

# Reynoldsburg

OHIO • 1839

Alex Furst, Chair  
Keith Benner, Vice-Chair  
Amy Barnhart  
Norman Brusk  
Hilary Conley  
Yannick Tuwamo  
Anita Ward

## Planning & Zoning Board

7232 East Main Street  
Reynoldsburg, OH 43068  
[www.reynoldsburg.gov](http://www.reynoldsburg.gov)

Eric Meyer, Development Director  
Phoenix Buathier, Planning &  
Zoning Administrator

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**Thursday, April 16, 2026**

**6:00 PM**

**Council Chambers**

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**A. CALL TO ORDER**

1. ROLL CALL
2. APPROVAL OF MINUTES
  1. Planning & Zoning Board - Regular Meeting - 3/19/2026
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

**B. PUBLIC COMMENT**

**C. UNFINISHED BUSINESS**

1. App# 2025-0650; 6328 E. Livingston Ave; Grace Benson for Grace B Daycare LLC; Conditional Use

**D. NEW BUSINESS**

1. App# 2026-0100; 2793 Taylor Road; Emily Ragsdale of Dewberry Engineering for Richcard Goff of Wal-Mart Real Estate Business Trust; Variance
2. App# 2026-0123; 7372 E. Main Street, Dino Herbert for Vets M-Tec, LLC; Variance
3. App# 2026-0124; 7372 E. Main Street; Dino Herbert for Vets M-Tec, LLC; Certificate of Appropriateness
4. App# 2026-0161; MI Homes of Central Ohio c/o Steve Peck; Variance

**E. OTHER BUSINESS**

**F. ADJOURNMENT**

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ADJOURNMENT



**MINUTES REGULAR MEETING  
REYNOLDSBURG PLANNING & ZONING BOARD  
March 19, 2026**

**CALL TO ORDER**

**ROLL CALL**

PRESENT: Barnhart, Brusk, Conley, Tuwamo, Ward, Furst

ABSENT: Benner

**APPROVAL OF MINUTES**

**Planning & Zoning Board - Regular Meeting - 03/05/2026**

The regular meeting minutes of 03/05/2026 were approved as submitted.

**APPROVAL OF AGENDA**

The agenda was approved as submitted.

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Mr. Furst.

**PUBLIC COMMENT**

None.

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**App# 2026-0049; 1415 Lancaster Avenue; Alexandria Wein for Dwayne Marshall, Certificate of Appropriateness**

Ms. Cepek read the staff report into the record.

Mr. Furst invited the applicant to the podium.

Mr. Clemont Fox, Pastor of New Antioch Bible Fellowship at 1415 Lancaster Avenue, stated they are having safety issues, such as someone sleeping in the stairs, and there is sunlight coming through the bottom of the door, as well as pests. They are trying to make an upgrade to make their church look better for the community.

Mr. Furst asked if there were any questions, and then moved to approve the application.

Mr. Brusk seconded the motion.

<b>RESULT:</b>	6-0
<b>MOVER:</b>	Furst
<b>SECONDER:</b>	Brusk
<b>AYES:</b>	Ward, Conley, Tuwamo, Barnhart, Brusk, Furst

**App# 2026-0098; 7574 E. Main Street; Signarama Reynoldsburg for Nirja Jewelers; Certificate of Appropriateness**

Ms. Cepek read the staff report into the record.

Mr. Furst invited the applicant to the podium.

Ms. Barnhart noticed a discrepancy in the spelling of "jewellers" between the sign and the application.

Mr. Joe Barlett of Signarama Reynoldsburg stated that the sign will have two L's, defaulting to the British spelling.

Mr. Furst asked if there are any additional questions, and then made a motion to approve the application.

Ms. Barnhart seconded the motion.

<b>RESULT:</b>	6-0
<b>MOVER:</b>	Furst
<b>SECONDER:</b>	Barnhart
<b>AYES:</b>	Brusk, Conley, Tuwamo, Ward, Barnhart, Furst

**OTHER BUSINESS**

**ADJOURNMENT**

Adjourned at 6:09 PM.

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Planning and Zoning Administrator

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Chairman

April 9, 2026

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

RE: Grace B Daycare, LLC; 6328 E. Livingston Avenue: Conditional Use Application

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 a Commercial Center addressed 6336 E. Livingston Avenue, parcel ID number 060-009286, and the subject tenant space is located at 6328 E. Livingston Avenue. The parcel is 3.184 acres with a large building that is divided into multiple tenant spaces at a total of 20,300 square feet in size. The subject site is currently vacant. The subject site is zoned I, Innovation.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of I, Innovation to the west, east, north, and south. The surrounding land uses consist of Commercial Center – Outdoor - Large to the west, Dwelling - Multi-Unit Building Complex to the north, vacant land to the east, Retail – Medium format to the southeast, and Medical – Clinic and Community Facility - Public Health Safety to the south.
- c. **Applicant’s Request:** The applicant is requesting to use the subject tenant space use for a Child Day Care – Center, which is a conditional use for the I, Innovation zoning district. A Child Day Care - Center is defined as “Any place operated by a person, society, agency, corporation, institution, or any other group that is licensed by the state of Ohio wherein twelve (12) or more children under 17 years of age who are not related to the facility operator and whose parents or guardians are not residents in the same house and with such person, society, agency, corporation, or institution responsible for the control and care of children enrolled therein.” The applicant states that the daycare center will offer a variety of activities to support children’s development and provide a nurturing environment, including learning, communication, reading, and writing. That they will also support parents to achieve their daily goals. That the daycare will be managed by a certified individual who meets all requirements set forth by the Ohio Childcare Services. That the site will start with 15 children and 5 staff, including 2 kitchen staff members. That the daycare facility is designed to provide a comfortable learning environment for children, staffed with an experienced and qualified team. That they do not plan to hire volunteers.
- d. **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 uses

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

## 2. Project Review

- a. **Conditional Use Standards (i-viii):** Conditional Uses are required to meet the general standards found in Section 1109.13.D:
  - 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 they shall fully comply.
    2. Staff finds that the proposed use is in harmony with the existing character of the zone and will not change the essential character of the zone/district.
  - ii. The proposed use shall not adversely affect the use of adjacent property;
    1. The applicant states they shall fully comply.
    2. Staff finds that the proposed use will not adversely affect the use of 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 they shall fully comply.
    2. Staff finds that the proposed use will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.
  - 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. The applicant states they shall fully comply.
    2. Staff finds that the site is served adequately.
  - 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 they shall fully comply.
    2. Staff finds that that applicant will not impose a traffic impact upon the public right-of-way significantly different from the anticipated uses of the zoning district.
  - 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. The applicant states they shall fully comply with the zoning code and the land use plan and any other plans and ordinances of the city.
    2. Staff finds that the land use of Child Day Care - Center is a conditionally permitted land use, but with no site plan, staff cannot ensure all zoning code regulations are met.
  - vii. The proposed use complies with the applicable specific provisions and standards of this Code;
    1. Childcare Centers are required to meet the general standards found

in Section 1105.13.H:

- i. No zoning permit or conditional use permit for a childcare center shall be issued for a lot that is within one hundred fifty feet (150FT) of any lot or parcel with an approved gasoline station use, or which is likely to generate noxious fumes or vapor.
  - a. The applicant states that they will abide by the rules and regulations herein.
  - b. Staff finds that the proposed Child Day Care Center is not within 150ft of any lot or parcel with an approved gasoline station use.
- ii. All outdoor play areas shall meet the minimum requirements outlined by the State agency with oversight of childcare centers. No play area shall be located adjacent to a loading space, loading dock or other area where vehicles are likely to idle. No play area shall be constructed in a manner that allows children access to any electrical or telecommunications box/vault.
  - a. The applicant states that they agree to abide by the rules and regulations.
  - b. The applicant provided an interior site plan, which identifies a play area located outside of the building, in the rear that is 30 feet long by 25 feet wide. The applicant provided an aerial overview of the parcel, however there is no site plan showing the location of the outdoor play area that is 30 feet long and 25 feet wide. A site plan showing all improvements, such as the outdoor play area is required based on Section 1109.13.B.iv for Conditional Use applications. Staff also has concerns regarding the outdoor play area's location with regards to the aerial overview area showing this same area as where the outdoor dumpsters are located. Staff also has concerns regarding the location of the outdoor play area and its proximity to a loading area and its proximity to the rear drive aisle area used for circulation throughout the site. The applicant also does not identify the type of fencing proposed, if the play area is in close proximity to a circulation route of the site, how additional safety measures will be provided to ensure the safety of the outdoor play area.
    1. A to scale site plan showing the sites layout, the location of the outdoor play area, its location and proximity to other loading areas, the outdoor dumpster area and the



drive aisles in the rear of the building need to be identified.

- iii. No childcare center shall be permitted to operate between the hours of 7:00 p.m. and 6:00 a.m. the following morning unless specifically approved by the Planning and Zoning Administrator or the Planning and Zoning Board.
  - a. The applicant states that they agree to abide by the rules and regulations.
  - b. Staff finds that this requirement is met, based on the applicant's response.
- 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 applicant states they shall fully comply.
  - 2. Staff has determined that the intended land use of the site, is Child Day Care - Center. Based on the definition of Child Day Care - Center, which is found earlier in the staff report, the applicant meets this requirement.

### 3. Recommendation

Staff has reviewed the application, and based on the information provided, there does not appear to be enough information provided to show that the additional regulation for a Childcare Center found in Section 1105.13.H.ii has been met. Staff has concerns regarding the location of the outdoor play area, in relation to its proximity to other loading areas, that an existing dumpster area for dumpsters is currently located in the proposed playground area, and that it could be located closely to or within the rear circulation area of the site. The applicant had until the deadline for the April 16<sup>th</sup>, 2026 Planning and Zoning Board meeting to turn in a site plan, however, no site plan has been submitted, nor has there been any communication from the applicant. With no site plan, staff cannot adequately ensure all zoning code regulations have been met. Based on these reasons, staff recommends denial of the conditional use.

\*All submissions must include a physical and digital copy. The digital portion of the application can be submitted to the Building Department at: permit@reynoldsburg.gov

App./Case#: 2025-0650  
Date Submitted: 12/2/25  
Fee Amount: \$450.00

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

## PLANNING AND ZONING BOARD VARIANCE AND **COND\*ITIONAL USE APPLICATION**

Paid: CK

Property Address: 6328 East Livingstone Ave	Parcel ID#(s):
<b>RECEIVED</b>	

**DEC 2 2025**

### I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Cindy Yao		REYNOLDSBURG BUILDING DEPT
Contact Email: cindy@nationaleagle.com	Contact Phone Number: 6148287612	

### II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Grace B Daycare LLC	Contact Name: Grace Benson
Contact Email: micgrason123@gmail.com	Contact Phone Number: 6148068210
Description of Use: This Child daycare center will offer a variety of activities to support children's development and provide a nurturing environment, including learning, communication, reading, and writing.	

### III. APPLICANT INFORMATION

Applicant Name: Grace Benson	Applicant Address: 7521 Hemrich Drive, Canal Winchester, Ohio 43110
Applicant Phone Number: 6148068210	Applicant Email: micgrason123@gmail.com

Property Owner	Business Owner/Tenant	Contract or	Architect/Engineer	Owner's Consent Attached.
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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.]

*Grace Daycare intends to use this facility for a daycare. We will use the available space to host children for nurturing and educational purposes.*

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: *[Signature]* Date: 12/02/2025

\*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:

## Section 1109.13

### CONDITIONAL USES

#### Initiating a Conditional Use

A conditional use 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).

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit eleven (11) hardcopy packets of all required items. Please also submit one (1) electronic copy, a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use ?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

- Description of the existing use of the lot and of adjacent lots
- Answer: Yes, the business only intends to use the existing lot.**
- A statement of the conditional use for which the application is submitted.
- Answer: Yes, it will be used for daycare.**
- The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information that will enable the Board to understand the nature of the proposed use and its potential impacts.
- Answer: This Child daycare center will offer a variety of activities to support children's development and provide a nurturing environment, including learning, communication, reading, and writing. Business will also support parents to achieve their daily goals. The daycare will be managed by a certified individual who meets all requirements set forth by the Ohio Childcare Services. The site will start with 15 children and 5 staff, including 2 kitchen staff members. The**

**daycare facility is designed to provide a comfortable learning environment for children, staffed with an experienced and qualified team. We do not intend to hire volunteers.**

- A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;
- Answer: Yes, Grace Daycare shall fully comply.**
- A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;
- Answer: Yes, Grace Daycare shall fully comply.**

- A narrative addressing each of the applicable criteria outlined in section 1109.13.D
- Answer: Yes, Grace B Daycare LLC shall adhere to all compliance and regulatory requirements listed above.**

Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations may be required. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

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

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Board Meeting.

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 ALL CONDITIONAL USES

In review of a Conditional Use application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

- The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- Answer: Yes, Grace B Daycare shall comply**
- The proposed use shall not adversely affect the use of adjacent property;
- Answer: Yes, our business shall fully comply.**
- The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- Answer: Yes, Grace Daycare shall fully comply.**
- 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;
- Answer: Yes, Grace Daycare shall fully comply.**
- 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 district;
- Answer: Yes, Grace Daycare shall fully comply with public traffic right -of -way.**
- 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;
- Answer: Yes, Grace Daycare shall fully comply with Zoning Code and the Land Use Plan and any other plans and ordinances of the City.**
- The proposed use complies with the applicable specific provisions and standards of this Code;
- Answer: Yes, Grace Daycare shall fully comply.**
- The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.
- Answer: Yes, Grace Daycare shall fully comply.**

In approving a Conditional Use, the Planning and Zoning Administrator or the PZB may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of the Code. Such conditions may include:

- Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;
- Screening comprised of landscaping, walls, fencing or other materials or construction;
- Access points and traffic management provisions, including those impacting vehicular and pedestrian access

and the locations and design of parking facilities;

- Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
- Other features of construction, including but not limited to paving and parking, signs, and landscaping;
- Hours and method of operation
- Maintenance of the site, structures, landscaping;
- Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
- A time limit for operation of the use.

## Section 1109.11 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);  
 **Answer:**  
**Name: Cindy Yao**  
**6328 East Livingstone Ave**  
**Tel:6148287612**
- Legal description, address, tax district, and parcel number of the property;  
 **Answer: 6328 East Livingstone Ave**
- 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);  
 **Answer: Requesting a permit for conditional use and non-residential property for a daycare facility.**
- Statement of the hardship;  
 **Answer: The presence of the daycare facility in this location will alleviate hardship or difficulties for residents of the area, as parents will see it as a resourceful way to bring their children to the facility without covering long distances, thus maximizing time and efforts.**
- Such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.  
 **Answer: Requesting permission for a building and zoning permit to occupy or lease a property for Daycare Business.**

*\*\*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 complete application and packet.

- Answer: Yes, Grace Daycare shall fully comply.**

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 1109.11.D

### STANDARDS FOR VARIANCE

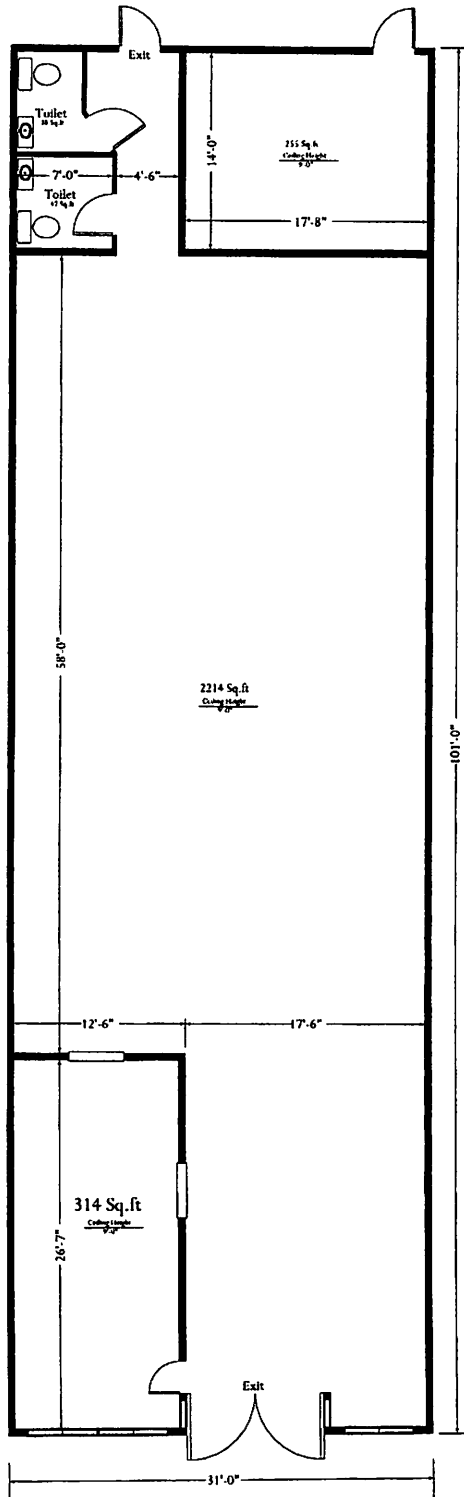
No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record 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.
- Answer: Yes, Grace Daycare shall fully comply.
- 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.)
- Answer: Yes, Grace Daycare shall fully comply.
- 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.
- Answer: Yes, Grace Daycare shall fully comply.
- There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
- Answer: Yes, Grace Daycare shall fully comply.
- 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.
- Answer: Yes, Grace Daycare shall fully comply.
- 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.
- Answer: Yes, Grace Daycare shall fully comply.
- 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.
- Answer: Yes, Grace Daycare shall fully comply.

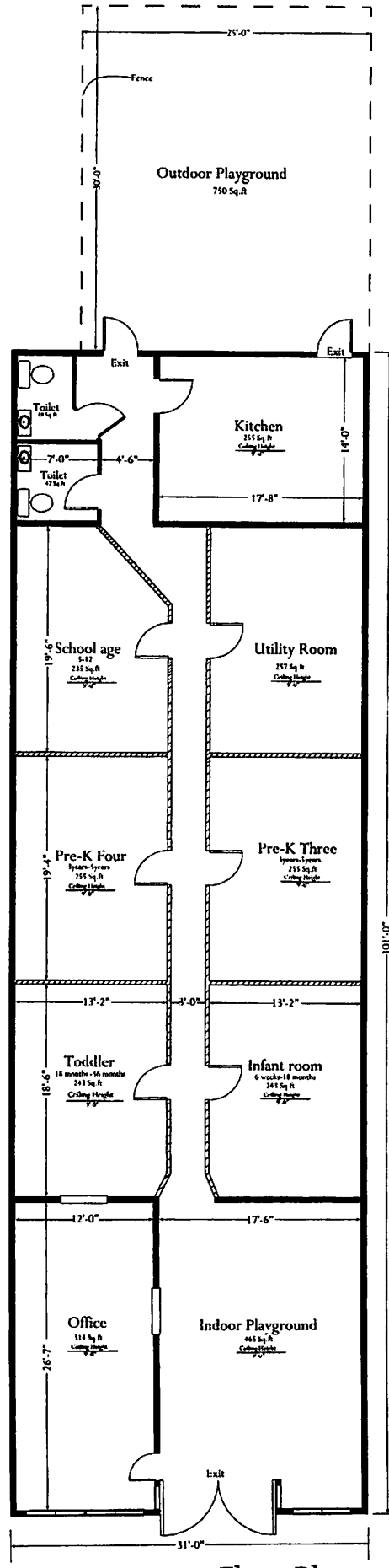
- The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
- Answer: Yes, Grace Daycare shall fully comply.**
- No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
- Answer: Yes, Grace Daycare shall fully comply.**
- The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
- Answer: Yes, Grace Daycare shall fully comply.**

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 DEC 2 2025

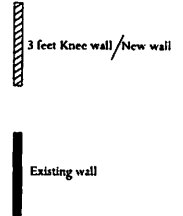
REYNOLDSBURG BUILDING DEPT

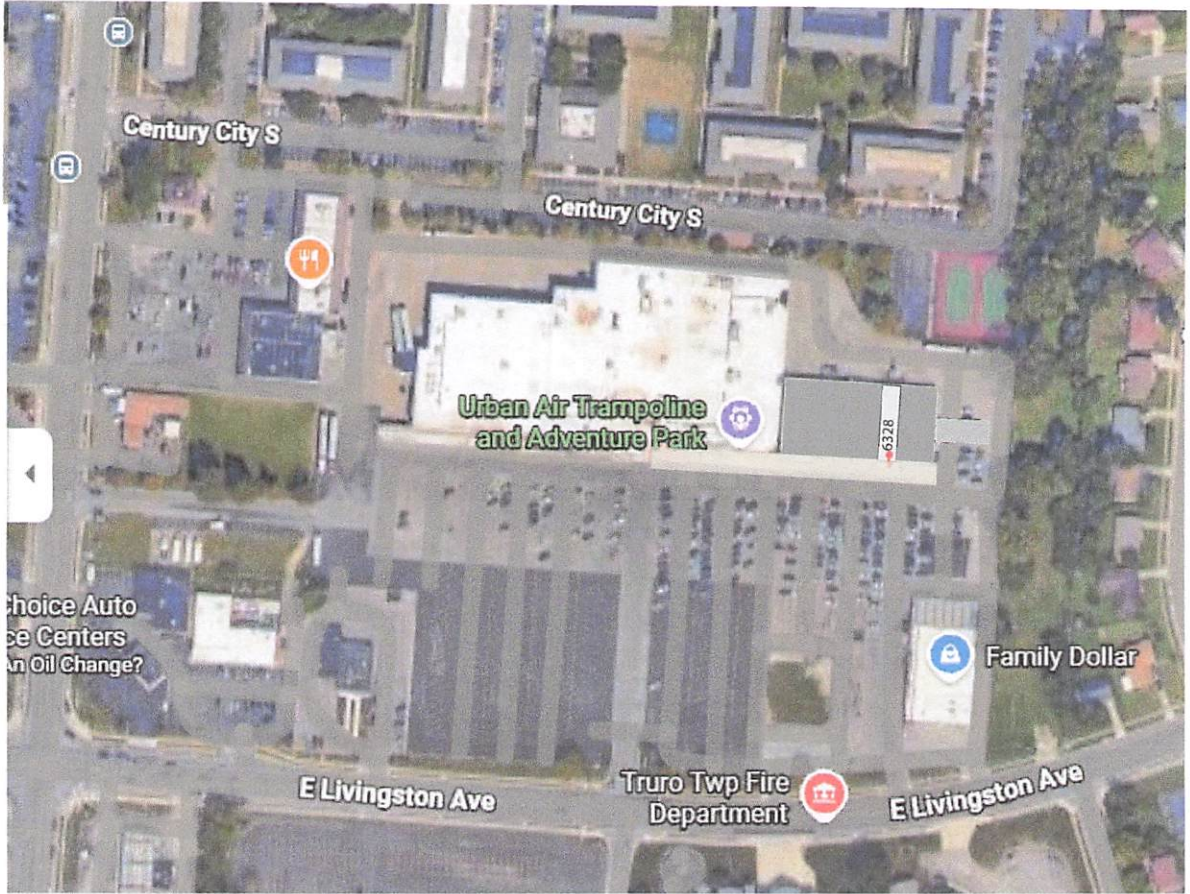


Existing Floor Plan  
 Scale: 1/8=1'-0"



Renovations Floor Plan  
 Scale: 1/8=1'-0"





**From:** [Grace Benson](#)  
**To:** [Emma Cepek](#)  
**Subject:** Re: FW: Conditional Use Application 2025-0650 - 6328 E. Livingston  
**Date:** Tuesday, December 16, 2025 1:59:38 PM

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

Hi,

Please see below response.

I am contacting you regarding Permit 2025-0650 for 6328 E. Livingston regarding a Conditional Use and have the following comments:

1. Please provide a statement answering the following Day Care Supplemental Use factors and showing how you meet them:
  - a. Childcare Centers. The following regulations shall apply to conditional use permits for childcare centers:

- i. No zoning permit or conditional use permit for a childcare center shall be issued for a lot that is within one hundred fifty feet (150FT) of any lot or parcel with an approved gasoline station use, or which is likely to generate noxious fumes or vapor.

***Yes, I will abide by the rules and regulations herein.***

- ii. All outdoor play areas shall meet the minimum requirements outlined by the State agency with oversight of childcare centers. No play area shall be located adjacent to a loading space, loading dock or other area where vehicles are likely to idle. No play area shall be constructed in a manner that allows children access to any electrical or telecommunications box/vault.

**Yes, I agree to abide by the rules and regulations.**

- iii. No childcare center shall be permitted to operate between the hours of 7:00 p.m. and 6:00 a.m. the following morning unless specifically approved by the Planning and Zoning Administrator or the Planning and Zoning Board.

**Yes, I agree to abide by the rules and regulations**

Thank you.

Grace Benson

On Tue, Dec 16, 2025 at 1:17 PM Emma Cepek <[ecepek@reynoldsburg.gov](mailto:ecepek@reynoldsburg.gov)> wrote:

**Emma Cepek, MPA**

PLANNER I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

**Direct** 614-322-6800. ext. 6720

**Zoning Line** 614-322-6850

[www.reynoldsburg.gov](http://www.reynoldsburg.gov)

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**From:** Emma Cepek

**Sent:** Friday, December 12, 2025 2:23 PM

**To:** 'micgrason123@gmail.com' <[micgrason123@gmail.com](mailto:micgrason123@gmail.com)>

**Cc:** Phoenix Buathier <[pbuathier@reynoldsburg.gov](mailto:pbuathier@reynoldsburg.gov)>

**Subject:** Conditional Use Application 2025-0650 - 6328 E. Livingston

Hello,

I am contacting you regarding Permit 2025-0650 for 6328 E. Livingston regarding a Conditional Use and have the following comments:

1. Please provide a statement answering the following Day Care Supplemental Use factors and showing how you meet them:
  - a. Childcare Centers. The following regulations shall apply to conditional use permits for childcare centers:
    - i. No zoning permit or conditional use permit for a childcare center shall be issued for a lot that is within one hundred fifty feet (150FT) of any lot or parcel with an approved gasoline station use, or which is likely to generate noxious fumes or vapor.
    - ii. All outdoor play areas shall meet the minimum requirements outlined by the State agency with oversight of childcare centers. No play area shall be located adjacent to a loading space, loading dock or other area where vehicles are likely to idle. No play area shall be constructed in a manner that allows children access to any electrical or telecommunications box/vault.
    - iii. No childcare center shall be permitted to operate between the hours of 7:00 p.m. and 6:00 a.m. the following morning unless specifically approved by the Planning and Zoning Administrator or the Planning and Zoning Board.
2. Please also state how many children you intend on having enrolled and how many employees there will be.

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

Sincerely,

**Emma Cepek, MPA**

PLANNER I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

**Direct** 614-322-6800. ext. 6720

**Zoning Line** 614-322-6850

[www.reynoldsburg.gov](http://www.reynoldsburg.gov)

|

**From:** [Emma Cepek](#)  
**To:** ["Grace Benson"](#)  
**Cc:** [Phoenikx Buathier](#)  
**Subject:** 6328 E. Livingston Board Case  
**Date:** Monday, March 23, 2026 4:22:00 PM

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Hello,

Per our conversation, it sounded like you were not going to turn in a site plan to meet the board's request by this Thursday. If you would not like to continue with this case, you will need to email us before the end of the day Thursday to formally withdraw your case. Otherwise, your case will be on the 4/16 Planning and Zoning Board so they can make a final ruling on your case.

Please let me know if you have any questions.

Sincerely,

**Emma Cepek, MPA**  
PLANNER I

—

City of Reynoldsburg  
7232 East Main Street | Reynoldsburg, OH 43068  
**Direct** 614-322-6800. ext. 6720 **Zoning Line** 614-322-6850  
**E** [ecepek@reynoldsburg.gov](mailto:ecepek@reynoldsburg.gov)

[www.reynoldsburg.gov](http://www.reynoldsburg.gov)

March 23<sup>rd</sup>, 2026

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

RE: Dewberry Engineering for Richard Goff of Wal-Mart Real Estate Business Trust, 2793 Taylor Road: Variance

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 2793 Taylor Road. It is on one parcel, 0440379520, that is 21.28 acres with one building on site, that is connected to an existing outdoor commercial center that spans over two other parcels. The existing building is approximately 204,184 square feet according to their site plan. The subject site is currently operating as a Walmart. The subject site is zoned CC, Community Commercial District.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of CC, Community Commercial District to the South, West, and East of the subject site and RM, Residential Medium to the North. The surrounding land uses consist of Dwelling – Multi Unit Complex to the north, Retail – Extra Large Format to the east, Commercial Center – Outdoor and Financial Services and Banking - with Drive-Thru to the west, and Retail – Small Format, Food Service – Full Service Restaurant and Overnight Lodging - Hotel to the south.
- c. **Applicant's Request:** The applicant is requesting the following variance:
  - i. Section 1105.09.B.ii
    1. To increase the maximum height of a light pole from 20' to 42', for a total increase of 22'.
- d. **Statement of Hardship:** “When Walmart was constructed in 2000, the existing 42' flight poles were in compliance with the ordinance at the time. Additionally, this project was originally approved in 2024 with the installation of the 42' light pole. Due to delays in construction, the original approval expired. During that time, new regulations were adopted restricting the height of light poles to 20'. The strict application of this Code Section would hinder Walmart's efforts to provide an adequately lit parking lot and provide a safe environment for their customers and staff. Based on this, the hardship is not economic in nature and is not self-created. A practical difficulty would be created by the strict application of this Code by reducing Walmart's ability to maintain a safe, properly lit parking area.”
- e. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the CC, Community Commercial district “...should promote businesses that rely on a larger geographic market area for their consumer base, along with offices and companies with a regionally-based

workforce that can access the district from adjacent, heavily-traveled corridors.”

## 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 “Walmart is proposing to install full cut off heads on the new pole, limiting the impact on neighboring properties. Additionally, this pole would be installed interior to the property, further reducing the impact outside of the subject property. By reducing the height of the pole, Walmart would not be able to provide uniform lighting to this area of the parking lot, reducing visibility and safety.”

i. Staff is of the opinion that granting the requested variances would not be detrimental to the public welfare if permitted.

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 applicant states that “Retail is currently a permitted use within the current zoning district. This variance would not permit any additional uses onsite.”

i. Staff is of the opinion that granting the requested variances would not permit any use that are not listed as permitted or conditional in this zone.

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 “Due to the height of the existing poles and the recent code change reducing the permitted height to half of what is currently there, strict application of this Code would reduce Walmart’s ability to safely use this portion of their parking lot.”

i. Staff is of the opinion that due to this site being developed before the current iteration of the code, strict application of this Code would reduce Walmart’s ability to safely use this portion of their parking lot as a pickup area, which within the last 5-10 years has become more common.

iv. 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 “Walmart’s inability to install this light pole would not create a loss in value, only a loss in their ability to

safely use portions of the parking lot.”

- i. Staff is of the opinion that while there would not be a deprivation of land use, staff believes the light is necessary for safe circulation of pedestrians and vehicles in and out of the pickup area where increased traffic is likely.
- v. 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 “When Walmart was constructed in 2000, the existing 42’ flight poles were in compliance with the ordinance at the time. Additionally, this project was originally approved in 2024 with the installation of the 42’ light pole. Due to delays in construction, the original approval expired. During that time, new regulations were adopted restricting the height of light poles to 20’. The strict application of this Code Section would hinder Walmart’s efforts to provide an adequately lit parking lot and provide a safe environment for their customers and staff. Based on this, the hardship is not economic in nature and is not self-created. A practical difficulty would be created by the strict application of this Code by reducing Walmart’s ability to maintain a safe, properly lit parking area.”
    - i. Staff is of the opinion that this hardship is not self-created as the current 42’ foot lights were installed in 2000 and adequately serve for safety purposes for the parking lot. They are wishing to have consistent lighting across their parking lot, specifically in the pickup area, and a 20’ light would interfere with that consistency and safety for pedestrians and motorists.
- vi. 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 that “This variance is necessary to ensure that the parking area can be uniformly lit to maintain a safe environment for customers and employees. Only one pole is needed and that is what the variance application is requesting.”
    - i. Staff is of the opinion that this variance is necessary for the safety of employees, customers, and drivers as they navigate the grocery pickup area, with likely increased traffic.
- vii. 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 applicant states that “The variance will not impair an adequate supply of light and air to adjacent properties, 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 pole would be interior to the lot and have full cut off heads, restricting spillover to neighboring properties. Lighting will not have an impact on traffic or property values, however, without Walmart’s ability to adequately light their parking area, there could be an impact on safety if the variance is not approved.”
    - i. Staff is of the opinion these factors have been met by the applicant. The Fire Department does not have concerns with regards to this variance.
  - viii. 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 would not provide any special privilege that is unduly denied to other land, structures, or buildings in the same district. This variance would simply allow Walmart to effectively light their existing parking lot, providing a safer environment.”
      - i. Staff is of the opinion that the variance would not confer any special privileges.
  - ix. 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 that “This application is not based on the nonconforming use of neighboring land or structures.”
      - i. Staff is of the opinion that the applicant does not use any of these arguments as grounds for approval.
  - x. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
    1. The applicant states that “There are no other remedies available within the provisions of this Code.”
      - i. Staff is of the opinion that this is not a matter of convenience and there are no other remedies, as this is a safety matter.

### 3. Recommendation

- a. Staff recommends approval of the requested variance, as it meets the applicable criteria and is primarily justified by the need to maintain consistent, safe lighting conditions across the existing parking lot, specifically in the grocery pickup area where the proposed new light will be. The site was developed under previous Code standards that permitted 42-foot light poles, and those existing fixtures continue to provide adequate illumination for the safety of customers and employees. The recent reduction in allowable pole height creates a unique

circumstance in which strict application of the current Code would result in inconsistent lighting, reduced visibility, and potential safety concerns within the grocery pickup parking area. The applicant's proposal is to add the light fixture in the new online pickup area, which has a crosswalk across the main service drive for cars, for the employees to walk back and forth. This light is needed for safety purposes as employees walk to and from vehicles, along with increased vehicular traffic due to numerous people coming in and out of the pickup area due to a higher volume of traffic with regards to pedestrians and motorists.



\*All submissions must include a physical and digital copy. The physical copy may be dropped off or mailed to the address above. The digital copy can be submitted to the Building Department at: permit@reynoldsburg.gov

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

## PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

Property Address:	Parcel ID#(s):
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### I. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Contact Email:	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:	Applicant Address:
Applicant Phone Number:	Applicant Email:
<input type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> 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])

Description of Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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: Richard Goff 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\*\*

\* Revised 2026

Additional Notes:

Zoning District: \_\_\_\_\_

Additional Approval Required

Major/Minor Site Plan

Other: \_\_\_\_\_

PZB Meeting	
Date:	_____
<input type="checkbox"/> Approved as Submitted	
<input type="checkbox"/> Approved w/ Conditions	
<input type="checkbox"/> Tabled	
<input type="checkbox"/> Denied	
<input type="checkbox"/> Withdrawn	

P&Z Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

## Section 1109.13 CONDITIONAL USES

### Initiating a Conditional Use

A conditional use application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to a regularly scheduled meeting of the Planning and Zoning Board (PZB) according to the published meeting Calendar.

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Conditional Use relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit three (3) hardcopy packets of all required items. Please also submit one (1) electronic copy, a PDF of the completed application and packet.

### What information must be provided with a Conditional Use?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

- Description of the zoning district and existing uses of adjacent lots;
- A statement of the conditional use for which the application is submitted;
- Including a description of the activities proposed on the subject property, the goods and services sold or provided, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will assist the PZB with understanding the nature of the proposed use and its potential impacts;
- A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;
- A narrative statement describing the compatibility of the proposed use with the existing uses of adjacent lots and with the Land Use Plan, including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;

- A narrative addressing each of the applicable criteria set forth in section 1109.13.D (see next page);
- Such other information as the PZB deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations. Such additional information may include, but shall not be limited to:
  - Traffic impact analysis;
  - Storm water impact analysis; and/or
  - Utility impact analysis.

### How much will a Conditional Use cost?

The fee for a Conditional Use is two hundred dollars (\$200) for a residential conditional use, and four hundred and fifty dollars (\$450) for all other conditional use requests

Conditional Uses may be subject to additional engineering review and multiple reviews may require additional engineering fees.

### What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Zoning Board Meeting.

### Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6850

OR Visit our website at:

<https://www.reynoldsburg.gov/166/Development-Department>

## Section 1109.13.D

### STANDARDS FOR ALL CONDITIONAL USES

Upon reviewing an application for a conditional use, the Planning and Zoning Administrator or the Planning and Zoning Board (PZB), as applicable, shall consider whether the application provides adequate evidence that the proposed conditional use is consistent with the following standards:

- 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;
- The proposed use shall not adversely affect the use of adjacent property;
- The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- 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;
- 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;
- 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;
- The proposed use complies with the applicable specific provisions and standards of this Code;
- 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.

In approving a conditional use, the Planning and Zoning Administrator or the PZB, as applicable, may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of this Code, to protect the character of the surrounding properties and neighborhood affected by the proposed use, and to mitigate the special impacts of the use. Such conditions may include, but shall not be limited to:

- Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;
- Screening comprised of landscaping, walls, fencing or other materials or construction;
- Access points and traffic management provisions, including those impacting vehicular and pedestrian access and the locations and design of parking facilities;
- Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
- Other features of construction, including but not limited to paving and parking, signs, and landscaping;
- Hours and method of operation
- Maintenance of the site, structures, landscaping;
- Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
- A time limit for operation of the use, if temporary operation is determined to be a typical characteristic of the proposed use or otherwise appropriate given unique circumstances of the proposed use.

## Section 1109.11 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 (PZB) according to the published meeting Calendar.

### 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;
- A description of the nature of the variance requested and a statement demonstrating the extent to which the requested variance conforms to the standards for variance in this Code (see Section 1109.11.D on next page);
- Statement of the hardship; and
- 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 three (3) hard copy packets of all required items. Please also submit a PDF 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 has been deemed complete, it will be reviewed and placed on the next PZB agenda at the discretion of the Planning and Zoning Administrator. The PZB can hold the application but a decision must be reached by the Board within sixty (60) days of the PZB hearing.

### 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.

Variations may be subject to additional engineering review and multiple reviews may require additional engineering fees.

### 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 614-322-6850

OR Visit our website at:

<https://www.reynoldsburg.gov/166/Development-Department>

## Section 1109.11.D

### STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Planning and Zoning Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards:

- 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 conditional use in the zone or district in which the subject property is situated.
- 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 is 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.

## Project Narrative

**Project Address: 2793 Taylor Rd Ext, Reynoldsburg, OH 43068**

### **Proposed Improvements:**

Walmart is proposing to construct an approximate 2,475 square foot expansion for their Online Pickup and Delivery (OPD) services. In addition to this expansion, the proposed project will also include repaving and restriping that is necessary to relocate the designated OPD parking spaces to a safer, more convenient location in close proximity to the expansion. Associated signage will also be installed to clearly identify the designated OPD parking area.

## Variance Request

On behalf of Walmart, Dewberry Engineering is requesting a Variance from §1105.09 (B)(ii), limiting the height of parking lot lighting to 20'. Walmart has been in operation at this location since 2000. At that time, light poles were installed throughout the parking area as a safety measure for customers. These existing light poles are 39' tall with a 3' base, bringing the total height to 42'. Due to the proposed expansion and relocation of the OPD dedicated parking, there is a need to install an additional light pole to ensure uniform lighting and visibility across the site. Walmart is proposing to install a 42' pole to match the existing, necessitating a variance from the current regulation.

Per §1109.11 (D) the following requirements must be met in order for a variance to be granted.

- 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.

Walmart is proposing to install full cut off heads on the new pole, limiting the impact on neighboring properties. Additionally, this pole would be installed interior to the property, further reducing the impact outside of the subject property. By reducing the height of the pole, Walmart would not be able to provide uniform lighting to this area of the parking lot, reducing visibility and safety.

- 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.

Retail is currently a permitted use within the current zoning district. This variance would not permit any additional uses onsite.

- 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.

Due to the height of the existing poles and the recent code change reducing the permitted height to half of what is currently there, strict application of this Code would reduce Walmart's ability to safely use this portion of their parking lot.

- iv. There is a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.

Walmart's inability to install this light pole would not create a loss in value, only a loss in their ability to safely use portions of the parking lot.

- v. 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.

When Walmart was constructed in 2000, the existing 42' light poles were in compliance with the ordinance at the time. Additionally, this project was originally approved in 2004 with the installation of the 42' light pole. Due to delays in construction, the original approval expired. During that time, new regulations were adopted restricting the height of light poles to 20'. The strict application of this Code Section would hinder Walmart's efforts to provide an adequately lit parking lot and provide a safe environment for their customers and staff. Based on this, the hardship is not economic in nature and is not self-created. A practical difficulty would be created by the strict application of this Code by reducing Walmart's ability to maintain a safe, properly lit parking area.

- vi. 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.

This variance is necessary to ensure that the parking area can be uniformly lit to maintain a safe environment for customers and employees. Only one pole is needed and that is what the variance application is requesting.

- vii. 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 impair an adequate supply of light and air to adjacent properties, 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 pole would be interior to the lot and have full cut off heads, restricting spillover to neighboring properties. Lighting will not have an impact on traffic or property values, however, without Walmart's ability to adequately light their parking area, there could be an impact on safety if the variance is not approved.

viii. 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 variance would not provide any special privilege that is unduly denied to other land, structures, or buildings in the same district. This variance would simply allow Walmart to effectively light their existing parking lot, providing a safer environment.

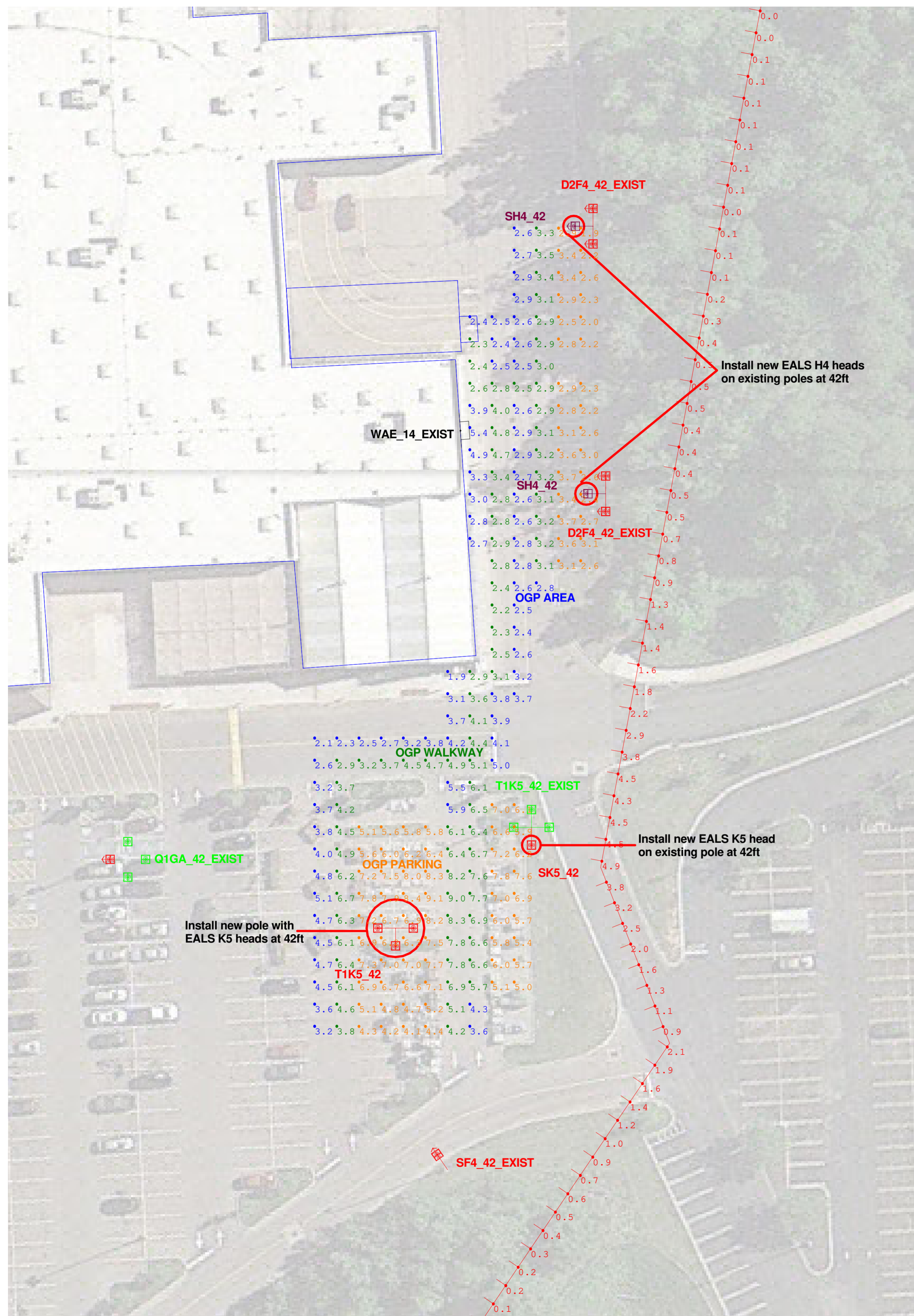
ix. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

This application is not based on the nonconforming use of neighboring land or structures.

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

There are no other remedies available within the provisions of this Code.

Due to this request meeting the requirements laid out in the Ordinance, we request that the variance be granted.



Scale: 1 inch= 30 Ft.

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

L85 = OPERATING HOURS AT WHICH AN AVERAGE OF 15% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 85% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

L93 = OPERATING HOURS AT WHICH AN AVERAGE OF 8% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 93% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

IN COMPARISON, NON-LED LUMINAIRES ARE RATED WITH MEAN LUMENS MEASURED AT 40-50% OF RATED LIFE, DEPENDING ON TECHNOLOGY, AND RATED LIFE OF B50, WHERE B50 = OPERATING HOURS AT WHICH 50% OF A TESTED POPULATION OF LAMPS HAVE FAILED.

PROPERTY LINES BASED OFF PROVIDED LIGHTING RETROFIT SURVEY AND GOOGLE EARTH PRO. CALCULATION AREAS TREATED AS OPEN AND EMPTY. NO TREES ARE CONSIDERED IN THE DESIGN. ACTUAL VALUES MAY VARY FROM CALCULATED VALUES SHOWN. LED STATISTICS SHOWN ARE AT 50000 HOURS L85 & L93 RATING (~12 YEARS @ 12 HRS/DAY)

**Notes:**

This is a remodel request for the OGP area on a site that has already been retrofit to LED fixtures in 2014. Material with "exist" label is already installed on site and is included here as light contribution only. All other material is what is being added to increase the lighting in the OGP Pick up area per request.

**Calculation Summary Illuminance Foot-candles**

Label	Avg	Max	Min	Avg/Min	Max/Min
OGP AREA	3.35	5.9	1.9	1.76	3.11
OGP PARKING	5.20	9.1	1.9	2.74	4.79
OGP WALKWAY	4.51	9.0	2.2	2.05	4.09
VERTICAL SPILL @5'	0.17	4.9	0.0	N.A.	N.A.

**Current Luminaire Schedule EXISTING MATERIAL**

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating	[MANUFAC]
[Symbol]	1	WAE_14_EXIST	SINGLE	0.765	1-EWS10AE557G1NDKBZ mounted at 14ft	43	3200	B1-U0-G1	CURRENT LIGHTING
[Symbol]	1	T1K5_42_EXIST	3 @ 90 DEGREE	0.765	3-EASB5K5N7509BBLCKD2F 39ft pole on 3ft base	1236	96000	B5-U0-G3	CURRENT LIGHTING
[Symbol]	1	SF4_42_EXIST	SINGLE	0.765	1-EASB5F4F5509BBLCKD2F 39ft pole on 3ft base	171	14400	B2-U0-G3	CURRENT LIGHTING
[Symbol]	1	Q1GA_42_EXIST	GROUP	0.765	3-EASB5K5N7509BBLCKD2F and 1-EASB5F4F5509BBLCKD2F 39ft pole on 3ft base	1407	110400	B2-U0-G3	CURRENT LIGHTING
[Symbol]	2	D2F4_42_EXIST	ROTATED OPTICS	0.765	1-EASB5F4R5509BBLCKD2F and 1-EASB5F4L5509BBLCKD2F 39ft pole on 3ft base	342	28800	B2-U0-G3	CURRENT LIGHTING

**Current Luminaire Schedule ADDITIONAL MATERIAL**

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating	[MANUFAC]
[Symbol]	1	T1K5_42	3 @ 90°	0.837	3-EALS035K5SM750NDD1BLCKF 39ft pole on 3ft base	717	90000	B5-U0-G3	CURRENT LIGHTING
[Symbol]	2	SH4_42	SINGLE	0.837	1-EALS035H4AF750NDD1BLCKF 39ft pole on 3ft base	140	20000	B3-U0-G3	CURRENT LIGHTING
[Symbol]	1	SK5_42	SINGLE	0.837	1-EALS035K5SM750NDD1BLCKF 39ft pole on 3ft base	239	30000	B5-U0-G3	CURRENT LIGHTING

The magnitude of the differences between detailed analysis methods and field measurements varies. In general, differences of less than 20% can be expected, but in extreme cases, where a calculation method cannot handle the complexity of the lighting system, they may be greater. A more complete discussion of the uncertainties is available.

ANSI / IES L.S.-20  
Lighting Science: Calculation of Light and its Effects

Provided for:  
CURRENT

Provided BY:  
Application Solution Center  
apps@currentlighting.com

282528 Science Park Blvd.,  
Beachwood, OH 44122

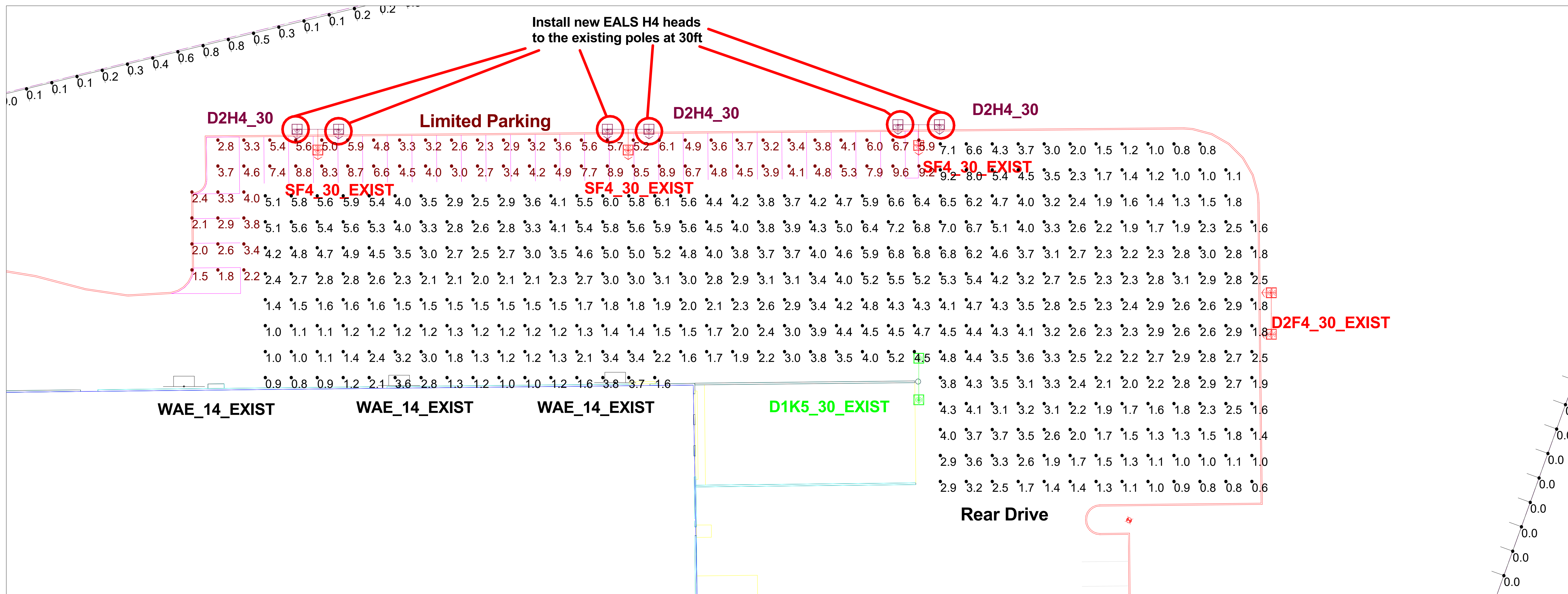
Designer: Hari

Date: 5/22/2024

Drawing #: Waimart #2726 REYNOLDSBURG, OH OGP - A212607B.AGI

Waimart #2726 REYNOLDSBURG, OH OGP  
A212607B

GE EVOLVE LED AREA LIGHT (EALS) 5000K CCT  
MOUNTING HEIGHT AS INDICATED  
TARGET: 1.5X OGP Parking  
1.5X OGP Walkway  
10% is allowed and corners can be 1x  
HORIZONTAL POINTS AT GRADE, VERTICAL POINTS AT 5' AEG.  
50,000 HOURS SHOWN



Scale: 1 inch = 20 Ft.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Limited Parking	Illuminance	Fc	4.76	9.6	1.5	3.17	6.40
Property Line	Illuminance	Fc	0.02	0.8	0.0	N.A.	N.A.
Rear Drive	Illuminance	Fc	3.04	9.2	0.6	5.07	15.33

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
□	3	WAE_14_EXIST	SINGLE	0.765	1-EWS10AE557G1NDKBZ mounted at 14ft	43	3200	B1-U0-G1
⬮	3	SF4_30_EXIST	SINGLE	0.765	1-EASB5F4F5509BBLCKD2F 27ft pole on 3ft base	171	14400	B2-U0-G3
⬮	3	D2H4_30	ROTATED OPTICS	0.837	1-EALS035H4AF750NDD1BLCKFS1 & 1-EALS035H4AF750NDD1BLCKFS2 27ft pole on 3ft base	280	40000	B3-U0-G3
⬮	1	D2F4_30_EXIST	ROTATED OPTICS	0.765	1-EASB5F4R5509BBLCKD2F and 1-EASB5F4L5509BBLCKD2F 27ft pole on 3ft base	342	28800	B2-U0-G3
⬮	1	D1K5_30_EXIST	BACK-BACK	0.765	2-EASB5K5N7509BBLCKD2F 27ft pole on 3ft base	824	64000	B5-U0-G3

LED STATISTICS SHOWN ARE AT 50000 HOURS L85, & L93 RATING (~12 YEARS @ 12 HRS/DAY)

L85 = OPERATING HOURS AT WHICH AN AVERAGE OF 15% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 85% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

L93 = OPERATING HOURS AT WHICH AN AVERAGE OF 7% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 93% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

IN COMPARISON, NON-LED LUMINAIRES ARE RATED WITH MEAN LUMENS MEASURED AT 40-50% OF RATED LIFE, DEPENDING ON TECHNOLOGY, AND RATED LIFE OF B50, WHERE B50 = OPERATING HOURS AT WHICH 50% OF A TESTED POPULATION OF LAMPS HAVE FAILED.

PROPERTY LINES BASED OFF PROVIDED LIGHTING RETROFIT SURVEY AND GOOGLE EARTH PRO. CALCULATION AREAS TREATED AS OPEN AND EMPTY. NO TREES ARE CONSIDERED IN THE DESIGN, ACTUAL VALUES MAY VARY FROM CALCULATED VALUES SHOWN.

The magnitude of the differences between on-site analysis methods and field measurements varies. In general, differences of less than 20% can be expected. In extreme cases, where a calculation method cannot handle the complexity of the lighting system, they may be greater. A more complete discussion of the considerations is available.

ANSI/ESS L85-00  
Lighting Science: Calculation of Light and its Effects

Provided for:  
CURRENT

Provided BY:  
Application Solution Center  
apps@currentlighting.com

6085 Parkland Blvd,  
Mayfield Heights, OH 44124

Designer: Joshua Watkins

Date: 11/6/2025

Drawing #: Walmart #2726 Reynoldsburg, OH A509511C AGI

Walmart #2726 Reynoldsburg, OH  
A509511C

EVOLVE LED AREA LIGHT (EALS) 5000K CCT  
MOUNTING HEIGHT: 27 FT. POLES: 14 FT WALL MTD.  
MOUNTING HEIGHT: 27 FT. POLES: 14 FT WALL MTD.  
TARGET: HIGH CRIME SPEC LOCATIONS  
10'X10' CALCULATION GRID SPACING  
HORIZONTAL POINTS AT GRADE. VERTICAL POINTS AT 5' AFG.  
50,000 HOURS SHOWN

**From:** [Joe Magerko](#)  
**To:** [Emma Cepek](#)  
**Subject:** Re: 2793 Taylor Road – Walmart Variance Application  
**Date:** Wednesday, March 18, 2026 10:39:03 AM

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

FD has no comments on the variance.

---

**From:** Emma Cepek <[ecepek@reynoldsburg.gov](mailto:ecepek@reynoldsburg.gov)>  
**Sent:** Friday, March 13, 2026 2:03 PM  
**To:** Joe Magerko <[joe.magerko@violet.oh.us](mailto:joe.magerko@violet.oh.us)>; Barry Wright <[barry.wright@violet.oh.us](mailto:barry.wright@violet.oh.us)>  
**Cc:** Phoenix Buathier <[pbuathier@reynoldsburg.gov](mailto:pbuathier@reynoldsburg.gov)>  
**Subject:** 2793 Taylor Road – Walmart Variance Application

Good afternoon,

I am sending you 2793 Taylor Road – Walmart Variance Application and supporting items that are scheduled for the April 2<sup>nd</sup> 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 Tuesday March 24<sup>th</sup> so that we can incorporate them in the staff report that goes out first thing on March 26<sup>th</sup>.

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

Sincerely,

**Emma Cepek, MPA**  
PLANNER I

–

City of Reynoldsburg  
7232 East Main Street | Reynoldsburg, OH 43068  
**Direct** 614-322-6800. ext. 6720 **Zoning Line** 614-322-6850  
**E** [ecepek@reynoldsburg.gov](mailto:ecepek@reynoldsburg.gov)

[www.reynoldsburg.gov](http://www.reynoldsburg.gov)

**From:** [Emma Cepek](#)  
**To:** "Eanes, Jeremy"  
**Cc:** [Winstead, Matt](#); [Koger, Travis](#); [Ragsdale, Emily](#); [Phoenixx Buathier](#)  
**Subject:** RE: Walmart Minor Site Plan - 2025-0613 - Comments  
**Date:** Monday, January 12, 2026 11:44:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hello,

Based on the city's legal non-conforming section, you can repair and replace the lights on the existing light poles. You cannot add additional lights to an existing light pole that are not currently located on the light pole. If you would like to add additional lights, this would require a variance.

As for the new light pole, make sure it is clearly shown and identified on the site plan. Any new light poles cannot exceed 20 feet according to our code, unless it is for a loading zone for semi-trucks (Section 1105.09.B.iii (new zoning code)). If you would like to exceed 20 feet, you would need a variance.

Sincerely,

**Emma Cepek, MPA**  
PLANNER I

—

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

[www.reynoldsburg.gov](http://www.reynoldsburg.gov)

---

**From:** Eanes, Jeremy <jeanes@Dewberry.com>  
**Sent:** Friday, January 9, 2026 2:25 PM  
**To:** Emma Cepek <ecepek@reynoldsburg.gov>  
**Cc:** Winstead, Matt <mwinstead@Dewberry.com>; Koger, Travis <tkoger@Dewberry.com>; Ragsdale, Emily <eragsdale@Dewberry.com>; Phoenixx Buathier <pbuathier@reynoldsburg.gov>  
**Subject:** Re: Walmart Minor Site Plan - 2025-0613 - Comments

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

Emma,

We had a question in reference to the Minor Site Plan comment #11 about lighting. The

city's code reads that lights cannot be mounted on poles higher than 20'. The existing light poles have the lights mounted at 42'. We are proposing to add some light fixtures to existing poles and add 1 new pole with fixtures. Since the existing fixtures are at 42', are we able to match that height or can we only mount the fixtures on the existing poles half way up the pole (20')?

Jeremy Eanes, PE  
Project Engineer  
D [434.549.8518](tel:434.549.8518)



[in](#) [@](#) [▶](#) [X](#)  
[www.dewberry.com](http://www.dewberry.com)

---

**From:** Ragsdale, Emily <[eragsdale@Dewberry.com](mailto:eragsdale@Dewberry.com)>  
**Sent:** Tuesday, January 6, 2026 9:40 AM  
**To:** Eanes, Jeremy <[jeanes@Dewberry.com](mailto:jeanes@Dewberry.com)>  
**Cc:** Winstead, Matt <[mwinstead@Dewberry.com](mailto:mwinstead@Dewberry.com)>; Koger, Travis <[tkoger@Dewberry.com](mailto:tkoger@Dewberry.com)>  
**Subject:** Fw: Walmart Minor Site Plan - 2025-0613 - Comments

Looks like we did get comments for Reynoldsburg. Per the comment below, we can ignore the comment regarding the variance.

Let me know how I can help!

Emily Ragsdale, AICP  
Senior Planner  
D [276.263.2606](tel:276.263.2606)



[in](#) [@](#) [▶](#) [X](#)  
[www.dewberry.com](http://www.dewberry.com)

---

**From:** Emma Cepek <[ecepek@reynoldsburg.gov](mailto:ecepek@reynoldsburg.gov)>  
**Sent:** Tuesday, January 6, 2026 9:26 AM  
**To:** Ragsdale, Emily <[eragsdale@Dewberry.com](mailto:eragsdale@Dewberry.com)>  
**Cc:** Phoenix Buathier <[pbuathier@reynoldsburg.gov](mailto:pbuathier@reynoldsburg.gov)>  
**Subject:** Walmart Minor Site Plan - 2025-0613 - Comments

**[CAUTION]** External Email. DO NOT click links or open attachments unless expected. Please use the "Phish

Alert" button to report all suspicious emails.

Hello,

Please see the attached comments from the first review of the minor site plan. I have attached both staff's review, and the engineering review. Please disregard engineering's comments about a variance for parking, it is not needed.

Please feel free to reach out if you have any questions.

Sincerely,

**Emma Cepek, MPA**

PLANNER I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

**Direct** 614-322-6800. ext. 6720

**Zoning Line** 614-322-6850

[www.reynoldsburg.gov](http://www.reynoldsburg.gov)

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March 23<sup>rd</sup>, 2026

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

RE: Dino Herbert; 7372 E. Main Street: 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 7372 E. Main Street, with access off of an ally-way. The 0.1 acres is currently vacant, however it was previously being used as an office. The previous building on site has since been torn down. The parcel is zoned ORD-C, Olde Reynoldsburg Commercial District.
- b. **Surrounding Zoning:** The surrounding zoning consist of ORD-C, Olde Reynoldsburg Commercial District to the west, east and south of the site, with a beauty salon to the west, a bridal retail store to the east and real estate and law office to the south of the subject site. The French Run River is to the north of the site, with ORD-N, Olde Reynoldsburg Neighborhood District zoning and a multi-unit building across from the river.
- c. **Applicant's Request:** The applicant is requesting eleven variances:
  - i. To not require a public right-of-way access onto the lot, but to all access via established path. Section 1105.01.G.iv
  - ii. To not require vehicles leaving the premises to be traveling in a forward motion, but to allow them to leave in reverse. Section 1105.01.G.iv
  - iii. To not require 1 designated ADA parking space, but to allow 1 unmarked 12' space. Section 1105.01.G.v
  - iv. To not require interior lot landscaping for the residential land use. Section 1105.07.H.i.1
  - v. To not require interior lot landscaping for the commercial land use. Section 1107.H.i.2
- d. **Statement of Hardship:** "The practical difficulty is a function of the parcel itself and was not created by the Owner. The hardship was created when the parcel was originally split in 1904."
- e. **Additional Information:** The applicant has submitted a preliminary site plan showing the proposed layout of the building, parking and elevations of the building. The applicant has also provided a proposed floor plan, along with additional information such as images of the site currently. The applicant is also applying for a Certificate of Appropriateness.
- f. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg District be a "blend of historic buildings, walkable retail and restaurants, small offices and government

buildings”. It recommends sidewalk café seating, ground floor retail with large windows and a pedestrian feel with sidewalks. The Comprehensive Plan also recommends a true mixed-use approach for this area with retail, office and residential.

## 2. Project Review

- a. The applicant is seeking 5 variances to permit a 2,000 square foot building that has 1,000 square feet of office space with two units located above the office space with external access. The applicant is also proposing a possible outdoor seating area, 3-shared parking spaces and bike parking spaces on the site. This development is intended to be an infill development located in the Olde Reynoldsburg Commercial District, which prioritizes mixed-use developments that promote walkability in the downtown area.
- b. 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 proposed design is consistent with the primary intent of the Olde Reynoldsburg Commercial District (ORD-C), which is to strengthen the mixed-use, pedestrian-oriented nature of the existing historic downtown. The plaza/walkway on the west side of the building will have sidewalk seating and large ground-floor windows have been provided. Furthermore, a residential component has been added in order to help bolster and support the vibrancy of the downtown area.
    2. Staff is of the opinion that granting the variances would not be detrimental to the public welfare. The layout of the building and the intended land uses would strengthen the mixed-use pedestrian-oriented nature of the existing historic district.
  - 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 applicant states “The ORD-C district allows the proposed uses: office and multi-unit dwelling.”
    2. Staff is of the opinion that the land uses of Office – Professional Services and Dwelling – Multi Unit Building are permitted land uses within the ORD-C, Olde Reynoldsburg Commercial 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 “The existing parcel is narrow and, though

- having an East Main Street address, it does not have direct access to East Main. This parcel is unique in this city block and in most of the Olde Reynoldsburg Commercial District.”
2. Staff is of the opinion that the parcel on which the applicant intends to place the development is unique in that it does not have direct access to E. Main Street, and is a very narrow lot, at 30.52 feet wide. Almost all parcels located along this area, that abut the French River have frontage along E. Main Street. This parcel is also unique in that it would be the only parcel with enough land, to propose some type of development on it, which would not be located along E. Main Street, but also in the floodway/floodplain.
- iv. 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 “Without these variances, this parcel will have no practical use.”
    2. Staff is of the opinion that without the requested variances this property would not be able to use the site for any development, which would deprive the property owner of the reasonable use of land.
  - v. 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 “The practical difficulty is a function of the parcel itself and was not created by the Owner. The hardship was created when the parcel was originally split in 1904.”
    2. Staff is of the opinion that the hardship is created due to the unique shape, size and location of the parcel. This parcel was created in 1904, and existed prior to the City’s 2020 zoning code change. With the strict limitations of the code, this parcel would not be able to be developed. The applicant would suffer a direct hardship as a result of the Zoning Code.
  - vi. 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 “The variances being sought are the minimum required in order for the Owner to use this parcel in any productive manner.”
    2. Staff is of the opinion that the applicant is requesting the minimum variance.
  - vii. 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 applicant states “The adjacent existing building at 7374 East Main is a two-story building with windows on all sides. This variance will not substantially increase public street congestion. The exterior walls will have a fire rating in compliance with the Ohio Building Code and will therefore not increase the danger of fire more than previously. The safety of the public will not be endangered. This building will not diminish or impair the property values of the adjacent area. Adding this building to the existing urban fabric of this area will enhance the vibrancy of the district.
  2. Staff is of the opinion that granting the variance would not impair the surrounding properties in any manner. This parcel is located in the downtown area, where buildings are intended to be located closely together to help provide a more walkable environment for residents to enjoy. The public safety would not be affected if the requested variances were granted.
  3. The Fire department has concerns regarding limited access to the property. They say the alley in the rear of the property is too narrow for any fire truck to use, and the property in front of the subject site towards Main Street may restrict their access to the proposed building from Main Street with limited room for their hoses and ladders.
- viii. 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 that “Given the circumstance of this parcel, this request is not unusual and will not provide any special privilege to this particular land owner.”
  2. Staff is of the opinion that granting the variance would allow this property owner to use their property. The parcel itself is unique due to the parcel being divided in 1904 and not having frontage along E. Main Street. Developing this parcel would not be possible without granting these variances.
- ix. No non-conforming use of neighboring land or structures in the same district and no permitted or non-conforming use of land or structures in other districts are considered as grounds for approval of the variance.
1. The applicant states “Nonconforming neighboring land is not the rationale for this zoning variance. This variance request is based solely on the proposed building in an attempt to utilize this parcel in a productive manner and to assist the Owner in becoming an active participant in the continued improvement of the district.”
  2. Staff is of the opinion that the surrounding non-conforming land uses and parcels are not the rationale used to request the variances. The requested variances are being asked in an attempt to develop the parcel.
- x. The variance is not a matter of convenience when other remedies are

available within the provisions of this Code.

1. The applicant states “Many design considerations were explored for this proposed building design in order to comply with the Reynoldsburg Zoning Code in all respects as far as physically possible. These variances are being sought as a matter of necessity and not a matter of convenience.”
2. Staff is of the opinion that the variance request does not appear to be a matter of convenience, since the layout of the proposed land uses and site, is limited by the small width, location, access and floodplain/floodway on the subject site. Staff has met with the applicant multiple times regarding this parcel, to help ensure that the requested variances are due to the limitations of the parcel and its location, not a matter of convenience.
3. **Recommendation:** The applicant clearly states why certain zoning standards cannot be met. The applicant is trying to meet the intent of the Olde Reynoldsburg design standards, intended land use and overall downtown feel on a parcel that has multiple limitations. Some of the limitations mentioned above are the floodway/floodplain present on the parcel, the fact that the parcel was split in 1904, that the 2020 Zoning Code development standards in place for district would not allow the applicant to meet certain standards as the parcel currently is. Finally, that in trying to meet the development standards, the parcel would not actually be able to be developed without granting the variances. Based on these reasons, staff recommends approval of all 5 variances requested.





Engineers, Surveyors, Planners, Scientists

## MEMO

Date: March 24, 2026  
To: Phoenix Buathier, Development Assistant  
From: Mitchell Yake, City Engineer  
Subject: 7372 East Main Street Variance Application – 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 for 7372 East Main Street. The proposed project includes construction of a two-story flex building with office or flex space on the first floor and two (2) studio residential units on the second floor. The following summarizes our findings and recommendations.

### **ROADWAY ACCESS**

1. The project site is located on the north side of East Main Street and currently has no public right-of-way frontage.
2. A private access driveway exists from Main Street to the site. It is unclear whether this driveway will remain or whether an access agreement is in place. The proposed site plan instead identifies access from the unnamed private alley along French Run to the north.
3. Three (3) dedicated parking spaces are provided at the rear of the property. Per City code, a minimum of nine (9) spaces is required for the proposed uses.
4. A concrete walk/plaza is proposed on three sides of the building to connect the parking area to the building, but no additional pedestrian connection to the public sidewalk network is shown.
5. Pavement materials and composition must comply with City standards.
6. Based on the size and proposed use, a traffic study is not required.

### **UTILITIES**

7. Based on the site plan and City GIS records, the presence of existing water and sanitary sewer services is uncertain. Historic aerial imagery indicates a previous structure on the site, which may have had utility connections that could potentially be reused. The site plan must clarify proposed utility service locations and connections.

**STORMWATER**

8. A catch basin is located near the alley to the north and will remain for localized drainage.
9. Historic aerial imagery indicates a prior building on the site. Because impervious area will change minimally compared to previous conditions, stormwater quantity management is not required. As construction disturbance is less than one acre, and given the conditions noted above, stormwater quality treatment is also not required.

**OTHER INFORMATION**

10. The City intends to reconstruct the alley along French Run and convert it into a public street with dedicated right-of-way and improved drainage. This project is currently pending right-of-way acquisition from adjacent property owners.

\*All submissions must include a physical and digital copy. The physical copy may be dropped off or mailed to the address above. The digital copy can be submitted to the Building Department at: permit@reynoldsburg.gov

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

## PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

Property Address:	Parcel ID#(s):
-------------------	----------------

### I. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Contact Email:	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:	Applicant Address:
Applicant Phone Number:	Applicant Email:
<input type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Owner's Consent Attached.	

### PROJECT INFORMATION

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

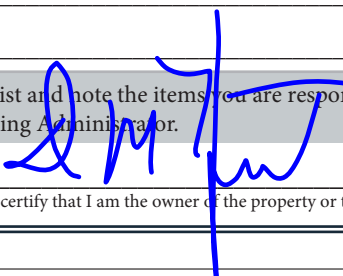
Residential (single-family residential only)(\$200)  Non-Residential (all residential except single-family residential)(\$450)  Engineering Report (\$750 [min])

Description of Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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: \_\_\_\_\_

\*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\*\*

\* Revised 2026

Additional Notes:

Zoning District: \_\_\_\_\_

Additional Approval Required

Major/Minor Site Plan

Other: \_\_\_\_\_

P&Z Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

PZB Meeting	
Date:	_____
<input type="checkbox"/> Approved as Submitted	
<input type="checkbox"/> Approved w/ Conditions	
<input type="checkbox"/> Tabled	
<input type="checkbox"/> Denied	
<input type="checkbox"/> Withdrawn	

**Exhibit "A"  
Legal Description  
For File: 52164308**

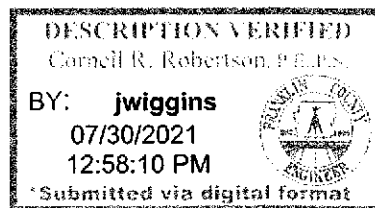
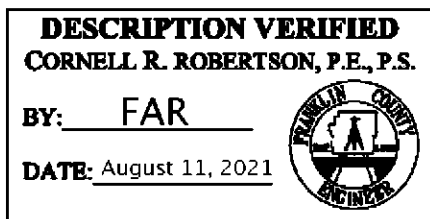
Situated in the County of Franklin in the State of Ohio, and in the City of Reynoldsburg and bounded and described as follows:

Being the east half of Lot No: Eleven (11) in the said City of Reynoldsburg, Ohio, as the same is numbered and delineated on the recorded plat of said City of Reynoldsburg, in the Recorder's Office, Franklin County, Ohio, and being the same premises conveyed to Charles Harmon by Administrator's Deed by Jacob Pickering, Administrator of Edward Dickenson, deceased, and dated November 14, 1982, excepting therefrom a part of said east half of Lot Number Eleven (11) conveyed by James D. Kenney and wife to the Reynoldsburg Bank Company by deed dated June 17, 1904, being more particularly described as follows:

Beginning at the southeast corner of said Lot No. Eleven (11) thence north along the east line of said Lot No. Eleven (11) a distance of fifty (50) feet; thence west parallel with the north line of Main Street in said City of Reynoldsburg a distance of thirty (30) feet, thence south parallel with the east line of said Lot No. Eleven (11) 50 feet to the south line of said Lot No. Eleven (11), thence east along the north line of Main Street in said city, a distance of thirty (30) feet to the place of beginning.

**Parcel No:** 060-000055-00  
**Known As:** 7372 E Main St, Reynoldsburg, OH 43068

**ALL OF  
(060)  
000055**



**Zoning variance application – 7372 East Main Street, Reynoldsburg, OH 43068**

In regard to the variance above, the following intends to address the standards noted in 1109.11 (D) of the Reynoldsburg Zoning Code. Due to this building not having Main Street frontage, the Planning and Zoning Administrator has determined the building front is north.

Variance(s) to Sections(s):	Required	Provided
1105.01 G, Parking and Loading Design Standards		
iv. Access	Public ROW ingress	Access via established path
iv. Access	Enter/ leave in forward	Leave in reverse
v. ADA parking	1	1- non-reserved 12'-0" space
1105.07 H, Interior Lot Landscaping		
i.1. Residential	2" total trunk diameter	None provided
i.2. Commercial	2" total trunk diameter	None provided

**Variance Standards**

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.*

**The proposed design is consistent with the primary intent of the Olde Reynoldsburg Commercial District (ORD-C), which is to strengthen the mixed-use, pedestrian-oriented nature of the existing historic downtown. The plaza/ walkway on the west side of the building will have sidewalk seating and large ground-floor windows have been provided. Furthermore, a residential component has been added in order to help bolster and support the vibrancy of the downtown area.**

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.*

**The ORD-C district allows the proposed uses: office and multi-unit dwelling.**

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.*

**The existing parcel is narrow and, though having an East Main Street address, it does not have direct access to East Main. This parcel is unique in this city block and in most of the Olde Reynoldsburg Commercial District**

iv. *There is a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.*

**Without these variances, this parcel will have no practical use.**

v. *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 practical difficulty is a function of the parcel itself and was not created by the Owner. The hardship was created when the parcel was originally split in 1904.**

vi. *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 variances being sought are the minimum required in order for the Owner to use this parcel in any productive manner.**

- vii. *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 adjacent existing building at 7374 East Main is a two-story building with windows on all sides. This variance will not substantially increase public street congestion. The exterior walls will have a fire rating in compliance with the Ohio Building Code and will therefore not increase the danger of fire more than previously. The safety of the public will not be endangered. This building will not diminish or impair the property values of the adjacent area. Adding this building to the existing urban fabric of this area will enhance the vibrancy of the district.**

- viii. *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.*

**Given the circumstance of this parcel, this request is not unusual and will not provide any special privilege to this particular land owner.**

- ix. *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.*

**Nonconforming neighboring land is not the rationale for this zoning variance. This variance request is based solely on the proposed building in an attempt to utilize this parcel in a productive manner and to assist the Owner in becoming an active participant in the continued improvement of the district.**

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

**Many design considerations were explored for this proposed building design in order to comply with the Reynoldsburg Zoning Code in all respects as far as physically possible. These variances are being sought as a matter of necessity and not a matter of convenience.**

ALLOWED BUILDING TYPES  
Small Flex Retail Building

A. INTENT  
Mixed-use building - 1st floor office space with sidewalk cafe area, large ground-floor windows with residential development on 2nd floor

B. BUILDING TYPE  
Small Flex Retail Building

C. BUILDING PLACEMENT  
Commercial District (Not E Main St Fronting)

	REQUIRED	PROVIDED
Build-To-Zone	NA	
Front	NA	
Side Street	NA	
Setback		
Front	0'-0" min	95'-0"
Side Street, corner lot	0'-0" min	NA
Side	0'-0" min	0.5'
Rear	0'-0" min.	5'-0"
Lot Coverage	70%	20% (1000 sf/ 5096 sf)
Building Form		
Primary Street built to BTZ	NA	
Side Street, Corner Lot built to BTZ	NA	
Lot Width	30' min	30.52'
Lot Depth	NA	
Lot Frontage	30' min	30.52'

Notes  
All floors must have a primary ground-floor entrance facing the primary or side street.

D. BUILDING FORM

1. Encroachment into setback

Front	10'-0" max	1'-6"
Side Street	8'-0" max	NA
Rear	0'	Balcony allowed

2. Height

Building maximum	2-1/2 stories	2 stories
Ancillary Building maximum	30'-0"	30'-0" max
	2 stories	NA
	24'-0"	
First floor ceiling height	9'-0"	9'-0"
Upper floor ceiling height	8'-0"	8'-0"

E. Parking Placement

Distance from property line		
Front setback	20'-0" min	60'-0" +
Side setback	0'-0"	0'-0"
Side Street setback	5'-0"	NA
Rear setback	5'-0"	40'-0" +

Parking Drive Width 15'

Parking may be provided off-site within 1,300' or as shared parking.

Bicycle parking (1 per 10,000 sf)	1	1
-----------------------------------	---	---

F. Frontage Types  
See this Chapter 1103.31 (Frontage Type Standards) for detailed standards for each frontage type.

Shopfront	Allowed	1103.31 (A)
Patio	Allowed	1103.31 (B)

DESIGN GUIDELINES

C. General Standards

iv. Roof Forms  
Primary roofs have a minimum slope of 4:12

vi. Trash, Mechanical, Utility and Service Equipment Areas  
1. Trash receptacles are hidden from view of streets.  
2. Mechanical condensing units will be screened from view

vii. Colors  
Building and site elements will be consistent with the design standards of the district.

D. Specific Standards

- i. Building Materials and Details
- Building facade will use fiber cement siding
  - Visible foundation walls will have stucco finish
  - Columns at stair will be wood
  - Railings will be painted wood
  - Doors will have vision glass and be made of metal
  - Roof will have dimensional shingles
- ii. Roof Forms
- Roof is gabled roof
  - Downspouts will be aluminum
- iii. Windows and Doors
- Building elevation shall be 40% transparent fenestration on ground floor and 20% on upper floors.
- North Elevation
- |               |       |
|---------------|-------|
| Ground Floor: | 40%   |
| 2nd Floor:    | 21.5% |
- West Elevation
- |               |       |
|---------------|-------|
| Ground Floor: | 40.9% |
| 2nd Floor:    | 20%   |

G. Parking and Loading Design Standards

iv. Access. Adequate ingress and egress from the public right-of-way and within the lot shall be provided for all parking and loading spaces. Access for all parking and loading facilities (except those required for Attached Single-Family, Detached Single-Family and Two-Family dwellings) shall be designed to permit any vehicle entering or leaving the premises to be traveling in a forward motion. Driveways shall be located to minimize conflict with vehicular and pedestrian traffic in the public right-of-way. Driveways and service roads shall not be located parallel to the right-of-way. Driveways for non-residential uses shall not exceed thirty feet (30') in width at the right-of-way line nor more than thirty feet (30') at the curb cut line of the street unless otherwise approved by the individual or administrative body reviewing the site plan for the subject property.

v. ADA Requirements. All parking facilities that require accessible parking spaces shall ensure that a portion of the total number of required parking spaces are specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the federal Americans with Disabilities Act (ADA). The following standards apply:

- The closest parking spaces to the main entrance shall be devoted to the required accessible parking spaces; and
- At least one accessible parking space shall be 12 feet (12') wide to accommodate an accessible van or paratransit.

viii. Paving and Improvements

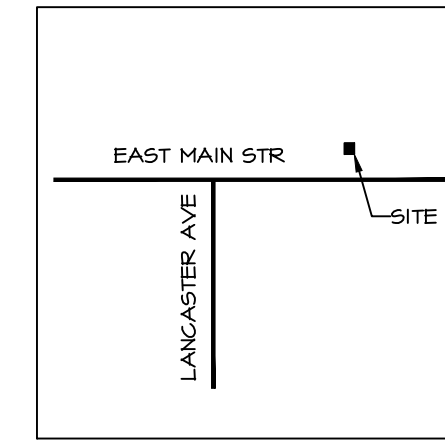
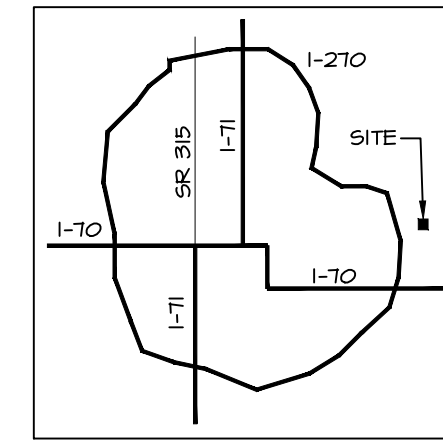
- All required parking and loading facilities shall be paved with a durable, dust-free surface such as asphalt or concrete. Gravel is not a permitted surface.
- Parking facilities shall be designed to direct surface water into an adequate storm drainage system. Drainage of surface water onto adjacent properties, walkways, or public streets is prohibited.
- Point lines shall be installed and maintained to mark the locations of all parking and loading spaces. Wheel blocks shall be installed for all parking spaces which abut unpaved areas of a lot.

ix. Lighting. Lighting may be installed and arranged as to direct the light away from adjoining properties and public rights-of-way.

H. Maintenance of Parking Lots Required. A. All paved areas shall be maintained free of holes, litter, trash, and other debris. Within thirty (30) days of the date on which a non-residential use of a lot is terminated, the owner shall install a barricade at all points of vehicular access in a manner approved by the Zoning Administrator.

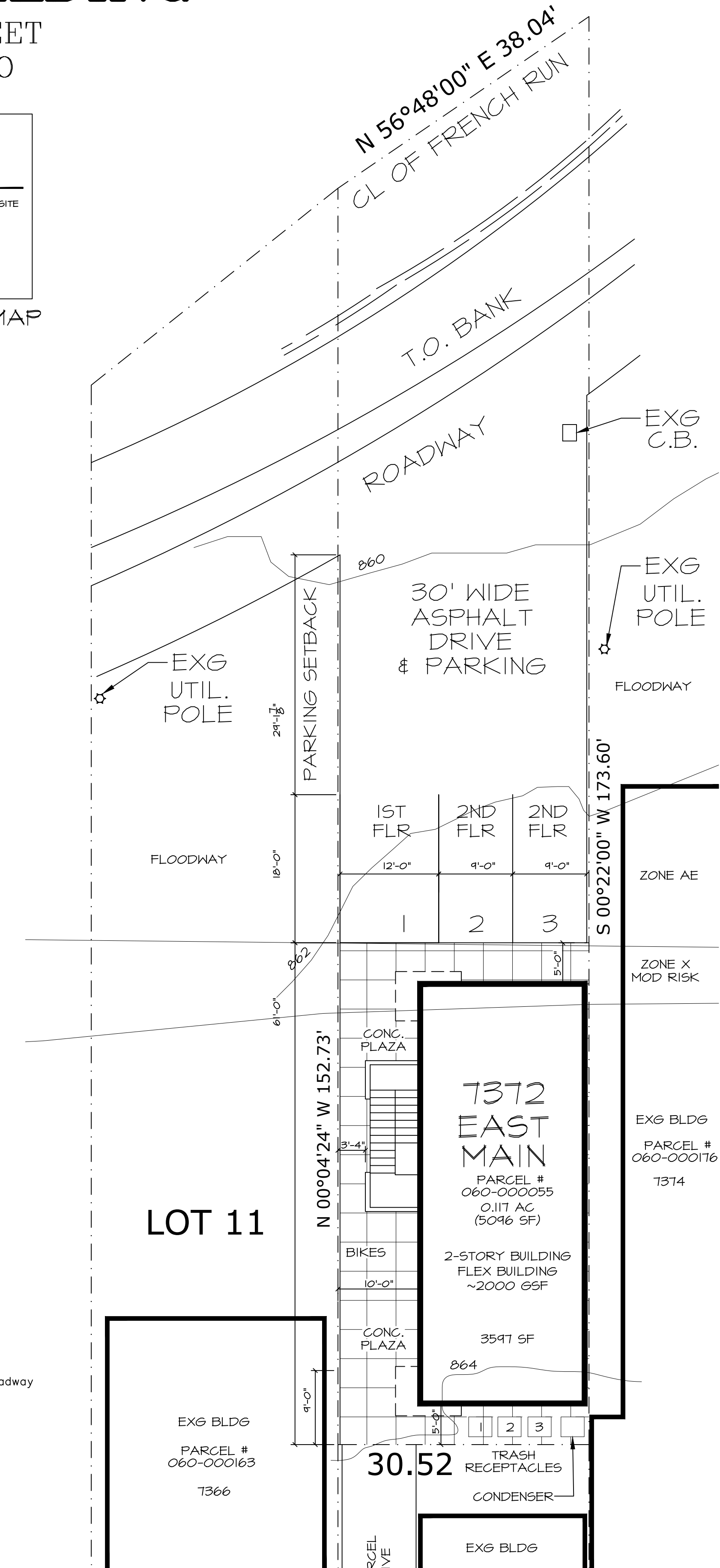
# PROPOSED MIXED-USE BUILDING

7372 EAST MAIN STREET  
REYNOLDSBURG, OHIO



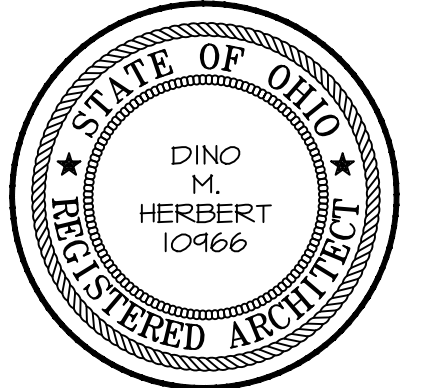
VICINITY MAP

LOCATION MAP



VARIANCES SOUGHT

Code Section	REQUIRED	PROVIDED
1105.01 (G) iv. Access	Public ROW ingress	Access via existing informal roadway
	Entering/ leaving premises traveling in forward motion	Vehicles leave premises in backward motion
1105.01 (G) v. ADA parking	1 reserved space	1 - nonreserved 12'-0" space without aisle
1105.07 Landscape and Buffering (H) Interior Lot Landscaping		
i.1 Residential - 2" total trunk diameter		None provided
i.2 Commercial - 2" total trunk diameter		None provided



NOT FOR CONSTRUCTION

REVISIONS

1	
2	
3	
4	
5	

HERBERT ARCHITECTURE CONSULTING  
DINO M. HERBERT, AIA  
Phone 614-885-9229  
Dino@HerbertArchitecture.com

MIXED USE BUILDING PROJECT  
7372 E. MAIN STREET  
REYNOLDSBURG, OH  
2202.00

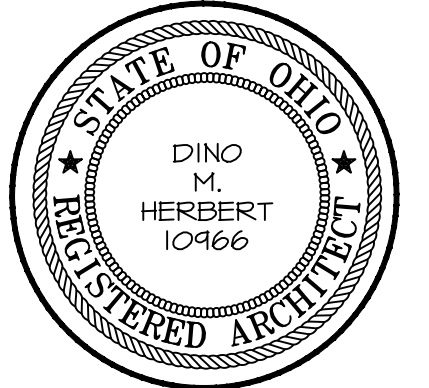
SITE PLAN/  
PROJECT

NOTES

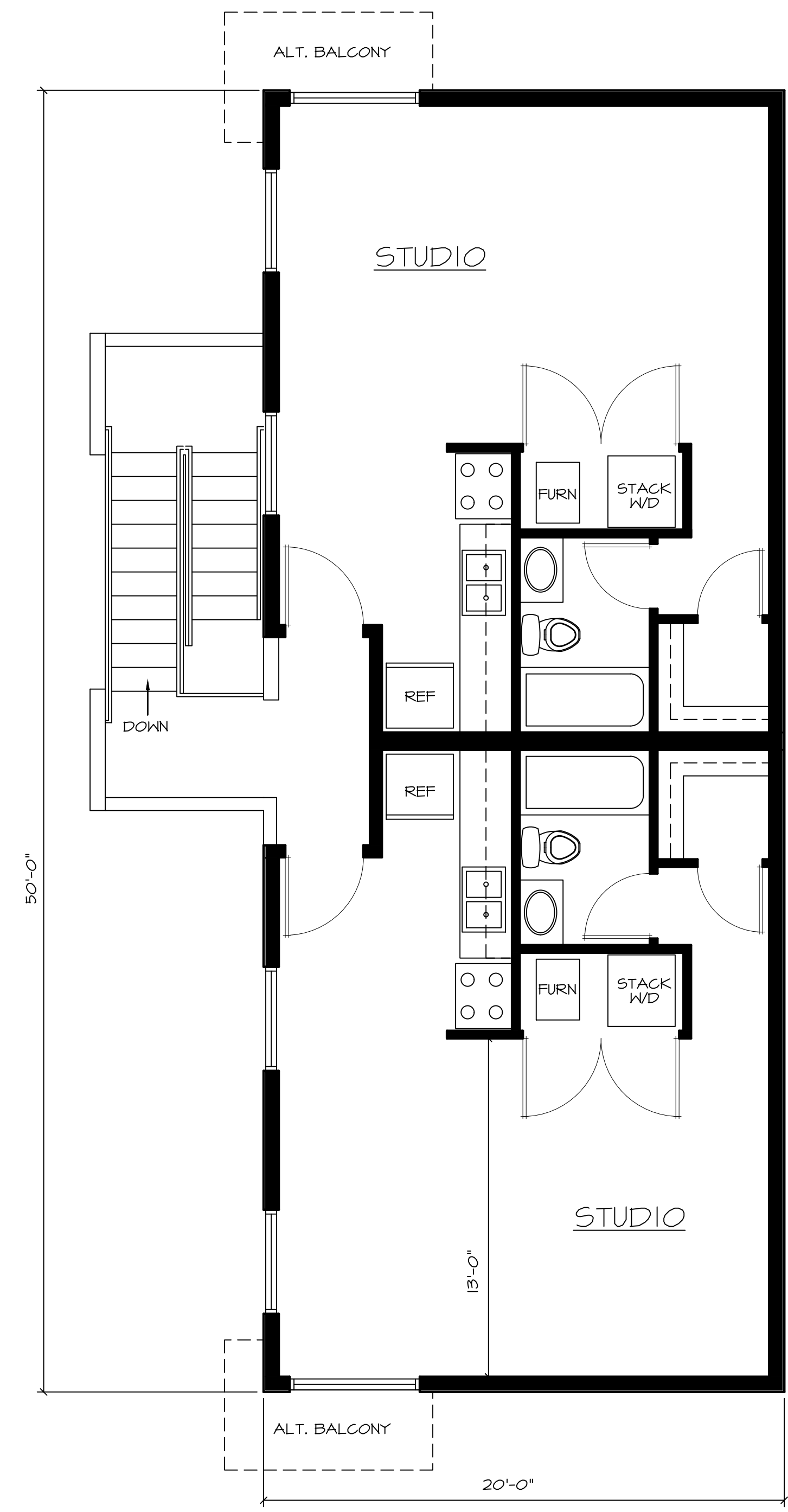
1" = 40'-0" SD  
02-13-26 1 OF

SP-1

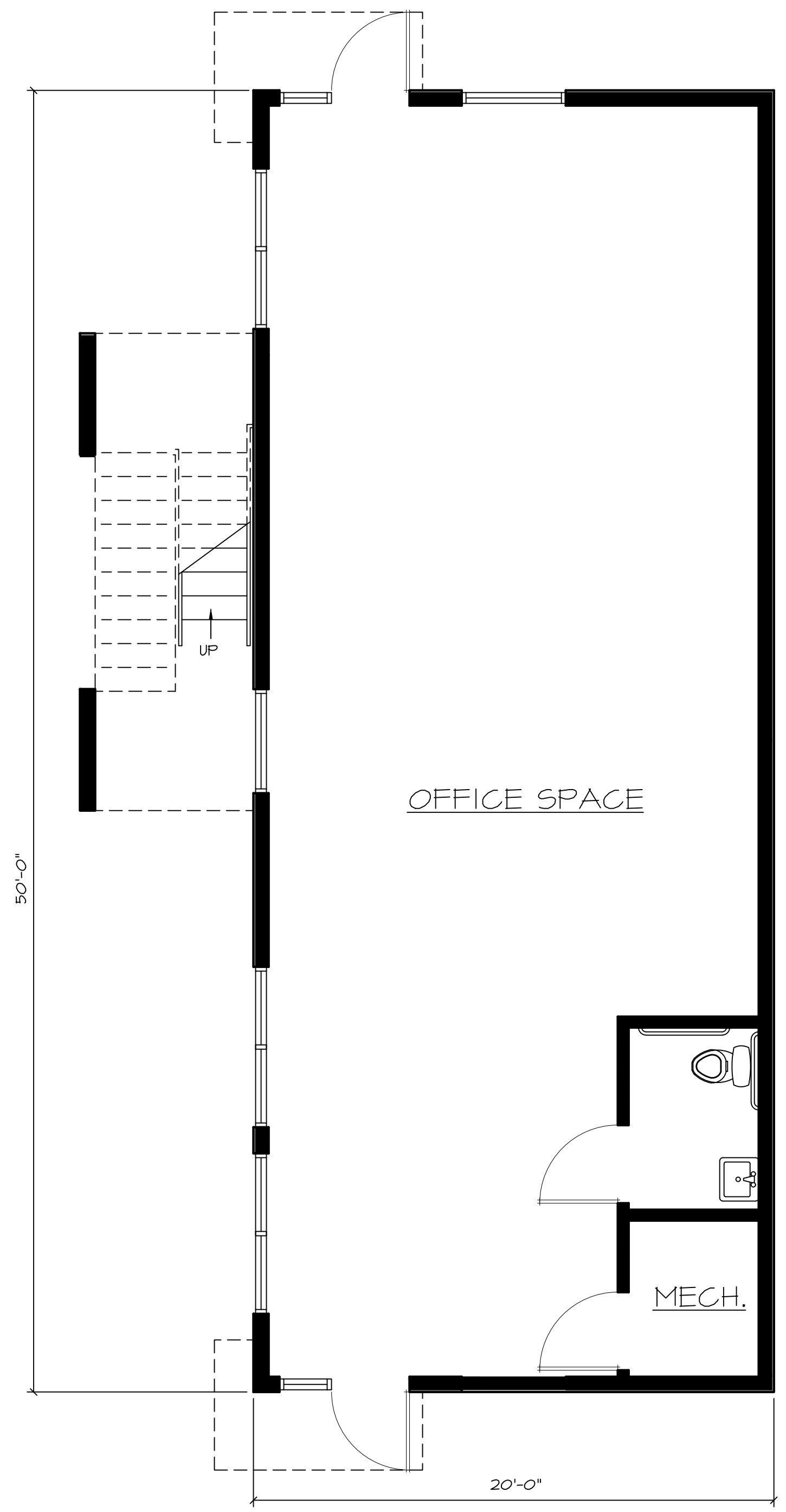
SITE PLAN  
SCALE: 1" = 10'



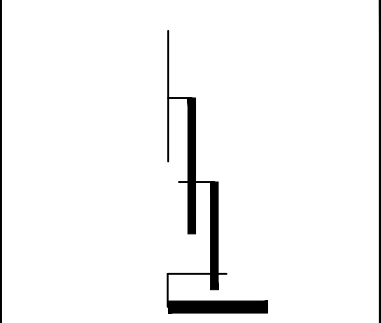
NOT FOR CONSTRUCTION



**PROPOSED 2nd FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED 1st FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH



REVISIONS

NO.	DATE	DESCRIPTION
1		1/4" = 1'-0" ATTIC STAIRS/ ATTIC HABITABLE AREA
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

**HERBERT ARCHITECTURE CONSULTING**  
DINO M. HERBERT, AIA  
Phone 614-585-9229  
Dino@HerbertArchitecture.com

**MIXED USE BUILDING**  
7372 EAST MAIN STREET  
REYNOLDSBURG, OH  
2202.00

PROPOSED FLOOR

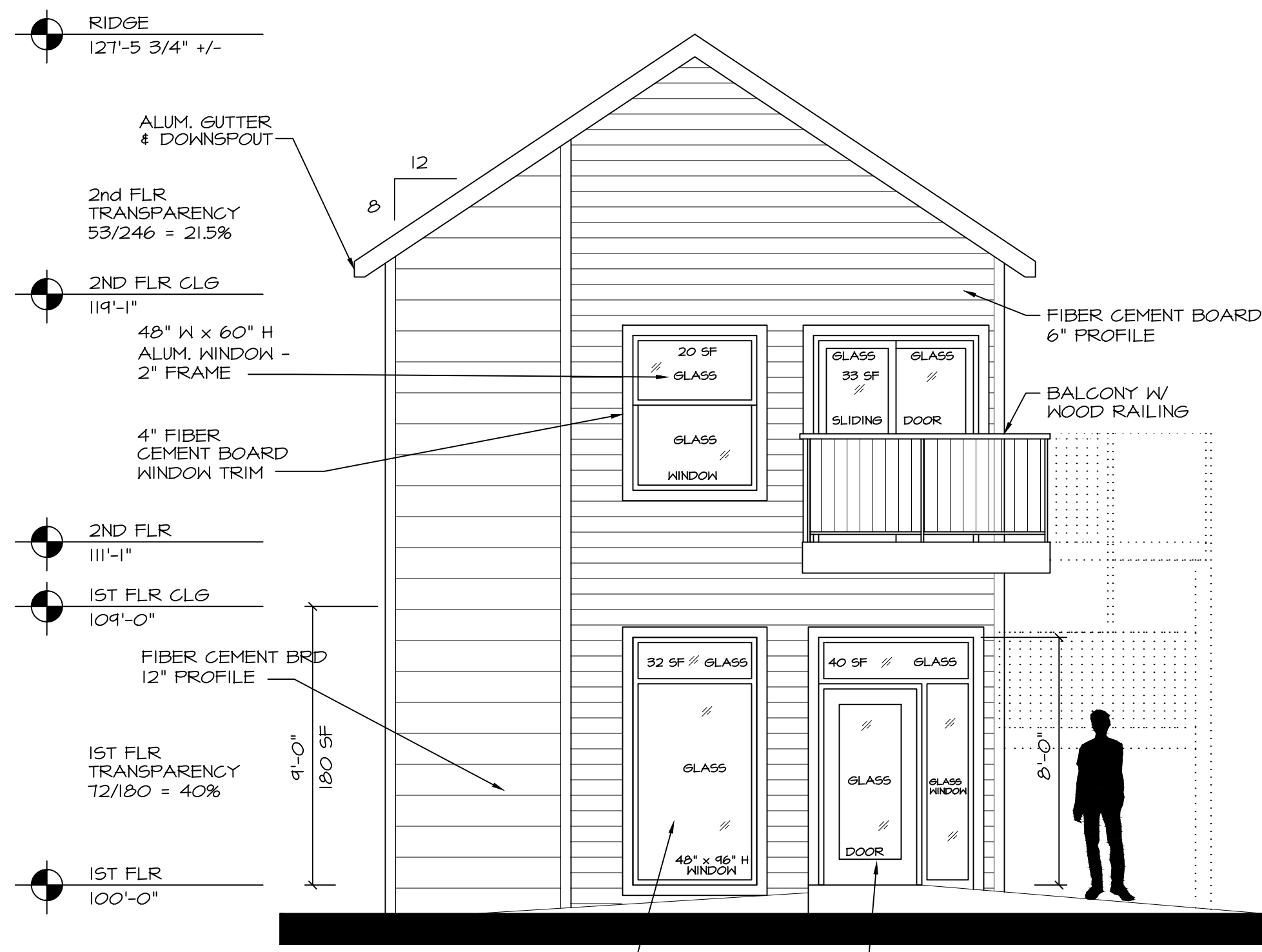
PLANS

1/4" = 1'-0" SD  
02-13-26 2 OF

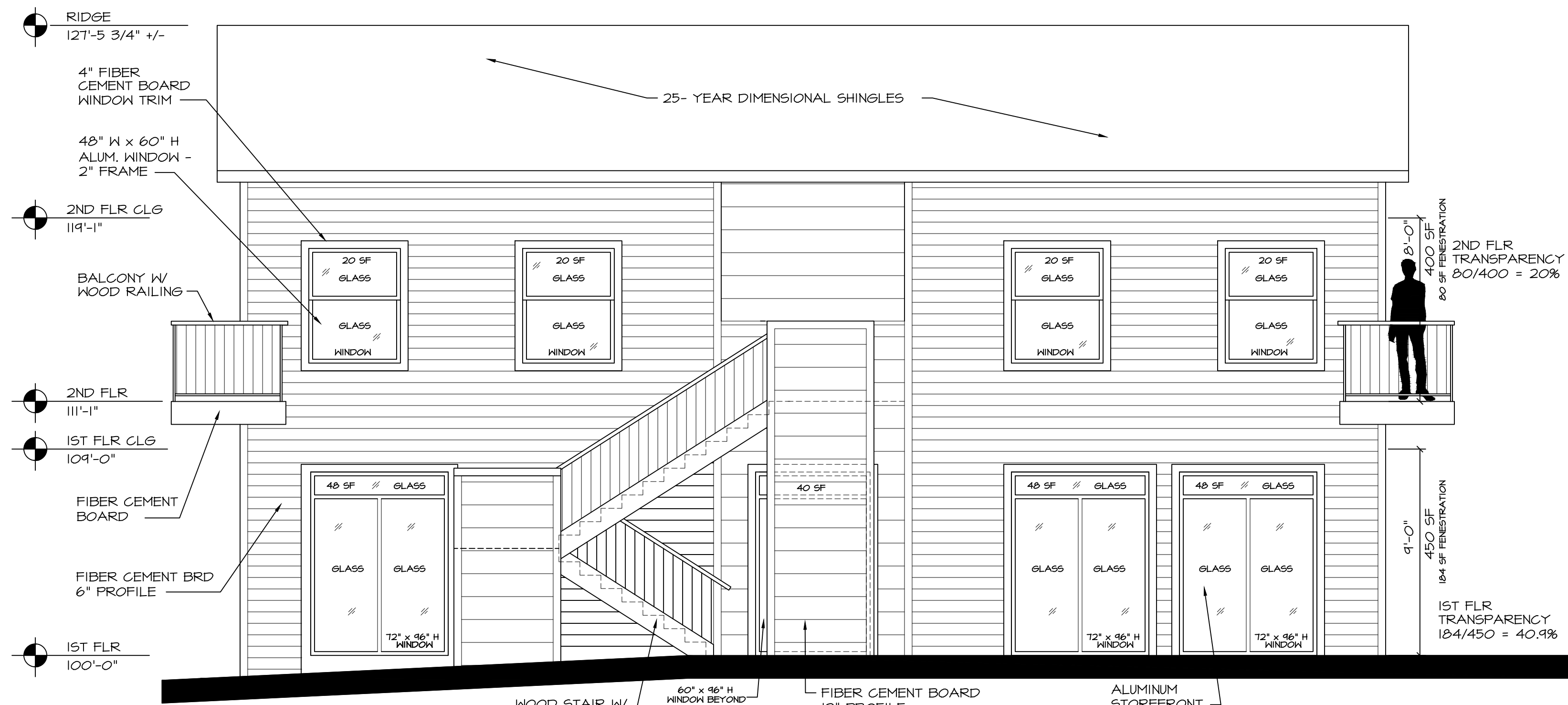
A1-1



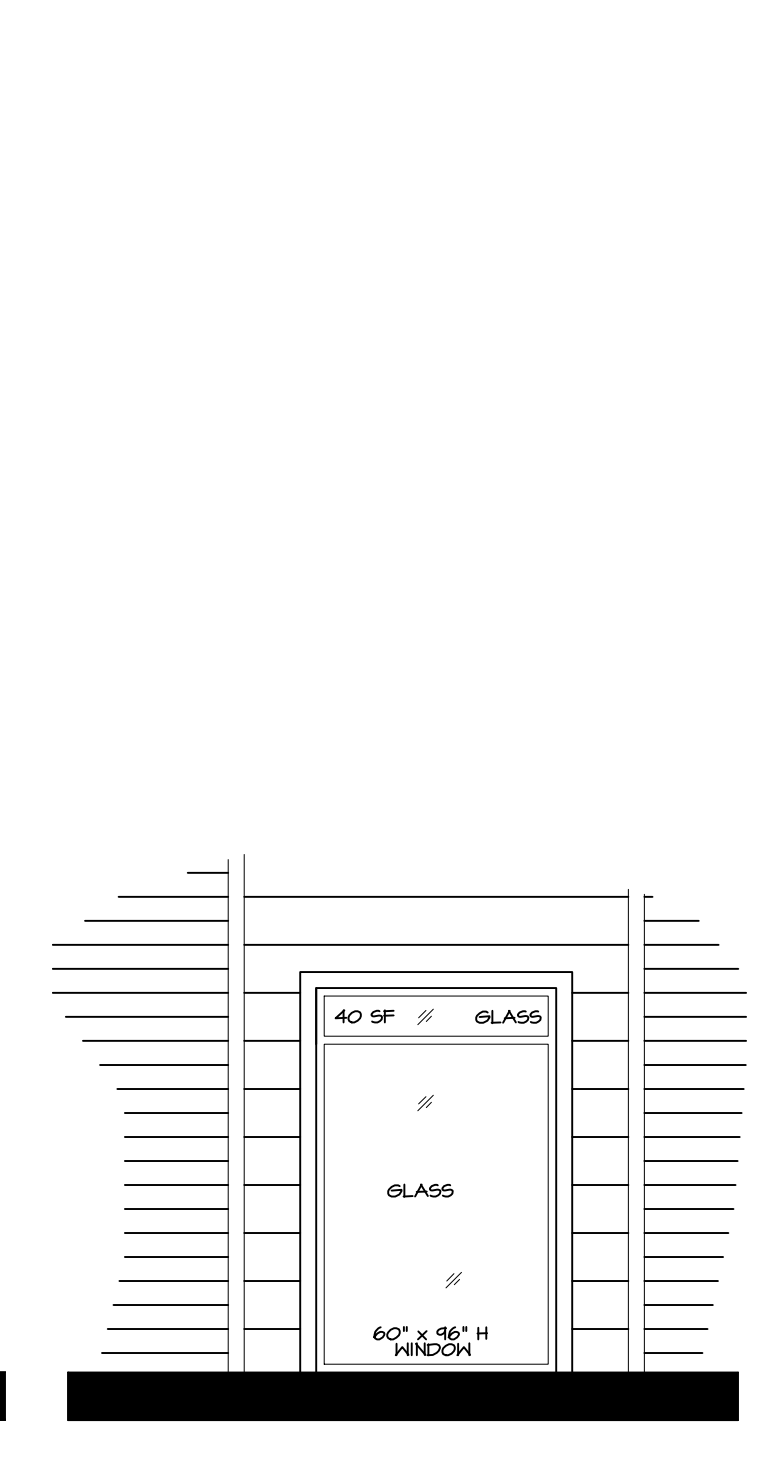
NOT FOR CONSTRUCTION



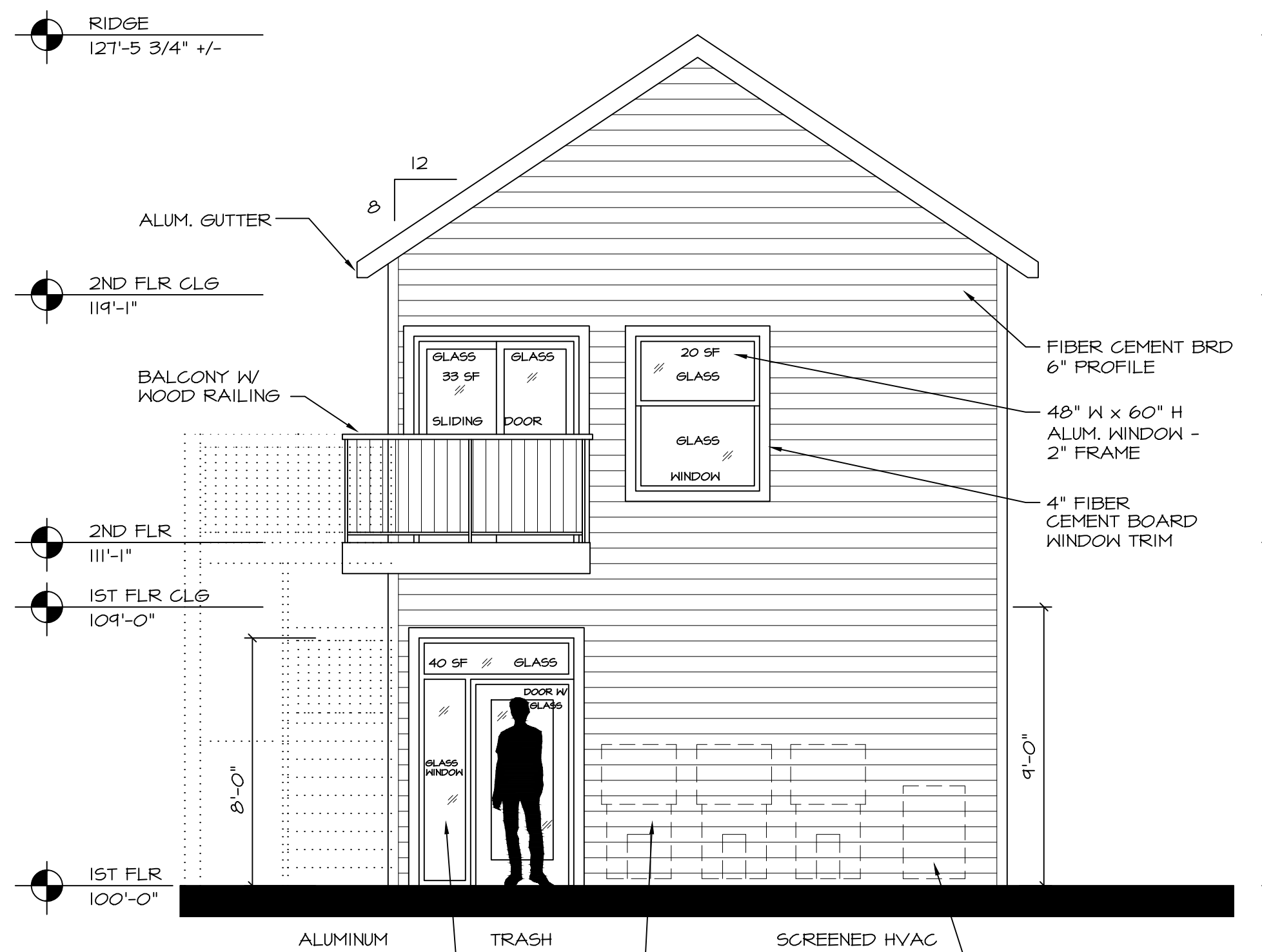
**PROPOSED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



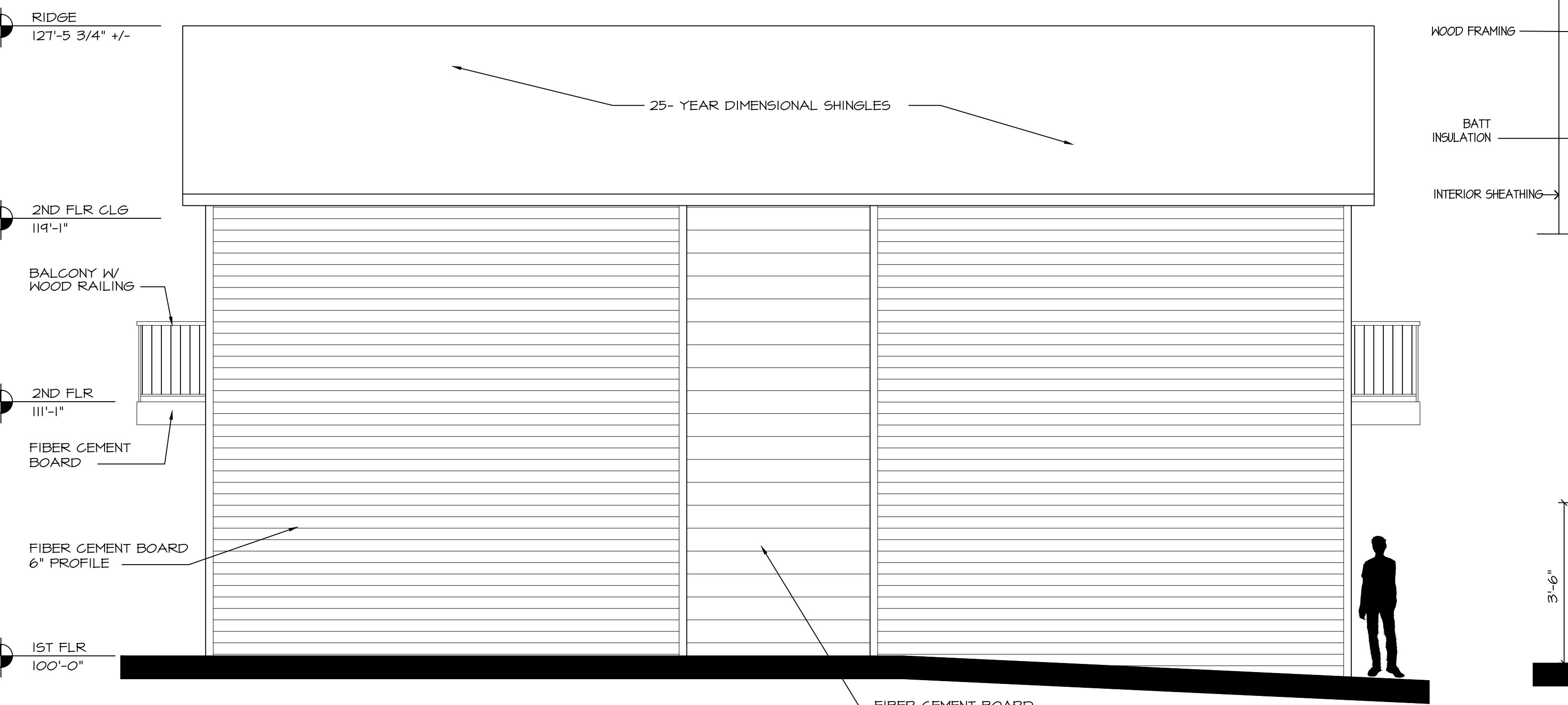
**PROPOSED WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



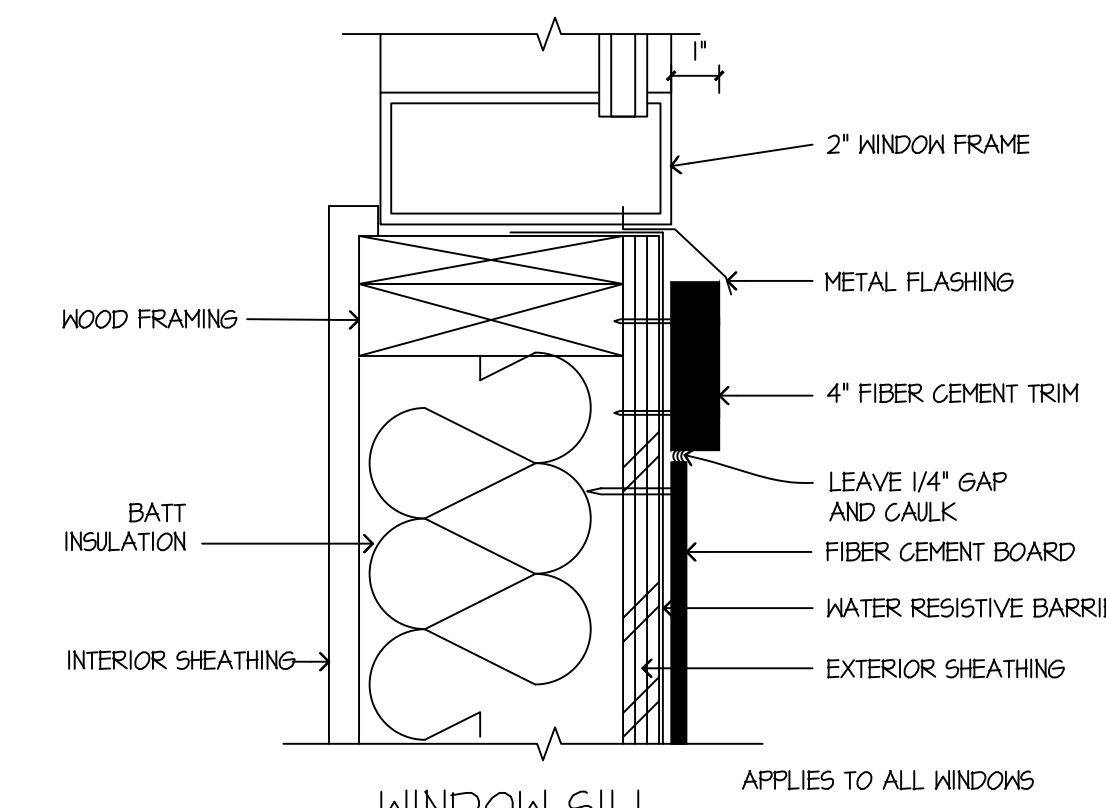
**PARTIAL ELEVATION**  
SCALE: 1/4" = 1'-0"



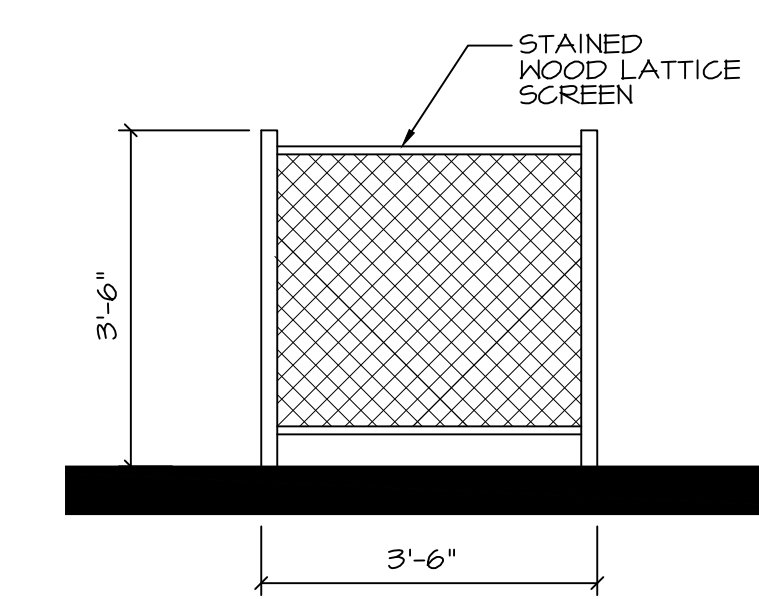
**PROPOSED SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



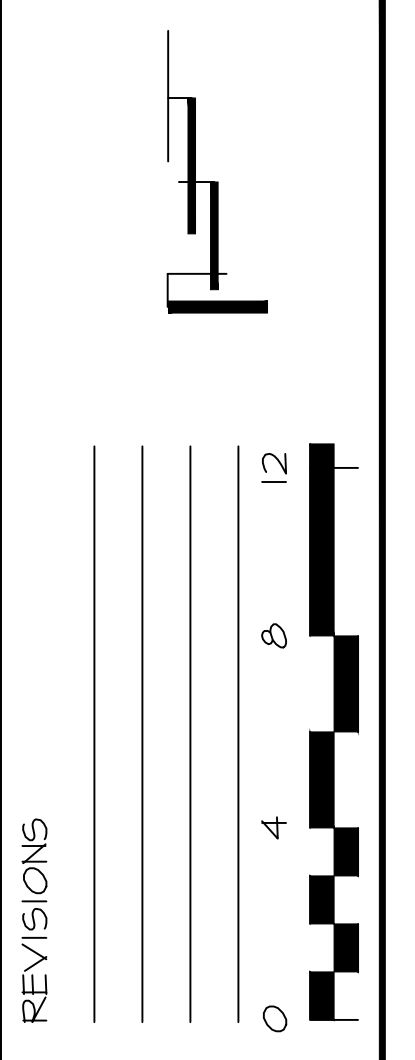
**PROPOSED EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**WINDOW SILL DETAIL**  
SCALE: 3" = 1'-0"



**DETAIL**  
SCALE: 1/2" = 1'-0"



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Phone 614-585-9229  
Dino@HerbertArchitecture.com

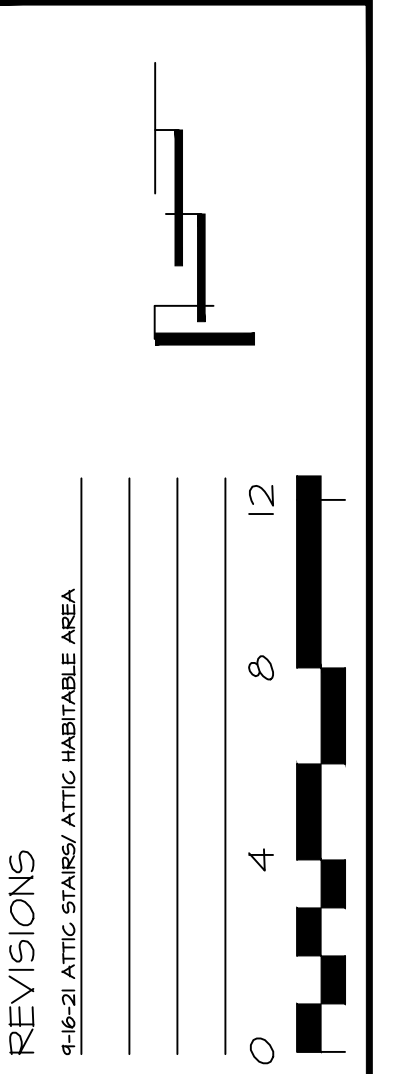
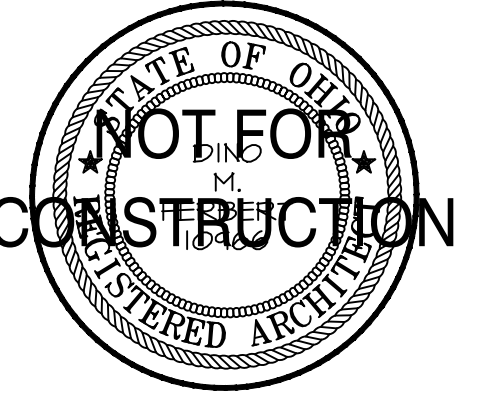
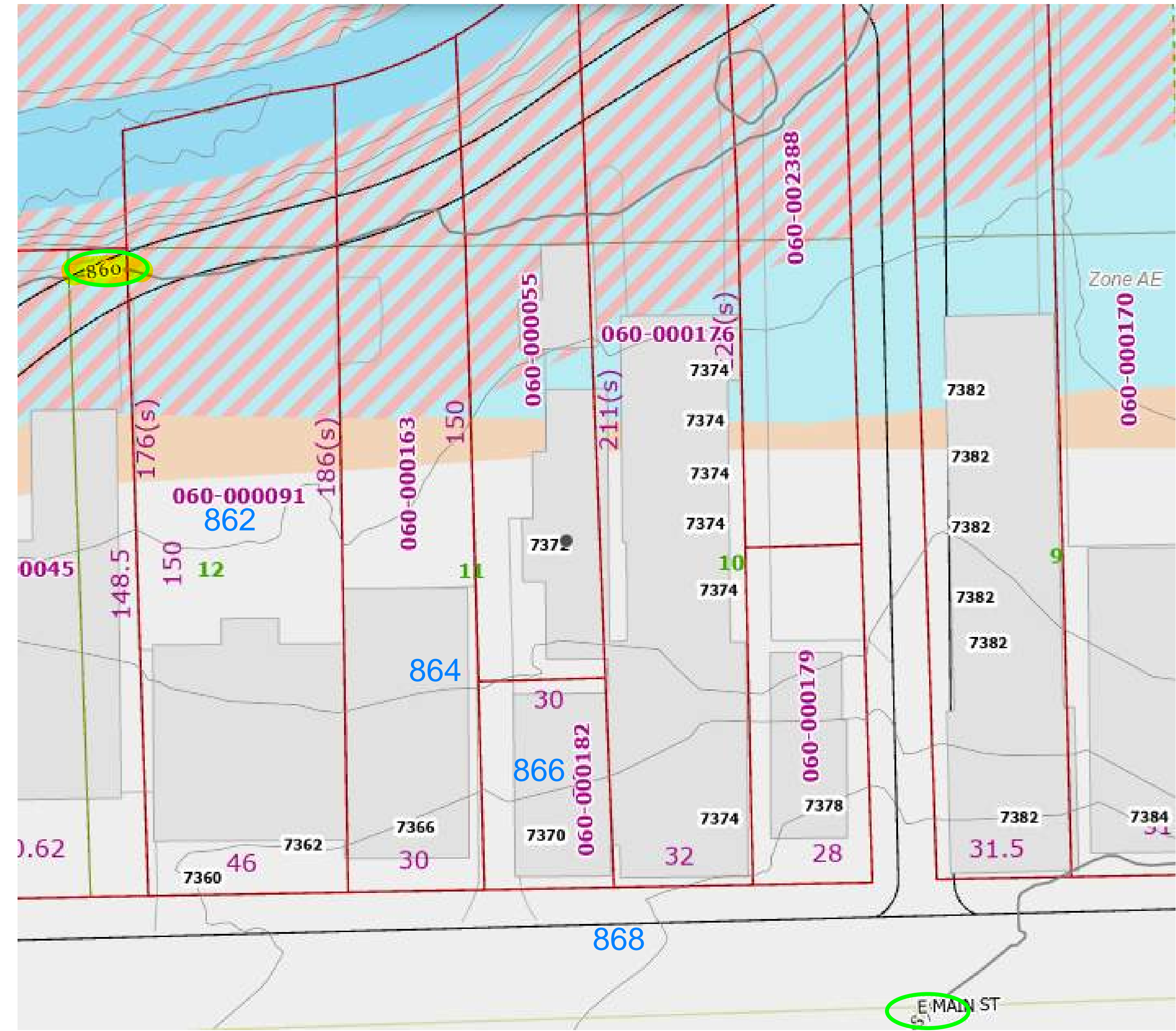
MIXED USE BUILDING  
7372 EAST MAIN STREET  
REYNOLDSBURG, OH  
2202.00

PROPOSED EXTERIOR

ELEVATIONS/DETAILS

1/4" = 1'-0" SD  
02-13-26 3 OF

A3-1



HERBERT  
ARCHITECTURE  
CONSULTING  
DINO M. HERBERT, AIA  
Phone 614-585-9229  
Dino@HerbertArchitecture.com

MIXED USE  
BUILDING  
7372 EAST MAIN STREET  
REYNOLDSBURG, OH  
2202.00

ADDITIONAL  
INFORMATION



NOT TO SCALE SD  
02-13-26 4 OF

A3-2

**From:** [Lieutenant Schmidt](#)  
**To:** [Emma Cepek](#)  
**Cc:** [Phoenix Buathier](#)  
**Subject:** Re: 7372 E. Main Street Variance Application  
**Date:** Monday, March 16, 2026 9:23:27 AM  
**Attachments:** [Outlook-veci5h5s.png](#)

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

## TRURO TOWNSHIP INTERNAL EMAIL

This message originated from within Truro Township Fire Department.

Ms. Cepek,

Good morning.

We have no commits regarding this project at this time.

Thanks,

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



"Our Community, Our Commitment"

---

**From:** Emma Cepek <ecepek@reynoldsburg.gov>  
**Sent:** Friday, March 13, 2026 1:57 PM  
**To:** Lieutenant Schmidt <LTSchmidt@trurotp.org>  
**Cc:** Phoenix Buathier <pbuathier@reynoldsburg.gov>  
**Subject:** 7372 E. Main Street Variance Application

EXTERNAL EMAIL

---

This email originated outside Truro Township Fire Department. Do not click links, open attachments, or respond with sensitive information unless you recognize the sender and were expecting the message.

---

Lt. Schmidt,

I am sending you 7372 E. Main Street Variance Application and supporting items that are scheduled for the April 2<sup>nd</sup> 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 Tuesday March 24<sup>th</sup> so that we can incorporate them in the staff report that goes out first thing on March 26<sup>th</sup>.

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

Sincerely,

**Emma Cepek, MPA**

PLANNER I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

**Direct** 614-322-6800. ext. 6720 **Zoning Line** 614-322-6850

**E** [ecepek@reynoldsburg.gov](mailto:ecepek@reynoldsburg.gov)

[www.reynoldsburg.gov](http://www.reynoldsburg.gov)

April 7, 2026

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

RE: Dino Herbert; 7372 E. Main Street: Certificate of Appropriateness for New Main Building

Planning and Zoning Board:

Below is the staff review of the above referenced Certificate of Appropriateness Application.

1. Project Summary

- a. **Site Summary:** The subject site is located at 7372 E. Main Street, Parcel ID #060-000055. The parcel is 0.11 acres according to the Franklin County Auditor’s website. The land is currently vacant land. The applicant has submitted a Certificate of Appropriateness and has also submitted a Variance Application. The subject site is zoned ORD-C, Olde Reynoldsburg Commercial District.
- b. **Surrounding Zoning:** The parcels to the west, south and east are zoned ORD-C, Olde Reynoldsburg Commercial District. The parcel to the north of the subject site is zoned ORD-N, Olde Reynoldsburg Neighborhood District. The surrounding land uses consist of Office – Professional Services to the South, Retail – Small Format and Dwelling – Multi-Unit Building to the East, Personal Care Services to the West, and Dwelling – Multi-Unit Building to the North.
- c. **Applicant’s Request:** The applicant is requesting a Certificate of Appropriateness for a new 2-story wood framed building with office on the 1st floor and 2 studio apartments on the 2nd floor. The second floor will be accessed via an exterior stairway.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states, the “Olde Reynoldsburg is the heart and identity of the City. With a blend of historic buildings, walkable retail and restaurants, small offices, and government buildings, the District is an important gathering place for Reynoldsburg residents and helps strengthen the identity and brand of the city. Future development in Olde Reynoldsburg should strengthen the historic character of the District. Historic buildings, facades, and public spaces should be maintained in accordance with best practices for historic preservation.”

2. Project Review, Certificate of Appropriateness

- a. The site and building are located in the ORD-C, which requires a Certificate of Appropriateness to be issued, “prior to commencing new construction or any remodeling, reconstruction, or other exterior building modifications of non-residential structures located within the Olde Reynoldsburg District(s)”.
  - i. **Density:** There is no maximum or minimum density for ORD-C, Olde Reynoldsburg Commercial District. The applicant is proposing 2 units, which is permitted.
  - ii. **Setbacks:** Per the zoning code, the minimum front building setback required

is 0 feet. The applicant shows on the site plan, a 95-foot front setback. The site also has a minimum side and rear setback of zero feet. The plans state that the right-side setback is 0.5 feet, and the left side setback is 3 feet 4 inches, measured from the exterior stairwell. All minimum setbacks are zero feet, and the building is not located over the property line, the minimum required building setbacks appear to be met.

- iii. **Building Form:** The applicant states the building will be 2 stories, the maximum is 2.5. The first-floor ceiling height has a minimum of 9 feet, the applicant states it will be 9 feet. The upper floor ceiling height minimum is 8 feet, the applicant states the second floor will be 8 feet.
- iv. **Lot coverage:** Per the zoning code, the building lot coverage has a maximum of 70%. The applicant states the building lot coverage is 20%, therefore this requirement has been met.
- v. **Building Height:** Per the zoning code, the maximum building height for buildings in the Commercial Neighborhood section of the ORD-C district is 30 feet. The applicant's elevations show the maximum building height being 27 feet and 5.75 inches. The building height requirement is met.
- vi. **Parking/Loading requirements:** The required number of parking spaces is 1 parking space, and the applicant is providing 3. 1 for the first floor, and 2 for the second floor (1 for each unit). The applicant is also providing bicycle parking. The required number of parking spaces for the site has been met. The applicant is applying for a variance from Section 1105.01.G.iv to not require vehicles leaving the premises to be traveling in a forward motion, but to allow them to leave in reverse. No part of the parking lot is located closer than 5 feet to a public right-of-way, which meets the zoning code requirements. The parking lot provided is made of asphalt, which is a permitted surface. The minimum parking space dimensions of 18 feet long by 9 feet wide has been met, with one space being 12 feet wide. The applicant is applying for a variance from Section 1105.01.G.v to not require 1 designated ADA parking space, but to allow 1 unmarked 12' space. Due to the size of the retail/office type land uses of the subject site, a loading space is not required for the subject site. If all variances are approved, parking and loading space requirements have been met for the subject site.
- vii. **Design Guidelines for Olde Reynoldsburg Standards:**
  - 1. **Size, Mass and Scale:** The size and scale of the development is within the ORD-Olde Reynoldsburg Commercial District design standards. The scale, mass and size meet this requirement.
  - 2. **Proportions of Bays and Openings:** The applicant proposes 2 balconies, one for each unit on the second floor and proposes them as square and vertical in proportion. The proposed first floor is in proportion with surrounding buildings in the ORD-C, Olde Reynoldsburg Commercial District along with appropriate scaling of windows and openings. This requirement has been met.
  - 3. **Building Materials:** The applicant is proposing horizontally oriented fiber cement board for the whole building. The requirements have been met.
  - 4. **Roof Forms:** The applicant is proposing a 8:12 slope for the primary roof, which meets the roof form requirements.

5. **Garages and Accessory Structures:** The proposed site plan does not have any garages or accessory structures; therefore, this requirement is not applicable to this development.
  6. **Trash, Mechanical, Utility and Service Equipment and Areas:** The applicant shows the intended HVAC condenser as being fully screened with 100% opacity from view of streets, parks and significant pedestrian areas. The trash, mechanical, utility and services equipment areas requirements have been met.
  7. **Colors:** The applicant shows the building and all other materials used on site as consistent throughout the site. The colors used appear to be browns, beige and grays, which are consistent with other structure colors located in the ORD-C, Olde Reynoldsburg Commercial District. These requirements have been met.
- viii. **Building Materials and Details:**
1. **Building Walls:** The building walls will consist of fiber cement boarding, which is permitted.
  2. **Foundation, chimneys:** The applicant does not identify or show a foundation for the building, just fiber cement board all the way down. There does not appear to be a chimney proposed for this building, therefore it does not apply.
  3. **Columns:** There are no columns proposed, therefore this does not apply.
  4. **Doors:** The doors on the first floor are intended to be glass.
  5. **Roof:** The applicant is proposing 25-year architectural dimension shingles, which meets this requirement.
- ix. **Roof Form:** The applicant is proposing a gabled roof for this building, meeting the roof form type permitted for the development.
- x. **Windows and Doors:** The ORD-C, Olde Reynoldsburg Commercial District requires all mixed use and commercial buildings to have a minimum of 40% transparent fenestration of windows and doors on the first floor. The applicant has provided 40 percent of window and door first floor transparent fenestration meeting the first-floor requirements. The applicant has also provided 21.5% of window and door transparent fenestration on the second floor, which meets the minimum 20% requirement. The windows and doors throughout the development are consistent and similar as the ones throughout the building.
- xi. **Architectural Details:** The applicant is not providing shutters and the column and bay requirements have been met based on the design on the building.
- xii. **Access:** The applicant is applying for a variance from Section 1105.01.G.iv to not require a public right-of-way access onto the lot, but to all access via established path. The fire department has concerns, and states the alley is too narrow for any fire truck to use, and access in the front may have limited room to move fire hoses and ground ladders through. The fire department's concerns can be addressed during/prior to the Major Site Plan review, between the fire department and the applicant. Because this is located in the ORD-C, the Board will see the Major Site Plan application for approval, at which point the applicant could likely have these issues addressed. If the

variance is approved, access requirements are met per the Zoning Code.

**b. The application appears to meet the following criterial established in Section 1109.19, Certificate of Appropriateness – Olde Reynoldsburg Districts:**

- i. Enhances the attractiveness and desirability of the district.
- ii. Encourages the orderly and harmonious development in a manner in keeping with the overall character of the district.
- iii. Improves residential amenities and any adjoining residential neighborhood.
- iv. Enhances and protects the public and private investment in the value of all land and improvements within the district.
- v. Satisfies the applicable guidelines set forth under Chapter 1103; and
- vi. Overall effects of the project or development on the appearance and environment of the district.

**3. Recommendation**

**a. Approval of the Certificate of Appropriateness due Section 1103.11.I. Design Guidelines for Olde Reynoldsburg and Section 1109.19 Review Criteria being met, with the following conditions:**

- i. That the following variances be approved prior to the Certificate of Appropriateness being approved if applicable:
  1. To not require a public right-of-way access onto the lot, but to all access via established path. Section 1105.01.G.iv
  2. To not require vehicles leaving the premises to be traveling in a forward motion, but to allow them to leave in reverse. Section 1105.01.G.iv
  3. To not require 1 designated ADA parking space, but to allow 1 unmarked 12' space. Section 1105.01.G.v
  4. To not require interior lot landscaping for the residential land use. Section 1105.07.H.i.1
  5. To not require interior lot landscaping for the commercial land use. Section 1107.H.i.2

\*All submissions must include a physical and digital copy. The physical copy may be dropped off or mailed to the address above. The digital copy can be submitted to the Building Department at: permit@reynoldsburg.gov

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

## PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS APPLICATION

Property Address:	Parcel ID#(s):
-------------------	----------------

### II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
Contact Email:	Contact Phone Number:

### III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Contact Email:	Contact Phone Number:

### IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Applicant Phone Number:	Applicant Email:
<input type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Owner's Consent Attached.	

### PROJECT INFORMATION

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> New Main Building (\$400) | <input type="checkbox"/> Exterior Modifications/ New Accessory Building (\$200) | <input type="checkbox"/> Comprehensive Sign Plan (Two or more signs) (\$150) | <input type="checkbox"/> Signage (One sign) (\$75) |
|--|---|--|--|

Description of Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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: \_\_\_\_\_

\*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\*\*

\* Revised 2026

**Additional Notes:**

Zoning District: \_\_\_\_\_

Additional Approval Required

- Planning and Zoning Board
- Other: \_\_\_\_\_

<b>PZB Meeting</b>
Date: _____
<input type="checkbox"/> Approved as Submitted
<input type="checkbox"/> Approved w/ Conditions
<input type="checkbox"/> Tabled
<input type="checkbox"/> Denied
<input type="checkbox"/> Withdrawn

P&Z Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

ALLOWED BUILDING TYPES  
Small Flex Retail Building

A. INTENT  
Mixed-use building - 1st floor office space with sidewalk cafe area, large ground-floor windows with residential development on 2nd floor

B. BUILDING TYPE  
Small Flex Retail Building

C. BUILDING PLACEMENT  
Commercial District (Not E Main St Fronting)

	REQUIRED	PROVIDED
Build-To-Zone		
Front	NA	
Side Street	NA	
Setback		
Front	0'-0" min	95'-0"
Side Street, corner lot	0'-0" min	NA
Side	0'-0" min	0.5'
Rear	0'-0" min	5'-0"
Lot Coverage	70%	20% (1000 sf/ 5096 sf)
Building Form		
Primary Street built to BTZ	NA	
Side Street, Corner Lot built to BTZ	NA	
Lot Width	30' min	30.52'
Lot Depth	NA	
Lot Frontage	30' min	30.52'

Notes  
All floors must have a primary ground-floor entrance facing the primary or side street.

D. BUILDING FORM

1. Encroachment into setback

Front	10'-0" max	1'-6"
Side Street	8'-0" max	NA
Rear	0'	Balcony allowed

2. Height

Building maximum	2-1/2 stories	2 stories
	30'-0"	30'-0" max
Ancillary Building maximum	2 stories	NA
	24'-0"	
First floor ceiling height	9'-0"	9'-0"
Upper floor ceiling height	8'-0"	8'-0"

E. Parking Placement

Distance from property line		
Front setback	20'-0" min	60'-0" +
Side setback	0'-0"	0'-0"
Side Street setback	5'-0"	NA
Rear setback	5'-0"	40'-0" +

Parking Drive Width 15'

Parking may be provided off-site within 1,300' or as shared parking.

Bicycle parking (1 per 10,000 sf)	1	1
-----------------------------------	---	---

F. Frontage Types  
See this Chapter 1103.31 (Frontage Type Standards) for detailed standards for each frontage type.

Shopfront	Allowed	1103.31 (A)
Patio	Allowed	1103.31 (B)

DESIGN GUIDELINES

C. General Standards

iv. Roof Forms  
Primary roofs have a minimum slope of 4:12

vi. Trash, Mechanical, Utility and Service Equipment Areas  
1. Trash receptacles are hidden from view of streets.  
2. Mechanical condensing units will be screened from view

vii. Colors  
Building and site elements will be consistent with the design standards of the district.

D. Specific Standards

- i. Building Materials and Details
- Building facade will use fiber cement siding
  - Visible foundation walls will have stucco finish
  - Columns at stair will be wood
  - Railings will be painted wood
  - Doors will have vision glass and be made of metal
  - Roof will have dimensional shingles
- ii. Roof Forms
- Roof is gabled roof
  - Downspouts will be aluminum
- iii. Windows and Doors
- Building elevation shall be 40% transparent fenestration on ground floor and 20% on upper floors.
- North Elevation
- |               |       |
|---------------|-------|
| Ground Floor: | 40%   |
| 2nd Floor:    | 21.5% |
- West Elevation
- |               |       |
|---------------|-------|
| Ground Floor: | 40.9% |
| 2nd Floor:    | 20%   |

SECTION 1105.01 OFF-STREET PARKING AND LOADING

G. Parking and Loading Design Standards

iv. Access. Adequate ingress and egress from the public right-of-way and within the lot shall be provided for all parking and loading spaces. Access for all parking and loading facilities (except those required for Attached Single-Family, Detached Single-Family and Two-Family dwellings) shall be designed to permit any vehicle entering or leaving the premises to be traveling in a forward motion. Driveways shall be located to minimize conflict with vehicular and pedestrian traffic in the public right-of-way. Driveways and service roads shall not be located parallel to the right-of-way. Driveways for non-residential uses shall not exceed thirty feet (30') in width at the right-of-way line nor more than thirty feet (30') at the curb cut line of the street unless otherwise approved by the individual or administrative body reviewing the site plan for the subject property.

v. ADA Requirements. All parking facilities that require accessible parking spaces shall ensure that a portion of the total number of required parking spaces are specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the federal Americans with Disabilities Act (ADA). The following standards apply:

- The closest parking spaces to the main entrance shall be devoted to the required accessible parking spaces; and
- At least one accessible parking space shall be 12 feet (12') wide to accommodate an accessible van or paratransit.

viii. Paving and Improvements

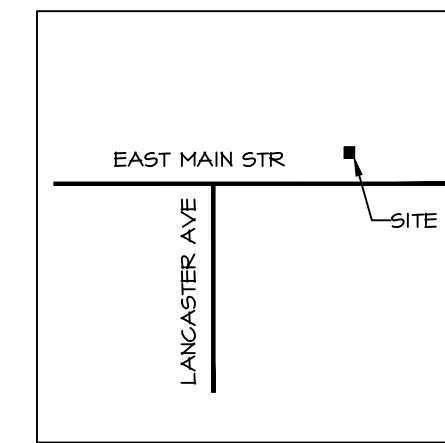
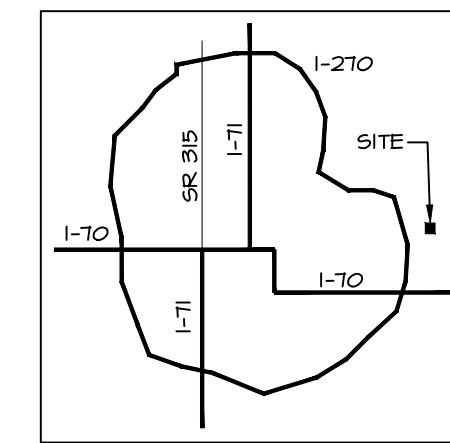
- All required parking and loading facilities shall be paved with a durable, dust-free surface such as asphalt or concrete. Gravel is not a permitted surface.
- Parking facilities shall be designed to direct surface water into an adequate storm drainage system. Drainage of surface water onto adjacent properties, walkways, or public streets is prohibited.
- Point lines shall be installed and maintained to mark the locations of all parking and loading spaces. Wheel blocks shall be installed for all parking spaces which abut unpaved areas of a lot.

ix. Lighting. Lighting may be installed and arranged as to direct the light away from adjoining properties and public rights-of-way.

H. Maintenance of Parking Lots Required. A. All paved areas shall be maintained free of holes, litter, trash, and other debris. Within thirty (30) days of the date on which a non-residential use of a lot is terminated, the owner shall install a barricade at all points of vehicular access in a manner approved by the Zoning Administrator.

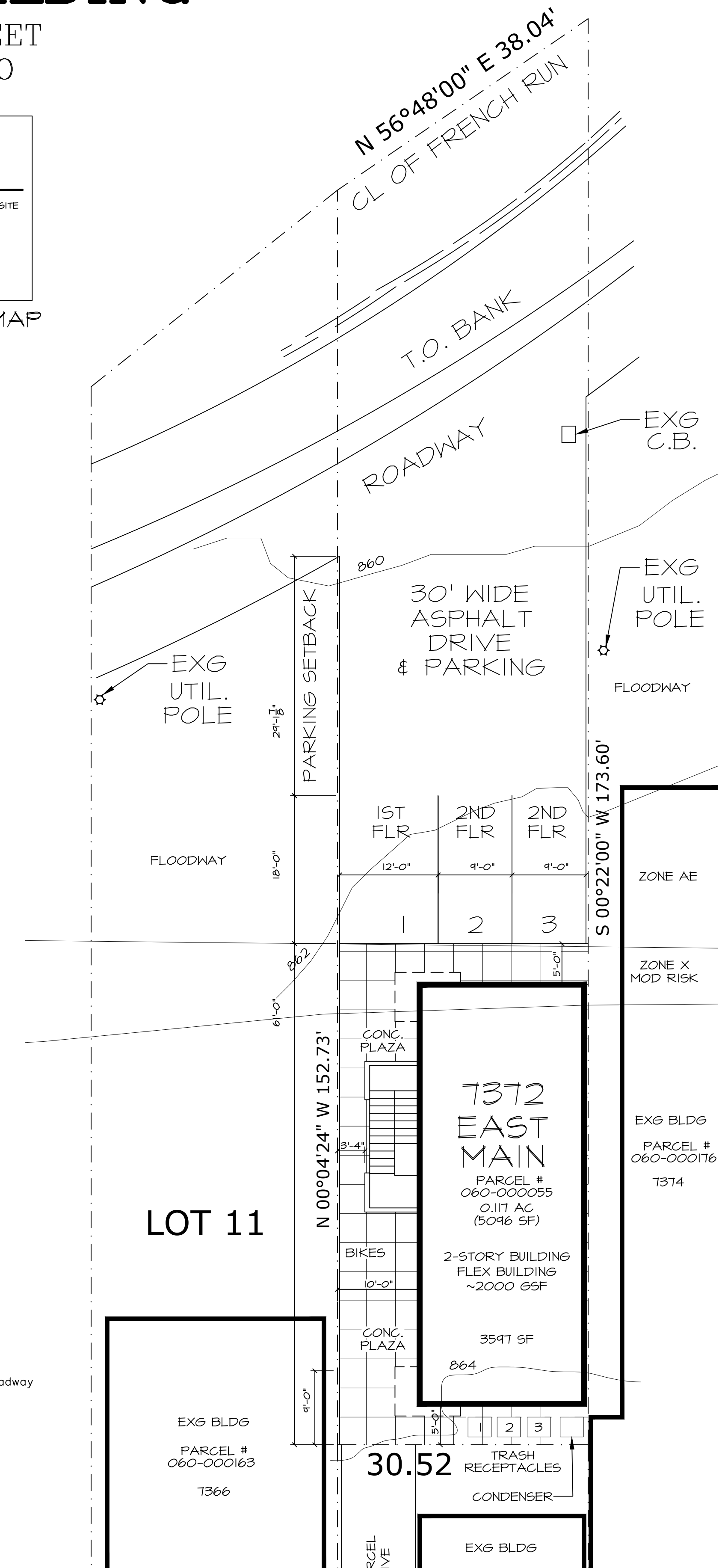
# PROPOSED MIXED-USE BUILDING

7372 EAST MAIN STREET  
REYNOLDSBURG, OHIO



VICINITY MAP

LOCATION MAP



VARIANCES SOUGHT

Code Section	REQUIRED	PROVIDED
1105.01 (G) iv. Access	Public ROW ingress	Access via existing informal roadway
	Entering/ leaving premises traveling in forward motion	Vehicles leave premises in backward motion
1105.01 (G) v. ADA parking	1 reserved space	1 - nonreserved 12'-0" space without aisle
1105.07 Landscape and Buffering (H) Interior Lot Landscaping		
i.1 Residential - 2" total trunk diameter		None provided
i.2 Commercial - 2" total trunk diameter		None provided



NOT FOR CONSTRUCTION

REVISIONS


HERBERT ARCHITECTURE CONSULTING  
DINO M. HERBERT, AIA  
Phone 614-885-9229  
Dino@HerbertArchitecture.com

MIXED USE BUILDING PROJECT  
7372 E. MAIN STREET  
REYNOLDSBURG, OH  
2202.00

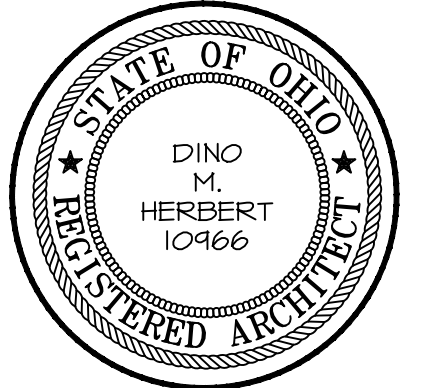
SITE PLAN/  
PROJECT

NOTES

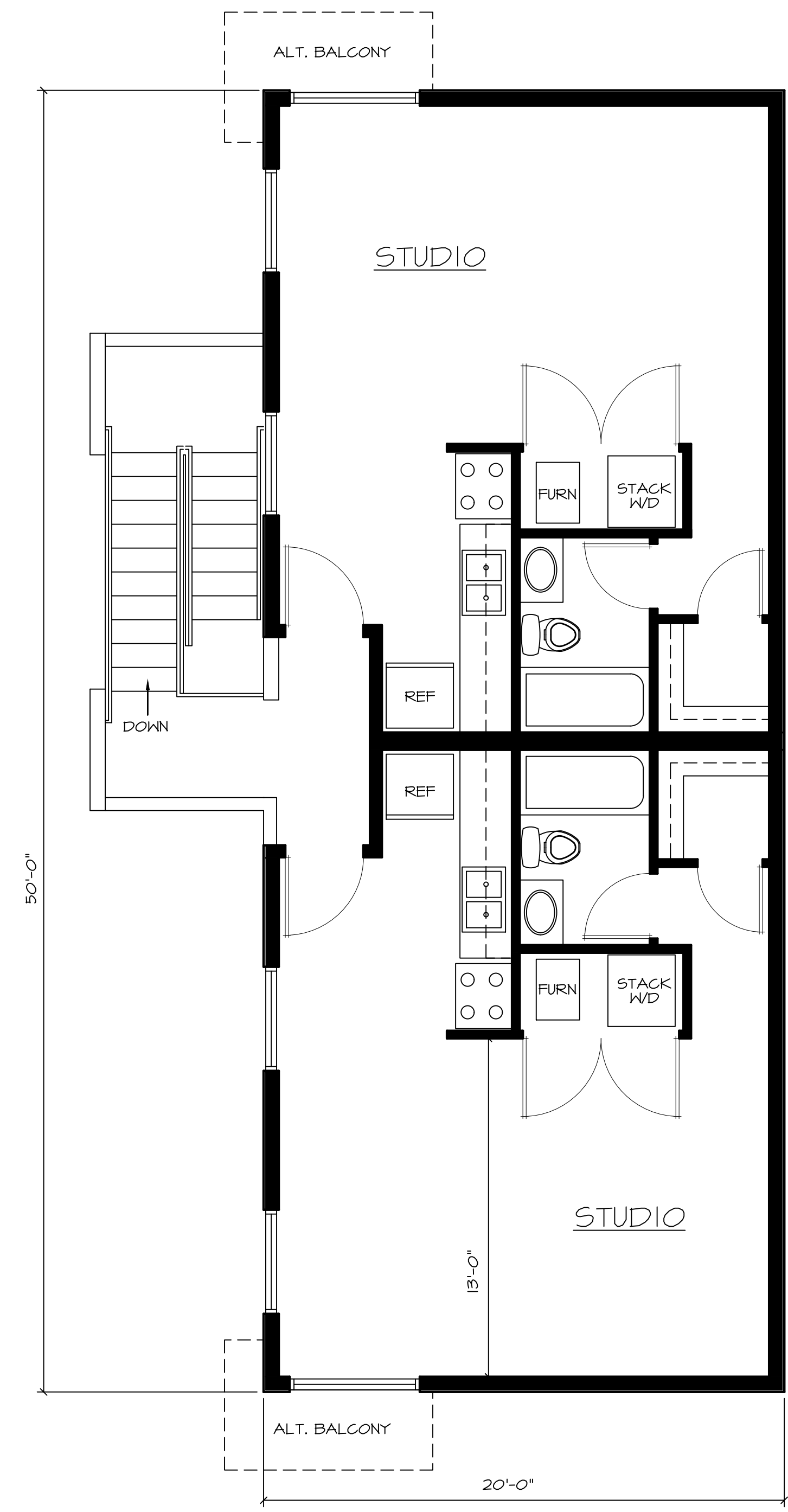
1" = 40'-0" SD  
02-13-26 1 OF

SP-1

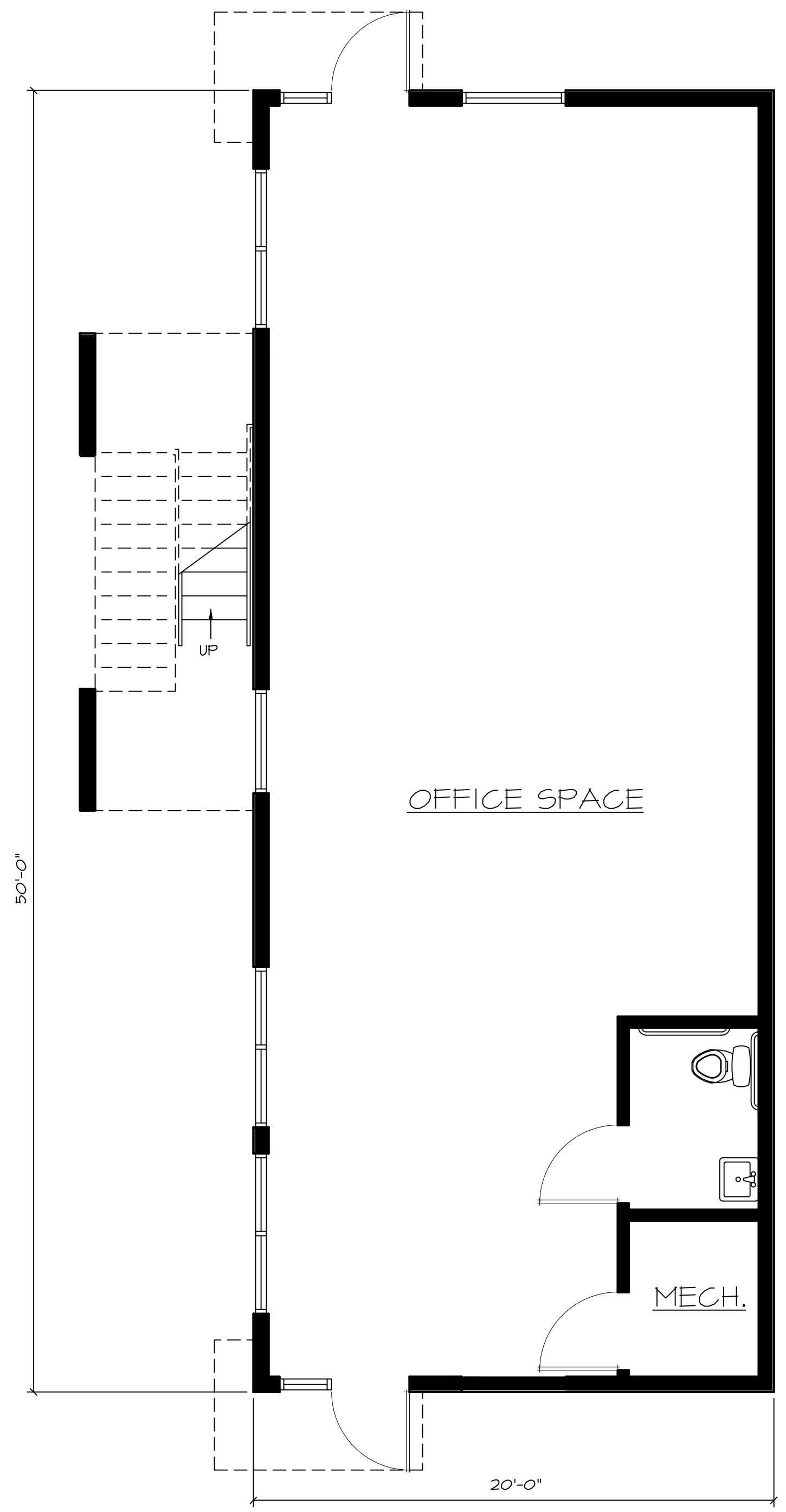
SITE PLAN  
SCALE: 1" = 10'



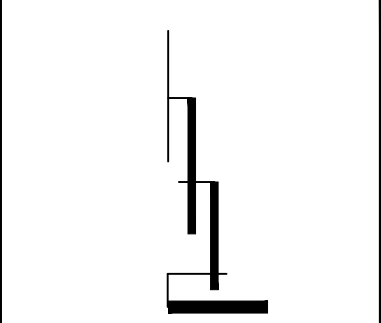
NOT FOR CONSTRUCTION



**PROPOSED 2nd FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED 1st FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH



REVISIONS

NO.	DATE	DESCRIPTION
1		1/4" = 1'-0" ATTIC STAIRS/ ATTIC HABITABLE AREA
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

**HERBERT ARCHITECTURE CONSULTING**  
DINO M. HERBERT, AIA  
Phone 614-585-9229  
Dino@HerbertArchitecture.com

**MIXED USE BUILDING**  
7372 EAST MAIN STREET  
REYNOLDSBURG, OH  
2202.00

PROPOSED FLOOR

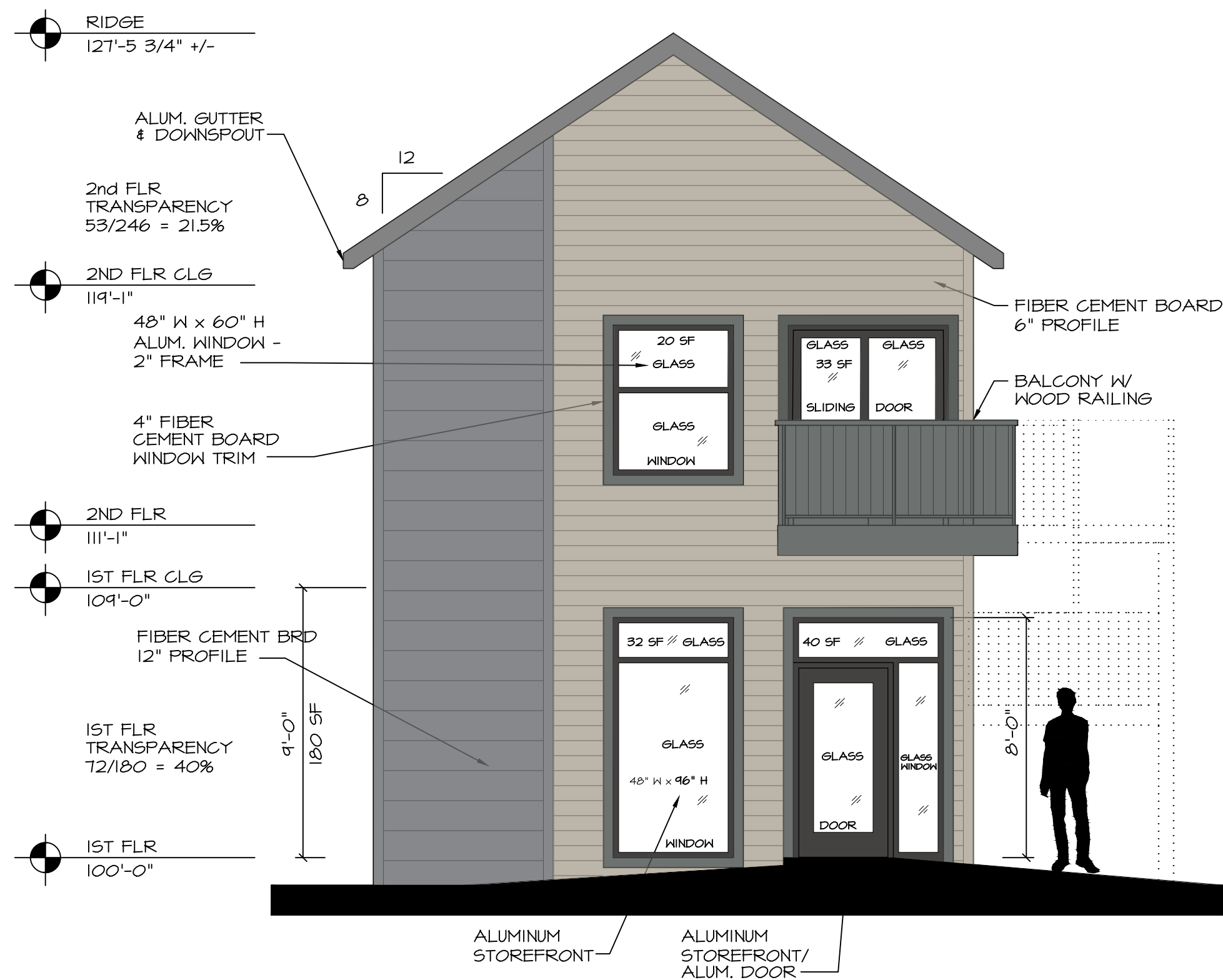
PLANS

1/4" = 1'-0" SD  
02-13-26 2 OF

A1-1



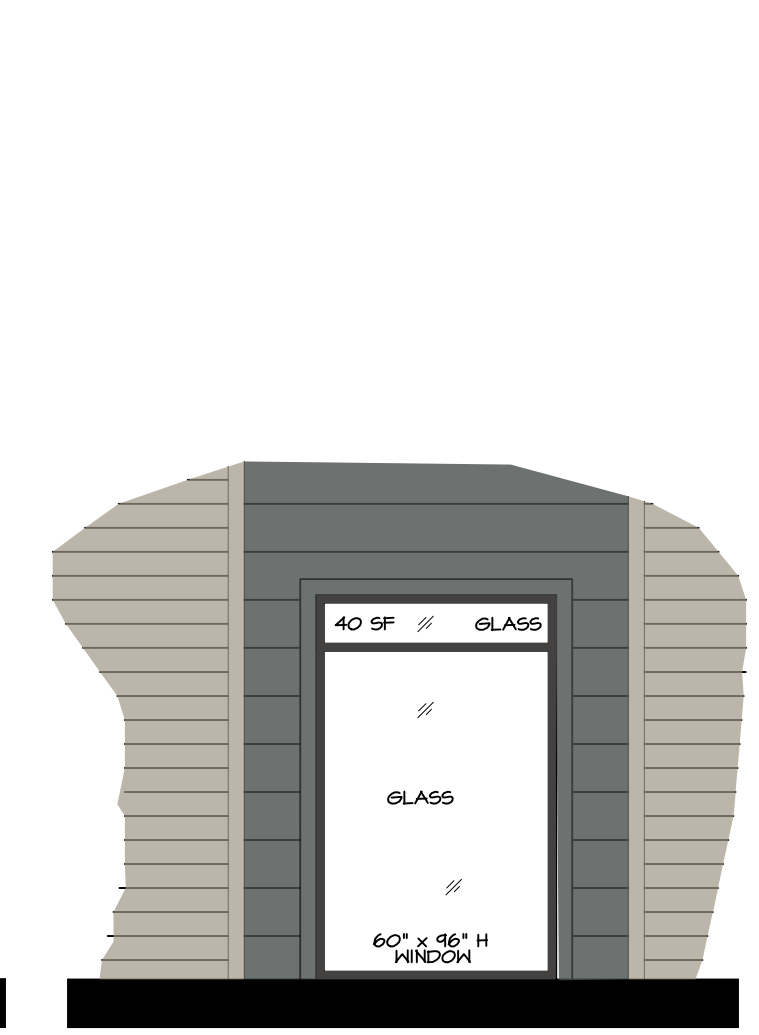
NOT FOR CONSTRUCTION



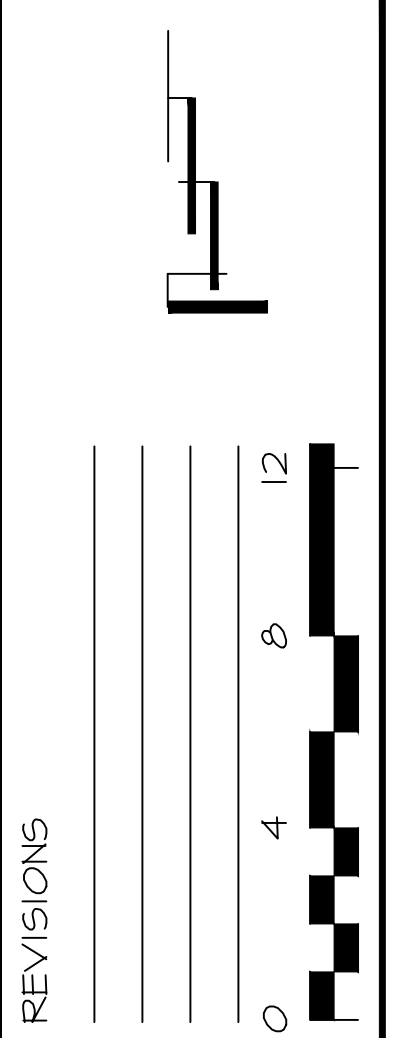
PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



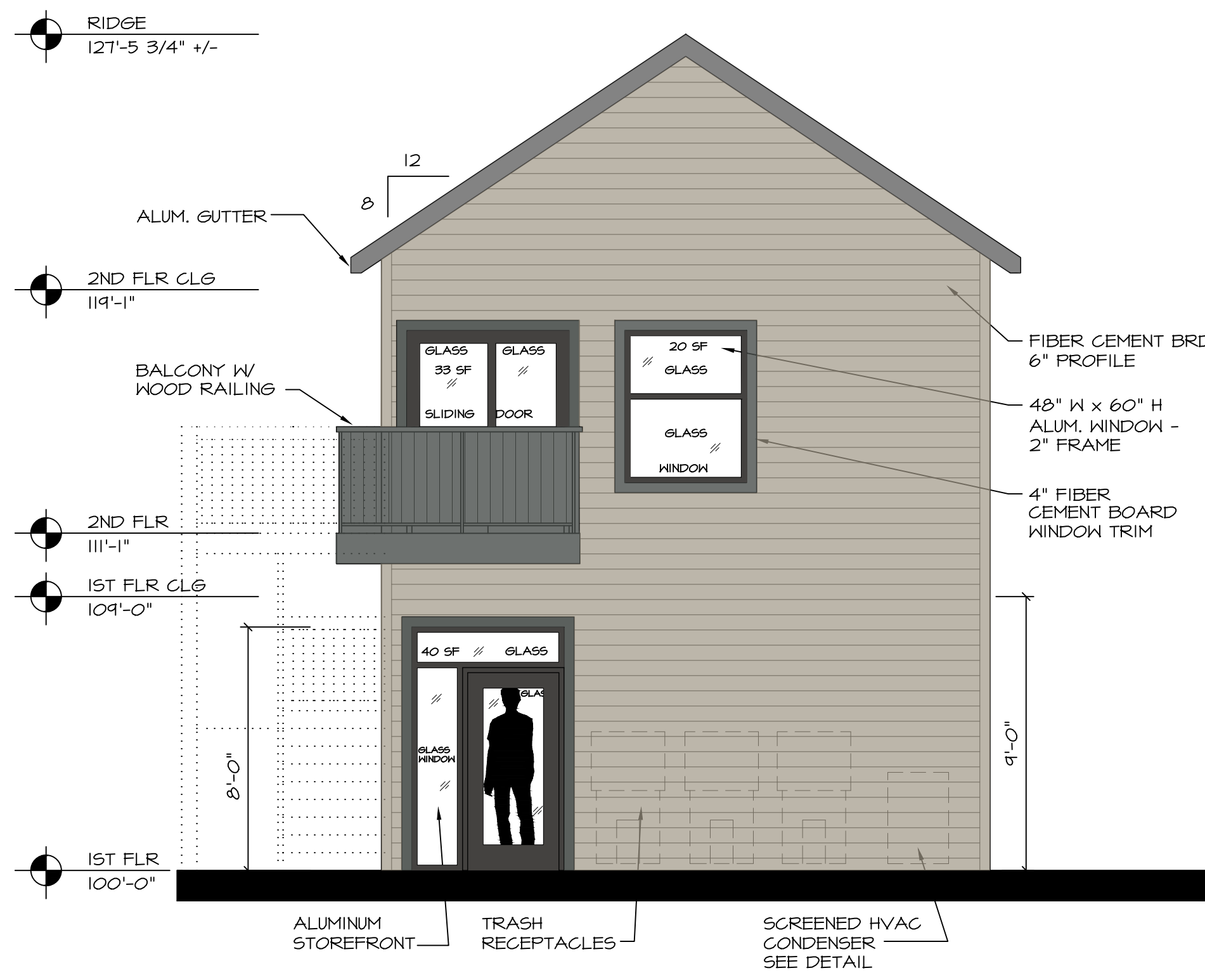
PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



PARTIAL ELEVATION  
SCALE: 1/4" = 1'-0"



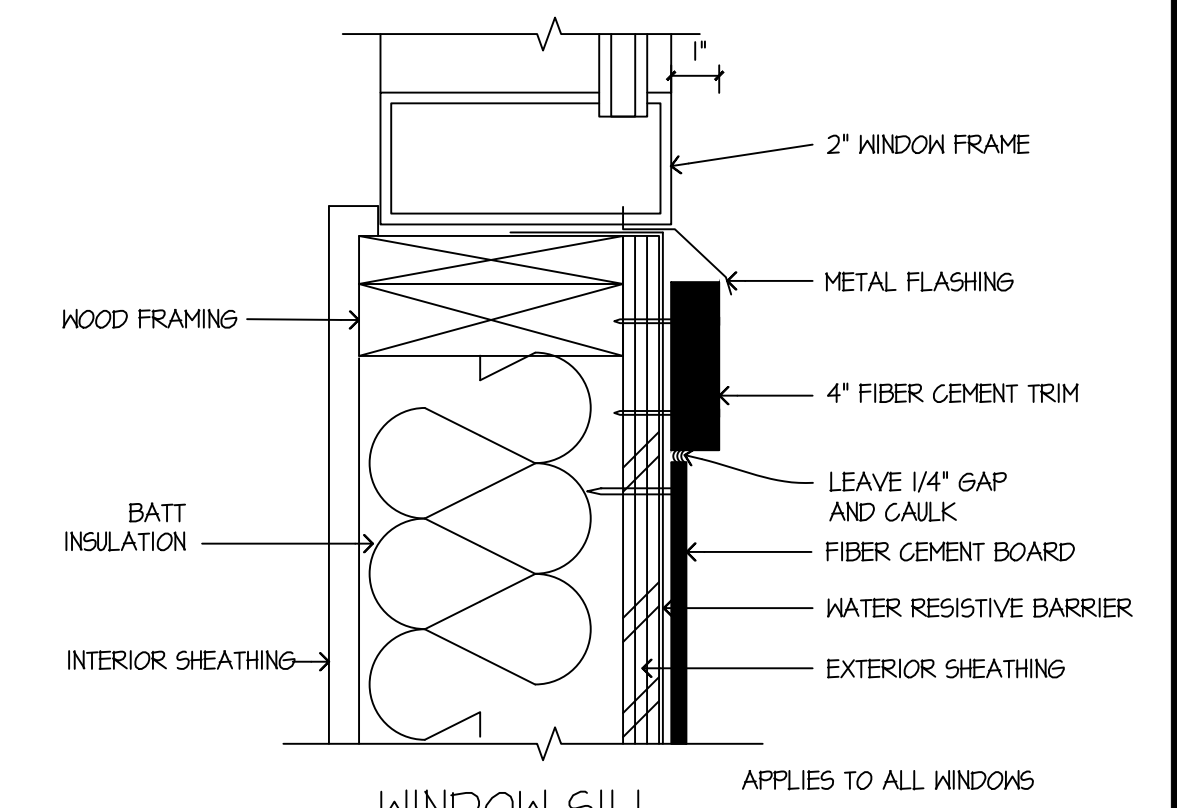
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Phone 614-585-9229  
Dino@HerbertArchitecture.com



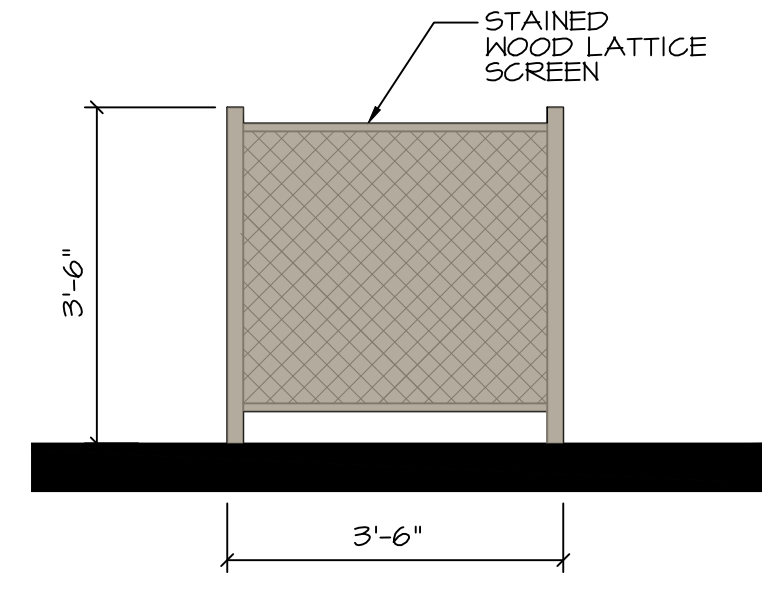
PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



WINDOW SILL  
DETAIL  
SCALE: 3" = 1'-0"



DETAIL  
SCALE: 1/2" = 1'-0"

MIXED USE BUILDING  
7372 EAST MAIN STREET  
REYNOLDSBURG, OH  
220200

PROPOSED EXTERIOR

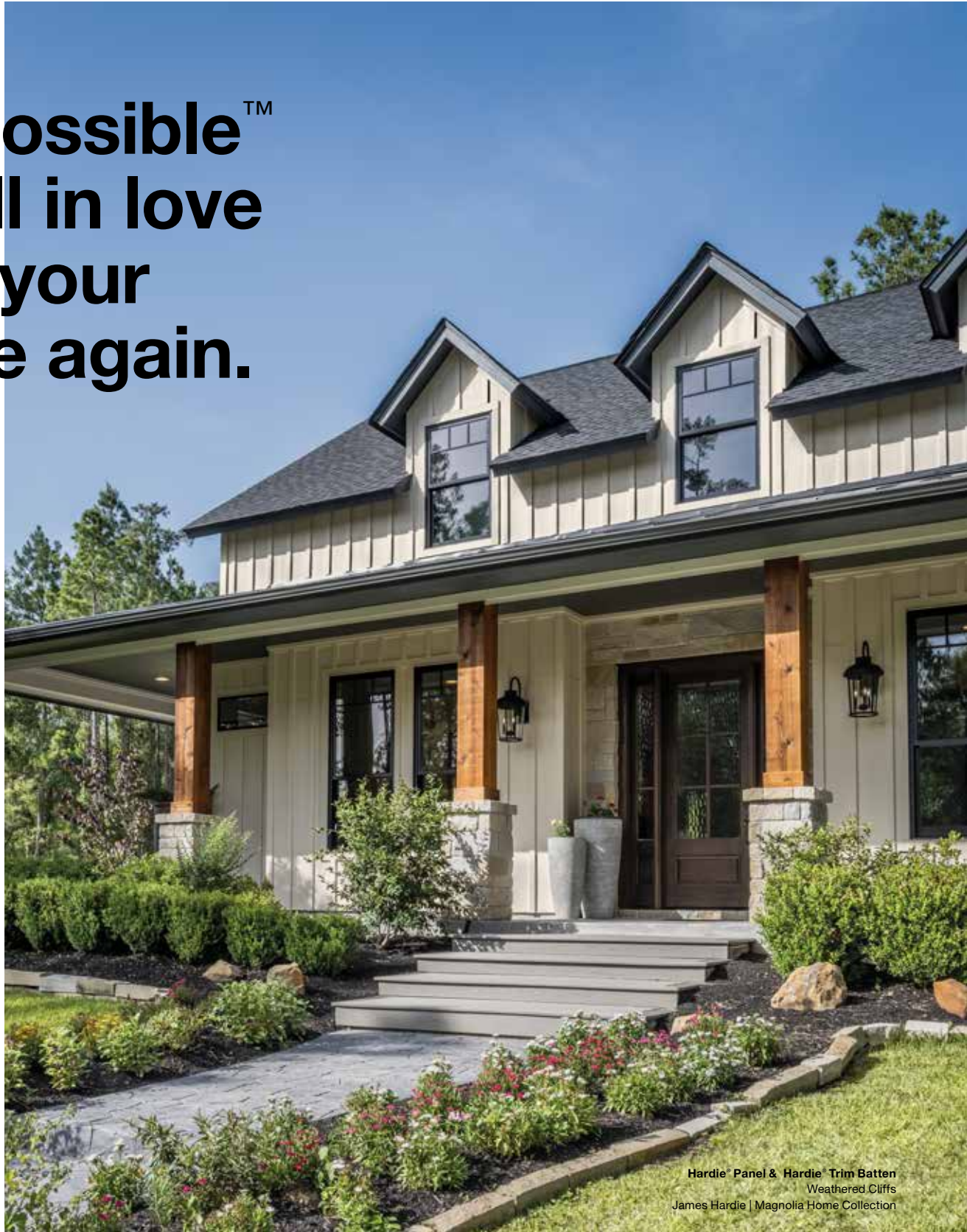
ELEVATIONS/  
DETAILS

1/4" = 1'-0" SD  
02-13-26 3 OF

A3-1

# It's Possible™ to fall in love with your home again.

Michigan, Chicago & Ohio Product Catalog



Hardie® Panel & Hardie® Trim Batten  
Weathered Cliffs  
James Hardie | Magnolia Home Collection

# Statement Collection® Products

It's your turn to let your home stand out with our Statement Collection® products. Curated by our design experts, this collection of Hardie® siding and trim products with ColorPlus® Technology finishes are unique to your home's region. This gorgeous selection is locally stocked in your area, making it easier than ever to find the exterior style of your dreams.

## COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes combine distinct beauty and high performance in a way that no other finish does. They're the easiest way to choose a gorgeous pre-finished color for your house, and feel confident in its staying power.

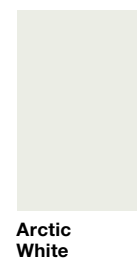
### Hardie® Plank, Hardie® Panel, Hardie® Shingle and Hardie® Trim Batten Color Offering



#### Hardie® Trim Color Offering



#### Hardie® Soffit Color Offering



Scan code to request a sample.

#### Hardie® Plank

Thickness 5/16 in  
Length 12 ft planks

##### Select Cedarmill®

Width 7.25 in 8.25 in

Exposure 6 in 7 in

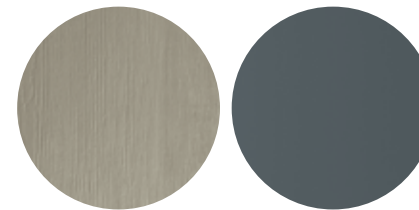


#### Hardie® Panel

Thickness 5/16 in

##### Select Cedarmill® & Smooth

Size 4 ft x 10 ft



#### Hardie® Shingle

Thickness 1/4 in  
Length 48 in

##### Straight Edge Panel

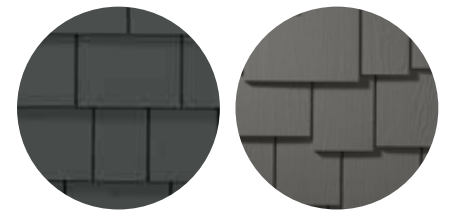
Height 15.25 in

Exposure 7 in

##### Staggered Edge Panel

Height 15.25 in

Exposure 6 in



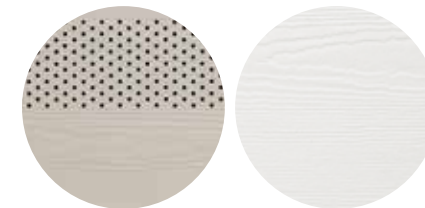
#### Hardie® Soffit

Thickness 1/4 in

##### Vented and Non-Vented Select Cedarmill®

Width 12 in

Length 12 ft



#### Hardie® Trim

Length 12 ft

##### 4/4 Smooth

Thickness .75 in

Width 3.5 in\* 5.5 in 7.25 in 9.25 in\* 11.25 in\*

##### 5/4 Smooth

Thickness 1 in

Width 3.5 in 5.5 in 7.25 in 9.25 in\* 11.25 in

\*This size is only available in Arctic White



#### Hardie® Trim

Length 12 ft

##### 4/4 Roughsawn

Thickness .75 in

Width 3.5 in\* 5.5 in\* 7.25 in 9.25 in\* 11.25 in\*

##### 5/4 Roughsawn

Thickness 1 in

Width 3.5 in 5.5 in 7.25 in 9.25 in\* 11.25 in\*

\*This size is only available in Arctic White

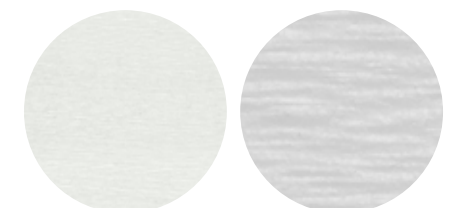


#### Batten Boards

##### Smooth & Rustic Grain

Thickness .75 in

Width 2.5 in





# OAKRIDGE®

SHINGLES



Find a Contractor

PAGE MENU



**AMERICA'S MOST RECOMMENDED™ ROOFING PRODUCTS**

Owens Corning® is honored to have earned the 2018-2026 Women's Choice Award® as America's Most Recommended™ Roofing Products. This award is given by women for women. It is based on a national survey that measures brand preference by female consumers.

## PREMIUM PERFORMANCE AND STRIKING BEAUTY

Oakridge® laminated shingles provide premium protection and impressive curb appeal. A full double layer in the nailing zone gives Oakridge® Shingles greater integrity and better holding power compared to shingles with single layer wide nail zones. We proved it in testing. And the warm, inviting look in popular colors provide a step-up from traditional three-tab shingles.





Color Selected:

## Estate Gray

Medium warm gray shingles with blended dark, medium and greenish gray granules




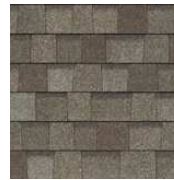
**Brownwood**

Compare 




**Desert Tan**

Compare 



**Driftwood**

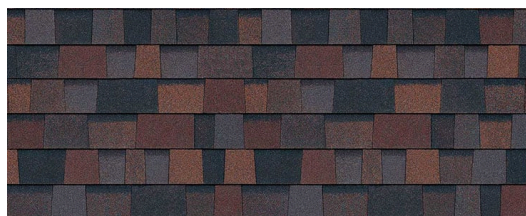
Compare 

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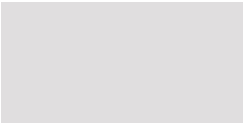
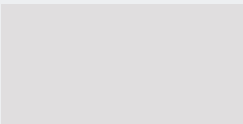


## COLOR ACCURACY

As color experts, we know getting the shingle color right is a big part of any roofing purchase. We recommend you start online to research and narrow down your shingle color options. Due to computer monitor color variations, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

# KAWNEER ANODIZED FINISHES

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41	Architectural Class I (0.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (0.4 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44	Architectural Class I (0.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (0.7 mils minimum)

**ALL DOORS AND ALL WINDOW FRAMES**

**From:** [Lieutenant Schmidt](#)  
**To:** [Emma Cepek](#)  
**Cc:** [Phoenix Buathier](#)  
**Subject:** Re: 7372 E. Main Street Certificate of Appropriateness  
**Date:** Tuesday, April 7, 2026 9:50:12 AM  
**Attachments:** [Outlook-vvng2a50.png](#)

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

## TRURO TOWNSHIP INTERNAL EMAIL

This message originated from within Truro Township Fire Department.

Emma,

Good morning.

After reviewing the plans, the only concern we have is the limited access to the property. The ally in the rear of the property is too narrow for any fire truck to use. Also, because the Main St driveway is owned and used by the property owner at 7370 E. Main St. would be difficult for use to use at times. We know a fire truck cannot use the driveway but this is an access point for fire hose lines and ground ladders during a fire. If a vehicle is parked in the driveway (which is between the buildings at 7366 and 7370 E Main St) there may not be enough room between the vehicle and buildings to move fire hose and ground ladders through.

If you have any questions or need clarification, please let me know.

Thanks,

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



"Our Community, Our Commitment"

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**From:** Emma Cepek <ecepek@reynoldsburg.gov>  
**Sent:** Monday, March 30, 2026 11:19 AM  
**To:** Lieutenant Schmidt <LTSchmidt@trurotwp.org>  
**Cc:** Phoenix Buathier <pbuathier@reynoldsburg.gov>  
**Subject:** 7372 E. Main Street Certificate of Appropriateness

**EXTERNAL EMAIL**

This email originated outside Truro Township Fire Department. Do not click links, open attachments, or respond with sensitive information unless you recognize the sender and were expecting the message.

Lt. Schmidt,

I am sending you 7372 E. Main Street Certificate of Appropriateness Application and supporting items that are scheduled for the April 16<sup>th</sup> 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 Tuesday April 7<sup>th</sup> so that we can incorporate them in the staff report that goes out first thing on April 9<sup>th</sup>.

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

Sincerely,

**Emma Cepek, MPA**  
PLANNER I

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City of Reynoldsburg  
7232 East Main Street | Reynoldsburg, OH 43068  
**Direct** 614-322-6800. ext. 6720 **Zoning Line** 614-322-6850  
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April 6, 2026

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

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

Planning and Zoning Board:

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

### 1. Project Summary

- a. **Site Summary:** The subject site is located along Summit Road, and this variance request consists of 10 total parcels, the first 8 parcels are previously subdivided parcels: Parcel ID 125-026598-00.008 (0.08 acres), 125-026598-00.012 (0.08 acres), 125-026598-00.016 (0.08 acres), 125-026598-00.020 (0.06 acres), 125-026598-00.024 (0.06 acres), 125-026598-00.036 (0.07 acres), 125-026598-00.042 (0.07 acres), and 125-026598-00.048 (0.07 acres). The two additional parcels have not been subdivided, but will contain 19 additional lot homes that the variance request pertains to, Parcels #125-026598-00.002 and 125-026598-00.003. The total number of lots the variance request would apply to, once all subdividing of the property is complete, would be 27 lots. Parcel ID #125-026598-00.002 is 33.02 acres and #125-026598-00.003 is 7.38 acres according to the Licking County Auditor's website and all parcels currently consist of vacant land. All parcels are zoned RM, Residential Medium.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of SR, Suburban Residential to the north, west, and south. I, Innovation to the east, RM, Residential Medium to the south east. The surrounding land uses consist of single-family homes to the north, west, south of the site, along with multifamily apartments to the southeast and vacant land to the east of the site.
- c. **Applicant's Request:** The applicant is requesting a Variance to deviate from Section 1105.06.D.ii, to increase the maximum garage extension from the front façade of the building from 8 feet, to 20 feet 6 inches.
- d. **Statement of Hardship:** The applicant requests a variance to allow for garage projection to be more than 8 feet as required for homes with garages facing the street. That only one unit (Ainslie) does not comply with the standard and projects 20'6" in front of the façade. That this unit was indicated to be constructed throughout the rezoning process and on Major Site Plan approvals. That the unit will be constructed no more than one time in any one overall building and the offset created architectural diversity of the overall building facades. That of the 280 approved townhomes the requested variance will only be constructed on 27 of the units or 9.6% of the total project.
- e. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that future development in the RM, Residential

Medium district "...should be well integrated with surrounding uses while allowing for more compact development to accommodate growth, smaller household sizes, an aging population, and a growing number of households without children. Two-unit buildings are encouraged where appropriate. Developments may include a range of housing options with different price points and styles including townhomes, dense single-family, row houses, and apartments."

## 2. Project Review

- a. Section 1105.06.D.ii states:
  - i. "Garages in a residential district facing the street shall not be located more than eight (8) feet in front of the front façade of the structure."
    1. A Structure is defined as "Anything constructed or erected, the use of which requires location on the ground, or attachment to something having a fixed location on the ground."
- b. The application that was submitted attempted to identify all the standards for variances 1-10. The additional reasonings along with the bullet pointed review did not fully address factors 1-10, but addressed some of the factors. Staff did their best, due to inadequate numbering of the additional reasoning and the bullet point section in the packet, to identify the appropriate factor which the applicant was addressing. Ultimately, the applicant did address all factors, in the numbered document (not the roman numeral one). Staff did their best to combine all three into the review below.
- c. 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 they believe the requested variance is in accord with the general purpose and intent of the Residential Medium Zone (RM) development standards and they are not injurious to the area or otherwise detrimental to the public welfare. That the purpose of the RM district is to complement single-family residential development through the introduction of a more diverse range of housing option, including two-family buildings, townhomes, row houses, and apartment. Future development in the RM zones should be well integrated with surrounding uses while allowing for more compact development to accommodate growth. That they are requesting one variance which are not substantial deviations from the underlying development standards and are appropriate in context of this townhome community design. That these variances will ensure that the site may be developed in a manner which substantially complies with the RM development standards and fits within the general purpose of the district. That the requested variances are minor deviations for the code and they will only affect residents within this development. That therefore,

- these variances will not cause the public welfare any detriment.
2. Staff is of the opinion that the variance requested is not injurious to the area or otherwise detrimental to the public welfare. The variance is necessary due to the residential design standards for garages imposed on any new residential development within the city. When these standards were created, the garage extension from the front of the house was originally contemplated for a detached single family residential home, not townhomes. However, it has been applied to multiple townhome developments since its implementation. While the townhomes are connected to form a larger whole building, the site was developed so that each townhome would be its own lot, meaning each townhome on the lot needs to meet not only all residential design standards, but all other standards applicable on the lot, such as building setbacks, lot coverage, building height, etc.
- 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 applicant states that the requested variances will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. That the RM district already explicitly permits townhome as a use. That the requested variances are minor deviations for development standards, not permitted uses, and will allow development of the townhome community as proposed.
    2. Staff is of the opinion that the land use of dwelling – attached single-family is a permitted land use in the RM, Residential Medium zoning district. The requested variance will not establish a land use that is not permitted.
  - iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
    1. The applicant states that special circumstances exist with this property insofar as it does promote housing generally, promotes a rare townhome product to the community by a proven local development company, promotes development on not only the subject property, but also additional targeted properties for the City, and creates an open space area for the City in perpetuity, as required by the variance standard of Code Section 1109.11.D.iii. That this unit was created to add the product offering to appeal to



various buyer profiles. That the request is a result of special conditions – extensive utility extensions, substantial off-site improvements, creating of a park/open space in perpetuity, a public/private collaboration.

2. The applicant is requesting a variance to allow the garage to extend an additional 12 feet 6 inches more than the permitted 8 feet from the building's front façade. The applicant has provided in the packet, elevations/floor assembly plans providing three different units (not including the Ainslie unit) with six different options within those units that could meet the requirement, and not need a variance. The applicant has also submitted a four-unit design that has been approved by zoning that meets the requirement for which this variance has been submitted. The applicant has not stated how this particular unit has some type of special circumstance or condition that would deprive the property owner of the reasonable use of land, since they have other options and designs that meet this requirement.
- iv. 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 variances are not requested due to a loss in value or an economic hardship but, rather, they are requested to alleviate a deprivation of beneficial use of the land.
    2. Staff is of the opinion that the applicant has not adequately answered this variance factor, especially since zoning staff has approved a four-unit design that meets the zoning code. The applicant has not provided or proposed a six-unit design that would meet the zoning code; however, the land use of a townhome would still be permitted if the unit met the garage standard. Therefore, the deprivation of the beneficial use of land would not be applicable.
  - v. 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 a practical difficulty exists here in that the request is unique in nature creating (and donating) along the western side of the property a 23.2 +/- acre open space park area serving dual purposes of open space and park creating in perpetuity and buffering of existing and future uses, rather than simply removing this woodland area and spreading the development across additional property. That this is sound planning, without diminishing whatsoever the quality of the built environment, and maintaining an environmental area for the city, as provided by the variance standard of Code Section 1109.11.D.iv. That the

variances are not requested due to a loss in value or an economic hardship but, rather, they are requested to alleviate a deprivation of beneficial use of the land. That the requests promote necessary divergencies where the strict application of the Code does not improve the proposal, but rather defeats the stated RM objective of allowing for more compact development to accommodate growth, in addition to negatively impacting the aesthetic (garages) and minimizes the opportunity for the open space creation.

2. During the Major Site Plan review process, staff provided comments to the applicant regarding the images shown in the submittal, requesting that the applicant give more detailed design information to ensure all residential design standards for each unit were met. That there was not enough information provide in the application for staff to review to ensure all design standards were met, and if the residential design standards were not met during their new build submittal process, a variance would be needed. (See Townhome MSP Images and Disposition of Comments - Comment #71, page 14 of 31 in the supporting document). The applicant responded with “All proposed buildings shall comply with the existing zoning”. Therefore, staff accepted the applicant’s response comments with staffs understanding that during the new build application process, the residential design standards would be met. This is due to the applicant stating that the elevations provided in the packet were subject to change and did not represent an exact representation of the intended townhome on the site, and their response stating that they would comply with existing zoning standards. Staff is of the opinion that the hardship was not created due to the strict application of the code, but that the applicant was made aware of the residential design standards and has self-created this hardship by not meeting the residential design standards that they were made aware of and acknowledge in their response letter to staff during the Major Site Plan application process.
- vi. 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 the requests provide the opportunity for this seasoned and experienced development company to introduce its product to the property, while offering a new 23+/- acre open space area for the benefit of the people of the City, consistent with variance standard 1109.11.D.v. That the requests are necessary for this reasonable proposal, and certainly none of the requests are unreasonable or unnecessary – they are the minimum necessary to accomplish the overall purpose of the neighborhood consistent with proven and sound townhome neighborhood development and explicitly objectives of the RM district. Lastly, that the requested variances are necessary for the reasonable use of the land and will

- ensure that the development may be constructed as proposed.
2. Staff is of the opinion that the land use of Dwelling – Attached Single-Family could be accomplished without the variance request. That the applicant has requested the minimum variances required to accomplish the applicant’s request.
- vii. 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 applicant states that as provided in Code Section 1109.11.D.vi these requests do not impair an adequate supply of light and air to any adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent property – actually the opposite. That this proposal is responsible in every way through building code compliance, engineering compliance, construction and extension of warranted and necessary off-site improvements, and collaboration with the City towards beneficial open space creating and preservation for residents. These are minor architectural variances dealing with garage and façade setback and they will only affect the residents of this development.
  2. The variances, if granted, will not impair the supply of light and air, substantially increase congestion, endanger public safety, or significantly impact nearby property values.
- viii. 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 that the requests will not confer any special privilege that is unduly denied by the Code to other land, structures, or building within the district, as provided under 1109.11.D.vii, this is a unique circumstance the result of a public/private collaboration to promote necessary housing stock in the city, provide important utility extensions and connections, and opening and preserving an open space park area in perpetuity.
  2. Like staff has stated in prior variance findings, the residential design standards of a garage being no more than 8 feet extended from the front façade of the building has been implemented and enforced on all new residential homes within the city. Staff is of the opinion that if the variance is granted, then this applicant will be given special privileges that have not been permitted to previous townhome developers within the City.
- ix. 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 that in accordance with Section



- 1109.11.D.viii, these requests are unrelated to any nonconforming use of neighboring land in the same district and no other real estate or off-site condition is cited or considered grounds for the request – rather this is promotion of sound development and planning practices consistent with explicit objectives of the RM district under the Code and the end result of collaborative effort between the Applicant and the City creating important quality housing, extending utilities for this and additional important development, and creating an excellent open space/park for the benefit of the city.
2. Staff is of the opinion that the applicant is not using neighboring structures or land as grounds for consideration of approval of the variance.
- x. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
1. The applicant states that as provided in 1109.11.D.ix the request is not a matter of convenience, this is a matter of creating a development to locate proven housing stock built by this applicant and a public/private partnership furthering the mutually beneficial objectives of creating housing, extending utilities, and preserving open space. That these are minor but necessary variances to develop this townhome project as proposed and they are not requested as a matter of convenience. That no code is ever perfect, every property is unique, and surrounding circumstances are always important relevant factors in any variance determination.
  2. The applicant does have a 4 unit building design that meets all residential design standards, along with having 6 unit types of variations proposed (Campbell, Campbell 2, Braeden, Braeden 2, Braeden 3, Dublin) that meet residential design standards for the garage. The Ainslie unit is the only unit that does not meet the garage residential design standards. The applicant has not stated why the Ainslie unit has to be done and is necessary and not a matter of convenience.

### 3. Recommendation

The applicant is requesting a variance from Section 1105.06.D.ii to allow 27 lots within the development to have a garage that extend an additional 12.6 feet more than the permitted 8 feet from the front façade of the structure for a total of 20.6 feet. The applicant states that this unit, requiring the variance, was indicated throughout the Rezoning and Major Site Plan process. The parcels identified by the applicant have never been through the rezoning process within the City of Reynoldsburg. The townhome elevations provided by the applicant in the Major Site Plan, stated that the color images were a rendering to convey a sense of scale, style and quality, but did not denote an exact representation. During the Major Site Plan review process, staff asked the applicant for more detailed information regarding their townhome units due to the disclaimers provided by the applicant, to ensure all residential design standards would be met. The applicant responded to City Staff's comment and concern by stating that all zoning requirements would be

met (See factor v. under Project Review). The applicant has since turned in building designs showing the Ainslie design, where staff informed the applicant that this design (the Ainslie) did not meet the residential design standards, which has led to the variance request before the board today.

Staff does recognize that the garage residential design standard of not exceeding 8 feet from the front façade of the structure was originally contemplated for a Dwelling - Detached Single-Family home, and not townhomes. However, it has been applied to multiple townhome developments since the residential design standards have been implementation. While the townhomes are connected to form a larger whole building, the site was developed so that each townhome would be its own lot, and therefore has been reviewed now and in the past consistently as each lot needing to meet the garage extension from the front façade standard in Section 1105.06.D.ii.

Staff is of the opinion that if the variance was denied, that applicant would not be deprived of the beneficial use of land, due to Dwelling -Attached Single-Family homes being a permitted land use in the RM zoning district. Also, the applicant has provided staff with a 4-townhome unit design build, where each of the 4 lots/unit types meets the residential design standards for each lot/unit, showing there is a design that meets the garage residential design standard. That the request by the applicant is a matter of convenience due to the self-created hardship, since they have been able to show that the residential garage design standard has been met. Furthermore, staff is concerned this could set a precedent for all future residential homes within the city, if the variance is granted. Therefore, staff recommends denial of the variance request based on the reasons stated above and review of the variance factors under the Project Review.

## DISPOSITION OF COMMENTS

October 17, 2024

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

#### City Planning Staff Comments:

##### **Major Site Plan Requirements Comments:**

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

**Response: See Exhibit F-1.**

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

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

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

**Response: See Exhibits H and G.**

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

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

##### **Document Comments:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Response: See Exhibit F-1.**

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

**Response: Addressed.**

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

**Response: Addressed.**

- vii. Please label and identify the 24 on-street parking spaces on the major site plan and in the parking calculations.
  - 1. Please clearly explain how the required off-street parking space for each parcel and each land use are met/obtained on the major site plan, along with stating those calculations in the “Site Statistics”. Section 1105 – Table 1105.01A

**Response: Addressed**

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

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

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

**Response: Addressed.**

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

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

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

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

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

**Response: See Exhibit F-1.**

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

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

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

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

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

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

- 9. 7 lots appear to not meet the minimum lot width of 23 feet per Section 1103.19. III Development Standards. Lot Width for Townhomes & Condos only (Min FT)
  - a. Lots 63, 69, 76, 82, 266, 267 & 268
    - i. If the minimum lot width of 23 feet is not met, a variance would be required for these lots prior to the Major Site Plan approval.

**Response: See revised variance materials prepared by the Applicant.**

- 10. 49 lots do not meet the minimum lot depth of 100 feet per Section 1103.19.III Development Standards. Lot Depth (Min FT)
  - a. Lots 93, 98, 99, 104, 105, 106, 108, 109, 114, 115, 120, 121, 126, 127, 132, 133, 138, 139, 144, 145, 150, 151, 156, 157, 162, 163, 168, 169, 174, 175, 180, 181, 186, 187, 192, 193, 198, 199, 204, 205, 210, 211, 216, 217, 222, 223, 228, 229, 234 and Reserve E.
    - i. If the minimum lot depth of 100 feet is not met, a variance would be required for these lots prior to the Major Site Plan approval.

**Response: See revised variance materials prepared by the Applicant.**

- 11. 94 lots do not meet the minimum lot depth of 100 feet per Section 1103.19.III Development Standards. Lot Depth (Min FT) or the minimum lot width of 23 feet per Section 1103.19. III Development Standards. Lot Width for Townhomes & Condos only (Min FT)
  - a. Lots 94, 95, 96, 97, 100, 101, 102, 103,106, 107, 110, 111, 112, 113, 116, 117, 118, 119, 122, 123, 124, 125, 128, 129, 130, 131, 134, 135, 136, 137, 140, 141, 142, 143, 146, 147, 148, 149, 152, 153, 154, 155, 158, 159, 160, 161, 164, 165, 166, 167, 170, 171, 172, 173, 176, 177, 178, 179, 182, 183, 184, 185, 188, 189, 190, 191, 194, 195, 196, 197, 200, 201, 202, 203, 206, 207, 208, 209, 212, 213, 214, 215, 218, 219, 220, 221, 224, 225, 226, 227, 230, 231, 232 & 233.
    - i. If the minimum lot depth of 100 feet and the minimum lot width of 23 feet are not met, a variance would be required for these lots prior to the Major Site Plan approval.

**Response: See revised variance materials prepared by the Applicant.**

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

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

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

**Response: Addressed and dimensioned.**

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

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

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

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

**Response: Setbacks are shown and labeled.**

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

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

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

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

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

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

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

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

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

**Response: Addressed.**

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

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

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

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

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

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

**Response: Understood.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Response: See Exhibit F-9.**

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

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

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

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

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

**Response: Addressed.**

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

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

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

**Response: Addressed.**

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

**Response: See Note B, Exhibit F-1.**

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

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

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

**Response: Addressed.**

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

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

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

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

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

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

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

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

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

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

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

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

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

**Response:**

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

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

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

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

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

**Response: No setback is required.**

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

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

**Response:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Response: Addressed.**

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

**Response: Addressed.**

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

**Response: Addressed.**

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

**Response: Addressed. See Exhibit H-5.1.**

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

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

**Response: Addressed. See Exhibit H-1.**

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

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

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

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

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

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

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

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

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

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

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

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

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

**Response: Addressed.**

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

**Response: Addressed.**

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

**Response: Understood.**

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

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

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

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

**Response: Addressed.**

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

**Response: Addressed.**

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

**Response: See Tab K.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Response: Understood.**

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

**Response: Understood.**

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

**Response: Understood.**

**Planning Staff Comments: Preliminary Plat**

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

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

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

**Response:**

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

**Response: See revised variance materials prepared by the Applicant.**

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

**Response: See revised variance materials prepared by the Applicant.**

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

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

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

**Response: Addressed and dimensioned.**

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

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

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

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

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

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

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

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

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

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

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

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

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

**Response: Addressed.**

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

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

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

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

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

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

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

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

**Response: Understood.**

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

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

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

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

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

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

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

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

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

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

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

**Response: Addressed.**

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

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

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

**Response: Addressed See Sheet 1.**

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

**Response: Addressed See Sheet 1.**

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

**Response: Addressed See Sheet 1.**

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

**Response: Addressed See Sheet 1.**

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

**Response: Addressed See Sheet 1.**

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

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

**Response: Addressed.**

26. Label existing water, sewer and underground facilities on the utility plan. Section 1111.05.D.ii.3
  - a. Please also identify what the utilities are in the legend, that are existing, that are identified near or along Summit Road.

**Response: Addressed.**

27. Are there any existing zoning restrictions on the site? Section 1111.05.D.ii.5
  - a. If there are no existing zoning restrictions on the site, please state this in a note on the preliminary plat.
  - b. If there are existing zoning restrictions on the site, please list/show/state the existing zoning restrictions on the preliminary plat.

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

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

**Response: Addressed See Sheet 7**

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

**Response: Addressed.**

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

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

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

**Response: Addressed.**

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

**Response: Addressed.**

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

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

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

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

**Response: Addressed.**

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

**Response: Addressed.**

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

**Response: Addressed.**

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

**Response: Addressed.**

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

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

**Response: Addressed.**

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

**Response: Addressed.**

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

**Response: Addressed. See Sheets 1 and 9.**

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

**Response: See Note "G" on Sheet 1.**

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

**Response: See Note "B" on Sheet 1.**

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

**Response: See Note "I" on Sheet 1.**

44. Show the Sanitary Sewer on the Preliminary Plat meeting all requirements of Section 1111.16.

a. Sanitary Sewer is not shown on the Utility Plan in the Preliminary Plat package.

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

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

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

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

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

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

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

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

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

a. If there will be other exterior lighting including street, walkway, parking lot, security, etc. Then the additional lighting will need to be all shown on the lighting plan and photometric plan, meeting all lighting requirements.

b. If there will be any additional street lighting specifically, it should also be shown on the photometric plan provided, along with showing that all requirements from Section 1111.13.Street Lights and how it is met.

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

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

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

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

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

**Response:**

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

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

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

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

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

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

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

**Response: No setback is required.**

52. Sheet 13 with regards to interior lot landscaping will need to meet Section 1105.07.H.i.1. This includes the correct square footage for each lot, including the reserves/other lots that are open space/clubhouse/etc.
- a. Please also know that based on our standards, each residential lot requires at least one tree. So if the lot is 2,500 square feet, one tree at 2 inch diameter will be required, which means that at least 287 interior lot trees will be required, likely more for larger reserve parcels.
    - i. The calculations for the required trees will need to be provided for the entire site.
      1. Please know that interior lot landscaping standards can also use existing healthy trees that will remain on the development after it is developed, towards credits to interior lot landscaping requirement. Section 1105.07.G.ii
        - a. You will need to provide all required documentation in the three preservation plan, showing this information.

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

53. The clubhouse states the sidewalk will be 5 feet wide. Will all sidewalks throughout the site be 5 feet?
- a. If all sidewalks throughout the site will be 5 feet, please provided a note on the cover sheet stating this.
  - b. If all sidewalks throughout the site will not be 5 feet, please clearly label the width of all sidewalks throughout the site.

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

54. The setback of the proposed 4-rail fence will need to be shown on the Major Site Plan.
- a. Please know the required setback along road frontage for a fence is 3 feet.

**Response: Understood and labeled.**

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

**Response: Understood**

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

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

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

**Response: Understood.**

**Public Service Comments - Major Site Plan:**

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

**No Response.**

**Public Service Comments - Preliminary Plat:**

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

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

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

**Response: See Exhibit F-7.**

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

**No Response.**

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

**No Response.**

**Public Service Comments - Variance:**

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

**No Response.**

**The West Licking Fire District Comments**

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

**Response: Understood.**

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

**Response: Understood.**

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

**Response: Understood.**

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

**Response: Addressed.**

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

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

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

**Response: Understood.**

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

**Response: Understood.**

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

**Response: Understood.**

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

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

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

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

**Sands Decker Comments - Major Site Plan:**

**ROADWAYS / ACCESS**

1. The development has both Public and Private Streets.

**No Response.**

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

**Mount Drum has been revised to 20' wide**

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

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

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

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

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

**Response: To be provided with final engineering.**

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

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

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

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

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

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

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

**Response: Understood.**

10. Development handbook requires 5-foot sidewalks.

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

## **UTILITIES**

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

**Response: Also notes 4" & 2".**

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

**Response: Yes.**

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

**Response: Yes.**

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

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

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

**Response: Yes.**

16. Identify any / all proposed FDC locations.

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

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

**No response.**

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

**Response: See Tree Impact Plan.**

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

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

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

**Response: Confirmed.**

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

**Response: 20' easements will be added.**

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

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

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

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

#### **STORMWATER**

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

**No Response.**

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

**Response: Understood.**

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

**Response: Understood.**

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

**Response: Understood.**

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

**Response: Understood.**

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

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

#### **DETAILS / SPECIFICATIONS**

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

**Response: Understood.**

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

**Response: Understood.**

#### **TRAFFIC STUDY**

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

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

**Sands Decker Comments - Preliminary Plat:**

**ROADWAYS / ACCESS**

1. The development indicates both Public and Private Streets.

**No Response.**

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

**No Response.**

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

**Mount Drum has been revised to 20' wide.**

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

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

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

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

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

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

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

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

8. Development handbook requires 5-foot sidewalks

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

**UTILITIES**

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

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

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

**No Response.**

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

**Response: Addressed.**

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

**Response: Correct, as directed by City Engineer.**

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

**Response: Addressed.**

#### **STORMWATER**

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

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

**Response: Understood.**

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

**Response: Understood.**

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

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

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

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

## **Sands Decker Comments – Variances**

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

**No Response.**

### **Variance One**

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

**Response: See revised variance materials prepared by the Applicant.**

4. Engineering does not have concerns regarding this request.

### **Variance Two**

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

**No Response.**

# TOWNHOUSE

## Subareas A



**Each townhome unit will range in size – 1,500 sf to 2,136 sf**  
Subject to change based on market conditions.

Townhome rendering is provided to convey a sense of scale, style and quality and not to denote an exact representation. The final design of the proposed Townhomes in Subarea A may vary from this image per market conditions and shall be approved administratively by City staff.

# TOWNHOUSE

## Subareas B



**Each townhome unit will range in size – 1,630 sf to 1,925 sf**  
Subject to change based on market conditions.

Townhome rendering is provided to convey a sense of scale, style and quality and not to denote an exact representation. The final design of the proposed Townhomes in Subarea B may vary from this image per market conditions and shall be approved administratively by City staff.

\*All submissions must include a physical and digital copy. The physical copy may be dropped off or mailed to the address above. The digital copy can be submitted to the Building Department at: permit@reynoldsburg.gov

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

## PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

Property Address: <b>MULTIPLE / ATTACHED</b>	Parcel ID#(s): <b>ATTACHED AND</b> <b>125-026598-00.003 125-026598-00.002</b>
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### I. PROPERTY OWNER OF RECORD

Property Owner Name(s): <b>MI HOMES OF CENTRAL OHIO LLC</b>	
Contact Email: <b>SPECK@MIHOMES.COM</b>	Contact Phone Number: <b>614.402.8330</b>

### II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: <b>N/A</b>	Contact Name:
Contact Email:	Contact Phone Number:
Description of Use:	

### III. APPLICANT INFORMATION

Applicant Name: <b>MI HOMES OF CENTRAL OHIO LLC</b>	Applicant Address: <b>4131 WORTH AVE STE 316 COLUMBUS, OH 43219</b>
Applicant Phone Number: <b>614.402.8330</b>	Applicant Email: <b>SPECK@MIHOMES.COM</b>
<input type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer	<input type="checkbox"/> 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])

Description of Project: **OVERALL PROJECT IS A SINGLE FAMILY TOWNHOME PROJECT BEING DEVELOPED IN 3 PHASES WITH PHASE 1 HAVING COMPLETED DEVELOPMENT AND BEGINNING INITIAL HOME CONSTRUCTION. IN EARLY SUMMER OF 2026. VARIANCE IS FOR CODE SECTION 1105.06 (D)(ii) GARAGE STANDARDS.**

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: *Heather* Date: **3.26.26**  
\*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\*\*

\* Revised 2026

Additional Notes:

Zoning District: \_\_\_\_\_

Additional Approval Required

- Major/Minor Site Plan  
 Other: \_\_\_\_\_

P&Z Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

<b>PZB Meeting</b>
Date: _____
<input type="checkbox"/> Approved as Submitted
<input type="checkbox"/> Approved w/ Conditions
<input type="checkbox"/> Tabled
<input type="checkbox"/> Denied
<input type="checkbox"/> Withdrawn

ParcelNumber	Column1	Street	City	CurrentLegalDescription
125-026598-00.008	1124	PARK PLACE	REYNOLDSBURG	LOT 3 SUMMIT CROSSING SEC 1 PH A
125-026598-00.012	1136	PARK PLACE	REYNOLDSBURG	LOT 7 SUMMIT CROSSING SEC 1 PH A
125-026598-00.016	1148	PARK PLACE	REYNOLDSBURG	LOT 11 SUMMIT CROSSING SEC 1 PH A
125-026598-00.020	1098	ALLEGRO	REYNOLDSBURG	LOT 15 SUMMIT CROSSING SEC 1 PH A
125-026598-00.024	1112	ALLEGRO	REYNOLDSBURG	LOT 19 SUMMIT CROSSING SEC 1 PH A
125-026598-00.036	9172	SAINT ELIAS	REYNOLDSBURG	LOT 27 SUMMIT CROSSING SEC 1 PH B
125-026598-00.042	9188	SAINT ELIAS	REYNOLDSBURG	LOT 33 SUMMIT CROSSING SEC 1 PH B
125-026598-00.048	9204	SAINT ELIAS	REYNOLDSBURG	LOT 39 SUMMIT CROSSING SEC 1 PH B
125-026598-00.005		Additional 19 Waple Acres		
125-026598-00.002		Between these two parcels		

STATEMENT IN SUPPORT

Reynoldsburg Zoning Code Section 1109.11(D)

**Application No.:** \_\_\_\_\_  
**Location:** 8718 Summit Road SW (Parcels 011-026598-00.003 and 011-026598-00.002) and others noted.  
**Proposal:** To develop the site with residential community with 280 townhomes  
**Applicant(s):** MI Homes of Central Ohio c/o Steve Peck  
4131 Worth Avenue, Suite 310  
Columbus, Ohio 43219  
**Property Owner(s):** MI homes of central ohio LLC  
**Date of Text:** March 26, 2026

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

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

- 1. Section 1105.06(D)(ii) – Garage Standards.** The Applicant requests a variance to allow for the garage projection to be more than 8 feet as required for homes with garages facing the street. Only one unit (Ainslie) does not comply with the standard and projects 20'6" in front of the façade. This unit was indicated to be constructed throughout the rezoning process and on Major site plan approvals. The unit will be constructed no more than one time in any one overall building and the offset creates architectural diversity of the overall building facades. Of the 280 approved townhomes the requested variance will only be constructed on 27 of the units or 9.6% of the total project.

Additional Reasoning:

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

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

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

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

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

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

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

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

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

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

The Applicant is an experienced developer who has built the requested product in other markets across the country. It knows how to develop townhomes to a high-quality standard which is attractive to the community and its residents. Based on this experience, the Applicant knows that the requested townhome development proposed will deliver the quality-of-life experience that those residents desire. Notably, the Applicant performed the due diligence necessary to identify the specific lots which need this reduction and, as a result, only approximately 10% of the lots will utilize this garage offset variance.

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

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

- Adhere to the general purpose and intent of the RM district.
- Are not injurious to the area or are otherwise detrimental to the public welfare.
- Do not permit the establishment of prohibited uses.
- Are the result of special conditions – extensive utility extensions, substantial off-site improvements, creation of a park/open space in perpetuity, a public/private collaboration.
- Promote necessary divergences where the strict application of the Code does not improve the proposal, but rather defeats the stated RM objective of “allowing for more compact development to accommodate growth,” in addition to negatively impacting the aesthetic (garages) and minimizes the opportunity for the open space creation.
- Are necessary for this reasonable proposal, and certainly none of the requests are unreasonable or unnecessary – they are the minimum necessary to accomplish the overall purpose of the neighborhood consistent with proven and sound townhome neighborhood development and explicit objectives of the RM district.
- Are warranted where there will be no diminution of adequate supply of light and air to adjacent property, no substantial increase of public street congestion, no increase in the danger of fires, no endangerment to public safety, and will not substantially diminish or impair property values of the adjacent area.

- Will not confer any special privilege on the Applicant – this rather consummates an established public / private collaboration to promote quality development in the City and open additional proximate development opportunities.
- Rely on nothing but the merits of the request under the 1109.11 standards as the basis for the request – so no other uses or circumstances provide the basis.
- Are not a matter of convenience – no Code is ever perfect, every property is unique, and surrounding circumstances are always important relevant factors in any variance determination.

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

Respectfully submitted,



Steve Peck MI Homes of Central Ohio LLC

**Section 1109.11(D)**  
**STANDARDS FOR VARIANCES**

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

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

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

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

3. This unit was created to add to the product offering to appeal to various buyer profiles.

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

6. The requested variances are necessary for the reasonable use of the land and will ensure that the development may be constructed as proposed.

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

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

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



# 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, Refuge Lands, containing 23.872 acres of land, more or less, and 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 deed of record in Instrument Numbers 202501230001182 and 202501230001206, 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 dedicated to public use, as such, all of Allegro Drive, Denali Avenue, Forker 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 21<sup>st</sup> day of July, 2025.

Signed and Acknowledged  
In the presence of  
*Timothy C. Hall, Jr.*  
M/I HOMES OF CENTRAL OHIO, LLC  
By Timothy C. Hall, Jr., Area President  
Notary Public,

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 21<sup>st</sup> day of July, 2025.

My commission expires 4/25/28

*Darlene W. Smith*  
Darlene W. Smith  
Notary Public,  
My Commission Expires 04-25-28



Approved this 31<sup>st</sup> day of JULY, 2025  
*[Signature]*  
Chairman, Planning and Zoning Board,  
Reynoldsburg, Ohio

Approved this 22<sup>nd</sup> day of AUG, 2025  
*[Signature]*  
City Engineer,  
Reynoldsburg, Ohio

Approved this 14<sup>th</sup> day of JULY, 2025  
*[Signature]*  
Director of Public Services,  
Reynoldsburg, Ohio

Approved and accepted this 14<sup>th</sup> day of July, 2025 by Ordinance No. 38-2025, wherein all of Allegro Drive, Denali Avenue, Forker Place, Park Place North and Summit Road dedicated hereon are accepted as such by the Council for the City of Reynoldsburg, Ohio.

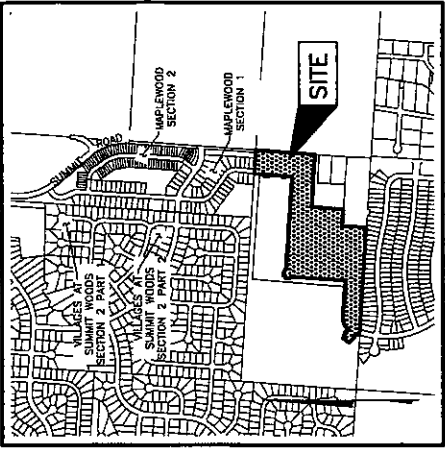
*[Signature]*  
M. Mike Forker  
City Clerk,  
Reynoldsburg, Ohio

Transferred this 1<sup>st</sup> day of October, 2025  
*[Signature]*  
Michael L. Smith, JAS  
Auditor,  
Licking County, Ohio

Filed for record this 1<sup>st</sup> day of October, 2025 at \_\_\_\_\_  
M. Fee \$ \_\_\_\_\_  
File No. \_\_\_\_\_  
*[Signature]*  
Recorder, JH  
Licking County, Ohio



Plat Book \_\_\_\_\_, Pages \_\_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

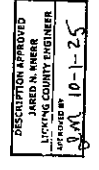
**SURVEY DATA:**  
**BASIS OF BEARINGS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). The portion of the centerline of Summit Road, having a bearing of South 03° 59' 20" West, is designated as the "basis of bearings" for this plat.

**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.

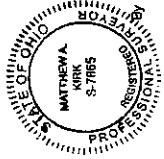
SURVEYED & PLATTED BY



**EMHT**  
Brent, Architects, Engineers & Planners, Inc.  
5500 New Albany Road, Columbus, OH 43244  
Phone: 614.779.8500 Fax: 614.779.3448  
emht.com

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)



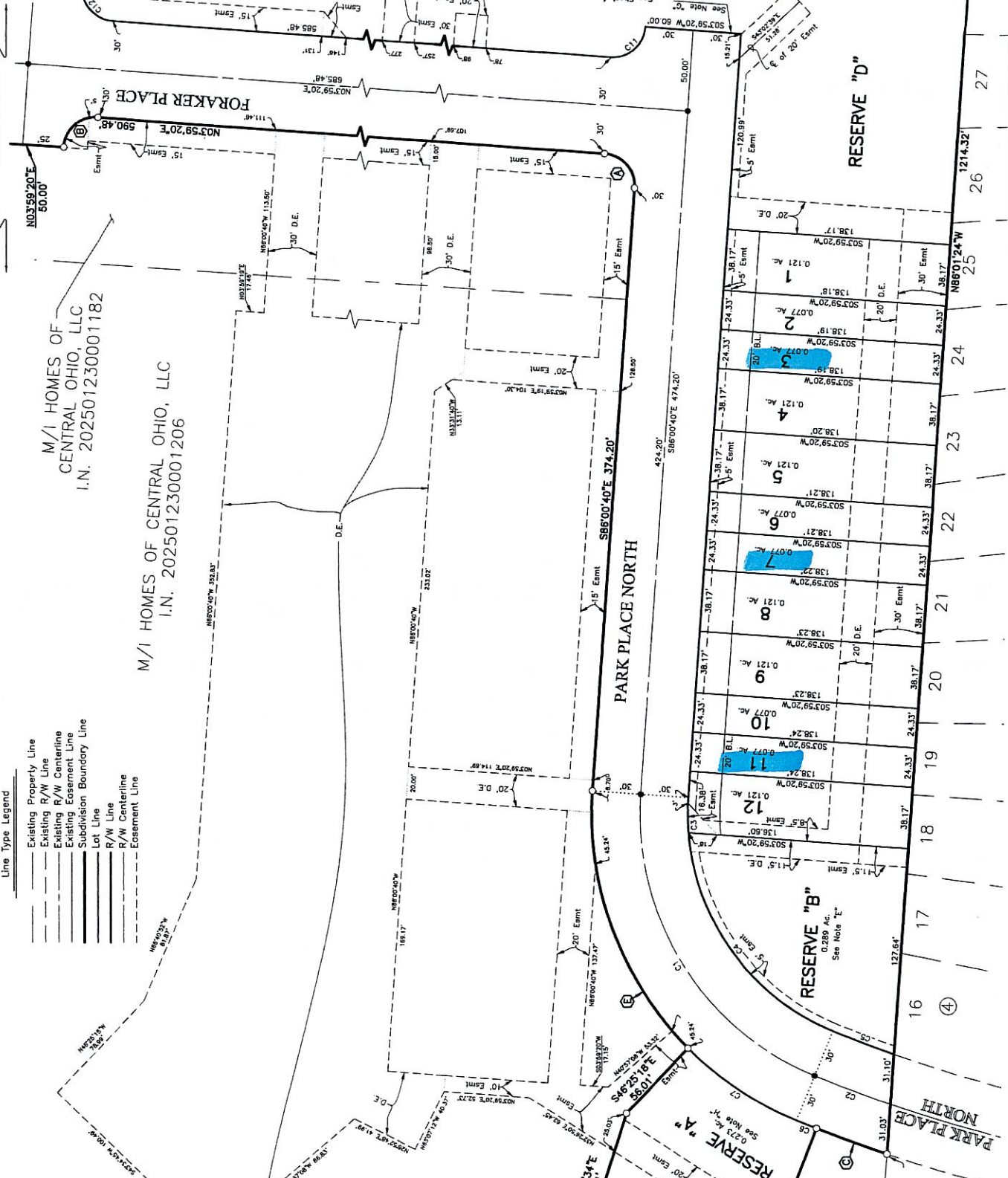
Professional Surveyor No. 7865  
Date 14 July 25

# SUMMIT CROSSING SECTION 1 PHASE A

3 4

- ③ EASTWOOD RESERVE PHASE 1  
I.N. 202309110016512
- ④ EASTWOOD RESERVE PHASE 3  
I.N. 202404220006617

- M/I HOMES OF CENTRAL OHIO, LLC  
I.N. 202501230001182
- M/I HOMES OF CENTRAL OHIO, LLC  
I.N. 202501230001206



SCALE: 1" = 40'

GRAPHIC SCALE (in feet)

- = Iron Pin (See Survey Data)
- = MAG Nail in the wall
- ⊙ = Permanent Marker (See Survey Data)

**Legend**

- BL = Building Line
- EL = Easement Line
- EMT = Easement
- ① A=90°00'00" R=20.00'  
ChBrg=N46°59'20"E  
Ch=28.28'
- ② A=90°00'00" R=20.00'  
Arc=31.42'  
ChBrg=N41°00'40"W  
Ch=28.28'
- ③ A=248°03' R=945.00'  
Arc=46.19'  
ChBrg=S19°55'59"W  
Ch=46.19'
- ④ N68°40'00"W  
56.00'
- ⑤ A=49°00'48" R=205.00'  
Arc=75.38'  
ChBrg=N68°28'57"E  
Ch=170.07'
- ⑥ N03°59'20"E  
5.00'
- ⑦ S86°00'40"E  
5.00'
- ⑧ A=90°00'00" R=20.00'  
ChBrg=S41°00'40"E  
Ch=28.28'

SUMMIT CROSSING SECTION 1 PHASE A 2024-0981

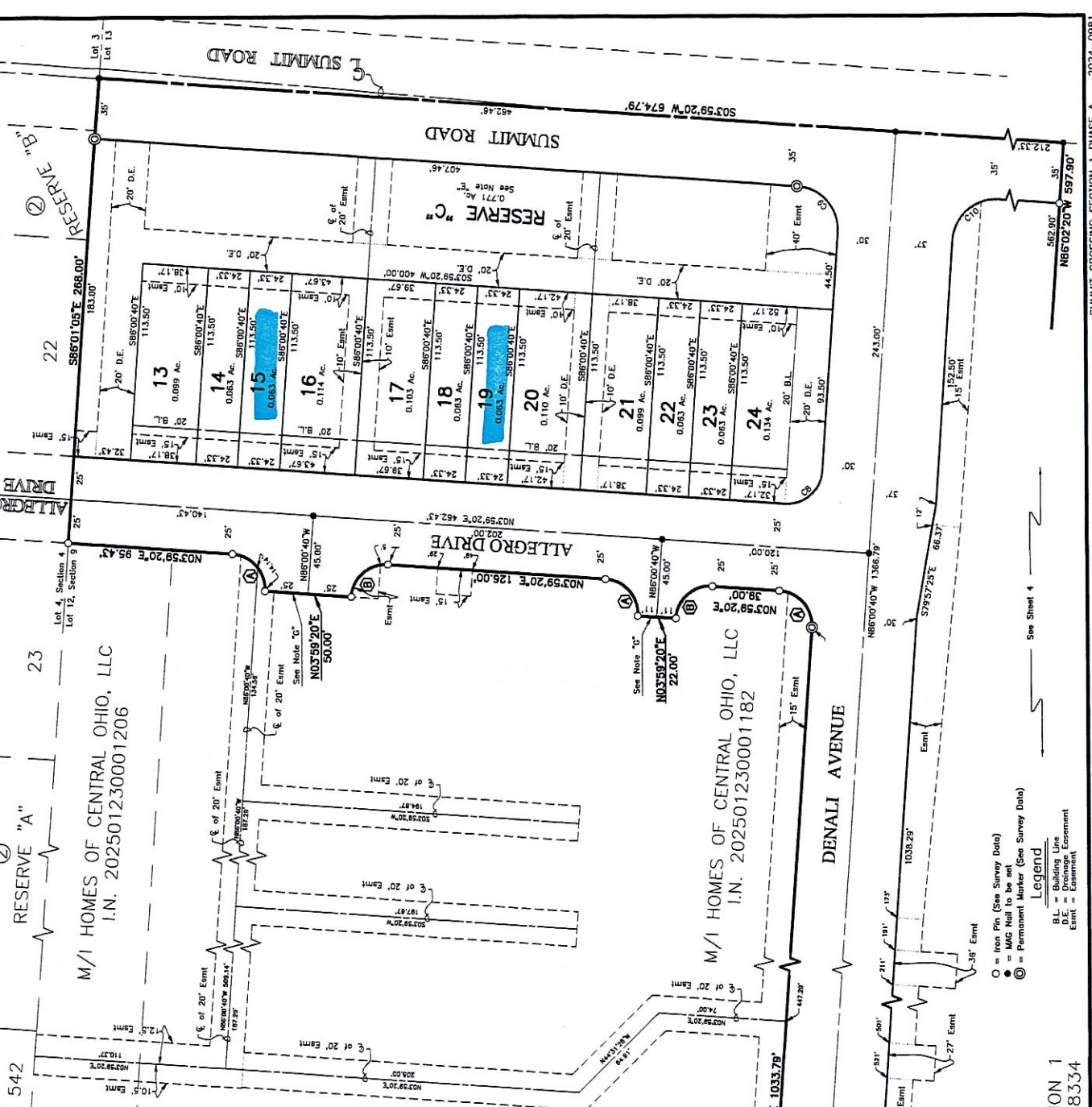
# SUMMIT CROSSING SECTION 1 PHASE A

2 4

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD DISTANCE
C1	71°50'34"	175.00'	218.43'	N 58°04'02" E	205.34'
C2	37°30'30"	915.00'	48.90'	N 20°35'01" E	49.90'
C3	83°38'33"	145.00'	21.88'	S 89°59'50" W	21.88'
C4	63°11'48"	145.00'	158.93'	S 53°44'40" W	151.95'
C5	2°36'08"	885.00'	40.19'	S 20°50'41" W	40.19'
C6	174°8'45"	945.00'	13.40'	S 21°44'23" W	13.40'
C7	22°49'50"	265.00'	81.89'	S 33°33'40" W	81.15'
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	35.35'
C10	90°00'00"	25.00'	39.27'	N 41°00'40" 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'

- Ⓐ = 90°00'00" R=20.00'  
Ch=31.42'  
ChBrg=N46°59'20"E
- Ⓑ = 90°00'00" R=20.00'  
Ch=28.28'
- Ⓒ = 90°00'00" R=20.00'  
Ch=31.42'  
ChBrg=N41°00'40"W
- Ⓓ = 2°48'03" R=945.00'  
Ch=46.19'
- Ⓔ = 88°40'00" W  
Ch=48.19'
- Ⓕ = 90°00'00" R=205.00'  
Ch=56.00'
- Ⓖ = 49°00'46" R=205.00'  
Ch=75.36'
- Ⓗ = 69°28'57" E  
Ch=170.07'
- Ⓕ = 90°00'00" R=20.00'  
Ch=5.00'
- Ⓖ = 90°00'00" R=20.00'  
Ch=5.00'
- Ⓗ = 31°42'  
ChBrg=S41°00'40"E
- Ⓖ = 28°28'

- 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

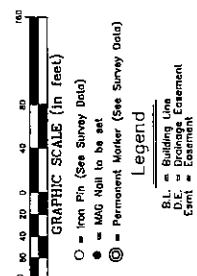
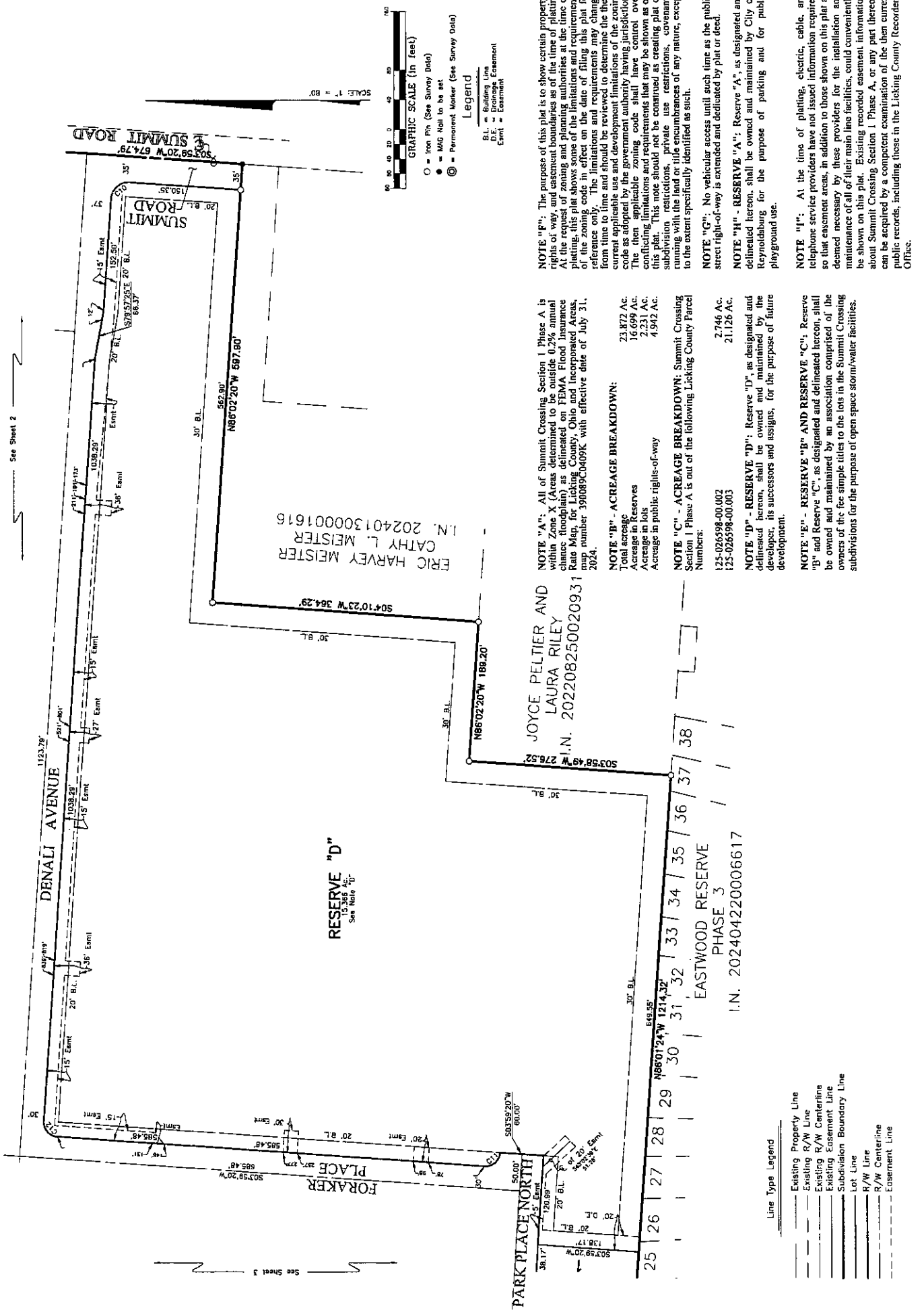
② MAPLEWOOD SECTION 1 I.N. 202305110008334

- = Iron Pin (See Survey Data)
  - ⊙ = Wood Nail Marker (See Survey Data)
  - ⊕ = Permanent Marker (See Survey Data)
- Legend
- BL = Building Line
  - EMT = Easement

SUMMIT CROSSING SECTION 1 PHASE A 2024-0881

# SUMMIT CROSSING SECTION 1 PHASE A

4/4



**NOTE "A":** All of Summit Crossing Section 1 Phase A 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 39089C0409K with effective date of July 31, 2024.

**NOTE "B" - ACREAGE BREAKDOWN:**

Total acreage	23.872 Ac.
Acres in Reserves	16.699 Ac.
Acres in lots	2.231 Ac.
Acres in public rights-of-way	4.942 Ac.

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

125-024598-00-002	2,746 Ac.
125-026598-00-003	21,126 Ac.

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

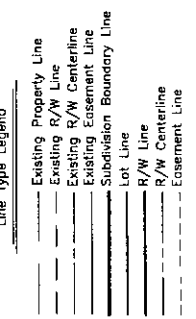
**NOTE "E" - RESERVE "B" AND RESERVE "C":** Reserve "B" and Reserve "C", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Summit Crossing subdivisions for the purpose of open space storm-water facilities.

**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 the time of platting to the time of recording. The zoning code as adopted by the government authority having jurisdiction (the then applicable zoning code) shall have control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

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

**NOTE "H" - RESERVE "A":** Reserve "A", as designated and delineated hereon, shall be owned and maintained by City of Reynoldsburg for the purpose of parking and for public playground use.

**NOTE "I":** 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 A, 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.



SUMMIT CROSSING SECTION 1 PHASE A 2024-09B1

# 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, Reliance Lands, containing 3.045 acres of land, more or less, said 3.045 acres being comprised of a part of each of those tracts of land conveyed to M/I HOMES OF CENTRAL OHIO, LLC by deed of record in Instrument Numbers 202501230001182 and 20250123000206, 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 plated 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 area 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 plated area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed hereon.

Easements are hereby reserved in, over and under areas designated on this plat as "Private Utility Easement" (P.U.E.) for the transmission, operation and maintenance of storm water drainage facilities and other utilities. Said facilities shall be owned and maintained by one more condominium association 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 21<sup>st</sup> day of July, 2025.

Signed and Acknowledged

In the presence of:

*Timothy C. Hall, Jr.*  
*Darlene W. Smith*

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 is duly qualified and qualified to execute the foregoing instrument, and the voluntary act and deed of said M/I HOMES OF CENTRAL OHIO, LLC, for the uses and purposes expressed herein.

21<sup>st</sup> day of July, 2025

My commission expires 11-27-29

*Darlene W. Smith*  
 Notary Public, State of Ohio

Approved this 9<sup>th</sup> day of July, 2025

*[Signature]*  
 Chairman, Planning and Zoning Board,  
 Reynoldsburg, Ohio

Approved this 26<sup>th</sup> day of August, 2025  
 Approved this 14<sup>th</sup> day of July, 2025

*[Signature]*  
 City Engineer,  
 Reynoldsburg, Ohio  
*[Signature]*  
 Director of Public Service,  
 Reynoldsburg, Ohio

Approved and accepted this 14<sup>th</sup> day of July, 2025 by Ordinance No. 38-2025, wherein all of Summit Crossing Section 1 Phase B is accepted as such by the Council for the City of Reynoldsburg, Ohio.

*[Signature]*  
 Mayor,  
 Reynoldsburg, Ohio

Transferred this 1<sup>st</sup> day of October, 2025.

*[Signature]*  
 Auditor,  
 Licking County, Ohio

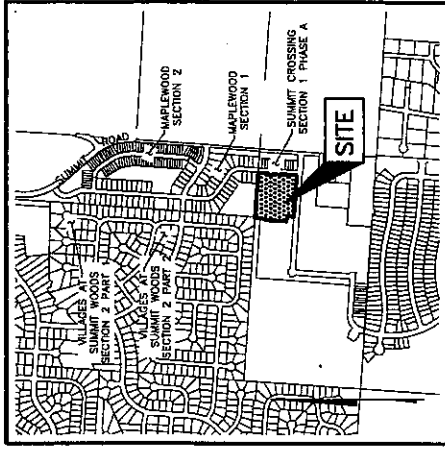
Filed for record this 1<sup>st</sup> day of October, 2025 at \_\_\_\_\_  
 M. Fee \$ \_\_\_\_\_

*[Signature]*  
 Recorder,  
 Licking County, Ohio



Recorded this 1<sup>st</sup> day of October, 2025.

Plat Book \_\_\_\_\_ Pages \_\_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING  
 NOT TO SCALE

**SURVEY DATA:**

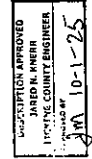
**BASIS OF BEARINGS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). The portion of the Summit Road, having a bearing of South 03° 59' 20" West, is designated as the "basis of bearings" for this plat.

**SOURCE OF DATA:** The sources of recorded survey data hereon 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 pins, 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

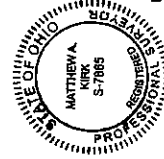


EMHT  
 ENGINE MEASUREMENTS & TECHNOLOGY, INC.  
 5200 W. STATE STREET, SUITE 100  
 COLUMBUS, OHIO 43228  
 PHONE 614.772.4500 FAX 614.772.4504  
 WWW.EMHT.COM

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: *[Signature]*  
 Professional Surveyor No. 7865 Date: 12-27-25



Darlene W. Smith  
 Notary Public, State of Ohio  
 My Commission Expires 11-27-29

Professional Surveyor No. 7865

Date

SUMMIT CROSSING SECTION 1 PHASE B 2024-0981

# SUMMIT CROSSING SECTION 1 PHASE B

2/2

MAPLEWOOD SECTION 1  
I.N. 202305110008334

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

Let 4, Section 4  
542

**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 Reserve "F" 0.634 Ac.  
Acreage in Reserve "E" (Private right-of-way) 0.761 Ac.  
Acreage in lots 3.650 Ac.

**NOTE "C"** - ACREAGE BREAKDOWN: Summit Crossing Section 1 Phase B is out of the following Licking County Parcel Numbers:  
125-026598-00.002 0.711 Ac.  
125-026598-00.003 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 boundaries and requirements for this plat. The boundaries and requirements shown on this plat are for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

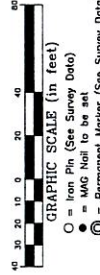
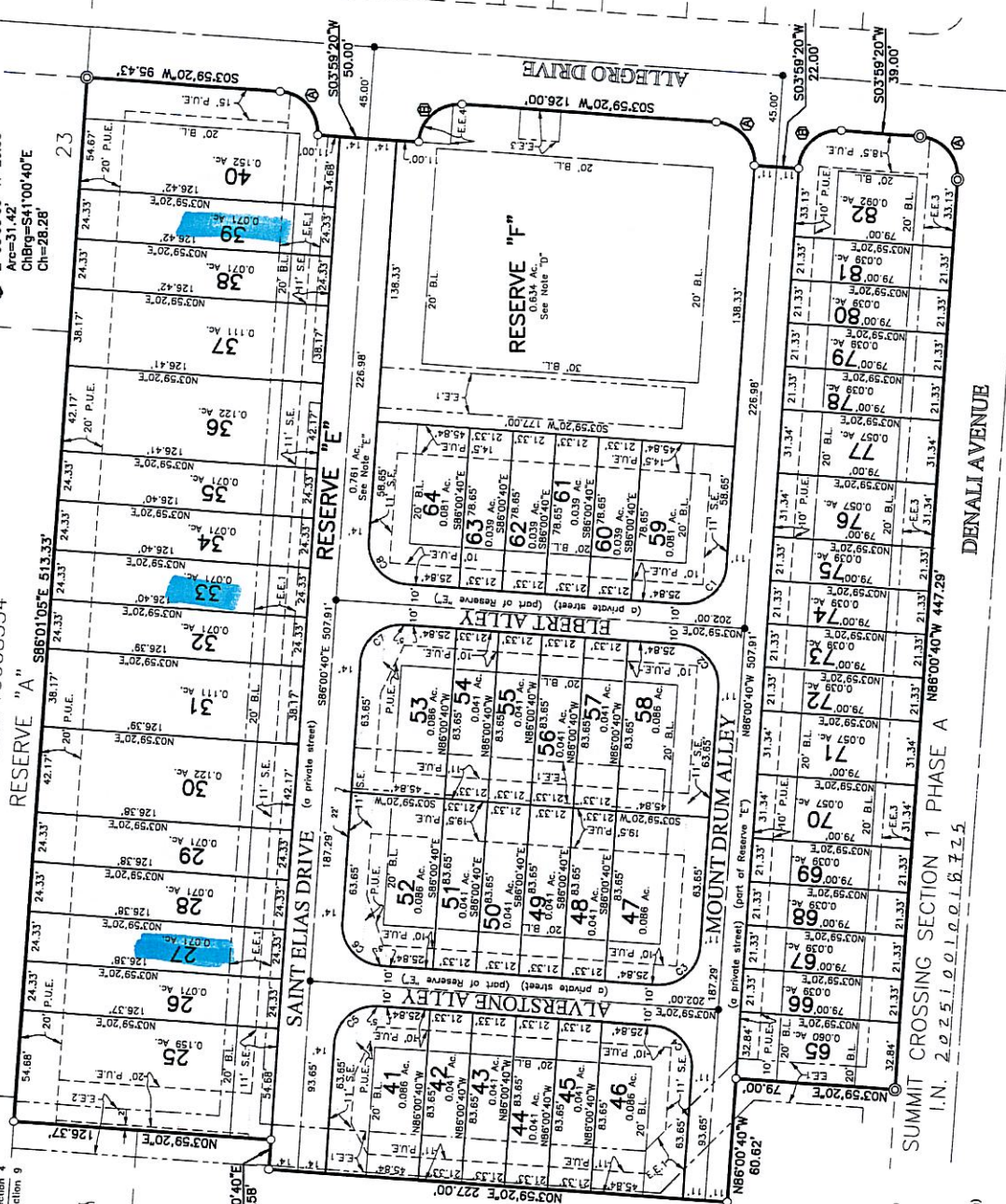
**NOTE "G"**: At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and operation of their services, are shown on this plat. 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.

M/I HOMES OF  
CENTRAL OHIO, LLC  
I.N. 202501230001182

M/I HOMES OF  
CENTRAL OHIO, LLC  
I.N. 202501230001206

ⓐ A=90°00'00" R=20.00  
Area=31.42'  
ChBrs=S48°59'20"W  
Ch=28.28'

ⓑ A=90°00'00" R=20.00'  
Area=31.42  
ChBrs=S41°00'40"E  
Ch=28.28'



GRAPHIC SCALE (in feet)  
O = Iron Pin (See Survey Data)  
● = MAG Nail to be set  
⊙ = Permanent Marker (See Survey Data)

**Legend**

- BL = Building Line
- DL = Drainage Easement
- PUE = Private Utility Easement
- S.E. = Sidewalk Easement
- E.E.1 = Existing 20' Easement
- E.E.2 = Existing 25' Easement
- E.E.3 = Existing 15' Easement
- E.E.4 = Existing Easement
- I.N. = Licking Easement

**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

**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'	28.28'
C2	90°00'00"	20.00'	31.42' N 48°59'20" E	28.28'	28.28'
C3	90°00'00"	20.00'	31.42' S 41°00'40" E	28.28'	28.28'
C4	90°00'00"	20.00'	31.42' N 48°59'20" E	28.28'	28.28'
C5	90°00'00"	20.00'	31.42' N 41°00'40" W	28.28'	28.28'

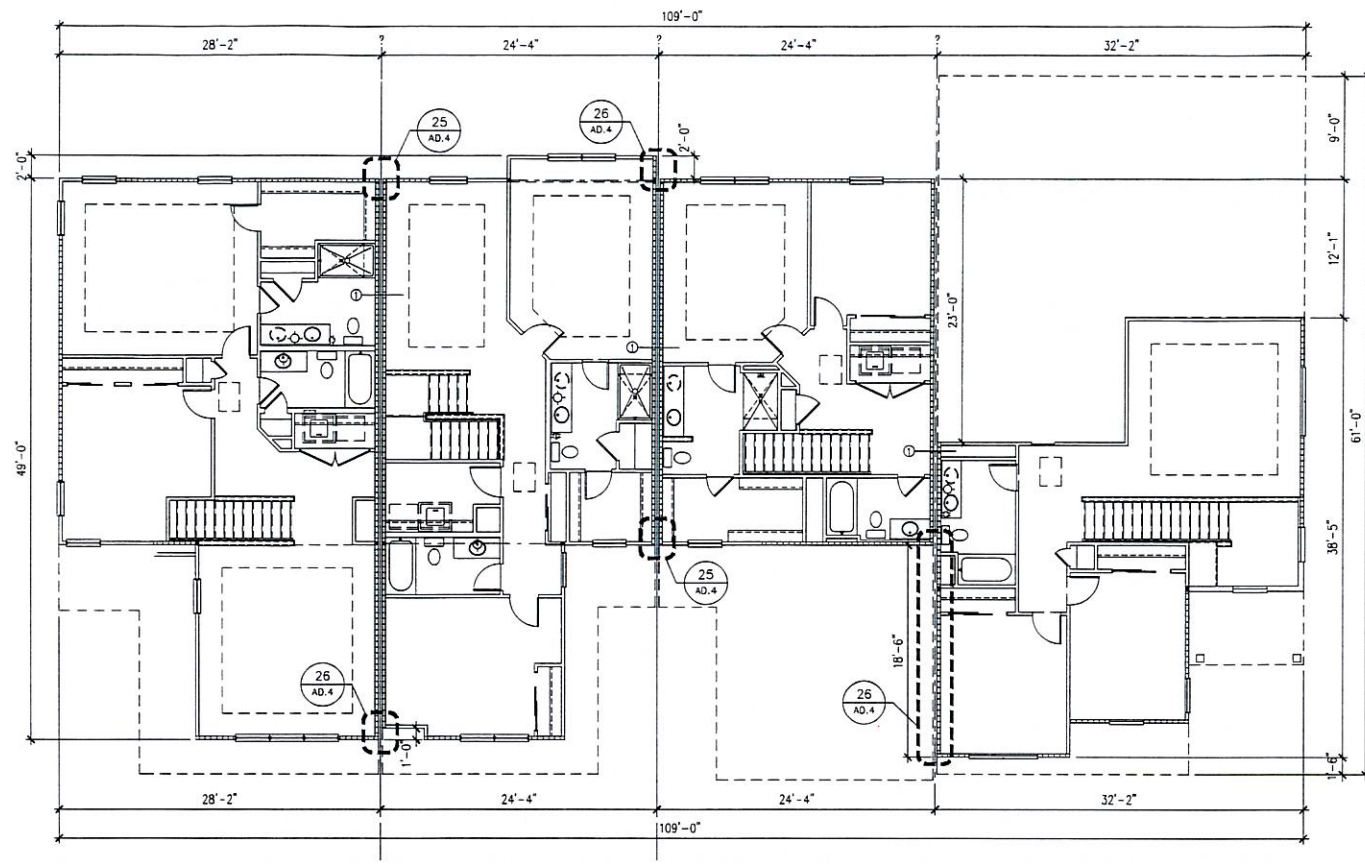
**CURVE TABLE**

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

SUMMIT CROSSING SECTION 1 PHASE B  
I.N. 202510101016135

SUMMIT CROSSING SECTION 1 PHASE A  
I.N. 202510101016135

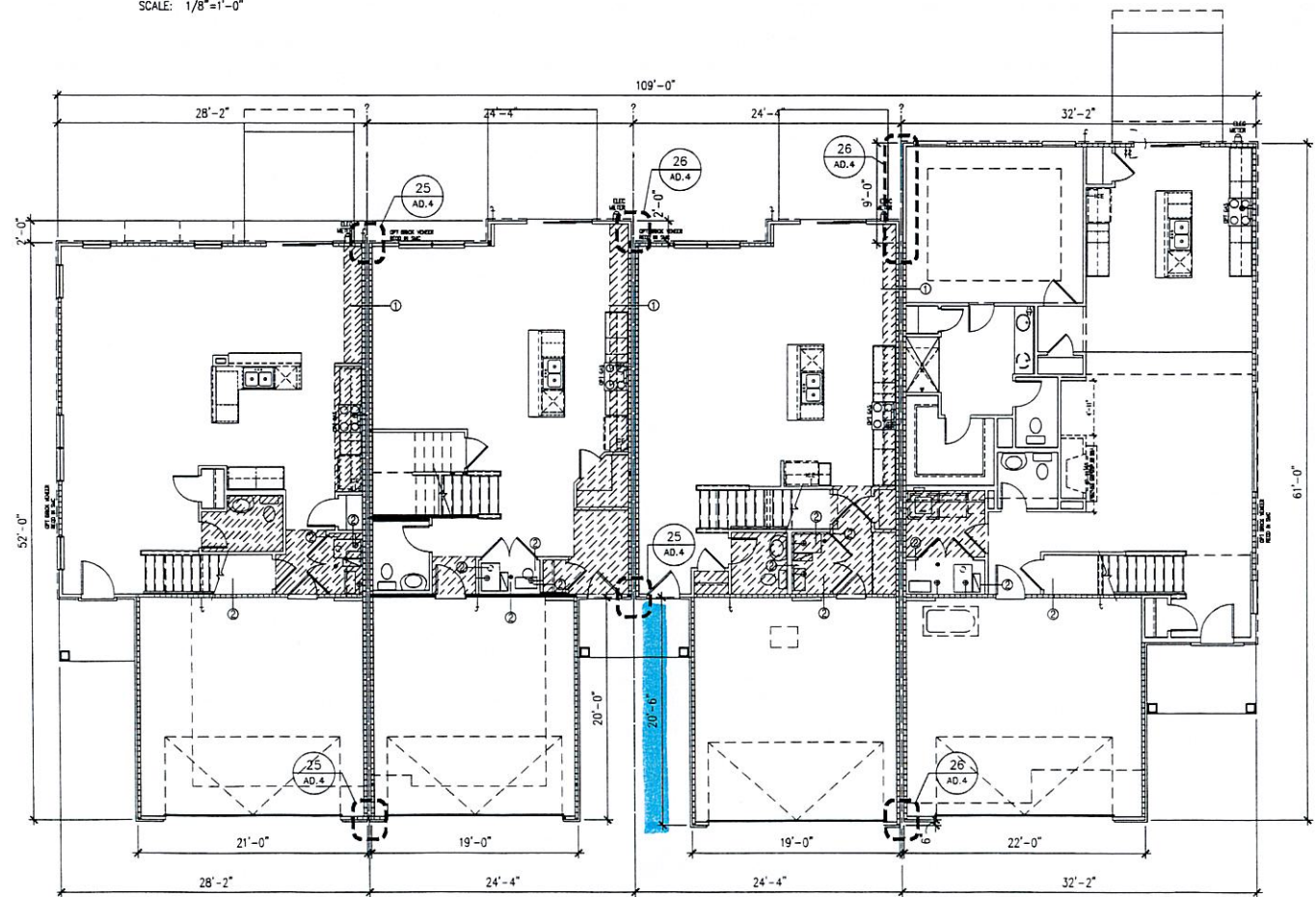
2024-0981



UNIT #xx CAMPBELL      UNIT #xx BRAEDEN-2      UNIT #xx AINSLIE      UNIT #xx DUBLIN

### Upper Floor Assembly Plan

SCALE: 1/8"=1'-0"

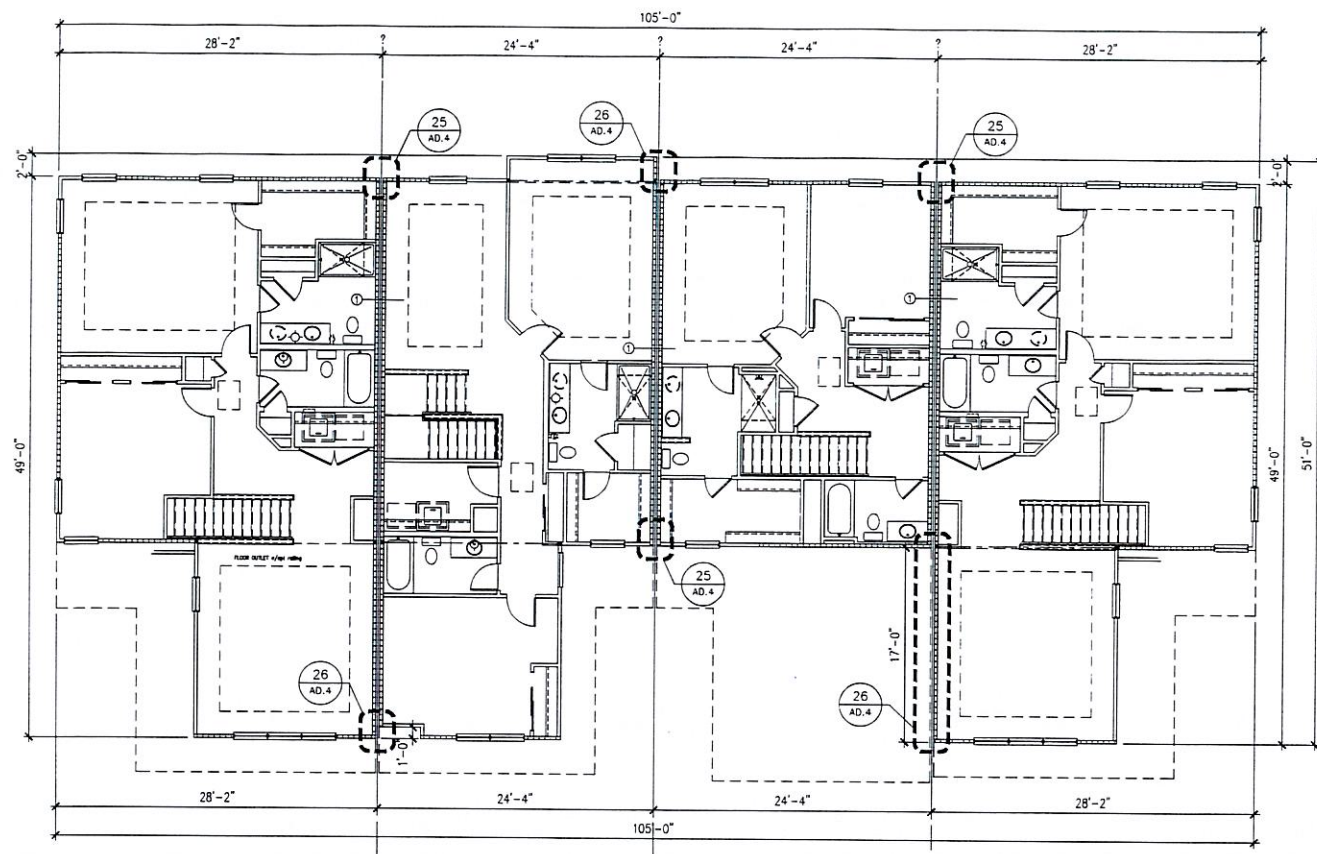


UNIT #xx CAMPBELL      UNIT #xx BRAEDEN-2      UNIT #xx AINSLIE      UNIT #xx DUBLIN

### Main Floor Assembly Plan

SCALE: 1/8"=1'-0"

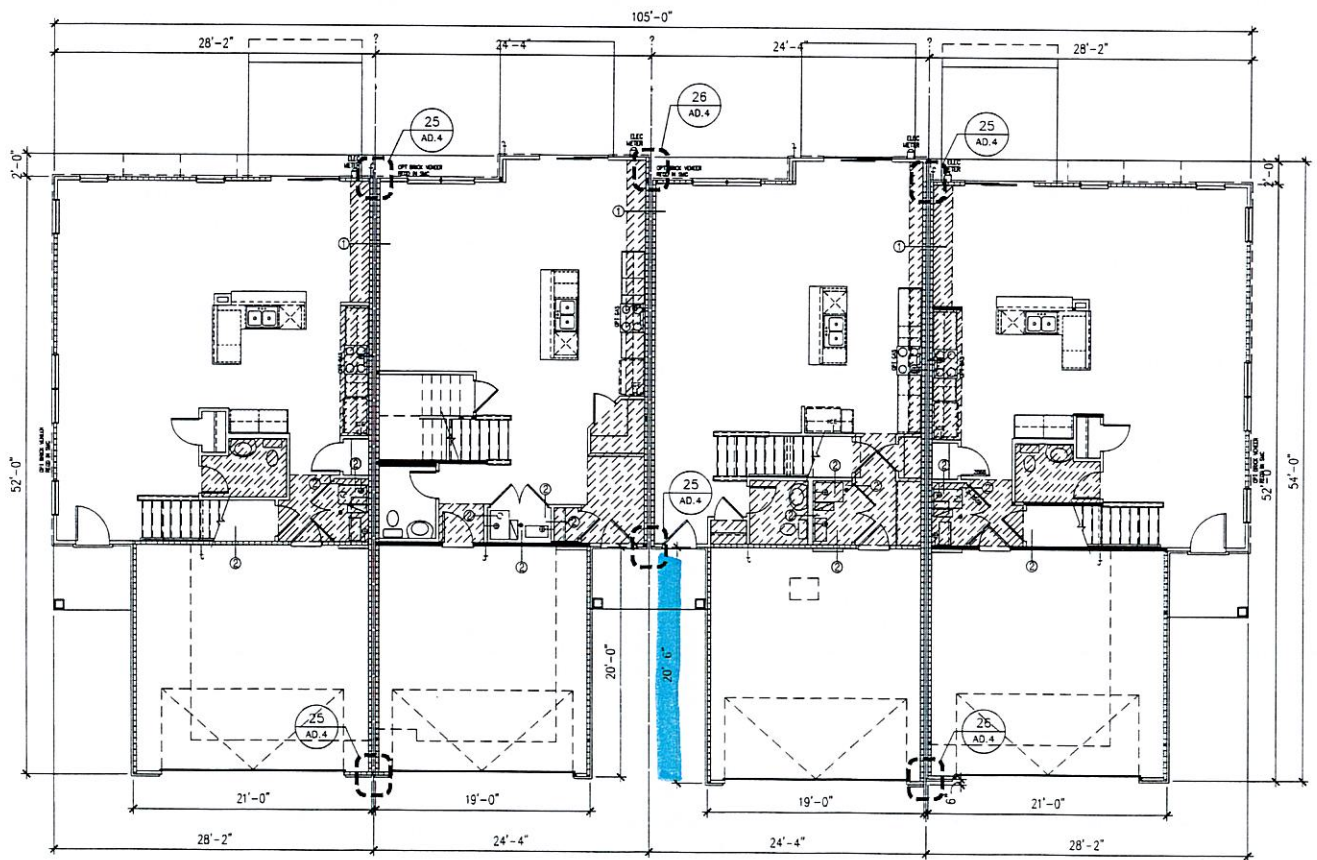




UNIT #xx CAMPBELL    UNIT #xx BRAEDEN-2    UNIT #xx AINSLIE    UNIT #xx CAMPBELL-2

### Upper Floor Assembly Plan

SCALE: 1/8"=1'-0"

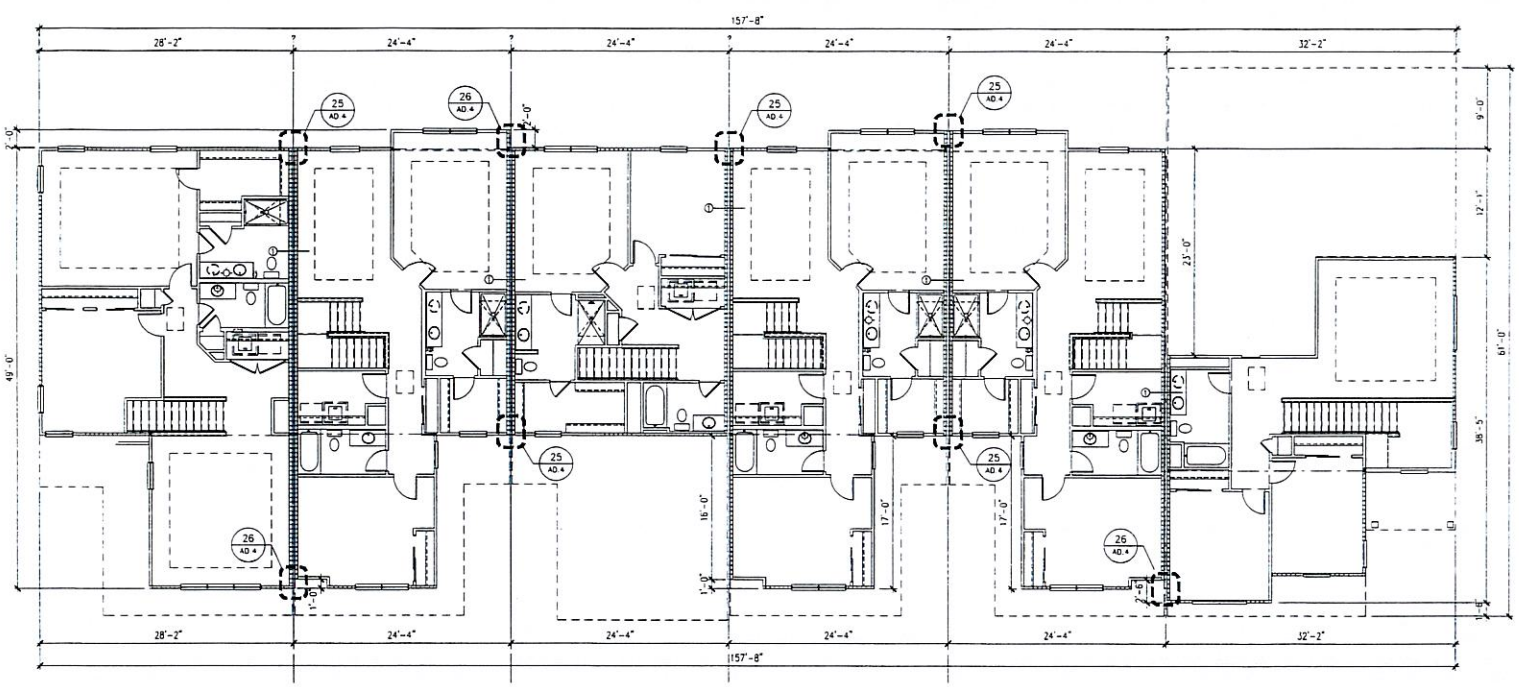


UNIT #xx CAMPBELL    UNIT #xx BRAEDEN-2    UNIT #xx AINSLIE    UNIT #xx CAMPBELL-2

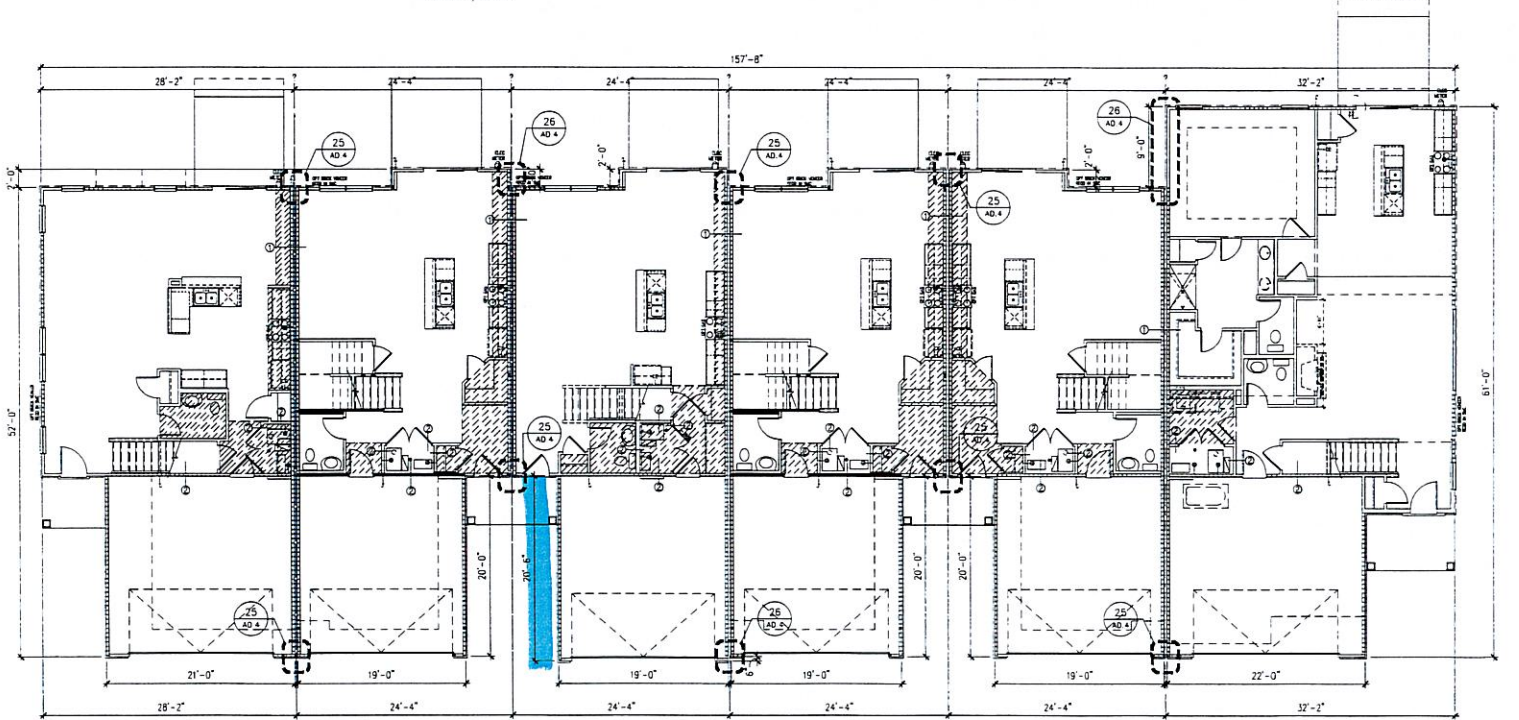
### Main Floor Assembly Plan

SCALE: 1/8"=1'-0"





**Upper Floor Assembly Plan**  
SCALE: 1/8"=1'-0"



**Main Floor Assembly Plan**  
SCALE: 1/8"=1'-0"



ParcelNumber	Column1	Street	City	CurrentLegalDescription
125-026598-00.008	1124	PARK PLACE	REYNOLDSBURG	LOT 3 SUMMIT CROSSING SEC 1 PH A
125-026598-00.012	1136	PARK PLACE	REYNOLDSBURG	LOT 7 SUMMIT CROSSING SEC 1 PH A
125-026598-00.016	1148	PARK PLACE	REYNOLDSBURG	LOT 11 SUMMIT CROSSING SEC 1 PH A
125-026598-00.020	1098	ALLEGRO	REYNOLDSBURG	LOT 15 SUMMIT CROSSING SEC 1 PH A
125-026598-00.024	1112	ALLEGRO	REYNOLDSBURG	LOT 19 SUMMIT CROSSING SEC 1 PH A
125-026598-00.036	9172	SAINT ELIAS	REYNOLDSBURG	LOT 27 SUMMIT CROSSING SEC 1 PH B
125-026598-00.042	9188	SAINT ELIAS	REYNOLDSBURG	LOT 33 SUMMIT CROSSING SEC 1 PH B
125-026598-00.048	9204	SAINT ELIAS	REYNOLDSBURG	LOT 39 SUMMIT CROSSING SEC 1 PH B
125-026598-00.003	Additional 19 Variances			
125-026598-00.002	Between these two Parcels			