

Commissioner Kevin L. Boyce • **Commissioner** Marilyn Brown • **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, April 11, 2018
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the March 14, 2018 meeting
5. Old Business:

i. ZON-18-02 – Brad Fisher

Applicant:	Matt Roberts
Owner:	Howley Capital, LLC
Agent:	Matt Koppitch
Township:	Clinton Township
Site:	1165 Chambers Rd. (PID#130-000332)
Acreage:	0.330-acres
Utilities:	Private water and public wastewater
Request:	Requesting to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD).

6. New Business:

i. 691-V&PP – Matt Brown

Applicant:	Advanced Civil Design, Inc. – Tom Warner
Owner:	Romanelli & Hughes Building Company
Township:	Jefferson Township
Subdivision	Woodland Creek
Site:	0 Waggoner Road (PID #170-000074)
Acreage:	32.02- acres
Request:	Requesting a Variance from Sections 402.01 and 502.15 of the Franklin County Subdivision Regulations and Preliminary Plan approval of a 29 lot single-family subdivision that will include homes with basements in poorly drained soils and fail to provide the required right-of-way for an uncurbed street.

ii. ZON-18-03 – Brad Fisher

Owner/Applicant:	A-7 Travel Solutions Inc.
Agent:	Jackson B. Reynolds
Township:	Pleasant Township
Site:	7280 Stahl. (PID#230-000218)
Acreage:	1.860-acres
Utilities:	Private water and wastewater
Request:	Requesting to amend the existing Select Commercial Planned District to allow an accessory building to expand in size.

7. Adjournment of meeting to May 9, 2018



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MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, March 14, 2018

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, March 14, 2018.

Present were:

Nancy White, Chairperson
Tim Guyton, Vice Chairperson
Roxyanne Burrus
Chet Chaney
Mark Dravillas
Tamara Howard
Annie Ryznar
Jason Sanson
Marty Wicks

Franklin County Economic Development and Planning Department:

Jenny Snapp, Assistant Director, Planning
Matt Brown, Planning Administrator
Brad Fisher, Planner

Chairperson White opened the hearing.

The first order of business being the roll call of board members, the introduction of staff, and the swearing in of witnesses.

The next item of business was the approval of the minutes from the February 14, 2018, meeting. Mr. Sanson made a motion to approve the minutes. It was seconded by Mr. Dravillas. The motion was approved by a vote of six yeases with two abstentions. (Mr. Chaney joined the hearing.)

OLD BUSINESS:

The next order of business being Case No. ZON-17-03. The applicant is 370 North Eureka, LLC. The township is Franklin Township. The site is located on Eureka Road and is 0.99 acres in size. It is served by private water and wastewater. The applicant is requesting to withdraw the application. Mr. Guyton made a motion to remove Case No. ZON-17-03 from the table. It was seconded by Mr. Sanson. The motion was approved by unanimous vote. Mr. Guyton made a motion to accept with withdrawal of the application at the request of the applicant. The motion was seconded by Ms. Burrus. The motion was approved by a nine-to-zero vote.

NEW BUSINESS:

The next order of business being Case No. ZON-18-01. The applicant is Stimmel Properties, LLC. The township is Franklin Township. The site is located at 1380 Stimmel Road. It is 1.01 acres in size and is served by private water and wastewater. The request is to rezone from the Rural District to the Limited Industrial District. Mr. Fisher read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. ZON-18-01 with staff's four recommended conditions. It was seconded by Ms. Burrus. The motion was approved by a nine-to-zero vote.

The next order of business being Case No. ZON-18-02. The applicant is Matt Roberts and Howley Capital, LLC. The township is Clinton Township. The site is located at 1165 Chambers Road. It is 0.33 acres in size and is served by private water and public wastewater. The applicant is requesting to table the case until the April 11, 2018 meeting. Mr. Guyton made a motion to table Case No. ZON-18-02 until the April 11, 2018, meeting. It was seconded by Mr. Chaney. The motion was approved by a nine-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Ms. Burrus made a motion to adjourn the meeting. It was seconded by Mr. Sanson. The motion was approved by unanimous vote. The hearing was adjourned at 1:48 p.m.

Signature

Minutes of the March 14, 2018, Franklin County Planning Commission hearing were approved this 11th day of April, 2018.



Commissioner Kevin L. Boyce • Commissioner Marilyn Brown • Commissioner John O’Grady
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
April 11, 2018

Case: ZON-18-02

Prepared by: Brad Fisher

Applicant:	Matt Roberts
Owner:	Howley Capital LLC
Agent:	Matt Koppitch
Township:	Clinton Township
Site:	1165 Chambers Road (PID #130-000332)
Acreage:	0.33-acres
Utilities:	Private water and public wastewater
Request:	Requesting to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD).

Summary

The applicant is requesting to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD) to allow the site to develop as a climbing gym. The proposal would also allow for other uses that are permitted in the Suburban Office, Community Commercial, Community Service, Restricted Industrial and Limited Industrial districts. Staff recommends approval with conditions.

History

The subject site received a variance in January, 2017, from the Board of Zoning Appeals to allow for the construction of a warehouse that would not meet the side yard, rear yard or loading space setback requirements in the Limited Industrial (LI) district. The building proposed in the variance case is under construction.

Request

The subject site is located on the south side of Chambers Road, between Northwest Boulevard and Kenny Road in Clinton Township. The subject site contains a 5,920 square foot building that is near completion that will serve as the climbing gym.

The proposal is to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD) to allow a broad range of uses including the immediate proposed use as a climbing gym where patrons climb rock walls and boulders. The proposal includes a reconfiguration of the parking lot and greenspace from that approved by the Board of Zoning Appeals in 2017.

Surrounding Land Use/Zoning

The surrounding area has a mix of land uses and zoning districts located in Clinton Township and the City of Columbus. Land uses to the north include a bar, multi-family residential and industrial uses. Zoning to the west and south is for multi-family residential, with construction underway. Land use and zoning to the

east is manufacturing. The surrounding area had been zoned for industrial uses since 1948 in Clinton Township until they were annexed into the City of Columbus between 2011 and 2016 and rezoned for various uses, including high-density multi-family.

Comprehensive Plans

The Clinton West Neighborhood Plan, adopted in 2012, includes a Future Land Use Map and a Sidewalk Priorities Map. The Future Land Use Map recommends this property for light industrial and office uses found in the corresponding zoning districts: Suburban Office and Institutional (SO), Neighborhood Commercial (NC), Restricted Industrial (RI) and Limited Industrial (LI) districts. The Sidewalks Priorities Map recommends sidewalks in this location, which the applicant has proposed.

The proposed gym is not in keeping with the Plan's recommendations, however the area is transitioning into dense, multi-family residential properties and the proposed gym could serve as an amenity to these residents. Furthermore, the Clinton Township Board of Trustees adopted a resolution in support of the rezoning to allow for the use of a gym.

All uses proposed in the Development Text are not in keeping with the recommended uses in the Clinton West Neighborhood Plan, however none of the uses are more intense than the proposed gym, and would be beneficial to the area as it is currently developing.

Staff Analysis

Existing zoning – Limited Industrial:

The Limited Industrial (LI) district is provided for a broad range of industrial activities which are more intense than those permitted in the Restricted Industrial district. Outdoor storage, general warehouse-related truck traffic, service vehicles and equipment may occur in this district. Types of permitted uses include: Manufacturing, Commercial Establishments, Administrative Offices, Personal, Consumer and Business Services.

Proposed zoning – Select Commercial Planned District:

The Select Commercial Planned District (SCPD) is intended to provide for any use permitted in a straight commercial, restricted industrial, and limited industrial zoning district to locate in residential areas with development controls to ensure compatibility with the surrounding environment. Any deviation from the SCPD standards must be requested as a waiver and approved as part of the SCPD. Any change or modification to an approved development plan or change to the list of permitted uses must be approved as an amendment through the rezoning process.

The following are permitted uses indicated in the Development Text and specified by 3-4 digit Standard Industrial Classification (SIC) industry group codes:

- 506 - Electrical Goods
- 513 - Apparel, Piece Goods and Notions
- 518 - Beer, Wine, and Distilled Alcoholic Beverages
- 4724 - Travel Agencies
- 602 - Commercial and Stock Savings Banks
- 612 - Savings and Loan Associations
- 614 - Personal Credit Institutions
- 615 - Business Credit Institutions
- 723 - Beauty Shops
- 724 - Barber Shops
- 731 - Advertising
- 732 - Consumer Credit Reporting Agencies
- 733 - Duplicating, Addressing, Blueprinting, Photocopying, Mailing, Mailing List, and Stenographic Services
- 736 - Personnel Supply Services
- 7389 - Business Services, Not Elsewhere Classified
- 7991 - Physical Fitness Facilities
- 801 - Offices and Clinics of Doctors of Medicine

- 802 - Offices and Clinics of Dentists
- 803 - Offices and Clinics of Doctors of Osteopathy
- 871 - Engineering, Architectural, and Surveying
- 872 - Accounting, Auditing, and Bookkeeping Services

Access/Traffic:

Two, 13 feet wide, one-way access points are provided.

Parking:

A total of 13 parking spaces will be provided including one (1) ADA compliant space.

A total of 24 parking spaces are required for the climbing gym use, which is the maximum number of spaces required for all uses proposed in the Development Text. The Clinton West Neighborhood Plan recommends allowing for a reduction of spaces provided by 25 percent, which would require 18 spaces for the climbing gym use.

- Requesting a waiver to reduce parking by 5 spaces for the climbing gym.

Staff notes that the development previously approved on the subject site in 2017 received approval of a variance to reduce the loading space setback from 50 feet to eight (8) feet from the residential property to the west. The proposed loading space as indicated on the Development Plan is 11 feet from the western property line.

Three (3) U-Shaped bicycle parking racks have been proposed to the south of the main entrance of the building to accommodate six (6) bicycles.

Storm Water/Drainage:

The structure and sealed parking surface was approved in February of 2017, however the submitted development plan reduces the open greenspace by 4.2 percent.

Sewage Disposal and Water Supply:

The Ohio Department of Health approved an on-site well in October of 2017.

Franklin County Sanitary Engineer's Office approved a connection to public sewer in September of 2017.

Architectural Design:

One building is proposed and will provide a main entrance facing the street, and windows wrapping around the west, north and east sides of the building.

Outside Storage and Utilities:

No outside storage is proposed.

Pollution:

No smoke or odor will be emitted or produced on the property and noise will be below sixty decibels.

Graphics and Signage:

The Development Plan shows one free standing sign centrally located, just west of the right-of-way, and two (2) free standing "Enter Only/Exit Only" signs just west the right-of-way, however the sizes are not specified.

Section 541 limits the size of directional and informational signs to eight (8) square feet. Section 420 limits freestanding signs to 40 square feet and a maximum of 20 feet tall. The Development Text indicates a maximum size of 44 square feet unless otherwise approved.

Lighting:

No lighting plan was submitted, however the Development Text states that all lighting will be compliant and minimize off-site glare and reflection. The Development Plan indicates that three decorative light fixtures will be mounted on the front of the building.

Screening & Landscaping Plan:

No screening is proposed, however a waiver to the screening requirements found in Sections 430.034(7), 521.011(1) and 521.011(3) has been requested.

Staff notes that Section 420.034(16) requires screening to be provided along the entire area abutting a residential property with an opacity of at least 60 percent and at least six (6) feet but not more than eight (8) feet in height.

Landscaping includes two (2) trees and 13 shrubs between the right-of-way and the parking area.

Proposed landscaped opens space is 17.5 percent.

Technical Review Agencies

Franklin Soil and Water Conservation District – Encourages the use of native landscape species.

Franklin County Engineer's Office – Indicated no concerns with the rezoning request.

City of Columbus – Division of Traffic – In support of the two proposed 13 feet wide, one-way access points at the time the variance was approved in 2017 provided an access permit was obtained.

Franklin County Economic Development and Planning Department – Staff has found the following deficiencies with the request:

1. The size of the ingress/egress signage must be indicated in the Development Text.
2. The monument sign must be located a minimum of 15 feet from the right-of-way line or a waiver must be requested to reduce the setback to zero (0) feet as shown on the Development Plan.
3. The right-of-way line must be labeled on the Development Plan.
4. The submitted materials must be updated to ensure all information is consistent. Examples of inconsistencies are: the number and location of bike racks and landscaping islands, landscaped open space, and the well head location.

Staff Review

The proposed gym is not in keeping with the Plan's recommendations, however this use could serve as an amenity to the surrounding residents. All permitted uses as indicated in the Development Text would be able to meet the applicable development standards and are no more intense than the proposed climbing gym. The area is transitioning to residential uses and have recently developed residentially to the west, which supports the need for commercial businesses in the area.

Staff Recommendation

Staff recommends approval with conditions of the request to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD). The conditions are as follows:




1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance with the Franklin County Economic Development and Planning Department.
2. The size of the ingress/egress signage must be indicated in the Development Plan at the time of applying for the Certificate of Zoning Compliance.
3. The monument sign must be setback a minimum of 15 feet from the right-of-way line of a waiver must be requested to reduce the signage setback to zero (0) feet as indicated on the Development Plan at the time of applying for a Certificate of Zoning Compliance.
4. The applicant must submit updated “perspectives” that match what is proposed on the Development Plan at the time of applying for a Certificate of Zoning Compliance.

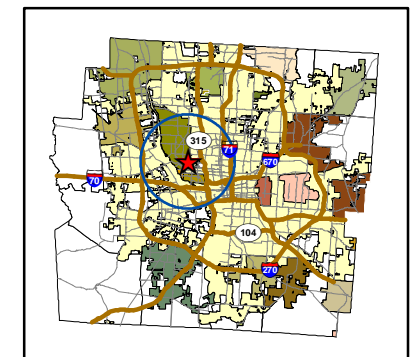


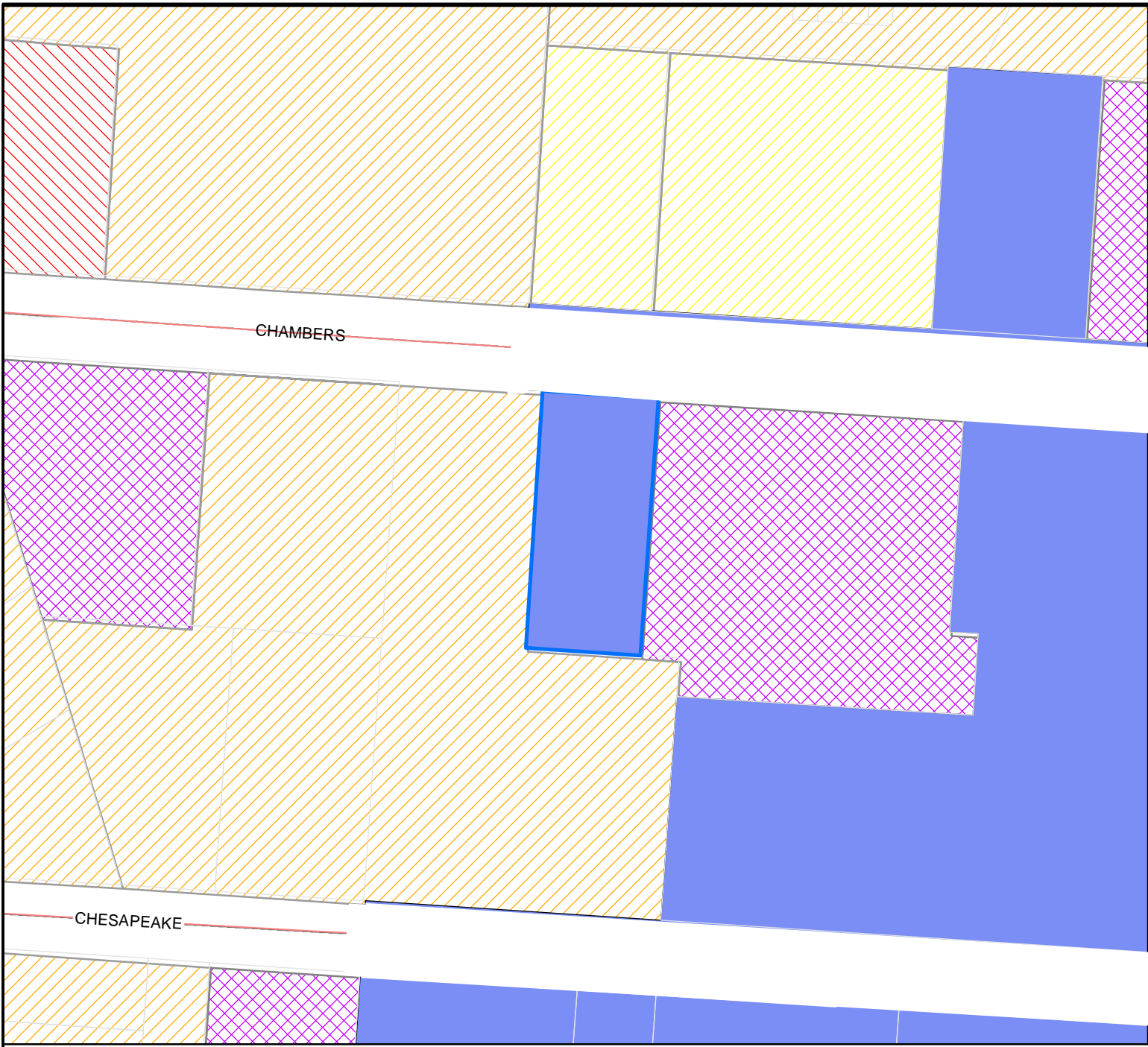
ZON-18-02

Requesting to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD).

Acres: 0.330
Township: Clinton

-  1165 Chambers Road
-  Parcels
-  Streets











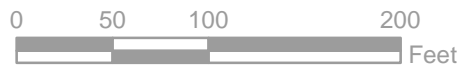
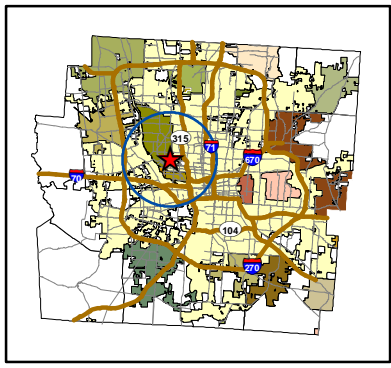


ZON-18-02

Requesting to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD).

Acres: 0.330
Township: Clinton

-  1165 Chambers Road
-  Parcels
-  Streets
- Franklin County Zoning**
-  Limited Industrial
- Columbus Zoning**
-  Residential
-  Multi-family
-  Commercial
-  Manufacturing








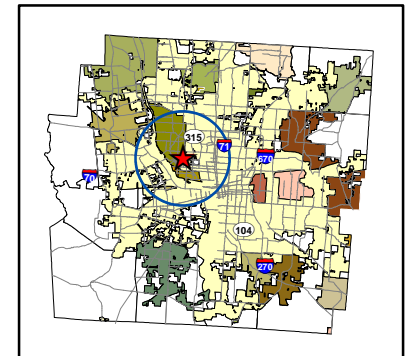
ZON-18-02

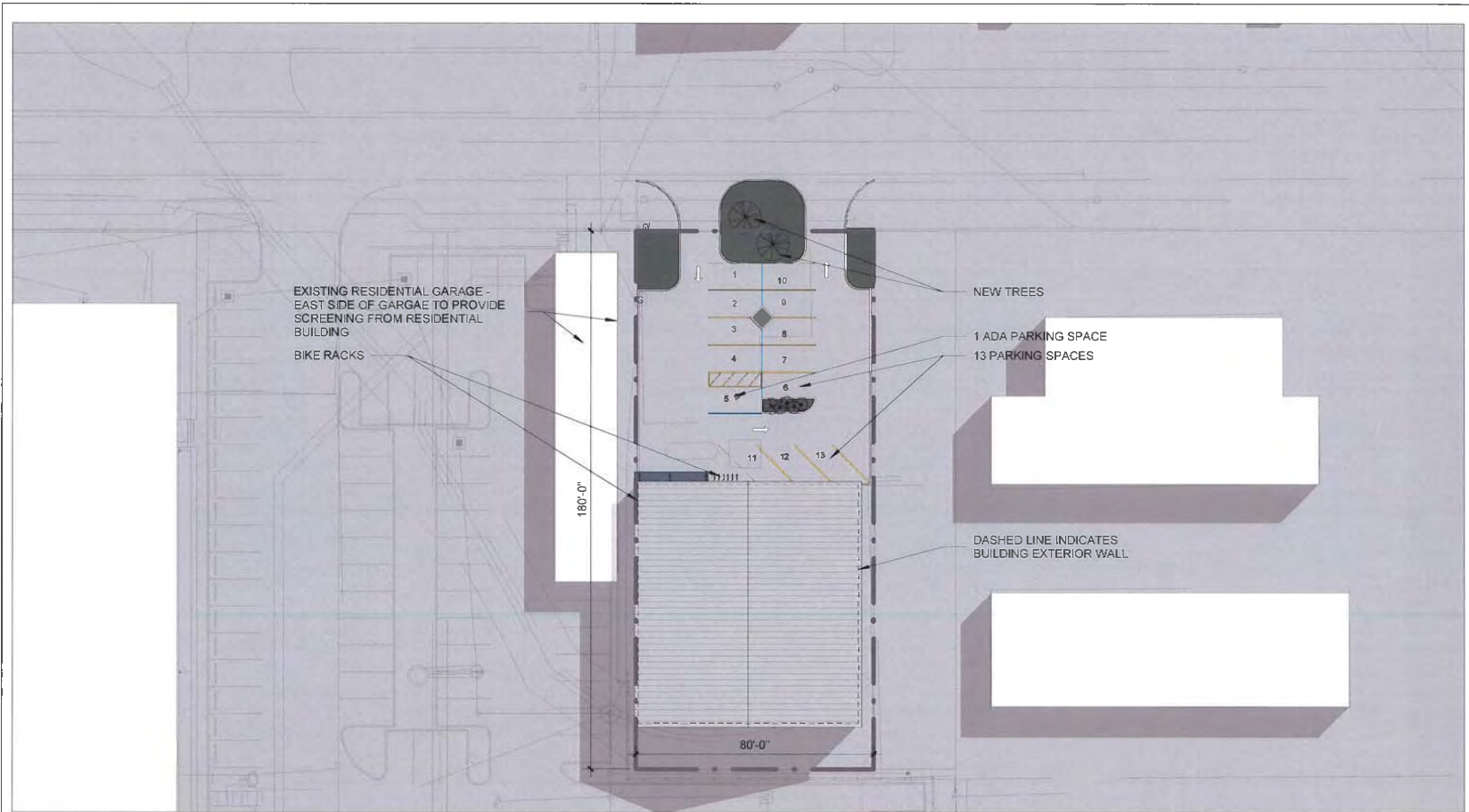
Requesting to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD).

Acres: 0.330

Township: Clinton

-  1165 Chambers Road
-  Parcels
-  Streets

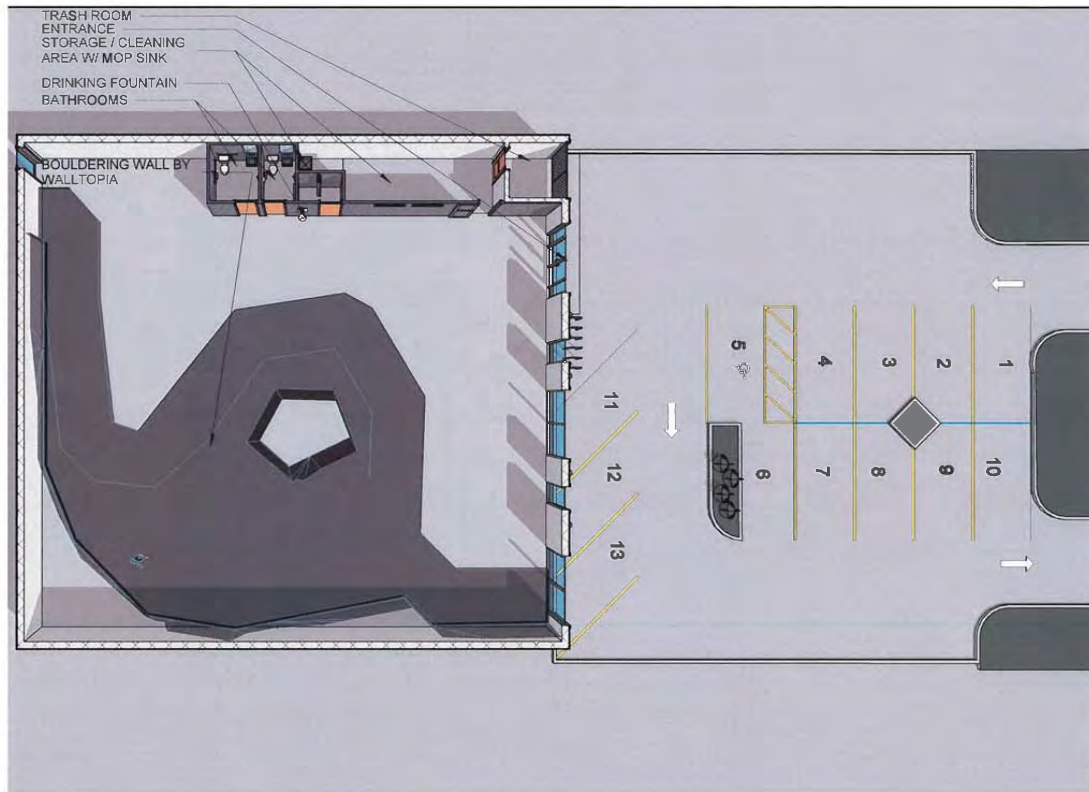




Site
1" = 30'-0"

Vertical Adventures Chambers

Site Plan		A0
<small>SEE ATTACHED DEVELOPMENT PLAN FOR MORE DETAILS</small>		
Project number	1435	A0
Date	2018-01-31	
Drawn by	Author	
Checked by	Checker	
Scale 1" = 30'-0"		



Vertical Adventures Chambers

Floor Plan Perspective		
Project number	1435	A1
Date	2018-01-31	
Drawn by	Author	
Checked by	Checker	
		Scale

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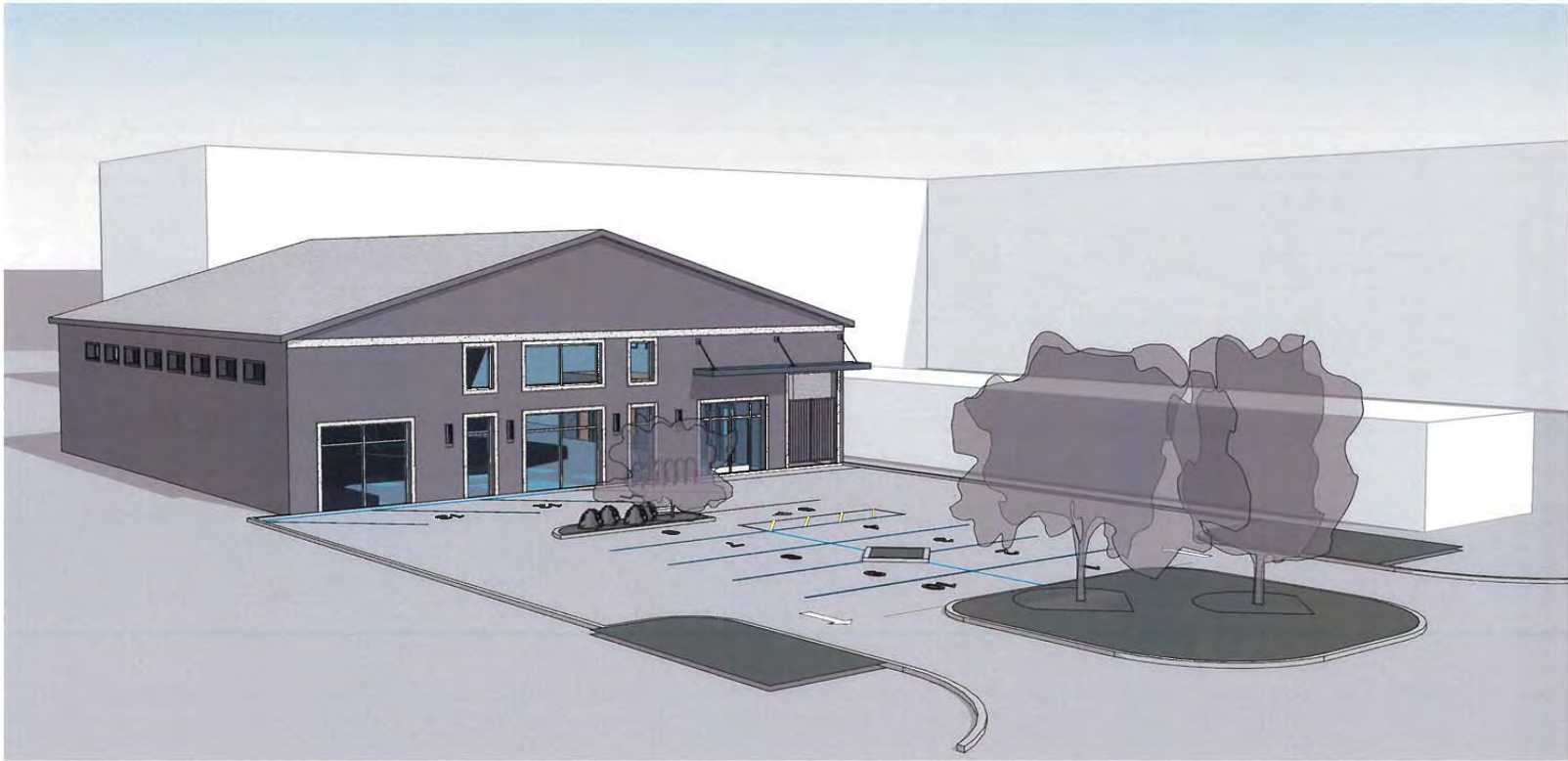


Front Perspective

Vertical Adventures Chambers

Front Perspective		
Project number	1435	A2
Date	2018-01-31	
Drawn by	Author	
Checked by	Checker	
	Scale	

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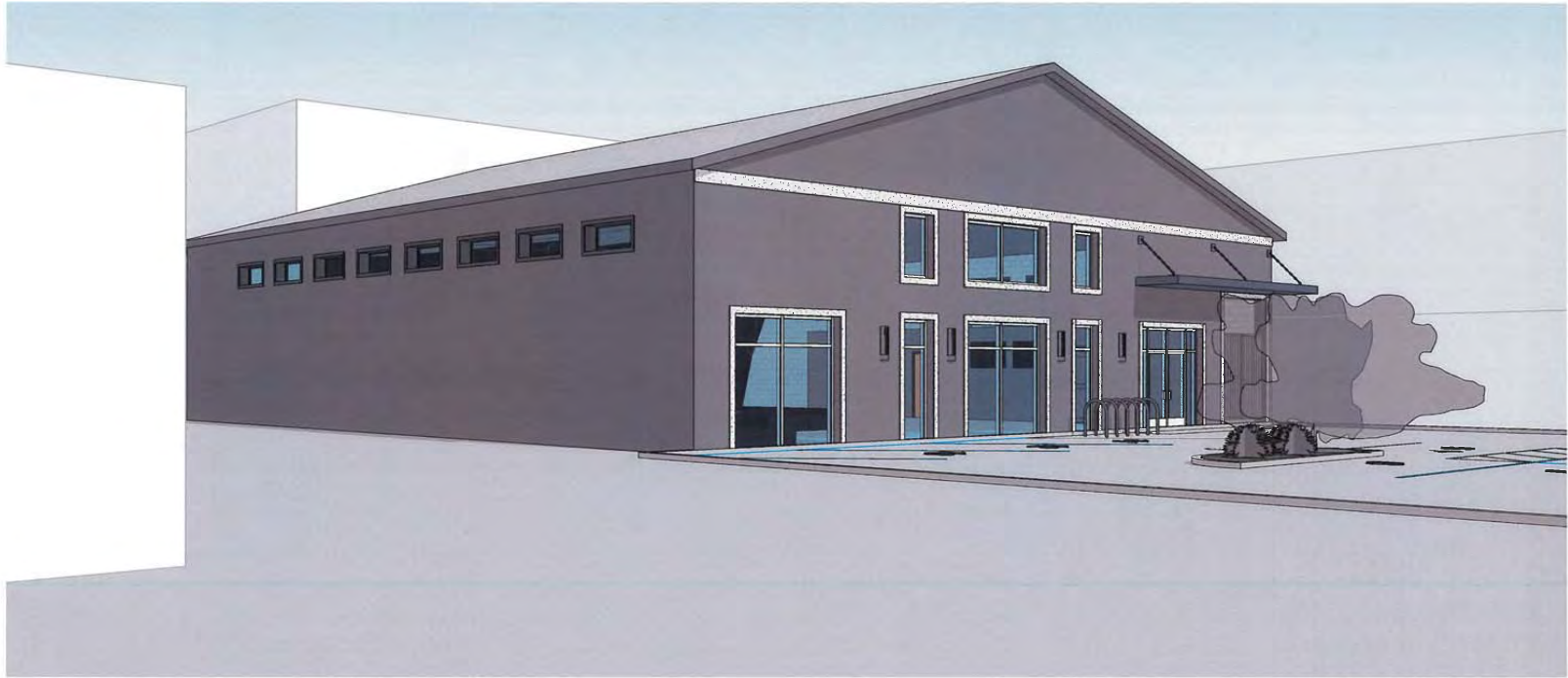


Perspective 2

Vertical Adventures Chambers

Perspective 1		
Project number	1435	A3
Date	2018-01-31	
Drawn by	Author	
Checked by	Checker	
	Scale	

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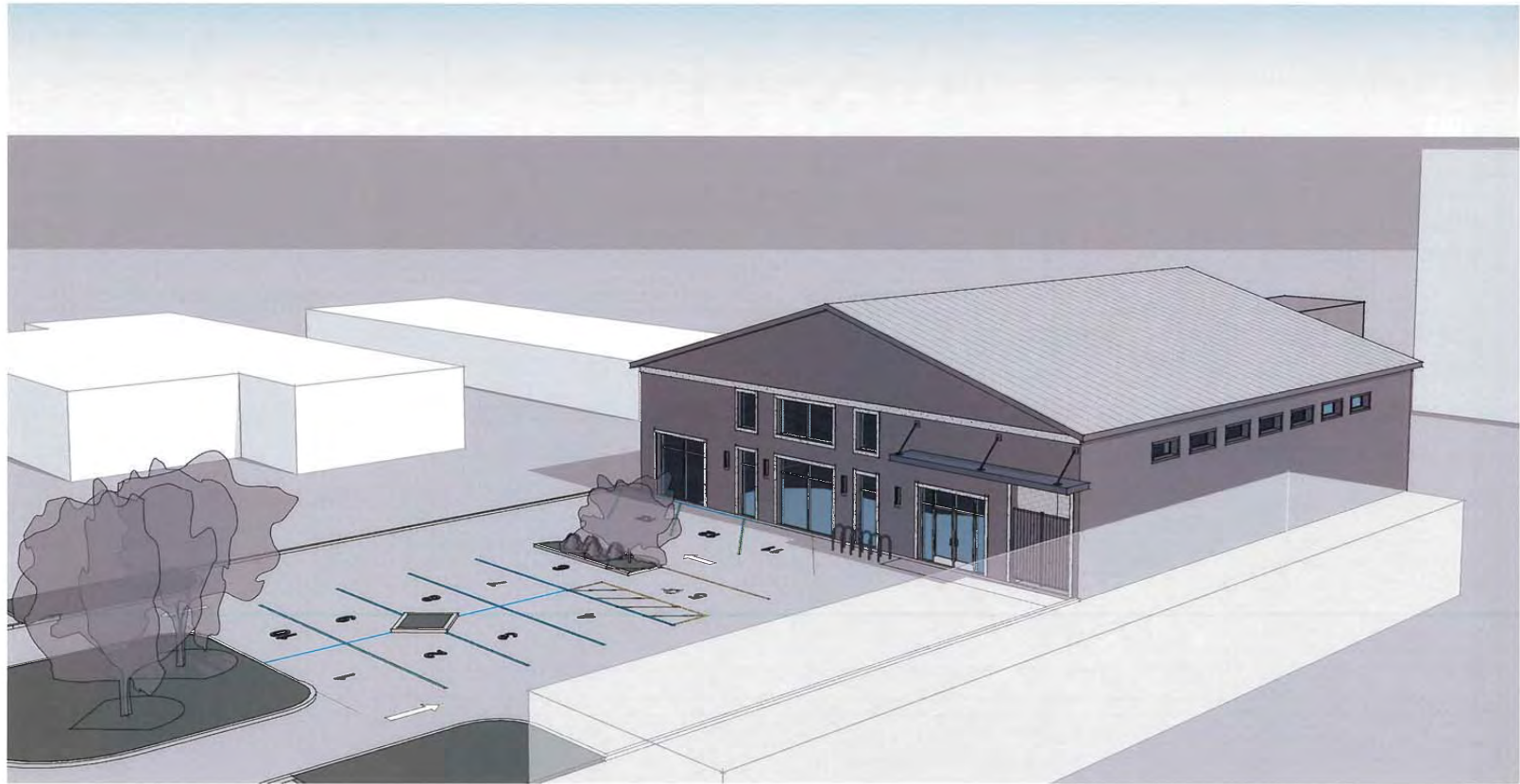


South West
Perspective

Vertical Adventures Chambers

Perspective 2		
Project number	1435	A4
Date	2018-01-31	
Drawn by	Author	
Checked by	Checker	
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Perspective 3

Vertical Adventures Chambers

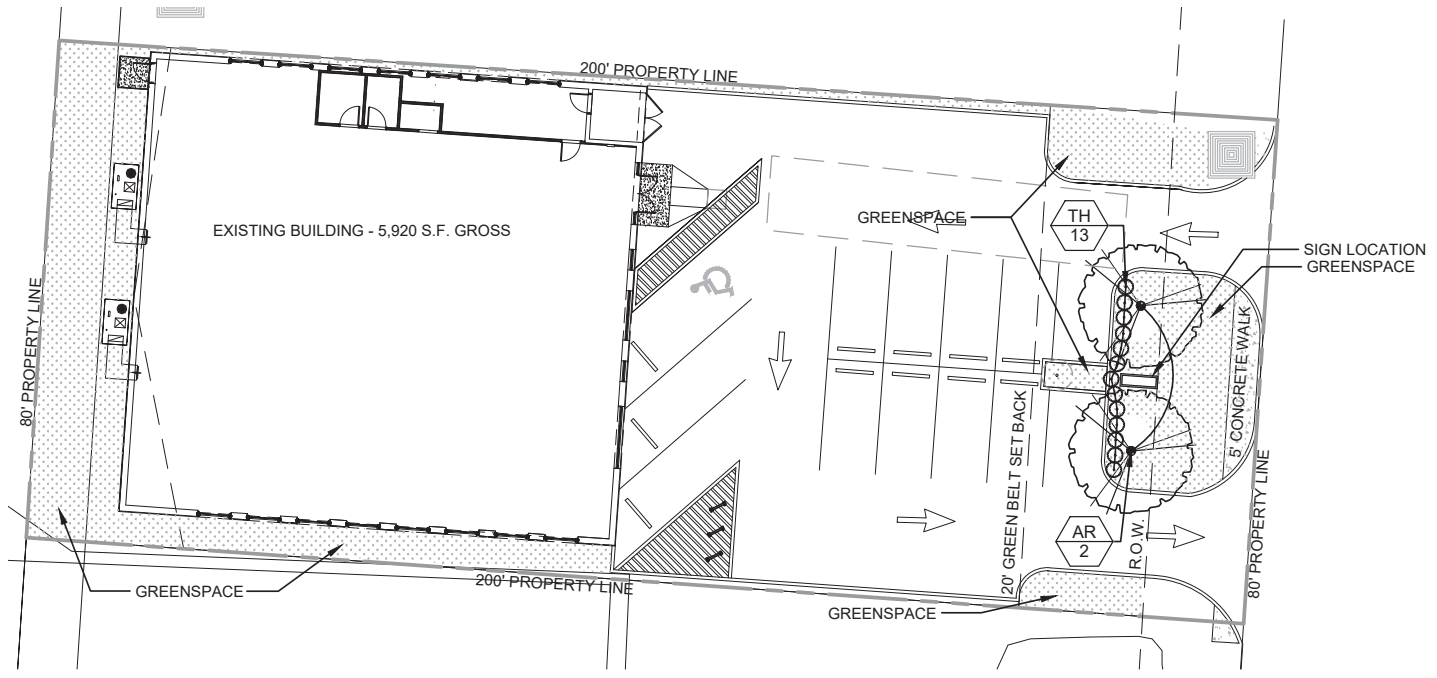
Perspective 3

Project number	1435
Date	2018-01-31
Drawn by	Author
Checked by	Checker

A5

Scale

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PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT
AR	2	Red Maple / <i>Acer rubrum</i>	2" cal.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT
TH	13	Hicks Yew / <i>Taxus x media 'Hicksii'</i>	24" HT MIN

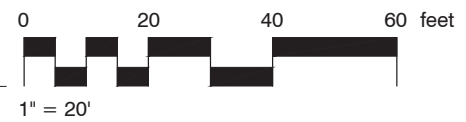
GENERAL NOTES:

1. OPEN LANDSCAPE PROVIDED: 2804 S.F. (17.5%)
2. ZELKOVA WERE CHANGED TO NATIVE RED MAPLE
3. TAXUS SHRUBS HAVE BEEN USED TO SCREEN PARKING AREA.



Andrew J. English
Signature

04/02/18
Date



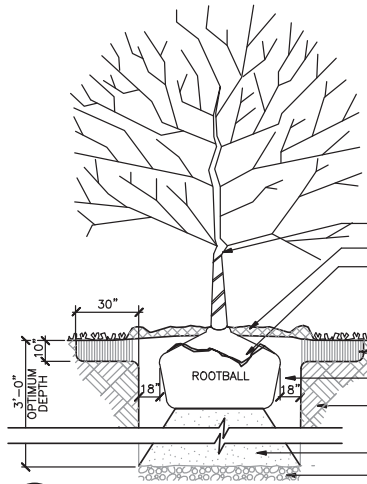
PRUNING- REMOVE WHOLE BRANCHES (NOT JUST END TIPS) TO REDUCE FOLIAGE BY 1/3 AND/OR AS DIRECTED. RETAIN NORMAL PLANT SHAPE. ALL PRUNING MUST BE DONE AFTER PLANTING.

DRAINAGE- NOTIFY THE LANDSCAPE ARCHITECT WHEN EVER SOIL CONDITIONS ARE FOUND TO HAVE DRAINAGE CAPABILITIES UNSUITED FOR ROOT GROWTH.

TREE GUYS- GUY ONLY THOSE TREES WHICH IN THE CONTRACTOR'S OPINION ARE IN DANGER OF BEING BLOWN OUT OF PLUMB DUE TO THEIR LOCATION. SUBMIT GUY METHODS FOR APPROVAL.

LIMB UP TREE TO 4' HT.
3" MULCH
REMOVE ROPE, BURLAP, 50% OF THE WIRE CAGE AND ALL TRUNK WRAP PRIOR TO CITY'S LANDSCAPE INSPECTION

ROTOILL TOP LAYER OF EXG. SOIL
PLANTING MIX
COMPACTED SUBGRADE OR UNDISTURBED SOIL
COMPACTED TOPSOIL MOUND
FREE DRAINING AGGREGATE



1 DECIDUOUS TREE PLANTING

NTS DETAIL-FILE

ALL PLANTS IN MASSING TO BE SURROUNDED IN PLANT MIX, NOT PLUGGED INTO INDIVIDUAL HOLES.

ALL HEDGES TO BE PLANTED IN TRENCHES AND MULCHED INTO ONE LONG BED.

ALL BURLAP TO BE COMPLETELY REMOVED FROM SHRUB

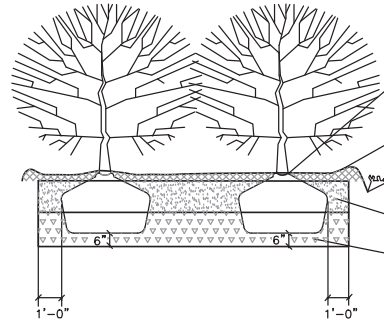
PLANT BALL AT SAME HEIGHT AS GROWN IN NURSERY. DO NOT MOUND UP OVER

CONSTRUCT EARTH SAUCER

SHARP V-CUT EDGE TO SEPARATE MULCH FROM LAWN

PLANTING MIX

TRANSITION LAYER: PLANTING MIX + EXG. TOPSOIL WITH AMMENDMENTS AS NEEDED (1:1)



2 SHRUB PLANTING GROUP

NTS S-PL1-03

GENERAL PLANTING NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN-IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 6" & AMENDED WITH 3" OF BLENDED TOPSOIL
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.
11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE.

13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. HYDROSEED OR PENN MULCH TO BE USED. STRAW MULCH IS PROHIBITED (SEE LANDSCAPE PLANS). SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.
17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.



Signature

04/02/18

Date

Select Commercial Planned District
Clinton Township
1165 Chambers Road, Parcel #: 130-000332
Vertical Adventures

I. Introduction

Vertical Adventures (“applicant”) proposes the adoption of a Select Commercial Planned District for the parcel located at 1165 Chambers Road in Clinton Township. The lot is currently zoned limited industrial and the applicant seeks a rezoning to allow for the development of a climbing gym, a physical fitness facility where patrons climb rock walls and boulders.

The area is subject to a future land use plan and this proposed development fits the desired goals and objectives of the plan. The proposal also has the support of the community, as evidenced by the attached resolution adopted by the Clinton Township Board of Trustees.

The applicant’s proposed use fits the existing development pattern and will take advantage of the surrounding high density residential development, increased commercial development, and the availability of multiple transportation options for potential patrons of the proposed use.

II. Permitted Uses

All the following shall be permitted uses in the proposed Select Commercial Planned District:

<u>OMB SIC Group Code</u>	<u>Type of Use</u>
506	Electrical Goods
513	Apparel, Piece Goods and Notions
518	Beer, Wine, and Distilled Alcoholic Beverages
4724	Travel Agencies
602	Commercial and Stock Savings Banks
612	Savings and Loan Associations
614	Personal Credit Institutions
615	Business Credit Institutions
723	Beauty Shops
724	Barber Shops
731	Advertising
732	Consumer Credit Reporting Agencies
733	Duplicating, Addressing, Blueprinting, Photocopying, Mailing, Mailing List, and Stenographic Services
736	Personnel Supply Services
7389	Business Services, Not Elsewhere Classified
7991	Physical Fitness Facilities
801	Offices and Clinics of Doctors of Medicine
802	Offices and Clinics of Dentists
803	Offices and Clinics of Doctors of Osteopathy

871
872

Engineering, Architectural, and Surveying
Accounting, Auditing, and Bookkeeping Services

And any use that qualifies as “Administrative Offices” as defined by Franklin County Zoning Resolution **Section 344.033 – Administrative Offices** – “Administrative offices primarily engaged in general administrative supervision, purchasing, accounting and other management functions.”

III. Development Standards

The development standards of ARTICLE V, GENERAL DEVELOPMENT STANDARDS and the Clinton West Neighborhood Plan shall apply to the SELECT COMMERCIAL PLANNED DISTRICT according to the specific zoning district and use selected in accordance with SECTION 420.02, Permitted Use and SECTION 420.033 Performance Standards, unless specifically set forth herein.¹

IV. Development Plan

A proposed development plan, site map, and legal description are submitted herein.

A. Parking

Parking shall be provided as depicted on the attached site plan. One deviation to the development standards Section 531.02 is requested. Bicycle parking shall be as depicted on the site plan.

NUMBER OF SPACES: Section 531.02 would require 24 parking spaces. The Clinton West Neighborhood Plan recommends a reduction in the required number of parking spaces of 25%, which would require 18 spaces. A variance from Section 531.02 is requested to accommodate the 13 spaces as depicted on the site plan. Based upon the high residential density of the surrounding area, the nearby access to public transit provided by COTA bus lines and the availability of bicycle parking (as depicted on the site plan) the 13 parking spaces should be sufficient for the proposed use. As justification please see the attached exhibits.

B. Storm Water Drainage

Drainage and run-off from the proposed development shall not cause property damage to off-site areas. Drainage shall be maintained as shown on the development plan.

C. Sewage Disposal and Water Supply

¹ NOTE: All previous variances granted for Parcel #: 130-000332 are considered included in the development standards and as depicted on the attached site plans.

The sewage disposal and water supply shall be as notated on the proposed development plan, site map and the associated attachments.

D. Architectural Design

The building will be constructed as depicted on the attached drawings and renderings. It will be a well maintained commercial building and will not exceed the maximums for lot coverage percentage and the height restriction.

E. Outdoor Storage

No outdoor storage is proposed for this plan.

F. Utilities/Facilities

No new utilities and/or facilities are proposed with this plan. All utilities and facilities shall be as depicted on the attached site plan.

G. Pollution

No existing, proposed or future use and/or structure shall emit smoke or odorous gases. No commercial use shall emit noise greater than sixty (60) decibels.

H. Graphics

Any future proposed signage must be compatible to the overall architectural design of the building and must comply with all requirements of Sections 420.034 (14), and 541 of the Franklin County Zoning Resolution. The location of signage shall be as depicted on the attached site plan and the dimensions of any signage shall not exceed the dimensions depicted on the attached site plan.

I. Lighting

All lighting shall be as depicted on the site plan, shall be in compliance with the Franklin County Zoning Resolution and shall minimize off-site glare and reflection.

J. Screening/Landscaping

All screening and landscaping shall be installed as indicated on the attached site map and development plan and will be maintained appropriately. A waiver to the screening requirements is requested below in section L.

K. Fencing

All fencing shall be as depicted in the attached site map and development plan.

L. Abutting Residential Areas

Currently, a high density residential development is located to the West of the site location. An existing accessory building in the residential area currently screens the residential area from the proposed Select Commercial Planned District. A waiver from the screening requirements of Sections 430.034(7) and 521.011(1) and (3) is requested in light of the location of the neighboring accessory structure which provides adequate screening.

M. Plantings

All plantings shall be comprised of the species as depicted on the attached landscaping plan and maintained appropriately.

V. Conclusion

As proposed this Select Commercial Planned District will facilitate economic growth and activity while preserving the nature and character of the surrounding area. The proposal will be constructed and maintained in accordance with all cited and relevant requirements. All deviations from the general standards are minimal and also maintain the nature and character of the surrounding area and also follow the demonstrated development pattern, specifically utilizing and capitalizing on the high residential density of the surrounding area and the abundance of diverse transportation options.



Customer Travel to Chambers: Purely Boulders
Matthew C. Roberts



20N-18-02

Vertical Adventures (VA1) was founded in 1994 on Busch Boulevard in North Columbus. At the time it opened in January, the Continent was a popular destination in the city, an early example of the mixed-use developments that have since become so popular. During the intervening 24 years, population patterns, neighborhoods, and the popularity of climbing have all significantly changed. In November of 2014, Vertical Adventures opened a state-of-the-art 15,000sf climbing center on Kingsmill Court (VA2) less than a mile from the original location. Even before Kingsmill opened, we began looking for a location that was closer to where our core demographic is now instead of where they were 24 years ago.

After visiting dozens of locations over the course of three years, we found 1165 Chambers Rd, with a landlord who was willing to accommodate our needs and located squarely in an area that is not only demographically well-matched but is in the process of transitioning to a mix of residential and commercial uses and away from the previous industrial uses.

A significant constraint of 1165 Chambers is the amount of parking available on-site. The current site plan accommodates 13 parking spaces. We have leased approximately 27 parking spaces directly across Chambers Road for use outside of business hours. We believe that this is ample for our anticipated customer traffic, based (1) on the projections of visitors drawn from our visit data at Kingsmill, (2) the high density of population within walking and biking distances defined by (3) recent survey data gathered from our members and (4) amenities included at Chambers for the convenience of those walking or biking.

1. Visitor Projections at Chambers

Vertical Adventures has used RockGymPro (RGP) Point-of-Sale software since January 2011. RGP logs every visit (“check-in”) to any of our facilities and logs the identity of that client and the time of visit. Since January 2011, RGP has logged over 412,000 check-ins. Using these check-ins and the time of day, we can gather a clear idea of how many visitors Chambers will have and when they will visit.

Table 1 reports the hourly average number of check-ins for VA1 during the period 1 January 2011 through 31 October 2014 and VA2 between 1 December 2014 and 31 December 2017. VA1

	Busch Blvd (VA1)	Kingsmill Ct (VA2)	Proj Chambers (30% of KC)
Floor	6,400	15,000	5,800
Wall	5,000	16,000	3,600
Hourly Average Check-Ins			
Time			
11:00	n/a	19	6
12:00	n/a	14	4
1:00	n/a	14	4
2:00	n/a	13	4
3:00	12	17	5
4:00	12	30	9
5:00	20	50	15
6:00	25	58	17
7:00	19	41	12
8:00	8	17	5
9:00	2	4	1

Table 1: Hourly Visits

was only open from 3pm to 10pm M-F whereas VA2 opens at 11am every day. Chambers will have 3,600sf of climbing wall, only 22.5% of the 16,000sf located at VA2, and 72% of the 5,000sf at VA1. We expect utilization per square foot will be higher than VA2, so we project 30% of the visits that VA2 receives, as reported in column 3 of Figure 1. We estimate that visits last 60-90 minutes. During the workday, visits are likely shorter, as many climb during lunch breaks. Between opening and 3:00, the number of check-ins is projected to be between four and six per hour. It is not until the 5:00 hour that the number of projected visits exceeds the on-premise parking, and yet all of those visit counts are easily within the combined on-premise parking and the additional parking across the street. Additionally, Northwest Blvd contains on-street parking between King and Northstar on both sides of the street, except from 4-6pm.

2. Chambers Demographics

Chambers is located on a small piece of Clinton Township West between Clinton Township West, Columbus' Fifth by Northwest neighborhood, Grandview Heights, Upper Arlington, and the OSU campus. These areas are densely populated with the target demographic of active 22-45 year olds. There are over 1,700 housing units within a 2000' (0.4mi) radius of Chambers, which is a 7 minute walk at a leisurely pace. Figure 2 represents the area of Columbus that is targeted to be served by Chambers. Each dot represents a current or former member of Vertical Adventures—in this plot, approximately 75% of the dots are former members. The entire plot is approximately 2.2 by 2.2 miles and contains approximately 400 current or former members. If, instead of a 1.1 mile radius, we examine a 2 mile radius, there are approximately 800 current or former members.

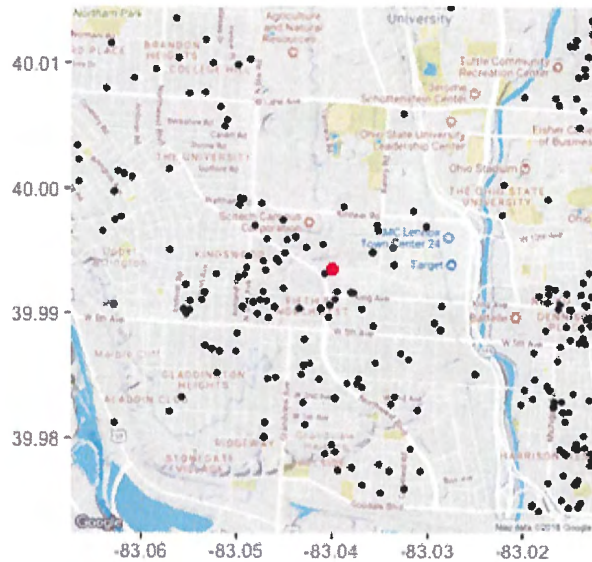


Figure 1: Area surrounding 1165 Chambers Rd.

3. Survey Results

We conducted a survey of all current VA members as well as anyone who has visited who lives within two miles of Chambers. This resulted a sample population of 3,837. We had 552 respond to the survey. The purpose of the survey was to elicit information about the transportation that visitors are likely to use to visit Chambers. The individual questions and results are included here. The results support the view that significant numbers of the membership at Chambers are likely to visit on foot or via bicycle. Particularly questions five and six support that a location like Chambers would lead to a much higher proportion of visits occurring from pedestrian or bike travel. In question five, participants were asked how

close they would have to live to a climbing center for the majority of their visits to occur by walking. 95% of respondents would walk if they lived within five minutes, and 69% would usually walk if they lived within 10 minutes. This would include most of the dots west of the Olentangy on figure 2. Question six is similar, yet for cycling. 58.3% of respondents would usually cycle if they lived within two miles of Chambers, which covers an area much larger than Figure 2. Question 7 addresses this question directly by asking what percentage of different transport methods would be used if a patron lived within two miles of a climbing center. 60% of respondents answered 50% or greater if there were adequate bike storage.

These results are all consistent with the membership of climbing centers in general. Members and participants are outdoors-oriented active adults. The final question of the survey was open-ended, asking “What can we do to encourage visitors to either Vertical Adventures or a future climbing facility to minimize their car use in favor of cycling, walking, or using COTA?” The single most common response was choose a location nearer where our members live that is bike- and pedestrian-friendly. 1165 Chambers Rd is the very definition of that location.

4. Bike & Pedestrian Amenities

Meeting our visitors’ desires for a location that is bike and pedestrian-friendly has been a key consideration for the planning of 1165 Chambers. To provide adequate parking for bicycles, we are mounting up to 25 vertical bike racks on the west exterior wall, in addition to 6 racks in the front of the building. There is space in the Southeast corner of the parking lot that could be used to house a bike sharing (CoGo) kiosk. In addition, COTA line 3 stops at the Chambers/Northwest intersection 300’ to the west, with service from the North to Downtown, and COTA line 31 has a stop around the corner on Kenny, near the intersection with Steelwood, which serves the University District and Ohio State University.

Conclusion

Based on seven years of visitor data from our first two facilities, we believe that the on-site parking is more than adequate for daytime users, even without the additional

1. Approximately how often do you currently visit Vertical Adventures?		
	n	%
0-2 times per month	161	29.1%
1-2 times per week	223	40.3%
3+ times per week	167	30.2%
No Responses	1	<1%
Total	552	100%

2. What days and times are you most likely to visit either Vertical Adventures or a future climbing center each week?		
	n	%
Weekdays after 5 PM	406	74.2%
Weekends	306	55.9%
Weekdays before 5 PM	154	28.1%

3. When you drive to Vertical Adventures, on average how many people are in your car?		
	n	%
1	243	44.0%
2	243	44.0%
3	51	9.2%
4+	13	2.3%
No Responses	2	<1%

4. Would the number of people in your car increase if you knew there would be limited parking availability?		
	n	%
Yes	235	42.5%
No	312	56.5%
No Responses	5	<1%

5. I would usually walk if I lived within _____ of a climbing facility.		
	n	%
5 minutes	142	25.7%
10 minutes	213	64.2%
15 minutes	170	94.9%
30 minutes	21	98.7%
No Response	6	1.0%

6. I would usually ride my bike if I lived within _____ of a climbing facility.		
	n	%
1 mile	78	14.1%
2 miles	244	58.3%
5 miles	171	89.2%
10 miles	45	97.3%
No Response	14	2.5%

bike parking and COTA options. However, we anticipate that given the high population density surrounding Chambers, the environmental awareness of the climbing community, and all of the options available for carless travel (walking, cycling, COTA) that the daytime parking levels will be ample.

7. If you were visiting a climbing facility within 2 miles of your home throughout the year, approximately what percentage of visits would occur using:

	0%	25%	50%	75%	100%
Bicycle (if there was adequate storage)	11%	30%	35%	17%	8%
COTA (if there was a stop within a block of the facility)	72%	15%	6%	5%	2%
Car	2%	14%	31%	25%	27%
Lyft/Uber/Other car service	88%	8%	2%	2%	1%

For the same reason, the evening parking is also ample. We have more parking (40 spaces) than we anticipate needing, based on our Point-of-Sale histories, and when we deduct walking, cycling, and bus riders, we are confident that the proposed solution is adequate to the needs of the business while minimizing any impact to our neighbors.



ZON-18-02

3820 Cleveland Avenue, Columbus Ohio 43224

Resolution Number 17-12-002

Whereas, Clinton Township encourages entrepreneurship and economic development as well as the promotion of small businesses; and

Whereas, Clinton Township strives to be an area that attracts and grows jobs with vibrant areas that are economically competitive; and

Whereas, Clinton Township recognizes the benefits of physical fitness and activity, including through utilization of climbing gyms like those offered by Vertical Adventures; and

Whereas, parcel number 130-000332, address 1165 Chambers Road, is currently zoned for Limited Industrial and thus precludes the development of the property as a climbing gym; and

Whereas, Clinton Township desires industrial uses to produce limited noise, light and pollution emissions and we recognize that Vertical Adventures proposal would fit those characteristics even with a change in zoning; and

Whereas, Clinton Township has expressed desire in its future land use plan to continue the economic viability of the Chamber Road area;

Whereas, Clinton Township desires any rezoning to have an attractive street presence and Vertical Adventures' proposal fits those criteria; now therefore be it

Resolved, that we, the Clinton Township Trustees, fully support Vertical Adventures efforts in rezoning parcel number 130-000332 to Community Commercial zoning for the purposes of establishing a climbing gym; and be it further

Resolved, that we, the Clinton Township Trustees, urge the Franklin County Planning Commission, the Franklin County Rural Zoning Commission, and the Franklin County Board of Commissioners to approve the rezoning application; and be it further

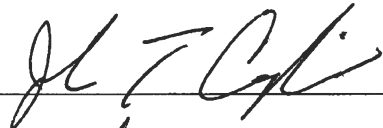
Resolved, that we, the Clinton Township Trustees, urge Franklin County to work with Vertical Adventures to resolve any other issues that may prevent this important and vital economic development including addressing the need for potential variances or other issues; and be it further

Resolved, that a copy of this Resolution be sent to each Franklin County Commissioner and the Director of the Franklin County Economic Development & Planning Department.

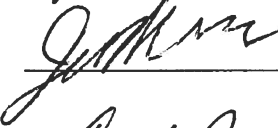
The tax parcel number of the Property is No. 130-000332.

Dated this 6th day of Dec, 2017.


**CLINTON TOWNSHIP BOARD OF
TRUSTEES, FRANKLIN COUNTY, OHIO**



Trustee




Trustee



Trustee

ATTEST AND CERTIFY:



Deb Steele, Township Fiscal Officer

www.clintontwp-columbus.org

Trustee Jane M Cera 600-8312	Trustee John T. Coneglio 481-0412	Trustee Carl J. Reardon 268-8804	Fiscal Officer Deb Steele 471-0049
Fire Chief Brian Fraley 475-0022	Police Chief Michael H Jones 471-1479	Road Superintendent Dan Villa 471-6854	Code Enforcement Kyle Whalen 471-6854



Commissioner Kevin L. Boyce • Commissioner Marilyn Brown • Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
April 11, 2015

Case 671-V&PP
Prepared by: Matt Brown

Owner:	Romanelli & Hughes Building Company
Applicant/Engineer:	Advanced Civil Design - Tom Warner and David Storck
Subdivision:	Woodland Creek
Township:	Jefferson Township
Location:	0 Waggoner Road (PID# 170-000074)
Acreage:	32.02 acres
Request:	Requesting a Variance from Sections 402.01(B) and 502.15 of the Franklin County Subdivision Regulations and Preliminary Plan approval of a 29 lot single-family subdivision that will include homes with basements in poorly drained soils and fail to provide the required right-of-way for an uncurbed street.

Background Information and Request

The subject property was rezoned by the Jefferson Township Board of Trustees in July 2006 to allow for the proposed subdivision. The applicant received Preliminary Plan approval in May of 2008 and a Preliminary Plan extension in June 2009, which expired in June of 2010. A new Preliminary Plan application was applied for and approved in February 2012, which expired in February 2013. A new Variance and Preliminary Plan application was approved in April 2015, which expired in April 2017. Construction plans for the subdivision were approved in 2016 and many improvements have been completed. The applicant is seeking re-approval of the Variance and Preliminary Plan to allow for the filing of a Final Plat application.

The Preliminary Plan as submitted matches the Plan previously approved by Planning Commission in April 2015 and there have been no changes to the Franklin County Subdivision Regulations since that time.

The Woodland Creek subdivision will include 29 single-family lots with 17.7-acres of open space. The subdivision will be developed in one phase and will gain its sole access from Waggoner Road.

Stormwater Management

The site will use two combination rain garden/bio-retention storm water management basins to control storm water. A combination of grassed swales and storm sewers will conduct storm water to the basins. All stormwater infrastructure will comply with the Franklin County Stormwater Drainage Manual.

Traffic and Access Management

The subdivision will have one (1) new access point to Waggoner Road. Subdivision streets will be located in public rights-of-way with the following widths: boulevard entrance – 68 feet and the remainder of rights-of-way – 50 feet. The proposed right-of-way, 50 feet wide, along the uncurbed section of Street “A” crossing the central stream does not comply with the Subdivision Regulation’s standard of 60 feet. The applicant is seeking a variance to this standard and the Franklin County Engineer’s Office supports the request.

The streets within the subdivision will have the following pavement widths: boulevard entrance – uncurbed 36 feet, Street “A” crossing the stream – uncurbed 22, and remainder of streets – curbed 25 feet. All pavement widths comply with the Franklin County Subdivision Regulations.

The subdivision will include sidewalks 5 feet wide in front of all lots. An easement will be provided for portions of the sidewalk that must be located outside of the right-of-way and onto lot 1, lot 14 and Reserve A along the boulevard entrance.

Open Space & Conservation Efforts

The proposed development site includes two streams and one wetland. The applicant has provided the required stream and wetland buffers to protect these natural features. The buffer areas are mostly contained within a reserve with the exception of portions along the central stream extending onto lots 7, 8, 19, 20 and 21. The buffer on these private lots will be protected by an easement and delineated by a split-rail fence. Reserve A will also be delineated with split-rail fencing.

Staff Recommendation

Variance requests:

Staff recommends ***conditional approval*** of the proposed variance from Sections 402.01(B) and 502.15 to allow the construction of homes with below grade floor elevations in poorly drained soils and a reduction in the required right-of-way for an uncurbed street section.

The condition of approval is that the final plat must include a note identifying lots subject to poorly drained soils and the need to use basement construction techniques that ensure the structural integrity of the buildings and prevent ground water from seeping into basements.

Preliminary Plan request:

Staff recommends ***conditional approval*** of the preliminary plan to allow the construction of a 29 lot single-family subdivision with 17.7-acres of open space.

The conditions of approval are as follows:

1. Romanelli & Hughes, Inc. must comply with Note H of the Preliminary Plan, which states that the developer is responsible for cleaning the ditch that runs from Waggoner Rd to the southwest corner of the property. This work is subject to approval by the Franklin County Drainage Engineer and the EPA, and must be completed prior to approval of the final plat.
2. Stormwater infrastructure must go through the ditch petition process and become enrolled in the Franklin County ditch maintenance program.
3. Romanelli & Hughes, Inc. must comply with the agreement with the County Engineer’s office dated June 14, 2016 related to the culvert installation and Waggoner Road widening. Waggoner Road must be improved on the west side of the centerline to a 12 foot travel lane and a 4 foot paved shoulder along the entire length of frontage. The culvert and road widening work must be bonded for, or constructed, prior to approval of the final plat.
4. Split-rail fencing delineating the riparian setback and reserve area must include signage at the midpoint of each rear lot line indicating that the area is a no disturb natural area.

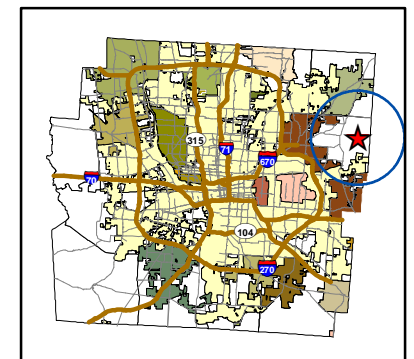


691-V&PP

Requesting a Variance from Sections 402.01 and 502.15 of the Franklin County Subdivision Regulations and Preliminary Plan approval of a 29 lot single-family subdivision that will include homes with basements in poorly drained soils and fail to provide the required right-of-way for an uncurbed street.

Acres: 32.02
Township: Jefferson

-  Site Location
-  Parcels
-  Streets



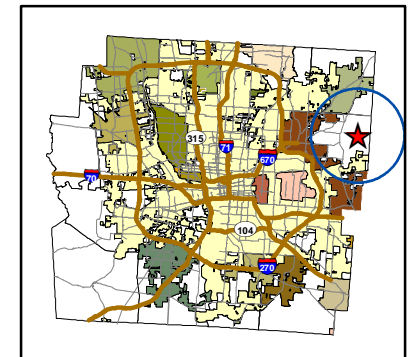


691-V&PP

Requesting a Variance from Sections 402.01 and 502.15 of the Franklin County Subdivision Regulations and Preliminary Plan approval of a 29 lot single-family subdivision that will include homes with basements in poorly drained soils and fail to provide the required right-of-way for an uncurbed street.

Acres: 32.02
Township: Jefferson

-  Site Location
-  Parcels
-  Streets



JEFFERSON TOWNSHIP PRELIMINARY DEVELOPMENT PLAN FOR WOODLAND CREEK 2018

NOTE A. DEVELOPMENT STANDARDS:

THE LAND IS ZONED PLANNED RESIDENTIAL DISTRICT (PRD). THERE ARE NUMEROUS ADVANTAGES TO PLANNED DISTRICT ZONING, INCLUDING THE PREDICTABILITY WHICH COMES FROM COMPREHENSIVELY PLANNING LARGE TRACTS OF LAND SOON AS THIS. THIS APPROACH ALLOWS THE DEVELOPER TO PRESERVE SOME OF THE UNIQUE CHARACTERISTICS OF THE PROPERTY. THE PLAN CAN ALSO INCORPORATE SOME OF THE EXISTING UNIQUE FEATURES OF THE SITE. MOST IMPORTANTLY, THE PLANNED DISTRICT ZONING GIVES THE TOWNSHIP MORE CONTROL OF THE DESIGN AND BUILDING STANDARDS FOR THIS DEVELOPMENT, ENSURING THAT WHAT IS COMMITTED TO IS WHAT IS BUILT. THESE STANDARDS WILL ENSURE THE LEVEL OF QUALITY THE TOWNSHIP IS SEEKING FOR THIS SITE. THE FOLLOWING PROPOSED DEVELOPMENT STANDARDS GUIDE THE DEVELOPMENT ACTIVITIES OF THIS COMMUNITY:

NOTE B. EXISTING SOIL CONDITIONS:

THE EXISTING SITE AREA IS CURRENTLY COVERED IN EXISTING TREE STANDS AND WOODLAND VEGETATION. AN AREA OF POORLY DRAINED SOILS EXISTS ALONG THE EXISTING DITCH THAT TRAVELERS THROUGH THE PROPERTY. THE SOIL CLASSIFICATION IN THIS AREA IS INDICATED AS "m" AND IS REFERRED AS PERMANENT SLIET CLAY LOAM. THE PLANNED DISTRICT ZONING GIVES THE TOWNSHIP MORE CONTROL OF THE DESIGN AND BUILDING STANDARDS FOR THIS DEVELOPMENT, ENSURING THAT WHAT IS COMMITTED TO IS WHAT IS BUILT. THESE STANDARDS WILL ENSURE THE LEVEL OF QUALITY THE TOWNSHIP IS SEEKING FOR THIS SITE. THE FOLLOWING PROPOSED DEVELOPMENT STANDARDS GUIDE THE DEVELOPMENT ACTIVITIES OF THIS COMMUNITY:

THE PROPOSED HOMES WITHIN THIS DEVELOPMENT ARE PLANNED TO BUILD BASEMENTS/OTHER LEVELS, AS SUCH, A SPECIALIZED PERIMETER FOUNDATION DRAINAGE SYSTEM SHALL BE REQUIRED TO BE CONSTRUCTED AS PART OF THE BUILDING CONSTRUCTION ON THE IDENTIFIED LOTS AFFECTED BY THE POORLY DRAINING SOIL AREA. THE SPECIALIZED PERIMETER FOUNDATION DRAINAGE SYSTEM SHALL BE DESIGNED AND INSTALLED TO SUFFICIENTLY REMOVE ANY EXCESS DRAINAGE THAT MAY ADVERSELY AFFECT THE PROPOSED STRUCTURES FOUNDATION SYSTEM. A VARIANCE REQUEST IS INCLUDED IN THIS APPLICATION TO ALLOW THE BASEMENTS TO BE CONSTRUCTED IN THE POORLY DRAINED SOIL AREA AND AFFECTED LOTS.

NOTE C. RIPARIAN SETBACKS:

THE EXISTING DRAINAGE DITCH INTERSECTING THE PROPERTY IS A PROTECTED WATERWAY WHICH REQUIRES A 50 FOOT RIPARIAN SETBACK BE ESTABLISHED ON EACH SIDE OF THE WATERWAY. THE 50 FOOT DIMENSION HAS BEEN ESTABLISHED ON THE DEVELOPMENT AND IS MEASURED FROM THE TOP OF BANK ON EACH SIDE OF THE WATERWAY. THE 50 FOOT RIPARIAN SETBACK ZONE IS ESTABLISHED SUBDIVISION INDICATED ON LOTS 7, 8, 14, 19, 20 & 21. THE ENCROACHMENT OCCURS AT THE REAR YARDS OF THE LOTS WHERE AN ESTABLISHED DRAINAGE EASEMENT IS ALSO REQUIRED FOR REAR YARD DRAINAGE SHOULDS AND STORM SEWER DRAIN PIPES. THE DRAINAGE EASEMENT IN THE REAR YARDS OF THE LOTS BEING AFFECTED BY THE RIPARIAN SETBACK HAVE BEEN ENLARGED IN SIZE TO ENCOMPASS BOTH THE REQUIRED DRAINAGE WAY AND THE AREA OF SLEIGHT RIPARIAN AREA ENCROACHMENT. THESE "TRIPLE-D" EASEMENT AREAS ARE IDENTIFIED ON THE DEVELOPMENT PLAN AS DRAINAGE AND CONSERVATION EASEMENT AREAS. THE EASEMENT LANGUAGE FOR THESE LOTS SHALL BE DEVELOPED WITH THE EXPRESS INTENT OF NOT ALLOWING ANY DISTURBANCE OR CONSTRUCTION TO OCCUR WITHIN THE RIPARIAN SETBACK AREAS.

NOTE D. BUILDING DATA:

NUMBER OF UNITS: NOT TO EXCEED 28 SINGLE FAMILY HOME SITES
 MINIMUM LOT SIZE: 15,000 SQ. FT.
 MINIMUM WIDE: 50 FT. MINIMUM
 BUILDING HEIGHT: 35 FEET MAXIMUM
 FRONT LOT WIDTH: 100 FEET MINIMUM AT THE BUILDING LINE
 SETBACK FRONT YARDS: 25' MINIMUM
 SETBACK REAR YARDS: 10' MINIMUM PER SIDE FOR BUILDINGS; PROVIDED, HOWEVER, DRIVERSWAYS MAY BE BUILT NO CLOSER THAN 3' TO THE SIDE LOT LINE.
 SETBACK SIDE YARDS: 10' MINIMUM PER SIDE FOR BUILDINGS; PROVIDED, HOWEVER, DRIVERSWAYS MAY BE BUILT NO CLOSER THAN 3' TO THE SIDE LOT LINE.

ALL HOMES WILL BE CONSTRUCTED OF ALL NATURAL MATERIALS.

NOTE E. STREET DESIGN:

ALL STREETS SHALL BE DESIGNED TO THE FRANKLIN COUNTY SUBDIVISION REGULATIONS AND PER THE TYPICAL STREET SECTIONS SHOWN HEREON.

NOTE F. STREET TREES / PLANTING:

NO STREET TREES WILL BE INSTALLED ALONG THE NEW PUBLIC STREET, TO ENHANCE THE LESS FORMAL WOODED NATURE OF THE DEVELOPMENT. AT LEAST TWO TREES WILL BE RANDOMLY INSTALLED IN THE FRONT YARDS, UNLESS EXISTING TREES GREATER THAN 3 INCH CALIPER ARE PRESERVED IN THE YARD. TREE TYPES WILL BE VARIED TO BE CONSISTENT WITH VARYING TREE TYPES IN THE LOT.

EXISTING TREES WITHIN THE RESERVE AREAS AND ALONG WAGGONER ROAD WILL BE MAINTAINED TO THE EXTENT PRACTICABLE.

NOTE G. UTILITY INFRASTRUCTURE:

ALL LOTS ARE TO BE SERVED BY CENTRAL SEWER AND WATER SERVICE FROM JEFFERSON TOWNSHIP SEWER AND WATER DISTRICT. NO WATER WELLS ARE TO BE INSTALLED ON THE PROPERTY. THE FRANKLIN COUNTY ENGINEER'S OFFICE HAS CONFIRMED THE ENTRY ROAD INTERSECTIONS AND THE FACT THAT NO TRAFFIC STUDY IS REQUIRED FOR THIS DEVELOPMENT, DUE TO THE CURRENT WAGONER LANE WIDTHS ON WAGONER ROAD, THE WEST SIDE OF WAGONER ROAD IS TO BE WIDENED FOR THE LENGTH OF THE PROPERTY WITH AN ASPHALT OVERLAY AS SPECIFIED BY THE FRANKLIN COUNTY ENGINEER'S OFFICE.

NOTE H. STORM DRAINAGE:

STORMWATER MANAGEMENT WILL BE PROVIDED BY TWO RETENTION BASINS ON THE WESTERN EDGE OF THE PROPERTY. THE BASINS WILL CONTAIN AREAS OF RAISED GARDEN & BENCH-RESTORATION AND NESTLING STRUCTURES FOR WATER QUALITY TREATMENT IN ADDITION TO CONTROLLING FLOOD CONSTRUCTION RUN-OFF VELOCITIES. FINAL SIZES AND LOCATIONS REQUIRED WILL BE DETERMINED CONCURRENT WITH FINAL ENGINEERING.

THE TWO RETENTION BASINS AND ALL CONNECTING DRAINAGE WAYS INCLUDING THE STORM SEWER INFRASTRUCTURE WILL BE OWNED AND MAINTAINED BY THE FRANKLIN COUNTY ENGINEER'S OFFICE. DRAINAGE EASEMENTS FOR RIGHTS-OF-WAY ARE TO BE GRANTED FOR PERPETUAL ACCESS BY FRANKLIN COUNTY AS SHOWN ON THE APPLICABLE PLAN SHEETS OF THIS DEVELOPMENT PLAN.

SUBJECT TO APPROVAL OF THE FRANKLIN COUNTY ENGINEER'S OFFICE AND OHIO ENVIRONMENTAL PROTECTION AGENCY, THE DITCH RUNNING FROM WAGONER ROAD TO THE SOUTHWEST CORNER OF THE PROPERTY SHALL BE CLEANED UP TO IMPROVE FLOW CHARACTERISTICS OF THE CHANNEL. THE PROPOSED WORK WILL CONSIST OF "HAND WORK" TO REMOVE ONLY WOODY LOGS, MATERIAL, OR CURBS BELOW THE DITCH HIGH WATER MARK OR TOP OF BANK. NO DREDGING WITH LARGE EQUIPMENT SHALL BE PERMITTED. ADDITIONALLY THE DITCH RUNNING FROM THE SOUTHWEST CORNER OF THE PROPERTY TO HANCOCK CORNERS ROAD SHALL BE INCLUDED IN THE CHANNEL CLEANUP OPERATION. HOWEVER, GRANTS OF ACCESS BY ADJACENT PRIVATE LAND OWNERS WILL BE REQUIRED PRIOR TO WORKING IN THIS SECTION. THE FRANKLIN COUNTY ENGINEER'S OFFICE AND JEFFERSON TOWNSHIP WILL ADVISE DEVELOPER IN OBTAINING ACCESS RIGHTS FROM THE ADJACENT PROPERTY OWNERS.

NOTE I. OPEN SPACE/RESERVE AREAS:

IT IS THE INTENT OF THIS DEVELOPMENT TO PRESERVE AND MAINTAIN THE NATURAL WOODED AREA ON THIS PROPERTY TO THE EXTENTS POSSIBLE. AS SUCH, THE ENTIRE AREA OUTSIDE OF THE PRIVATE LOTS AND PUBLIC ROAD RIGHTS-OF-WAY IS BEING PROPOSED AS COMMON OPEN SPACE / RESERVE AREAS. ALL RESERVE AREAS SHALL BE OWNED BY JEFFERSON TOWNSHIP AND MAINTAINED BY THE HOA. NO BUILDINGS OR PERMANENT ACTIVITIES SHALL BE ALLOWED WITHIN THE RESERVE AREAS WITHOUT PRIOR APPROVAL OF THE JEFFERSON TOWNSHIP AND THE HOA.

THE COMMON OPEN SPACE/RESERVE AREAS WILL BE CONSIDERED "NON-SETBACK ZONES" AND EXIST AROUND THE SOUTH, WEST, EAST AND NORTH PERIMETER AND CENTRAL STRIP AS NOTED ON THE DEVELOPMENT PLAN. DEVELOPMENT ACTIVITY IS PROHIBITED WITHIN THE RESERVE AREAS EXCEPT FOR THE INITIAL CLEAN UP OF ANY LITTER AND REMOVAL OF FALLEN TREES. RESTORATION OF ANY DISTURBED AREAS ALONG THE EDGE OF THE RESERVE AREAS WILL BE UNDERTAKEN DURING THE INITIAL ROADWAY AND LOT CONSTRUCTION PHASE.

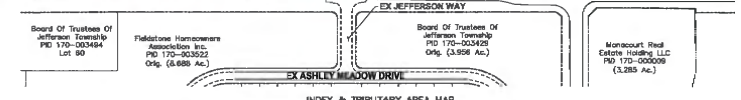
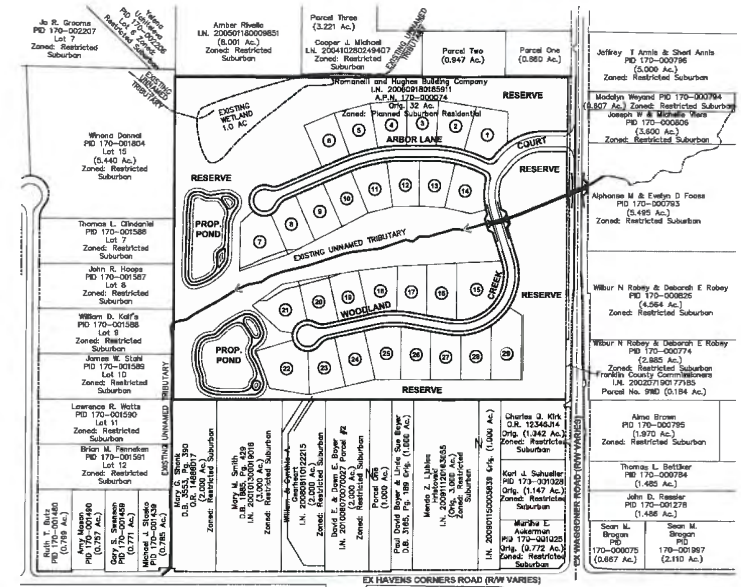
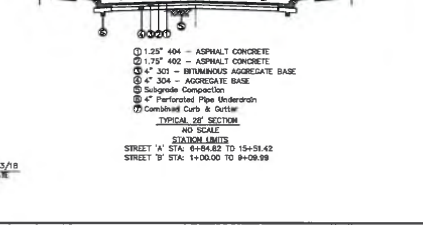
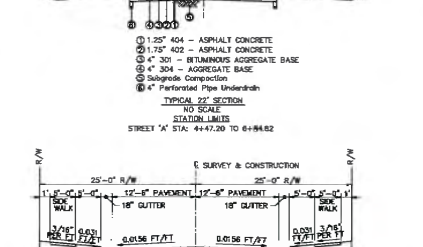
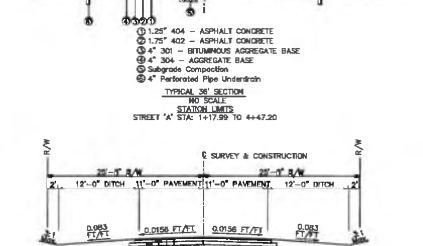
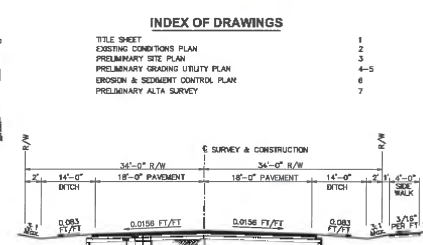
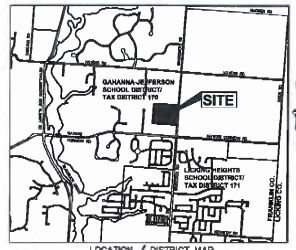
THE RESERVE AREAS WILL BE DELINEATED FROM THE LOT DEVELOPMENT AREAS WITH A 2-RAIL SPLIT RAIL FENCE CONSTRUCTED AT THE TIME THE DEVELOPMENT IS INITIALLY CONSTRUCTED. THE LIMITS OF THE RESERVE AREA BOUNDARY FENCE IS SHOWN ON THE APPLICABLE SHEETS OF THIS DEVELOPMENT PLAN.

NOTE J. SCHOOL DISTRICT:

WOODLAND CREEK SUBDIVISION FALLS WITHIN THE GAHANNA-JEFFERSON SCHOOL DISTRICT.

NOTE K. SIDEWALKS:

PRIOR TO FINAL PLAT APPROVAL AN EASEMENT OR OTHER INSTRUMENT SHALL BE PLACED ON THE SIDEWALKS THAT FALL OUTSIDE THE RIGHTS-OF-WAY ONTO RESERVE "A" AND LOTS 1 & 14 TO MAINTAIN PUBLIC ACCESS TO THE SIDEWALK AND KEEP THE SIDEWALKS FREE AND CLEAR OF CURBS AND IN GOOD CONDITION. THE EASEMENT SHALL GIVE FRANKLIN COUNTY THE RIGHTS FOR MAINTENANCE OF THE WALKWAYS.

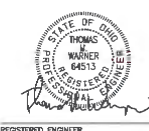


GENERAL INFORMATION:

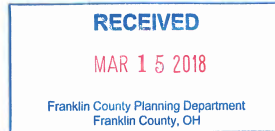
PROPERTY OWNER/APPLICANT: ROMANELLI & HUGHES BUILDING COMPANY
 148 W. SCHROEDER RD.
 WESTERVILLE, OH 43081-4915
 PHONE: (614) 891-2042
 ATTN: MR. VOICE ROMANELLI

CIVIL ENGINEER: ADVANCED CIVIL DESIGN, INC.
 422 REDFERN ROAD
 GAHANNA, OHIO 43030
 PHONE: (614) 426-7760
 ATTN: MR. TOM WARNER, P.E.

LAND USE: LOW DENSITY SINGLE FAMILY HOMES
 GROSS LAND AREA: 32.02 ACRES
 DEVELOPMENT AREA: 11.41 ACRES (LOTS)
 17.71 ACRES (RESERVES)
 2.90 ACRES (RIGHT-OF-WAY - SUBDIVISION STREETS)
 0.20 ACRES (R/W TAKE - WAGONER ROAD)
 IMPERVIOUS AREA: 6.00 ACRES (60% EXISTING)
 5.90 ACRES (100% PROPOSED)
 1.90 ACRES - ROADS/WALKS
 4.00 ACRES - 30% PER LOT AVG.



64513
 NO. 03/13/18
 DATE



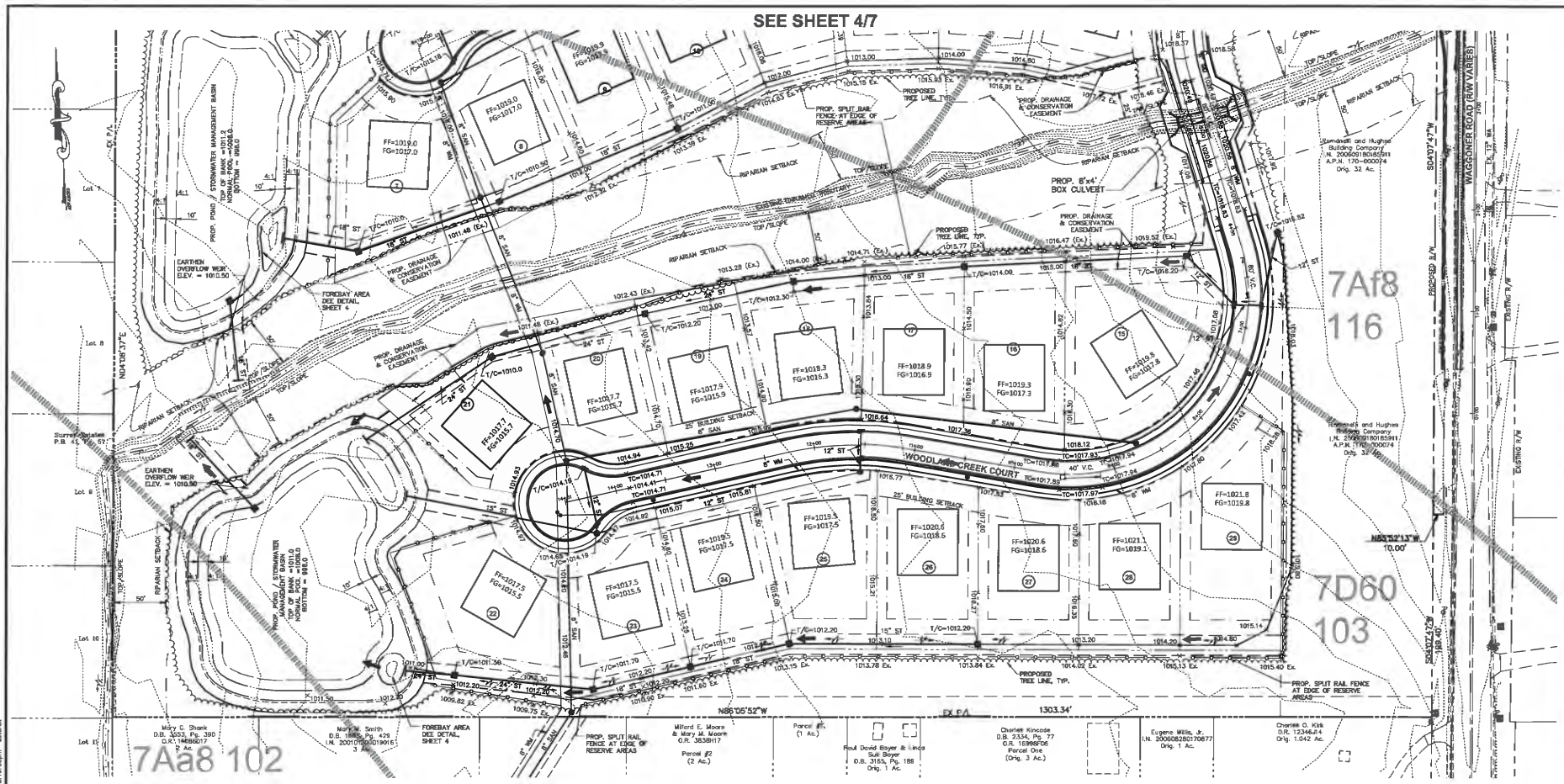
691-V+PP

JEFFERSON TWP., FRANKLIN COUNTY, OHIO
WOODLAND CREEK
 PRELIMINARY DEVELOPMENT PLAN
 FOR
ROMANELLI & HUGHES BUILDING COMPANY
 TITLE SHEET

Date: 03/13/2018
 Scale: AS NOTED
 Drawn By: DAS
 Checked By: TW
 Project Number: 11-0017-149
 Drawing Number: 1/17

V:\11-0017-149\11-0017-149-001.dwg, Sheet 1, Mar 13, 2018, 2:34:58pm, eacost

SEE SHEET 4/7



- LEGEND**
- X TO 793.20 TOP OF CURB
 - X 793.20 TOP OF PAVEMENT OR GROUND SURFACE
 - x 793.20 Ex. EXISTING TOP OF PAVEMENT OR GROUND SURFACE
 - 795--- EXISTING CONTOUR
 - 795 PROPOSED CONTOUR
 - ← FLOOD ROUTING PATH

GROUND WATER POLLUTION POTENTIAL LEGEND

- 7Aa8: Glacial Till Over Bedded Sedimentary Rock
- 7Aa9: Sand and Gravel Interbedded in Glacial Till
- 7Aa0: Buried Valley
- 7Aa5: Buried Valley
- 7Aa6: Buried Valley

7Aa8 102



RECEIVED
MAR 15 2013
 Franklin County Planning Department
 Franklin County, OH

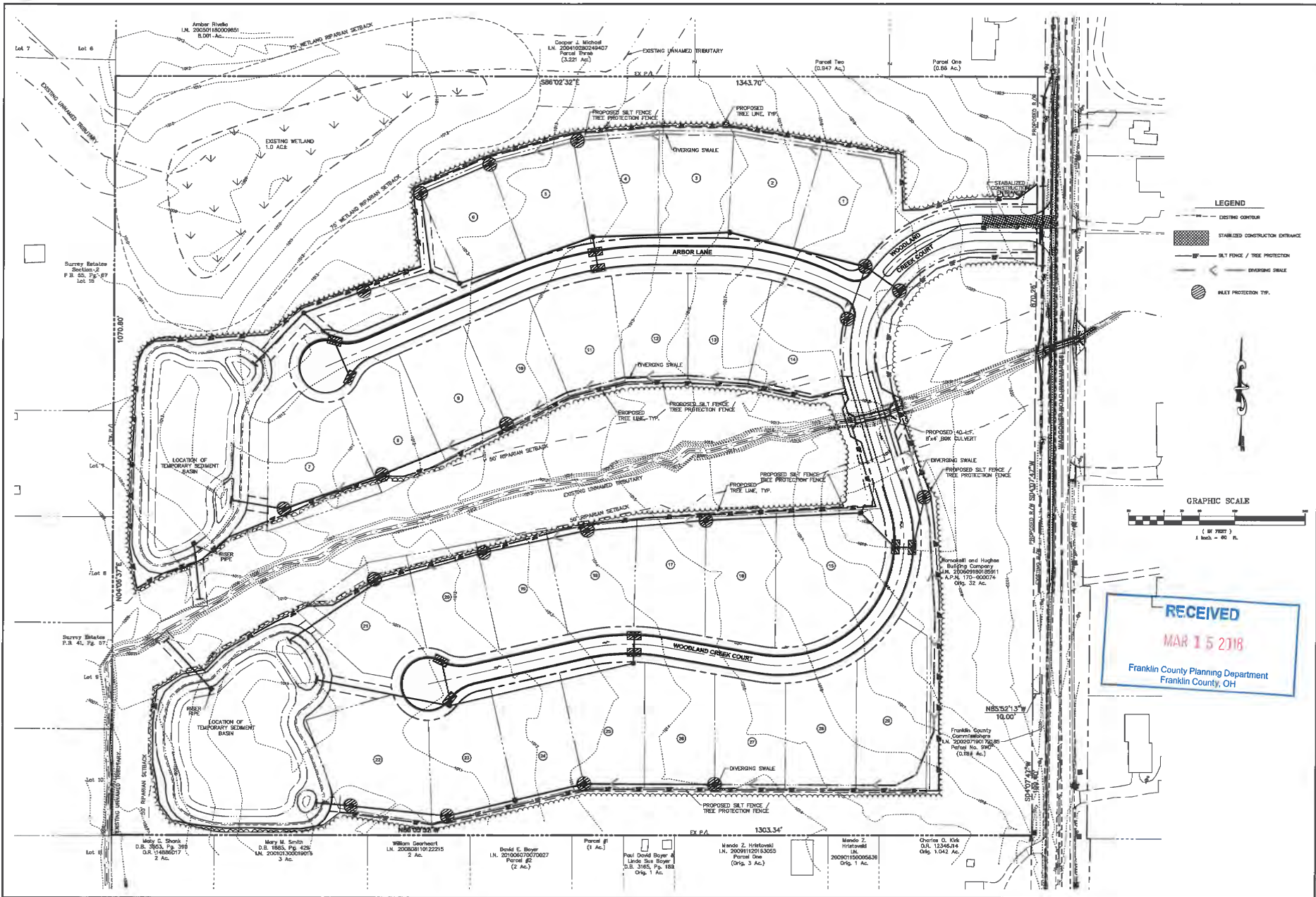
PLAN PROVIDED BY:
 442 Bunker Road
 Columbus, Ohio 43224
 Phone: 614.459.7700
 Fax: 614.459.7700
ADVANCED CIVIL DESIGN
 ENGINEERS, ARCHITECTS & PLANNERS

PLAN PROVIDED FOR:
RA
 Romanelli & Hughes
 Building Company
 20060 Rockwood
 A.P.N. 170-00074
 Orig. 32 Ac.

JEFFERSON TWP., FRANKLIN COUNTY, OHIO
**WOODLAND CREEK
 PRELIMINARY DEVELOPMENT PLAN**
 FOR
ROMANELLI & HUGHES BUILDING COMPANY
PRELIMINARY GRADING PLAN

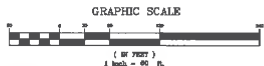
Issue Date: 03/13/2013
 Date: 03/13/2013
 Scale: AS NOTED
 Drawn By: DAS
 Checked By: TW
 Project Number: 11-0017-149
 Drawing Number: 517

W:\11-0017-149\11-0017-149-204-05.dwg SHEET 5 Mar 13, 2013 5:12:58pm dswick



LEGEND

- EXISTING CONTOUR
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE / TREE PROTECTION
- DIVERGING SWALE
- INLET PROTECTION TIP



RECEIVED
MAR 15 2018
 Franklin County Planning Department
 Franklin County, OH

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
 622 Belmont Ave.
 Columbus, OH 43206
 Phone: 614.458.7700
 Fax: 614.458.7705

PLAN PREPARED FOR:
ROMANELLI & HUGHES BUILDING COMPANY
 PRELIMINARY DEVELOPMENT PLAN
 FOR
WOODLAND CREEK
 EROSION & SEDIMENT CONTROL PLAN

JEFFERSON TWP, FRANKLIN COUNTY, OHIO

DATE: 03/13/2018
 SCALE: AS NOTED

DRAWN BY: JTW
 CHECKED BY: JTW

PROJECT NUMBER:
11-0017-149

DRAWING NUMBER:
617

Fisher, Brad X

From: Jack Reynolds <JReynolds@smithandhale.com>
Sent: Wednesday, April 04, 2018 2:51 PM
To: Fisher, Brad X
Subject: RE: Rezoning Case No. ZON-18-03 UPDATE

Brad I am requesting a tabling of this case until the May 9th, Planning Commission hearing, so I will have the materials to you by April 17th.

Jack Reynolds
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

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From: Fisher, Brad X [mailto:bradfischer@franklincountyohio.gov]
Sent: Tuesday, April 03, 2018 8:57 AM
To: Jack Reynolds <JReynolds@smithandhale.com>
Subject: Rezoning Case No. ZON-18-03 UPDATE

Jack,

I'm sorry we didn't catch that this case would need to be heard by the Big Darby Accord Advisory Panel sooner. The next BDAAP meeting is scheduled for May 8th. I've attached the 2018 Rezoning calendar. After a closer look at the submitted materials, Staff found the following items that will need to be addressed:

- A "New Development Checklist", found in the [Pleasant Township Comprehensive Plan](#) is required.
- The amended septic system location requires approval from Franklin County Public Health. This may require a Site Review from a private company to be submitted to Public Health.
- An amended legible Development Plan must include the following: (Sections referenced below can be found in the [Franklin County Zoning Resolution](#))
 - Height of the barbed wire (total height including fence and barbed wire)
 - Legible dimensions
 - Storage building dimensions
 - Dashed outline of old storage building
 - If concrete surface is to remain between the annex and office/warehouse, show and describe material on Plan
 - Add "Existing" to all existing development and "Proposed" to proposed development.
 - Outside storage/area should be indicated on the Plan if any items will be stored outside
 - Include 2 loading spaces (Section 531.03)
 - Indication of street, center line, property line and right-of-way lines
 - Drive widths
 - Parking space dimensions

- Existing/proposed greenspace calculation
- Include a separate lighting plan or show the proposed lighting on the submitted site plan (Section 420.034(15))
- Staff recommends including screening/landscaping along the southeast portion of the lot, which fronts on Denton Road

Let me know how you would like to proceed.

Sincerely,

Brad M. Fisher

Planner

