



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, April 17, 2025

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF AGENDA
3. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. 6008-6014 E. Livingston Avenue; Zoning Code Violation/Cease and Desist; Appeal
2. App# 2025-0091; 2213 Belltree Drive; Danielle Kamgang for Danny Residence Care; Conditional Use

D. NEW BUSINESS

1. App# 2025-0125; 8718 Summit Road; Matt Kirk of EMH&T for M/I Homes of Central Ohio, LLC; Summit Crossing Section 1 Phase A Final Plat
2. App# 2025-0126, 8718 Summit Road; Matt Kirk of EMH&T for M/I Homes of Central Ohio, LLC; Summit Crossing Section 1 Phase B Final Plat
3. App# 2025-0138; 7460 Taylor Road SW; Core5 Industrial Partners for Reyno Holding Co; Variance

E. OTHER BUSINESS

1. iPad Update
2. Tomato Festival

F. ADJOURNMENT

ADJOURNMENT



GLEASON LAW OFFICE LLC

4200 Regent Street, Suite 200
Columbus, Ohio 43219
(614) 944-5180

John A. Gleason
(614) 296-1281
jgleason@gleasonlawofficellc.com

VIA HAND DELIVERY

March 6, 2025

Clerk of Council
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068

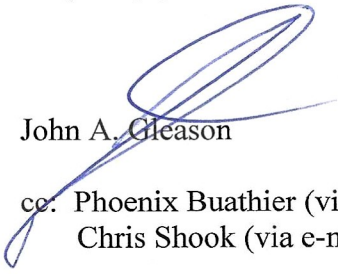
Re: *Request for Hearing with respect to Zoning Code Violation/Cease and Desist*
Property Address: 6008-6014 E. Livingston Avenue

Dear Clerk:

The undersigned represents Noura Salaheddine and Caribbean Grocery Store LLC and is in receipt of a Notice of Zoning Code Violation dated February 20, 2024 (the "Notice") with respect to the above-referenced Property. Please accept this letter as an appeal of the Notice and a Request for Hearing as provided therein.

Please let me know if you need anything further at this time.

Very truly yours,


John A. Gleason

cc: Phoenix Buathier (via e-mail)
Chris Shook (via e-mail)

Post Office Mailing Address:
P.O. Box 768
New Albany, Ohio 43054

NOTICE OF ZONING CODE VIOLATION

February 20, 2025

Salaheddine Noura
6014 E. Livingston
Reynoldsburg, Ohio 43068

RE: ZONING CODE VIOLATION/CEASE AND DESIST

Dear Property Owner:

The City of Reynoldsburg has determined, based upon evidence so presented, that you are operating a [business in the City without a zoning certificate. The business appears to be a](#) commercial Retail – Small Format business in an Innovation (I) District in violation of the Zoning Code of the City of Reynoldsburg. Retail – Small Format is not a permitted or conditional use in the Innovation District.

The City is requesting that such operations cease immediately. If such violation continues, you will be cited under Section 1109.27 of the Codified Ordinances of the City of Reynoldsburg for an unclassified misdemeanor, which is punishable up to \$1,000.00/day for each day such violation occurs. On any second or subsequent offense, you could be subject to a criminal penalty of up to sixty (60) days in jail.

If you believe this Notice is in error and that you are not in violation of the Zoning Code of the City of Reynoldsburg, you have the right to appeal this Notice within fourteen (14) days by filing a written request for a hearing with the Clerk of Council. Pursuant to Section 1109.27, the Planning and Zoning Board shall hear any appeals from this Notice.

Sincerely,



Phoenix Buathier
Planning and Zoning Administrator
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068
Phone: 614-322-6829

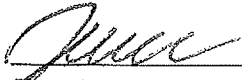


John Graham
Code Enforcement
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068
Phone: 614-322-681

PROOF OF SERVICE – NOTICE OF VIOLATION

The undersigned hereby states that on the 5th day of August, 2024, I served a Notice(s) of Violation(s) under Chapter 11 and/or Title 1711 of the Reynoldsburg Codified Ordinances upon the below-named owner, operator, and/or property manager of the premises located at:

6014 E Livingston Ave


Signature

Jace Addis
Printed Name

Code Compliance Officer
Title

ACKNOWLEDGEMENT OF SERVICE

The undersigned property owner, operator, and/or property manager hereby acknowledges receipt of service as set forth above

Owner Signature

Refused to Sign



video

CITY OF REYNOLDSBURG

BUILDING DIVISION

**7232 East Main Street, Reynoldsburg, Ohio 43068
(614) 322-6802**

Property Maintenance

Code Violation Notice

Owner/Resident/Business/Manager _____
(Optional)

Your property at 6014 E Livingston Ave

VACANT PROPERTY – City will cut if not cut today

Was inspected on 8/5/2024 and found to be in violation of Reynoldsburg City Code

Section(s) 102.3 APPLICATION OF OTHER CODES

To Wit: _____ Section 302.4 – Plant growth in excess of 6 inches on property
_____ Section 975.08 – Trash cans and/or recycle bins stored improperly.

Other Violation(s) Repairs, additions or alterations to a structure, or changes of occupancy, shall be
done in accordance with the procedures and provisions of the International Building Code, International Existing Building Code,
International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code,
International Plumbing Code and NFPA 70. Nothing in this code shall be construed to cancel, modify or set aside any provision of the International Zoning Code.

You are hereby notified that you have 7 days to correct the violation by:

_____ Cutting and trimming grass and maintaining at 6 inches or lower
_____ Storing trash cans at the side or rear of the house or shielded from public view

Other Corrective Action(s) Please stop b the Reynoldsburg Building Department to apply for a
Certificate of Occupancy.

NOTICE: Failure to comply or a subsequent offense may result in a citation being issued and/or re-inspection fees being levied.
Any actions taken by the City of Reynoldsburg to correct the aforementioned violation(s) may be charged against the real estate and
if not reimbursed may be a lien upon such real estate. Residents may appeal this violation by writing the City of Reynoldsburg
Building Department on or before the expiration of the violation notice.

Thank you for your immediate attention and cooperation

Code Compliance Official

Office Use Only: Initialed: JA File # _____ Entered: 8/5/2024 Photos Taken: ☒ Y ☐ N

Re-Inspection Date 8/12/2024 Additional Inspections: _____

Citation Date: _____ Citation No.: _____ Date of Compliance: _____

Receipt

This is not a bill. Please do not remit payment.

CARIBBEAN GROCERY STORE LLC
1951 OLDE COVENTRY RD EAST
COLUMBUS, OH 43232

**STATE OF OHIO
CERTIFICATE**

Ohio Secretary of State, Frank LaRose

5204009

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

CARIBBEAN GROCERY STORE LLC

and, that said business records show the filing and recording of:

Document(s)

OHIO LLC - ARTICLES OF ORGANIZATION

Effective Date: 03/22/2024

Document No(s):

202408501598



Witness my hand and the seal of the
Secretary of State at Columbus, Ohio

Receipt

This is not a bill. Please do not remit payment.

CARIBBEAN GROCERY STORE LLC
1951 OLDE COVENTRY RD EAST
COLUMBUS, OH 43232

**STATE OF OHIO
CERTIFICATE**

Ohio Secretary of State, Frank LaRose

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and, that said business records show the filing and recording of:

Document(s)

OHIO LLC - ARTICLES OF ORGANIZATION

Effective Date: 03/22/2024

Document No(s):

202408501598



Witness my hand and the seal of the
Secretary of State at Columbus, Ohio
25th day of March 2024

From: [Phoenix Buathier](#)
To: ["John Gleason"](#); [Chris Shook](#)
Cc: [Matthew Gleason](#); [Mollie Prasher](#); [Eric Meyer](#)
Subject: RE: 6008-6014 East Livingston
Date: Friday, March 7, 2025 8:37:06 AM

John,

We have received your appeal, and you will be going before the Planning and Zoning Board at the March 20, 2025 meeting for the appeal.

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: John Gleason <jgleason@gleasonlawofficellc.com>
Sent: Thursday, March 6, 2025 1:36 PM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Chris Shook <cshook@reynoldsburg.gov>
Cc: Matthew Gleason <mgleason@gleasonlawofficellc.com>
Subject: 6008-6014 East Livingston

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

Phoenix/Chris, I hope all is well. Please see the attached. I understand the clerk is not in today, but I left it with the information desk and they said they would give it to her.

Let me know a time in the next few days when we can discuss. I am happy to come to your office.

Thanks.

John A. Gleason
Gleason Law Office LLC
4200 Regent Street, Suite 200
Columbus, Ohio 43219
Office: (614) 944-5180
Mobile: (614) 296-1281
jgleason@gleasonlawofficellc.com

Post Office Mailing Address
P.O. Box 768

New Albany, Ohio 43054



***** Notice from Gleason Law Office LLC *****

This message may be protected by the attorney-client privilege.
If you believe that it has been sent to you in error, do not read,
print or forward it. Please reply to the sender that you have received
the message in error, then delete it. Thank you.

*****End of Notice *****

From: [Ali Gazerani](#)
To: [Phoenix Buathier](#); [John Graham](#)
Cc: [Nik Obednikovski](#); [Chris Shook](#); [William Dorman](#); [Jeff Taborn](#); [Eric Meyer](#)
Subject: RE: 6014 E. Livingston Avenue
Date: Friday, March 7, 2025 12:56:13 PM

Phoenix,

On February 12th 2025 myself and Nik Obednikovski, our Zoning Assistant, checked on 6014 E Livingston Ave and observed that the store was open for business. We did not go inside, however, the lights were on and there was an "Open" sign hanging from the window. I proceeded to pull on the doors to make sure and the front doors were open. Nik also documented what we saw through photographs.

Thanks,

Ali Gazerani

Code Compliance Officer

City Of Reynoldsburg

7232 East Main St. | Reynoldsburg, OH 43068

E: agazerani@Reynoldsburg.gov

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Friday, March 7, 2025 10:03 AM
To: John Graham <jgraham@reynoldsburg.gov>; Ali Gazerani <agazerani@reynoldsburg.gov>
Cc: Nik Obednikovski <nobednikovski@reynoldsburg.gov>; Chris Shook <cshook@reynoldsburg.gov>; William Dorman <wdorman@reynoldsburg.gov>; Jeff Taborn <jtaborn@reynoldsburg.gov>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: 6014 E. Livingston Avenue

John,

Thank you for the info. I am looking for information regarding the February 20th Cease and Desist citation. This is what is being appealed. I think Ali is the person I am looking for the information from.

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: John Graham <jgraham@reynoldsburg.gov>
Sent: Friday, March 7, 2025 9:29 AM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Ali Gazerani <agazerani@reynoldsburg.gov>
Cc: Nik Obednikovski <nobednikovski@reynoldsburg.gov>; Chris Shook <cshook@reynoldsburg.gov>; William Dorman <wdorman@reynoldsburg.gov>; Jeff Taborn <jtaborn@reynoldsburg.gov>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: 6014 E. Livingston Avenue

Per our records this case was handled by a former Code Officer (Jace Addis), Records state – Business (Caribbean Grocery Store LLC.).

Verbal warning issued 8/5/24, notified business owner that he was required to apply for a Zoning Certificate for his business to operate. A copy of the application was provided, and he was informed to submit at city hall.

I have attached all available documents to this case, There is a video of the warning being served as well on the **code_drive** in **old OFCS files** under **ADDIS**.

John Graham
Code Compliance Officer

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-981-3467 **E** jgraham@reynoldsburg.gov

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Friday, March 7, 2025 8:46 AM
To: Ali Gazerani <agazerani@reynoldsburg.gov>; John Graham <jgraham@reynoldsburg.gov>
Cc: Nik Obednikovski <nobednikovski@reynoldsburg.gov>; Chris Shook <cshook@reynoldsburg.gov>; William Dorman <wdorman@reynoldsburg.gov>; Jeff Taborn <jtaborn@reynoldsburg.gov>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: 6014 E. Livingston Avenue

To the Code Enforcement Officer who cited them,

I spoke with Chris regarding the citation. The applicant has since appealed the citation for not having a zoning certificate. The applicant is going before the Planning and Zoning Board at the March 20th meeting, which means I will need the following materials by the 12th of March for the boards packet:

1. Copy of the citation

2. Pictures of the site, with the citation posted
3. Pictures of the site, showing that the business was operating
4. A statement from the code enforcement officer who cited them, about what they saw going on at that address to warrant the citation. (I think this is what Chris is asking for)

Please send all of these documents in a single email.

Thank you,

Phoenikx 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

2/12/25



2/12/25

6014



2/12/25

6014

OPEN

ria
Money Transfer

Send money to
Haiti

UNI
TRANSFER

ria
Money Transfer

ria
Pay Bills Here

ria
Money Transfer

2/12/25



6014

OPEN



2/20/25

NOTICE OF ZONING CODE VIOLATION

February 20, 2025

Salaheddine Noura
6014 E. Livingston
Reynoldsburg, Ohio 43068

RE: ZONING CODE VIOLATION/CEASE AND DESIST

Dear Property Owner:

The City of Reynoldsburg has determined, based upon evidence so presented, that you are operating a business in the City without a zoning certificate. The business appears to be a commercial Retail – Small Format business in an Innovation (I) District in violation of the Zoning Code of the City of Reynoldsburg. Retail – Small Format is not a permitted or conditional use in the Innovation District.

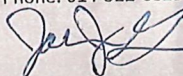
The City is requesting that such operations cease immediately. If such violation continues, you will be cited under Section 1109.27 of the Codified Ordinances of the City of Reynoldsburg for an unclassified misdemeanor, which is punishable up to \$1,000.00/day for each day such violation occurs. On any second or subsequent offense, you could be subject to a criminal penalty of up to sixty (60) days in jail.

If you believe this Notice is in error and that you are not in violation of the Zoning Code of the City of Reynoldsburg, you have the right to appeal this Notice within fourteen (14) days by filing a written request for a hearing with the Clerk of Council. Pursuant to Section 1109.27, the Planning and Zoning Board shall hear any appeals from this Notice.

Sincerely,



Phoenix Buathier
Planning and Zoning Administrator
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068
Phone: 614-322-6829

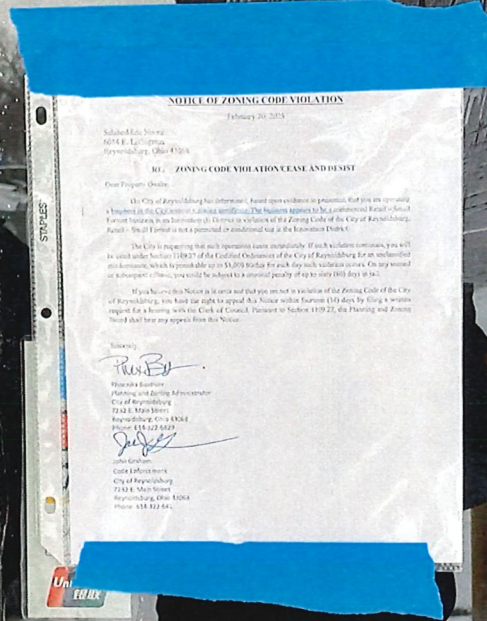


John Graham
Code Enforcement
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068
Phone: 614-322-681

2/20/25



BRIAN'S
LOCK SERVICE
408-222-2222



2/21/25



6014



2/21/25



6014



2/21/25



2/21/25

6014



2/21/25

6014



March 21, 2025

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

RE: Danielle Kamgang for Danny Residence Care; 2213 Belltree Drive: Conditional Use Application – Dwelling - Group

Planning and Zoning Board:

Below is the staff review of the above referenced Conditional Use Application.

1. Project Summary

- a. **Site Summary:** The subject site is located at 2213 Belltree Drive. The subject parcel is 0.19 acres with a Dwelling – Detached Single-Family built in 1978. The structure is approximately 1,852 square feet according to the Franklin County Auditor’s website. The subject site is zoned SR, Suburban Residential.
- b. **Surrounding Zoning:** The subject site is surrounded with SR, Suburban Residential zoning with Dwellings- Detached Single-Family as the land use.
- c. **Applicant’s Request:** The applicant is requesting to use the property to operate a Class 2 Residential Care Facility. The applicant states the facility will provide housing and supportive services for one to five unrelated adults with stable mental illness or one to five unrelated adults receiving state supplement payments. The applicant states staff will be available 24 hours and no commercial activities will be conducted outside. The applicant also states no residents with a history of violent crime, sexual predator, violent behavior, drug trafficking or robbery will be permitted. That staff will be trained in crisis intervention.
- 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. **Definition:** Dwelling – Group: A residential facility providing accommodations and personal care services from one (1) to five (5) unrelated persons and licensed as a residential facility that meets the criteria specified in Ohio Revised Code section 5119.34(B)(1)(b).
- b. **Conditional Use Standards:** Conditional Uses are required to meet the general standards found in Section 1109.13.D.i-viii:
 - i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
 1. The applicant states that they will maintain the residential character of the neighborhood with no exterior modifications or signs.

- i. Staff is of the opinion that the proposed use will be in harmony with the existing character of the surrounding zoning.
- ii. The proposed use shall not adversely affect the use of adjacent property;
 - 1. The applicant states there will be no outdoor activities, parking will happen on site, that the property has a fenced in back yard. The applicant also states they will provide a 24/7 contact number for neighbors to address concerns.
 - i. Staff finds that based on the applicants statement, the proposed land use does not appear to adversely affect the use of the adjacent properties.
- iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
 - 1. The applicant states staff will be available 24 hours daily as needed. Along with no more than 5 residents who do not have violent, criminal, sexual or drug related criminal backgrounds on site. The applicant states that the house will continue to be like any other single family house in the community and will not create a negative perception to potential buyers in the area.
 - i. Staff finds that if the house is managed by staff 24 hours a day on site, along with providing adequate safety to the residents of the property and the surrounding neighborhood, there would not be acceptable.
- iv. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
 - 1. Staff finds that the subject site is adequately serviced by public facilities and services. The Fire Department and Public Service have no concerns with the application at this time.
- v. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;
 - 1. The applicant states there will be no added traffic, that the garage and driveway will be used for parking only on the site.
 - i. Based on the applicants answer, staff does not have any concerns with regards to significant traffic impacts for the proposed land use.
- vi. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
 - 1. Staff finds that the proposed use meets the general purpose and intent of the Zoning Code and complies with applicable specific provisions of the Code.
- vii. The proposed use complies with the applicable specific provisions and standards of this Code;
 - 1. Staff finds that that the proposed use complies with the provision

and standards of this code.

- viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.
 - 1. The definition of Dwelling, Group: A residential facility providing accommodations and personal care services for one (1) to five (5) unrelated persons and licensed as a residential facility that meets the criteria specified in Ohio Revised Code section 5119.34 (B)(1)(b).
 - i. The applicant through email and their statement has informed staff that they have not obtained the licenses for this facility, but will prior to occupancy. Staff is of the opinion that the license should be obtained prior to the commencement of operation. That the applicant provide this license to staff.

3. Recommendation

- a. Staff recommends approval of the conditional use application with the following conditions:
 - i. That the required license be obtained and provided to the City prior to the commencement of operation.
 - ii. The site will be staffed 24 hours daily.
 - iii. That no commercial activities be conducted on site.
 - iv. That no more than 1 to 5 unrelated person be permitted to reside on premises, not including staff.

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 2213 Belltree, REYNOLDSBURG, OH 43068	Parcel ID#(s):
--	----------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): DANIELLE KAMGANG	
Contact Email: DANTCHUIS82@GMAIL.COM	Contact Phone Number: 347 740 6193

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: DANNY RESIDENCE CARE	Contact Name: DANIELLE KAMGANG RONIK KAMGANG
Contact Email: DANNY RESIDENCE CARE @ GMAIL.COM	Contact Phone Number: 347 740 6193 614 456 8402
Description of Use: Class 2 (two) Residential Facility to house, accommodate, supervise, and provide personal care to one to five unrelated persons with mental illness and receiving state supplement payments.	

III. APPLICANT INFORMATION

Applicant Name: DANIELLE KAMGANG	Applicant Address: 8034 Chesapeake PL NW, Pickerington OH 43147
Applicant Phone Number: 347 740 6193	Applicant Email: DANTCHUIS82@GMAIL.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.])

please see letter attached.

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: 2/19/2025

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 Additional Approval Required

Zoning District: _____ ☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District ☐ Other: _____

PZB Meeting

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

P&Z Administrator: _____ Date: _____

Danielle Kamgang
8034 Chesapeake Place NW.

Pickerington, Ohio, 43147
Phone Number: 347-740-9361

Email: dantchuis82@gmail.com, dannyresidencecare@gmail.com
February, 19th 2025

City of Reynoldsburg, Developmental Department-Planning and Zoning
7232 East Main Street, Reynoldsburg, Ohio 43068

Subject: Request for Conditional Use Permit for 2213 Belltree Drive, Reynoldsburg Ohio 43068

Dear Members of the Board of Zoning:

We are writing to formally request a Conditional Use Permit to operate a Class 2 Residential Care Facility as Danny Residence Care Facility at 2213 Belltree Drive, Reynoldsburg Ohio 43068. The facility will provide housing and supportive services for one to five unrelated adults with stable mental illness or one to five unrelated adults receiving state supplement payments.

Purpose and Details of the Proposed Use

The facility will serve as a community-based residential home for individuals with stable mental illness and fit for independent living. Key features include:

- Services Provided: housing, supervision, meal preparation, laundry, cleaning, and medication management
- Capacity: A maximum of five residents and two staff members intermittently present onsite.
- Hours of Operation: Staff will be available 24 hours daily as needed, with no commercial activities conducted onsite.

Compliance with Zoning Standards

We will ensure to comply with the criteria for a conditional use by:

- Maintaining the residential character of the neighborhood with no exterior modifications or signs.
- Not providing any off-street parking spaces beyond the garage and the driveway.
- Complies with State Fire Marshal standards (e.g., fire alarms, emergency exits) and will undergo annual inspections.

Proposed Conditions to Mitigate Impact

To address potential community concerns, we propose the following conditions:

1. Occupancy Limit: No more than five residents at any time.
2. Noise Control: No outdoor activities.

3. Landscaping: The property already has a fenced gated backyard.
4. Neighbor Communication: we will provide a 24/7 contact number for neighbors to address concerns. We will encourage neighbors to call the local police as needed. We will have open-houses as needed to foster understanding of Class 2 Residential Facility in the community.
5. Security: there will be no resident with a history of violent crime, sexual predator, violent behavior, drug trafficking, or robbery. Staff will be trained in crisis intervention. Only individuals deemed safe and stable for the community can be residents. We will implement a security plan (e.g., door camera, lighting, and incident reporting to local authorities. There is usually no apparent difference between the residents and the people in the community. Most of the residents usually have jobs, volunteering or social activities away from the residence.

Community Benefits

This facility aligns with Franklin County's commitment to accessible mental health care and will:

- Reduce reliance on institutional settings by providing community-integrated housing.
- Community Integration: Residents have access to outpatient services, volunteer and work locally, fostering inclusivity and reducing stigma.
- Ensure resident safety through adherence to [Ohio Administrative Code 5122-30] and [OMHAS/DODD] licensing standards.
- Reducing mental health related homelessness.

Addressing Potential Concerns

- Traffic: There will be no additional traffic.
- Property Values: There will be no external change or signage indicating the purpose of the house. Above all, this will be the residents' home. The house will continue to be like any other single family house in the community and will not create negative perceptions among some potential buyers, potentially lowering their willingness to pay for nearby houses.
- Stigma: The facility will operate discreetly, with no external signage indicating its purpose.
- Safety: There will be no resident with a history of violent crime, sexual predator, violent behavior, drug trafficking, or robbery. Staff will be trained in crisis intervention. Only individuals deemed safe and stable for the community can be residents. We will implement a security plan (e.g., door camera, lighting, and incident reporting to local authorities, encouraging neighbors to report any suspicious activities).

Legal Compliance

- Fair Housing Act (FHA): The FHA prohibits discrimination against disabled persons, including those with mental illness. We are committed to fostering inclusivity while respecting neighborhood integrity.

- OMHAS Licensing: We will obtain state licensure prior to occupancy and obtaining this permit is an essential step.

We respectfully request approval of this conditional use permit to address a critical need for mental health housing in Franklin County while adhering to zoning standards and community interests. This permit is a necessary step towards licensing 2213 Belltree Drive, Reynoldsburg, Ohio 43068 as Danny Residence Care Facility. We welcome collaboration with the Board and neighbors to ensure a harmonious integration into the neighborhood. We remain open to any further questions. Thank you for your consideration.

Sincerely,

Danielle Kamgang

Property owner/ Founder of Danny Residence Care Facility

A handwritten signature in black ink, appearing to be 'DK', written over a horizontal line.

From: [Chris Shook](#)
To: ["danielle T"](#)
Cc: [Phoenix Buathier](#); [Danny Residence Care](#)
Subject: RE: Zoning Certificate Application - 2213 Belltree Drive - New Business/Use
Date: Thursday, February 27, 2025 12:42:47 PM

Danielle –

Thank you for the explanation. Would you object if the Planning and Zoning Board approved the use with the condition that such license be obtained and provided to the City prior to commencement of operation? Not to speak for the Board but I anticipate, if approved, that would be a condition.

Chris Shook
Reynoldsburg City Attorney

—
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6803

www.reynoldsburg.gov

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From: danielle T <dantchuis82@gmail.com>
Sent: Thursday, February 27, 2025 10:02 AM
To: Chris Shook <cshook@reynoldsburg.gov>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>; Danny Residence Care <dannyresidencecare@gmail.com>
Subject: Re: Zoning Certificate Application - 2213 Belltree Drive - New Business/Use

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

Dear Mr. Shook,

Class 2 residential facilities for mental health are regulated by OhioMHAS. We are working on getting the license that will allow the property to house less than five unrelated adults with persistent mental health and with the stability to live in the community. The process of the application is defined in the OA 5122-30-04. More information can be found on the OhioMHAS website. Some of the required documents to submit for the Class 2 residential facility include the residential zoning permit, electrical inspection, heat and cooling inspection, fire inspection (requires zoning permit). Once the application is submitted, the OhioMHAS will have to physically inspect and survey the house before a license is provided. The license is the last step in the process. There are hundreds of these facilities in Ohio and Franklin

county. The owners and provider association overseeing this is the Ohio Adult Care Facilities, phone number is 6149272421. The organization and the OhioMHAS will confirm the process described above.

We are just frustrated that what we thought was a simple step has caused too much confusion and has been delaying our process for about two months. We apologize if the previous explanations were unclear. We hope that sufficient information has been provided to clarify your confusions or allow better independent verification. We remain available for any further questions or concerns.

Sincerely,

Danielle Kamgang
Danny Residence Care
3477406193

On Tue, Feb 25, 2025 at 9:27 AM Chris Shook <cshook@reynoldsburg.gov> wrote:

Ms. Kamgang –

Pardon my confusion but I do not recall having such an application submitted without a license from the state. That helps the City understand the legal status of the proposed facility so we can determine what discretion the City has to grant or deny the application.

Chris Shook

Reynoldsburg City Attorney

–

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From: Phoenix Buathier <pbuathier@reynoldsburg.gov>

Sent: Tuesday, February 25, 2025 8:15 AM

To: Chris Shook <cshook@reynoldsburg.gov>

Subject: FW: Zoning Certificate Application - 2213 Belltree Drive - New Business/Use

From: danielle T <dantchuis82@gmail.com>
Sent: Monday, February 24, 2025 4:08 PM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Cc: Danny Residence Care <dannyresidencecare@gmail.com>
Subject: Re: Zoning Certificate Application - 2213 Belltree Drive - New Business/Use

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

Mrs. Buathier,
No we do not at this time. We cannot initiate the application without the Zoning permit. It is part of the prerequisite step to obtain the license.
I hope it helps. Let me know if you need further information.

Thanks
Danielle Kamgang
3477406193

On Mon, Feb 24, 2025 at 2:09 PM Phoenix Buathier <pbuathier@reynoldsburg.gov> wrote:

Ms. Kamgang,

Thank you for your response. Does your organization have any license from the Ohio Department of Mental Health and Addiction Services for this facility or any facility?

Sincerely,

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: Danny Residence Care <dannyresidencecare@gmail.com>
Sent: Friday, February 21, 2025 3:02 PM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Cc: dantchuis82@gmail.com
Subject: Re: Zoning Certificate Application - 2213 Belltree Drive - New Business/Use

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

No we don't. We only need a license from the Ohio Department of Mental Health and Addiction Services. We don't deal with Development disabilities .
Thanks

Danielle Kamgang

On Feb 21, 2025, at 2:23 PM, Phoenix Buathier
<pbuathier@reynoldsburg.gov> wrote:

Ms. Kamgang,

Does your organization have any current licensing from ODJFS for this facility or any other facility?

Sincerely,

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: Danny Residence Care <dannyresidencecare@gmail.com>
Sent: Wednesday, February 19, 2025 9:57 PM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Cc: dantchuis82@gmail.com
Subject: Re: Zoning Certificate Application - 2213 Belltree Drive - New Business/Use

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

Dear Phoenix,

1- please see attached Conditional Use Application for Danny Residence care and explanation letter.
2- We are currently working on the licensing and this permit is a necessary step towards licensing 2213 Belltree Drive, Reynoldsburg, Ohio 43068 as Danny Residence Care Facility.

Trust all is in order,
Looking forward to hearing from you

Danielle Kamgang
3477406193

On Tue, Feb 18, 2025 at 12:52 PM Phoenix Buathier
<pbuathier@reynoldsburg.gov> wrote:

Mrs. Kamgang,

I am contacting you regarding Permit 2025-0025 for 2213 Belltree Drive regarding NEW BUSINESS/USE PERMIT and have the following comments:

1. Please clarify your intended land use. It appears to be a Dwelling – Group, which is defined as: “A residential facility providing accommodations and personal care services for one (1) to five (5) unrelated persons and licensed as a residential facility that meets the criteria specified in Ohio Revised Code section 5119.34 (B)(1)(b).”⁴

a. If the intended land use is Dwelling – Group, as defined above, please email back stating so.

i. Please know that a CONDITIONAL USE application would be required for a Dwelling –Group, since the land use would be considered a “conditional land use” in the SR, Suburban Residential zoning.

1. I have attached the application to this email.

2. Please provide the certificate/license from the State of Ohio for this location.

If you have any questions, please feel free to email or call.

Sincerely,

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: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Subject: Re: 2213 Belltree Drive - Conditional Use Application
Date: Thursday, March 20, 2025 8:14:33 AM
Attachments: [Outlook-3nm40h22.png](#)

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

Phoenix,

Good morning.

We do not have any commits about this project at this time.

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: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Wednesday, March 19, 2025 8:32 AM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Subject: 2213 Belltree Drive - Conditional Use Application

Lt. Schmidt,

I am sending you 2213 Belltree Drive's Conditional Use Application and related items that are
rd

scheduled for the April 3 Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by March 26th so that we can incorporate them in the staff report that goes out first thing on March 27th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,

Phoenikx 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: [Mark Riley](#)
To: [Phoenix Buathier](#)
Subject: RE: 2213 Belltree Drive - Conditional Use Application
Date: Wednesday, March 19, 2025 1:55:49 PM

Hi Phoenix,

Public Service has reviewed and has no comments.

Mark

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Wednesday, March 19, 2025 8:33 AM
To: Mark Riley <mriley@reynoldsburg.gov>
Subject: 2213 Belltree Drive - Conditional Use Application

Mark,

I am sending you 2213 Belltree Drive's Conditional Use Application and related items that are scheduled for the April 3rd Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments Public Service may have by March 26th so that we can incorporate them in the staff report that goes out first thing on March 27th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,

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

April 2, 2025

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

RE: Matt Kirk of EMH&T for M/I Homes of Central Ohio, LLC; Summit Crossing Section 1
Phase A Final Plat

Planning and Zoning Board:

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

1. Project Summary

- a. The 69.4 +/- acre residential subdivision is zoned RM, Residential Medium. Of the 69.4 acre site, 30.1 acres are proposed to be used for the Townhome portion of the site. To the north, west and south of the subject site is Dwelling – Detached Single-Family zoned SR, Suburban Residential. To the east of the site is Dwelling – Detached Single-Family in Etna Township and Vacant land zoned I, Innovation.
- b. The subject site is currently under an agricultural land use, however the site is proposed to be developed with 280 Dwelling – Attached Single-Family homes, with a density of 9.6 dwelling units per acre. The approved major site plan also included a total open space area of 25.47 acres, which will include a 23.2 acre City Park.
- c. The proposed Final Plat application is for Section 1, Phase A, consisting of 23.872 acres and 24 Dwellings – Attached Single-Family lots.
- d. Open space is being platted in Reserve A, B & C at 1.375 acers, which is 5.39% of the total open space approved in the major site plan and preliminary plat.
- e. Reserve D is intended for future development, and is identified as .0822 acres, however on the Preliminary Plat this area is identified as 15.56 acres. On the major site plan and preliminary plat, this area is identified as having the land use of a Dwelling – Multi-Unit Building Complex.

2. Project Review Zoning

- a. The applicant is seeking Final Plat approval for Summit Crossing Subdivision Section 1 Phase A.
- b. The lot dimensions, right-of-ways, layout, setbacks, and open space configurations are consistent with the approved major site plan and preliminary plat.
- c. On Sheet 2 of 4: Identify on the final plat, the required 20 foot rear setback for parcels 13 through 24. Section 1103.19.III Development Standards. Setbacks
- d. On Sheet 3 of 4: Identify on the final plat, the required 20 foot rear setback for parcels 1 through 12. Section 1103.19.III Development Standards. Setbacks
- e. On Sheet 4 of 4: Please ensure that the correct acreage is provided for Reserve “D”.

The same acreage is used on Reserve “C”, which is significantly smaller. Please either have all reserves equal the 16.7 acres stated on the sheet, or revise the sites total acreage and reserve acreage.

- f. Reserve D on the approved Preliminary Plat is identified as 0.5 acres, and located in the northwest area of the development. What is referred to as Reserve D on the Final Plat is identified as Subarea C on the preliminary plat, which is 15.56 acres and identified as lot 281. This will need to be clarified and clearly identified on the Final Plat.

3. Project Review Engineering

- a. General: Provide space for the stamp/seal/signature of the PS on the plan.
- b. Sheet 2 of 4: Lots 13-24 show a line on the streets/storm/water plans that appears indicative of a building line. Should there be a 20’ building line shown on the plat for these lots along the rear?
- c. Sheet 2 of 4: There are references for reserves for abutting parcels to the north with notes clarifying the plat book and subdivision name. There is a ‘Reserve B’ label that does not provide clarify. Please provide a coded note for consistency since this reserve ‘B’ is not part of the subject plat.
- d. Sheet 3 of 4: Road plans show a rear 20’ building line for lots 1-12. Make sure the plat indicates any required setback lines and that the construction drawings/permit drawings match the plat.
- e. Sheet 4 of 4: The acreage for Reserve “D” appears incorrect – please verify and update the acreage.
- f. Sheet 4 of 4: What are the original acreages and residual acreages for the parent tracts list in Note “C”.

4. Recommendations

- a. Staff recommends approval for Summit Crossing Subdivision Section 1 Phase A with the following conditions:
 - i. That Sheet 2 and 3 be revised as noted in the above Project Review Zoning (2.c-d)
 - ii. That the plat be revised as noted in the above Project Review Zoning (2.e-f)
 - iii. That the plat be revised as noted in the above Project Review Engineering (3.a-f)
 - iv. That the plat is revised to City Staff’s satisfaction before going to City Council.

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#: 2025-0125
Date Submitted: 3/13/25
Fee Amount: \$500.00

PLANNING AND ZONING BOARD LAND SUBDIVISION AND PLAT APPLICATION

☒ Paid: CK

Property Address/Name of Plat: <u>SUMMIT CROSSING SECTION / PHASE A</u>	
Description of Location: <u>8718 SUMMIT ROAD</u>	
Parcel ID #(s): <u>011-026598-00.002, 011-026598-00.003</u>	RECEIVED MAR 13 2025 REYNOLDSBURG BUILDING DEPT
Number of Lots: <u>24</u>	
Complete Where Applicable: Engineer/Surveyor: <u>EMHAT - MATT KARK</u> Builder/Developer: <u>M/I HOMES</u>	

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>M/I HOMES OF CENTRAL OHIO, LLC</u>	Property Owner Address: <u>4131 WORTH AVENUE, SUITE 300, COLUMBUS, OHIO, 43219</u>
--	---

II. APPLICANT INFORMATION

Applicant Name: <u>EMHAT - MATT KARK</u>	Applicant Address: <u>5500 NEW ALBANY ROAD, COLUMBUS, OHIO, 43054</u>
Applicant Phone Number: <u>614-775-4131</u>	Applicant Email: <u>MKARK@EMHAT.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: _____ Date: _____
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>	Planning and Zoning Board Meeting Date: _____	City Council Meeting Date: _____
	Zoning District: _____	☐ Approved as Submitted	☐ Approved as Submitted
	☒ Olde Reynoldsburg District	☐ Approved w/ Conditions	☐ Submitted Approved
		☐ Tabled	☐ w/ Conditions Tabled
		☐ Denied	☐ Denied
P&Z Administrator: _____		Date: _____	
Clerk of Council: _____		Date: _____	

SUMMIT CROSSING SECTION 1 PHASE A

1
4

Situated in the State of Ohio, County of Licking, City of Reynoldsburg, and in Lot 12, Section 9, Township 16, Range 20, Refugee Lands, containing 23.872 acres of land, more or less, said 23.872 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 _____, Recorder's Office, Licking County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL**, Area President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"SUMMIT CROSSING SECTION 1 PHASE A"**, a subdivision containing Lots numbered 1 to 24, both inclusive, and areas designated as Reserves "A", "B", "C" and "D", does hereby accept this plat of same and dedicates to public use, as such, all of Allegro Drive, Denali Avenue, Foraker Place, Park Place North and Summit Road 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 said **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 Allegro Drive, Denali Avenue, Foraker Place, Park Place North and Summit Road 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__.

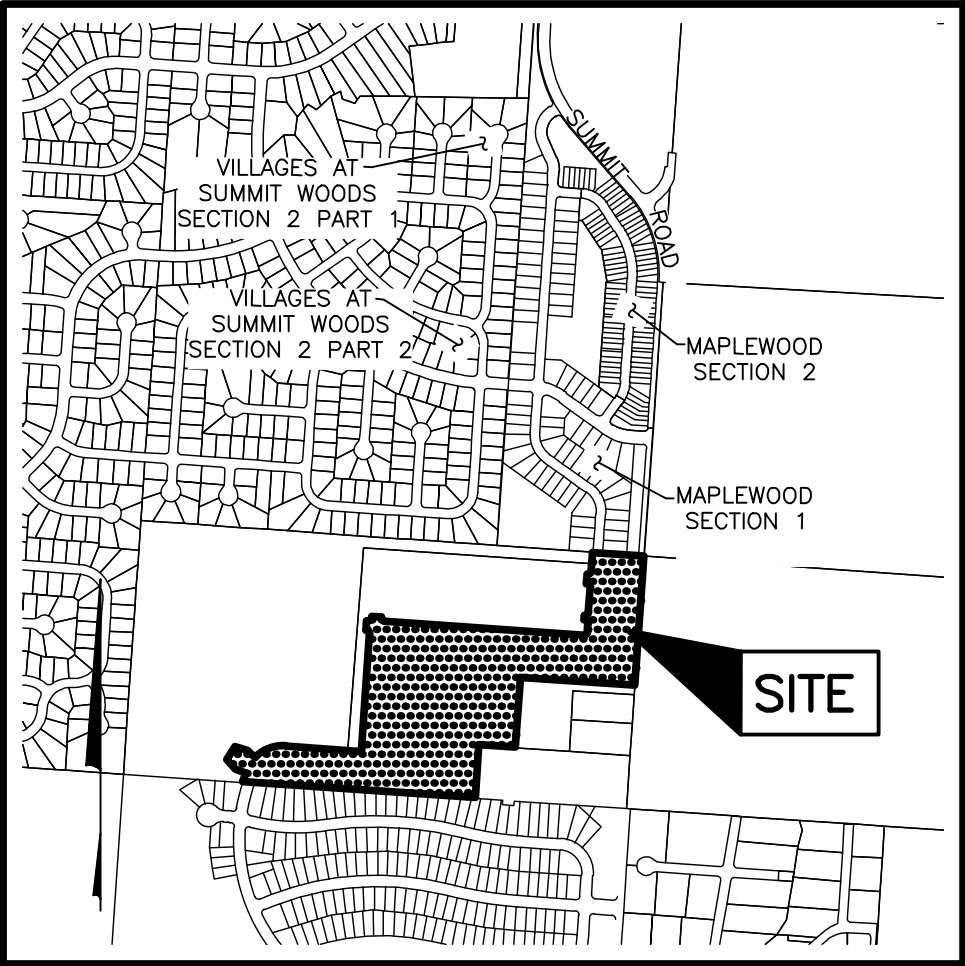
Auditor, Licking County, Ohio

Filed for record this ____ day of ____, 20__ at _____
M. Fee \$ _____
File No. _____

Recorder, Licking County, Ohio

Recorded this ____ day of ____, 20__.

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 (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 plat.

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, Licking 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

U:\20240981\DWG\CASHIERS\PLAT\20240981-YS-PLAT-PLUS14.DWG Plotted by: MASTON, JOHN on: 2/24/2025 3:37:16 PM last saved by: JMASTON on: 9/24/2025 2:36:24 PM Xref's: 20220043-YS-PLAT-SEC1.DWG & 20230398BNDY.DWG & 20220043-YS-PLAT-SEC1.DWG & 20240981-CS-REFR-F.DWG & 20240981-CS-REFR-N.DWG & 20240981-CS-REFR-E.DWG & EASEMENTS.DWG

SUMMIT CROSSING SECTION 1 PHASE A

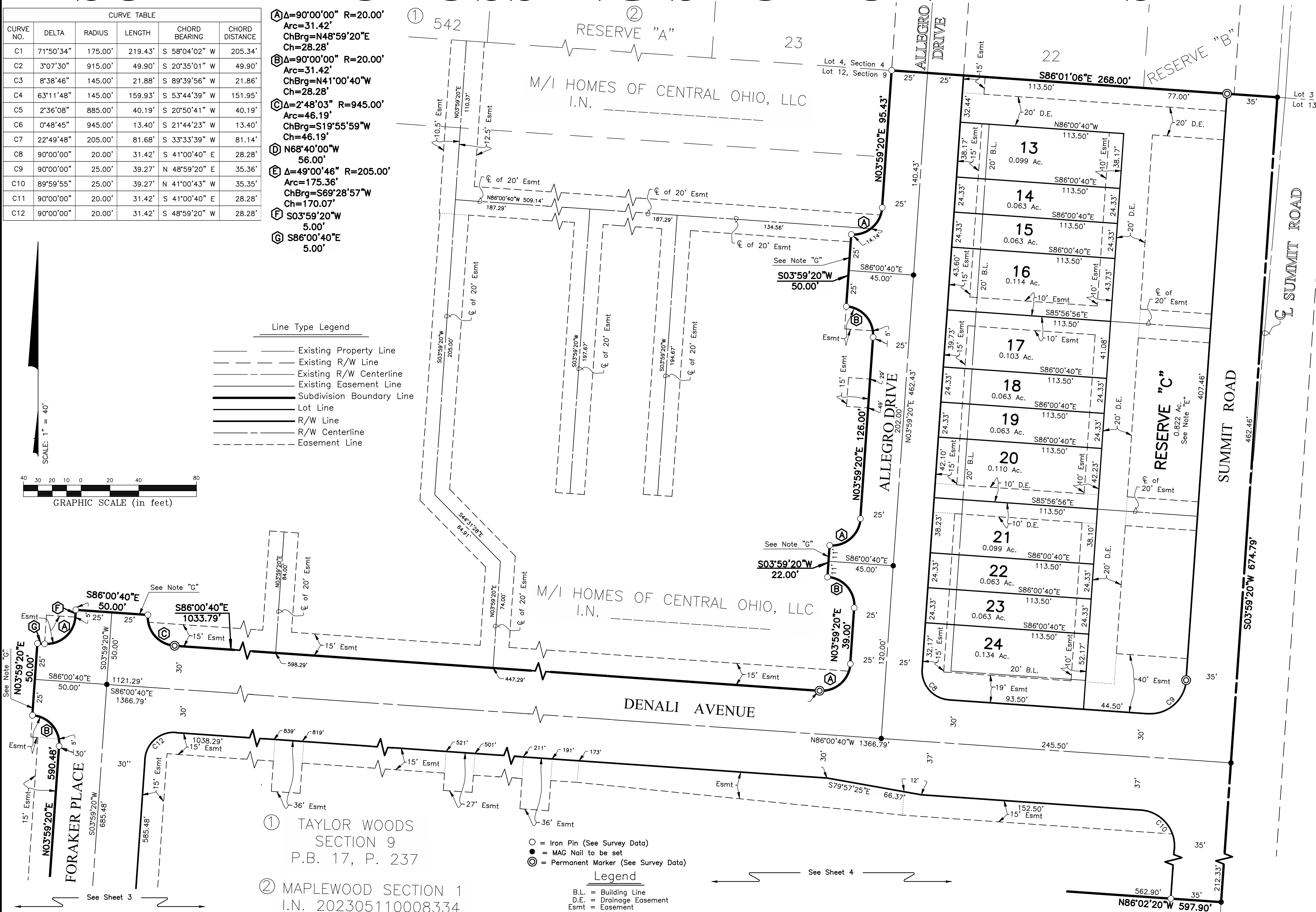
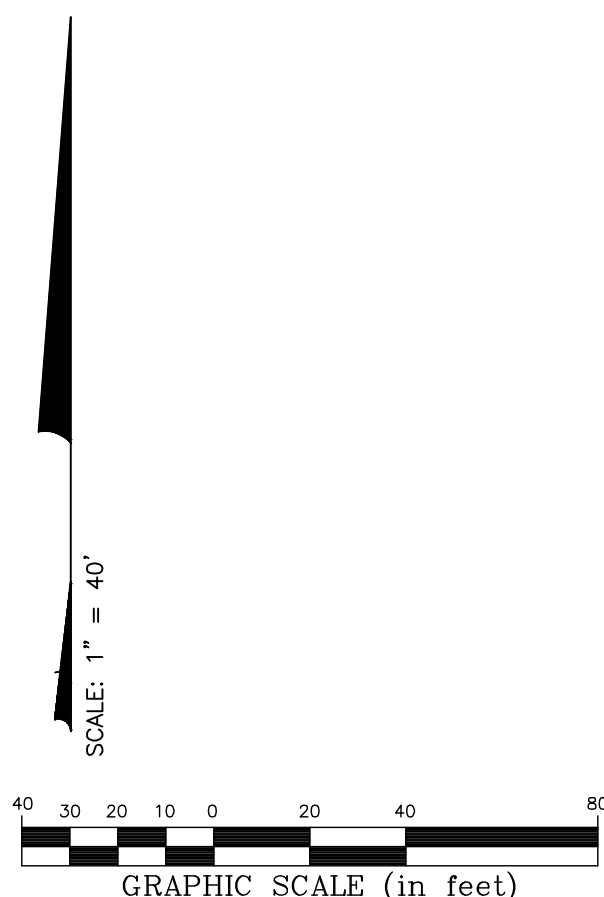
2
4

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	71°50'34"	175.00'	219.43'	S 58°04'02" W	205.34'
C2	3°07'30"	915.00'	49.90'	S 20°35'01" W	49.90'
C3	8°38'46"	145.00'	21.88'	S 89°39'56" W	21.86'
C4	63°11'48"	145.00'	159.93'	S 53°44'39" W	151.95'
C5	2°36'08"	885.00'	40.19'	S 20°50'41" W	40.19'
C6	0°48'45"	945.00'	13.40'	S 21°44'23" W	13.40'
C7	22°49'48"	205.00'	81.68'	S 33°33'39" W	81.14'
C8	90°00'00"	20.00'	31.42'	S 41°00'40" E	28.28'
C9	90°00'00"	25.00'	39.27'	N 48°59'20" E	35.36'
C10	89°59'55"	25.00'	39.27'	N 41°00'43" W	35.35'
C11	90°00'00"	20.00'	31.42'	S 41°00'40" E	28.28'
C12	90°00'00"	20.00'	31.42'	S 48°59'20" W	28.28'

- ① $\Delta=90^{\circ}00'00"$ $R=20.00'$
Arc=31.42'
ChBrg=N48°59'20"E
Ch=28.28'
- ② $\Delta=90^{\circ}00'00"$ $R=20.00'$
Arc=31.42'
ChBrg=N41°00'40"W
Ch=28.28'
- ③ $\Delta=2^{\circ}48'03"$ $R=945.00'$
Arc=46.19'
ChBrg=S19°55'59"W
Ch=46.19'
- ④ N68°40'00"W
56.00'
- ⑤ $\Delta=49^{\circ}00'46"$ $R=205.00'$
Arc=175.36'
ChBrg=S69°28'57"W
Ch=170.07'
- ⑥ S03°59'20"W
5.00'
- ⑦ S86°00'40"E
5.00'

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



① TAYLOR WOODS
SECTION 9
P.B. 17, P. 237

② MAPLEWOOD SECTION 1
I.N. 202305110008334

- Legend
- = Iron Pin (See Survey Data)
 - = MAG Nail to be set
 - ⊙ = Permanent Marker (See Survey Data)
 - B.L. = Building Line
 - D.E. = Drainage Easement
 - Esmt = Easement

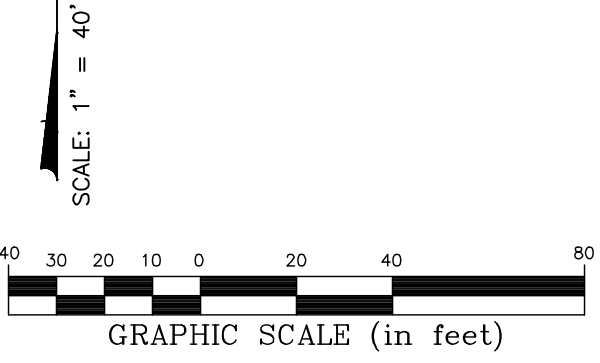
SUMMIT CROSSING SECTION 1 PHASE A

3
4

③ EASTWOOD RESERVE
PHASE 1
I.N. 202309110016512

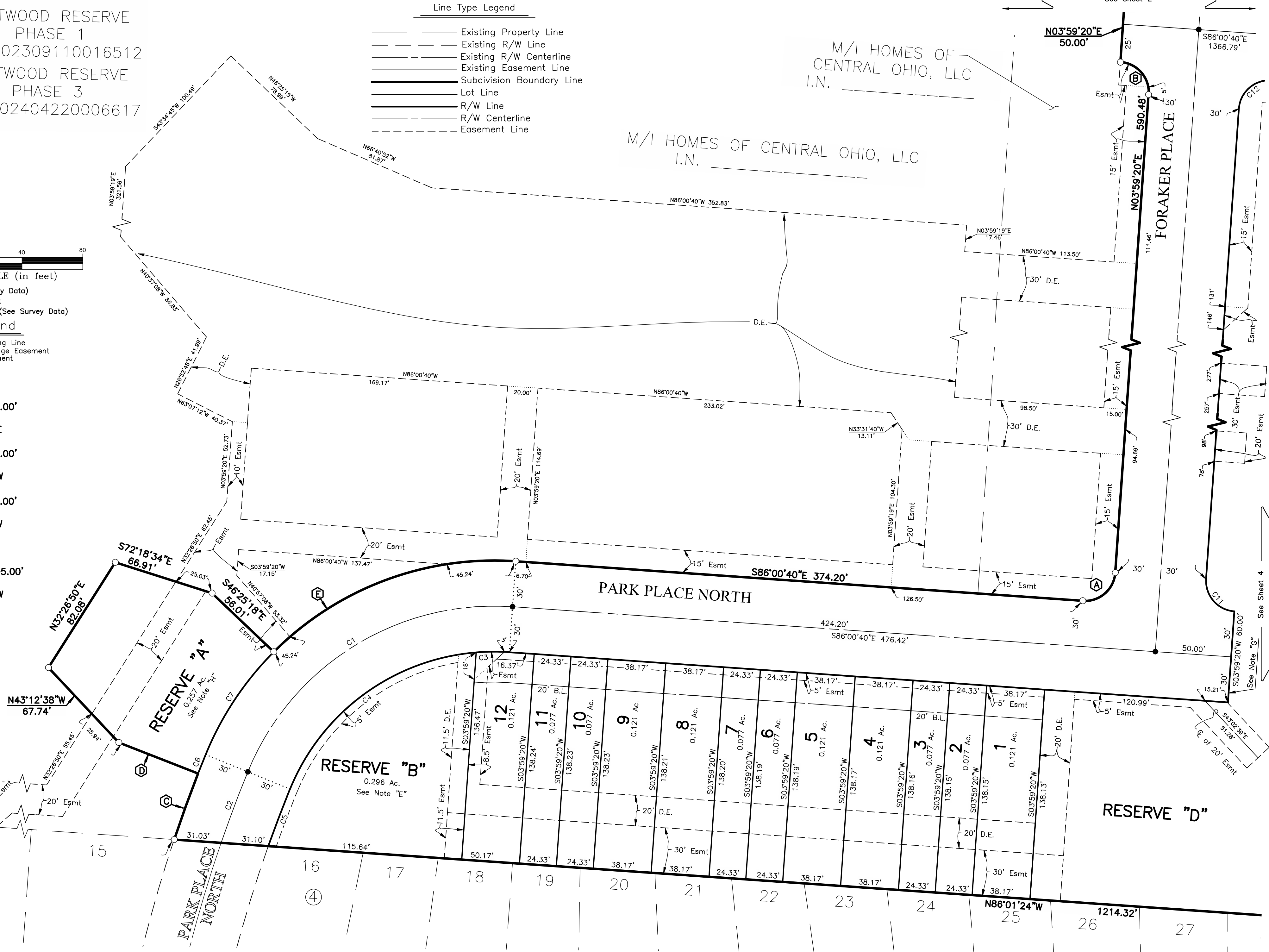
④ EASTWOOD RESERVE
PHASE 3
I.N. 202404220006617

- 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



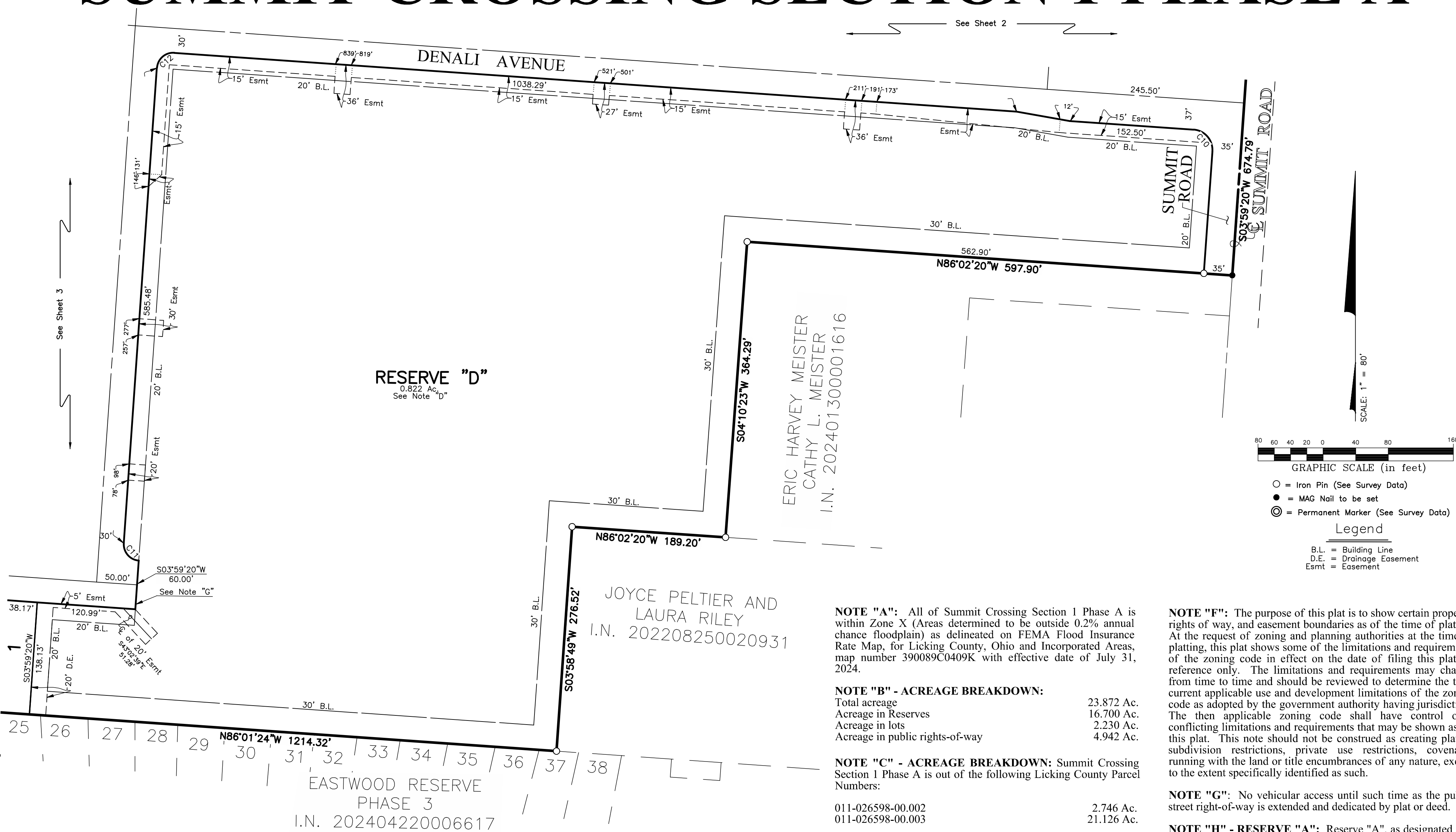
- = Iron Pin (See Survey Data)
 - = MAG Nail to be set
 - ⊙ = Permanent Marker (See Survey Data)
- Legend
- B.L. = Building Line
 - D.E. = Drainage Easement
 - Esmt = Easement

- Ⓐ Δ=90°00'00" R=20.00'
Arc=31.42'
ChBrg=N48°59'20"E
Ch=28.28'
- Ⓑ Δ=90°00'00" R=20.00'
Arc=31.42'
ChBrg=N41°00'40"W
Ch=28.28'
- Ⓒ Δ=2°48'03" R=945.00'
Arc=46.19'
ChBrg=S19°55'59"W
Ch=46.19'
- Ⓓ N68°40'00"W
56.00'
- Ⓔ Δ=49°00'46" R=205.00'
Arc=175.36'
ChBrg=S69°28'57"W
Ch=170.07'
- Ⓕ S03°59'20"W
5.00'
- Ⓖ S86°00'40"E
5.00'



SUMMIT CROSSING SECTION 1 PHASE A

4
4



From: [Sean Gillilan](#)
To: [Phoenix Buathier](#)
Cc: [Eric Meyer](#)
Subject: Summit Crossing - Final Plat for Section 1A & 1B; Engineering comments
Date: Tuesday, April 8, 2025 5:24:17 PM
Attachments: [20240981-VS-PLAT-PHS1A-OHM Markup.pdf](#)
[20240981-VS-PLAT-PHS1B - OHM Comments.pdf](#)

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

Phoenix,

Attached are the comments from my review of the final plat. Below is a summary you can copy and paste into your staff report:

Section 1A:

1. General: Provide space for the stamp/seal/signature of the PS on the plan.
2. Sheet 2 of 4: Lots 13-24 show a line on the streets/storm/water plans that appears indicative of a building line. Should there be a 20' building line shown on the plat for these lots along the rear?
3. Sheet 2 of 4: There are references for reserves for abutting parcels to the north with notes clarifying the plat book and subdivision name. There is a 'Reserve B' label that does not provide clarify. Please provide a coded note for consistency since this reserve 'B' is not part of the subject plat.
4. Sheet 3 of 4: Road plans show a rear 20' building line for lots 1-12. Make sure the plat indicates any required setback lines and that the construction drawings/permit drawings match the plat.
5. Sheet 4 of 4: The acreage for Reserve "D" appears incorrect – please verify and update the acreage.
6. Sheet 4 of 4: What are the original acreages and residual acreages for the parent tracts list in Note "C".

Section 1B:

1. General: Provide space for the stamp/seal/signature of the PS on the plan.
2. Sheet 2 of 2: Some of the rear building lines do not match what is shown in the street, storm, and water plans. Please ensure the plat and the construction drawings match.
3. Sheet 2 of 2: What are the parent tract original acreages and residual acreages (post Section 1A)?

Let me know if you need anything additional.

SEAN GILLILAN, PE, LEED AP
PRINCIPAL



OHM Advisors®

D (614) 474-5115 | **M** (614) 893-1294 | **O** (614) 418-0600

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From: [Doug White](#)
To: [Phoenix Buathier](#)
Subject: Re: 8718 Summit Road - Final Plats Section 1 Phase A & B
Date: Tuesday, April 8, 2025 11:25:58 AM

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

Phoenix,
The Fire District has no comment at this time.

V/R,

Doug White
Fire Marshal
West Licking Fire District
dwhite@westlickingfire.org
(740)927-3046 opt. 2

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Thursday, March 20, 2025 8:36 AM
To: Doug White <DWhite@westlickingfire.org>
Subject: 8718 Summit Road - Final Plats Section 1 Phase A & B

Mr. White,

I am sending you 8718 Summit Road for Section 1 Phase 1 and Section 1 Phase B of their Final Plat Applications and related items that are scheduled for the April 17th Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by April 9th so that we can incorporate them in the staff report that goes out first thing on April 10th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,
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

April 3, 2025

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

RE: Matt Kirk of EMH&T for M/I Homes of Central Ohio, LLC; Summit Crossing Section 1
Phase B Final Plat

Planning and Zoning Board:

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

1. Project Summary

- a. The 69.4 +/- acre residential subdivision is zoned RM, Residential Medium. Of the 69.4 acre site, 30.1 acres are proposed to be used for the Townhome portion of the site. To the north, west and south of the subject site is Dwelling – Detached Single-Family zoned SR, Suburban Residential. To the east of the site is Dwelling – Detached Single-Family in Etna Township and Vacant land zoned I, Innovation.
- b. The subject site is currently under an agricultural land use, however the site is proposed to be developed with 280 Dwelling – Attached Single-Family homes, with a density of 9.6 dwelling units per acre. The approved major site plan also included a total open space area of 25.47 acres, which will include a 23.2 acre City Park.
- c. The proposed Final Plat application is for Section 1, Phase B, consisting of 5.045 acres and 58 Dwellings – Attached Single-Family lots.
- d. Open space is being platted in Reserve E and F at 1.395 acers, which is 5.48% of the total open space approved in the major site plan and preliminary plat.

2. Project Review Zoning

- a. The applicant is seeking Final Plat approval for Summit Crossing Subdivision Section 1 Phase B.
- b. The lot dimensions, right-of-ways, layout, setbacks, and open space configurations are consistent with the approved major site plan and preliminary plat.
- c. On Sheet 2 of 2: Identify on the final plat, the required 20 foot rear setback for parcels 25 through 82. Section 1103.19.III Development Standards. Setbacks

3. Project Review Engineering

- a. General: Provide space for the stamp/seal/signature of the PS on the plan.
- b. Sheet 2 of 2: Some of the rear building lines do not match what is shown in the street, storm, and water plans. Please ensure the plat and the construction drawings match.
- c. Sheet 2 of 2: What are the parent tract original acreages and residual acreages (post Section 1A)?

4. Recommendations

- a. Staff recommends approval for Summit Crossing Subdivision Section 1 Phase B with the following conditions:
 - i. That Sheet 2 be revised as noted in the above Project Review Zoning (2.c)
 - ii. That the plat be revised as noted in the above Project Review Engineering (3.a-c)
 - iii. That the plat is revised to City Staff's satisfaction before going to City Council.

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#: 2025-0126
Date Submitted: 3/13/25
Fee Amount: \$500.00

PLANNING AND ZONING BOARD LAND SUBDIVISION AND PLAT APPLICATION

☒ Paid: CK

Property Address/Name of Plat: <u>SUMMIT CROSSING SECTION 1 PHASE B</u>	
Description of Location: <u>8718 SUMMIT ROAD</u>	RECEIVED
Parcel ID#(s): <u>011-026598-00.002, 011-026598-00.003</u>	MAR 13 2025
Number of Lots: <u>58</u>	REYNOLDSBURG BUILDING DEPT
Complete Where Applicable: Engineer/ <u>Surveyor</u> <u>EMHT-MATT KIRK</u>	
Builder/Developer: <u>M/I HOMES</u>	

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>M/I HOMES OF CENTRAL OHIO, LLC</u>	Property Owner Address: <u>4131 WORTH AVENUE, SUITE 300, COLUMBUS, OHIO, 43219</u>
--	---

II. APPLICANT INFORMATION

Applicant Name: <u>EMHT-MATT KIRK</u>	Applicant Address: <u>5500 NEW ALBANY ROAD, COLUMBUS, OHIO, 43054</u>
Applicant Phone Number: <u>614-715-4131</u>	Applicant Email: <u>MKIRK@EMHT.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: _____ Date: _____
*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>	Planning and Zoning Board Meeting Date: _____	City Council Meeting Date: _____
	Zoning District: _____	☐ Approved as Submitted	☐ Approved as Submitted
	☒ Olde Reynoldsburg District	☐ Approved w/ Conditions	☐ Submitted Approved
		☐ Tabled	☐ w/ Conditions Tabled
		☐ Denied	☐ Denied
P&Z Administrator: _____		Date: _____	
Clerk of Council: _____		Date: _____	

SUMMIT CROSSING SECTION 1 PHASE B

1
2

Situated in the State of Ohio, County of Licking, City of Reynoldsburg, and in Lot 12, Section 9, Township 16, Range 20, Refugee Lands, containing 5.045 acres of land, more or less, said 5.045 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 _____, Recorder's Office, Licking County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL**, Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"SUMMIT CROSSING SECTION 1 PHASE B"**, a subdivision containing Lots numbered 25 to 82, both inclusive, and an areas designated as Reserves "E" and "F", does hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement", "Sidewalk Easement", or Reserve "E" 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. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing and maintaining a sidewalk and/or shared use path for use by the public. 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.

Easements are hereby reserved in, over and under areas designated on this plat as "Private Utility Easement" (P.U.E.) for the construction, operation and maintenance of storm water runoff drains, facilities and mainline waterline facilities. Such facilities shall be owned and maintained by one or more condominium associations as will be established subsequent to the recordation of this plat. Said facilities will not be dedicated to the City of Reynoldsburg, Ohio and the City of Reynoldsburg, Ohio will not be responsible for the maintenance of said facilities.

The owners of the fee simple titles to Lots 25 to 82, both inclusive, and areas designated as Reserve "E" and Reserve "F", shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said Reserve "E" to be shared with the owners of the fee simple titles to each other of said lots 25 to 82, both inclusive, and areas designated as Reserve "E" and Reserve "F".

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 said **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

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 Allegro Drive, Danali Avenue, Foraker Place, Park Place North and Summit Road 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__.

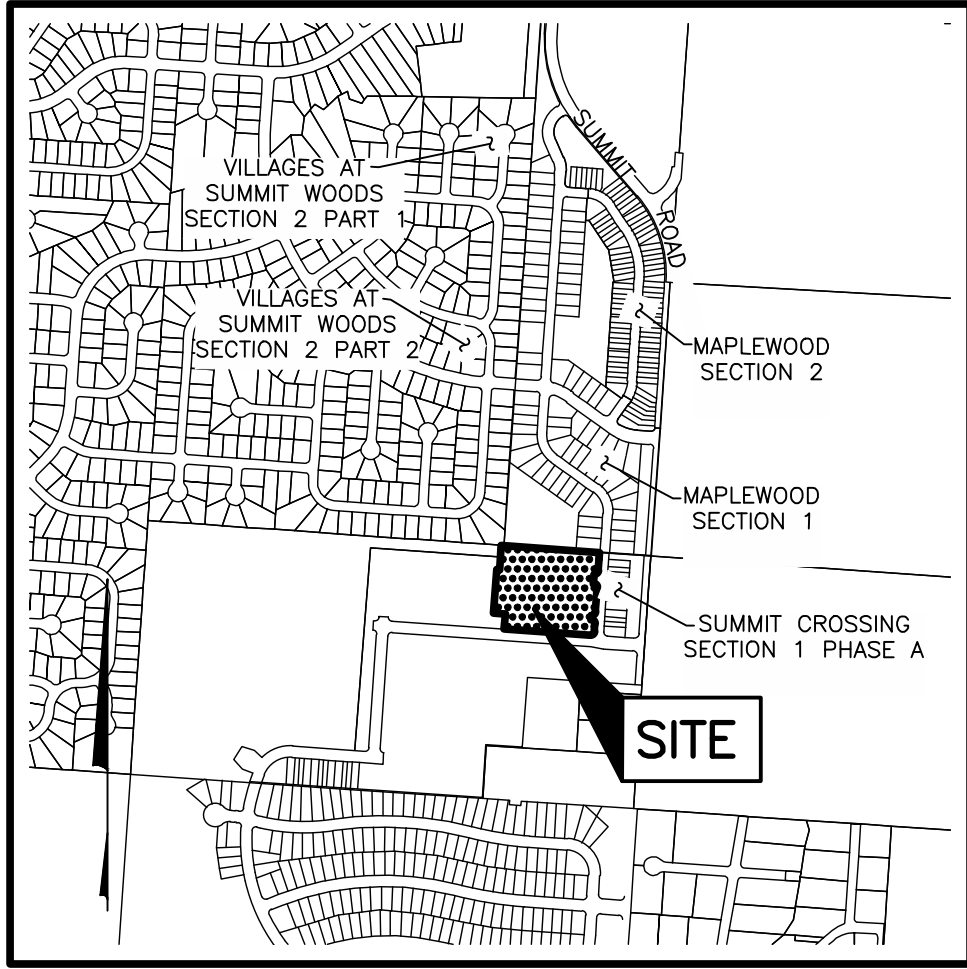
Auditor, Licking County, Ohio

Filed for record this ____ day of ____, 20__ at _____
M. Fee \$ _____
File No. _____

Recorder, Licking County, Ohio

Recorded this ____ day of ____, 20__.

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 (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 plat.

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, Licking 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

U:\20240981\DWG\CASHIERS\PLAT\20240981-VS-PLAT-PLANS\B.DWG plotted by KIRK, MATTHEW on 2/25/2025 11:45:42 AM last saved by JMASTON on 2/25/2025 11:10:17 AM
Xref: 20220043-VS-PLAT-SECT1.DWG & EASEMENTS.DWG & 20240981-CS-REFR-NDWG

SUMMIT CROSSING SECTION 1 PHASE B

2
2

NOTE "A": All of Summit Crossing Section 1 Phase B is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, for Licking County, Ohio and Incorporated Areas, map number 390089C0409K with effective date of July 31, 2024.

NOTE "B" - ACREAGE BREAKDOWN:

Total acreage	5.045 Ac.
Acreage in Reserves	1.395 Ac.
Acreage in lots	3.650 Ac.

NOTE "C" - ACREAGE BREAKDOWN: Summit Crossing Section 1 Phase A is out of the following Licking County Parcel Numbers:

011-026598-00.002	0.711 Ac.
011-026598-00.003	4.334 Ac.

NOTE "D" - RESERVE "F": Reserve "F", as designated and delineated hereon, shall be owned and maintained by the developer, its successors and assigns, for the purpose of future development.

NOTE "E" - RESERVE "E": Reserve "E", as designated and delineated hereon, shall be owned and maintained by the Summit Crossing master association. The drives constructed within said Reserve "E" will be private drives which will be owned and maintained by said association. Until such time as said association is formed and funded, the developer will be responsible for the maintenance of said Reserve "E". Said drives will not be dedicated to the City of Reynoldsburg and the City of Reynoldsburg, will not be responsible for the maintenance of said drives.

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

NOTE "H": 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 Summit Crossing Section 1 Phase B, or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Licking County Recorder's Office.

Line Type Legend

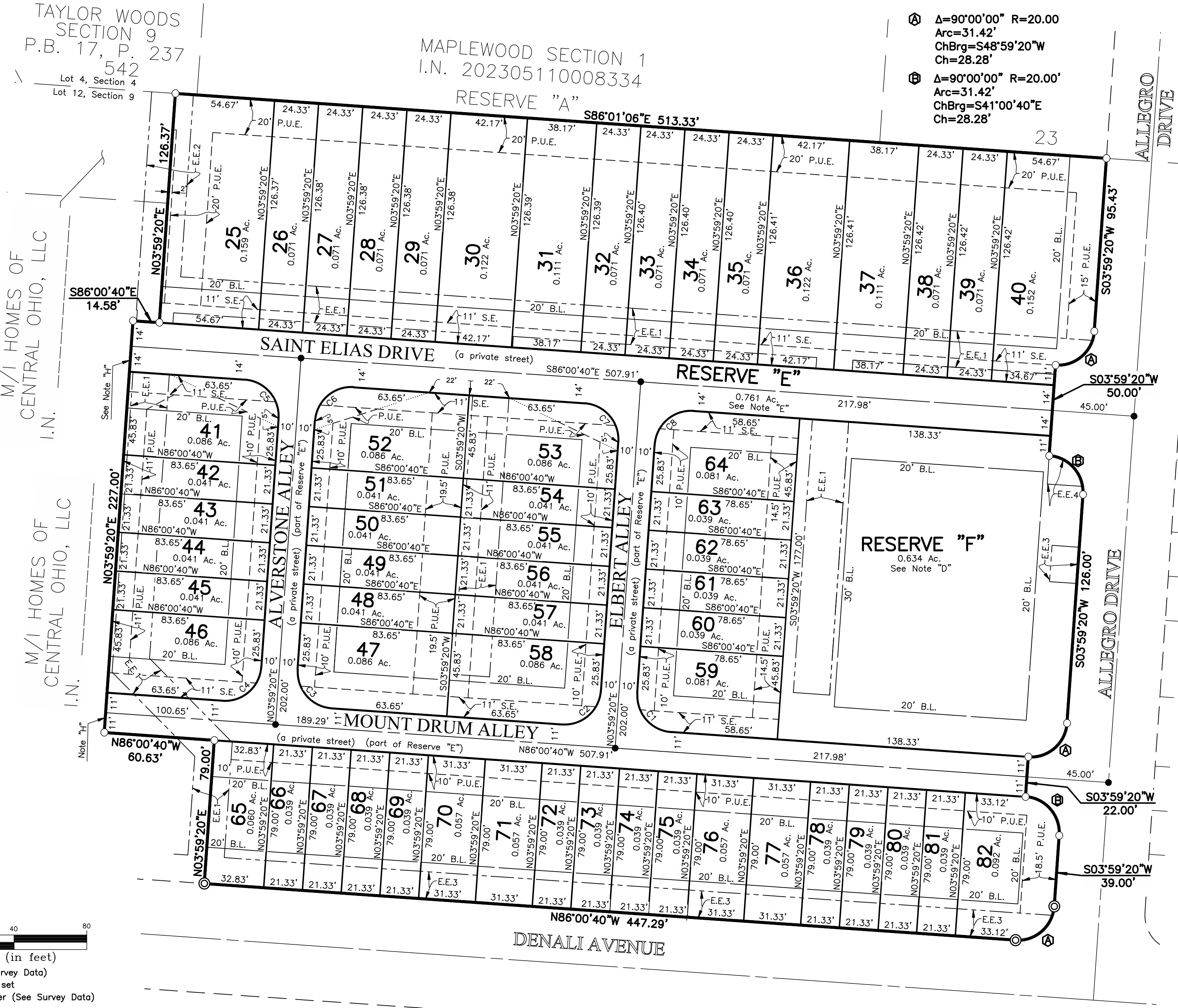
---	Existing Property Line
---	Existing R/W Line
---	Existing R/W Centerline
---	Existing Easement Line
---	Subdivision Boundary Line
---	Lot Line
---	R/W Line
---	R/W Centerline
---	Easement Line

Legend

B.L.	= Building Line
D.E.	= Drainage Easement
Esmt	= Easement
P.U.E.	= Private Utility Easement
S.E.	= Sidewalk Easement
E.E.1	= Existing 20' Easement
E.E.2	= Existing 23' Easement
E.E.3	= Existing 15' Easement
E.E.4	= Existing Easement

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	20.00'	31.42'	S 41°00'40" E	28.28'
C2	90°00'00"	20.00'	31.42'	N 48°59'20" E	28.28'
C3	90°00'00"	20.00'	31.42'	S 41°00'40" E	28.28'
C4	90°00'00"	20.00'	31.42'	N 48°59'20" E	28.28'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C5	90°00'00"	20.00'	31.42'	N 41°00'40" W	28.28'
C6	90°00'00"	20.00'	31.42'	S 48°59'20" W	28.28'
C7	90°00'00"	20.00'	31.42'	N 41°00'40" W	28.28'
C8	90°00'00"	20.00'	31.42'	S 48°59'20" W	28.28'



SCALE: 1" = 40'

GRAPHIC SCALE (in feet)

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

Ⓐ Δ=90°00'00" R=20.00
Arc=31.42'
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ChBrg=S41°00'40"E
Ch=28.28'

\\20240981\DWG\CASHFETES\PLAT\20240981-YS-PLAT-PHASEB.DWG created by MASTON, JOHN on 2/25/2025 11:09:28 AM last saved by JMASTON on 2/25/2025 9:51:30 AM
Xref: 20220043-YS-PLAT-SEC1.DWG & EASEMENTS.DWG & 20240981-C5-REFR-1.DWG

From: [Sean Gillilan](#)
To: [Phoenix Buathier](#)
Cc: [Eric Meyer](#)
Subject: Summit Crossing - Final Plat for Section 1A & 1B; Engineering comments
Date: Tuesday, April 8, 2025 5:24:17 PM
Attachments: [20240981-VS-PLAT-PHS1A-OHM Markup.pdf](#)
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1. General: Provide space for the stamp/seal/signature of the PS on the plan.
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3. Sheet 2 of 2: What are the parent tract original acreages and residual acreages (post Section 1A)?

Let me know if you need anything additional.

SEAN GILLILAN, PE, LEED AP
PRINCIPAL



OHM Advisors®

D (614) 474-5115 | **M** (614) 893-1294 | **O** (614) 418-0600

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From: [Doug White](#)
To: [Phoenix Buathier](#)
Subject: Re: 8718 Summit Road - Final Plats Section 1 Phase A & B
Date: Tuesday, April 8, 2025 11:25:58 AM

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

Phoenix,
The Fire District has no comment at this time.

V/R,

Doug White
Fire Marshal
West Licking Fire District
dwhite@westlickingfire.org
(740)927-3046 opt. 2

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Thursday, March 20, 2025 8:36 AM
To: Doug White <DWhite@westlickingfire.org>
Subject: 8718 Summit Road - Final Plats Section 1 Phase A & B

Mr. White,

I am sending you 8718 Summit Road for Section 1 Phase 1 and Section 1 Phase B of their Final Plat Applications and related items that are scheduled for the April 17th Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by April 9th so that we can incorporate them in the staff report that goes out first thing on April 10th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,
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

April 9, 2025

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

RE: Core5 Industrial Partners for Reyno Holding Co.; 7460 Taylor Road SW: 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 at 7460 Taylor Road SW, Parcel ID #087-141126-00.000. The parcel is 54.3 acres according to the Licking County Auditor's website and is vacant land. The applicant has submitted a Major Site Plan application simultaneously for an Industrial Development that will consist of 3 buildings ranging from 246,000 square feet to 310,240 square feet. The applicant is requesting a variance to exceed the maximum building setback from 20 feet to 1,050 feet. The subject site is zoned I, Innovation Zone.
- b. **Surrounding Zoning:** The parcels directly to the north east and south of the subject site are located in the City of Pataskala. The zonings consist of R-20, Medium Density Residential, R-87, Medium-Low Density Residential, and M-1, Light Manufacturing. The surrounding land uses consist of a concrete plant to the south, single-family residential to the north, vacant land to the east. The parcels to the west of the site are 310 acres, located in the City of Reynoldsburg, zoned I, Innovation Zone that consist of logistics, warehousing and office.
- c. **Applicant's Request:** The applicant is requesting a Variance to deviate from Section 1103.23.III.DevelopmentStandards.Setbacks, which states that the maximum front yard building setback is 20 feet from the right-of-way in the I, Innovation Zone. The applicant is requesting to deviate from Section 1103.23.III.DevelopmentStandards.Setbacks to allow a maximum front yard building setback of 1,050 feet from Taylor Road SW right-of-way.
- d. **Statement of Hardship:** The applicant states that due to the large size of the parcel, potential utility easements, and safe circulation throughout the site for businesses, employees and the fire department, along with the strict application of the code, that the variance is necessary for the reasonable use of the land. That the applicant is trying to meet the intended use of the Innovation Zone, which is to serve as an economic center for Reynoldsburg and surrounding communities through this development.
- e. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the Innovation District is intended to "...[I]nclude a mix of industrial and office uses intended to serve as economic centers for Reynoldsburg and surrounding communities. Professional office users

such as research and development, laboratory, and technology businesses, among others are encouraged”

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 the intent of the zoning code is to promote an orderly site design, and that the proposed development functions efficiently with its surroundings. The applicant states granting the variance would allow for an appropriate building placement and would allow the site, which is very large, to be used appropriately.
 - a. The applicant is requesting the maximum building setback to be increased from 20 feet to 1050 feet. Staff agrees with the applicant that the requested variance upholds the broader goals of the innovation district in the zoning code, and granting the variance due to the unique size of the development is necessary for the site to be developed appropriately.
 - 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 industrial or warehousing is a permitted land use in the I, Innovation district. Staff is of the opinion that granting the variance will not permit the establishment of any use which is not a permitted land use or a conditional land use in the I, Innovation zoning district.
 - 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. The applicant states that the subject parcel presents unique circumstances that warrant the variance requested. That due to the size of the parcel, strict adherence to the 20 foot maximum front building setback would significantly limit the developable area and prevent effective site utilization. That due to the parcel being larger than most parcels, greater flexibility is needed to develop this site. The applicant also states that the layout proposed will allow proper building circulation for employees, business purposes and the fire department access. The fire department has reviewed the proposed

layout and has no issues with regards to the current layout.

- a. Staff finds that the 54 acre site is larger than almost all lots located in this zoning district, with the exception of the existing Department of Agriculture/Fire Academy and the Victoria's Secret and Bath and Body Works sites, both of which have existed for decades. The only other site that is larger than this site, is a vacant 80 acre lot, south of the site with the same zoning. A development on this large of a parcel, with the intended land use of industrial and/or warehousing in the innovation district has not come before the Planning and Zoning Board since the new zoning code. Staff finds that due to the unique size of the lot, the restrictive nature of the front building setback requirements, and that not obtaining a variance would deprive the property owner the reasonable use of the land, that the variance should be granted.
- 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 applicant states that due to the limited building placement of a maximum of 20 feet, from the right-of-way, it would make it impossible to developed a functional building footprint and site infrastructure that would align with modern design standards for facilities of this scale. The applicant also states a significant portion of the site would remain unusable, and prevent the property owner from achieving a practical and efficient layout.
 - a. Staff is of the opinion that the Zoning Code did not take into account a larger parcel that could have multiple buildings built on it, into consideration when the code was written. Based on staff's analysis the applicant does experience a hardship from the strict application of the Zoning Code. Staff is of the opinion that the strict application of the zoning code created the hardship, and that it is not self-created.
- 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 states they have requested the minimum variance required to accomplish their request. That the request is made specifically for the furthest proposed buildings placement on the site.
 - a. Staff has worked with the applicant to achieve the

minimum number and request of variances possible on the subject site. Staff is of the opinion, the applicant is requesting the minimum variance needed to accomplish the development of this site.

- 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 variance, if granted, will not impair the supply of light and air, substantially increase congestion, endanger public safety, or significantly impact nearby property values. The fire department and public service do not have any concerns regarding this development.
- 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 applicant states the variance request will not confer them special privileges to other properties in the same district, because the request is driven by the unique size and configuration of the parcel, which requires greater flexibility for an effective development.
 - a. Staff would agree with the applicant, that the variance requested is specifically tailored to allow reasonable and efficient use of the land while trying to comply with the zoning code regulations. Since the subject site is roughly 54 acres, which is larger than majority of the parcels within the City of Reynoldsburg, along with the unique layout of the site, with regards to drainage, access and easements, staff believes granting the variance would not give special privileges to the applicant.
- 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 request is based solely on the unique characteristics and development requirements of the subject property and is not influenced by any nonconforming use or neighboring properties.
 - a. Staff agrees that the applicant is not requesting this variance due to a nonconforming use of land or structure, since this is the first development in the Innovation of its kind to come before the Planning and Zoning Board since the 2020 zoning code change. The request is not based off of other nonconforming uses or land.
- 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 requested variance is not a matter of

convenience but necessary to utilize the site effectively given its unique characteristics. That the parcel has a large depth and adhering to the current setbacks requirements of a maximum building front setback of 20 feet would not meet the operational needs of the development, doesn't not account for public utilities and easements along the frontage of the property and would be an issue for the fire department to access the building properly.

- a. Staff agrees with the applicant's analysis in that the variance is not a matter of convenience, but it is necessary for the site to be developed safely and in accordance with the intent of the innovation district.

3. Recommendation

- a. Staff finds that the maximum 20 foot building front setback for all buildings on a 54 acre site, is not a self-created hardship, but a hardship due to the size and nature of the development. That for the applicant to safely provide access, circulation and meet fire department standards, a variance for the buildings setback should be granted to the applicant. Staff also finds that the strict application of the code would limit the development of this lot. Furthermore, the required maximum front building setback of 20 feet did not take into account developments that were located on larger parcels, which would have multiple buildings on the site, when the Zoning Code was created. Finally the applicant is working to have the buildings front setback no more than necessary distance due to the existing slope of the site, which drains naturally to the west and south of the site, exactly where the building would need to be located, which is along the right-of-way. Staff has also worked with the applicant to reduce the number of variances needed for the site, along with working with the applicant to try and meet all zoning code requirements, however the strict application of the maximum building setback on the site, would deprive the owner the applicable use the entire subject site. Based on these reasons, staff recommends approval of the requested Variance to deviate from the maximum building's front setback of 20 feet from Section 1103.23.III.DevelopmentStandards.Setbacks, and to permit a 1,050 foot front building setback from Taylor Road SW.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: April 10, 2025
To: Phoenix Buathier, Development Assistant
From: Mitchell Yake, City Engineer
Subject: 7460 Taylor Road – Staff Report
Copies: Eric Meyer, Director of Development

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the Variance Application project located at 7460 Taylor Road in Licking County. The project proposes to construct three commercial warehouse buildings and several stormwater basins on approximately 54 acres. The project will be located just south of Broad Street on the west side of Taylor Road. The variance for the project request is to increase the building setback from the roadway. The variance is detailed in the last section of the report. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The site plan shows two access points on the west side of the property from Taylor Road. One access point is toward the north end of the project near Building 1, and the second is to the south of Building 1, closer to building 2. Although the plan shows a 36-ft entry into the property to the south, the entry at the north end is less than 36-ft wide and actual widths are unclear as the graphic scale on the plan sheets are not consistent with call out dimensions. It is assumed the north access would be only for passenger vehicle traffic. A comment has been made to revise scale inconsistencies in future submissions.
2. Per the Site Plan Layout Data on the Title Sheet, the minimum drive aisle width will be 24' and there will be an access drive around the perimeter of the property. The interior access drive between the buildings allows for semi-trailer access to warehouses and trailer parking. Based on the Site Layout Data table, the drive aisle width is adequate.
3. Also per the Site Layout Data Table, Standard parking stalls will be 9'x18' and ADA stalls will be 8'x18'. A comment was made to include the number of ADA spaces and locations on future submissions.
4. The required parking spaces per City Code for this type of facility is 884 spaces. The owner proposes to limit it to 785 parking spaces.
5. The Architectural Plans indicate there will be 69 trailer parking spaces for building #1 and 53 trailer parking spaces each for building #2 and #3. A comment was made to include the number of trailer spaces on the plan set as it looks as though the plan set does not correspond with the Architectural Plans (only 50 spaces each for buildings #2 and #3).

UTILITIES

6. There is an existing 20-inch watermain on the west side of Taylor Road. There are existing fire hydrants located in the R/W on both the north and south end of the proposed project. A comment was made to include watermain diameters on pipes within project. The project is proposing to tie into the 20-inch watermain on Taylor Road at the south access point of the project. An easement will be required for all public utilities on private property. Water services for each building are

shown being served by the proposed watermain. A comment was made to add a fire hydrant at the end of the proposed public watermain. Water demand was provided on application as 500,000 gpd. Water demand calculations will need to be provided with the next submission.

7. There is an existing 15-in sanitary sewer (1992) that crosses Taylor Road from west to east and bulkheads at the south end of the proposed site. The plan incorrectly identifies it as an 8-in sewer. The project proposes to connect to that existing sewer bulkhead and continue through the proposed site. It is unclear what size the proposed sewer is and a comment was made to identify the pipe diameter. An easement will be required for all public utilities on private property. Sewer demand was provided on the application as 280,000 gpd. Sewer demand calculations will need to be provided with the next submission.

STORMWATER

8. The project proposes to construct three detention basins on-site and a storm sewer throughout the site. The proposed basin running east and west between building #1 to the north and buildings #2 and #3 (to the south), looks to be more of a shallow ditch where stormwater will be conveyed to the proposed Basin #1. The proposed Basins #1 and #2 between the parking lots and Taylor Road look to be wet basins based on the grading plan. The proposed connection to the existing public storm sewer from Basin #2 is at the southwest corner of the project at Taylor Road. A comment was made to provide details for all basins and a Storm Water Management Report with future PGU submission to ensure the required storm water capacity for the area is in place during and after construction.

DETAILS / SPECIFICATIONS

9. A Variance request has been submitted for I-Innovation Zone Min/Max setbacks (Section 1103.23) from a 10-ft and a 20-ft setback (from Taylor Road) to 205-ft and 1,050-ft (respectively). The request is to allow for the construction of all three proposed buildings per the Application.
10. Where applicable, refer to Reynoldsburg Standard Construction Drawings on the PGU submittal.

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 7460 Taylor Road SW, Reynoldsburg, OH 43068	Parcel ID#(s): 200108230030718
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Reyno Holding Co	
Contact Email: MLemon@BBW.com	Contact Phone Number:

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

III. APPLICANT INFORMATION

Applicant Name: Core5 Industrial Partners	Applicant Address: 747 Buttermilk Pike – Suite 100 – Crescent Springs, KY 41017
Applicant Phone Number: 513.283.6799	Applicant Email: CJackson@C5IP.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.])

See variance justification letter for the variance request for this project. Variance requests

includes sections 1103.23

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: 3/26/2025

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

Section 1109.13 VARIANCES

Initiating a Variance Request

A variance application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

What information must be provided for a Variance?

A property owner seeking a Variance shall submit a written request for Variance on forms provided by the Planning & Zoning Administrator. Such request shall include the following:

- ☒ Name, address, and telephone number of the property owner(s) and owner's agent(s);
- ☒ Legal description, address, tax district and parcel number of the property;
- ☒ Description of the nature of the variance requested and a statement address each of the standards for variance in the Code (see section 1109.13);
- ☒ Statement of the hardship;
- ☒ Such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.

***Note: The application must be signed by the property owner for the property which pertains to the variance.*

- ☒ Along with a completed application form, please submit ten (10) hardcopy packets of all required items. Please also submit a PDF or similar scan of the completed application and packet.

What is the time frame for a variance request?In general the application process takes 30-45 days. Once a variance application is submitted, it will be placed on the next PZB agenda. The PZB can hold the application but a decision must be reached by the Board within sixty (60) days.

Why might you request a Variance?

To allow development of property prohibited by current zoning if such development will not adversely affect the surrounding property or neighborhood and if the PZB is satisfied that it will alleviate some hardship or difficulty.

How much will a Variance cost?

The fee for a variance is two hundred dollars (\$200) for a residential variance, and four hundred and fifty dollars (\$450) for all other variance requests.

What are the next steps after a Variance approval?

The approved variance will need to be officially documented through the issuance of a zoning certificate or a zoning sign permit depending on the type of variance. Any action of the PZB granted a variance shall be valid for a period of 12 months.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at

614-322-6829.

OR Visit our website at:

<http://www.reynoldsburg.gov>

Section 1109.13 (D)

STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

- ☒ 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.
- ☒ The variance 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. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)
- ☒ 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 deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
- ☒ 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.
- ☒ 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.
- ☒ 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.
- ☒ 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.
- ☒ 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.
- ☒ The variance is not a matter of convenience when other remedies are available within the provisions of this Code.



VARIANCE JUSTIFICATION LETTER

DATE: March 25, 2025
TO: Reynoldsburg Planning Commission
FROM: Benjamin J. Miller, PE
RE: C5 – Taylor Road Industrial
CC: Connor Jackson, Joel R. Perry, PE

This letter is in regards to the requested variances as notated on the title sheet of the Major Site Plan submission. The variances include sections 1105.01A and 1103.23. A summary of each requested variance is listed below.

Item 1: Section 1103.23 – Maximum Front Setback

The following request is for a zoning variance to modify the minimum and maximum front setbacks for the proposed development. Per section 1103.23, the proposed development is restricted to a 10' minimum front setback and a 20' maximum front setback.

We respectfully request approval to set the maximum front setback to 1,050' along the front yard of Taylor Road. The requested setback was determined to allow for the construction of all three proposed facilities, the furthest being Building 3 on the proposed site plan.

In compliance with requests received by the city, please see the breakdown of the 10 standards of variance as listed in the Reynoldsburg Variance Application, with our responses in **Red**:

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.

The proposed variance aligns with the intent of the zoning code by promoting orderly site design and ensuring the proposed development functions efficiently within its surroundings. The increased front setback will allow for appropriate building placement and enhanced operational flexibility while maintaining compliance with all other zoning and development standards.

This request will not be injurious to the area or detrimental to public welfare. The increased setback provides additional space to allow for effective use of the large parcel, which contributes to the aesthetic quality of the site. By supporting these design objectives, the variance upholds the broader goals of the zoning code and advances responsible site development.

The variance 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. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)

The requested variance is solely related to the maximum front setback requirement and does not propose any change to the permitted uses outlined in the zoning code. All intended uses for the site are consistent with those permitted within the applicable zoning district, and no non-conforming uses are proposed as part of this development.

This variance is strictly intended to allow for improved site design and efficient use of the single parcel without altering the established land use regulations. The proposed development will remain fully compliant with all permitted uses and applicable zoning requirements.

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.

The subject parcel presents unique circumstances that warrant the requested variance. Due to the parcel's substantial size, strict adherence to the 20-foot maximum front setback would significantly limit the developable area and prevent effective site utilization. Unlike smaller parcels where the maximum setback allows for typical building placement, this larger site requires greater flexibility to accommodate appropriately scaled development while maintaining efficient site circulation and functionality.

Enforcing the current setback restriction would unreasonably constrain the property owner's ability to develop the site in a manner consistent with its size, intended use, and operational needs. The requested variance will allow for a practical site layout that maximizes the parcel's potential while maintaining proper building circulation for employees, business purposes, and fire department access. This also allows for all internal roads to be maintained by the property owner and in compliance with all other zoning and development standards.

There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.

The strict enforcement of the 20-foot maximum front setback would result in a deprivation of the site's beneficial use. Due to the parcel's substantial size, limiting building placement to within 20 feet of the right-of-way would make it impossible to develop functional building footprints and site infrastructure that align with modern design standards for facilities of this scale.

Without the requested variance, a significant portion of the site would remain unusable, preventing the property owner from achieving a practical and efficient development layout. This condition represents a clear loss of functional use, not merely a reduction in property value. The variance is essential to ensure the site can be developed in a manner that supports both operational needs and responsible land use.

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. The hardship presented by the strict application of the 20-foot maximum front setback is directly tied to the parcel's unique size and configuration, which are beyond the property owner's control. Due to the site's substantial depth, limiting building placement to within 20 feet of the right-of-way would severely restrict the developable area, making it impractical to construct the proposed facilities and effectively utilize the site. This condition creates a significant design constraint that directly results from the zoning code's setback requirement.

The hardship is not self-imposed, nor does it arise from an attempt to achieve greater financial gain. Rather, it stems from the inherent characteristics of the property combined with the zoning code's limitations. Without the requested variance, the property owner would be unable to achieve a reasonable and functional site layout despite the parcel's ample size and development potential. The variance is necessary to ensure the site can be developed in a manner that meets practical design and operational needs.

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.

The requested variance is necessary to allow for the reasonable use of the property given its substantial size and development requirements. Without this variance, the property owner would be unable to construct the proposed facilities in a manner that supports functional site circulation, appropriate building placement, and efficient use of available space.

The requested increase in the maximum front setback to 1,050 feet represents the minimum variance required to achieve these objectives. This distance is specifically calculated to accommodate the placement of the furthest proposed building while maintaining a cohesive and practical site layout. No greater deviation from the zoning code is requested than what is essential to ensure the property's effective and compliant development.

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.

The requested variance will not impair the adequate supply of light and air to adjacent properties. The proposed front setback increase will not result in any obstruction that would significantly block natural light or ventilation to neighboring parcels. Furthermore, the increase in setback will not contribute to increased congestion in public streets, as the site is designed to accommodate the necessary traffic flow and access points without burdening surrounding roadways.

Additionally, the variance will not increase the risk of fire or endanger public safety. The development will comply with all required safety standards, including those related to fire access and emergency response. The proposed setback also ensures that the development does not interfere with fire lanes, proper emergency vehicle access, or safe building separation.

Finally, the variance will not substantially diminish or impair property values in the surrounding area. The development will adhere to all other zoning requirements and will be constructed to a high standard, which is expected to enhance the overall quality and appeal of the area.

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.

The requested variance will not confer any special privilege on the property owner that is unduly denied to other properties within the same district. The proposed setback adjustment is driven by the unique size and configuration of the parcel, which requires greater flexibility for effective development.

This variance is specifically tailored to allow for the reasonable and efficient use of the land, ensuring compliance with other zoning regulations. It does not grant an undue advantage or deviation from the code, but rather enables the development of the site in a manner consistent with the intent of the zoning district and its goals for orderly growth.

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.

This variance request is based entirely on the unique characteristics and development requirements of the subject property and is not influenced by any nonconforming use of neighboring land or structures within the same district. The request does not rely on, nor is it justified by, the existence of nonconforming uses in adjacent properties or in other districts.

The variance is sought solely to accommodate the reasonable and efficient use of the property, ensuring that the proposed development can be completed in a way that meets the site's specific needs while remaining fully compliant with applicable zoning regulations.

The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

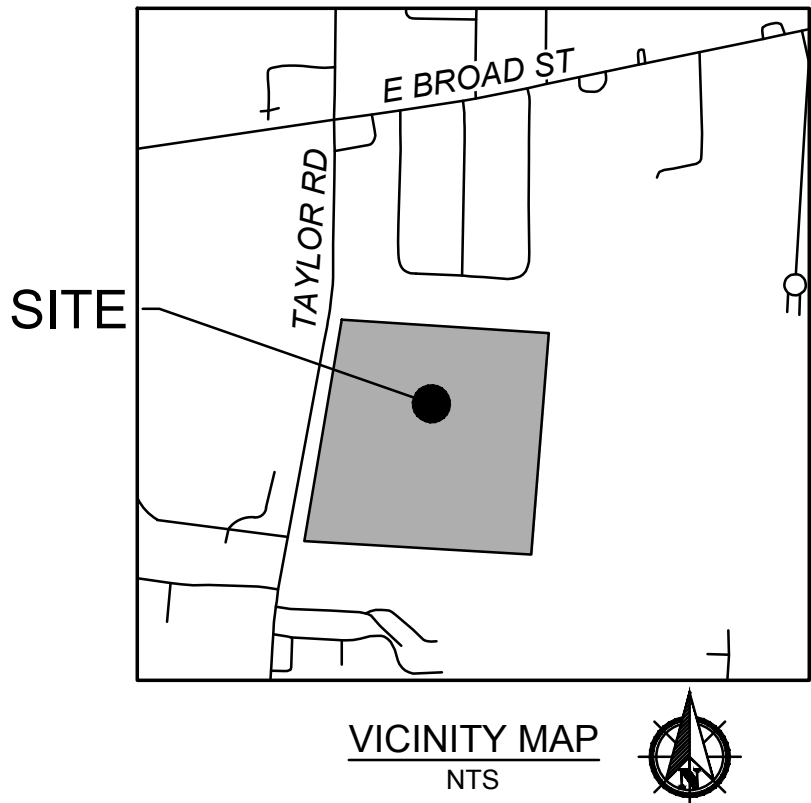
The requested variance is not a matter of convenience, but rather a necessity to effectively utilize the property given its unique characteristics. The large size and depth of the parcel require flexibility in the front setback to allow for a functional site design and efficient development. Strict adherence to the current setback requirements would significantly hinder the property's practical use and prevent the construction of the proposed facilities in a manner that meets the operational needs of the development. Additionally, a 20' maximum setback would not account for any public utilities or easements that may exist along the frontage of the property, proper fire department access via building circulation, and fire hydrants that are outside the building fall zone (1.5x the building height). Additionally, due to the restraints of the detention outlet, the proposed basins are located along the frontage of the property.

Other remedies within the provisions of the zoning code, such as adjusting building configurations or reducing the number of buildings, would not achieve the same outcome and would result in a less efficient and viable development. This variance is essential to fully utilize the property and create a development that is both functional and compliant with the broader goals of the zoning code.

SHEET INDEX

C001 - TITLE SHEET
C100 - SITE PLAN
C200 - GRADING PLAN
C300 - UTILITY PLAN
L100 - LANDSCAPE PLAN

MAJOR SITE PLAN FOR
TAYLOR ROAD INDUSTRIAL
7460 TAYLOR ROAD SW
CITY OF REYNOLDSBURG, LICKING COUNTY, OHIO



SITE DATA

ZONING:

PROPERTY OWNER: REYNO HOLDING CO
PARCEL ID: 200108230030718
PROPOSED USE: INDUSTRIAL
SITE ACREAGE: 54.303 AC
ZONING DISTRICT: I - INNOVATION
FEMA FLOODPLAIN: ZONE X - 39089C0407J (7/31/2024)

SITE LAYOUT DATA:

MINIMUM DRIVE AISLE WIDTH: 24'
STANDARD PARKING STALL: 9'x18'
ADA PARKING STALL: 8'x18'
SETBACK DATA:
MINIMUM FRONT YARD SETBACK: 10'
MAXIMUM FRONT YARD SETBACK: 1,050' (VARIANCE)
SIDE YARD SETBACK: 20'
REAR YARD SETBACK: 40'

PARKING DATA:

PARKING REQUIRED DUE TO BUILDING 1:
1 SPACE PER 250 SF OF OFFICE SPACE
6,205 SF / 250 = 25 SPACES
1 SPACE PER 1,000 SF OF NON-OFFICE SPACE
314,035 SF / 1,000 = 315 SPACES REQ'D
TOTAL SPACES REQUIRED = 340 SPACES

PARKING REQUIRED DUE TO BUILDING 2:
1 SPACE PER 250 SF OF OFFICE SPACE
5,304 SF / 250 = 22 SPACES
1 SPACE PER 1,000 SF OF NON-OFFICE SPACE
259,896 SF / 1,000 = 260 SPACES REQ'D
TOTAL SPACES REQUIRED = 282 SPACES

PARKING REQUIRED DUE TO BUILDING 3:
1 SPACE PER 250 SF OF OFFICE SPACE
4,920 SF / 250 = 20 SPACES
1 SPACE PER 1,000 SF OF NON-OFFICE SPACE
241,080 SF / 1,000 = 242 SPACES REQ'D
TOTAL SPACES REQUIRED = 262 SPACES

TOTAL SITE PARKING REQUIRED BEFORE REDUCTIONS: 884 SPACES
PARKING REQUIREMENT REDUCTION PER 1105.01 (f) (5): 10% REDUCTION OF 884 SPACES = 88 SPACES
PARKING REQUIREMENT REDUCTION PER 1105 (f) (7): 5% REDUCTION OF 884 SPACES = 44 SPACES
TOTAL SITE PARKING REQUIRED: 752 SPACES
PROVIDED PARKING: 785 SPACES

LANDSCAPE DATA:

EXISTING IMPERVIOUS AREA: 0.00 AC
PROPOSED IMPERVIOUS AREA: 37.62 AC
GREENSPACE: 16.68 AC
LOT COVERAGE: REQUIRED: 70%
PROVIDED: 69.6%

BASIS OF BEARING

BEARING INFORMATION PENDING

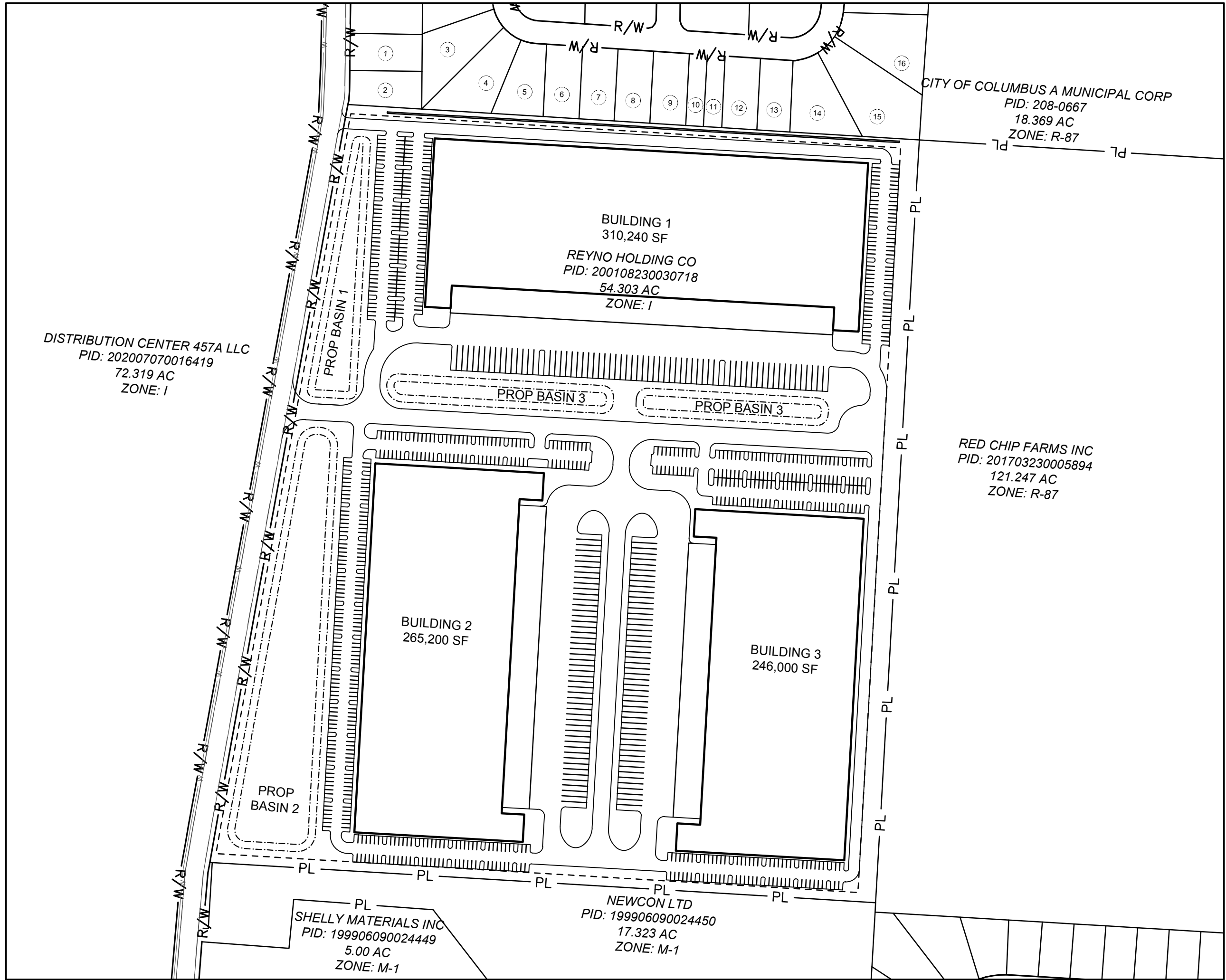
ELEVATION DATUM

ELEVATION INFORMATION PENDING

BENCHMARKS

BENCHMARK INFO PENDING

BM 1 INFO. ELEVATION =
BM 12 INFO. ELEVATION =



INDEX MAP
1" = 150'

VARIANCE REQUESTS

SECTION 1103.23
I-INNOVATION ZONE REQUIRES MIN SETBACK OF 10' AND MAX SETBACK OF 20'
REQUESTING VARIANCE TO INCREASE THE MAX SETBACK TO 1,050'

OWNER/ DEVELOPER

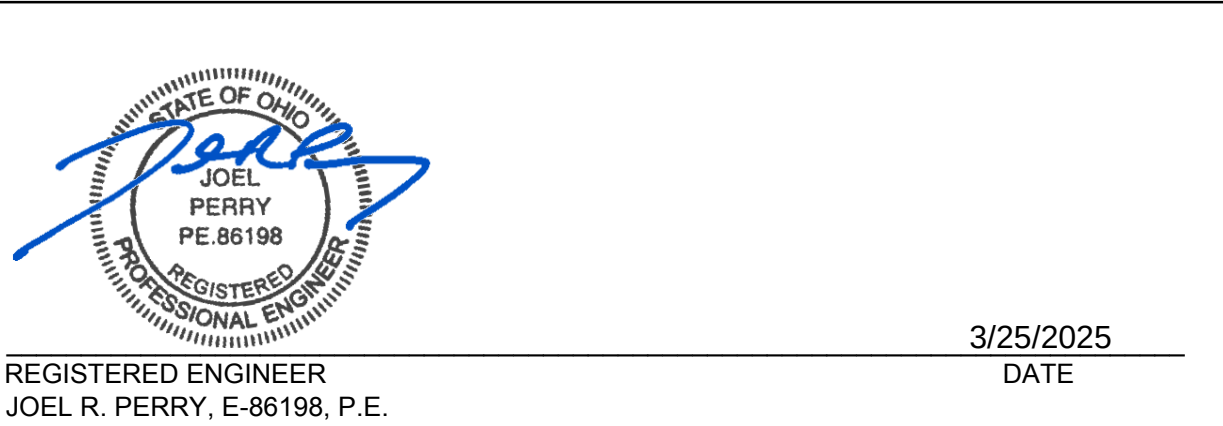
CONNOR JACKSON
747 BUTTERMILK PIKE - SUITE 100
CRESCENT SPRINGS, KY 41017
CONTACT: CONNOR JACKSON
PHONE: 513-283-6799
EMAIL: CJACKSON@C5IP.COM

ENGINEER

AMERICAN STRUCTUREPOINT
2550 CORPORATE EXCHANGE DRIVE, SUITE 300
COLUMBUS, OHIO 43231
CONTACT: JOEL R. PERRY
PHONE: 614-901-2235
EMAIL: JRPERRY@STRUCTUREPOINT.COM

ADJACENT PROPERTY OWNER DATA

①	CODY RYAN DEWITT PID: 6314208000000 0.00 AC - ZONE R-20
②	CODY RYAN DEWITT PID: 6314208600000 0.00 AC - ZONE R-20
③	CHRISTOPHER AND CANDACE BUSHBY PID: 6315187200000 0.00 AC - ZONE R-20
④	CHRISTOPHER AND CANDACE BUSHBY PID: 6315186800000 0.00 AC - ZONE R-20
⑤	MANDY GOMEZ PID: 6315186000000 0.00 AC - ZONE R-20
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⑦	ZACHARY AND ROCIO KNOTTS PID: 6314587800000 0.00 AC - ZONE R-20
⑧	JASON AND NICOLE BROWN PID: 6314277600000 0.00 AC - ZONE R-20
⑨	ANGELA J LAUB PID: 6314794800000 0.00 AC - ZONE R-20
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⑭	CHARLES AND BARBARA CARMON PID: 6314548800000 0.00 AC - ZONE R-20
⑮	DHAN M CHAMLAGAI ETAL PID: 6314470800000 0.00 AC - ZONE R-20
⑯	JOSHUA KAZEE AND ALLYSSA JOHNSON PID: 6315019800000 0.00 AC - ZONE R-20



Ohio Utilities Protection Service

Call 811
before you dig

AMERICAN
STRUCTUREPOINT
INC.



2550 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 43231
TEL: 614-901-2235 FAX: 614-901-2236
www.structurepoint.com

MAJOR SITE PLAN
FOR
C5 - TAYLOR ROAD INDUSTRIAL
CITY OF REYNOLDSBURG, LICKING COUNTY, OHIO
TITLE SHEET

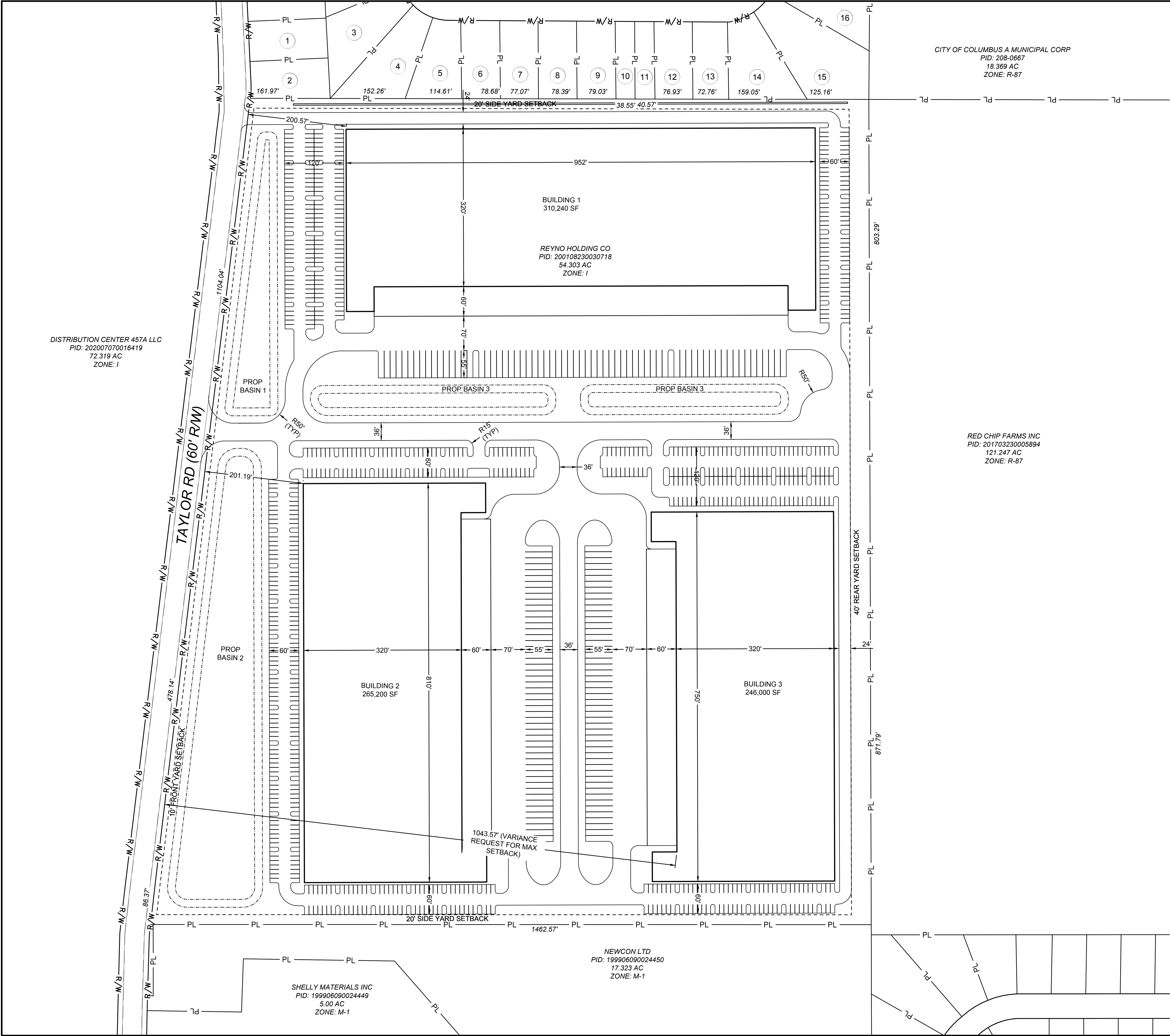
REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE:	3/25/2025
DRAWN BY:	MTR
CHECKED BY:	JRP
JOB NUMBER:	2024.03755

C001

PLOT SCALE: 1"=100' DATE: 3/25/25 - 2:08 PM EDITED BY: MROOHE DRAWING FILE: 0:020403755D.DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\MAJOR SITE PLAN\2024.03755.SP.DWG



CITY OF COLUMBUS A MUNICIPAL CORP
PID: 208-0667
18.369 AC
ZONE: R-87

RED CHIP FARMS INC
PID: 201703230005894
121.247 AC
ZONE: R-87

NEWCON LTD
PID: 199906090024450
17.323 AC
ZONE: M-1

SHELLY MATERIALS INC
PID: 199906090024449
5.00 AC
ZONE: M-1

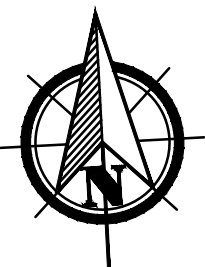
DISTRIBUTION CENTER 457A LLC
PID: 202007070016419
72.319 AC
ZONE: I

SITE LEGEND

- PL— PROPERTY LINE
- R/W— RIGHT-OF-WAY

ADJACENT PROPERTY OWNER DATA

1	CODY RYAN DEWITT PID: 6314208000000 0.00 AC - ZONE R-20
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15	DHAN M CHAMLAGAI ETAL PID: 6314470800000 0.00 AC - ZONE R-20
16	JOSHUA KAZEE AND ALLYSSA JOHNSON PID: 6315019800000 0.00 AC - ZONE R-20



MAJOR SITE PLAN FOR C5 - TAYLOR ROAD INDUSTRIAL CITY OF REYNOLDSBURG, LICKING COUNTY, OHIO SITE PLAN

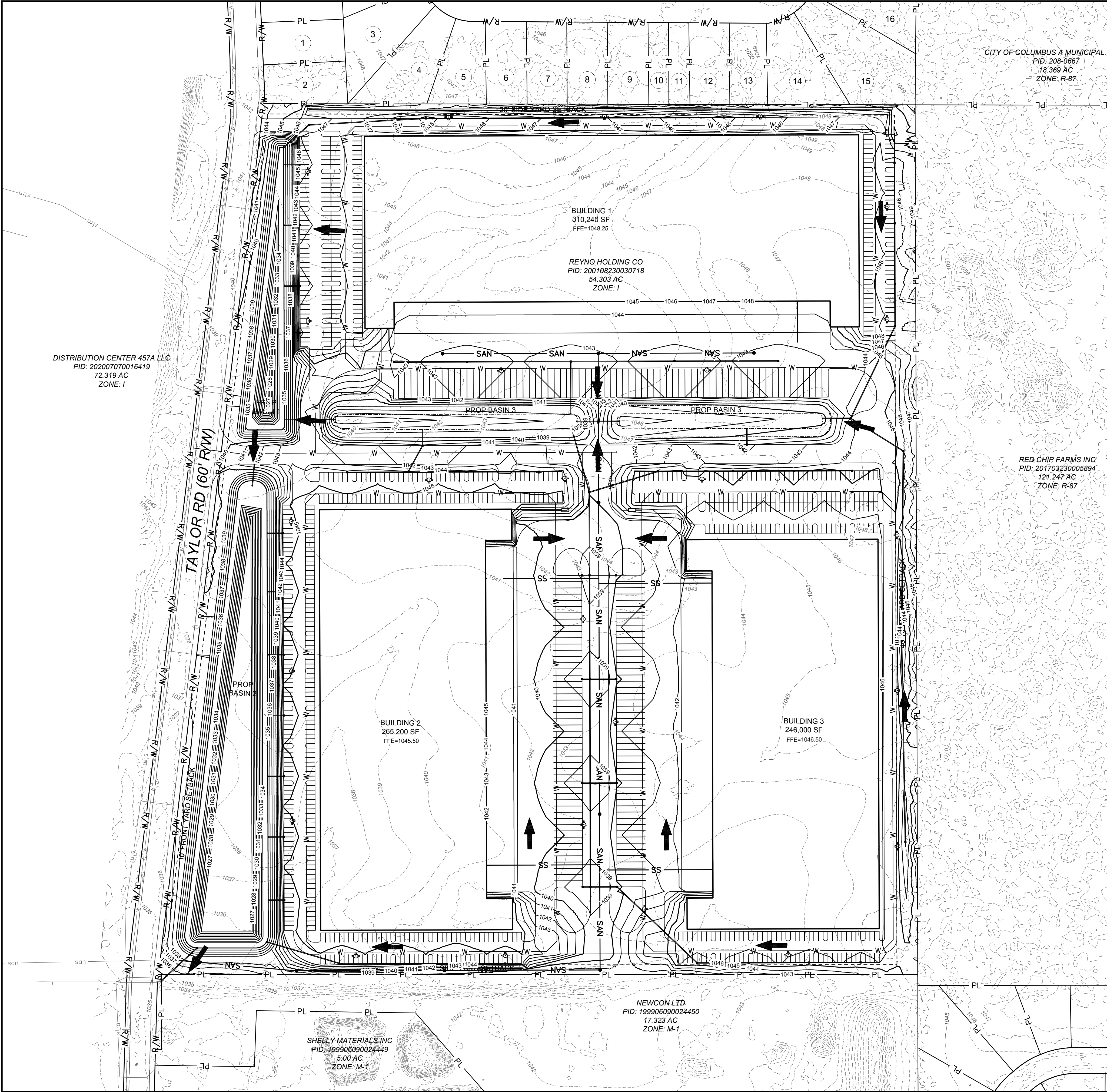
REVISIONS	DATE	SHEET NO.	DESCRIPTION

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IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE:	3/25/2025
DRAWN BY:	MTR
CHECKED BY:	JRP
JOB NUMBER:	2024.03755

C100

PLOT SCALE: 1"=100' DATE: 3/11/25 - 9:10 AM EDITED BY: MROCHE DRAWING FILE: 0:202403755D DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\MAJOR SITE PLAN\2024.03755.GP.DWG

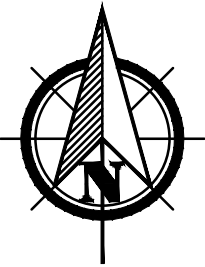


GRADING LEGEND

- xxx--- PROPOSED MAJOR CONTOUR
- xxx--- PROPOSED MINOR CONTOUR
- - -xxx- - - EXISTING MAJOR CONTOUR
- - -xxx- - - EXISTING MINOR CONTOUR
- xxx--- FINISHED FLOOR ELEVATION
- ← FLOOD ROUTE
- - - - - NORMAL POOL
- o o o--- SWALE

ADJACENT PROPERTY OWNER DATA

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MAJOR SITE PLAN
FOR
C5 - TAYLOR ROAD INDUSTRIAL
CITY OF REYNOLDSBURG, LICKING COUNTY, OHIO
GRADING PLAN

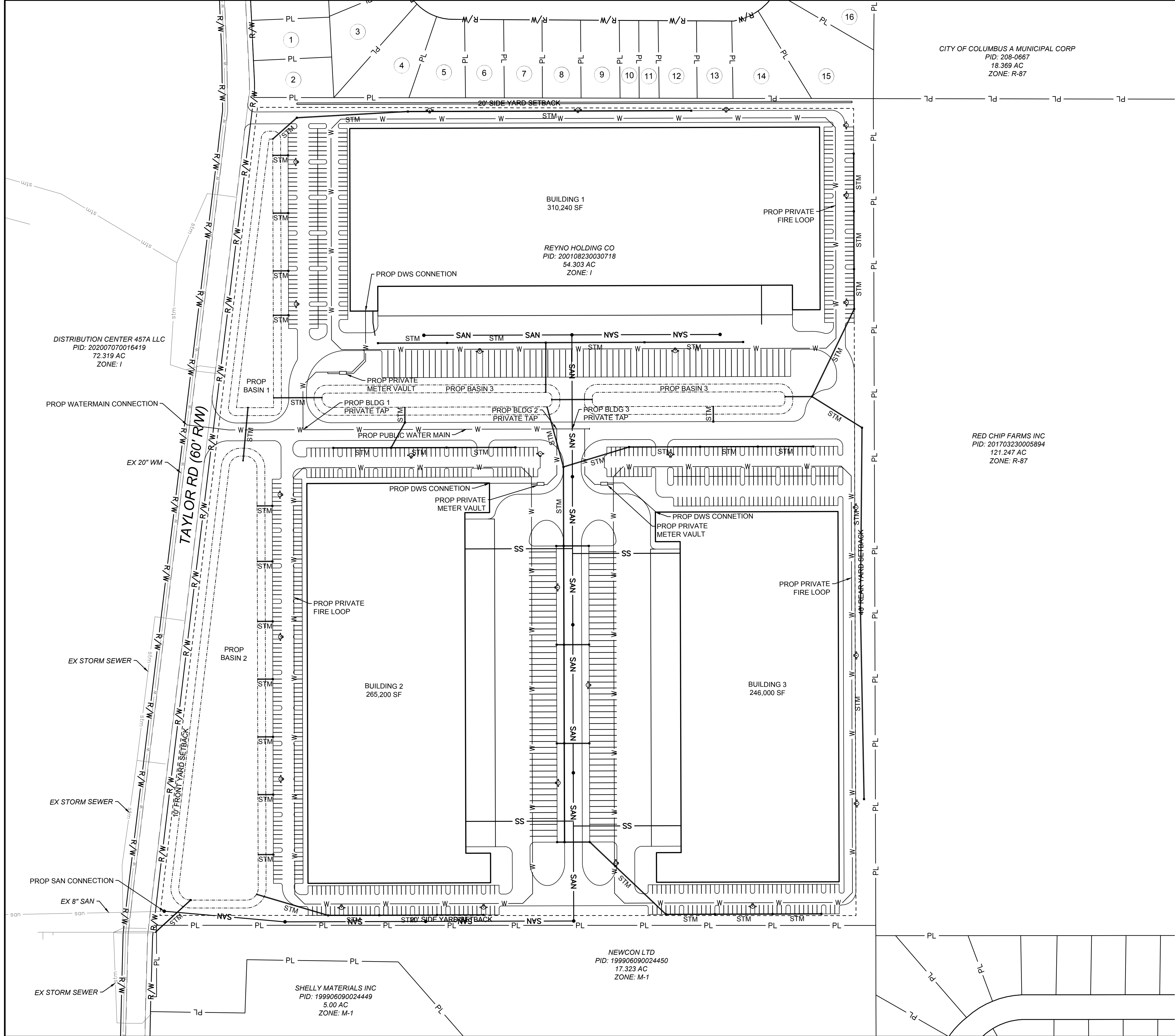
REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE:	3/25/2025
DRAWN BY:	MTR
CHECKED BY:	JRP
JOB NUMBER:	2024.03755

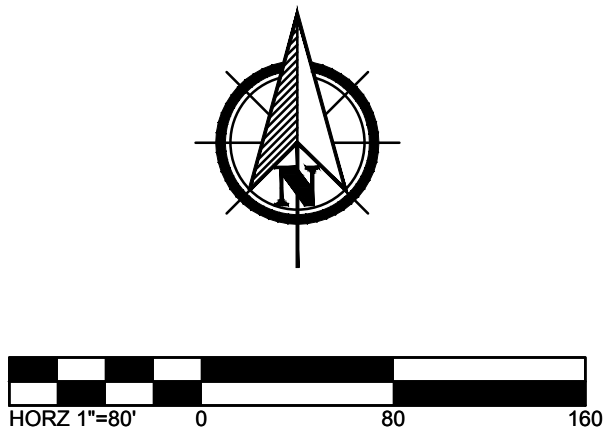
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- UTILITY LEGEND**
- SAN — SANITARY GRAVITY
 - SS — SANITARY SERVICE
 - W — WATER
 - STM — STORM SEWER
 - CATCH BASIN
 - HEADWALL
 - SANITARY MANHOLE
 - ⊕ FIRE HYDRANT

ADJACENT PROPERTY OWNER DATA	
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MAJOR SITE PLAN
FOR
C5 - TAYLOR ROAD INDUSTRIAL
CITY OF REYNOLDSBURG, LICKING COUNTY, OHIO
UTILITY PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION
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DATE:	3/25/2025
DRAWN BY:	MTR
CHECKED BY:	JRP
JOB NUMBER:	2024.03755

C300

PLOT SCALE: 1"=30' DATE: 3/13/25 - 3:07 PM EDITED BY: KADAMS DRAWING FILE: O:\2024\03755D DRAWINGS\LA\CONSTRUCTION DOCUMENTS\2024.03755D.LP.DWG

DISTRIBUTION CENTER 457A LLC
PID: 202007070016419
72.319 AC
ZONE: I

TAYLOR RD (60' R/W)
TO FRONT YARD SETBACK

TO FRONT YARD SETBACK

EXISTING TREELINE

PROP BASIN 1

PROP BASIN 2

PROP BASIN 3

PROP BASIN 3

EXISTING TREELINE

40' REAR YARD SETBACK

BUILDING 1
310,240 SF

REYNO HOLDING CO
PID: 200108230030718
54.303 AC
ZONE: I

BUILDING 2
265,200 SF

BUILDING 3
246,000 SF

NEWCON LTD
PID: 199906090024450
17.323 AC
ZONE: M-1

SHELLY MATERIALS INC
PID: 199906090024449
5.00 AC
ZONE: M-1

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	COND.	SIZE
TREES					
	GT	28	Gleditsia triacanthos / Honey Locust	B&B	2" Cal.
	PB	59	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	2" CAL. MIN.
	TA	24	Tilia americana / American Linden	B&B	2" Cal.
	UC	38	Ulmus x 'Frontier' / Frontier Elm	B&B	2" Cal.
	ZV	28	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	B&B	2" Cal.
SHRUBS					
	JF	275	Juniperus chinensis 'Sea Green' / Sea Green Juniper		5 gal

1105.01_G_iii_Screening Any parking lot which contains more than ten (10) parking spaces and which is located closer than fifty feet (50') to the lot line of any lot which is used for a dwelling, school, hospital, or other institution for human care shall be screened by a fence, wall, or hedge of acceptable design installed at each edge of the parking lot which faces the use noted above. Such fence, wall, or hedge shall be no less than four feet (4') nor more than six feet (6') in height and shall be maintained in good condition without any advertising thereon. The space between such fence, wall, or hedge and the lot line of the adjoining premises shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition.

The area in the North East corner of the property is the only condition where parking is faced out against residential zonted property. Screening has been provided on plans.

1105.07_Minimum Plant Size

Deciduous trees Two inches (2") caliper, measured one foot (1') above ground
Ornamental trees One and one half inches (1 1/2") caliper, measured one foot (1') above ground
Evergreen trees Six feet (6') in height
Shrubs Eighteen inches (18") in height or eighteen inches (18") spread, depending on growth characteristics

All planting provided meet minimum requirements.

1105.07_Maximum Use of Same Species

All planting provided meet requirements

1105.07_D_Tree Preservation. Unless exempted in accordance with this subsection, all existing major trees shall be preserved. The Building Inspector may approve the cutting down, removal or destruction of a major tree/trees when the tree or trees interferes with the proper development of the lot, provided that the lot is the subject of an application for approval of a zoning certificate, development plan approval or variance, such application is approved and one of the following applies:

No trees are to be removed.

1105.07_G_Street Tree Requirements. 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 and Zoning Board 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 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), twenty-five feet (25') for medium trees (mature height of between thirty and fifty feet (30'-50') and fifteen feet (15') for small trees (range from ten to thirty feet (10'-30') at maturity).
- 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.
- The minimum distance between the tree and the edge of the street shall be two and one-half feet (2 1/2') for a large tree, two feet (2') for medium tree and one and on-half feet (1 1/2') for a small tree. In areas where a sidewalk exists or is proposed, the minimum distance between the tree trunk and both the edge of the street and the sidewalks shall be two feet (2') for a large tree, two feet (2') for a medium tree and one and one-half feet (1 1/2') for a small tree, as defined in approved street tree list.
- Trees shall be located so that a twenty-foot (20') sight triangle is maintained at street intersections.
- A small tree shall be used when planting under or within ten (10) lateral feet of overhead utility a small or medium tree shall be used when planting within ten to twenty (10-20) lateral feet of overhead utility wires.
- At the time of platting, the developer shall develop a street tree plan that establishes the species and size of trees to be planted along the streets of the proposed subdivision.
- The developers shall be required to maintain all trees for a period of one (1) year after any installation and replace any tree which fails to survive or does not exhibit normal growth characteristics of health and vigor within such one (1) year period. Upon completion of a street tree planting, the landscape contractor shall contact the Department of Development for a preliminary inspection. The one-year guarantee period shall begin after the approval of the Department of Development. A final inspection shall be made at the end of the guarantee period All trees not exhibiting a healthy, vigorous growing condition, as determined by the city's inspection, shall be promptly replaced at the expense of the developer. Upon replacement, the one-year guarantee period shall recommence for those materials having been replaced.
- All street trees along any one street shall be of the same species and variety to promote a continuous landscape treatment. A change in variety will only be permitted at intersections and other logical beginning and ending points.
- The minimum trunk caliper measured one foot (1') above the ground for all street trees shall be no less than two inches (2").

Trees are placed at 45 O.C. along Taylor Road R/W

1105.07_H_(c) Over fifty thousand (50,000) square feet: a total trunk diameter of twenty inches (20"), plus one inch (1") of trunk diameter for every four thousand (4,000) square feet over fifty thousand (50,000) square feet or fraction thereof.

1,638,727 s.f. Impervious. 1,638,727-50,000 = 1,588,727. 1,588,727 / 4,000 = 397. 397 x 1" = 397 caliper inches required. 354 PROVIDED.

1105.07_J_Parking Area Landscaping Standards.

- Parking lots containing more than six thousand (6,000) square feet of area or twenty (20) or more vehicular parking spaces, whichever is less, shall provide interior landscaping of the peninsular or island types of uncompacted, well-drained soil that contains a minimum of six inches (6") of top soil mix, as well as perimeter landscaping.
- For every ten (10) parking spaces or fraction thereof, the applicant shall provide not less than two hundred (200) square feet of interior landscaped parking lot areas containing at least one (1) tree with a minimum diameter of two inches (2") and four (4) shrubs.
 - The minimum landscape area permitted shall be two hundred (200) square feet with a minimum planting width of ten feet (10').
 - In order to encourage the required landscape areas to be properly dispersed, and to break up large expanses of parking, no individual landscape area shall be larger than five hundred (500) square feet in size in vehicular use areas less than thirty thousand (30,000) square feet and no individual landscape area shall be larger than two thousand (2,000) square feet in vehicular use areas over thirty thousand (30,000) square feet. Individual landscape areas larger than above are permitted as long as the additional area is in excess of the required minimum total.
 - All parking lots shall provide perimeter landscaping. Parking lots shall have perimeter landscaping of a minimum width of ten feet (10') exclusive of vehicle overhang. The perimeter landscaping shall consist of a continuous evergreen hedge, evergreen trees, earthen mound or a combination thereof as required to provide a continuous opaque screen, a minimum of thirty-six inches (36") in height, within one (1) year of installation. The perimeter landscape shall also contain a minimum of one (1) deciduous tree per fifty (50) linear feet of parking perimeter.
 - Parked vehicles may hang over the interior landscaped area no more than two and one-half feet (2 1/2'). Concrete or other wheel stops shall be provided to ensure no greater overhang on the landscaped area. Where parked vehicles will overhang, a four-foot (4') minimum spacing shall be provided from the edge of pavement to all trees.
 - Grass or ground cover shall be planted on all portions of the required landscaping area not occupied by other landscape material. Such material fulfills required interior or perimeter landscaping.

785 parks / 10 = 79. 79 trees required. 79 x 200 = 15,800 s.f. landscape area required. 79 x 4 = 316 shrubs required. Landscape Area exceeds 15,800 s.f. 79 TREES PROVIDED. 275 shrubs provided.



MAJOR SITE PLAN FOR C5 - TAYLOR ROAD INDUSTRIAL CITY OF REYNOLDSBURG, LICKING COUNTY, OHIO LANDSCAPE PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE:	3/25/2025
DRAWN BY:	PWJ
CHECKED BY:	KAA
JOB NUMBER:	2024.03755

L100



C5 EASTPOINT

CONCEPTUAL DESIGN

7460 TAYLOR ROAD SOUTHWEST
REYNOLDSBURG, OH

CBS25-0009-00
MARCH 5, 2025

DISCLAIMER: THIS CONCEPTUAL DESIGN IS BASED UPON A PRELIMINARY REVIEW OF ENTITLEMENT REQUIREMENTS AND ON UNVERIFIED AND POSSIBLY INCOMPLETE SITE AND/OR BUILDING INFORMATION, AND IS INTENDED MERELY TO ASSIST IN EXPLORING HOW THE PROJECT MIGHT BE DEVELOPED. SIGNAGE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT MUNICIPAL CODE COMPLIANCE.

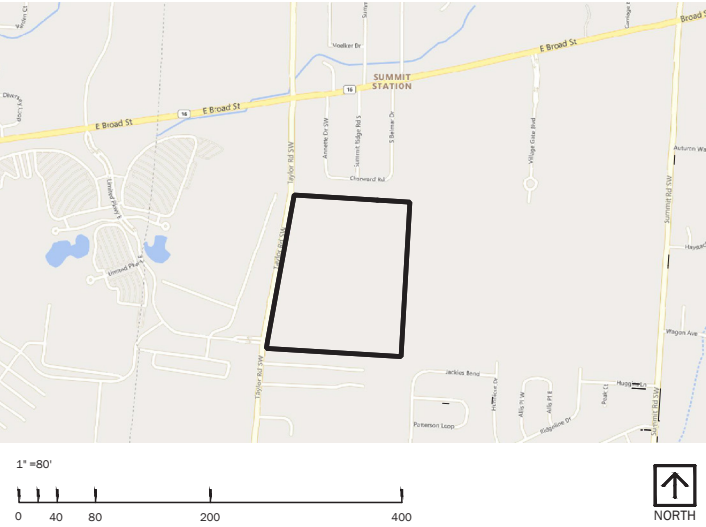


WARE MALCOMB



Zoning Designation	I	
Max Coverage	70%	
Max F.A.R	TBD ¹	
Max Height	75 FT ²	
Max Stories	TBD ¹	
Building Setbacks	Front	10 FT
	Side	20 FT
	Rear	40 FT
Landscape Setbacks	Front	20 FT
	Side	6 FT
	Rear	6 FT
Parking Standards	Min Stall Size	9'x18'
	Drive Aisle	22 FT
	Fire Lane	26 FT
	Landscape Islands	TBD ¹
Required Parking	Office	1/250 SF
	Manufacturing	1/200 SF
	Warehouse	1/1000 SF
PROJECT DATA		
Site Summary	APN(s): TBD	
Gross Site Area	2,278,750 SF	52.31 AC
Stormwater Management	250,275 SF	@ 1.1%
Net Site Area	2,028,475 SF	46.57 AC
Total Building Area(s)	Gross Floor Area	821,440 SF
Coverage	Gross	36%
	Net	40%
Total Parking Count	Gross	882 Stalls
	Net	0.40

- Notes
1. To be determined by city.
 2. Minimum: 35'
Maximum: 75'
 3. 20 ft buffer yard between residential and Innovation districts





T.O.P.
40'-0"

CR HT
36'-0"



T.O.P.
42'-0"

CR HT
36'-0"









T.O.P.
40'-0"

CR HT
36'-0"



T.O.P.
42'-0"

CR HT
36'-0"







From: [Doug White](#)
To: [Phoenix Buathier](#)
Subject: Re: 7460 Taylor Road SW - Variance & Major Site Plan
Date: Tuesday, April 8, 2025 11:23:38 AM

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

Phoenix,
The Fire District has no comments at this time.

V/R,

Doug White
Fire Marshal
West Licking Fire District
dwhite@westlickingfire.org
(740)927-3046 opt. 2

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Thursday, March 20, 2025 8:55 AM
To: Doug White <DWhite@westlickingfire.org>
Subject: 7460 Taylor Road SW - Variance & Major Site Plan

Mr. White,

I am sending you 7460 Taylor Road SW for a Variance and Major Site Plan Applications and related items that are scheduled for the April 17th Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by April 9th so that we can incorporate them in the staff report that goes out first thing on April 10th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,
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: [Mark Riley](#)
To: [Phoenix Buathier](#)
Subject: RE: 7460 Taylor Road SW - Variance & Major Site Plan
Date: Thursday, April 10, 2025 1:31:47 PM

Phoenix,

Sorry for the delay.

My only concern after the first review - **“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.”**

After a deeper dive into the variance request, Public Service approves it with no comments/concerns.

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, April 10, 2025 12:37 PM
To: Mark Riley <mriley@reynoldsburg.gov>
Subject: FW: 7460 Taylor Road SW - Variance & Major Site Plan

Mark,

Just wanted to follow up on this email regarding any concerns. Just working on getting the packet out.

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: Phoenix Buathier
Sent: Thursday, March 20, 2025 8:56 AM
To: Mark Riley <mriley@reynoldsburg.gov>
Subject: 7460 Taylor Road SW - Variance & Major Site Plan

Mark,

I am sending you 7460 Taylor Road SW for a Variance and Major Site Plan Applications and related items that are scheduled for the April 17th Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments Public Service may have by April 9th so that we can incorporate them in the staff report that goes out first thing on April 10th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,

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

2025 Reynoldsburg Planning and Zoning Board

January						
S	M	T	W	T	F	S
			X	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	X	21	22	23	24	25
26	27	28	29	30	31	

February						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	X	18	19	20	21	22
23	24	25	26	27	28	

March						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	X	27	28	29	30	31

June						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	X	20	21
22	23	24	25	26	27	28
29	30					

July						
S	M	T	W	T	F	S
		1	2	3	X	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September						
S	M	T	W	T	F	S
	X	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	X	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	X	X	29
30						

December						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	X	X	26	27
28	29	30	X			

	Planning and Zoning Board - 6:00 pm
	Council/Committee Mtgs - 6:30 pm
X	Holiday- City Offices Closed