



Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown  
President

Economic Development & Planning Department  
James Schimmer, Director

# Franklin County Planning Commission

Franklin County Courthouse  
373 South High Street - Lobby  
Meeting Room A  
Columbus, OH 43215

Wednesday, July 13, 2016  
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the June 8, 2016 meeting
5. Old Business:

**i. JEFF-16-05 – Matt Brown - Requesting to table until August 10, 2016**

<b>Applicant:</b>	Barton Hall, LLC
<b>Agent:</b>	Underhill & Hodge LLC – David Hodge
<b>Township:</b>	Jefferson Township
<b>Site/Owners:</b>	842 Taylor Station Road (170-001149) – Mark and Judith Sweatland 852 Taylor Station Road (170-001150) – Mario Alvarez, Jr 870 Taylor Station Road (170-000138) – Kanwal and Lynn Singh 875 Taylor Station Road (170-003449) – Kanwal and Lynn Singh
<b>Acreage:</b>	7.30 acres
<b>Utilities:</b>	Public water and sewer
<b>Zoning:</b>	Countryside Residential (CSR) and Limited Industrial (LI)
<b>Request:</b>	Requesting to rezone from the Countryside Residential (CSR) and Limited Industrial (LI) Districts to the Planned Commercial (PC) District to allow the construction of a hotel.

**6. New Business:**

**i. 666-FP(b) – Matt Brown**

<b>Owner:</b>	Rockford Homes, Inc. – Donald Wick
<b>Engineer:</b>	EMH&T – Matt Kirk
<b>Township:</b>	Jefferson Township
<b>Subdivision:</b>	Morrison Farms East Section 2
<b>Site:</b>	8211 Havens Corners Road (PID #170-000673) 8265 Havens Corners Road (PID #170-001336) 3134 Waggoner Road (PID #171-000587)
<b>Acreage:</b>	16.668 acres
<b>Request:</b>	Requesting Final Plat approval to allow the creation of 39 single-family lots and 5 reserves.

**ii. ZON-16-03 – Brad Fisher**

<b>Owner:</b>	West Broad Building LLC
<b>Applicant:</b>	Daniel McCabe
<b>Agent:</b>	Zach Sanchez
<b>Township:</b>	Franklin Township
<b>Site:</b>	4160 W. Broad Street (PID #140-000457)
<b>Acreage:</b>	1.26 acres
<b>Zoning:</b>	General Industrial (GI) District
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting to rezone from the General Industrial (GI) District to the Community Service (CS) District.

**7. Adjournment of meeting to August 10, 2016**



**Commissioner** John O'Grady • **Commissioner** Paula Brooks • **Commissioner** Marilyn Brown  
President

**Economic Development & Planning Department**  
James Schimmer, Director

## **MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION**

**Wednesday, June 8, 2016**

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, June 8, 2016.

Present were:

Nancy White, Chairperson  
Tim Guyton  
Roxyanne Burrus  
Kevin Wheeler  
Jason Sanson  
Marty Wicks  
Debbie Johnson  
Lauren Rummel

Franklin County Economic Development and Planning Department:  
Matt Brown, Planning Administrator  
Brad Fisher, Planner

Chairperson White opened the meeting.

The first order of business being approval of the meeting minutes for the May 11, 2016, meeting. Mr. Guyton made a motion to approve the minutes from the May 11, 2016, meeting. It was seconded by Ms. Burrus. The minutes were approved by a seven-to-zero vote with one abstention.

Mr. Matt Brown swore in all witnesses.

**OLD BUSINESS:**

The next order of business being Zoning Case ZON-16-01. The applicant is William McQuirt. The request is to amend an existing Select Commercial Planned District. Mr. Guyton made a motion to bring Zoning Case ZON-16-01 off the table. It was seconded by Ms. Burrus. The motion was approved by an eight-to-zero vote.

Mr. Brad Fisher read and presented the case to the Franklin County Planning Commission. Mr. Wheeler made a motion to conditionally approve Zoning Case ZON-16-01. It was seconded by Ms. Johnson. The motion was approved by an eight-to-zero vote.

The next order of business being Zoning Case ZON-16-02. The owner is Christine E. Smith. The applicant is Sun Valley Oil Company. The request is to rezone from the Rural District to the Select Commercial Planned District. Mr. Guyton made a motion to bring Zoning Case ZON-16-02 off the table. It was seconded by Mr. Sanson. The motion was approved by an eight-to-zero vote.

Mr. Matt Brown read and presented the case to the Franklin County Planning Commission. Mr. Wheeler made a motion to conditionally approve Zoning Case 16-02. It was seconded by Mr. Wicks. The motion was approved by an eight-to-zero vote.

**NEW BUSINESS:**

The next order of business being Subdivision Case 666-FB(b). The owner is M/I Homes of Central Ohio, LLC. The request is final plat approval. Mr. Matt Brown read and presented the case to the Franklin County Planning Commission. Ms. Burrus made a motion to approve Subdivision Case 666-FP(b). It was seconded by Ms. Johnson. The motion was approved by an eight-to-zero vote.

The next order of business being Case PRAIR-16-04. The applicant is Prairie Township. The request is to amend the Prairie Township Zoning Resolution. Mr. Matt Brown read and presented the case to the Franklin County Planning Commission. Mr. Guyton made a motion to conditionally approve Case PRAIR-16-04. It was seconded by Ms. Johnson. The motion was approved by an eight-to-zero vote.

The next order of business being Case JEFF-16-05. The applicant is Barton Hall, LLC. The request is to rezone from the Countryside Residential District and Limited Industrial District to the Planned Commercial District. Mr. Guyton made a motion to table Case JEFF-16-05 until the July 13 Planning Commission meeting. It was seconded by Ms. Burrus. The motion was approved by an eight-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Ms. White adjourned the meeting.

And, thereupon, the meeting was adjourned at 3:01 p.m.

Minutes of the June 8, 2016, Franklin County Planning Commission hearing were approved this 13<sup>th</sup> day of July, 2016

---

Signature

---

**From:** David Hodge <david@uhlawfirm.com>  
**Sent:** Friday, July 1, 2016 9:44 AM  
**To:** Brown, Matthew  
**Cc:** Joseph Tanoury  
**Subject:** RE: Taylor Station

Thanks Matt.

We are planning on modifying the application and submitting revised materials to Jefferson Township on July 14, which Charles will then forward to you. We are planning to come to the Planning Commission on the August 10 meeting, and I suppose Tech Review on July 26.

Therefore, please accept this as a tabling request from the July 13 Planning Commission agenda. If you think I need to be present to table please let me know and I, or someone from my office, will be there.

Thanks, enjoy the long weekend.

David Hodge  
**Underhill & Hodge LLC**  
8000 Walton Parkway, Suite 260  
New Albany, OH 43054  
(614) 306-4649 mobile  
(614) 335-9324 direct  
(614) 335-9320 office  
[david@uhlawfirm.com](mailto:david@uhlawfirm.com)

**Please note e-mail address change and update your records accordingly.**

---

**From:** Brown, Matthew [<mailto:mybrown@franklincountyohio.gov>]  
**Sent:** Thursday, June 23, 2016 4:33 PM  
**To:** David Hodge <[david@uhlawfirm.com](mailto:david@uhlawfirm.com)>  
**Subject:** Taylor Station

David,

Your voicemail is full so I couldn't leave a message. The Taylor Station rezoning was tabled until the July 13 Planning Commission meeting and the deadline for receiving materials for that meeting was last Tuesday, June 14.

Given that we have not received revised materials addressing the items from Technical Review Agencies and the City of Gahanna, I'd have to recommend that the case be tabled again. I'd further recommend that you select a meeting date that you are certain that revised materials can be prepared for and submitted by the deadline for that meeting. Attached is the Planning Commission meeting and application deadline schedule. Please let me know if you have any questions.

Matt

**Matt Brown**  
Planning Administrator

**Franklin County**  
**Economic Development & Planning Department**  
Lazarus Building

Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown  
President

**Economic Development & Planning Department**  
James Schimmer, Director

## ***STAFF REPORT***

Planning Commission  
July 13, 2016

### **Case 672-FP(b)**

Prepared by: Matt Brown

<b>Owner:</b>	Rockford Homes, Inc. – Donald Wick
<b>Engineer:</b>	EMH&T – Matt Kirk
<b>Township:</b>	Jefferson Township
<b>Subdivision:</b>	Morrison Farms East Section 2
<b>Site:</b>	8211 Havens Corners Road (PID #170-000673) 8265 Havens Corners Road (PID #170-001336) 3134 Waggoner Road (PID #171-000587)
<b>Acreage:</b>	16.668 acres
<b>Request:</b>	Requesting Final Plat approval to allow the creation of 39 single-family lots and 5 reserves.

### **Background Information**

#### **History:**

The Preliminary Plan for the Morrison Farms East subdivision was originally approved in 2012 and a final plat for the Section 1 was approved in 2014. The original Preliminary Plan expired in October 2014 and a new Preliminary Plan for Sections 2-6 was approved on April 8, 2015.

#### **Proposal:**

The applicant is requesting Final Plat approval of the Morrison Farms East Section 2 subdivision that will create 39 single-family lots and 5 reserves with 6.44 acres of open space.

#### **Overview and Analysis**

Technical Review Committee agencies expressed no concerns with the Final Plat and the Final Plat conforms to the approved Preliminary Plan.

#### **Staff Recommendation**

Staff recommends approval of the Final Plat for Morrison Farms East Section 2.

As per Section 205.25 of the Franklin County Subdivision Regulations, the final plat must be recorded within 6 months of the date of approval.

# MORRISON FARMS EAST

## SECTION 2

672-FP(b)

1/4

Situated in the State of Ohio, County of Franklin, Township of Jefferson, and located in Quarter Township 1, Township 1, Range 16, United States Military Lands, containing 16.668 acres of land, more or less, said 16.668 acres being comprised of a part of each of those tracts of land conveyed to ROCKFORD HOMES, INC. by deeds of record in Instrument Numbers 20031020316654 and 200312120393869, Recorder's Office, Franklin County, Ohio.

The undersigned, ROCKFORD HOMES, INC., an Ohio corporation, by DONALD R. WICK, President, owner of the land plated herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "MORRISON FARMS EAST SECTION 2", a subdivision containing Lots numbered 38 to 76, both inclusive, and areas designated as Reserves "C-1", "C-2", "D-1", "D-2" and "E-1", does hereby accept this plat of same and dedicates to public use, as such, all or part of the Drives and Road shown hereon and not heretofore dedicated. Franklin County shall not accept the plated rights-of-way for public use until construction is satisfactorily completed.

In consideration of approval of this plat, the undersigned understands and agrees to fulfill their obligations and responsibilities reflected in the subdivider's agreement and the subdivision regulations of Franklin County, Ohio. Zoning, building and health permits may be withheld in this subdivision until the subdivider has complied with the subdivider's agreement.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Franklin County Engineer. Easement areas shown hereon outside of the plated area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

Iron pins shall be set at all lot corners prior to the transfer and acceptance of any street for public purpose.

In Witness Whereof, DONALD R. WICK, President of ROCKFORD HOMES, INC., has hereunto set his hand this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of: ROCKFORD HOMES, INC.

By DONALD R. WICK,  
President

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared DONALD R. WICK, President of ROCKFORD HOMES, INC., who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said ROCKFORD HOMES, INC., for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of \_\_\_\_, 20\_\_.

My commission expires \_\_\_\_ Notary Public, State of Ohio

The undersigned hereby certifies that this subdivision plat conforms to applicable zoning regulations.

Approved this \_\_\_\_ Day of \_\_\_\_, 20\_\_  
Jefferson Township Zoning Inspector

The undersigned hereby certifies adequate and legal water and sanitary sewer plant capacities exist to serve this subdivision.

Approved this \_\_\_\_ Day of \_\_\_\_, 20\_\_  
Director,  
Jefferson Water and Sewer District

The undersigned hereby certifies that this subdivision plat conforms to applicable subdivision regulations.

Approved this \_\_\_\_ Day of \_\_\_\_, 20\_\_  
Franklin County Planning Commission

Approved this \_\_\_\_ Day of \_\_\_\_, 20\_\_  
Franklin County Engineer

Approved this \_\_\_\_ Day of \_\_\_\_, 20\_\_  
Franklin County Drainage Engineer

This \_\_\_\_ day of \_\_\_\_, 20\_\_ rights-of-way for the Drives and Road herein dedicated to public use are hereby approved and accepted as such for the County of Franklin, State of Ohio.

Franklin County Commissioners

This plat shall not be transferred or recorded until all required signatures are secured.

Transferred this \_\_\_\_ day of \_\_\_\_, 20\_\_  
Auditor, Franklin County, Ohio

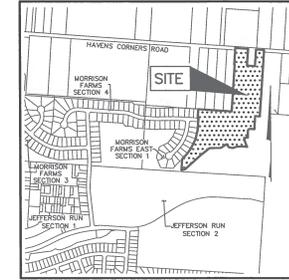
Deputy Auditor, Franklin County, Ohio

Filed for record this \_\_\_\_ day of \_\_\_\_, 20\_\_ at \_\_\_\_ M. Fee \$\_\_\_\_  
Recorder, Franklin County, Ohio

File No. \_\_\_\_\_

Recorded this \_\_\_\_ day of \_\_\_\_, 20\_\_  
Deputy Recorder, Franklin County, Ohio

Plat Book \_\_\_\_ Pages \_\_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

### SURVEY DATA:

**BASIS OF BEARINGS:** The bearings shown hereon were transferred from a field traverse originating from and tying to FCOS Monument Numbers 8811 and 6615, and is based on the Ohio State Plane Coordinate System, South Zone, as per NAD 83. A bearing of South 85°58'57" East between said monuments and for the centerline of Havens Corners Road is designated as the basis of bearings for this plat.

**SOURCE OF DATA:** The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

**IRON PINS:** Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED  
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

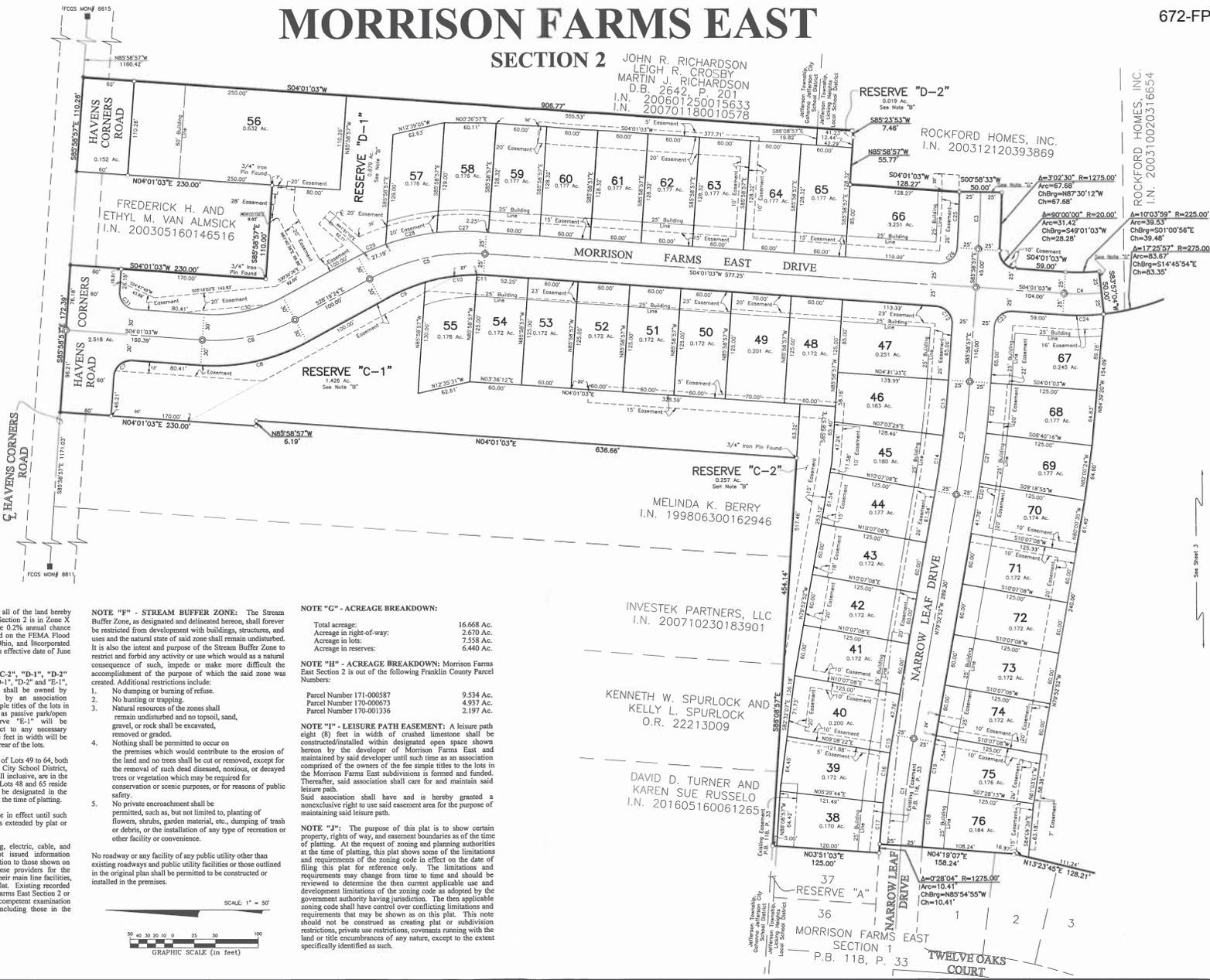
By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 7865



# MORRISON FARMS EAST

## SECTION 2

JOHN R. RICHARDSON  
LEIGH R. CROSBY  
MARTIN J. RICHARDSON  
D.B. 2642, D. 201  
I.N. 200601250015633  
I.N. 200701180010578



**NOTE "A":** At the time of platting, all of the land hereby being platted as Morrison Farms East Section 2 is in Zone X (Area determined to be outside of the 0.2% annual chance floodplain) as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 39040C0219K, with effective date of June 17, 2008.

**NOTE "B" - RESERVES "C-1", "C-2", "D-1", "D-2" AND "E-1":** Reserves "C-1", "C-2", "D-1", "D-2" and "E-1", as designated and delineated hereon, shall be owned by Jefferson Township and maintained by an association comprised of the owners of the fee simple titles to the lots in the Morrison Farms East subdivisions as passive park/open space and detention/retention. Reserve "E-1" will be maintained in its natural state subject to any necessary stormwater facilities. A grass strip five feet in width will be maintained within the reserve along the rear of the lots.

**NOTE "C":** At the time of platting, all of Lots 49 to 64, both inclusive, are in the Gahanna Jefferson City School District, and all of Lots 38 to 47 and 65 to 76, all inclusive, are in the Licking Heights Local School District. Lots 48 and 65 reside in both said school districts and shall be designated in the Licking Heights Local School District at the time of platting.

**NOTE "D":** No vehicular access to be in effect until such time as the public street right-of-way is extended by plat or deed.

**NOTE "E":** At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Morrison Farms East Section 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

**NOTE "F" - STREAM BUFFER ZONE:** The Stream Buffer Zone, as designated and delineated hereon, shall forever be restricted from development with buildings, structures, and uses and the natural state of said zone shall remain undisturbed. It is also the intent and purpose of the Stream Buffer Zone to restrict and forbid any activity or use which would as a natural consequence of such, impede or make more difficult the accomplishment of the purpose of which the said zone was created. Additional restrictions include:

1. No dumping or burning of refuse.
2. No hunting or trapping.
3. Natural resources of the zones shall remain undisturbed and no topsoil, sand, gravel, or rock shall be excavated, removed or graded.
4. Nothing shall be permitted to occur on the premises which would contribute to the erosion of the land and no trees shall be cut or removed, except for the removal of such dead, diseased, rotten, or decayed trees or vegetation which may be required for conservation or scenic purposes, or for reasons of public safety.
5. No private encroachment shall be permitted, such as, but not limited to, planting of flowers, shrubs, garden material, etc., dumping of trash or debris, or the installation of any type of recreation or other facility or convenience.

No roadway or any facility of any public utility other than existing roadways and public utility facilities or those outlined in the original plan shall be permitted to be constructed or installed in the premises.

**NOTE "G" - ACREAGE BREAKDOWN:**

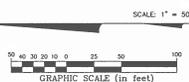
Total acreage:	16,668 Ac.
Acreage in right-of-way:	2,670 Ac.
Acreage in lots:	7,558 Ac.
Acreage in reserves:	6,440 Ac.

**NOTE "H" - ACREAGE BREAKDOWN:** Morrison Farms East Section 2 is out of the following Franklin County Parcel Numbers:

Parcel Number 171-000587	9,534 Ac.
Parcel Number 170-000673	4,937 Ac.
Parcel Number 170-001336	2,197 Ac.

**NOTE "I" - LEISURE PATH EASEMENT:** A leisure path eight (8) feet in width of crushed limestone shall be constructed/installed within designated open space shown hereon by the developer of Morrison Farms East and maintained by said developer until such time as an association comprised of the owners of the fee simple titles to the lots in the Morrison Farms East subdivisions is formed and funded. Thereafter, said association shall care for and maintain said leisure path. Said association shall have and is hereby granted a nonexclusive right to use said easement area for the purpose of maintaining said leisure path.

**NOTE "J":** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.



ROCKFORD HOMES, INC.  
I.N. 200312120393869

ROCKFORD HOMES, INC.  
I.N. 200310020316654

INVESTEK PARTNERS, LLC  
I.N. 200710230183901

KENNETH W. SPURLOCK AND  
KELLY L. SPURLOCK  
O.R. 22213D09

DAVID D. TURNER AND  
KAREN SUE RUSSELLO  
I.N. 201605160061265

RESERVE "A"  
MORRISON FARMS EAST  
SECTION 1  
P.B. 118, P. 33  
TWELVE OAKS COURT

# MORRISON FARMS EAST

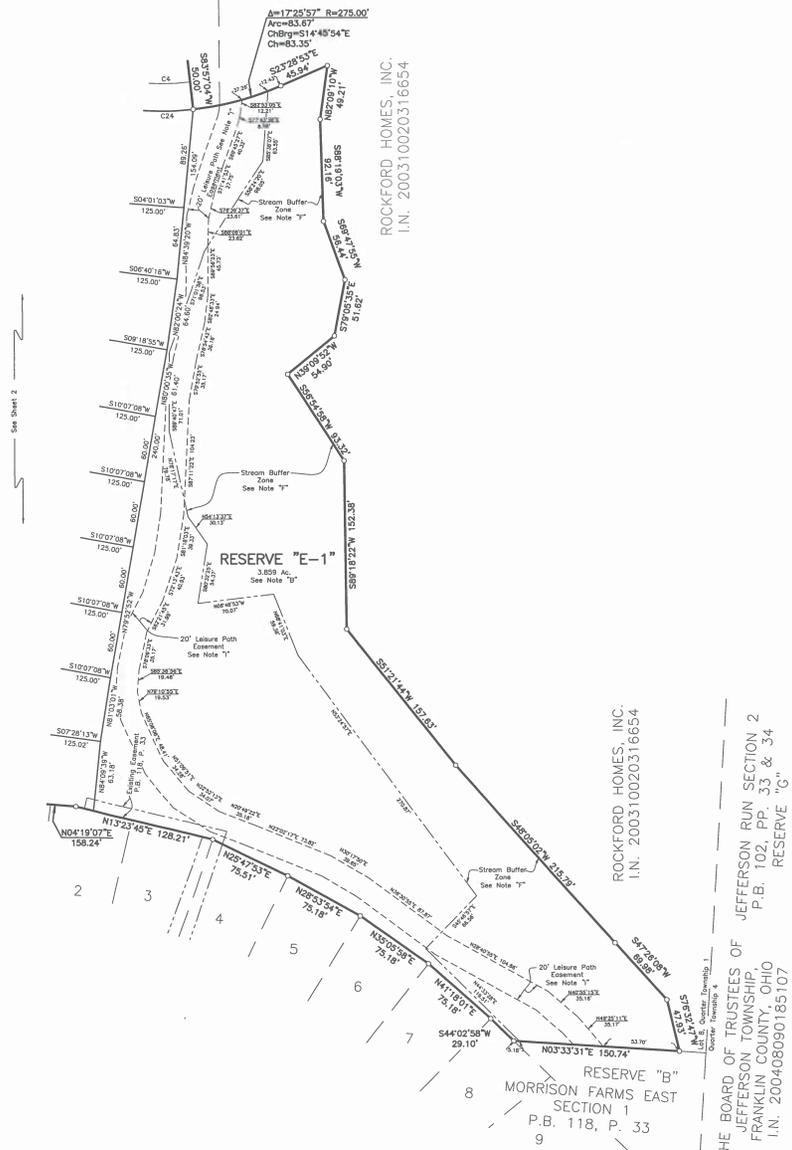
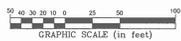
## SECTION 2

672-FP(b)

3  
4

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	5°48'01"	1250.00'	126.54'	N 82°46'53" W
C2	8°09'05"	1250.00'	133.11'	S 62°35'54" E
C3	3°02'30"	1250.00'	66.36'	S 87°30'12" E
C4	10°03'59"	250.00'	43.92'	S 01°00'58" E
C5	32°20'22"	250.00'	141.11'	S 12°09'10" E
C6	32°20'22"	200.00'	112.89'	S 12°09'10" E
C7	90°00'00"	20.00'	31.42'	S 40°58'57" E
C8	32°20'22"	230.00'	129.82'	S 12°09'10" E
C9	14°30'49"	222.50'	56.35'	S 23°17'53" E
C10	15°51'14"	222.50'	61.57'	S 08°06'51" E
C11	1°59'53"	222.50'	7.76'	S 08°48'43" W
C12	90°00'00"	20.00'	31.42'	S 49°01'03" W
C13	3°02'39"	1225.00'	65.01'	N 84°27'44" W
C14	3°03'39"	1225.00'	65.44'	N 81°24'41" W
C15	0°58'49"	1275.00'	21.81'	N 80°22'16" W
C16	2°38'38"	1275.00'	58.84'	N 82°11'00" W
C17	2°38'38"	1275.00'	58.84'	N 84°49'38" W
C18	3°09'05"	1225.00'	67.38'	S 84°06'20" E
C19	2°38'50"	1225.00'	56.63'	S 81°12'20" E
C20	0°48'14"	1275.00'	17.89'	S 80°18'59" E
C21	2°38'38"	1275.00'	58.84'	S 82°00'24" E
C22	2°39'13"	1275.00'	59.05'	S 84°30'30" E
C23	90°00'00"	20.00'	31.42'	S 40°58'57" E
C24	10°03'59"	275.00'	48.32'	S 01°00'58" E
C25	3°02'30"	1225.00'	65.03'	N 87°30'12" W
C26	90°00'00"	20.00'	31.42'	S 40°58'57" E
C27	11°58'37"	277.50'	58.01'	N 00°11'00" W
C28	12°57'53"	277.50'	62.77'	N 12°39'05" W
C29	7°25'14"	277.50'	35.84'	N 22°50'59" W
C30	32°20'22"	170.00'	95.96'	N 12°09'10" W
C31	90°00'00"	20.00'	31.42'	N 49°01'03" E

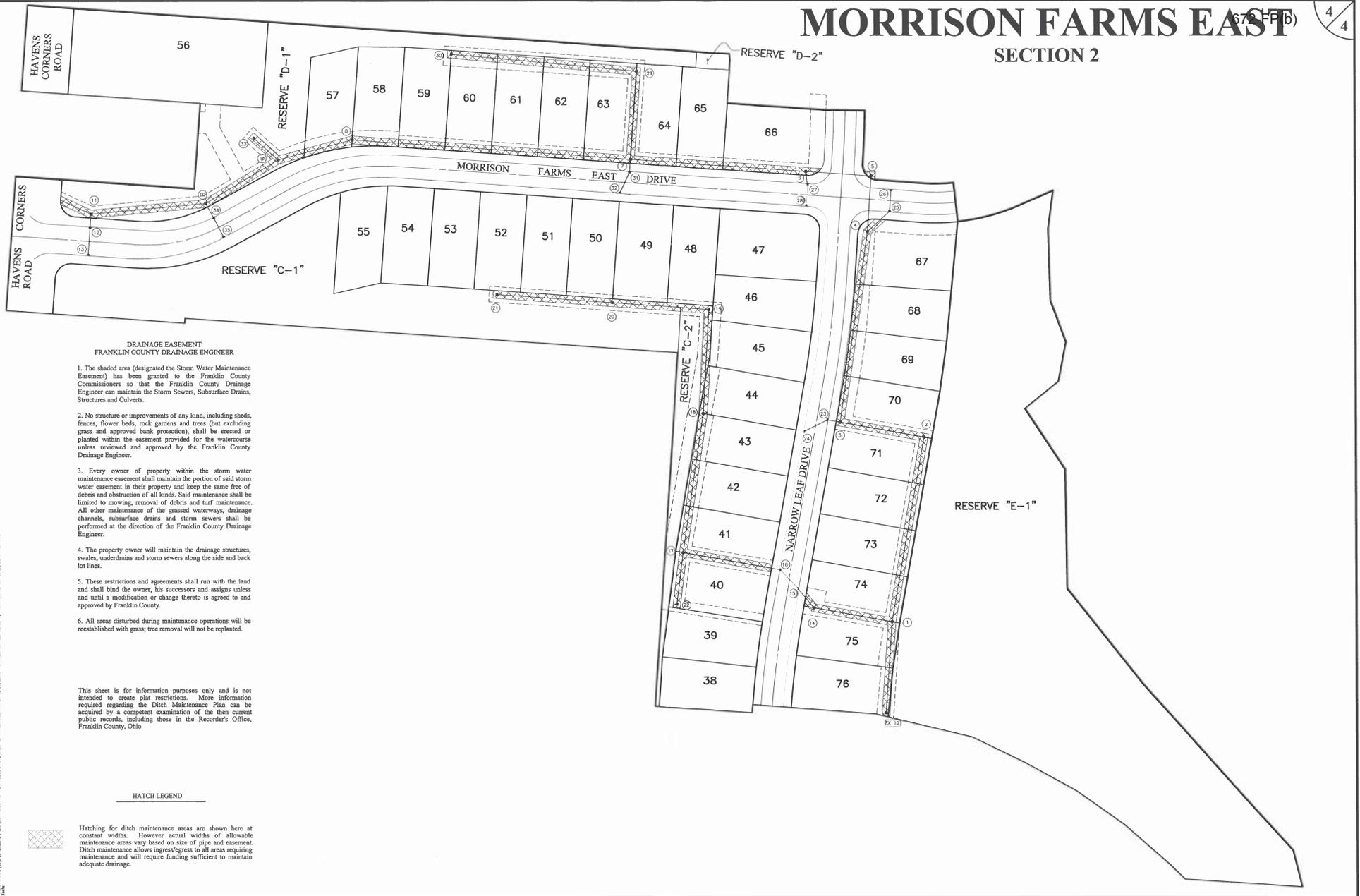
SCALE: 1" = 50'



# MORRISON FARMS EAST (675 FF(B))

4  
4

## SECTION 2



**DRAINAGE EASEMENT  
FRANKLIN COUNTY DRAINAGE ENGINEER**

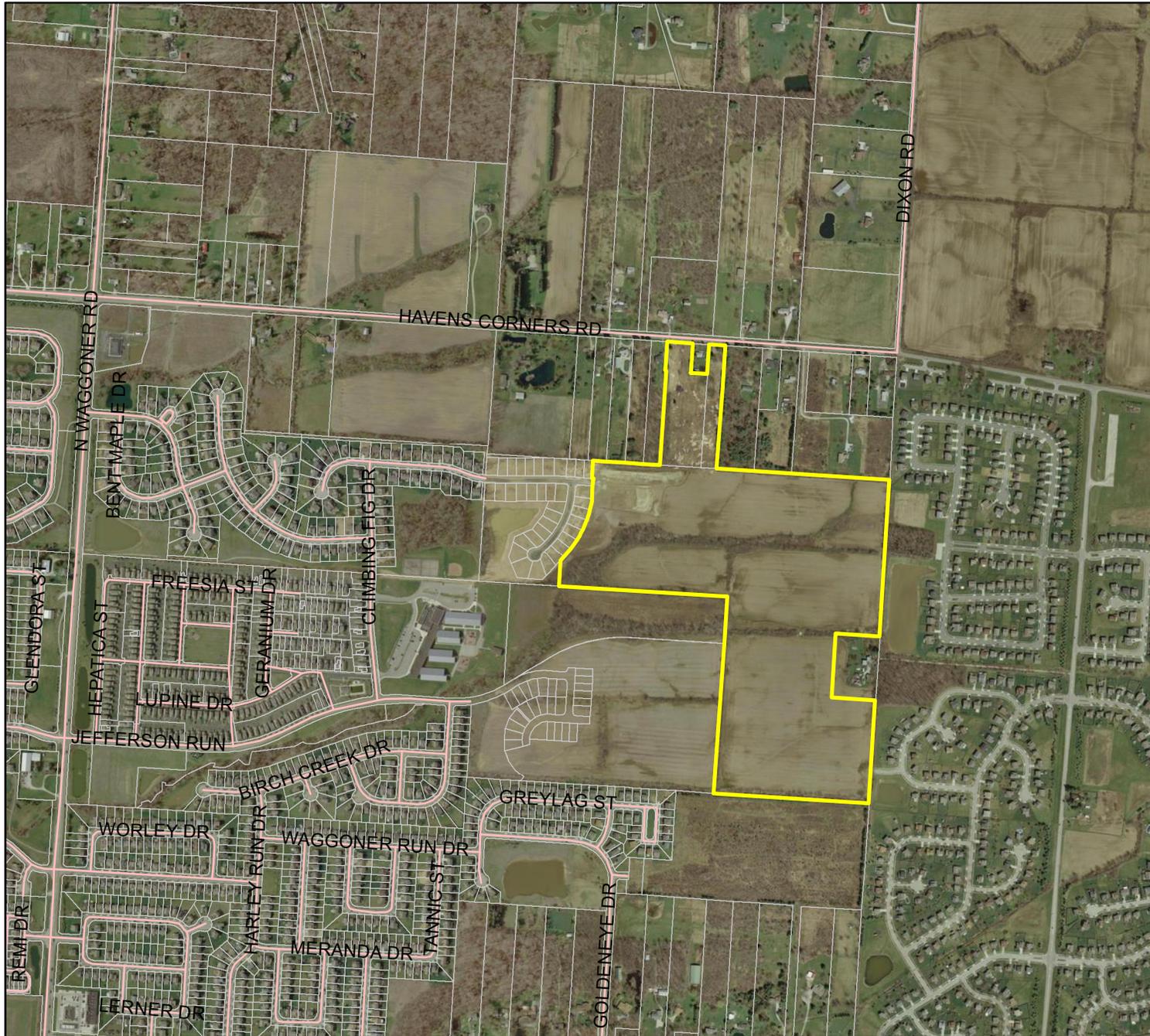
1. The shaded area (designated the Storm Water Maintenance Easement) has been granted to the Franklin County Commissioners so that the Franklin County Drainage Engineer can maintain the Storm Sewers, Subsurface Drains, Structures and Culverts.
2. No structure or improvements of any kind, including sheds, fences, flower beds, rock gardens and trees (but excluding grass and approved bank protection), shall be erected or planted within the easement provided for the watercourse unless reviewed and approved by the Franklin County Drainage Engineer.
3. Every owner of property within the storm water maintenance easement shall maintain the portion of said storm water easement in their property and keep the same free of debris and obstruction of all kinds. Said maintenance shall be limited to mowing, removal of debris and turf maintenance. All other maintenance of the grassed waterways, drainage channels, subsurface drains and storm sewers shall be performed at the direction of the Franklin County Drainage Engineer.
4. The property owner will maintain the drainage structures, swales, underdrains and storm sewers along the side and back lot lines.
5. These restrictions and agreements shall run with the land and shall bind the owner, his successors and assigns unless and until a modification or change thereto is agreed to and approved by Franklin County.
6. All areas disturbed during maintenance operations will be reestablished with grass; tree removal will not be replanted.

This sheet is for information purposes only and is not intended to create plat restrictions. More information required regarding the Ditch Maintenance Plan can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio

**HATCH LEGEND**



Hatching for ditch maintenance areas are shown here at constant widths. However actual widths of allowable maintenance areas vary based on size of pipe and easement. Ditch maintenance allows ingress/egress to all areas requiring maintenance and will require funding sufficient to maintain adequate drainage.

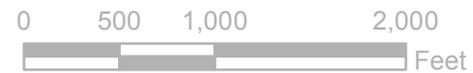
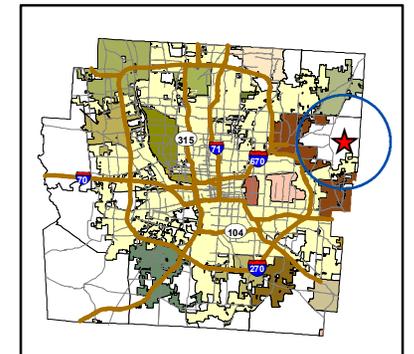


## 672-FP(b)

Requesting Final Plat approval to allow the creation of 39 single-family lots and 2 reserves.

12.809 Acres  
Jefferson Township

-  Morrison Farms East Section 2
-  Streets
-  Parcels



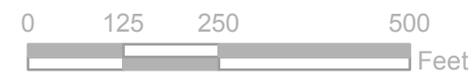
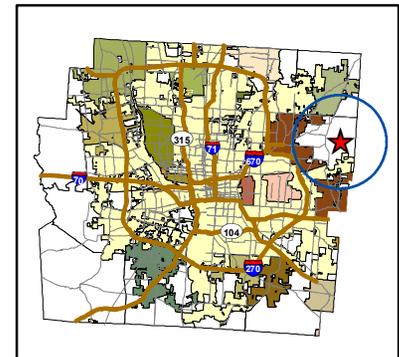


**672-FP(b)**

Requesting Final Plat approval to allow the creation of 39 single-family lots and 2 reserves.

12.809 Acres  
Jefferson Township

— Streets  
□ Parcels





Commissioner John O’Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown  
President

Economic Development & Planning Department  
James Schimmer, Director

## **STAFF REPORT**

Planning Commission  
July 13, 2016

### **Case ZON-16-03**

Prepared by: Brad Fisher

<b>Applicant:</b>	Daniel McCabe
<b>Owner:</b>	West Broad Building, LLC
<b>Agent:</b>	Zach Sanchez
<b>Township:</b>	Franklin Township
<b>Site:</b>	4152-4160 W. Broad St. (PID #140-000457)
<b>Acreage:</b>	1.26 acres
<b>Zoning:</b>	General Industrial
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting to rezone from the General Industrial District to the Community Service District.

### **Summary**

The applicant is requesting a rezoning from the General Industrial District to the Community Service District to allow for various retail uses and automotive repair on the site. These are prohibited uses with the current zoning. The request is consistent with recommendations of the Westland Area Interim Development Framework Plan. Staff recommends approval.

### **Request**

The site is located on the north side of W. Broad Street, just west of Phillipi Road in Franklin Township. The site is developed with 2 buildings, a parking area, and space to accommodate four businesses. The buildings include a 5,715 square foot retail space with loading dock to the south and an automotive shop to the north that is approximately 4,600 square feet.

The applicant is requesting the rezoning to legitimize businesses that are located on this site. The site has access to W. Broad Street. All properties on the north side of W. Broad Street, between I-270 and Phillipi Road are zoned General Industrial, most of which contain non-conforming businesses. The proposed rezoning will legitimize the current businesses on the property and set an example for other property owners along W. Broad Street.

### **Surrounding Land Use/Zoning**

The surrounding area is primarily zoned General Industrial and Community Service in Franklin Township. The City of Columbus zoning continues east of Phillipi Road along W. Broad Street, and is primarily zoned Commercial.

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	General Industrial (GI)	Retail & Automotive Services
South	General Industrial (GI) & Community Service (CS)	Retail
East	General Industrial (GI) & Community Service (CS)	Multi-Family Residential
West	General Industrial (GI)	Retail & Automotive Services

**Comprehensive Plan**

The Westland Area Interim Development Framework, adopted in June 2010, recommends this property for commercial land use including a full range of retail and office uses, plus multi-unit housing and townhomes. Corresponding zoning districts include the Suburban Apartments Residential (R-24), Community Services (CS), Community Commercial (CC), Neighborhood Commercial (NC) and Suburban Office (SO) Districts.

The Westland Area Interim Development Framework includes two components: Interim Development Principles and a Future Land Use Map. The Development Principles focus on increasing the commercial occupancy rates, job creation, appropriate mix of business for sustained growth, and to support diversity within the west side community.

The requested zoning district is consistent with the future land use recommendation of the Plan and Principles.

**Staff Analysis**

Community Service:

The Community Service (CS) district is intended for sales, service, repair, and certain processing establishments serving a large trade area, usually a whole community requiring easy access to major traffic routes. This district also provides an appropriate setting and environment that promotes vehicle sales that allow for permanent, visible outside storage and display areas. The Community Services (CS) district is the most intense commercial district and allows for a wide range of commercial uses. The following are examples of permitted uses:

- Educational Services
- Radio and Television Broadcasting
- Insurance Carriers/Brokers
- Dance Studios
- Hardware Store
- Miscellaneous General Merchandise
- Food Stores
- Hobby and Toy Shops
- Camera and Photo Supply Shops
- Florists
- Laundry
- Automotive Services
- Beauty Shops
- Tax Return Preparations
- Video Tape/Disc Rental
- Landscape Services
- General Merchandise Stores
- Gasoline Service Station
- Furniture and Home Furnishing Stores
- Miscellaneous Retail
- Retail Sales of Automobiles, Boats and Motorcycles
- Hotels and Motels
- Miscellaneous Repair Shops
- Motion Pictures
- Taxi Cabs
- Amusement and Recreation Services
- Funeral Parlors
- Shoe Repair Shops
- Jewelry Stores
- Radio and Television Broadcasting
- Social Services

### **Development Standards**

Residential uses are permitted if ancillary to a permitted commercial use. For all uses listed under Standard Industrial Classification (SIC) code 55 there is a minimum lot size of one (1) acre, there is to be a lot width not less than two hundred (200) feet abutting on and having access to a public street right-of-way. All other uses in the Community Service (CS) District have no minimum required lot size, at least twenty percent (20%) of the lot must be landscaped open space, when adjacent to another commercial district, the side yard shall be at least ten (10) feet and when a use is to be serviced from the rear, it shall have a service court or alleyway not less than forty (40) feet wide. A Landscaped area of at least fifteen (15) feet in width shall be provided between the existing street right-of-way line, and any structure or paved area.

### **Technical Agency Review:**

No Technical Agencies provided any concerns toward the proposed rezoning.

### **Staff Review**

The proposed rezoning keeps with the land use recommendation of the adopted comprehensive plan. In addition, the location proposed for rezoning meets the intent of the Community Service (CS) District to provide for the need of large item commercial sales, service and repair establishments serving the Westland Area population within a walkable community and nearby easy access to major traffic routes. Staff believes that the proposed rezoning advances the general health, safety and welfare of the public by encouraging appropriate use and development of the land affected and the overall development of the surrounding area.

### **Recommendation**

Staff recommends *approval* of the request to rezone from the General Industrial (GI) district to the Community Service (CS) district.

**Franklin County**  
**Application for Rezoning/Text Amendment**

Application Number: <u>20N-16-03</u>	Date Filed: <u>6/1/16</u>	Received By: <u>BMF</u>	Total Fees: <u>1,100.<sup>00</sup></u>	Receipt Number: <u>16-61388</u>
---	------------------------------	----------------------------	---	------------------------------------

**Subject Property Information**

- Street Address: 4152-4160 W, Broad Street
- Parcel ID Number(s): 140 - 000457
- Township(s): Franklin

**Description of Subject Property**

- Acres to be Rezoned: 1.258
- Current Land Use: various retail uses and auto repair
- Surrounding Land Use:
  - North retail market
  - South commercial strip center
  - East apartment
  - West commercial strip center
- Water Supply Source:  Public (Central)       Private (Onsite)
- Sanitary Sewer Source:  Public (Central)       Private (Onsite)

**Rezoning Request**

- Current Zoning: General Industrial
- Proposed Zoning: Community Service District
- Proposed Land Use: various retail uses and auto repair
- Purpose for Request:
 

To allow proposed retail uses on the site that are not conforming uses with the current zoning.



**Applicant/Owner/Agent Information**

12. Applicant Information: Daniel McCabe  
Address: 8189 Brecksville Rd, Brecksville, OH 44141  
Phone: 440-746-9740 Fax: 440-746-0500  
Interest in Property: Member of Property Owner  
Signature: [Signature]
13. Property Owner: West Broad Building LLC  
Address: c/o Svidler Temps, 4200 Rockside Rd. #208  
Independence, OH 44131  
Phone: 440-746-9740 Fax: 440-746-0500  
Signature: [Signature]
14. Agent Information: Zach Sanchez  
Address: 5991 Meadows Glen Drive, Dublin, 43017  
Phone: 419-680-1513 Fax: 440-746-0500  
Signature: \_\_\_\_\_

**Applicant/Owner/Agent Information**

I/we (applicant) Daniel McCabe swear that I/we am/are the owners/lessees/options of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

Applicant Signature: [Signature]  
(required)

Date: 5/27/16

Property Owner Signature: [Signature]  
(required)

Subscribed and sworn to me in my presence and before me on this 27<sup>th</sup> day of May 2016.

Notary Public Signature: Monique E Sauve



DEPARTMENT OF SANITARY ENGINEERING  
280 EAST BROAD STREET, 2ND FLOOR  
COLUMBUS, OH 43215-4524

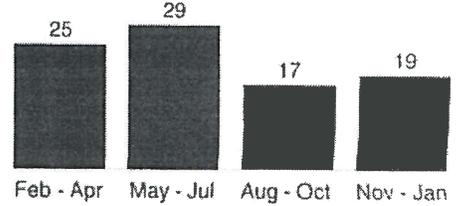
ACCOUNT NUMBER	16461.1
DUE DATE	05/23/2016
AMOUNT DUE	\$320.76
AMOUNT AFTER DUE DATE	\$352.84



WEST BROAD BUILDING LLC 16  
4200 ROCKSIDE RD STE 208  
INDEPENDENCE OH 44131-2530



### Usage History



Three-Month Billing Cycle

This chart approximates your usage for the past year, based on three-month billing cycles. Any anomalies in usage could be a sign of water loss.

SERVICE ADDRESS: 4152 1/2 W BROAD ST

TYPE OF SERVICE	BILLING PERIOD		METER READINGS		USAGE	AMOUNT
	FROM	TO	PREVIOUS	CURRENT		
WATER SERVICE	12/10/2015	03/23/2016	2070	2086	16 CCF	141.65
SEWER SERVICE	12/10/2015	03/23/2016	2070	2086	16 CCF	173.50
COLUMBUS SURCHARGE	01/13/2016	04/22/2016				5.61

\*CCF is Cubic Hundred Feet; 1 CCF Equals Approximately 748 Gallons.

AMT DUE IF PAID BY DUE DATE



TOTAL DUE  
**\$320.76**

*Paid By West Broad  
- need to Reimburse  
W.B when Collected  
by S-B.*

www.franklincountyohio.gov

Office Hours: Monday-Friday 8:00 AM - 4:00 PM

Phone: (614) 525-3940

2

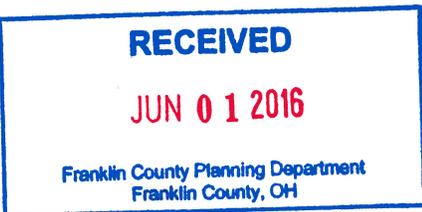
Please remit this stub with your payment to properly credit your account

16

ACCOUNT NUMBER: 16461.1  
CUSTOMER NAME: WEST BROAD BUILDING LLC  
SERVICE ADDRESS: 4152 1/2 W BROAD ST

AMOUNT DUE BY DUE DATE	\$320.76	05/23/2016
AMOUNT DUE IF PAID AFTER	\$352.84	05/23/2016

2016-03



MAKE CHECKS PAYABLE TO:

DEPARTMENT OF SANITARY ENGINEERING  
280 E BROAD ST RM 201  
COLUMBUS OH 43215-4524



16461.1

00000320.76



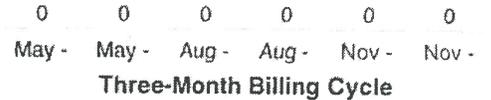
DEPARTMENT OF SANITARY ENGINEERING  
 280 EAST BROAD STREET, 2ND FLOOR  
 COLUMBUS, OH 43215-4524

ACCOUNT NUMBER	14619.8
DUE DATE	05/23/2016
AMOUNT DUE	\$106.52
AMOUNT AFTER DUE DATE	\$117.17

### Usage History



WEST BROAD BLDG LLC C/O SNIDER  
 BLAKE 1182  
 4200 ROCKSIDE RD STE 208  
 INDEPENDENCE OH 44131-2530



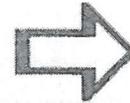
SERVICE ADDRESS: 4160 W BROAD ST

This chart approximates your usage for the past year, based on three-month billing cycles. Any anomalies in usage could be a sign of water loss.

TYPE OF SERVICE	BILLING PERIOD		METER READINGS		USAGE	AMOUNT
	FROM	TO	PREVIOUS	CURRENT		
WATER SERVICE	12/10/2015	03/23/2016	974	974	0 CCF	51.41
SEWER SERVICE	12/10/2015	03/23/2016	974	974	0 CCF	49.50
COLUMBUS SURCHARGE	01/13/2016	04/22/2016				5.61
	Deduct Meter		296	296		

\*CCF is Cubic Hundred Feet; 1 CCF Equals Approximately 748 Gallons.

AMT DUE IF PAID BY DUE DATE



TOTAL DUE  
**\$106.52**

*REAR*

www.franklincountyohio.gov

Office Hours: Monday-Friday 8:00 AM - 4:00 PM

Phone: (614) 525-3940

Please remit this stub with your payment to properly credit your account

182

ACCOUNT NUMBER: 14619.8  
 CUSTOMER NAME: WEST BROAD BLDG LLC C/O  
 SERVICE ADDRESS: 4160 W BROAD ST

AMOUNT DUE BY DUE DATE	\$106.52	05/23/2016
AMOUNT DUE IF PAID AFTER	\$117.17	05/23/2016



2016-06-03

4502.13

MAKE CHECKS PAYABLE TO:

DEPARTMENT OF SANITARY ENGINEERING  
 280 E BROAD ST RM 201  
 COLUMBUS OH 43215-4524

14619.8

00000106.52



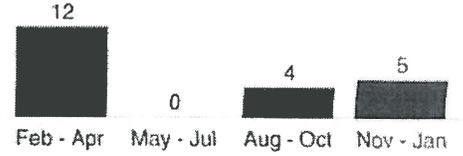
**DEPARTMENT OF SANITARY ENGINEERING**  
 280 EAST BROAD STREET, 2ND FLOOR  
 COLUMBUS, OH 43215-4524

ACCOUNT NUMBER	14616.6
DUE DATE	05/23/2016
AMOUNT DUE	\$106.52
AMOUNT AFTER DUE DATE	\$117.17

**Usage History**



WEST BROAD BUILDING LLC 15  
 4200 ROCKSIDE RD STE 208  
 INDEPENDENCE OH 44131-2530



**Three-Month Billing Cycle**

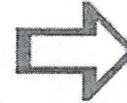
This chart approximates your usage for the past year, based on three-month billing cycles. Any anomalies in usage could be a sign of water loss.

SERVICE ADDRESS: 4154 W BROAD ST

TYPE OF SERVICE	BILLING PERIOD		METER READINGS		USAGE	AMOUNT
	FROM	TO	PREVIOUS	CURRENT		
WATER SERVICE	01/12/2016	03/23/2016	486	486	0 CCF	51.41
SEWER SERVICE	01/12/2016	03/23/2016	486	486	0 CCF	49.50
COLUMBUS SURCHARGE	01/13/2016	04/22/2016				5.61

\*CCF is Cubic Hundred Feet; 1 CCF Equals Approximately 748 Gallons.

AMT DUE IF PAID BY DUE DATE



TOTAL DUE  
**\$106.52**

*Empty Retail*

www.franklincountyohio.gov

Office Hours: Monday-Friday 8:00 AM - 4:00 PM

Phone: (614) 525-3940

Please remit this stub with your payment to properly credit your account

ACCOUNT NUMBER: 14616.6  
 CUSTOMER NAME: WEST BROAD BUILDING LLC  
 SERVICE ADDRESS: 4154 W BROAD ST

AMOUNT DUE BY DUE DATE	\$106.52	05/23/2016
AMOUNT DUE IF PAID AFTER	\$117.17	05/23/2016

20N-16-03

**RECEIVED**

**JUN 01 2016**

Franklin County Planning Department  
 Franklin County, OH

**MAKE CHECKS PAYABLE TO:**

DEPARTMENT OF SANITARY ENGINEERING  
 280 E BROAD ST RM 201  
 COLUMBUS OH 43215-4524



14616.6

00000106.52

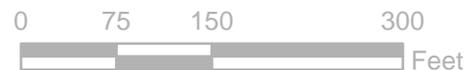
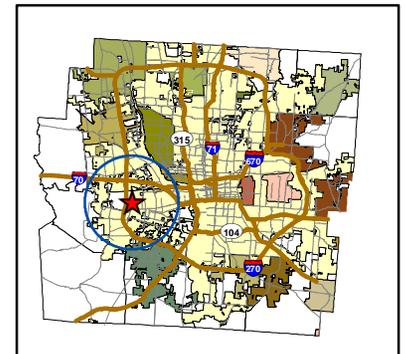


# ZON-16-03

Requesting to rezone from the General Industrial (GI) District to the Community Service (CS) District.

1.26 Acres  
Franklin Township

-  4160 W. Broad Street
-  Parcels
-  Streets



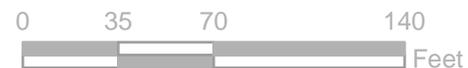
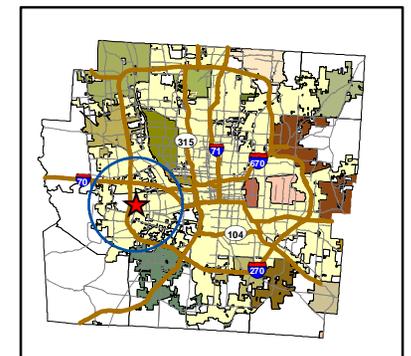


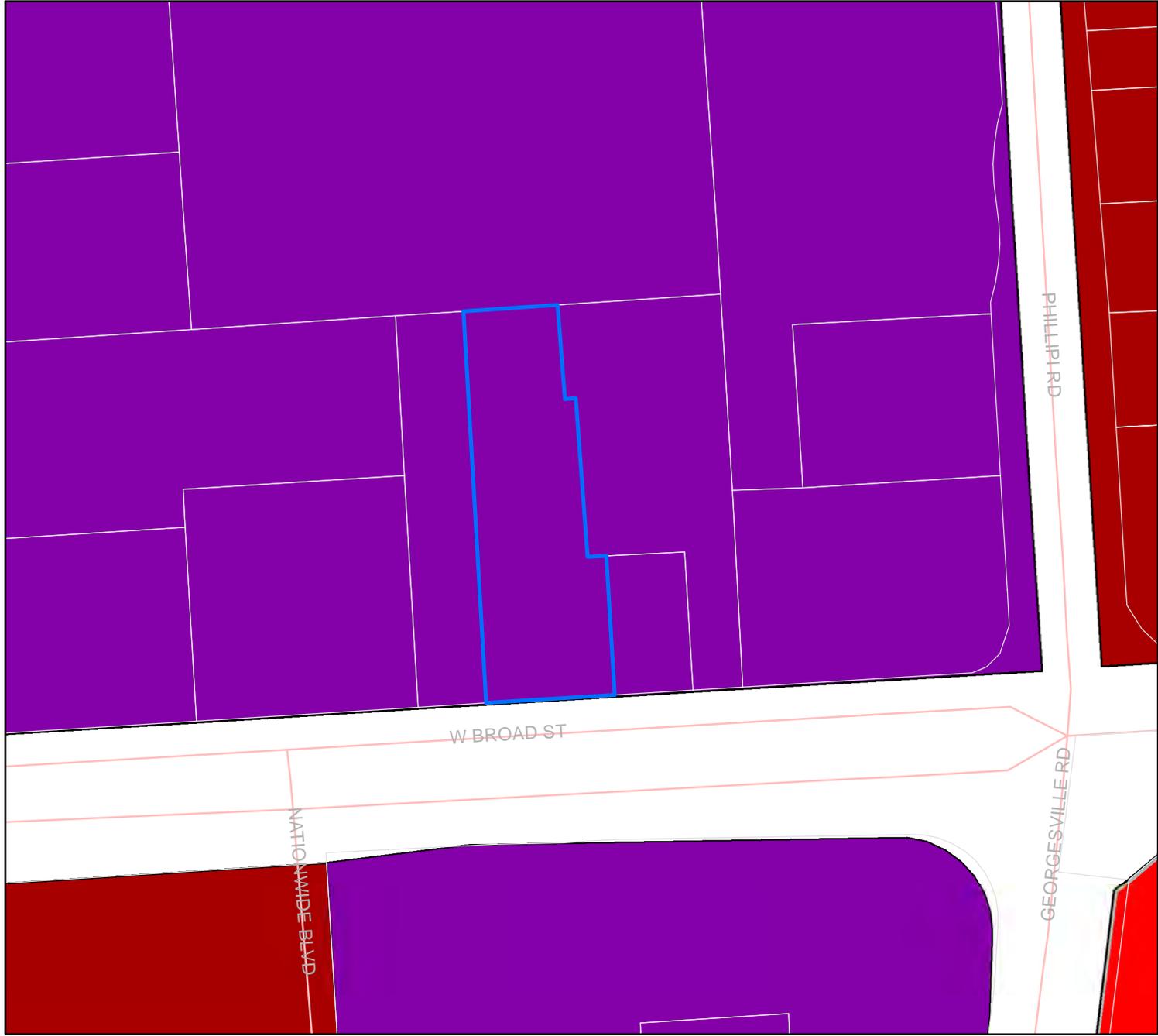
## ZON-16-03

Requesting to rezone from the General Industrial (GI) District to the Community Service (CS) District.

1.26 Acres  
Franklin Township

-  4160 W. Broad Street
-  Parcels
-  Streets





**ZON-16-03**

---

Requesting to rezone from the General Industrial (GI) District to the Community Service (CS) District.

---

1.26 Acres  
Franklin Township

- 4160 W. Broad Street
- Parcels
- Streets

**Zoning**

- Community Service
- General Industrial

**Columbus Zoning**

- Commercial

