



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

STAFF REPORT

December 7, 2022

Rezoning Application ZON-22-006

Applicants:	Redwood USA, LLC. c/o Jake Shields
Owner:	76826771 LLC., and Suresh Gupta
Location:	6197 Mink Street, Pataskala, OH 43062 (PIDs: 063-140952-00.000, 063-141630-00.000)
Acreage:	+/- 46.9 total
Zoning:	AG – Agricultural / R-20 – Medium-Density Residential
Request:	Requesting a recommendation of approval for a rezoning from AG – Agricultural to PDD – Planned development District, and approval of a Preliminary Plan pursuant to Section 1255.19 of the Pataskala Code for a 231-unit multi-family development.

Description of the Request:

The applicant is seeking a recommendation of approval from Planning and Zoning Commission to rezone approx. 46.9 acres from the AG – Agricultural and R-20 – Medium Density Residential zoning districts to PDD – Planned Development District, and approval of a Preliminary Plan pursuant to Section 1255.19 of the Pataskala Code for a 231-unit multi-family development.

Staff Summary:

There are two (2) parcels subject to this application. 6197 Mink Street SW, and an adjacent unaddressed parcel to the east. A summary of both is below:

Parcel 1 (6197 Mink St SW):

- Acreage: +/- 35.03
- Zoning: AG - Agricultural
- Frontage: Mink St SW to the west.
- Existing Use/Features: Agricultural. The perimeter is treelined and a creek runs through property midway southwest to northeast surrounded by trees. Some wetlands.

Parcel 2:

- Acreage: +/- 11.89-acres
- Zoning: R-20 – Medium Density Residential
- Frontage: None
- Existing Use/Features: Undeveloped, mostly forested. Wetlands along the east border.

The Applicant is seeking a recommendation of approval from the Planning and Zoning Commission to rezone both properties, totaling approximately 46.9-acres, from AG – Agricultural and R-20 – Medium Density Residential, to PDD – Planned Development District, and the approval of a Preliminary Plan for “Redwood Pataskala Mink Street”. A general summary of the proposed development begins on the next page

Site Statistics

- Site Area: +/- 46.9 acres
- Units: 231
- Density: 4.9 DU/AC
- Open Space: 16.65-acres (35.5%)
- Wetlands: 5.29-acres total
 - 0.19-acres to be mitigated.
 - 5.1-acres to remain with 25-foot buffer around perimeter of wetlands.

Minimum Setbacks

- Frontage (Mink St, West): 50-feet
- Side (North): 20-feet
- Side (South): 20-feet
- Rear: East): 25-feet

Access and Parking

- Two (2) full access points onto Mink Street SW at the North and South of the frontage.
- Development to be served by private interior roadways: 22-feet in width with a 4-foot wide sidewalk on one side of the street.
- Each Unit will have a private driveway with parking for two vehicles (462 spaces), and a two (2) vehicle garage.
- 47 guest parking spaces will be distributed throughout the development.

Landscaping and Perimeter Screening

- L2 (3' shrub, 1 tree per 30') along frontage of Mink Street.
 - Except within AEP transmission easement – nothing permitted here.
- Deciduous Trees in front yards of multi-family buildings (unknown number)
- Shade/Evergreen Trees as a perimeter buffer to for side yards to the north and south.
 - North: Behind buildings A, B, C, LL, KK, JJ.
 - South: Behind buildings N, AA, BB, CC, DD, EE.
- Retain existing forested area around wetlands to the East as a preservation zone.

General

- Community to have one (1) central mailbox location, to the north of Building G.
- Trash/refuse disposal to be handled by individual cans provided to each unit.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from staff.*

Planning and Zoning Staff

A full list of comments from Staff has been included as an attachment to this Staff Report. Many comments are asking for more information to be given, and minor revisions to the plans. A list of some of the more considerable items is below.

- Development Text will need more work in order to be a comprehensive enough document to bring before City Council.
- Include any necessary requested Divergences on Plan and in separate section of Development Text.
 - As proposed, will need at least two (2), potentially more once more information is provided.
- 25' Wetland Buffer is mentioned but not shown.
- Street Names must be proposed with the Preliminary Plan.

As this Application is a rezoning for a Planned Development District, the Planning and Zoning Commission will recommend approval/disapproval of both the Rezoning and the Preliminary Plan to City Council, who shall make the final decision. Should it be approved, the Applicant will then need to return to the Planning and Zoning Commission for approval of a Final Plan before beginning construction.

A multi-family development within the R-M – Residential Multi-Family zoning district would be required to provide L3 or L4 type landscaping along the side and rear yards for the perimeter of the development. L3 being a continuous six (6) foot high shrub screen (arborvitae) with one (1) tree per 30 lineal feet, and L4 being a six (6) foot fence or wall with one (1) tree and four (4) high shrubs every 30 lineal feet.

As this is a Planned Development District, the Applicant has the right to propose their own landscaping standards, subject to approval of the Planning and Zoning Commission and City Council. As proposed, the side and rear yard screening consists of a mix of shade and evergreen trees located behind the structures which border adjacent parcels to the north and south, and utilizing the existing forested area to the east as screening for the rear.

Public Service Director (Full comments attached)

- a. Stormwater control
 - i. The retention pond layout shown appears as though it should be adequate; however, not that this site drains to headwaters that have low capacity, meaning that during heavy rain events, this area does not drain well.
 - ii. Accordingly, it may be necessary to provide over-retention.
 - iii. A stormwater report will need to be submitted as part of the construction plan application process.
- b. Traffic
 - i. A left-turn lane should be constructed at the north entrance to the development.
 - ii. Verify that all interior streets are to be, and remain, private.
- c. ROW
 - i. Verify proposed ROW is 45' from existing centerline of ROW.

GPD (Full comments attached – Reviewed Traffic Access Study)

- Trip generation numbers seem low by approximately 20%, check ITE Trip Generation Manual.
- Consider re-evaluating using numbers from ITE. Potential scenario for left-turn lane coming into development from north.
- Compared numbers with City's previous Citywide Intersection Capacity and Safety Study and there seems to be no negative impact created by the new units.

SWLCWSD (Full comments attached)

Capacity is not reserved until such time that all requirements for tap permit have been fulfilled, flow evaluated, and fees paid. District cannot guarantee sanitary sewer capacity at this time, but design is underway for new infrastructure to add to capacity in the region.

Fire Department (Full comments attached)

General comments regarding compliance with Fire Code. Hydrants, No parking on one side of the street.

Licking Heights Local Schools (Full comments included in Application)

Redwood has met with the Superintendent and Treasurer. Established data from similar projects shows the project may result in 14 to 18 additional students for the district.

Other Departments and Agencies

No other comments received.

Surrounding Area:

Direction	Zoning	Land Use
North	AG – Agriculture R-20 – Medium-Density Residential	Single-Family Homes Undeveloped, Forested
East	R-20 – Medium-Density Residential	Single-Family Homes
South	AG – Agriculture R-20 – Medium-Density Residential	Single-Family Homes
West	R-87 – Medium-Low Density Residential	Single-Family Homes

Rezoning Approval:

According to Section 1217.04 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a rezoning if the proposal:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or this Code.
2. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
3. Will not be hazardous or disturbing to existing or future neighboring uses.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Department and Agency Review

- Zoning Inspector – No comments.
- City Engineer – No comments.
- Public Service – See attached.
- GPD – See attached.
- SWLCWSD – See attached.
- Police Department – No comments.
- West Licking Joint Fire District – See attached.
- Licking Heights School District – See attached.

Modifications:

Should the Planning and Zoning Commission choose to approve the applicant's request, the following modifications may be considered:

1. The Applicant shall provide a clean copy of the complete application to the Planning and Zoning Department prior to proceeding to City Council.

Resolution:

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

"I recommend approval of Rezoning Application number ZON-22-006 pursuant to Section 1255.19 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

ZON-21-006 Staff Review

December 7, 2022

Development Plan

General Comments:

- Lots will need to be combined
- Show the number of units in each building.
- Include a “Notes” Section with the following:
 - All new utilities to be installed underground.
 - Minimum distance between structures shall be at least 16 feet.
 - Maximum structure height is 35 feet.
 - Trash/Refuse to be handled by individual containers for each unit.
 - Any requested Divergences.
- 1113.06(j): Location, names and widths and typical cross section and right of way width of proposed streets. Street names shall not duplicate or closely resemble the name of any other street, highway or road in the City of Pataskala or Licking County.
 - Need actual street names at this time so that we may verify that there are no duplicates.
- Section 1121.12 requires curb and gutter for streets for residential development.
 - *If no curb and gutter, will need a Divergence from this section.*

Page 1 (Title Sheet):

- Remove Application, Letters, Development Text, Licking County Maps, Alta Survey from Sheet Index. Development Plans should only include the actual plans. Letters, Development Text, Surveys and Maps should all be combined as the “development text”. Everything else grouped together as “additional documents”.
- Include required statements as shown in Section 1113.50 as required by Section 1113.06(v)

Page 3 (L1.0):

- Can’t read any of the information shown along Mink Street to the east, particularly property line dimension and bearing.
- Add Note: Copy of the approved Nationwide Permit shall be submitted to the City of Pataskala upon approval of the Final Development Plan.

Page 4(L2.1):

- Front yard setback needs to be based off proposed R/W location, current based from existing R/W.
 - 1291.05(A)(2): For multiple-family residential uses, no off-street parking space, or portion thereof, shall be located closer than 60 feet to any established street right-of-way for major arterials, minor arterials, major collectors and minor collectors.
 - *Will need to request a Divergence for anything less than 60-feet.*
 - Include request on Plans (on Page 1) and in Development Text.
- Identifier mentions 25’ buffer around wetlands, but it is not shown.
 - Include wetlands and buffer areas in Development Text.
- Section 1291.15 requires that interior vehicle circulation drives shall be a minimum of 28’ for two-way traffic. Only 26’ is provided.
 - *Request a Divergence from 1291.15*
- Provide dimensions of visitor parking spaces, numbers of spaces for each area.
 - Section 1291.11 requires minimum dimensions of 9’x19’
 - Any ADA accessible visitor spaces?
- Under Site Data:

- Show acreage in streets/sidewalks, parking, structures. Break it down.
- Show total acreage in wetlands, acreage to be preserved and acreage to be mitigated.
- For units, specify multi-family so that it covers requirement 1113.06(t).

Page 5 (L3.0):

- Per 1255.10(b)(1): No acreage associated with PDD property perimeter setbacks may be counted toward the open space. Buildings A, B, C, F, H, N, AA, BB, CC, DD, EE, KK, and JJ all directly abut the proposed setback and cannot be counted as abutting common open space.
 - This will reduce the amount of units abutting open space by about 76 (can't tell for sure without number of units per building). Leaving about 155 units actually abutting open space, or 67%.
- Show wetland buffer.

Page 6 (L4.0):

- Show number of trees provided: within front yards, in open space, etc.
- Show wetland buffer.
- Provide language for maintenance of landscaping on Plan and in Development Text.
- Preservation Zone: Show a border for the extent of the Preservation Zone and include a Note on the Plans with language for said zone. To remain undeveloped, natural state, something like that. Include in the Development Text as well.
 - Section 1283.02(D): Preservation/Protection Zones should be enclosed and protected during duration of construction.
- Zoning Requirements:
 - References for RM that L2 is required for the front yard, however, you are not rezoning to RM so change this to say "Proposed Screening" and remove mentions of the RM requirements to avoid confusion.
 - If you want to use the RM requirements, you can, but also remember that RM requires you to provide L3 or L4 type screening (6' wall or shrub screen with 1 tree every 30') on the sides and rear.

Page 9 (C100)

- Will utility lines need to be in easements? If so, show on plans.
- Show wetland buffer.

Development Text

General:

- Include a disclaimer stating that where the Development Text is silent, Pataskala Code shall prevail.
- Everything shown on the Plans needs to be described in the Development Text.
- In general, a Development Text should be formatted essentially as a zoning code. For example:
 - **Section 1 – Permitted Uses**
 - Sec. 1(a): Multi-Family
 - **Section 2 – Dwelling Area**
 - Sec. 2(a): Each unit shall not be less than 1,250 square feet in area.
 - Sec. 2(b): Square footage of each unit shall be determined by outside dimensions, exclusive of porches, garages, cellars, and basements.
 - **So on and so forth...**
 - The Development Text in its current form needs much work.
- Create a title page for the Development Text with the name of the development, signature lines for Applicant, PZC Chairperson, City Council.

- Everything that is not a part of the Development Text itself (summary of project, management company synopsis, stuff like that) is included as a separate attachment.
- Architectural examples should be in the Development Text, not in the Plan.
- Permitted Uses lists “Accessory Uses and Structures”. Doesn’t look like there is a clubhouse, sport courts, anything like that. What kind of accessory uses? Would residents be able to install sheds? Those would be an accessory structure and permitted the way this text is written, but there are no standards that would apply to them included.

General Requirements: Separate this into sections, it is difficult to tell when one requirement ends and the other begins.

- Signage
 - Describe the number, size, illumination, etc. for the signs as shown on the Plan.
- Dumpsters
 - Height of enclosures
- Lighting
 - Section 1121.15 requires either front yard light posts, or streetlights. Request and justify a divergence for having the lights be on the buildings themselves (a good justification could be that the existing development on 310 has the same lighting).
- Landscaping
 - List and describe all elements of landscaping.
- 1255.17(a)(3)(G) – Development Standards Text
- 1255.17(a)(3)(G)(3): Dimensions and or acreages illustrated on the development plan shall be described in the development standards text.
 - Full acreage listed, include separate acreages and dimensions of the two existing lots.
- 1255.17(a)(3)(G)(4): Any provisions that depart from applicable standards set forth in the City of Pataskala Zoning Code addressing signage, landscaping, appearance and parking will be described and justified.
 - Any divergences needed, describe, and justify within the Development Text.

From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Cc: [Antonio Anzalone](#)
Subject: RE: Pataskala PZC Review Memo for 12-07-2022
Date: Tuesday, November 29, 2022 5:36:18 PM
Attachments: [image001.png](#)

Jack,

My comments for the subject PZC hearing are as follows:

1. TCOD-22-002
 - a. Stormwater control
 - i. A stormwater report will need to be submitted as part of the construction plan application process.
 - ii. The site will presumably drain to the existing retention pond adjacent to this property, and the report will need to verify that the existing pond is sized to accommodate the additional load.
 - iii. Some improvements may be needed to the existing pond/outlet structure.
 - b. Existing retention pond is currently on private property
 - i. As part of this development, the existing basin should be deeded to the City for operation and maintenance, as there is not currently an entity having responsibility, nor is there a specific entity that should have responsibility.
 - ii. As part of this process, and for the City to accept responsibility of the pond, clearing, grubbing and grading around the pond is requested to be completed to start fresh and make this a usable and maintainable area.
 - c. Traffic
 - i. Access on Broad St. shall be right-in/right-out only
 - ii. See additional comments from reviewing traffic engineer
 - d. Right-of-way
 - i. Verify existing right-of-way along Broad St. is 60' from the center line. If not, right-of-way should be dedicated to achieve 60' from center line.
2. TCOD-22-003
 - a. Tabled – not reviewed.
3. ZON-22-006
 - a. Stormwater control
 - i. The retention pond layout shown appears as though it should be adequate; however, not that this site drains to headwaters that have low capacity, meaning that during heavy rain events, this area does not drain well.
 - ii. Accordingly, it may be necessary to provide over-retention.
 - iii. A stormwater report will need to be submitted as part of the construction plan application process.
 - b. Traffic
 - i. A left-turn lane should be constructed at the north entrance to the development.
 - ii. Verify that all interior streets are to be, and remain, private.
 - c. ROW
 - i. Verify proposed ROW is 45' from existing centerline of ROW.

Let me know if questions.

Regards,



November 21, 2022
Job Number 2022056.03

Mr. Alan Haines, P.E.
Public Service Director
City of Pataskala
621 W. Broad Street, Suite 2B
Pataskala, Ohio 43062

RE: Proposed Redwood-Pataskala Mink Street Development Traffic Access Study Review

At the request of the city, GPD Group (GPD) has performed a review of the preliminary Traffic Access Study for the proposed Redwood-Pataskala Development, Mink Street, provided by American Structurepoint, Inc. Our comments are as follows:

1. The Trip Generation numbers for this multifamily development seem low by approximately 20%. The ITE Trip Generation Manual numbers should be rechecked.
2. Even though a left turn lane is not warranted for either driveway, consider re-evaluating the traffic entering the development using the larger trip generation numbers as mentioned in comment 1. It could be stated that more traffic coming from the north will use the northern driveway, both out of convenience and that it provides quicker access to a majority of the units in the development. Using this logic and the trip distribution provided, a left turn lane should be warranted for the northern drive. This scenario should be re-evaluated.
3. The added traffic from this new development was compared with the previous GPD study regarding the Citywide Intersection Capacity and Safety Study to see if any capacity issues would be created by the new housing units. From the intersections that were studied, there seems to be no negative impacts from the potential increase in traffic from the development. This includes opening day traffic and 2034 projected traffic.
4. All other findings and evaluations in the Traffic Access Study, seem acceptable.

Should you have any questions or require additional information, please call me at 614.588.8958 or email me at SSeaman@GPDGroup.com.

Sincerely,
GPD Group

A handwritten signature in dark ink, reading "Scott O. Seaman".

Scott Seaman, P.E.
Project Manager / Traffic Engineer

SDS/djg

Cc: Dave Gasper, P.E. (GPD Group)
File



Southwest Licking Community Water & Sewer District

Mailing: P.O.Box 215
Etna, Ohio 43018

Administrative Office: 69 Zellers Lane
Pataskala, Ohio 43062

Phone: 740.927.0410

Fax: 740.927.4700

Website: www.swlcws.com

September 20, 2022

Redwood Apartment Neighborhoods
c/o: Jake Shields
7007 East Pleasant Valley Road
Independence, OH 44131

Re: Water/Sanitary Utility Location Request – Mink Street SW (063-140952-00.000)

Dear Mr. Shields,

Preliminarily, it appears that:

1. With relation to potable water services, the District has a 8" water main on the west side of Mink Street SW; and
2. With relation to sanitary sewer services, the District has a 12" sanitary sewer main on the east side of Mink Street SW.

While there is general availability of water and sanitary sewer in this area, **capacity is not reserved** until such time that all the requirements for the tap permit have been fulfilled, the expected sanitary flow is evaluated, and all fees have been paid. Sewer capacity is dynamic and subject to decrease pending ongoing development. Please review SWLCWS District Rules and Regulations Section 106.

Specifically, the District has reviewed its sanitary sewer capacities based on the information submitted to it. After reviewing the details of this project, the District's facilities, and current usage data, the District cannot guarantee sanitary sewer capacity at this time. Specifically, the District has concluded that the sanitary sewer infrastructure within this drainage tributary are insufficient to serve this project as proposed. The District is designing sanitary sewer infrastructure in the area, and the District is in design to add sanitary sewer treatment capacity by way of a wastewater treatment facility in Wagram.

If you have any questions, please feel free to contact me at any time.

Sincerely,

Christopher Gilcher
Utilities Superintendent
740-927-0410
cgilcher@swlcws.com



WEST LICKING JOINT FIRE DISTRICT

www.westlickingfire.org

District Headquarters

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

11/29/2022

Subject: Plan review / Redwood development!

Jack,

The West Licking Fire District has reviewed the preliminary plans for Redwood development and we have the following comments.

- 1) All streets that are 28' in width shall have "NO PARKING" signs posted on the fire hydrant side of the street.
- 2) Per the Fire Districts regulations section J: the maximum distance between fire hydrants shall be 500' in residential areas.
- 3) The Fire Districts permit application and permit fees shall be paid in full prior to the start of construction.
- 4) The Fire Districts regulations can be found on our website at westlickingfire.org

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

Regards,

Doug White

dwhite@westlickingfire.org

Fire Marshal

West Licking Fire District

851 E. Broad St.

Pataskala Oh 43062

Office Phone # 740-927-3046 Opt. 2

Westlickingfire.org





CITY OF PATASKALA PLANNING AND ZONING COMMISSION

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

PRELIMINARY PLAN APPLICATION

(Pataskala Codified Ordinances Chapter 1113)

Property Information	
Address: 6197 Mink St. SW	
Parcel Number: 063-140952-00.00 (parcel 1) & 063-141630-00.000 (parcel 2)	
Zoning: AG-Agriculture	Acres: +/- 46.9 acres combined
Water Supply:	
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input type="checkbox"/> On Site
Wastewater Treatment:	
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input type="checkbox"/> On Site

Applicant Information		
Name: Redwood USA, LLC c/o Jake Shields		
Address: 7007 East Pleasant Valley Road		
City: Independence	State: OH	Zip: 44131
Phone: 330-618-5692	Email: jshields@byredwood.com	

Owner Information		
Name: 76826771 LLC (parcel 1) & Suresh Gupta (parcel 2)		
Address: 1010 Woodman Drive		
City: Dayton	State: OH	Zip: 45432
Phone: 937-603-1951 (Suresh)	Email: sapna.gupta@daytondoc.com s.gupta@daytondoc.com	

Preliminary Plan Information
Describe the Project: Proposed rezoning to PDD to allow for residential neighborhood of attached single family residential units on private streets. Additional details attached.

Staff Use
Application Number: 2017-22-006
Fee: 2000 / 2500
Filing Date: 11-4-22
Hearing Date: 12-7-22
000918 / 21918
Documents
<input type="checkbox"/> Application
<input type="checkbox"/> Fee
<input type="checkbox"/> Preliminary Plan
<input type="checkbox"/> Supplementary Info
<input type="checkbox"/> Deed
<input type="checkbox"/> Address List
<input type="checkbox"/> Area Map

Documents to Submit

Preliminary Plan Application: Submit 14 copies of the preliminary plan application.

Preliminary Plan: Submit 14 copies of a preliminary plan 24 x 36 inches in size containing the following:

- a) *Proposed name of the subdivision*
- b) *Location by section, range, township or other official surveys*
- c) *Names, addresses and phone numbers of the owner, subdivider, an Ohio Registered Professional Engineer who prepared the plan, or Registered Surveyor who prepared the plan, and the appropriate registration numbers and seals of each.*
- d) *Date of survey.*
- e) *Scale of the plan, not less than 100 feet to the inch, and north arrow.*
- f) *Boundaries of the subdivision, its acreage, and deed book and page number of lands within the proposed subdivision.*
- g) *Names of adjacent subdivisions, owners of adjoin parcels of unsubdivided land, and the location of their boundary lines.*
- h) *Locations, widths, and names of existing streets, railroad rights of way, easements, parks, permanent buildings, corporation and township lines, location of wooded areas and any other significant topographic and natural features within and adjacent to the plan for a minimum distance of 200 feet.*
- i) *Zoning classification of the tract and adjoining properties and a description of the proposed zoning changes, if any.*
- j) *Existing contours at an interval of not greater than two (2) feet if the slope of the ground is 15 percent or less, and not greater than five (5) feet where the slope is more than 15 percent.*
- k) *Existing storm and sanitary sewers, water lines, culverts, and other public utilities underground structures, and power transmission poles and lines, within and adjacent to the tract.*
- l) *Location, names and widths of typical cross section and right of way width of proposed streets and easements.*
- m) *Building setback lines with dimensions.*
- n) *Location and dimensions of all proposed public and private utilities, water, wastewater, storm drain lines, detention and/or retention facilities showing their locations and connections with existing system.*
- o) *Layout, lot number of and approximate dimensions of each lot. When a lot is located on a curved street, or when side lot lines are not at 90 degree angles, the width of the building line shall be shown.*
- p) *Parcels of land in acres and/or parts of acres to be preserved for public use, or to be reserved by covenant for residents of the subdivision.*
- q) *The location and width of sidewalks and spacing of street lighting.*
- r) *A vicinity map at a scale of not less than 2,000 feet to the inch shall show all existing subdivisions, roads, tract lines, nearest existing thoroughfares and the most advantageous connections between roads in the proposed subdivision and those of the neighboring area.*

Supplementary Information: Submit 14 copies of a site plan to scale of the subject property indicating the following:

- a) *Statement of proposed use of all lots, giving types number of dwelling units and any type of business or industry.*
- b) *Location and approximate dimensions of all existing buildings.*
- c) *For commercial and industrial development, the location, dimensions, approximate grade of proposed parking and loading areas, alleys, pedestrian walks, streets and the points of vehicular ingress and egress to the development and storm drainage detention of retention facilities.*
- d) *Description of the proposed covenants and restrictions.*
- e) *The extension or improvements of, including any oversize requirements to the City Central Water and Wastewater Treatment Systems that may be required by the City, to be constructed by the Subdivider at the Subdivider's expense, and according to all City ordinances. (See Section 1113.14)*
- f) *Calculations which develop the water and sanitary sewer demand rates for the subdivision.*

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec.

Address List: Submit one copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list and must be submitted on mailing labels.


Area Map: Submit 14 copies of an area map from the Licking County Engineer's office showing the area encompassed by the address list. Area maps can be obtained at www.lcounty.com/taxparcelviewer/default.

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this preliminary plan request.

Applicant: 
Jacob Shields (Sep 8, 2022 10:42 EDT)

Date: Sep 8, 2022

Owner: 
Sangeeta Agrawal (Sep 8, 2022 10:42 EDT)

Date: Sep 8, 2022

Summary of Project

The proposed Mink Street SW OH P1 PUD is a planned Luxury Apartment Neighborhood which will be owned and developed by Redwood USA LLC. The Redwood Neighborhood will have 231 new, ranch style apartment homes with two car attached garages.

Conveniently located off Mink Street SW north of East Broad Street, the project will provide a serene/park-like setting composed of ranch dwellings which are highly desirable amongst empty nesters and seniors. The community will create positive tax generation for the City and School District while providing high-quality, sustainable housing.

Redwood's ranch apartment homes boast an open floor design, attached two car garages, two bedrooms, two full bathrooms and a den suitable for a home office. Every dwelling is designed in conformity with FHA regulations/ADA accessibility and conducive for the active-adult demography similar properties attract. Each dwelling offers individual private front and rear entries and a rear patio with a privacy fence further enhancing the amenity of peace and quiet. Ample guest parking will be provided throughout the community in addition to controlled access garages and driveway spaces directly in front of the garages for convenient ingress/egress. Attached garages provide added security and comfort; in harsh Ohio winters, no amenity is more desirable than a spacious garage with direct access to one's living area.

Exteriors will be landscaped with colorful plantings along entry walks encapsulating luxury and traditional neighborhood living typically found in for sale single-family subdivisions. Tenants will be responsible for all utility payments including phone, cable, electricity, gas and water/sewer. Landlord will provide trash services. Additional dwelling amenities featured are washer and dryer hook-ups, large kitchen with maple cabinets, den area, central heating and cooling, garbage disposal and dishwasher, walk-in closets, breakfast bar and an optional fireplace. Additionally, the apartment neighborhood is pet-friendly with abundant outdoor open spaces for walking. The planned neighborhood provides upper echelon apartment living within a true neighborhood context targeting residents desiring a stress-free/maintenance-free living environment without the inconveniences of a typical multi-level apartment community. The fact that no one lives above, below, or directly behind your apartment home are just a few reasons why this project will resonate well with the Pataskala community.

Management Company Synopsis

Redwood USA LLC, a real estate development and management company, was established in 1991 specializing in the development and management of single-story, attached garage luxury apartment communities. Redwood's core philosophical approach is every individual wants to live in an apartment home that is of single-story design, with an attached garage(s) and no stairs, compared to a walk up two- or three-story garden style apartment complex. Quite simply, Redwood is committed to providing future residents with an easily accessible, luxury apartment home accentuating peaceful, idyllic, comfortable and maintenance-free living experience.

Redwood USA, LLC has been integrally involved in the development of upwards of 15,000 single-story attached garage apartment dwellings throughout 10 states carving out a niche in the apartment market of attached garage, single-story and luxury apartment units.

APPLICATION OR REZONING CHANGE

ATTACHMENT
MINK STREET SW
PARCEL NO. 6314095200000 & 6314163000000
46.9± AC

1. Name of Applicant:

Bob Dyer
c/o Redwood Management
7007 East Pleasant Valley Drive
Independence, OH 44313
bdyer@assetadv.net

2. Name of Property Owner:

Suresh Gupta and Sangeeta Gupta

3. Address/Location of Property:

On the east side of Mink Street SW north of East Broad Street.

4. Legal Description of Property:

See Attached

5. Existing Zoning District:

Agriculture (AG) & Medium Density Residential (R-20)

6. Proposed Zoning District:

Planned Development District (PDD)

7. Existing Use of Property:

Undeveloped farm field and woodlot

8. Proposed Use of Property:

Attached Single Story Residential/Ranch Apartments

9. Are there any amendments to text or legal description of the property affected and any deed restrictions for the property?

The 46.9+/- acres ("Property") is zoned Agriculture (AG) and Medium Density Residential (R-20). The only amendment to the text will be the approval of the proposed PDD zoning. The legal description may be changed to accommodate the dedication of ROW in Mink Street SW. The Property has no deed restrictions at present, but will have zoning restrictions delineated in the PDD upon approval.

We are requesting to rezone the Property under the “Planned Development District” (“PDD”) (Chapter 1255) which requires provision of the following documents under the following procedure:

The notification processes of Chapter 1217 (“Amendments”). Only the requirements for submission outlined in the PDD Chapter apply (“Contents of Zoning Amendment Application with Preliminary Development Plan”). Attached are the following documents: Preliminary Development Plan, Development Standards text and supporting documentation as required.

10. Vicinity Map: See attached

11. Site Maps and Diagrams: See attached

12. Statement on the ways in which the proposed amendment relates to and is consistent with the Comprehensive Plan:

The proposed PDD “uses” are consistent with the uses designated by the Comprehensive Plan. According to the Comprehensive Plan, the “area along the east side of Mink Street SW is designated as a mixed-use area to include office, commercial and residential uses.

In regard to traffic planning, Mink Street SW is a “Major Arterial”. The City “Access Management” standards call for Mink Street SW to ultimately have 120’ of right of way (60’ from the centerline on the east and west side). The proposed PDD plan abides by that requirement and provides dedication of 60’ from the centerline for the required right of way on the east side.

Also in accordance with the City “Access Management” standards, setback from the edge of right of way will be 30’.

13. The names and address of all property owners within 200 feet, or two (2) parcels from the property lines, contiguous to, and directly across the street from the parcels proposed to be rezoned.

See attached

14. A written statement as to how the proposed zoning change will impact adjacent and proximate properties.

To the north is property used for residential and agricultural purposes

To the east is property used for residential purposes

To the south is property used for residential and park purposes

To the west is property used for residential and agricultural purposes

DEVELOPMENT STANDARDS TEXT
MINK STREET SW REDWOOD DEVELOPMENT
PARCEL NO. 6314095200000 & 6314163000000
46.9± AC

The parcel is referred to herein as the “Property”.

PRELIMINARY DEVELOPMENT PLAN

The Plan (The “Plan” includes the drawing/site plan attached and the text below):

The “Plan” delineates the “Property” and its:

Boundaries, dimensions and acreages;

Access points and easements;

Existing topography and drainage patterns and storm retention area;

Location of building areas (“Building Envelope”);

Location of open spaces;

Proposed internal drives and parking areas;

the “Residential” development area

Plan requirements not delineated in the drawing/site plan area addressed below:

The Property is 46.9± acres

Uses:

231 Multi-family one story Dwelling Units with attached 2 car garages

Accessory Uses and Structures

General Requirements (unless altered by a variance):

Density is no more than 6 units per acre

No building shall be erected or enlarged to exceed 35’ in height

Parking as regulated in Chapter 1291

Dwelling Area of each unit shall not be less than 1,250 square feet (determined by outside dimensions exclusive of porches, garages, cellars and basements)

Signs will be located as shown on the Development Plan and shall be designed and dimensioned as shown in the Sign Exhibit of the plan package.

Lighting will be building mounted cut off fixtures located adjacent to the entrance door on the building fronts, adjacent to the garage door and on the building rears. Example of the type of fixtures are provided in the plan package.

Dumpsters will not be used, instead individual trash totes will be located in each unit garage which will be placed by the unit resident on trash day for pickup by a community trash hauler who will empty each resident’s tote on a weekly basis. Maintenance of Common Facilities & Amenities will be overseen and funded by the owner of the residential units.

All new site utilities will be constructed underground.

Internal streets will be private and the sole responsibility of the developer for construction and ongoing maintenance. The proposed street cross section is provided on the Preliminary Grading & Drainage Exhibit. Width shall be 26’ overall, with a 22’ drive aisle and a 4’ on street integral sidewalk that will connect all dwellings with the public ROW.

Redwood Pataskala Mink Street

Pataskala, Ohio

DATE: November 04, 2022

Zoning Amendment and Preliminary Development Plan Submittal

PROJECT NO. 22041

SHEET INDEX

	Application
	Letters (Fire, Water/Sanitary, School District)
	Development Text
	Licking County Maps
	Alta Survey (Legal Description)
L0.0	Regional Context Plan/Vicinity Map/Zoning Map
L1.0	Existing Conditions Plan
L2.0	Illustrative Site Plan
L2.1	Preliminary Development Plan
L3.0	Open Space Plan
L4.0	Conceptual Landscape Plan
L4.1	Primary Entry Area Landscape Plan
L4.2	Secondary Entry Area Landscape Plan
C100	Preliminary Grading & Drainage Exhibit
C200	Preliminary Jurisdictional Waters Determination Map
A1.0	Architectural Character & Lighting

PREPARED FOR



Redwood Living
7007 East Pleasant Valley Rd.
Independence, OH 44131

PREPARED BY



Columbus
100 Northwoods Blvd
Suite A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square, Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

PODdesign.net

PROJECT TEAM



2550 Corporate Exchange Dr
Ste 300
Columbus, Ohio 43231
(614) 901-2235

VICINITY MAP



NOT TO SCALE

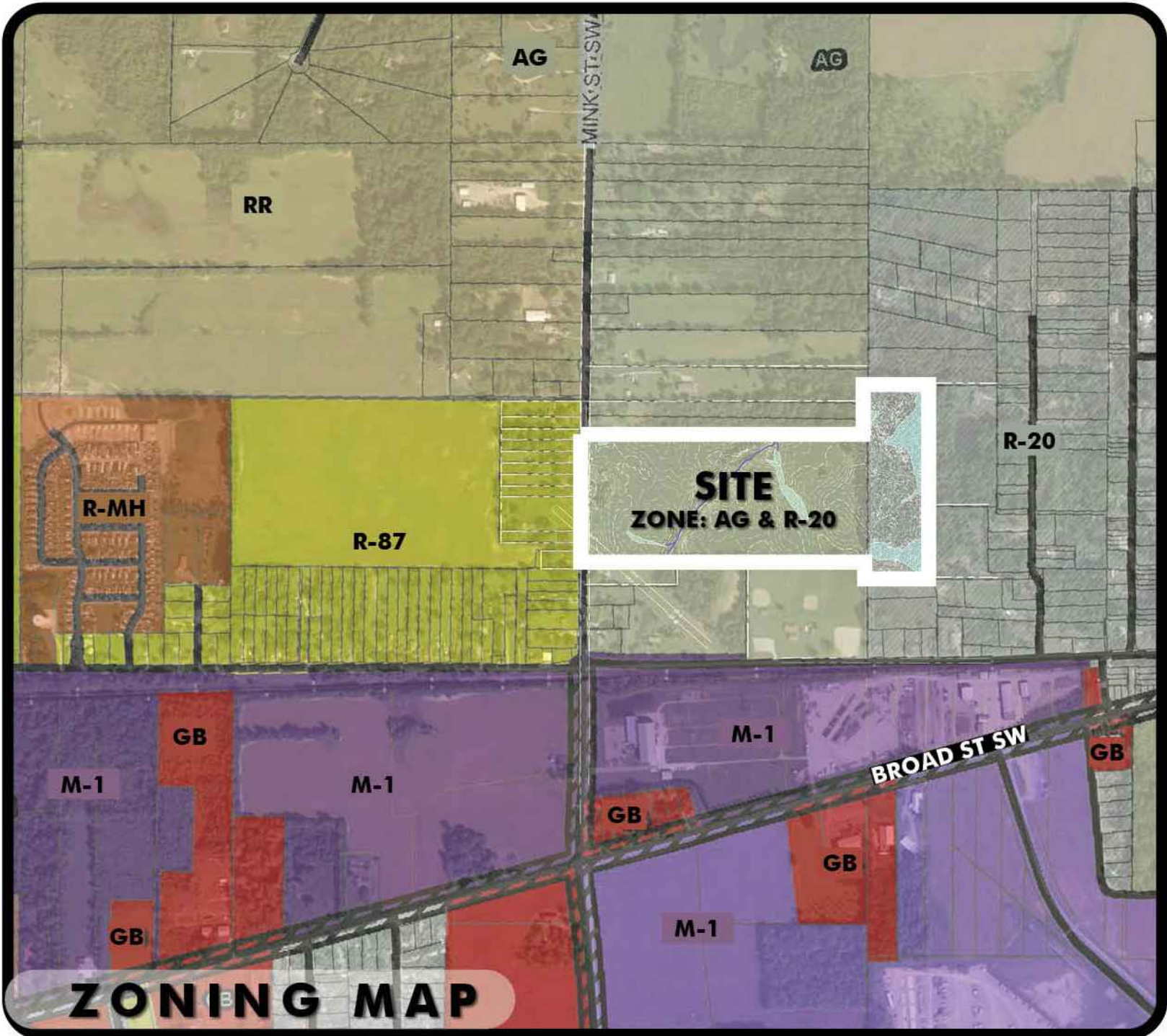


SIGNATURES

APPLICANT, REDWOOD USA, LLC	DATE
PZC CHAIRPERSON	DATE
PLANNING AND ZONING DIRECTOR	DATE
CITY ADMINISTRATOR	DATE
PUBLIC SERVICE DIRECTOR	DATE
CITY ENGINEER	DATE
SWLCWSD GENERAL MANAGER	DATE



Regional Context Plan
SCALE: 1" = 100'



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Cincinnati, Ohio 45246
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Project Name
Redwood Pataskala Mink Street
Mink Street, Pataskala OH

Prepared For
Redwood Living
7007 East Pleasant Valley Rd.
Independence, OH 44131

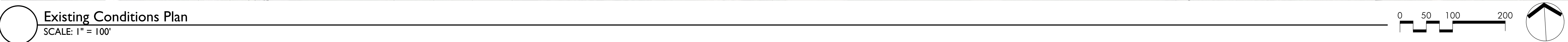
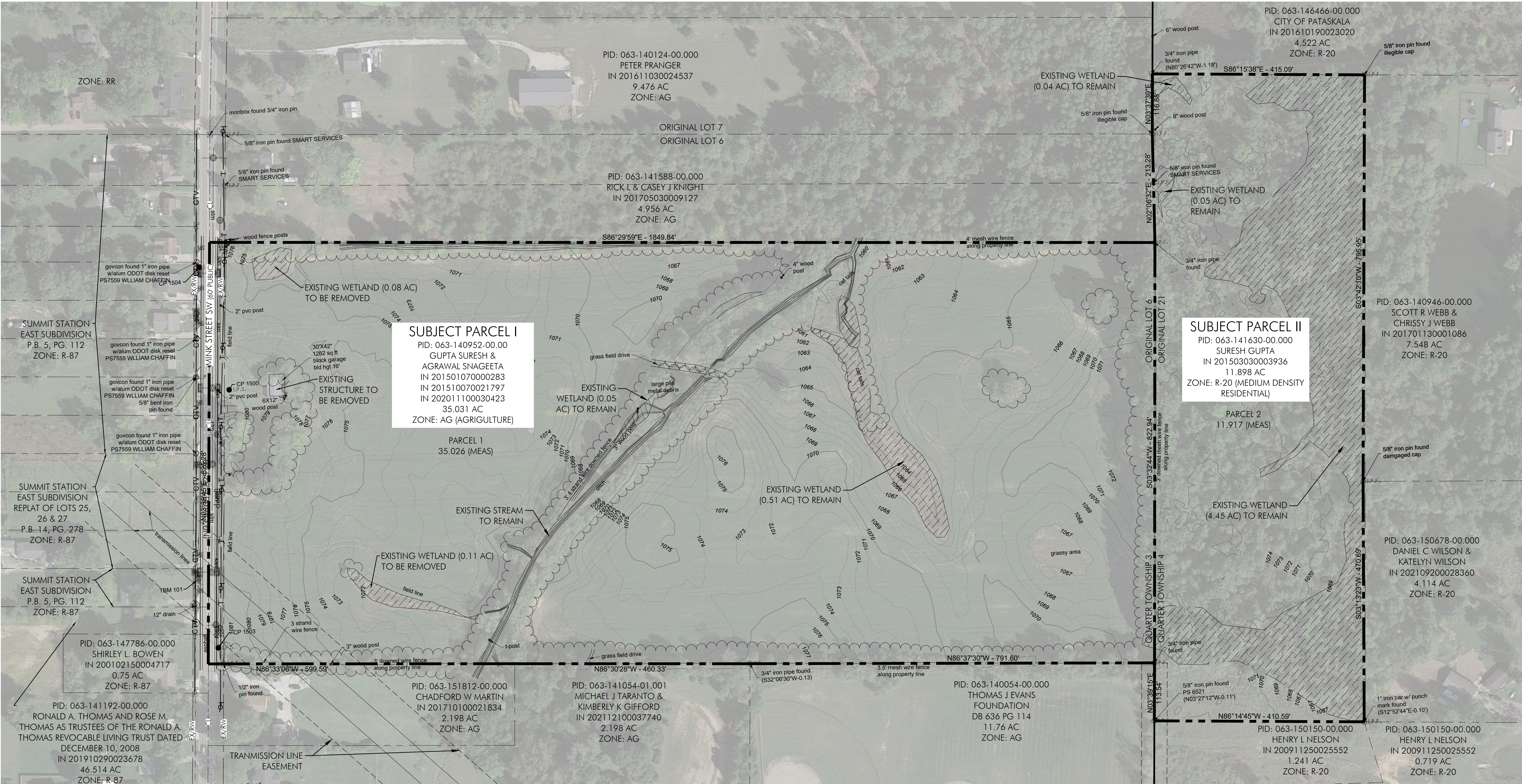


Project Info
Project # 22021
Date 11/04/2022
By SO, TF
Scale As Noted

Revisions

Sheet Title
REGIONAL CONTEXT PLAN

Sheet #
L0.0



LEGEND	
	Property Line
	Right of Way
	Center Line
	Easement
	Overhead Electric Line
	Storm Sewer
	Sanitary Sewer
	Cable Line
	Telephone Line
	Existing Tree Line
	Existing Wetlands

GENERAL PROPERTY INFORMATION	
Owners of Record:	PARCEL I: SURESH GUPTA & SANGEETA AGRAWAL PARCEL II: SURESH GUPTA
Current Tax PIDs:	PARCEL I: 063-140952-00.000 PARCEL II: 063-141630-00.000
Current Tax District:	PATASKALA LK HEIGHTS LSD
Current Deed Reference:	I.N. 201501070000283 I.N. 201510070021797 I.N. 202011100030423 I.N. 201503030003936
Current Site Address:	6197 MINK STREET SW, PATASKALA, OHIO 43062
Current Zoning:	AG & R20
Total Site Area:	±46.9



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Pataskala
Mink Street
Mink Street, Pataskala OH

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7007 East Pleasant Valley Rd.
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Project Info	
Project #	22021
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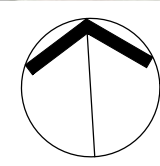
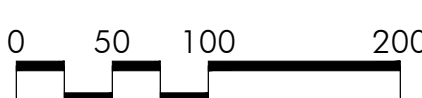
Revisions

Sheet Title
EXISTING
CONDITIONS
PLAN

Sheet #
L1.0



Illustrative Site Plan
SCALE: 1" = 100'



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Project Name

Redwood Pataskala Mink Street

Mink Street, Pataskala OH

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7007 East Pleasant Valley Rd.
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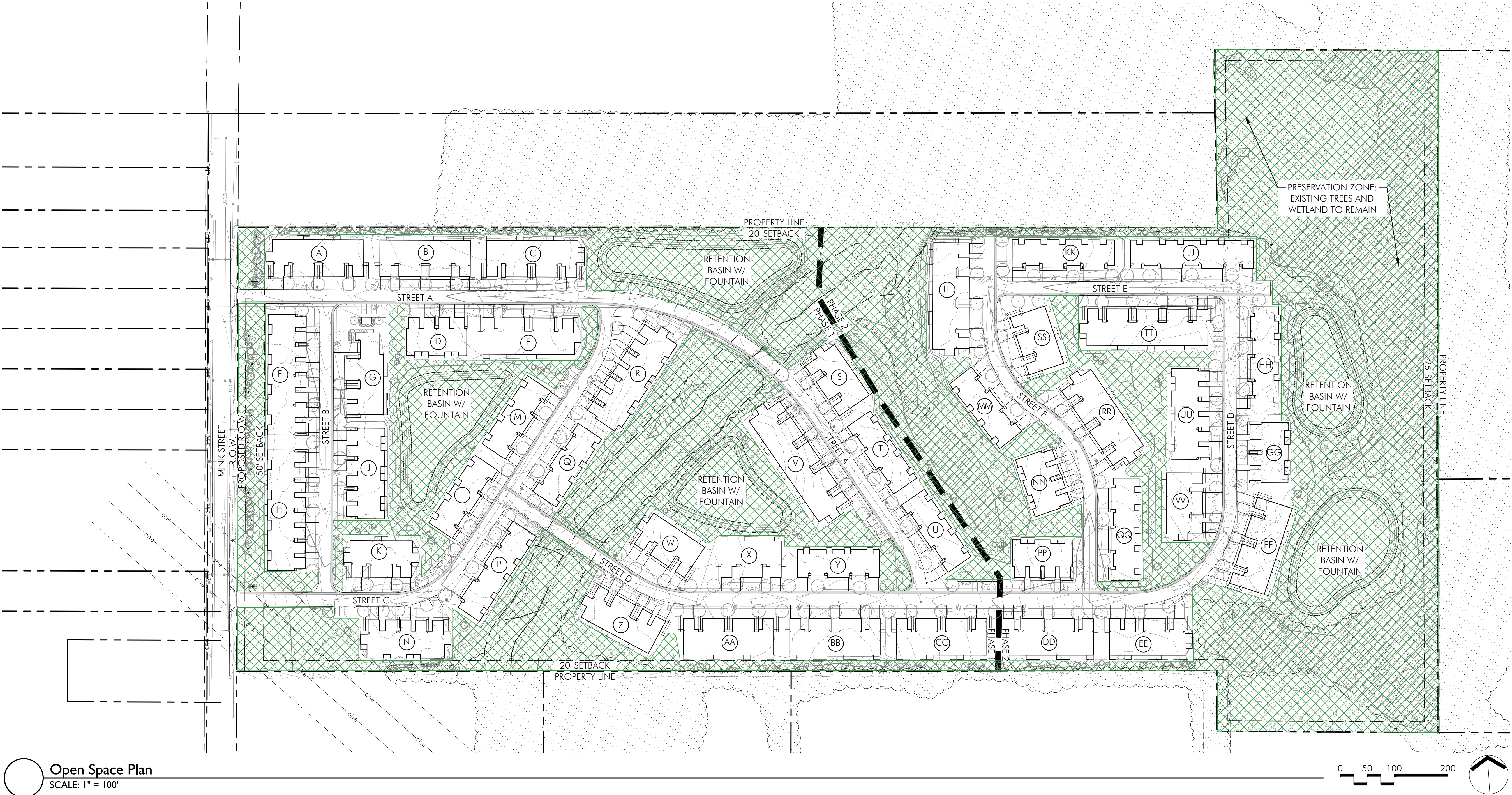
Revisions

Sheet Title

ILLUSTRATIVE SITE PLAN

Sheet #

L2.0



Open Space Plan
SCALE: 1" = 100'

LEGEND

- OPEN SPACE AREA
- EXISTING TREES TO BE PRESERVED
- EXISTING WETLANDS TO BE PRESERVED

SITE DATA

SITE AREA:	±46.9
COMMON OPEN SPACE REQUIRED:	±16.4 AC (35%)
TOTAL OPEN SPACE:	±23.4 AC (49%)
DEDUCT:	
SETBACK AREA:	±3.6 AC
90% SWM AREA:	±3.15 AC
COMMON OPEN SPACE PROVIDED:	±16.65 AC (35.5%)
UNITS ABUTTING COMMON OPEN SPACE:	164/231 (70%)



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Project Name
Redwood Pataskala Mink Street
Mink Street, Pataskala OH

Prepared For
Redwood Living
7007 East Pleasant Valley Rd.
Independence, OH 44131

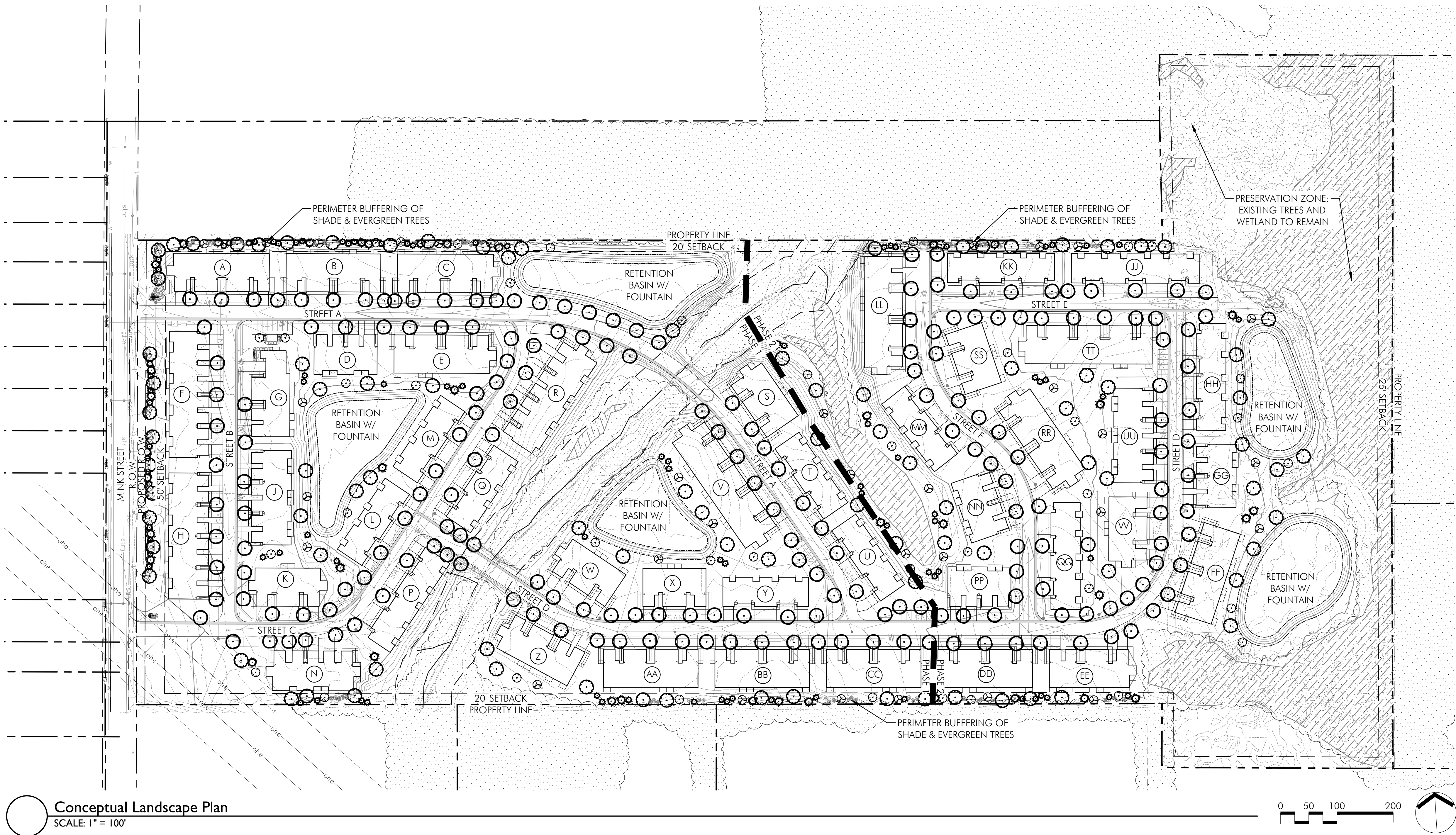


Project Info	
Project #	22021
Date	11/04/2022
By	SO, TF
Scale	As Noted

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Sheet Title
OPEN SPACE PLAN

Sheet #
L3.0



POD design

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Redwood Pataskala Mink Street
Mink Street, Pataskala OH

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7007 East Pleasant Valley Rd.
Independence, OH 44131

Redwood
APARTMENT NEIGHBORHOODS

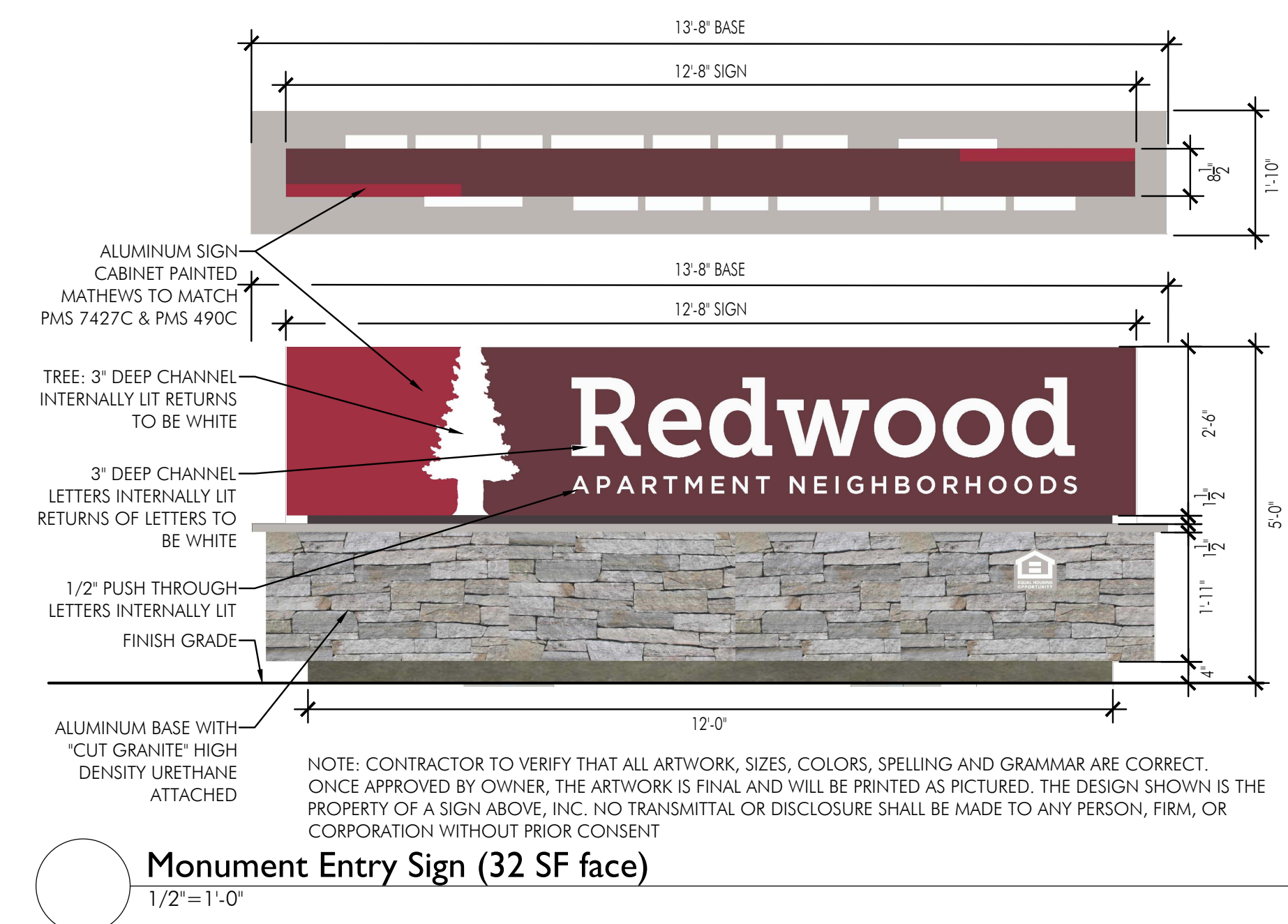
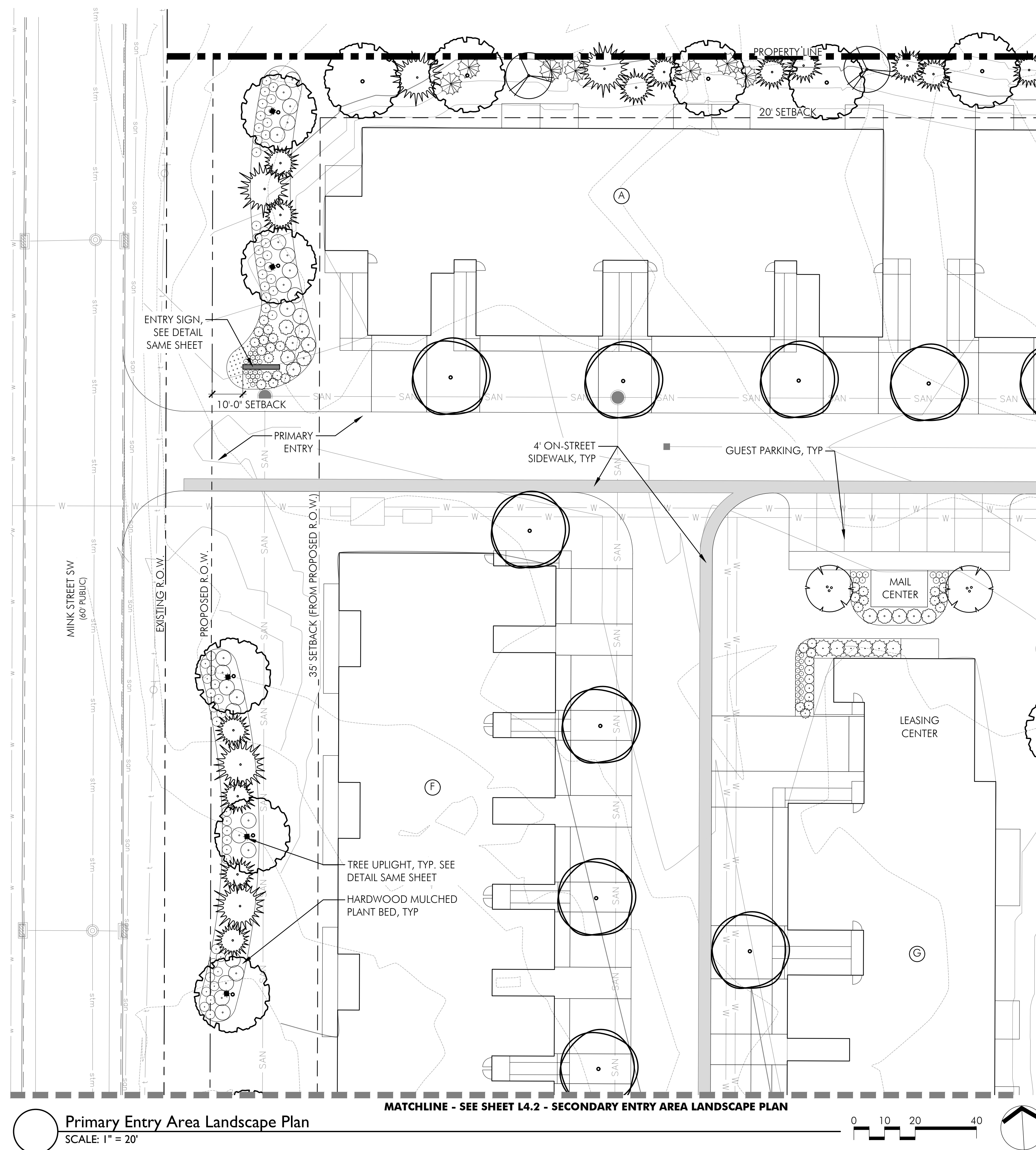
Project Info

Project #	22021
Date	11/04/2022
By	SO, TF
Scale	As Noted








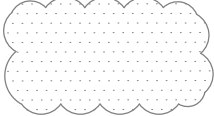
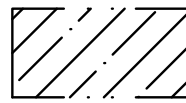

Revisions

Sheet Title
CONCEPTUAL LANDSCAPE PLAN

Sheet #
L4.0



LEGEND

- 

 PROPOSED DECIDUOUS TREE
- 

 PROPOSED ORNAMENTAL TREE
- 

 PROPOSED EVERGREEN TREE
- 
 PROPOSED SHRUBS
- 
 EXISTING TREES TO BE PRESERVED
- 
 EXISTING WETLANDS TO BE PRESERVED
- 
 ACCENT LIGHT:
 LED ACCENT LIGHT 12.4W
 KICHLER LIGHTING
 PRODUCT # 15751BKT
 COLOR: BLACK
- 
 SIGN UPLIGHT:
 KICHLER LIGHTING
 LED ACCENT LIGHT 12.4W
 PRODUCT # 15751BKT WITH
 SNAP-ON HOOD
 COLOR: BLACK



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Cincinnati, Ohio 45246
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Project Name

**Redwood
Pataskala
Mink Street**

Mink Street, Pataskala OH

Prepared For

Redwood Living
7007 East Pleasant Valley Rd.
Independence, OH 44131



Project Info

Project #	22021
Date	11/04/2022
By	SO, TF
Scale	As Noted

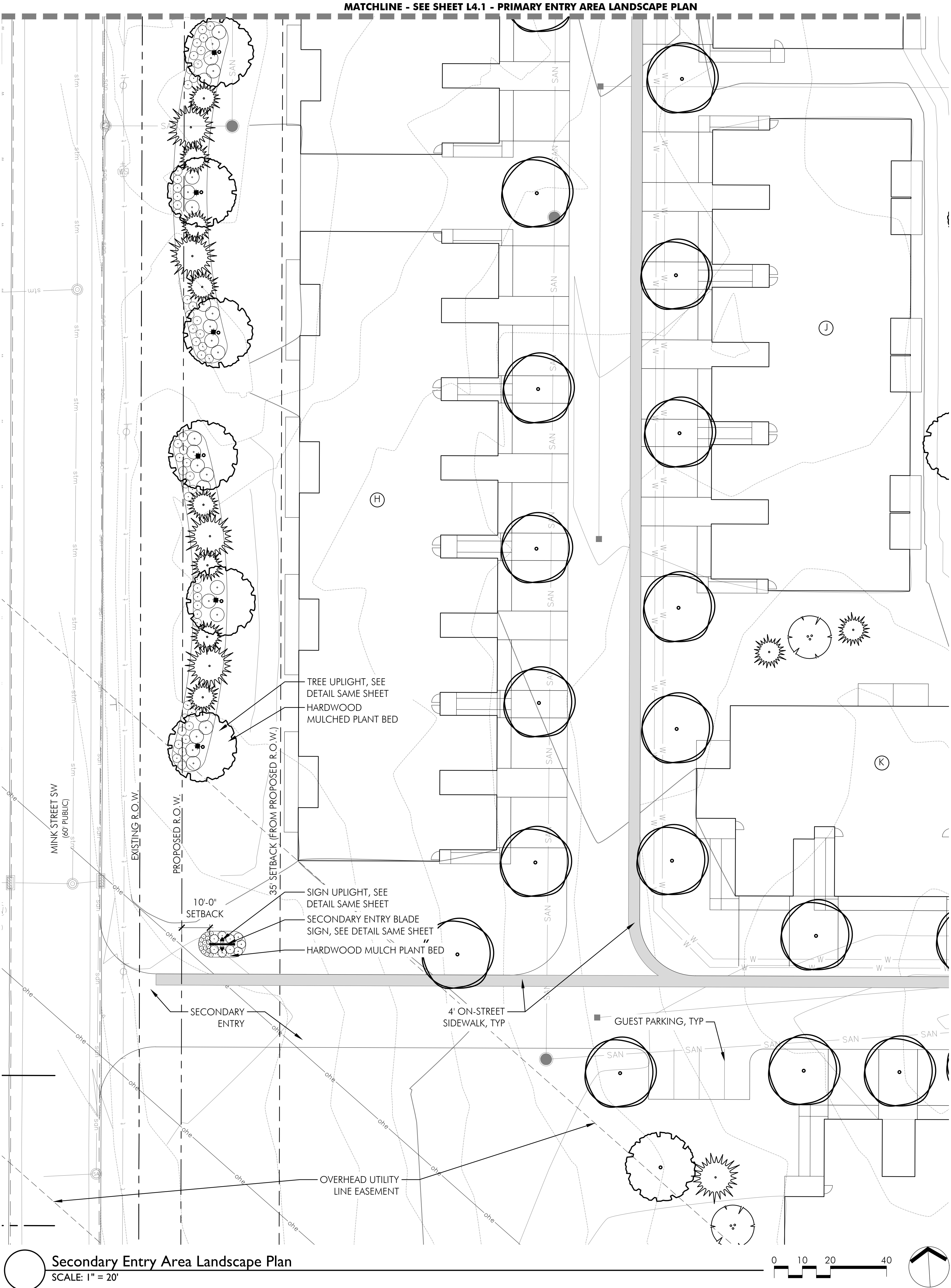
Revisions

Sheet Title

PRIMARY ENTRY AREA LANDSCAPE PLAN

Sheet #

L4.1



LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- EXISTING TREES TO BE PRESERVED
- EXISTING WETLANDS TO BE PRESERVED
- ACCENT LIGHT:
LED ACCENT LIGHT 12.4W
KICHLER LIGHTING
PRODUCT # 15751BKT
COLOR: BLACK
- SIGN UPLIGHT:
KICHLER LIGHTING
LED ACCENT LIGHT 12.4W
PRODUCT # 15751BKT WITH
SNAP-ON HOOD
COLOR: BLACK



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Project Name

**Redwood
Pataskala
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Mink Street, Pataskala OH

Prepared For

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7007 East Pleasant Valley Rd.
Independence, OH 44131



Project Info

Project #	22021
Date	11/04/2022
By	SO, TF
Scale	As Noted

Revisions

Sheet Title

**SECONDARY
ENTRY AREA
LANDSCAPE
PLAN**

Sheet #

L4.2



Blade Sign
1/2" = 1'-0"



Haydenwood
1,317 sqft





Meadowood
1,327 sqft


Forestwood
1,294 sqft


Capewood
1,620 sqft




Willowood
1,381 sqft




Breezewood
1,343 sqft


*NOTE: FINAL DESIGN AND ASSOCIATED DETAILS SHALL BE PROVIDED TO THE CITY IN THE FINAL DEVELOPMENT PLAN PROCESS

utility
12" coach light



Finish	Dimensions	Watts	Delivered Lumens	Energy Star	Model No.	Product ID No.
Black (BK) With Textured Glass	6" x 12.5" x 7"	12w	600	-	B33CL12W30BK	3429920

Features

- Light Appearance: 3000K
- CRI 80+
- 120V AC Input
- Frequency: 50/60hz
- 50,000 Hour Life
- Mounting Accessories Included

Available Finishes

- Black (BK) With Textured Glass



Products

You are here: Home / Products / LED Wall Pack / WP7-A WP8-A WP9-A (LED)



WP7-A WP8-A
WP9-A (LED)

WP7-A WP8-A WP9-A

- Housing: Die-Formed Cold-rolled Steel with Epoxy Powder Coat Finish

- Shade: High Transmission Acrylic Create Excellent Light Distribution and Uniformity

- LED: High Efficiency, High CRI, Binned and Mixed to Reach Uniform Light

- Certification: ETL/cETL, Suitable for Wet Locations



Jelly Jar 1-Light 7.5" Black Outdoor Wall Light

Product Description
Variation: Painted Black
Dimensions: 4.5" L x 5.25" W x 7.5" H
Model Number: 805489
Master SKU: 3505009
Shipping Dimensions: 8.0 x 6.0 x 6.0
Shipping Weight: 1.5 lbs
Product Height: 7.5"
Product Width: 4.5"
Product Depth: 5.25"
Product Weight: 0.99 LBS
Hardwire or Plug-In: Hardwire
Product Material: Metal
Shade/Diffuser Material: Glass
Shade/Diffuser Finish: Clear
Dusk to Dawn: No
Motion Activated: No

Product Description

Jelly Jar 1-Light 7.5" Black Outdoor Wall Light

- Color Finish: Black
- Shade Description: Clear Glass
- Included Accessories: Mounting Hardware
- Number of Bulbs Required: (1) 60 Watt Medium (E27) Base Bulb(s)
- Bulbs Included: No

Brand Name: Patriot Lighting

Rear Patio Light

1:1

1

Garage Coach Light

1:1

2

Front Door Entry Light

1:1

3

Rear Patio Light

1:1



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Project Name

Redwood
Pataskala
Mink Street

Mink Street, Pataskala OH

Prepared For

Redwood Living
7007 East Pleasant Valley Rd.
Independence, OH 44131



Project Info

Project # 22021
Date 11/04/2022
By SO, TF
Scale As Noted

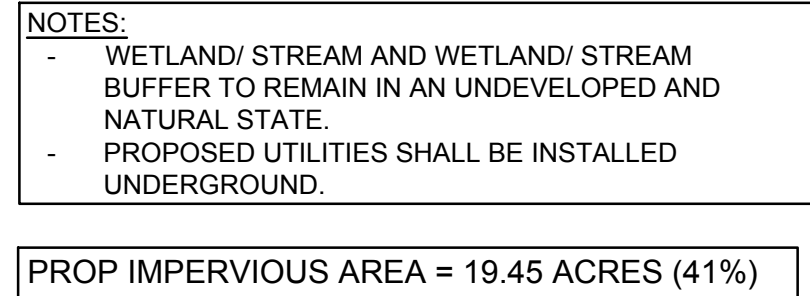
Revisions

Sheet Title

ARCHITECTURAL
CHARACTER &
LIGHTING

Sheet #

A1.0



C100

REFERENCES AND NOTES
1. ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_IMAGERY,
ACCESSED 8/5/2022
2. MAP WAS DEVELOPED FOR PLANNING PURPOSES ONLY
AND MAY NOT BE SUITABLE FOR CERTAIN LEGAL,
ENGINEERING, OR SURVEYING PURPOSES. USERS OF
THIS INFORMATION SHOULD REVIEW OR CONSULT THE
PRIMARY DATA AND INFORMATION SOURCES TO
ASCERTAIN THE USABILITY OF THE INFORMATION.
3. ALL LENGTHS AND AREAS ARE APPROXIMATE.



LEGEND

	Approximate Site Boundary		Intermittent Stream
	PEM Wetland		Ephemeral Stream
	PFO Wetland		Culvert Line
	PSS Wetland		2' Contour
	Perennial Stream		Wetland Determination Sample Point

NORTH

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road, Suite 250 - Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

DRAWN BY	MAKWSG	CHECKED BY	NMD
DATE	8/5/2022	SCALE	1" = 150'

REDWOOD ACQUISITION LLC
MINK ROAD - PATASKALA
LICKING COUNTY, OHIO

**PRELIMINARY JURISDICTIONAL WATERS
DETERMINATION MAP**

APPROVED BY	JCD	FIGURE NO:	C200
PROJECT NO:	322-518		

*Hand Signature on file

P:\320-000\322-518-GIS\Maps\PJWD\322518_PJWD.aprx 8/5/2022 12:22 PM (wguthrie)



T E C H N I C A L M E M O R A N D U M

DATE: November 4, 2022
TO: Alan Haines, PE – City of Pataskala, Public Services Director
FROM: Shane Morris, PE – American Structurepoint, Inc.
RE: Redwood – Pataskala Development, Mink Street, Ohio Multifamily Traffic Access Study
CC: Ollie Damschroder, LEED AP – American Structurepoint

Introduction

Redwood Living is planning to develop a 197-unit multifamily housing development on Mink Street SW in Pataskala, Ohio. The proposed 35± acre site is located approximately 0.4 mile north of the intersection of E Broad Street and Mink Street SW. American Structurepoint has prepared this Traffic Access Study (TAS) to analyze the proposed development and the two full access driveways on Mink Street SW to determine the extent of improvements that will be required to ensure that the access operates at acceptable levels in both the Opening Year (2024) and the 10-Year Horizon Year (2034).

Per conversations with the City of Pataskala the following items are to be included as part of this TAS:

- No Memorandum of Understanding (MOU) is required
- Traffic counts are to be collected at the intersection of E Broad St & Mink Street SW on a typical weekday from 6 to 9AM and from 4 to 6 PM
- Growth rates will be coordinated with the Mid-Ohio Regional Planning Commission (MORPC)
- Perform capacity analysis at the 2 full access driveways
- Perform left and right turn lane warrant analysis at the 2 full access driveways

Study Area and Background

The proposed development is located on an approximately 35 acre site in Pataskala, Ohio on Mink Street SW north of E Broad Street as shown in **Figure 1**. The proposed development consists of two full access driveways on Mink Street SW. The site concept plan for the 197 unit development can be found in **Attachment A**.

Per ODOT's Transportation Information Mapping System (TIMS), Mink Street SW is classified as a Major Collector and has a posted speed limit of 35 mph.

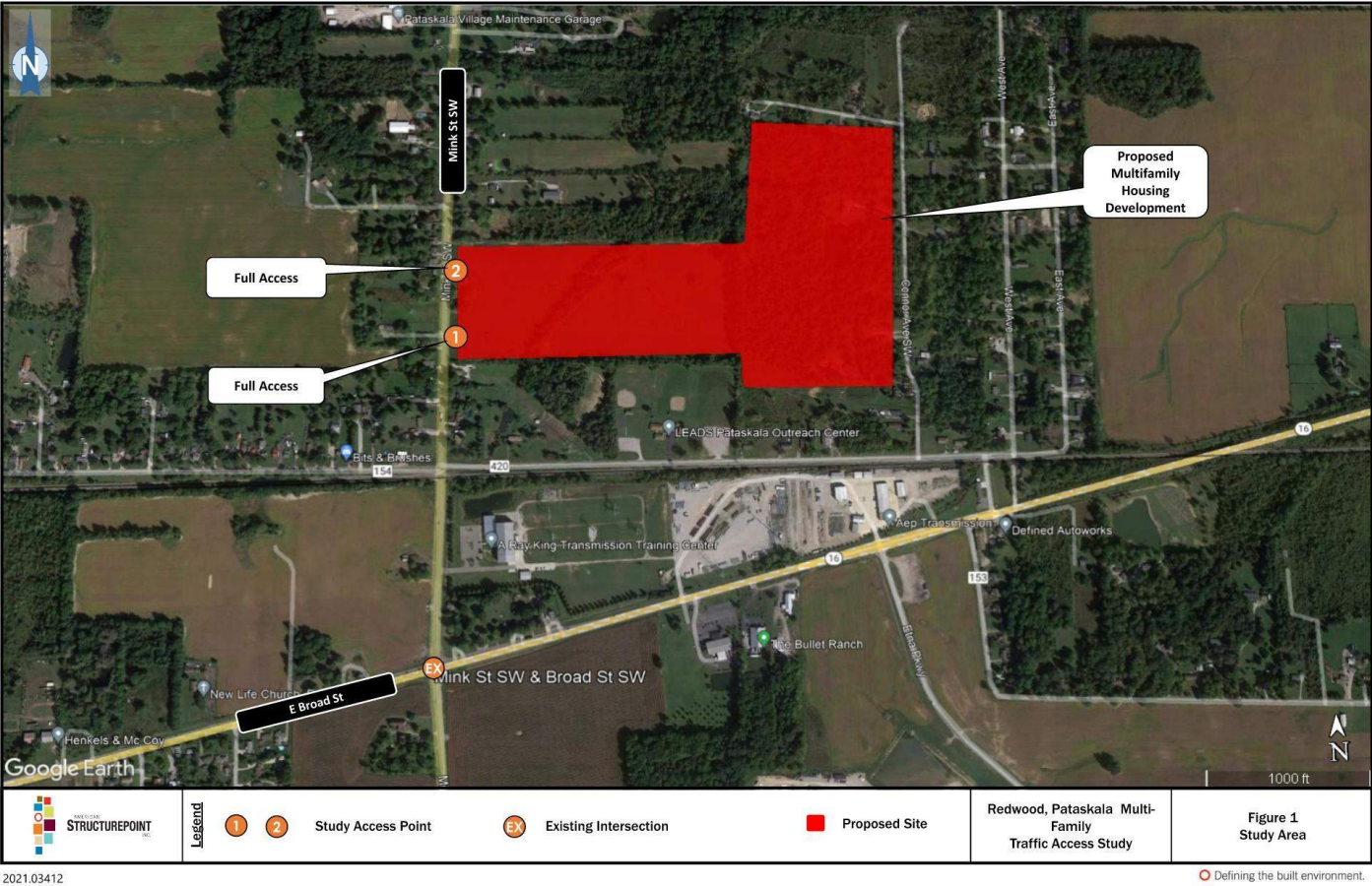


Figure 1: Study Area

Two study scenarios for the site access driveways were analyzed for this TAS, the Opening Year (2024) and the 10-Year Horizon Year (2034). For the purposes of this TAS it was assumed that the multi-family development would be fully built and operational by the Opening Year. The traffic analysis will study the scenarios for this project as listed below in **Table 1**.

Table 1: Study Scenarios

Scenario	Traffic Volume
1	Opening Year Traffic (2024) + Proposed Development Traffic
2	10- Year Horizon Year Traffic (2034) + Proposed Development Traffic

Traffic Volume Data

Turning movement counts were collected on Thursday, September 29, 2022 from 6 AM to 9 AM and from 4 PM to 6 PM at the signalized intersection of E Broad Street and Mink Street SW. Per the turning movement data collected, the AM Peak Hour for the intersection occurs from 7:15 AM to 8:15 AM and the PM Peak Hour from 4:45 PM to 5:45 PM. These turning movement counts were used as the basis for this study.

The current year (2022) peak hour volumes for the intersection of E Broad Street and Mink Street SW are shown in **Figure 2**, and the full traffic volume data is provided in **Attachment B**.

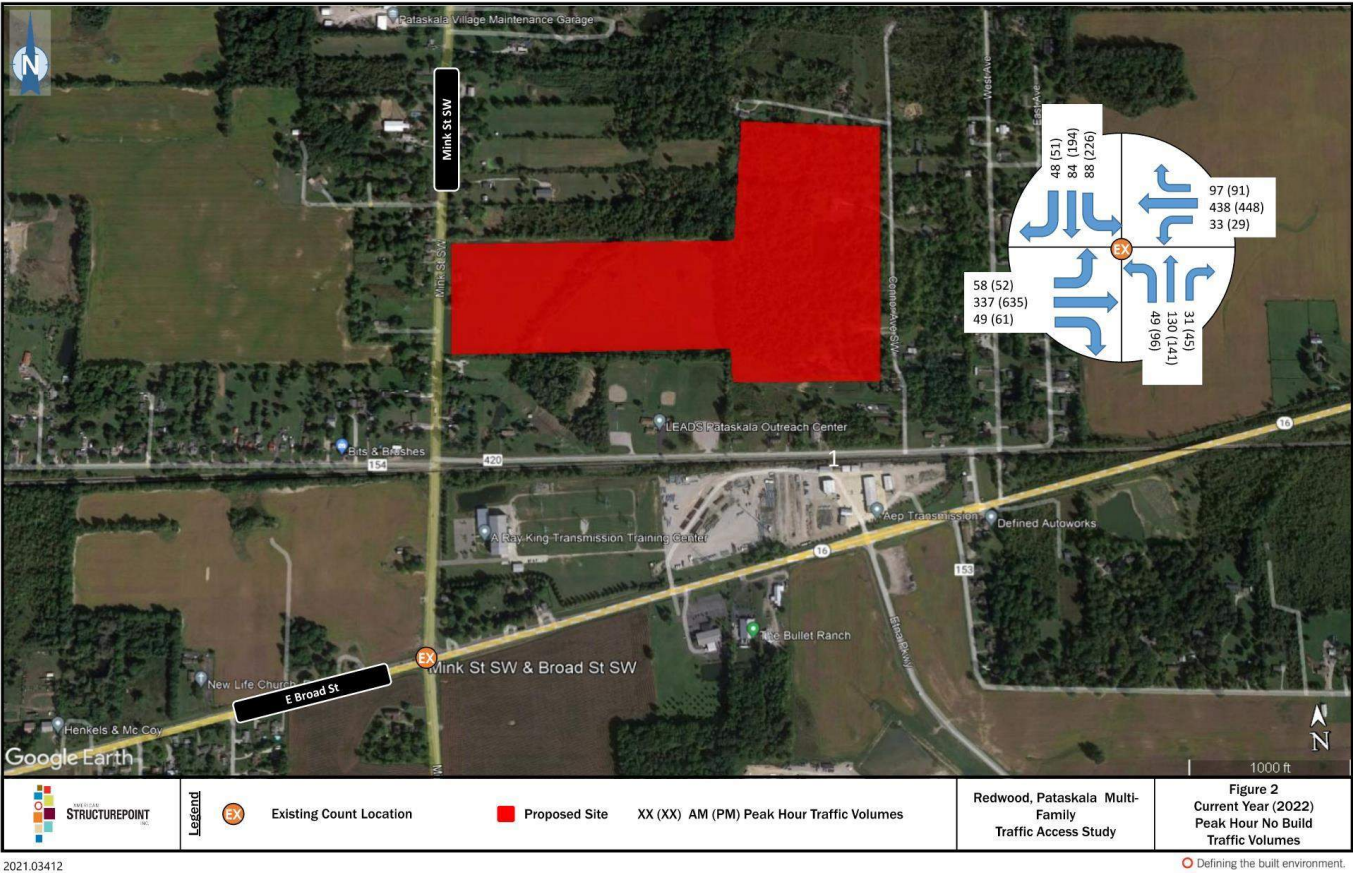


Figure 2: Current Year (2022) Peak Hour No Build Traffic Volumes

Growth Rates and Traffic Forecasting

The MORPC was asked to provide linear annual growth rates for the study area based on their planning level analysis generated in the regional travel demand model. The growth rates provided are summarized in **Table 2** and also provided in **Attachment C**. The growth rates were applied to the 2022 collected traffic volumes to calculate the projected traffic volumes for the Opening Year (2024) and 10-Year Horizon Year (2034).

Table 2: MORPC Growth Rates

Location	Growth Rate
E Broad St e/o Mink St	1.20%
Mink St n/o E Broad St	1.60%
E Broad St w/o Mink St	1.10%
Mink St s/o E Broad St	1.30%

Trip Generation Forecasting

Trips for the proposed site were generated using standard Institute of Transportation Engineers (ITE) practices and *Trip Generation Manual* (11th Edition) data via the Online Traffic Impact Study Software (OTISS). The trip generation estimate used in this study is based on the latest site plan available. A total of 197 dwelling units was used in the analysis to generate trips for the low-rise multifamily housing development. All trip generation calculations in this study are based on the land use types and sizes shown in **Table 3**.

Table 3 – Trip Generation

No.	ITE Code	Land Use Type	Size	Base Vehicle Trips			
				AM Peak		PM Peak	
				Enter	Exit	Enter	Exit
1	220	Multifamily Housing (Low-Rise)	197 DU	20	64	66	39
Total Peak Hour Trips Generated				20	64	66	39

Trip Distribution

Traffic distribution percentages were calculated based on the turning movement counts that were collected on September 29, 2022. The trip assignment percentages for the development were then adjusted at each site access based on knowledge of the surrounding area and engineering judgement with the assumption that the majority of residents will be utilizing E Broad Street in the AM and PM Peak Hours. The full trip distribution calculations can be found in **Attachment D**.

Capacity Analysis

Capacity analysis for the full access drive under the Full Build Opening Year (2024) and the Full Build Horizon Year (2034) scenarios was performed using Highway Capacity Software (HCS 2022) which utilizes the methodology outlined in the *Highway Capacity Manual* (HCM).

The standard parameter used to evaluate traffic operating conditions is referred to as the Level of Service (LOS). There are six LOS (A through F) which relate to driving conditions. LOS for intersections is defined in terms of control delay per vehicle, which is a direct correlation to driver discomfort, frustration, fuel consumption, and lost travel time. **Table 4** provides the LOS criteria as defined in the HCM.

Table 4: LOS Thresholds

LOS	Signalized Intersection Control Delay per Veh (seconds)	Stop Controlled Intersection Control Delay per Veh (seconds)
A	≤ 10	≤ 10
B	> 10 and ≤ 20	> 10 and ≤ 15
C	> 20 and ≤ 35	> 15 and ≤ 25
D	> 35 and ≤ 55	> 25 and ≤ 35
E	> 55 and ≤ 80	> 35 and ≤ 50
F	> 80	> 50

The operating conditions are generally considered to be acceptable if found to operate at LOS D or better for the overall intersection, with no approach operating worse than LOS E. The capacity analysis results for the study intersection are summarized in **Table 5** for the AM and PM peak hours. The full capacity analysis output are provided in **Attachment E**.

Table 5: Capacity Analysis Results

Intersection	Peak Hour	Approach	Opening Year (2024)		Horizon Year (2034)	
			LOS	Delay (sec)	LOS	Delay (sec)
Mink St SW & Site Access #1	AM	WB	B	12.2	B	12.9
		SB	A	0.2	A	0.1
	PM	WB	B	15.0	C	16.6
		SB	A	0.3	A	0.3
Mink St SW & Site Access #2	AM	WB	B	12.1	B	12.8
		SB	A	0.2	A	0.2
	PM	WB	C	15.0	C	16.7
		SB	A	0.3	A	0.3

For the study intersections of the site accesses on Mink Street SW, all intersections and approaches provide an acceptable LOS and delay in both the Opening Year (2024) and 10-Year Horizon Year (2034) for the AM and PM Peak Hours.

Turn Lane Warrant Analysis

A left and right turn lane warrant analysis was evaluated at each access driveway for the 2034 Design Year on Mink Street SW. The turn lane warrants were performed in accordance with ODOT's *Location and Design Manual, Volume 1*. Based on the results of the turn lane warrant analysis, no turn lanes are warranted on Mink Street SW. The full left and right turn lane warrant analysis can be found in **Attachment F**.

American Structurepoint, Inc.

Findings

Based on the results of the capacity analysis and turn lane warrant analysis that is included as part of this Traffic Access Study, no improvements to Mink Street SW are required or recommended as a result of the proposed Redwood development.

If any further information is needed, do not hesitate to contact me at smorris@structurepoint.com or at 614.901.2235.

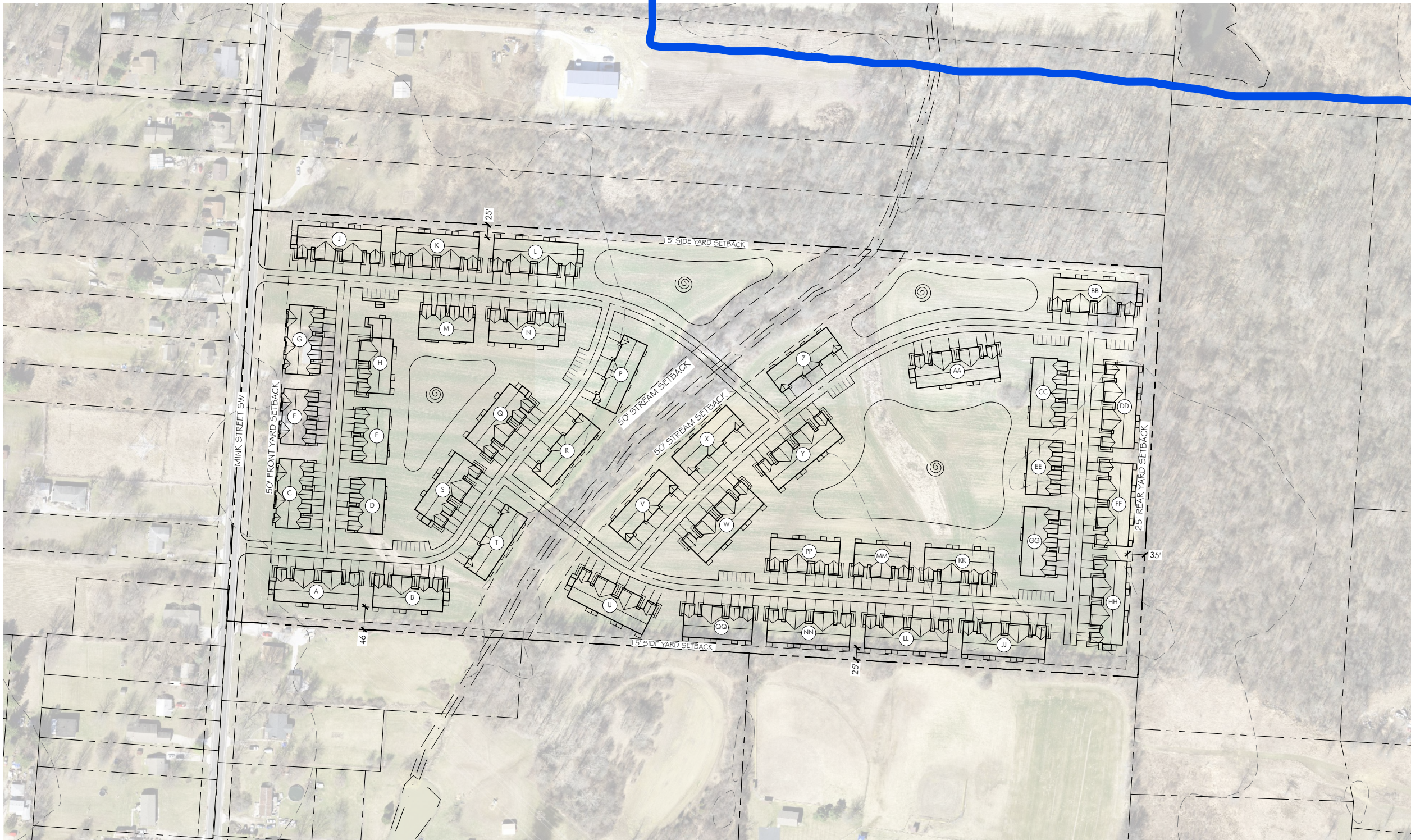
Sincerely,

Shane Morris, PE
Project Manager
American Structurepoint

List of Attachments

Attachment A – Access Point Concept Plan
Attachment B – Traffic Volume Data & MORPC Growth Rates
Attachment C – Trip Generation Output
Attachment D – Trip Distribution Exhibits
Attachment E– Capacity Analysis
Attachment F – Turn Lane Warrant Analysis

Attachment A
Access Point Concept Plan



Concept Site Plan
SCALE: 1" = 100'

ZONING DATA:	
ZONING PROPOSED (Chap. 1239):	R-M / (PUD ??)
SETBACKS (1239.05 C.):	
FRONT	50 FT
SIDE YARD	15 FT
REAR YARD	25 FT
MAX LOT OCCUPANCY (1239.05 D.):	60%
(Exclusive of ROW)	
OPEN/RECREATION SPACE REQ. (1239.05 M.):	±40,200 SF
(1,000 SF/5 UNITS)	
40 PIECES OF RECREATION/FURNISHINGS REQ.	

SITE DATA:	
TOTAL AREA:	±35.22 AC
TOTAL UNITS:	197
OVERALL DENSITY:	±5.59 DU/AC
TOTAL GUEST PARKING:	60
STORM WATER PONDS:	3.49 AC (9.9%)

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

INTERMAN
20 Village Square, Floor 3
Cincinnati, Ohio 45246
p 614.360.3066
PODdesign.net

Project Name
Redwood
Mink Street
Pataskala
Mink Street, Pataskala OH

Prepared For
Redwood Living
7007 East Pleasant Valley Rd.
Independence, OH 44131
Redwood
APARTMENT NEIGHBORHOODS

Project Info
Project # 22021
Date 04/05/2022
By GB, TF
Scale As Noted

Revisions

Sheet Title
CONCEPT SITE
PLAN

Sheet #
L1.0

Attachment B
Traffic Volume Data
and MORPC Growth Rates

E Broad St & Mink St SW - TMC

Thu Sep 29, 2022

Full Length (6 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 993445, Location: 39.994013, -82.729285



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Mink Southbound					Broad Westbound					Mink Northbound					Broad Eastbound					
Time	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int
2022-09-29 6:00AM	5	7	5	0	17	10	69	1	0	80	0	14	3	0	17	8	42	4	0	54	168
6:15AM	7	12	6	0	25	11	96	5	0	112	1	36	9	0	46	11	50	3	0	64	247
6:30AM	6	17	16	0	39	12	114	9	0	135	2	48	8	0	58	25	79	11	0	115	347
6:45AM	8	22	14	0	44	26	107	2	0	135	7	38	4	0	49	10	76	13	0	99	327
Hourly Total	26	58	41	0	125	59	386	17	0	462	10	136	24	0	170	54	247	31	0	332	1089
7:00AM	17	17	11	0	45	16	109	6	0	131	3	28	11	0	42	16	83	14	0	113	331
7:15AM	9	23	18	0	50	24	105	4	0	133	7	33	7	0	47	11	104	6	0	121	351
7:30AM	14	25	16	0	55	31	122	6	0	159	8	43	19	0	70	11	62	13	0	86	370
7:45AM	15	21	37	0	73	16	111	11	0	138	3	28	10	0	41	12	82	28	0	122	374
Hourly Total	55	86	82	0	223	87	447	27	0	561	21	132	47	0	200	50	331	61	0	442	1426
8:00AM	10	15	17	0	42	26	100	12	0	138	13	26	13	0	52	15	89	11	0	115	347
8:15AM	7	25	18	0	50	25	109	12	0	146	5	34	7	0	46	12	87	10	0	109	351
8:30AM	6	22	10	0	38	13	116	7	0	136	5	30	12	0	47	14	76	4	0	94	315
8:45AM	6	25	25	0	56	12	97	13	0	122	7	24	11	0	42	8	78	8	0	94	314
Hourly Total	29	87	70	0	186	76	422	44	0	542	30	114	43	0	187	49	330	33	0	412	1327
4:00PM	11	38	36	0	85	11	98	8	0	117	19	28	15	0	62	15	144	17	0	176	440
4:15PM	8	38	37	0	83	22	104	4	0	130	19	18	16	0	53	11	157	15	0	183	449
4:30PM	9	50	65	0	124	31	111	8	0	150	13	29	10	0	52	19	165	9	0	193	519
4:45PM	14	49	68	0	131	33	118	8	0	159	9	35	17	0	61	12	159	11	0	182	533
Hourly Total	42	175	206	0	423	97	431	28	0	556	60	110	58	0	228	57	625	52	0	734	1941
5:00PM	13	54	44	0	111	28	108	8	0	144	14	37	22	0	73	22	147	12	0	181	509
5:15PM	11	33	52	0	96	17	108	9	0	134	6	36	20	0	62	16	174	13	0	203	495
5:30PM	13	58	62	0	133	13	114	4	0	131	16	33	37	0	86	11	155	16	0	182	532
5:45PM	14	27	45	0	86	19	95	10	0	124	15	26	24	0	65	14	151	15	0	180	455
Hourly Total	51	172	203	0	426	77	425	31	0	533	51	132	103	0	286	63	627	56	0	746	1991
Total	203	578	602	0	1383	396	2111	147	0	2654	172	624	275	0	1071	273	2160	233	0	2666	7774
% Approach	14.7%	41.8%	43.5%	0%	-	14.9%	79.5%	5.5%	0%	-	16.1%	58.3%	25.7%	0%	-	10.2%	81.0%	8.7%	0%	-	-
% Total	2.6%	7.4%	7.7%	0%	17.8%	5.1%	27.2%	1.9%	0%	34.1%	2.2%	8.0%	3.5%	0%	13.8%	3.5%	27.8%	3.0%	0%	34.3%	-
Lights	192	560	587	0	1339	378	2018	141	0	2537	167	604	265	0	1036	267	2042	224	0	2533	7445
% Lights	94.6%	96.9%	97.5%	0%	96.8%	95.5%	95.6%	95.9%	0%	95.6%	97.1%	96.8%	96.4%	0%	96.7%	97.8%	94.5%	96.1%	0%	95.0%	95.8%
Articulated Trucks	2	4	4	0	10	6	34	1	0	41	1	1	0	0	2	0	55	0	0	55	108
% Articulated Trucks	1.0%	0.7%	0.7%	0%	0.7%	1.5%	1.6%	0.7%	0%	1.5%	0.6%	0.2%	0%	0%	0.2%	0%	2.5%	0%	0%	2.1%	1.4%
Buses and Single-Unit Trucks	9	14	11	0	34	12	59	5	0	76	4	19	10	0	33	6	63	9	0	78	221
% Buses and Single-Unit Trucks	4.4%	2.4%	1.8%	0%	2.5%	3.0%	2.8%	3.4%	0%	2.9%	2.3%	3.0%	3.6%	0%	3.1%	2.2%	2.9%	3.9%	0%	2.9%	2.8%

*L: Left, R: Right, T: Thru, U: U-Turn

E Broad St & Mink St SW - TMC

Thu Sep 29, 2022

Full Length (6 AM-9 AM, 4 PM-6 PM)

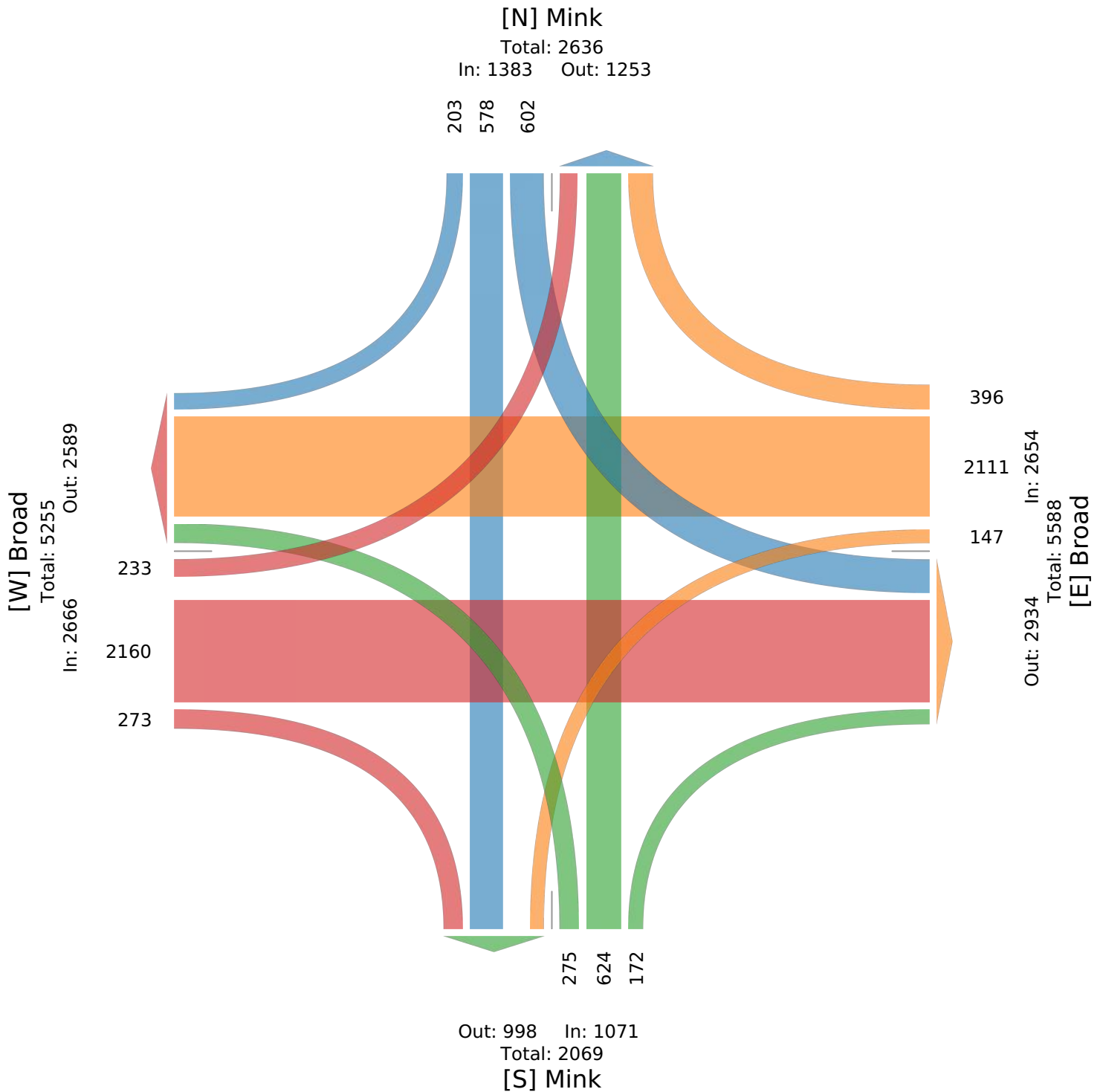
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 993445, Location: 39.994013, -82.729285



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US



E Broad St & Mink St SW - TMC

Thu Sep 29, 2022

AM Peak (7:15 AM - 8:15 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 993445, Location: 39.994013, -82.729285



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Mink Southbound					Broad Westbound					Mink Northbound					Broad Eastbound					
Time	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int
2022-09-29 7:15AM	9	23	18	0	50	24	105	4	0	133	7	33	7	0	47	11	104	6	0	121	351
7:30AM	14	25	16	0	55	31	122	6	0	159	8	43	19	0	70	11	62	13	0	86	370
7:45AM	15	21	37	0	73	16	111	11	0	138	3	28	10	0	41	12	82	28	0	122	374
8:00AM	10	15	17	0	42	26	100	12	0	138	13	26	13	0	52	15	89	11	0	115	347
Total	48	84	88	0	220	97	438	33	0	568	31	130	49	0	210	49	337	58	0	444	1442
% Approach	21.8%	38.2%	40.0%	0%	-	17.1%	77.1%	5.8%	0%	-	14.8%	61.9%	23.3%	0%	-	11.0%	75.9%	13.1%	0%	-	-
% Total	3.3%	5.8%	6.1%	0%	15.3%	6.7%	30.4%	2.3%	0%	39.4%	2.1%	9.0%	3.4%	0%	14.6%	3.4%	23.4%	4.0%	0%	30.8%	-
PHF	0.800	0.840	0.595	-	0.753	0.782	0.898	0.688	-	0.893	0.596	0.756	0.645	-	0.750	0.817	0.810	0.518	-	0.910	0.964
Lights	46	83	85	0	214	90	418	32	0	540	30	123	48	0	201	46	305	56	0	407	1362
% Lights	95.8%	98.8%	96.6%	0%	97.3%	92.8%	95.4%	97.0%	0%	95.1%	96.8%	94.6%	98.0%	0%	95.7%	93.9%	90.5%	96.6%	0%	91.7%	94.5%
Articulated Trucks	0	1	0	0	1	3	5	0	0	8	0	0	0	0	0	0	14	0	0	14	23
% Articulated Trucks	0%	1.2%	0%	0%	0.5%	3.1%	1.1%	0%	0%	1.4%	0%	0%	0%	0%	0%	0%	4.2%	0%	0%	3.2%	1.6%
Buses and Single-Unit Trucks	2	0	3	0	5	4	15	1	0	20	1	7	1	0	9	3	18	2	0	23	57
% Buses and Single-Unit Trucks	4.2%	0%	3.4%	0%	2.3%	4.1%	3.4%	3.0%	0%	3.5%	3.2%	5.4%	2.0%	0%	4.3%	6.1%	5.3%	3.4%	0%	5.2%	4.0%

* L: Left, R: Right, T: Thru, U: U-Turn

E Broad St & Mink St SW - TMC

Thu Sep 29, 2022

AM Peak (7:15 AM - 8:15 AM)

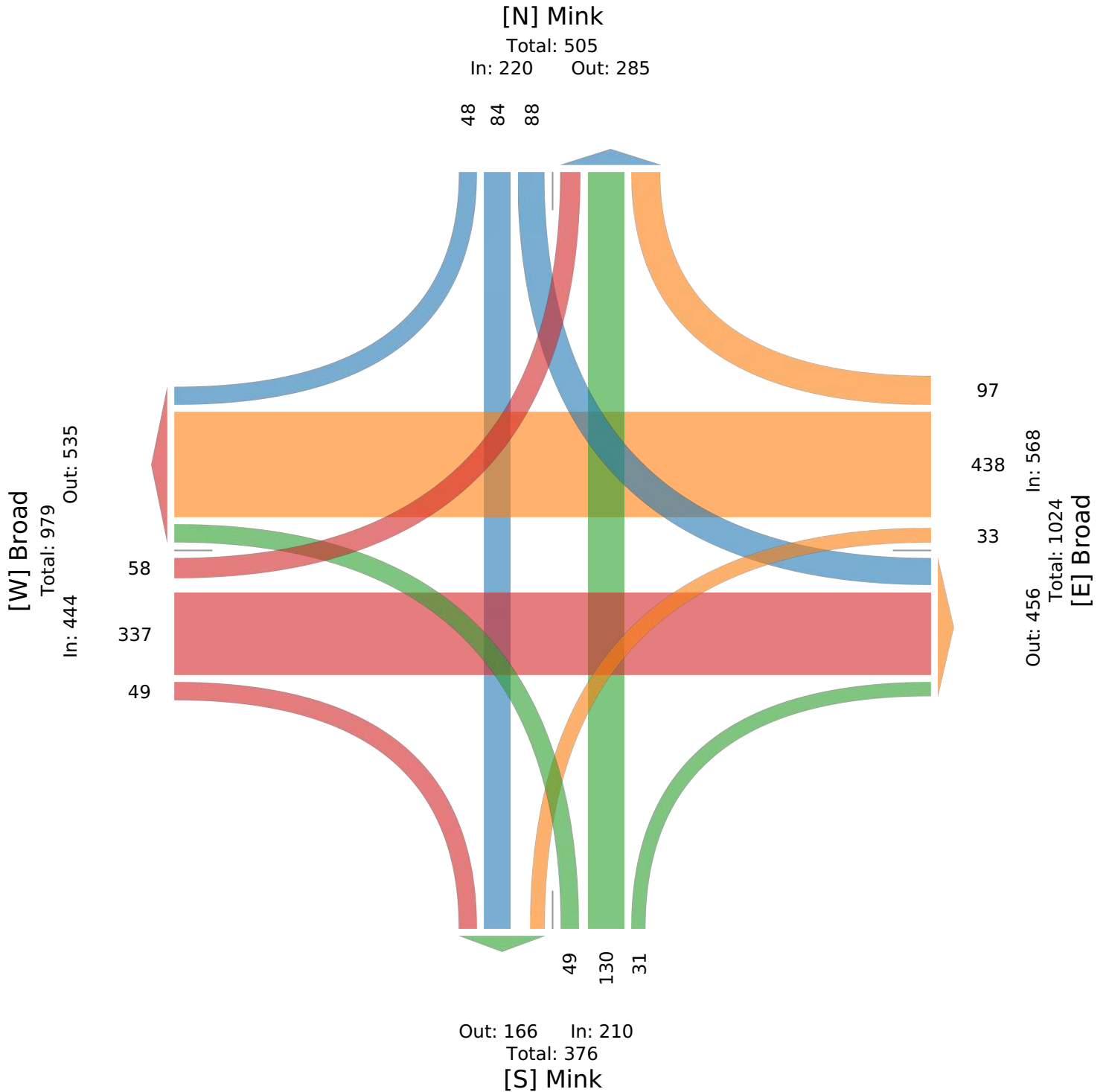
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 993445, Location: 39.994013, -82.729285



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US



E Broad St & Mink St SW - TMC

Thu Sep 29, 2022

PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 993445, Location: 39.994013, -82.729285



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Mink Southbound					Broad Westbound					Mink Northbound					Broad Eastbound					
Time	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int
2022-09-29 4:45PM	14	49	68	0	131	33	118	8	0	159	9	35	17	0	61	12	159	11	0	182	533
5:00PM	13	54	44	0	111	28	108	8	0	144	14	37	22	0	73	22	147	12	0	181	509
5:15PM	11	33	52	0	96	17	108	9	0	134	6	36	20	0	62	16	174	13	0	203	495
5:30PM	13	58	62	0	133	13	114	4	0	131	16	33	37	0	86	11	155	16	0	182	532
Total	51	194	226	0	471	91	448	29	0	568	45	141	96	0	282	61	635	52	0	748	2069
% Approach	10.8%	41.2%	48.0%	0%	-	16.0%	78.9%	5.1%	0%	-	16.0%	50.0%	34.0%	0%	-	8.2%	84.9%	7.0%	0%	-	-
% Total	2.5%	9.4%	10.9%	0%	22.8%	4.4%	21.7%	1.4%	0%	27.5%	2.2%	6.8%	4.6%	0%	13.6%	2.9%	30.7%	2.5%	0%	36.2%	-
PHF	0.911	0.836	0.831	-	0.885	0.689	0.949	0.806	-	0.893	0.703	0.953	0.649	-	0.820	0.693	0.912	0.813	-	0.921	0.970
Lights	49	188	223	0	460	88	437	26	0	551	44	138	91	0	273	60	614	52	0	726	2010
% Lights	96.1%	96.9%	98.7%	0%	97.7%	96.7%	97.5%	89.7%	0%	97.0%	97.8%	97.9%	94.8%	0%	96.8%	98.4%	96.7%	100%	0%	97.1%	97.1%
Articulated Trucks	0	1	0	0	1	0	6	1	0	7	0	0	0	0	0	0	9	0	0	9	17
% Articulated Trucks	0%	0.5%	0%	0%	0.2%	0%	1.3%	3.4%	0%	1.2%	0%	0%	0%	0%	0%	0%	1.4%	0%	0%	1.2%	0.8%
Buses and Single-Unit Trucks	2	5	3	0	10	3	5	2	0	10	1	3	5	0	9	1	12	0	0	13	42
% Buses and Single-Unit Trucks	3.9%	2.6%	1.3%	0%	2.1%	3.3%	1.1%	6.9%	0%	1.8%	2.2%	2.1%	5.2%	0%	3.2%	1.6%	1.9%	0%	0%	1.7%	2.0%

* L: Left, R: Right, T: Thru, U: U-Turn

E Broad St & Mink St SW - TMC

Thu Sep 29, 2022

PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour

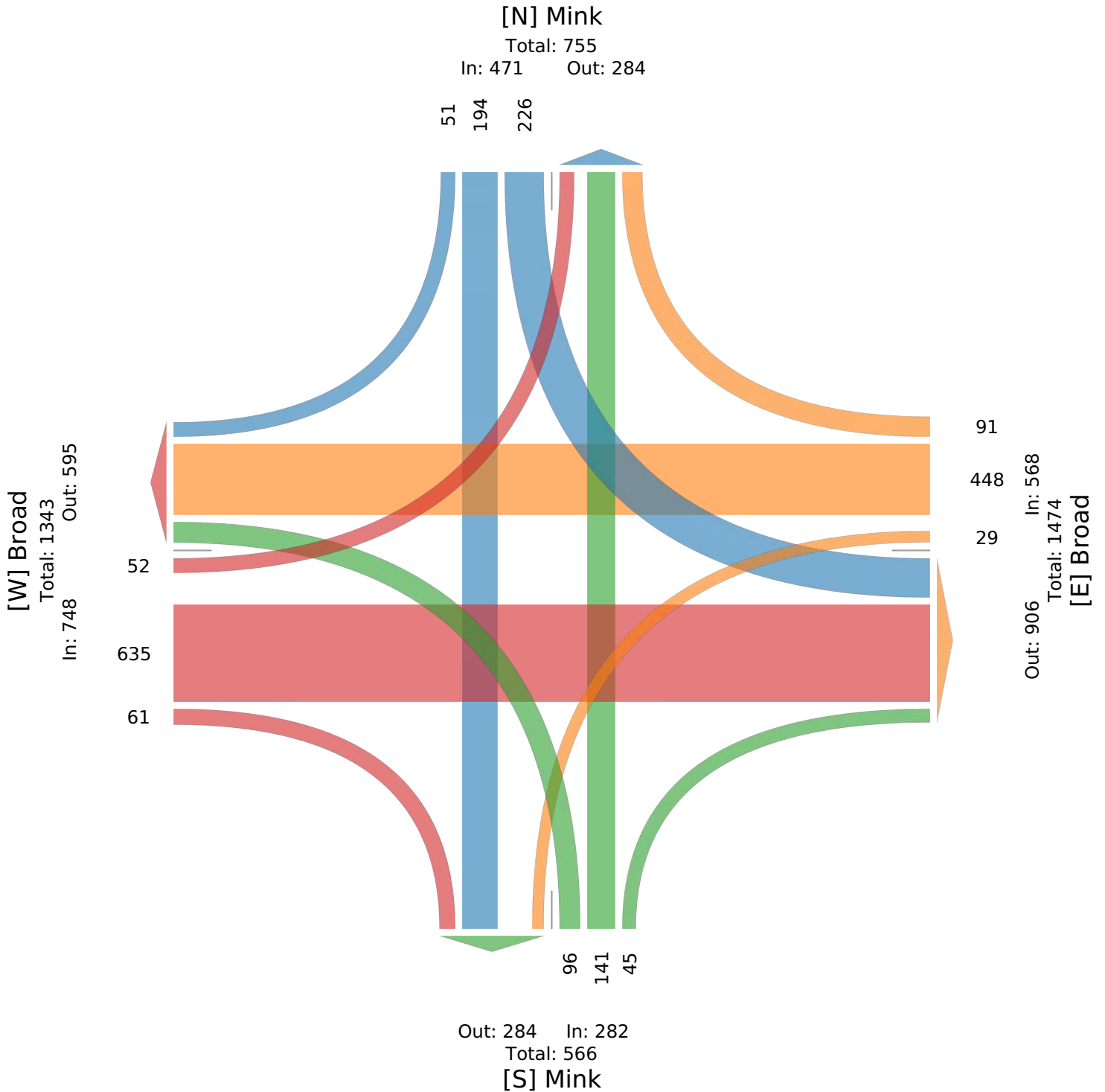
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 993445, Location: 39.994013, -82.729285



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US



From: Hwashik Jang <hjang@morpc.org>
Sent: Wednesday, October 19, 2022 5:04 PM
To: Morris, Shane
Cc: Nick Gill; Cheri Mansperger
Subject: RE: Growth Rate Request - E Broad Street & Mink Street SW

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe!

Shane,

We have completed processing growth rates for your E Broad Street & Mink Street SW study intersection.

Please use linear annual growth rates as summarized below.

<u>Location</u>	<u>Linear Annual Growth Rate</u>
E Broad St e/o Mink St	1.20%
Mink St n/o E Broad St	1.60%
E Broad St w/o Mink St	1.10%
Mink St s/o E Broad St	1.30%

Note: The above rate was derived based on planning level analysis by using MORPC's regional travel demand model.

If you have any questions, please let me know.

Thanks,

HWASHIK JANG

Senior Planner | Mid-Ohio Regional Planning Commission

T: 614.233.4145 | hjang@morpc.org

111 Liberty Street, Suite 100 | Columbus, OH 43215



From: Morris, Shane <smorris@structurepoint.com>
Sent: Tuesday, October 18, 2022 2:38 PM
To: Hwashik Jang <hjang@morpc.org>
Subject: RE: Growth Rate Request - E Broad Street & Mink Street SW

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Hi Hwashik

The Opening Year will be 2024 and the Design Year will be 2034.

Thanks
Shane

From: Hwashik Jang <hjang@morpc.org>
Sent: Tuesday, October 18, 2022 11:00 AM
To: Morris, Shane <smorris@structurepoint.com>
Subject: RE: Growth Rate Request - E Broad Street & Mink Street SW

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe!

Hi Shane,

What is the open and design year of the study?

Thanks,

Hwashik Jang | hjang@morpc.org | MORPC
Tel 614.233.4145

From: Morris, Shane <smorris@structurepoint.com>
Sent: Tuesday, October 11, 2022 10:25 AM
To: Hwashik Jang <hjang@morpc.org>
Subject: Growth Rate Request - E Broad Street & Mink Street SW

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact the IT team

Good Morning

We are putting together a Traffic Access Study for a development located on Mink Street SW in Pataskala. We will be performing capacity analysis along with left and right turn lane warrants for the 2 site access points on Mink Street SW.

This project will be reviewed by the City of Pataskala (Alan Haines, PE – Public Service Director).

We are requesting the growth rates for this intersection.

Attached please find a kmz showing the location of the intersection in addition to the recently collected traffic counts.

Thanks and have a great day.

Shane Morris, PE

Project Manager

2550 Corporate Exchange Drive, Suite 300

Columbus, OH 43231

614.901.2235 [OFFICE](#)

614.507.0482 [CELL](#)

structurepoint.com [WEB](#)



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<https://www.structurepoint.com/>

Attachment C
Trip Generation Output

PROJECT DETAILS	
Project Name: Redwood_Pataskala	Type of Project:
Project No:	City:
Country:	Built-up Area(Sq.ft):
Analyst Name: IT Support	Clients Name:
Date: 11/2/2022	ZIP/Postal Code:
State/Province:	No. of Scenarios: 2
Analysis Region:	

SCENARIO SUMMARY								
Scenarios	Name	No. of Land Uses	Phases of Development	No. of Years to Project Traffic	User Group	Estimated New Vehicle Trips		
						Entry	Exit	Total
Scenario - 1	AM Peak Hour	1	1	10		20	64	84
Scenario - 2	PM Peak Hour	1	1	10		66	39	105

Scenario - 1

Scenario Name: AM Peak Hour

User Group:

Dev. phase: 1

No. of Years to Project 10

Traffic :

Analyst Note:

Warning:

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
220 - Multifamily Housing (Low-Rise) - Not Close Data Source: Trip Generation Manual, 11th Ed	General Urban/Suburban	Dwelling Units	197	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN) $T = 0.31(X) + 22.85$	20 24%	64 76%	84

VEHICLE TO PERSON TRIP CONVERSION**BASELINE SITE VEHICLE CHARACTERISTICS:**

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	100	100	1	1	24	76

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	20	64	0	0	20	64
	84		0		84	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		
	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	20	64	84

RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	20	64	84
External Vehicle Trips	20	64	84
New Vehicle Trips	20	64	84

Scenario - 2

Scenario Name: PM Peak Hour

User Group:

Dev. phase: 1

No. of Years to Project 10

Traffic :

Analyst Note:

Warning:

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
220 - Multifamily Housing (Low-Rise) - Not Close Data Source: Trip Generation Manual, 11th Ed	General Urban/Suburban	Dwelling Units	197	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN) $T = 0.43(X) + 20.55$	66 63%	39 37%	105

VEHICLE TO PERSON TRIP CONVERSION**BASELINE SITE VEHICLE CHARACTERISTICS:**

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	100	100	1	1	63	37

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	66	39	0	0	66	39
	105		0		105	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		
	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	66	39	105

RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	66	39	105
External Vehicle Trips	66	39	105
New Vehicle Trips	66	39	105

Attachment D
Trip Distribution Exhibits

2022

AM Peak Hour Traffic Volumes													
Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL
E Broad St & Mink St SW	49	130	31	88	84	48	58	337	49	33	438	97	1442
	210			220			444			568			

2024

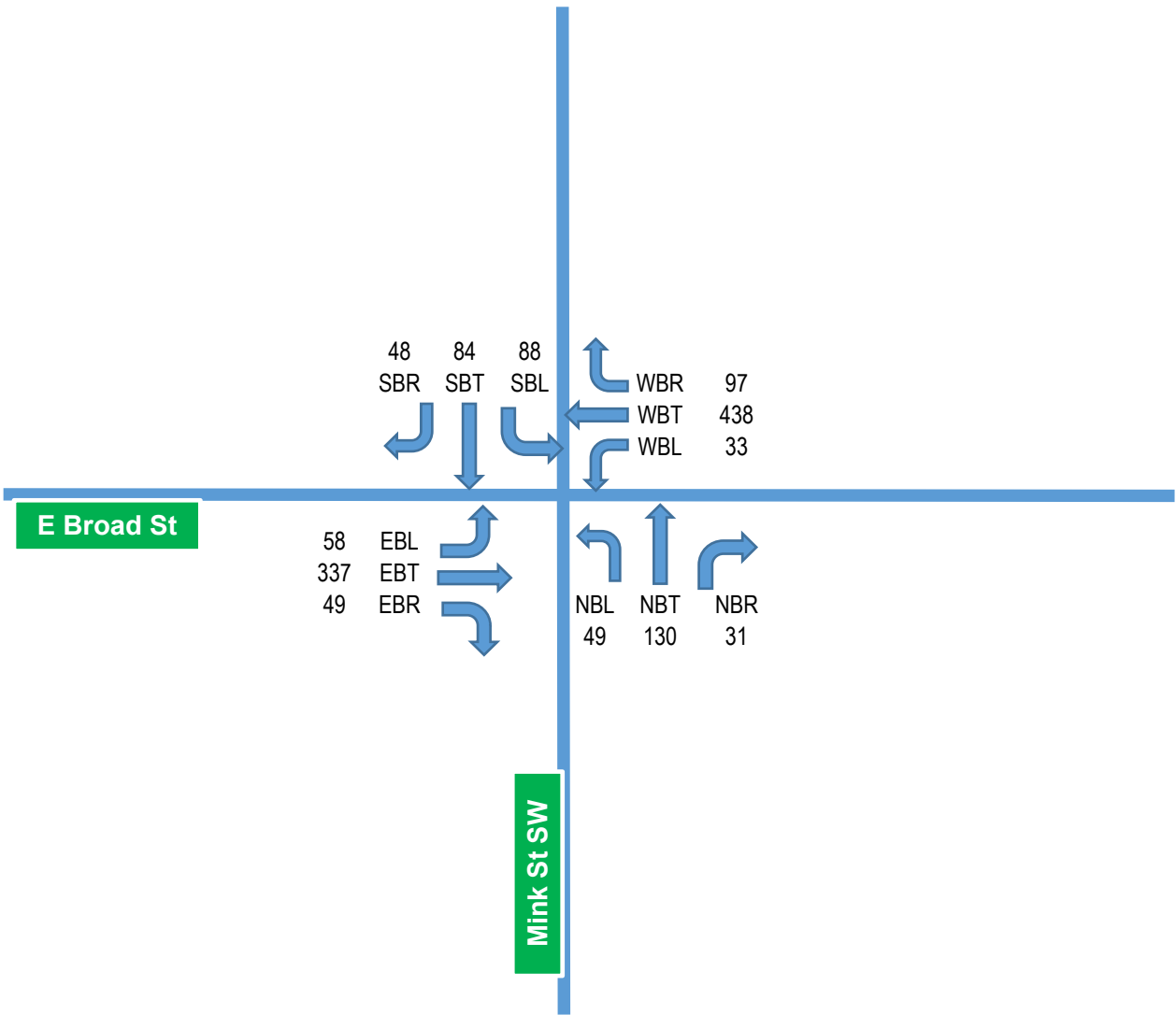
Opening Year AM Peak Hour Traffic Volumes													
Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL
E Broad St & Mink St SW	50	133	32	91	87	50	59	344	50	34	449	99	1478
	215			228			453			582			

2034

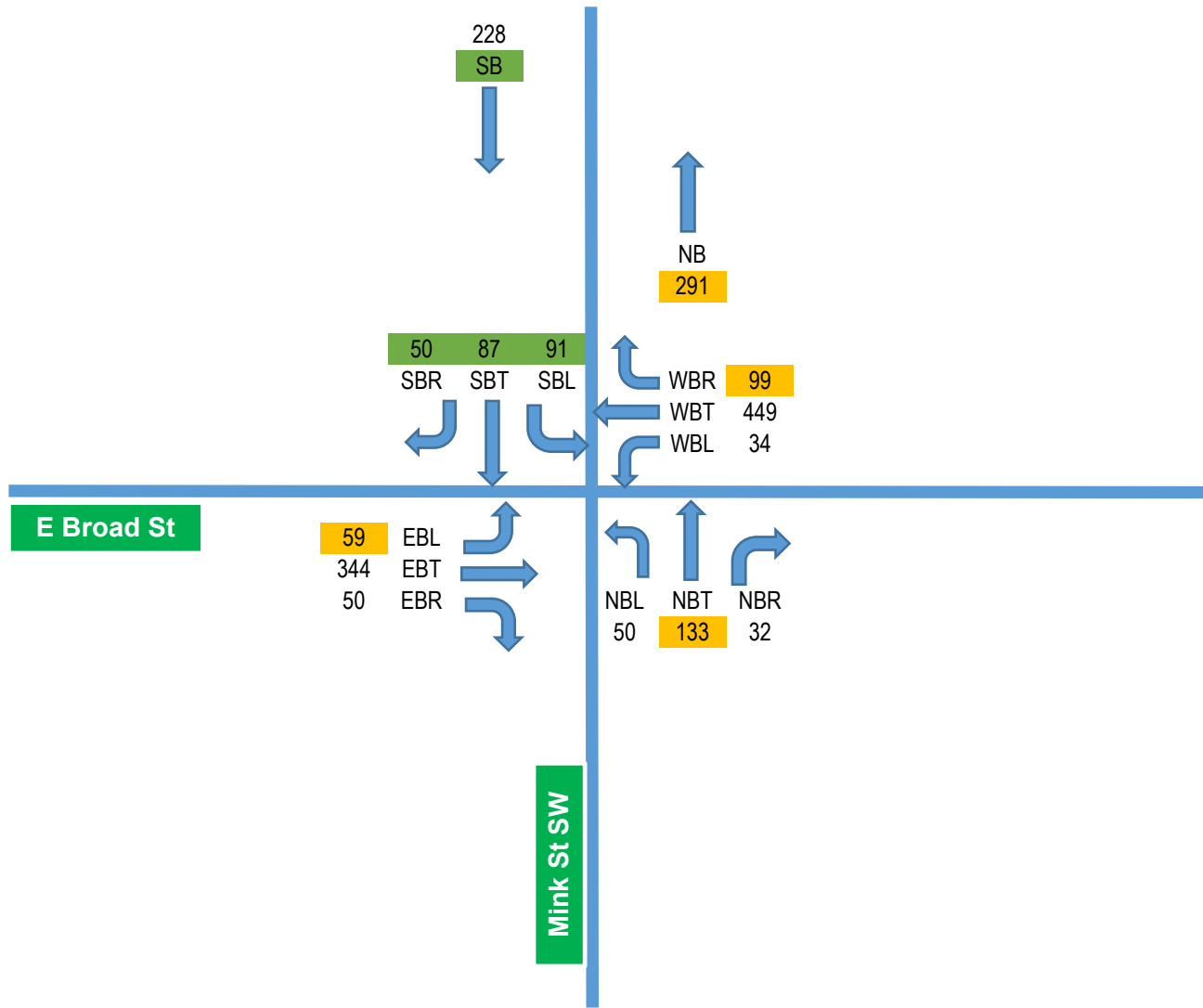
Horizon Year AM Peak Hour Traffic Volumes													
Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL
E Broad St & Mink St SW	57	150	36	105	100	57	66	381	55	38	501	111	1657
	243			262			502			650			

Growth Rate
1.3%
1.6%
1.1%
1.2%

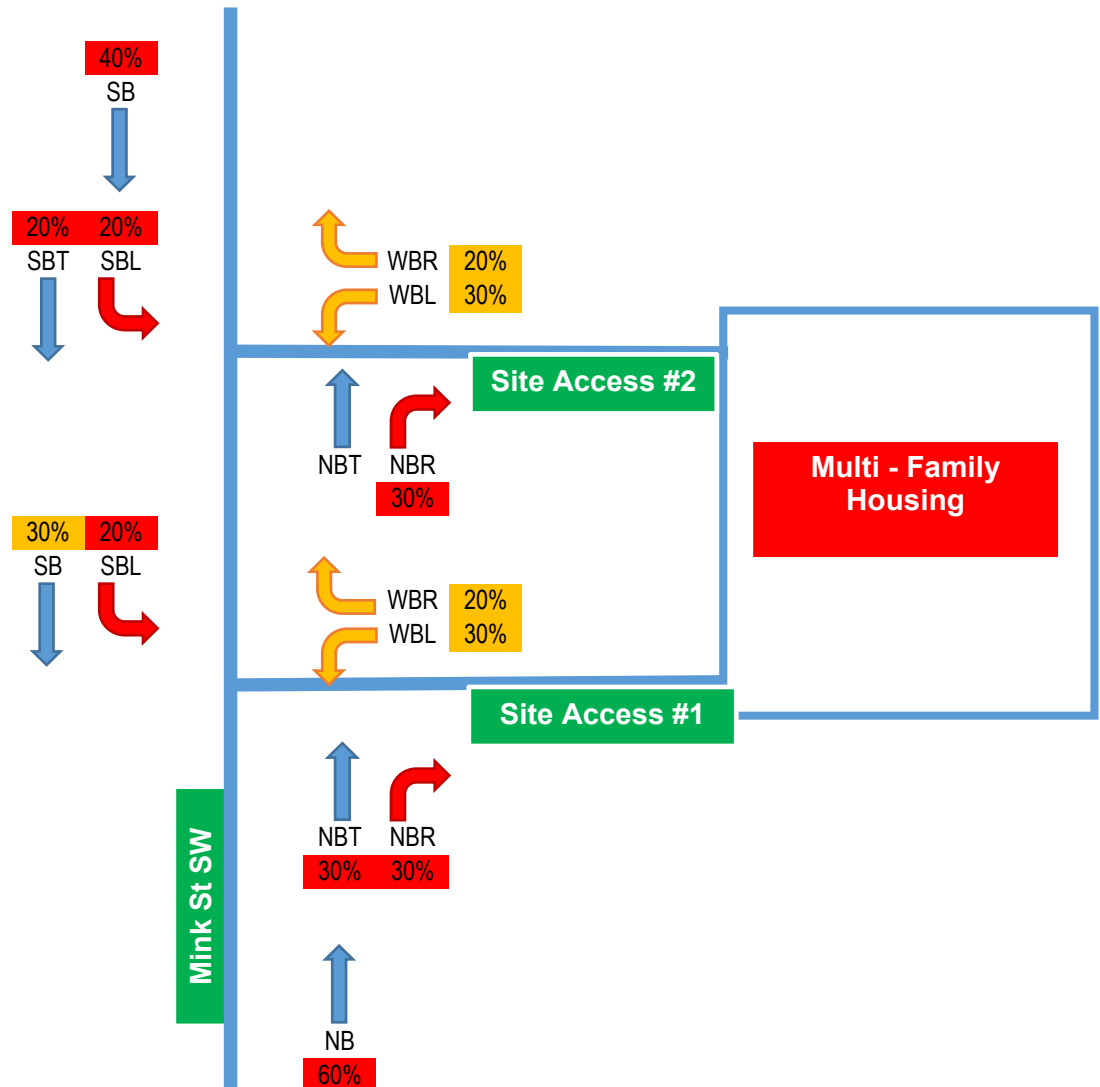
Redwood - Multi - Family Housing Pataskala, Ohio	Year	Time Period	Scenario	Plate
	2022	AM Peak Hour Traffic Volumes	Existing Counts	



Redwood - Multi - Family Housing Pataskala, Ohio	Year	Time Period	Scenario	Plate
	2024	Opening Year AM Peak Hour Traffic Volumes	No Build	B

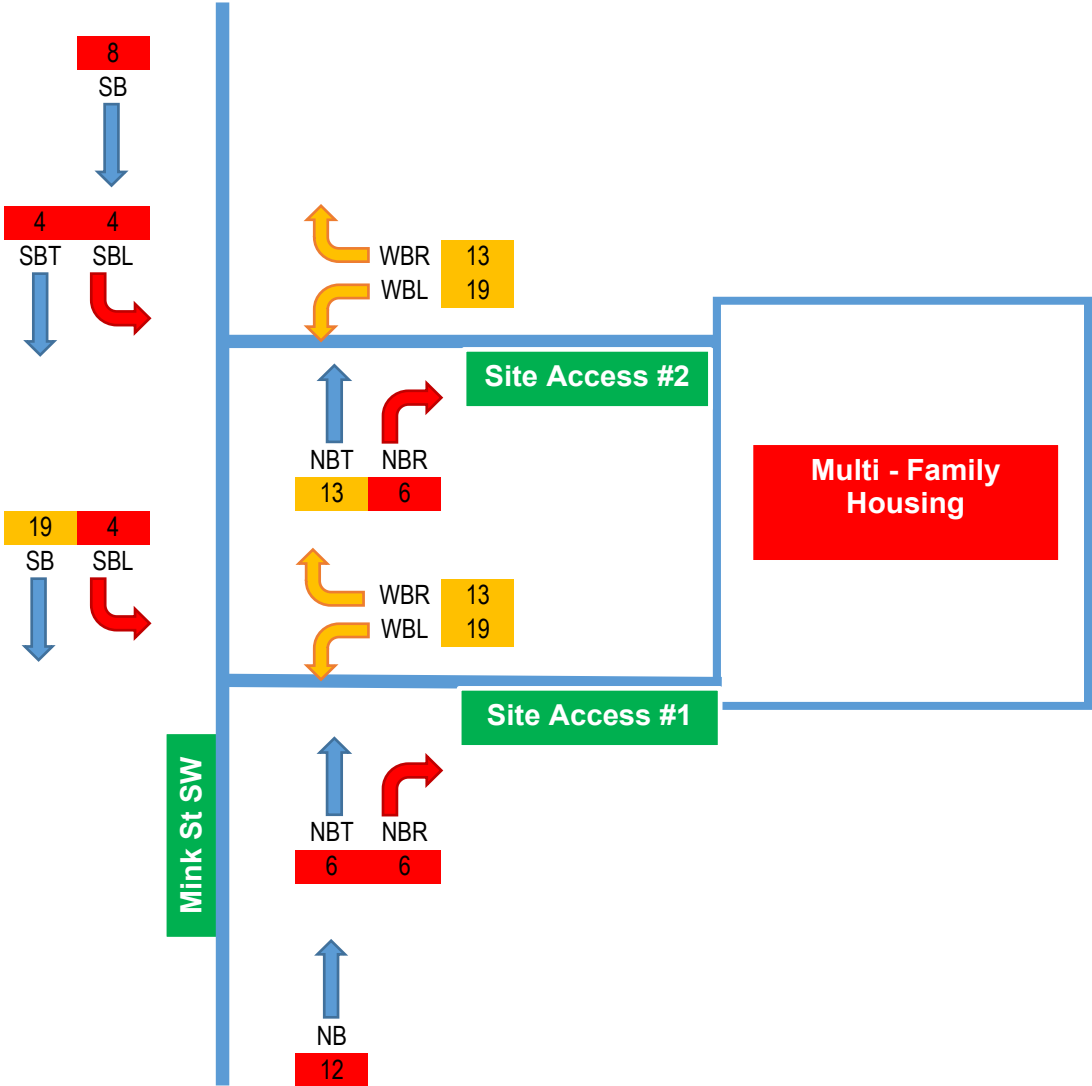


Redwood - Multi - Family Housing Pataskala, Ohio	Year	Time Period	Scenario	Plate
			Build	Trip Distribution Percentages

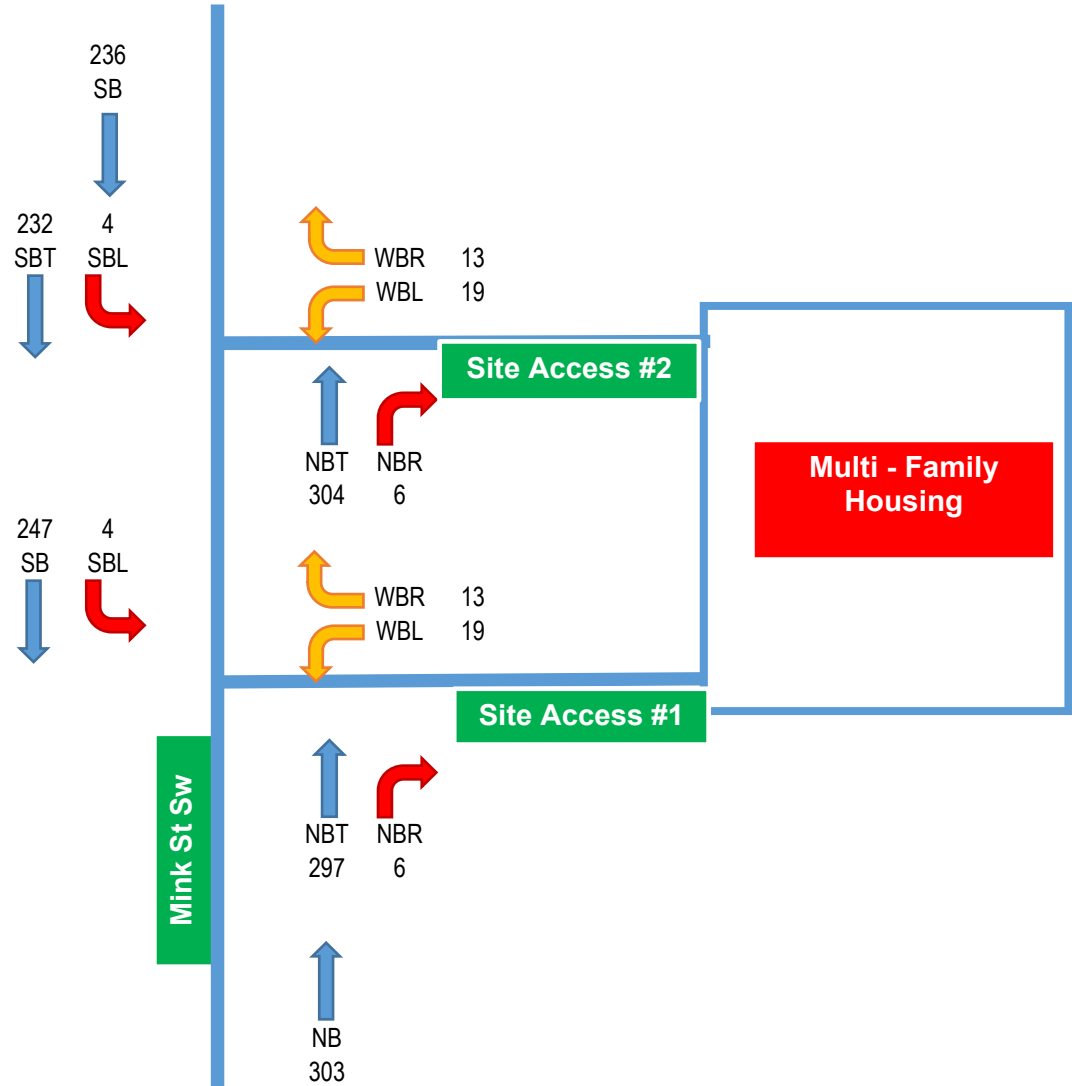


Redwood - Multi - Family Housing Pataskala, Ohio	Year	Time Period	Scenario	Plate
		PM Trip Distribution	Build	C

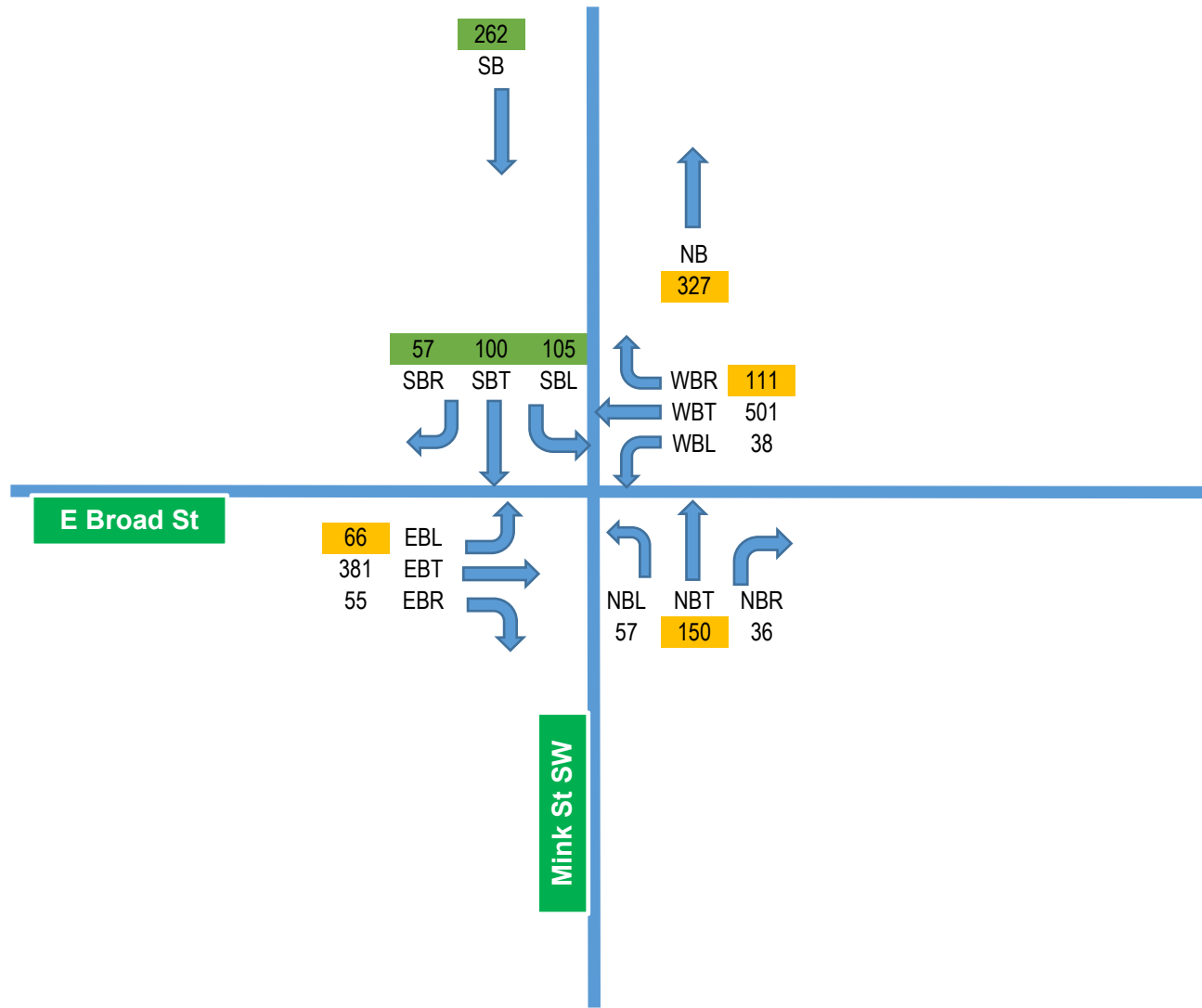
20	Entry
64	Exit
84	Total



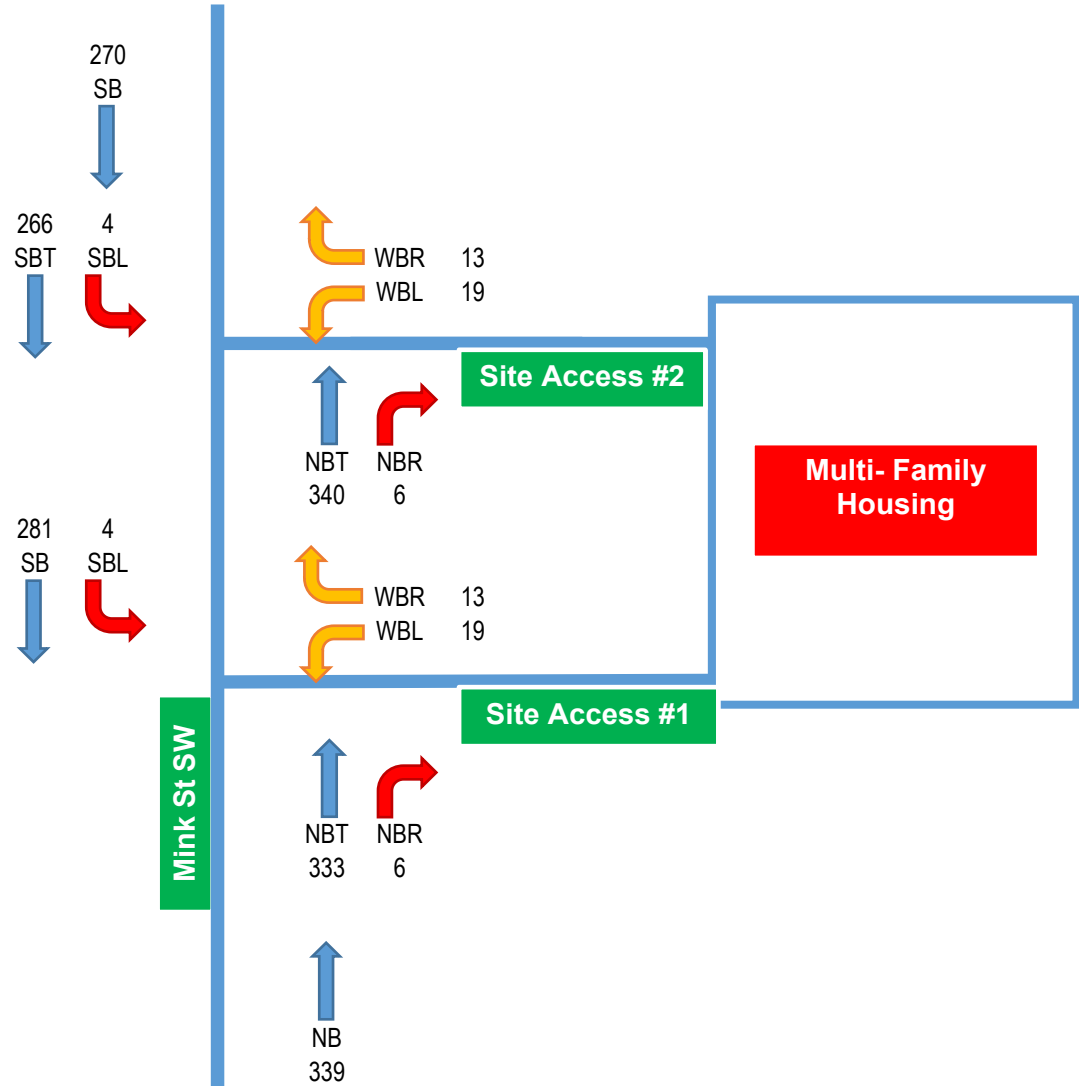
Redwood - Multi - Family Housing Pataskala, Ohio	Year	Time Period	Scenario	Plate
	2024	Opening Year AM Peak Hour Traffic Volumes	Build	D=B+C



Redwood - Multi - Family Housing Pataskala, Ohio	Year	Time Period	Scenario	Plate
	2034	Horizon Year AM Peak Hour Traffic Volumes	No Build	E



Redwood - Multi - Family Housing Pataskala, Ohio	Year	Time Period	Scenario	Plate
	2034	Horizon Year AM Peak Hour Traffic Volumes	Build	F=C+E



2022

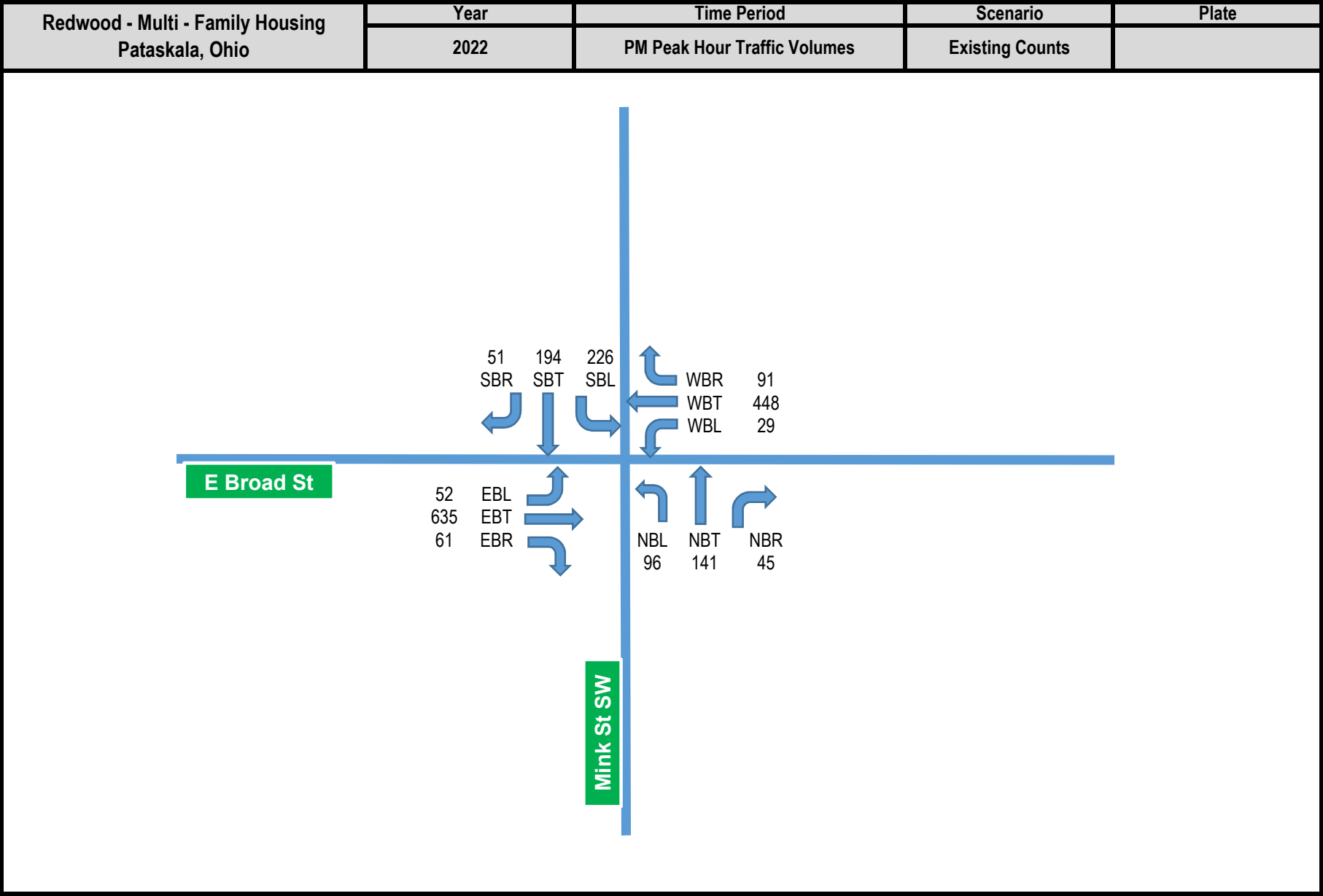
PM Peak Hour Traffic Volumes														Growth
Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	Rate
E Broad St & Mink St SW	96	141	45	226	194	51	52	635	61	29	448	91	2069	1.3%
		282			471			748			568			1.6%

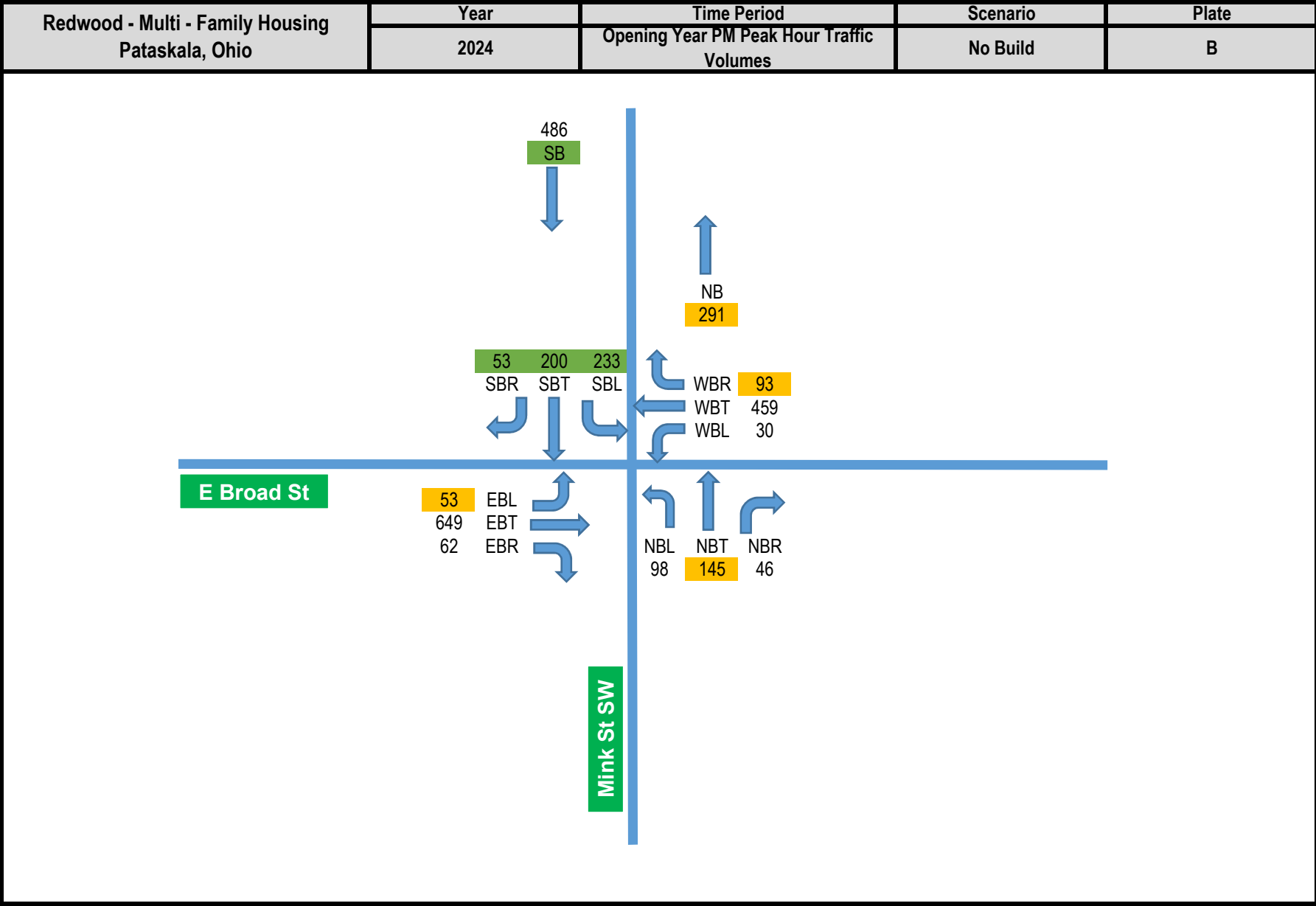
2024

Opening Year PM Peak Hour Traffic Volumes														
Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
E Broad St & Mink St SW	98	145	46	233	200	53	53	649	62	30	459	93	2121	1.1%
		289			486			764			582			1.2%

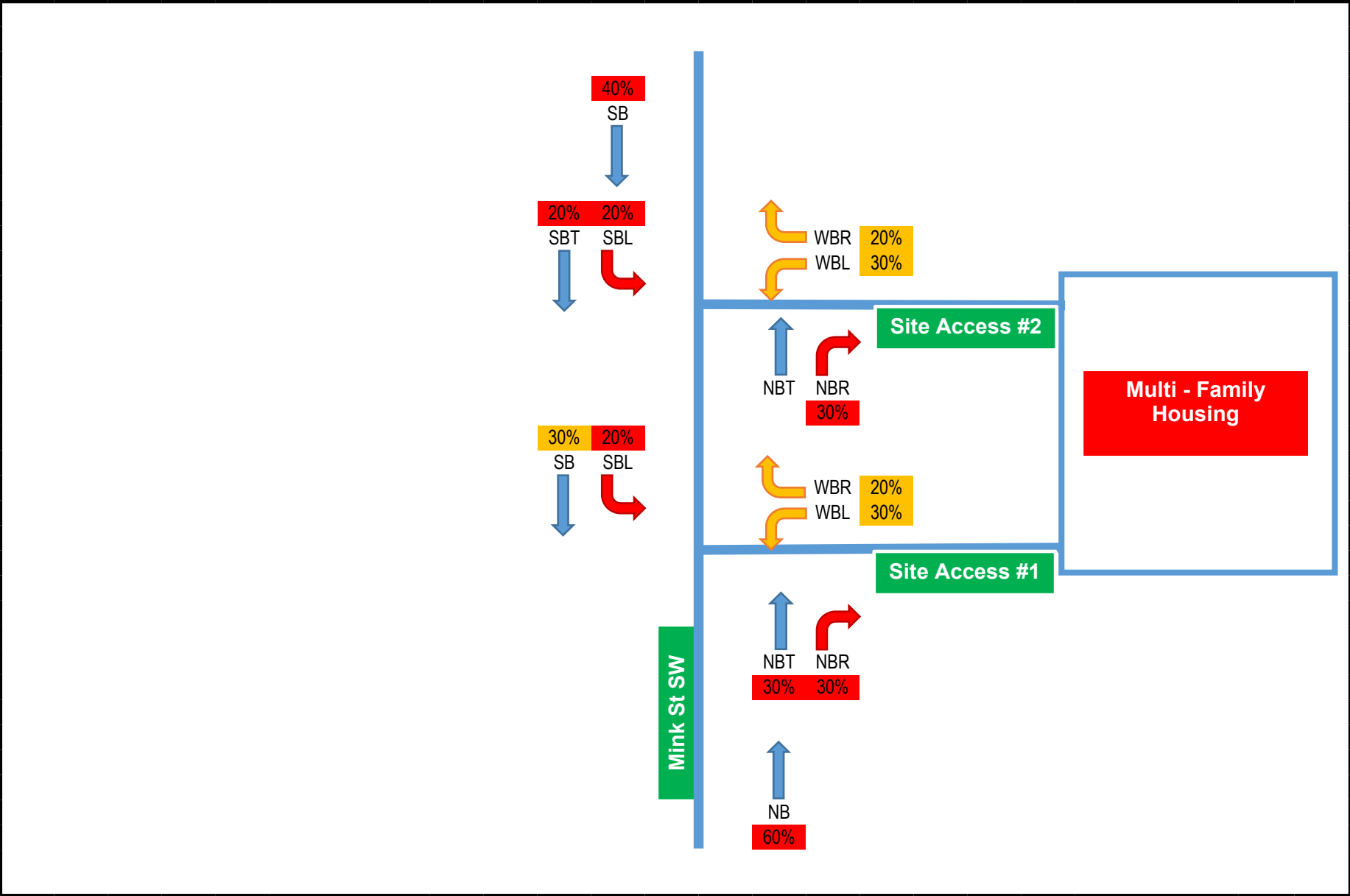
2034

Horizon Year PM Peak Hour Traffic Volumes														
Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
E Broad St & Mink St SW	111	163	52	269	231	61	59	719	69	33	513	104	2384	
		326			561			847			650			



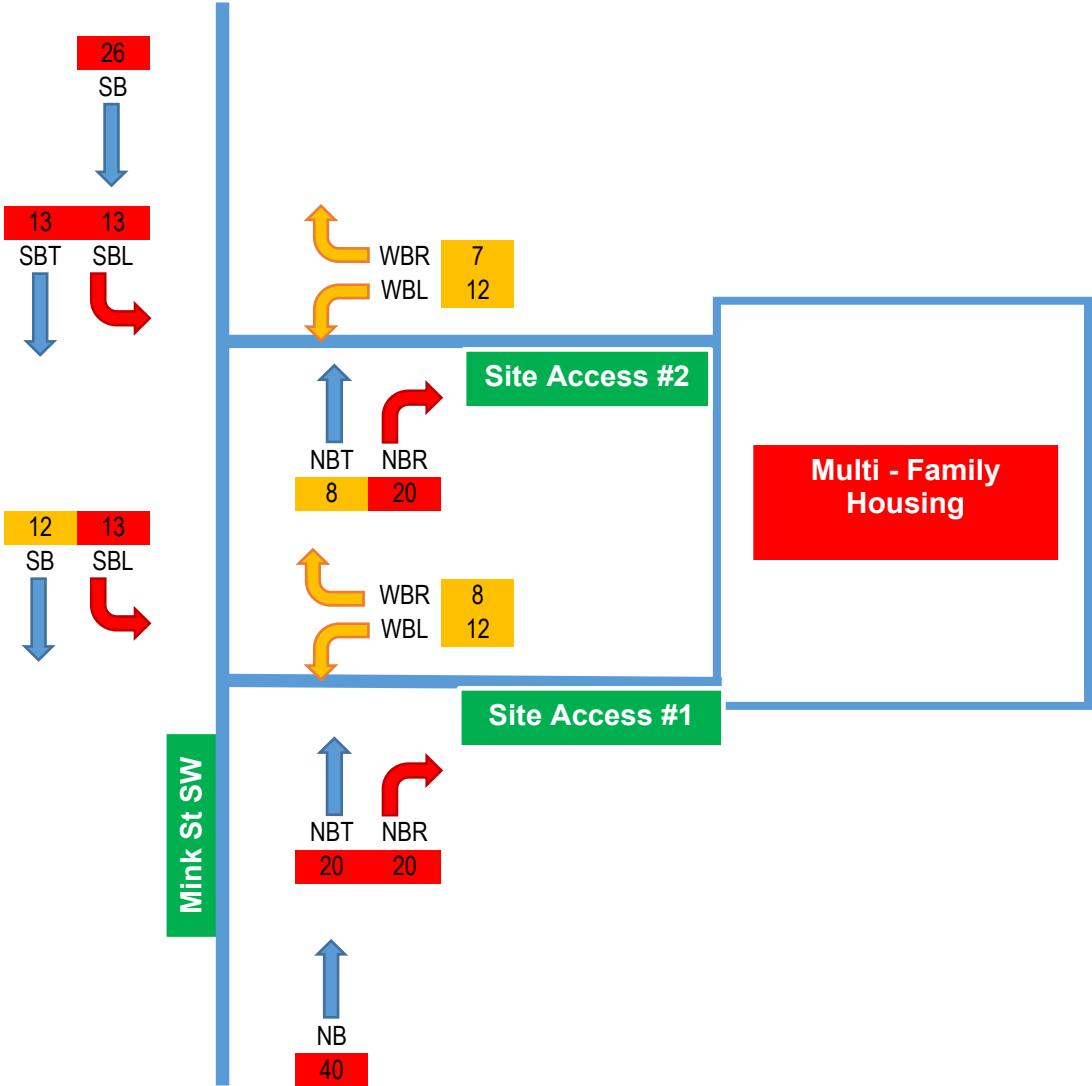


Redwood - Multi - Family Housing Pataskala, Ohio	Year	Time Period	Scenario	Plate
			Build	Trip Distribution Percentages

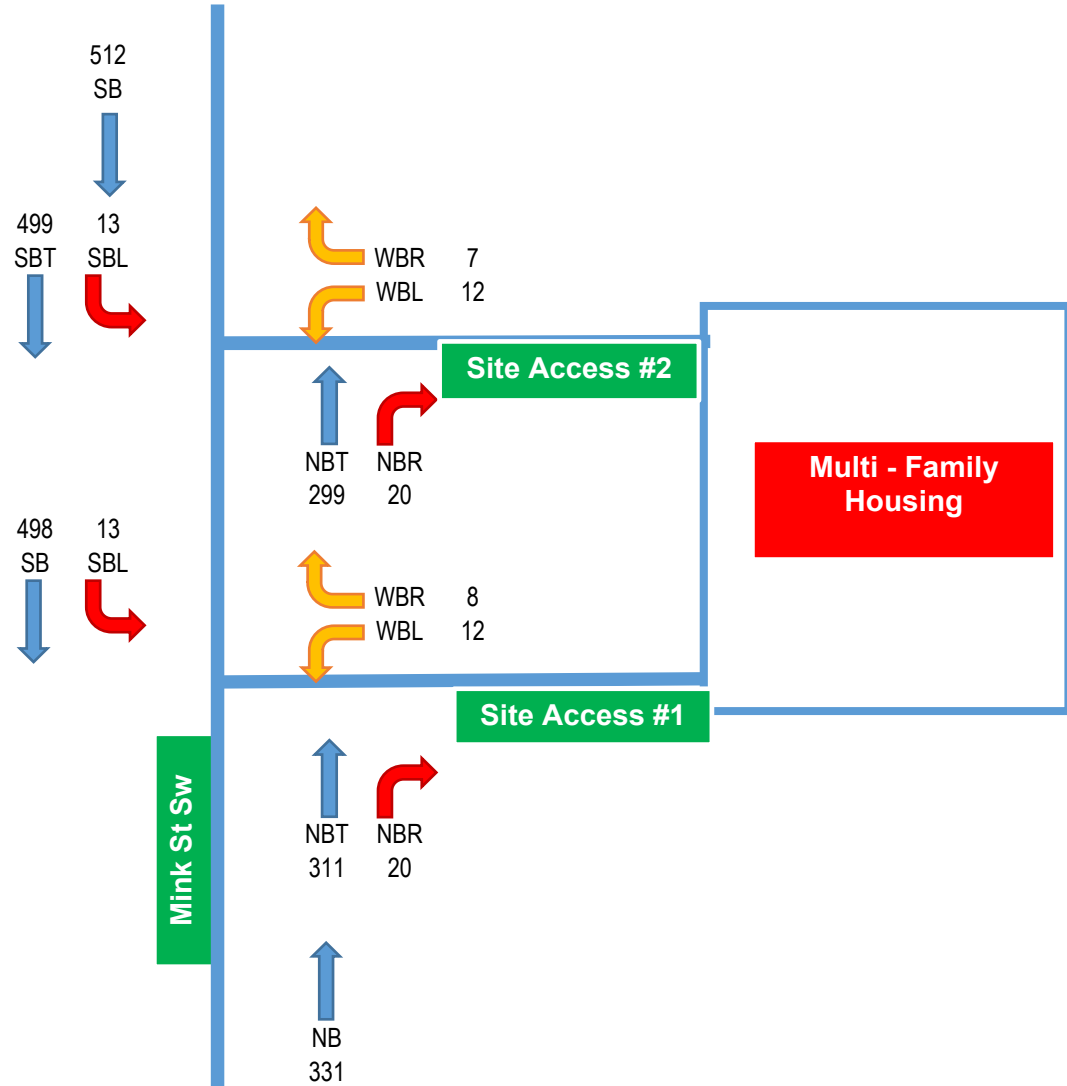


Redwood - Multi - Family Housing Pataskala, Ohio	Year	Time Period	Scenario	Plate
		PM Trip Distribution	Build	C

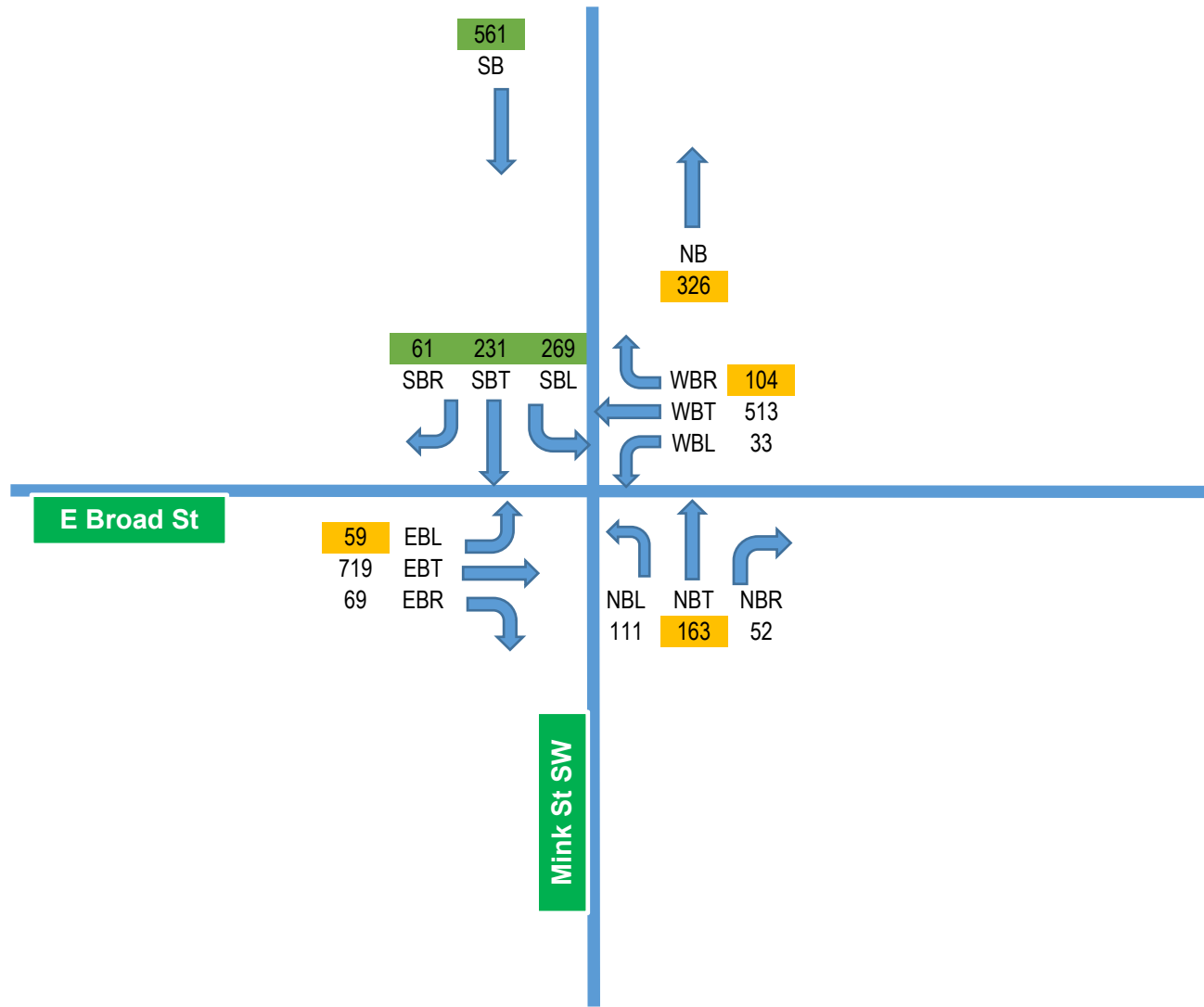
66	Entry
39	Exit
105	Total



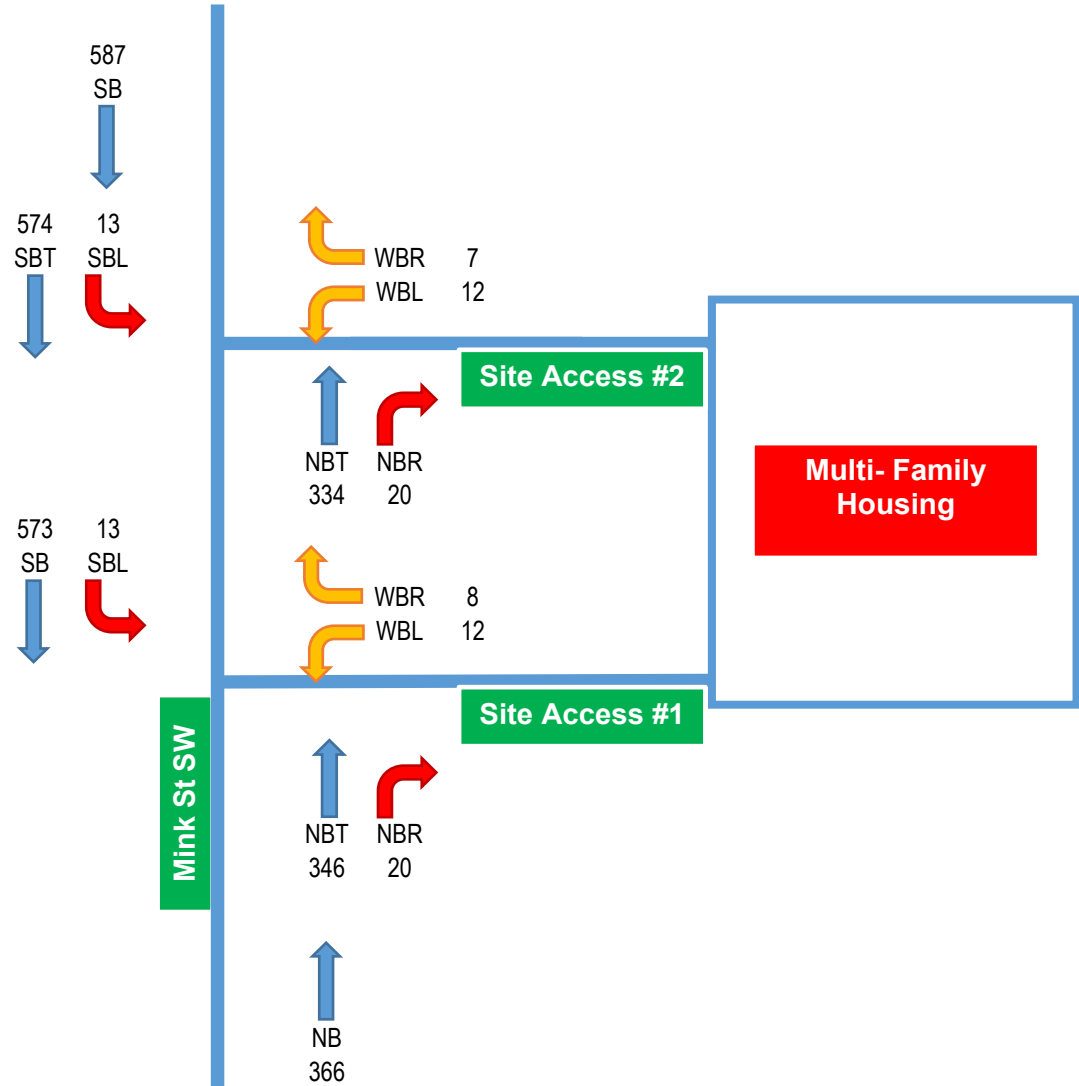
Redwood - Multi - Family Housing Pataskala, Ohio	Year	Time Period	Scenario	Plate
	2024	Opening Year PM Peak Hour Traffic Volumes	Build	D=B+C



Redwood - Multi - Family Housing Pataskala, Ohio	Year	Time Period	Scenario	Plate
	2034	Horizon Year PM Peak Hour Traffic Volumes	No Build	E



Redwood - Multi - Family Housing Pataskala, Ohio	Year	Time Period	Scenario	Plate
	2034	Horizon Year PM Peak Hour Traffic Volumes	Build	F=C+E

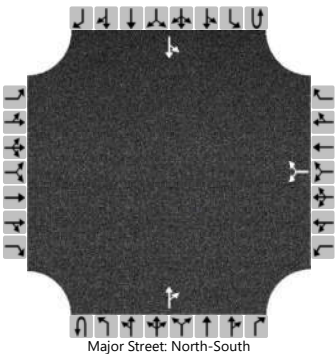


Attachment E
Capacity Analysis

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TNA	Intersection	Site Access #1 & Mink ST SW
Agency/Co.	American Structurepoint	Jurisdiction	Pataskala, Ohio
Date Performed	11/2/2022	East/West Street	Site Access #1
Analysis Year	2024	North/South Street	Mink ST SW
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Redwood - Multi Family Housing		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						19		13			297	6		4	247	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

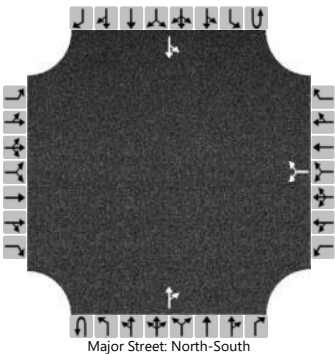
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						35								4		
Capacity, c (veh/h)						536								1225		
v/c Ratio						0.06								0.00		
95% Queue Length, Q ₉₅ (veh)						0.2								0.0		
Control Delay (s/veh)						12.2								8.0	0.0	
Level of Service (LOS)						B								A	A	
Approach Delay (s/veh)					12.2								0.2			
Approach LOS					B								A			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TNA	Intersection	Site Access #2 & Mink ST SW
Agency/Co.	American Structurepoint	Jurisdiction	Pataskala, Ohio
Date Performed	11/2/2022	East/West Street	Site Access #2
Analysis Year	2024	North/South Street	Mink ST SW
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Redwood - Multi Family Housing		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						19		13			304	6		4	232	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

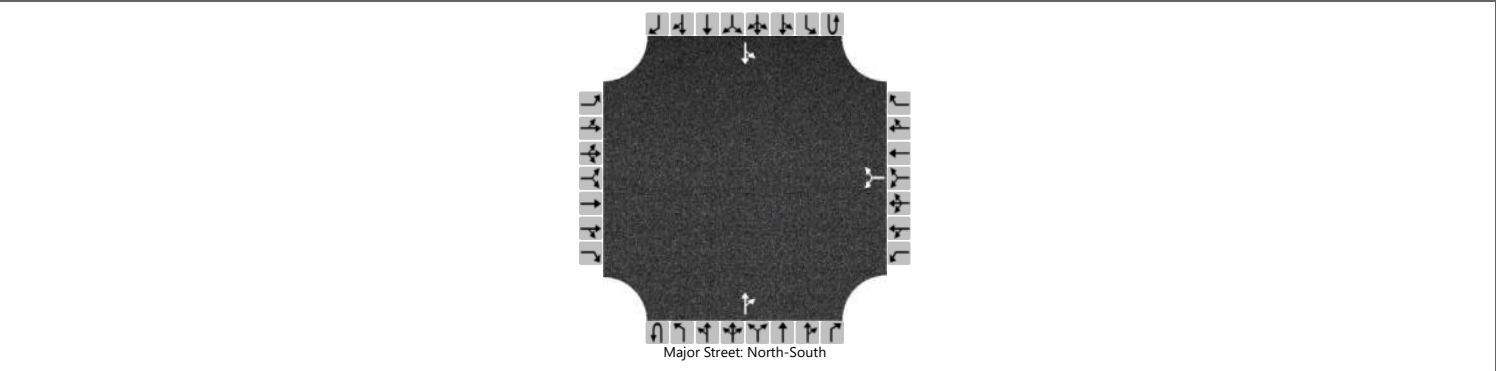
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						35								4		
Capacity, c (veh/h)						539								1217		
v/c Ratio						0.06								0.00		
95% Queue Length, Q ₉₅ (veh)						0.2								0.0		
Control Delay (s/veh)						12.1								8.0	0.0	
Level of Service (LOS)						B								A	A	
Approach Delay (s/veh)					12.1								0.2			
Approach LOS					B								A			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TNA	Intersection	Site Access #1 & Mink ST SW
Agency/Co.	American Structurepoint	Jurisdiction	Pataskala, Ohio
Date Performed	11/2/2022	East/West Street	Site Access #1
Analysis Year	2024	North/South Street	Mink ST SW
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Redwood - Multi Family Housing		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						12		8			311	20		13	498	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

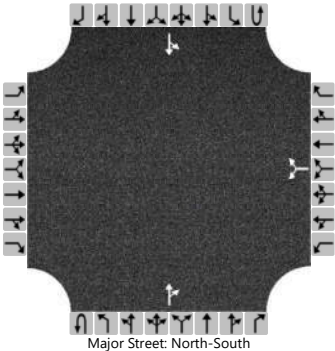
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						22								14		
Capacity, c (veh/h)						383								1193		
v/c Ratio						0.06								0.01		
95% Queue Length, Q ₉₅ (veh)						0.2								0.0		
Control Delay (s/veh)						15.0								8.1	0.1	
Level of Service (LOS)						B								A	A	
Approach Delay (s/veh)					15.0								0.3			
Approach LOS					B								A			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TNA	Intersection	Site Access #2 & Mink ST SW
Agency/Co.	American Structurepoint	Jurisdiction	Pataskala, Ohio
Date Performed	11/2/2022	East/West Street	Site Access #2
Analysis Year	2024	North/South Street	Mink ST SW
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Redwood - Multi Family Housing		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						12		7			299	20		13	499	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						21								14		
Capacity, c (veh/h)						380								1207		
v/c Ratio						0.05								0.01		
95% Queue Length, Q ₉₅ (veh)						0.2								0.0		
Control Delay (s/veh)						15.0								8.0	0.1	
Level of Service (LOS)						C								A	A	
Approach Delay (s/veh)					15.0								0.3			
Approach LOS					C								A			

HCS Two-Way Stop-Control Report

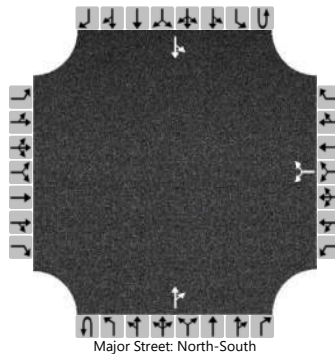
General Information

Analyst	TNA
Agency/Co.	American Structurepoint
Date Performed	11/2/2022
Analysis Year	2034
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Redwood - Multi Family Housing

Site Information

Intersection	Site Access #1 & Mink ST SW
Jurisdiction	Pataskala, Ohio
East/West Street	Site Access #1
North/South Street	Mink ST SW
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						19		13			333	6		4	281	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

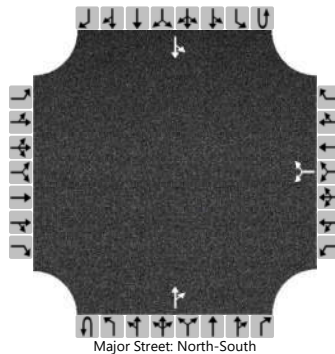
Flow Rate, v (veh/h)						35								4		
Capacity, c (veh/h)						491								1185		
v/c Ratio						0.07								0.00		
95% Queue Length, Q ₉₅ (veh)						0.2								0.0		
Control Delay (s/veh)						12.9								8.1	0.0	
Level of Service (LOS)						B								A	A	
Approach Delay (s/veh)					12.9								0.1			
Approach LOS					B								A			

HCS Two-Way Stop-Control Report

General Information

Analyst	TNA	Intersection	Site Access #2 & Mink ST SW
Agency/Co.	American Structurepoint	Jurisdiction	Pataskala, Ohio
Date Performed	11/2/2022	East/West Street	Site Access #2
Analysis Year	2034	North/South Street	Mink ST SW
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Redwood - Multi Family Housing		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						19		13			340	6		4	266	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

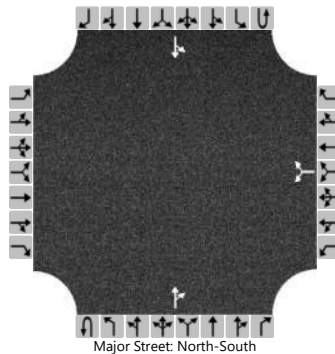
Flow Rate, v (veh/h)						35								4		
Capacity, c (veh/h)						494								1177		
v/c Ratio						0.07								0.00		
95% Queue Length, Q ₉₅ (veh)						0.2								0.0		
Control Delay (s/veh)						12.8								8.1	0.0	
Level of Service (LOS)						B								A	A	
Approach Delay (s/veh)					12.8								0.2			
Approach LOS					B								A			

HCS Two-Way Stop-Control Report

General Information

Analyst	TNA	Intersection	Site Access #1 & Mink ST SW
Agency/Co.	American Structurepoint	Jurisdiction	Pataskala, Ohio
Date Performed	11/2/2022	East/West Street	Site Access #1
Analysis Year	2034	North/South Street	Mink ST SW
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Redwood - Multi Family Housing		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						12		8			346	20		13	573	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						22								14		
Capacity, c (veh/h)						332								1155		
v/c Ratio						0.07								0.01		
95% Queue Length, Q ₉₅ (veh)						0.2								0.0		
Control Delay (s/veh)						16.6								8.2	0.2	
Level of Service (LOS)						C								A	A	
Approach Delay (s/veh)					16.6								0.3			
Approach LOS					C								A			

HCS Two-Way Stop-Control Report

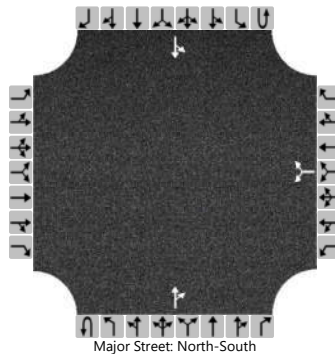
General Information

Analyst	TNA
Agency/Co.	American Structurepoint
Date Performed	11/2/2022
Analysis Year	2034
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Redwood - Multi Family Housing

Site Information

Intersection	Site Access #2 & Mink ST SW
Jurisdiction	Pataskala, Ohio
East/West Street	Site Access #2
North/South Street	Mink ST SW
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						12		7			334	20		13	574	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						21								14		
Capacity, c (veh/h)						329								1168		
v/c Ratio						0.06								0.01		
95% Queue Length, Q ₉₅ (veh)						0.2								0.0		
Control Delay (s/veh)						16.7								8.1	0.2	
Level of Service (LOS)						C								A	A	
Approach Delay (s/veh)					16.7								0.3			
Approach LOS					C								A			

Attachment F
Turn Lane Warrant Analysis

Turn Lane Warrant Analysis - Site Access #1

Project Name: Redwood -Multi -Family Housing Study - Pataskala, OH

Project Number: 2021.03412

Direction: NB, SB

Intersection: Site Access #1 & Mink St SW

Data Collection Date: 9/29/2022

Major Street: Mink St SW

of approach lanes: 1

Minor Street: Site Access #1

of approach lanes: 1

Approach

AM Peak Hour

PM Peak Hour

NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
0	333	6	4	281	0	0	0	0	19	0	13
0	346	20	13	573	0	0	0	0	12	0	8

Left Turn Lane Warrant

Project Name: Redwood -Multi -Family Housing Study - Pataskala, OH

Project Number: 2021.03412

Direction: SB

Intersection: Site Access #1 & Mink St SW

Data Collection Date: 9/29/2022

Major Street: Mink St SW

of approach lanes: 1

Minor Street: Site Access #1

of approach lanes: 1

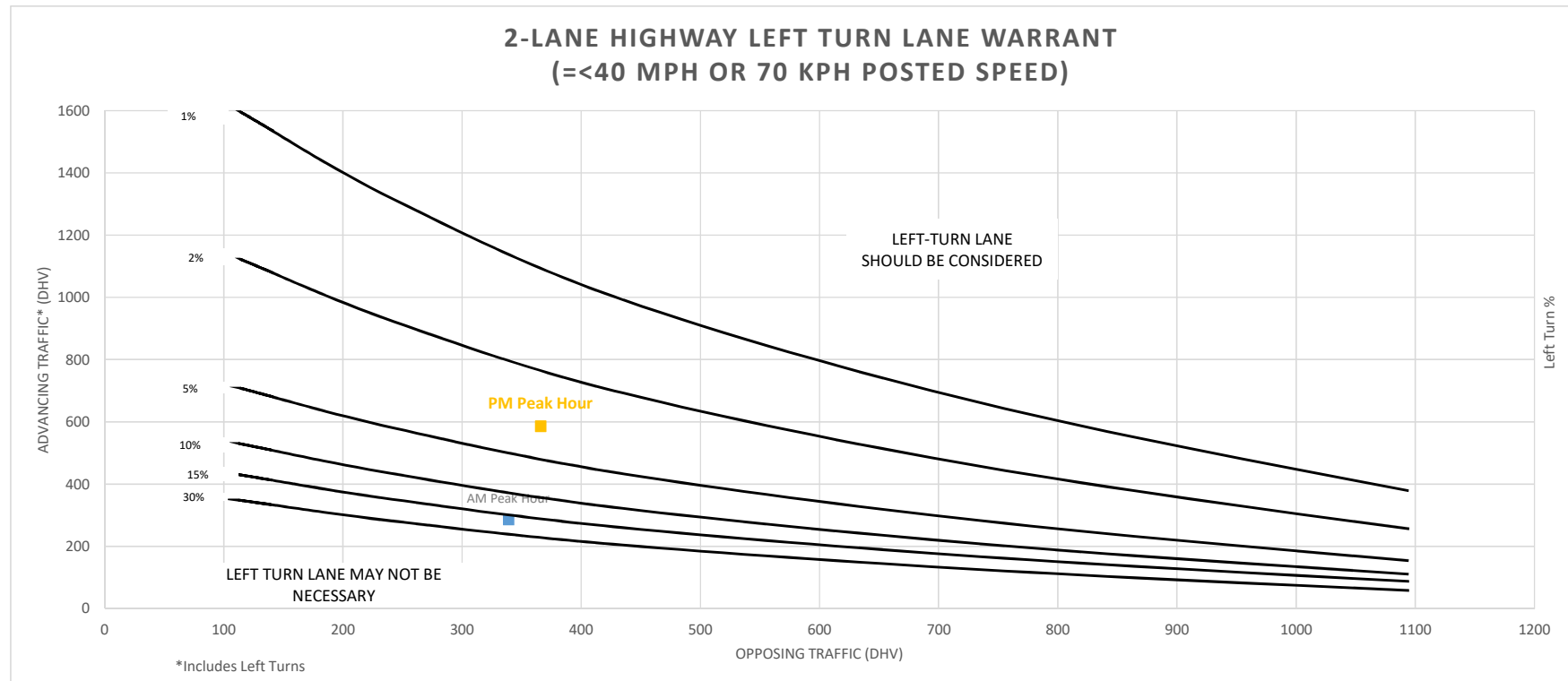
Site Access #1 - 2034 Build Volumes

	AM Peak Hour	PM Peak Hour
Opposing Traffic:	339	366
Advancing Traffic (Including LTs):	285	586
Left Turns	4	13
% Left Turns:	1%	2%

Left Turn Lane Warranted?

NO

NO



Right Turn Lane Warrant

Project Name: Redwood -Multi -Family Housing Study - Pataskala, OH

Project Number: 2021.03412

Direction: NB

Intersection: Site Access #1 & Mink St SW

Data Collection Date: 9/29/2022

Major Street: Mink St SW

Minor Street: Site Access #1

of approach lanes: 1

of approach lanes: 1

Site Access #1 - 2034 Build Volumes

AM Peak Hour

339

6

NO

PM Peak Hour

366

20

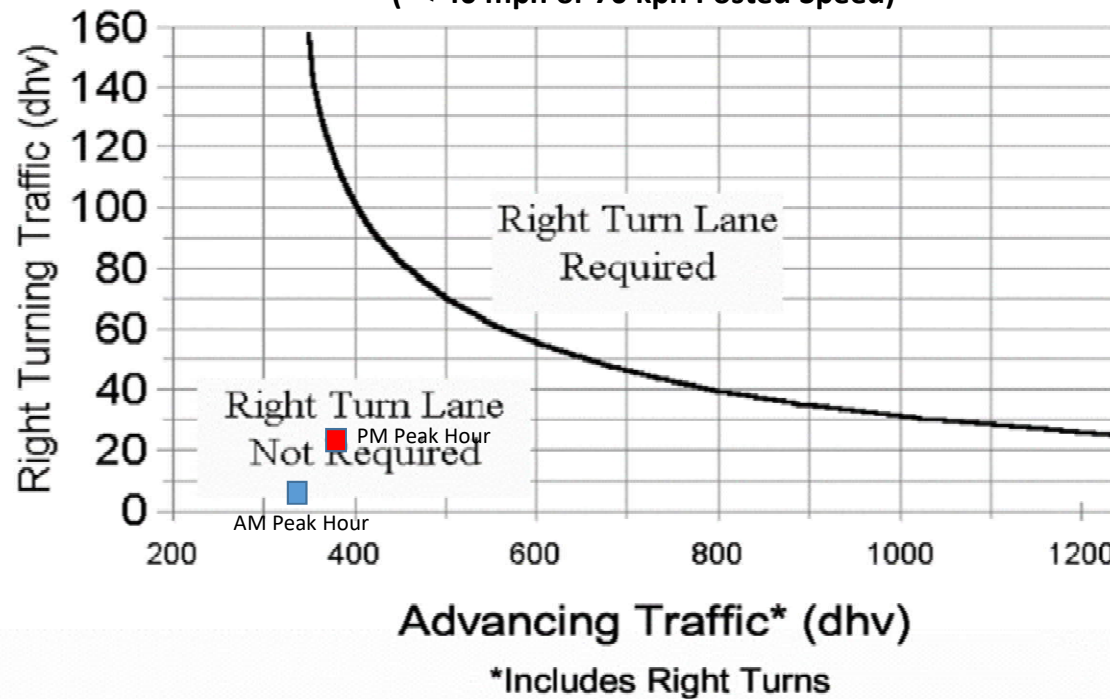
NO

Total DHV (Including RTs):

Right Turns

Right Turn Lane Warranted?

2-LANE HIGHWAY RIGHT TURN LANE WARRANT (=< 40 mph or 70 kph Posted Speed)



Turn Lane Warrant Analysis - Site Access #2

Project Name: Redwood -Multi -Family Housing Study - Pataskala, OH

Project Number: 2021.03412

Direction: NB, SB

Intersection: Site Access #2 & Mink St SW

Data Collection Date: 9/29/2022

Major Street: Mink St SW

of approach lanes: 1

Minor Street: Site Access #2

of approach lanes: 1

Approach

AM Peak Hour

PM Peak Hour

NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
0	340	6	4	266	0	0	0	0	19	0	13
0	334	20	13	574	0	0	0	0	12	0	7

Left Turn Lane Warrant

Project Name: Redwood -Multi -Family Housing Study - Pataskala, OH

Project Number: 2021.03412

Direction: SB

Intersection: Site Access #2 & Mink St SW

Data Collection Date: 9/29/2022

Major Street: Mink St SW

of approach lanes: 1

Minor Street: Site Access #2

of approach lanes: 1

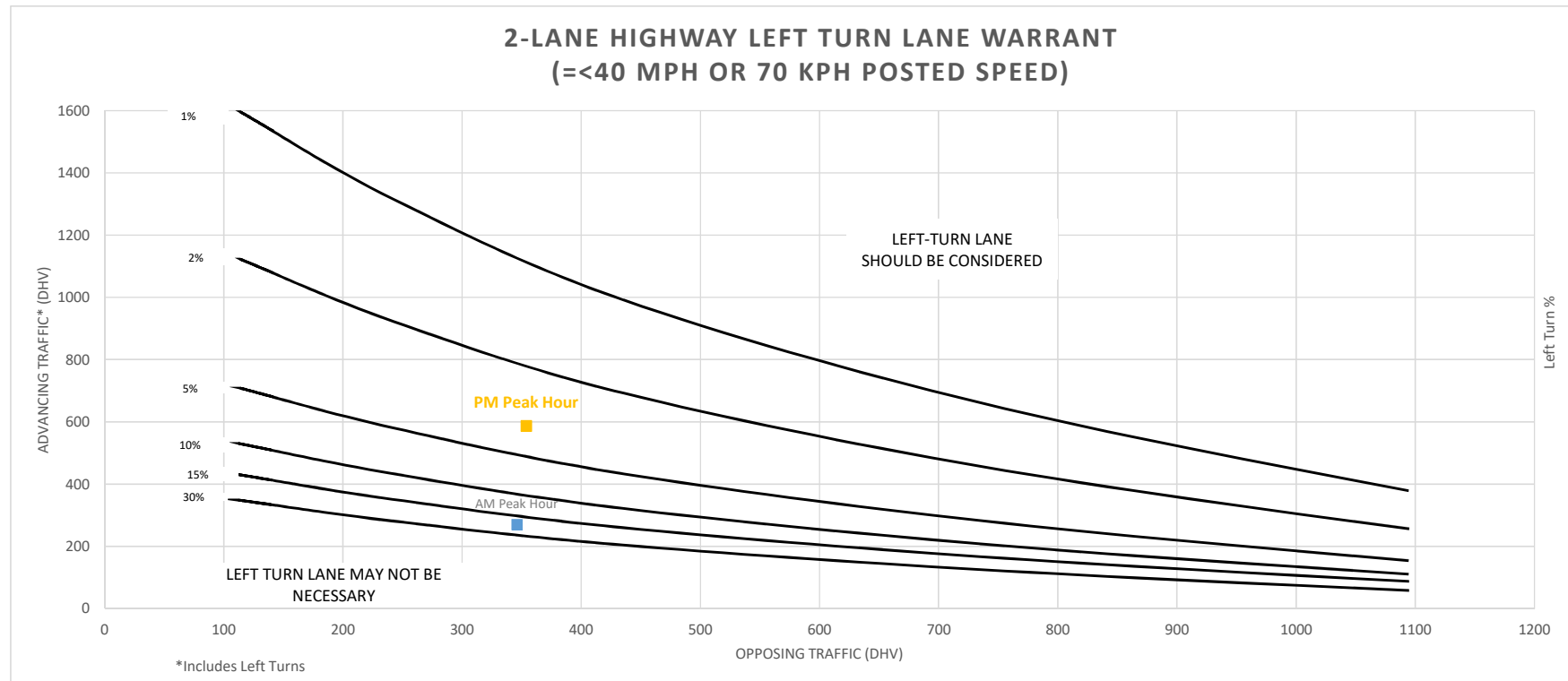
Alignment 03 - 2050 Build Volumes

	AM Peak Hour	PM Peak Hour
Opposing Traffic:	346	354
Advancing Traffic (Including LTs):	270	587
Left Turns	4	13
% Left Turns:	1%	2%

Left Turn Lane Warranted?

NO

NO



Right Turn Lane Warrant

Project Name: Redwood -Multi -Family Housing Study - Pataskala, OH

Project Number: 2021.03412

Direction: NB

Intersection: Site Access #2 & Mink St SW

Data Collection Date: 9/29/2022

Major Street: Mink St SW

Minor Street: Site Access #2

of approach lanes: 1

of approach lanes: 1

Alignment 03 - 2050 Build Volumes

AM Peak Hour

346

6

NO

PM Peak Hour

354

20

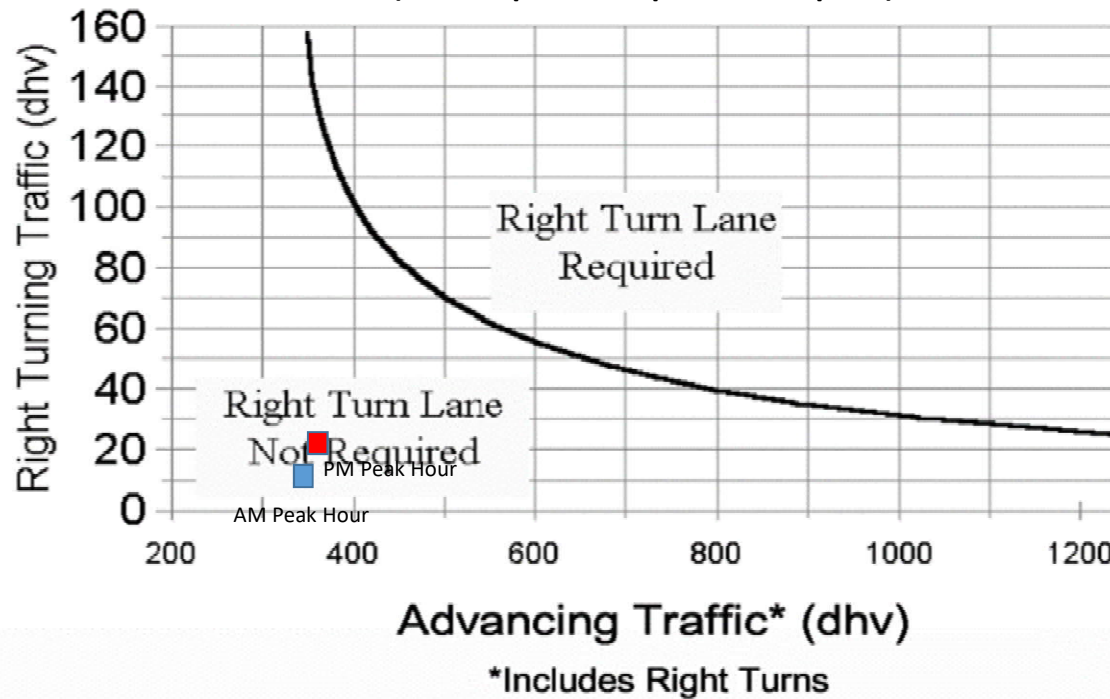
NO

Total DHV (Including RTs):

Right Turns

Right Turn Lane Warranted?

2-LANE HIGHWAY RIGHT TURN LANE WARRANT (=< 40 mph or 70 kph Posted Speed)





LYCKING HEIGHTS LOCAL SCHOOLS

6539 Summit Rd. SW, Pataskala, OH 43062

p. (740) 927-6926 | f. (740) 927-9043

September 20, 2022

Jack Kuntzman
City Planner
City of Pataskala
621 West Broad Street, Suite 2-A
Pataskala, OH 43062

Dear Jack,

On August 25, 2022, Jake Shields, Director of Acquisitions for Redwood Apartment Neighborhoods, met with Licking Heights Schools treasurer Todd Griffith and me to discuss a proposed development of a Redwood Apartment complex at Mink Street SW. The development would include 234 units and would be designed primarily for young professionals and retirees. Established data from similar projects shows that the proposed Redwood development would result in 14 to 18 additional students in Licking Heights Local Schools

We appreciate the time that Mr. Shields took to meet with us to discuss the proposed Redwood Apartment complex.

Sincerely,

Dr. Kevin S. Miller
Superintendent

KSM/lja

Cc: Jake Shields



Southwest Licking Community Water & Sewer District

Mailing: P.O.Box 215
Etna, Ohio 43018

Administrative Office: 69 Zellers Lane
Pataskala, Ohio 43062

Phone: 740.927.0410

Fax: 740.927.4700

Website: www.swlcws.com

September 20, 2022

Redwood Apartment Neighborhoods
c/o: Jake Shields
7007 East Pleasant Valley Road
Independence, OH 44131

Re: Water/Sanitary Utility Location Request – Mink Street SW (063-140952-00.000)

Dear Mr. Shields,

Preliminarily, it appears that:

1. With relation to potable water services, the District has a 8" water main on the west side of Mink Street SW; and
2. With relation to sanitary sewer services, the District has a 12" sanitary sewer main on the east side of Mink Street SW.

While there is general availability of water and sanitary sewer in this area, **capacity is not reserved** until such time that all the requirements for the tap permit have been fulfilled, the expected sanitary flow is evaluated, and all fees have been paid. Sewer capacity is dynamic and subject to decrease pending ongoing development. Please review SWLCWS District Rules and Regulations Section 106.

Specifically, the District has reviewed its sanitary sewer capacities based on the information submitted to it. After reviewing the details of this project, the District's facilities, and current usage data, the District cannot guarantee sanitary sewer capacity at this time. Specifically, the District has concluded that the sanitary sewer infrastructure within this drainage tributary are insufficient to serve this project as proposed. The District is designing sanitary sewer infrastructure in the area, and the District is in design to add sanitary sewer treatment capacity by way of a wastewater treatment facility in Wagram.

If you have any questions, please feel free to contact me at any time.

Sincerely,

Christopher Gilcher
Utilities Superintendent
740-927-0410
cgilcher@swlcws.com

From: [Jake Shields](#)
To: [Todd Foley](#)
Subject: FW: [External] RE: Redwood Pataskala Concept Plan
Date: Monday, September 26, 2022 4:03:33 PM
Attachments: [mls0001.png](#)
[WA ETL regulations 2020.pdf](#)

Fire is good for Pataskala.

Jake Shields
Director of Acquisitions



Mobile: [330.618.5692](tel:330.618.5692) byRedwood.com
7007 East Pleasant Valley Road, Independence, OH 44131
2018-2022 Great Place to Work Certified | 2018-2022 Top Workplace

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From: Doug White <DWhite@westlickingfire.org>
Sent: Monday, September 26, 2022 2:34 PM
To: Jake Shields <jshields@byRedwood.com>
Subject: [External] RE: Redwood Pataskala Concept Plan

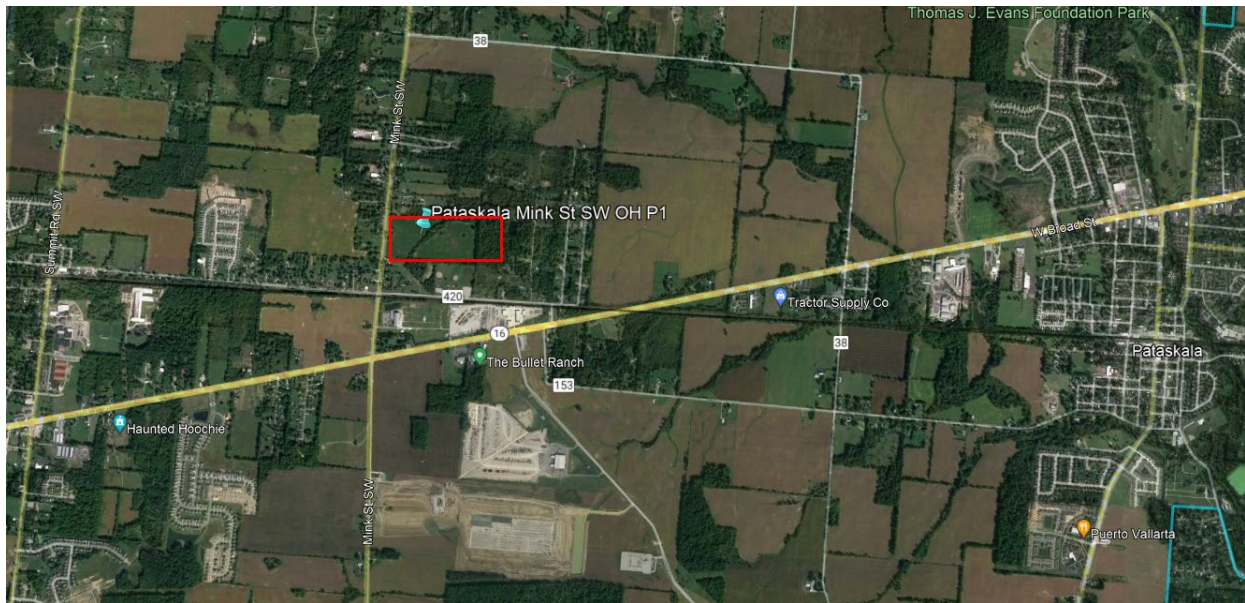
Jake,

Based on what you sent I don't see issues. I attached a copy of our regulations which you can reference. The main sections to reference is section I and J. If you have any further questions please feel free to contact me.

From: Jake Shields <jshields@byRedwood.com>
Sent: Tuesday, September 20, 2022 8:43 AM
To: Doug White <DWhite@westlickingfire.org>
Subject: Redwood Pataskala Concept Plan

Hey Doug,

Thanks for the call earlier today. Attached is our concept plan for the Pataskala site which is off Mink St. Let me know if you have any questions or concerns.



Thanks,

Jake Shields
Director of Acquisitions



Mobile: [330.618.5692](tel:330.618.5692) byRedwood.com
7007 East Pleasant Valley Road, Independence, OH 44131
2018-2022 Great Place to Work Certified | 2018-2022 Top Workplace

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Redwood Pataskala Mink Street



Redwood
APARTMENT NEIGHBORHOODS

**Zoning Amendment &
Preliminary Development
Plan Submittal**

Pataskala, Ohio
November 04, 2022

Developer



c/o Robert Dyer, Asset Advantage, LLC
7007 East Pleasant Valley Rd.
Independence, Ohio 44131
(330) 819-3977

Design Team



Todd Foley
Principal
100 Northwoods Blvd, Suite A
Columbus, Ohio 43235
(614) 360-3055



Ollie Damschroder, LEED AP
Team Leader - Civil Department
2550 Corporate Exchange Dr, Ste 300
Columbus, Ohio 43231
(614) 901-5770



James Keys
3660 Embassy Parkway
Fairlawn, Ohio, 44333
(330) 666-5770



Glen Duggar
Zoning Attorney
37 W. Broad Street, #460
Columbus, Ohio 43215

Table of Contents

Project Introduction	1
Company Profile	3
Plan Exhibits	12

Project Introduction

Redwood Living would like to bring our beautiful apartment homes to Pataskala. Our combination of smart, single-story design, private attached garages, and Redwood's signature features firmly place our apartment homes in a singular category: the maintenance-free convenience of an apartment with a genuine feel of home.

As Redwood's CEO David Conwill puts it, "We offer a condominium atmosphere with the feel of a single-family home—and without association fees or property taxes to worry about."

Redwood's distinctive approach to apartment home development starts with site selection. We choose communities like Pataskala because they offer a positive atmosphere, beautiful surroundings, and an appreciation of the qualities that Redwood provides, including energy efficiency.

Being good environmental stewards is a worthwhile goal in itself, but saving money for our residents is also extremely important to us. Our commitment to using specific materials and building processes means there are significant savings for our residents, as documented by our score on the nationally-recognized HERS index. According to this measure, Redwood apartment homes are 40-45% more energy efficient than a home built to current building codes. We're designated "Energy Star" as a result.

Redwood began more than twenty years ago with a simple goal: **give people the kind of apartment that they really wanted to call home.** We listened carefully to what people who lived in apartments had to say about what would simplify and improve the quality of their living experience

We learned that people want a private attached garage, single-story convenience, open floor plans, large kitchens, an extra full bathroom and plenty of closet space. So that's what we provide.

We invite you to learn more about Redwood Living by visiting www.byRedwood.com, and watching our YouTube channel; youtube.com/RedwoodLivingTV.



Redwood Neighborhoods: Peace, Quiet & Comfort

Who is Redwood?

- Founded in 1991, based in Cleveland, Ohio
- 15,000 Units; Owned and Managed
- Single story apartment developer, focused on internal amenities and passive external amenities
- 98% Leased Portfolio
- All communities are conventionally financed

Redwood Core Values

1. Do one thing really well
2. Be entrepreneurial
3. Serve those you lead
4. Deliver more than expected
5. Communicate openly & honestly
6. Instill family & team spirit
7. Demonstrate integrity & authenticity
8. Be nice & have fun



Who are our Residents?

- Residents who want a single-story design with private attached garages
- Those who want a 'peace and quiet' neighborhood & maintenance-free lifestyle
- Those who can afford \$1,700-\$2,050 rent
- Our design and features generate long-term residents
- Data gathered from our 15,000 units shows the following about our neighborhoods:
 - 50.6 Years = Average Age of a Redwood Resident
 - 70% of Redwood Residents Are Empty Nesters
 - Most Relocate From 3-Mile Radius of the Neighborhood (they are already your Neighbors)
 - 1.65 = Average Number of Residents per Apartment Home
 - 1.5 = Average # Cars per Apartment Home
 - 7-9 School-Age Children per 100 Apartment Homes
 - Average Resident Stay = 2.39 years
 - 15% of Residents Stay More than Five Years
 - Standard Lease Term = 1 year



Redwood Neighborhood Exteriors

- Attractive traditional architectural design
- Stone and shake siding accents
- Individual driveways to garages; no widespread parking lots
- Upgraded 'carriage-style' garage doors
- Personal outdoor patios
- Consistently maintained – no matter if our Neighborhood is 12 years or 12 months old



Redwood Neighborhood Exteriors

- All communities use extensive landscaping
- Stone accents on buildings
- 2x6 Exterior walls, filled with R-19 batt insulation
- Varied color siding and shake accent panels
- Lifetime dimensional shingles
- Energy Star certified windows
- Individual driveways to garages, no widespread parking lots
- Carriage style garage doors with windowed panels
- Personal outdoor patio spaces



Redwood Neighborhood Interiors

- No stairs, single-story design
- No one living above or below the apartment home
- Spacious living areas with open floor plan
- Large windows for abundant natural interior light
- 2 bedroom, 2 full bath, a den space, and 2 car garage
- Walk-in closets and kitchen pantry
- Large eat-in kitchens with stainless steel appliances
- Smoke-free apartments



Redwood Neighborhood Interiors

- Vaulted ceilings, quality finishes, open floor plans with waterproof LVT (Luxury Vinyl Tile)
- Energy efficiency certified throughout unit including high efficiency furnace
- Granite countertops in kitchen and baths
- LED lighting throughout the home
- Every bedroom has a ceiling fan and walk in closet
- Full size washer and dryer connections



Why the Redwood Formula Works so Well?

- 24/7 On-site professional management responsive to resident requests
- A unique neighborhood that sells 'quiet and privacy'
- All single-story homes with private driveways to attached garages
- Private streets maintained by Redwood
- Attached single family rated construction
- State-of-the-art interior amenities and floor plans
- We use the data from our 15,000 units to select sites that insure the highest degree of repeatable success



Why Redwood is Good for Pataskala:

- Appeals to older residents and empty nesters who want to stay in the community but do not want the hassle of maintenance issues
- Provides a distinctive townhome-like community emphasizing peace and quiet
- Will provide positive tax revenues to community with a minimal impact to community services and public works (i.e. police, fire, maintenance, etc.)
- Additional revenue for local business
- Minimal impact to public schools (5-10% of residents with school age children)
- Low traffic volumes relative to traditional single family home developments



BLAKE L & DEBRA J ANDERSON
6090 MINK ST
PATASKALA, OH 43062

JAMES & VANESSA BOOKER
361 CONNOR AVE
PATASKALA, OH 43062

SHIRLEY L BOWEN
6268 MINK ST
PATASKALA, OH 43062

DANIEL S & JENNIFER CAMPBELL
10701 FOSDYKE RD
UTICA, OH 43080

JOSEPH CAMPBELL
125 CONNOR AVE
PATASKALA, OH 43062

CITY OF PATASKALA OHIO
621 W BROAD ST STE 2B
PATASKALA, OH 43062

RICHARD E & KAY HATCHER
6258 MINK ST
PATASKALA, OH 43062

THOMAS W & CHERI M HOOD
6148 MINK ST SW
PATASKALA, OH 43062

GLORIA J & SCOTT K KAHRIG
6108 MINK ST
PATASKALA, OH 43062

EDWARD FELIX KESSLER JR
7333 N MCCUNE RD
MC CONNELLSVILLE, OH 43756

RICK L & CASEY J KNIGHT
6097 MINK ST
PATASKALA, OH 43062

JOSEPH G LUPO
6321 MINK RD
PATASKALA, OH 43062

CHADFORD W MARTIN
6279 MINK ST
PATASKALA, OH 43062

DANIEL T MOOREHEAD
6150 MINK ST
PATASKALA, OH 43062

CHRISTEL P MORGAN
6292 MINK ST
PATASKALA, OH 43062

BRENDA J & NATHAN P MYERS
PO BOX 23
PATASKALA, OH 43062

HENRY L NELSON
3992 SUNBURY RD
COLUMBUS, OH 43219

CHARLES W & TENIKA M ONEIL JR
6065 MINK ST
PATASKALA, OH 43062

PETER PRANGER
6081 MINK ST
PATASKALA, OH 43062

MOCHAEL F & MONICA D REINHART
11511 STATE ROUTE 204 NW
THORNVILLE, OH 43076

LORENA RICE & ELIZABETH OYLER
680 INDUS RD
VENICE, FL 34293

RONALD A THOMAS REVOCABLE LIVING TRUST
1291 POPPY HILLS DR
BLACKLICK, OH 43004

LUKE RICHARD STOLL & RACHEL WOODS
6136 MINK ST
PATASKALA, OH 43062

MICHAEL J TARANTO & KIMBERLY K GIFFORD
12800 ADAMS LN
PATASKALA, OH 43062

THOMAS J EVANS FOUNDATION
PO BOX 4217
NEWARK, OH 43058

SCOTT R & CHRISSY J WEBB
331 CONNOR AVE
PATASKALA, OH 43062

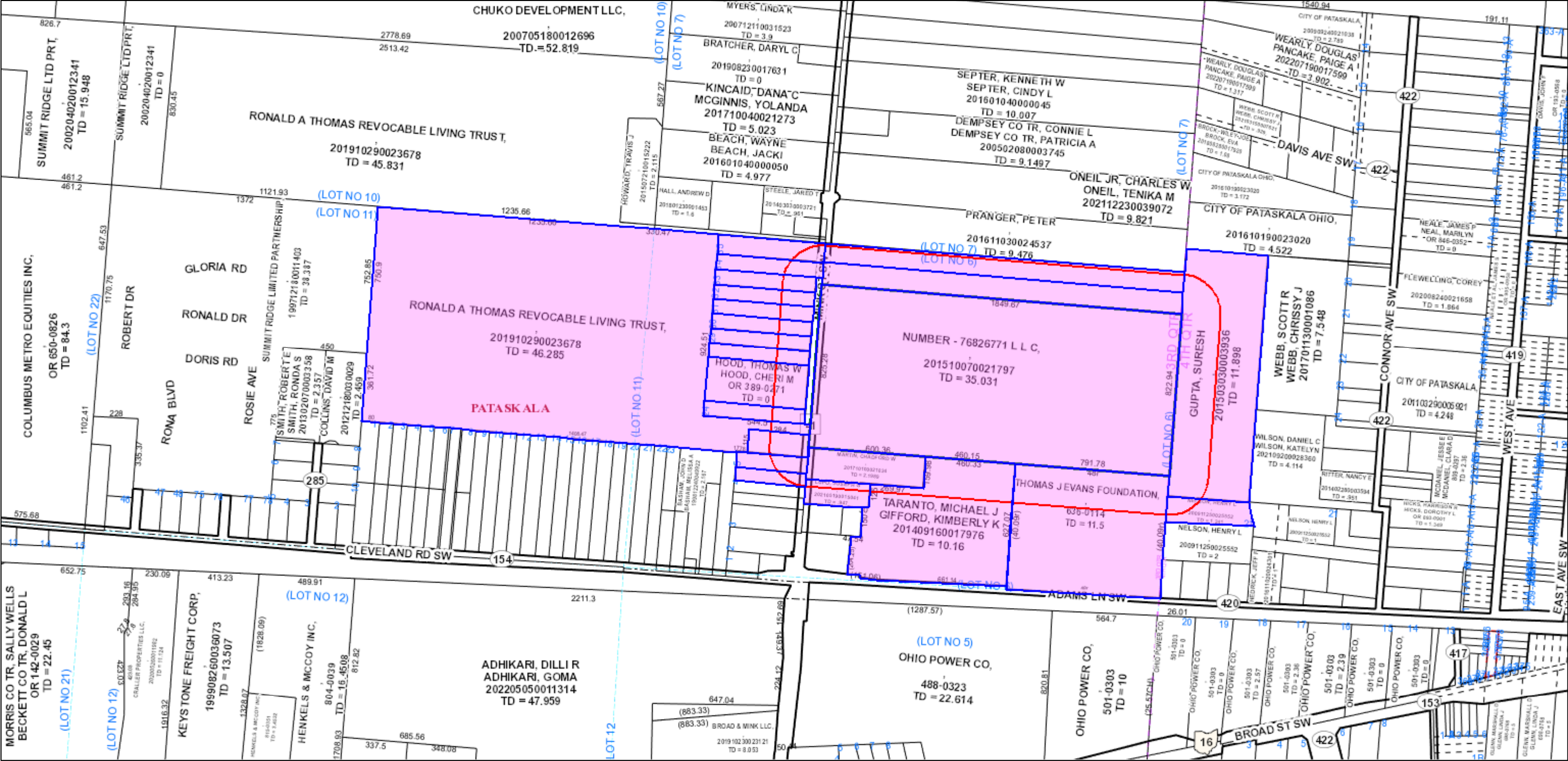
DANIEL C & KATELYN WILSON
119 CONNOR AVE
PATASKALA, OH 43062

DELORIS WISHOM
137 CONNOR AVE
PATASKALA, OH 43062

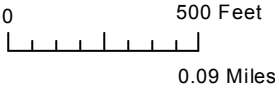
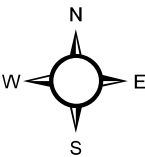
JAMES R & AMANDA L WOOLEVER
71 CONNER AVE
PATASKALA, OH 43062

SURESH GUPTA
7235 TARRYTON RD
DAYTON, OH 45459

Parcel 1 - 200' Buffer



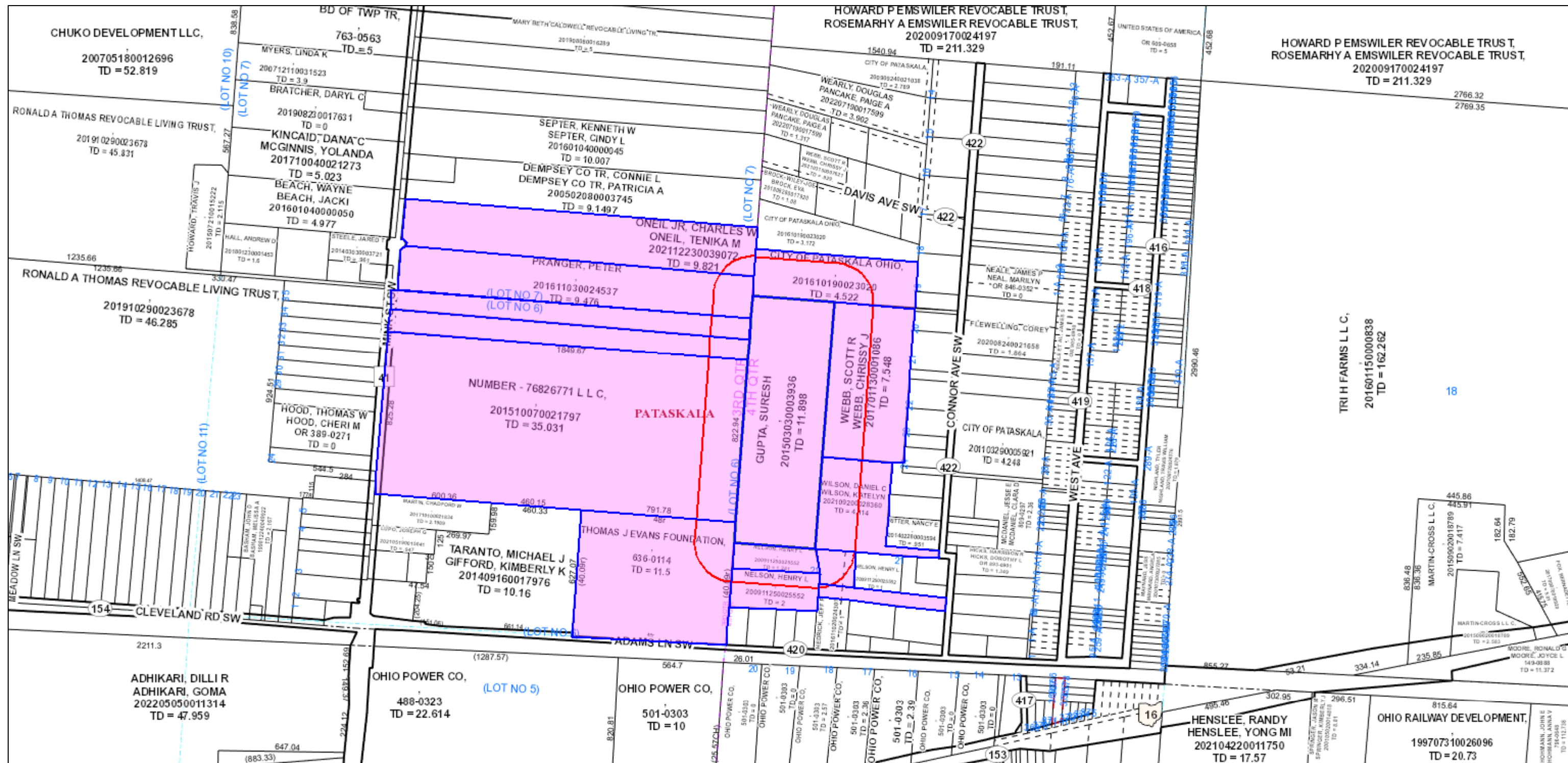
September 8, 2022



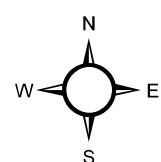
LICKING COUNTY TAX MAP

Property Report

Address		
N/A NUMBER - 76826771 L L C -- 6197 MINK ST SW		
Engineer's Pin	Owner	Auditor's PIN
0115PA00500000015000	N/A NUMBER - 76826771 L L C	063-140952-00.000
Tax Acreage	Deed Acreage	Official Record
35.031	35.031	201510070021797



September 8, 2022



0 500 Feet
0.09 Miles

LICKING COUNTY TAX MAP

Property Report

Address		
SURESH GUPTA --		
Engineer's Pin	Owner	Auditor's PIN
01150564500000015000	SURESH GUPTA	063-141630-00.000
Tax Acreage	Deed Acreage	Official Record
11.898	11.898	201503030003936