



2/5/2024 | 7:00 PM

**MUNICIPAL SERVICES CENTER, COUNCIL CHAMBER
3600 TREMONT ROAD**

If you are joining through Zoom, please click the link below to join the meeting:

<https://us06web.zoom.us/j/88268224042>

Or Telephone: 1 929 205 6099

Webinar ID:882 6822 4042

1. Call to Order/Roll Call

2. Pledge of Allegiance led by Council Member Jim Lynch

3. Consent Agenda

- a. Approve City Council Meeting Minutes for January 29, 2024
- b. Ordinance No. 6-2024 - An ordinance authorizing the purchase of replacement computers as part of a planned five-year cyclical replacement strategy
- c. Ordinance No. 7-2024 - An ordinance authorizing the purchase of network equipment for the Bob Crane Community Center
- d. Ordinance No. 8-2024 - An ordinance authorizing the purchase of a Traqnology system from Baker Vehicle Systems Inc. for athletic fields
- e. Ordinance No. 9-2024 - An ordinance authorizing the City Manager to enter into contract with Cornwell Lawn and Landscaping, LLC and The Clover Landscape LLC for mowing of City parks and other city-owned properties

4. Reports/Presentations

- a. Annual Code Enforcement Update
- b. Presentation from SWACO on the 2024-2038 Solid Waste Management Plan

5. Legislative Items for First Reading/Public Hearing/Council Action

- a. Resolution No. 3-2024 - A resolution of support for the adoption of the 2024-2038 Solid Waste Management Plan for the Solid Waste Authority of Central Ohio (SWACO) (*Adams*)

6. Legislative Items for Second Reading/Public Hearing

- a. Ordinance No. 10-2024 - An ordinance amending Personnel Code §155.16 - Miscellaneous Compensation Provisions of the Upper Arlington Code of Ordinances

7. Legislative Items for First Reading/Public Hearing

- a. Ordinance No. 11-2024 - An ordinance amending §2.03, §2.06, §2.08, §5.06, and §6.10 of Part 11 – Unified Development Ordinance of the Upper Arlington Code of Ordinances regarding Utility Stations
- b. Ordinance No. 12-2024 - An ordinance authorizing the City Manager to enter into contract with Dinkmar for the purchase of a leaf collection machine
- c. Ordinance No. 13-2024 - An ordinance authorizing the City Manager to enter into contract with Duke's Root Control for sanitary sewer root control services

8. City Manager Update

9. Adjournment

January 29, 2024

City Council met in regular session in the Council Chamber of the Municipal Services Center, 3600 Tremont Road, and was called to order by President Awakessien Jeter at 7:05 p.m.

Members Present: Kathy Adams, Brian Close, John J. Kulewicz, Jim Lynch, Heidi Munc, Todd Walter, and President Ukeme Awakessien Jeter

Staff Present: Assistant City Manager Jackie Thiel, Assistant Fire Chief Mike Bell, Finance Director Brent Lewis, City Attorney Darren Shulman, City Manager Steven Schoeny, Community Development Director Chad Gibson, Public Service Director Gary Wilfong, Fire Chief Chris Zimmer, IT Director Jeff Kasson, Parks Supervisor Amy DiFrischia, Parks and Forestry Superintendent Sam Simmons, Parks and Recreation Director Debbie McLaughlin, Park Development and Arts Superintendent Jeff Anderson, Interim Police Chief Keith Hall, Police Lieutenant Jason Messer, Community Affairs Director Emma Speight, and City Clerk Krystal Gonchar

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Kulewicz.

CONSENT AGENDA

- a. **Approve City Council Meeting Minutes for January 22, 2024**
- b. **Ordinance No. 3-2024 – An ordinance authorizing the City Manager to enter into contract with ggCircuit for a complete e-sports package and support services for the Bob Crane Community Center**

Ms. Adams moved, seconded by Vice President Close, to approve the Consent Agenda.

President Awakessien Jeter then called for a vote on the motion to approve the Consent Agenda.

VOTING AYE: Adams, Close, Kulewicz, Lynch, Munc, Walter, and President Awakessien Jeter

VOTING NAY: None

ABSENT: None

ABSTAIN: None

The motion carried.

REPORTS/PRESENTATIONS

a. Carlie Boos – Affordable Housing Alliance of Central Ohio (AHACO)

Carlie Boos, Executive Director of Affordable Housing Alliance of Central Ohio (AHACO) was introduced and presented the current state of Affordable housing in Central Ohio (attached hereto and incorporated herein as Exhibit A). Their goal is to provide Central Ohio with the tools and data to solve housing issues. Housing is considered affordable if it costs no more than 30% of a family's gross income, including utilities.

Ms. Adams asked about housing issues related to seniors. Ms. Boos said senior housing needs vary. Increasing property taxes are one of the biggest challenges that seniors face right now. Additionally, rising rents cause fear of uncertainty and displacement. Source of income discrimination can also impact seniors. Some landlords do not like to rent to people on social security, disability, supplemental income, or retirement, because their limited income does not rise as quickly as rents.

In response to Ms. Adams' question about the positive aspects of housing Ms. Boos said that in Ohio, tenants can be evicted for paying rent one day late. Pay-to-stay offers tenants an opportunity to make landlords whole in order to dismiss the eviction process. Multiple cities have enacted this offer, but it is only to be used once. Ms. Adams asked about zoning changes in Columbus that could be carried over into UA. Ms. Boos said that involves community engagement and professional planners to work out the vision.

Ms. Munc asked for examples of suburbs that are being proactive in this area. Ms. Boos stated that communities surrounding the Intel project are being the most proactive. Reynoldsburg, Whitehall, Gahanna, Johnstown, and New Albany, are all areas that are managing this well and making strides.

Mr. Lynch asked what a policy outcome may look like in UA, due to it being landlocked. Ms. Boos stated that solutions change by community, but older

communities are looking at underutilized assets such as shopping centers, areas of neglect, and places with crime, to try and revitalize them. It is important to understand community goals when strategizing. Mr. Lynch asked if there is adequate affordable housing in reach of UA or within a few miles. Ms. Boos said there is an issue with a lack of affordable housing within the entire region. Mr. Lynch asked if the City knows how many rental units are available in the City. The City Manager stated that they do not have the ability to find that number in house.

Vice President Close asked how UA can get the most bang for their buck when looking at solutions. Ms. Boos said there is a range of solutions: some focused on supply and increasing housing and others focused on helping the individual. There is a continuum of subsidies as well. FHA is a federal loan option and down-payment assistance program for first-time home buyers. There are fewer available subsidies for renters. If the supply/demand (i.e., building more units) is more balanced then the cost of housing (renting included) goes down. Ms. Boos stated that if the community is landlocked and space is very limited, density is the only option. Vice President Close asked if the costs will ever go down or simply flatten. Ms. Boos said the speed at which the prices are increasing is historic, a once in a generation event. During the baby boom, there were a lot of creative policies and programs to bring the cost of housing to an appropriate level.

Mr. Kulewicz asked about the Worthington bond issue referenced in the presentation. Ms. Boos said a housing study is being completed first to determine needs and opportunities within the community.

b. Finance Director's Report – 2023 Fourth Quarter

The Finance Director presented the December 2023 Finance Report (attached hereto and incorporated herein as Exhibit B). Mr. Lewis stated that the numbers continue to look great. Income tax revenues are at a new high; they are up 9% from last year. Mr. Lewis commented that tax season is open, and filings are underway. Mr. Kulewicz asked about funding for the community center garage. Mr. Lewis said some projects were moved around, but the garage is being funded from cash from the Capital Fund and excess bond proceeds that were issued for the CIP. Mr. Lewis commented that they are currently earning more interest on the bonds than they are spending.

LEGISLATIVE ITEMS FOR SECOND READING/PUBLIC HEARING/COUNCIL ACTION

- a. Ordinance No. 2-2024 – An ordinance authorizing the City Manager to enter into a five-year contract with Flock Safety Group for the purchase of safety cameras for the City**

Mr. Lynch moved, seconded by Vice President Close, to approve Ordinance No.

2-2024. In response to President Awakessien Jeter's invitation to speak, there were no questions or comments from the public relative to Ordinance No. 2-2024.

Police Lieutenant Jason Messer presented an update on Flock Cameras (attached hereto and incorporated herein as Exhibit C). Lt. Messer reviewed the many benefits of the cameras. They serve a patrol purpose and an investigative purpose. Ms. Munc asked about how the City arrived at the number of cameras. Lt. Messer said UA is the first agency in central Ohio to install these cameras. The majority of large cities are seeing the benefits, with over 200 cameras in Franklin County. We are hoping to add nine to the existing 11 that we have in UA. Nearby cities are starting off with more than 20 for initial installation. UA has six major entry points to the City, so they started with those areas and are expanding to internally located cameras. Ms. Munc asked where the data is stored. Lt. Messer said they contract to access data but do not house it.

Mr. Lynch asked Lt. Messer to let Council know if there are additional add-ons that will enhance their use of the system. Separately, in the event of a hit and run, would Columbus be notified if a flock camera spots the vehicle leaving. Lt. Messer said it would be more likely that dispatch would be notified. Once Columbus has their cameras working they may share this information.

Vice President Close asked if infilling the flock cameras is meant to help better track incidents. Lt. Messer said the flock cameras are more helpful in the investigation afterward, but the cameras can help narrow the area of search for a vehicle. Mr. Schoeny stated that due to Ohio law removing the requirement to have front and rear plates, these cameras have been helpful. President Awakessien Jeter asked if they are good with this number of cameras. Lt. Messer confirmed that 20 is a good number for the time being, with the additional coverage assisting the Police Department.

President Awakessien Jeter then called for a vote on the motion to approve Ordinance No. 2-2024.

Voting Aye:	Adams, Close, Kulewicz, Lynch, Munc, Walter, and President Awakessien Jeter
Voting Nay:	None
Absent:	None
Abstain:	None

Motion carried.

- b. Ordinance No. 4-2024 - An ordinance authorizing the City Manager to enter into contract Baker Vehicle Systems Inc. for the purchase of an infield equipment vehicle**

Ms. Munc moved, seconded by Ms. Adams, to adopt Ordinance No. 4-2024.

In response to President Awakessien Jeter's invitation to speak, there were no questions or comments from the public relative to Ordinance No. 4-2024.

President Awakessien Jeter asked about the lifespan of this piece of equipment. The Parks and Forestry Superintendent stated it should be 10 years.

President Awakessien Jeter then called for a vote on the motion to adopt Ordinance No. 4-2024.

VOTING AYE:	Adams, Close, Kulewicz, Lynch, Munc, Walter, and President Awakessien Jeter
VOTING NAY:	None
ABSENT:	None
ABSTAIN:	None

The motion carried.

c. Ordinance No. 5-2024 - An ordinance authorizing the City Manager to enter into contract with Elford Inc. for construction of the Kingsdale Parking Garage

Mr. Walter moved, seconded by Ms. Adams, to adopt Ordinance No. 5-2024.

In response to President Awakessien Jeter's invitation to speak, there were no questions or comments from the public relative to Ordinance No. 5-2024.

The Parks Development and Arts Supervisor presented an update (attached hereto and incorporated herein as Exhibit D). It is a very open design with rich accents. The lighting will provide enough illumination, but it should not spill out from the facility. In response to Mr. Walter's question about a lease, the Assistant City Manager stated the ground lease will be finalized and then construction will begin. The City Manager stated that an update on the lease will be presented to Council at an upcoming meeting.

President Awakessien Jeter then called for a vote on the motion to adopt Ordinance No. 5-2024.

VOTING AYE:	Adams, Close, Kulewicz, Lynch, Munc, Walter, and President Awakessien Jeter
VOTING NAY:	None
ABSENT:	None
ABSTAIN:	None

The motion carried.

LEGISLATIVE ITEMS FOR FIRST READING/PUBLIC HEARING

a. Ordinance No. 6-2024 - An ordinance authorizing the purchase of replacement computers as part of a planned five-year cyclical replacement strategy

In response to President Awakessien Jeter's invitation to speak, there were no questions or comments from the public relative to Ordinance No. 6-2024.

Ms. Adams stated that she was pleased to see participation from WBEs. Vice President Close noted his appreciation for a planned strategy and that a five-year plan was implemented.

President Awakessien Jeter advised the Second Reading/Public Hearing/Council Action is scheduled for February 5, 2024.

b. Ordinance No. 7-2024 - An ordinance authorizing the purchase of network equipment for the Bob Crane Community Center

In response to President Awakessien Jeter's invitation to speak, there were no questions or comments from the public relative to Ordinance No. 7-2024.

Ms. Adams asked if IT is involved in the project. The IT Director stated that his department has been heavily involved. Parks & Recreation has been great at managing the project and these tech items need to go in a certain order and area. Residents will be pleasantly surprised at how modern the center will be. There will be Wi-Fi throughout the building. The fiber has been installed in-ground below the building, which will be connected to the city network in the summer. The Assistant City Manager, former City Engineer, had the foresight to have conduit installed on Tremont Road years ago. That has helped the project move along quicker and easier.

President Awakessien Jeter advised the Second Reading/Public Hearing/Council Action is scheduled for February 5, 2024.

c. Ordinance No. 8-2024 - An ordinance authorizing the purchase of a Traqology system from Baker Vehicle Systems Inc. for athletic fields

In response to President Awakessien Jeter's invitation to speak, there were no questions or comments from the public relative to Ordinance No. 8-2024.

The Parks and Forestry Superintendent presented on the autonomous field painter (attached hereto and incorporated herein as Exhibit E). They are currently lining

15+ fields per season. Their tool is low-tech and can be used by volunteers. Challenges include the extensive amount of time when staff is most busy in the spring season, the work is very meticulous, each takes three to four hours to line, the cost of paint has doubled in a short amount of time, and touch-ups are done by volunteers. Ms. Simmons explained how the Traqnology machine will work and how it connects to vehicles. An operator is required during use and can take over control of the vehicle if needed. The ROI will be five to six years just based on the current cost of paint. Additional uses and applications are possible, such as special event layouts, city infrastructure, autonomous snow control, etc. This will greatly reduce staff time.

The City Manager stated that athletic organizations have asked staff to improve the lines. Mr. Kulewicz asked how many park paths are currently plowed. Ms. Simmons stated that they try to get to three to four major parks within the first 24 hours of snowfall, followed by 80% of all other park paths (eight-foot-wide sidewalks). President Awakessien Jeter asked what paint is required. Ms. Simmons said there is not a specific brand of paint that is required, just field paint, which is available from multiple vendors.

President Awakessien Jeter advised the Second Reading/Public Hearing/Council Action is scheduled for February 5, 2024.

d. Ordinance No. 9-2024 – An ordinance authorizing the City Manager to enter into contract with Cornwell Lawn and Landscaping, LLC and The Clover Landscape LLC for mowing of City parks and other city-owned properties

In response to President Awakessien Jeter's invitation to speak, there were no questions or comments from the public relative to Ordinance No. 9-2024.

President Awakessien Jeter advised the Second Reading/Public Hearing/Council Action is scheduled for February 5, 2024.

e. Ordinance No. 10-2024 – An ordinance amending Personnel Code §155.16 – Miscellaneous Compensation Provisions of the Upper Arlington Code of Ordinances

In response to President Awakessien Jeter's invitation to speak, there were no questions or comments from the public relative to Ordinance No. 10-2024.

In response to Mr. Kulewicz's question, Ms. Thiel stated that this is a benefit for police and fire employees who work during the evening hours, during spring forward and fall back. The unions are in support of this change. It does not apply to teamsters.

President Awakessien Jeter advised the Second Reading/Public Hearing is scheduled for February 5, 2024 (the Third Reading/Public Hearing/Council Action is scheduled for February 12, 2024).

CITY MANAGER UPDATE

There was no update provided.

COUNCIL LIAISON REPORT

There was no update provided.

* * *

There being no further business to come before Vice President Close moved, seconded, by Mr. Lynch to adjourn.

Voting Aye: Adams, Close, Kulewicz, Lynch, Munc, Walter, and President Awakessien Jeter

Voting Nay: None

Absent: None

Abstain: None

Motion carried and the meeting was adjourned at 9:18 p.m.

President of Council

ATTEST: _____
City Clerk

UPPER ARLINGTON

HOUSING LANDSCAPE

AFFORDABLE HOUSING
ALLIANCE OF CENTRAL OHIO

Beacon 360 Management
Columbus Housing Enterprise
Columbus Metropolitan Housing Authority
Columbus Urban League
Community Development for All People
Community Housing Network
Community Shelter Board
Creative Housing
Fairfield Homes
Finance Fund
Franklinton Development Association
Habitat for Humanity - MidOhio
Home for Families
Homeport
Homes on the Hill
Huckleberry House
Impact Community Action
Jewish Family Services
Legal Aid Society of Columbus
National Affordable Housing Trust
National Church Residences
Nationwide Children's Hospital
NRP Group
Ohio Capital Corporation for Housing
PACT
Preservation of Affordable Housing
Renter Mentor
RISE Center
Star House
TFG Housing Resources
The Columbus Foundation
The Community Builders
The Refuge
United Way of Central Ohio
Wallick Communities
Woda Cooper Companies
YMCA of Central Ohio
YWCA Columbus



RESEARCH & ANALYSIS

TECHNICAL ASSISTANCE

PROGRAM DESIGN

ADVOCACY



FIRST THING FIRST, WHAT'S AFFORDABLE HOUSING



Housing is affordable if it costs no more than 30% of a family's gross income, including utility costs.

In Franklin County, there are about 500,000 households, which means we have about 500,000 definitions of affordable housing.

Area Median Income	FPL	Annual Income	Hourly Income	Housing Cost	Example Jobs, BLS Mean Hourly Wage in OH
30%	108%	\$20,850	\$10.02	\$595	Cooks, Cashiers, & Min. Wage Staff
50%	180%	\$34,750	\$16.71	\$992	Home Health Aid & Childcare Worker
60%	216%	\$41,700	\$20.05	\$1,191	Bus Drivers & Substitute Teachers
80%	287%	\$55,600	\$26.73	\$1,588	Carpenters & Truck Drivers
100%	359%	\$69,500	\$33.41	\$1,985	Farmers & Police Officers
120%	431%	\$83,400	\$40.10	\$2,382	Firefighting Supervisors & Nurses

**WHAT
THE
DATA
TELLS US**

THE GAP

52,000 Franklin County households paying 50%+ of their income to housing

GROWING PROBLEM

Central Ohio should be building 21k homes per year, most years it's <11k

UNEVEN IMPACT

There are only 30 affordable homes for every 100 ELI families that need them

WORKING PROBLEM

The "housing wage" in Franklin County is \$22.37/hour for a modest two-bedroom

BUILT FOR THIS

Central Ohio is a national hub of affordable housing expertise & capacity

IN UPPER ARLINGTON

34%

OF HOUSEHOLDS EARN LESS
THAN \$100,000 PER YEAR

A WORKER IN ZIP CODE 43221 MUST EARN

\$27.69/HR

TO AFFORD A MODEST TWO-BEDROOM
HOME IN THEIR NEIGHBORHOOD

S1901, ACS 5-Year Estimates Data Profiles
May 2022 State Occupational Employment and Wage Estimates

Ohio Mean Hourly

Preschool Teacher
\$15.30

Receptionist
\$15.48

Retail Sales
\$15.91

Nursing Assist.
\$16.40

Pharmacy Tech
\$17.93

Medical Assistant
\$18.06

Vet Tech
\$17.95

School Bus Driver
\$19.95

Licensed Practical Nurse
\$25.16

Tech Support
\$25.85

Firefighter
\$25.14

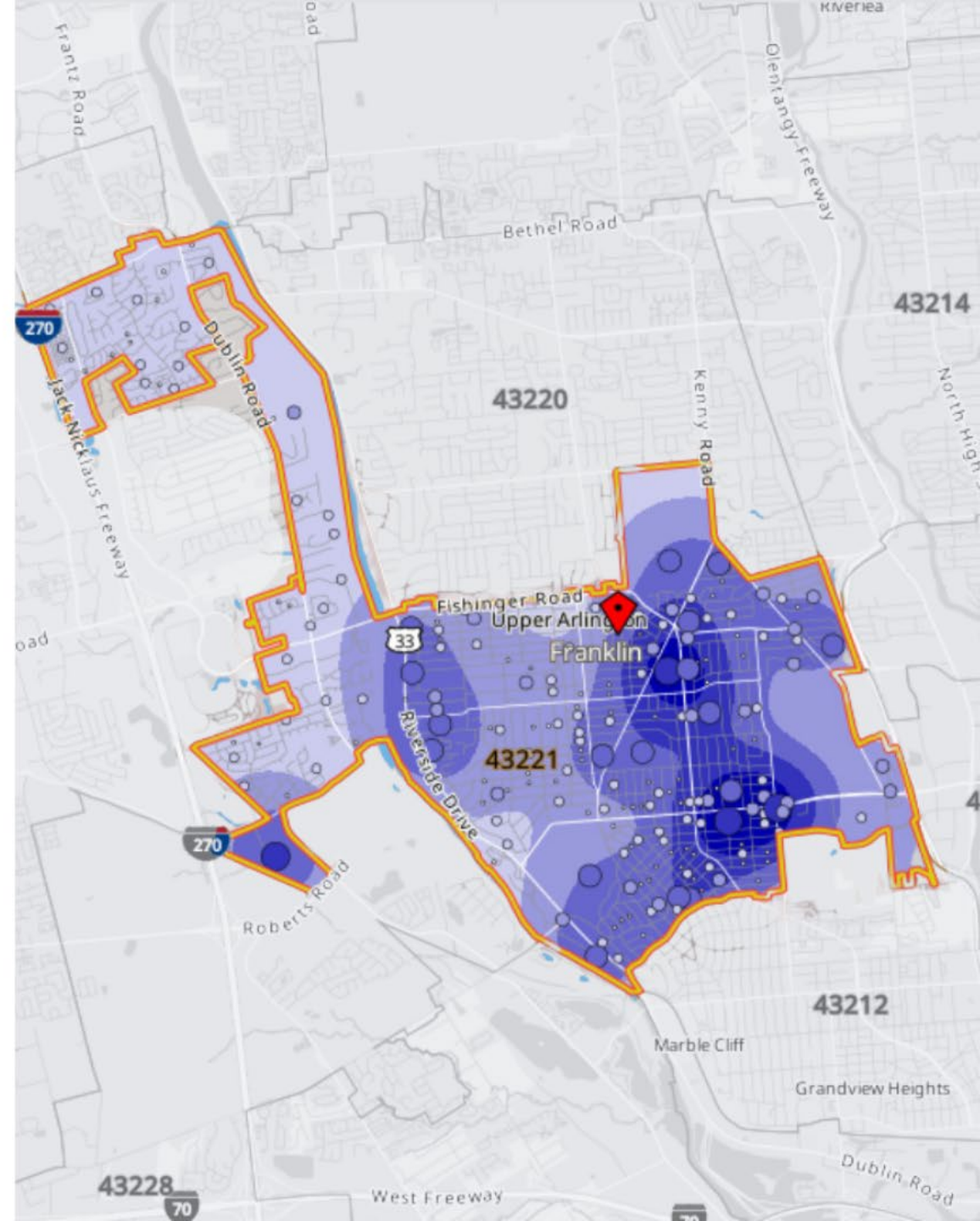
Carpenter
\$26.13

OF ALL JOBS INSIDE ZIP CODE 43221

52.3%

PAY LESS THAN \$40,000 PER YEAR.
ABOUT ONE-THIRD OF JOBS IN THIS
AREA ARE IN EITHER RETAIL,
ACCOMMODATIONS, OR FOOD SERVICE.

U.S. Census “On the Map” Work Area Profile Analysis

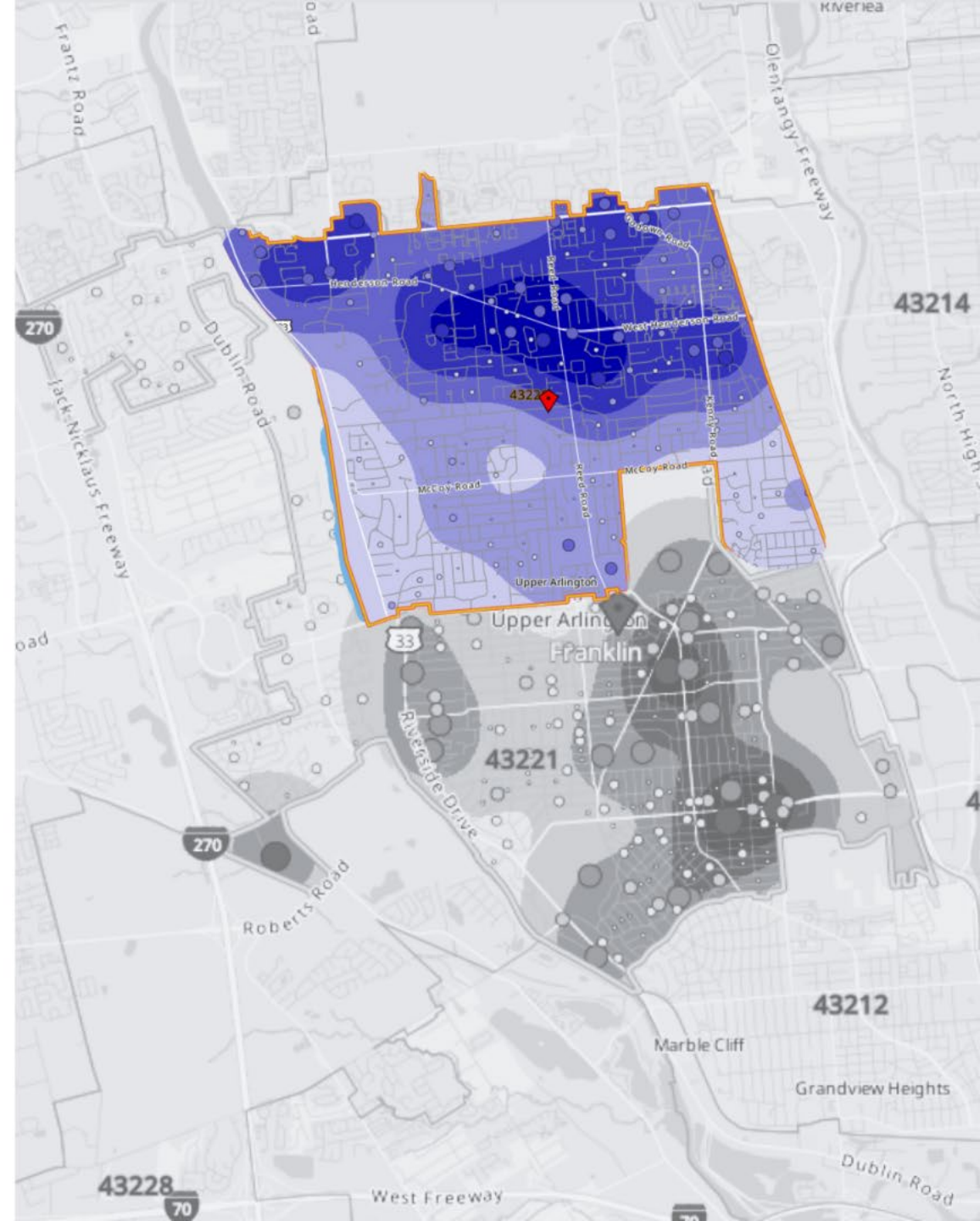


OF ALL JOBS INSIDE ZIP CODE 43220

55.8%

PAY LESS THAN \$40,000 PER YEAR.
ABOUT 22% OF JOBS IN THIS AREA ARE
IN RETAIL, ACCOMMODATION, OR FOOD
SERVICE, WHILE ABOUT 30% ARE IN
HEALTHCARE AND SOCIAL ASSISTANCE.

U.S. Census “On the Map” Work Area Profile Analysis



UPPER ARLINGTON QUICK FACTS

HOUSING UNITS: 14,950

OCCUPANCY RATE: 95.4%

Question: Supply Constraints?

SINGLE FAMILY HOMES: 74%

Question: Resident Retention?

OWNER OCCUPIED: 78%

MEDIAN MORTGAGE HOLDER COSTS: \$2,981

PERCENT OF COST-BURDENED OWNERS: 15%+

MEDIAN RENT: \$1,423

Question: Workforce Needs?

PERCENT OF COST-BURDENED RENTERS: 21%+

DP04, ACS 5-Year Estimates Data Profiles



THE [BIG] CHALLENGE

Includes all of Franklin, Delaware, Fayette, Licking, Madison, Morrow, Pickaway and Union Counties, and parts of Athens, Champaign, Clark, Clinton, Fairfield, Hocking, Knox, Logan, Marion, Muskingum, Perry and Ross Counties

✦ MEDIAN CENTRAL OH HOME SALE: \$295,000

Current Interest Rate: 6.525%
Assumed 2.06% Tax = \$640
Assumed .75% Insurance = \$185
PITI \$2,693 per month

A Central Ohio resident needs to earn **\$107,700** per year to afford a home at today's average sale price. That's **155%** of the Area Median Income for a single worker.

A minimum wage earner would need to work **242** hours per week at minimum wage to afford that (**six** full time jobs).

THE [BIG] CHALLENGE



MEDIAN UPPER ARLINGTON HOME SALE: \$600,000

Current Interest Rate: 6.525%

Assumed 2.06% Tax = \$1,300

Assumed .75% Insurance = \$375

PITI \$5,477 per month

A Central Ohio resident needs to earn **\$219,091** per year to afford a home at today's average sale price. That's **315%** of the Area Median Income for a single worker.

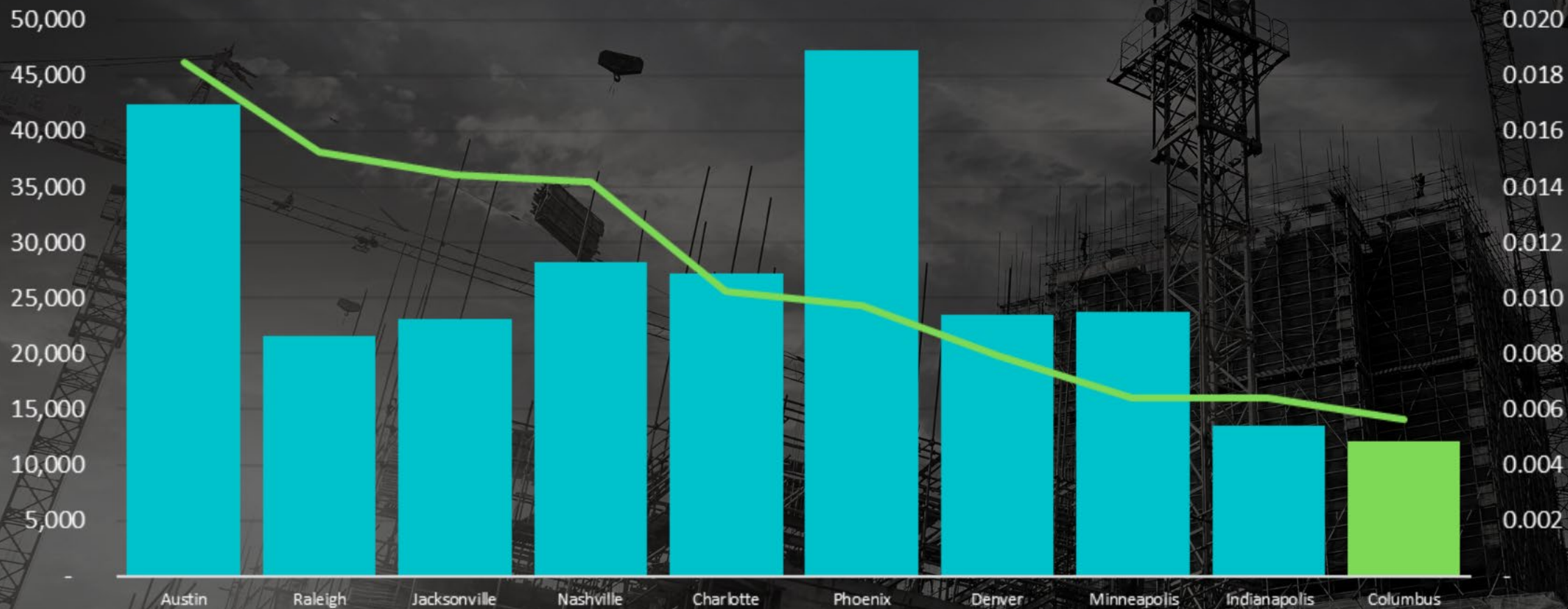
A minimum wage earner would need to work **493** hours per week at minimum wage to afford that (**twenty days a week**).



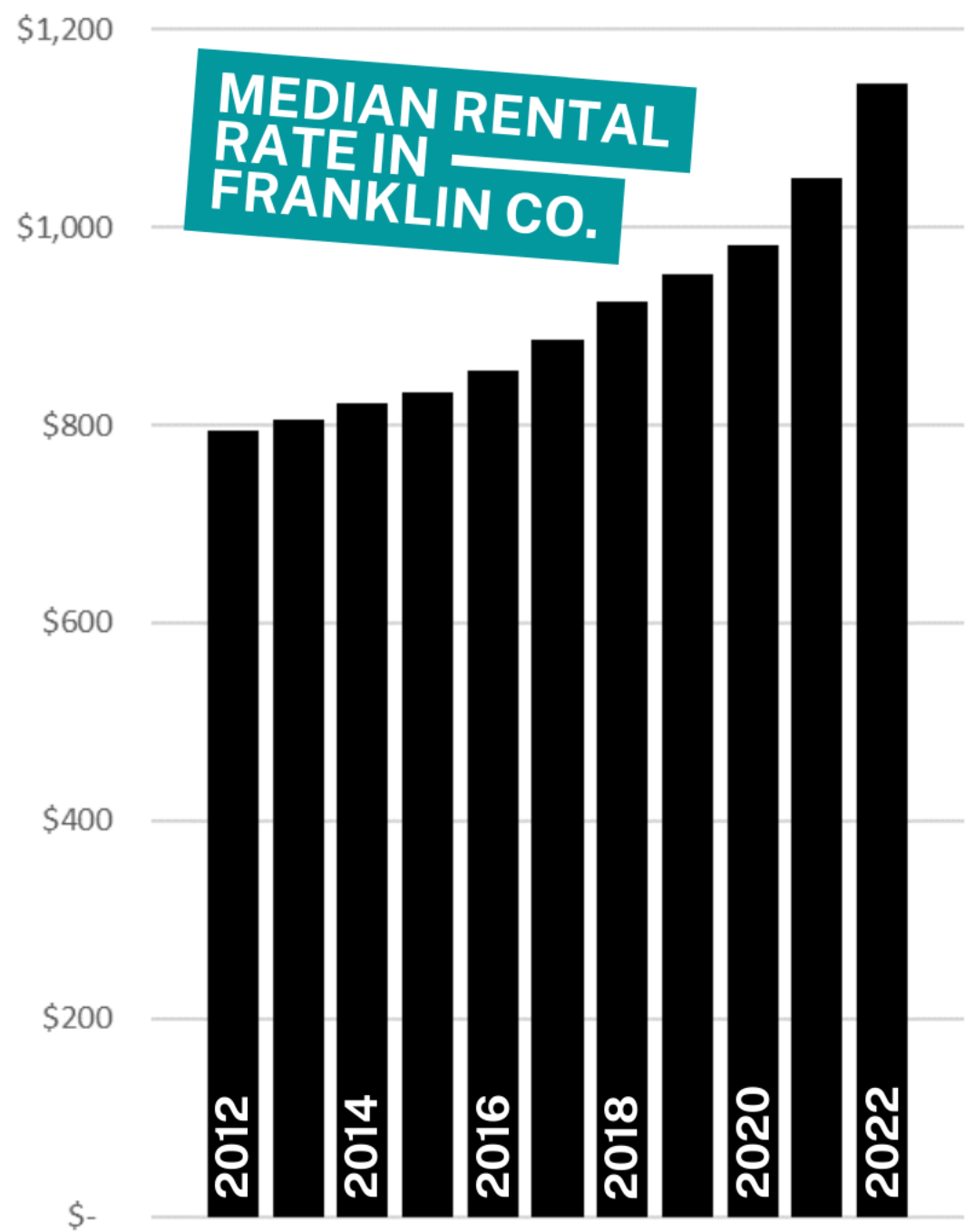
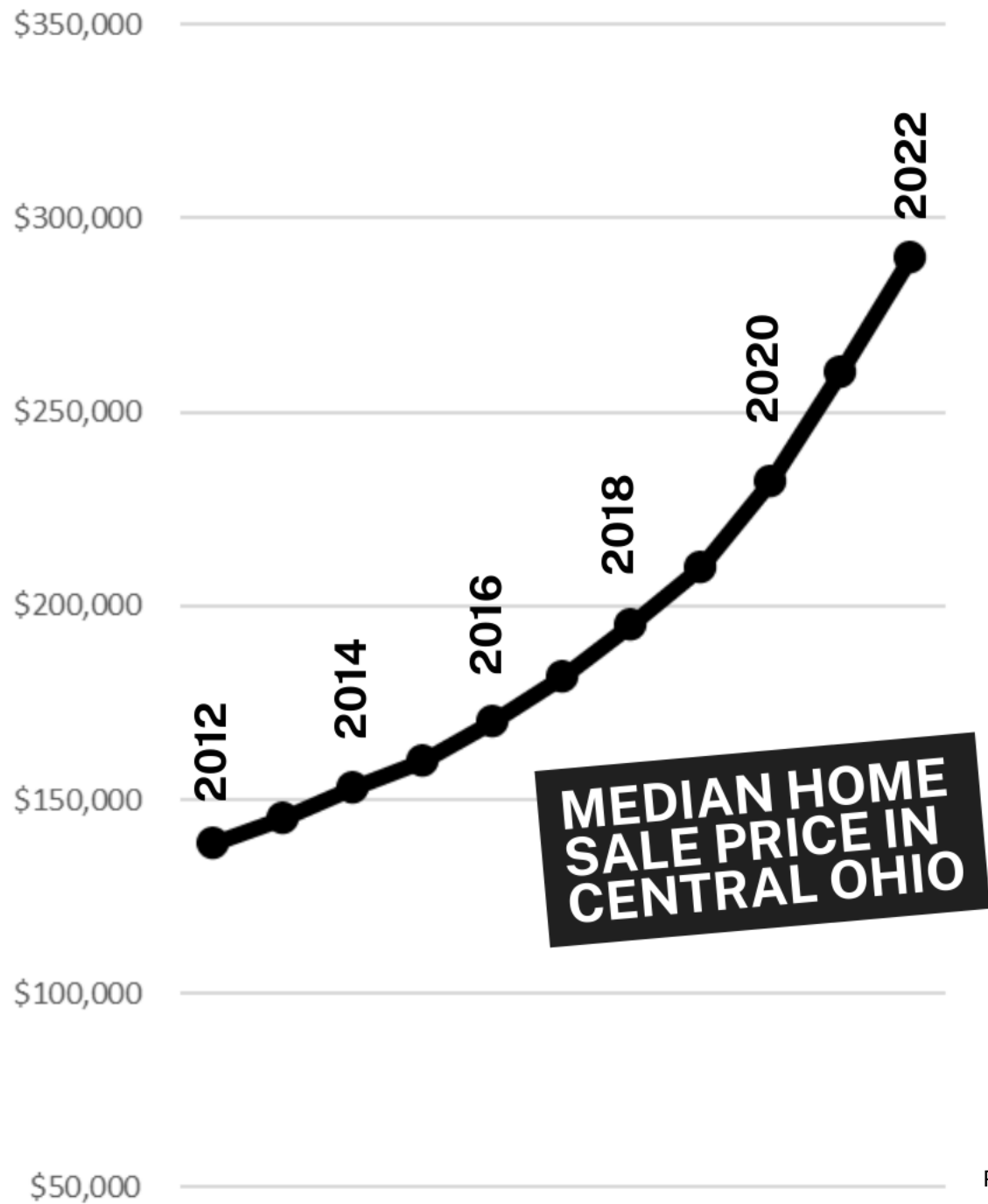
RESIDENTIAL CONSTRUCTION PERMITS, 2022



RESIDENTIAL PERMITS PER PERSON, 2022



CONSTRUCTION NOT KEEPING UP



**IF WE DO NOT ACT
IMMEDIATELY ANOTHER**

20,000

**FAMILIES WILL SLIP IN TO EXTREME
HOUSING INSECURITY BY 2040**

BUT

**THERES
ANOTHER
WAY**

IF WE CUT THE CENTRAL OHIO HOUSING GAP IN HALF...

3,000

More Third Graders
Reading Proficiently

600

Additional High
School Graduates

5

Improved School
District Report Cards

1,000

Fewer
Homeless Youth



**EDUCATION
IMPROVES**

40k

Jobs Added Per Year

6,000

Black Renters
Become Homeowners

5,500

Children Escape
Poverty

25,000

Families Join the
Middle Class



ECONOMY

IMPROVES

5.5

Years Added to Life
Expectancy

12

Fewer Infant Deaths
Per Year

5,000

Fewer Food Insecure
Households

2,500

Fewer Seniors
Rationing Medication



**HEALTH
IMPROVES**



**FIND THE ANSWER AT
AHACO.ORG/FINDINGHOME**



HOW WE SERVE



& HOW WE THRIVE



CREATE HOMES

Ensure Housing Development is Optimized to Meet Franklin County's Affordability Needs

Expand supply in employment centers, revitalizing areas, for service-enriched needs, and first-time homebuyers

EXPAND OWNERSHIP

Promote Wealth-Building and Community Stability Through Obtainable and Retainable Homeownership

Support owner-occupancy, encourage revitalization, promote age in place for seniors and access for disabled individuals.

STABLIZE FAMILIES

Stabilize Renter Households with Short-Term Rental Assistance and Supportive Services for Security & Economic Mobility

Craft move-up solutions that pair housing assistance with wrap-around services to promote economic stability and generational mobility

BUILD

Modern Zoning.

Zoning laws were often written before the civil rights era and reflect a value system that looks different from our own. Reynoldsburg, Whitehall, Prairie

Twp have taken steps to align their code with resident needs and economic growth goals.

OWN

Home Repair.

Home repair programs can be essential for protecting aging homeowners and ensuring quality housing stock.

Westerville has a home improvement grant, while Worthington has considered a housing bond program.

GROW

Economic Mobility.

Housing insecurity can prevent working families from investing in the education they need to advance their careers. Resiliency Bridge interrupts the poverty cycle by providing housing resources and wrap-around support to workers ready for a high-paying career.

FAIR

Source of Income

Veterans, retirees, and child support recipients struggle to find a landlord who will rent to them. SOI ensures that families who can afford the rent, have a place to call home. Seven communities adopted this protection including Bexley and Columbus.



COMMUNITY LAND TRUSTS

Land ownership is retained by a nonprofit, while the home on top of it is sold to a family. The two share equity, which allows wealth building, permanent affordability, and curbs speculative land use practices. Franklin Co., Yellow Springs, and Oberlin all have land trusts.

KENNY
MCDONALD

MAYOR GINTHER

LARK
MALLORY

AFFORDABLE
HOUSING ALLIANCE
OF CENTRAL OHIO

MIDOHIO
REGIONAL PLANNING
COMMISSION

URBAN LAND
INSTITUTE

RISE TOGETHER
CENTER

FINANCING
DEVELOPMENT

SUPPORTING
AFFORDABLE
CONSTRUCTION

ELI SUPPORTS

EVICION
PREVENTION

SOURCE OF INCOME
PROTECTIONS

EQUITABLE DOWN
PAYMENT
ASSISTANCE

HOMEOWNERSHIP
PRESERVATION

EQUITABLE
WORKFORCE
READINESS

Regional Housing Coalition

Create
Actionable
Meaningful
Regional
Solutions



RENTFUL614

THE EVICTION PREVENTION HUB



Supporting systems alignment and public access to information supports program objectives while fostering collaboration and efficiency.



BLOOM614

HOMEOWNERSHIP. TOGETHER.

Bloom celebrates, supports, and brings transparency and guidance to every step of the homeownership journey for Columbus' Black and minority communities. Are you ready to take the first step?

WHERE

CAN WE

GO NEXT!?

CONTACT

www.AHACO.org
carlie@ahaco.org
614.344.5027
215 N. Front Street
Columbus OH 43215

FOLLOW ALONG!



@AffordHouse_OH



/AHACOhousing

**Monthly Financial Report
As of December 2023**

General Fund (101)						
	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Projected To Date</u>	<u>Actual</u>	<u>Dollar Variance</u>	<u>Percentage Variance</u>
Revenues and Other Sources						
Income Tax	\$ 29,929,600	\$ 30,929,600	\$ 30,929,600	\$ 32,277,263	\$ 1,347,663	4.36%
Real & Personal Property Tax	8,102,500	8,028,599	8,028,599	8,057,063	28,464	0.35%
All Other Operating Revenues	7,996,700	9,178,752	9,178,752	11,205,243	2,026,491	22.08%
Transfers/Advances In	3,012,000	3,112,000	3,112,000	2,936,290	(175,710)	-5.65%
Total Revenues and Other Sources	49,040,800	51,248,951	51,248,951	54,475,859	3,226,908	6.30%
Obligations:						
Police Division	11,200,900	11,200,900	11,200,900	10,511,660	689,240	6.15%
Fire Division	10,196,300	10,610,300	10,610,300	10,067,351	542,949	5.12%
Board of Health	380,000	380,000	380,000	366,018	13,982	3.68%
Parks and Recreation	5,140,400	5,167,900	5,167,900	4,874,304	293,596	5.68%
Community Development	1,448,800	1,778,800	1,778,800	1,685,020	93,780	5.27%
Public Service Administration	1,385,000	1,385,000	1,385,000	1,264,521	120,479	8.70%
Public Works	1,375,300	1,341,300	1,341,300	1,267,433	73,867	5.51%
City Manager	1,733,600	1,743,600	1,743,600	1,552,495	191,105	10.96%
City Attorney	898,200	898,200	898,200	695,201	202,999	22.60%
City Clerk	293,000	293,000	293,000	236,856	56,144	19.16%
City Council	140,800	140,800	140,800	130,785	10,015	7.11%
Finance	1,526,700	1,565,200	1,565,200	1,390,497	174,703	11.16%
Facilities Maintenance	3,198,600	3,198,600	3,198,600	2,494,286	704,314	22.02%
Information Technology	1,825,900	1,825,900	1,825,900	1,646,070	179,830	9.85%
General Administration	3,247,600	3,247,600	3,247,600	3,000,324	247,276	7.61%
Transfers/Advances Out	6,830,900	9,830,900	9,830,900	9,786,502	44,398	0.00%
Total Obligations	50,822,000	54,608,000	54,608,000	50,969,323	3,638,677	6.66%
Excess of Revenue and Other Sources over Obligations:	(1,781,200)	(3,359,049)	(3,359,049)	3,506,536		
Total Beginning Fund Balance	31,089,824	31,089,824	31,089,824	31,089,824		
Prior Year Lapsed Encumbrances	-	-	-	196,187		
Total Ending Fund Balance	\$ 29,308,624	\$ 27,730,775	\$ 27,730,775	\$ 34,792,547	\$ 7,061,772	25.47%
Ending Fund Balance-Restricted	13,197,330	13,433,130	13,433,130	13,433,130	-	0.00%
Ending Fund Balance-Unrestricted	16,111,294	14,297,645	14,297,645	21,359,417	7,061,772	49.39%
Capital Asset Management Fund (102)						
	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Projected To Date</u>	<u>Actual</u>	<u>Dollar Variance</u>	<u>Percentage Variance</u>
Revenues and Other Sources						
Income Tax	\$ 11,639,300	\$ 11,639,300	\$ 11,639,300	\$ 12,551,618	\$ 912,318	7.84%
Total Revenues and Other Sources	11,639,300	11,639,300	11,639,300	12,551,618	912,318	7.84%
Obligations						
Transfers/Advances Out	9,690,600	9,690,600	9,690,600	9,690,563	37	0.00%
Total Obligations	9,690,600	9,690,600	9,690,600	9,690,563	37	0.00%
Excess of Revenue and Other Sources over Obligations:	1,948,700	1,948,700	1,948,700	2,861,055		
Beginning Fund Balance	17,507,062	17,507,062	17,507,062	17,507,062		
Ending Fund Balance	\$ 19,455,762	\$ 19,455,762	\$ 19,455,762	\$ 20,368,117	\$ 912,355	4.69%
Capital Equipment Fund (106)						
	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Projected To Date</u>	<u>Actual</u>	<u>Dollar Variance</u>	<u>Percentage Variance</u>
Revenues and Other Sources						
Real & Personal Property Tax	\$ 1,038,239	\$ 1,028,764	\$ 1,028,764	\$ 1,025,176	\$ (3,588)	-0.35%
Homestead & Rollbacks	139,120	136,819	136,819	136,602	(217)	-0.16%
Transfers In	240,000	240,000	240,000	240,000	-	0.00%
Total Revenues and Other Sources	1,417,359	1,405,583	1,405,583	1,401,778	(3,805)	-0.27%
Obligations						
Capital Equipment	1,951,500	2,077,000	2,077,000	1,682,359	394,641	19.00%
Total Obligations	1,951,500	2,077,000	2,077,000	1,682,359	394,641	19.00%
Excess of Revenue and Other Sources over Obligations:	(534,141)	(671,417)	(671,417)	(280,581)		
Beginning Fund Balance	1,147,785	1,147,785	1,147,785	1,147,785		
Prior Year Lapsed Encumbrances	-	-	-	657		
Ending Fund Balance	\$ 613,644	\$ 476,368	\$ 476,368	\$ 867,861	\$ 391,493	82.18%

**Monthly Financial Report
As of December 2023**

Street Maintenance and Repair Fund (207)

	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Projected To Date</u>	<u>Actual</u>	<u>Dollar Variance</u>	<u>Percentage Variance</u>
Revenues and Other Sources						
Gasoline Taxes	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 1,819,440	\$ 19,440	1.08%
Motor Vehicle License Taxes	450,000	450,000	450,000	462,059	12,059	2.68%
All Other Operating Revenues	18,000	18,000	18,000	59,363	41,363	229.79%
Total Revenues and Other Sources	2,268,000	2,268,000	2,268,000	2,340,862	72,862	3.21%
Obligations						
Public Service Administration	947,200	947,200	947,200	829,510	117,690	12.43%
Public Works	1,408,600	1,408,600	1,408,600	1,276,772	131,828	9.36%
Total Obligations	2,355,800	2,355,800	2,355,800	2,106,282	249,518	10.59%
Excess of Revenue and Other Sources over Obligations:	(87,800)	(87,800)	(87,800)	234,580		
Beginning Fund Balance	1,341,184	1,341,184	1,341,184	1,341,184		
Prior Year Lapsed Encumbrances	-	-	-	78,308		
Ending Fund Balance	\$ 1,253,384	\$ 1,253,384	\$ 1,253,384	\$ 1,654,072	\$ 400,688	31.97%

Bonded Improvement Fund (402)

	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Projected To Date</u>	<u>Actual</u>	<u>Dollar Variance</u>	<u>Percentage Variance</u>
Revenues and Other Sources						
Sale of Bonds and Notes	\$ 65,000,000	\$ 65,000,000	\$ 65,000,000	\$ 63,257,434	\$ (1,742,566)	-2.68%
All Other Operating Revenues	75,000	75,000	75,000	2,458,341	2,383,341	3177.79%
Total Revenues and Other Sources	65,075,000	65,075,000	65,075,000	65,715,775	640,775	0.98%
Obligations						
Capital Improvements - CIP	7,460,400	7,460,400	7,460,400	7,421,255	39,145	0.52%
Capital Improvements - Community Center/Office	62,800,000	62,800,000	62,800,000	61,300,339	1,499,661	2.39%
Debt Issuance Costs	2,191,200	2,191,200	2,191,200	1,248,434	942,766	43.03%
Total Obligations	72,451,600	72,451,600	72,451,600	69,970,028	2,481,572	3.43%
Excess of Revenue and Other Sources over Obligations:	(7,376,600)	(7,376,600)	(7,376,600)	(4,254,253)		
Beginning Fund Balance	22,042,846	22,042,846	22,042,846	22,042,846		
Prior Year Lapsed Encumbrances	-	-	-	453,253		
Ending Fund Balance	\$ 14,666,246	\$ 14,666,246	\$ 14,666,246	\$ 18,241,846	\$ 3,575,600	24.38%

Infrastructure Improvement Fund (404)

	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Projected To Date</u>	<u>Actual</u>	<u>Dollar Variance</u>	<u>Percentage Variance</u>
Revenues and Other Sources						
All Other Operating Revenues	\$ 7,797,300	\$ 9,797,300	\$ 9,797,300	\$ 11,706,024	\$ 1,908,724	19.48%
Transfers In	7,582,500	7,582,500	7,582,500	7,582,500	-	0.00%
Advances In	-	3,000,000	3,000,000	3,000,000	-	0.00%
Total Revenues and Other Sources	15,379,800	20,379,800	20,379,800	22,288,524	1,908,724	9.37%
Obligations						
Finance	-	1,000	1,000	370	630	63.00%
Capital Improvements - CIP	8,193,700	8,211,454	8,211,454	7,328,768	882,686	10.75%
Capital Improvements - Community Center/Office	7,814,900	11,186,800	11,186,800	10,687,481	499,319	4.46%
Total Obligations	16,008,600	19,399,254	19,399,254	18,016,619	1,382,635	7.13%
Excess of Revenue and Other Sources over Obligations:	(628,800)	980,546	980,546	4,271,905		
Beginning Fund Balance	6,758,972	6,758,972	6,758,972	6,758,972		
Prior Year Lapsed Encumbrances	-	-	-	570,898		
Ending Fund Balance	\$ 6,130,172	\$ 7,739,518	\$ 7,739,518	\$ 11,601,775	\$ 3,862,257	49.90%

**Monthly Financial Report
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Solid Waste Management Fund (710)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
<u>Revenues and Other Sources</u>						
Charges for Services	\$ 3,800,000	\$ 3,850,000	\$ 3,850,000	\$ 3,895,405	\$ 45,405	1.18%
All Other Operating Revenues	67,000	87,000	87,000	84,380	(2,620)	-3.01%
Total Revenues and other sources	3,867,000	3,937,000	3,937,000	3,979,785	42,785	1.09%
<u>Obligations</u>						
Public Works	3,605,600	3,778,100	3,778,100	3,744,632	33,468	0.89%
Total Obligations	3,605,600	3,778,100	3,778,100	3,744,632	33,468	0.89%
Excess of Revenue and Other Sources over Obligations:	261,400	158,900	158,900	235,153		
Beginning Fund Balance	1,182,301	1,182,301	1,182,301	1,182,301		
Lapsed encumbrances	-	-	-	32,263		
Ending Fund Balance	\$ 1,443,701	\$ 1,341,201	\$ 1,341,201	\$ 1,449,717	\$ 108,516	8.09%

Water Surcharge Fund (720)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
<u>Revenues and Other Sources</u>						
Charges for Services	\$ 764,000	\$ 784,000	\$ 784,000	\$ 839,091	\$ 55,091	7.03%
Total Revenues and other sources	764,000	784,000	784,000	839,091	55,091	7.03%
<u>Obligations</u>						
Public Works	400,600	450,600	450,600	390,027	60,573	13.44%
Capital Improvements	500,000	500,000	500,000	367,494	132,506	26.50%
Capital Equipment	80,000	80,000	80,000	78,495	1,505	1.88%
Finance (Debt Service on Issue 2 Loans)	9,400	9,500	9,500	9,435	65	0.68%
Transfers Out (including intra-city services)	99,900	99,900	99,900	97,007	2,893	2.90%
Total Obligations	1,089,900	1,140,000	1,140,000	942,458	197,542	17.33%
Excess of Revenue and Other Sources over Obligations:	(325,900)	(356,000)	(356,000)	(103,367)		
Beginning Fund Balance (**)	1,654,426	1,654,426	1,654,426	1,654,426	-	
Prior Year Lapsed Encumbrances	-	-	-	220,054		
Ending Fund Balance	\$ 1,328,526	\$ 1,298,426	\$ 1,298,426	\$ 1,771,113	\$ 472,687	36.40%

**Monthly Financial Report
As of December 2023**

Sanitary Sewer Surcharge Fund (730)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Charges for Services	\$ 1,163,000	\$ 1,163,000	\$ 1,163,000	\$ 1,306,543	\$ 143,543	12.34%
All Other Operating Revenues	1,500	6,500	6,500	7,069	569	8.75%
Total Revenue	1,164,500	1,169,500	1,169,500	1,313,612	144,112	12.32%
Obligations						
Public Works	915,600	904,600	904,600	662,823	241,777	26.73%
Capital Improvements	215,000	251,000	251,000	36,000	215,000	85.66%
Transfers Out (including intra-city services)	27,600	27,600	27,600	20,399	7,201	26.09%
Total Obligations	1,158,200	1,183,200	1,183,200	719,222	463,978	39.21%
Excess of Revenue and Other Sources over Obligations:	6,300	(13,700)	(13,700)	594,390		
Beginning Fund Balance (**)	2,357,793	2,357,793	2,357,793	2,357,793		
Prior Year Lapsed Encumbrances	-	-	-	24,299		
Ending Fund Balance	\$ 2,364,093	\$ 2,344,093	\$ 2,344,093	\$ 2,976,482	\$ 632,389	26.98%

Stormwater Management Fund (740)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Charges for Services	\$ 753,000	\$ 753,000	\$ 753,000	\$ 757,165	\$ 4,165	0.55%
Investment Earnings	25,000	50,000	50,000	84,206	34,206	68.41%
Miscellaneous income	-	-	-	2,723	2,723	0.00%
Total Revenues and other sources	778,000	803,000	803,000	844,094	41,094	5.12%
Obligations						
Public Works	707,600	726,600	726,600	597,883	128,717	17.71%
Transfers Out (including intra-city services)	77,700	77,700	77,700	73,505	4,195	5.40%
Total Obligations	785,300	804,300	804,300	671,388	132,912	16.53%
Excess of Revenue and Other Sources over Obligations:	(7,300)	(1,300)	(1,300)	172,706		
Beginning Fund Balance (**)	2,364,084	2,364,084	2,364,084	2,364,084		
Prior Year Lapsed Encumbrances	-	-	-	28,847		
Ending Fund Balance	\$ 2,356,784	\$ 2,362,784	\$ 2,362,784	\$ 2,565,637	\$ 202,853	8.59%

Swimming Pool Fund (750)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Charges for Services	\$ 925,000	\$ 970,000	\$ 970,000	\$ 975,731	\$ 5,731	0.59%
Total Revenues and other sources	925,000	970,000	970,000	975,731	5,731	0.59%
Obligations						
Parks and Recreation	945,000	1,043,000	1,043,000	975,085	67,915	6.51%
Total Obligations	945,000	1,043,000	1,043,000	975,085	67,915	6.51%
Excess of Revenue and Other Sources over Obligations:	(20,000)	(73,000)	(73,000)	646		
Beginning Fund Balance	337,104	337,104	337,104	337,104		
Prior Year Lapsed Encumbrances	-	-	-	6,337		
Ending Fund Balance	\$ 317,104	\$ 264,104	\$ 264,104	\$ 344,087	\$ 79,983	30.28%

**Monthly Financial Report
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Statement of Receipts and Disbursements (cash basis rounding)

Fund	Beginning Balance	Year to Date & Transfer In	Year to Date & Transfer Out	Ending Balance	Percentage Change
General	\$ 33,871,795	\$ 54,475,859	\$ 51,261,991	\$ 37,085,663	9.5%
Capital Asset Management	17,507,062	12,551,618	9,690,563	20,368,117	16.3%
Police Pension	1,044,679	697,067	574,246	1,167,500	11.8%
Fire Pension	1,044,679	697,067	574,246	1,167,500	11.8%
Self Insurance	909,527	122,223	28,149	1,003,601	10.3%
Capital Equipment	1,940,490	1,401,778	1,212,709	2,129,559	9.7%
Police & Fire Pension	1,804,420	1,470,470	1,538,799	1,736,091	-3.8%
Technology Fund	472,618	206,641	149,154	530,105	12.2%
Tax Incentive Review Fund	6,270	-	5,000	1,270	-79.7%
Street Maintenance and Repair Fund	1,590,188	2,340,862	2,135,203	1,795,847	12.9%
EMS Billing Fund	394,577	887,903	580,861	701,619	77.8%
Law Enforcement	524,191	159,455	230,483	453,163	-13.6%
Tree Planting Fund	105,121	25,590	81,071	49,640	-52.8%
Enforcement Education	20,690	465	306	20,849	0.8%
Mayor's Court Computer	33,150	6,860	-	40,010	20.7%
Mayor's Court Special Project	142,529	22,923	8,661	156,791	10.0%
Lifelong Learning and Leisure	-	-	-	-	0.0%
FEMA Fund	-	-	-	-	0.0%
Local Coronavirus Relief Fund	-	-	-	-	0.0%
Local Fiscal Recovery Fund	3,362,200	-	911,972	2,450,228	-27.1%
OneOhio Opioid Fund	10,358	46,461	3,313	53,506	100.0%
Economic Development	1,733,085	250,000	122,934	1,860,151	7.3%
Arlington Centre TIF Fund	115,863	26,686	255	142,294	22.8%
Tremont Road TIF Fund	14,942	37,835	37,362	15,415	3.2%
Lane Avenue Mixed Use TIF Fund	626,752	842,919	831,670	638,001	1.8%
Lane Avenue TIF Fund	252,574	194,201	2,899	443,876	75.7%
Arlington Crossing TIF Fund	1,214,250	147,684	2,835	1,359,099	11.9%
Horizon TIF Fund	923,722	412,022	4,276	1,331,468	44.1%
Kingsdale West TIF Fund	387,239	53,191	510	439,920	13.6%
Kingsdale CORE TIF Fund	570,815	1,138,033	884,891	823,957	44.3%
Civil Service	102,520	-	29,720	72,800	-29.0%
Riverside North TIF Fund	17,032	1,962	18	18,976	11.4%
Riverside South TIF Fund	218,739	63,312	606	281,445	28.7%
W. Lane Northwest TIF Fund	14,580	14,717	12,140	17,157	17.7%
Lane II TIF Fund	323,351	2,068,935	1,203,421	1,188,865	267.7%
Kingsdale Center TIF Fund	7,792,421	-	7,035,789	756,632	-90.3%
Gateway TIF Fund	593,777	-	572,216	21,561	-96.4%
Neighborhood Lighting Utility	271,111	71,593	60,601	282,103	4.1%
Clerk of Courts Fund	14,565	6,860	1,290	20,135	38.2%
UA Visitor's Bureau Fund	408,471	123,482	-	531,953	30.2%
General Bond Retirement	3,138,219	13,545,423	14,078,355	2,605,287	-17.0%
Bonded Improvements	28,038,552	65,715,774	28,193,227	65,561,099	133.8%
Infrastructure Improvement Fund	12,375,294	22,288,524	10,008,648	24,655,170	99.2%
Estate Tax Fund	43,514	-	18,141	25,373	-41.7%
Community Fiber Optic Fund	345,213	263,916	263,848	345,281	0.0%
Employee Benefit	1,119,423	4,782,432	4,467,445	1,434,410	28.1%
BWC Administration Fund	1,078,600	315,783	177,790	1,216,593	12.8%
Solid Waste Management	1,462,638	3,979,785	3,648,650	1,793,773	22.6%
Water Surcharge	1,943,368	839,091	885,568	1,896,891	-2.4%
Sanitary Sewer Surcharge	2,780,661	1,313,612	1,029,038	3,065,235	10.2%
Stormwater Management	3,141,290	844,094	689,774	3,295,610	4.9%
UA Swimming Pools	343,441	975,731	956,124	363,048	5.7%
Returnable Bonds	-	-	-	-	0.0%
Unclaimed Funds	5,622	2,192	-	7,814	39.0%
Revolving Fund	53,657	233,282	247,608	39,331	-26.7%
Construction Withholding	970,204	1,964,904	843,396	2,091,712	115.6%
Payroll Clearing Fund	546,141	29,831,486	29,819,907	557,720	2.1%
Totals (ROUNDED)	\$ 137,766,190	\$ 227,462,703	\$ 175,117,679	\$ 190,111,214	ROUNDED TOTALS

Monthly Financial Report As of December 2023

Income Tax Comparisons

	<u>Projections</u>	<u>Year to date</u>	<u>Difference</u>	<u>% Difference</u>
Withholdings	\$ 25,798,924	\$ 28,362,433	\$ 2,563,509	9.94%
Individuals	10,526,639	10,849,741	323,102	3.07%
Net Profits	6,243,337	5,616,707	(626,630)	-10.04%
Total	\$ 42,568,900	\$ 44,828,881	\$ 2,259,981	5.31%

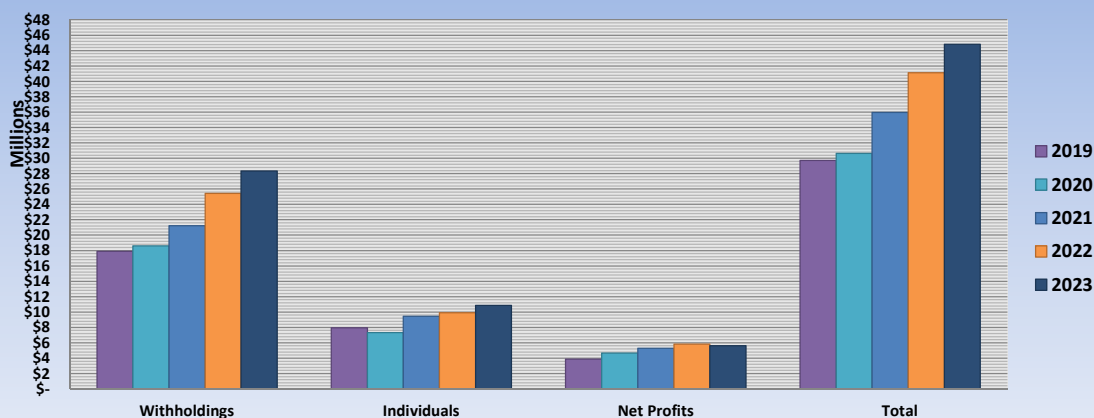
Income Tax Five Year Comparison

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Withholdings	\$ 17,885,171	\$ 18,615,643	\$ 21,205,704	\$ 25,411,131	\$ 28,362,433
Individuals	7,954,249	7,329,581	9,443,872	9,905,520	10,849,741
Net Profits	3,882,791	4,681,900	5,294,648	5,820,432	5,616,707
Total	\$ 29,722,211	\$ 30,627,124	\$ 35,944,224	\$ 41,137,083	\$ 44,828,881

Percentage Increase (Decrease) From Prior Year

	<u>2018-2019</u>	<u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>
Withholdings	4.92%	4.08%	13.91%	19.83%	11.61%
Individuals	1.27%	-7.85%	28.85%	4.89%	9.53%
Net Profits	1.24%	20.58%	13.09%	9.93%	-3.50%
Total	3.43%	3.04%	17.36%	14.45%	8.97%

Income Tax Five Year Trend vs Prior YTD Monthly



INTEREST AND INVESTMENT INCOME

Dec-23

General Investments	Beginning Balance	Purchased	Matured/Sold	Deposited/Withdrawn	Investment Acct.	Ending Balance
Municipal Securities	1,929,046.00					\$ 1,929,046.00
Corporate / General Investments	8,821,043.68					\$ 8,821,043.68
Federal Agency	46,507,208.37					\$ 46,507,208.37
United States Treas NTS	18,118,879.92					\$ 18,118,879.92
TOTAL BONDS	\$ 75,376,177.97	\$ -	\$ -	\$ -	\$ -	\$ 75,376,177.97
Short Term Fixed Maturity Commercial Paper	3,472,596.83					\$ 3,472,596.83
Other Assets (Savings Cert - Market Traded)	\$ 5,173,523.80					\$ 5,173,523.80
Bond and Investments:						
2022						
Federal Agency	5,577,237.58		(743,357.90)			\$ 4,833,879.68
Corporate / General Investments	1,057,111.00					\$ 1,057,111.00
Short Term Fixed Maturity Commercial Paper	-					\$ -
United States Treas NTS	1,669,256.88					\$ 1,669,256.88
Community Center						
Federal Agency	16,821,763.71		(1,055,361.75)			\$ 15,766,401.96
Corporate / General Investments	4,329,138.81					\$ 4,329,138.81
Short Term Fixed Maturity Commercial Paper	4,344,702.50		(2,182,800.00)			\$ 2,161,902.50
US Government Bonds	5,878,713.10					\$ 5,878,713.10
United States Treas NTS	-					\$ -
TOTAL BONDS AND INVESTMENTS	\$ 123,700,222.18	\$ -	\$ (3,981,519.65)	\$ -	\$ -	\$ 119,718,702.53
Money Markets:						
Money Market Fund (Trust Dept) - General	165,499.33				85,033.20	\$ 250,532.53
Community Center	498,406.14		3,247,800.00	(3,315,000.00)	99,052.14	\$ 530,258.28
Money Market Fund (Trust Dept) - Bond 2020 & 2022	440,710.94		755,000.00	(755,000.00)	35,477.31	\$ 476,188.25
Gateway	18,394.26			(18,473.18)	78.92	\$ 0.00
Lane Avenue- Proceeds	14,656.19			(14,719.07)	62.88	\$ 0.00
TOTAL MONEY MARKETS	\$ 1,137,666.86	\$ -	\$ 4,002,800.00	\$ (4,103,192.25)	\$ 219,704.45	\$ 1,256,979.06
Star Ohio:						
STAR Ohio	28,530,164.96			(163,186.77)	133,373.81	\$ 28,500,352.00
STAR Ohio (Bond Acct)	13,261,063.94			313,066.58	64,671.75	\$ 13,638,802.27
Star Federal ARPA (Gen Invest)	2,807,779.99			(511,747.31)	12,276.80	\$ 2,308,309.48
Star Gateway	948,699.17			16,972.04	4,567.47	\$ 970,238.68
Star Kingsdale	1,163,663.99			(206,493.34)	5,099.14	\$ 962,269.79
Star Office	-			12,092,020.24	31,394.62	\$ 12,123,414.86
Star Community Center	8,034,301.95			149,032.76	43,899.07	\$ 8,227,233.78
STAR Ohio (Bond Acct - Lane Series)	4,814.54			5,548.29	67.52	\$ 10,430.35
TOTAL STAR OHIO	\$ 54,750,488.54	\$ -	\$ -	\$ 11,695,212.49	\$ 295,350.18	\$ 66,741,051.21
TOTAL INVESTMENTS	\$ 179,588,377.58	\$ -	\$ 21,280.35	\$ 7,592,020.24	\$ 515,054.63	\$ 187,716,732.80
HUNTINGTON BANK	\$ 12,812,357.77					\$ 2,394,477.96
TOTAL CASH AND INVESTMENTS	\$ 192,400,735.35					\$ 190,111,210.76

ITEMS PURCHASED BETWEEN \$15,000 & \$40,000 FOURTH QUARTER 2023

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
10/9/23	Acorn Farms	Fall Trees and Plants	\$31,989.00
10/11/23	Converge One	Software Maintenance	\$39,878.37
10/27/23	Buckeye Power Wash	Fence Installation and Repair	\$16,518.00
11/6/23	Oberlanders Tree & Landscape	Tree & Vegetation Removal	\$20,650.00
11/9/23	Fishbeck, Thompson, Carr & Huber	General Consulting for Engineering	\$38,175.00
11/13/23	Dailey's Lawn & Landscape	Landscape Installation	\$16,460.00
11/14/23	Ferguson Waterworks	Cast Frames Grates and Covers	\$34,652.74
11/14/23	Shelly Materials	Aggregate	\$23,000.00
11/14/23	Bomar Construction	PSC Kitchen Renovations	\$19,101.50
11/14/23	Air Force One	PSC Plant Controls Retrofit	\$38,909.00
11/22/23	Hyland Software	Software Renewal	\$22,149.67
11/22/23	Galls	Police Ballistic Shields	\$16,404.92
12/1/23	Brennstuhl Construction	Sidewalk Repairs	\$32,650.00
12/1/23	Green Velvet Sod Farms	Infield Material	\$15,000.00
12/20/23	MGT of America Consulting	Police Chief Recruitment	\$28,500.00
12/28/23	KEYper	Software	\$21,700.45

QUALITY BASED SELECTION CONSULTANTS – FOURTH QUARTER 2023

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
10/3/23	VS Engineering	2023 Bridge and Culvert Inspection	\$38,548.50
10/25/23	CESO, Inc.	General Engineering Services	\$26,000.00
12/19/23	Crawford, Murphy & Tilly	Redding Rd. Resurfacing and Multimodal Improvements	\$124,420.00

NOTIFICATION OF CHANGE ORDERS: NON-CONSTRUCTION, CITY MANAGER APPROVAL FOURTH QUARTER 2023 None

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>

MBE Events

10/26/23 Various Departments (Finance/City Manager/HR) joined the OhioMBE organization at the Huntington Park to honor the exceptional businesses and individuals that make a significant impact on Ohio's diverse business landscape.



EXHIBIT C

Flock Safety Cameras

OVERVIEW OF BENEFITS, ACCOUNTABILITY/SECURITY, AND
ADMINISTRATIVE CONTROLS

LIEUTENANT JASON MESSER, UAPD CRIMINAL INVESTIGATIONS SECTION

Benefits

- ▶ Patrol – immediate notice of potential felony involved vehicles that pass a camera, with potential for interdiction
- ▶ Officers receive an alert on their Mobile Data Computer
- ▶ Reduces the possibility of bias across potential investigative traffic stops
- ▶ Flock alerts are based upon entries in the FBI's National Crime Information Center (NCIC), identifying vehicles associated with Felony wanted persons, Stolen Cars, Registered Sexual Offenders, Protection Orders, Missing persons, as well as “hotlist” alerts for vehicles wanted in serious crimes in other jurisdictions

Benefits

- ▶ Criminal Investigations- Detectives can search by vehicle descriptors, time frame, location or other factors when seeking evidence regarding suspects
- ▶ Detectives use Flock in the majority of investigations
- ▶ Flock has led directly to suspect identifications, arrests, and exonerations
- ▶ Flock led to the discovery of a homicide suspect in UA, and of an elderly endangered missing person in Louisville, KY on that local Flock system

A few stats...

- ▶ From Dec 27-Jan 25, UAPD Flock cameras read 1,371,552 tags
- ▶ That is almost 46,000 tags per day
- ▶ 277,277 were unique plates, not repeat reads
- ▶ 321 individual searches by officers/detectives
- ▶ 264 “hits” on NCIC-entered cars

Page 50 of 222

Security and Accountability

- ▶ Officers are required to handle Flock information with the same care as other daily-use Criminal Justice Information Systems (CJIS), such as the Ohio Law Enforcement Gateway, iLincs, and Ohio Law Enforcement Automated Data System (LEADS), and NCIC.
- ▶ CJIS material is only releasable to Law Enforcement or court proceedings
- ▶ All officers take annual certification tests and security protocol reviews for LEADS/NCIC

Security and Accountability

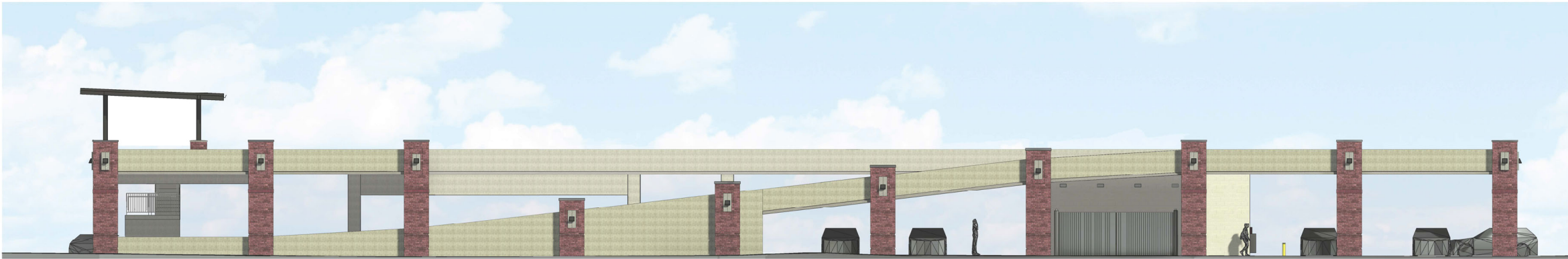
- ▶ If needed, audits of individuals or the agency can be run, for all activity up to 31 days before
- ▶ Violations of UAPD General Orders regarding CJIS material are investigated and disciplined accordingly.

Administrative Controls

- ▶ User Management is restricted to Command Staff, Crime Analyst, and a senior Detective
- ▶ Officer rights are limited to running local searches associated with investigations, and require case number documentation
- ▶ Detectives may search other agencies' systems for specific vehicles as part of a sharing arrangement, as part of an official investigation
- ▶ Flock imagery is only kept for 30 days and is then purged. If not retained in UAPD's case management system, it will be deleted.

 BOB CRANE
COMMUNITY CENTER
Kingsdale Parking Garage



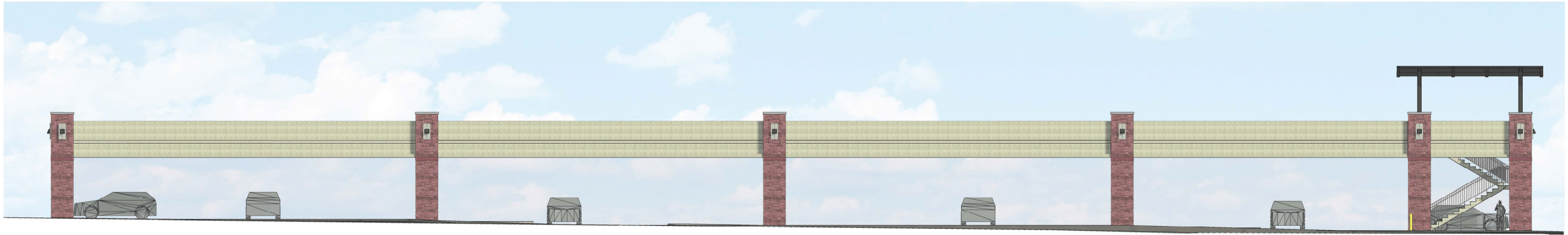


WEST ELEVATION

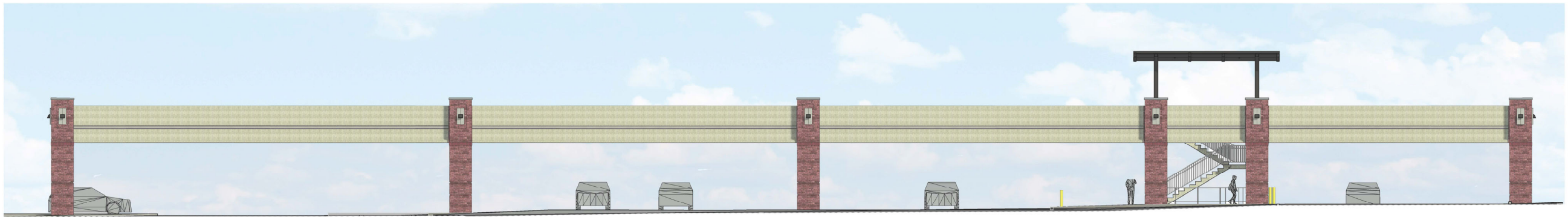


EAST ELEVATION



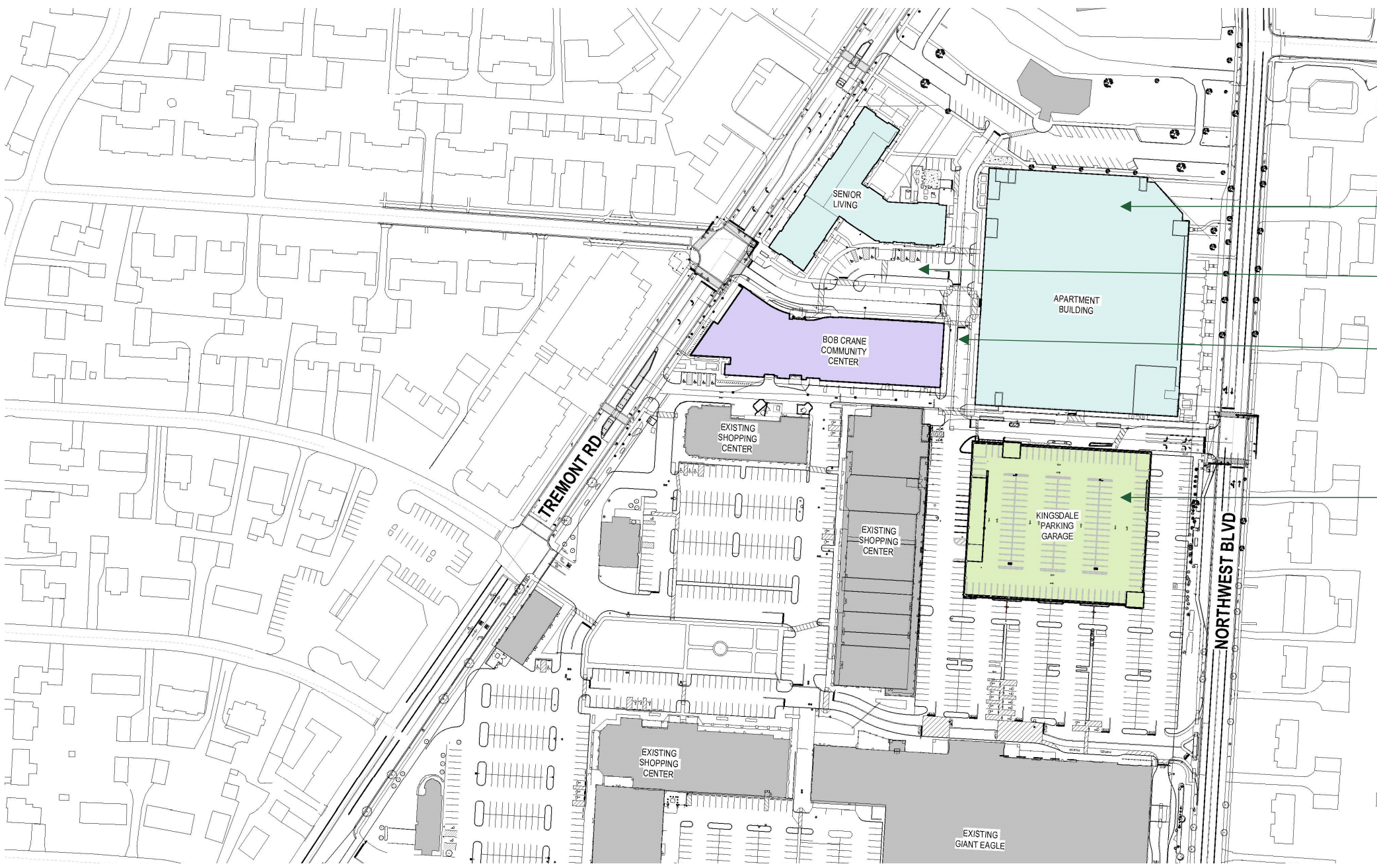


SOUTH ELEVATION



NORTH ELEVATION





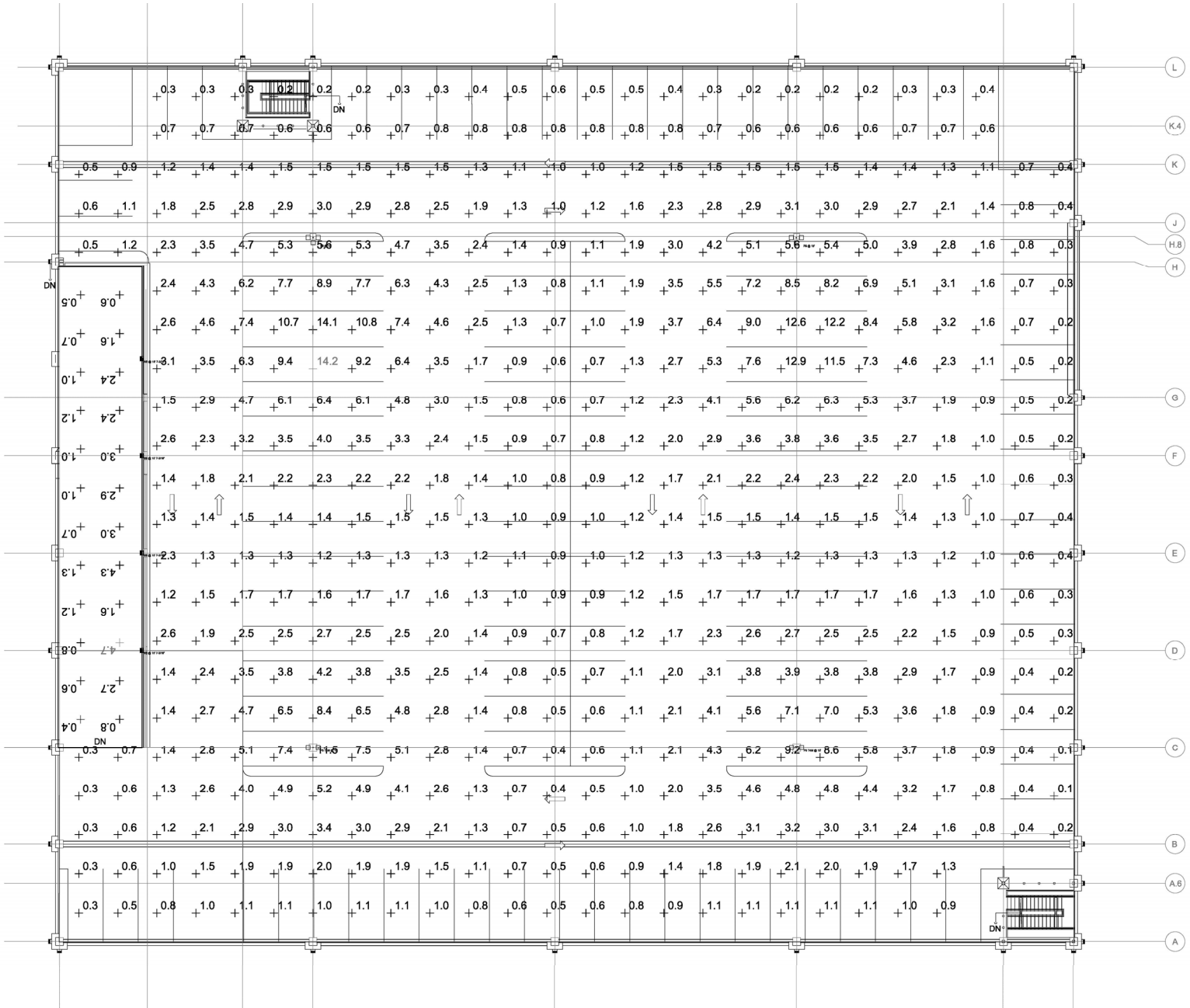
586 Parking Spaces
(Includes 37 Ltd. Mobility & 12 ADA)

17 Parking Spaces
(Includes 6 ADA)

31 Parallel Spaces
(Includes 9 Ltd. Mobility)

310 Parking Spaces
(Includes 8 ADA)





Lighting

- 1 Foot Candle or less at perimeter
- Cut-off fixtures

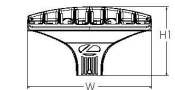
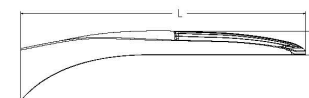
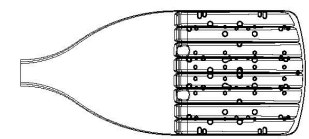


D-Series Size 1
LED Area Luminaire



Specifications

EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Authors: Jeff Kasson, Director of IT

Council Meeting Date: February 5, 2024

Subject/Legislative Item: Ordinance No. 6-2024 - An ordinance authorizing the purchase of replacement computers as part of a planned five-year cyclical replacement strategy

Purpose: Authorize purchase of computer replacements in the current fiscal year

Executive Summary: Legislation authorizes the purchase of desktop and laptop computers, as planned in a 5-year cyclical replacement strategy to ensure reliable performance.

Purpose and Impact

This ordinance authorizes the purchase of replacement computers for use throughout City departments. This annual computer replacement was planned and budgeted, with \$75,000.00 allocated to this project. Information Technology has adopted a strategy of replacing desktop and laptop computers after they have exceeded five years of service. The performance and reliability of the equipment begins to degrade after five years of continual use.

The purchasing method is utilizing both State of Ohio contract pricing that the State previously negotiated in a competitive process, and open market pricing as indicated in the table below. Competitive quotes were obtained for the open market items to ensure the lowest cost pricing. The purchasing methods follow the City's procurement policy, listed in the City's Administrative code, chapter 138 - Procurement code.

XTek Partners, Inc. is a reseller authorized to sell the Lenovo desktop and laptop computers on the State contract terms mentioned above. They are also the low bidder for performance laptops and field rugged laptops. The reseller is a women-owned, Edge certified business. CDW is a reseller authorized to sell the Police/Fire Toughbooks with State contract terms.

The following lists the items, pricing, and contract information:

Equipment	QTY	Cost	Note
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Desktop computers	45	\$33,885.00	State of Ohio Lenovo STS 534482-Product #11U2S2Y700
Laptop computers	11	\$13,981.00	State of Ohio Lenovo STS 534411-Product #21F7S3C300
Performance laptops	2	\$6,216.00	GIS Division
Police/Fire Toughbooks	1	\$3,875.00	State of Ohio CDW STS 534605-Product #CF-33TZ-0KAM
Field rugged laptops	6	\$14,250.00	Public Service field service workers
Contingency		\$2,793.00	Contingency authorization for any unforeseen equipment replacements
		\$75,000.00	Total cost authorization requested

History

Information Technology has standardized on the Lenovo product platform for standard desktop and laptop computers, and Panasonic Toughbooks for Police and Fire to allow for better management and maintenance of City computers. The 5-year replacement strategy is a common approach in most organizations that allows us to anticipate and proactively prevent computer performance and component failures from impacting City work.

Alternatives

The city could postpone the replacements, but that would impact the performance and reliability objectives of the 5-year replacement strategy and potentially result in higher replacement costs in future years. There are no State term contract alternatives at our disposal that are less expensive.

Attachments

1.	XTek quote - Desktop Computers
2.	XTek quote - Laptop Computers
3.	XTek quote - Performance Laptops
4.	CDW quote - Police/Fire Toughbook
5.	XTek - Field Rugged Laptops



6.	Ordinance No. 6-2024
----	----------------------





1721 Westbelt Dr, Columbus, Ohio 43228
t. 614-973-7400 f. 614-652-2694

QUOTE

Number XTKQ58730

Date Jan 3, 2024

Sold To

Upper Arlington, City of
Accounts Payable
AP@uaoh.net

Ship To

Upper Arlington, City of
Jeff Kasson
3600 Tremont Rd
Upper Arlington, OH 43221

Contact Info

quotes@xtekpartners.com

Part #	Qty	Description	Unit Price	Ext. Price
--------	-----	-------------	------------	------------

Xtek Partners is an Ohio EDGE, Ohio WBE and Buy Ohio vendor

Quoted via Ohio STS 534482

11U2S2Y700	45	Lenovo ThinkCentre M80q Gen 3, Intel® Core™ i5-12500T vPro® (P cores 2.00GHz, 18MB), Windows 11 Pro 64, 16.0GB, 1x512GB SSD M.2 2280 PCIe Gen4 TLC Opal, Intel® UHD Graphics 770, 4YR Premier NBD, USB, Traditional, Black English (US), No Wireless LAN	\$753.00	\$33,885.00
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SubTotal	\$33,885.00
Tax	\$0.00
Shipping	\$0.00
Total	\$33,885.00



1721 Westbelt Dr, Columbus, Ohio 43228
t. 614-973-7400 f. 614-652-2694

QUOTE

Number XTKQ58731-01

Date Jan 22, 2024

Sold To

Upper Arlington, City of
Accounts Payable
AP@uaoh.net

Ship To

Upper Arlington, City of
Jeff Kasson
3600 Tremont Rd
Upper Arlington, OH 43221

Contact Info

quotes@xtekpartners.com

Part #	Qty	Description	Unit Price	Ext. Price
--------	-----	-------------	------------	------------

Xtek Partners is an Ohio EDGE, Ohio WBE and Buy Ohio vendor

Quoted via Ohio STS STS 534411

21F7S3C300	11	Lenovo ThinkPad T14s G4, Intel® Core™ i5- 1345U vPro® (E-cores up to 3.50GHz, 12MB) 14 1920 x 1200 Non Touch, Windows 11 Pro 64, 16.0GB, 1x512GB SSD M.2 2280 PCIe Gen4 TLC Opal, Intel® Iris® Xe Graphics, BT 5.1 or above, Intel®AX211vPro, No Wired Ethernet, 1080P FHD RGB, 4 Cell Li-Pol 57Wh, 4YR Premier NBD,Accidental Damage Protection,Backlit, Black-English (US)	\$1,271.00	\$13,981.00
------------	----	--	------------	-------------

SubTotal	\$13,981.00
Tax	\$0.00
Shipping	\$0.00
Total	\$13,981.00



1721 Westbelt Dr, Columbus, Ohio 43228
t. 614-973-7400 f. 614-652-2694

QUOTE

Number XTKQ58192-01

Date Jan 5, 2024

Sold To

Upper Arlington, City of
Accounts Payable
AP@uaoh.net

Ship To

Upper Arlington, City of
Scott O'Neal
3600 Tremont Rd
Upper Arlington, OH 43221

Contact Info

quotes@xtekpartners.com

Part #	Qty	Description	Unit Price	Ext. Price
<i>Xtek Partners is an Ohio EDGE, Ohio WBE and Buy Ohio vendor Quoted via Open Market</i>				
21FC003KUS	2	Lenovo ThinkPad P16v Gen 1 21FC003KUS 16" Notebook - WUXGA - 1920 x 1200 - Intel Core i9 13th Gen i9-13900H Tetradeca-core (14 Core) 2.60 GHz - 32 GB Total RAM - 1 TB SSD - Thunder Black - Intel Chip - Windows 11 Pro - NVIDIA RTX 2000 Ada with 8 GB - In-plane Switching (IPS) Technology - English Keyboard - Front Camera/Webcam - IEEE 802.11ax Wireless LAN Standard	\$2,833.00	\$5,666.00
5WS1M86981	2	4YR WARR PREMIER SUPPORT PLUS PLUS	\$275.00	\$550.00
			SubTotal	\$6,216.00
			Tax	\$0.00
			Shipping	\$0.00
			Total	\$6,216.00

Pricing valid for 30 days unless otherwise noted.
Minimum 15% restocking fee w/sealed original packaging.
Ground shipping included in line item pricing unless otherwise noted.
Refurbished items are non returnable.



Thank you for choosing CDW. We have received your quote.

Hardware Software Services IT Solutions Brands Research Hub

QUOTE CONFIRMATION

JEFF KASSON,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
NSCV776	1/18/2024	TB CF-33	5965850	\$3,875.00

QUOTE DETAILS				
ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
Panasonic Toughbook 33 - 12" - Intel Core i5 - 1245U - 16 GB RAM - 512 GB S Mfg. Part#: CF-33TZ-0KAM Win11 Pro, Intel Core i5-1245U vPro (up to 4.4GHz), AMT, 12.0 QHD Gloved Multi Touch+Digitizer, 16GB, Intel Iris Xe, 512GB OPAL SSD, Intel Wi-Fi 6E, Bluetooth, 4G MLP31-W, Dual Pass (Ch1:WWAN/Ch2:WWAN-GPS), Mic and Infrared 2MP Webcam, 8MP Rear Camera, Contactless SmartCard, Standard Batteries (2), TPM 2.0, Flat, CF-SVCPDEP3Y - 3 Year Premier Deployment, FZ-SVC512SSD3Y - 3 Year No Return of Defective Drive, FZ-SVCTPNF3YR - 3 Year Protection Plus Warranty, CF-SVCBIOS1 - Custom BIOS, FZ-SVCFESGEN10 - Field Engineering Support Contract: Ohio State Term Schedule CDW-G # 534605 (534605)	1	7593062	\$3,300.00	\$3,300.00
Panasonic Public Sector Service Package - extended service agreement - 2 ye Mfg. Part#: CF-SVCPSY5 UNSPSC: 81112307 Electronic distribution - NO MEDIA Contract: Ohio State Term Schedule CDW-G # 534605 (534605)	1	4195499	\$575.00	\$575.00

These services are considered Third Party Services, and this purchase is subject to CDW's [Third Party Cloud Services Terms and Conditions](#), unless you have a written agreement with CDW covering your purchase of products and services, in which case this purchase is subject to such other written agreement.

The third-party Service Provider will provide these services directly to you pursuant to the Service Provider's standard terms and conditions or such other terms as agreed upon directly between you and the Service Provider. The Service Provider, not CDW, will be responsible to you for delivery and performance of these services. Except as otherwise set forth in the Service Provider's agreement, these services are non-cancellable, and all fees are non-refundable.

SUBTOTAL	\$3,875.00
SHIPPING	\$0.00
SALES TAX	\$0.00
GRAND TOTAL	\$3,875.00

PURCHASER BILLING INFO	DELIVER TO
Billing Address: CITY OF UPPER ARLINGTON ATTN: ACCOUNTS 3600 TREMONT RD UPPER ARLINGTON, OH 43221-1558 Phone: (614) 583-5206 Payment Terms: Net 30 Days-Govt State/Local	Shipping Address: CITY OF UPPER ARLINGTON JEFF KASSON 3600 TREMONT RD UPPER ARLINGTON, OH 43221-1558 Phone: (614) 583-5206 Shipping Method: DROP SHIP-GROUND
	Please remit payments to: CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515



Sales Contact Info

Jay Hussein | (866) 875-7587 | jhussein@cdwg.com

Need Help?



My Account



Support



Call 800.800.4239

[About Us](#) | [Privacy Policy](#) | [Terms and Conditions](#)

This order is subject to CDW's Terms and Conditions of Sales and Service Projects at

<http://www.cdwg.com/content/terms-conditions/product-sales.aspx>

For more information, contact a CDW account manager.

© 2024 CDW•G LLC, 200 N. Milwaukee Avenue, Vernon Hills, IL 60061 | 800.808.4239



1721 Westbelt Dr, Columbus, Ohio 43228
t. 614-973-7400 f. 614-652-2694

Q U O T E

Number XTKQ58743-01

Date Jan 22, 2024

Sold To	Ship To	Contact Info
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Upper Arlington, City of
Accounts Payable
AP@uaoh.net

Upper Arlington, City of
Scott O'Neal
3600 Tremont Rd
Upper Arlington, OH 43221

quotes@xtekpartners.com

Part #	Qty	Description	Unit Price	Ext. Price
Xtek Partners is an Ohio EDGE, Ohio WBE and Buy Ohio vendor Quoted via Open Market				
S4E1P2DEABXE	6	S14, I5-1135G7,TP-SLR,LTE+GPS+RF,WIN11	\$2,129.00	\$12,774.00
RAMUP-16GB-S14G2	6	DURABOOK S14-G2 UPGRADE - 16GB RA	\$246.00	\$1,476.00
			SubTotal	\$14,250.00
			Tax	\$0.00
			Shipping	\$0.00
			Total	\$14,250.00

Pricing valid for 30 days unless otherwise noted.
Minimum 15% restocking fee w/sealed original packaging.
Ground shipping included in line item pricing unless otherwise noted.
Refurbished items are non returnable.

RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 6-2024

TO AUTHORIZE THE PURCHASE OF REPLACEMENT COMPUTERS AS PART OF A PLANNED FIVE-YEAR CYCLICAL REPLACEMENT STRATEGY

- WHEREAS,** to allow for better management and maintenance of City computers, Information Technology has standardized a product platform; and
- WHEREAS,** Information Technology has adopted a strategy of replacing desktop and laptop computers after they have exceeded five years of service due to the performance and reliability of the equipment degrading after years of continual use; and
- WHEREAS,** a five-year replacement strategy is a common approach in most organizations, which allows staff to anticipate and proactively prevent computer performance and component failures from impacting City business; and
- WHEREAS,** the purchasing method will utilize both State of Ohio contract, previously negotiated in a competitive process, and competitive quotes, which were obtained for open market items to ensure the lowest cost pricing, in accordance with purchasing methods outlined in the City's procurement policy; and
- WHEREAS,** the purchase includes desktop, laptop, performance laptops, Toughbooks, and field rugged laptops for an amount not to exceed \$75,000, which falls within the approved budget; and
- WHEREAS,** postponing the replacements would impact the performance and reliability objectives of the five-year replacement strategy, which would potentially result in higher replacement costs in future years, and therefore Staff recommend approval.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. The City Manager is hereby authorized to purchase replacement computers as part of the planned five-year cyclical replacement strategy from vendors CDWG, LLC and XTek Partners, for a total amount not to exceed \$75,000.00.

SECTION 2. The City Manager, Finance Director, and the City Attorney are hereby authorized to take all actions, including the execution of all documents or amendments necessary for the purchase, that are not substantially inconsistent with this ordinance.

SECTION 3.

This ordinance shall take effect immediately upon passage.

Authors: Jeff Kasson, Director of IT

Council Meeting Date: February 5, 2024

Subject/Legislative Item: Ordinance No. 7-2024 - An ordinance authorizing the purchase of network equipment for the Bob Crane Community Center

Purpose: Purchase new networking equipment for the Bob Crane Community Center

Executive Summary: Authorize the City Manager to purchase networking equipment from reseller CDWG, LLC, utilizing State of Ohio contract pricing in the amount of \$89,164.00, with contingencies in the amount of \$8,336.00.

Purpose and Impact

Authorizes the City Manager to purchase networking equipment from reseller CDWG, LLC, utilizing State of Ohio contract pricing in the amount of \$89,164.00 with contingencies in the amount of \$8,336.00 to provide secure, reliable performance of various technologies within the Bob Crane Community Center.

Information Technology budgeted \$97,500.00 for this purchase in the current fiscal year budget. It is proposed that the City use State of Ohio contract pricing for this purchase. CDWG, LLC has quoted pricing using State contract #534605.

The equipment proposed for the Bob Crane Community Center will support such things as computers, door security, video surveillance, HVAC systems, phone systems, audiovisual systems and life safety equipment. Information Technology has developed a set of standards for the type and configuration of City network equipment to ensure seamless operation, and this proposed purchase follows these standards.

History

Information Technology implements and supports a variety of computer networking equipment throughout City facilities. This networking equipment connects user computers, phones and other devices to applications, services and Internet resources. Networking equipment is typically required as part of a building's infrastructure to provide an environment in which technology can be used.

Alternatives



Network equipment is a required component of this new facility to support normal operations. There are alternate network equipment options available, but Information Technology has standardized on the proposed hardware to ensure interoperability with existing systems.

Attachments

1.	CDW equipment quote
2.	Ohio State Term Schedule 534605
3.	Ordinance No. 7-2024





Thank you for choosing CDW. We have received your quote.

Hardware

Software

Services

IT Solutions

Brands

Research Hub

QUOTE CONFIRMATION

JASON SIEBERT,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
NRZD892	1/12/2024	ARUBA 2024	5965850	\$89,164.00

QUOTE DETAILS				
ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
HPE Aruba 6300M 24-Port SFP+ and 4-Port SFP56 Switch Mfg. Part#: JL658A UNSPSC: 43222612 Contract: Ohio State Term Schedule CDW-G # 534605 (534605)	1	5817450	\$7,100.00	\$7,100.00
HPE Foundation Care Next Business Day Exchange Service - extended service a Mfg. Part#: HR4B0E Electronic distribution - NO MEDIA Contract: Ohio State Term Schedule CDW-G # 534605 (534605)	1	5884823	\$850.00	\$850.00
HPE Aruba Networking CX 8100 24x10G SFP+ 4x40 100G QSFP28 Switch - switch - Mfg. Part#: R9W86A#ABA Contract: Ohio State Term Schedule CDW-G # 534605 (534605)	1	7469944	\$7,700.00	\$7,700.00
HPE Foundation Care Next Business Day Exchange Service - extended service a Mfg. Part#: H83N4E Electronic distribution - NO MEDIA Contract: Ohio State Term Schedule CDW-G # 534605 (534605)	1	7625849	\$669.00	\$669.00
HPE Aruba Networking CX 6200F 48G Class4 PoE 4SFP+ 740W Switch - switch - M Mfg. Part#: JL728B#ABA Contract: Ohio State Term Schedule CDW-G # 534605 (534605)	13	7453171	\$3,970.00	\$51,610.00
HPE Foundation Care Next Business Day Exchange Service - extended service a Mfg. Part#: H81X1E Electronic distribution - NO MEDIA Contract: Ohio State Term Schedule CDW-G # 534605 (534605)	13	7481591	\$585.00	\$7,605.00

QUOTE DETAILS (CONT.)

<u>HPE Aruba 6200F 24G Class4 PoE 4SFP+ 370W Switch - switch - Max. Stacking D</u>	2	7455895	\$2,085.00	\$4,170.00
Mfg. Part#: JL725B#ABA Contract: Ohio State Term Schedule CDW-G # 534605 (534605)				
<u>HPE Foundation Care Next Business Day Exchange Service - extended service a</u>	2	7458706	\$299.00	\$598.00
Mfg. Part#: H73M8E Electronic distribution - NO MEDIA Contract: MARKET				
<u>HPE Aruba X371 - power supply - hot-plug redundant - 250 Watt</u>	2	4360869	\$235.00	\$470.00
Mfg. Part#: JL085A#ABA UNSPSC: 39121004 Contract: Ohio State Term Schedule CDW-G # 534605 (534605)				
<u>HPE Aruba - SFP+ Transceiver Module - 10 GigE</u>	1	4919570	\$390.00	\$390.00
Mfg. Part#: J9150D UNSPSC: 43201553 Contract: Ohio State Term Schedule CDW-G # 534605 (534605)				
<u>HPE Aruba Direct Attach Copper Cable - 10GBase direct attach cable - 3.3 ft</u>	11	4915982	\$50.00	\$550.00
Mfg. Part#: J9281D UNSPSC: 26121609 Contract: Ohio State Term Schedule CDW-G # 534605 (534605)				
<u>HPE Aruba Direct Attach Copper Cable - 10GBase direct attach cable - 10 ft</u>	2	4924318	\$66.00	\$132.00
Mfg. Part#: J9283D UNSPSC: 26121609 Contract: Ohio State Term Schedule CDW-G # 534605 (534605)				
<u>Proline - SFP+ transceiver module - 10 GigE</u>	24	5501267	\$305.00	\$7,320.00
Mfg. Part#: J9151E-PRO UNSPSC: 43201553 Contract: Ohio State Term Schedule CDW-G # 534605 (534605)				

SUBTOTAL	\$89,164.00
SHIPPING	\$0.00
SALES TAX	\$0.00
GRAND TOTAL	\$89,164.00

PURCHASER BILLING INFO	DELIVER TO
Billing Address: CITY OF UPPER ARLINGTON ATTN: ACCOUNTS PAYABLE 3600 TREMONT RD UPPER ARLINGTON, OH 43221-1558 Phone: (614) 583-5206 Payment Terms: NET 30-VERBAL	Shipping Address: CITY OF UPPER ARLINGTON JASON SIEBERT 3600 TREMONT RD UPPER ARLINGTON, OH 43221-1558 Phone: (614) 583-5206 Shipping Method: DROP SHIP-COMMON CARRIER
	Please remit payments to:
	CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515



Sales Contact Info

Jay Hussein | (866) 875-7587 | jhussein@cdwg.com

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This order is subject to CDW's Terms and Conditions of Sales and Service Projects at <http://www.cdwg.com/content/terms-conditions/product-sales.aspx>

For more information, contact a CDW account manager.

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CDW Government LLC

Index No: STS033
OAKS Contract ID: 534605
Category: Hardware/Software
Rev Date: 06/18/2021

STATE TERM SCHEDULE

STATE OF OHIO
DEPARTMENT OF ADMINISTRATIVE SERVICES
GENERAL SERVICES DIVISION
OFFICE OF PROCUREMENT SERVICES
4200 SURFACE ROAD, COLUMBUS, OH 43228-1395

This state term contract may be used by any state agencies, as well as properly registered political subdivisions, as defined in Section 125.04(B) of the Revised Code. Additionally, state universities, vocational schools, community colleges, and other institutions of higher education may use this contract. But such use is subject to those entities meeting all requirements under their procurement authority. This is not a requirements contract, and no state agency or political subdivision is obligated to make purchases under it.

CONTRACT NUMBER 534605 (10/30/2023)

CONTRACTOR, PRICES, TERM SCHEDULE, ETC.

P.O.'s To:

Invoices From:

0000085864
CDW Government LLC
230 N. Milwaukee Ave.
Vernon Hills, IL 60061

Contractor Contacts:

Mr. Nick Geiser Telephone: 614-318-9058 Email: nickgei@cdwg.com

Delivery:

F.O.B. Destination

Terms:

Net 30 Days

UNSPSC CODES:

All purchase orders placed against this contract shall list the following UNSPSC Codes for the respective items.

- 31160000 - Hardware
- 81112300 - Computer hardware maintenance and support
- 43210000 - Computer Equipment and Accessories
- 81112200 - Software maintenance and support

EFFECTIVE DATE:

This contract is effective from 12/30/2019 through 10/30/2023 , unless extended. Use the contractor's contact information above to obtain information, approved literature, and certification letter.

APPROVED PRODUCTS/SERVICES:

Only those vendors, products, and services listed in the price pages, approved by the Department of Administrative Services, may be purchased from this contract. The terms and conditions of this contract may not be modified by any ordering document issued under it.

Last Addendum: 23

Dealers

MBE Participation

Dealer Name & Address

0000196565
Western Reserve Technology LTD
34208 Aurora Raod#200
Solon, OH 44139

OAKS Contract ID

534605-3

Dealer Invoice From:

, OH

Remit to:

,

Dealer's Contact:

Ms. Kim Cahaus

(440) 495-9500

kim@gowrt.com

MBE Participation

Dealer Name & Address

0000077717
IntelliTech Systems, Inc.
3144 Presidential Drive#3
Fairborn, OH 45324

OAKS Contract ID

534605-1

Dealer Invoice From:

, OH

Remit to:

,

Dealer's Contact:

Ms. Hema Patel

937.427.4148 x 286

801.340.0570

hpatel@itsysteminc.com

MBE Participation

Dealer Name & Address

0000049717
Sophisticated Systems, Inc.

OAKS Contract ID

534605-2

Dealer Invoice From:

, OH

, OH

,

Dealer's Contact:

Ms. Toulia Delinikos

(614) 337-6505

tdelinikos@ssicom.com

RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON

STATE OF OHIO

ORDINANCE NO. 7-2024

TO AUTHORIZE THE PURCHASE OF NETWORK EQUIPMENT FOR THE BOB CRANE COMMUNITY CENTER

WHEREAS, Information Technology implements and supports a variety of computer networking equipment throughout City facilities, which connects user computers, phones, and other devices to applications, services, and internet resources; and

WHEREAS, the equipment proposed for the Bob Crane Community Center will support such items as computers, door security, video surveillance, HVAC systems, phone systems, audiovisual systems, and life safety equipment; and

WHEREAS, Information Technology has developed a set of standards for the type and configuration of city network equipment to ensure seamless operation and this proposed purchase follows these standards; and

WHEREAS, the purchasing method will utilize State of Ohio contract pricing, which was previously negotiated in a competitive process; and

WHEREAS, the total project costs will amount to \$97,500.00, which was approved in the current fiscal year budget, and therefore Staff recommend approval.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. The City Manager is hereby authorized to purchase network equipment for the Bob Crane Community Center from vendor CDWG, LLC for a total amount not to exceed \$97,500.00.

SECTION 2. The City Manager, Finance Director, and the City Attorney are hereby authorized to take all actions, including the execution of all documents or amendments necessary for the purchase, that are not substantially inconsistent with this ordinance.

SECTION 3. This ordinance shall take effect immediately upon passage.

Authors:	Debbie McLaughlin, Parks & Recreation Director Samantha Simmons, Parks & Forestry Superintendent
Council Meeting Date:	February 5, 2024
Subject/Legislative Item:	Ordinance No. 8-2024 - An ordinance authorizing the purchase of a Traqnology system from Baker Vehicle Systems Inc. for athletic fields
Purpose:	To obtain specialized technology, equipment, and software for an autonomous navigation and painting system for the layout, painting, and maintenance of lines for athletic field in our park system.
Executive Summary:	Legislation authorizes the City Manager to issue a purchase order to Baker Vehicle Systems Inc for the purchase of Traqnology.

Purpose and Impact

The Parks and Recreation Department performs initial layout and painting for field sports: soccer, lacrosse, field hockey, and football for a combined total of over 30 fields annually within the park system for both the spring and fall seasons. After this initial layout, sports user groups are required to maintain fields with weekly repainting, utilizing paint and equipment provided by the City. Purchase of the Traqnology system will allow city staff to perform initial layout and season-long repainting maintenance. Utilization of this technology will allow the Parks & Recreation Department to deliver a significantly enhanced level of service, while at the same time gaining operational savings in both staff time and material costs. The 2024 Capital Equipment included \$50,000 for the purchase of this new specialty equipment. One bid was received, and it is within this budget at \$48,259.

History

The current standard operating procedure for field painting requires a significant amount of staff time to manually lay out all field sports in our parks system. Layout of fields is a time-consuming and time-sensitive process that takes place during our very busy spring and summer seasons. After this initial layout, sports user groups are required to maintain field lines weekly, utilizing paint and equipment provided by the City. Repainting is commonly done by volunteers and the responsibility can be shared by multiple groups. This can lead to some conflict and, on rare occasions, complete loss of layout. A recent and significant increase in the cost of paint required for our SOP initiated staff to perform an analysis of current and



alternative options. Options include different manual systems, multiple autonomous painters, and contractual services. Analysis included input from surrounding agencies and consultants. Traqnology was determined to be the best fit for the City's park system and operations.

Purchase of the Traqnology system, including SportsTraq and PaintTraq, will allow city staff to perform initial layout and season-long repainting maintenance. This autonomous painting system works with our current equipment, will require only half the amount of staff time with the enhanced service of season-long repainting, and utilize only a third of the current cost in paint. Cost recovery for savings that will be realized in paint alone is projected at 5.5 years.

Traqnology is a system that will be installed into one of our existing utility vehicles. Once an operator drives it to a work location, autonomous driving and painting is initiated via tablet to follow a predetermined route for field layouts. An operator is required and remains in the vehicle at all times while work is performed to take over steering and acceleration set up between lines, for correction and monitoring, and for safety. Additionally, this system has multiple applications and uses: layout of special events can be programed and painted, City-owned infrastructure like the field drainage and irrigation lines at Northam can be identified prior to the fence stakes for 4th of July festivities going in to avoid damage, and park paths can be mapped out so that once the utility vehicle is outfitted with a plow and spreader, snow control on our paths can be autonomous as well. Bids were opened on January 23, 2024. Only one response was received. Council approval is requested to award this bid to Baker Vehicle Systems Inc for the purchase of Traqnology at a cost not to exceed \$48,259.

Alternatives

The award could be delayed; however, our operations would continue to struggle with the time demands, level of service, and materials costs outlined above.

Attachments

1.	Ordinance No. 8-2024
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RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 8-2024

TO AUTHORIZE THE PURCHASE OF A TRAQNOLOGY SYSTEM FROM BAKER VEHICLE SYSTEMS INC. FOR ATHLETIC FIELDS

WHEREAS, the Parks and Recreation Department performs initial layout and painting for field sports (soccer, lacrosse, field hockey, and football) for a combined total of over 30 fields annually within the park system for both the spring and fall seasons; and

WHEREAS, the Traqnology system will allow City Staff to perform initial layout and season-long repainting maintenance; and

WHEREAS, utilization of this technology will allow the Parks and Recreation Department to deliver a significantly enhanced level of service, while at the same time gaining operational savings in both staff time and material costs; and

WHEREAS, the 2024 Capital Equipment budget included \$50,000 for the purchase of this new specialty equipment; and

WHEREAS, Baker Vehicle Systems Inc. was the only bidder and the bid came in under budget; and

WHEREAS, Staff recommends awarding the bid to Baker Vehicle Systems Inc. for an amount not to exceed \$48,259.00.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. The City Manager is hereby authorized to purchase a Tranqnology system from Baker Vehicle Systems Inc. for use at the City's athletic fields, for an amount not to exceed \$48,259.00.

SECTION 2. The City Manager, Finance Director, and the City Attorney are hereby authorized to take all actions, including the execution of all documents or amendments necessary for the purchase, that are not substantially inconsistent with this ordinance.

SECTION 3. This ordinance shall take effect immediately upon passage.

Authors: Debbie McLaughlin, Parks & Recreation Director
Samantha Simmons, Parks & Forestry Superintendent

Council Meeting Date: February 5, 2024

Subject/Legislative Item: Ordinance No. 9-2024 - An ordinance authorizing the City Manager to enter into contract with Cornwell Lawn and Landscaping, LLC and The Clover Landscape LLC for mowing of City parks and other city-owned properties

Purpose: To provide contractual mowing services for parks and City owned properties.

Executive Summary: Legislation authorizes the City Manager to enter into contracts with Cornwell Lawn and Landscaping, LLC and The Clover Landscape LLC.

Purpose and Impact

The Parks & Recreation Department contracts mowing services for a portion of city-owned properties to supplement services provided by staff. The contractual services include 48 small parks, pools, and other city-owned properties. Properties were grouped to combine similar locations and provide flexibility in contract award options to ensure the best service and price. The areas are 1) parks and smaller parcels, 2) aquatic facilities, and 3) administration and service facilities. Bids were received with costs for the 2024, 2025 and 2026 seasons.

The lowest and best bidder for Item #1 is Cornwell Lawn and Landscape. The lowest and best bidder for Item #2 and 3 is Clover Landscape. Staff recommends awarding three-year contracts to the two separate contractors for a combined total price of \$243,754.79. Dividing the work between these two contractors gives the City the best price and ensures the overall cost is within our annual budgeted amount.

History

For years, the Parks & Recreation Department has employed a contractor to supplement staff mowing city-owned properties. Locations were grouped in the bid specifications combining similar types of properties and to provide flexibility in contract award options for best service and price. Item #1 includes 42 locations, including smaller parks and assorted public green spaces. Item #2 locations are the lawn areas directly adjacent to the City's three pools. Item #3 locations are the Upper Arlington Municipal Service Center, and the Public Service Center, as well as a small vacant lot on Wellesley Ave. The City's overall experience with contracted mowing has been positive, and the arrangement has proven cost-effective and efficient for the City.



The ability and intention of awarding separate contracts is clearly stated in the bid specifications in section four: *...The City reserves the right to award separate contracts for any items or combination of items, to serve its own best interests. It is the intent of the City to hire the lowest and best bidder(s) to fulfill this contract. The City also reserves the right to not award any or all sections if deemed in its interest to do so.* As such, the Keller Group was the lowest bidder for Item #2. However, when we called to confirm that they would be willing to contract for only one of three items, they declined, saying that they priced it to do all three items.

Cornwell Lawn and Landscaping is the lowest bidder for Item #1. The owner of this company is an Upper Arlington resident, giving him proximity to monitor conditions and need for service. Cornwell provided mowing service for the same group of locations in the City of Upper Arlington during the 2022 and 2023 seasons, and we were very happy with the service and performance provided.

Clover Landscape is the lowest and best bidder for Item #3 and the second lowest and best for Item #2. Clover has provided mowing service for these same groups of locations in the City of Upper Arlington during the 2022 and 2023 seasons, and we were very happy with the service and performance provided.

The bid response summary is included as an attachment.

The lowest and best bidder for Item #1 is Cornwell Lawn and Landscape for a three-year combined total price of \$177,522.15. The lowest and best bidder for the combination of Item #2 and 3 is The Clover Landscape for a three-year combined total price of \$66,232.64. Staff recommends awarding three-year contracts to three separate contractors for a combined total price of \$243,754.79.

Staff recommends entering a three-year contract due to nominal cost fluctuations that may prevent higher price increases with annual bids. A multi-year contract demonstrates the City's importance in establishing long-term relationships with vendors, and we are willing to make an investment with vendors who perform well. Allowing for a multi-year contract eliminates time spent on knowledge transfer and vendor onboarding each year. We could focus that time on working with the vendor on improvement processes or cost-saving initiatives for future procurement.

Alternatives

The bid could be awarded to the overall lowest bidder. However, in our experience, awarding more than one bidder has resulted in the best overall success.

Attachments

1.	Bid Tab Summary
2.	Ordinance No. 9-2024



Bid results summary:

Name	Item #1 - 3 Year Total	Item #2 - 3 Year Total	Item #3 - 3 Year Total	Total for all years & all Items
Clover Landscape	\$248,105.40	\$23,704.34	\$42,528.30	\$314,338.04
Pony Lawncare	\$525,239.57	\$48,844.32	\$95,369.44	\$669,453.33
Cornwell	\$177,522.15	\$40,654.36	\$76,499.74	\$294,676.25
Keller Group	\$256,060.00	\$21,344.00	\$64,025.00	\$341,429.00

RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 9-2024

TO AUTHORIZE THE CITY MANAGER TO ENTER INTO CONTRACT WITH CORNWELL LAWN AND LANDSCAPING, LLC AND THE CLOVER LANDSCAPE LLC FOR MOWING OF CITY PARKS AND OTHER CITY-OWNED PROPERTIES

WHEREAS, for years, the Parks & Recreation Department has employed a contractor to supplement staff mowing of city-owned properties, with the contractual services including 48 small parks, pools, and other city-owned properties; and

WHEREAS, for bid purposes, properties were grouped to combine similar locations and provide flexibility in contract award options to ensure the best service and price; and

WHEREAS, the City received bids, which included costs for the 2024, 2025, and 2026 seasons; and

WHEREAS, the lowest and best bidder for the first item was Cornwell Lawn and Landscaping, LLC, the lowest and best bidder for the second and third items was from The Clover Landscape LLC; and

WHEREAS, Staff recommends awarding three-year contracts to each of the two contractors for a combined total price of \$243,754.79; and

WHEREAS, Dividing the work between these two contractors gives the City the best possible price and ensures the overall cost is within our annual budgeted amount.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. The City Manager is hereby authorized to enter into a three-year contract with Cornwell Lawn and Landscaping, LLC and for mowing of City parks and small City-owned properties, for a total amount not to exceed \$177,522.15.

SECTION 2. The City Manager is hereby authorized to enter into a three-year contract with The Clover Landscape LLC for mowing of City-owned aquatic facilities, administration and service facilities, for an amount not to exceed \$66,232.64.

SECTION 3. The City Manager, Finance Director, and the City Attorney are hereby authorized to take all actions, including the execution of all documents or amendments necessary to enter into, implement, and administer the agreements, that are not substantially inconsistent with this ordinance.

SECTION 4.

This ordinance shall take effect immediately upon passage.

Author: Chad Gibson

Council Meeting Date: February 5, 2024

Subject: Annual Code Enforcement Update

Summary: This is an annual presentation to provide Council with an update on the City's Code Enforcement Division. Statistics from 2023 will be shared along with 'before and after' photos which highlight the resolution of selected violations. Code Enforcement Officer Tom Paisley is in his 18th year with the City and has a wealth of knowledge regarding code enforcement. Tom primarily performs inspections that are complaint-driven. Code Compliance Assistant Michael Morris has a law enforcement background and is in his second year with the City; he systematically performs proactive inspections. The Code Compliance Division approaches enforcement with empathy and achieves a high voluntary compliance rate.



Code Compliance

Tom Paisley, Code Compliance Officer

Mike Morris, Community Development Compliance Assistant

February 5, 2024



What is Code Enforcement?

2

- Code Compliance focuses on enforcing the International Property Maintenance Code, Unified Development Ordinances and City Building Code
- Code Compliance works with the Building and Zoning teams to inform and educate residents and contractors of City Codes
- Preserve residential neighborhoods
- Address existing city code violations
- Conduct proactive inspections in an effort to maintain property values



Sign Abatement, Relocation, and Recycling

3



- Annual average number of illegal signs impounded from the City's ROW: 500
- Two truckloads of signs were recycled after the November 2023 election
- Dozens of signs are relocated from the ROW
- MSC drop-off site for signs

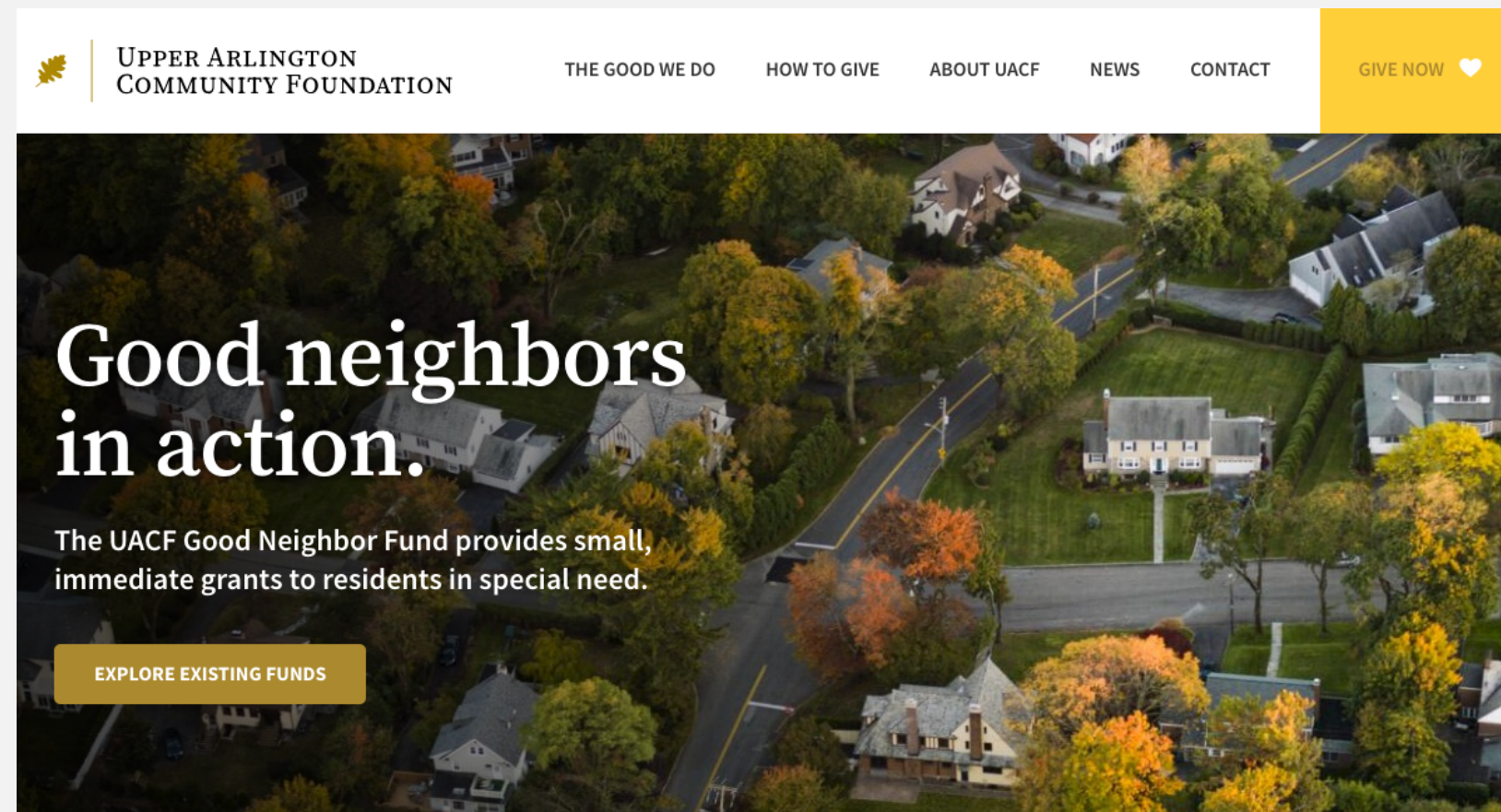


Code Compliance Resource Referrals

4



Franklin County
Board of Commissioners
OFFICE ON AGING



Realtor Care Day June 7th, 2023

5

- Partnered with UA Cares and Central Ohio Realtors to aid a resident in yard clean-up
- Goal to assist UA resident in plant overgrowth cleanup and other home exterior projects
- Day fell after wind-storm
- 10+ yard waste loads were loaded into two full-size truck beds and a trailer; hauled to Ohio Mulch's yard waste services on Roberts Road



Number of Confirmed Code Violations Reported and Investigated in 2023:

466 cases

Typical Voluntary Compliance Rate:

over 90%



Code Compliance Statistics

7

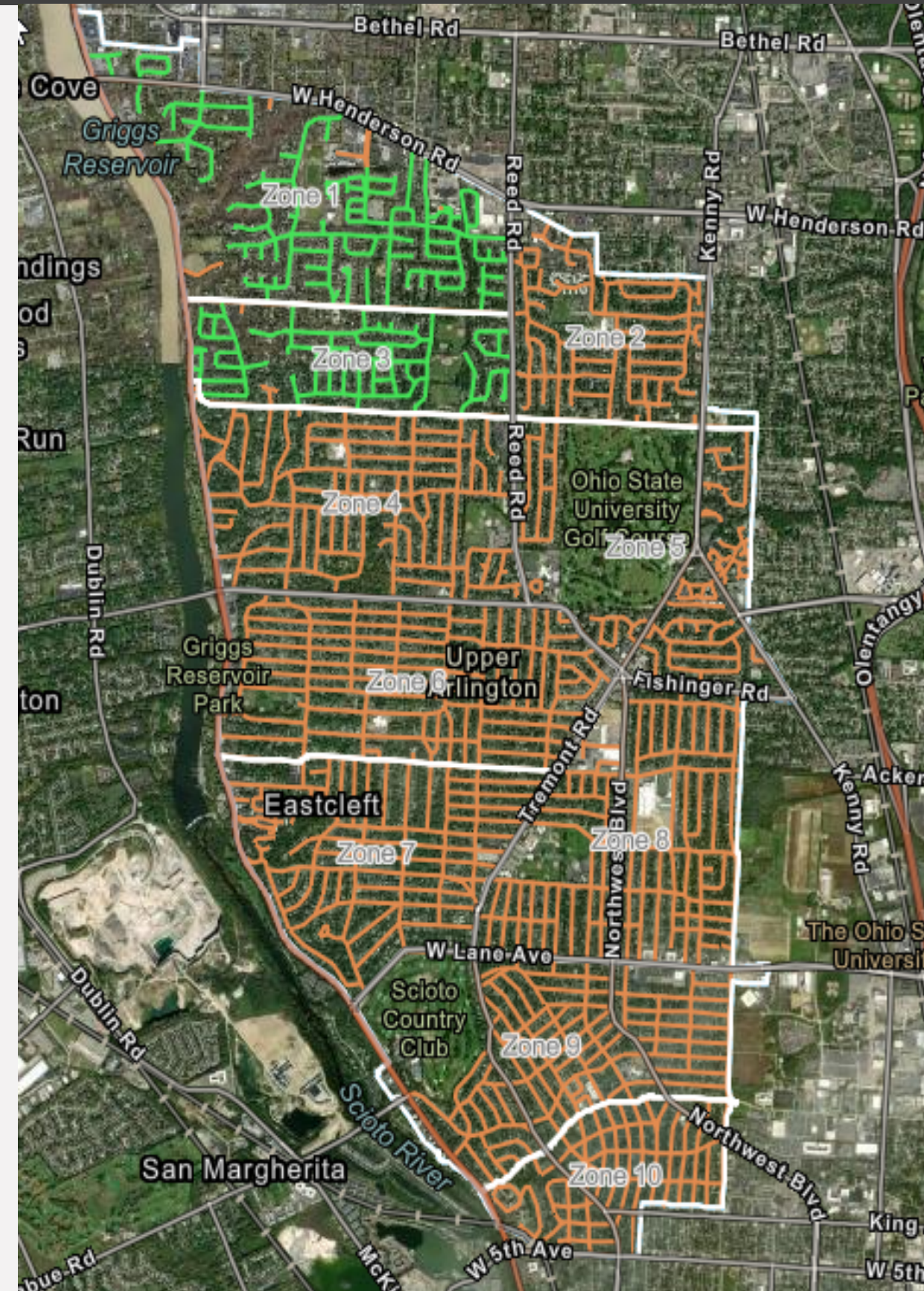
- Grass and Weeds remain as a common complaint for Code Compliance - 12 grass/weed abatements were conducted in 2023
- Bulk Trash and containers left at curb too long
- Exterior Hoarding: Vassar Place, Shrewsbury Road
- Rodent sightings/complaints have been reduced. Continual efforts to address non-complying composting piles and outside food sources. New contract with Champion Pest includes provisions for rodent infestation assessment and treatment as needed
- Driveways



Proactive Plan for 2024

8

- Created a map of City to divide into various zones, in order to efficiently conduct proactive Code Enforcement
- 10 Zones, using major roadways for the Zones boundaries
- Worked with GIS engineers to create digital map
- Goal for 2024, includes Zones 2,4,5,6



Before and After

9



Before and After

10



PM 1:56 MAR/21/2023

PM 2:58 JUN/ 5/2023



Before and After

11



PM 3:10 FEB/15/2023



AM 11:43 MAR/30/2023



Before and After

12



Thank you

13

Questions?



Author: Jackie Thiel

Council Meeting Date: February 5, 2024

Subject: SWACO Solid Waste Management Plan Update Presentation

Summary: SWACO will provide a presentation to Council along with legislation for your consideration and approval of the updated Solid Waste Management Plan, which is revised every five years in accordance with Ohio law. The Plan outlines how SWACO meets Ohio EPA recycling goals and the updated Plan is aligned with SWACO's new strategic direction developed to prioritize transformation diversion programs for the central Ohio region.





Draft Solid Waste Management Plan

January 2024

Joe Lombardi
Executive Director

Jeff Gibbs
Board of Trustees
Chair, SWMP Committee

Andrew Booker
Programs Manager

SWACO

- The Solid Waste Authority of Central Ohio (SWACO) is a regional governmental entity.
- SWACO's jurisdiction is Franklin County and the 41 communities with a majority of their population within the county.
- SWACO's creation was required by House Bill 592, which passed in 1988. SWACO was formally established in 1989.
- Per House Bill 592, all Ohio counties must be part of a Solid Waste Management District or Authority. SWACO is 1 of 52 in Ohio.
- Developing and submitting a Solid Waste Management Plan to Ohio EPA is required by law every five years.

Solid Waste Management Plan

- Statutorily required
- Updated every 5 years
- Demonstrates meeting State of Ohio (Ohio EPA) goals
- Demonstrates adequate landfill capacity (and other types of processing capacity)
- Describes programs that will be implemented during the planning period
- Demonstrates financial ability to implement plan
- Provides authority to promulgate district rules & authority to designate disposal facilities

Solid Waste Management Plan

Approval Process

- Draft Plan developed by SWACO
- Draft Plan submitted to Ohio EPA for comments
- Plan finalized by SWACO
- Plan is available for public comment & revised as needed
- Plan “ratified” by local communities (this is the step we’re in now)
- Plan submitted to Ohio EPA for approval

Enhancement of Current Programs and Services

Community Programs

- Community Consortia & Contract Assistance
- Community Recycling Cart Initiative
- Recycle Right Educational Programing
- Engagement, Education, Presentations, and Outreach
- E-Waste Program
- Annual Community Data Collection

Grant Programs

- Community Waste Reduction Grant
- Event Waste Reduction Grant
- Special Project Grants
- Targeted Priority Grants

School Program

- School Consortium & Contract Assistance
- School Recycling Resources & Champions Program
- School District Champions Program
- School Food Waste Resources
- Presentations and Outreach

Food Waste Initiative

- Composting Infrastructure
- Awareness & Education Campaigns and Activities
- Technical Assistance & Incentives
- Community and Business Engagement
- Compost Collection and Drop-off
- Research, Pilot Projects, Collaboration

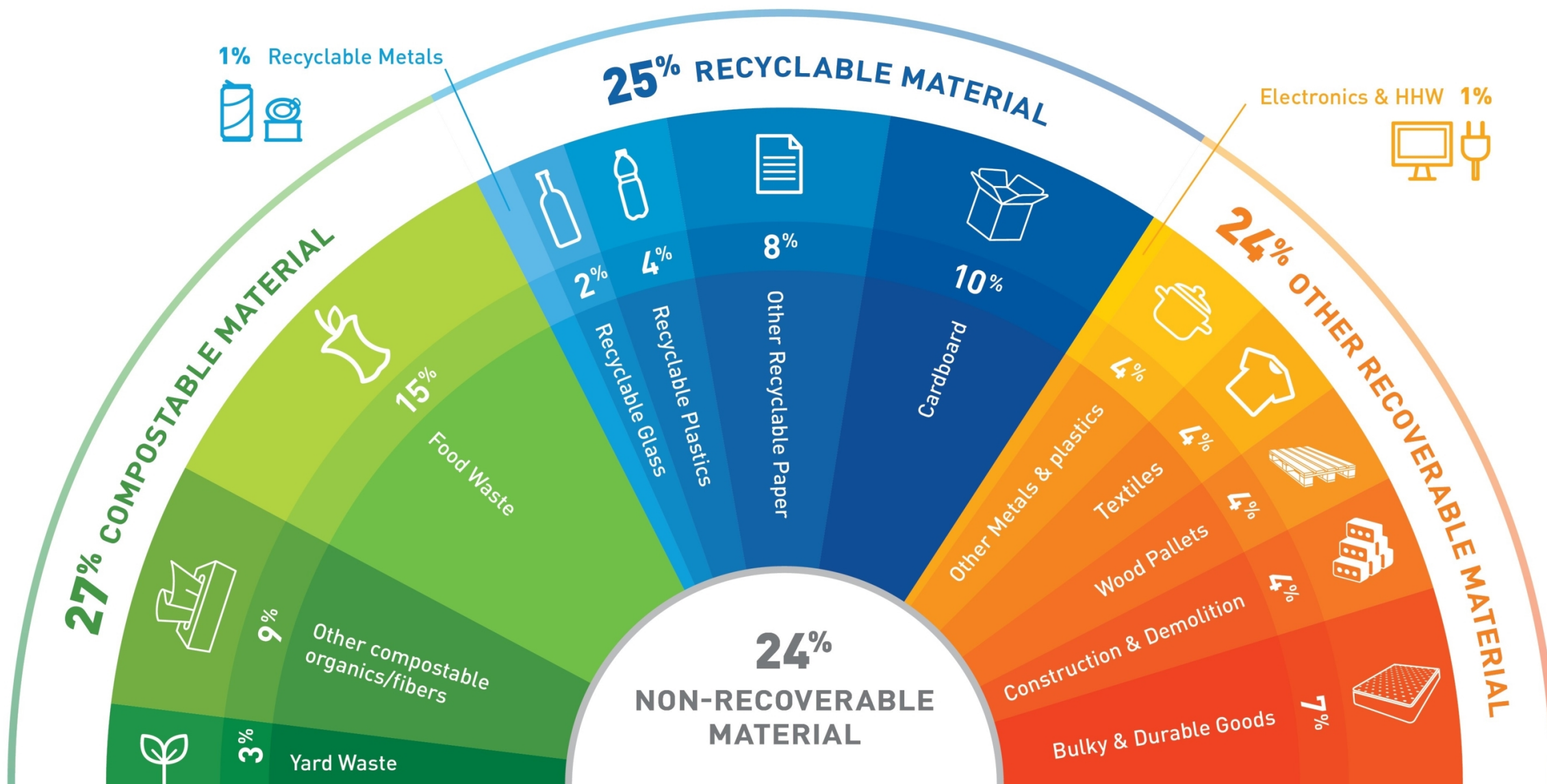
Business Program

- Waste Reduction and Diversion Resources
- Technical Assistance
- Financial incentives
- Recognition Program
- Presentations and Outreach
- Policy/Universal Recycling

Outreach & Landfill Tours

- School Groups & Field Trips
- Community Groups & Organizations
- Presentations, Workshops, and Tabling
- Education Partnerships
- New Education Center

What Goes in the Landfill



SWMP Budget

Areas of Planned Program Growth

- Organics
- HHW/Convenience Center
- New education center
- Business recycling
- School recycling
- Grants
- Expand internal capacity to expand business, school, and grant programs

SWACO Programs Budget

- SWACO programs and services are funded by a \$5.00/ton “Generation Fee”
 - Generation Fee was established in 2005
 - Collected at the transfer facilities and landfill
 - Unchanged under the Plan
- Generation fee results in approximately \$6.2MM annual revenue
- 2021 expenditures were approximately \$5.5MM
- Plan projects potential capital expenditures to be \$18MM in first 6 years and includes compost facility, education center, cart grants and HHW/Convenience Center.

SWACO Funding Strategy

No Changes to \$5/ton Generation Fee and Use of \$1/ton Allocated Dollar

What is the “Allocated Dollar?”

In 2017, SWACO removed the \$7 tipping fee associated with the payment of the City of Columbus Waste To Energy facility debt but recognized the need to retain the Allocated Dollar, a \$1 tipping fee to support waste diversion programs. The Allocated Dollar has been used to support the purchase of recycling carts for communities, for example, and is now formally identified in the plan.

The Plan Includes:

- **No change** in the \$5 Generation Fee
- Use of the Allocated Dollar for waste reduction programs in the Plan
- **No increase in fees** associated with implementation of Plan

SWMP Request to Franklin County Communities

To ratify the Solid Waste Management Plan, **SWACO needs approval of the Plan by Communities representing 60% of Franklin County's population** through the passage of a resolution or ordinance.

By law, each community has 90 days from receipt of the certified mail to pass a resolution or ordinance and email a copy to Andrew Booker (Andrew.Booker@swaco.org). For most communities, this deadline will be around Friday, April 5.

SWACO is happy to answer any additional questions.

Please contact:

Andrew Booker, Programs Manager

Andrew.Booker@swaco.org

(614) 296-1198

Authors:	Gary Wilfong, P.E., Public Service Director Katy Rees, Performance Analyst
Council Meeting Date:	February 5, 2024
Subject/Legislative Item:	Resolution No. 3-2024 - A resolution of support for the adoption of the 2024-2038 Solid Waste Management Plan for the Solid Waste Authority of Central Ohio (SWACO) (<i>Adams</i>)
Purpose:	Provide a resolution of support for SWACO's 2024-2038 Solid Waste Management Plan.
Executive Summary:	The Ohio Revised Code requires each jurisdiction to provide a resolution of support, or rejection, of SWACO's plan. This resolution approves the final draft of SWACO's 2024-2038 Solid Waste Management Plan.

Purpose and Impact

This resolution approves the final draft of Solid Waste Authority of Central Ohio (SWACO) 2024 Solid Waste Management Plan. This draft plan includes no changes to current per ton tipping fee at the landfill.

History

SWACO is one of 52 solid waste management entities created by the Ohio Revised Code. Its jurisdiction covers Franklin County and all the communities that have the majority of their population within Franklin County, including Upper Arlington. SWACO owns and operates the Franklin County Sanitary Landfill and is responsible under state law for developing a plan and implementing programs to achieve the Ohio Environmental Protection Agency's solid waste goals, which include:

- Reducing Ohio's reliance on landfills.
- Implementing programs for waste reduction, recycling and reuse.

SWACO is required to create and maintain a 15-year plan for managing solid waste in its jurisdiction and to update the plan every five years. As required by the ORC, each of the 41 communities in SWACO's jurisdiction, including the City of Upper Arlington, is asked to review the proposed plan update and vote on whether to approve it.



The proposed plan shows a focus on waste management and waste reduction programming such as waste reduction grants, trash and recycling bidding Consortiums, household hazardous waste collection events, and public education. There is also an emphasis on addressing organic waste, new programs to make it easier for businesses to recycle, and a renewed emphasis on schools and public education. An Executive Summary of the plan is included in the attachments.

Alternatives

Council has the option to disapprove the plan. SWACO will determine that the Plan has been ratified when a combination of municipal corporations and townships with a combined population of at least 60 percent of SWACO's jurisdiction has approved the Plan.

Attachments

1.	SWACO SWMP Ratification Letter_01.05.24
2.	SWACO SWMP Executive Summary_01.05.24
3.	Resolution No. 3-2024





January 5, 2024

Re: Resolution Approving SWACO's Solid Waste Management Plan

Dear Mayor :

I hope this letter finds you well in the New Year! I'm writing to express my appreciation for your partnership with SWACO and to request your consideration and approval of the updated Solid Waste Management Plan, which is revised every five years in accordance with Ohio law. The Plan outlines how SWACO meets Ohio EPA recycling goals. Importantly, the updated Plan is aligned with SWACO's new strategic direction developed by my leadership team and prioritizes transformational diversion programs for the central Ohio region.

As the Plan indicates, SWACO will offer a wide variety of programs to support central Ohio residents and community partners, including waste reduction grants, trash and recycling bidding Consortiums, household hazardous waste collection events, public education, and much more. As we look towards the next five years, you'll notice an emphasis on addressing organic waste, new programs to make it easier for businesses to recycle, and a renewed emphasis on schools and public education, important areas of opportunity for our organization and region's sustainability goals.

After over a year of work, the updated Plan has been adopted by SWACO's Board of Trustees and is now required to be submitted to each of the 41 communities within SWACO's jurisdiction for consideration.

In accordance with Ohio Revised Code Section 3734.55(B), the County Commissioners and the legislative authority of every municipal corporation and township within SWACO's jurisdiction "shall approve or disapprove the draft plan, by ordinance or resolution..." within ninety days of receiving a copy of the draft plan (in this case, this notification letter), and return a copy of the resolution to SWACO. SWACO will determine that the Plan has been ratified when a combination of municipal corporations and townships with a combined population of at least 60 percent of SWACO's jurisdiction has approved the Plan. That combination must also include approval from the Board of County Commissioners and the largest city (Columbus).

I have attached an Executive Summary for your convenience and encourage you to visit www.swaco.org/draftplan to review the Plan. A sample resolution for approval (or disapproval) of the Plan is also enclosed.

I'm very proud of the close partnerships SWACO is building and through which we're more collaboratively working to reduce the amount of material being sent to the Franklin County Sanitary Landfill, and I look forward to continuing to support efforts underway in your community.

Because the 90-day timeframe to pass a resolution or ordinance cannot be extended, we would appreciate your immediate attention to this request. Please do not hesitate to contact me if you have questions about the Plan or ratification procedures.

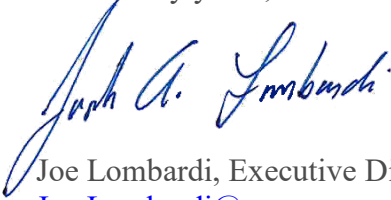
Please email Andrew.Booker@swaco.org with your resolution or ordinance approving or disapproving the Plan or mail a hard copy to:

Solid Waste Authority of Central Ohio
Attn: Andrew Booker
4239 London Groveport Rd.
Grove City, OH 43123
(614) 871-5100

We look forward to hearing from you no later than 90 days from the date that you receive this letter.

Thank you again for your partnership and commitment to make central Ohio a more environmentally sustainable region.

Sustainably yours,

A handwritten signature in blue ink that reads "Joe A. Lombardi". The signature is fluid and cursive, with the first name "Joe" and last name "Lombardi" clearly legible.

Joe Lombardi, Executive Director
Joe.Lombardi@swaco.org
(614) 801-6437

Enclosures

EXECUTIVE SUMMARY

A More Sustainable Future for Central Ohio

Solid Waste Management Plan Update



WHAT IS SWACO?

- The Solid Waste Authority of Central Ohio is one of 52 solid waste management entities created by the Ohio Revised Code.
- SWACO's jurisdiction covers Franklin County and all the communities that have the majority of their population within Franklin County.
- SWACO owns and operates the Franklin County Sanitary Landfill.
- SWACO is responsible under state law for developing a plan and implementing programs to achieve the Ohio Environmental Protection Agency's solid waste goals, which include:
 - Reducing Ohio's reliance on landfills.
 - Implementing programs for waste reduction, recycling and reuse.

WHAT IS THE PLAN?

- Our responsibility includes creating a 15-year plan for managing solid waste in our jurisdiction and updating it every five years. This plan is for years 2024 through 2038.

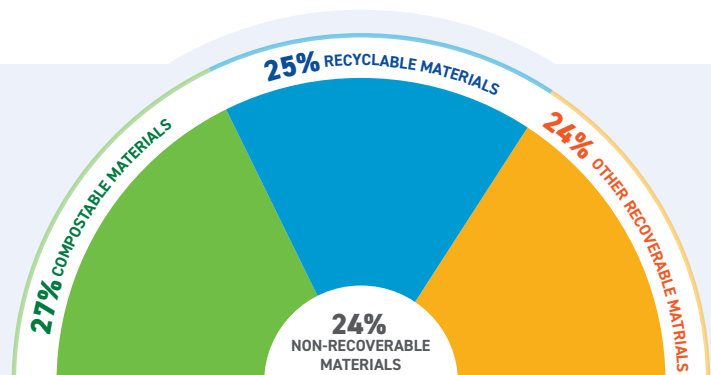
WHAT IS MY COMMUNITY'S ROLE?

- Each of the 41 communities in SWACO's jurisdiction is asked to review the proposed plan update and vote on whether to approve it.

Waste Diversion: We Can Do Better, and This Plan Can Help

76% Potentially Recyclable or Compostable:

Only 24% of what goes into the landfill today should be there; the rest could have been reused, recycled, composted or recovered for other uses.

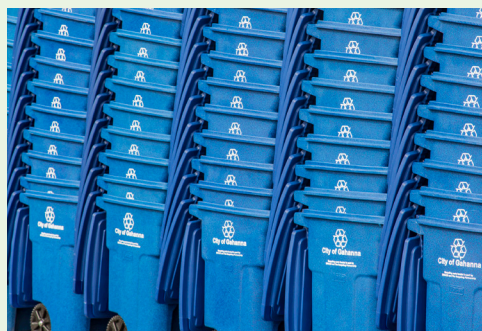


Serving Central Ohio

COMMUNITY



- Contract assistance for trash and recycling services
- Recycling cart initiative
- Recycle Right Education Campaign
- Grants and opt-in contracts for hard to recycle materials



GRANTS



- Communities, schools, nonprofits, public events
- Recycling containers and service, education projects
- Special projects



SCHOOLS



- School Recycling Champions program
- Food waste resources
- Activities and lesson plans
- Field trips



FOOD WASTE INITIATIVE



- Nationally recognized Save More Than Food education campaign
- Compost infrastructure, collection services and drop-offs
- Research, technical assistance, pilot projects



BUSINESSES



- Financial incentives/technical assistance
- Innovative partnerships to reduce the cost of recycling services
- Outreach and recognition

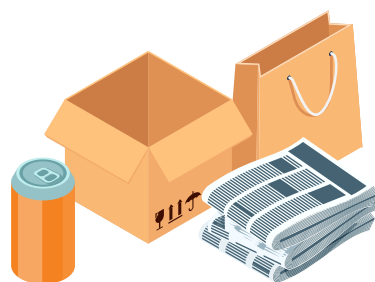


How We Plan to Grow



FOOD WASTE AND ORGANICS

Food is the largest single component of waste in the landfill. We're pursuing a pilot composting facility for food scraps as well as ways to help communities and businesses collect and divert food waste.



BUSINESS RECYCLING

We want to encourage more recycling by businesses, as 60% of the waste delivered to our landfill comes from businesses, not homes. We're expanding financial incentives, startup assistance and education.



HARD-TO-RECYCLE ITEMS

We already host a permanent "household hazardous waste" collection facility and several one-day collection events each year. We're supplementing our current program with a one-stop "Convenience Center" approach that will accept additional hard-to-recycle items from residents. We're also helping communities collect some materials directly, making it even more convenient for residents to manage their materials in an environmentally responsible way.

NEW EDUCATION CENTER

More than 4,000 school children and adults each year tour the landfill; a new building will provide a better, more interactive learning experience.



MORE CAPACITY TO PROVIDE SERVICES

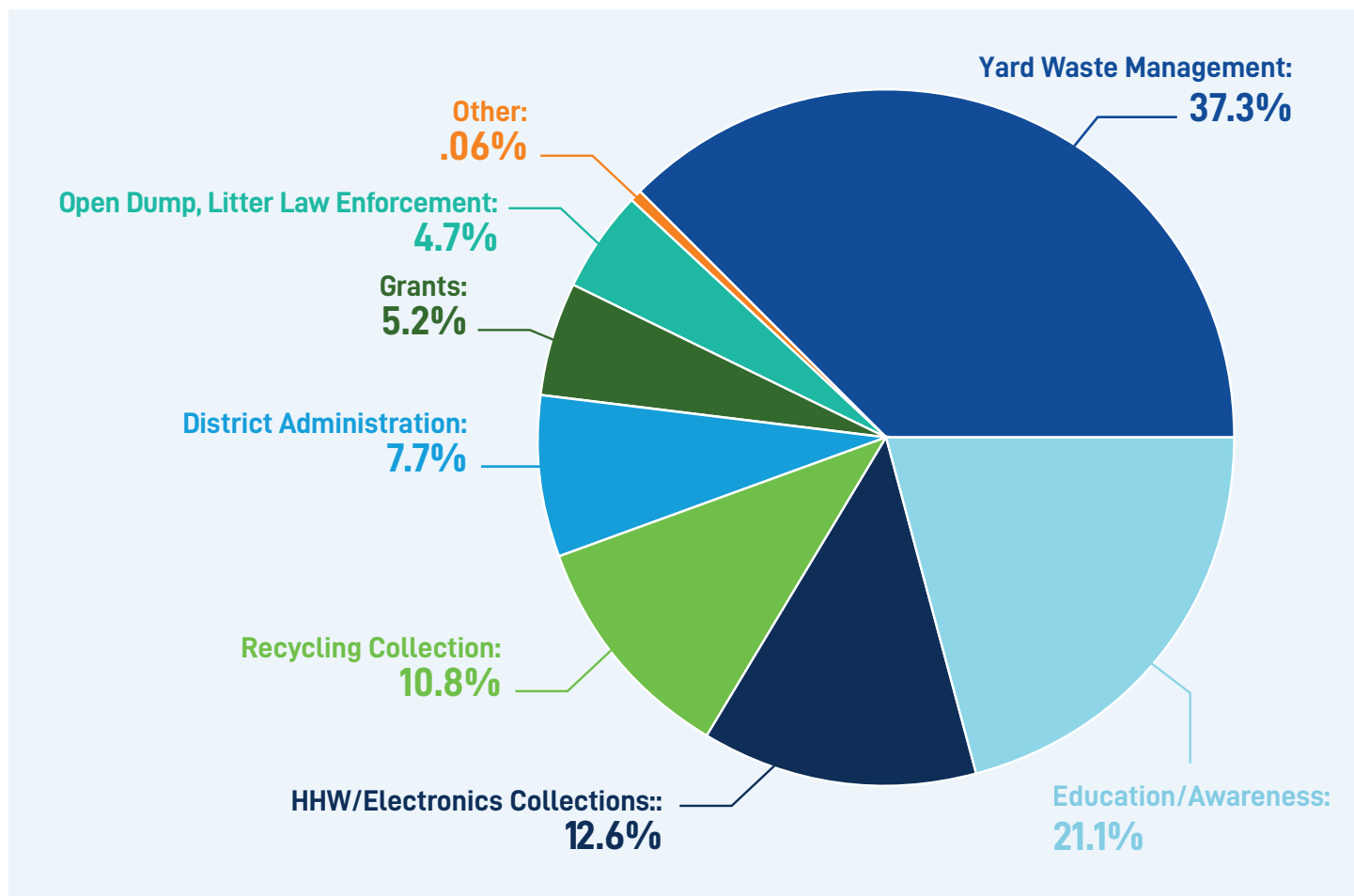
We will add to our staff so that we can provide additional support to business, schools and expand our grant programs.



Our Budget Strategy: Financially Responsible Management with ***No Increase in Fees***

The plan includes **NO INCREASE** to the \$5/ton generation fee that is the primary means of funding the plan.

Generation fee revenue: \$6.2 million/year. Where it goes:



Funding New Projects: In 2017, SWACO removed a \$7 tipping fee that was used to pay off the debt we inherited from the former waste-to-energy plant. At that time, we reallocated \$1 of that fee to support waste diversion programs such as buying recycling carts for communities. This plan formalizes the ongoing allocation of that \$1 per ton for that purpose. We're considering \$18 million in potential capital spending for initiatives such as recycling and organics carts, a compost facility, a new education center and the Convenience Center for dropping off hazardous household waste.

HOW YOU CAN HELP

SWACO is proud to be a leader in waste diversion. Your vote to approve this plan update will position us to continue that leadership and make it easier for our schools, businesses, residents, and communities to divert more materials from the landfill.

For more information about the Plan, contact: Andrew.Booker@swaco.org



RECORD OF RESOLUTIONS

CITY OF UPPER ARLINGTON
STATE OF OHIO

RESOLUTION NO. 3-2024

A RESOLUTION OF SUPPORT FOR THE ADOPTION OF THE 2024-2038 SOLID WASTE MANAGEMENT PLAN FOR THE SOLID WASTE AUTHORITY OF CENTRAL OHIO (SWACO)

WHEREAS, the City of Upper Arlington is located within the jurisdiction of the Solid Waste Authority of Central Ohio (hereinafter “SWACO” or “Authority”); and

WHEREAS, the SWACO Board of Trustees prepared and adopted a final draft of the Solid Waste Management Plan (hereinafter “Plan”) in accordance with Ohio Revised Code Sections 3734.53, 3734.54, 3734.55 and 3734.56 on December 12, 2023; and

WHEREAS, SWACO has provided a copy of the Plan for ratification to each of the legislative authorities located in the Authority’s jurisdiction; and

WHEREAS, the City of Upper Arlington must decide whether it approves of said Plan within ninety (90) days of receipt of the Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. The City of Upper Arlington City Council hereby approves the SWACO Solid Waste Management Plan.

SECTION 2. The City Clerk is hereby directed to submit a certified copy of this resolution to SWACO via mail to the following address: 4239 London Groveport Road, Grove City, Ohio 43123, or via email.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were adopted in an open meeting of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements including Sections 121.22 of the Ohio Revised Code.

SECTION 4. This resolution shall take effect immediately upon passage.

Authors:	Abby Cochran, HR Director
Council Meeting Date:	February 5, 2024
Subject/Legislative Item:	Ordinance No. 10-2024 - An ordinance amending Personnel Code §155.16 - Miscellaneous Compensation Provisions of the Upper Arlington Code of Ordinances
Purpose:	Staff requests additional language in the City's personnel code to clarify payroll practices related to the use of Administrative Leave and to set forth the procedure for handling pay for employees impacted by Daylight Savings time.
Executive Summary:	The proposed language provides clear direction to the appropriate use of Administrative Leave under the authority of the City Manager. Administrative Leave is referenced in bargaining unit agreements and is appropriate to use in certain employment situations but the authority for the City Manager to grant such leave is not currently clearly given. Additionally, how to administer pay during Daylight Savings time is also currently not referenced in any of the bargaining unit agreements or in Code. Staff therefore requests the passage of this language to provide clear direction on how to address pay during these periods.

Purpose and Impact

The administrative leave language could impact all City employees while the daylight savings language would impact only those employees who are regularly scheduled to work during the overnight hours; for example, Police and Fire.

History

Any administrative leave use has been authorized by the City Manager. However, City staff believes it needs to be clear in the personnel code that the City Manager has the authority to do so.

Daylight Savings Time practices have been in place. However, the procedure for handling daylight savings has not been documented in a bargaining unit agreement or Personnel Code.



Alternatives

Administrative Leave: An alternative to use of paid administrative leave is for employees to be required to use their own leave time. In the circumstances, as listed in the proposed code language, it may be unfair for the employee to use leave time for a situation which may be outside of their control.

Daylight Savings Time: An alternative to providing one hour of paid administrative leave during Spring Forward would be to offer the employee the ability to use their own leave banks for the hour of their shift lost. Making up the time on another shift would not be an option as it could cause the employee to be eligible for overtime on the day they would make up that hour. During fallback, the City is required to pay for hours worked, so there is no alternative to offer for this.

Attachments

1.	Proposed Addition to 155.16
2.	Ordinance No. 10-2024



Proposed Addition to 155.16 Miscellaneous Compensation Provisions, Personnel Code

- (E) *Administrative Leave:* The City Manager shall have the authority to approve paid or unpaid administrative leave where in their judgement, such action would be in the best interest of the City. Absent exigent circumstances, the City Manager must approve the paid administrative leave before it is granted. The following are examples of when administrative leave may be approved but are not all inclusive: during the course of an internal investigation, instances required by a collective bargaining unit agreement, when a fitness for duty evaluation is conducted before an individual may be released to return to work, weather emergencies, other approved employee activities or building closures. All administrative leave must be documented in the payroll system as such.
- (F) *Daylight Savings Pay:* An employee who is on the clock as part of their regular work schedule when daylight savings begins at 2am in the spring will work one hour less as a result of the clock jumping from 2am to 3am. That employee will be eligible for one hour of administrative leave to cover the hour less worked. An employee who is on the clock as part of their regular work schedule when daylight savings ends at 2am in the fall will work an extra hour as a result of the clock winding back from 2am to 1am. The employee will receive the one hour of pay and any applicable overtime rules would apply.

RECORD OF ORDINANCES
CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 10-2024

TO AMEND PERSONNEL CODE §155.16 – MISCELLANEOUS COMPENSATION PROVISIONS OF THE UPPER ARLINGTON CODE OF ORDINANCES

WHEREAS, Staff recommends changes to the personnel code to include the authority of the City Manager to authorize administrative leave; and

WHEREAS, the practice for how to administer pay during Daylight Savings time is not currently referenced in any bargaining unit agreements or City code; and

WHEREAS, administrative leave is referenced in bargaining unit agreements and is appropriate to use in certain employment situations but the authority for the City Manager to grant it should be addressed; and

WHEREAS, Staff requests the passage of this language to provide clear direction as to our administrative leave practices; and

WHEREAS, the administrative leave language could impact all City employees while the daylight savings language would impact only those employees who are regularly scheduled to work during the overnight hours, such as Police and Fire.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. Section 155.16 – Miscellaneous Compensation Provisions of the Upper Arlington Code of Ordinances shall be amended as follows:

§ 155.16 MISCELLANEOUS COMPENSATION PROVISIONS.

- (A) *Standby pay*: As designated by the division superintendent, employees in the technical, labor and trades group plan shall receive the same compensation for first-call duty responsibilities consistent with the same group of employees in the bargaining unit of the public service department.
- (B) *Call out pay*: An employee who is called out will be guaranteed a minimum of three (3) hours when called to duty after normal working hours at a rate of compensation of time and one-half.
- (C) *Severance pay—Senior executive class*: Severance pay for senior executives is to provide interim income for individuals who are involuntarily terminated due to no fault of their own. A senior executive would only be eligible if the individual is:
 - (1) Not retiring and not eligible for retirement;
 - (2) Not resigning voluntarily or of his own choice;
 - (3) Performing at or above a satisfactory level as indicated by performance appraisal evaluations;
 - (4) Complying with the personnel rules and personnel codified ordinances;
 - (5) Not leaving the City due to permanent disability; and
 - (6) Employed by the City at least three (3) years.

The severance pay will apply to, but not be limited to, the following possible situations:

- (1) Significant one (1) time or growing philosophical difference in administrative policy or practice with the City Manager;
- (2) Change in senior executive class position(s) initiated by a new City Manager; or
- (3) City Council direction to the City Manager to remove a senior class position incumbent.

The senior executive would be eligible to receive one (1) month of severance pay for each three (3) years of employment with the City up to a maximum of three (3) months of severance pay. Payment will be made in a lump sum at the time when final termination pay is rendered.

- (D) *Service club—Senior executive class*: Service club memberships will be paid for by the City, subject to the City Manager's approval, with an annual maximum of one thousand dollars (\$1,000.00) per senior executive.
- (E) Administrative Leave: The City Manager shall have the authority to approve paid or unpaid administrative leave where, in their judgement, such action would be in the best interest of the City. Absent exigent circumstances, the City Manager must approve the paid administrative leave before it is granted. The following are examples of when administrative leave may be approved, but are not all-inclusive: during the course of an internal investigation, instances required by a collective

bargaining unit agreement, when a fitness for duty evaluation is conducted before an individual may be released to return to work, weather emergencies, other approved employee activities or building closures. All administrative leave must be documented in the payroll system as such.

- (F) Daylight Savings Pay: An employee who is on the clock as part of their regular work schedule when Daylight Savings begins at 2 am in the spring will work one hour less as a result of the clock jumping from 2 am to 3 am. That employee will be eligible for one hour of administrative leave to cover the hour less worked. An employee who is on the clock as part of their regular work schedule when daylight savings ends at 2 am in the fall will work an extra hour as a result of the clock winding back from 2 am to 1 am. The employee will receive the one hour of pay and any applicable overtime rules will apply.

SECTION 2. Upon the effective date of this ordinance, the City Manager is hereby authorized to retroactively apply administrative leave for Daylight Savings pay for spring 2023.

SECTION 3. The City Manager, Finance Director, and the City Attorney are hereby authorized to take all actions, including the execution of all documents necessary to administer amended §155.16 – Miscellaneous Compensation Provisions of the Upper Arlington Code of Ordinances, that are not substantially inconsistent with this ordinance.

SECTION 4. This ordinance shall take effect 30 days after passage.

Authors:	Chad Gibson, AICP, Community Development Director Justin Milam, AICP, Senior Planner
Council Meeting Date:	February 5, 2024
Subject/Legislative Item:	Ordinance No. 11-2024 - An ordinance amending §2.03, §2.06, §2.08, §5.06, and §6.10 of Part 11 – Unified Development Ordinance of the Upper Arlington Code of Ordinances regarding Utility Stations
Purpose:	The purpose of this Ordinance is to make code adjustments that facilitate a proper balance between necessary utility infrastructure (such as electricity, natural gas, telecommunications, and water) and protecting public health, safety and welfare, as well as property values. These amendments also ensure that major utility installations include Board of Zoning and Planning (BZAP) review with an opportunity for public comment/input. Such review would be in addition to those required by State Law, including R.C. Chapter 4906 (Ohio Power Siting Board).
Executive Summary:	These proposed amendments to the Unified Development Ordinance (UDO) include revisions regarding utility stations such as electric and gas substations. Staff maintains a list of potential code changes and regularly brings them to BZAP and City Council for review and consideration. These proposed code changes seek to recognize that utilities are necessary to provide core services to the community but also must be designed, installed, and maintained in a manner that protects public health, safety, and welfare. After the introduction of these proposed amendments to BZAP on January 3, 2024, the Board issued a unanimous positive recommendation to Council on January 17, 2024.

Purpose and Impact

The purpose of this Ordinance is to update the regulations as they pertain to utility stations, and to ensure public review of larger stations, while also reasonably accommodating necessary infrastructure. Essentially, these changes would designate large utility stations/installations as conditional uses, which would trigger public review by BZAP. Design



standards have also been incorporated which mirror the City's Residential Design Standards (and the Neighborhood Compatibility Policy).

History

The City currently has a regulatory scheme for utility structures, which are generally smaller and located within easements or the City's Right of Way. Ord. No. 108-2007 was the result of City Staff collaborating with various utilities to formulate the current regulations for utility structures (Ordinance No. 108-2007), which are generally smaller and serve a narrower area than a utility station which is larger and serves a more regional/larger network. The requirements developed in 2007 were primarily driven by the expected increase in installations brought about by changing technologies such as AT&T's U-Verse cable service. Through the 2007 ordinance and the proposed legislation, the City is seeking to reasonably accommodate this necessary infrastructure while also providing regulations with protection (and appeal rights) for residents.

Currently, there are a variety of different utility stations within the community. Examples of such installations include the Spectrum Communications facility at 3569 Sunset Boulevard (brick house), a large AT&T facility (stone commercial building) at 2025 Northwest Boulevard, an AEP substation at 3285 Kenny Road, as well as a Columbia Gas substation on Brandon Road (south of the high school) and at the northeast corner of Fishinger Road and Kioka Avenue (see attached). These larger installations are in addition to the myriad of smaller support structures such as utility cabinets, pedestals, etc. which are currently regulated per UDO Article 6.10(C)(11). Most smaller installations require zoning review (a Certificate of Zoning Compliance) to ensure proper siting and screening where practicable, with notification via U.S. Mail by staff to directly impacted neighbors.

Utility stations are generally larger, and are placed within the buildable area of a parcel, rather than within a utility easement or the City's right of way. The City is seeking to ensure that, because these stations are and can be placed within residential neighborhoods, appropriate review and protections are in place for new and/or replacement stations.

Council may also be aware of a recent electric substation expansion and upgrade by AEP at the northeast corner of 5th Avenue and Riverside Drive in the Village of Marble Cliff. This installation generated significant public interest and also had a substantial economic impact on the Village since office buildings were razed to accommodate the project.

Alternatives

There are a variety of approaches to the regulation of utility stations, but ultimately these services must be accommodated to serve the community. The rules could be made more liberal and not require BZAP review; review by Council could be added following BZAP's review. Council could also decide that code amendments regarding utility stations are not needed and leave the code 'as-is', which is not as comprehensive as to the larger utility stations.

Attachments

1.	UDO Amendments Summary - ORD 11-2024 - Utility Stations - 2.5.2024
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2.	Staff Report Attachment - Utility Station Examples Memo - 2.5.24
3.	DRAFT BZAP Hearing Minutes 1.17.24
4.	Ordinance No. 11-2024
5.	Ordinance 11-2024 Exhibit A



Article 2 Definitions

Development cover (also Impervious Cover): means the amount of the lot area occupied by all principal and accessory structures, driveways, parking lots, decks, sidewalks, patios, swimming pools, athletic courts, permeable surface areas and any other permanent impervious development on the lot. Gravel and grass pavers do not count toward development cover. For the purposes of development cover in the front yard, any portion of the principal structure that is located in the front yard shall not be counted.

Essential services: means the erection, construction, alteration or maintenance, by public utilities of municipal or other governmental agencies, of underground or overhead gas, electrical, steam, or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, in connection therewith; necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings and utility stations.

Parking lot, structured - Aboveground: means a structure designed to accommodate motor and other vehicle parking spaces that are fully or partially enclosed or located on the deck surface of a building where some of the parking spaces are located aboveground. ~~This definition includes parking garages, deck parking and under building parking areas.~~

Utility station: means any grouping of above- and below-ground utility facilities or equipment which exceed 100 square feet in area and are not typically located in City right-of-way. These include but are not limited to: boosters, compressors, data storage, pumps, separators, processing and/or transferring facilities, and valves, that are associated with a utility providing services to its customers. Such services shall include, but are not limited to: electricity, natural gas, telecommunications (except small cell facilities), cable, video and internet service, and water.

§ 5.06 OFFICIAL ZONING MAP.

Table 5-A: Residential Uses

	R-S	R-1	R-2	R-3	RCD
<u>Utility Station</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Pr</u>
Utility Structures (see Table 6-KL)					

§ 6.10 CONDITIONAL USES.

- (A) **Purpose:** The purpose of this section is to establish the provisions of conditional uses where such uses may be allowed in specific zoning districts.
- (B) **General provisions:** The following general provisions shall apply:
- (1) **Administration:** Any owner of property in the City may submit an application to the City requesting a conditional use permit. The procedure required prior to authorization of a conditional use shall be as prescribed in Article 4, development procedures.
 - (2) **Development standards:** A conditional use, and its accessory uses, shall be permitted in a zoning district only when the use, and its location, extent, and method of development will not substantially alter the

character of the area or interfere with the use of adjacent lots in the manner prescribed for the zoning district. The districts in which these uses are permitted are identified in Tables 5-A, 5-B, 5-C, and 5-D, Use Standards. In addition, the particular facts and circumstances of each proposed use, in terms of the decision standards, shall be reviewed, and the special standards in Subsection (C) shall be fully addressed.

- (3) *Compatibility*: If not otherwise stated in the following standards, the standards established in the underlying district in which the conditional use is proposed to be located shall apply to the conditional use.

- (C) *Special standards*: This section presents the standards applicable to the specific conditional uses listed. Unless otherwise noted, the development standards of the zoning district and UDO shall apply:

(11) *Utility stations and structures*:

- (a) *Purpose*: The use shall be for the purpose of allowing the installation of utility structures within any yard or right-of-way.
- (b) *Certificate of zoning compliance and Building Permit*:
- i. A certificate of zoning compliance issued by the Director of Community Development shall be required for the following utility structures:
 1. New small utility structures located in the front yard or right-of-way.
 2. New medium utility structures regardless of location.
 3. New large utility structures located in the side or rear yard.
 4. Replacement of large utility structures in the front yard or right-of-way.
 - ii. The Director of Community Development shall review the application submitted by the utility company and any written concerns submitted by the property owner and all property owners within one hundred (100) feet of the utility structure.
 - iii. The Director of Community Development may issue a certificate of zoning compliance approving the utility structure as a conditional use if it meets the location guidelines and screening criteria and all unused utility structures are promptly removed.
 - iv. A Building Permit shall be required for any new and/or replacement utility station(s)

(c) *Conditional use permit*:

- i. A conditional use permit approved by the Board shall be required for the following utility station and/or structures:
 1. New large utility structures located in the front yard or right-of-way.
 2. New utility poles located in the front yard or right-of-way.
 3. Any new or replacement utility station.
 - ii. The board shall conduct a public hearing to determine whether ~~the utility structure meets the location guidelines and screening~~ all criteria are met.
- (d) *No approval required*: No certificate of zoning compliance or conditional use permit is required for the following utility structures:
- i. New small utility structures in the side or rear yard.
 - ii. New utility poles in the side or rear yard.

-
- iii. Replacement of small or medium utility structures regardless of location, provided that all unused utility structures are promptly removed.
 - iv. Replacement of large utility structures in the side or rear yard, provided that all unused utility structures are promptly removed.
 - v. Replacement of utility poles regardless of location, provided that all unused utility structures are promptly removed.
- (e) *Notification requirements:*
- i. If a certificate of zoning compliance or conditional use permit is required, the utility company shall provide for written notice to the property owner and all property owners within one hundred (100) feet of the utility structure or three hundred (300) feet of the utility station.
 - ii. The written notice may be hand-delivered or sent by ordinary mail.
 - iii. The utility company may request the Community Development Department to provide the written notice for a fee.
 - iv. A certificate of zoning compliance or a conditional use permit may not be issued until at least ten (10) days after the written notice has been hand-delivered or mailed.
 - v. If the utility structure does not require a certificate of zoning compliance or conditional use permit, then the utility company shall provide post-installation notification to the Director of Community Development within thirty (30) days.
- (f) *Size classifications of utility structures:*
- i. Small utility structures shall be less than thirty (30) inches in height above grade, less than eighteen (18) inches in width, and less than eighteen (18) inches in depth.
 - ii. Medium utility structures shall be thirty (30) inches to fifty-four (54) inches in height above grade, eighteen (18) inches to fifty (50) inches in width, and eighteen (18) inches to thirty-six (36) inches in depth.
 - iii. Large utility structures shall be greater than fifty-four (54) inches in height above grade, greater than fifty (50) inches in width, and greater than thirty-six (36) inches in depth.
 - iv. If all three (3) dimensions do not fall within the same size classification, then the utility structure will be classified based on the dimension that falls within the largest classification.
- (g) *Location guidelines:*
- i. Utility structures should not be placed within the intersection clearance zone and should have a ten-foot minimum clearance from fire hydrants.
 - ii. Utility structures should be located within the public right-of-way, a platted utility easement, or a private utility easement.
 - iii. Utility structures should be coordinated with existing utility structures, reducing the total number of utility structures, providing the most effective screening, and minimizing the impact on existing trees should be considered in locating utility structures.
 - iv. Utility stations shall be located within the buildable area of the property and meet all applicable performance standards. No utility station shall be located in an RCD, Residential Community Development, zoning district.

(h) *Screening criteria for Utility Structures:*

- i. The utility company shall minimize the visual impact of the utility structure, including size, color, and screening.
- ii. The vistas of the property owner and adjacent property owners shall be considered with a goal of obtaining fifty percent (50%) opacity as viewed from neighboring property lines. Fifty percent (50%) opacity should be obtained upon installation. However, the Director of Community Development may permit planting to be postponed due to seasonal conditions. Fifty percent (50%) opacity shall not be required for utility poles or for wires and cables.
- iii. Screening can be achieved by the use of the following methods:
 1. Existing or new vegetation.
 2. Existing or new fencing.
 3. Existing structures (detached garages, neighboring accessory structures, etc.).

(i) *Temporary approvals:*

- i. The Director of Community Development may grant a utility company temporary approval of a utility structure when it is necessary in order to provide essential services in an emergency or to a new customer.
- ii. If immediate action is required, a utility company has temporary approval to take whatever action is necessary in order to respond to an emergency. As soon as is practicable, the utility company shall notify the Director of Community Development of the emergency and the action taken.
- iii. Within five (5) days after obtaining temporary approval, the utility company shall file for a certificate of zoning compliance or for a conditional use.
- iv. Temporary approvals shall expire after ninety (90) days.
- v. Temporary approvals are conditioned upon the utility company relocating or removing the utility structure within one hundred twenty (120) days if a certificate of zoning compliance or conditional use permit is not granted for the utility structure.

(j) *Appeals of Utility Structures:*

- i. Except as provided herein, appeals shall be conducted in accordance with the provisions of Section 4.10 of the UDO.
- ii. The Director of Community Development's decision to issue or deny a certificate of zoning compliance for new medium and large utility structures in the side or rear yards and for replacement large structures in the front yard or right-of-way may be appealed to the City Manager.
- iii. The City Manager's decision on appeal to issue or deny a certificate of zoning compliance for new medium and large utility structures in the side or rear yards and for replacement large structures in the front yard or right-of-way may be appealed to the Board.
- iv. The Director of Community Development's decision to issue or deny a certificate of zoning compliance for new small and medium structures in the front yard or right-of-way may be appealed to the Board.
- v. Any decision of the Board may be appealed to City Council.

-
- vi. All appeals involving utility structures must be made within ten (10) calendar days from the date of the action being appealed.
 - vii. Any decision to issue a certificate of zoning compliance or conditional use permit shall not take effect prior to the expiration of the appeal period.
 - (k) *Exception:* Subsection 6.10(C)(11) shall not apply to a utility structure that is physically attached to a building, such as a meter or service box or to the wiring, cable, pipe, or conduit that provides utility service from a service main to the individual property, or to gas meter regulators.
 - (l) *Fees:*
 - i. The fee for a certificate of zoning compliance set forth in C.O. ch. 401 shall be waived for utility structures.
 - ii. The fee for a conditional use set forth in C.O. ch. 401 shall apply.
 - iii. The fee for a building permit set forth in C.O. ch. 401 shall apply.
 - (m) *Summary of requirements:* Table 6-L summarizes the utility structure requirements under the UDO.
 - (n) *Criteria for Utility Stations in addition to Conditional Use requirements:*
 - i. As practicable, all pipes, valves and related equipment shall be located inside fully enclosed, sound-limiting buildings, with closed windows and double-door entrances. Such buildings shall be designed to meet the City's Residential Design Standards in Article 7.17, which includes an architectural style in terms of height, scale, massing and exterior building materials that shall be consistent with the street segment. This shall include a pitched roof and at least 50 percent of the exterior building material shall be brick and/or stone.
 - ii. There shall be no more than three buildings per property: a larger primary building, a smaller secondary building and an accessory building. Each building has a height limit: 25'-6" for the primary, 15 feet for the secondary and 10 feet for the accessory.
 - iii. A landscape plan shall be submitted, which includes six-foot tall privacy fencing (or wall) along the side and rear property lines, not in the front yard, and a mixture of deciduous and evergreen trees. A minimum of one tree for each 25 feet of property line length shall be installed on-site. Any mature trees marked as good condition by the City Forester should be preserved.
 - iv. The property shall be restored to grass if the utility station is abandoned for more than two years.



Date: Monday, February 5, 2024

To: President Ukeme Awakessien-Jeter and Members of City Council

From: Chad D. Gibson, AICP, Community Development Director

RE: Utility Station Examples

Purpose:

The purpose of this attachment is to provide examples of existing utility stations and utility structures in the community to complement Staff's report on Ordinance No. 11-2024.

➤ **Utility Station - 2025 Northwest Boulevard ([PID #070-002574](#))**

- 0.83-acre site, zoned O, Office District
- Purchased by Ohio Bell Telephone (now AT&T) in 1929
- Institutionally-styled, multi-story stone structure
- 21,198-square foot building, built in 1948
- Design and use of real stone would meet the proposed standards; height would be an issue in a single-family residential area



➤ **Utility Station - 4646 Reed Road (PID #070-011080)**

- 2.73-acre site, zoned PMUD, Planned Mixed Use District
- Purchased by Ohio Bell Telephone (now AT&T) in 1960
- Commercial/office-styled structure w/ brick and stone exterior
- 19,257-square foot building which also includes some office space
- Would likely not meet the proposed standards due to design and setback considerations



➤ **Utility Station - 3569 Sunset Drive (PID #070-005012)**

- 0.27-acre site, zoned R-1c, One-Family Residence District
- Purchased by Time Warner Cable (now Spectrum) in 1996
- Residentially-styled brick enclosure; BZAP approved via Application BZ-15-96
- Would likely meet the proposed design standards



➤ **Utility Station - Brandon Road** ([PID #070-003629](#))

- 0.26-acre site, zoned R-1c
- Purchased by Columbia Gas in 1964
- Residentially-styled brick enclosure with visible valves and pipes
- Located within a platted subdivision ([Brandon Heights Addition](#), Lot #199)
- Chain-link fence is nonconforming
- Would not meet proposed standards due to lack of screening and design standards



[View from City Manager's Driveway 😊]



City of **Upper Arlington**

Utility Structure Examples | Page 3 of 4 | February 2024

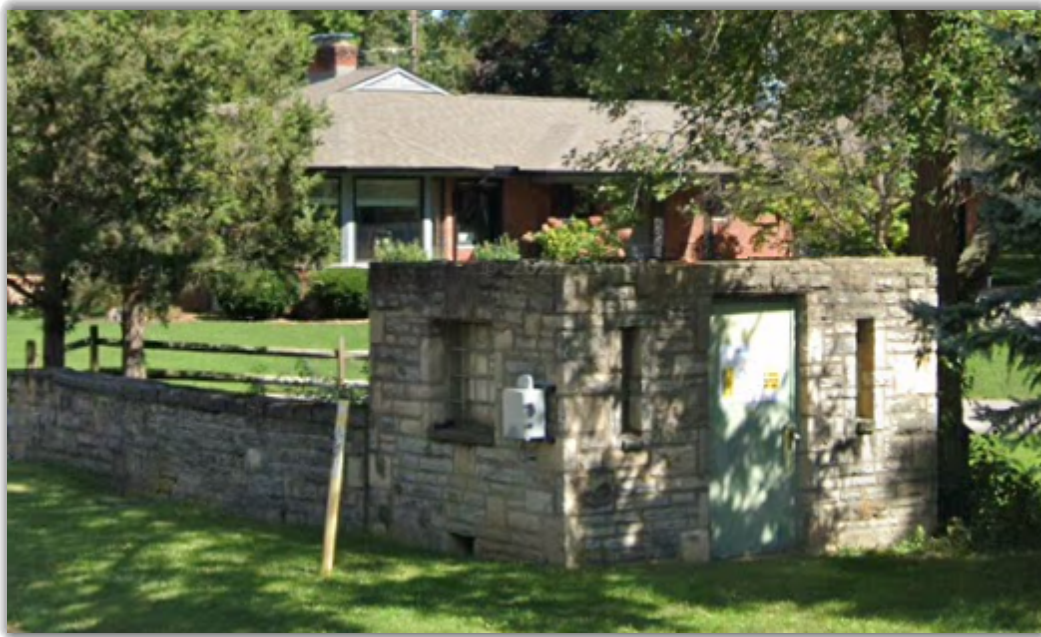
➤ **Utility Station - 3285 Kenny Road ([PID #070-009609](#))**

- 4.88-acre site, zoned RCD, Residential Community Development District
- Purchased by Columbus & Southern Ohio Electric Co (now AEP) in 1973
- Electric substation enclosed with a tall masonry wall
- Would not meet proposed standards due to design standards and wall height



➤ **Utility Station - Fishinger Road at Kioka ([PID #070-003076](#))**

- 0.01-acre site, zoned R-1b
- Purchased by Columbia Gas of Ohio in 1964
- Stone natural gas accessory building
- Small accessory-type structure; would likely meet proposed standards



1/17/2024 | 6:00 PM

**Municipal Services Center, Council Chamber
3600 Tremont Road**

Members Present: Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook

Members Absent: Daniel Barringer, Donald Osterhout

Staff Present: Senior Planner Justin Milam, Planning Officer Alyssa Kelly, Assistant City Attorney Darlene Pettit, Deputy City Clerk Abbie Emison

1. Call to Order/Roll Call

Chair Tolliver called the meeting to order at 6:06 pm.

Mr. Westbrook moved, seconded by Ms. Mitchell, to excuse Mr. Barringer and Mr. Osterhout.

VOTING AYE: Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook

VOTING NAY: None

ABSENT: Daniel Barringer, Donald Osterhout

ABSTAIN: None

The motion carried (5-0).

2. Consent Agenda

- a. **Review of the January 3, 2024 BZAP Work Session minutes and November 15, 2023 BZAP meeting minutes.**

- b. **3109 Mountview Road (VAR-03-24) - To allow additions that encroach up to 1'-4" into the eight-foot minimum south side yard setback (existing), up to three feet into the eight-foot minimum north side yard setback (existing four-foot encroachment), and results in a side yard sum of 11'-8" when 16 feet is the minimum (10'-8" existing).**

Finding #4 was noted in the Staff Report.

- c. **1560 Cardiff Road (VAR-04-24) - To allow a two-story addition to encroach up to six feet into the 20-foot minimum front yard (unplatted) setback. 3003 Sudbury Road (VAR-06-24) - To allow an addition to encroach up to four feet into the 32'-9" minimum rear yard setback.**

Finding #4 was noted in the Staff Report.

- d. **3003 Sudbury Road (VAR-06-24) - To allow an addition to encroach up to four feet into the 32'-9" minimum rear yard setback.**

Findings #1 and #4 were noted in the Staff Report.

Mr. Westbrook moved, seconded by Ms. Mitchell, to accept the consent agenda.

VOTING AYE:	Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook
VOTING NAY:	None
ABSENT:	Daniel Barringer, Donald Osterhout
ABSTAIN:	None

The motion carried (5-0).

Ms. Emison administered an oath to those persons wishing to present testimony this evening, including applicants, representatives of applicants, and anyone speaking as a proponent or opponent of an application.

3. Variance/Conditional Uses

- a. **1912 Collingswood Road (VAR-01-24) - To permit a detached garage to be 20'-6" in height, when 17 feet is the limit.**

Ms. Kelly gave an overview of the detached garage project. Currently, there is a two-story house that sits behind the setback and has an existing detached garage. The homeowner would like to add office space to a new



City of Upper Arlington

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detached garage. The home is located behind the 40-foot front yard setback, resulting in a somewhat constrained backyard. The proposed new garage meets the size limits for the property but requires a height variance. To achieve the office space the homeowner desires on the second floor, they would like to exceed the 17-foot height limit.

Ms. Kelly referenced similar detached garage cases that came before the Board at the November hearing. At that time Staff suggested increased setbacks to mitigate the additional height; however, the Board decided that was unnecessary. Staff is recommending approval for this application, but because this is a newer type of request, Staff wanted the Board’s review.

Juliet Bullock, architect for the applicant, reminded the Board of her previous testimony at the November meeting. She stated that this particular site is unique because the house is set 62 feet back from the street, limiting the homeowner’s buildable area. The house has recently undergone renovations to the front and the homeowner does not want to make any changes to those renovations. Adding habitable space on the second floor of a detached garage provides a good solution to adding more space without impacting the footprint. In addition, as part of this project, the homeowner plans to modify the existing patio to meet development coverage requirements.

Ms. Mitchell asked for clarification on modifications to the back patio. Ms. Bullock explained that they are putting in a smaller patio to reduce development coverage.

Chair Tolliver asked for public comment; there was none.

Motion by Ms. Mitchell, seconded by Mr. Westbrook, to approve the 1912 Collingswood Road variance (VAR-01-24).

- VOTING AYE:** Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook
- VOTING NAY:** None
- ABSENT:** Daniel Barringer, Donald Osterhout
- ABSTAIN:** None

The motion carried (5-0).

b. 4462 Summit Ridge Drive (VAR-02-24) - To allow a new home to encroach up to 10 feet into the 20-foot minimum west side yard

setback, up to five feet into the 20-foot minimum east side yard setback, and up to 4'-6" into the 60-foot minimum front yard setback.

Mr. Milam gave an overview of the property located just south of Henderson Road. The applicant came before the Board approximately one year ago and received approval for a front yard variance and a garage variance. Once the building permit was issued the contractor found structural issues and the homeowner chose not to proceed with the remodel. The homeowner decided it would be more prudent to rebuild completely. The City recently issued a demolition permit and the house is currently in the middle of demolition.

Mr. Milam explained that all new construction must meet current code; however, the applicant is requesting variances for the new house. The Staff Report outlines what was previously granted compared to what is in the current proposal. The footprints are largely the same and the elevations are similar. However, the new proposal changes the house from a split-level to a full two-story house. Historically, it is difficult to get a variance for a new house, but Staff believe there are some challenging conditions including topography and setbacks.

The application is for three variances: front yard setback, west side yard setback, and east side yard setback. Last year the Board approved similar variances. The applicant has attempted to follow the spirit of the previously granted variances. Staff is supportive but has asked the applicant to simplify the roof pitches and materials upon recommendation by the third-party architect.

Ms. Pettit explained that this item has to come back before the Board, even though it is very similar to what was granted last year because the wording of the previous variance was specifically for a front porch and an addition.

Chair Tolliver asked for clarification on the roof pitches and materials. Mr. Milam said the Board could make these a condition of approval.

James Ross, the applicant's builder, said they were open to making aesthetic changes, but haven't had time to address them yet. The plan is to figure out the details once the project gets approved.

Chair Tolliver asked for public comment; there was none.



Mr. Carpenter said he normally is opposed to variances on new builds, but this is a unique site with special circumstances, and he is supportive of the application.

Mr. Ross said the house was just too damaged to renovate and was sliding down the ravine.

Mr. Carpenter asked how the builder will ensure that the new house will not have issues with sliding in the future. Mr. Ross said the rear footers are seven feet wide and 12 inches thick and contain rebar. Mr. Carpenter asked about the depth of the footers. Mr. Ross said they are approximately four feet deep and the foundation walls are almost 13 feet tall. For the garage, the most important aspect is having the slabs over the poured walls and tied together with rebar. The width of the footers is the key to making sure the house is stable.

Motion by Ms. Mitchell, seconded by Mr. Carpenter to approve the 4462 Summit Ridge Drive variance (VAR-02-24), with the following conditions: simplify the materials selection and roof design subject to review and approval by Staff.

VOTING AYE: Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook
VOTING NAY: None
ABSENT: Daniel Barringer, Donald Osterhout
ABSTAIN: None

The motion carried (5-0).

c. 4300 Riverside Drive (VAR-05-24) - To allow a six-foot tall fence to project up to 32 feet into the front yard setback, when a maximum 42-inch tall fence that projects up to 15 feet is permitted.

Ms. Kelly provided an overview of the application, which is for the construction of a fence in the front yard. She said this is a variance the Board has not typically approved; however, unique conditions are present in this case. The homeowner recently applied for a pool permit and due to the site, they are having difficulty siting the safety fence appropriately and retaining backyard space. The house sits on a hill along Riverside Drive and Stratford Drive. It currently has a fence that was approved via a previous variance in the 1990s. The homeowner would like to replace the existing



fence in the same location, but with a six-foot privacy fence to act as pool security and provide a buffer from Riverside Drive.

Ms. Kelly said the applicant has submitted three options, with Option A being the preferred option. Given all the unique site characteristics and the landscaping that will act as a screen, Staff recommends approval for Option A.

Ms. Mitchell asked if the current landscaping is in good shape. Mr. Milam said it will be cleaned up and expanded so that the fence will not be visible from the street.

Chair Tolliver asked for clarification on the pool fence height requirement. Ms. Kelly responded that one of the options offered shows the minimum required for pool safety (four feet) along the front yard setback. Code allows a maximum of 42 inches for fences in the front yard, which is insufficient for pool safety.

Marc Duff, the applicant, stated the homeowner would like to keep the fence where it is and simply add to the height to provide additional privacy and security. Mr. Duff said that to make the fence code compliant it would need to be right up against the patio and the homeowner would prefer to keep some yard space, thus the preferred Option A. Mr. Duff also added that the existing hedges are approximately six feet tall and will remain; additional buffering and screening are also planned.

Chair Tolliver asked the applicant if he agrees with Staff's condition to keep the existing landscaping and add screening. Mr. Duff confirmed he agrees.

Chair Tolliver asked for public comment; there was none.

Mr. Carpenter stated that the site is unique and the fence will not be seen from the street. While the fence is in the front yard, it is also on Riverside Drive. He is supportive of Option A. Chair Tolliver concurred that the arrangement of the site and house is unique. Ms. Mitchell agreed that Option A is the best.

Motion by Mr. Westbrook, seconded by Mr. Carpenter, to approve Option A of the 4300 Riverside Drive variance application (VAR-05-24), with the condition that existing landscaping be retained to screen the six-foot tall fence from view.



VOTING AYE: Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook
VOTING NAY: None
ABSENT: Daniel Barringer, Donald Osterhout
ABSTAIN: None

The motion carried (5-0).

4. Development/Site Plans

**a. 3200-3240 Tremont Road and 3181 Northwest Boulevard (DEV-06-23)
– Review of a Graphics Plan for the Bob Crane Community Center and parking garage, senior housing building (The Coventry), and apartment building (The Kingston) at Kingsdale.**

Mr. Milam noted that the freestanding signage for The Coventry has been removed from the agenda by the applicant due to costs. They may bring a proposal back in the future.

Mr. Milam said the City is working with Giant Eagle to build a parking garage in the current parking lot, just south of the apartment building. The garage will block signage for some tenants; the City is looking at ways to add signage to the garage. Mr. Milam said they are looking to bring that before the Board in February.

Mr. Milam gave an overview of the signage for the apartment building (The Kingston). He noted this is the only item the Board will be voting on as part of this application. The signage follows the overall plan that the Board approved for the Kingsdale development. There are four building signs, all halo-lit and in scale with the building, including blade signs (similar to Homewood Suites on Lane Avenue). Mr. Milam noted that there are two parking signs because the apartments are located on top of a parking garage. Overall, there is minimal signage and Staff is supportive of this.

Matt Wilhite, the applicant, offered to answer any questions.

Ms. Mitchell asked if any of the signage included the address. Mr. Wilhite said he will make sure that there are address numerals posted. Mr. Milam said the numerals are not included in this package, but Staff will work to make sure it is handled.



Motion by Ms. Mitchell, seconded by Mr. Westbrook, to approve the 3181 Northwest Boulevard exterior signage package (DEV-06-23) for the apartment building (The Kingston) at Kingsdale.

VOTING AYE: Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook

VOTING NAY: None

ABSENT: Daniel Barringer, Donald Osterhout

ABSTAIN: None

The motion carried (5-0).

Mr. Milam noted that he will review the signage for the Community Center at the end of the meeting.

5. City Business

- a. **1480 W. Lane Avenue and 2455 North Star Road (APP-01-24) – Appeal submitted by Mr. Daniel Callanan of the Community Development Director’s decision to issue Certificate of Zoning Compliance #23-3185 to allow parking lot improvements for OhioHealth.**

Chair Tolliver asked Ms. Pettit to review the appeal process. Ms. Pettit stated that the appeal process is slightly different than the typical items that come before the Board. With an appeal, the Board is acting in a quasi-judicial capacity. The decision before the Board tonight is whether to grant (i.e., overturn the Community Development Director’s approval) or deny the appeal (i.e., confirm the Community Development Director’s approval). Procedurally, Staff will give an overview of the project in question, Mr. Callanan will present his arguments, OhioHealth will have the opportunity to cross-examine any witnesses and present their arguments, and Mr. Callanan will have the opportunity for cross-examination. Ms. Pettit also noted that the Board can allow public comment if they desire. The Board will then deliberate; because this is a quasi-judicial proceeding, this can be done in Executive Session. All votes and a record of the findings will need to be done in the open meeting. Ms. Pettit said that because there are only five Board members present tonight, a simple majority (three votes) is needed to grant or deny the appeal.

Mr. Milam gave an overview of the project and the Certificate of Zoning Compliance (CZC) that was issued. The subject property includes a three-story medical office building and associated parking lots. OhioHealth



purchased the property in 2022 and is currently renovating the building. In addition, they purchased the property directly to the north (currently a parking lot). This property previously held a three-story office building from 1972 to approximately 2017 when it was demolished. It was used as a state government building until approximately 2010 when it became vacant. While these two parcels are currently separate, OhioHealth plans to combine them.

Mr. Milam stated that in July 2023, a CZC was submitted to improve the northern rear parking area. Improvements included like-for-like replacement of parking areas and driveways, as well as improvements to landscaping and screening. This includes repairing or replacing an existing brick wall and enhancing and beautifying parking.

The Planning, Engineering, Fire, and Parks and Forestry departments were involved in ensuring all ordinances and rules were followed. The CZC was issued in October 2023.

From a zoning perspective, surface parking is a permitted use in the Lane Avenue Planned Mixed-Use District, even if it is a standalone parking area. However, OhioHealth intends to combine the two parking areas. In addition, the City has an agreement with OhioHealth to use some of the spaces in the rear parking area during off hours.

Once the CZC was issued, an appeal was filed within 10 days. OhioHealth began work on the area at their own risk. If the appeal is upheld, Staff would have to deny the zoning permit and work to find a resolution.

Since the CZC was issued, OhioHealth has resurfaced the existing driveway and parking area and added a sidewalk connection. Mr. Callanan owns the medical research office building to the south. The driveway is approximately six inches from his property line. There is a curb between the driveway and Mr. Callanan's property to prevent any cross-access. Before OhioHealth resurfaced, the parking area was not in good shape and many items, such as lighting, were not compliant. There is a connection to the main OhioHealth parking lot so that users can access both Lane Avenue and North Star Road. Mr. Milam noted that facilitating the flow of traffic via cross-access is a high priority for Staff and the Board.

Mr. Milam said Staff has spent a considerable amount of time trying to mediate the issue with Mr. Callanan and OhioHealth. One of Mr. Callanan's requests is to move the driveway further north from his property; however,



OhioHealth determined that the cost would have been substantial and with the move, there could be impacts to City infrastructure (i.e., sanitary sewer and storm sewer line, as well as fiber). Mr. Callanan also asked for additional landscaping or bollards, but there is not enough space on OhioHealth's property, and anything installed would be offsite. Mr. Milam said that there were also concerns with cross-access traffic, but this is something the City tries to encourage (even between different owners) to facilitate the flow of traffic. In addition, it is allowed per the UDO.

Additional items noted in Mr. Callanan's appeal relate to the cut-through, traffic, financial burden, and negative impacts on his office tenants. Staff did not believe these items were applicable.

Mr. Milam stated that as the Senior Planner in the Community Development Department, the Community Development Director allows the Senior Planner to make decisions related to CZCs, building permits, as well as other permits. During review of this particular CZC, he evaluated all seven articles of the code to see if approval of an existing parking lot would require approval by the Board. This review determined that Board review was not required. The parking lot is a permitted use and it is conforming. Mr. Milam stated that when the OhioHealth building and associated parking lot development came to the City it did not include the additional parking area to the north. However, the Community Development Director did not feel that it was a substantial amendment to include the additional rear parking area, as noted in Article 4.05 of the UDO. Mr. Milam stated they also looked at Article 5, which relates to uses; surface parking and medical offices are both permitted uses. Articles 6.07 and 6.08 relate to landscaping and screening, all of which are being met by OhioHealth.

Mr. Milam stated that Staff is requesting that the Board deny the appeal and uphold the decision to issue the Certificate of Zoning Compliance.

Mr. Carpenter requested more information about the project timeline; it appears that the Board approved the development plan in 2004. He asked when the expansion of the site to include the adjacent parking lot occurred. Mr. Milam said that occurred during review of the zoning permit in July/August 2023. OhioHealth already owned the property; it was purchased in 2022. Mr. Milam stated the building that was previously on the site was torn down in 2017, but the driveway and parking area have been in place since the 1970s. Ms. Mitchell asked where the former building was located. Mr. Milam stated it was located in the grassy area to the north of the driveway. This is also where the sanitary sewer and fiber lines are



located. Mr. Milam stated that OhioHealth approached Brassica and Mr. Callanan about making connections to their parking lots and driveways, but it would require a cost share and they were not interested.

Dan Callanan, the appellant, provided his basis for appeal. He said that two parcels comprise the project, but they are not currently joined. The rear parking area was a self-contained 510-foot-long parking lot when he purchased the adjacent property (2447 North Star Road) in 2019. He stated that he is here tonight as a result of a variety of occurrences, including City Council's approval of the lease of the rear parking area and the permitted connectivity between the two OhioHealth parking areas. By joining these two parcels and permitting access off of North Star Road it is creating harm to the community, a dangerous situation for the driveway, and creating errant driveway access to Mr. Callanan's property. He said that if a driver misses the OhioHealth driveway on North Star Road, they will use his parking lot as a turnaround. This will generate additional traffic.

Mr. Callanan stated that the Certificate of Zoning Compliance is not the appropriate permit; it should be a major site plan. He said that even if the CZC is the correct permit, what is being created is an alleyway, not a driveway. The permit was for the existing driveway, with modifications for lighting and pavement, not for widening the driveway to create an alleyway. Mr. Callanan said the driveway was anticipated to be 17 feet 8 inches wide and showed the OhioHealth Lane Parking Lot Modification Private Site Improvement Plan (attached hereto and incorporated herein as Exhibit A). There is an existing 10-foot setback on the northern edge of the property line that remains. Mr. Callanan is asking to center the driveway, which he believes will not interfere with the fiber optic lines or give the southern property line the same setback of 10 feet.

Mr. Callanan stated he made this request on February 15, 2023, just prior to OhioHealth closing on the property. He said it was brought to the City and this was always the main sticking point with any of the modifications. Mr. Callanan said that the Board may hear about gates and other modifications, but none of those are in the proposal or have been submitted. He said that this connection is creating enhanced traffic issues with visitors, patients, deliveries, etc. Mr. Callanan also stated that the excavation and connectivity of the two lots were done in advance of the approval by the City.

Mr. Callanan said he filed an appeal on October 31, 2023, and has had one business day to prepare for this meeting after seeing the Staff report.



Mr. Callanan referenced a picture of the original driveway (attached hereto and incorporated herein as Exhibit B) to illustrate what was supposed to be replaced—a 17-foot 10-inch driveway—not for anything wider or an alley. Citing another picture (attached hereto and incorporated herein as Exhibit C), Mr. Callanan said that the excavation and work on the wall were completed prior to the CZC being issued. In another picture (attached hereto and incorporated herein as Exhibit D), Mr. Callanan showed a current sign that is guiding people out of the North Star Road exit, creating additional traffic, and showing drivers how to cut through from Lane Avenue.

Mr. Callanan referenced Article 4.05, Section 2.03 of the UDO—the definition of connectivity. He said the definition discusses a path or passageway, not an alleyway. What has been designed and implemented is an alleyway. Mr. Callanan said the eligible connectivity in a CZC is very clear that it is a path or a passage. He referenced the definitions of an alley and a passage in the City of Columbus code (attached hereto and incorporated herein as Exhibit E). He believes what is being created fits the definition of an alley. He also said that what is being designed and implemented is not a 17-foot 10-inch straight driveway.

Ms. Mitchell asked if Mr. Callahan believed the driveway was larger than 17-feet 10-inches. Mr. Callanan confirmed he believes it is wider. The plan submitted to the City showed the driveway as 17-foot 10-inch straight back to the parking area. However, he said that regardless of the width or any type of gate, the driveway will still be used as a cut-through.

Mr. Callanan stated that City Council has, or will have, a 15-year lease with OhioHealth for the rear parking area to be used as public parking. He said this will make it impossible to control the amount of traffic coming in and out of the driveway. The thoroughfare between Lane Avenue and North Star Road will become a highly congested alley. Mr. Callanan also said that the flares of the existing driveway already extend four feet past the property line. He said that at the very least he is requesting a 10-foot setback similar to what is at the northern edge of the property. However, he would prefer it to comply so that the end of the flare does not extend past the property line. He believes the driveway has been redesigned as an alley of approximately 23.5 feet.

Mr. McGrath summarized Mr. Callanan's arguments as: 1) Previously, there was parking lot access and a new curb and pavement was added, but it was



installed wider than it should have been and 2) The driveway should have been installed in a straight line.

Mr. Callanan said that he would like the driveway to be located 10 feet off of his property line.

Mr. Milam stated that driveways, alleys, and streets can be located along a property line. A driveway flare cannot cross over the property line; however, if it is pre-existing, it is allowed to remain and be replaced. If the parking were to continue out towards North Star Road, the code would require a ten-foot setback with fencing or a wall in addition to landscaping, subject to the Board's review.

Mr. Carpenter asked Staff why this project did not qualify as a major site plan, which would require Board approval. Mr. Milam said that because the project is located within a planned mixed-use district, a development plan applies, not a major site plan (as specified in Section 4.05 of the UDO). He provided a similar example with Upper Arlington Lutheran Church.

Mr. Carpenter asked if the development plan was reviewed by the Board, in accordance with Section 4.05(g) of the UDO. Mr. Milam said that Staff determined that the Board reviewed the development plan in 2004 and the addition of the rear parking lot did not substantially change that plan, therefore no additional review was required. Mr. Carpenter is concerned because the project now includes a different property, which at the time of the development plan approval was owned by a separate entity. Mr. Milam said that the parcels are now owned by the same entity and will be consolidated under the same address.

Mr. Callanan asked Staff if they can request the Board review a major development plan. Mr. Milam stated that the code would not allow it.

Mr. Callanan asked Staff if the parking lot improvements are in conformance with the plans that were submitted. Mr. Milam said that what is constructed is different from what was approved on the CZC. It is Staff's understanding that OhioHealth plans on resubmitting plans, but they wanted to wait until this process was resolved.

Mr. Callanan asked the Board to consider reducing the cut-through traffic and the errant entrance into his property by requesting that the setback be at least 10 feet, and more preferably the driveway be centered.



Mr. McGrath asked how moving the driveway would reduce traffic. Mr. Callanan said it will reduce the amount of errant traffic into his property and, if it is tree-lined, it will be clearer that the driveway is for OhioHealth and not a cut-through. Mr. Westbrook said he believes it will make no difference if the driveway is moved ten feet. Mr. Callanan said it may not eliminate the traffic, but it will reduce it. Mr. Callanan said with the driveway moved north, drivers would not be able to see Lane Avenue and anticipate the driveway as a cut-through. Ms. Mitchell asked if there is errant traffic now, and Mr. Callanan confirmed there is.

Roland Tokarski, Vice President for Real Estate Construction and Facilities for OhioHealth, gave an overview of OhioHealth's interest in the property. In 2021 OhioHealth started to explore expanding its services in Upper Arlington at the site on Lane Avenue. One of the services they are planning for this particular site is neuro services (e.g., Parkinson's). They are concerned with safety and access for these vulnerable patients. When investigating all of the access points, the rear parking lot offered an interesting addition. Key aspects were the additional parking spaces, an existing roadway and curb cut, and a way for visitors to access Lane Avenue without having to make a left turn onto Lane Avenue. OhioHealth purchased both parcels in 2022. OhioHealth submitted plans to the City, they were approved, and OhioHealth moved forward with construction. They intend to open in March 2024. Mr. Tokarski pointed out that OhioHealth is planning to add a gate between the two parking areas to restrict access.

Ms. Mitchell asked what type of services OhioHealth plans to provide at the site. Mr. Tokarski said they are primarily neuro services. She also asked for specifics on the gate location. Mr. Tokarski said it would be where the exit to North Star Road sign is located; between the two parking areas. He also said OhioHealth is open to any type of signage along North Star Road, speed bumps, etc.

Mr. Carpenter asked why the entrance off of North Star Road was built differently than the plans. Mr. Tokarski said that as the project progressed they felt widening the driveway would provide a safer path; however, the curb cut remains the same. He said they notified the City of the changes.

Aaron Heironimus, Director of Construction for the OhioHealth project, said they expanded the drive aisle up to 24 feet. The 24-foot driveway allows better two-way traffic flow, this is particularly important given the type of patients planned for this facility.



Mr. Carpenter asked if the City was aware that OhioHealth was expanding the driveway. Mr. Heironimus confirmed that they notified the City. Mr. Carpenter asked if the building permit was modified. Mr. Milam said they were aware of the driveway expansion, but the revised plans have not been submitted. Mr. Carpenter asked if the plan moving forward is to submit updated as-built plans after this process is concluded. Mr. Heironimus confirmed that is OhioHealth's plan.

Mr. Carpenter asked if they plan to add anything to limit access to the parking off of North Star Road. Mr. Tokarski said they have no plans to limit access to this parking area because the City will be using it for public parking. He said this access point will allow patients to easily access Lane Avenue going east.

Ms. Pettit noted that last year City Council approved Ordinance 20-2023, authorizing the City Manager to enter into a 15-year lease agreement to use the rear parking area as public parking after hours.

Chair Tolliver asked for public comment; there was none.

Motion by Ms. Mitchell, seconded by Mr. Carpenter, to enter into Executive Session in order to deliberate in the Board's quasi-judicial capacity.

<u>Roll Call</u>	<u>Vote</u>
Carpenter	Aye
McGrath	Aye
Mitchell	Aye
Tolliver	Aye
Westbrook	Aye

Motion carried and the Board went into Executive Session at 7:51 pm, held in the Council Committee Room.

Motion by Mr. Westbrook, seconded by Ms. Mitchell, to end the Executive Session.

<u>Roll Call</u>	<u>Vote</u>
Carpenter	Aye
McGrath	Aye
Mitchell	Aye
Tolliver	Aye
Westbrook	Aye



Motion carried and the Board ended Executive Session at 8:25 pm.

Mr. Carpenter said there are several issues related to the appeal and the parking lot modifications. Issue 1: Per the UDO, driveways can be located on the existing property line, and the subject property had a driveway that was located on the property line that has subsequently been expanded to the north. However, it is essentially located in its original location. Issue 2: Increased errant traffic does not change if you move the driveway further to the north. Issue 3: This relates to financial burden and Mr. Carpenter said that this is not typically the purview of the Board. Ms. Pettit said it would be relevant on an issue of standing, but she did not hear that in the testimony tonight. Item 4: There was no testimony related to negative impacts on the working environment at 2447 North Star Road and Mr. Carpenter does not believe this is the purview of the Board.

Mr. Carpenter said he does have some concerns regarding changes to the approved plans and wants to make sure the as-built plans are submitted so the City has a record. He supports cut-throughs, especially given the use of these facilities, and eliminating left turns onto Lane Avenue.

Mr. McGrath agrees with Mr. Carpenter. He believes that the majority of the arguments in the appeal focus on centering the driveway, but this does not appear to have a basis in the code.

Motion by Mr. Carpenter, seconded by Ms. Mitchell, to grant the appeal at 1480 W. Lane Avenue and 2455 North Star Road (APP-01-24).

<u>Roll Call</u>	<u>Vote</u>
McGrath	No
Mitchell	No
Tolliver	No
Westbrook	No
Carpenter	No

The motion failed (0-5).

6. Zoning Map/Text Amendments

- a. Review and recommendation to City Council of proposed amendments to the Unified Development Ordinance (UDO).**



City of Upper Arlington

BZAP Minutes | Page 16 of 19 | 1/17/2024

Mr. Milam reviewed the proposed UDO changes related to utility stations. Many of these stations are located within enclosed buildings that were constructed in the 1990s. Since that time, the City adopted the UDO in 2002 and the code doesn't address these types of structures. Staff are beginning to anticipate improvements from utilities, such as AEP, Columbia Gas, etc., and want to ensure there are appropriate guardrails in place to protect the public. Mr. Milam cited upcoming utility work in Marble Cliff and Clintonville.

The proposed changes include definitions, particularly for utility stations. Mr. Milam said these generally follow the current code and processes for utility structures (e.g., small cable boxes). He noted that none have come before the Board yet but would be conditional uses if they did. Staff did include standards that all the equipment for the utility stations would be housed in a structure that blends in with the existing character of the area.

Mr. Milam stated that Staff is asking the Board for a recommendation to City Council. City Council would like to review these changes before Spring Break. He noted two things: 1) the definition of development cover has changed (gravel and grass pavers and any part of the principal structure in the front yard setback do not count) and 2) the definition of a structured parking lot was updated.

Ms. Pettit added that Staff simplified the UDO changes, but the City is limited on what it can control with utilities. The City wants to ensure stations located in residential areas blend into the areas, therefore, these types of structures will come before the Board for review. Utilities have a lot of special rights that other property owners do not have.

Mr. Westbrook asked if pedestals were included in this new definition. Mr. Milam confirmed they are not. Pedestals are utility structures, not utility stations. Ms. Pettit noted that pedestals can still be located in the right-of-way or easements.

Mr. Carpenter suggested that Section 6.10(C)(11)(b)(iv) be changed to read "A Building Permit shall be required for any new and/or replacement utility station(s)." Mr. Milam and Ms. Pettit agreed to the change.

Motion by Ms. Mitchell, seconded by Mr. Carpenter, to recommend the proposed amendments to the UDO to City Council with the addition of "or", as noted above.



VOTING AYE: Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook
VOTING NAY: None
ABSENT: Daniel Barringer, Donald Osterhout
ABSTAIN: None

The motion carried (5-0).

7. Community Center Update

a. Bob Crane Community Center Signage

Mr. Milam presented the signage plan for the Bob Crane Community Center. Signage includes a halo-lit UA Parks and Recreation logo with the Community Center title on the north exterior. Ms. Mitchell asked if they had considered making the signage larger. Mr. Milam confirmed he has spoken with the Parks and Recreation Department about this issue, but they are confident the lettering is large enough. Mr. Milam noted the Community Center address is on the Tremont Road side of the building. A vertical halo-lit sign is located facing south along Tremont Road. There is another smaller sign at the south entrance. Also, along Tremont Road are two signs, one on the vertical post and the other on the first-floor siding. Mr. McGrath asked about the cladding. Mr. Milam said he believes it is masonry. Mr. Westbrook asked Staff to confirm. Overall it is not a great deal of signage. Ohio State is not getting any signage, nor is the café. Staff does not anticipate any temporary signage.

Mr. McGrath asked if there is wayfinding signage. Mr. Milam said it is still in progress.

Chair Tolliver asked why the Board does not need to approve the signage plan. Mr. Milam stated it is because it is a City facility, although the Board could make recommendations if they desired. Mr. Milam stated Staff will come back with parking garage signage soon.

8. Adjournment

Mr. Westbrook moved, seconded by Ms. Mitchell, to adjourn.

VOTING AYE: Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook
VOTING NAY: None
ABSENT: Daniel Barringer, Donald Osterhout
ABSTAIN: None



City of Upper Arlington

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The motion carried (5-0) and the meeting was adjourned at 8:50 pm.

ATTEST:

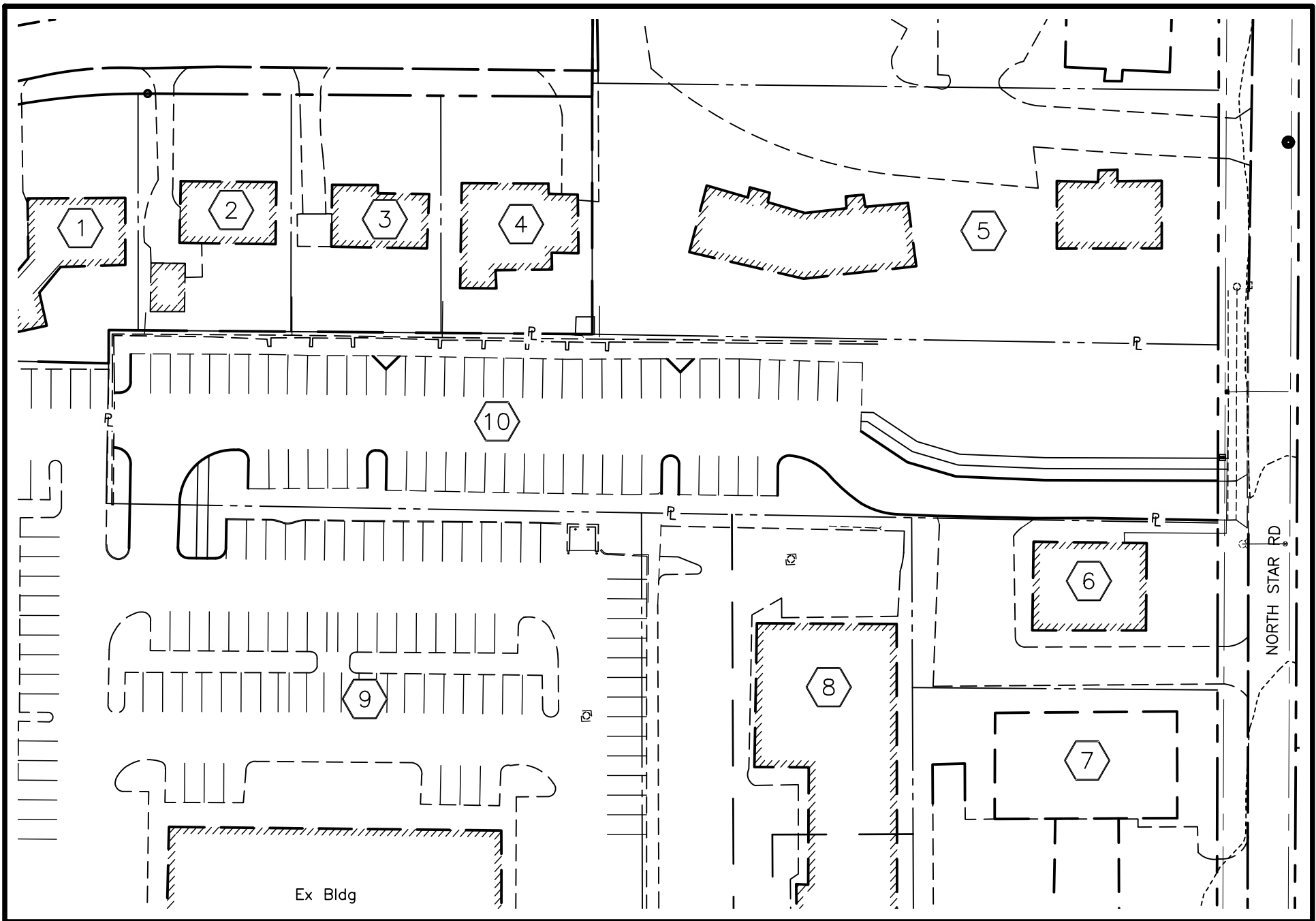
CHAIR:



CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
PARKING LOT MODIFICATIONS
2023

BENCH MARKS
(NAVD 1988)

- BM#41 Chiseled square on the north side of a concrete light pole base located 275 feet north of the northwest building corner of 1480 W. Lane Ave.
Elev. = 837.00
- BM#42 Chiseled square on the north side of a concrete light pole base located 275 feet north of the northeast corner of 1480 W. Lane Ave.
Elev. = 837.24

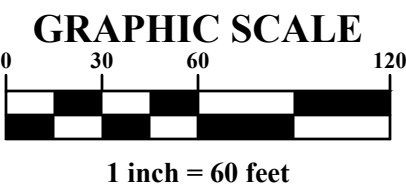


INDEX MAP
Scale: 1" = 60'

STANDARD CONSTRUCTION DRAWINGS

The Standard Construction Drawings listed on these plans are to be considered a part thereof.

- AA-S112
AA-S115
AA-S133B



SHEET INDEX

TITLE SHEET	1
GENERAL NOTES	2
DETAILS	3
EXISTING CONDITIONS AND DEMOLITION PLAN	4
PAVEMENT PLAN	5
UTILITY AND GRADING PLAN	6
EROSION CONTROL PLAN	7
LANDSCAPE PLAN	8
LANDSCAPE DETAILS AND NOTES	9

OWNERSHIP

- 1 Song Young
APN: 070-008041-00
Deed Acreage: 0.1863 ac
- 2 Sharon S Arnold
APN: 070-008040-00
Deed Acreage: 0.1752 ac
- 3 Roberta W Lindner
APN: 070-008039-00
Deed Acreage: 0.1716 ac
- 4 James M Vaughan
APN: 070-008038-00
Deed Acreage: 0.1735 ac
- 5 Ombersley Village INC
APN: 070-004514-00
Deed Acreage: 0.7651 ac
- 6 Akinita Five LLC
APN: 070-004548-00
Deed Acreage: 0.2487 ac
- 7 Emro Marketing Co
APN: 070-004168-00
Deed Acreage: 0.5425 ac
- 8 C-Z Company
APN: 070-004547-00
Deed Acreage: 0.8286 ac
- 9 Ohio Health Corporation
APN: 070-004546-00
Deed Acreage: 1.8739 ac
- 10 Ohio Health Corporation
APN: 070-004665-00
Deed Acreage: 0.9496 ac

PREPARED BY:



DEVELOPER/OWNER

Elford
Ally Ritter
1220 Dublin Road
Columbus, Ohio 43215
Tel: (614) 315-4277



Registered Engineer No.

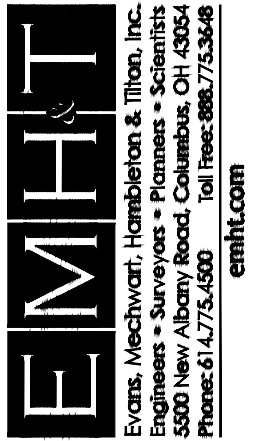
Date

REVISIONS

MARK	DATE	DESCRIPTION

Elford

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
TITLE SHEET



DATE

July 14, 2023

SCALE

1" = 60'

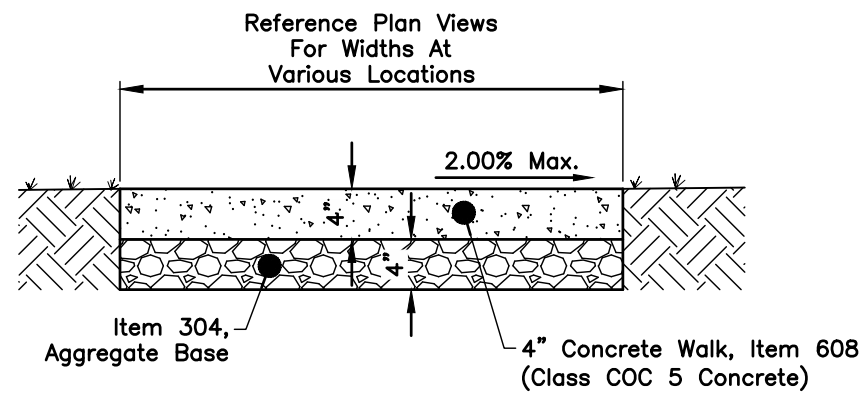
JOB NO.

20230106

SHEET

1/9

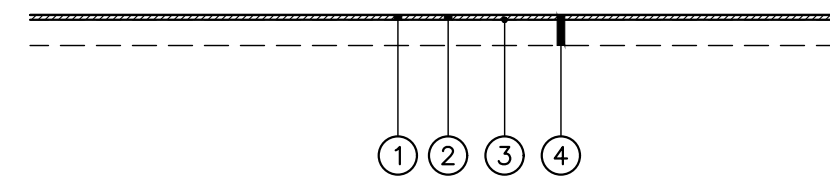
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NOTES

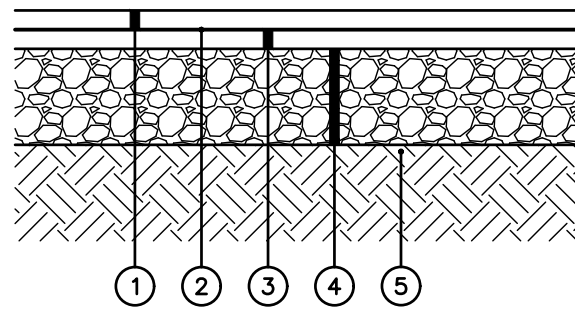
Sidewalk Joints Shall Be In Accordance With CMSC Item 608.03 Unless Otherwise Detailed As A Part Of The Building Or Landscape Architect Plans.

A DETAIL
CONCRETE SIDEWALK Not to Scale



- Item 254, 1-1/2" Pavement Planing, Asphalt Concrete
- Item 448, 1-1/2" Asphalt Concrete, Surface Course, Type 1 Medium Traffic, PG 64-22
- Item 407, Tack Coat (Applied @ A Rate Of 0.10 Gal./sq.yd.) Contractor Shall Clean Asphalt Surface Prior To Application.
- Existing Pavement Or Gravel

D DETAIL
ASPHALT OVERLAY WITH PAVEMENT PLANING Not to Scale

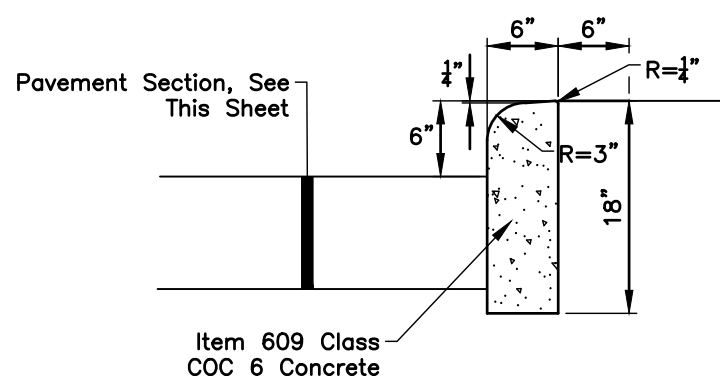


- CMSC Item 441, 1.5" Asphalt Concrete, Surface Course, Type 1, (448) PG 64-22
- CMSC Item 407, Tack Coat, Applied At A Rate Of 0.10 Gal. Per Sq. Yd.
- CMSC Item 441, 1.5" Asphalt Concrete, Intermediate Course, Type 2, (448)
- CMSC Item 304, 6" Aggregate Base
- CMSC Item 204, Subgrade Compaction

NOTES

- Pavement Recommendation Provided By [Geotechnical Consultant] EMH&T Assumes No Liability For Pavement Section

B DETAIL
STANDARD DUTY ASPHALT PAVEMENT Not to Scale



E DETAIL
CURB, 18" STRAIGHT WITHOUT UNDERDRAIN Not to Scale

General Notes:

- The height of a silt fence shall not exceed 16-inches (higher fences may impound volumes of water sufficient to cause failure of the structure).
- The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum of a 6 inch overlap, and securely sealed.
- Posts shall be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 12 inches).
- A trench shall be excavated approximately 4 inches wide and 6 inches deep along the line of posts and upslope from the barrier.
- The standard strength filter fabric shall be stapled or wired to the fence, and 8 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 16 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
- The trench shall be backfilled and soil compacted over the filter fabric.
- Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.

Maintenance Notes:

- Silt fences and filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

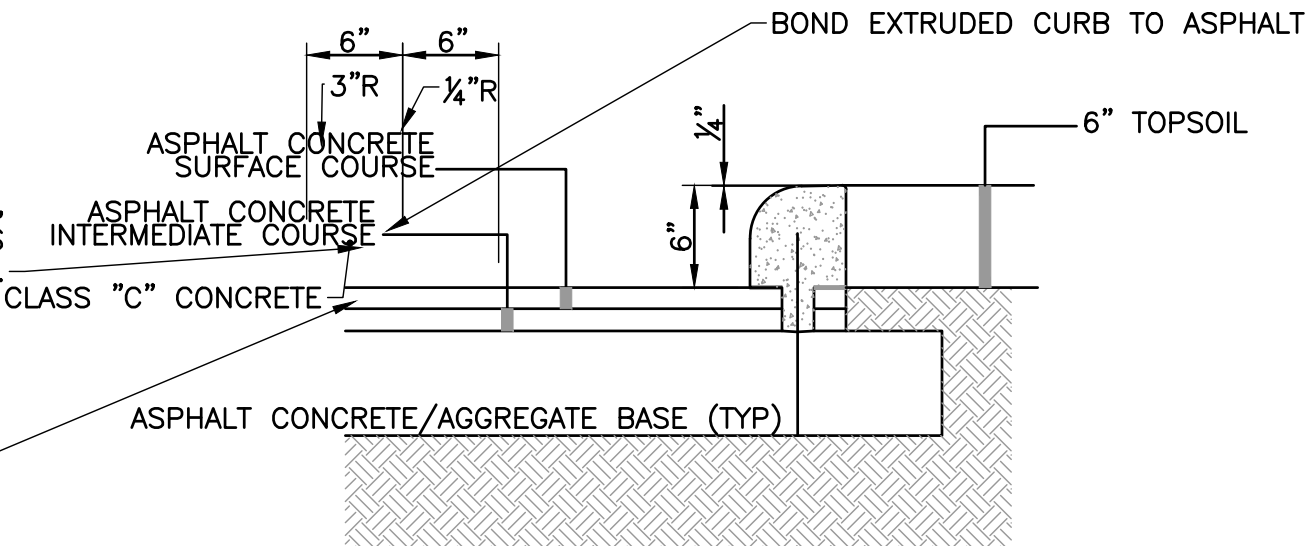
Notes:

-The use of straw wattles has proven to be a versatile and effective ESC BMP, especially in residential settings. Straw wattles may be substituted for silt fence.
-Additionally, the use of compost filter socks and compost blankets are gaining wider acceptance nationwide. They are now approved for use on all Columbus SWPPP plans and construction sites.

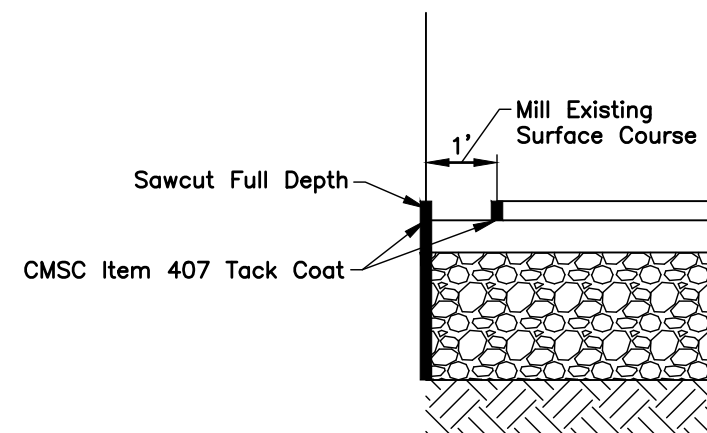
G DETAIL
SEDIMENT FENCE Not to Scale

"KEY" CONCRETE CURB TO PAVEMENT, SPACE 3" HOLE AT 4' INTERVALS OR AS DIRECTED BY ENGINEER.

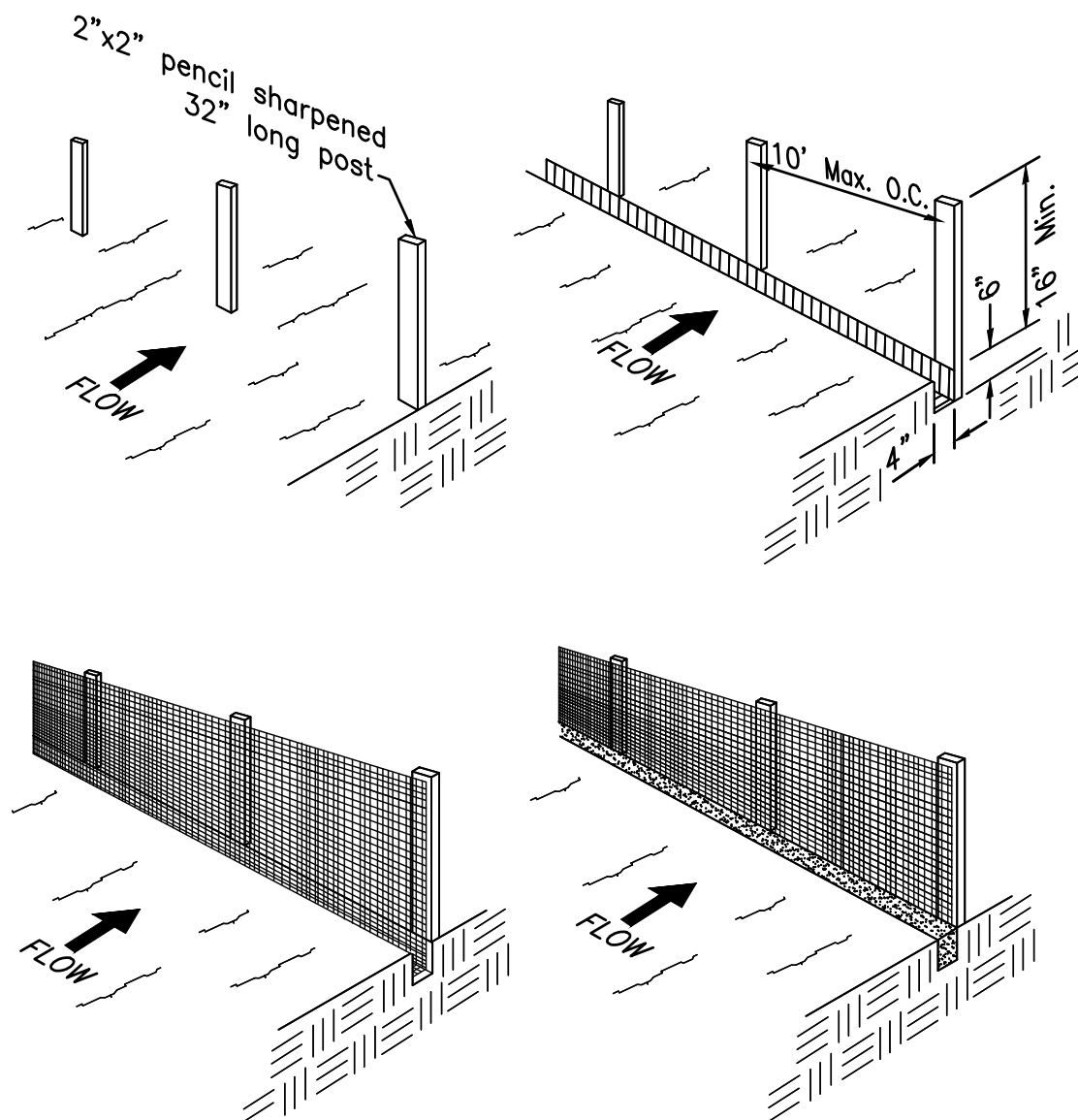
1/2" REBAR 12" LONG PLACED EVERY 8' IN EVERY OTHER "KEY". TOP OF REBAR TO BE PLACED THAT END OF REBAR IS 2" BELOW FINISHED TOP OF CURB.



C DETAIL
EXTRUDED CURB Not to Scale



F DETAIL
SAWCUT JOINT DETAIL Not to Scale

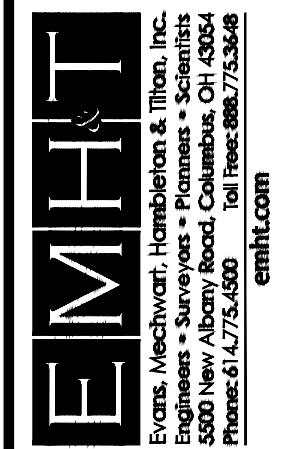


REVISIONS

MARK	DATE	DESCRIPTION

Elford

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
DETAILS



DATE
July 14, 2023

SCALE
1" = 20'

JOB NO.
20230106

SHEET
3/9

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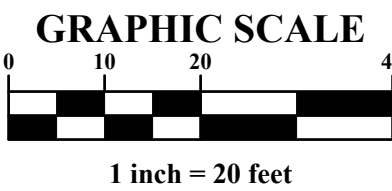
EXISTING LEGEND

	Curb		Catch Basin		Sign
	Sidewalk/Curb Ramp		Curb & Gutter Inlet		Bollard
	Fence		Manhole		Light Pole
	Ditch		Cleanout		Yard Light
	Sanitary		Fire Hydrant		Flag Pole
	Sanitary Sewer Service		Valve		Transformer
	Storm				Pull Box
	Gas				Comm Box
	Overhead Electric		Building		Fiber Optic
	Existing Major Contours		Ex Curb To Be Removed		Utility Pole
	Existing Minor Contours		Sawcut		Guy Anchor
	Existing Tree Row				
	To Be Relocated		Ex Pavement (TBR)		
	To Be Removed		Ex Walk (TBR)		
	Do Not Disturb				
	Adjusted To Grade				
	To Be Removed and Replaced				

NOTES:

1. The existing conditions & demolition plan depict site conditions prior to any construction activity being performed within this area. The Contractor shall complete a field visit prior to starting construction to verify site conditions and demolition within the limits of disturbance.
2. CAUTION: The existing utilities on this plan are shown in their approximate location. The Contractor shall be responsible for contacting OUPS and to field locate existing utilities prior to construction.
3. Any existing inlets impacted by the new construction activity will need the appropriate inlet protection for sediment control.

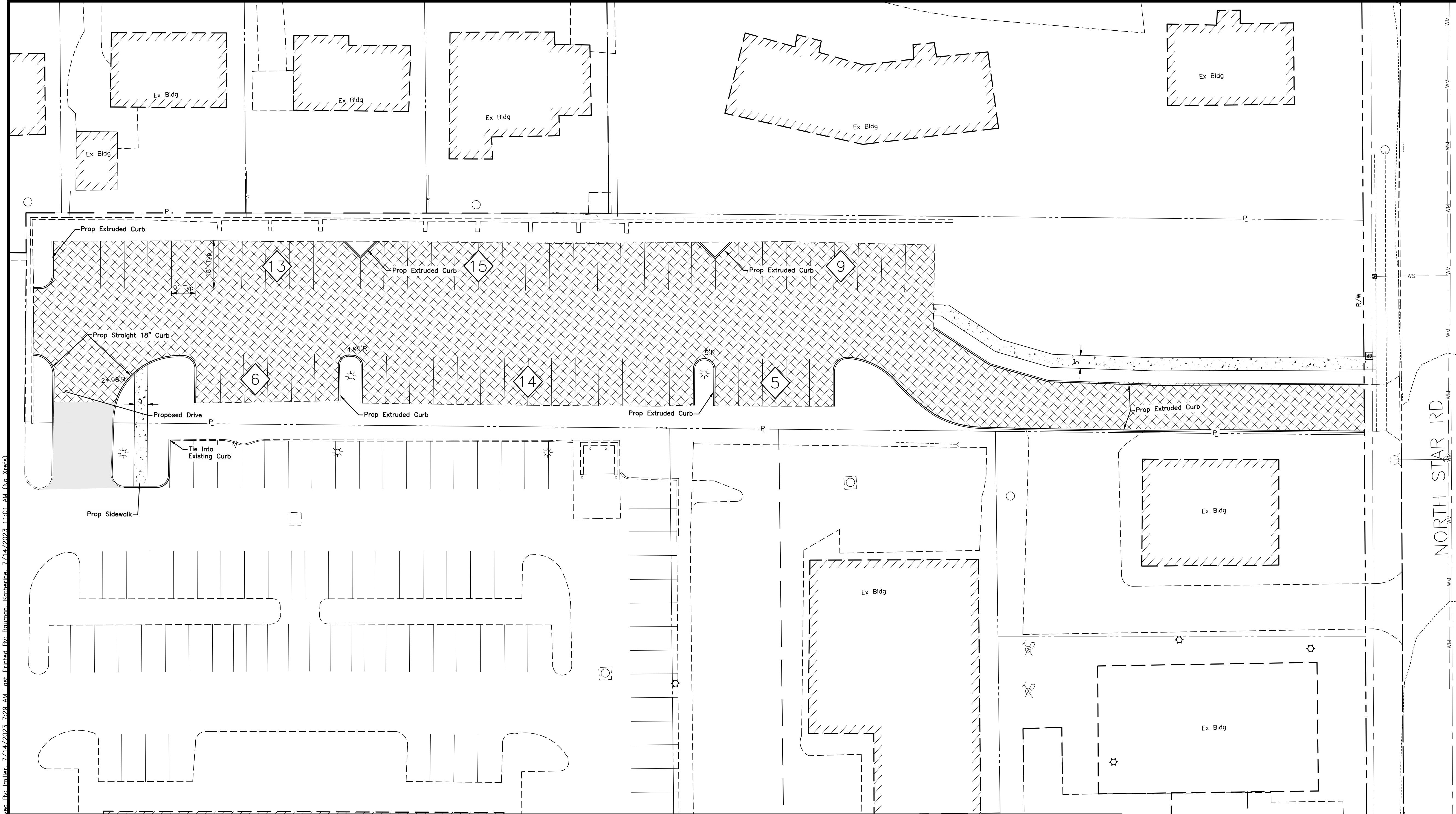
PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION
PLAN SET DATE
June 28, 2023



EMHT Evans, MacSwirth, Hershberger & Thon, Inc. 10000 North Main Street, Columbus, OH 43240 Phone: 614.775.5000 Fax: 614.775.3448 emht.com		CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO PRIVATE SITE IMPROVEMENT PLAN FOR OHIO HEALTH LANE EXISTING CONDITIONS AND DEMOLITION PLAN		Elford		REVISIONS	
						MARK	DESCRIPTION
DATE		July 14, 2023		SCALE		1" = 20'	
JOB NO.		20230106		SHEET		4/9	

EMHT
5000 New Albany Road, Columbus, OH 43244
Phone: 614.775.5500 Fax: 614.775.5501
www.emht.com

\\20230106\Drawings\04\Sheets\Site Improvement\Plan\20230106-Site Plan.dwg - Last Saved By: Bauman, Katherine - 7/14/2023 11:01 AM (No Xrefs)



LEGEND

Proposed Light Duty Asphalt Pavement

B
3

Mill/Overlay

D
3

Proposed Concrete Sidewalk

A
3

Parking Count

C
3

Curb

E
3

- NOTES:**
1. All dimensions within parking lot pavement are given from face of curb. All other dimensions are given from back of curb or edge of sidewalk/pavement.

2. All Radii on curb and sidewalk are 5' unless otherwise noted.

3. Contractor to sawcut existing pavement to create clean edge for install of new pavement. Contractor shall dowel into ex pavement per ODOT Standard Drawing BP-2.2

4. Striping shall be applied to asphalt surfaces per ODOT item 642-Traffic Paint.

5. Lighting improvements are shown for reference only. See Site Electrical Plan, SE.01 for more information.

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
June 28, 2023

PARKING TABLE	
EX Spaces	73
Spaces Removed	11
Total Remaining	62

EXISTING LEGEND

--- Curb

--- Sidewalk/Curb Ramp

--- Fence

--- Ditch

SAN --- SAN --- Sanitary

SAS --- SAS --- Sanitary Sewer Service

STM --- STM --- Storm

GM --- GM --- Gas

OHE --- OHE --- Overhead Electric

--- Existing Major Contours

--- Existing Minor Contours

--- Existing Tree Row

(TBRL) To Be Relocated

(TBR) To Be Removed

(DND) Do Not Disturb

(ATG) Adjusted To Grade

Catch Basin

Curb & Gutter Inlet

Manhole

Cleanout

Fire Hydrant

Valve

Building

Sign

Bollard

Light Pole

Yard Light

Flag Pole

Transformer

Pull Box

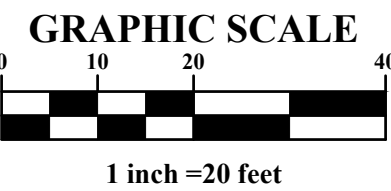
Comm Box

Fiber Optic

Utility Pole

Guy Anchor

LOT COVERAGE	
Total Acreage =	.95 ac
EX =	23467 s.f.
PROP =	22815 s.f.
Lot Coverage =	55%
Total change in impervious area	652 s.f.



REVISIONS

MARK	DATE	DESCRIPTION

Elford

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
PAVEMENT PLAN

EMHT
Eric M. Hight, Inc.
Engineers - Surveyors - Planners - Scientists
5800 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 Fax: 614.775.5501 emht.com

DATE

July 14, 2023

SCALE

1" = 20'

JOB NO.

20230106

SHEET

5/9

CAUTION: The existing utilities on this plan are shown in their approximate location. The Contractor shall be responsible for contacting OUPS and to field locate existing utilities prior to construction.

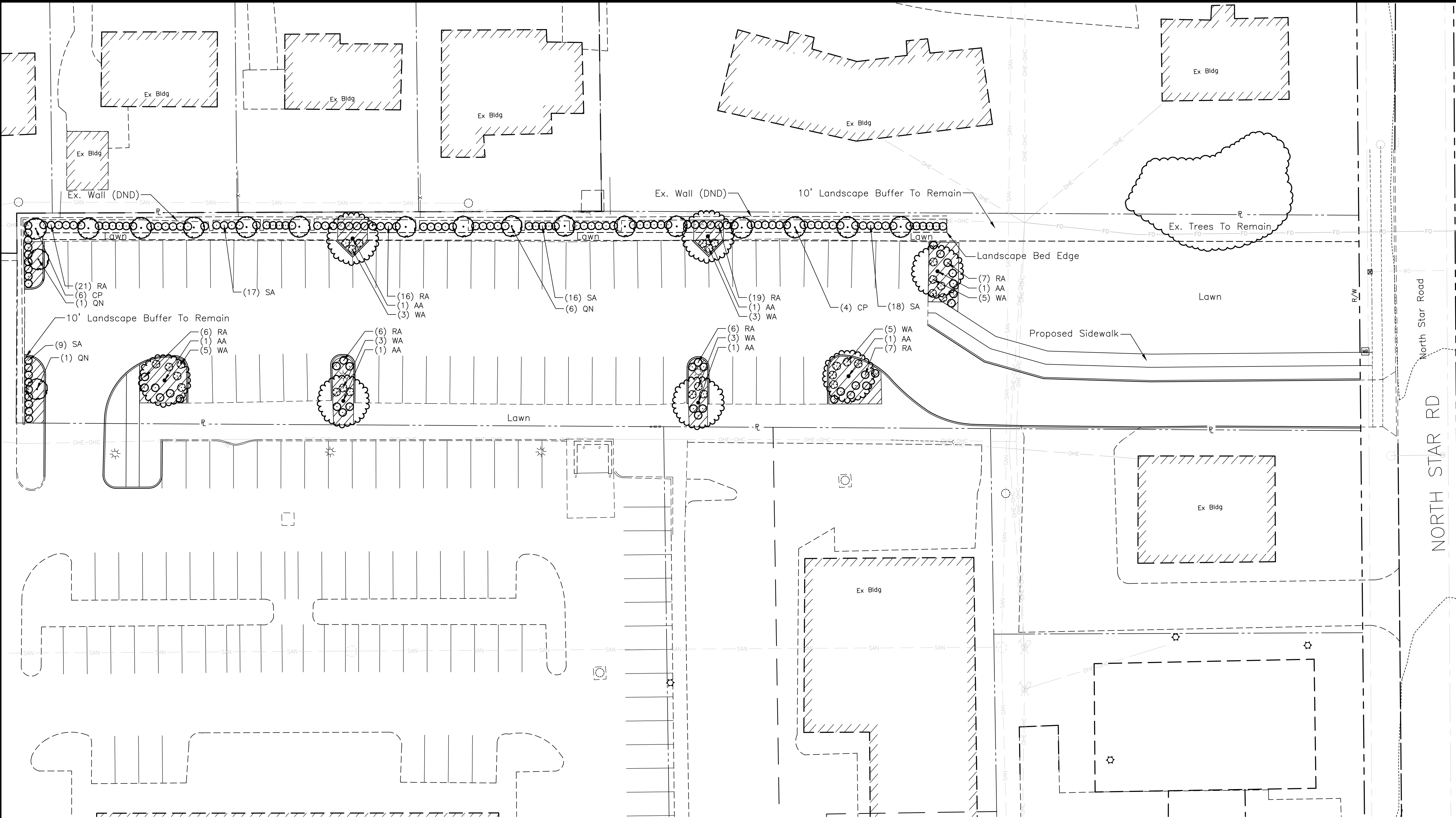
PLAN SET DATE
June 28, 2023

✕ XXX.XX	PROPOSED SPOT ELEVATION
✕ Ex XXX.XX	SPOT ELEVATION BY OTHERS
<u>820</u> <u>819</u>	PROPOSED CONTOURS
✕ ME XXX.XX	MATCH EXISTING



DATE
July 14, 2023
SCALE
1" = 20'
JOB NO.
20230106
SHEET
6/9

J:\20230106\Drawings\Site Improvement Plan\20230106- Landscape Plan.dwg, Last Saved By: miller, 7/14/2023 7:36 AM Last Printed By: Bauman, Katherine, 7/14/2023 11:01 AM (No Xrefs)

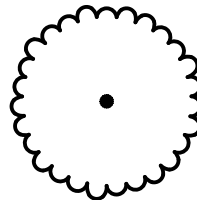
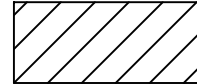


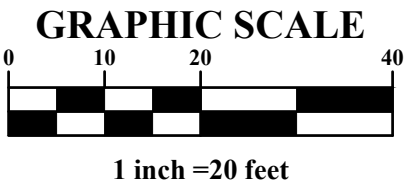
LANDSCAPE CALCULATIONS

Refer to City of Upper Arlington Ohio Code of Ordinances
6.07 Landscaping, Screening, and Buffering

- (I) Minimum Landscape Buffer: Any property within a planned mixed use district shall contain a minimum buffer of at least 10 feet in width, except street frontages
- (1) Fence or wall: Existing Wall to Remain
- (2) Fence or wall Screening: One type G shrub planted every 3 feet within the landscape buffer.
- (3) Canopy and Shielding - At least one type A, B, C, or D tree shall be installed at a minimum of every 20 feet within the landscape buffer and shall exceed the height of the adjacent fence at installation.
- Type A Tree Prairie Sentinel Hackberry Installed every 20 feet
- (J) Parking Area Landscaping
- (1) Landscape Islands: PMUD requires one landscape island between every 15 parking spaces. One type A, B, or C tree shall be in each landscape island, and shrubbery, hedges, or other landscape plants shall be used to compliment the tree.
- (2) Interior Green Space Ratio: Interior parking lot landscaping shall cover at least 8% of the parking area
- Parking Surface Area:
19,520 x .08 = 1,562 sq. ft. of landscaped area needed
1,575 sq. ft. landscaped area provided
- (3) Minimum Landscape Buffer: Provided. See 6.07(I) above.
- (4) Adjacent to public right of way: Not Applicable

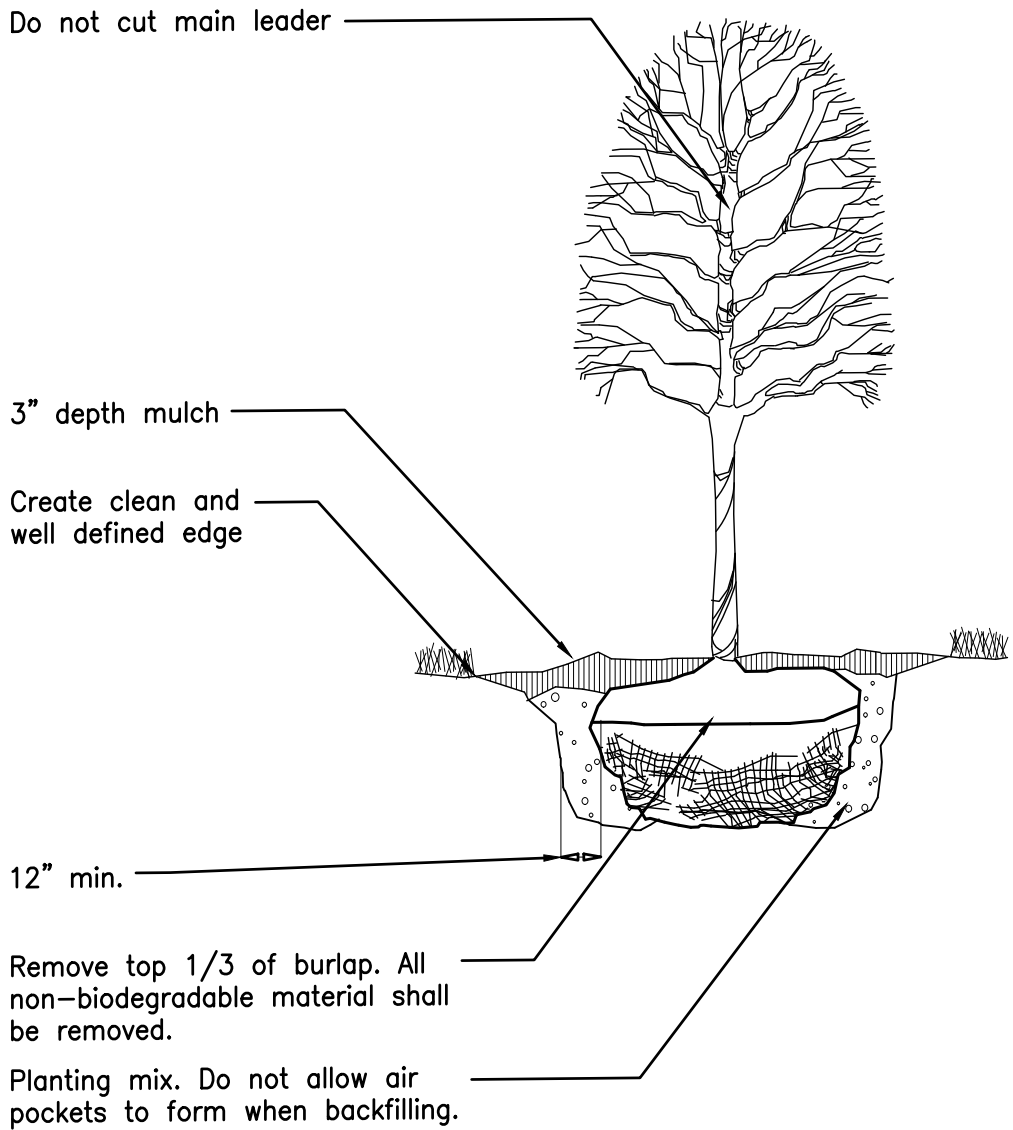
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	AA	7	Acer saccharum 'Autumn Splendor'	Autumn Splendor Sugar Maple	3" Cal.	B&B
	CP	10	Celtis occidentalis 'JFS-KSU1'	Prairie Sentinel Hackberry	3" Cal.	B&B
	QN	7	Quercus robur x bicolor 'Nadler'	Kindred Spirit Oak	3" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	RA	88	Ribes alpinum	Alpine Currant	2' Ht.	Cont.
	SA	60	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	2' Ht.	Cont.
	WA	27	Weigela florida 'Alexandra'	Wine & Roses Weigela	2' Ht.	Cont.
			Interior Green Space			

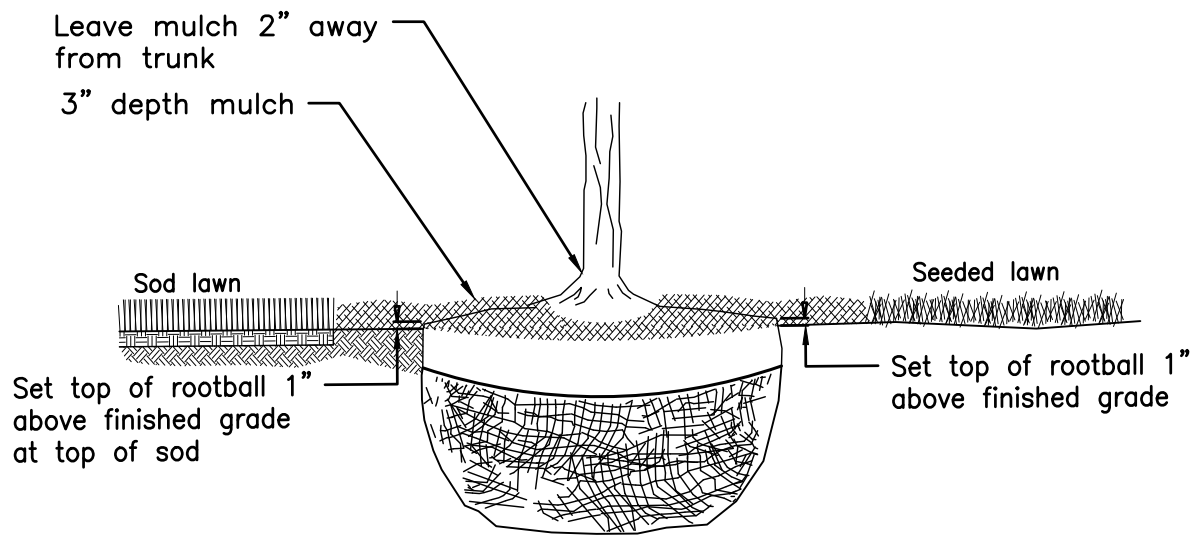


REVISIONS		Elford	CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO PRIVATE SITE IMPROVEMENT PLAN FOR OHIO HEALTH LANE LANDSCAPE PLAN	 Eric M. Hight, Inc. 5800 New Albany Road, Columbus, OH 43254 Phone: 614.775.5500 Fax: 614.775.3426 emht.com			
MARK	DATE						

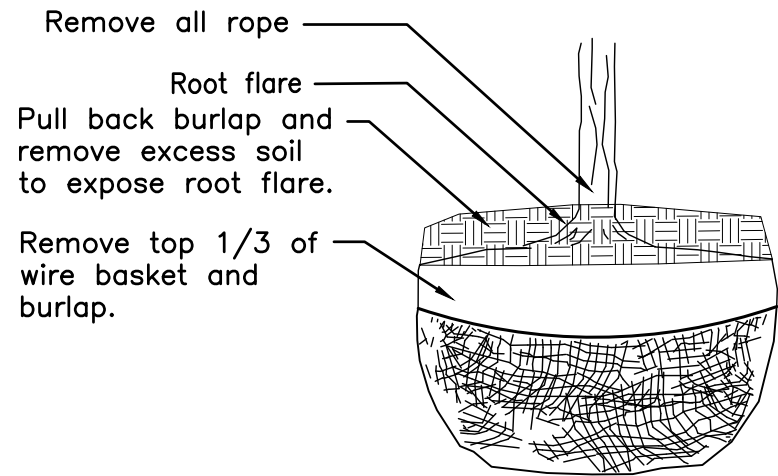
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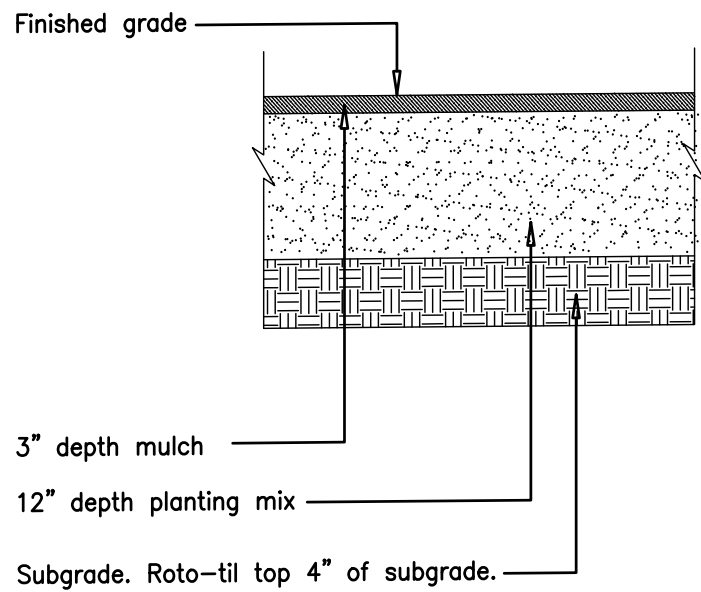
Deciduous Tree Planting
No Scale



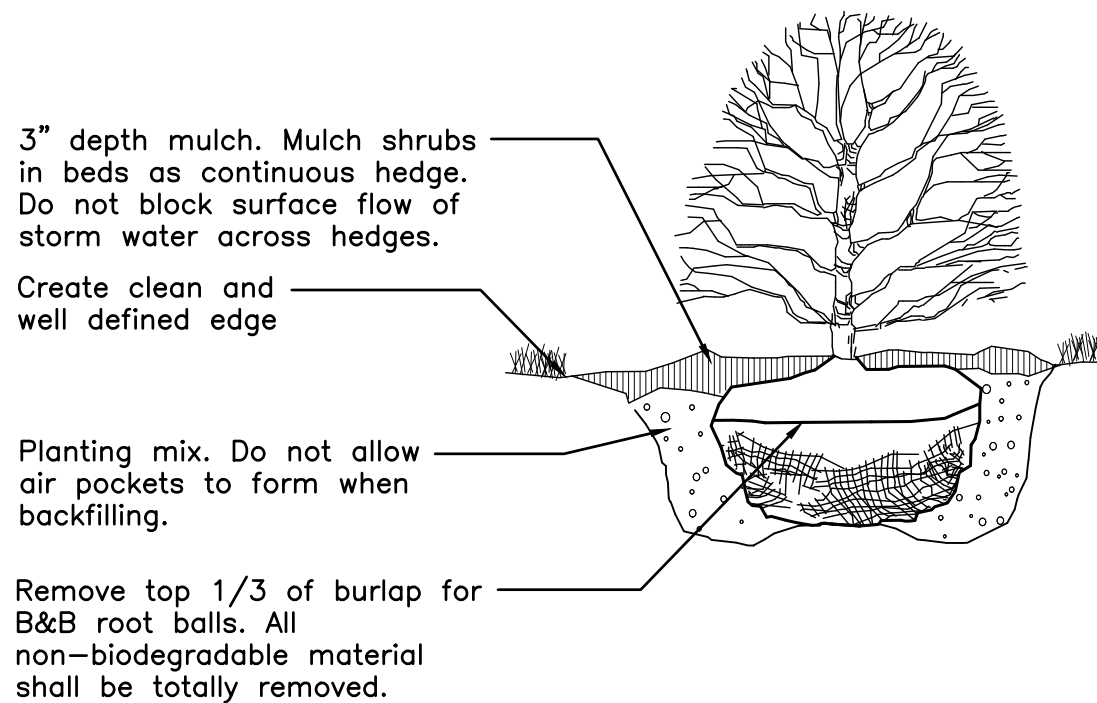
Rootball Setting
No Scale



Rootball Preparation
No Scale



Planting Area Establishment
No Scale



Shrub Planting
No Scale

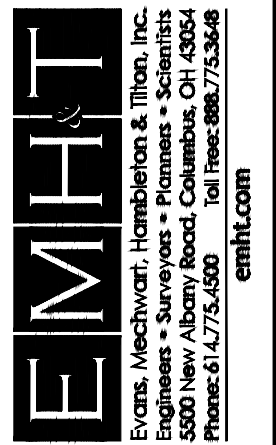
GENERAL NOTES:

1. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
2. All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
3. Substitutions shall only be permitted with notification and written approval from the Owner. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
4. Confirm location of all utilities and subsurface drain lines prior to plant installation.
5. A pre-installation conference shall be conducted prior to planting operations with Owner and Contractor present.
6. Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
7. Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
8. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
9. Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
10. Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
11. Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
12. Bed edge shall be smooth, consistent, hand trenched 4" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.
13. All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting.
14. Install all plants in accordance with planting details and specifications.
15. Parking lot and street trees shall have a clear canopy height of 6' min.
16. Trees shall be placed a minimum of 3' from sidewalks and curbs.
17. Planting Mix shall be blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost, one (1) part sand. Topsoil shall be per ASTM D5268, pH range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from an EPA rated Class IV compost facility or Com-til compost from City of Columbus Department of Public Utilities. Sand shall be per Item ASTM C33. Proprietary manufactured Planting Mix such as Kurtz Bros. Professional Blend or Jones SuperSoil may be used. Submit product data for review by Owner. Place Planting Mix in settled 6 inch lifts.
18. Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant containing vesicular-arbuscular mycorrhizal fungi and ectomycorrhizal fungi.
19. Excavate planting beds to a depth of 12 inches, unless otherwise indicated. Roto-til subgrade of excavation to a depth of 4 inches, unless otherwise indicated. Incorporate a 6 inch lift of planting mix into subgrade. Place remaining Planting Mix in settled 6 inch lifts.
20. Planting beds, including mulch, shall be no higher than 6 inches above adjacent grade and shall not impede surface drainage.
21. Lawn areas shall be backfilled with Planting Mix to a minimum settled thickness of 6 inches. Roto-Til subgrade below lawns to a depth of 4 inches, unless otherwise indicated, prior to placement of Planting Mix.
22. All trees and shrubs shall be fertilized with controlled release tablets of 20-10-5 composition. Size and number of tablets shall be per manufacturer's instructions.
23. Composition and application rate of lawn fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit soil test results and amendment recommendations to Owner. Lawn fertilizer shall be in a dry granular form.
24. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
25. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
26. Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed (except annuals) for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.
27. All annuals to be provided by Contractor from available seasonal stock.
28. Lawn seed mix shall be proportioned by weight as follows: 10 percent NuBlue or Blue Chip Kentucky Bluegrass; 10 percent Coddieshock or Goalkeeper Perennial Ryegrass; 80 percent Quest, Inferno, Arid 3 and/or Pixie Tall Fescue (select 2). Sodded lawns shall match seeded lawns. Seeding rate shall be 8 to 10 pounds per 1000 square feet.
29. Lawn seed shall not have less than 98 percent purity and shall not have less than 90 percent germination.

REVISIONS		DATE	DESCRIPTION
MARK			

Eiford

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
LANDSCAPE DETAILS AND NOTES



DATE
July 14, 2023
SCALE
1" = 20'
JOB NO.
20230106
SHEET
9/9





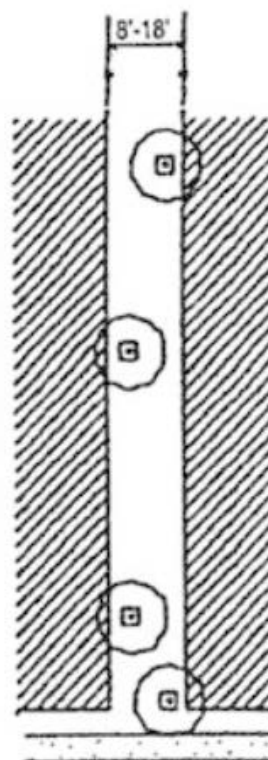
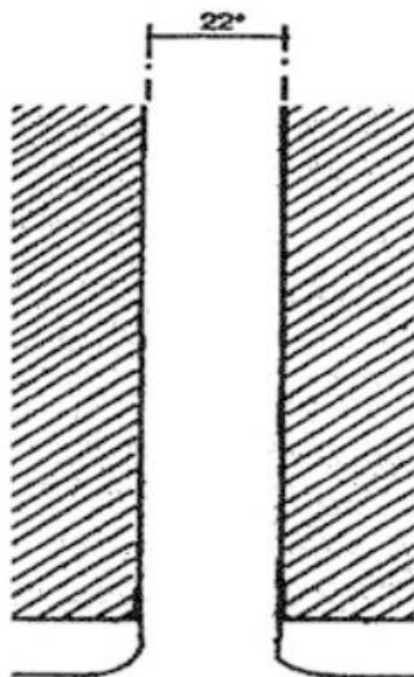
Exhibit D



**More Parking
and Exit on
North Star Rd**

THOROUGHFARE TYPES

AL: Alley
 BV: Boulevard
 CL: Close
 CO: Collector
 CS: Commercial Street
 LA: Lane
 PT: Path
 PS: Passage
 ST: Street

**Thoroughfare Standards****AL-22-22**

Alley: A vehicular access way to the rear of more urban lots providing service areas, parking access, and utility easements. Alleys must be approved by Refuse Collection Division.

PS-0-8

Passage: A pedestrian connector passing between buildings. Passages provide shortcuts through long blocks and connect rear parking areas with street frontages. Passages may be roofed over and lined by shopfronts.

RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 11-2024

TO AMEND §2.03, §2.06, §2.08, §5.06, AND §6.10 OF PART 11 – UNIFIED DEVELOPMENT ORDINANCE OF THE UPPER ARLINGTON CODE OF ORDINANCES REGARDING UTILITY STATIONS

WHEREAS, the purpose of this ordinance is to make code adjustments that facilitate a proper balance between necessary utility infrastructure (such as electricity, natural gas, telecommunications, and water) and protecting public health, safety, and welfare, as well as property values; and

WHEREAS, these amendments also ensure that major utility installations include Board of Zoning and Planning review with an opportunity for public comment; and

WHEREAS, such review would be in addition to those required by Ch. 4906 - Power Siting of Title 49 - Public Utilities of the Ohio Revised Code; and

WHEREAS, the proposed UDO amendments were reviewed by the Board of Zoning and Planning on January 17, 2024, and the Board voted unanimously to recommend the changes to City Council; and

WHEREAS, it is the recommendation of Staff that City Council approve the proposed changes to the Unified Development Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. Sections 2.03, 2.06, 2.08, 5.06, and 6.10 of Part 11 – Unified Development Ordinance of the Upper Arlington Code of Ordinances are hereby amended as described in EXHIBIT A, attached hereto and made a part herein.

SECTION 2. This ordinance shall take effect 30 days after passage.

Ordinance No. 11-2024 Exhibit A

§ 2.03 DEFINITIONS (C—E).

The following words and phrases when used in the UDO or any zoning ordinance of the City shall have the meanings respectively ascribed to them unless otherwise stated:

Camper trailer: means a folding or collapsible vehicular structure, mounted on wheels but without its own power, designed as a temporary living quarters for travel, camping, recreation and vacation uses, which is not covered by the definition of travel trailer.

Canopy: means a permanently roofed shelter projecting over a sidewalk, driveway, entry, window, or similar area, which may be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extending from the ground. Any roof overhang extending more than two (2) feet from the face of a building shall be considered a canopy.

Carport: means a permanent roofed structure permanently open on at least two (2) sides, designed for or occupied by private passenger vehicles.

Cast Limestone: means mixture of highly refined crushed natural limestone mixed with cement as a binder that has a look of natural limestone.

Cemetery: means land used or intended to be used for the burial of the human dead and dedicated for cemetery purposes, including columbarium, crematories, mausoleums and mortuaries if operated in connection with and within the boundaries of such cemetery.

Certificate of economic hardship: means a certificate issued by the Board authorizing the timely demolition of a contributing structure that meets the applicable criteria set forth in this Ordinance, based on a finding by the Board that delaying the demolition by one hundred eighty (180) days would cause unusual economic hardship for the property owner seeking a demolition permit.

Certificate of zoning compliance: means a document issued by the Community Development Department indicating compliance with the Unified Development Ordinance.

Child day-care: means administering to the needs of infants, toddlers, preschool children and school children outside of school hours by persons other than their parents or guardians, custodians or relatives by blood, marriage, or adoption, for any part of the twenty-four-hour day in a place or residence other than the child's own home.

Child day-care center and type A home: means any place in which child day-care is provided, with or without compensation, for thirteen (13) or more children at one time, or any place that is not the permanent residence of the licensee or administrator in which child day-care is provided, with or without compensation, for seven (7) to twelve (12) children at one time. In counting children for the purpose of this Ordinance, any children under 6 years of age who are related to a licensee, administrator, or employee and who are on the premises of the center shall be counted.

Child day-care home and type B home: means a permanent residence of the provider in which child day-care services are provided for one (1) to six (6) children at one time and in which no more than three (3) children may be under two (2) years of age at one time. In counting children for the purpose of this Ordinance, any children under six (6) years of age who are related to the provider and who are on the premises of the type B home shall be counted. A type B family day-care home does not include a residence in which the needs of children are

administered to, if all of the children are siblings of the same immediate family and the residence is the home of the siblings.

City: means the City of Upper Arlington, Ohio.

City property: means land and other property in which the City holds a present right of possession and control such as, but not limited to, rights-of-way, easements, streets, parks, building parcels, and other grounds, regardless of the type of ownership interest in the property.

Club: means a non-profit association of persons who are bona fide members, paying regular dues and are organized for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

Co-location: means the use of wireless communications facilities by more than one (1) wireless communications provider.

Collection box: means any portable or permanent container of any type, construction or material designed for the collection and storage of articles donated to a recognized charitable, educational or similar organization.

Community Development Department: means the Community Development Department established pursuant to C.O. § 175.01.

Community scale A: means a commercial development consisting of a single user whose gross floor area ranges from five thousand (5,000) to twenty thousand (20,000) square feet in size.

Community scale B: means a commercial development consisting of a single user whose gross floor area ranges from twenty thousand one (20,001) to forty thousand (40,000) square feet in size.

Community scale C: means a commercial development consisting of a single user whose gross floor area ranges from forty thousand one (40,001) to sixty thousand (60,000) square feet in size.

Conditional uses: Conditional uses are those uses that, because of special requirements or characteristics, may be allowed in a particular zoning district only after review by BZAP and granting of conditional use approval imposing such conditions as necessary to make the use compatible with other uses permitted in the same zone or vicinity.

Congregate housing: means an independent rental housing facility in which hotel services are included in the monthly rental fee and lease agreement. For a building to qualify under this definition, services provided shall include a meal program available to all residents, a dining room with seating capacity for all residents as defined by the Ohio Basic Building Code, a full-service kitchen with staff and capacity to support the meal program and dining room service, and available housekeeping, laundry, and transportation services for its residents. No supervision or personal care need be provided.

Connectivity: The ability to establish vehicular and pedestrian connections between neighborhoods. These connections can take the form of paths or passages. Paths are pedestrian and bicycle connections traversing an open area and connecting with the sidewalk network. Passages provide shortcuts through long blocks or connect rear-parking areas with street frontage.

Construction (beginning of): means any act or process that requires a building permit and that adds an addition onto an existing building or erects a new principal or accessory structure on a lot, which is subject to the design standards for the district in which the property is located.

Continuing care retirement community: means a retirement community licensed by the Ohio Department of Health, which contains a number of different living arrangements from independent living to skilled care. Continuing care retirement communities often require the payment of an entrance fee or endowment in exchange for a promise of continuing care to the resident for a prescribed period, usually the life of the resident. Continuing care retirement communities will arrange for nursing care or provide it on the same site.

Contributing structures: means those buildings or structures that do not exist principally to serve a religious function, that stand within the "Upper Arlington Historic District," as defined by the National Register of Historic

Places, that feature characteristics for which the National Register designation was made such as construction between 1915 and 1940, representation of early 20th century architecture, or local significance in the area of community planning or landscape design, and that were contained in the original nomination form and map for purposes of receiving the historic district designation.

Coping: means the protective top member of any vertical construction, such as a wall or chimney. A coping may be masonry, metal, or wood and is usually sloping or beveled to shed water in such a way that it does not run down the vertical face of the wall. Copings often project out from a wall with a drip groove on the underside.

Cornice: A horizontal molded projection that crowns or completes a building or wall to which it is affixed.

Council: means the City Council of the City of Upper Arlington, Ohio.

Country club, private: A private organization with facilities set on a minimum of five acres available only to its members and their guests. Is formed primarily for recreational purposes, and may include a club house and golf course, and may also include swimming pools, tennis courts and a fitness center. Dining facilities, meeting rooms, organizational offices, lounges, snack bars, retail sales, maintenance facilities, and housing accommodations for not more than fifteen (15) seasonal/temporary employees may also be permitted as accessory uses.

Court: means an open, unoccupied and unobstructed space, other than a yard, on the same lot with a building or group of buildings, which is enclosed on three (3) or more sides.

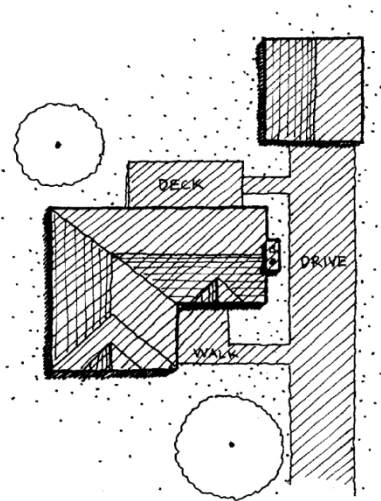
Deck: Means a horizontal platform supported by any combination of posts, beams, foundations, and/or joists with or without handrails, steps or terraces. Terrace in this definition means a portion of the deck stepping up or down with the grade and used in lieu of, or in combination with, more traditional steps.

Decorative pole: means a pole, arch, or structure other than a street light pole placed in the public way specifically designed and placed for aesthetic purposes and on which no appurtenances or attachments have been placed except for any of the following (1) electric lighting; (2) specifically designed informational or directional signage; (3) temporary holiday or special event attachments.

Detached: means (1) a use, room, space, building or assembly of buildings that is completely surrounded by open space; (2) a use, room, space, building or assembly of accessory buildings that is not attached or connected to a principally permitted use or building.

Development: means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Development cover (also Impervious Cover): means the amount of the lot area occupied by all principal and accessory structures, driveways, parking lots, decks, sidewalks, patios, swimming pools, athletic courts, permeable surface areas and any other permanent impervious development on the lot. Gravel and grass pavers do not count toward development cover. For the purposes of development cover in the front yard, any portion of the principal structure that is located in the front yard shall not be counted.



Development Cover

Development plan: means a dimensioned presentation of the proposed development of a specified parcel of land that reflects thereon the location of buildings, easements, parking arrangement, public access, street pattern, and other similar features.

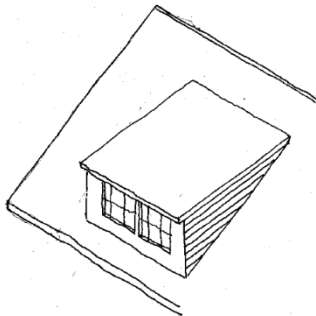
Director of Community Development: means the person appointed by the City Manager as the Director of Community Development pursuant to C.O. § 175.02.

Display area: means the entire area within a continuous perimeter, which encloses the message or display and any other material, color or feature, which forms an integral part of the sign and is used to differentiate such a sign from the masonry wall upon which it is placed.

District: means a portion of the territory of the City of Upper Arlington, within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Ordinance.

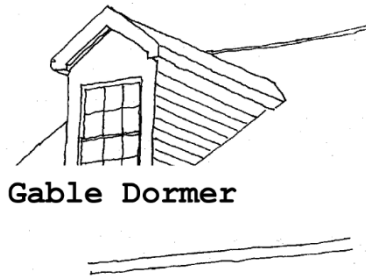
Donation bin/receptacle: means a large container placed in outdoor public locations for people to drop-off or donate used clothing or items, typically for charitable purposes.

Dormer, shed: means a structure projecting from a sloped roof which contains more than one (1) window unit or louver or which exceeds an overall exterior width of five (5) feet. Window dormers shall be considered a shed dormer when the sum of their exterior widths along any building elevation exceeds thirty percent (30%) of the overall projected elevation length of the building face on which they appear.



Shed Dormer

Dormer, window: means a structure projecting from a sloped roof containing one (1) window unit.



Dwelling: means any building or portion thereof designed or used exclusively as the residence or sleeping place of one (1) or more persons, but not including a tent, cabin, trailer, or trailer coach, boarding or rooming house, hotel or motel.

Dwelling group: means a group of two (2) or more detached dwellings located on a parcel of land in one ownership and having any yard or court in common.

Dwelling, multi-family: means a building or portion thereof designed for or used by three (3) or more families or housekeeping units.

Dwelling, single-family: means a building designed for or used exclusively for residence purposes by one (1) family or housekeeping unit.

Dwelling, two-family: means a building designed for or used exclusively by two (2) families or housekeeping units.

Dwelling unit: means a single housekeeping unit providing complete, independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Dwelling unit - No bedroom: means a dwelling unit which contains no bedroom and no other room or space which may be readily converted to a bedroom whether such room or space be designated as a library, study, or otherwise. Generally, a no bedroom unit will contain only a living room, kitchen or kitchenette, breakfast space, bath, dressing room and customary closets or storage areas.

Dwelling unit - One-bedroom: means a dwelling unit which has only one (1) bedroom and which does not contain another room or space which may be readily converted to an additional bedroom whether such room or space be designated as a library, study, or otherwise. Generally, a one-bedroom unit will contain only a living room, kitchen or kitchenette, dining or breakfast space, bath, one (1) bedroom and customary closets or storage areas.

Elderly housing: means housing in a community that is specifically designed and operated for the elderly under state or Federal programs; or housing intended for and occupied solely by persons who are at least 62 years of age; or housing that meets the following criteria: (1) at least eighty percent (80%) of the occupied units in the housing facility or community must be occupied by at least one (1) person 55 years of age or older, (2) the facility or community must publish and must adhere to policies and procedures that demonstrate intent to comply with the requirements of the federal Fair Housing Act, and (3) the community or facility must meet the rules for verification of occupancy promulgated by the Federal Department of Housing and Urban Development.

Electric supplier: means any electric light company as defined in section 4905.03 of the Ohio Revised Code, including electric light companies organized as nonprofit corporations, but not including municipal corporations or other units of local government that provide electric service.

Elevation: means the orthographically projected length of one (1) side of a building without compensation for indentations and projections included in the perimeter length.

Eligible facilities request: means any request for modification of an existing wireless tower or base station that involves (A) collocation of new transmission equipment; (B) removal of transmission equipment; or (C) replacement of transmission equipment as such terms are defined in 47 C.F.R. 1.40001.

Employees (for determining parking requirements): means the maximum number of employees on duty on the premises at one (1) time or on any two (2) successive shifts, whichever is greater.

Essential services: means the erection, construction, alteration or maintenance, by public utilities of municipal or other governmental agencies, of underground or overhead gas, electrical, steam, or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, in connection therewith; reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings [and utility stations](#).

(Ord. No. 58-2011; Ord. No. 6-2012; Ord. No. 8-2012; Ord. No. 36-2014; Ord. No. 87-2015, § 5, 12-14-2015; Ord. No. 16-2017, § 2, 4-10-2017; Ord. No. 42-2017, § 1, 6-26-2017; Ord. No. 44-2017, § 2, 7-5-2017; Ord. No. 47-2018, § 6—10, 6-25-2018; Ord. No. 7-2020, § 2, 9-14-2020; Ord. No. 75-2021, § 1(Exh. A), 12-13-2021)

§ 2.06 DEFINITIONS (N—Q).

The following words and phrases when used in the UDO or any zoning ordinance of the City shall have the meanings respectively ascribed to them unless otherwise stated.

National Register of Historic Places: means the official listing of properties (including districts, buildings, structures, sites, and objects) managed by the National Park Service to recognize the value of preserving certain structures that are important to local, state, or National American History.

Neighborhood scale: means a commercial development consisting of a single user whose gross floor area is less than five thousand (5,000) square feet in size.

Nonconforming uses: means a building, structure or premises legally existing and/or used at the time of adoption of this Ordinance, or any amendment thereto, and which does not conform with the use regulations of the district in which it is located. Any such building, structure or premises conforming in respect to use but not in respect to height, area, yards or courts, floor area or distance requirements from more restricted districts or uses, shall not be considered a nonconforming use.

No-impact wireless communication facility: means a facility which is either:

- (1) Virtually invisible to the casual observer, such as an antenna behind louvers on a building, or inside a steeple or similar structure, or
- (2) Camouflaged with stealth design so as to blend in with its surroundings to such an extent that it is indistinguishable by the casual observer from the structure on which it is placed or the surroundings in which it is located, such as a flagpole serving as an antenna.

Nude: means exposing to view the genitals, pubic area, vulva, perineum, anus, anal cleft or cleavage, or pubic hair with less than a fully opaque covering; exposing to view any portion of the areola of the female breast with less than a fully opaque covering; exposing to view male genitals in a discernibly turgid state, even if entirely covered by an opaque covering; or exposing to view any device, costume, or covering that gives the appearance of or simulates any of these anatomical areas.

Nursing home: means a home licensed by the Ohio Department of Health which is used for the reception and care of individuals who by reason of illness or physical or mental impairment require skilled nursing care and of individuals who require personal care services but not skilled nursing care.

Off-street loading space: means a space for parking one (1) commercial vehicle for pickups and deliveries, which space has minimum dimensions of twelve (12) feet in width, fifty (50) feet in length and fifteen (15) feet in vertical height, which is located in a building or in the open on the same lot as the use such space is intended to serve, which has access to a public street, and which is exclusive of the right-of-way of any public or private street or any driveway, aisle, circulation drive or off-street parking space.

Off-street parking space: means an area for parking one (1) or more motor vehicles, which is located in a building or in the open, which has access to a public street, and which is exclusive of the right-of-way of any public or private street or any driveway, aisle, circulation drive or off-street loading space. Off-street parking spaces shall have minimum rectangular dimensions as shown in Section 6.03.

Open-sided structure: means a free-standing, unheated structure unenclosed except for a structural system supporting a roof, and screen panels which may be used to enclose the open spaces between structural elements.

Open space: means the land remaining after all development cover has been constructed on a given lot or in a given area. Open space for public use, such as parks, should not be confused with open space provided to separate buildings, parking, roads and miscellaneous pavement as part of an overall project design.

Ornamental feature: means a structure or any part of a structure of wood, metal, masonry or other material used to ornament any part of a yard area.

Overlay district: means a district established by ordinance to prescribe special regulations to be applied to a site in combination with the underlying or base district.

Package shipment services: A commercial enterprise having as its primary function the pick-up, transport, shipping and delivery of parcels or packages.

Parking area, private: means an open area for the same uses as private garage.

Parking area, public: means an open area, excluding a street or other public way, used for the parking of automobiles and available to the public, whether for free or for compensation.

Parking lot, structured - Aboveground: means a structure designed to accommodate motor and other vehicle parking spaces that are fully or partially enclosed or located on the deck surface of a building where some of the parking spaces are located aboveground. ~~This definition includes parking garages, deck parking and under-building parking areas.~~

Parking lot, structured - Underground: means a below grade structure designed to accommodate motor and other vehicle parking spaces where all of the parking spaces are located underground.

Parking lot, surface: means a parking area for motor and other vehicles where there is no gross building area above or below the parking area.

Parking space: means a permanently surfaced area of not less than one hundred sixty-two (162) square feet, either within a structure or in the open, exclusive of driveways or access drives, for the parking of a motor vehicle.

Pavilion: means a freestanding structure that is used primarily for entertainment, relaxation, and/or leisure activities.

Pedestrian Active Uses: means uses which generate significant pedestrian traffic and interest at street level including consumer and service-oriented retail and retail displays, commercial and restaurants, hotel uses, and in some cases residential and residential-oriented services. Entrances and lobbies to groups of uses on higher floors are also considered pedestrian active uses.

Pedestrian Zone: means the area of the Streetscape adjacent to the Furniture Zone that is reserved for pedestrian traffic. The Pedestrian Zone is to remain clear and unobstructed for ease of travel and maintenance.

Performance, standard: means a criterion established in the interest of protecting the public health and safety for the control of vibration, noise, odor, smoke, noxious gases and other objectionable or dangerous elements generated by and inherent in or incidental to land uses.

Person: means any natural person, corporation, or partnership and also includes any governmental entity.

Personal services: means an establishment or place of business primarily engaged in the provision of frequent or recurrent needed services of a personal nature. Typical uses include, but are not limited to, beauty and barber shops, massage parlors or spas where the massage is given by a State of Ohio (Ohio State Cosmetology and Barber Board or Board of State of Ohio Nursing or State Medical Board of Ohio or Ohio State Chiropractic Board) licensed massage therapist, non-overnight pet grooming, shoe repair shops, and tailor shops. A tattoo parlor or body-piercing studio shall not be considered a personal service.

Pervious concrete: means a special type of concrete with a high porosity used for concrete flatwork applications that allows water from precipitation and other sources to pass through it, thereby reducing the runoff from a site and recharging ground water levels. The high porosity is attained by a highly interconnected void content, with little to no fine aggregate and enough cementitious paste to coat the aggregate particles.

Pharmacy (or drug store): An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies. Marijuana and marijuana-related products shall not be sold in a pharmacy or drug store.

Porch: means a covered but unenclosed projection from the main wall of a building that may or may not use columns or other ground supports for structural purposes.

Portable storage unit: means any portable enclosed unit of any type construction or material, designed for permanent or temporary storage, which can be transported by vehicle and left on-site.

Preservationists: means those entities or individuals that are considered experts by specialized knowledge, skill, experience, training, or education the field of historic preservation.

Primary Street: means a thru vehicular and pedestrian access way that connects to existing public streets of adjacent neighborhoods and is dedicated public right-of-way. A Primary Street may include those designated by the Traffic Code as an arterial, collector, or highway or laned street and is the street that the lot takes its address from, has the highest street classification or highest traffic counts, and orients mostly toward pedestrians.

Principal structure: means a structure, or group of structures, in which is conducted the primary use of the lot on which the structure is located. As regulated in zoning districts, the principal structure contains the principally permitted use.

Principal use: means the primary use and chief purpose of the lot or structure. As regulated in zoning districts, the use of a lot which is permitted within the district. This is often referred to as the principally permitted use, or uses, within the district.

Profile coefficient: means a number which defines the angle of the rear yard profile limit. The definition of rear yard profile limit identifies where this angle is to be constructed. Defining the increase in height permitted in a twelve-foot run is another way of defining the profile limit slope created by this angle. If the number 12 is divided by the profile coefficient, or cotangent, the result will indicate the feet or rise permitted in a twelve-foot run.

Protected Zone: means the residentially-zoned properties surrounding the Lane Avenue PMUD.

Public property: means real estate owned, leased, or otherwise controlled by the City of Upper Arlington, the Upper Arlington School District, or other local, state or federal public agency as determined by the Community Development Department.

(Ord. No. 106-2009; Ord. No. 8-2012; Ord. No. 87-2015, § 5, 12-14-2015 ; Ord. No. 21-2016, § 4, 5-9-2016 ; Ord. No. 54-2017 , §§ 8, 9, 12-11-2017; Ord. No. 32-2018 , § 4, 4-23-2016; Ord. No. 47-2018 , § 12, 6-25-2018; Ord. No. 75-2021 , § 1(Exh. A), 12-13-2021)

§ 2.08 DEFINITIONS (T—Z).

The following words and phrases when used in the UDO or any zoning ordinance of the City shall have the meanings respectively ascribed to them unless otherwise stated:

Tattoo parlor or body-piercing studio: means an establishment whose principle business activity is in the practice of inserting ink into the layers of skin to change the pigment for decorative or other reasons, or is to create an opening in the body of a person for the purpose of inserting jewelry or other decoration.

Tavern: (see also "bar") means an area primarily devoted to the serving of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages.

Technical review committee (TRC): means an administrative committee made up of city staff responsible for the initial review of applications forwarded to it by the Director of Community Development.

Thoroughfare: means an officially designated federal or state numbered highway or county or other road or street designated as a thoroughfare on the official Thoroughfare Plan of the City of Upper Arlington.

Throat width: means the edge-to-edge linear width of any residential or non-residential driveway measured at the right-of-way line.

Tower: see "antenna Tower".

Traditional public forum: means City-owned parks, the surfaces of City-owned streets to the extent that such use does not constitute a hazard to public safety as reasonably as determined by the Chief of Police; and, subject to the limitations set forth herein and as otherwise necessary to protect, the public health, safety, moral or welfare, sidewalks forming the City's vehicular and pedestrian circulation system. Sidewalks located along the outside perimeter of the Municipal Services Center are included within this definition. Specifically excluded, however, from this definition, and in no way to be construed as a Traditional Public Forum, are the interiors of the Municipal Services Center, the Public Service Center, or other buildings on City Property.

Trailer: means a vehicle, standing on wheels or rigid supports, which is used for living, sleeping or business purposes.

Transportation/Thoroughfare plan: means the official Transportation/Thoroughfare Plan of Upper Arlington, as recommended by the Board of Zoning and Planning and adopted by City Council on the date noted on the official record. This plan, establishing the location and official right-of-way width of principal highways and streets in the City, shall be kept on file in the office of the City Clerk, together with all amendments thereto subsequently adopted.

Travel trailer: means a ~~non-self-propelled~~[non-self-propelled](#) recreational vehicle, including a tent type fold out camping trailer as defined in ORC § 4517.01(S).

Truck camper: means a ~~non-self-propelled~~[non-self-propelled](#) recreational vehicle, without wheels for road use but with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreation and vacation use; and designed to be placed upon and attached to a motor vehicle. Truck camper does not include truck covers, which consist of walls and roof, but do not have floors and facilities for using same as a dwelling.

Truck: means a motor vehicle of three (3) different types: heavy truck, medium truck and light truck. A heavy truck includes tractor trailers and truck tractors and similar vehicles with two (2) or more rear ~~axels~~[axles](#). A medium truck includes vehicles other than truck tractors, with single rear ~~axels~~[axles](#) and dual rear wheels. Light trucks include vehicles with single rear ~~axels~~[axles](#) and single rear wheels.

Unified Development Ordinance (UDO): The combining of development regulations and procedures, including zoning and subdivision regulations, sign and floodplain regulations, administrative and hearing procedures, etc. into one unified code as in the City of Upper Arlington Unified Development Ordinance.

Unusual and compelling circumstances: means those uncommon and rare instances in which the preservation of a contributing structure may not be justified due to conditions unique to the property including that the structure is unsafe or constitutes a threat to the public health, safety, or welfare, that the contributing

structure has been previously modified to such an extent that it has lost its historic architectural integrity, or that the proposed demolition involves only an accessory structure and will not diminish the historical significance of the principal structure; and where the proposed replacement plan is found to be compatible with the surrounding neighborhood in terms of architectural style, scale, massing, height and materials, consistent with the character of the historic district.

Use: means the purpose for which land or a building or structure is arranged, designed or intended, or for which either land or a building or structure is, or may be, occupied or maintained.

Use - Conditional: means a use which is permitted in a district only if a zoning certificate therefore is expressly authorized by the Board of Zoning and Planning in accordance with Subsection 4.05(F).

Use - Principal permitted: means a use which is permitted outright in a district for which a zoning certificate may be issued by the Director of Community Development in accordance with Subsection 4.05(D).

Utility pole: means a structure that is designed for or used for the purpose of, carrying lines, cables, or wires for electric or telecommunications service. "Utility pole" excludes street signs and decorative poles.

Utility station: means any grouping of above- and below-ground utility facilities or equipment which exceed 100 square feet in area and are not typically located in City right-of-way. These include but are not limited to: boosters, compressors, data storage, pumps, separators, processing and/or transferring facilities, and valves, that are associated with a utility providing services to its customers. Such services shall include, but are not limited to: electricity, natural gas, telecommunications (except small cell facilities), cable, video and internet service, and water.

Utility structure: means any above ground structure, facility, or equipment, including but not limited to, pedestals, poles, boxes, cabinets, meters, storage facilities, or utility stations, that are associated with a utility providing services to its customers. Such services shall include, but are not limited to: electricity, natural gas, telecommunications, cable, video and internet service, and water. Utility structures shall not include fire hydrants, traffic control devices, or other city equipment.

Variance: means a grant of relief from the standards of this Ordinance consistent with the variance conditions herein.

Video service provider: means a person granted a video service authorization under sections 1332.21 to 1332.34 of the Ohio Revised Code in accordance with section 777.16 of the Codified Ordinances.

Vision clearance: means the intersection clearance zone defined as an area in which no fence/wall, ornamental feature, snow fence, mound or hedge may be located so as to obstruct vision from the driver's position in a vehicle or a pedestrian approaching on a street.

Window/Window area: means the area within and surrounded by a combination of structural elements designed to contain a pane of glass or other transparent panel. Window panes within a window sash that are separated by muntins are not considered separate windows. Decorative separations with materials such as, but not limited to, lead and plastic also do not create separate windows with a sash or single glass area.

Wireless communication facility: includes, but shall not be limited to, towers, poles, cables, wires, lines, wave guides, antennas, microwave dishes, and/or any other equipment or facilities associated with the transmission or reception of communications as regulated by the FCC (or other unregulated wireless communication facility). The term shall not include:

- (a) Any satellite earth station antenna two (2) meters or less in diameter or diagonal measurement located in a non-residential district.
- (b) Any satellite earth station antenna one (1) meter or less in diameter that is designed to receive direct broadband satellite service, including direct-to-home satellite services, or to receive or transmit fixed wireless signals via satellite.

- (c) Any antenna that is one (1) meter or less in diameter or diagonal measurement and is designed to receive video programming service via broadband video services (wireless cable) or to receive or transmit fixed wireless signals other than via satellite.
- (d) Antennas used by amateur radio operators.
- (e) Towers, structures, antennas, or other equipment used for the purposes of operating a public safety voice or data radio network or an outdoor early warning system within the city limits. This includes directional and omnidirectional antenna equipment, as well as microwave and point-to-point equipment.

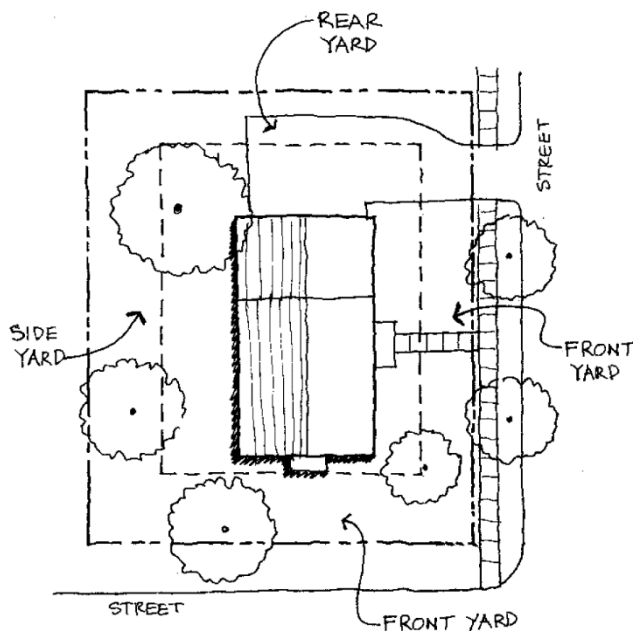
Wireless service: means any services using licensed or unlicensed wireless spectrum, whether at a fixed location or mobile, provided to the public using wireless facilities.

Wireless service provider: means a person who provides wireless service as defined in division (A)(19) of section 4927.01 of the Ohio Revised Code.

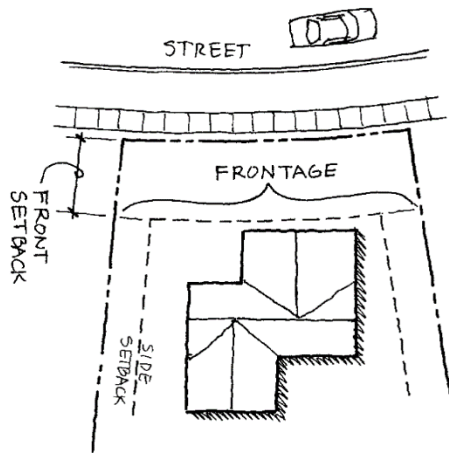
Wireline backhaul facility: means a facility used for the transport of communications service or any other electronic communications by coaxial, fiber-optic cable, or any other wire.

Yard, front: means a yard extending across the full width of the lot, the depth of which is the minimum distance between the front lot line and line parallel thereto on the lot as required in the district where located. In the case of a corner lot, the front yard shall be consistently defined as that yard having the shorter street frontage dimension. In the case of lots where the property line curves at the street intersection, the radius of the curve shall be excluded from the comparison of frontage. In the case of equal frontages, the yard adjacent to the street on which the property is addressed shall be considered the front yard. In the case of a corner lot abutting more than two (2) streets, the front yard shall be defined by the Director of Community Development.

Yard, front - How measured: means such depth shall be measured from the right-of-way line of the existing street on which the lot fronts (the front lot line); provided, however, that if the proposed location of the right-of-way line of such street as established on the thoroughfare plan or on the Official Zoning Map of the City of Upper Arlington differs from that of the existing street, then the required front yard least depth shall be measured from the right-of-way line of such street as designated on said Thoroughfare Plan or Official Zoning Map.



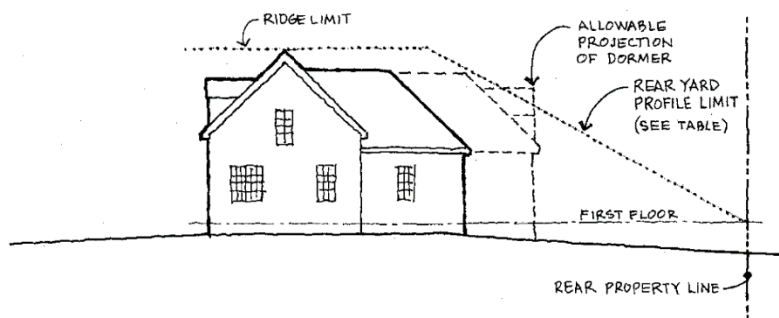
Defining the Front Yard for a Corner Lot



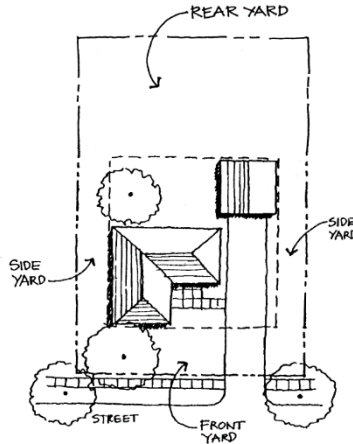
Frontage on a Cul-de-sac

Yard, rear: means a yard extending across the full width of the lot, the depth of which is the minimum distance between the rear lot line and a line parallel thereto on the lot as required in the District where located. In the case of an R-1c corner lot, the rear yard shall be considered the minimum side yard required. In the case of a corner lot abutting more than two (2) streets, the rear yard, subject to the provision above, shall be determined by the Director of Community Development. In all corner lot cases, the rear yard shall be defined as being the opposite from the narrower street frontage.

Yard, rear (profile limit): means a sloping plane which may not be penetrated by the height and bulk of any principal structure. This imaginary plane slopes up from each rear property line segment to its intersection with the maximum building height permitted in Table 5-E. This slope begins at the intersection formed by the vertical projection of each rear property line segment and the horizontal projection of the [first-floor](#) elevation of the principal structure at its lowest point. The maximum slope permitted is defined by the profile coefficients, or cotangents, listed for each zone in Table 5-E. No principal structure shall exceed the height and number of stories specified in Table 5-E, nor shall its outermost roof membrane project above the rear yard profile limit specified in Table 5-E. Window dormers may project above the rear yard profile limit when the top of the dormer does not exceed the ridge height of the roof to which it is attached, and when the face of the dormer does not project beyond the face of the wall below. Shed dormers may not project above the rear yard profile limit.



Yard, required: means a required amount of open space on a lot, unoccupied by building cover, whose area is defined by the yard requirements of the district (zone) in which it is located.



Yard, side: means a yard extending from the front yard to the rear yard, the width of which is the minimum horizontal distance between the side lot line and a line parallel thereto on the lot as required in the district where located.

Yard, side - Least width, how measured: such width shall be measured from the nearest side lot line and, in case the nearest side lot line is a side street lot line, from the right-of-way line of the existing street; provided, however, that if the proposed location of the right-of-way line of such street as established on the thoroughfare plan or on the Official Zoning Map of the City of Upper Arlington differs from that of the existing street, then the required side yard least width shall be measured from the right-of-way of such street as designated on the thoroughfare plan or official zoning map.

Zoning map: means the official City of Upper Arlington map(s), as adopted and amended by City Council, which includes zoning, overlay, and historic district boundaries and classifications within the community.

(Ord. No. 106-2009; Ord. No. 8-2012; Ord. No. 87-2015, § 5, 12-14-2015 ; Ord. No. 42-2017 , § 3, 6-26-2017; Ord. No. 44-2017 , § 3, 7-5-2017; Ord. No. 47-2018 , § 16—20, 6-25-2018; Ord. No. 7-2020 , § 3, 9-14-2020)

§ 5.06 OFFICIAL ZONING MAP.

Table 5-A: Residential Uses

	R-S	R-1	R-2	R-3	RCD
Accessory structures (see Article 6.09)	P	P	P	P	P
Adult Group Homes (six to 16 adults)	Pr	Pr	Pr	Pr	P
Adult Family Home (three to five adults)	P	P	P	P	P
Agricultural Uses	p ²	Pr	Pr	Pr	Pr
Antenna and Antenna Towers	a	a	a	a	a
Cemeteries	C	C	C	C	C
Clubs/Organizations	Pr	Pr	C	C	C
Country Club, Private	P	P	P	P	P
Dwelling, Four-Family	Pr	Pr	P	P	P
Dwelling, Multi-Family	Pr	Pr	Pr	P	P
Dwelling, Single-Family	P	P	P	Pr	P
Dwelling, Three-Family	Pr	Pr	P	P	P
Dwelling, Two-Family	Pr	C	P	P	P
Elderly or Senior Housing	Pr	Pr	Pr	C	C
Essential Services	P	P	P	P	P
Funeral Homes	Pr	Pr	Pr	Pr	C
Home, Type A Day Care	P	Pr	Pr	P	P
Home, Type B Day Care	P	P	P	P	P
Home Occupations (see Table 5-B)					
In-law Suite	a	a	a	a	a
Libraries	P	P	P	P	P
Park including playground, recreation center	P	P	P	P	P
Parking Lot, Structured - Aboveground	Pr	Pr	C	C	C
Parking Lot, Structured - Underground	Pr	C	C	C	C
Parking Lot, Surface	Pr	C	C	C	C
Places of Worship or Churches	P	P	P	P	P
Private or Public Schools and their facilities (stadiums, fields, etc.)	P	P	P	P	P
Swimming Pools, Public	C	C	C	C	C
Tennis Courts, Private	A	A	A	A	A

Tennis Courts, Public	C	C	C	C	C
<u>Utility Station</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Pr</u>
Utility Structures (see Table 6-L)					

KEY: P=Permitted Use, C=Conditional Use, Pr=Prohibited Use, A=Accessory Use

²=Permitted on property zoned R-5 with not less than 5 (five) acres.

Table 5-B: Home Occupations

KEY: P=Permitted Use, C=Conditional Use, Pr=Prohibited Use, A=Accessory Use

Section 1.01 Home Occupations	Status
Aerobics with no more than 3 students at one time	P
Ambulance, landscaping, limousine or tow truck service	Pr
Animal hospitals, boarding, kennel or stables	Pr
Architectural, engineering, interior design, financial, marketing, or legal services (office use-related only)	P
Art restoration or studio	P
Automotive, boat or recreational vehicle repair, parts sales, upholstery, or detailing or washing service	Pr
Bakeries using equipment which is not normally associated with residential cooking	Pr
Beauty salons and barbershops	Pr
Ceramics (kiln of four cubic feet or more)	Pr
Daycare, adult (1-6 adults at one time)	P
Daycare, child, Type A (7-12 children at one time)	Pr
Daycare, child, Type B (1-6 children at one time)	P
Computer programming, data processing, publishing, coding or software development (excludes cryptocurrency mining)	P
Dance teachers with no more than 3 students at one time	P
Dental or medical offices and laboratories	Pr
Direct sale product distribution	Pr
Drafting and graphic services	P
Dressmaking, laundry or sewing/tailoring services	P
Electronic assembly	P
Fine arts education in music, painting, sculpture, and drawing (no more than 3 students at one time)	P
Flower arranging	P

General business office	P
Health salons, gyms, dance studios, aerobic exercise studios, licensed massage therapists with more than 3 clients/customers present at the same time	Pr
House cleaning business, locksmith	P
Insurance agents, real estate agents and brokers	P
Jeweler and jewelry making	P
Manufacturer's representative	P
Massage parlors	Pr
Ministers, Rabbis, Priests, or members of religious orders	P
Mortuaries	Pr
Private clubs and organizations	Pr
Private schools with organized classes	Pr
Repair shops or service establishments	Pr
Restaurants	Pr
Retail uses involving the sale of goods or articles individually or in quantity directly to the consumer (unless pre-paid and for pick-up only)	Pr
Ride sharing or delivery service with no more than two vehicles	P
Secretarial or writing services	P
Small appliance, furniture or watch repair	P
Small engine repair	Pr
Tutoring with no more than 3 students at one time	P

Table 5-C: Commercial Uses

Commercial Use	B-1	B-2	B-3	PB-3	O	ORC	PMOD
Adult Book Stores	Pr	Pr	P	Pr	Pr	Pr	Pr
Adult Motion Picture Theaters	Pr	Pr	P	Pr	Pr	Pr	Pr
Adult Only Entertainment Establishments	Pr	Pr	P	Pr	Pr	Pr	Pr
Amusement Arcades	Pr	Pr	P	Pr	Pr	Pr	Pr
Animal Boarding	Pr	P	Pr	P	Pr	Pr	Pr
Appliance, Plumbing & Heating Establishments	P	P	P	P	Pr	Pr	Pr
Automotive Service Establishments	Pr	P	P	Pr	Pr	Pr	Pr

Banks, Finance & Loan Offices	P	P	P	P	P	P	P
Bank Retail	P	P	P	P	S	S	SPU
Barber Shops & Beauty Parlors	P	P	P	P	S	S	SPU
Big Box Retail	Pr	Pr	P	Pr	Pr	Pr	Pr
Bowling Alleys	Pr	P	P	P	Pr	Pr	Pr
Brewery, Distillery or Winery	P	P	P	P	A	A	C
Business, Medical & Professional Offices	P	P	P	P	P	P	P
Child Day Care Centers	P	P	P	P	C	Pr	SPU
Coffee Shops	P	P	P	P	S	S	SPU
Pool or Billiard Rooms	Pr	C	P	Pr	Pr	Pr	Pr
Corporate Data Centers	Pr	Pr	Pr	Pr	P	P	SPU
Dancing Studios	C	P	P	P	Pr	Pr	Pr
Drive Through	C	C	C	C	C	Pr	C
Dry Cleaning Shops	P	P	P	P	Pr	Pr	Pr
Dry Goods & Apparel Stores	P	P	P	P	Pr	Pr	SPU
Fast Food Restaurants	Pr	C	P	Pr	Pr		C
Funeral Homes	P	P	P	P	Pr	Pr	Pr
Furniture & Appliance Stores	P	P	P	P	Pr	Pr	Pr
Grocery & Supermarket	P	P	P	P	Pr	Pr	SPU
Hotels/Motels	Pr	Pr	C	Pr	C	C	C
Hospitals	Pr	Pr	P	C	C	C	C
Laundromats	P	P	P	P	Pr	Pr	Pr
Liquor Stores	P	P	P	P	Pr		SPU
Luxury Retail	P	P	P	P	S	S	SPU
Massage Parlors	Pr	Pr	P	Pr	Pr	Pr	Pr
Movie Theaters	Pr	C	P	Pr	Pr	Pr	Pr
Night Clubs	Pr	Pr	P	Pr	Pr	Pr	Pr
Outpatient Surgery Centers	Pr	Pr	Pr	Pr	C	P	P
Package Shipment Service	P	P	P	P	S	S	SPU
Parking Lot, Structured - Aboveground	C	C	C	C	C	C	P
Parking Lot Structures - Underground	C	C	C	C	C	C	P
Parking Lot Surface	C	C	C	C	C	C	A

Pharmacies	P	P	P	P	S	S	SPU
Places of Worship, Churches	P	P	Pr	P	C	C	C
Radio & TV Studios	Pr	P	P	Pr	Pr	Pr	SPU
Research & Development in Technologies	Pr	Pr	Pr	Pr	C	P	P
Residential—Multi Family	C	Pr	Pr	Pr	S	S	SPU
Residential—Detached Single Family	Pr	Pr	Pr	Pr	Pr	Pr	Pr
Restaurants	C	P	P	P	S	S	C
Senior Housing (assisted living, independent living, memory care)	Pr	Pr	Pr	Pr	Pr	Pr	SPU
Tattoo parlor or Body-piercing studio	Pr	Pr	C	Pr	Pr	Pr	Pr

P=Permitted Use, C=Conditional Use, Pr=Prohibited Use, A=Accessory Use, S=Secondary Conditional Use, SPU=Secondary Permitted Use

Table 5-D: Mixed Uses

Planned Mixed Use	Planned Mixed Use Districts						
	Kingsdale	Tremont	Northwest Boulevard	Mallway	Henderson Road	Lane Avenue (see Lane Avenue Overlay in Article 5.05)	Route 33
Residential Uses							
Multi-Family Residential (senior housing, townhouse, condominiums, apartments, second story units, flex units)	P	P	P	P	P		C
Residential/Commercial Uses							
Commercial Uses							
Daycare	P	P	P	P	P		P

Live/Work Units	P	P	P	Pr	P		P
Lodging and Hotel	C	Pr	Pr	Pr	C		C
Administrative & Office, Community Scale	P	P	P	C	P		P
Administrative & Office, Neighborhood Scale	P	P	P	P	P		P
Automotive Service and Repair	Pr	Pr	Pr	Pr	C		C
Drive-Thru Uses	Pr	Pr	Pr	Pr	C		C
Drive-Thru Uses, rear and side only	C	C	C	Pr	C		C
Eating/Drinking Establishments (including microbreweries and microwineries) and Outdoor Dining	P	P	P	P	P		P
Entertainment-Movie theaters, theaters	P	Pr	Pr	Pr	P		P
Financial Services (banks, savings and loans and credit unions)	P	P	P	P	P		P
Funeral Homes	C	Pr	Pr	Pr	Pr		Pr
In Between Gathering Place (coffee bar, pub, exercise clubs, corner store)	P	P	P	P	P		P
Office Related Goods and Services (mail center, office supplies, reproduction, conference center)	P	P	C	C	P		P
Personal Services	P	P	P	P	P		P
Other Uses							
Parking Lot Structured - Aboveground	P	P	P	C	P		C
Parking Lot Structured - Underground	P	P	P	C	P		C
Parking, Surface	P	P	P	P	P		P
Public and Institutional (community center, post office, library, educational)	P	P	P	P	P		P

Transit Stop	P	P	P	P	P		P
Retail							
Convenience Retail	P	P	P	P	P		P
Neighborhood Scale	P	P	P	P	P		P
Community Scale A (5,000 to 20,000 SF)	P	P	P	C	P		P
Community Scale B (20,001 to 40,000 SF)	C	C	C	Pr	C		C
Community Scale C (40,001 to 60,000 SF)	C	C	C	Pr	C		C
Big Box Retail, single-story	C	Pr	Pr	Pr	C		Pr
Big Box Retail, multi-story	C	C	C	Pr	C		C
P=Permitted Use, C=Conditional Use, Pr=Prohibited Use							
*In Kingsdale West, only Residential Uses are permitted unless there is frontage along Tremont Road.							

Table 5-E: Residential Building Area, Density and Setback Standards

Building Area, Density and Setback													
District				Maximum Number of Stories	Net Lot Area (in square feet)	Lot Area per Dwelling Unit	Net Density	Min Lot Width	Front Yard Setback	Min Side Yard Width ⁴	Side Yard Sum	2Rear Yard Depth	Least Rear Yard Profile Coeff. (degree angle from rear property line; feet of rise in each 12 feet of run)
R-S	R-Sa	Res.		2.5	130,680			150	80	20	40	60	20; 4.3
		OPU ³						200		25	50		
		Churches						150					NA
	R-Sb	Res.		2.5	87,120			150	60	20	40	60	21.8; 4.8
		OPU ³			130,680			200		25	50		
		Churches			87,120			150		25	50		NA
	R-Sc	Res.		2.5	43,560			150	40	12	30	50	24; 5.3
		OPU ³			130,680			200		15	35		
		Churches			43,560			150		25	50		NA
	R-Sd	Res.		2.5	21,780			125	40	12	30	50	27.7; 6.3
		OPU ³			130,680			200		15	35		
		Churches			43,560			150		25	50		
R-1		All Churches		1 to 2.5	16,000	NA	NA	100	40	15	30	40	NA
	R-1a	Res.		1&1.5	15,000	15,000	2.9	90	40	10	20	40	29; 6.6

				2&2.5						12	26				
		OPU		1&1.5	40,000	40,000	1.09	150		15	35				
				2&2.5						17	40				
	R-1b	Res.		1&1.5	12,000	12,000	3.63	90	40	10	20	40	30.4; 7		
				2&2.5						12	26				
		OPU f'		1&1.5	40,000	40,000	1.09	150		15	35				
				2&2.5						17	40				
	R-1c	interior lot ≥75 width		1 to 2.5	9,000	9,000	4.84	75	40	10	20	40	32; 7.5		
		pre-1995 corner lot ≥75 width										10			
		pre-1995 corner lot <75 width			NC	NC	NC	NC		8	16	8			
		pre-1962 <75 width										40			
		pre-1962 ≤60 width													
		OPU ³		1&1.5	40,000	40,000	1.09	150		15	35				
				2&2.5						17	40				
R-2	R-2a	1 Family		1&1.5	9,000	9,000	4.84	75	40	8	16	30	32; 7.5		
				2&2.5							20				
		2 Family		1&1.5	4,500	9.68					16			40	
				2&2.5				20							
		3 Family		1&1.5	12,000	4,000	10.89			10	22	30			
				2&2.5											
		4 Family		1&1.5	16,000		100			12	28				
				2&2.5											
		<2 BR		1 to 2.5	12,000	3.000	14.52								
		OPU ⁵		1 to 2.5	20,000	NA	NA								
	R-2b			Same as R-2a											
	R-3	R-3A	1 Family	1&1.5		9,000	9,000	4.84	75	40	8	16	30	32; 7.5	
2&2.5												20			
2 Family							4,500	9.68							16
			2 & 2.5									20			

		Multi Family	1&1.5		12,000	4,000	10.89	100			22			
			2&2.5							10	28			
		<2 BR			NA	3,000	NA	NA	NA	NA	NA	NA	NA	NA
		OPU ³	1 to 2.5		10,000	NA		100	40	12	28	NA	32; 7.5	
	R-3B	1 Family	1&1.5		9,000	9,000	4.84	75	40	8	16	30	32; 7.5	
											20			
		2 Family	1&1.5			4,500	9.68				16			
			2&2.5								20			
		Multi Family	1&1.5		10,000	4,000	10.89	100		10	22	25		
			2&2.5							12	28			
			3&3.5									30		
		<2 BR	1 to 3.5		18,000	3,000	14.52							
		OPU ³	1 to 2.5		10,000	NA	NA							

See Article 2, Profile Coefficient Definition.

² Dimension Stated, or ¼ of the lot depth, whichever is less.

³ OPU is Other Permitted Uses.

⁴ For elevations longer than 40 feet, see Article 2, Side Yard Increased.

Table 5-F: Residential Building Coverage and Height Standards

Building Coverage										
District			Number of Floors	Detached Garage Bldg. Cover Limit as a % of TLA ^{1,2}	Accessory Bldg. Cover Limit as a % of TLA ²	Building Cover Limit As % of TLA ^{2, 3, 6}	Dev. Cover Limit as % of TLA ^{2,5,6}	Swimming Pool in Addition to Dev. Cover as % of TLA ²	Building Height	
									Principal Building ⁷	Detached Garage
R-S	R-Sa			0.88%	0.50%	15%	20%	3%	35	17
		OPU ³		0.88%	0.25%	6%	60%	2%		
	R-Sb			1.32%	0.70%	20%	25%	3%	35	17
		OPU'		0.88%	0.25%	6%	60%	2%		
	R-Sc			2.64%	1.4%	20%	35%	4%	35	17
		OPU'		0.88%	0.25%	5%	60%	1%		
	R-Sd			3.97%	3%	20%	30%	5%	35	17
		OPU'		0.66%	0.25%	3%	60%	1%		
R-1		Churches'	1 to 2.5	NA	NA	NA	50%	0%	50	17
	R-1a		1&1.5	5.76%	2%	25%	40%	5%	35	17
			2&2.5							
		OPU'	1&1.5	2.16%	1%		60%			
			2&2.5							
	R-1b		1&1.5	7.20%	2.5%	27%	40%	5%	35	17
			2&2.5							
OPU'		1&1.5	2.16%	1%	60%					

			2&2.5							
	R-1c	interior lot >=75 width		6.39%	3%	29% 0%	45%	5%	35' unless in the River Ridge Addition (extended) where a 28' limit exists. All building heights are subject to neighborhood compatibility standards in Article 7.17	17
		pre-1995 corner lot >=75 width								
		pre-1995 corner lot <75 width						5%		
		pre-1962 <75 width					50%			
		pre-1962 <=60 width		7.00%						
		OPU ³	1&1.5 2&2.5	1.44%	1%		60%	5%		
R-2	R-2a	1 Family	1&1.5 2&2.5	6.39%	3%	20%	35%	5%	35	17
		2 Family	1&1.5 2&2.5	12.78%		38% 18%	55% 50%	0%		
		3 Family	1&1.5 2&2.5	14.38%	2.5%	35% 19%	55% 50%			
		4 Family	1&1.5 2&2.5		2%	30% 15%	55% 50%			
		<2 BR	1 to 2.5	9.60%	2.5%	10%	50%			
		OPU	1 to 2.5		2.5%	20%	60%			

	R-2b			Same as R-2a, except principal building height permitted					22	17
R-3	R-3a	1 Family	1&1.5	6.39%	3%	20%	35%	5%	35	17
			2&2.5							
		2 Family	1&1.5	12.78%		NA	55%	0%		
			2&2.5				50%			

		Multi Family	1&1.5	14.38%	2.5%		55%					
			2&2.5				50%					
		<2 BR		NA	NA		50%				NA	NA
		OPU ³	1 to 2.5	4.17%	60%							
	R-3b	1 Family	1&1.5	6.39%	3%	20%	35%	5%	40	25		
			2&2.5									
		2 Family	1&1.5	12.78%	NA	55%	0%					
			2&2.5			50%						
		Multi Family	1&1.5	14.38%		55%						
			2&2.5			50%						
			3&3.5									
		<2 BR	1 to 3.5	9.60%		2%		50%				
	OPU ³	1 to 2.5	NA	3%		60%						

		2 Family	1&1.5	12.78%		NA	55%	0%				
			2&2.5				50%					
		Multi Family	1&1.5	14.38%	2.5%		55%					
			2&2.5				50%					
		<2 BR		NA	NA		50%				NA	NA
		OPU ³	1 to 2.5	4.17%	60%							
	R-3b	1 Family	1&1.5	6.39%	3%	20%	35%	5%	40	25		
			2&2.5									
		2 Family	1&1.5	12.78%	NA	55%	0%					
			2&2.5			50%						
		Multi Family	1&1.5	14.38%		55%						
			2&2.5			50%						
			3&3.5									
		<2 BR	1 to 3.5	9.60%		2%		50%				
	OPU ³	1 to 2.5	NA	3%		60%						

¹ In no case shall a detached garage exceed 870 square feet unless located within the buildable area of the lot.

² TLA is Total Land Area is the total square footage of the property.

³ OPU is Other Permitted Uses (see Table 5-A).

⁴ Excepting steeples, which may go to a height of 60 feet.

⁵ Not more than 25% of the required front yard may be occupied by development cover, unless the use is an OPU, in which case 60% cover shall be permitted.

⁶ The Director of Community Development may administratively approve any new building or development cover request that results in equivalent or less cover for sites currently exceeding permissible limits.

⁷ The maximum permitted height for properties located in the River Ridge Addition (extended) shall not exceed 28 feet in height. All building heights are subject to neighborhood compatibility standards in Article 7.17.

TLA is Total Land Area.

Table 5-G: Commercial Development Standards

District			Building Setback		Minimum Side Yard ² , ³ (Feet)	Minimum Rear Yard ² , ³ (Feet)	Maximum Impervious Surface Coverage (Percent)	Minimum Lot Area	
			Maximum from Curb Face ¹ (Feet)	Minimum from R.O.W. (Feet)	Maximum from R.O.W. (Feet)				
Commercial/Office Districts	B-1	15	0	10	10	10	80	NA	
	B-2		15	0	10	10	10	80	NA
	B-3		15	0	10	10	10	80	NA
	PB-3		20	0	10	50	50	80	10 acres
	O		20	0	10	15	40	80	20,000 sq. ft.
	ORC		20	0	10	25	25	80	5 acres
	PMOD		N/A	0 10 along W. Henderson Road	10	0 adjacent to City park 25 50 adjacent to northwest	0 adjacent to City park 25 40 adjacent to southern border of District	80	1 acre

						border of District			
Planned Mixed Use Districts	Kingsdale	15	0	10	0 ²	0 ²	90	3 acres	
	Kingsdale West		15	0	10	0 ²	0 ²	90	1 acre
	Tremont		15	0	10	0 ²	0 ²	80	2 acre
	Northwest Blvd		15	0	10	0 ²	0 ²	80	2 acre
	Mallway		15	0	10	0 ²	0 ²	90	1 acre
	Henderson Road		20	0	10	0 ²	0 ²	80	3 acres
	Lane Avenue (see Lane Avenue Overlay in Article 5.05)								
	Route 33		20	0	10	0 ²	0 ²	80	1 acre
¹ If the maximum building setback from the curb is within the existing right-of-way, then the setback shall not exceed ten (10) feet or the maximum setback from the right-of-way for each district. Vehicular access to Stonehaven Drive or Chevy Chase Avenue is prohibited.									
² Adjacent to a different zoning category, the setback shall incorporate the adjacent setback up to six (6) feet. In the Lane Avenue PMUD, the maximum building height within thirty (30) feet of an R-1 District is two and one-half (2.5) stories or thirty-five (35) feet.									
³ A 25-foot building setback from the normal water surface elevation when adjacent to the lake applies.									

District		Minimum to Maximum Floor Area Ratio	Minimum Building Frontage (percent)	Maximum Building Length (feet)	Minimum to Maximum Number of Stories	Maximum Height to Cornice ⁴ (feet)	Maximum Parking Ratio		Minimum Residential Density (units per acre)
							Non-residential Spaces/sq. ft.	Residential Spaces/Dwelling Unit	
Commercial/Office Districts	B-1	.50—.75	60	400	2—4	52'	*5	*5	NA
	B-2	.60—.75	70	400	2—4	52'	*5	*5	NA
	B-3	.75—.80	75	400	2—4	52'	*5	*5	NA
	PB-3	.75—.90	80	400	2—4	52'	*5	*5	NA

	O	.50—.75	60	400	2—5	64'	*5	*5	NA
	ORC	.50—.75	60	400	2—6	76'	*5	*5	NA
	PMOD	.50—2.0	60	400	2—6	PMOD-1: 76' PMOD-2: 64' PMOD-3: 64' for office use, 56' if any residential	*5	1.5	35 (maximum)
Planned Mixed Use Districts	Kingsdale	.45—.75	45	400	2—7	96'	4/1,000	1.5	15
	Kingsdale West	.40—.70	60	400	2—3 2—4 within 150 feet of Tremont Road	40' Up to 60' for properties within 150 feet of Tremont Road	3.5/1,000	1.5	15
	Tremont	.35—.70	60	400	2—4	52'	3.5/1,000	1.5	15
	Northwest Blvd	.35—.70	60	400	2—4	52'	3.5/1,000	1.5	15
	Mallway	.35—.70	60	400	2—3	52'	3/1,000	1.5	15
	Henderson Road	.35—.85	60	400	2—7	96'	5/1,000	1.5	15
	Lane Avenue						Minimum 3/1,000 for office, 4/1,000 for restaurant and retail, 1 per	Minimum 1.5	

							hotel room		
	Route 33	.35—.70	60	400	2—5	64'	3.5/1,000	1.5	15
³ Irrespective of the number of stories, the maximum building height shall be compliant.									
⁵ Parking ratios applicable to a specific use, refer to the Parking and Loading Standards, Section 6.03.									
Uses not included require a minimum parking ratio of 3.5/1,000 SF. Shared parking may be permitted based on Article 6.03.									

(Ord. No. 62-2015, § 4, 11-23-2015; Ord. No. 87-2015, § 5, 12-14-2015; Ord. No. 21-2016, §§ 7, 8, 5-9-2016; Ord. No. 54-2017, §§ 14, 15, 12-11-2017; Ord. No. 38-2018, § 3, 4-23-2018; Ord. No. 50-2018, § 3, 7-9-2018; Ord. No. 22-2019, § 3, 4-8-2019; Ord. No. 16-2019, §§ 12, 13, 14 (Exh. A), 6-10-2019; Ord. No. 5-2020, § 2, 9-14-2020; Ord. No. 7-2020, § 10, 9-14-2020; Ord. No. 67-2021, § 4, 11-8-2021; Ord. No. 75-2021, § 1 (Exh. A), 12-13-2021; Ord. No. 67-2022, § 2 (Exh. A), 12-5-2022

§ 6.10 CONDITIONAL USES.

- (A) *Purpose:* The purpose of this section is to establish the provisions of conditional uses where such uses may be allowed in specific zoning districts.
- (B) *General provisions:* The following general provisions shall apply:
- (1) *Administration:* Any owner of property in the City may submit an application to the City requesting a conditional use permit. The procedure required prior to authorization of a conditional use shall be as prescribed in Article 4, development procedures.
 - (2) *Development standards:* A conditional use, and its accessory uses, shall be permitted in a zoning district only when the use, and its location, extent, and method of development will not substantially alter the character of the area or interfere with the use of adjacent lots in the manner prescribed for the zoning district. The districts in which these uses are permitted are identified in Tables 5-A, 5-B, 5-C, and 5-D, Use Standards. In addition, the particular facts and circumstances of each proposed use, in terms of the decision standards, shall be reviewed, and the special standards in Subsection (C) shall be fully addressed.
 - (3) *Compatibility:* If not otherwise stated in the following standards, the standards established in the underlying district in which the conditional use is proposed to be located shall apply to the conditional use.
- (C) *Special standards:* This section presents the standards applicable to the specific conditional uses listed. Unless otherwise noted, the development standards of the zoning district and UDO shall apply:
- (1) *Bar, lounge, and tavern:*
 - (a) *Purpose:* The use shall be for the purpose of selling food and beverages, including alcoholic beverages, to be consumed on the premises.
 - (b) *Standards:*
 - i. Such establishment shall be located at least two hundred fifty (250) feet from a residential district, churches and schools.
 - ii. All activities shall take place in a fully enclosed sound-resistant building, with closed windows and double-door entrances that provide a sound lock.
 - iii. The site shall be kept free of litter and debris.
 - iv. The use of bars, lounges or taverns shall be no later than 2:00 a.m. unless otherwise specified in the approval.
 - (2) *Reserved.*
 - (3) *Day care, child (type A) and/or adult:*
 - (a) *Purpose:* The use shall be for the purpose of providing temporary care for a portion of the day to children and/or adults. A day care facility also may be operated as an accessory use to a place of worship, school, or other public or semi-public organization.
 - (b) *Standards:*

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- i. Minimum lot area shall be one and one-half (1.5) acres and the minimum lot width shall be two hundred (200) feet.
 - ii. There shall be on the site a safe outdoor play space or recreation area that is enclosed or otherwise protected from traffic or other hazards. The space shall contain no less than sixty (60) square feet per client and shall provide an opportunity for supervised outdoor play or recreation each day in suitable weather. The area shall be enclosed by a fence or wall a minimum of five (5) feet in height. However, when the recreational area abuts a residential property, it shall instead be enclosed by a solid wood fence or masonry wall at least six (6) feet high along the property.
 - iii. Required parking shall be on the same lot as the ~~principle~~-principal use.
 - iv. An on-site drop off shall be provided at the main entrance to the facility with cueing area sufficient to accommodate eight (8) automobiles for facilities with twenty (20) or fewer clients plus one (1) additional vehicle for each additional ten (10) clients served.
 - v. Access to an arterial or collector street is required or access shall be provided in a manner that does not cause heavy traffic on residential streets.
 - vi. The City may require additional fencing, screening, or other measures necessary to protect the health, safety, and welfare of clients using day care centers in commercial, industrial, or other high hazard areas. It may also deny a request to locate a facility in such areas based on these considerations.
 - vii. All day care centers shall provide evidence of comprehensive liability insurance insuring against damage to property or physical injury, in combined single limit form, in an amount of twenty-five thousand dollars (\$25,000.00) per person authorized to be cared for.
 - viii. The facility will comply with all applicable codes, as well as the specific requirements for child and/or adult day care facilities as set forth in ORC § 5104.
 - ix. Use of outdoor recreational areas shall be limited to between the hours of 7:30 a.m. and 8:00 p.m.

(4) *Free-standing drive-through structures:*

- (a) *Purpose:* The use shall be for retail or service establishments, which provide a designated place where people can drive up in automobiles and conduct the major portion of business without having to get out of their automobiles or where the serving of the automobile is the major business. Drive-through uses include but are not limited to drive-through restaurants that prepare and/or dispense food or beverages and do not provide a place for all its customers to eat inside the building or which serve food or beverages for carry out; drive-in theaters, drive-in eating and drinking places, establishments where customers may serve themselves and may eat or drink the food or beverages on the premises; and drive-in banks.
- (b) *Standards:*
 - i. Minimum lot area shall be one and one-half (1.5) acres or sufficient area to accommodate the primary use and drive-through structure.
 - ii. Drive-through menu board signs shall include freestanding, pole, pylon and monument signs. One (1) drive-through menu board sign is permitted only when all of the following conditions are fulfilled: the sign is located on the property to which it refers; the sign is not visible from the public right-of-way; the sign does not exceed six (6) feet in height; and the sign is located at least seventy-five (75) feet from a residential zone.

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- iii. All outdoor storage must be completely screened from view from adjacent properties and the street.
 - iv. Loud speaker systems shall be approved as part of the site plan and shall not create a nuisance for adjacent properties. Lighting shall be regulated in accordance with Section 6.08.
 - v. No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment, shall be located in front of the established building line and at least one hundred (100) feet from any adjacent residential property or district. A solid wood fence, masonry wall, or hedge at least six (6) feet high shall be required along the property line on any side of the site adjacent to a residential property.
 - vi. Such facilities shall be located on a major street in an area least disruptive to pedestrian and vehicular traffic. Access shall be from an arterial street or commercial collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be one hundred (100) feet from an intersection. One (1) access drive per street frontage shall be permitted and interconnecting circulation aisles between parcels shall be provided in cross access easements.
 - vii. The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major pedestrian movements shall not conflict with major vehicular circulation movements.
 - viii. Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
 - ix. Off-street cueing space for eight (8) vehicles shall be provided for every drive-through facility. Cueing spaces shall not block or otherwise interfere with parking or site circulation patterns. Customer and employee parking shall be separated from drive-through activities and customer parking shall be located in the area with highest accessibility to customer sales.
 - x. This use may be permitted when it can be demonstrated at the time of conditional use request that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.
 - xi. Hours of operation shall be limited to between the hours of 8:00 a.m. and 10:00 p.m., if the drive-through is adjacent to a residential use. Drive-throughs adjacent to non-residential uses may operate no longer than 11:00 p.m. or as specified in the approval.

(5) *Hotel, lodge, and motel:*

- (a) *Purpose:* The use shall be for the purpose of providing overnight accommodation to transient guests for compensation.
- (b) *Standards:*
 - i. Parking and service areas shall be completely screened from view by a six-foot solid fence, wall or evergreen hedge when adjacent to a residential use.
 - ii. Access to an arterial or collector street is required. Sufficient area shall be provided to accommodate vehicular loading, unloading and drop-off without conflicting with parking and drive-aisles.
 - iii. The use shall be located on a major street.

(6) *Reserved.*

(7) *Motor vehicle-oriented business:*

(a) *Purpose:* The use shall be for the purpose of providing services to motor vehicles, including but not limited to car washes, gasoline service stations and motor vehicle repair stations. It is exclusive of drive-through structures, such as restaurants, banks, etc.

(b) *Standards:*

- i. Facilities shall be compatible with the surrounding area with sufficient site area to accommodate existing and future uses.
- ii. All outdoor storage must be completely screened from view from adjacent properties and the street.
- iii. Car wash facilities where vehicles are moved through the facility by a chain conveyor, rollover, or other similar methods shall be equipped with blow dryers to prevent excess water from pooling within the right-of-way.
- iv. All hydraulic hoists, oil pits and all lubricants, greasing and repair equipment shall be enclosed entirely within a building. No outdoor assembly or repair of motor vehicles shall be permitted.
- v. No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment shall be located in front of the established building line.
- vi. All outdoor display areas, canopies, and any buildings used for service shall be located at least fifty (50) feet from any adjacent residential property or district.
- vii. All outdoor display areas, gasoline pumps, canopies, and any buildings used for service or repair work shall be located at least fifty (50) feet from any adjacent residential property or district.
- viii. A solid wood fence, masonry wall, or hedge at least six (6) feet high shall be required along the property line adjacent to a residential property.
- ix. The minimum distance of driveways from intersections shall be two hundred (200) feet. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be one hundred (100) feet.
- x. Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be two hundred (200) feet from an intersection; one (1) access drive per street frontage shall be permitted. Interconnecting circulation aisles between parcels shall be provided.
- xi. The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Access to an arterial or collector street is required.
- xii. Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
- xiii. Five (5) off-street cueing spaces shall be provided for the facility. Cueing spaces shall not block or otherwise interfere with parking or circulation on the site.
- xiv. Off-street, cueing space shall be provided for two (2) vehicles for each gasoline pump island located on the site. Cueing spaces shall not block or otherwise interfere with parking or site circulation patterns. Customer and employee parking shall be separated from drive-through activities and customer parking shall be located in the area with highest accessibility to customer sales.

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- xv. All areas not paved or covered by the building shall be landscaped and all landscaped areas shall be separated from all paved areas by six-inch high curbing.
 - xvi. Car wash facilities shall not operate when the outdoor temperature is below 32 degrees Fahrenheit.
 - xvii. All repair work shall be performed entirely within a motor vehicle repair station. During the time work is performed on a vehicle, the vehicle shall be entirely within the building.
- (8) *Motor vehicle dealer (including new and used):*
- (a) *Purpose:* The use shall be for the display or sale of new or used passenger motor vehicles, motorcycles, or trucks and where no repair work is done except minor incidental repair of passenger motor vehicles, motorcycles, or trucks to be displayed and sold on the premises.
 - (b) *Standards:*
 - i. Minimum lot area shall be one (1) acre and the minimum lot width shall be two hundred (200) feet.
 - ii. For parking and display of automobiles, the front yard minimum dimensions shall be twenty (20) feet, and the side/rear yard minimum dimensions shall be twenty (20) feet.
 - iii. All outdoor display, storage, and sales facilities and areas shall be screened to their full height from the views from adjacent property view and shall be maintained in a neat and orderly condition.
 - iv. The outdoor display of goods for sale shall not be located in areas intended for traffic circulation according to the site plan. Access to an arterial or collector street is required.
 - v. All stored goods, merchandise, vehicles, or implements must be secured against theft, vandalism, or loss. All outdoor display, storage, and sales facilities shall be limited to those shown on the approved site plan.
- (9) *Convenience food stores and related drive-in and drive-through facilities; and fast food restaurants:*
- (a) *Purpose:* The use shall be for the sale of food for consumption on the premises and/or pick-up via drive-in or drive-through facility.
 - (b) *Standards:*
 - i. Minimum lot area shall be seven thousand five hundred (7,500) square feet, except those uses with drive-in or drive-through facilities shall be located on lots with a minimum area of forty thousand (40,000) square feet.
 - ii. All structures, including drive-in or drive-through windows and lanes, shall be set back at least one hundred (100) feet from any residential property.
 - iii. A solid wood fence or masonry wall six (6) feet high shall be constructed where a convenience food store, drive-in or drive-through store or fast food restaurant is located adjacent to a residential property.
 - iv. Stacking space for eight (8) vehicles shall be provided for every drive-in and drive-through facility. Stacking spaces shall not block or otherwise interfere with site circulation patterns.
 - v. Customer and employee parking shall be separated from drive-in and drive-through activities and customer parking shall be located in the area with highest accessibility to dining or sales areas.
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- vi. The circulation system shall provide smooth, continuous traffic flow with efficient, non-conflicting movement throughout the site. Major pedestrian movements shall not conflict with major vehicular circulation movements.
 - vii. Access shall be from an arterial street or commercial collector or shall be provided in a manner that does not cause heavy traffic on residential streets.
- (10) *Wind energy conversion systems.* Wind energy conversion systems: any device, such as a wind charger, windmill, or wind turbine, and associated facilities including the support structure of the system such as a tower, that converts wind energy into electrical energy, shall comply with the following restrictions:
- (a) *Setbacks:* Wind energy conversion systems shall meet the minimum yard setback requirements as forth in the Unified Development Ordinance for the zoning district in which the system is proposed to be located. All new systems shall provide the minimum setback defined by the equation in this section. Setback distances shall be measured from the property line on which the system is located to the closest point on the perimeter of the turbine blade.

Section 1.01 EQUATION

Wind Energy Conversion System Setback = 2T-40

{Where T = maximum support tower height}

- (b) *Aesthetic consideration:* The wind turbine shall be either white or gray monochrome in color and advertising or identification of any kind on the system is prohibited, except for applicable warning and equipment information signage required by the manufacturer or by federal, state or local regulations. Lighting shall be limited only to what is required by the Federal Aviation Administration and noise levels shall not exceed fifty (50) decibels.
- (c) *Maintenance:* All wind energy conversion systems shall be kept in good repair and free from rust, damaged supports, framework or other components.

Abandoned or unused towers: All abandoned or unused wind energy conversion systems shall be removed within twelve (12) months of the cessation of operations unless an extension is granted by the Board. After the wind energy conversion system is removed, the owner or operator shall restore the site to its original, or to an improved, condition.

- (11) *Utility stations and structures:*
- (a) *Purpose:* The use shall be for the purpose of allowing the installation of utility structures within any yard or right-of-way.
 - (b) *Certificate of zoning compliance and Building Permit:*
 - i. A certificate of zoning compliance issued by the Director of Community Development shall be required for the following utility structures:
 - 1. New small utility structures located in the front yard or right-of-way.
 - 2. New medium utility structures regardless of location.
 - 3. New large utility structures located in the side or rear yard.
 - 4. Replacement of large utility structures in the front yard or right-of-way.
 - ii. The Director of Community Development shall review the application submitted by the utility company and any written concerns submitted by the property owner and all property owners within one hundred (100) feet of the utility structure.

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- iii. The Director of Community Development may issue a certificate of zoning compliance approving the utility structure as a conditional use if it meets the location guidelines and screening criteria and all unused utility structures are promptly removed.
 - iv. A Building Permit shall be required for any new and/or replacement utility station(s).
- (c) *Conditional use permit:*
- i. A conditional use permit approved by the Board shall be required for the following utility station and/or structures:
 - 1. New large utility structures located in the front yard or right-of-way.
 - 2. New utility poles located in the front yard or right-of-way.
 - 3. Any new or replacement utility station.
 - ii. The board shall conduct a public hearing to determine whether ~~the utility structure meets the location guidelines and screening~~ all criteria are met.
- (d) *No approval required:* No certificate of zoning compliance or conditional use permit is required for the following utility structures:
- i. New small utility structures in the side or rear yard.
 - ii. New utility poles in the side or rear yard.
 - iii. Replacement of small or medium utility structures regardless of location, provided that all unused utility structures are promptly removed.
 - iv. Replacement of large utility structures in the side or rear yard, provided that all unused utility structures are promptly removed.
 - v. Replacement of utility poles regardless of location, provided that all unused utility structures are promptly removed.
- (e) *Notification requirements:*
- i. If a certificate of zoning compliance or conditional use permit is required, the utility company shall provide for written notice to the property owner and all property owners within one hundred (100) feet of the utility structure or three hundred (300) feet of the utility station.
 - ii. The written notice may be hand-delivered or sent by ordinary mail.
 - iii. The utility company may request the Community Development Department to provide the written notice for a fee.
 - iv. A certificate of zoning compliance or a conditional use permit may not be issued until at least ten (10) days after the written notice has been hand-delivered or mailed.
 - v. If the utility structure does not require a certificate of zoning compliance or conditional use permit, then the utility company shall provide post-installation notification to the Director of Community Development within thirty (30) days.
- (f) *Size classifications:*
- i. Small utility structures shall be less than thirty (30) inches in height above grade, less than eighteen (18) inches in width, and less than eighteen (18) inches in depth.
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- ii. Medium utility structures shall be thirty (30) inches to fifty-four (54) inches in height above grade, eighteen (18) inches to fifty (50) inches in width, and eighteen (18) inches to thirty-six (36) inches in depth.
 - iii. Large utility structures shall be greater than fifty-four (54) inches in height above grade, greater than fifty (50) inches in width, and greater than thirty-six (36) inches in depth.
 - iv. If all three (3) dimensions do not fall within the same size classification, then the utility structure will be classified based on the dimension that falls within the largest classification.
- (g) *Location guidelines:*
- i. Utility structures should not be placed within the intersection clearance zone and should have a ten-foot minimum clearance from fire hydrants.
 - ii. Utility structures should be located within the public right-of-way, a platted utility easement, or a private utility easement.
 - iii. Utility structures should be coordinated with existing utility structures, reducing the total number of utility structures, providing the most effective screening, and minimizing the impact on existing trees should be considered in locating utility structures.
 - iv. Utility stations shall be located within the buildable area of the property and meet all applicable performance standards. No utility station shall be located in an RCD, Residential Community Development, zoning district.
- (h) *Screening criteria for Utility Structures:*
- i. The utility company shall minimize the visual impact of the utility structure, including size, color, and screening.
 - ii. The vistas of the property owner and adjacent property owners shall be considered with a goal of obtaining fifty percent (50%) opacity as viewed from neighboring property lines. Fifty percent (50%) opacity should be obtained upon installation. However, the Director of Community Development may permit planting to be postponed due to seasonal conditions. Fifty percent (50%) opacity shall not be required for utility poles or for wires and cables.
 - iii. Screening can be achieved by the use of the following methods:
 - 1. Existing or new vegetation.
 - 2. Existing or new fencing.
 - 3. Existing structures (detached garages, neighboring accessory structures, etc.).
- (i) *Temporary approvals:*
- i. The Director of Community Development may grant a utility company temporary approval of a utility structure when it is necessary in order to provide essential services in an emergency or to a new customer.
 - ii. If immediate action is required, a utility company has temporary approval to take whatever action is necessary in order to respond to an emergency. As soon as is practicable, the utility company shall notify the Director of Community Development of the emergency and the action taken.
 - iii. Within five (5) days after obtaining temporary approval, the utility company shall file for a certificate of zoning compliance or for a conditional use.
 - iv. Temporary approvals shall expire after ninety (90) days.
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- v. Temporary approvals are conditioned upon the utility company relocating or removing the utility structure within one hundred twenty (120) days if a certificate of zoning compliance or conditional use permit is not granted for the utility structure.
- (j) *Appeals:*
- i. Except as provided herein, appeals shall be conducted in accordance with the provisions of Section 4.10 of the UDO.
 - ii. The Director of Community Development's decision to issue or deny a certificate of zoning compliance for new medium and large utility structures in the side or rear yards and for replacement large structures in the front yard or right-of-way may be appealed to the City Manager.
 - iii. The City Manager's decision on appeal to issue or deny a certificate of zoning compliance for new medium and large utility structures in the side or rear yards and for replacement large structures in the front yard or right-of-way may be appealed to the Board.
 - iv. The Director of Community Development's decision to issue or deny a certificate of zoning compliance for new small and medium structures in the front yard or right-of-way may be appealed to the Board.
 - v. Any decision of the Board may be appealed to City Council.
 - vi. All appeals involving utility structures must be made within ten (10) calendar days from the date of the action being appealed.
 - vii. Any decision to issue a certificate of zoning compliance or conditional use permit shall not take effect prior to the expiration of the appeal period.
- (k) *Exception:* Subsection 6.10(C)(11) shall not apply to a utility structure that is physically attached to a building, such as a meter or service box or to the wiring, cable, pipe, or conduit that provides utility service from a service main to the individual property, or to gas meter regulators.
- (l) *Fees:*
- i. The fee for a certificate of zoning compliance set forth in C.O. Ch. 401 shall be waived for utility structures.
 - ii. The fee for a conditional use set forth in C.O. Ch. 401 shall apply.
 - iii. The fee for a building permit set forth in C.O. Ch. 401 shall apply.
- (m) *Summary of requirements:* Table 6-L summarizes the utility structure requirements under the UDO.

Table 6-L: Utility Structure Review Requirements

Type of Utility Structure		Location of Utility Structure		
Size ¹ or Type	New or Replacement	Front Yard or Right-of-Way	Side Yard	Rear Yard
SMALL	New	DOCD Review - CZC	No Review	No Review
<30" height		Screening required	Post Notice to City	Post Notice to City

<18" width <18" depth		10-day notice to property owner w/in 100'	No Screening	No Screening	
		Appeal DOCD Decision to BZAP w/in 10 days			
		Appeal BZAP Decision to CC w/in 10 days			
	Replacement	No Review	No Review	No Review	
		Post Notice to the City	Post Notice to the City	Post Notice to the City	
		No Screening	No Screening	No Screening	
MEDIUM	New	DOCD Review – CZC	DOCD Review – CZC	DOCD Review – CZC	
30-54" height		Screening required	Screening required	Screening required	
18-50" width 18-36" depth		10-day notice to property owners w/in 100'	10-day notice to property owners w/in 100'	10-day notice to property owners w/in 100'	
		Appeal DOCD Decision to BZAP w/in 10 days	Appeal DOCD Decision to CM w/in 10 days	Appeal DOCD Decision to CM w/in 10 days	
		Appeal BZAP Decision to CC w/in 10 days	Appeal CM decision to BZAP w/in 10 days	Appeal CM decision to BZAP w/in 10 days	
			Appeal BZAP Decision to CC w/in 10 days	Appeal BZAP Decision to CC w/in 10 days	
		Replacement	No Review	No Review	No Review
			Post Notice to the City	Post Notice to the City	Post Notice to the City
No Screening			No Screening	No Screening	
LARGE		New	BZAP Review - CUP	DOCD Review – CZC	DOCD Review – CZC
<54" height			Screening required	Screening required	Screening required
<50" width <36" depth			10-day notice to property owners w/in 100'	10-day notice to property owners w/in 100'	10-day notice to property owners w/in 100'
	Appeal BZAP Decision to CC w/in 10 days		Appeal DOCD Decision to CM w/in 10 days	Appeal DOCD Decision to CM w/in 10 days	

			Appeal CM decision to BZAP w/in 10 days	Appeal CM decision to BZAP w/in 10 days
			Appeal BZAP Decision to CC w/in 10 days	Appeal BZAP Decision to CC w/in 10 days
	Replacement	DOCD Review - CZC	No Review	No Review
		Screening required	Post Notice to the City	Post Notice to the City
		10-day notice to property owners w/in 100'	No Screening	No Screening
		Appeal DOCD Decision to CM w/in 10 days		
		Appeal CM decision to BZAP w/in 10 days		
		Appeal BZAP Decision to CC w/in 10 days		
POLES	New	BZAP Review - CUP	No Review	No Review
		Screening required	Post Notice to the City	Post Notice to the City
		10-day notice to property owners w/in 100'	No Screening	No Screening
		Appeal BZAP Decision to CC w/in 10 days		
	Replacement	No Review	No Review	No Review
		Post Notice to the City	Post Notice to the City	Post Notice to the City
		No Screening	No Screening	No Screening

(n) Criteria for Utility Stations in addition to Conditional Use requirements:

- i. As practicable, all pipes, valves and related equipment shall be located inside fully enclosed, sound-limiting buildings, with closed windows and double-door entrances. Such buildings shall be designed to meet the City's Residential Design Standards in Article 7.17, which includes an architectural style in terms of height, scale, massing and exterior building materials that shall be consistent with the street segment. This shall include a pitched roof and at least 50 percent of the exterior building material shall be brick and/or stone.

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- ii. There shall be no more than three buildings per property: a larger primary building, a smaller secondary building and an accessory building. Each building has a height limit: 25'-6" for the primary, 15 feet for the secondary and 10 feet for the accessory.
 - iii. A landscape plan shall be submitted, which includes six-foot tall privacy fencing (or wall) along the side and rear property lines, not in the front yard, and a mixture of deciduous and evergreen trees. A minimum of one tree for each 25 feet of property line length shall be installed on-site. Any mature trees marked as good condition by the City Forester should be preserved.
 - iv. The property shall be restored to grass if the utility station is abandoned for more than two years.

NOTE: BZAP = Board of Zoning and Planning; DOCD = Director of Community Development; CZC = Certificate of Zoning Compliance; CUP = Condition Use Permit

Standards apply to ~~right-of-ways~~rights-of-way, yards, utility easements and private easements.

All unused utility structures, including poles, must be removed upon the installation of a new or replaced structure.

¹ If a structure exceeds one of the size dimensions, it shall be classified as the next higher size. Height is measured from grade level.

(Ord. No. 62-2015, § 5, 11-23-2015 ; Ord. No. 87-2015, § 5, 12-14-2015 ; Ord. No. 38-2018 , § 4, 4-23-2018; Ord. No. 22-2019 , § 3, 4-8-2019)

Authors: Gary Wilfong, P.E., Public Service Director
Pat Kaune, Public Works Manager

Council Meeting Date: February 5, 2024

Subject/Legislative Item: Ordinance No. 12-2024 - An ordinance authorizing the City Manager to enter into contract with Dinkmar for the purchase of a leaf collection machine

Purpose: Continue to maintain the leaf collection machine fleet.

Executive Summary: Legislation authorizes the City Manager to enter into a contract with Dinkmar for the purchase of a leaf collection machine.

Purpose and Impact

This ordinance requests authorization for the City Manager to enter into a contract with Dinkmar in the amount of \$78,000 for the purchase of one (1) leaf collection machine. The City received five (5) bids for this purchase:

Vendor	Bid
Dinkmar (Partners Mfg. Group Inc)	\$78,000.00
Phoenix Contracting	\$84,995.00
Best Equipment Co., Inc.	\$98,222.88
BELL EQUIPMENT	\$125,856.00
Technology International, Inc.	\$168,000.00

Dinkmar submitted the lowest and best bid while meeting all specifications for the Leaf Vacuum Machine specifications. Dinkmar products are a proven performer and currently exist in our fleet inventory. In the 2024 approved budget, funds are available in the Capital Equipment fund to purchase the leaf collection machine (\$80,000). This equipment will be used for leaf collection throughout all districts in the City of Upper Arlington.

History

The City provides curbside leaf collection services each fall, to assist residents with the disposal of leaves. This program is considered a signature City service, with the Public Works Division Staff dedicated solely to this task throughout the duration of the program. This work

used to be done with machines that required staff to walk alongside and manually operate the vacuum arm for leaf collection. The City then converted to the machines we currently utilize and are recommending to purchase, Dinkmar. We currently have six (6) Dinkmars in service, one of which has a Faster rating of 15 and is due for replacement due to its high cost to maintain operational readiness.

There are currently two older manual leaf collection machines that are used as backups in the event one of the Dinkmar machines requires service. One of these machines will be disposed of, with the leaf machine being replaced with this purchase transitioned to a backup role.

Alternatives

Delaying the passage of this ordinance may negatively impact the cost of maintenance for aging leaf machines currently in our fleet and the ability of the City to perform leaf collection operations in the fall.

Attachments

1.	Ordinance No. 12-2024
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RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 12-2024

TO AUTHORIZE THE CITY MANAGER TO ENTER INTO CONTRACT WITH DINKMAR FOR THE PURCHASE OF A LEAF COLLECTION MACHINE

WHEREAS, the City provides curbside leaf collection services each fall, to assist residents with the disposal of leaves; and

WHEREAS, the program is considered a signature City service, with the Public Works Division staff dedicated solely to this task throughout the duration of the program; and

WHEREAS, the City currently has six (6) Dinkmar machines in service, one of which is due for replacement because of its high cost to maintain operational readiness; and

WHEREAS, The City received five (5) bids as outlined below; and

Vendor	Bid
Dinkmar (Partners Mfg. Group Inc)	\$78,000.00
Phoenix Contracting	\$84,995.00
Best Equipment Co., Inc.	\$98,222.88
Bell Equipment	\$125,856.00
Technology International, Inc.	\$168,000.00

WHEREAS, Dinkmar submitted the lowest and best bid while meeting all specifications for the Leaf Vacuum Machine specifications; therefore, it is recommended to enter into contract with Dinkmar for the purchase of a leaf collection machine.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. The City Manager is hereby authorized to enter into contract with Dinkmar for the purchase of a leaf collection machine for an amount not to exceed \$78,000.00.

SECTION 2. The City Manager, Finance Director, and the City Attorney are hereby authorized to take all actions, including the execution of all documents or amendments necessary to enter into, implement, and administer the agreement, that are not substantially inconsistent with this ordinance.

SECTION 3. This ordinance shall take effect immediately upon passage.

Authors: Gary Wilfong, P.E., Public Service Director
Pat Kaune, Public Works Manager

Council Meeting Date: February 5, 2024

Subject/Legislative Item: Ordinance No. 13-2024 - An ordinance authorizing the City Manager to enter into contract with Duke's Root Control, Inc. for sanitary sewer root control services

Purpose: Continue to maintain compliance with best practices for sanitary sewer management.

Executive Summary: Legislation authorizes the City Manager to enter into a contract with Duke's Root Control for Root Control Services.

Purpose and Impact

This ordinance requests authorization for the City Manager to enter into a contract with Duke's Root Control, Inc., in the amount of \$45,762.50 for Sanitary Sewer Root Control Services.

On January 22, the City received one (1) bid for Sanitary Root Control Services as follows:

<u>Vendor</u>	<u>Bid Amount</u>
Duke's Root Control, Inc.	\$45,762.50

In the 2024 budget, funds are available in the Sewer Surcharge Fund for this expenditure.

History

The Public Service Department is required by Upper Arlington City Code Ordinance 931.15 to maintain the City's 162 miles of sanitary sewer system. Performance standards set forth in the Capacity, Management, Operations and Maintenance manual (CMOM) require the department to video inspect and clean ten percent (10%) of the sanitary sewer system per year – approximately 85,000 linear feet annually. The Public Works Division cleaned and inspected over 152,000 linear feet of sanitary sewer lines in 2023. Historical inspections, along with those that occurred in 2023, identified sewer segments with tree root infiltration. Treatment with an EPA approved solution will eliminate the roots and reduce the possibility of a blockage.

The proposed contract will treat up to 21,750 linear feet of sanitary sewer lines with observed tree root infiltration. Approval and implementation of this contract will allow us to continue to

exceed our performance standard goals as set forth in the CMOM and also allow us to be proactive, rather than reactive, to sanitary sewer line issues.

Since this is an industry standard process to control root infiltration, the Public Service Department has contracted this service for over twelve (12) years to exceed performance goals in the maintenance of the sanitary sewer system.

Alternatives

Delaying the passage of this ordinance may allow the tree roots to grow exponentially and cause unexpected blockages in our sanitary sewer system.

Attachments

1.	Ordinance No. 13-2024
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RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 13-2024

TO AUTHORIZE THE CITY MANAGER TO ENTER INTO CONTRACT WITH DUKE'S ROOT CONTROL, INC. FOR SANITARY SEWER ROOT CONTROL SERVICES

WHEREAS, the Upper Arlington Code of Ordinances requires that the Public Service Department maintain the City's 162 miles of sanitary sewer systems; and

WHEREAS, performance standards outlined in the Capacity, Management, Operations, and Maintenance Manual (CMOM) require the department to inspect, by video, and clean 10% of the sanitary sewer system per year, approximately 85,000 linear feet, annually; and

WHEREAS, in 2023, the Public Works Division cleaned and inspected over 152,000 linear feet of sanitary sewer lines; and

WHEREAS, the proposed contract will treat up to 21,750 linear feet of sanitary sewer lines with observed tree root infiltration; and

WHEREAS, on January 22, 2024, the City received one bid, as detailed below; and

<u>Vendor</u>	<u>Bid Amount</u>
Duke's Root Control, Inc.	\$45,762.50

WHEREAS, Staff recommends moving forward with the contract to ensure the City's sanitary sewer system does not experience blockages from tree roots.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. The City Manager is hereby authorized to enter into contract with Duke's Root Control, Inc. for sanitary sewer root control services, for an amount not to exceed \$45,762.50.

SECTION 2. The City Manager, Finance Director, and the City Attorney are hereby authorized to take all actions, including the execution of all documents or amendments necessary to enter into, implement, and administer the contract, that are not substantially inconsistent with this ordinance.

SECTION 3. This ordinance shall take effect immediately upon passage.