



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

Economic Development & Planning Department  
James Schimmer, Director

**Franklin County Board of Commissioners Rezoning Hearing**  
**Franklin County Courthouse**  
**373 South High Street – 26<sup>th</sup> Floor**  
**Columbus, OH 43215**

**Tuesday, July 10, 2018**  
**10:00 a.m.**

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the May 8, 2018 meeting
5. New Business:

**i. ZON-18-03 – Brad Fisher**

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

**ii. ZON-18-04 – Phil Ashear**

<b>Applicant</b>	Franklin County Rural Zoning Commission
<b>Township:</b>	Mifflin Township
<b>Location:</b>	Leonard Park and Leonard Park Extension subdivisions
<b>Acreage:</b>	68.54-acres
<b>Utilities:</b>	Public water and sewer
<b>Request:</b>	Requesting to rezone from the Rural district to the Urban Residential (R-12) district.

**iii. ZON-17-04 – Brad Fisher**

<b>Applicant:</b>	Continental Real Estate Companies
<b>Owner:</b>	Continental Hills, LLC
<b>Agent:</b>	Jackson B. Reynolds
<b>Township:</b>	Sharon Township
<b>Site:</b>	7870 Olentangy River Rd. (250-000023),(250-002393), (250-006893)
<b>Acreage:</b>	11.170- acres
<b>Zoning:</b>	Select Commercial Planned District (SCPD)
<b>Utilities:</b>	Public water and waste water
<b>Request:</b>	Requesting a rezoning from the Select Commercial Planned district to the Exceptional Use district.

**6. Adjournment of Meeting to August 14, 2018**



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

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

**MINUTES OF THE  
FRANKLIN COUNTY BOARD OF COMMISSIONERS  
REZONING HEARING**

**Tuesday, May 8, 2018**

The Franklin County Board of Commissioners convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Tuesday, May 8, 2018.

Present were:

Kevin L. Boyce, Chairperson  
John O'Grady, Commissioner  
Marilyn Brown, Commissioner

Franklin County Economic Development and Planning Department:

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

Chairperson Boyce opened the hearing.

The first order of business being the roll call of Commissioners, introduction of Staff, and the swearing in of witnesses. The next item of business was the approval of the minutes from the December 14, 2017, January 2<sup>nd</sup> and January 9<sup>th</sup>, 2018, meetings. Commissioner Brown made a motion to approve the minutes. It was seconded by Commissioner Boyce. The motion was approved by a two-to-zero vote. (Commissioner O'Grady joined the proceedings.)

**NEW BUSINESS:**

The next order of business being Case No. ZON-17-08. The applicant is William Shaffer. The agent is David Hodge. The township is Franklin Township. The site is located at 3681 Trabue Road and is 0.500 acres in size. It is served by public water and private wastewater. The request is to rezone from the Rural District to the Select Commercial Planned District. Mr. Fisher read and presented the case to the Franklin County Commissioners. Commissioner O'Grady made a motion to approve Case No. ZON-17-08 with Rural Zoning Commission's conditions. The motion was seconded by Commissioner Brown. The motion was approved by a three-to-zero vote.

The next order of business being Case No. ZON-18-01. The applicant is Stimmel Properties, LLC. The agent is Al R. Bordelon. The township is Franklin Township. The site is located at 1380 Stimmel Road and is 1.01 acres in size. The applicant is requesting to rezone from the Rural District to the Limited Industrial District. Mr. Fisher read and presented the case to the Franklin County Commissioners. Commissioner O'Grady made a motion to approve Case No. ZON-18-01 with Staff's four conditions. It was seconded by Commissioner Brown. The motion was approved by a three-to-zero vote.

The next order of business being Case No. ZON-18-02. The applicant is Matt Robert. The owner is Howley Capital, LLC. The agent is Matt Koppitch. The township is Clinton Township. The site is located at 1165 Chambers Road and is 0.330 acres in size. It is served by private water and public wastewater. The request is to rezone from the Limited Industrial District to the Select Commercial Planned District. Mr. Fisher read and presented the case to the Franklin County Commissioners. Commissioner O'Grady made a motion to approve Case ZON-18-02 with Staff's recommended conditions. It was seconded by Commissioner Brown. The motion was approved by a three-to-zero vote.

There being no further business to come before the Franklin County Commissioners, the hearing was adjourned at 10:45 a.m.

---

Signature

Minutes of the May 8, 2018, Franklin County Board of County Commissioners hearing were approved this 10th day of July, 2018.



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

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Board of County Commissioners  
July 10, 2018

### Case: ZON-18-03

Prepared by: Brad Fisher

<b>Owner/Applicant:</b>	A7 Travel Solutions Inc.
<b>Agent:</b>	Jackson B. Reynolds
<b>Township:</b>	Pleasant Township
<b>Site:</b>	7280 Stahl Rd. (PID #230-000218)
<b>Acreage:</b>	1.86-acres
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting to amend an existing Select Commercial Planned District to allow an accessory building expansion.

### Summary

The applicant is requesting to amend an existing Select Commercial Planned District (SCPD) to allow an accessory building footprint to expand from 289 square feet to 960 square feet. Staff recommends approval with conditions.

### Request:

The site is located on the northeast corner at the intersection of Stahl Road and Denton Road, approximately 0.6 miles south of the Interstate 71 and Harrisburg Pike interchange. The site is developed with a main building totaling approximately 6,000 square feet that is used for office space, storage/warehousing, as well as vehicle storage. The site also contains an annex building, totaling 2,880 square feet that is used for vehicle storage and minor vehicle maintenance. There is also an accessory building that is 289 square feet in size and used for storage of materials/supplies and vehicle maintenance.

The applicant is requesting to remove the 289 square foot accessory building and replace it with a 960 square foot accessory building. Staff notes that additional changes are proposed on the site from the 2015 rezoning approval, which include: a reduction in green space by 7,710 +/- square feet, additional screening along the southeast corner of Denton Road and the northwest corner of Stahl Road, added loading spaces, added barbed wire to the fence and adjusting the fence location at the corner of Stahl Road and Denton Road, additional sealed parking surface and spaces, and gravel parking area.

### Surrounding Land Use/Zoning

The surrounding area is primarily large lot residential and agricultural in character with Rural zoning.

### **Comprehensive Plans:**

The Big Darby Accord Watershed Master Plan, adopted in 2006, includes two maps to guide development: a Proposed General Land Use Map and a Conservation Strategy Map. The Proposed General Land Use Map recommends the area for Rural Residential Estates with lot sizes over 5 acres. The Conservation Strategy Map shows the site as outside of tiered areas.

The Pleasant Township Comprehensive Plan, adopted in 2009, includes a Future Land Use Map and Conservation Strategy Tiers Map to guide development. The Future Land Use Map recommends the area for Conservation Development where at least 50% of a proposed development is open space. The Conservation Strategy Tiers Map identifies no tiered land on the site.

Although the request does not conform to the land use recommendations of the Big Darby Accord Watershed Master Plan and Pleasant Township Comprehensive Plan, the site has been used commercially for over 50 years according to the rezoning case information from 1997. Staff notes that the proposal will increase sealed parking surface and gravel parking area, and reduce open greenspace, however the request as presented will not increase the intensity of the commercial nature of the property.

### **Staff Analysis**

#### Select Commercial Planned District:

The Select Commercial Planned District (SCPD) is intended to provide for any use found within 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. As part of the rezoning of an area to the SCPD a development plan showing buildings, parking, landscaping, lighting, signage, etc. is required and must be accompanied by a written development text. 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.

#### Existing/Proposed Permitted Uses in SCPD:

Office, storage, warehousing and vehicle maintenance associated with a delivery truck operation as defined by Standard Industrial Code (SIC) 421. The amendment does not propose any changes to the currently permitted uses of the site.

#### Access/Traffic:

The site will maintain two (2) existing access points – one off of Stahl Road and the second from Denton Road. The applicant has stated that no net increase in traffic shall result from the proposed accessory building. Due to the nature of the applicant's business, customers seldom, if ever, visit the site.

#### Parking and Storage Areas:

The applicant has stated that all existing asphalt and gravel parking/storage areas will be maintained as indicated on the site plan. The applicant has requested a waiver from Section 531.011 of the Franklin County Zoning Resolution to legitimize the gravel parking areas. Under Section 531.011, all parking facilities are to be constructed using a sealed surface pavement. The previously approved SCPD included 13 parking spaces; the amended SCPD includes 35 parking spaces and two (2) loading spaces. The applicant has requested (no Section included) a waiver to reduce the loading space setback from 50 feet to 10 feet from the north and east property line.

Outdoor storage of vehicles shall be permitted only between the office/warehouse building and the warehouse annex, in addition to the east, north and south side of the warehouse annex. No other materials may be stored outside and no rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the lot except in enclosed dumpsters or storage areas.

The applicant is proposing to expand the parking/storage area on the property, from what was approved in 2015, by 7,710 +/- square feet. This parking/storage area expansion has already occurred in violation of the approved zoning.

Storm Water/Drainage:

Drainage and stormwater run-off from the site will be maintained in its current form and shall not cause property damage to any off-site area.

Graphics and Signage:

One free standing graphic shall be allowed to be placed at the intersection of Stahl Road and Denton Road. The total size of the sign shall not exceed forty (40) square feet per face and shall not be any higher than seven (7) feet from grade. All wall graphics shall be permitted only in conformance with the Franklin County Zoning Resolution. No off-premise graphics shall be permitted on-site, nor shall any illumination features that travel, animate or intermittently illuminate be allowed.

Lighting:

All lighting on the subject property that is visible from neighboring residential properties shall be cut-off type fixtures (down lighting) and limited to the building and parking area unless located for landscaping and/or security purposes. No additional lighting has been proposed at this time.

Screening & Landscaping:

The site is landscaped along the Stahl Road and Denton Road frontages with a planting of evergreen trees as depicted on the site plan. A hedge is proposed along the southeast side of the property, facing Denton Road, and on the northwest side of the property, facing Stahl Road. A six (6) foot security fence will also be maintained along the perimeter of the site as approved under the original SCPD and variance case #2281. The location of the fence is depicted on the site plan.

The applicant has requested a waiver from the required screening and opacity standards along the northern and eastern boundaries of the site until such time that the adjacent properties are used for residential purposes. This same waiver was approved as part of the original SCPD in 1997 and the applicant wishes to include this same request as part of the new SCPD. A waiver has also been requested to allow one (1) foot of barbed wire on top of the existing six (6) foot fence. Currently, both adjacent properties to the north and east of the subject site are used for agricultural purposes. At such time that these properties should be used for residential purposes, the applicant or current property owner shall provide the necessary screening as required by the most current edition of the Franklin County Zoning Resolution.

Sewage Disposal and Water Supply:

The site utilizes an on-site wastewater (septic tank) treatment system and water supply (well). Both systems will continue to be used in their current capacity for the applicant's operation.

Technical Review Agencies

**Franklin Soil and Water Conservation District** – Expressed no concerns with the request.

**Franklin County Engineer's Office** – The applicant must provide a document stating that in the event the County improves or widens Stahl Rd and such project requires additional right-of-way, the owner shall dedicate the required right-of-way to the County Commissioner's at no cost to the County.

### **Staff Review**

Although the request does not strictly conform to the land use recommendations of the Big Darby Accord Watershed Master Plan and Pleasant Township Comprehensive Plan, the site has been used commercially for over 50 years. Staff notes that the proposal will increase the sealed parking surface area and reduce open greenspace, however the request as presented will not increase the intensity of the commercial nature of the property.

### **Planning Commission Recommendation**

On May 9, 2018 the Franklin County Planning Commission recommended approval of the proposed amendment with the following conditions:

1. The applicant shall apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. At the time either property adjacent to the north or east of the site is used for residential purposes, the applicant or current property owner shall provide the necessary screening as required by the most current edition of the Franklin County Zoning Resolution.
3. All vehicle maintenance shall be performed within one of the existing buildings in accordance with all federal, state, and local regulations. Additionally, all vehicle fluids shall be stored and/or disposed of in accordance with all federal, state, and local regulations.
4. The applicant shall receive approval from the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance that the existing sewage disposal and water supply systems are functioning in accordance with all federal, state and local regulations. Furthermore, any future change in use must receive approval from the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance to ensure that the sewage disposal and water supply systems are capable of serving the proposed use.
5. A legible Development Plan must be submitted prior to the Rural Zoning Commission meeting. The amended Plan must address the following: correct existing/proposed greenspace calculation, legible scale and text, and the number and height of all tree plantings.
6. No inoperable vehicles, boats, recreational vehicles, commercial equipment or vehicle parts may be stored on the property except within an approved building. This stipulation must be included in the Development Text at the time of applying for a Certificate of Zoning Compliance.
7. Screening must be provided within the greenspace east of the Denton Road access drive and north of the Stahl Road access drive. This screening must comply with the requirements of Sections 420.034(16(a(iii))) and 420.034(16(a(iv))) of the Franklin County Zoning Resolution.
8. The Franklin County Drainage Engineer needs to determine if post-construction stormwater requirements apply to the site prior to the issuance of a Certificate of Zoning Compliance.
9. Updated the Development Plan to show the correct fence location at the intersection of Stahl Road and Denton Road.

### **Rural Zoning Commission Recommendation**

On May 17, 2018 the Franklin County Rural Zoning Commission approved the proposed amendment with the following conditions:

1. The applicant shall apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. At the time either property adjacent to the north or east of the site is used for residential purposes, the applicant or current property owner shall provide the necessary screening as required by the most current edition of the Franklin County Zoning Resolution.
3. All vehicle maintenance shall be performed within one of the existing buildings in accordance with all federal, state, and local regulations. Additionally, all vehicle fluids shall be stored and/or disposed of in accordance with all federal, state, and local regulations.



4. The applicant shall receive approval from the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance that the existing sewage disposal and water supply systems are functioning in accordance with all federal, state and local regulations. Furthermore, any future change in use must receive approval from the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance to ensure that the sewage disposal and water supply systems are capable of serving the proposed use.
5. No inoperable vehicles, boats, recreational vehicles, commercial equipment or vehicle parts may be stored on the property except within an approved building. This stipulation must be included in the Development Text at the time of applying for a Certificate of Zoning Compliance.
6. Screening must be provided within the greenspace east of the Denton Road access drive and north of the Stahl Road access drive. This screening must comply with the requirements of Sections 420.034(16(a(iii))) and 420.034(16(a(iv))) of the Franklin County Zoning Resolution.
7. The Franklin County Drainage Engineer needs to determine if post-construction stormwater requirements apply to the site prior to the issuance of a Certificate of Zoning Compliance.

**Staff Recommendation**

Staff recommends *approval* of the proposed amendment with the Rural Zoning Commission's conditions.







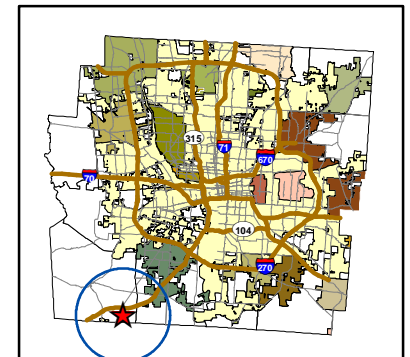
## Zon-18-03

Requesting to amend an existing Selected Commercial Planned District to allow an accessory building expansion.

Acres: 1.850

Township: Pleasant

-  7280 Stahl Road
-  Parcels
-  Streets
-  Stream Buffers



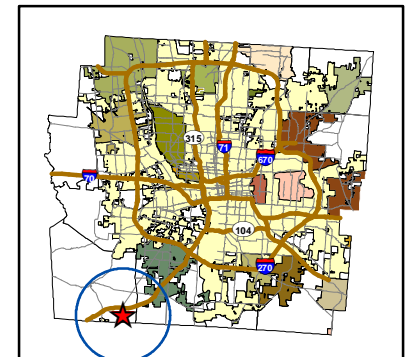


## Zon-18-03

Requesting to amend an existing Selected Commercial Planned District to allow an accessory building expansion.

Acres: 1.850  
Township: Pleasant

-  7280 Stahl Road
-  Parcels
-  Streets
-  Stream Buffers

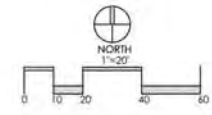


SELECT COMMERCIAL PLANNED DISTRICT  
 (SCPD)  
 PLEASANT TOWNSHIP  
 STAHL ROAD & DENTON ROAD  
 A7 TRAVEL SOLUTIONS INC.



GREEN SPACE	
EXISTING GREEN SPACE - (PER 2015 APPROVED PLAN)	30,005 SQ. FT.
PROPOSED GREEN SPACE -	22,295 SQ. FT.
GREEN SPACE REDUCTION -	7,710 SQ. FT.

\*THERE ARE NO ADDITIONAL TREE PLANTINGS AT THIS TIME.



REVISIONS	
<b>LANDSCAPE PLAN</b>	
<b>A7 TRAVEL SOLUTIONS</b>	
2780 STAHL ROAD CREDIT, OH 43116	
LAND PLANNING • LANDSCAPE ARCHITECTURE 340 N. 28th Street • Columbus, OH 43215 P: 614.487.7244 • www.parisplanninganddesign.com	
DATE	5/9/18
PROJECT	
SHEET	
L-1	

SELECT COMMERCIAL PLANNED DISTRICT  
(SCPD)  
PLEASANT TOWNSHIP  
STAHL ROAD & DENTON ROAD  
A7 TRAVEL SOLUTIONS INC.  
ZON No. \_\_\_\_\_

BACKGROUND:

The subject property is located at the northeast corner of the intersection of Stahl Road and Denton Road and consist of a 1.86 acre tract of land currently zoned SCPD and has Variance 2281, granted for fencing. In 1997 Puckett's Painting & Coating Inc. rezoned the property to SCPD to allow for a paint contractor's office and storage facility. The property is surrounded by Rural agricultural uses to the north, east, and south and single family residential use across Stahl Road to the west. The applicant rezoned the property to SCPD for the purpose of establishing proper current zoning under the current Code for office/dispatching delivery vehicles, parking of delivery vehicles and a maintenance facility for the delivery vehicles in 2015. The purposed SCPD will allow for new out building to be located on the site.

PERMITTED USES:

The property shall be used for office/dispatching delivery vehicles, parking of vehicles and minor vehicle maintenance of the delivery vehicles as is specifically as set forth in Franklin County Zoning Resolution Sections 322.022 and 332.032(421) and SIC Section 421.

The main building shall be used for office space and storage/warehouse. Vehicles will be stored inside the main building warehouse space and in the existing annex where minor maintenance maybe done on the delivery vehicles.

The existing out buildings and the new building as depicted on the site plan shall be used for storage of materials and supplies, and maintenance of vehicles. The use of these facilities for maintenance of the delivery vehicles shall be done in strict compliance with federal, state and local environmental standards. A waiver is also requested to Section 510.013 to allow existing barb wire to remain on the six (6') high (a total of 7' in height with barb wire) fencing around the north and east property lines.

DEVELOPMENT STANDARDS:

Unless otherwise indicated in the submitted drawing or in the written text, the applicable standards for the site shall be those standards contained in Section 332.04 Community Services (CS) of the Franklin County Zoning Code. Provided however the fencing currently existing as a result of Variance 2281, mentioned above, shall be permitted to continue and a new 6' high fencing be allowed around the south and west boundaries along the right of way of Denton and Stahl Roads. Also, this SCPD text waives the screening and opacity requirements contained in the Code (as well as the requirements to maintain it), provided however these opacity and landscape and maintenance requirements along the east and north sides of the property (the sides

of the property not fronting on Stahl Road or Denton Road) shall cease to be waived at such times as the adjacent property is used for residential purposes. Trees indicated in the landscape green space on the Site Plan shall be replaced within thirty (30) days after their death or destruction, weather permitting. Likewise, trees planted in the future to comply with the opacity requirements as stated herein shall be replaced within thirty (30) days after their death or destruction, weather permitting.

LIGHTING:

All lighting on the subject property that is visible from residentially used neighboring property shall be a cut-off type fixtures (down lighting) attached to the buildings (as shown the locations are shown on the site plan) and limited to the building and parking areas unless located for landscaping and security purposes. The exterior lighting of the site shall minimize off-site glare and reflection by utilizing screening, direction of lighting, height of lighting, wattage and type of lighting for the purpose of screening off-site glare to neighboring residentially used properties.

SIGNAGE AND GRAPHICS:

- A. One freestanding graphics shall be allowed to be placed at the intersection of Stahl Road and Denton Road. The total size of the sign shall not exceed forty (40) square feet per face and shall not be any higher than seven (7) feet from grade. All wall graphics shall be permitted only in conformity with the Franklin County Zoning Code.
- B. No off-premise graphics shall be permitted on-site, nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.

ENVIRONMENTAL TREATMENT:

- A. The premises shall be landscaped along the Stahl Road and Denton Road frontages with a planting of evergreens or deciduous shade trees as depicted on the site plan. The depicted fencing on the site plan shall be maintained in its current height for security purposes.
- B. No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.
- C. There shall be only two curb cuts allowed on this site, one on Stahl Road and one on Denton Road. These curb cuts shall have a width of twenty (20) feet.

SITE PLAN:

- A. The property shall be used in accordance with the submitted site plan. The attached amended site plan illustrates where the building(s) and parking areas are located. Outdoor storage of vehicles shall be permitted only between the two (2) buildings and on the east, north and south sides of the warehouse annex.

- B. Parking requirements shall conform to those found in Section 531 of the Franklin County Zoning Code. A waiver is requested to allow the existing gravel areas to remain and non-paved in those areas identified on the site plan as those areas have historically been used for graveled and storage areas. A waiver is also requested to allow loading spaces 10' from the rear yard and side yard lot lines.

ARCHITECTURAL DESIGN:

The existing structures with the new building will remain on the premises. The building shall be painted as agreed to by the zoning officer. A new white 36' x 32' 3 1/2" storage outbuilding is proposed under this amendment to the approved zoning application approved in 2015. The height of the new storage building is 20'. The new outbuilding replaces a smaller 17 x 17 outbuilding.

STORMWATER DRAINAGE:

Drainage and run-off from the proposed development shall not cause property damage to off-site areas. The current site drainage shall be maintained.

SEWAGE DISPOSAL AND WATER SUPPLY:

The existing sewage disposal and water supply facilities will continue to be utilized in the operation with the new owner. The sewage disposal and water supply facility shall be properly maintained and operational in accordance with pertinent state and local regulations.

POLLUTION:

- A. Smoke: No smoke shall be emitted from any structure in the SCPD.
- B. Noise: The noise level shall be no greater than sixty (60) decibels at the lot line.
- C. Odor: No odorous gases or other obnoxious odor shall be permitted at any point beyond the SCPD boundary.

OUTSIDE STORAGE:

- A. No outside storage shall be permitted on the lot. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the lot except in any enclosed dumpster or enclosed storage area.

TRAFFIC & CIRCULATION:

The subject property shall have two (2) curb cuts which curb cuts are existing today and as shown on the Site Plan. Circulation within the subject property shall be in the area as indicated surrounding the office, warehouse and annex. It is contemplated by the applicant that no increase in traffic will be generated as a result of this zoning and applicant's use due to the nature

of applicant's business, customers seldom, if not at all, come to applicant's place of business. A waiver for a Traffic Analysis is requested as the only change to the site is the substitution of a 36' x 32' 3 1/2" storage building for a 17' x 17' storage building.

---

Jackson B. Reynolds, III  
Attorney for A7 Travel Solutions Inc.  
(614) 221-4255

a7travel-stahlrd2018.txt (nct)  
4/27/18 S:Docs/s&htxts/2018





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

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Board of County Commissioners  
July 10, 2018

Case #ZON-18-04  
Prepared by: Phil Ashear

<b>Applicant:</b>	Franklin County Rural Zoning Commission
<b>Township:</b>	Mifflin Township
<b>Request:</b>	Requesting to rezone all lots west of the I-270/I-670 interchange in the Leonard Park and the Leonard Park Extension Subdivisions from the Rural District to the Urban Residential (R-12) district.

### Summary:

Requesting to rezone all lots west of the I-270/I-670 interchange in the Leonard Park and the Leonard Park Extension Subdivisions from the Rural District to the Urban Residential (R-12) district. Staff recommends approval.

### Background:

The proposed rezoning area is comprised of parcels located in Mifflin Township. The area to be rezoned consists of 427 lots of the Leonard Park and Leonard Park Extension Subdivisions platted in 1925 and 1926, respectively. Most of the Leonard Park Extension Subdivision was dedicated as right-of-way for the I-270/I-670 interchange; the remaining parcels west of the I-270/I-670 interchange are included in this request, those to the east are excluded.

The boundaries of the area to be rezoned are: Agler Road on the north, Stelzer Road on the west, the I-270/I-670 interchange to the east, Georgia Avenue to the South. Parcels on both the north and south side of Georgia Avenue are included in the request.

All parcels proposed for rezoning are currently zoned Rural. The average lot size is approximately 6,960 square feet and average lot width is 50 feet. Per the Franklin County Sanitary Engineer, all lots have access to public sewer and water service, which was installed in 2007 and 2015, respectively.

### Existing Zoning District:

The Rural District is intended for agriculture and large lot development. Lots are required to have a minimum area of 2.5 acres and usually do not have access to centralized water and sanitary services. The principal permitted uses in the Rural District are agriculture, residential subdivisions and farm dwellings. The intent of the Rural District is to protect farmland, lands in current agricultural use valuation, prime agricultural soils, open land and residential land from the intrusion

and premature development of urban uses. The purpose and development standards of the Rural district are not appropriate for the neighborhood as platted and developed.

**Proposed Zoning District:**

The Urban Residential (R-12) District is intended for urban neighborhoods of the County with high density single-family residential development that is urban in character. This zoning district requires access to public water and sewer. Densities are approximately 12 units per acre.

**Rural and R-12 District Comparisons:**

<b>Development Standards</b>	<b>Existing</b>	<b>Proposed</b>
	<b>Rural District</b>	<b>R-12 District</b>
Lot Area (in acres)	2.5-5 acres	0.14 acres
Lot Area (in square feet)	109,000 sq ft	6,000 sq ft
Lot Coverage maximum	20%	35%
Minimum Lot Width	150 feet	55 feet
Total Side Yard	20 feet	10 feet
Minimum Side Yard	8 feet	5 feet
Rear Yard	20% of lot depth	20% of lot depth
Maximum Height	38 feet	38 feet
<b>PERMITTED USES</b>		
Single-family	✓	✓
Two-family		✓
Town Homes		✓
Apartments		
Home Occupation	✓	✓
Accessory Uses	✓	✓
Religious Uses	✓	✓
Schools and Parks	✓	✓
Adult Family Homes	✓	✓
Child Day Care	✓	✓

**Land Use Plan:**

The Clinton-Mifflin Land Use Plan was adopted by the Board of Commissioners in January 2009. The plan includes a future land use map that recommends the subject area for medium-density residential uses with a density of 4-12 units per acre. The corresponding zoning districts to this land use category include the Restricted Urban Residential (R-8) and Urban Residential (R-12) zoning districts. The proposed zoning district keeps with the land use plan recommendation.

**Staff Analysis:**

The average lot size in the area proposed to be rezoned is approximately 6,960 square feet in size. The lots are of varying width and geometry but are generally 50 feet wide. The proposed R-12 District requires a minimum lot size of 6,000 square feet and 55 feet of road frontage. The R-12 District is the most appropriate zoning based on the size of the developed parcels and access to public utilities. Redevelopment of properties, including new homes, will require variances through the Franklin County BZA for properties with a lot width of less than 55 feet.

**Staff Recommendation:**

Staff recommends approval of the proposed rezoning.

**Planning Commission Recommendation:**

The Franklin County Planning Commission unanimously voted to recommend approval of the proposed rezoning at the May 9, 2018 meeting.

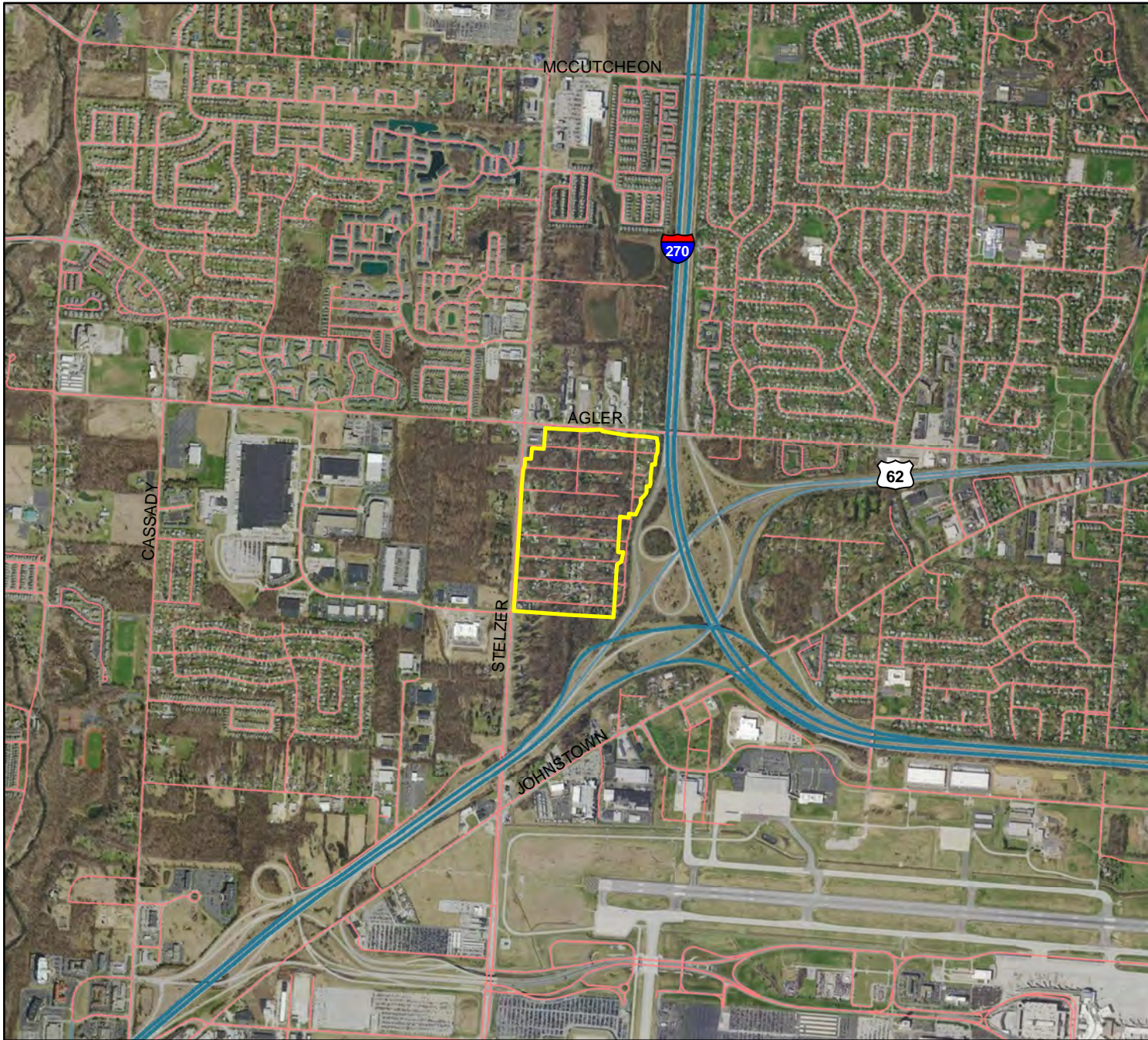
**Rural Zoning Commission Recommendation:**



The Franklin County Planning Commission unanimously voted to recommend approval of the proposed rezoning at the May 17, 2018 meeting.

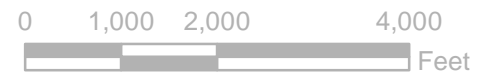
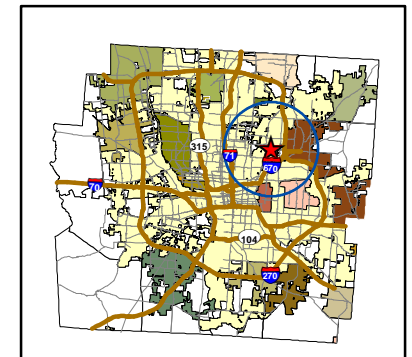
# ZON-18-04

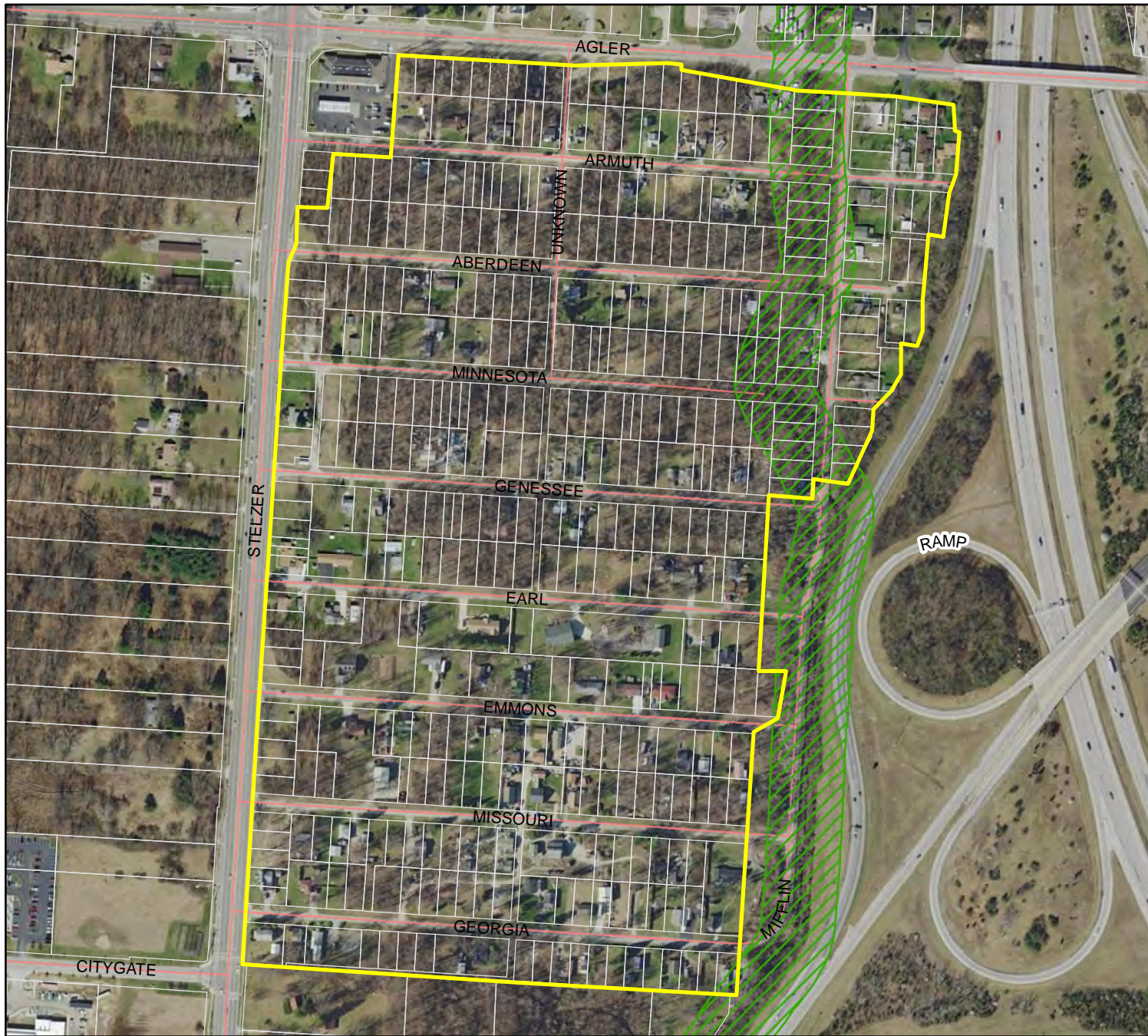
Requesting to rezone from  
the Rural district to the  
Urban Residential (R-12)

Acres: 68.54  
Township: Mifflin



-  Area to Rezone
-  Streets







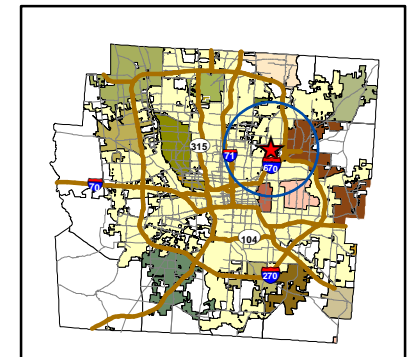


## ZON-18-04

Requesting to rezone from  
the Rural district to the  
Urban Residential (R-12)

Acres: 68.54  
Township: Mifflin

-  Area to Rezone
-  Parcels
-  Streets
-  Stream Buffers





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

Economic Development & Planning Department  
James Schimmer, Director

## ***STAFF REPORT***

Board of County Commissioners  
July 10, 2018

### **Case: ZON-17-04 (Modification)**

Prepared by: Brad Fisher

<b>Owner:</b>	Continental Hills, LLC
<b>Applicant:</b>	Continental Real Estate Companies
<b>Agent:</b>	Jackson B. Reynolds
<b>Township:</b>	Sharon Township
<b>Site:</b>	7870 Olentangy River Road (PID #250-000023, 250-006893, 250-002393)
<b>Acreage:</b>	11.17-acres
<b>Zoning:</b>	Exceptional Use
<b>Utilities:</b>	Public water and waste water
<b>Request:</b>	Requesting that the Board of Commissioners approve a modification of the approved development plan as provided for under Section 640.034 of the Franklin County Zoning Resolution.

#### **Summary**

The applicant is requesting that the Board of Commissioners approve a modification of the approved development plan as provided for under Section 640.034 of the Franklin County Zoning Resolution. Staff recommends approval with conditions.

#### **Background**

The site was rezoned to the Exceptional Use district in January, 2018 to allow the site to redevelop with an elderly housing and assisted living facility.

Per Section 640.034 of the Franklin County Zoning Resolution a modification of the approved Development Plan may be approved by the Board of County Commissioners provided there is finding of purpose and necessity for such modification, and that such modification is not in conflict with the general health, safety and welfare of the public or the development standards of the Exceptional Use district.

#### **Requested Modifications**

The original Exceptional Use rezoning divided the subject site into three subareas. Requested modifications to the Exceptional Use district as shown on the Development Plan are as follows:

##### **SUBAREA A:**

- Retain the existing drive design.

**SUBAREA B:**

- Retain the entrance drive design at Clubview Boulevard.
- Remove a small curb island in front of the Hills Market.
- Demolish a portion of the existing building structure located at the southeast corner of the Rusty Bucket space. This area has been replaced with a drive aisle, parking and a proposed dumpster enclosure for the Rusty Bucket space.
- Replace the drive aisle between the existing retail building and the proposed assisted living/elderly housing structure with a plaza. The plaza will include green space and a pedestrian connection to the future bike path.
- Add parking spaces and landscape islands in front of the plaza area.

**SUBAREA C:**

- The assisted living/elderly housing architectural elements have been modified including: windows, pillars, patios, rooftop screening and entryways.
- The assisted living units will increase from 50 to 54 units, and the elderly units will increase from 50 to 55 units.
- Parking spaces and curb islands have been adjusted.
- Relocate the monument sign that is centrally located at the south drive entrance to the center of the new median.
- Reduced parking garage bays for the assisted living/elderly housing from six (6) four (4).

**SUBAREA A, B and C:**

- The applicant requests that construction be able to commence with the commitment that a bike path easement be granted by the developer to the City of Columbus. A condition of the approved rezoning required an approved easement for a bike path to be approved by the Columbus Recreation and Parks Department.

**Staff Analysis**Exceptional Use District Modification:

Any change or modification to an approved development plan or change to the list of permitted uses must be approved by the Board of County Commissioners as indicated in Section 640.034 of the Franklin County Zoning Resolution.

**Staff Review**

Staff believes that the proposed modifications keep with the intent of the previously approved rezoning and that it will adversely affect with the general health, safety or welfare of the public or be in conflict with the development standards of the Exceptional Use district. Staff further believes that the request encourages appropriate use and development of the land affected and the overall development of the surrounding area.

**Board of County Commissioners original conditions of approval – January 9, 2018**

1. The applicant shall apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to any development or change in use on the site.
2. The applicant shall apply for and receive approval of building permits from the State of Ohio for any proposed construction.
3. The applicant must revise the development text to explicitly prohibit the use of digital and changeable copy signs in all subareas.
4. The applicant must provide a copy of an approved easement for a bike path, to be approved by the Columbus Recreation and Parks Department, at the time of submitting a Certificate of Zoning Compliance. The development plan submitted with the Certificate of Zoning Compliance may be

amended to allow for a parking space reduction of up to eight (8) spaces in the northern part of Subarea B to facilitate the placement of the bike path.

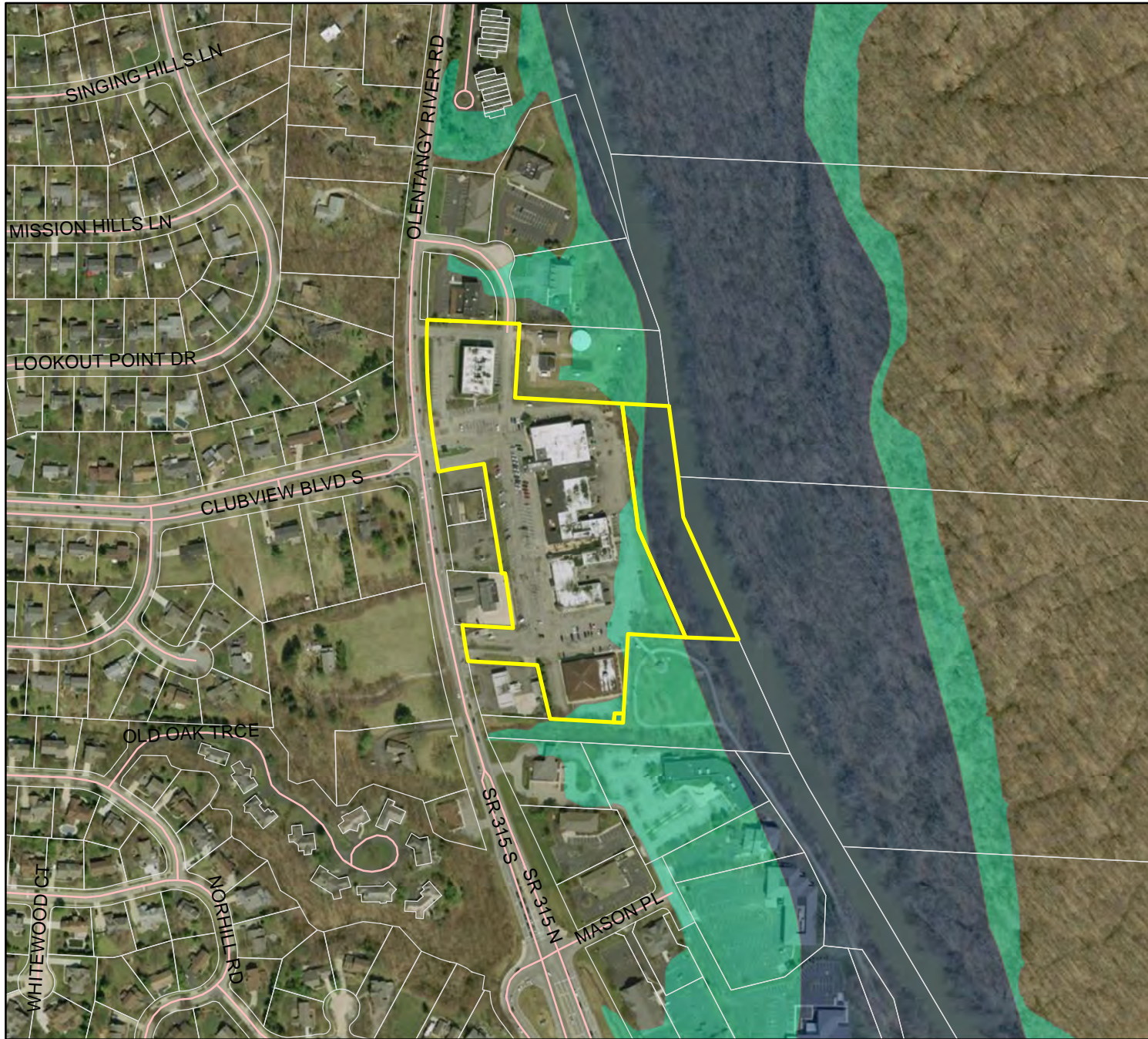
5. The applicant must install 16 bicycle parking spaces in Subarea B that meet the design standards as described in Section 670.0814 of the Franklin County Zoning Resolution.

**Staff Recommendation**

Staff recommends *approval* of the proposed rezoning with the following conditions:

1. The applicant shall apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to any development or change in use on the site. The development plan submitted with the Certificate of Zoning Compliance may be amended to allow for a parking space reduction of up to eight (8) spaces in the northern part of Subarea B to facilitate the placement of a future bike path.
2. The applicant shall apply for and receive approval of building permits from the State of Ohio for any proposed construction.
3. The applicant must work with the Columbus Recreation and Parks Department to execute an easement for a bike path.
4. The applicant must install 16 bicycle parking spaces in Subarea B that meet the design standards as described in Section 670.0814 of the Franklin County Zoning Resolution.







## ZON-17-04

Requesting a rezoning from the Select Commercial Planned district to the Exceptional Use district.


Acres: 11.17  
Township: Sharon

 7870 Olentangy River Road

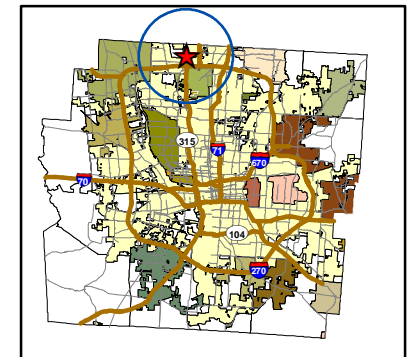
 Parcels

 Streets

### Franklin County Floodplain

 1% Annual Chance Flood

 Floodway



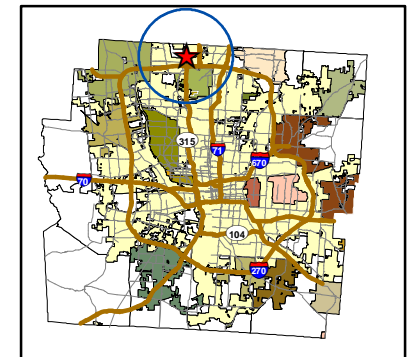


## ZON-17-04

Requesting a rezoning from the Select Commercial Planned district to the Exceptional Use district.

Acres: 11.17  
Township: Sharon

- 7870 Olentangy River Road
  - Parcels
  - Streets
- Franklin County Floodplain**
- 1% Annual Chance Flood
  - Floodway





Franklin County
Application for Rezoning/Text Amendment

Table with 5 columns: Application Number (ZON-17-04), Date Filed (6/19/18), Received By (Matt Brown), Total Fees (NA), Receipt Number (NA)

Modification Request per Section 640.034

Subject Property Information

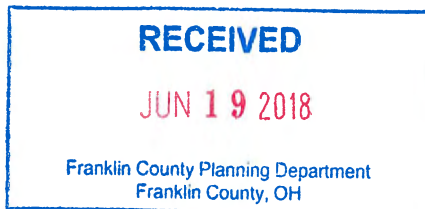
- 1. Street Address: 7870 Olentangy River Road
2. Parcel ID Number(s): 250 - 000023/006893/002393
3. Township(s): Sharon

Description of Subject Property


- 4. Acres to be Rezoned: 11.17 acres
5. Current Land Use: shopping center & offices
6. Surrounding Land Use: North Office/Commercial/Institutional uses, South Office Complex, East Olentangy River Corridor, West Single Family Subdivision
7. Water Supply Source: [X] Public (Central) [ ] Private (Onsite)
8. Sanitary Sewer Source: [X] Public (Central) [ ] Private (Onsite)


Rezoning Request

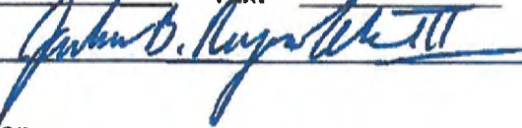
- 9. Current Zoning: Exceptional Use
Proposed Zoning: Exceptional Use (Amendment)
10. Proposed Land Use: Shopping Center & Senior & Assisted Housing
11. Purpose for Request: To amend the existing Exceptional Use District to allow for some minor changes to the site plan and unit numbers of the housing component.



**Applicant/Owner/Agent Information**

12. Applicant Information: Continental Real Estate Companies  
Address: 35 North 4th Street, 4th Floor, Columbus, OH 43215  
Phone: (614) 221-1800 Fax: (614) 221-6365  
Interest in Property: Developer  
Signature: 

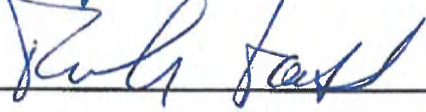
13. Property Owner: Continental Hills LLC  
Address: 35 North 4th Street, 4th Floor, Columbus, OH 43215  
Phone: (614) 221-1800 Fax: (614) 221-6365  
Signature: 

14. Agent Information: Jackson B. Reynolds, III c/o Smith & Hale LLC  
Address: 37 West Broad Street, Suite 460, Columbus, OH 43215  
Phone: (614) 221-4255 Fax: (614) 221-4409  
Signature: 

**Applicant/Owner/Agent Information**

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

Applicant Signature:   
(required)

Date: 6/18/18  
Property Owner Signature:   
(required)

Subscribed and sworn to me in my presence and before me on this 18th day of June 20 18.

Notary Public Signature: 



**NANNETTE C. BUEL**  
Notary Public, State of Ohio  
My Commission Expires 10-07-19

## **Rezoning/Text Amendment Application General Application Requirements**

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

---

### **Two (2) copies of each of the following items are required with each application:**

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the County Engineers Office, 19th Floor, 373 South High Street, 614.462.3030
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

### **Two (2) copies of the Development Plan are required with the following information:**

1. Names of the applicant, architect, engineer and contractor with the respective addresses and phone numbers.
2. Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks that would assist in locating and identifying the property.
3. Present zoning, existing use and proposed use.
4. Zoning and use of each adjacent property.
5. North arrow on the site plan.
6. Scale of drawing. Please use a suitable standard scale.
7. Dimensions and locations of:
  - Property lines on all sides,
  - All setback lines,
  - Existing and proposed buildings with size and height,
  - Dumpster locations,
  - Proposed curb cuts and sidewalk locations (if any),
  - Existing sidewalks, curbs, alleys, streets, and service or frontage roads,
  - Any property proposed for dedication or easement,

- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.
- 8. Parcel and building area in square feet.
- 9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
- 10. Existing and proposed traffic circulation pattern.
- 11. Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
- 12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

---

**Statement of Understanding**

I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*Charles S. Reynolds*  
\_\_\_\_\_  
*6/16/18*

June 29, 2018

**Franklin County  
Economic Development & Planning Department**

Lazarus Building  
150 South Front Street, FSL Suite 10  
Columbus, Ohio 43215-7104

**Attn: Mr. Matthew Brown  
Economic Development & Planning Department**

**Re:** Olentangy Valley Center  
7870 Olentangy River Road

Dear Mr. Brown,

Continental Real Estate has proposed a few minor changes to the Olentangy Valley Center preliminary development plan from the original rezoning efforts for the project from last year. A new development package has been submitted to the County for review and consideration. We do think that the changes made have been very positive changes that will benefit the project and the community. We hope that the County agrees with our position. Below is a list of identified changes from the original plan to the latest version submitted to the County's development office:

**SUBAREA A:**

- There is a slight modification of the service road on the east side of Subarea A. A field topographic survey has confirmed the location of the existing roadway edge. The plan for Subarea A is simply to keep the drive as it currently exists.

**SUBAREA B:**

- There are slight modifications to the entrance at Clubview Boulevard. Again with an accurate topographic survey, our intent is to keep the entrance drive apron as it exists today. There may be a mill and overlay in this area to update the pavement but no curb changes in the public ROW are now anticipated.
- Removed small curb island in front of the Hills Market. This island impeded truck movements so it was decided that it would be best to have it removed.
- The development team has decided to demolish a portion of the existing building structure located at the southeast corner of the existing building structure and east of the Rusty Bucket space. This area has been replaced with a drive aisle, parking and a proposed dumpster enclosure for the Rusty Bucket space.
- The original plan identified a drive aisle between the existing retail building and the proposed assisted living/elderly housing structure. This area has been modified to be a plaza area that will

[advancedcivildesign.com](http://advancedcivildesign.com)

NORTH CAROLINA · OHIO

- create more green space, a better outdoor area for the Rusty Bucket restaurant and also provide a pedestrian connection to the future bike path to be constructed by the City of Columbus along the Olentangy River.
- Minor island adjustments have been made to the parking lot in front of the new plaza area to remove the drive connection, and add more parking and landscape islands.

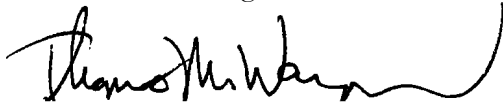
### **SUBAREA C:**

- The assisted living/elderly housing structure has been modified with further architectural efforts. The building elevations are in the spirit of the original plans. This building was originally planned to have 50 assisted living units and 50 senior housing units. The new plan has proposed 54 assisted living units and 55 elderly housing units.
- The main entrance has been modified to allow better function and flow of traffic for the porte cochere area for drop off and pick up of guests or tenants. Minor parking modifications have been made with the new entrance modifications.
- The monument sign has been moved to the center of the new median located in the south drive entrance to Olentangy River Road.
- A curb island was removed in front of the building structure to allow for better truck movements on the property.
- In the rear (east side) of the building structure, the garage structures were originally shown as six (6) bay garages; the new plan has each with four (4) bays.

In addition to the above, Continental Real Estate (the Developer) has been working with the City of Columbus on the coordination of a bike path easement that will be directed through the subject parcel. The Developer has had a number of conversations and meetings with the City of Columbus including the Planning Manager for the City of Columbus Recreation and Parks Department as well as a representative from the City attorney's office to coordinate the bike path easement. While the City and the Developer have been working together, the recording of the bike path easement has been a slow process and it would appear that the Developer's interest in moving forward quickly does not line up with the City's review, response and approval timeline. The Developer is committed to working out a bike path easement to the benefit of the City of Columbus however it would seem that the timeline is dragging out to the point where the Developer needs to move forward to construction. We would respectfully request for the County to agree to allow construction to commence with the commitment that a bike path easement will be granted by the Developer to the City.

The development text has been updated in accordance to the provided changes and all of the site plan, landscape plan, sight lighting plan and building elevations have been updated in accordance to the changes listed herewith. Please review the provided submittal materials and let us know if there are any questions or concerns.

Sincerely,  
Advanced Civil Design, Inc.



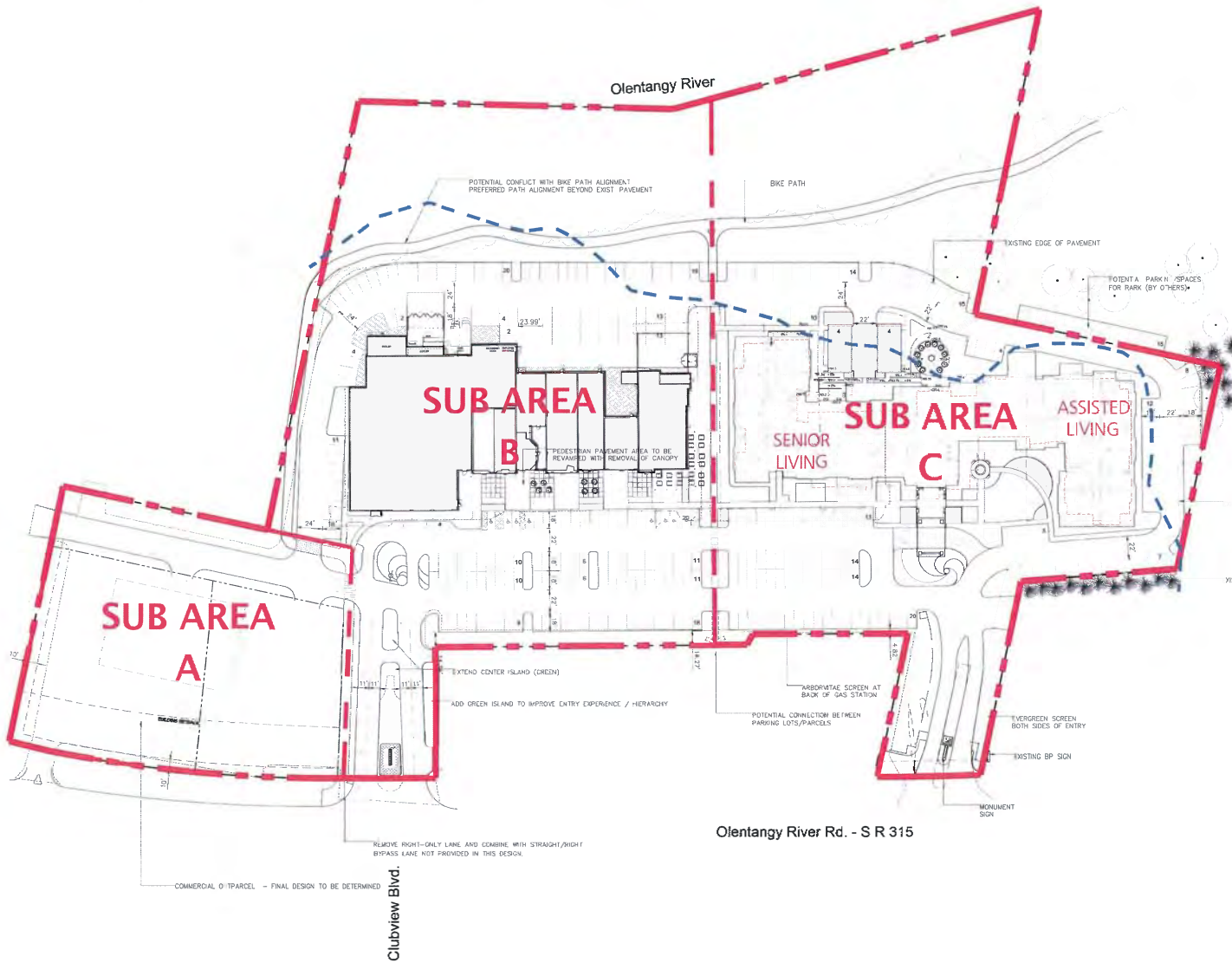
---

Thomas M. Warner, P.E.  
Direct line-614.428.7743  
[twarner@advancedcivildesign.com](mailto:twarner@advancedcivildesign.com)

*[advancedcivildesign.com](http://advancedcivildesign.com)*







**SUB AREA A**

TYPE	GSF	PARKING RATIO	REQ. PARKING	PROVIDED PARKING
RESTAURANT	5,650	1/75 SF	76	
<b>TOTAL</b>	<b>5,650</b>		<b>76</b>	<b>76</b>

**SUB AREA B**

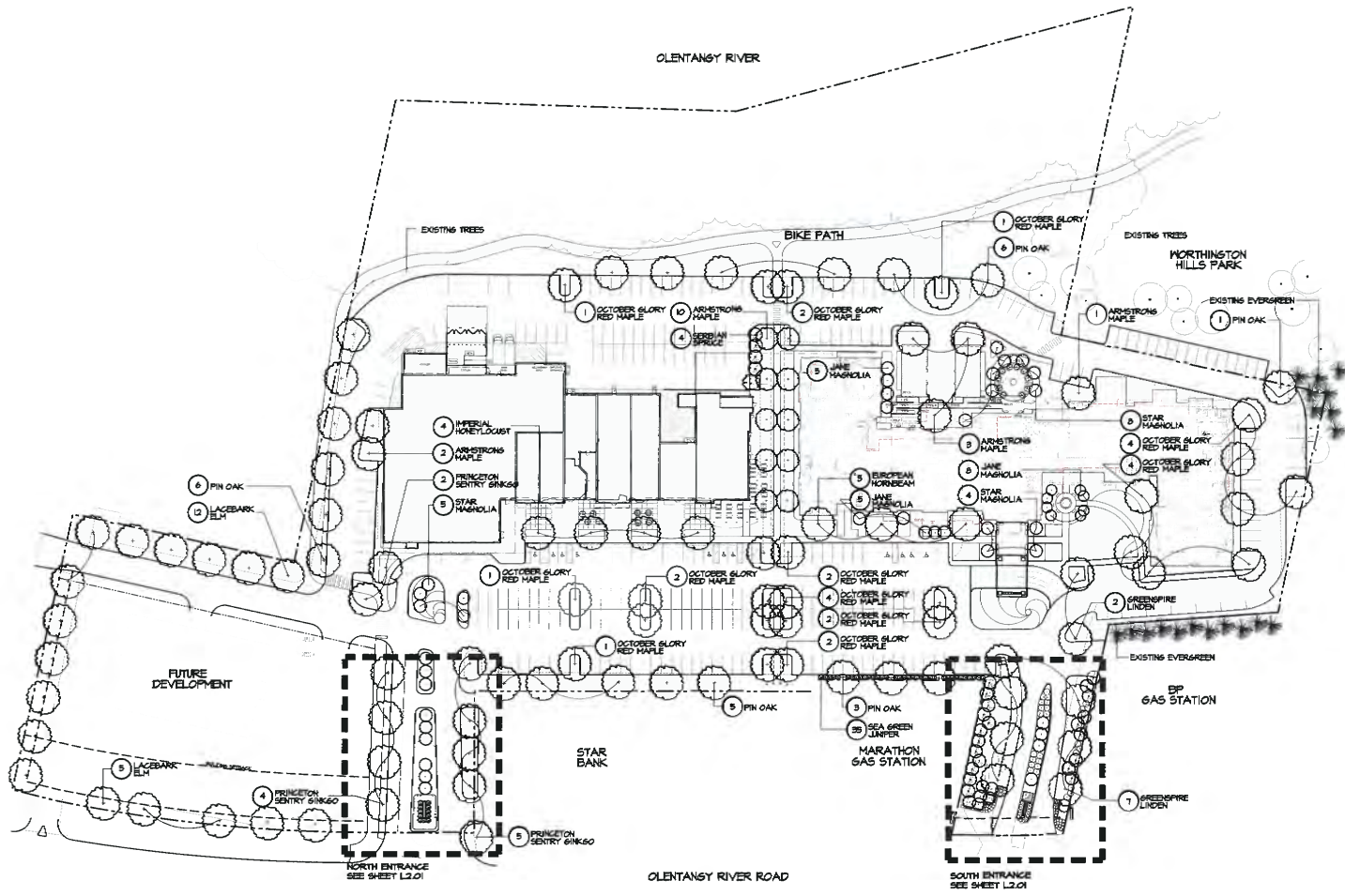
TYPE	GSF	PARKING RATIO	REQ. PARKING	PROVIDED PARKING
GROCERY	19,970	1/250 SF	80	
RETAIL	7,500	1/250 SF	30	
RESTAURANT	10,717	1/75 SF	143	
<b>TOTAL</b>	<b>38,286</b>		<b>253</b>	<b>194 (-59)</b>

**SUB AREA C**

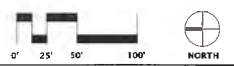
TYPE	UNITS/ BEDS	PARKING RATIO	REQ. PARKING	PROVIDED PARKING
SENIOR LIVING	55	0.75 PER UNIT	41	
ASSISTED LIVING	54	0.5 PER BED	27	
<b>TOTAL</b>	<b>109</b>		<b>68</b>	<b>139 (+71)</b>

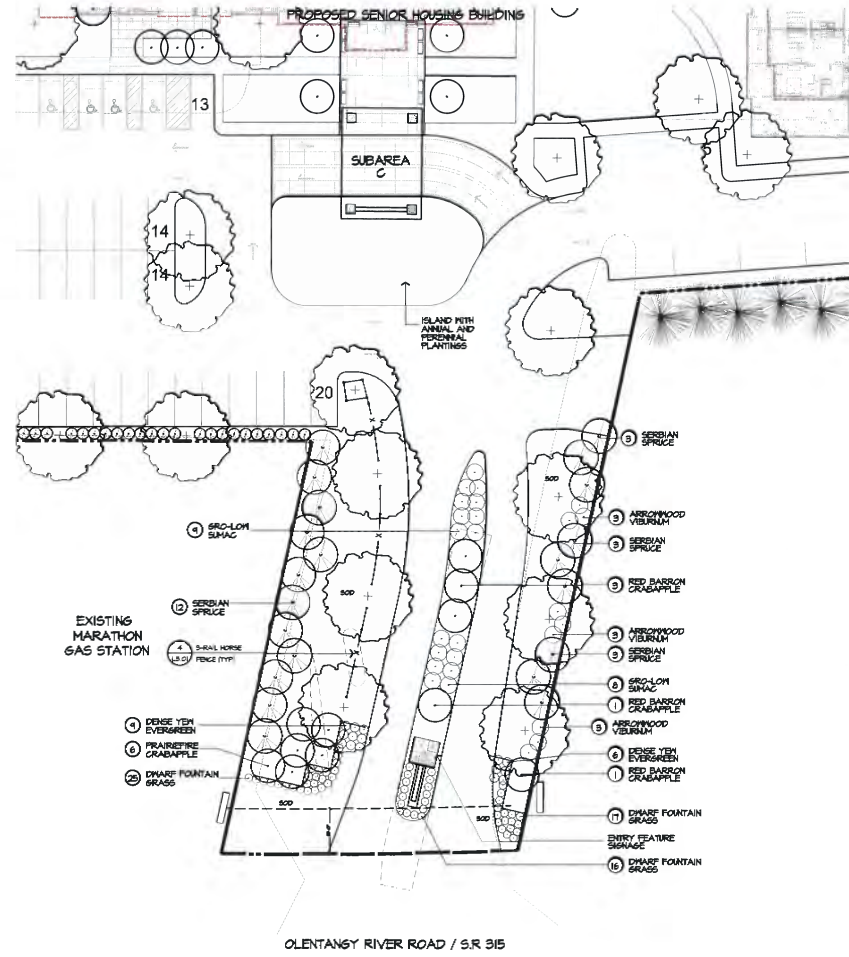
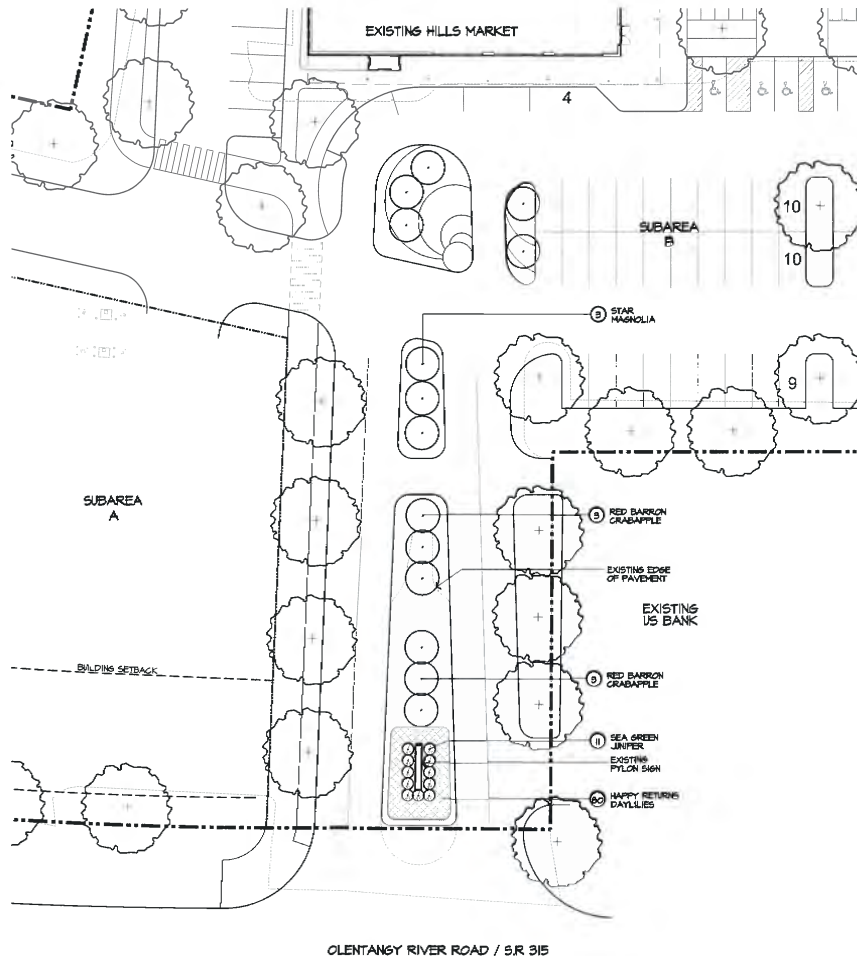
NOTES:  
 1. On Subarea B we are only showing 194 parking spaces (59 short of code) but, on Subarea C we are showing 139 parking spaces which is 71 spaces more than required and can be used for Subarea B via a Cross-Access Easement.  
 2. The potential 16 spaces shown on the City of Columbus parcel are not included in site data & may be constructed as part of separate project.





- GENERAL NOTES**
1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
  2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
  3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
  4. ALL PLANT MASSSES TO BE CONTAINED WITHIN 3" DEEP DECORATIVE ROCK OR HARDWOOD MULCH BED.
  5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
  6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
  7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
  8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
  9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERMEN STANDARDS.
  10. REFER TO THE CITY OF ST. LOUIS STANDARDS FOR ALL WORK COMPLETED WITHIN THE TREE LAINVS & CITY RIGHT OF WAY.
  11. PROVIDE ALTERNATE BID FOR SEED AREAS IN RIGHT OF WAY AS SOD.
  12. PROVIDE GRAVEL MOW STRIP AROUND BUILDING PERIMETER WHEN LAWN IS ADJACENT TO BUILDING FACADE. SEE DETAIL 1, SHEET L2.01.

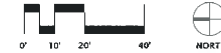




1 NORTH ENTRANCE  
SCALE: 1"=20'

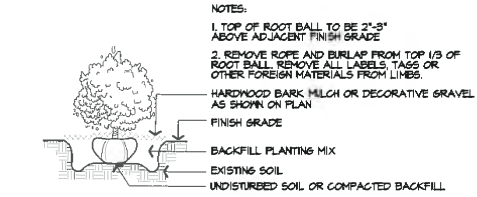


2 SOUTH ENTRANCE  
SCALE: 1"=20'

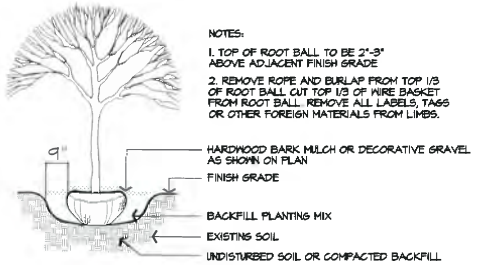


PLANT MATERIALS LIST

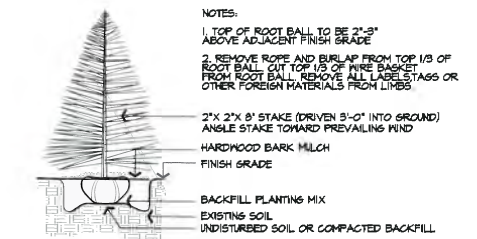
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
<b>TREES</b>					
16	ARMSTRONG RED MAPLE	Acer x freemanii 'Armstrong'	2" CAL.	B&B	
3	EUROPEAN HORSEBEAN	Corhus betula	2" CAL.	B&B	
4	GREENPINE LINDEN	Tilia cordata	2" CAL.	B&B	
4	IMPERIAL HONEYLOCUST	Gleditsia triacanthos x inermis 'Imperial'	2" CAL.	B&B	
17	LACEBARK ELM	Ulmus parvifolia	2" CAL.	B&B	
18	MAGNOLIA 'LANE'	Magnolia 'Lane'	2" CAL.	B&B	
17	MAGNOLIA 'STAR'	Magnolia stellata 'Star'	2" CAL.	B&B	
26	OCTOBER GLORY RED MAPLE	Acer rubrum 'October Glory'	2" CAL.	B&B	
21	PIN OAK	Quercus palustris	2" CAL.	B&B	
6	PRAIRIEFIRE GRABAPPLE	Malus 'PrairieFire'	2" CAL.	B&B	
11	PRINCETON SENTRY GINKGO	Ginkgo biloba 'Princeton Sentry'	2" CAL.	B&B	
11	RED BARRON GRABAPPLE	Malus 'Red Barron'	2" CAL.	B&B	
<b>EVERGREENS</b>					
16	SERBIAN SPRUCE	Picea serotica	6' Hgt.	B&B	
<b>SHRUBS</b>					
4	ARROWWOOD VIBURNUM	Viburnum dentatum	56" Hgt.	B&B	
18	DENSE YEW EVERGREEN	Taxus x media 'Densiformis'	56" Hgt.	B&B	
17	6RD-LOW SIMAC	Rhus aromatica '6rd-Low'	56" Hgt.	CONT.	
46	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	56" Hgt.	B&B	
<b>GRASSES/PERENNIALS</b>					
50	SHARP FOUNTAIN GRASS	Festuca ovina 'Sharp Mountain'	2' dia.	CONT.	
80	HAPPY RETURNS DAYLILIES	Hemerocallis 'Happy Returns'	1' dia.	CONT.	
300	MIXED DAFFODILS	Narcissus		B&B	



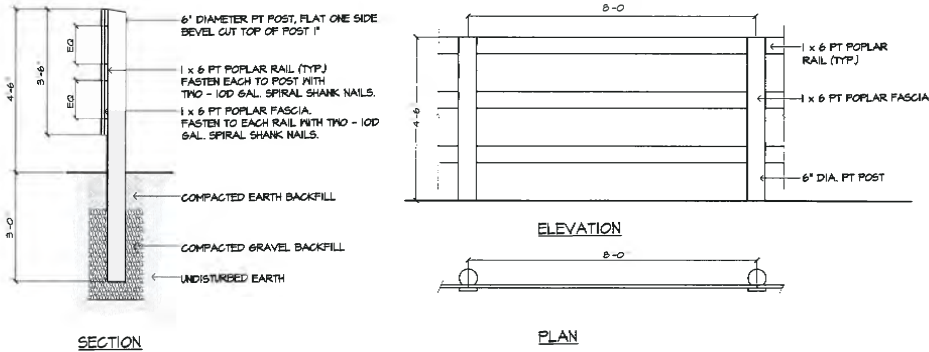
1 SHRUB PLANTING  
NTS



2 TREE PLANTING  
NTS



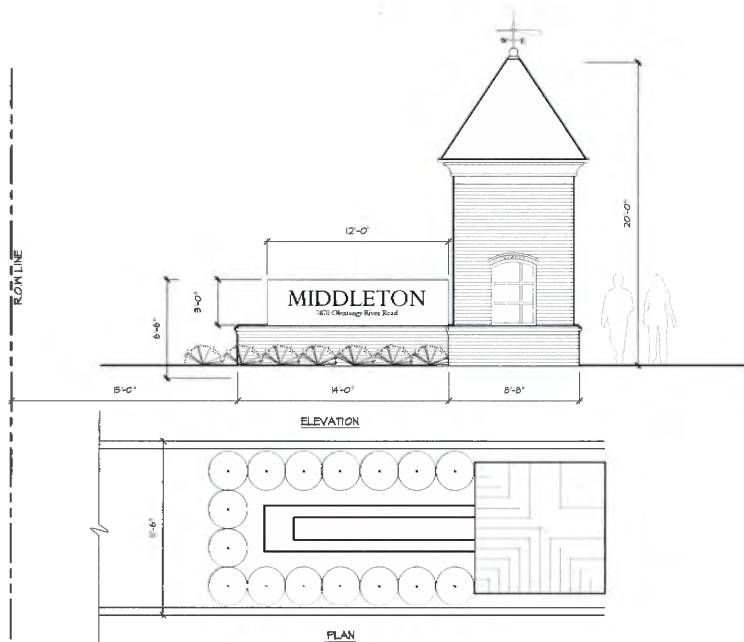
3 EVERGREEN TREE PLANTING  
NTS



4 3 RAIL HORSE FENCE  
NTS



PLANTING PLANS  
 HILLS MARKET REDEVELOPMENT  
 JULY 18, 2017 (Rev. Aug 28, 2017)  
 (Resubmitted June 19, 2018)

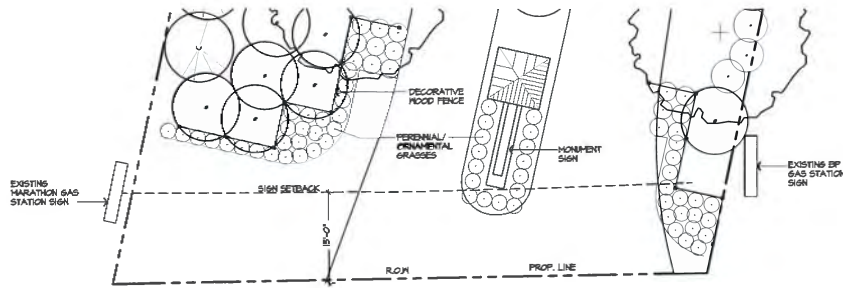


1 SUB AREA C ENTRANCE SIGN - DETAILS  
SCALE: 1/4" = 1'-0"

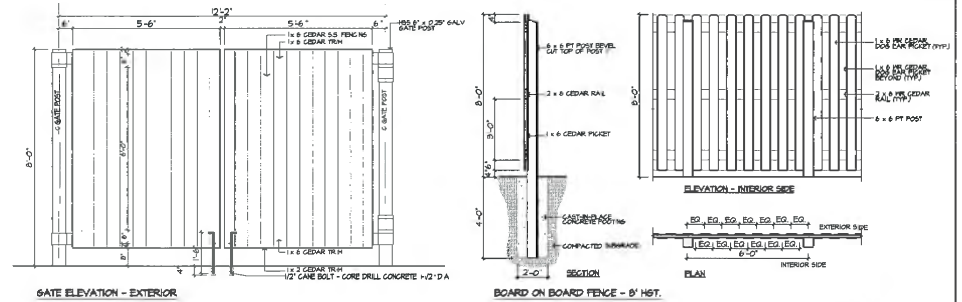


NOTE:  
EXISTING PYLON SIGN  
TO BE REFURBISHED

3 SUB AREA B SIGN  
SCALE: NTS



2 SUB AREA C ENTRANCE SIGN - PLAN  
SCALE: 1" = 10'



4 WOOD DUMPSTER ENCLOSURE  
SCALE: NTS



# SHARON TWP., FRANKLIN COUNTY, OHIO PRELIMINARY DEVELOPMENT PLAN FOR OLENTANGY VALLEY CENTER 2018

### DEVELOPMENT STANDARDS:

THE LAND IS CURRENTLY ZONED COMMERCIAL PLANNED DISTRICT THE PROPOSED ZONING IS EXCEPTIONAL USE.

### SETBACKS:

SUB AREA A:  
FRONT YARDS 10' PARKING 50' BUILDING  
SIDE YARDS 10' PARKING (NORTH SIDE ONLY)

### DRAINAGE/OPEN SPACE:

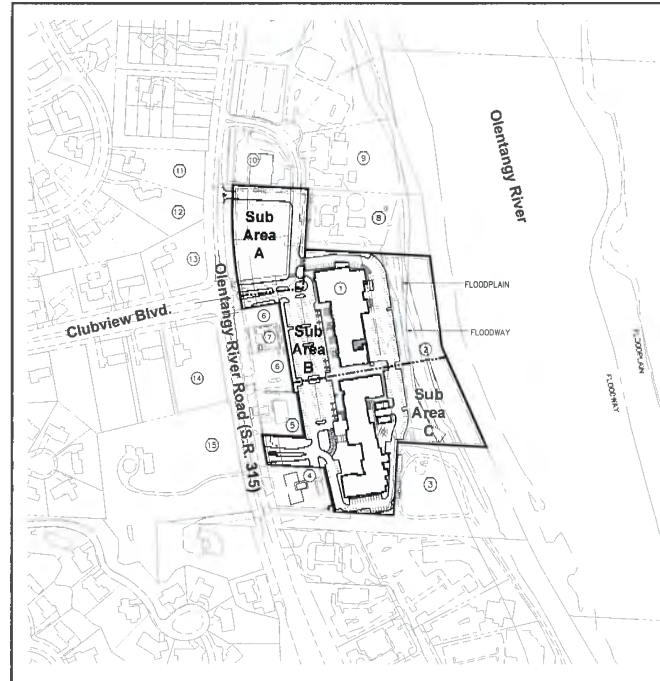
STORMWATER DETENTION OR RETENTION WILL NOT BE REQUIRED FOR THE PROJECT DUE TO THE PROXIMITY OF THE OLENTANGY RIVER. WATER QUALITY STORAGE WILL BE PROVIDED IN ACCORDANCE TO COUNTY AND OHIO EPA MINIMUM REQUIREMENTS.

### INFRASTRUCTURE:

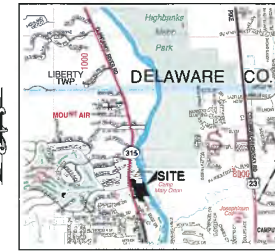
ALL DEVELOPMENT IS TO BE SERVED BY CENTRAL SEWER AND WATER SERVICE FROM FRANKLIN COUNTY SEWER AND AQUA OHIO WATER RESPECTIVELY.

### PROPERTY OWNERS

- 1 CONTINENTAL HILLS LLC  
PID: 250-00023-00
- 2 CONTINENTAL HILLS LLC  
PID: 250-006893-00
- 3 CITY OF COLUMBUS  
PID: 250-002398-00
- 4 SB PROPERTIES 14 LLC  
PID: 250-000280-00
- 5 MESSICK PROPERTIES LLC  
PID: 250-000679-00
- 6 STAR BANK NATIONAL  
PID: 250-000007-00
- 7 STAR BANK NATIONAL  
PID: 250-000009-00
- 8 AQUA OHIO  
PID: 250-002399-00
- 9 SLOAN MARGARET A  
PID: 610-240103-00
- 10 S A T INVESTMENT CO LTD  
PID: 610-240099-00
- 11 KUHNS BROCKET F  
PID: 250-006780-00
- 12 JONES GARY M  
PID: 250-006781-00
- 13 JEE TIMOTHY  
PID: 250-006799-00
- 14 JENDRY ROBERT  
PID: 250-000014-00
- 15 BETTIS RUSSELL H JR  
PID: 610-101154-00



INDEX MAP  
SCALE: 1"=200'



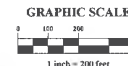
LOCATION / DISTRICT MAP  
NO SCALE

### INDEX OF DRAWINGS

TITLE SHEET	1
EXISTING CONDITIONS PLAN	2
PRELIMINARY SITE PLAN	3
PRELIMINARY GRADING & UTILITY PLAN	5/6

### SITE DATA TABLE

TOTAL SITE AREA:	11.17 AC
TOTAL DISTURBED AREA:	6.12 AC
PRE-DEVELOPED IMPERVIOUS AREA:	7.13 AC
POST-DEVELOPED IMPERVIOUS AREA:	5.60 AC



DEVELOPER  
CONTINENTAL REAL ESTATE

CONTINENTAL REAL ESTATE COMPANIES  
110 E. Broad Street, Columbus, Ohio 43215  
614.221.1800 Office 614.221.888 Fax  
www.continentalrealestate.com

JASON HOCKSTOK  
JHOCKSTOK@CONTINENTAL-REALESTATE.COM

ENGINEER  
ADVANCED CIVIL DESIGN, INC.

ADVANCED CIVIL DESIGN  
422 Beacher Road  
Columbus, Ohio 43230  
PH 614-488-7700  
FAX 614-488-7705

ENGINEERS ARCHITECTS

TOM WARNER  
TWARNER@ADVANCEDCIVILDESIGN.COM

LANDSCAPE ARCHITECT  
EDGE

EDGE • LANDSCAPE ARCHITECTURE • URBAN DESIGN  
30 WEST SPRING STREET, SUITE 350  
COLUMBUS, OHIO 43215  
614-458-3343

RYAN PEARSON  
RPEARSON@EDGE.LA.COM

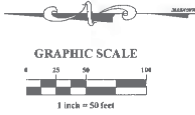
RECEIVED  
JUN 19 2018  
Franklin County Planning Department  
Franklin County, OH  
ZON-17-04  
Modification

PLAN PREPARED BY:  
ADVANCED CIVIL DESIGN  
422 Beacher Road  
Columbus, Ohio 43230  
PH 614-488-7700  
FAX 614-488-7705  
WWW.ADVANCEDCIVILDESIGN.COM

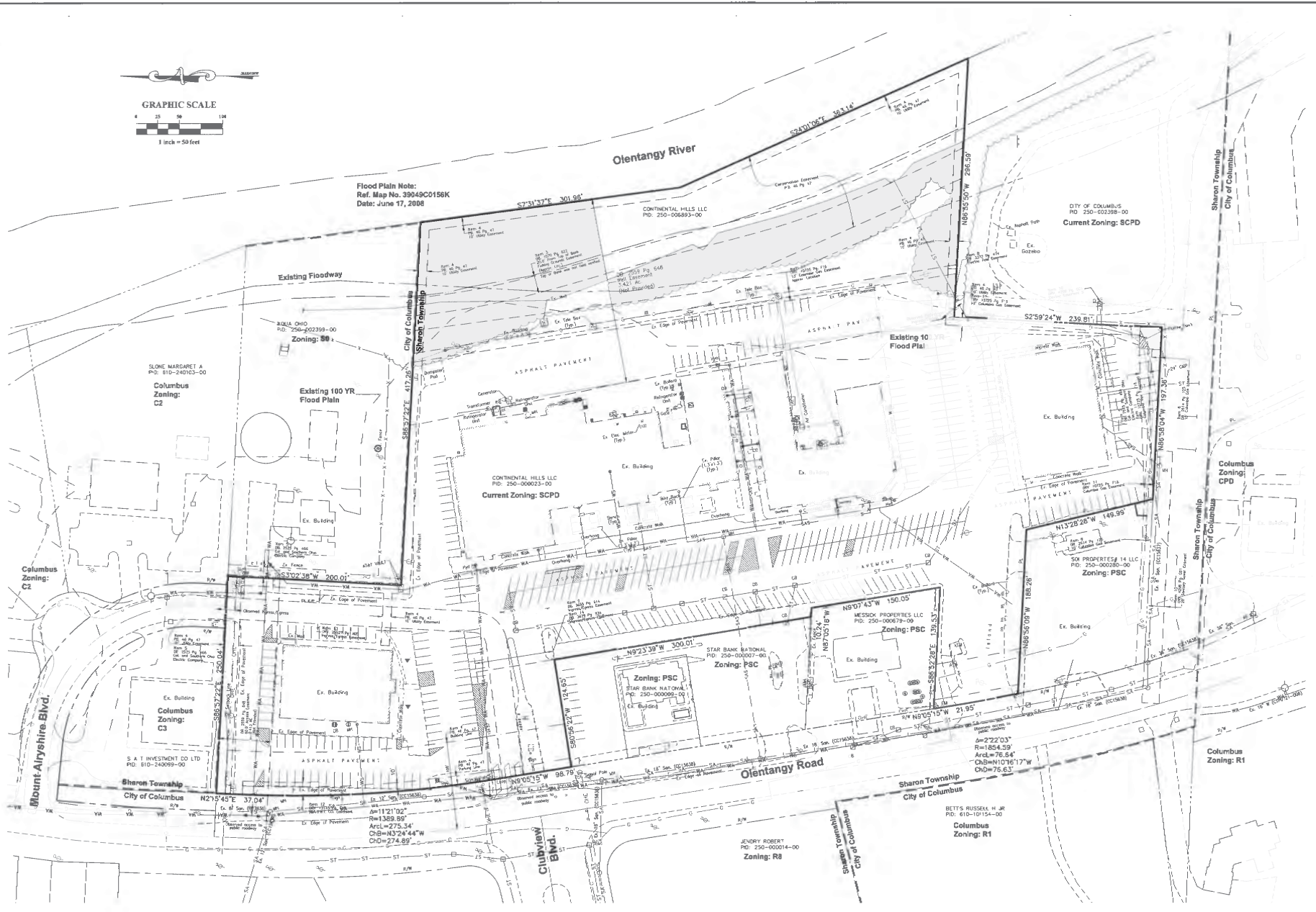
PLAN PREPARED FOR:  
CONTINENTAL REAL ESTATE COMPANIES  
110 E. Broad Street, Columbus, Ohio 43215  
614-221-1800 OFFICE 614-221-888 FAX  
WWW.CONTINENTALREALESTATE.COM

SHARON TWP., FRANKLIN COUNTY, OHIO  
OLENTANGY VALLEY CENTER  
PRELIMINARY DEVELOPMENT PLAN  
FOR  
CONTINENTAL REAL ESTATE  
TITLE

Issue Date: 6-19-18	Date: 08/28/2017
	Scale: AS NOTED
Drawn By: OAS	Checked By: TW
Project Number: 17-0072-11	
Drawing Number: 1/6	



Flood Plain Note:  
 Ref. Map No. 39049C0158K  
 Date: June 17, 2008



PLAN PREPARED BY:  
  
 ADVANCED  
 CIVIL DESIGN  
 432 Parker Road  
 Columbus, Ohio 43230  
 PH 614.481.7760  
 FAX 614.481.7750  
 WWW.ADVANCEDCIVILDESIGN.COM

PLAN PREPARED FOR:  
  
 CONTINENTAL REAL ESTATE COMPANIES  
 114121 1800 Office 614.221.0565 Fax  
 WWW.CONTINENTALREALTY.COM

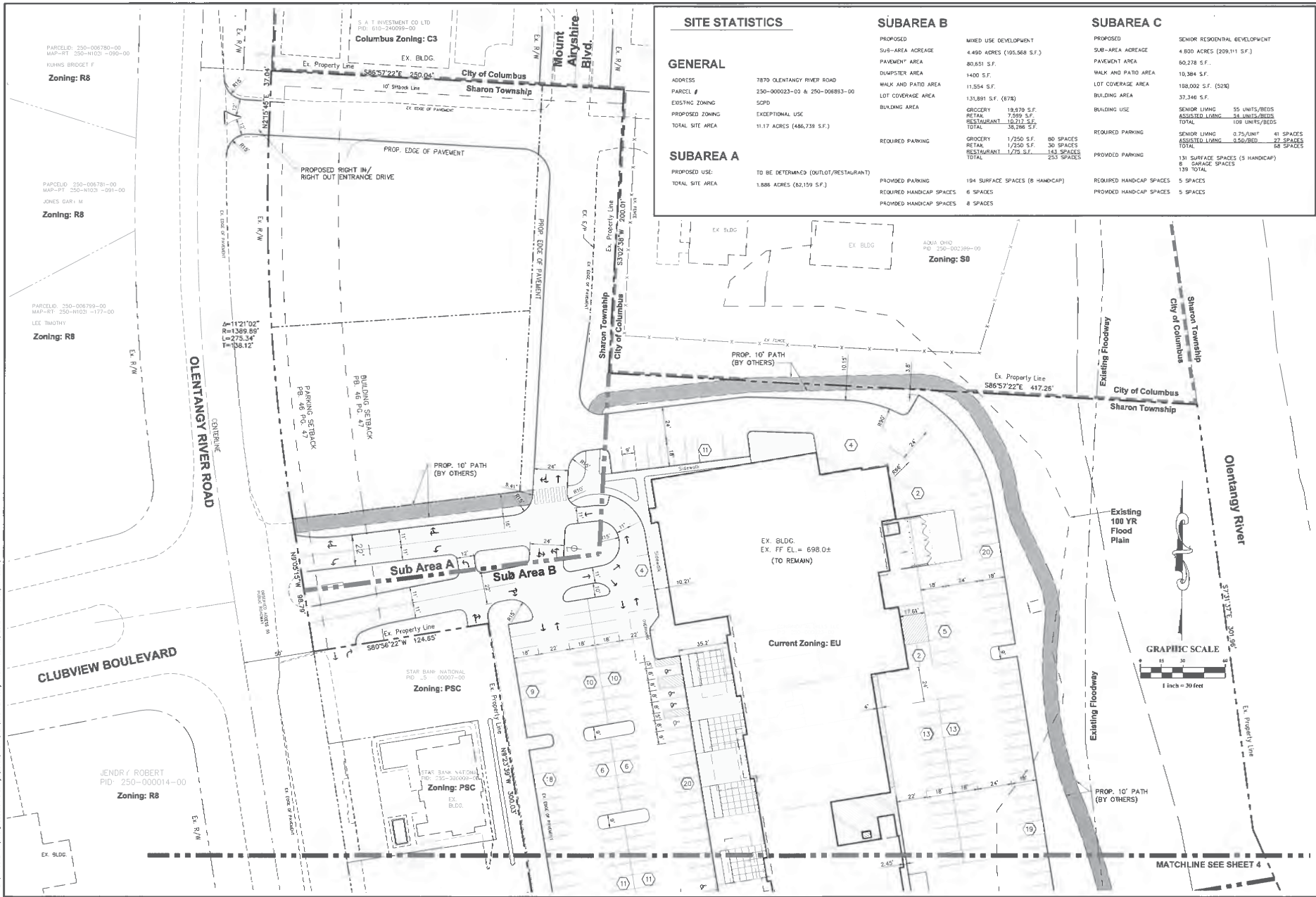
SHARON TWP, FRANKLIN COUNTY, OHIO  
**OLENTANGY VALLEY CENTER**  
 PRELIMINARY DEVELOPMENT PLAN  
 FOR  
**CONTINENTAL REAL ESTATE**  
**EXISTING CONDITIONS**

Issue Date: 6-19-15	Date: 08/28/2017
	Scale: 1"=50'
Drawn By: DAS	Checked By: TWW
Project Number: 17-0072-11	
Drawing Number: 2 / 6	

Z:\17-0072-11\DWG\p\municipal drawings\Development\plan\17\_0072.dwg Exported: conditions Jun 18, 2018 1:11:30pm c:\users



2:17-0072-11 (DWP) (indication: preliminary development plan) (SHE) (DATE: 06/26/2017) (SCALE: 1"=30') (SHEET: 1 of 2) (DRAWN BY: DAS) (CHECKED BY: TW) (DATE: 06/26/2017)



SITE STATISTICS		SUBAREA B		SUBAREA C	
<b>GENERAL</b>					
ADDRESS	7870 OLENTANGY RIVER ROAD	PROPOSED	MIXED USE DEVELOPMENT	PROPOSED	SENIOR RESIDENTIAL DEVELOPMENT
PARCEL #	250-000023-00 & 250-006893-00	SUB-AREA ACREAGE	4.800 ACRES (105,568 S.F.)	SUB-AREA ACREAGE	4.800 ACRES (209,111 S.F.)
EXISTING ZONING	SCDP	PAVEMENT AREA	80,851 S.F.	PAVEMENT AREA	60,278 S.F.
PROPOSED ZONING	EXCEPTIONAL USE	DUMPSTER AREA	1,420 S.F.	WALK AND PATIO AREA	10,384 S.F.
TOTAL SITE AREA	11.17 ACRES (486,739 S.F.)	WALK AND PATIO AREA	1,420 S.F.	LOT COVERAGE AREA	198,002 S.F. (52%)
<b>SUBAREA A</b>					
PROPOSED USE	TO BE DETERMINED (OUTLOT/RESTAURANT)	REQUIRED PARKING	194 SURFACE SPACES (8 HANDICAP)	PROPOSED PARKING	131 SURFACE SPACES (5 HANDICAP)
TOTAL SITE AREA	1.886 ACRES (82,159 S.F.)	REQUIRED HANDICAP SPACES	6 SPACES	REQUIRED HANDICAP SPACES	5 SPACES
<b>SUBAREA B</b>					
PROPOSED	RESTAURANT	REQUIRED PARKING	8 SPACES	PROPOSED PARKING	5 SPACES
REQUIRED PARKING	253 SPACES	REQUIRED HANDICAP SPACES	8 SPACES	PROPOSED HANDICAP SPACES	5 SPACES
<b>SUBAREA C</b>					
PROPOSED	SENIOR LIVING	REQUIRED PARKING	41 SPACES	PROPOSED PARKING	5 SPACES
REQUIRED PARKING	108 UNITS/BEDS	REQUIRED HANDICAP SPACES	5 SPACES	PROPOSED HANDICAP SPACES	5 SPACES

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN

1377 Parker Road  
Columbus, Ohio 43230  
PH: 614.424.7750  
FAX: 614.424.7755

---

PLAN PREPARED FOR:

CONTINENTAL REAL ESTATE COMPANIES  
11421 1800 Office, 614.231.0348 Fax  
www.continentalrealestate.com

---

SHARON TWP./FRANKLIN COUNTY, OHIO

**OLENTANGY VALLEY CENTER**  
**PRELIMINARY DEVELOPMENT PLAN**  
FOR  
**CONTINENTAL REAL ESTATE**  
**PRELIMINARY SITE PLAN**

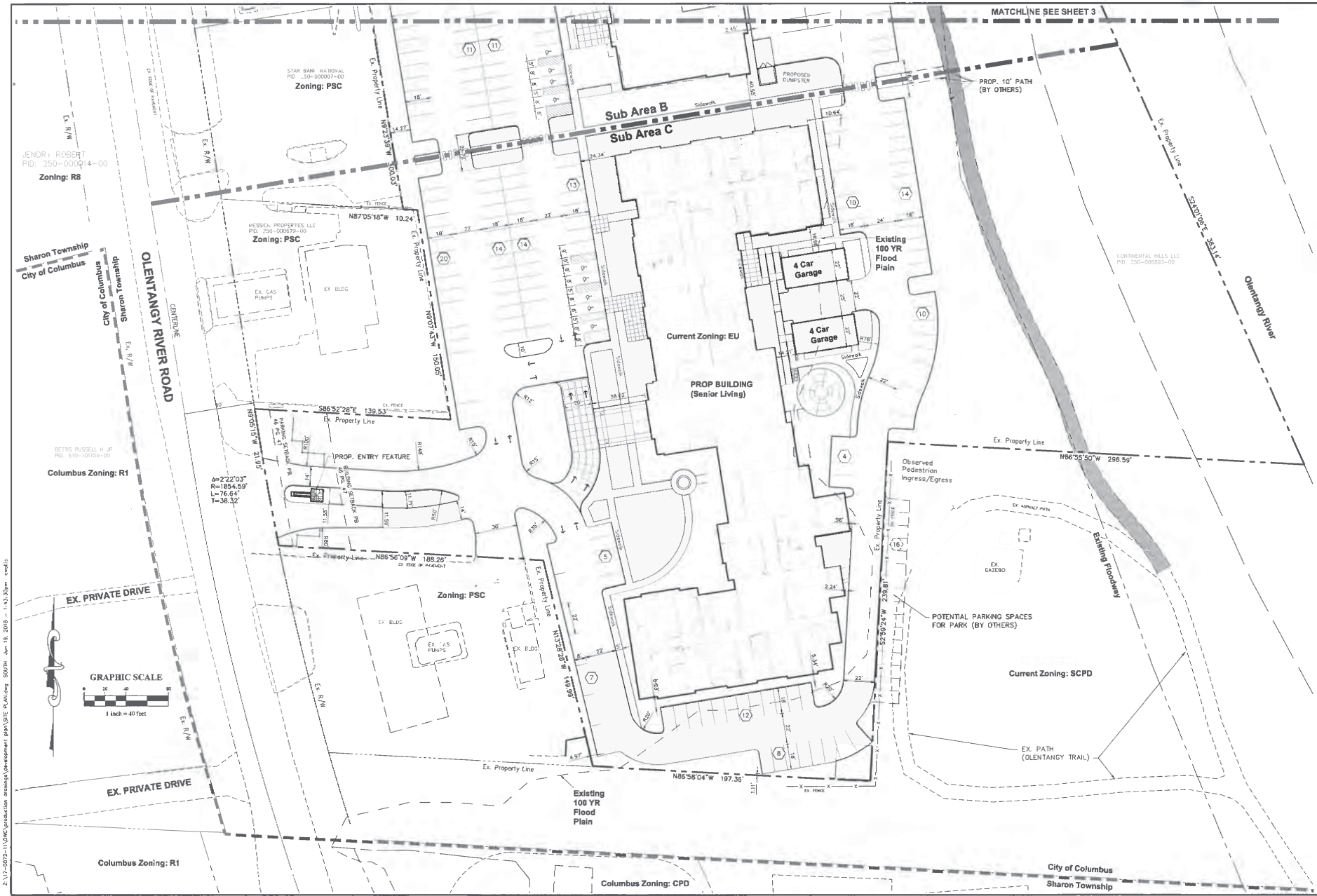
---

DATE: 06/26/2017  
SCALE: 1"=30'

DRAWN BY: DAS  
CHECKED BY: TW

PROJECT NUMBER:  
17-0072-11

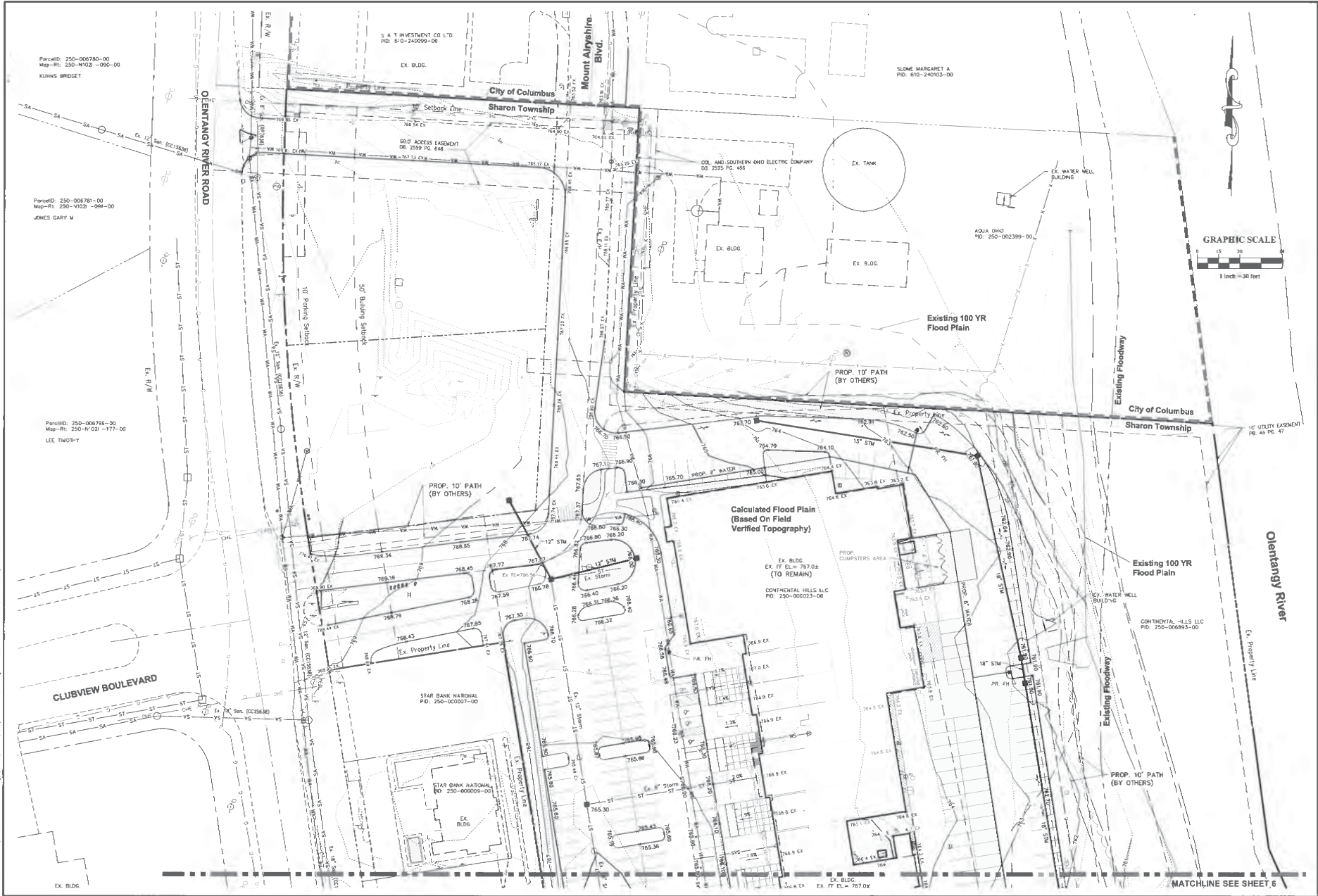
DRAWING NUMBER:  
3/6



2. (1) 0072-11 (08) Production: energyDevelopment: 6/04/17 SITE PLAN.dwg SOUTH: Jun 19, 2018 - 11:43:20am: twd

<p>PLAN PREPARED BY:</p> <p><b>ADVANCED CIVIL DESIGN</b></p> <p>151 Kellen Ave. Columbus, OH 43220 PH: 614.450.3700 FAX: 614.450.3750 www.advancedcivil.com</p>	<p>PLAN PREPARED FOR:</p> <p><b>CONTINENTAL REAL ESTATE COMPANIES</b> FOR <b>CONTINENTAL REAL ESTATE</b></p> <p>114321 180TH DR. #1225 (100) BLDG www.continentalrealestate.com</p>
<p>SHARON TWP., FRANKLIN COUNTY, OHIO</p> <p><b>OLENTANGY VALLEY CENTER</b></p> <p><b>PRELIMINARY DEVELOPMENT PLAN</b></p> <p>FOR</p> <p><b>CONTINENTAL REAL ESTATE</b></p> <p><b>PRELIMINARY SITE PLAN</b></p>	
<p>DATE: 08/28/2017</p> <p>SCALE: 1"=30'</p> <p>DRAWN BY: DMS</p> <p>CHECKED BY: TWW</p> <p>PROJECT NUMBER: 17-0072-11</p> <p>DRAWING NUMBER: 4 / 6</p>	<p>DATE: 08/28/2017</p> <p>SCALE: 1"=30'</p> <p>DRAWN BY: DMS</p> <p>CHECKED BY: TWW</p> <p>PROJECT NUMBER: 17-0072-11</p> <p>DRAWING NUMBER: 4 / 6</p>

Z:\17-0072-11\DWG\production\dwg\development\plan\grading\plan.dwg GRADE:sh Jun 19, 2018 1:43:50pm crows



ParcelID: 250-006780-00  
Map-RL: 250-N102 --096-00  
KUHNS BRIDGET

ParcelID: 250-006781-00  
Map-RL: 250-N102 --091-00  
JONES GARY W

ParcelID: 250-006795-00  
Map-RL: 250-N 021 --777-00  
LEE TIMOTHY

PLAN PREPARED BY:  
**ADVANCED CIVIL DESIGN**  
458 Fisher Ave  
Gahanna, OH 43030  
PH: 614.426.7790  
FAX: 614.426.7795  
WWW.ADVANCEDCIVILDESIGN.COM

PLAN PREPARED FOR:  
**CONTINENTAL REAL ESTATE COMPANIES**  
1164 231 1801 Hillside  
642.231.6765 FAX  
www.continentalrealestate.com

SHARON TWP./FRANKLIN COUNTY, OHIO  
**OLENTANGY VALLEY CENTER  
PRELIMINARY DEVELOPMENT PLAN**  
FOR  
**CONTINENTAL REAL ESTATE**  
**PRELIMINARY GRADING & UTILITY**

Issue Date: 6-19-18	Date: 08/28/2017
	Scale: 1"=30'
Drawn By: DAS	Checked By: TW
Project Number: <b>17-0072-11</b>	
Drawing Number: <b>5/6</b>	



MATCHLINE SEE SHEET 6

Z:\17-0072-11\DWG\production drawings\development plan\GRADING PLAN.dwg DATE: 5 Jun 18, 2018 1:13:46pm cswd



MATCHLINE SEE SHEET 5



PLAN 17-0072-11

1450 Republic Blvd  
Columbus, Ohio 43260  
PH 614-457-7796  
FAX 614-457-7795  
WWW.ADVANCEDCIVILDESIGN.COM

ADVANCED CIVIL DESIGN

PLAN PREPARED FOR:

CONTINENTAL REAL ESTATE COMPANIES  
164231 1807 Blvd. Columbus, OH 43240  
www.continentalrealestate.com

SHARON TWP, FRANKLIN COUNTY, OHIO

**OLENTANGY VALLEY CENTER**  
PRELIMINARY DEVELOPMENT PLAN  
FOR  
CONTINENTAL REAL ESTATE  
**PRELIMINARY GRADING & UTILITY**

Sheet Date:  
8-19-18

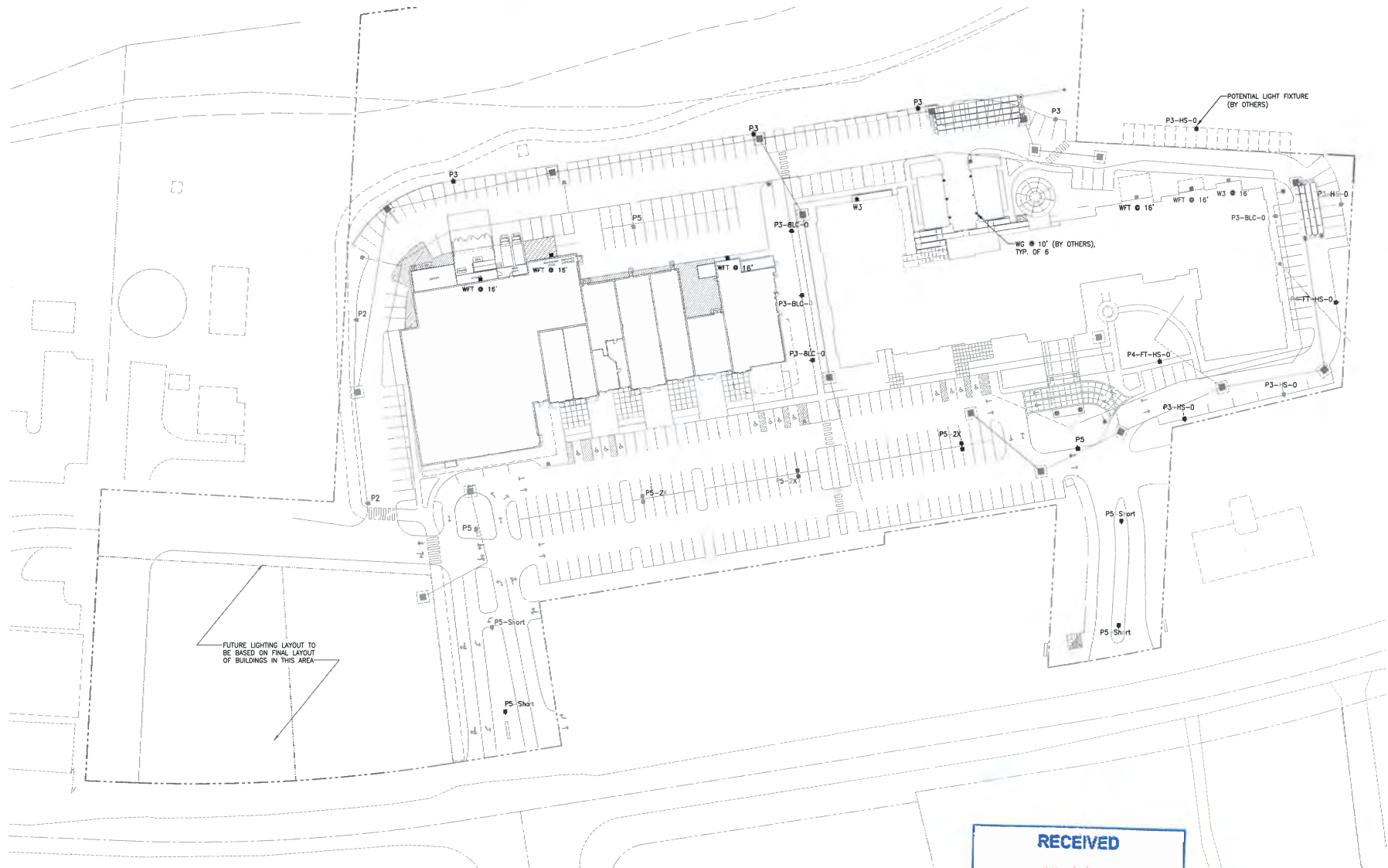
Date: 08/28/2017  
Scale: 1"=30'

Drawn By: DAS  
Checked By: TWK

Project Number:  
17-0072-11

Drawing Number:  
**6 / 6**

A:\2017\1702-A\_Olentangy Village Center Site Lighting\SL.dwg, 07/19/2018 11:00:31 AM MEC to RFP.dwg



FUTURE LIGHTING LAYOUT TO BE BASED ON FINAL LAYOUT OF BUILDINGS IN THIS AREA

NORTH  
**SITE LIGHTING PLAN**  
SCALE: 1" = 40'-0"

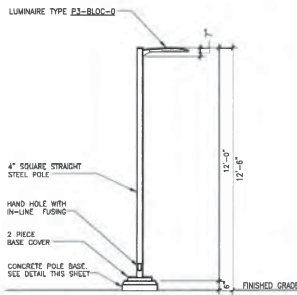
**RECEIVED**  
**JUN 19 2018**  
 Franklin County Planning Department  
 Franklin County, OH  
*ZOU-17-04*  
*Modification*

PLAN PREPARED BY:  
**MULLER ENGINEERING CO., INC.**  
 MECHANICAL AND ELECTRICAL ENGINEERING  
 100 South State Street, Columbus, Ohio 43201  
 614-895-9400 FAX 614-895-9450  
 www.mullereng.com Web: http://www.mullereng.com

PLAN PREPARED FOR:  
  
**CONTINENTAL REAL ESTATE COMPANIES**  
 15150 E. Main Street, Suite 100  
 43121-1800 Office: 614.221.6363 Fax: 614.221.6363  
 www.continentalrealestate.com

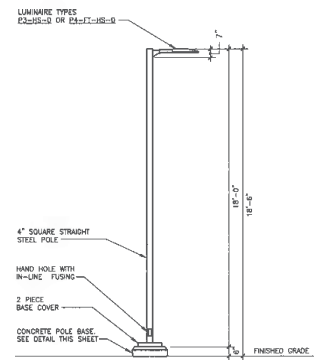
SHARON TWP., FRANKLIN COUNTY, OHIO  
**OLENTANGY VILLAGE CENTER**  
**PRELIMINARY DEVELOPMENT PLAN**  
 FOR  
**CONTINENTAL REAL ESTATE**  
**SITE LIGHTING PLAN**

Issue Date: 06/19/2018	Date: 07/19/2017
	Scale: AS NOTED
Drawn By: MEC	Checked By: MEC
Project Number: 17-0072-11	
Drawing Number: <b>SL1</b>	



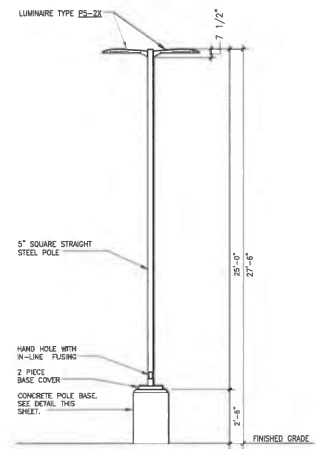
**4 12' POLE WITH 6" POLE BASE ELEVATION**  
SL2 NO SCALE

USED IN NON-PAVED AREAS



**3 18' POLE WITH 6" POLE BASE ELEVATION**  
SL2 NO SCALE

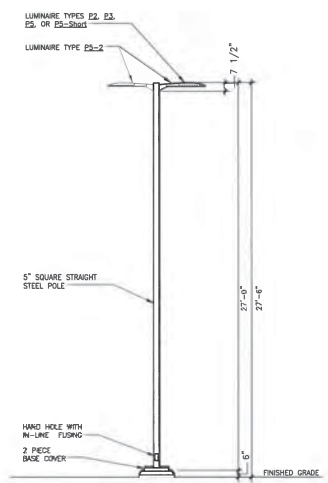
USED IN NON-PAVED AREAS



**2 25' POLE WITH 2'-6" POLE BASE ELEVATION**  
SL2 NTS

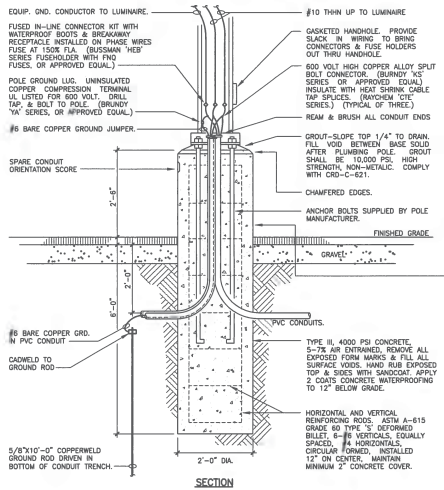
FOR LUMINAIRES WITH 'X' SUFFIX

USED IN PAVED AREAS



**1 27' POLE WITH 6" POLE BASE ELEVATION**  
SL2 NTS

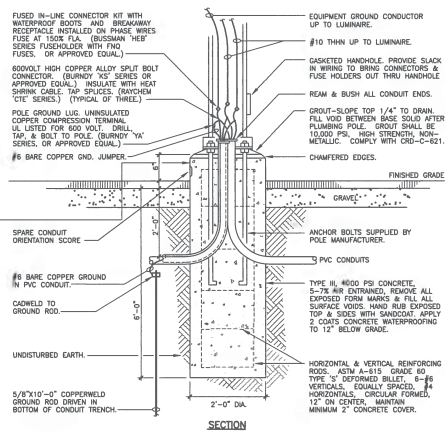
USED IN NON-PAVED AREAS



**3 2'-6" POLE BASE DETAIL**  
SL2 NTS

FOR LUMINAIRES WITH 'X' SUFFIX

USED IN PAVED AREAS



**4 6" POLE BASE DETAIL**  
SL2 NTS

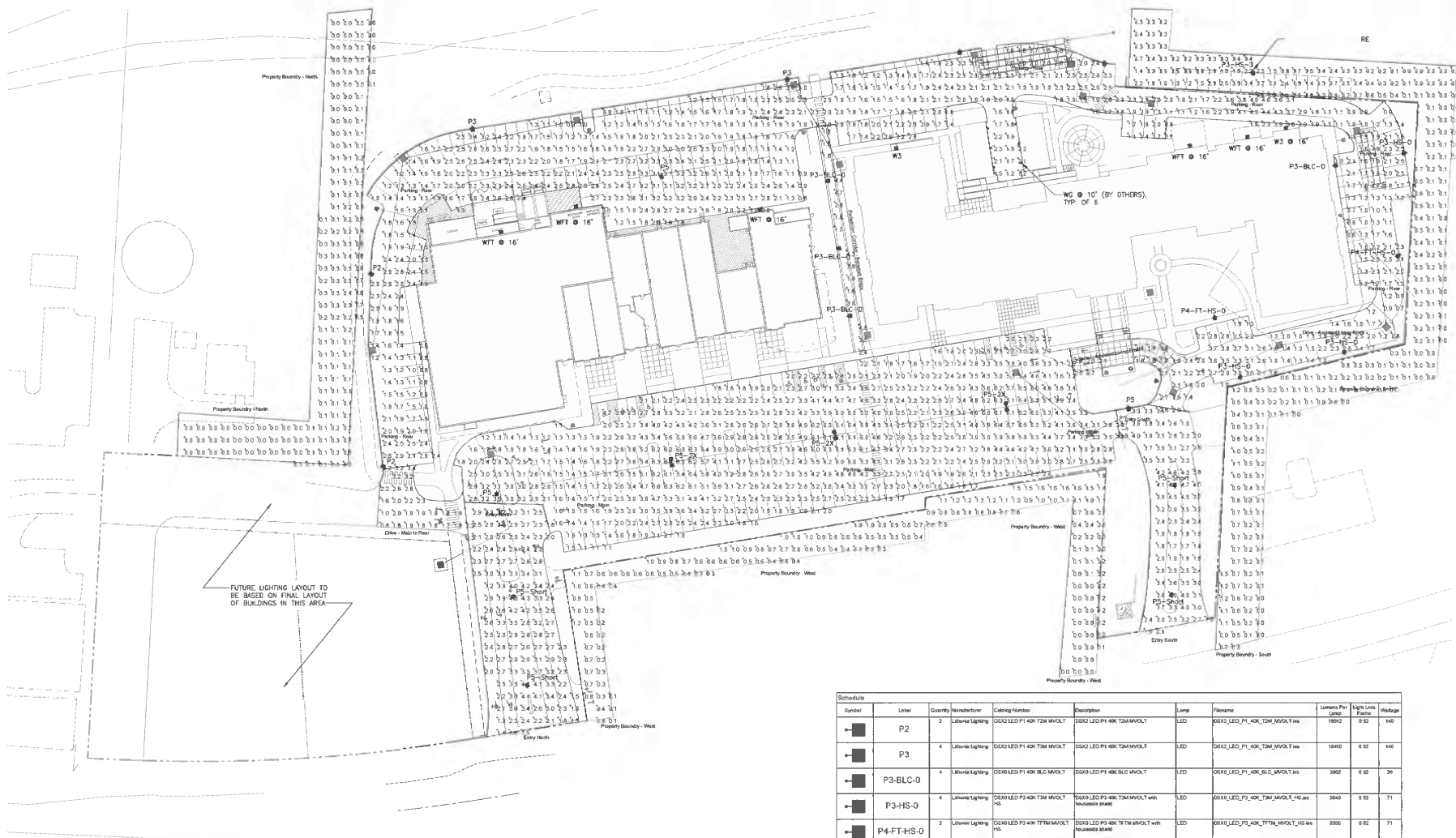
USED IN NON-PAVED AREAS

PLAN PREPARED BY: **HABELLE ENGINEERING CO., INC.**  
MECHANICAL AND ELECTRICAL ENGINEERS  
100 South State Street, Westerville, Ohio 43081  
614-885-8400 FAX 614-885-9450  
Web: http://www.habelleeng.com

PLAN PREPARED FOR: **CONTINENTAL REAL ESTATE COMPANIES**  
1714221 1800 Office (614) 231-6565 FAX  
www.continental-real-estate.com

SARGON TWP./FRANKLIN COUNTY, OHIO  
**OLENTANGY VILLAGE CENTER**  
PRELIMINARY DEVELOPMENT PLAN  
FOR  
CONTINENTAL REAL ESTATE  
SITE LIGHTING DETAILS

Issue Date: 06/18/2016  
Date: 07/18/2017  
Scale: AS NOTED  
Drawn By: MEC  
Checked By: MEC  
Project Number: 17-0072-11  
Drawing Number: **SL2**



Statistics						
Description	Symbol	Prog	Max	Min	Max/Min	Angle/In
Drive - Asph/Plant Living Front	-	2.1%	2.3%	0.2%	4.81	2.81
Drive - Main to Rear	-	2.0%	2.2%	0.2%	4.01	2.51
Entry North	-	2.8%	4.3%	1.3%	3.51	2.21
Entry South	-	3.1%	4.6%	1.7%	2.61	1.81
Planting Main	-	3.2%	6.5%	1.1%	5.91	2.91
Planting Rear	-	2.9%	4.4%	1.5%	6.51	4.51
Pedestrian Corridor - Sidewalk (RHS)	-	2.8%	4.1%	1.4%	3.41	2.31
Property Boundary North	-	0.1%	0.1%	0.0%	N/A	N/A
Property Boundary South	-	0.3%	4.0%	0.0%	N/A	N/A
Property Boundary West	-	0.3%	1.4%	0.0%	N/A	N/A

**SITE LIGHTING PHOTOMETRIC PLAN**  
SCALE: 1" = 4'-0"

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	LED Lamp	Fixture Name	Lumens/Fix	Light Loss Factor	Wattage
■	P2	2	Libera Lighting	GS42 LED P1 40K TSM MVOLT	GS42 LED P1 40K TSM MVOLT	LED	GS42_LED_P1_40K_TSM_MVOLT_1s	1890	0.82	140
■	P3	4	Libera Lighting	GS42 LED P1 40K TSM MVOLT	GS42 LED P1 40K TSM MVOLT	LED	GS42_LED_P1_40K_TSM_MVOLT_1s	1840	0.82	140
■	P3-BLC-0	4	Libera Lighting	GS48 LED P1 40K BLC MVOLT	GS48 LED P1 40K BLC MVOLT	LED	GS48_LED_P1_40K_BLC_MVOLT_1s	3802	0.82	38
■	P3-HS-0	4	Libera Lighting	GS40 LED P3 40K TSM MVOLT	GS40 LED P3 40K TSM MVOLT with translucent shade	LED	GS40_LED_P3_40K_TSM_MVOLT_1s	8640	0.82	71
■	P4-FT-HS-0	2	Libera Lighting	GS48 LED P3 40K TFFM MVOLT	GS48 LED P3 40K TFFM MVOLT with translucent shade	LED	GS48_LED_P3_40K_TFFM_MVOLT_1s	8550	0.82	71
■	P5	3	Libera Lighting	GS42 LED P4 40K TSM MVOLT	GS42 LED P4 40K TSM MVOLT	LED	GS42_LED_P4_40K_TSM_MVOLT_1s	34800	0.82	270
■	P5-2	3	Libera Lighting	GS42 LED P4 40K TSM MVOLT	GS42 LED P4 40K TSM MVOLT	LED	GS42_LED_P4_40K_TSM_MVOLT_1s	34800	0.82	240
■	P5-Short	4	Libera Lighting	GS42 LED P1 40K TSM MVOLT	GS42 LED P1 40K TSM MVOLT	LED	GS42_LED_P1_40K_TSM_MVOLT_1s	19750	0.82	140
■	W3	2	Libera Lighting	GS40W LED 200 1000 40K TSM MVOLT	GS40W LED WITH (2) 19 LED LIGHT ENGINEER TYPE TSM OPTIC 4000K 1600MA	LED	GS40W_LED_200_1000_40K_TSM_MVOLT_1s	7872	0.82	75.3
■	WFT	9	Libera Lighting	GS40W LED 200 1000 40K TFFM MVOLT	GS40W LED WITH (2) 19 LED LIGHT ENGINEER TYPE TFFM OPTIC 4000K 1600MA	LED	GS40W_LED_200_1000_40K_TFFM_MVOLT_1s	7711	0.82	75.3
●	WG	8	Libera Lighting	OVT 150 120	VAPOR TIGHT WITH SILASS GLOBE AND CAST ALUMINUM HOUSING	ONE 75-WATT 40K EQUIVALENT COATED AIR LED	RELY JWB-HS-5W LED (P5) 8s	1100	0.82	5.5

**OLENTANGY VILLAGE CENTER  
PRELIMINARY DEVELOPMENT PLAN  
FOR  
CONTINENTAL REAL ESTATE  
SITE LIGHTING PHOTOMETRIC PLAN**

SHARON TWP./FRANKLIN COUNTY, OHIO

DATE: 07/18/2017  
SCALE: AS NOTED

Drawn By: MCG  
Checked By: MCG

Project Number:  
17-0072-11

Drawing Number:  
**SL3**

Prepared For: HALLER ENGINEERING CO., INC.  
100 South State Street, Warrenton, OR 97146  
503-865-8408  
FAX: 503-865-9450  
www.haller-engineering.com

Prepared For: CONTINENTAL REAL ESTATE COMPANIES  
1700  
414 221 1800 Dallas, TX 75243  
www.continentalreal-estate.com

A:\2017\17-0072-11\Drawings\Site Lighting\SL3.dwg, 17/07/2017 09:57:33 AM, DWG to PDF.plt

4/20/2017 12:04:04, Quantity: None, Gender: M, Size: (sqftm)\Site.dwg, 07/19/2018 11:06:15 AM, DWG, by: RSP/pjs

LIGHTING FIXTURE SCHEDULE	
P2	<p>POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 2 MEDIUM DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTERNAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 80 LED ARRAY, 18,894 LUMENS, 4,000K, 70 CR, (3) 530 mA CLASS 1 ELECTRONIC DRIVERS, POWER FACTOR &gt;80%, THD &lt;20%, MOUNT TO 5" SQUARE STRAIGHT STEEL POLE, 0.1793" THICK WALL, 7 GAUGE W/ HAND HOLE, POLE SHALL BE 27" TALL, FINISH POLE AND LUMINAIRE IN BLACK, 208V, 140 WATTS.</p> <p>LUMINAIRE #DSX2 LED P1 40K TSM MVOLT SPA DBLD</p> <p>EOL: #SS 27 50 DM19AS DBL</p> <p>or APPROVED EQUAL.</p>
P3	<p>POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 3 MEDIUM DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTERNAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 80 LED ARRAY, 18,894 LUMENS, 4,000K, 70 CR, (3) 530 mA CLASS 1 ELECTRONIC DRIVERS, POWER FACTOR &gt;80%, THD &lt;20%, MOUNT TO 5" SQUARE STRAIGHT STEEL POLE, 0.1793" THICK WALL, 7 GAUGE W/ HAND HOLE, POLE SHALL BE 27" TALL, FINISH POLE AND LUMINAIRE IN BLACK, 208V, 140 WATTS.</p> <p>LUMINAIRE #DSX2 LED P1 40K TSM MVOLT SPA DBLD</p> <p>EOL: #SS 27 50 DM19AS DBL</p> <p>or APPROVED EQUAL.</p>
P3-BLC-0	<p>POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 3 DISTRIBUTION W/ BACK LIGHT CONTROL OPTICS, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTERNAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 20 LED ARRAY, 3,888 LUMENS, 4,000K, 70 CR, (3) 530 mA CLASS 1 ELECTRONIC DRIVERS, POWER FACTOR &gt;80%, THD &lt;20%, MOUNT TO 4" SQUARE STRAIGHT STEEL POLE, 0.1188" THICK WALL, 11 GAUGE W/ HAND HOLE, POLE SHALL BE 12" TALL, FINISH POLE AND LUMINAIRE IN BLACK, 208V, 28 WATTS.</p> <p>LUMINAIRE #DSX LED P1 40K BLC MVOLT SPA DBLD</p> <p>EOL: #SS 12 40 DM19AS DBL</p> <p>or APPROVED EQUAL.</p>
P3-HS-0	<p>POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 3 MEDIUM DISTRIBUTION W/ HOUSE SIDE SHIELD, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTERNAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 20 LED ARRAY, 8,452 LUMENS, 4,000K, 70 CR, (3) 1,050 mA CLASS 1 ELECTRONIC DRIVERS, POWER FACTOR &gt;80%, THD &lt;20%, MOUNT TO 4" SQUARE STRAIGHT STEEL POLE, 0.1188" THICK WALL, 11 GAUGE W/ HAND HOLE, POLE SHALL BE 18" TALL, FINISH POLE AND LUMINAIRE IN BLACK, 208V, 71 WATTS.</p> <p>LUMINAIRE #DSX LED 40C 530 40K TSM MVOLT SPA HS DBLD</p> <p>EOL: #SS 18 40 DM19AS DBL</p> <p>or APPROVED EQUAL.</p>
P4-FT-HS-0	<p>POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 4 MEDIUM DISTRIBUTION W/ HOUSE SIDE SHIELD, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTERNAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 20 LED ARRAY, 8,452 LUMENS, 4,000K, 70 CR, (3) 1,050 mA CLASS 1 ELECTRONIC DRIVERS, POWER FACTOR &gt;80%, THD &lt;20%, MOUNT TO 4" SQUARE STRAIGHT STEEL POLE, 0.1188" THICK WALL, 11 GAUGE W/ HAND HOLE, POLE SHALL BE 18" TALL, FINISH POLE AND LUMINAIRE IN BLACK, 208V, 71 WATTS.</p> <p>LUMINAIRE #DSX LED 40C 530 40K TSM MVOLT SPA HS DBLD</p> <p>EOL: #SS 18 40 DM19AS DBL</p> <p>or APPROVED EQUAL.</p>
P5	<p>POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 5 MEDIUM DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTERNAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 80 LED ARRAY, 34,867 LUMENS, 4,000K, 70 CR, (3) 1,050 mA CLASS 1 ELECTRONIC DRIVERS, POWER FACTOR &gt;80%, THD &lt;20%, MOUNT TO 5" SQUARE STRAIGHT STEEL POLE, 0.1793" THICK WALL, 7 GAUGE W/ HAND HOLE, POLE SHALL BE 27" TALL, FINISH POLE AND LUMINAIRE IN BLACK, 208V, 270 WATTS.</p> <p>LUMINAIRE #DSX2 LED P4 40K TSM MVOLT SPA DBLD</p> <p>EOL: #SS 27 50 DM19AS DBL</p> <p>or APPROVED EQUAL.</p>
P5-2	<p>POLE MOUNTED LED AREA LUMINAIRES (2@180°), FULL CUTOFF WITH TYPE 5 MEDIUM DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTERNAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 80 LED ARRAY, 34,867 LUMENS, 4,000K, 70 CR, (3) 1,050 mA CLASS 1 ELECTRONIC DRIVERS, POWER FACTOR &gt;80%, THD &lt;20%, MOUNT TO 5" SQUARE STRAIGHT STEEL POLE, 0.1793" THICK WALL, 7 GAUGE W/ HAND HOLE, POLE SHALL BE 27" TALL, FINISH POLE AND LUMINAIRE IN BLACK, 208V, 540 WATTS.</p> <p>LUMINAIRE #2) DSX2 LED P4 40K TSM MVOLT SPA DBLD</p> <p>EOL: #SS 27 50 DM19AS DBL</p> <p>or APPROVED EQUAL.</p>
P5-2X	<p>POLE MOUNTED LED AREA LUMINAIRES (2@180°), FULL CUTOFF WITH TYPE 5 MEDIUM DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTERNAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 80 LED ARRAY, 34,867 LUMENS, 4,000K, 70 CR, (3) 1,050 mA CLASS 1 ELECTRONIC DRIVERS, POWER FACTOR &gt;80%, THD &lt;20%, MOUNT TO 5" SQUARE STRAIGHT STEEL POLE, 0.1793" THICK WALL, 7 GAUGE W/ HAND HOLE, POLE SHALL BE 25" TALL, FINISH POLE AND LUMINAIRE IN BLACK, 208V, 540 WATTS.</p> <p>LUMINAIRE #2) DSX2 LED P4 40K TSM MVOLT SPA DBLD</p> <p>EOL: #SS 25 50 DM28AS DBL</p> <p>or APPROVED EQUAL.</p>
P5-Short	<p>POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 5 SHORT DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTERNAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 80 LED ARRAY, 17,223 LUMENS, 4,000K, 70 CR, (3) 530 mA CLASS 1 ELECTRONIC DRIVERS, POWER FACTOR &gt;80%, THD &lt;20%, MOUNT TO 5" SQUARE STRAIGHT STEEL POLE, 0.1793" THICK WALL, 7 GAUGE W/ HAND HOLE, POLE SHALL BE 27" TALL, FINISH POLE AND LUMINAIRE IN BLACK, 208V, 140 WATTS.</p> <p>LUMINAIRE #DSX2 LED P1 40K TSM MVOLT SPA DBLD</p> <p>EOL: #SS 27 50 DM19AS DBL</p> <p>or APPROVED EQUAL.</p>
W3	<p>WALL MOUNTED LED AREA LUMINAIRE (±16" ABOVE GRADE), FULL CUTOFF WITH TYPE 3 MEDIUM DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTERNAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 20 LED ARRAY, 3,888 LUMENS, 4,000K, 70 CR, (1) 1,050 mA CLASS 1 ELECTRONIC DRIVER, POWER FACTOR &gt;80%, THD &lt;20%, MOUNT TO WALL AS SHOWN ON LIGHTING PLANS, FINISH LUMINAIRE IN BLACK, 208V, 74 WATTS.</p> <p>LUMINAIRE #DSW1 LED 20C 1000 40K TSM MVOLT DBLD</p> <p>or APPROVED EQUAL.</p>
W7	<p>WALL MOUNTED LED AREA LUMINAIRE (±16" ABOVE GRADE), FULL CUTOFF WITH TYPE FORWARD THRU MEDIUM DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTERNAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 20 LED ARRAY, 7,711 LUMENS, 4,000K, 70 CR, (1) 1,050 mA CLASS 1 ELECTRONIC DRIVER, POWER FACTOR &gt;80%, THD &lt;20%, MOUNT TO WALL AS SHOWN ON LIGHTING PLANS, FINISH LUMINAIRE IN BLACK, 208V, 74 WATTS.</p> <p>LUMINAIRE #DSW LED 20C 1000 40K TSM MVOLT DBLD</p> <p>or APPROVED EQUAL.</p>

<p>PLAN PREPARED BY:</p> <p><b>MARLEEN ENGINEERING CO., INC.</b>          100 South State Street, Indianapolis, Ohio 46201          616-895-8408 FAX:616-895-9450          www.marleeng.com http://www.marleeng.com</p>	
<p>PLAN PREPARED FOR:</p> <p><b>CONTINENTAL REAL ESTATE COMPANIES</b>          1515 W. 10th Street, Suite 100, Des Moines, IA 50319          515-281-1800 Office 515-281-6363 Fax          www.continentalrealestate.com</p>	
<p>SARON, TWP., FRANKLIN COUNTY, OHIO</p> <p><b>OLENTANGY VILLAGE CENTER</b>          PRELIMINARY DEVELOPMENT PLAN          FOR  <b>CONTINENTAL REAL ESTATE</b>  <b>SITE LIGHTING SCHEDULE</b></p>	
<p>Issue Date: 06/19/2018</p>	<p>Date: 07/19/2017 Scale: AS NOTED</p>
<p>Drawn By: MEC</p>	<p>Checked By: MEC</p>
<p>Project Number: 17-0072-11</p>	
<p>Draw Number: <b>SL4</b></p>	





**NEW AVENUE**  
architects • engineers

www.new-avenue.net

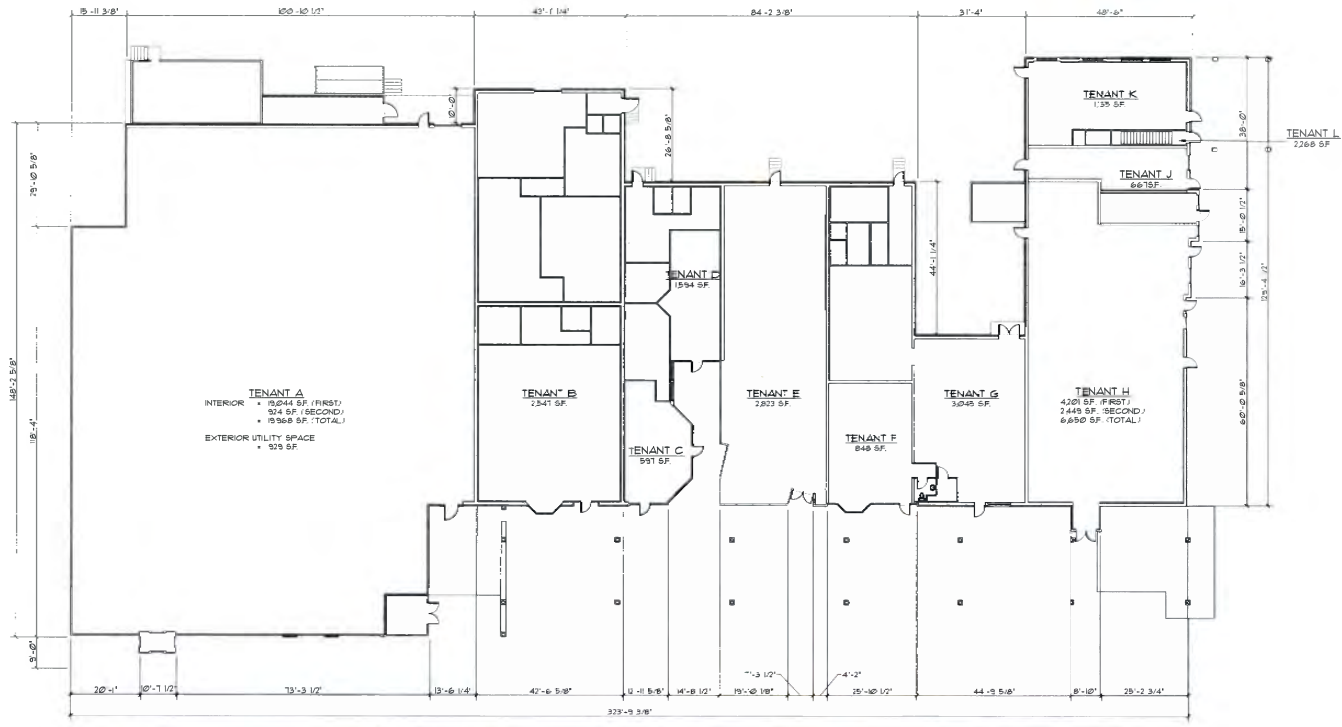
4740 REED ROAD, SUITE 201  
UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

614.884.8888

REVIEW ISSUE 03/20/2017  
REVIEW ISSUE - PLAT 01/12/2017  
ZONING REVIEW 06/02/2016

**RECEIVED**  
**JUN 19 2018**  
Franklin County Planning Department  
Franklin County, OH

*ZON-17-04  
Modification*



**EXISTING PLAN**  
SCALE: 1/16" = 1'-0"

**HILLS MARKETS**  
Worthington  
Olentangy Valley Centre  
*Exterior Improvements*



Project No: 17-0021

**NOT FOR  
CONSTRUCTION**

EXISTING PLAN

© 2017 NEW AVENUE, LLC  
ALL DRAWINGS AND APPLICABLE MATERIALS ARE THE PROPERTY OF NEW AVENUE, LLC AND MAY BE FILED ANYWHERE OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC

**A1.0**

Z:\Inhouse\Draw\Development\external\Reed Road\Hills Market Retail\CAD\Sheet\A1\Sheet\_A1\_Schem.dwg, 6/18/2018 1:54:01 PM



**NEW AVENUE**  
architects • engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201  
UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

614 . 884 . 8888

REVIEW ISSUE 03/20/2011  
REVIEW ISSUE - PATIO 01/21/2011  
ZONING REVIEW 06/16/2010

**HILLS MARKETS**  
Worthington  
Olentangy Valley Centre

Exterior Improvements



Project No: 17-0021

**NOT FOR  
CONSTRUCTION**

LEASING PLAN 4  
ELEVATION

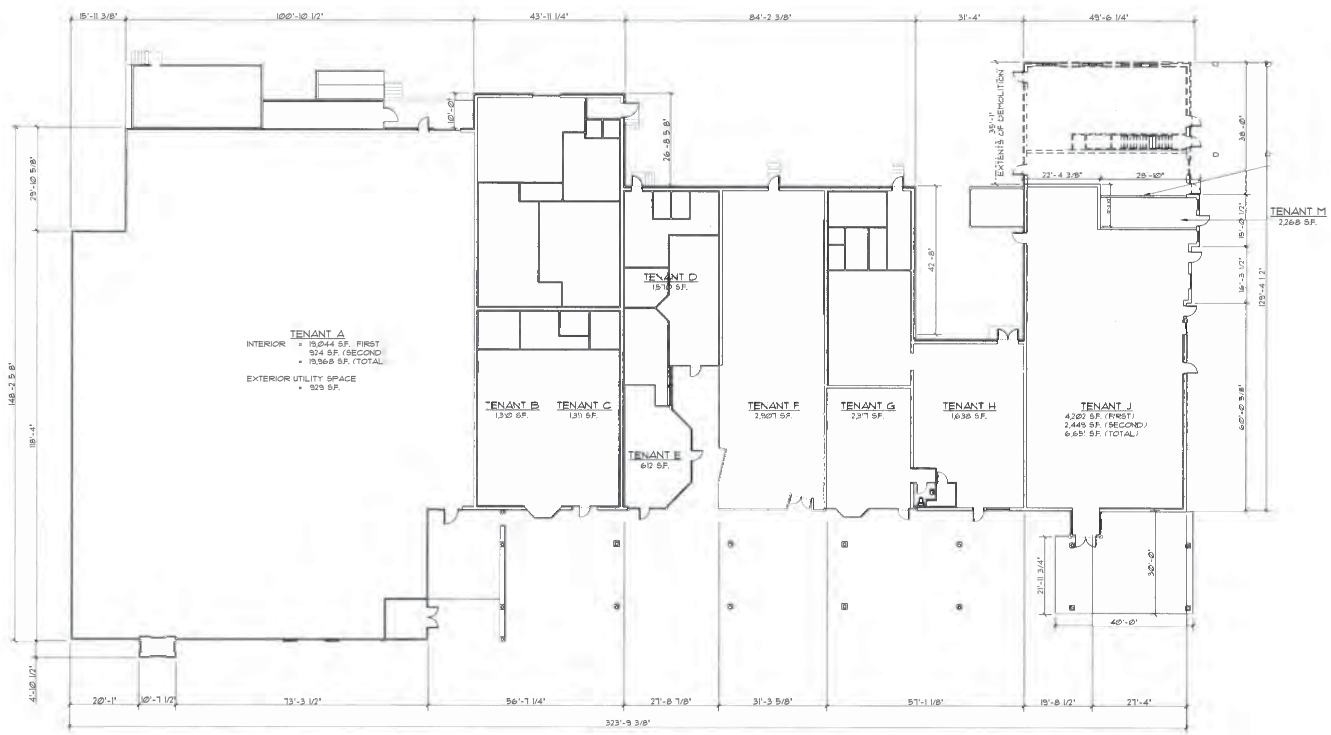
© 2011 NEW AVENUE, LLC  
ALL RIGHTS RESERVED AND SHALL REMAIN THE PROPERTY OF NEW AVENUE, LLC AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC

**A1.1**



ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED LEASING PLAN

SCALE: 1/8" = 1'-0"

Z:\Projects\Client\Developers\Continental Real Estate\Hills Market\Plan\CAD\Sheet\A1.1.dwg, 6/17/2011 5:56:48 PM



**NEW AVENUE**  
architects • engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201  
UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

614 . 884 . 8888

REVIEW ISSUE	03/20/2011
REVIEW ISSUE - PATIO	01/10/2011
ZONING REVIEW	06/16/2010

**HILLS MARKETS**  
Worthington  
Olentangy Valley Centre

*Exterior Improvements*



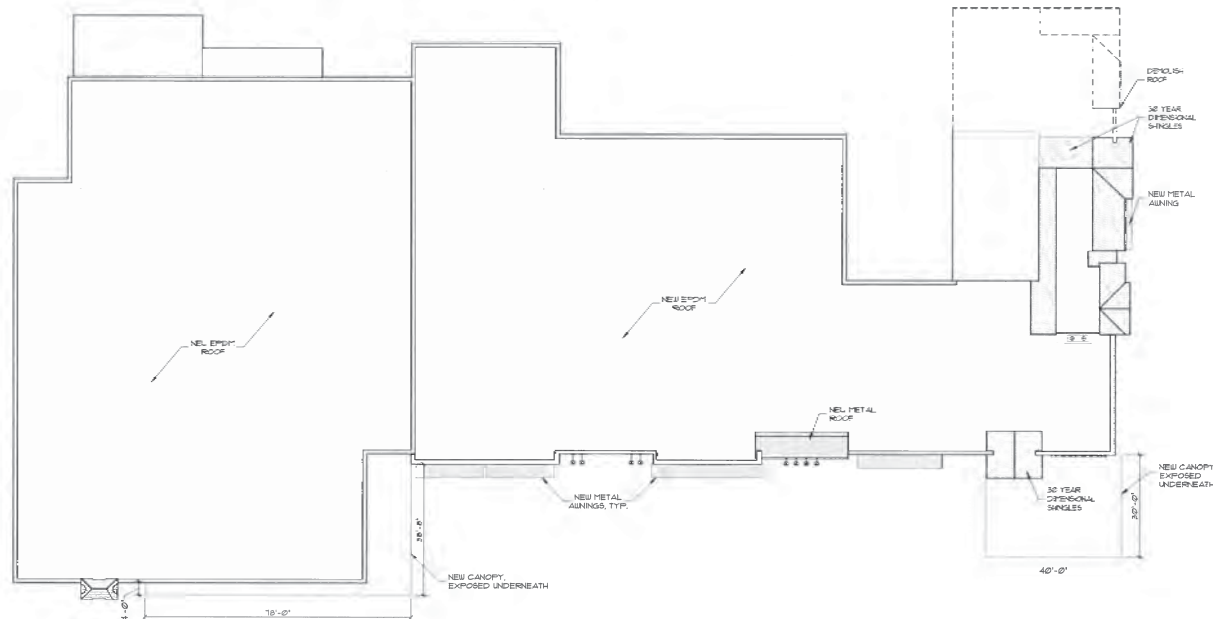
Project No: 17-0221

**NOT FOR  
CONSTRUCTION**

ROOF PLAN

© 2011 NEW AVENUE, LLC  
ALL RIGHTS ARE AND SHALL REMAIN THE PROPERTY OF NEW AVENUE, LLC AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC

**A2.1**



**PROPOSED ROOF PLAN**  
SCALE: 1/8" = 1'-0"

Z:\Production\Client\Development\Commercial Road Estate\Hills Markets\Drawings\2011\2011.8.56.11.DWG



**NEW AVENUE**  
architects • engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201  
UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

614 . 884 . 8888

REVIEW ISSUE 03/20/2011  
REVIEW ISSUE - PATIO 01/21/2011  
ZONING REVIEW 06/18/2010

**HILLS MARKETS**  
Worthington  
Olentangy Valley Centre

Exterior Improvements



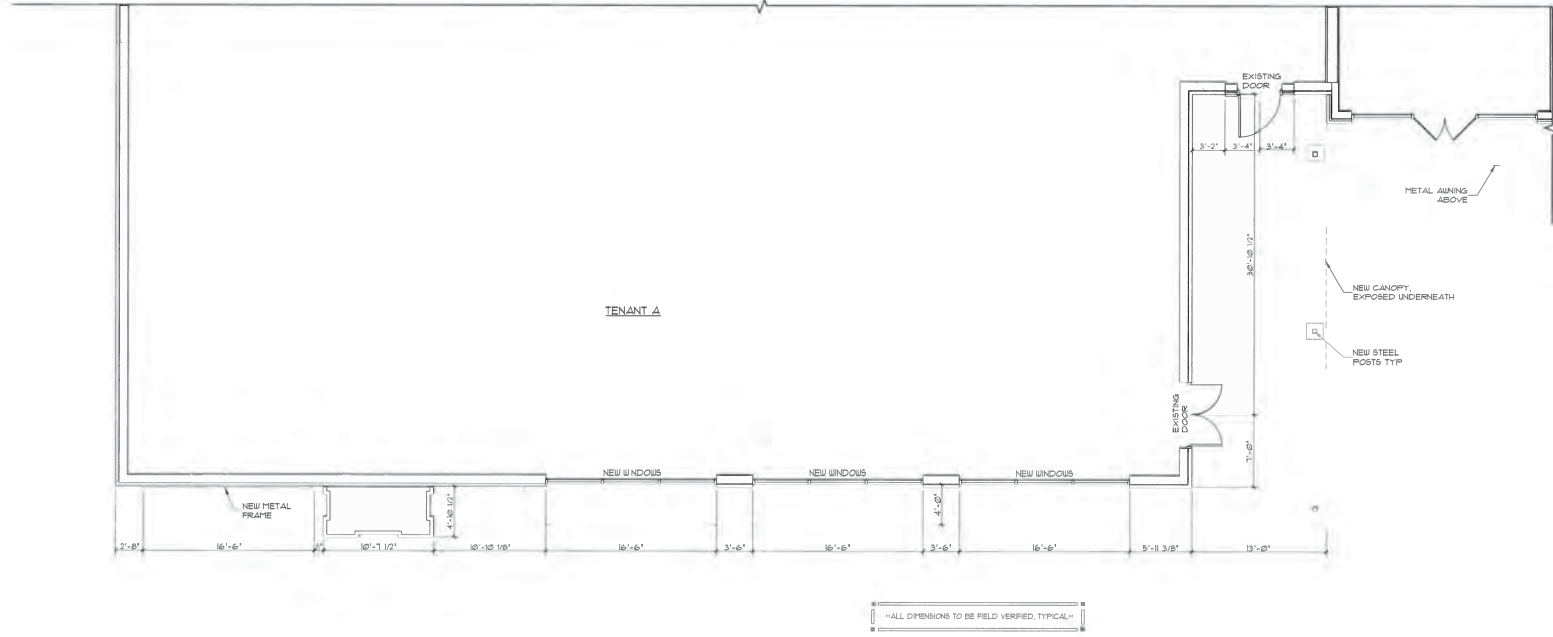
Project No: 17-0021

**NOT FOR  
CONSTRUCTION**

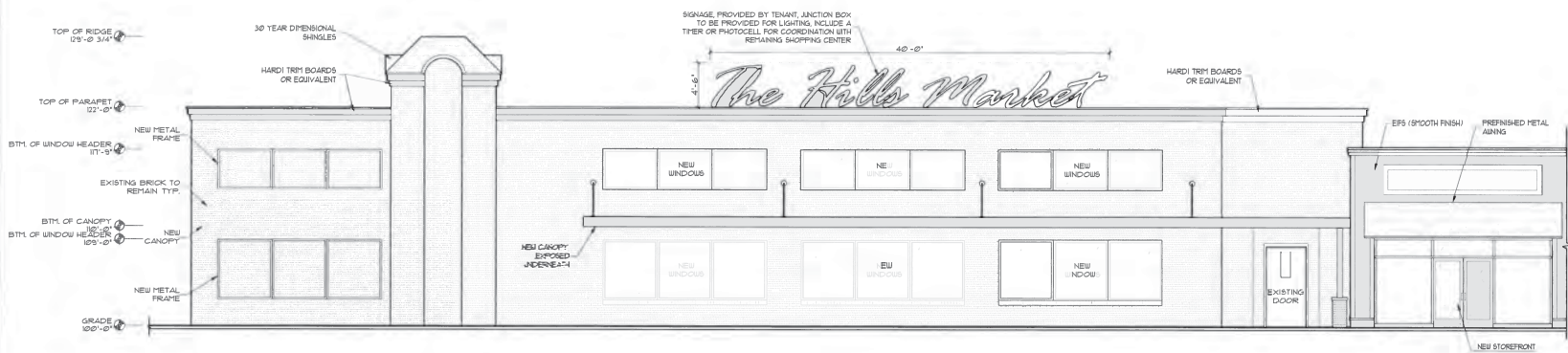
PARTIAL FLOOR PLAN  
& ELEVATION

© 2011 NEW AVENUE, LLC  
ALL RIGHTS ARE AND SHALL REMAIN THE PROPERTY OF NEW AVENUE, LLC AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC

**A3.1**



PARTIAL FLOOR PLAN  
SCALE: 3/16" = 1'-0"



EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

Z:\Production\Drawings\Development\Continental Real Estate\Hills Market Retail\CADD\Sheet\17-New-Avg-6/14/2011 5:56:54 PM



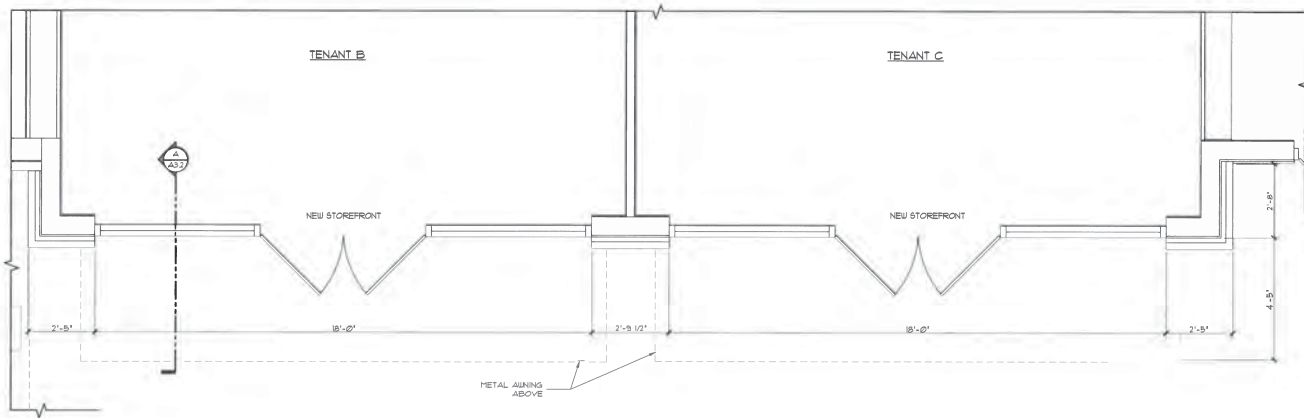
**NEW AVENUE**  
architects • engineers

www.new-avenue.net

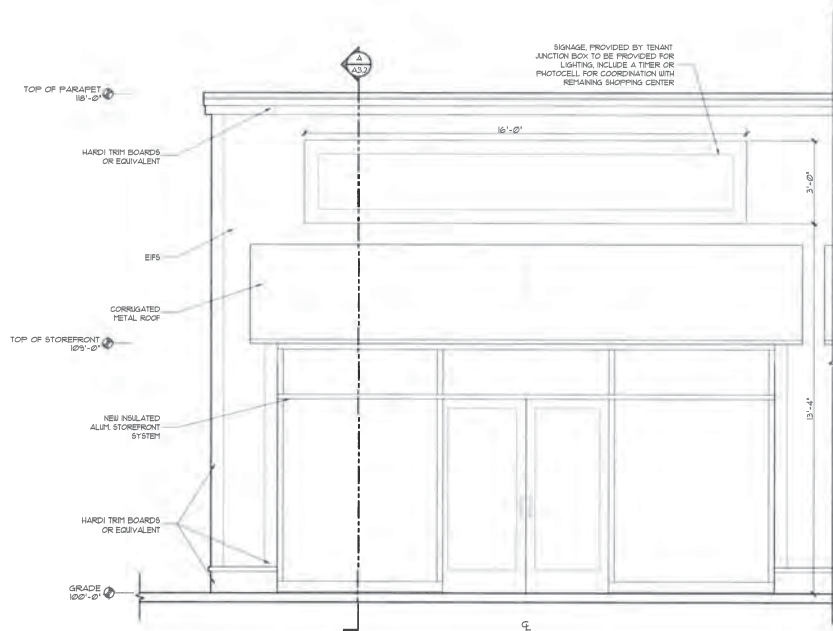
4740 REED ROAD, SUITE 201  
UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

614 . 884 . 8888

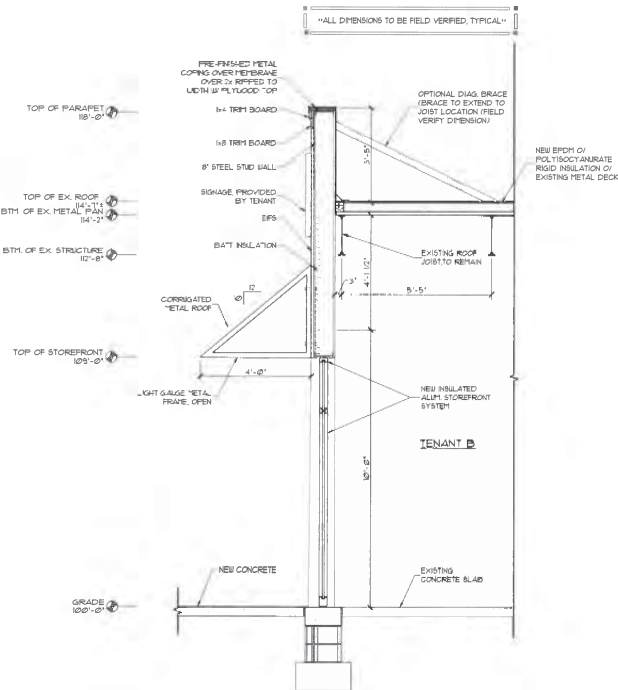
REVIEW ISSUE 03/20/2011  
REVIEW ISSUE - PATIO 01/21/2011  
ZONING REVIEW 06/18/2010



**PARTIAL FLOOR PLAN**  
SCALE: 1/2" = 1'-0"



**EXTERIOR ELEVATION**  
SCALE: 1/2" = 1'-0"



**BUILDING SECTION**  
SCALE: 1/2" = 1'-0"

**HILLS MARKETS**  
Worthington  
Oleantangy Valley Centre

*Exterior Improvements*



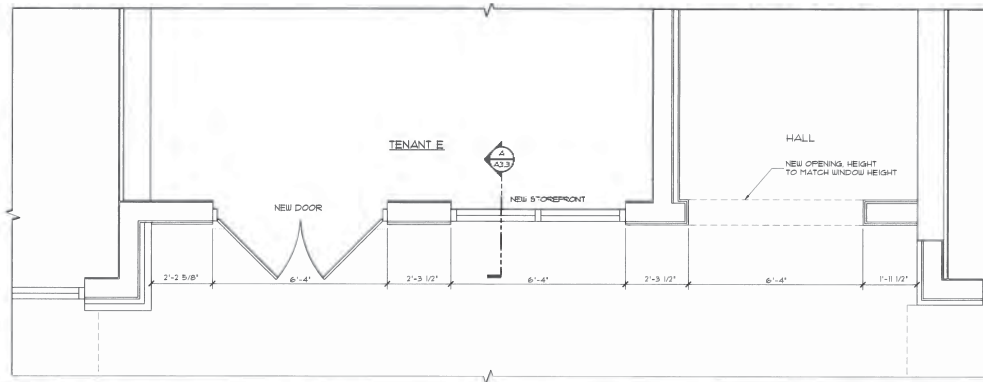
Project No: 17-3021

**NOT FOR  
CONSTRUCTION**

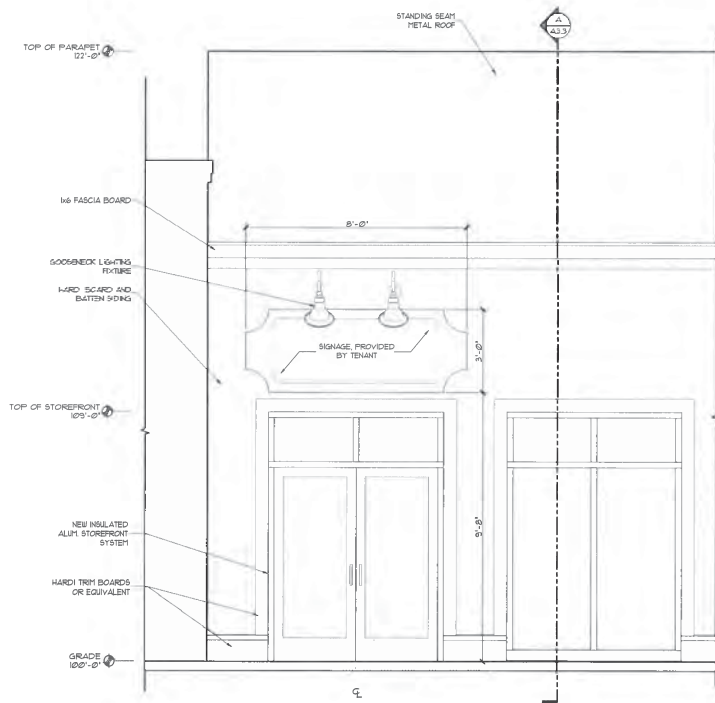
**PARTIAL FLOOR PLAN  
ELEVATION & SECTION**

© 2011 NEW AVENUE, LLC  
ALL RIGHTS RESERVED AND SHALL REMAIN THE PROPERTY OF NEW AVENUE, LLC AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC

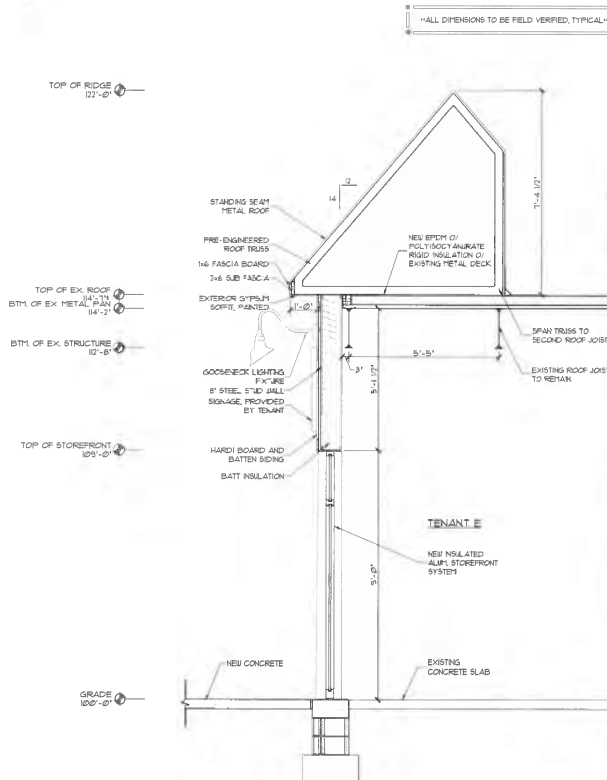
**A3.2**



**PARTIAL FLOOR PLAN**  
SCALE: 1/2" = 1'-0"



**EXTERIOR ELEVATION**  
SCALE: 1/2" = 1'-0"



**BUILDING SECTION**  
SCALE: 1/2" = 1'-0"



**NEW AVENUE**  
architects • engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201  
UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

614 . 884 . 8888

REVIEW ISSUE 03/20/2011  
REVIEW ISSUE - PATIO 02/21/2011  
ZONING REVIEW 06/16/2009

**HILLS MARKETS**  
Worthington  
Olentangy Valley Centre

Exterior Improvements



Project No: 17-0021

**NOT FOR CONSTRUCTION**

**PARTIAL FLOOR PLAN  
ELEVATION 4 SECTION**

© 2011 NEW AVENUE, LLC  
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF NEW AVENUE, LLC AND ARE NOT TO BE REPRODUCED OR ALTERED WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC

**A3.3**



**NEW AVENUE**  
architects • engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201  
UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

614.884.8888

REVIEW ISSUE 03/02/07  
REVIEW ISSUE - PATIO 02/02/07  
ZONING REVIEW 06/18/06

**HILLS MARKETS**  
Worthington  
Olentangy Valley Centre

Exterior Improvements



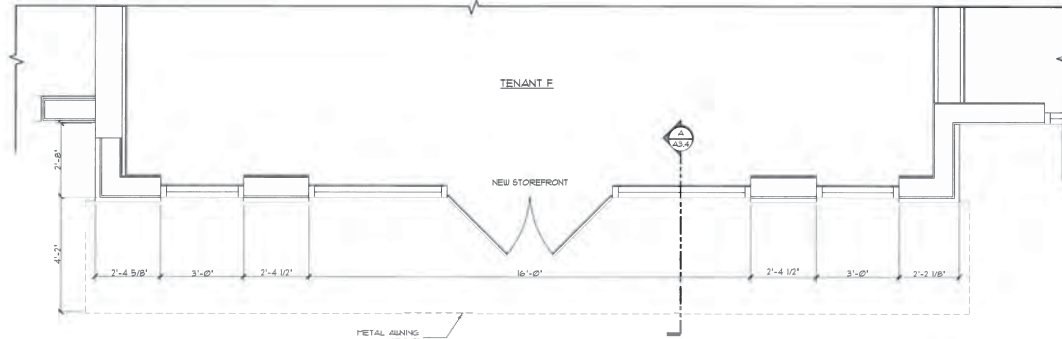
Project No: 17-0021

**NOT FOR  
CONSTRUCTION**

PARTIAL FLOOR PLAN  
ELEVATION & SECTION

© 2017 NEW AVENUE, LLC  
ALL RIGHTS RESERVED AND SHALL REMAIN THE PROPERTY OF NEW AVENUE, LLC AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC

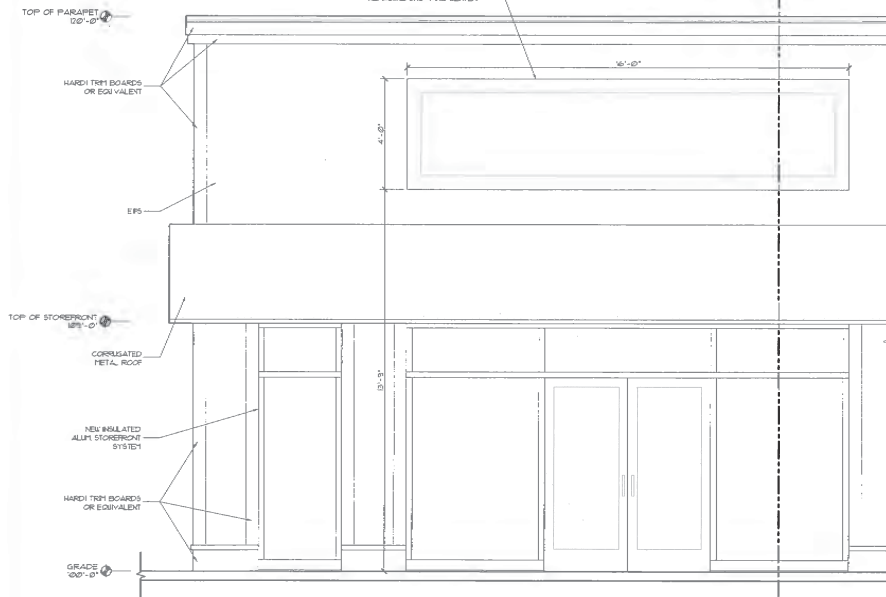
**A3.4**



**PARTIAL FLOOR PLAN**

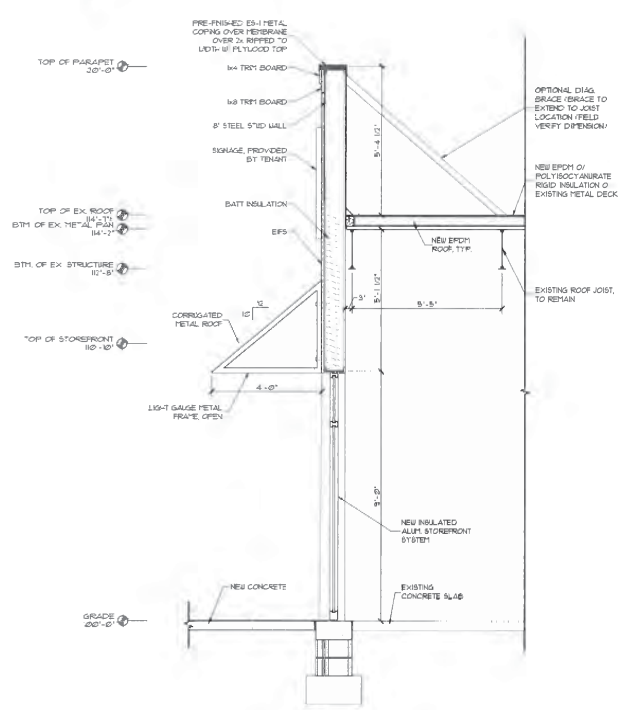
SCALE: 1/2" = 1'-0"

NOTE: STORAGE PROVIDED BY TENANT. ANCHOR BOLTS TO BE PROVIDED FOR LIGHTING. INCLUDE A TIE-IN OR PHOTOCELL FOR COORDINATION WITH NEIGHBORING SHOPPING CENTER.



**EXTERIOR ELEVATION**

SCALE: 1/2" = 1'-0"

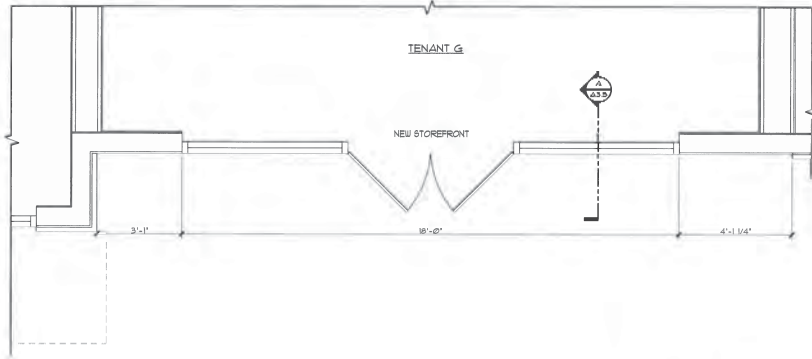


**BUILDING SECTION**

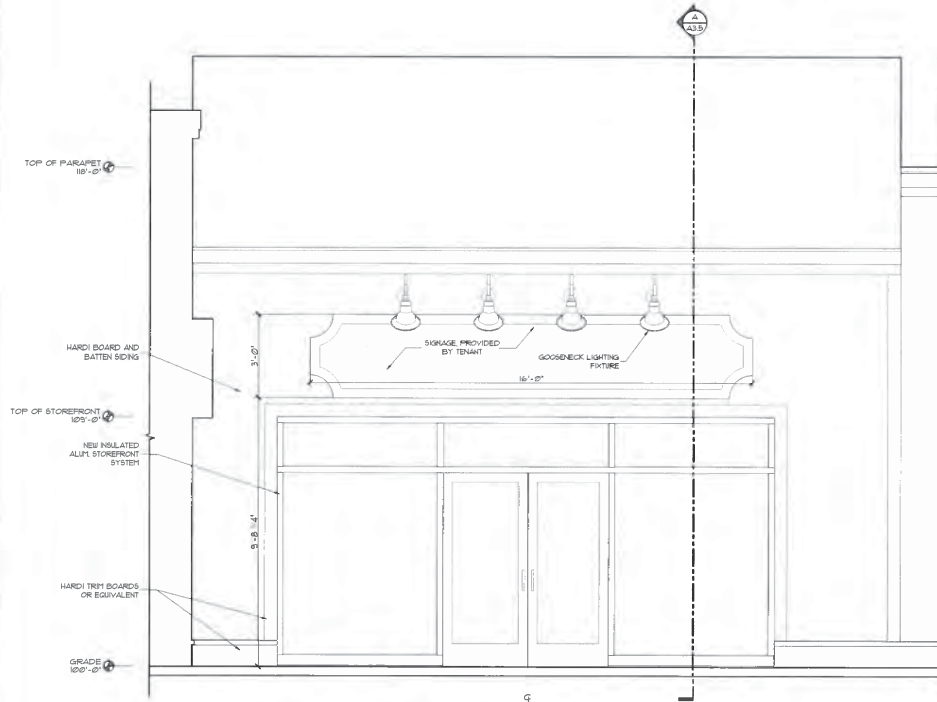
SCALE: 1/2" = 1'-0"

"ALL DIMENSIONS TO BE FIELD VERIFIED, TYPICAL"

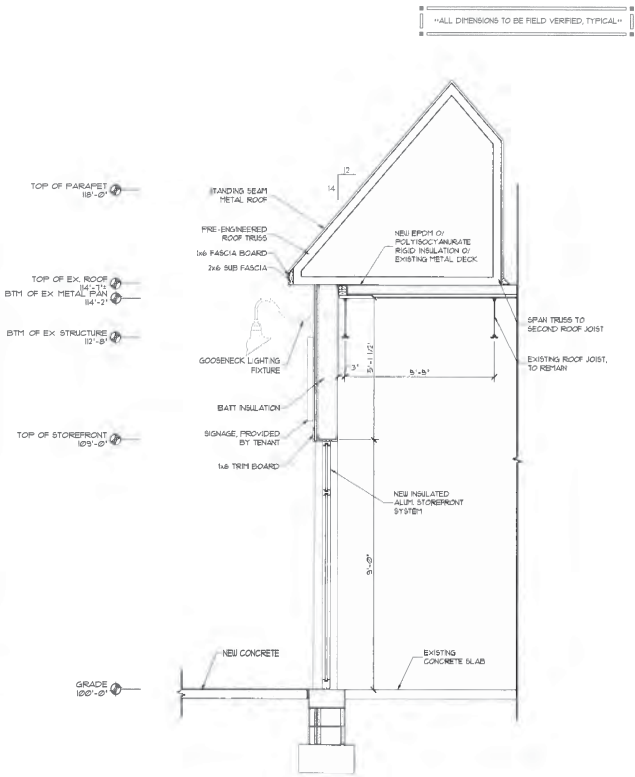
Z:\Production\02017\Development\Commercial Real Estate\Hills Markets Worthington\CD\Sheet\A3\_Storeshops\_6/18/2016 5:07:09 PM



**PARTIAL FLOOR PLAN**  
SCALE: 1/2" = 1'-0"



**EXTERIOR ELEVATION**  
SCALE: 1/2" = 1'-0"



**BUILDING SECTION**  
SCALE: 1/2" = 1'-0"



**NEW AVENUE**  
architects + engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201  
UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

614.884.8888

REVIEW ISSUE 03/02/07  
REVIEW ISSUE - PATIO 02/02/07  
ZONING REVIEW 06/05/06

"ALL DIMENSIONS TO BE FIELD VERIFIED, TYPICAL"

**HILLS MARKETS**  
Worthington  
Oentangy Valley Centre

Exterior Improvements



Project No: 17-0021

**NOT FOR CONSTRUCTION**

PARTIAL FLOOR PLAN  
ELEVATION & SECTION

© 2017 NEW AVENUE, LLC  
ALL RIGHTS RESERVED AND SHALL REMAIN THE PROPERTY OF NEW AVENUE, LLC AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC.

**A3.5**

Z:\Professionals\Urban\Development\Commercial\Part Plans\Hills\_Markets\_Plan\A3.5\Drawings\A3.5-01000.PLT





**NEW AVENUE**  
architects • engineers

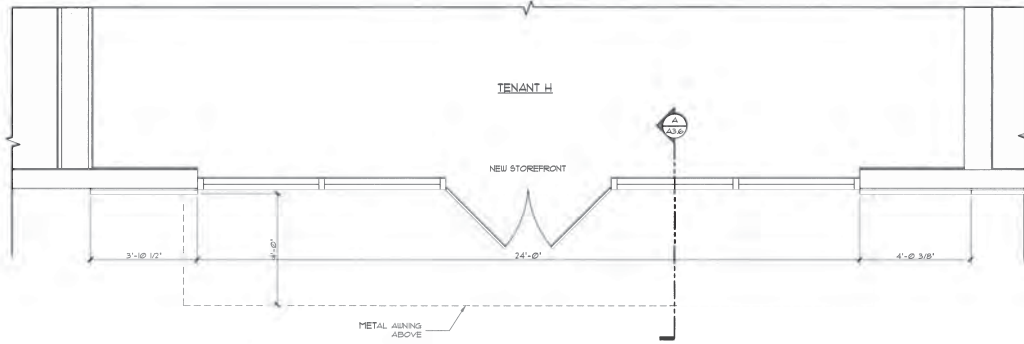
www.new-avenue.net

4740 REED ROAD, SUITE 201  
UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

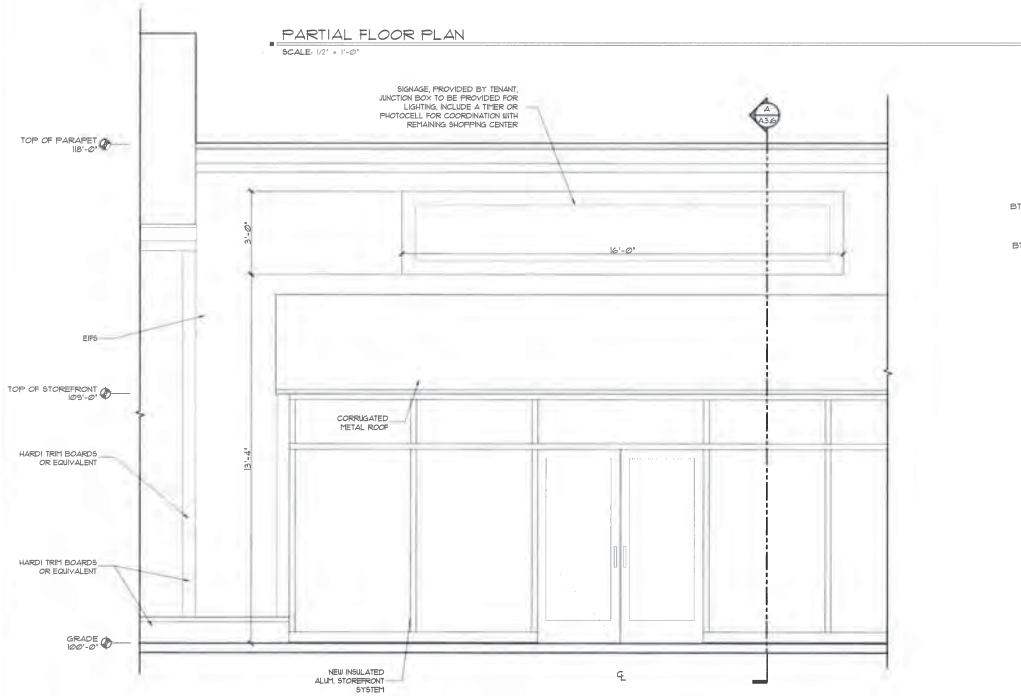
614 . 884 . 8888

REVIEW ISSUE	03/20/2011
REVIEW ISSUE - PATIO	02/10/2011
ZONING REVIEW	06/16/2010

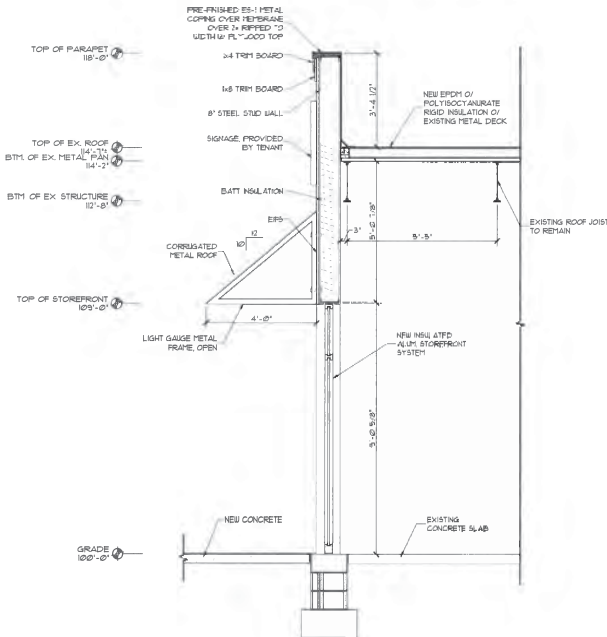
"ALL DIMENSIONS TO BE FIELD VERIFIED, TYPICAL"



**PARTIAL FLOOR PLAN**  
SCALE: 1/2" = 1'-0"



**EXTERIOR ELEVATION**  
SCALE: 1/2" = 1'-0"



**BUILDING SECTION**  
SCALE: 1/2" = 1'-0"

**HILLS MARKETS**  
Worthington  
Olentangy Valley Centre

Exterior Improvements



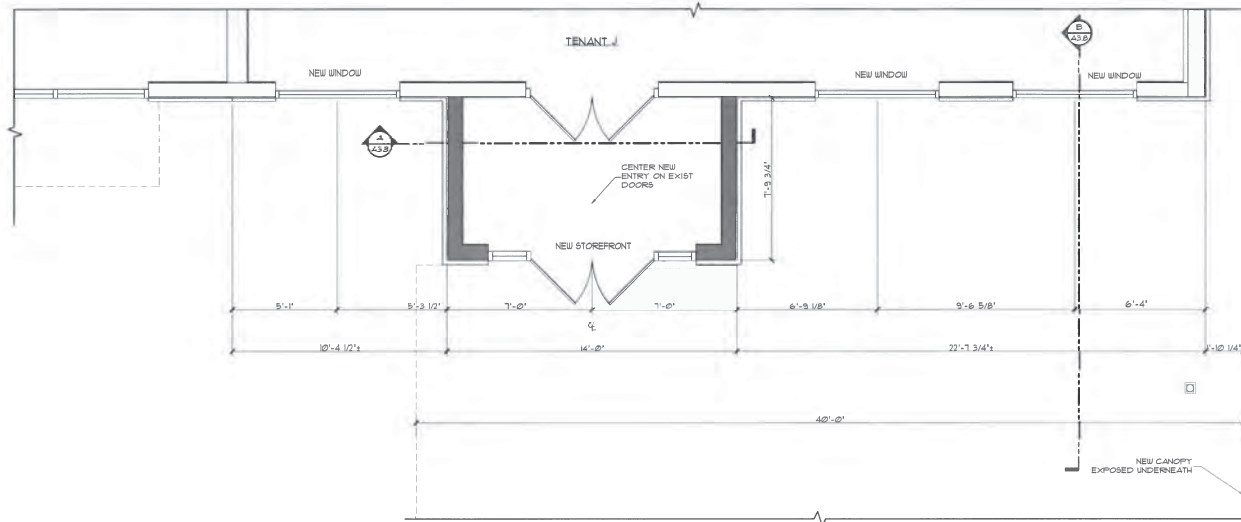
Project No: 17-0021

**NOT FOR CONSTRUCTION**

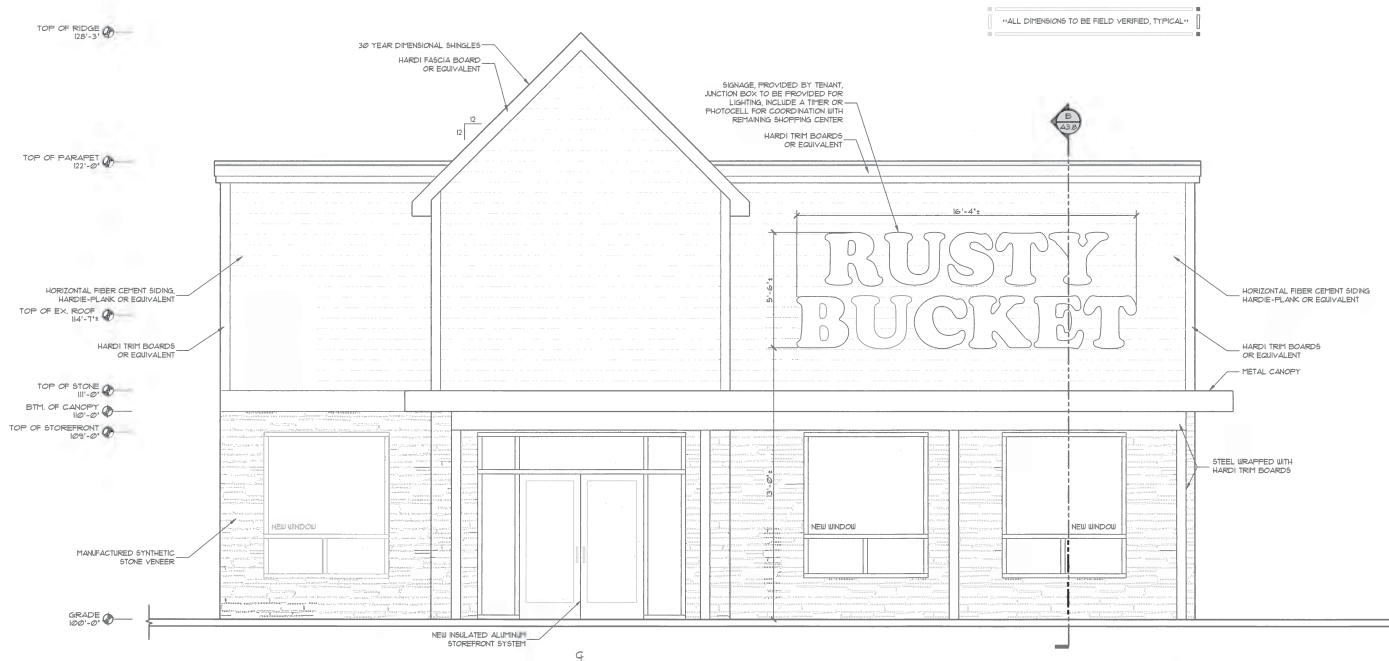
**PARTIAL FLOOR PLAN  
ELEVATION & SECTION**

© 2011 NEW AVENUE, LLC  
ALL DIMENSIONS AND SHALL BE THE PROPERTY OF THE  
FIRM. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED  
WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC

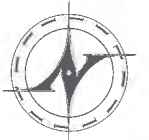
**A3.6**



**PARTIAL FLOOR PLAN**  
SCALE: 3/8" = 1'-0"



**EXTERIOR ELEVATION**  
SCALE: 3/8" = 1'-0"



**NEW AVENUE**  
architects • engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201  
UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

614.884.8888

REVIEW ISSUE	03/20/2017
REVIEW ISSUE - PATIO	02/15/2017
ZONING REVIEW	06/15/2016

**HILLS MARKETS**  
Worthington  
Olentangy Valley Centre

Exterior Improvements



Project No: 17-0021

**NOT FOR CONSTRUCTION**

PARTIAL FLOOR PLAN & ELEVATION

© 2017 NEW AVENUE, LLC  
ALL ORA RIGHTS ARE AND SHALL REMAIN THE PROPERTY OF NEW AVENUE, LLC AND SHALL BE KEPT CONFIDENTIAL UNLESS OTHERWISE PROVIDED BY THE WRITTEN CONSENT OF NEW AVENUE, LLC

**A3.7**



**NEW AVENUE**  
architects-engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201  
UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

614 . 884 . 8888

REVIEW ISSUE	03/26/2011
REVIEW ISSUE - PATIO	02/21/2011
ZONING REVIEW	06/18/2008

**HILLS MARKETS**  
Worthington  
Olentangy Valley Centre

*Exterior Improvements*



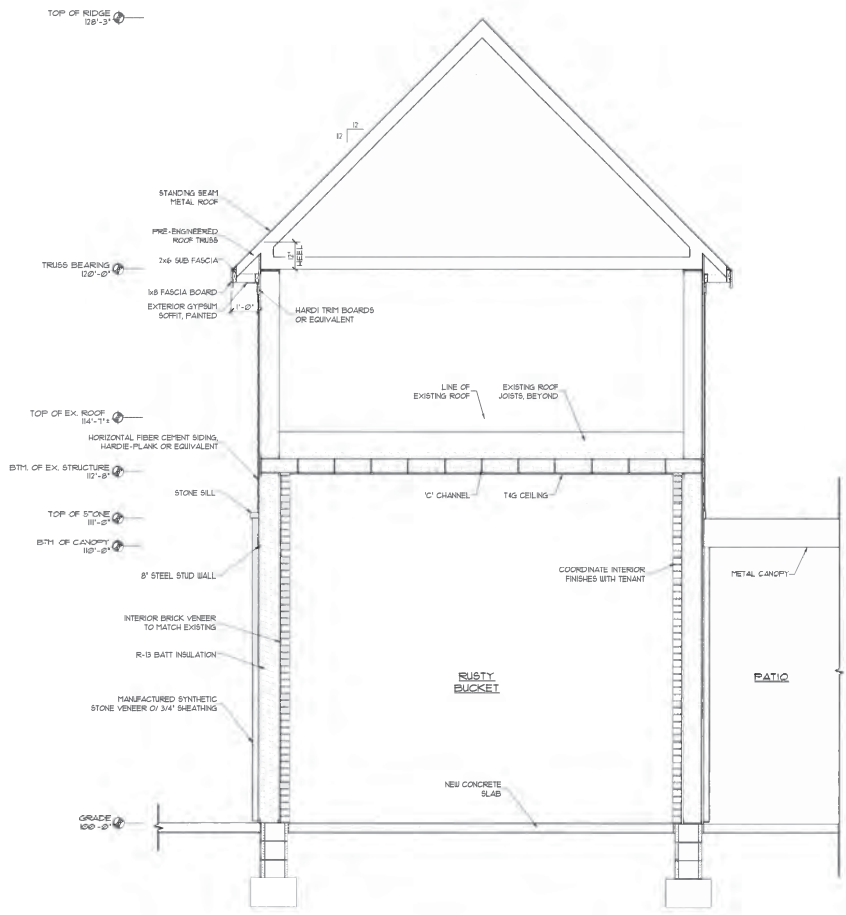
Project No: 17-0021

**NOT FOR  
CONSTRUCTION**

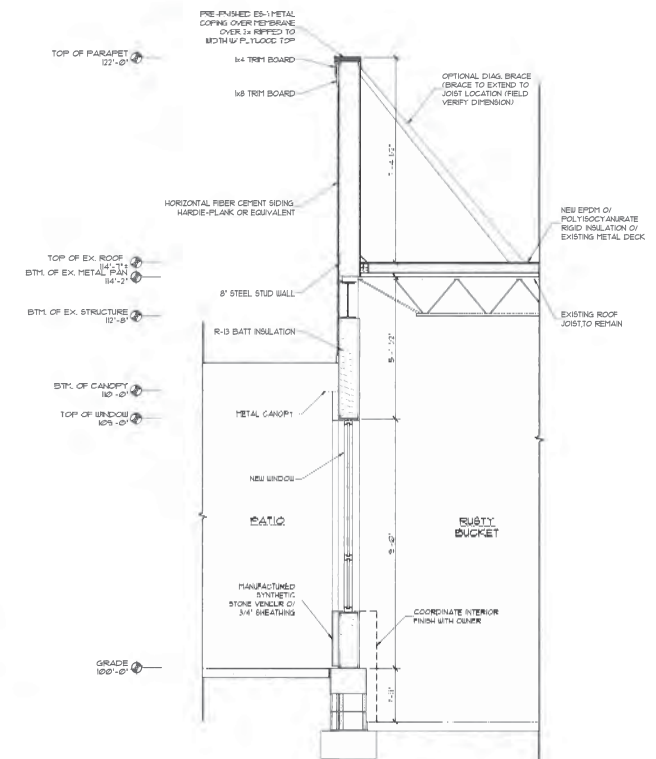
**RUSTY BUCKET  
SECTIONS**

© 2011 NEW AVENUE, LLC  
ALL DIMENSIONS AND MATERIALS SHALL BE THE PROPERTY OF NEW AVENUE, LLC  
WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC

**A3.8**



**A BUILDING SECTION**  
SCALE: 1/2" = 1'-0"



**B BUILDING SECTION**  
SCALE: 1/2" = 1'-0"

Z:\Production\Drawings\Development\Continental Real Estate\Hills Markets Worthington\CAD\Sheet\A3.8.dwg, 6/17/2011 4:50:51 PM



**NEW AVENUE**  
architects • engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201  
UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

614 . 884 . 8888

REVIEW ISSUE 03/26/2011  
REVIEW ISSUE - PATIO 02/12/2011  
ZONING REVIEW 06/18/2009


**HILLS MARKET'S**  
Worthington  
Olentangy Valley Centre

Exterior Improvements



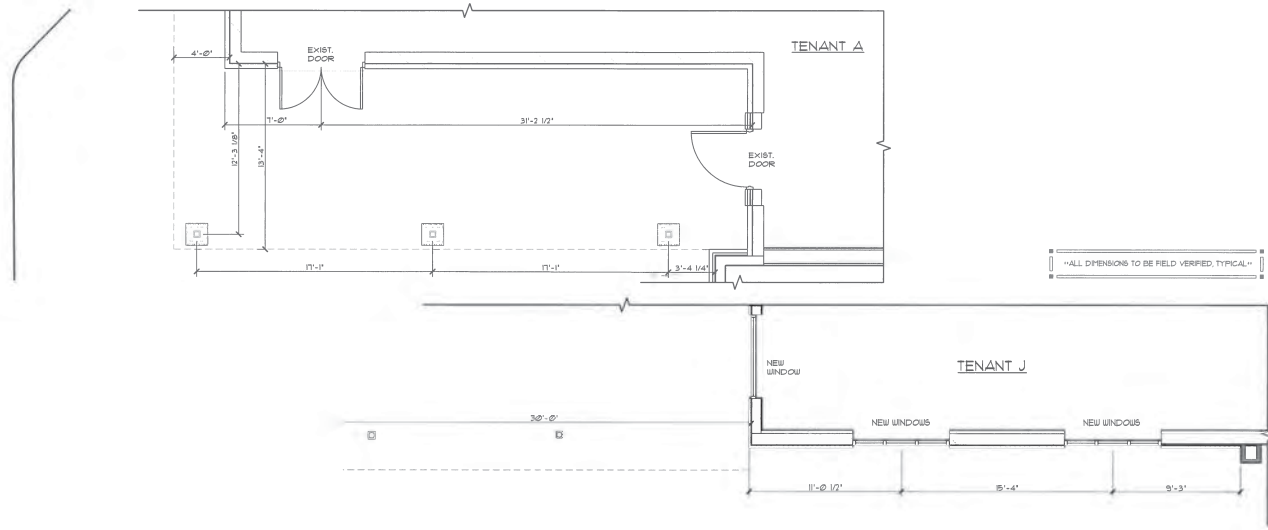
Project No: 17-0021

**NOT FOR  
CONSTRUCTION**

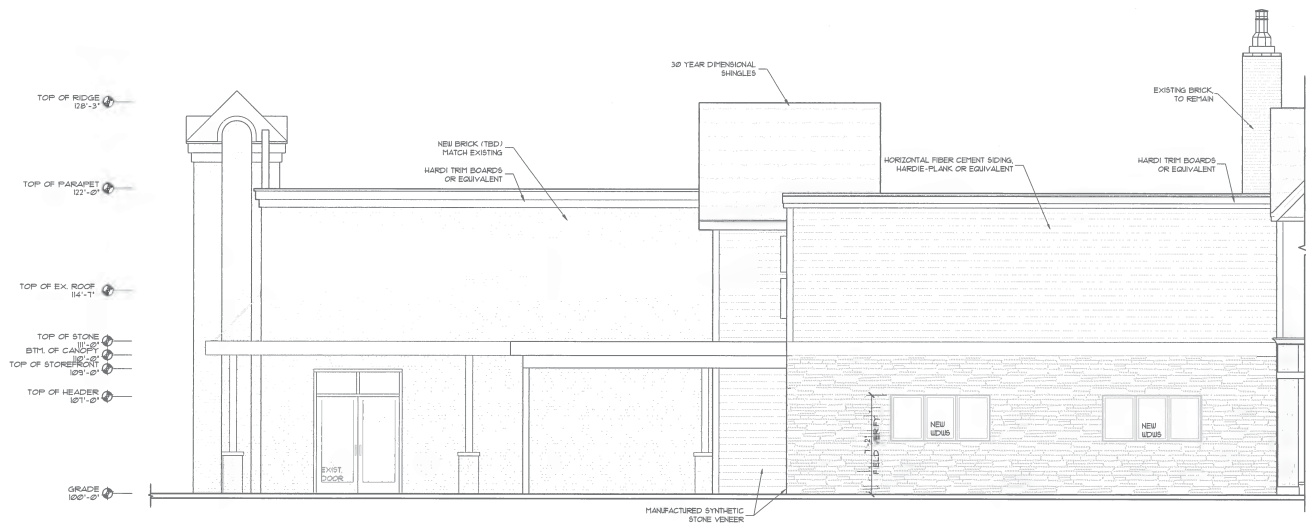
PARTIAL FLOOR  
PLAN & ELEVATION

© 2011 NEW AVENUE, LLC  
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC

**A3.9**



PARTIAL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



**NEW AVENUE**  
architects • engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201  
UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

614 . 884 . 8888

REVIEW ISSUE 03/26/2011  
REVIEW ISSUE - PATIO 02/21/2011  
ZONING REVIEW 06/07/2009

**HILLS MARKETS**  
Worthington  
Olentangy Valley Centre

Exterior Improvements



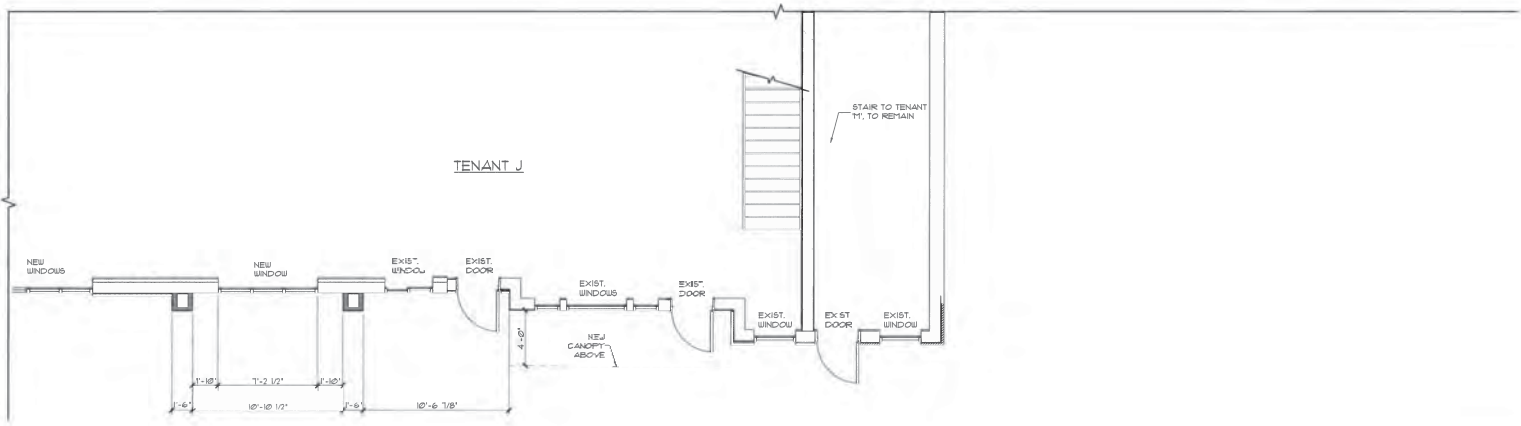
Project No: 17-0021

**NOT FOR  
CONSTRUCTION**

PARTIAL FLOOR  
PLAN & ELEVATION

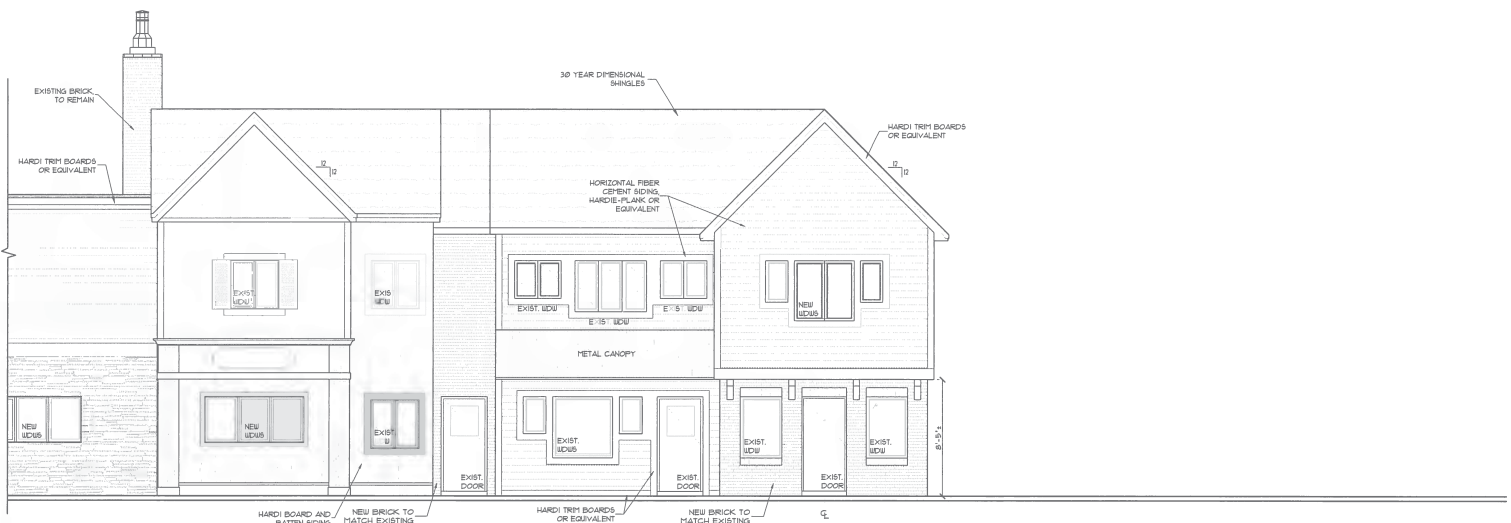
© 2011 NEW AVENUE, LLC  
ALL DIMENSIONS AND NOTES ARE THE PROPERTY OF NEW AVENUE, LLC. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC.

**A3.10**



**PARTIAL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

"ALL DIMENSIONS TO BE FIELD VERIFIED, TYPICAL"



**EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"

Z:\Production\Drawings\Development\Continental Real Estate\170021\170021.dwg, 6/17/2011 5:15:52 PM





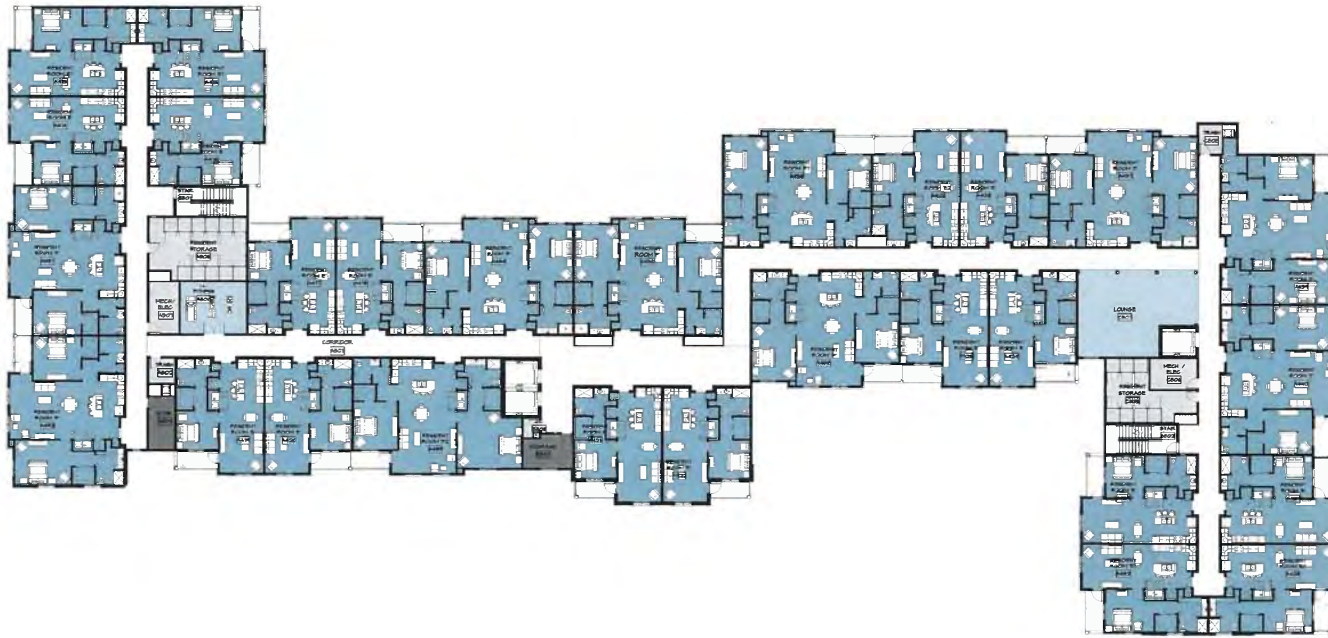
ASSISTED LIVING FLOOR					INDEPENDENT LIVING FLOOR					
FLOOR	AREA (SF)	STUDIO	1 BDRM	2BDRM	TOTALS	FLOOR	AREA (SF)	1 BDRM	2BDRM	TOTALS
1ST FLOOR	31,340	4	8	4	16	3RD FLOOR	37,466	10	10	20
2ND FLOOR	37,409	8	22	8	38	4TH FLOOR	37,466	10	9	19
TOTALS	14,149	12	30	12	54	TOTALS	74,932	36	19	55

1 OVERALL FIRST FLOOR PLAN  
1/8" = 1'-0" (ASSISTED LIVING)



1 OVERALL SECOND FLOOR PLAN  
1/8" = 1'-0"  
(ASSISTED LIVING)





1 OVERALL THIRD FLOOR PLAN  
1/8" = 1'-0"  
(INDEPENDENT LIVING)



1 OVERALL FOURTH FLOOR PLAN  
1/8" = 1'-0"  
(INDEPENDENT LIVING)



1 FRONT ELEVATION (WEST)  
1/16" = 1'-0"



2 REAR ELEVATION (EAST)  
1/16" = 1'-0"



3 SIDE ELEVATION (NORTH)  
1/16" = 1'-0"



4 SIDE ELEVATION (SOUTH)  
1/16" = 1'-0"

Orig Layout did not include field verified topo survey. CRE has decided to maintain existing pavement instead of redefining this section of road.

Removed small island. Truck turning was issue.

New Plan does not include the back office space.

Garage units were 6 bays each. New garages are 4 bays each.

**Elderly Housing & Assisted Living Facility:**  
Original Plan:  
- 50 Assisted Living Units  
- 50 Elderly Housing Units  
New Plan:  
- 54 Assisted Living Units  
- 55 Elderly Housing Units

Original building footprint highlighted in blue; new one is black.

Minor parking striping adjustments.

Orig plan had a drive here. New plan has a plaza with connection to bike trail to the north.

Landscape islands replace driveway.

New sign location

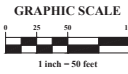
Entry way has been modified. Orig. porte cochere shown in red.

Removed island. Truck turning was issue.

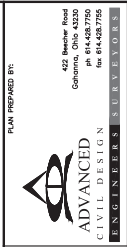
Minor adjustments to drive entrance.

Minor adjustments to drive entrance. Pulled island out of ROW.

PREVIOUS SITE IMPROVEMENTS DATED 7/16/17  
- PAVEMENT  
- BUILDING



Z:\17-0072-17\WORK\PRODUCTION DRAWINGS\EXHIBIT\PRELIMINARY SITE COMPARISON.dwg Layout Jun 22, 2018 - 11:59:54am dsd/llf



PLAN PREPARED FOR:

SHARON TWP, FRANKLIN COUNTY, OHIO  
**OLENTANGY VALLEY CENTER**  
PRELIMINARY DEVELOPMENT PLAN  
FOR  
CONTINENTAL REAL ESTATE  
**SITE PLAN COMPARISON**

Name: DDS

Date: 06/22/2018  
Scale: 1" = 50'

Drawn By: DDS  
Checked By: TMW

Project Number:  
17-0072-11

Drawing Number:

Exceptional Use District  
(EU)  
Sharon Township  
7870 Olentangy River Road  
Continental Hills LLC  
Zon. No. 17-04

**Background:** The site (11.17 acres) is located in Sharon Township and currently developed with three buildings that house a wide variety of uses including, office, retail, and restaurant and zoned in the Select Commercial Planned District. The owner/ applicant wishes to rezone the property to redevelop portions of the existing shopping center and office outbuildings. The owner/ applicant is seeking the Exceptional Use district as it provides for a greater range of permitted uses and more flexible development standards. The total site will be shown in three (3) subareas to assist in identifying activities and development standards within each subarea. However, the total site may be split into three (3) or (4) freestanding lots with approval by the Franklin County Zoning Department, as conditioned on the standards contained in this text (and without subdivision variances). The proposed redevelopment will improve the existing shopping center and add new uses that will benefit the community.

**Permitted Uses:**

**Subarea A:** Permitted Uses: Those found in Section 328.02, .03 and .031- Community Commercial District. Drive Thru Facility is permitted and they must meet all associated development standards. Subarea A may be subdivided into two (2) lots- A1 and A-2 with approval of the Franklin County Zoning Department. Each new parcel shall meet the development standards contained in this text or the zoning code or obtain a variance.

**Subarea B:** Permitted Uses: Those found in Section 328.02, .03 and .031- Community Commercial District. Gasoline stations are not permitted. Drive thru Facility is permitted and must meet all associated development standards.

**Subarea C:** Permitted Uses: Elderly housing facility, assisted living housing (ie. Nursing home) and all ancillary activities associated with the above uses.

**Development Standards:**

**Subarea A:** The development standards shall follow the CC district (Section 328.04) unless modified by this text. For interior building and parking sideyard lot lines the distance shall be zero (0). The minimum sideyard shall be 10'. The Front Green belt and parking setback shall be a minimum of 10'. The building setback from the right of way of SR 315 shall be 50'. The minimum landscaped open space shall be 10% of the gross lot area. Drive aisles may be shared between lots and maneuvering for parking spaces may cross lot lines. Any variances to the development standards may be made to the Franklin County Board of Zoning Appeals.

Subarea B: The submitted development plan shall establish the development standards for the use of the site. The Chief Zoning Officer or his designee may allow for slight modification within the subarea due to engineering, topographical or other items which may necessitate minor alterations to the site plan.

Subarea C: The submitted development plan shall establish the development standards for the use of the site. The Chief Zoning Officer or his designee may allow for slight modifications within the subarea due to engineering, topographical or other items which may necessitate minor alterations to the site plan.

#### Lighting:

Subareas A, B, & C: All lighting on the subject property that is visible from residentially used neighboring property shall be a cut-off type fixtures (down lighting) and limited to the building and parking areas unless located for landscaping and security purposes. The exterior lighting of the site shall minimize off-site glare and reflection by utilizing screening, direction of lighting, height of lighting, wattage and type of lighting for the purpose of screening off-site glare to neighboring residentially used properties. A lighting plan is submitted with this rezoning application. The lighting poles and fixtures for Subarea shall be consistent in color and style as those installed in Subarea B & C. The lighting plan for Subarea A will be submitted with it(s) development plan for review and approval by the Zoning Department.

#### Signage and Graphics:

Subarea A: The signage for subarea A shall follow the standards found in Section 541 of the Franklin County Zoning Code. Each lot shall be allowed one free standing (Subarea A may have two (2) signs if subdivided into two (2) lots.) The leading edge of the permitted freestanding sign and its supporting structure shall be setback at least ten (10) feet from the existing adjacent right of way. The calculation for sign size shall use the 15' setback contained in the Table of Elements for Freestanding Signs in the CC district. The use of digital and changeable copy signs is prohibited in this subarea.

Subarea B: The signage for subarea B shall follow the standards found in Section 541 of the Franklin County Zoning Code. The existing freestanding sign located at the entry point to the site at the Olentangy River Road shall remain and may be refaced within the current sign face. Permitted signage shall include directional signage for way finding purposes and rear loading area signage. There will be one roof sign on the building with the dimensions of 40' x 4'6" and this sign will be internally illuminated. The content of the sign may change as long as it fits within the above specifications. There is one other internally illuminated sign on the wall of the tenant space and it is 5'6" x 16'4" and its content can be altered as long as it follows the specifications contained herein. The remaining tenant space is placard style signs that are externally illuminated and fit within the sign faces shown on the elevations. The use of the digital and changeable copy signs is prohibited in this subarea.

Subarea C: The signage for subarea C shall follow the standards found in Section 541 – Signage Section of the Franklin County Zoning Code. One freestanding sign shall be permitted on the site to identify the development with a maximum of 40 sq. ft. per side. Permitted signage shall include directional signage for way finding purposes and address numbers on the front façade of the buildings. The use of digital and changeable copy signs is prohibited in this subarea.

Environmental Treatment:

- a) Subareas A, B and C shall be landscaped along the outer boundary at each lot with deciduous trees. Specifically subarea B & C will illustrate the location of its deciduous trees as shown on the development plan as well as buffer areas and planting beds on each site. A complete Subarea A landscaping plan will be submitted at the time development plans are submitted to the Franklin County Zoning Department for review and approval of the proposed use of the site.
- b) No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.
- c) There will be three curb cuts onto Olentangy River Road and those curb cuts will be controlled by ODOT. Upon development of Subarea A, the ODOT District 6 Engineer’s Office will require the existing full access curb cut located between Mt. Airyshire Boulevard and the signalized entrance to be converted to a right-in, right-out only entrance. All other curb cuts on to Olentangy River Road will remain as full access curb cuts.

Site Plan:

- a) Subarea A will be developed at a later point and therefore a final development plan will be submitted to the Franklin County Zoning Department for review and approval. The development of the lot(s) will adhere to the development standards contained in this text.
- b) Subarea B & C: These two (2) subareas will be developed and used in accordance with the submitted “development plan”. The site plan illustrates where the building and parking areas will be located. The subareas may be slightly adjusted to reflect the engineering, topographical or other site data. Any slight adjustment to the subareas shall be reviewed and approved by the Chief Zoning Officer or his designee upon submission of the appropriate data regarding the proposed adjustment. Any areas impacted by flood plain area as shown on this site plan, will make application to the BZA for a conditional use for the use of that area, which will comply with the county’s adopted regulations as they pertain to development in the flood plain.

Building Elevations:

Subarea A: Future developer(s) will submit building elevations and materials with the request to develop the lot(s) to the Zoning Department.

Subarea B: The existing commercial building location in this subarea will be rehabilitated and a new façade added to the structure. Plans for the new façade and building materials are included with this application.

Subarea C: Two (2) new cojointed residential strictures planned for this subarea. Elevations for the new building and materials are included with this rezoning application.

Stormage Water Drainage:

- **Existing Conditions:**  
The existing 11.17 acre site contains existing commercial buildings with associated parking lot, existing dumpster enclosures and asphalt drive aisles. The existing site predominately drains east, south east into the Olentangy River. A portion of the site along the Olentangy River is located inside the FEMA defined floodplain. Soils located on site consist of Genesee silt loam, hydrologic soil group “B”.
- **Storm Water Quantity Control:**  
Per the Franklin County Stormwater Drainage Manual, Section 3.2.1 Stormwater Quantity Control Exemptions, stormwater quantity controls will not be required in the following instances: Development site is located on and discharges directly to the Scioto River, Olentangy River, Alum Creek, or big Walnut Creek (Fourth Order Stream). Therefore water quantity is not required for the site. Drainage for the site will include surface and subsurface conveyance methods to direct runoff to the south of the property to be treated for water quantity before discharging into the Olentangy River.
- **Storm Water Quality Control:**  
Per the Ohio EPA’s General Construction Permit No.: OHCO00002, for the Olentangy River Watershed, re-development site shall either reduce the site impervious area by 20 percent, provide for treatment of at least 20 percent of the WQv or a combination of the two. The WQ treatment will be accomplished utilizing underground chambers sufficient to provide the needed water quality treatment for the development. The design shall be in accordance to minimum Franklin County and Ohio EPA minimum standards.

Sewage Disposal and Water Supply: Subareas A, B & C are serviced by Public Sewer by Franklin County. Aqua Ohio is a private water company that provides the potable water for the development. Any permits required for new service lines will be secured through Franklin County and Aqua Ohio.

Pollution: For Subareas A, B & C:

- a) Smoke: No smoke shall be emitted from any structure in the EU district.



- b) Noise: The noise level from any subarea shall be no greater than sixty (60) decibels at each lot line.
- c) Odor: No odorous gases or other obnoxious gas shall be permitted from emitting at any point beyond the boundaries of each subarea with this EU district.

Architectural Design:

- a) Subarea A: The design and building materials for the proposed building(s) will be submitted with the final development plan for review and approval by the Chief Zoning Officer. The proposed structure(s) will utilize the same or similar building materials that are utilized in Subareas B & C.
- b) Subarea B: The new façade for the existing for the building and materials are made a part of this rezoning application and represent the redevelopment of the site.
- c) Subarea C: The new building design and materials are made a part of this rezoning application and represent the style, look and layout of the new proposed building to be built on Subarea C. The height of the building shall be no higher than 55' in height and the architectural elements atop the roof shall be no higher than 70'.

d) General Items:

The buildings within the Hills Market development will have a similar theme dealing with a range of colors for exterior materials that would be available for use on the buildings. Building material color ranges shall present a uniformity of theme within the project rather than architectural styles.

Roofs shall predominately be flat. Pitched roofs – gable or hip with a minimum slope of 6:12 will be used as accents, adding to the building character. Roof materials shall be EPDM or TPO for flat conditions. Pitched roof shingles to be minimum, medium weight dimensional, or dimensional look shingles – asphaltic, cedar shakes, slate, synthetic slate, or metal standing seam.

Service courts, waste and refuse areas shall be screened from all public streets by landscaping, mounding and/or walls. Screening shall be as tall or taller than the height of any containers that may be in these areas and shall utilize colors and materials to complement the building it is associated with.

Mechanical Screening:

All ground mounted mechanical and electrical equipment shall be screened from view from all public streets in its entirety by mounding landscaping, wood fencing or a wall that are architecturally compatible with the building to blend with adjacent building architecture. Loading areas abutting the Olentangy River Park/Bike Path shall be kept clean and orderly.

All rooftop mechanical equipment shall be screened from view. Accessory buildings, enclosures and any structures that are appurtenant to any building shall be of similar or compatible design, materials and construction.

Color Palette:

Prominent color palette shall be natural earth tones. High gloss exterior finish materials may only be utilized as accents.

Exterior cladding, permitted materials:

Buildings shall mainly utilize natural finish materials such as brick, wood, stone, cultured stone, stucco and EIFS or cementitious siding. Aluminum and/or vinyl shall be allowed only for accent and trim details. Exclusive of front elevations, split-faced block or oversized brick shall be permitted for single story building uses located greater than 300' from SR 315.

Canopies and support columns associated with businesses, as well as any secondary structures within the development, will need to adhere to the same architectural requirements as the main buildings. Any support column or canopy for a building shall utilize a complementary color range to the building (or portion thereof) it is associated. The orientation of the structures shall be their front elevations facing SR 315.

e) No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the three (3) subareas except in an enclosed dumpster or enclosed storage area. (See attached dumpster plan.)

Traffic and Circulation: Subareas A, B & C will operate as one development with three (3) curb cuts onto Olentangy River Road. The three (3) curb cuts are existing and under the control of the Ohio Department of Transportation (ODOT). ODOT has specified that at the time of development of Subarea A that the northern access drive between Mt. Airyshire Boulevard and the signalized entrance to be converted to a right-in, right-out only entrance. All other curb cuts on to Olentangy River Road will remain as full access curb cuts. Although the three (3) subareas are owned by one entity at the time of rezoning, the property may be split into 3 or 4 lots. Subarea A may become two (2) lots and subarea B & C are configured into future lot layouts, thereby creating four (4) freestanding lots.

In order to facilitate traffic and pedestrian movement across and through the three (3) or four (4) lots a reciprocal easement agreement will be executed between the owners of all the lots that provides for cross access to all sites for vehicular and parking purposes. Specifically Subareas B & C will work together to provide the main vehicular access from Olentangy River Road to the entire site and further the two (2) subarea areas will share parking spaces, as Subarea C is over parked for the proposed use of the property (~~6368~~ numbers are required and ~~145139~~ numbers are provided.) Subarea B is under parked with the anticipated lot line location as shown on the site plan (~~267253~~ numbers are required and ~~185194~~ are provided.) The easement agreement will provide the needed parking for Subarea B and Subarea C. Further as a part of the rezoning of Subarea B there shall be a maximum of 10,900 square feet of restaurant on the subarea to reduce the demand for parking spaces on both Subarea B and C. The remaining tenant spaces can be leased as retail or office. Between Subarea B and C drive aisles maybe shared between lots and

maneuvering for parking spaces may cross lot lines.

Subarea A will be a part of the reciprocal easement agreement that provides vehicular access and parking spaces. Subarea A may be developed as one or two lots depending on future market demands and given the urban nature of the site a 20% reduction in the required onsite parking space requirements (as pertained in the Franklin County Zoning Code) will be applied to Subarea A. The development plan for Subarea A must show the required parking space number and then the 20% reduction as a part of the plan approval process.

A multi-use trail is shown on the site plan that is a part of the City of Columbus trail system. The City of Columbus will be responsible for permitting, construction and maintenance of the trail.

Continental Hills LLC

By: \_\_\_\_\_  
Date: \_\_\_\_\_

continental-olentangyriver.2-red.txt (nct)  
6/20/18 S:Docs/s&htxts/2017