

Commissioner Marilyn Brown • Commissioner Paula Brooks • Commissioner John O'Grady  
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, March 12, 2014  
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the January 15, 2013 meeting
5. Old Business:

**A. JEFF-13-09 – Anthony Hray – Case tabled at January 15, 2014 meeting**

<b>Applicant:</b>	Scioto Properties SP-16 LLC
<b>Owner:</b>	Brookwood Construction Co. Inc.
<b>Township:</b>	Jefferson Township
<b>Site:</b>	5400 Clark State Road (PID # 170-000613)
<b>Acreage:</b>	1.47-acres
<b>Zoning:</b>	Restricted Suburban Residential (RSR) District
<b>Utilities:</b>	Central water and wastewater
<b>Request:</b>	Requesting to rezone from the Restricted Suburban Residential (RSR) District to the Exceptional Use (EU) District.

6. New Business

**B. 668-V – Anthony Hray**

<b>Applicant/Owner:</b>	Franklin Ventures
<b>Agent:</b>	Mike Dinneen
<b>Township:</b>	Franklin Township
<b>Site:</b>	2300 Brown Road (PID # 140-007418)
<b>Acreage:</b>	9.42-acres
<b>Zoning:</b>	Limited Industrial (LI) District
<b>Utilities:</b>	Central water and wastewater
<b>Request:</b>	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of a lot line that fails to remain within five (5) degrees of being perpendicular to the street centerline.

7. Adjournment of meeting to April 9, 2014



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

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

## MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

**Wednesday, January 15, 2013**

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, January 15, 2014.

Present were:

Nancy White, Chairperson  
Roxyanne Burrus  
Chet Chaney  
Tim Guyton  
Ashley Hoye  
Vince Papsidero  
Jason Sanson  
Kevin Wheeler

Franklin County Economic Development and Planning Department:  
Matt Brown, Interim Planning Administrator

Chairperson White opened the hearing.

The first order of business being approval of the bylaws for the 2014 Planning Commission. Mr. Papsidero made a motion to approve the bylaws. It was seconded by Mr. Chaney. The motion passed by an eight-to-zero vote.

The next order of business being the election of Chairperson and Vice Chairperson for the 2014 Planning Commission. Mr. Guyton made a nomination that Ms. White remains as Chairperson and Vince Papsidero remain as Vice Chair. It was seconded by Mr. Chaney. The nomination was approved by an eight-to-zero vote.

The next item on the agenda was approval of the minutes from the December 11, 2013 meeting. Mr. Chaney made a motion to approve the minutes. It was seconded by Mr. Sanson. The motion was approved by a vote of seven yeases and one abstention.

### **NEW BUSINESS:**

The next order of business being Case No. 667-V and 667-PP. The applicant is Dominion Homes, Inc. The township is Jefferson Township. The site is the Villages at Jefferson Run. It is zoned Suburban Periphery Residential and is served by central water and wastewater. The request is for a Variance from Section 502.15 of the Franklin County Subdivision Regulations and Preliminary Plan approval of a 165-lot subdivision with streets that will fail to meet the minimum street centerline radius and pavement width requirements.

Mr. Brown read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. 667-V. It was seconded by Ms. Burrus. The motion was approved by an eight-to-zero vote.

Mr. Chaney made a motion to approve Case No. 667-PP with the following Staff conditions and the additional condition that the applicant must work with Jefferson Township to provide screening between Snipe View Loop and the residential lots in the Waggoner Chase subdivision to the south.

1. The applicant must pay an NPDES Phase II Review fee at the time of filing for construction plan approval.
2. The acreage in reserves must be corrected prior to filing for final plat approval.
3. Reserve "D" must be included on the final plat.
4. All stormwater infrastructure must comply with the Franklin County Stormwater Drainage Manual.
5. Snipe View Loop must be designed with a minimum pavement width of 22 feet.
6. The design of the private street located in Reserve "D" must be approved by the Franklin County Engineer's office at the time of receiving construction plan approval.
7. As required by Section 508.01 of the Franklin County Subdivision Regulations, the applicant must establish a homeowners association prior to the Franklin County Planning Commission signing the final plat.
8. The applicant must apply for and receive Preliminary Plan extensions within 2 years of Preliminary Plan approval unless Final Plats for all phases have been accepted within that timeframe. Two years from the date of Preliminary Plan approval will be January 15, 2016. This condition is required by Section 205.13 of the Franklin County Subdivision Regulations.

It was seconded by Mr. Papsidero. The motion was approved by an eight-to-zero vote.

The next item of business being Case No. Jeff-13-09. The applicant is Scioto Properties. The township is Jefferson Township and the request is to table the case until the March 12, 2014 hearing.

Mr. Papsidero made a motion to table the case until the March 12, 2014 hearing. It was seconded by Mr. Wheeler. The motion was approved by an eight-to-zero vote.

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

The hearing was adjourned at 2:14 p.m.

Minutes of the January 15, 2014, Franklin County Planning Commission hearing were approved this 12<sup>th</sup> day of March, 2014.

---

*Signature*



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

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Planning Commission  
March 12, 2014

**Case: JEFF-13-09**

Prepared by: Anthony Hray

<b>Applicant:</b>	Scioto Properties SP-16 LLC
<b>Owner:</b>	Brookewood Construction
<b>Township:</b>	Jefferson Township
<b>Site:</b>	5400 Clark State Road (PID# 170-000613)
<b>Zoning:</b>	Restricted Suburban Residential (RSR) District
<b>Utilities:</b>	Central water and wastewater
<b>Acreage:</b>	1.47-acres
<b>Request:</b>	Requesting to rezone from the Restricted Suburban Residential (RSR) District to the Exceptional Use (EU) District.

### Summary

The applicant is requesting a rezoning to allow the development and operation of a group home which for purposes of this request, is defined as a residence for individuals with intellectual disabilities, developmental disabilities, seniors, acquired brain injuries and/or similar conditions. The proposal complies with the Jefferson Township Zoning Resolution and is not in conflict with the township land use plan and map. Staff recommends approval with conditions.

### Request

The site is located on the north side of Clark State Road, approximately one-quarter mile east of Stratshire Lane in Jefferson Township. The property is currently vacant, but at one time was developed with a single-family home which was demolished. The applicant is proposing to construct a group home which will provide rehabilitation services for individuals with intellectual disabilities, developmental disabilities, seniors, acquired brain injuries and/or similar conditions. The home will be designed and operated consistent with other single-family homes in the surrounding area. The request is necessary because group homes are not a permitted use in the Restricted Suburban Residential (RSR) District; however, the nature of the proposed use is consistent with the residential character of the surrounding area.

### Existing Zoning District

The property is currently located in the Restricted Suburban Residential (RSR) District which is intended for low-density, single-family residential development and related facilities desirable in a residential environment. Examples of permitted uses in the RSR District include:

- One-Family Dwelling Structures
- Home Occupations
- Accessory Uses and Structures
- Non-Commercial Guest Homes

### **Proposed Zoning District**

The Exceptional Use (EU) district is intended to provide procedures and regulations for special uses not otherwise permitted by the zoning resolution which warrant individual consideration. A detailed development text and development plan showing the size and location of all structures, setbacks, parking areas, landscaping, screening, utilities, traffic and access and utilities are required to be approved as part of the EU District. The following list is an example of permitted uses in the EU District:

- Airport or Flying Field
- Transportation Terminals
- Amusement Center/Park
- Skating Rink
- Miniature Golf
- Swimming Pool
- Drive-In Theater/Facility
- Riding Stable
- Resort Establishment
- Boating, Camping, Park or Picnic Grounds
- Cemetery or Crematory
- Hospital
- Sanitarium
- Convalescent Home
- Group/Family Home
- Children/Elderly Home
- Private School or College with residence
- Other legal uses of unique or exceptional requirements or circumstances that are otherwise not permitted by this Resolution

### **Proposed Uses**

The following is a list of the permitted uses being proposed in the Exceptional Use (EU) District:

- The Permitted Uses listed in Section 520, Restricted Suburban Residential (RSR) District
  - One-Family Dwelling Structures
  - Home Occupations
  - Accessory Uses and Structures
  - Non-Commercial Guest Homes
- Group Home - a residence for individuals with intellectual disabilities, developmental disabilities, seniors, acquired brain injuries and/or similar conditions.

### **Comprehensive Plan**

Jefferson Township's land use plan was adopted in 1996 and the land use map has been updated from time to time since then. The township's future land use map recommends the subject property for Low Density Residential, which is the lowest intensity land use category.

Although the proposed use does not strictly conform to this recommendation, it is in keeping with the residential character of the neighboring properties and will not have a negative impact on the surrounding area.

### **Scenic Byway Management Plan**

The Jefferson Township Scenic Byway Management Plan, adopted in 2003, recommends protecting the existing rural landscape along Clark State Road and other road side corridors. Additionally, the plan recommends planting native understory trees with new construction and avoiding foreign landscaping schemes that clash with surrounding landscapes.

The request is consistent with the recommendations of the Jefferson Township Scenic Byway Management Plan.

### Surrounding Zoning and Land Use

Direction	Zoning	Land Use
North	Restricted Suburban Residential	Single-Family Home
East	Restricted Suburban Residential	Single-Family Home
South	Restricted Suburban Residential	Single-Family Home
West	Restricted Suburban Residential	Single-Family Home

### Zoning District Requirements

The provisions of the General Development Standards of the Jefferson Township Zoning Resolution shall apply to the Exceptional Use (EU) district. Due to the unique nature of such uses and because their locations cannot be readily predetermined, more specific development standards cannot be set forth. Therefore, full usage of the development standards and other provisions of the zoning resolution shall be used as appropriate and detailed in a Development Plan. The Development Plan shall include the following in text or map form:

#### Development Plan

- The proposed location and size of areas of use, indicating size, location and type of structure.*
  - The new home will total approximately 3,500 square-feet in size and occupy five and one-half (5.5) percent of the total lot area. The location and setbacks of all structures have been detailed on the development plan. The home will be a single-story structure, containing five (5) bedrooms, and will have an exterior compatible with neighboring residences. An interior floor plan and exterior elevations of the home have been included with the development plan.
- The proposed location, size and use of all open areas landscaped and other open space with suggested ownership of such area.*
  - All required yard areas will be maintained with grass or existing vegetation in accordance with Section 805.02(2). The lot does contain a moderate concentration of mature trees, and the applicant will preserve as many trees as possible. Additional landscaping will be added along the eastern and western edges of the site and along the surrounding edge of the parking area to provide screening in accordance with Section 835.01(1). The location, type, height and quantity of landscaping is reflected on the development plan.
- The proposed provision of water, sanitary sewer and surface drainage facilities including engineering feasibility studies.*
  - The site will be served by central water and sanitary sewer services provided by the Jefferson Township Water and Sewer District. Stormwater management will be accomplished through on-site surface drainage. The proposed residence, parking area, and other impervious surfaces will be constructed and maintained to provide adequate drainage and will not have a negative impact on surrounding properties.
- The proposed circulation pattern including streets, both public and private, parking areas, walks and other access ways including their relation to topography, existing streets and other evidence of reasonableness.*
  - The site will have a single-access point from Clark State Road. Clark State Road is a paved asphalt driveway, 15 feet in width, will provide access to a paved asphalt parking area. The parking area will accommodate eight (8) vehicle parking spaces. Two (2) additional parking spaces will be provided in the home's attached garage and will be used

primarily for storage of a transport van and staff vehicle. A paved walkway will also be provided from the parking area to the front entrance of the residence. The location and size of the access point, driveway, parking area and walkway are detailed on the development plan.

5. *The proposed schedule of site development and construction of buildings and associated facilities including sketches or other documentation indicating design principles or concepts for site development, buildings, landscapes or other features. Such schedule shall include the use or redevelopment of existing features such as structures, streets, easements, utility lines and land use.*
  - A detailed floor plan and design sketches have been included as part of the development plan. All buildings and associated facilities, landscaping, parking areas, and utilities have been designed to be compatible with the residential character of the surrounding area. According to the applicant, development is anticipated to begin by July of 2014.
6. *The relationship of the proposed development to the existing and future land use in the surrounding area, the street system, community facilities, land services and other public improvements.*
  - The proposed development is in keeping with the existing and recommended future land use of the surrounding area and will maintain adequate setbacks from all surrounding land uses. The proposed development will not have a negative impact on any street system, community facilities, land services or other public improvements. The setback distances from all adjacent property lines are reflected on the development plan.
7. *Evidence that the applicant has sufficient control over the land to effectuate the proposed Development Plan within three (3) years. Such control includes property rights, economic resources and engineering feasibility as may be necessary.*
  - The applicant has provided proof of ownership, confirmation of utilities and sufficient economic resources to complete the development within three (3) years. The applicant anticipates beginning construction in July of 2014 and the home to be operational by January of 2016.

#### Basis of Approval

1. *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of this Zoning Resolution.*
  - The proposed use is a legal use not otherwise permitted under the provisions of the zoning resolution and meets the intent and all applicable standards of the Exceptional Use district.
2. *That the proposed development is in conformity with the Comprehensive Plan or a portion thereof as it may apply.*
  - The proposed use is not in conflict with the Comprehensive Plan.
3. *That the proposed development advances the general welfare of the Township and that the benefits to be derived from the proposed use justify the change in the land use character of the area.*
  - The proposed use will provide a benefit to and advance the general welfare of the Township. Furthermore, the proposed use will not alter the residential land use character of the surrounding area.

#### **Franklin Soil and Water Conservation District**

The site does contain a fair amount of mature trees, some of which will have to be cleared to allow for the proposed development. The applicant has agreed to preserve as many existing trees as possible. Franklin Soil and Water has recommended that the applicant complete an inventory of all trees to be preserved by marking them in the field and installing tree barriers to provide protection during

construction. Additionally, Franklin Soil and Water has recommended that the applicant use plant species that are native to Ohio for all proposed landscaping.

### **Franklin County Engineer**

The applicant, at the request of the Franklin County Engineer's office, has agreed to grant a ten (10) foot highway easement along the entire frontage of the site to conform to the recommended right-of-way width of the Franklin County 2020 Thoroughfare Plan. Clark State Road is classified as a "collector" per the Thoroughfare Plan which calls for a full right-of-way of 80 feet or half right-of-way of 40 feet. The applicant will also be responsible for securing any permits necessary prior to beginning any work within the right-of-way of Clark State Road. The Engineer's office posed no additional concerns regarding traffic, access, or stormwater drainage.

### **Franklin County Public Health**

The site was previously developed with a single-family home that was served by an on-site water and wastewater system. According to the Franklin County Public Health Department, the water and wastewater systems were never properly abandoned when the home was demolished. Prior to any earth disturbing activities, the applicant is required to properly abandon both systems.

### **Staff Analysis**

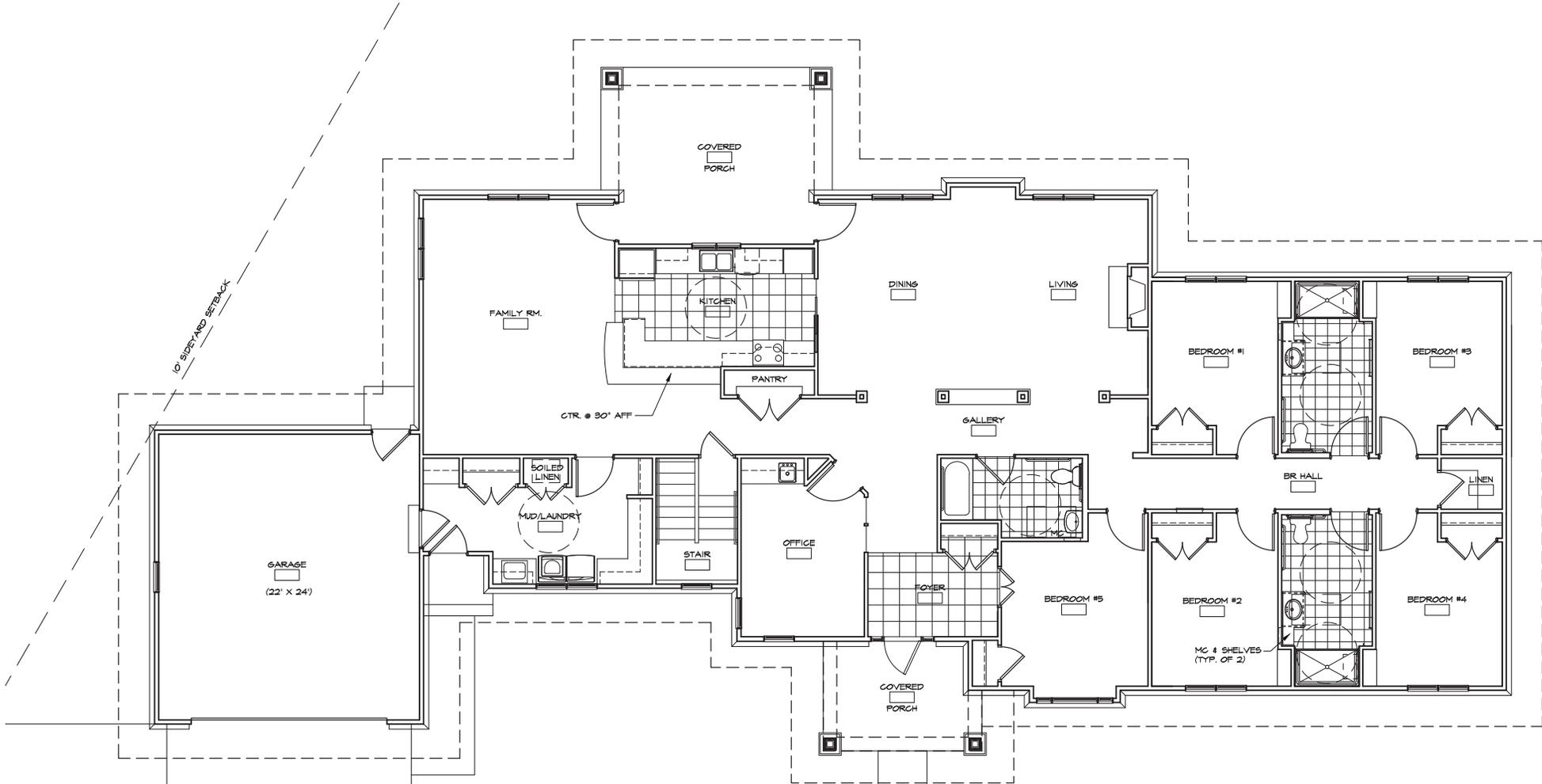
The proposed rezoning complies with the purpose and intent of the Jefferson Township Zoning Resolution. The proposed rezoning does not conflict with the intent of the township land use plan and map. The proposed rezoning advances the general welfare of the township and will allow for an appropriate use of land in the area.

### **Staff Recommendation**

Staff recommends approval of the proposed rezoning from the Restricted Suburban Residential (RSR) district to the Exceptional Use (EU) district with the following conditions:

1. The applicant shall receive approval of a Certificate of Zoning Compliance from the Jefferson Township Zoning Department prior to any earth disturbing activities.
2. The applicant shall properly abandon the existing on-site water and wastewater systems prior to any earth disturbing activities in coordination with the Franklin County Public Health Department.
3. The applicant shall grant a ten (10) foot highway easement along the entire frontage of the site to conform to the right-of-way recommendations of the Franklin County 2020 Thoroughfare Plan.
4. The applicant must obtain all required building permits prior to any earth disturbing activities.
5. Based on the recommendations of the Jefferson Township Scenic Byway Management Plan, the applicant shall preserve and protect as many existing trees on-site as possible. Trees that are required to be cleared must be replaced to the extent practicable.
6. The applicant shall consult with the Franklin Soil and Water Conservation District to draft and enact a tree preservation plan and to determine the appropriate number and species of replacement trees. Prior to any earth disturbing activities the applicant shall inventory, identify on-site, and install tree protection barriers as necessary.
7. All landscaping proposed shall consist of plant species that are native to Ohio and are consistent with the plant species recommendations of the Jefferson Township Scenic Byway Management Plan. The development plan must be updated to reflect any landscaping changes prior to the approval of a Certificate of Zoning Compliance.
8. The applicant shall secure all required permits from the Franklin County Engineer's office prior to conducting any work within the public right-of-way.



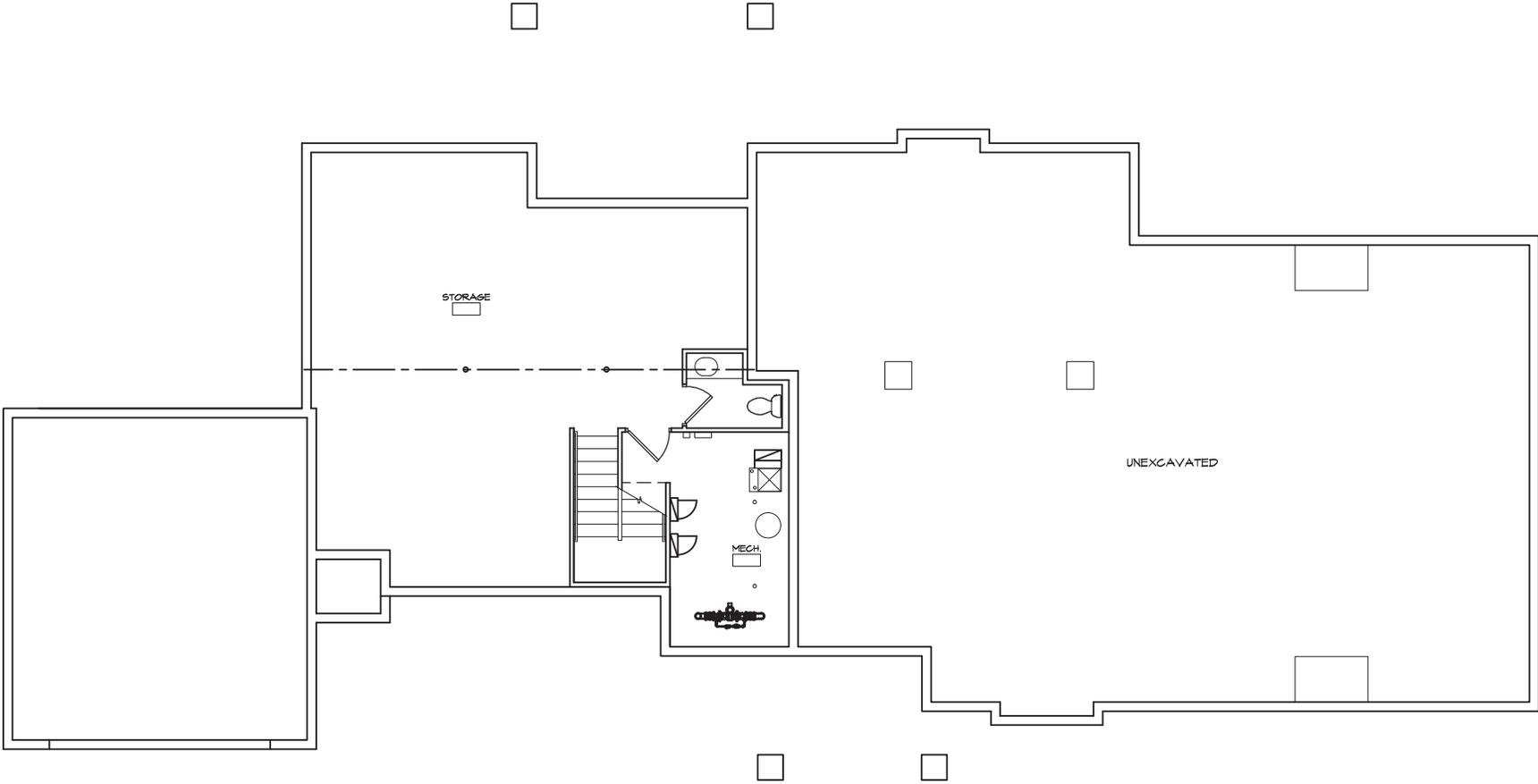


first floor plan 1/8"=1'-0"  
3,050 GSF

# Scioto Properties - NeuroRestorative

5400 Clark State Road, Gahanna OH  
02-03-14





**basement plan**

**1/8" = 1'-0"**

1,008 NSF HEATED

# Scioto Properties - NeuroRestorative

5400 Clark State Road, Gahanna OH

02-03-14



JEFF-13-09 - 2.18.14



right - east  $1/8'' = 1'-0''$

### general notes:

1. ROOF SHINGLES - THREE TAB DIMENSIONAL, 25 YEAR
2. BRICK VENEER WAINSCOT & ROWLOCK CAP
3. VINYL SIDING - 8" EXPOSURE W/ DOUBLE 4" DUTCHLAP STYLE
4. WINDOWS - SINGLE HUNG AND FIXED THERMAL BREAK VINYL
5. GUTTERS & DOWNSPOUTS - PRE FINISHED ALUM. OGEE PROFILE
6. TRIMS - 1X &  $\frac{5}{8}$  PAINTED MDF
7. GARAGE DOOR - FLUSH PANEL WITH OVERLAY MDF TRIMS

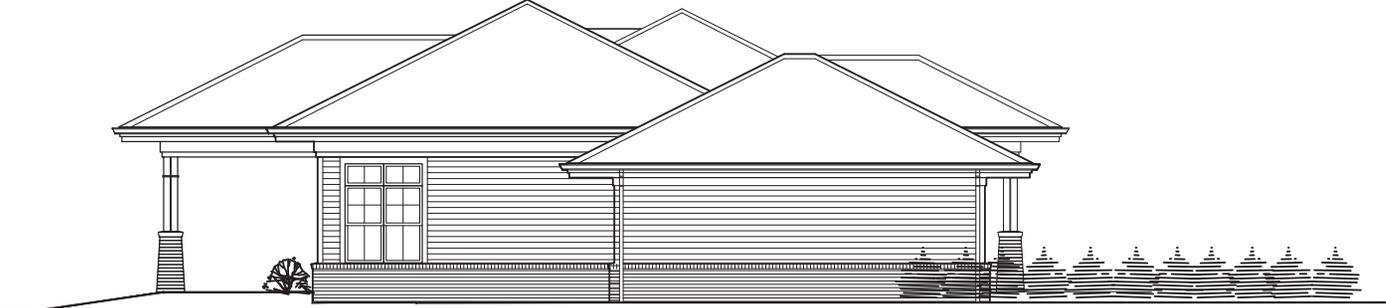


front - south  $1/8'' = 1'-0''$

## Scioto Properties - NeuroRestorative

5400 Clark State Road, Gahanna OH

02-03-14



left - west 1/8" = 1'-0"

general notes:

- 1. ROOF SHINGLES - THREE TAB DIMENSIONAL, 25 YEAR
- 2. BRICK VENEER WAINSCOT & ROWLOCK CAP
- 3. VINYL SIDING - 8" EXPOSURE W/ DOUBLE 4" DUTCHLAP STYLE
- 4. WINDOWS - SINGLE HUNG AND FIXED THERMAL BREAK VINYL
- 5. GUTTERS & DOWNSPOUTS - PRE FINISHED ALUM. OGEE PROFILE
- 6. TRIMS - 1X & 2" PAINTED MDF
- 7. GARAGE DOOR - FLUSH PANEL WITH OVERLAY MDF TRIMS



rear - north 1/8" = 1'-0"

Scioto Properties - NeuroRestorative

5400 Clark State Road, Gahanna OH

02-03-14



EXCEPTIONAL USE (EU) DISTRICT  
DEVELOPMENT PLAN TEXT  
5400 Clark State Road  
Gahanna, OH 43230  
February 18, 2014

INTRODUCTION-The subject property is located at 5400 Clark State Rd, Jefferson Township, Gahanna, OH 43230. The parcel number is 170-000613. The initial application, ZC-2014-01 was submitted to Jefferson Township on December 11, 2013.

The property consists of approximately 1.467 acres, currently zoned Restricted Suburban Residential District (RSR) R1. The subject property is currently vacant and has an existing curb cut and access drive to Clark State Road. The lot is wooded with a few cleared areas. The applicant is requesting to rezone the subject property from Residential Suburban District (RSR) to the Exceptional Use (EU) District to allow for the construction and operation of a home for disabled individuals.

The Development Plan for the property will allow construction of a home for disabled individuals, including U.S. Military Veterans and other individuals, who have sustained traumatic brain injuries or similar life altering accidents. The best-practice option for those affected by brain injuries is based on case-by-case treatment Plans with goals that return the injured person to a more independent life, as experienced before their injury, by receiving rehabilitation in a home-like setting. The program objective is to provide a residential setting that blends perfectly with the community in form and function as a neighborhood residence, with special adaptive applications in the construction process that meet the needs of people with physical limitations, specific to their injury. Design applications allow inclusion of approach and access modifications to the interior and exterior of the home, while maintaining the general use and aesthetics of the surrounding properties. Because of its size, access, and wooded-nature, this home offers privacy to the residents, as well as their neighbors.

Day-to-day function of the home is also much what one would expect of any family living in the community. Though the residents do have challenges due to their injuries, they also have planned strategies that form the basis of their healing process and eventual return to independent living. Therapies are specific to the status of the individual and personal goals, but healing is a process, and individuals and staff work on that process daily. Those who are capable of employment spend time in appropriate work-place settings. Residents receive daily treatment and support, based on individual needs, and goes with staff to shop, buy groceries, attend movies, go to the library, go on planned field trips and attend learning and cultural events. The schedule for any given day is individualized to fit the needs and capabilities of the individual, and trained staff works directly with residents to accomplish daily objectives. The program goal is to replicate family living in a family environment, so those who receive support from NeuroRestorative have such an environment to relearn skill sets before returning to family and community.

NeuroRestorative is the largest national provider of residential rehabilitation specific to people with acquired (post-birth) brain injuries. The company currently operates in twenty-two states and is a partner of The MENTOR Network. The mission of The MENTOR Network is to provide appropriate

housing and life-skills assistance to people who have acquired brain injuries, spinal cord injuries and stroke victims, as well as programs specific to supporting developmentally disabled individuals across the nation. Though there are many institution and hospital environments available to these particular populations in every state, there are very little services available in many states to serve people in a home-like environment using spaces that are designed to meet their specific needs, while blending into the surrounding community. It is important to understand that all who go to NeuroRestorative for support services lived in a home in a community before their injury and have goals of being able to return home and live as independently as possible. It is the NeuroRestorative mission to provide these opportunities within the states where people live, to assist them and their families during the rehabilitation process, as close to home as possible. A hospital is an appropriate place to be repaired; a home is an appropriate place to heal. Rehabilitation to prior life skills is a critical part of the healing process.

## **1) PERMITTED USES**

**As defined in the Jefferson Township Zoning Resolution (“Resolution”), the Permitted Uses for the subject property are as follows:**

- a. The Permitted Uses listed in section 520, RESTRICTED SUBURBAN RESIDENTIAL DISTRICT (RSR) R1, of the Resolution.
- b. The Exceptional Uses listed below, as defined in section 740.02 # (3) of the Resolution, E) Group Home:
  - i. For the purpose of the EU district defined within this Development Text, a Group Home shall be defined as a residence for individuals with intellectual disabilities, developmental disabilities, seniors, acquired brain injuries and/or similar conditions.

## **2) DEVELOPMENT PLAN AND SETBACKS**

1. The minimum setbacks for the property shall be as follows, except as otherwise shown on the attached Development Plan:
  - a. The front yard setback shall be 170’ from the centerline of Clark State Road.
  - b. The required rear yard setback from the North property line will be 50’. The proposed building will maintain a rear yard setback of 169 +/- feet.
  - c. The side yard setback from the East property line shall be 10’, established at the front yard setback for a distance of 50’. Thence, a setback of 25’ for the remainder of the property line.
  - d. The side yard setback from the West property Line shall be 10’, established at the front yard setback for a distance of 100’. Thence, a setback of 25’ for the remainder of the property line.
  - e. All parking areas will maintain the required 15’ setback from all residential zoning districts.
  - f. Any future accessory building/s proposed shall comply with and maintain the required setbacks as outlined under Section 820 of the Jefferson Township Zoning Resolution.

**3) VEGETATION**

Please refer to attached Development Plan and section 16 below.

**4) TRAFFIC and ACCESS**

No impact to the existing traffic patterns is anticipated. Access will be provided by an existing curb cut on Clark State Road, as shown on the Development Plan. No additional access points have been proposed. If any alterations, repairs or changes to the access point are deemed necessary, should a change in use occur in the future, the applicant shall obtain all required permits and approvals from the appropriate regulating entity. The applicant has agreed to dedicate through highway easement an additional 10 feet of right-of-way along the entire frontage of the site as requested by the Franklin County Engineer's office, Traffic Division.

**5) PARKING**

See attached Development Plan for parking layout. A paved parking area will provide eight (8) spaces to satisfy the parking requirements of Section 840.02- Fraternal or Group Housing. This section requires one (1) parking space per two (2) occupants. The home will accommodate five (5) occupants, who will not own nor operate a vehicle, and six (6) staff members at peak operation. Therefore, three (3) parking spaces are required based on the number of occupants. Two (2) additional spaces will be provided in the attached garage and will be used primarily for parking of a transportation van and staff vehicle.

**6) STORMWATER DRAINAGE**

Stormwater management for the property will be accomplished through on-site surface drainage. The first floor will be elevated 16"+ above the existing grades, which are currently very flat. New grades will be provided to achieve positive drainage away from the building on all sides. Drainage shall be maintained in a fashion as to not negatively impact neighboring properties and residences.

**7) SEWAGE DISPOSAL**

Central sewage disposal will be provided by an 8" gravity feed located on the south side of Clark State Road adjacent to the existing driveway. The Jefferson Township Water and Sewer District has confirmed that adequate capacity exists to service the site. The existing septic system on site will be abandoned in accordance with the standards set forth by the Franklin County Board of Health prior to construction of the new home.

**8) WATER SUPPLY**

Central water service will be provided to the site via an existing water line on the North side of Clark State Road. The Jefferson Township Water and Sewer District has confirmed that adequate capacity exists to service the site. See email attached. The existing well on site will be abandoned in accordance with the standards set forth by the Franklin County Board of Health prior to construction of the new home.

**9) ARCHITECTURAL DESIGN-**

- a) Building density is .056% of lot area (63,902 gsf = 1.467 Ac)
- b) Residence – 3,050 gsf heated
- c) Garage – 530 gsf unheated
- d) Covered porches and walks – 760 gsf
- e) Drive and parking area – 4,905 gsf
- f) Total lot coverage shall not exceed 20% or 12,780 square feet
  - i. Proposed lot coverage = 14.5% or 9,245 square feet
- g) Building heights do not exceed (22) feet, main building ridge height at plus or minus (2) feet.
- h) General design - Contemporary Ranch with hipped roof, and wood/brick siding.

**10) UTILITIES AND FACILITIES**

See items #6 through #8 for stormwater, sanitary and water supply provisions; private utilities will be coordinated with the selected provider and installed pursuant to applicable codes. NeuroRestorative will contract with and use services of providers that are commonly used by the neighbors for waste, refuse, and recycling.

**11) POLLUTION**

Smoke - No smoke from an industrial or commercial process shall be emitted from the property;  
 Odor - No use shall emit odorous gases or other odorous matter in such quantities as to be offensive at any point on or beyond the property; Noise – there shall not be any noise from the property that is not considered normal for a home in this residential setting.

**12) GRAPHICS**

- a) Wall signs: not applicable – there shall be no wall signs on any structures on the property.
- b) Ground sign: not applicable – there shall be no monument or other similar ground signage on the property.

**13) OUTSIDE STORAGE**

Four (4) trash containers will be stored outside (see Development Plan for location). No additional outside storage is proposed.

**14) LIGHTING**

- a) All site lighting is building-mounted except for ground-mounted ‘landscape’ lights at the front entrance walk (height not to exceed 2’). All lighting is downcast and does not produce any light trespass or nuisance to neighboring properties or motorists.
- b) Street lights are not applicable.

**15) SCREENING AND LANDSCAPING PLAN**

- a) All existing vegetation on site will be maintained to the extent practicable. Any mature trees not requiring removal to allow for the proposed development shall be protected during construction.
- b) The parking area described under item #5 above will be screened in accordance with Section 835.01(1) using evergreen plantings and hedges. Please refer to the Development Plan for landscaping details.

- c) All proposed landscaping and screening shall use only Ohio Native species and shall be appropriately maintained at all times. Any dead or diseased species shall be replanted within one (1) year. Please refer to landscape plan for species and location.
- d) All required yards shall be maintained in accordance with Section 805.02(2)
- e) During and after completion of the construction process, outside the building and site improvement footprint, all existing and future landscaping will be maintained subject to any mandated utility crossings. In the event of such a crossing the property owner will minimize unnecessary impacts to vegetation adjacent to the subject utility crossing.

The undersigned, being the applicant for the subject application, does hereby agree to abide by the above restrictions, conditions, and commitments regarding Development of the subject property upon adoption of the Development Plan and Text contained herein.

---

Scott K. Zdroik, Authorized Representative  
Scioto Properties LLC

**Scott Zdroik**

---

**From:** Nancy Merchant <NMerchant@jwsd.org>  
**Sent:** Tuesday, January 07, 2014 2:45 PM  
**To:** Scott Zdroik  
**Cc:** Bob Stewart; Russell SeEVERS  
**Subject:** Water and Sewer Service at 5400 Clark State Road (Scott Zdroik, 614-889-5191)

Mr. Zdroik,

As per your request, this e-mail is confirmation that water and sewer service is available from Jefferson Water and Sewer District at the above referenced address. Water service is available on the north side of Clark State Road. Sewer service is available on the south side of Clark State Road with either a 4" force main with grinder station required or with an 8" gravity main (preferable).

If you have any questions or concerns, please feel free to contact Russ SeEVERS, Superintendent, of JWSD at 614-264-0740, ext. 206.

Thank you.

Nancy J. Merchant  
Customer Service Representative II  
Jefferson Water & Sewer District  
6455 Taylor Road  
Blacklick, OH 43004  
614-864-0740, Ext. 201  
614—864-9192 Fax  
[nmerchant@jwsd.org](mailto:nmerchant@jwsd.org)



**JEFF-13-09**

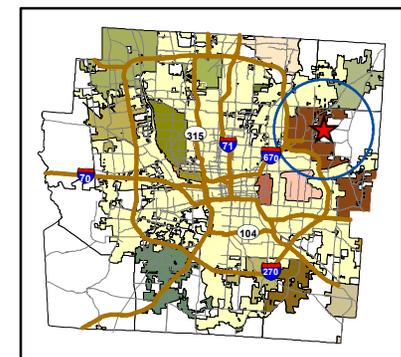
---

Requesting to rezone from the Restricted Suburban Residential (RSR) District to the Exceptional Use (EU) District.

---

1.463 acres  
Jefferson Township

- 5400 Clark State Road
- Parcels
- Streets
- Corporate Boundaries**
- Gahanna
- Jefferson Township Zoning**
- Restricted Suburban
- Planned Suburban Residential



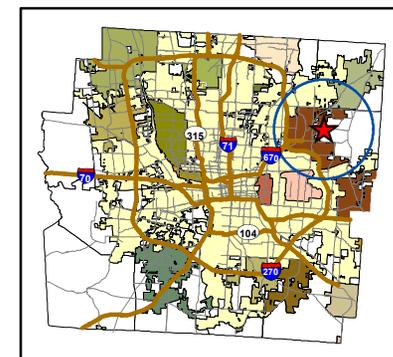


# JEFF-13-09

Requesting to rezone from the Restricted Suburban Residential (RSR) District to the Exceptional Use (EU) District.

1.463 acres  
Jefferson Township

- 5400 Clark State Road
- Parcels
- Streets
- Corporate Boundaries**
- Gahanna



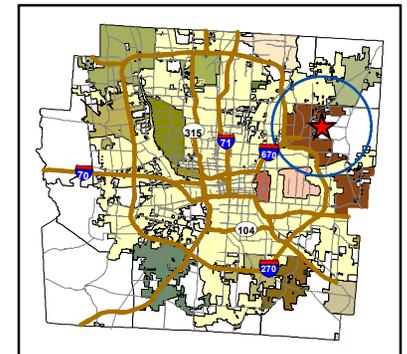


## JEFF-13-09

Requesting to rezone from the Restricted Suburban Residential (RSR) District to the Exceptional Use (EU) District.

1.463 acres  
Jefferson Township

-  5378 Clark State Road
-  Parcels
-  Streets
- Corporate Boundaries**
-  Gahanna





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

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Planning Commission  
March 12, 2014

Case: 668-V

Prepared by: Anthony Hray

<b>Applicant/Owner:</b>	Franklin Ventures
<b>Agent:</b>	Mike Dineen
<b>Township:</b>	Franklin Township
<b>Site:</b>	2300 Brown Road (PID# 140-007418)
<b>Acreage:</b>	9.42-acres
<b>Zoning:</b>	Limited Industrial (LI) District
<b>Utilities:</b>	Central water and wastewater
<b>Request:</b>	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of a lot line that fails to remain within five (5) degrees of being perpendicular to the street centerline.

### Summary:

The applicant is requesting a variance to allow a lot split that will create a lot line that will fail to remain within five (5) degrees of being perpendicular to the street centerline. The applicant has satisfied the criteria necessary to grant a variance and the request does not conflict with the recommendations of Southwest Area Plan. Staff recommends approval with conditions.

### Request:

The site is located on the west side of Brown Road, approximately one-quarter mile south of Frank Road. The site is bisected by the Scioto Big Run Creek. The portion of the site located to the south of Scioto Big Run Creek is developed with a single-story commercial building, totaling approximately 3,000 square feet in size, and is currently being used as an administrative office. The portion of the site located to the north of the creek is developed with a paved, industrial access drive and 720-square foot modular-office building. The access drive serves as the primary entrance for a recycling facility operated on the adjacent lot to the east. The applicant is proposing to split 6.35- acres, which includes the northern portion of the site, leaving a remainder of 3.07-acres. The proposed lot line is being requested to follow the centerline of the Scioto Big Run Creek to allow continued access and maintenance of a FEMA certified class one levee.

**Surrounding Zoning and Land Use:**

<b>DIRECTION</b>	<b>ZONING</b>	<b>LAND USE</b>
North	Limited Industrial (LI)	Storage Lot Trucking/Shipping Services
East	General Industrial (GI)	Recycling Facility
South	ARLD - Apartment Residential Low-Density (Columbus)	Vacant
West	M2-Manufacturing (Columbus)  R1-Residential (Columbus)	Machine Assembly, Transport and Warehousing Services Single-Family Home

**Comprehensive Plan:**

The Southwest Area Plan, a cooperative project between the city of Columbus and Franklin County, was adopted in 2009 and recommends the property for Light Industrial land uses. Types of uses in this category include light manufacturing, assembling and processing, warehousing and distribution, and mixed business parks containing compatible industrial and non-industrial uses. The current uses of the site are consistent with the Light Industrial land use recommendation.

**Franklin County Engineer**

Brown Road is classified as a “minor arterial” roadway on the Franklin County 2020 Thoroughfare Plan which recommends a full right-of-way width of 80 feet or half right-of-way of 40 feet. The applicant has agreed to dedicate additional right-of-way along the entire frontage of the site to meet the recommendation of the Franklin County 2020 Thoroughfare Plan.

**Franklin Soil and Water Conservation District**

The Franklin Soil and Water Conservation District posed no concerns with the request.

**Staff Analysis**

Variance Criteria:

All of the following must be met in order to grant a variance:

- 1. It shall not be detrimental to public health or safety or be injurious to other property.*  
The proposed split would not be detrimental to public health or safety or be injurious to other property.
- 2. Circumstances of the request are unique to the property and not generally applicable to others.*  
The circumstances surrounding the request are unique to the property. The fact that the site is divided by the Scioto Big Run Creek is generally not applicable to other property.
- 3. Due to physical surroundings, shape or characteristics of the property, a hardship would result, as distinguished from an inconvenience, if the strict letter of these Regulations were enforced.*  
Requiring that the lot be split in strict accordance with the regulations would result in an unnecessary hardship. If the lot line were created in accordance with the regulations, it would result in the FEMA certified levee remaining on a parcel not protected by the levee; thereby creating a conflict with regard to maintenance responsibilities.

**Staff Recommendation**

Staff recommends approval of the variance request from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of a lot line that fails to remain within five (5) degrees of being perpendicular to the street centerline with the following conditions:

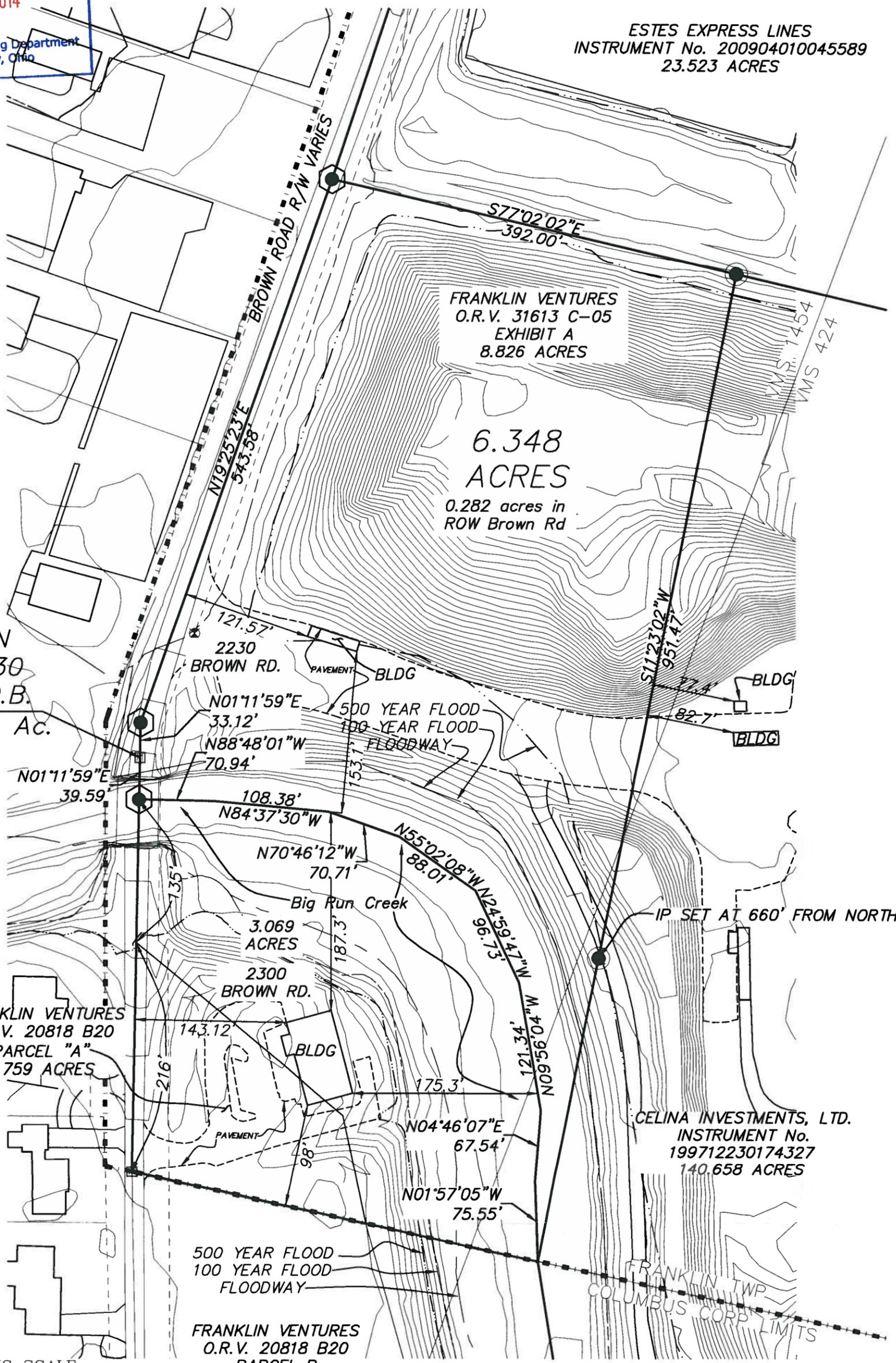
1. The applicant receives approval of a lot split application from the Franklin County Economic Development and Planning Department.
2. The applicant shall dedicate the appropriate amount of right-of-way, as requested by the Franklin County Engineer's office, to meet the recommendation of the Franklin County 2020 Thoroughfare Plan.
3. The applicant shall provide a copy of a recorded cross access agreement for the existing industrial access drive located on the proposed 6.35-acre tract prior to the approval of a lot split application.

RECEIVED

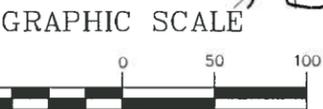
JAN 31 2014

Franklin County Planning Department  
Franklin County, Ohio

ESTES EXPRESS LINES  
INSTRUMENT No. 200904010045589  
23.523 ACRES



FCE MON  
FCGS 1230  
P.O.B.  
6.348 Ac.



FRANKLIN VENTURES  
O.R.V. 20818 B20  
PARCEL "A"  
0.759 ACRES

FRANKLIN VENTURES  
O.R.V. 20818 B20  
PARCEL B  
22.236 Acres

SOUTH PARCEL  
3.069 ACRES TOTAL  
0.383 ACRES IMPERVIOUS 12.5%

NORTH PARCEL  
6.348 ACRES TOTAL  
0.756 ACRES IMPERVIOUS 12%



*Robert W. Martin* 1/31/14  
Robert W. Martin, P.S. 8114 DATE

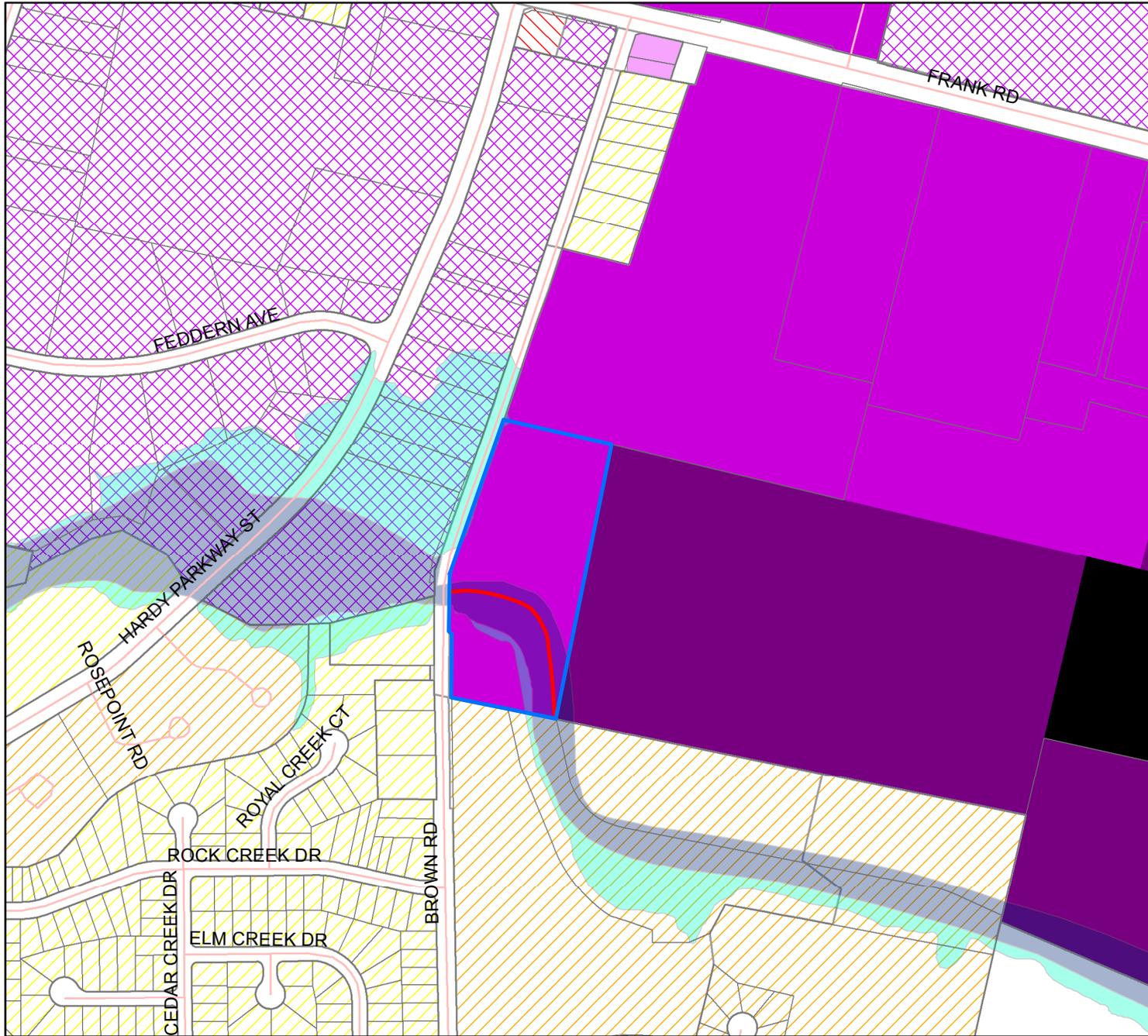
Prepared By:

**WATCON**

CONSULTING ENGINEERS & SURVEYORS  
83 Shull Avenue  
Gahanna, Ohio 43230  
Ph. (614) 414-7979  
Fax (614) 414-7980  
Email info@watconeng.com

<b>6.348 Acre LOT SPLIT</b>	
ISSUE DATE:	01/31/2014
DRAWN BY:	RWM
JAM	
SCALE:	1" = 100'
PROJECT NAME: AGG ROK	

C:\CIVIL 3D PROJECTS\AGG ROK 2013\DRAWINGS\AGG ROK 2013 LOT SPLIT GROUND REVISED FOR BROWN RD SPLIT.DWG - O.XREFS: - PLOTTED BY BO - January 31, 2014 - 1:33 PM

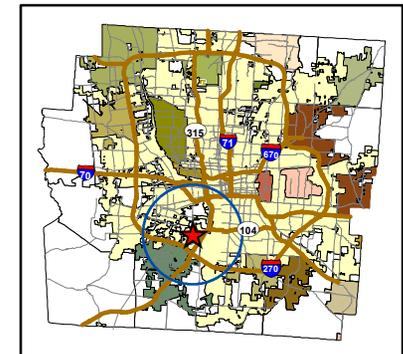


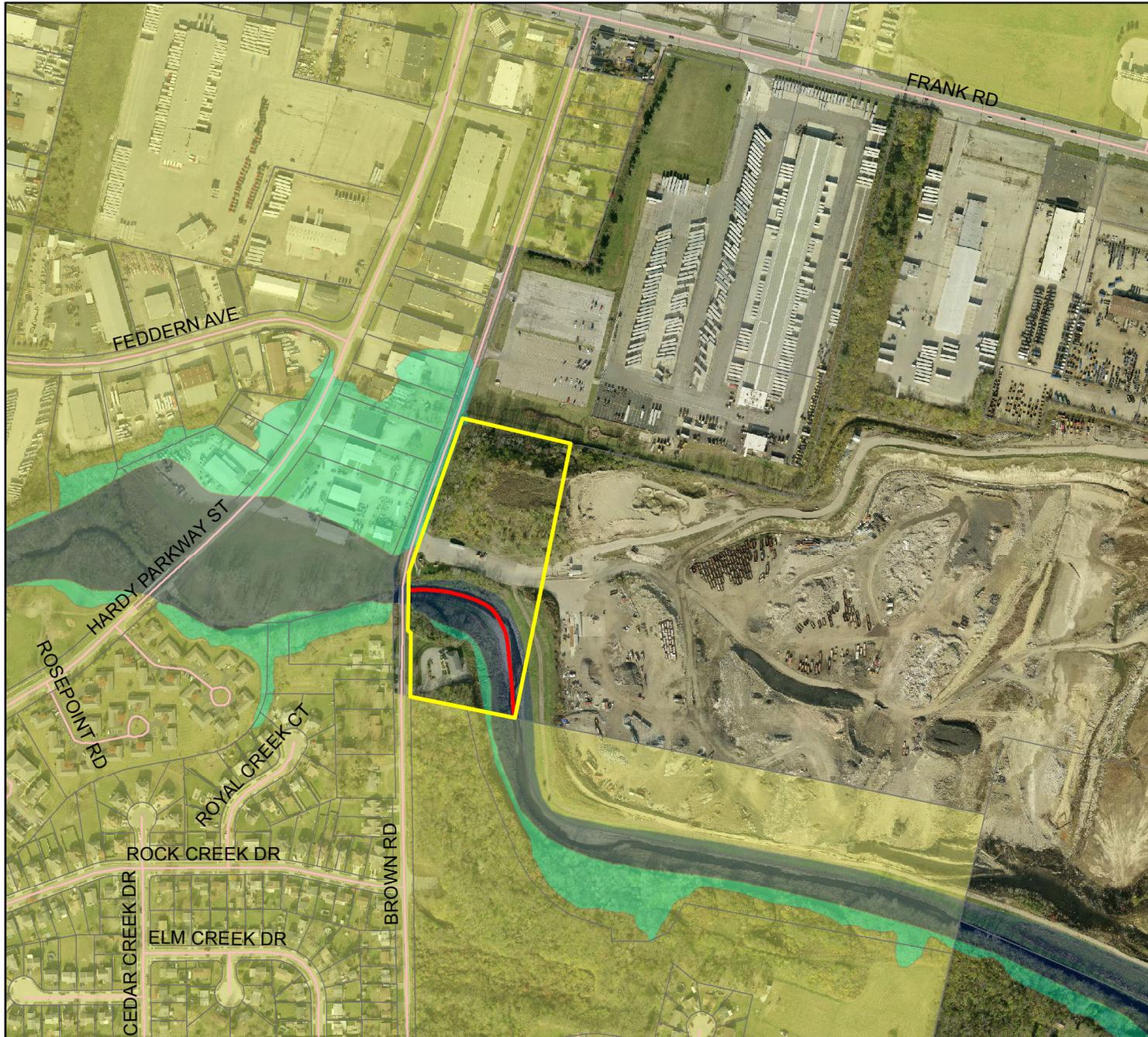
# 668-V

Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of a lot line that fails to remain within five (5) degrees of being perpendicular to the street centerline.

9.42- acres  
Franklin Township

- 2300 Brown Rd.
- Parcels
- Streets
- Proposed Lot Split
- Franklin County Floodplain**
- Floodway Fringe
- Floodway
- Columbus Zoning**
- Residential
- Multi-family
- Commercial
- Manufacturing
- County Zoning**
- Rural
- Restricted Industrial
- Limited Industrial
- General Industrial
- Excavation & Quarry



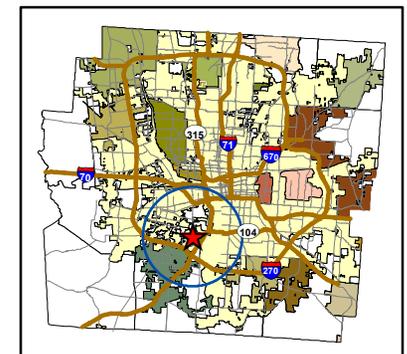


## 668-V

Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of a lot line that fails to remain within five (5) degrees of being perpendicular to the street centerline.

9.42- acres  
Franklin Township

-  2300 Brown Rd.
-  Parcels
-  Streets
-  Proposed Lot Split
- Franklin County Floodplain**
-  Floodway Fringe
-  Floodway
- Corporate Boundaries**
-  Columbus





# 668-V

Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of a lot line that fails to remain within five (5) degrees of being perpendicular to the street centerline.

9.42- acres  
Franklin Township

- 2300 Brown Rd.
- Parcels
- Streets
- Proposed Lot Split

### Franklin County Floodplain

- Floodway Fringe
- Floodway

### Corporate Boundaries

- Columbus

