the required ADA parking space dimensions for all accessible parking spaces.
Section 1105.01.G.v.2

Response: Addressed. See Sheets 1 and 9.

41. Provide the required documentation, indicating the responsible party for maintenance of the private roadways for the Preliminary Plat. Section 1111.15.B.II

Response: See Note "G" on Sheet 1.

42. Label the sidewalks on the preliminary plat, along with providing their dimensions.

Response: See Note "B" on Sheet 1.

43. Please know that all electrical and telephone lines will need to be located underground. Please provide a note on the preliminary plat the all electrical and telephone lines will be located underground. Section 1111.15.I

Response: See Note "I" on Sheet 1.

44. Show the Sanitary Sewer on the Preliminary Plat meeting all requirements of Section 1111.16.
a. Sanitary Sewer is not shown on the Utility Plan in the Preliminary Plat package.

Response: The proposed sanitary sewer alignment has been added to the Utility Plan.

45. Please know that the maximum lot coverage, including all impervious surface is 70%. That you will qualify for the additional 10% credit, bringing the total maximum lot coverage to 80%.

Section 1103.19.III Development Standards. Lot Coverage/Open Space

- a. Please know that if you exceed 80% maximum lot coverage on any lot, you will need a variance for that lot and any other lot exceeding 80% in the development before Zoning will sign off on a Zoning Certificate for a New Build Application.

The largest percent of lot coverage is 67.7% therefore a variance has not been requested

- **The smallest lot is 76' deep x 21' wide = 1,596 sf (rounded down to nearest whole number)**
- **The impervious area for the biggest townhome on the smallest lot =1,080.2 sq ft
(House: 743.1 sf + driveway: 327.1 sf + stoop: 10 sf)**
- **$1080.2\text{sf} / 1596\text{sf} \times 100 = 67.7\%$**
- **Measured from R/W to reserve line.**
- **Pertains to lots: 206-209, 212-215, 110-113, 116-119, 122-125, 128-131, 134-137, 140-143 and 146-149,**

46. Provide the maximum height of the proposed street lighting. Section 1105.09.B

Response: The maximum height for proposed public street lights shall be 14' for all parking and street lighting throughout the site.

47. Will there be any other street lighting or exterior lighting on the subject site?

- a. If there will be other exterior lighting including street, walkway, parking lot, security, etc. Then the additional lighting will need to be all shown on the lighting plan and photometric plan, meeting all lighting requirements.
- b. If there will be any additional street lighting specifically, it should also be shown on the photometric plan provided, along with showing that all requirements from Section 1111.13.Street Lights and how it is met.

Response: Two additional lights have been added to Subarea A and B: one at the CBUs at Reserve C and one at the CBUs in Reserve D. Otherwise, no additional lights are proposed.

48. Please provide a photometric light plant that shows the foot candles at the boards of the parcel that abut residential zoned or used land uses. Section 1105.09.B.i

Response: Foot candle information is shown on Exhibit F-9.

49. The subject site has roughly 16, 146 feet of road frontage throughout the site. The proposed landscape plan appears to show mainly “street trees” with some additional trees throughout the subject site.

- a. The applicant will need to provide a landscape plan, showing and stating how all landscape requirements are met during the Major Site Plan review. Section 1105.07
 - i. Please know this includes a Tree Survey, Tree Removal Plan, a Tree Preservation Plan, a Tree Replacement Plan for the Major Trees removed from the site, General Landscape Standards, Street Tree Requirements, Interior Lot Landscaping Requirements, Buffer Requirements, Parking Area Landscaping Standards and Screening and Landscaping for Service Structure Requirements.
 1. There is not enough information provided in the landscape plan to review all of these requirements.

Response:

- **Street trees have been revised to meet the spacing requirements for public streets. There is a deficit of 7 street trees along Park Place North and Allegro Drive due to space limitations; however, Denali Avenue has a surplus of 7 street trees.**
- **Trees along Alleys are not required but will be provided based on available spacing of driveways.**
- **Lot trees will not be required at this time based upon the tree preservation within Reserve “A”. The total tree credits within this reserve is 5,623 which more than offsets the requirements for lot trees.**
- **The developer reserves the right to provide additional landscape at their discretion.**
- **See Exhibits G-6 and G-7 as well as Tab E, Existing Tree Survey Memo.**

50. The proposed street trees, after looking at the specifications on Sheet 13, appear to actually be interior trees.

- a. Street trees are required to be located in the right-of-way, in between the sidewalk and street right-of-way. Section 1105.07.G. iv.

Response: Addressed, Street Trees shall be located within the tree lawn.

- b. Please also show on the street tree plan, that the 20 foot sight triangle is maintained at street intersections throughout the site.

Response: Sight triangles have been added to the Landscape Plans.

51. The applicant will need to show the required 6 foot landscape setback around the site per Section 1105.07.F.ix

Response: No setback is required.

52. Sheet 13 with regards to interior lot landscaping will need to meet Section 1105.07.H.i.1. This includes the correct square footage for each lot, including the reserves/other lots that are open space/clubhouse/etc.

a. Please also know that based on our standards, each residential lot requires at least one tree. So if the lot is 2,500 square feet, one tree at 2 inch diameter will be required, which means that at least 287 interior lot trees will be required, likely more for larger reserve parcels.

i. The calculations for the required trees will need to be provided for the entire site.

1. Please know that interior lot landscaping standards can also use existing healthy trees that will remain on the development after it is developed, towards credits to interior lot landscaping requirement. Section 1105.07.G.ii

a. You will need to provide all required documentation in the three preservation plan, showing this information.

Response: Lot trees will not be required at this time based upon the Tree Preservation within Reserve "A". The total tree credits within this reserve will be 5,623 which will offset the requirements for any lot trees. The developer reserves the right to provide additional landscape at their discretion.

53. The clubhouse states the sidewalk will be 5 feet wide. Will all sidewalks throughout the site be 5 feet?

a. If all sidewalks throughout the site will be 5 feet, please provided a note on the cover sheet stating this.

b. If all sidewalks throughout the site will not be 5 feet, please clearly label the width of all sidewalks throughout the site.

Response: All walks will be 5' wide, within Subareas A, B and C, with the exception of private walks leading directly to townhomes, which will be 4' wide. See Note B Exhibit F-1.

54. The setback of the proposed 4-rail fence will need to be shown on the Major Site Plan.

a. Please know the required setback along road frontage for a fence is 3 feet.

Response: Understood and labeled.

55. Please know that sign permitting process is not reviewed during the preliminary plat or Major Site Plan process. It is a separate sign plan permit.

Response: Understood

56. Remove the not, "**units subject to change based on marketing conditions" from sheet 13.

Response: All units will be subject to change based on marketing conditions, but all units will meet all the requirements set forth with these zoning documents.

57. As a part of addressing the comments from the City, the City is willing to discuss modification to the layout and size of reserve A.

Response: Understood.

Public Service Comments - Major Site Plan:

- Public Service has no comments for this application at this time.

No Response.

Public Service Comments - Preliminary Plat:

- Public Service had the following comments for the Preliminary Plat:
 1. (pg. 2) Existing Conditions Plan – Do you have any tentative verification date for the Army Corps of OEPA?

Response: A Field Investigation was conducted on July 10, 2024 and a report prepared dated August 9, 2024, See Tab I. The Applicant will submit to the USACE for verification after the Major Site Plan is approved.

2. (pg. 7) Utility Plan – The Sanitary Sewer/ Force Main locations on the plan?

Response: See Exhibit F-7.

3. (pg. 8) Street Lighting Plan – Public Street Light Pole plan meets the approved scope

No Response.

4. (pg. 9) Typical Sections - Pavement Legends are good per Standard Drawings

No Response.

Public Service Comments - Variance:

- Public Service has no comments for this application at this time.

No Response.

The West Licking Fire District Comments

- 1) All fire hydrants on a private system shall have the bonnet of the hydrant painted blue.
This comment shall be added to the detail page of the construction plans.

Response: Understood.

- 2) All fire hydrants shall have: One (1) 5" Stortz connection / Two (2) 2.5" hose connections. This comment shall be added to the detail page of the construction plans.

Response: Understood.

- 3) Per the Fire Districts regulations section J note (b): All fire hydrants shall be installed every 500' in residential areas and 300' in all commercial areas (apartment complex).

Response: Understood.

- 4) Sheet 7: Show hydrant locations along Saint Elias St.

Response: Addressed.

- 5) Per the Fire Districts regulations section I note d: fire apparatus access roads or drives shall be a minimum width of 20'. All alleys shown and Black Burn St. shall be upsized to 20' in width.

Response: Per follow-up discussions, Mount Drum Alley's width has been increased to 20', measured from face of curb, while Sanford, Fairweather, Wrangell, Lucania, Whitney, Alverston, and Elbert Alleys will remain 18' wide, measured from face of curb.

- 6) Per the Fire Districts regulations section I note g: all fire apparatus access drives and roads shall be built to support the imposing loads of 85,000 pounds.

Response: Understood.

- 7) Per the Fire Districts regulations section I note e paragraph 3: all streets that are 28' or less in width shall have signs posted on the fire hydrant side of the street stating "NO PARKING".

Response: Understood.

- 8) The HOA shall be responsible for annually maintaining ALL private fire hydrants.

Response: Understood.

- 9) If in the future the HOA disbands, who is responsible for annually maintain the Fire hydrants?

Response: If this unlikely scenario happens, decisions regarding maintenance of fire hydrants, and other facilities, will be made at that time.

- 10) Provide an auto turn for all streets. The Fire Districts largest fire apparatus is our ladder truck. The dimensions of the apparatus is 49' in length and 8' 4" wide.

Response: An Autoturn exhibit has been sent to the Fire District.

Sands Decker Comments - Major Site Plan:

ROADWAYS / ACCESS

1. The development has both Public and Private Streets.

No Response.

2. Public Streets are shown as 32' and 36' (F/F), with Private Streets shown as 26' and 18' (F/F).

Mount Drum has been revised to 20' wide

3. Recommend Public Streets provide no less than 20' width (F/F), as discussed with Fire

Response: Per follow-up discussions, Mount Drum Alley's width has been increased to 20', measured from face of curb, while Sanford, Fairweather, Wrangell, Lucania, Whitney, Alverston, and Elbert Alleys will remain 18' wide, measured from face of curb. For Private Drives, the proposed pavement width is 26' measured from face of curb.

4. Recommend smaller Private Streets provide ADA Compliant access for all sidewalks at intersections.

Response: Ramps will be provided along Alleys per std Dwg R-12, as discussed.

5. Final design to provide soil bearing data to accommodate minimum pavement composition designs (both public and private road areas). Will be provided with Final Engineering

Response: To be provided with final engineering.

6. Intersections designs should provide Autoturn delineations exhibiting access for local Fire Department Vehicles and Equipment.

Response: An Autoturn exhibit has been sent to the Fire District .

7. Lot numbers 69 & 76 appear they may have a driveway access concern. Please verify and revise if necessary.

Response: Lot 69's drive has been adjusted to remove the overlap.

8. Pedestrian sidewalks should be provided for the length of the development along Summit Road.

Response: The Developer is contributing Fee-in-Lieu-of Widening, pedestrian walk should be included.

9. A small amenity / park area is provided in the southwestern area of the development. Adequate access and parking appears to have been provided.

Response: Understood.

10. Development handbook requires 5-foot sidewalks.

Response: All walks will be 5' wide, within Subareas A, B and C, with the exception of private walks leading directly to townhomes, which will be 4' wide.

UTILITIES

11. Plans indicate 8-inch water lines throughout both public and private areas, domestic in private

Response: Also notes 4" & 2".

12. Separate Master Meters are shown for private areas. One for Subareas A & B and one for Subarea C.

Response: Yes.

13. Lots 1-12 and 269-280 in Subarea A will be served directly off of the public water line.

Response: Yes.

14. Lots 251-268 in Subarea A show being served by a 2-inch line from the master metered area. Please ensure the 2-inch line will provide adequate capacity to serve a total of 18 lots.

Response: Capacity analysis for the proposed water lines will be provided during final engineering.

15. Are Fire Hydrants on private systems planned for HOA or Complex ownership and maintenance?

Response: Yes.

16. Identify any / all proposed FDC locations.

Response: Both fire & domestic services are shown at breezeways (mid bldg) in Subarea C.

17. Sanitary sewer is shown, connecting offsite to an existing sanitary sewer and continuing through the project to a proposed manhole at Summit Road.

No response.

18. A portion of this runs through the wooded area. Please identify tree clearing limits.

Response: See Tree Impact Plan.

19. Private area sanitary sewers are shown as 8-inch, with Public Area sanitary sewers shown as 18-inch and 12-inch.

Response: Onsite needs are 8", 12", 15" & 18" are extended for upstream sites.

20. It is assumed that the 8-inch sanitary sewers in the private areas will be public sewers, with easements. Please confirm.

Response: Confirmed.

21. No easements are shown or identified for sanitary sewers. Please provide locations and widths (per utility regulations).

Response: 20' easements will be added.

22. Street lighting is shown for the Public Streets and Subarea C (apartments), while none are shown for Private Streets in Subarea A and B. Please provide adequate street lighting in all areas, with updated photometric plan.

Response: Two additional lights have been added to Subarea A and B: one at the CBUs at Reserve C and one at the CBUs in Reserve D. Otherwise, no additional lights are proposed.

23. For water line and sanitary sewer along Park Place and Denali Street, based on the City's regulations regarding upsizing utilities, staff will need to work with the applicant to confirm the correct sizing.

Response: Sanitary sized per calculations/trib area determined by City. Water connections shown based on conversation with City's Engineer and sizes based on modeling.

STORMWATER

24. The plans show a regional detention basin being provided to meet the required stormwater detention and water quality treatment.

No Response.

25. Calculations will need to be provided for sizing of all storm piping and the proposed retention basin.

Response: Understood.

26. Calculations will need to show that the discharge does not exceed the limits of the receiving stream.

Response: Understood.

27. Detailed flood routing will need to be provided for the entire development.

Response: Understood.

28. Maintenance of the Basin should be identified, and it is assumed at this time as the responsibility of the HOA. Per meeting, owned by City, maintained by HOA

Response: Understood.

29. Provide access location(s) (easement?) to basin for future maintenance needs.

Response: A stormwater easement has been added to Reserve "A" for the basin including a 20' wide easement between the park parking and lot 268.

DETAILS / SPECIFICATIONS

30. Details / section compositions should be adjusted, as may be required per comments above.

Response: Understood.

31. Where applicable, refer to Reynoldsburg Standard Construction Drawings.

Response: Understood.

TRAFFIC STUDY

32. Please include any traffic studies prepared in association with this project and access point onto Summit Road.

Response: Applicant/Developer is contributing Fee in Lieu of widening.

Sands Decker Comments - Preliminary Plat:

ROADWAYS / ACCESS

1. The development indicates both Public and Private Streets.

No Response.

2. Public Streets show 50', 60' and 67' wide right-of-ways, with 26', 32' and 36' wide pavement sections (F/F).

No Response.

3. Private Streets show 50' and 20' wide right-of-ways with 26' and 18' wide pavement sections (F/F).

Mount Drum has been revised to 20' wide.

4. Recommend Private Street right-of-ways be adjusted to provide no less than 20' wide pavement sections (F/F). adjusted Blackburn to 20' per Meeting, remaining 18' alleys ok

Response: Per follow-up discussions, Mount Drum Alley's width has been increased to 20', measured from face of curb, while Sanford, Fairweather, Wrangell, Lucania, Whitney, Alverston, and Elbert Alleys will remain 18' wide, measured from face of curb. For Private Drives, the proposed pavement width is 26' measured from face of curb.

5. Recommend ADA Compliant access for all sidewalks at all intersections, public and private.

Response: Ramps will be provided along alleys per std Dwg R-12, as discussed.

6. Lot numbers 69 & 76 appear they may have driveway access concerns. Driveway for lot 69 encroaches lot 68. Lot 76 may not meet the minimum driveway width. Please verify and revise if necessary.

Response: Lot 69 drive has been adjusted to remove the overlap.

7. Pedestrian sidewalks should be provided for the length of the development along Summit Road.

Response: Developer is contributing Fee-in-Lieu-of widening, pedestrian walk should be included.

8. Development handbook requires 5-foot sidewalks

Response: All walks will be 5' wide, within Subareas A, B and C, with the exception of private walks leading directly to townhomes, which will be 4' wide.

UTILITIES

9. Sanitary sewer is not shown on Preliminary Plat, this needs added.

Response: The proposed sanitary sewer alignment has been added to the Utility Plan.

10. Other sheets indicate sanitary sewer connecting offsite to an existing sanitary sewer and continuing through the project to a proposed manhole at Summit Road.

No Response.

11. A portion of this runs through the wooded area. Provide easement for this utility.

Response: Addressed.

12. Waterline is shown coming through the project from the north end and not connecting to development to the south due to differential in pressure zones.

Response: Correct, as directed by City Engineer.

13. Provide easements for all utilities as needed. Please provide locations and widths (per utility regulations).

Response: Addressed.

STORMWATER

14. The plans show a regional detention basin being provided for stormwater detention and water quality treatment.

15. Detailed flood routing will need to be provided for the entire development.

Response: Understood.

16. Maintenance of the Basin is identified as the responsibility of the HOA.

Response: Understood.

17. As the stormwater basin is located within Reserve "A", which is being granted to the City of Reynoldsburg, provide an easement around the basin within Reserve "A", for HOA maintenance.

Response: a stormwater easement has been added to Reserve "A" for the basin.

18. Provide access location easement(s) to basin for future maintenance needs.

Response: A 20' access will be added between park parking & lot 268.

Sands Decker Comments – Variances

The Variance and Conditional Use Application lists two properties. Property one: 011-026598-00.003. Property two: 011-026598-00.002. The Applicant is MI Homes of Central Ohio c/o Andrew Gottesman. There are 2 variances being requested with this application. The variance application is associated with a proposed development of a 69(+/-) acre residential community, providing 280 townhomes and 384 apartments. The site will be rezoned to the Residential Medium Zone (RM) to permit the proposed multi-unit residential development.

No Response.

Variance One

1. **The first Variance** the applicant is requesting is to reduce the minimum lot dimension (width) from 23 feet to 21 feet and to reduce the minimum frontage dimension from 23 feet to 21 feet. This is being requested for 94 of the 280 total townhome sites.
2. The variance request does not distinguish which lots (or lot numbers) this would apply to.
3. We recommend that the applicant indicate which of the 94 lots this variance would apply to.

Response: See revised variance materials prepared by the Applicant.

4. Engineering does not have concerns regarding this request.

Variance Two

5. **The second Variance** the applicant is requesting pertains to service structures and their setbacks, and this would pertain to all lots within the townhomes.
6. They are asking for a reduction in the setback of the cooling units (A/C) from 3 feet from the lot line to 0 feet from the lot line, allowing the placement of the units at the lot line, away from any impact to access of the garage doors.
7. Engineering does not have concerns regarding this request.

No Response.

Marie Meeks

From: Doug White <DWhite@westlickingfire.org>
Sent: Wednesday, October 23, 2024 2:41 PM
To: Marie Meeks
Cc: Phoenix Buathier
Subject: RE: MI Homes - Summit Crossing - Variances

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Phoenix,
Based on the responses to our plan review comments, our comments have been addressed and we have no new comments at this time.

Regards,

Doug White
dwhite@westlickingfire.org
Fire Marshal
West Licking Fire District
851 E. Broad St.
Pataskala Oh 43062
Office Phone # 740-927-3046 Opt. 2
Westlickingfire.org



From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Friday, October 18, 2024 1:34 PM
To: Doug White <DWhite@westlickingfire.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: MI Homes - Summit Crossing - Variances

Good Afternoon,

https://www.dropbox.com/scl/fo/kktay69ihmttjrg9abhp8/AK0vhveyk_sW1H9xkY2qPPA?rlkey=twx09gwgqsnwpi4x9b5bf7uz8&st=d9f6zql5&dl=0

I have provided a drop box link to the updated Variance Application for Summit Crossing. Please let me know if the Fire Department has any comments about this application by October 28th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,
Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

Marie Meeks

From: Doug White <DWhite@westlickingfire.org>
Sent: Thursday, September 19, 2024 10:30 AM
To: Marie Meeks
Cc: Phoenix Buathier; Eric Meyer; Nik Obednikovski
Subject: RE: MI Meeting Availability
Attachments: Prelem plan review letter.docx

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Marie,
October 1st or 2nd works for me. Also attached is our plan review letter.

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Wednesday, September 18, 2024 3:51 PM
To: Doug White <DWhite@westlickingfire.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Eric Meyer <emeyer@reynoldsburg.gov>; Nik Obednikovski <nobednikovski@reynoldsburg.gov>
Subject: MI Meeting Availability

Hi Doug,

I was wondering if you had any availability to meet with MI between any of the below dates and times:

1. Friday, September 27th: 10am-1:30pm
2. Monday, September 30th: 12:30pm-1:30pm
3. Tuesday, October 1st: 11am-12pm
4. Wednesday, October 2nd: 9am-1pm
5. Thursday, October 3rd: 8am-9am, 10:30am-1pm, 3:30pm-4:30pm

Please let me know if you do not have any availability at these dates and times and we can try to find some other options.

Thank you!

Marie Meeks
DEPARTMENT OF DEVELOPMENT
Planner I

—
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov



WEST LICKING JOINT FIRE DISTRICT

www.westlickingfire.org

District Headquarters

851 East Broad Street
Pataskala, Ohio 43062
740-927-8600 [Office]
740-964-6621 [Fax]
www.westlickingfire.org

September 19, 2024

Subject: Summit Crossing

Phoenix and Eric,

The West Licking Fire District has reviewed the plans for Summit Crossing and we have the following comments.

- 1) All fire hydrants on a private system shall have the bonnet of the hydrant painted blue.
This comment shall be added to the detail page of the construction plans.
- 2) All fire hydrants shall have: One (1) 5" Stortz connection / Two (2) 2.5" hose connections. **This comment shall be added to the detail page of the construction plans.**
- 3) Per the Fire Districts regulations section J note (b): All fire hydrants shall be installed every 500' in residential areas and 300' in all commercial areas (apartment complex).
- 4) Sheet 7: Show hydrant locations along Saint Elias St.
- 5) Per the Fire Districts regulations section I note d: fire apparatus access roads or drives shall be a minimum width of 20'. All alleys shown and Black Burn St. shall be upsized to 20' in width.
- 6) Per the Fire Districts regulations section I note g: all fire apparatus access drives and roads shall be built to support the imposing loads of 85,000 pounds.
- 7) Per the Fire Districts regulations section I note e paragraph 3: all streets that are 28' or less in width shall have signs posted on the fire hydrant side of the street stating "NO PARKING".
- 8) The HOA shall be responsible for annually maintaining ALL private fire hydrants. **This note shall be added to the construction detail page and the HOA hand book.**
- 9) If in the future the HOA disbands, who is responsible for annually maintain the Fire hydrants?
- 10) Provide an auto turn for all streets. The Fire Districts largest fire apparatus is our ladder truck. The dimensions of the apparatus is 49' in length and 8' 4" wid.

WEST LICKING JOINT FIRE DISTRICT

www.westlickingfire.org

This concludes our comments at this time. If you have any questions please feel free to contact me.

Regards,

Doug White

dwhite@westlickingfire.org

Fire Marshal

West Licking Fire District

851 E. Broad St.

Pataskala Oh 43062

Office Phone # 740-927-3046 Opt. 2

Westlickingfire.org



From: [Mark Riley](#)
To: [Phoenix Buathier](#)
Subject: RE: MI Homes - Summit Crossing - Variances
Date: Friday, October 25, 2024 8:39:13 AM

Good morning Phoenix,

I support the Fire Department and EMH&T's recommendation for the 18-foot private street for the Summit Crossing variance. Please note that the City will not take any future responsibility for maintaining the private streets.

Kind regards,

Mark A. Riley MBA, CPM
Public Service Manager

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6887 | **F** 614-322-6830
www.reynoldsburg.gov

mriley@reynoldsburg.gov

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Thursday, October 24, 2024 2:17 PM
To: Mark Riley <mriley@reynoldsburg.gov>
Subject: FW: MI Homes - Summit Crossing - Variances

Mark,

Below is the Fire Marshal response to Summit Crossing. Thank you for meeting with me today.

Best,

Phoenix Buathier
PLANNING AND ZONING ADMINISTRATOR

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | **F** 614-322-6830

www.reynoldsburg.gov

From: Doug White <DWhite@westlickingfire.org>
Sent: Wednesday, October 23, 2024 2:41 PM
To: Marie Meeks <mmeeks@reynoldsburg.gov>

Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>

Subject: RE: MI Homes - Summit Crossing - Variances

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Phoenix,

Based on the responses to our plan review comments, our comments have been addressed and we have no new comments at this time.

Regards,

Doug White

dwhite@westlickingfire.org

Fire Marshal

West Licking Fire District

851 E. Broad St.

Pataskala Oh 43062

Office Phone # 740-927-3046 Opt. 2

Westlickingfire.org



From: Marie Meeks <mmeeks@reynoldsburg.gov>

Sent: Friday, October 18, 2024 1:34 PM

To: Doug White <DWhite@westlickingfire.org>

Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>

Subject: MI Homes - Summit Crossing - Variances

Good Afternoon,

https://www.dropbox.com/scl/fo/kktay69ihmttjrg9abhp8/AK0vhveyk_sW1H9xkY2qPPA?rlkey=twx09gwqgsnwpj4x9b5bf7uz8&st=d9f6zql5&dl=0

I have provided a drop box link to the updated Variance Application for Summit Crossing. Please let me know if the Fire Department has any comments about this application by October 28th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner 1

ORDINANCE NO. 49-2024

**AN ORDINANCE CONSENTING TO THE ANNEXATION OF CERTAIN REAL
PROPERTY LOCATED AT 8718 SUMMIT ROAD IN ETNA TOWNSHIP
CONSISTING OF 69.4+/- OWNED BY MAPLE WOOD FARMS LTD. AND CAROL
S. CHRISTY AND RICHARD HALLEY, AND DECLARING AN EMERGENCY**

WHEREAS, Maple Wood Farms Ltd. And Carol S Christy and Richard Halley (the Property Owners), are the owners of approximately 69.4+/- acres of located at 8718 Summit Road, being more fully described in Exhibit A of the Petition for Expedited Type II Annexation (the Annexation Petition) attached hereto and incorporated herein (collectively, the Property); and

WHEREAS, the proposed annexation to the City of Reynoldsburg, as applied for in the annexation petition approved by the Licking County Board of County Commissioners on June 6, 2024, is hereby accepted; and

WHEREAS, the Property is located outside of the corporate limits of any municipality, but is adjacent and contiguous to the corporate limits of the City of Reynoldsburg (City); and

WHEREAS, the Property Owners desire to obtain sanitary sewer and water services from the City, and the City desires to provide such services; and

WHEREAS, the Property will automatically be zoned Residential Medium (RM) per Reynoldsburg Zoning Code 1101.19(a); and

WHEREAS, the Property Owners desire to annex the Property into the City in order to obtain municipal services including sanitary sewer and water services; and

WHEREAS, the City desires to annex the Property in order to serve and to assist in the development of the Property for the benefit of its citizens and residents; and

WHEREAS, the City, after due and careful consideration, has concluded that the annexation, zoning, development, and use of the Property as contemplated by the Annexation Petition is consistent with the City's plans and goals for the future development of Reynoldsburg and accordingly is in the best interest of the citizens and residents of the City.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Reynoldsburg, Licking County, state of Ohio that:

Section 1: The City of Reynoldsburg hereby consents to the proposed annexation, and will make available sanitary and water services upon annexation in accordance with the Reynoldsburg Codified Ordinances and existing administrative regulations.

Section 2: Once the Property is annexed and becomes subject to City of Reynoldsburg zoning ordinances, and if the City of Reynoldsburg zoning ordinances permit uses on the

Property that are determined by the City to be clearly incompatible with the uses permitted under current Etna Township zoning regulations applicable to adjacent land remaining within Etna Township, the City of Reynoldsburg will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed Property to provide a buffer separating the use of the annexed Property and any adjacent land remaining within Etna Township.

Section 3: This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the health and safety of the residents of the City of Reynoldsburg, and further that there is a submission deadline; wherefore, upon adoption by Council this Ordinance shall be in effect immediately upon the signature of the Mayor.

Passed this 23rd day of September, 2024.

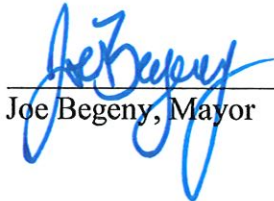


Meredith Lawson-Rowe, Council President

ATTEST:


Mollie Prasher, Clerk of Council

APPROVED:


Joe Begeny, Mayor

DATE

9/23/2024

On behalf of the state of Ohio, Licking County, City of Reynoldsburg,
I, Mollie Prasher, duly qualified Clerk of Council for the City of Reynoldsburg,
do hereby certify that the foregoing copy are of originals, now on file,
have been certified by me, and the same are a true and correct copies.
WITNESS by my signature, this 23rd day of September, 2024.


Mollie Prasher, Clerk of Council
City of Reynoldsburg



LICKING COUNTY BOARD OF COMMISSIONERS

DUANE H. FLOWERS • RICK BLACK • TIMOTHY E. BUBB

CERTIFICATE OF TRANSCRIPT (Reynolds– File 4-2024)

ORIGINAL

June 13, 2024

Attached hereto are all of the orders of the Board of County Commissioners; the Expedited II Annexation petition of certain territory in Etna Township to the City of Reynoldsburg containing 69.4+/- acres, more or less; the annexation map and all other papers on file related to the annexation proceedings that are the subject of order contained within:

ATTACHED HERETO:

1. Commissioners Resolution Jr. 123-103 dated May 2, 2024 - Accepting petition & map for filing.
2. Petition, map, legal description of property and other documents filed with Commissioners - File date May 2, 2024.
3. Affidavit of Notices to the Board of Commissioners from the Petitioners Agent that an annexation petition was filed. Mailings to the Township, Village and all landowners in the annexation area and adjacent landowners. Received: May 17, 2024.
4. Resolution No. 2024-30 stating what services the City of Reynoldsburg will provide to the proposed Annexation. Passed on May 13, 2024.
5. Municipality Ordinance 13-2024: Highway Responsibility Ordinance - Indicating maintenance responsibility. Passed on April 8, 2024.
6. Commissioners Resolution Jr. 123-215 dated June 6, 2024 - Granting the petition and map.
7. Miscellaneous:
 - Copy of Approval Letter from Engineer's Office: April 25, 2024
 - Copy Certified Mail/Return Receipt Cards – Filing and Granting Resolutions.
 - Signed Mylar.

Licking County Commissioners

Duane H. Flowers, President

Rick Black, Vice President

Timothy E. Bubb

City of Reynoldsburg

Clerk

Date

received

Please keep the "Original" and return the signed "Copy" of this Transcript to the Board of County Commissioners.

EXHIBIT "A"
PROPOSED ANNEXATION OF
69.4 ± ACRES

FROM: ETNA TOWNSHIP

TO: CITY OF REYNOLDSBURG

Situated in the State of Ohio, County of Licking, Township of Etna, in Lot 12, Section 9, Township 16, Range 20, Refugee Lands, being comprised of part of that 38.482 acre tract of land conveyed as Tract 1 to Maple Wood Farms, Ltd. by deed of record in Official Record 849, Page 558, and all of that 36.479 acre tract of land conveyed to Carol S. Christy and Richard Halley by deed of record in Instrument Number 200809150020609 (all references are to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of Lot 12, Section 9, the southeasterly corner of Lot 4, Section 4, the southwesterly corner of Lot 3, Section 3, the northwesterly corner of Lot 13, Section 10, the southeasterly corner of the subdivision entitled "Maplewood Section 1", of record in Instrument Number 202305110008334, the northeasterly corner of said 36.479 acre tract, the southwesterly corner of that 68.571 acre tract conveyed to The Board of Education of the Reynoldsburg City School District, Fairfield, Franklin and Licking Counties by deed of record in Instrument Number 200801070000331, the northwesterly corner of that 80 acre tract conveyed as Parcel III to Richard F. Harvey, Trustee of the Richard F. Harvey Living Trust dated December 3, 1997 by deed of record in Instrument Number 200511170036761;

Thence South 03° 59' 20" West, with the common line of said 38.482 acre and 80 acre tracts, a distance of 674.79 feet to the northeasterly corner of that 2.690 acre tract conveyed to Eric Harvey Meister and Cathy L. Meister by deed of record in Instrument Number 202401300001616;

Thence with the boundary of said 2.690 acre tract the following courses and distances:

North 86° 02' 20" West, a distance of 597.90 feet to a point; and

South 04° 10' 23" West, a distance of 364.29 feet to a point in the northerly line of that 5.030 acre tract conveyed to Joyce Peltier and Laura Riley by deed of record in Instrument Number 202208250020931;

Thence with the boundary of said 5.030 acre tract the following courses and distances:

North 86° 02' 20" West, a distance of 189.20 feet to a point; and

South 03° 58' 49" West, a distance of 276.52 feet to a point in the northerly line of that 39.797 acre tract conveyed as Parcel I to AMH Development, LLC by deed of record in Instrument Number 202207080016767, in the existing City of Reynoldsburg corporation line, as established by Ordinance Number 16-2021, of record in Instrument Number 202107140021234;

Thence North 86° 01' 24" West, with said corporation line, the northerly line of said 39.797 acre tract, and the northerly line of Reserve "A" of the subdivision entitled "Eastwood Reserve Phase 1", of record in Instrument Number 202309110016512, a distance of 1837.28 feet to the northeasterly corner of that 128.386 acre tract conveyed to Joseph Bauman, Trustee of the Bauman Family Trust by deed of record in Instrument Number 201301170001449, the southeasterly corner of the subdivision entitled "Taylor Woods Section 5", of record in Plat Book 15, Page 307, in the existing City of Reynoldsburg corporation line, as established by Ordinance Number 42-76, of record in Instrument Number 197801319000733;

Thence North 03° 51' 09" East, with said corporation line, the easterly line of said Section 5, the easterly line of the subdivision entitled "Taylor Woods Section 3", of record in Plat Book 14, Page 301, and the easterly line of the subdivision entitled "Taylor Woods Section 6", of record in Plat Book

69.4 ± ACRES

-2-

15, Page 187, a distance of 1316.05 feet to the southwesterly corner of the subdivision entitled "Taylor Woods Section 7 Part 1", of record in Plat Book 16, Page 37, in the existing City of Reynoldsburg corporation line, as established by Ordinance Number 18-90, of record in Official Record 332, Page 42;

Thence South 86° 01' 06" East, with said corporation line, the southerly line of said Section 7 Part 1, the southerly line of the subdivision entitled "Taylor Woods Section 8", of record in Plat Book 16, Page 197, the southerly line of the subdivision entitled "Taylor Woods Section 9", of record in Plat Book 17, Page 237, and the southerly line of the subdivision entitled "Maplewood Section 1", of record in Instrument Number 202305110008334, a distance of 2628.64 feet to the POINT OF BEGINNING, containing 69.4 acres of land more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

22 MARCH 24

Date

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED ☒	CONDITIONAL ☐
APPROVED BY:	<i>BS</i>
DATE:	<i>4/16/24</i>



RESOLUTION

IN THE MATTER OF FILING EXPEDITED II PETITION AND MAP FOR ANNEXATION
 – ETNA TOWNSHIP TO THE CITY OF REYNOLDSBURG – REYNOLDS/AGENT - FILE
 #4-2024 - (69.4+/- ACRES)

BE IT RESOLVED by the Board of County Commissioners, County of Licking, State of Ohio:

That we did hereby receive and file an **EXPEDITED II** annexation petition, and map by Jackson Reynolds, located at 37 West Broad Street, Suite 460, Columbus, Ohio 43215, as required by ORC Section 709.02 – 709.023, to annex certain territory, adjacent and contiguous to the City of Reynoldsburg, containing 69.4+/- acres, more or less, in Etna Township; also known as File #4-2024.

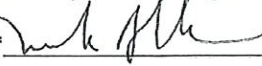
BE IT FURTHER RESOLVED that the **FILE** date for this annexation is hereby noted as Thursday, May 2, 2024.

CC: Michael L. Smith, Auditor
 Clerk, City of Reynoldsburg
 Fiscal Officer, Etna Township Trustees
 Jackson Reynolds, Agent
 E-911
 Jared Knerr, County Engineer
 Brad Mercer, Planning Department
 City of Reynoldsburg, Engineer
 Kyle Schaper, Auditor's Office

Sheriff Randy Thorp
 Board of Health
 Board of Elections
 Board of Education
 Jenny Wells, Pros. Atty.
 Mayor, City of Reynoldsburg
 Carolyn Carnes, LC Pros. Atty
 Angela Farley, Planning Dept.
 FILE

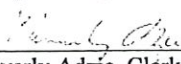
Motion by **BLACK** seconded by **BUBB**

that the resolution be adopted was carried by the following vote:

YEAS:  *  * 
 NAYS: _____ *

Duane H. Flowers
 Rick Black
 Timothy E. Bubb

Adopted: May 2, 2024


 Beverly Adzic, Clerk/Administrator

EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)
TO THE REYNOLDSBURG
OF 69.4 ACRES MORE OR LESS
IN THE TOWNSHIP(S) OF ETNA



TO THE BOARD OF COUNTY COMMISSIONERS
OF LICKING COUNTY, OHIO:

The undersigned, petitioners in the premises, and being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described, consisting of 69.4 acres with a total perimeter boundary of 7884.67', more or less, in the Township(s) of Etna which area is contiguous along 5781.97 or 73% and adjacent to the City of Reynoldsburg, do hereby pray that said territory be annexed to the City of Reynoldsburg according to the statutes of the State of Ohio and that no island of unincorporated area will be created by this annexation.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto and made part hereof.

In support of said Petition, your petitioners state that there is/are within the territory so prayed to be annexed three (3) OWNER(S) OF REAL ESTATE.

Jackson B. Reynolds, III, whose address is 37 West Broad Street, Suite 460, Columbus, Ohio 43215, is hereby appointed Agent for the undersigned Petitioner(s), as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the Licking County Engineer in his examination of the Petition and Plat. Said amendment shall be made by the presentation of an amended plat and description to the Board of County Commissioners on, before, or after the date set for hearing on this Petition.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THE SPECIAL ANNEXATION PROCEDURE SET FORTH IN SECTION 709.023, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID SPECIAL ANNEXATION PROCEDURE.

NAME

DATE

ADDRESS

Carol S. Christy

29/3/2024

*milledgeville
146 Commodore Dr. GA 31061*

Carol S. Christy

Richard Halley

3/29/2024

*146 Commodore Dr. NW
Same as Above*

Richard Halley

By: _____

Maple Wood Farms Ltd.

Page 1 of 1

EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)
TO THE REYNOLDSBURG
OF 69.4 ACRES MORE OR LESS
IN THE TOWNSHIP(S) OF ETNA

TO THE BOARD OF COUNTY COMMISSIONERS
OF LICKING COUNTY, OHIO:

The undersigned, petitioners in the premises, and being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described, consisting of 69.4 acres with a total perimeter boundary of 7884.67', more or less, in the Township(s) of Etna which area is contiguous along 5781.97 or 73% and adjacent to the City of Reynoldsburg, do hereby pray that said territory be annexed to the City of Reynoldsburg according to the statutes of the State of Ohio and that no island of unincorporated area will be created by this annexation.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto and made part hereof.

In support of said Petition, your petitioners state that there is/are within the territory so prayed to be annexed three (3) OWNER(S) OF REAL ESTATE.

Jackson B. Reynolds, III, whose address is 37 West Broad Street, Suite 460, Columbus, Ohio 43215, is hereby appointed Agent for the undersigned Petitioner(s), as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the Licking County Engineer in his examination of the Petition and Plat. Said amendment shall be made by the presentation of an amended plat and description to the Board of County Commissioners on, before, or after the date set for hearing on this Petition.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THE SPECIAL ANNEXATION PROCEDURE SET FORTH IN SECTION 709.023, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID SPECIAL ANNEXATION PROCEDURE.

NAME

DATE

ADDRESS

Carol S. Christy

Richard Halley

By: Maple Wood Farm LTD 3/27/24 1230 E. SANDUSKY ST. FINDLAY, OH
Maple Wood Farms Ltd.

[Signature] 3/27/24 Managing Member

Page 1 of 1

GLEN A. DUGGER
JACKSON B. REYNOLDS, III

SMITH & HALE LLC
ATTORNEYS AND COUNSELORS AT LAW
37 WEST BROAD STREET
COLUMBUS, OHIO 43215-4199
www.smithandhale.com

HARRISON W. SMITH, JR.
1926-2009

BEN W. HALE, JR.
1944-2015

OF COUNSEL
JEFFREY L. BROWN

614/221-4255

May 15, 2024

The Licking County Board of County Commissioners
20 South Second Street
Newark, OH 43055

RE: 69.4± acre annexation to the City of Reynoldsburg - filing materials

Dear Commissioners:

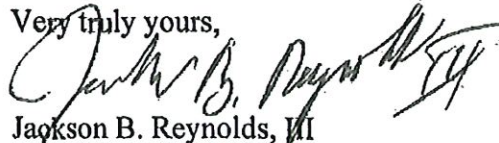
I, on behalf of the petitioners, for the annexation of 69.4± acres from Etna Township to the City of Reynoldsburg I hereby file the following documents in accordance with Section 709.023 of the Ohio Revised Code:

1. Affidavit of Filing Petition with Township Clerk(s)
2. Affidavit of Filing Petition with Council Clerk
3. Affidavit of Notice to Surrounding Property Owners
4. Service Resolution #2024-30 from the Reynoldsburg City Council

It should be noted that the Service Resolution was filed with the Board of County Commissioners by the 20th day after the filing of the annexation petition with your office thereby meeting the timing requirements of Section 709.023 of the Ohio Revised Code.

I look forward to meeting with the Commissioners to review the submitted documents for the annexation to the City of Reynoldsburg as required under Section 709.023(E). If you have any questions please give me a call.

Very truly yours,



Jackson B. Reynolds, III

JBR/nct

Enclosure

hoskinson-anx.ltr (nct)
S:Docs/s&hannex/2024

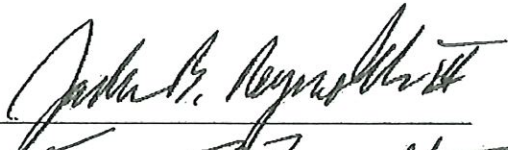
RECEIVED
2024 MAY 17 PM 3:41
LICKING COUNTY COMMISSIONERS

AFFIDAVIT OF NOTICE OF FILING OF ANNEXATION PETITION
WITH TOWNSHIP CLERK

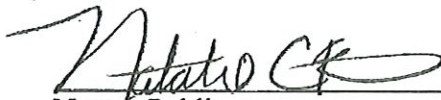
STATE OF OHIO }
COUNTY OF FRANKLIN } SS:

Jackson B. Reynolds, III, being first duly sworn, deposes and says that he is the agent for petitioner(s) in that certain Annexation Petition wherein it is prayed that 69.7± acres, more or less, in Etna Township to be annexed to the City of Reynoldsburg, Ohio, said Annexation Petition was filed in accordance with the provisions of Section 709.02 of the Ohio Revised Code with the Licking County Board of County Commissioners on 2nd day of May, 2024. A copy of the Annexation Petition, map and legal description was served personally on the Township Clerk of Etna Township on the 2nd day of May, 2024 by the affiant. Said personal service on the Etna Township Clerk was done within five (5) days of the filing the Annexation Petition with the Franklin County Board of County Commissioners according to Ohio Revised Code Section 709.023.

Further Affiant Sayeth Naught.


Name Jackson B. Reynolds III

Sworn to before me and signed in my presence; a Notary Public in and for said State and County on this 8th day of May, 2024.


Notary Public



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

hoskinson-anx-twp.aff
S:\Docs\s&hannex\2024

NOTICE OF FILING OF ANNEXATION PETITION

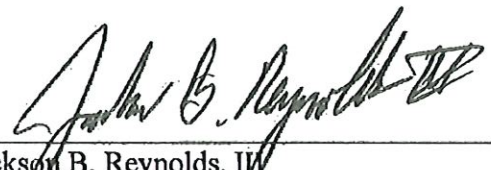
TO: Julie Varian, Fiscal Clerk
Etna Township, Licking County, Ohio
81 Liberty Street
Etna, Ohio 43018

In accordance with the provisions of Section 709.03 of the Ohio Revised Code, you are hereby notified that, on the 2nd day of May, 2024, the undersigned, as Agent for the Petitioners, filed an Annexation Petition in the office of the Board of County Commissioners of Licking County, Ohio.

Said Petition prays for annexation to the City of Reynoldsburg, Ohio, of 69.7 acres, more or less, in Etna Township.

A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

Dated: 5/2/24


Jackson B. Reynolds, II
Agent for Petitioners

RECEIPT OF THE AFOREMENTIONED DOCUMENT(S) IS HEREBY ACKNOWLEDGED
THIS 2nd day of May, 202024


CLERK'S OFFICE

AFFIDAVIT OF NOTICE OF FILING OF ANNEXATION PETITION
WITH MUNICIPAL COUNCIL CLERK

STATE OF OHIO }
COUNTY OF FRANKLIN } SS:

Jackson B. Reynolds, III, being first duly sworn, deposes and says that he is the agent for petitioner(s) in that certain Annexation Petition wherein it is prayed that 69.7± acres, more or less, in Etna Township to be annexed to the City of Reynoldsburg, Ohio, said Annexation Petition was filed in accordance with the provisions of Section 709.02 of the Ohio Revised Code with the Licking County Board of County Commissioners on the 2nd day of May, 2024. A copy of the Annexation Petition, map and legal description was served personally on the Council Clerk of Reynoldsburg on the 2nd day of May, 2024 by the affiant. Said personal service on the Reynoldsburg Council Clerk was done within five (5) days of the filing the Annexation Petition with the Licking County Board of County Commissioners according to Ohio Revised Code Section 709.023.

Further Affiant Sayeth Naught.


Name Jackson B. Reynolds, III

Sworn to before me and signed in my presence; a Notary Public in and for said State and County on this 8th day of May, 2024.


Notary Public



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

hoskinson-anx-mun.aff
SF:Docs/s&hannex/2024

NOTICE OF FILING OF ANNEXATION PETITION

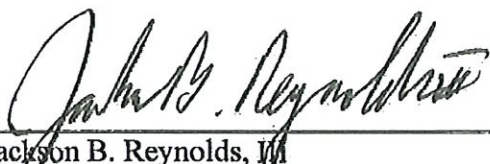
TO: Mollie Prasher, Clerk of Council
City of Reynoldsburg, Ohio
7232 East Main Street
Reynoldsburg, Ohio 43068

In accordance with the provisions of Section 709.03 of the Ohio Revised Code, you are hereby notified that, on the 2nd day of May, 2024, the undersigned, as Agent for the Petitioners, filed an Annexation Petition in the office of the Board of County Commissioners of Licking County, Ohio.

Said Petition prays for annexation to the City of Reynoldsburg, Ohio, of 69.7 acres, more or less, in Etna Township.

A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

Dated: 5/2/24


Jackson B. Reynolds, III
Agent for Petitioners

RECEIPT OF THE AFOREMENTIONED DOCUMENT(S) IS HEREBY ACKNOWLEDGED
THIS 5th day of May, 20 24.


CLERK'S OFFICE

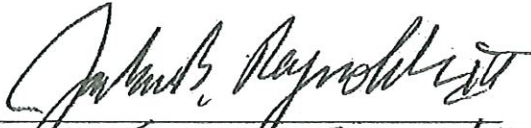
hoskinson-filepet1.not
S:Docs/s&hannex/2024

AFFIDAVIT OF NOTICE TO SURROUNDING PROPERTY
OF FILING OF ANNEXATION PETITION

STATE OF OHIO }
COUNTY OF FRANKLIN } SS:

Jackson B. Reynolds, III, being first duly sworn, deposes and says that he is agent for petitioner(s) in that certain Annexation Petition wherein it is prayed that 69.7± acres, more or less, in Etna Township to be annexed to the City of Reynoldsburg, Ohio, said Annexation Petition was filed in accordance with the provisions of Section 709.02 of the Ohio Revised Code with the Licking County Board of County Commissioners on the 3rd day of May, 2024. A copy of the Annexation Petition, map and legal description was mailed by First Class U.S. Mail on the 3rd day of May, 2024 to each of the surrounding property owners shown on the attached sheet within five (5) days of the filing of the Annexation Petition as required in Section 709.023 of the Ohio Revised Code.

Further Affiant Sayeth Naught.


Name Jackson B. Reynolds III

Sworn to before me and signed in my presence; a Notary Public in and for said State and County on this 8th day of May, 2024.



Notary Public



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

hoskinson-anx-prop.aff
S:Docs/s&hannex/2024

GLEN A. DUGGER
JACKSON B. REYNOLDS, III

SMITH & HALE LLC
ATTORNEYS AND COUNSELORS AT LAW
37 WEST BROAD STREET
COLUMBUS, OHIO 43215-4199
www.smithandhale.com
614/221-4255

mailed
5/3/24
HARRISON W. SMITH, JR.
1926-2009

BEN W. HALE, JR.
1944-2015

OF COUNSEL
JEFFREY L. BROWN

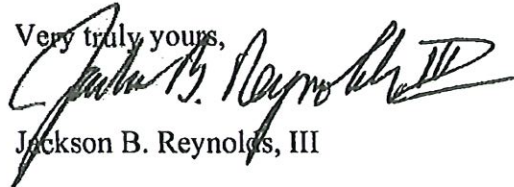
May 2, 2024

Dear Property Owner,

You are being notified that an annexation petition has been filed with the Licking Board of County Commissioners on May 2, 2024 at 10:00 am. The area to be annexed either abuts your property or is across the street from the petition area. The attached map and legal description identifies the annexation area. The annexation petition, which is also included, indicates that 100% of the owners have signed the petition and therefore the annexation process will comply with Section 709.02 of the Ohio Revised Code and as such the County Commissioners will rule on the petition in 30 to 45 days after the filing of the annexation petition.

If you have any questions about the annexation petition please give me a call at 221-4255.

Very truly yours,



Jackson B. Reynolds, III

JBR/nct

Enclosure

hoskinson-anx.not (nct)
S:Docs/s&hannex/2024

RESOLUTION NO. 2024-30

**A RESOLUTION STATING WHAT SERVICES THE CITY OF REYNOLDSBURG
WILL PROVIDE TO THE PROPOSED ANNEXATION OF PROPERTY ALONG
SUMMIT ROAD**

WHEREAS, Glen Dugger of Smith & Hale, on behalf of Maplewood Farms LTD, parcel number 011-02659800.003, Carol Christy and Richard Halley, parcel number 011-026598-00.002, and Richard F. Harvey, Richard F. Harvey Living Trust, parcel number are the owners of approximately 69.7 acres of land located along Summit Road is requesting annexation into the City of Reynoldsburg; and

WHEREAS, Ohio Revised Code §709.03(D) requires that a municipal corporation shall, by ordinance or resolution, adopt a statement indicating what services, if any, the municipal corporation will provide to the territory sought to be annexed and an approximate date by which it will provide them; and

WHEREAS, the Council of the City of Reynoldsburg finds that the general good of the territory sought to be annexed will be served by its annexation into the City of Reynoldsburg and that the territory is not unreasonably large to be annexed; and

WHEREAS, the Council for the City of Reynoldsburg has determined that the property encompassed within the annexation petition can easily become and be made a part of the community of the City of Reynoldsburg, and that said annexation at the earliest possible date is in the best interest of the City of Reynoldsburg.

**NOW, THEREFORE, BE IT RESOLVED BY COUNCIL OF THE CITY OF
REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO, THAT:**

Section 1. The City of Reynoldsburg will provide to the territory sought to be annexed all services that are currently available to the remainder of the City, specifically including the following:

- A. The services of a full-time administrative staff including the City Attorney, City Auditor, Utility Clerks, Clerk of Court, and Income Tax Commissioner.
- B. The services of a full-time Building Department, who performs technical and professional work related to the development and implementation of land use policies and is responsible for enforcing zoning regulations by issuing zoning permits and certificates of occupancy for new construction, additions, exterior modifications, demolitions, excavations, home occupations, signs in the City, and zoning inspections.

adjacent land remaining within Franklin County. The term "buffer" includes open space, landscaping, fences, walls and other structured elements such as streets, street rights-of-way, bicycle trails, pedestrian pathways, and sidewalks.

Section 5. The Clerk of Council of the City of Reynoldsburg is hereby directed to forward a certified copy of this Resolution to the Board of County Commissioners of Franklin County.

Section 6. That this Resolution is in effective immediately upon adoption by Council and the signature by the Mayor.

Passed this 13th day of May, 2024.



Meredith Lawson-Rowe, President of Council

ATTEST:



Mollie Prasher, Clerk of Council

APPROVED:



Joe Begeny, Mayor

DATE

5/13/2024

On behalf of the state of Ohio, Franklin County, City of Reynoldsburg, I, Mollie Prasher, duly qualified Clerk of Council for the City of Reynoldsburg, do hereby certify that the foregoing is a copy of the original, now on file, that the foregoing has been compared by me with said original document, and that the same is a true and correct copy, WITNESS by my signature, this 13 day of May, 2024.


Mollie Prasher, Clerk of Council
City of Reynoldsburg

ORDINANCE NO. 13-2024

AN ORDINANCE ASSUMING MAINTENANCE RESPONSIBILITY FOR THE FULL WIDTH OF SUMMIT ROAD BETWEEN THE SOUTHERN MOST BOUNDARY OF PARCEL NUMBER 011-026598-00.003 AND THE NORTHERN MOST BOUNDARY OF PARCEL NUMBER 0011-26598-00.22 UPON ANNEXATION OF SAID PARCELS INTO THE CITY OF REYNOLDSBURG, AGREEING TO COOPERATE IN THE MAINTENANCE OF SAID ROADWAY, AND INDEMNIFYING THE TOWNSHIP OF ETNA AND LICKING COUNTY, AND DECLARING AN EMERGENCY

WHEREAS, owners of real property located along Summit Road in Etna Township have expressed a desire to annex into the City of Reynoldsburg corporate limits and will file one or more petitions for annexation with the Licking County Commissioners; and

WHEREAS, as a condition of annexation, Ohio Revised Code Section 709.033(A)(6) requires the annexing municipal corporation to assume maintenance responsibility of any and all highways or streets that will be segmented or divided by such annexation; and

WHEREAS, the proposed annexation of parcel numbers 011-026598-00.003 and 011-026598-00.002 (the "Parcels") will segment Summit Road from the center line of the road between the Parcels and Licking County parcel number 107-017808-00.000, which is located in the City of Reynoldsburg; and

WHEREAS, upon annexation of the Parcels, the City shall assume responsibility for all areas associated with Summit Road between the northern and southern boundary lines of the Parcels and adjacent to parcel number 107-017808-00.000; and

WHEREAS, the Council of the City of Reynoldsburg has determined that it has the necessary resources to maintain such roads upon annexation of the proposed territory into the City of Reynoldsburg.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO;

SECTION 1: The City of Reynoldsburg hereby agrees it will assume maintenance responsibility, including, but not limited to, paving, striping, drainage, installation and maintenance of traffic control devices, and snow removal, of the full width of Summit Road from the southern-most boundary of Parcel Number 011-026598-00.003 and the northern-most boundary of Parcel Number 011-026598-00.002 upon annexation into the City of Reynoldsburg, as shown on the map attached as Exhibit A.

SECTION 2. The maintenance responsibilities assumed by the City of Reynoldsburg in Section 1 above shall commence from and after the effective date of the annexation of the Parcels.

SECTION 3. The City of Reynoldsburg hereby agrees to indemnify and hold harmless Etna Township and Licking County and their employees [as defined in R.C. 2744.01(B)] from any and all suits, claims, demands, costs, damages, attorney fees, charges, liabilities and expenses

whatsoever which Etna and Licking County may at any time sustain or incur or become liable for by reason of or in consequence of injury or death to person or property arising from said City's maintenance of, or failure to properly maintain these sections of Summit Road following their respective annexations, as shown on the map attached as Exhibit A.

SECTION 4: That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the City, and to ensure timely acceptance to allow for timely transfer; wherefore, upon adoption by Council, this Ordinance shall be in effect immediately upon signature by the Mayor.

PASSED this 8th day of April, 2024.

Meredith Lawson-Rowe, Council President

ATTEST:

Mollie Prasher, Clerk of Council

APPROVED:

Joe Begany, Mayor

DATE

4/8/2024

On behalf of the state of Ohio, Franklin County, City of Reynoldsburg, I, Mollie Prasher, duly qualified Clerk of Council for the City of Reynoldsburg, do hereby certify that the foregoing are copies of the originals, now on file, and have been certified by me, and the same are a true and correct copies.

WITNESS by my signature, this 22nd day of April, 2024.

Mollie Prasher, Clerk of Council
City of Reynoldsburg



RESOLUTION

**IN THE MATTER OF GRANTING EXPEDITED II ANNEXATION – ETNA TOWNSHIP
TO THE CITY OF REYNOLDSBURG – 69.4+/- ACRES – REYNOLDS, AGENT-
(FILE #4-2024)**

Whereas: A petition and map for an Expedited II annexation was filed with the Board of Commissioners on May 2, 2024, Resolution Jr. #123-103; and,

Whereas: A hearing is not required on an Expedited Type II annexation and no objections have been filed by the municipal corporation and the township; and,

Whereas: The Board of Commissioners are required to adopt a resolution to approve the annexation at their next regular meeting per the requirements 709.023 of the ORC; and,

Whereas: All parties have been informed there is no appeal process in this type of annexation, but if there is an objection, they can seek a writ of mandamus to compel the Board to perform its duties under this special procedure (ORC 709.023(G); NOW, THEREFORE,

BE IT RESOLVED by the Board of County Commissioners, County of Licking, State of Ohio:

That we do hereby **GRANT** the Expedited II annexation (File #4-2024) as petitioned by Agent Jackson Reynolds, whose address is 37 West Broad Street, Suite 460, Columbus, Ohio 43215, as required by Section 709 of the Ohio Revised Code, to annex certain territory, adjacent and contiguous, containing 69.4+/- acres, more or less, in Etna Township to the City of Reynoldsburg have been fulfilled as follows:

1. The petition meets the statutory and technical requirements of the statutes, including waiver of right to appeal.
2. The petition is substantially compliant with 709.015.
3. The persons who signed the petition are owners of the property proposed to be annexed.
4. The petition contains the signatures of all the property owners in the area proposed to be annexed.
5. The area proposed to be annexed does not exceed 500 acres.
6. The territory proposed to be annexed shares a common boundary with the municipality for a continuous length of at least 5% of the perimeter of the territory proposed to be annexed.
7. The annexation will not create an unincorporated area of the township(s) that is completely surrounded by the area proposed to be annexed.
8. The municipality has agreed to provide the area proposed to be annexed the services specified in the municipal services statement.
9. A highway WILL be divided or segmented so as to create a road maintenance problem, therefore a Highway Responsibility Ordinance IS required and was satisfied using City of Reynoldsburg's Ordinance 13-2024.
10. No annexation agreement or CEDA agreement was entered into, thus the territory to be annexed is NOT to be excluded from the township and is to remain a part of the township's tax base. (ORC 709.023 & 503.7)

BE IT FURTHER RESOLVED that the Clerk/Administrator of this Board be directed to file a transcript of these proceedings and a copy of the entire record with the Clerk of the municipality.

CC: Michael L. Smith, Auditor
Clerk, City of Reynoldsburg
FO, Etna Township Trustees
Mayor-City of Reynoldsburg
Brad Mercer, Planning Department
Jared Knerr, County Engineer
Carolyn Carnes, Pros. Attny.
E-911
Angela Farley, Planning Department

Sheriff Randy Thorp
Board of Health
Board of Elections
Board of Education
Jenny Wells, Pros. Attny.
City of Reynoldsburg Engineer
Jackson Reynolds, Agent for Petitioner
Kyle Schaper, Auditor Office
FILE

Motion by **BUBB**

seconded by

BLACK

that the resolution be adopted, was carried by the following vote:

YEAS:

YEAS: Don R. Mc * Will Mc * Timothy EBM
NAYS: * *

NAYS:

Duane H. Flowers
Rick Black
Timothy E. Bubb

Adopted: June 6, 2024

Beverly Adzic, Clerk/Administrator