

# *R* CITY OF REYNOLDSBURG

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City Council/Planning Commission  
Monday May 22, 2017

Public Hearing: 7:30 PM

Place: Council Chambers  
7232 E. Main St, Reynoldsburg, OH 43068

President: DOUG JOSEPH

Ward Members: Ward I - Stephen M. Cicak  
Ward II – Brett Luzader  
Ward III – Marshall Spalding  
Ward IV - Mel Clemens

At Large Members: Barth R. Cotner  
Chris Long  
Dan Skinner, Esq.

Planning Commission:

Chairman: Mark McKenzie  
James Comeaux  
Tyler Cullinan  
Ivan King  
Robert Welday

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Agenda is subject to amendment by Committee/Council at the time of the meeting.

All meetings of the Council shall be held in accordance with the general laws of Ohio pertaining to requirements for open meetings of public bodies.

If you wish to speak before City Council concerning a specific topic on the agenda, or about a specific topic not on the agenda, please complete a “Speaker Form” and give to the Clerk of Council. Forms are located in the wooden box on one of the bench seats in the atrium. Copies of the Rules of Discussion are available next to the wooden box.

*April Beggerow*  
*Clerk of Council*

REYNOLDSBURG City Council  
*Public Hearing*  
Council Chambers, 7323 East Main Street  
*May 22, 2017 \*\*\* 7:30 PM*

1. Call to Order
2. Approval of Agenda
3. Public Hearing
  - a. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1187.07 Residential Appearance Standards of Chapter 1187 Special Provisions for Residential Uses. (First Reading 4/24/2017).
  - b. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1183.05 Standards for Development Review of Chapter 1183 Planned Neighborhood Development District and Section 1184.05 Standards for Development Review of Chapter 1184 Planned Commercial Development District. (First Reading 4/24/2017).

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ADJOURNMENT

**Development Department****Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

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**DATE:**           **May 22, 2017****TO:****RE:**               Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1187.07 Residential Appearance Standards of Chapter 1187 Special Provisions for Residential Uses. (First Reading 4/24/2017).

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See the attached document for details of proposed text amendment.

## 1187.07 RESIDENTIAL APPEARANCE STANDARDS.

### (c) General Provisions.

1. The height and bulk of any proposed building and structure on the site should be in scale and in proportion with surrounding structures and not dominate the site or neighborhood. The exterior finish shall not have exposed rough lumber and shall have a minimum of a stucco application, wood or vinyl siding or similar material.

2. All required site plans shall meet or exceed the minimum development standards (i.e., setbacks, open space, lighting standards, minimum parking and loading spaces, and landscaping requirements) established in this Zoning Code.

3. Building elevations, design characteristics and other architectural and aesthetic features shall not be unsightly, undesirable, or obnoxious in appearance; shall create an orderly and aesthetically pleasing environment; and shall be harmonious and compatible with existing development in the area.

4. New development or remodeling shall be designed in such a way as to upgrade the appearance and quality of the area.

6. No continuous wall is allowed to extend for more than 40 feet (40FT) without a recess or change in plane. At least twenty-five percent (25%) of the front facade of any new single or two family dwelling shall be clad in traditional or natural material. Any new multi-family dwelling shall be constructed of a minimum of seventy-five percent (75%) traditional and natural material. Traditional and natural materials shall consist of clay bricks, stone, cultured stone, stucco, and wood or fiber cement board siding.

7. New accessory structures or building additions shall match the existing bulk, color, roof design, architectural treatment, and materials of the main structure on the site.

8. All utility lines and conduit lines shall be incorporated into the building and not permitted on the exterior of any building.

9. Window and door security gates or guards shall not be installed on the exterior of the structure.

## **Development Department**

**Eric Snowden**

**7232 E. Main Street**

**Reynoldsburg OHIO 43068**

**614-322-6829 Phone**

### **ORDINANCE REQUEST**

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**DATE:**           **May 22, 2017**

**TO:**               **City Attorney's Office**

**RE:**               Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1183.05 Standards for Development Review of Chapter 1183 Planned Neighborhood Development District and Section 1184.05 Standards for Development Review of Chapter 1184 Planned Commercial Development District. (First Reading 4/24/2017).

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See the attached document for details of proposed text amendment .

### 1183.05 STANDARDS FOR DEVELOPMENT PLAN REVIEW.

(a) Standards for Review. In reviewing and determining whether to recommend approval or disapproval of a Planned Neighborhood Development District, its development plan, ~~and detailed development plan~~ or subsequent site plan, the Planning Commission and City Council shall consider, but shall not be limited to consideration of, the following characteristics of the proposed development:

(1) The comprehensive nature and design of the development or site plans, including appropriate and intentional design of the physical, aesthetic, and economic relationships among its parts.

(2) The suitability of the site proposed for zoning as a Planned Neighborhood Development District, including its location, size, width, relationship to existing development in the community and in abutting communities, natural features, relationship to community plans, and such other characteristics as the Planning Commission and City Council may deem important

#### 1184.05 STANDARDS FOR DEVELOPMENT AND SITE PLAN REVIEW.

(a) Standards for Review. In reviewing and determining whether to recommend approval or disapproval of a Planned Commercial Development District, its development plan, or subsequent site plan, the Planning Commission and City Council shall consider, but shall not be limited to consideration of, the standards of Section 1151.04, Section 1103.12 and the following characteristics of the proposed development:

(1) The comprehensive nature and design of the development or site plans, including appropriate and intentional design of the physical, aesthetic, and economic relationships among its parts.