



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

Economic Development & Planning Department
James Schimmer, Director

Franklin County Planning Commission

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

Wednesday, July 12, 2017
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the June 14, 2017 meeting
5. New Business:

i. 681-FP – Matt Brown

Applicant/Owner:	Grand Communities Ltd.
Engineer:	Civil & Environmental Consultants, Inc.
Township:	Jefferson Township
Site:	3866 Waggoner Rd. (PID #170-000101)
Acreage:	25.813-acres
Utilities:	Public water and wastewater
Request:	Requesting Final Plat approval of the Paddock Reserve subdivision to allow the creation of 23 lots and 4 reserves.

ii. 683-V– Brad Fisher

Applicant/Owner:	Majda Horn
Agent:	Thomas Hart
Township:	Perry Township
Site:	5592 Riverside Dr. (PID #212-000060), 5586 Riverside Dr. (PID#212-000423)
Acreage:	3.244-acres
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that results in a side lot line more than five degrees from perpendicular to Riverside Drive.

iii. JACK-17-03 – Brad Fisher

Applicant/Owner:	Jackson Township Trustees
Township:	Jackson Township
Request:	Requesting to amend Section 204 of the Jackson Township Zoning Resolution to prohibit the cultivation, processing and retail dispensing of medical marijuana.

iv. ZON-17-03 – Brad Fisher

Applicant/Owner:	370 N. Eureka LLC
Agent:	Jeffery M. Lewis, Esq.
Township:	Franklin Township
Site:	370 Eureka Ave. (PID #141-000064, 141-000496, 141-000497)
Acreage:	0.990-acres
Utilities:	n/a
Request:	Requesting to rezone from the Rural district to the Limited Industrial (LI) district.

6. Adjournment of meeting to August 9, 2017



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

Economic Development & Planning Department
James Schimmer, Director

MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, June 14, 2017

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, June 14, 2017.

Present were:

Nancy White, Chairperson
Dan Blechschmidt
Roxyanne Burrus
Chet Chaney
Mark Dravillas
Tim Guyton
Tamara Howard
Annie Ryznar
Jason Sanson

Franklin County Economic Development and Planning Department:

Jenny Snapp, Assistant Director
Brad Fisher, Planner

Chairperson White opened the hearing.

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

The next order of business being the approval of the minutes from the May 10th, 2017, meeting. Mr. Chaney made a motion to approve the minutes from the May 10, 2017, meeting. It was seconded by Ms. Burrus. The motion was approved by a vote of seven yesses with two abstentions.

NEW BUSINESS:

The next item of business being Case No. ZON-17-02. The Applicant is Richard Butz. The owner is Nael Yasin. The township is Franklin Township. The site is located at 1929 Brown Road. It is 1.190 acres in size. The applicant is requesting to rezone five lots from the Community Commercial District and one lot from the Rural District to the Community Service District. Mr. Fisher read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to table Case No. ZON-17-02 until the August 9, 2017, Planning Commission meeting. It was seconded by Ms. Burrus. The motion was approved by a nine-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Mr. Guyton made a motion to adjourn the meeting. It was seconded by Mr. Sanson and was passed by unanimous vote.

Signature

Minutes of the June 14, 2017, Franklin County Planning Commission hearing were approved this 12th day of July, 2017.

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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
July 12, 2017

Case 672-FP(b)

Prepared by: Matt Brown

Owner/Applicant:	Grand Communities, Ltd.
Engineer:	Civil & Environmental Consultants Inc. – Brian Burkhart
Township:	Jefferson Township
Subdivision:	Paddock Reserve
Site:	3866 Waggoner Rd. (PID #170-000101)
Acreage:	25.81-acres
Utilities:	Public water and wastewater
Request:	Requesting Final Plat approval of a 23 lot single-family subdivision with 15.81-acres of open space.

Proposal:

The Preliminary Plan for the Paddock Reserve subdivision was approved February 8, 2017 to allow the creation of a 23 lot single-family subdivision. The applicant is now requesting Final Plat approval.

Overview and Analysis:

Technical Review Committee agencies expressed no concerns with the Final Plat and the Final Plat conforms to the approved Preliminary Plan. The developer will be required to provide a bond for the subdivision improvements prior to County Engineer approval of the Final Plat.

Staff Recommendation:

Staff recommends approval of the Final Plat for Paddock Reserve

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

RECEIVED

JUN 20 2017

Franklin County Planning Department
Franklin County, Ohio

SUBDIVISION FINAL PLAT APPLICATION

for unincorporated Franklin County

Franklin County Development Department – Franklin County Planning Commission
150 S. Front Street, FSL Suite 10 Columbus, OH 43215 Phone: (614) 525-3094

to be completed by FCPC Staff:

Date Submitted: 6/20/17

Received By: Matt Brown

Date Accepted / Rejected ___/___/___

By: _____

Application No.: 681-FP Fee: \$3,450 RCP# 17-02060

FCPC Date: ___/___/___

I, _____ Grand Communities, Ltd., being the owner of the lands within the
(print or type landowner's name)
proposed subdivision, hereby request the Franklin County Planning Commission (FCPC) to
approve the accompanying subdivision plat named Paddock Reserve, located in
Jefferson Township. The plat contains 23 lots, 4 reserves and 25.81 total
acres. I understand approval action by the FCPC must be ratified by the full FCPC board prior
to the plat being signed by the executive director of FCPC.

Twenty (20) copies of the plat signed by the subdivider and engineer/surveyor, the original
Subdivider's Agreement signed by the subdivider, and one copy of the engineering and
construction plans signed by the county are submitted in support of this request. To the best of
my knowledge and belief, information and materials submitted to FCPC for the purposes of
obtaining approval of this plat are complete, true and correct.

Property Owner/Subdivider

Signature: Mark Bridwell

Date: 06/15/17

Name: Grand Communities, Ltd. (Attn. Mark Bridwell)

Address: 6602 E. 75th Street, Suite 400

City, State, Zip: Indianapolis, IN 46250

Phone No.: (317) 489-7096

Engineer/Surveyor

Signature: Brian Burkhardt, PE

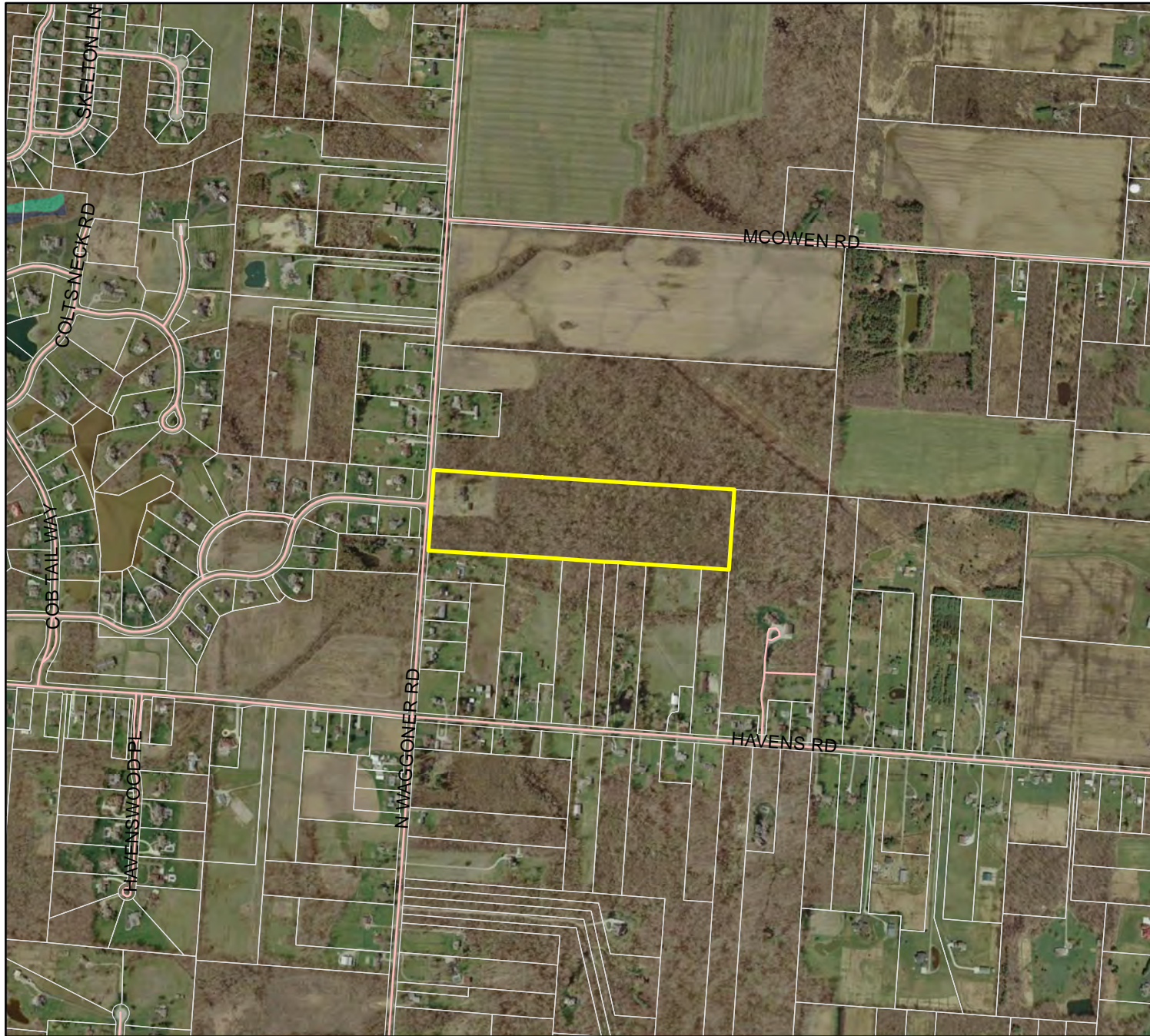
Date: 06/15/17

Name: Civil & Environmental Consultants, Inc. (Attn. Brian Burkhardt, PE)

Address: 250 Old Wilson Bridge Road, Suite 250

City, State, Zip: Worthington, OH 43085

Phone No.: (614) 315-7172

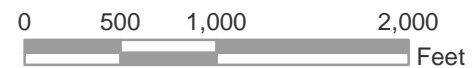
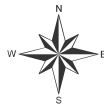
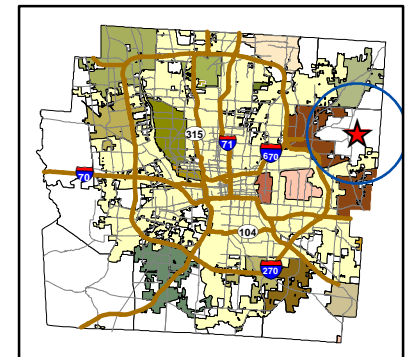


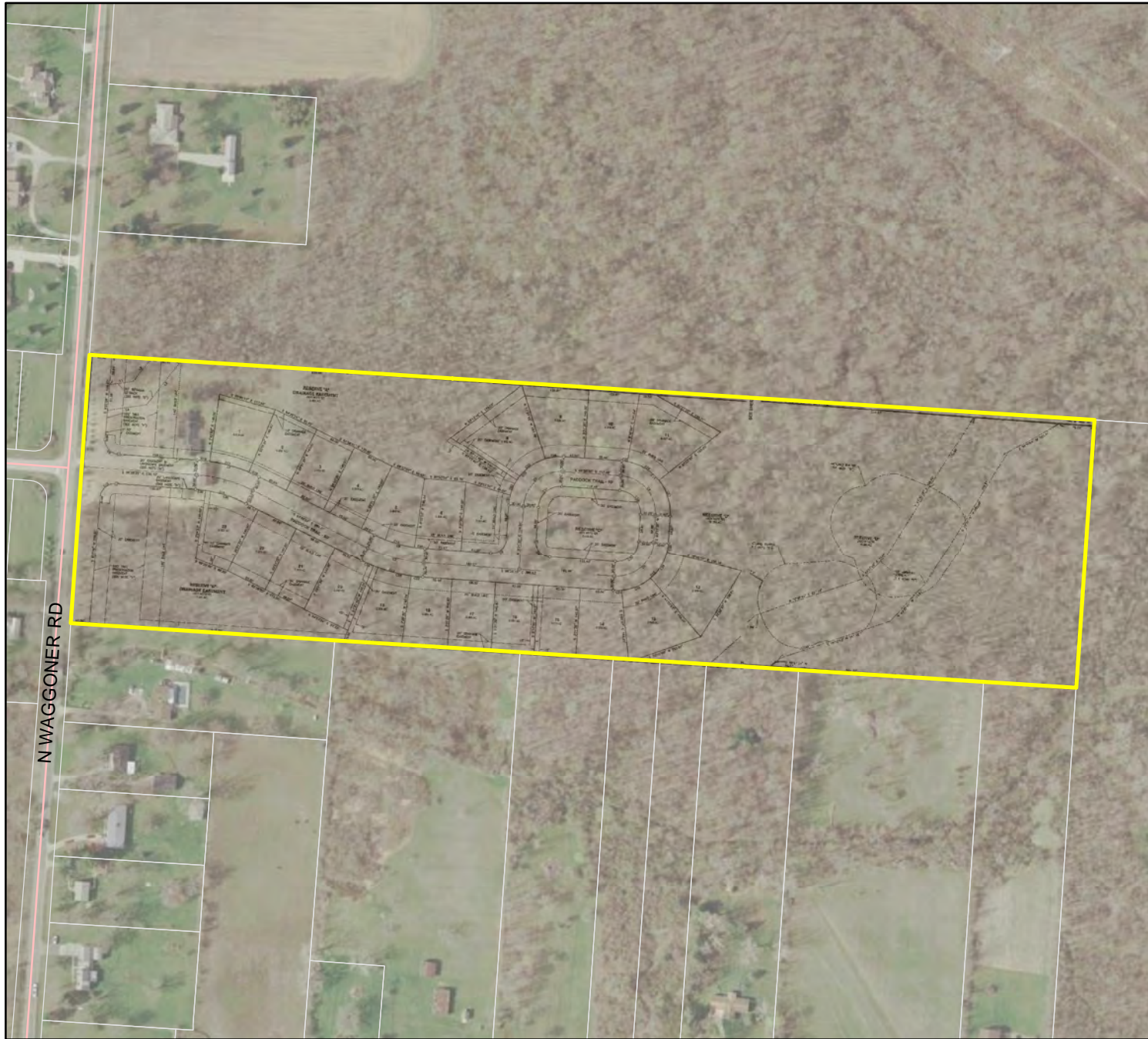
681-FP

Requesting Final Plat approval of the Paddock Reserve subdivision to allow the creation of 23 lots and 4 reserves.

Acres: 25.81
Township: Jefferson

- 3866 Waggoner Rd.
- Parcels
- Streets





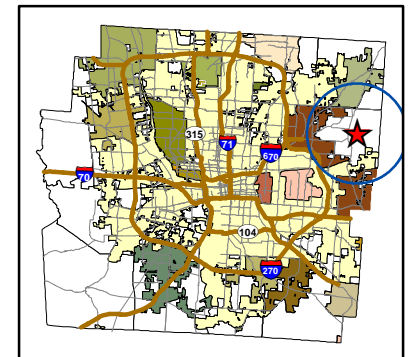
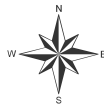


681-FP

Requesting Final Plat approval of the Paddock Reserve subdivision to allow the creation of 23 lots and 4 reserves.

Acres: 25.81
Township: Jefferson

-  3866 Waggoner Rd.
-  Parcels
-  Streets



PADDOCK RESERVE

THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON, QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON, QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS, CONTAINING 25.813 ACRES OF LAND, MORE OR LESS, AND 25.813 ACRES BEING OUT OF THAT 25.792 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO GRAND COMMUNITIES, LTD., OF RECORD IN INSTRUMENT No. 20170515005263, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, GRAND COMMUNITIES, LTD., A KENTUCKY CORPORATION, BY TODD E. HUSS, PRESIDENT, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "PADDOCK RESERVE". A SUBDIVISION CONTAINING LOTS NUMBERED 1-23 & RESERVES "A"- "D" INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF PADDOCK TRAIL AND WAGGONER ROAD SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" OR "DRAINAGE EASEMENT", FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FROM STORM WATER DRAINAGE, WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT", AND ON THIS PLAT AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTION, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES, NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE FRANKLIN COUNTY ENGINEER.

IN WITNESS WHEREOF, GRAND COMMUNITIES, LTD., TODD E. HUSS, PRESIDENT OF GRAND COMMUNITIES, LTD., HAS HEREUNTO SET HIS HAND THIS ____ DAY OF _____, 20__.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

GRAND COMMUNITIES, LTD
A KENTUCKY LIMITED PARTNERSHIP
BY: FISCHER DEVELOPMENT COMPANY
A KENTUCKY CORPORATION
ITS: GENERAL PARTNER

BY: TODD E. HUSS, PRESIDENT

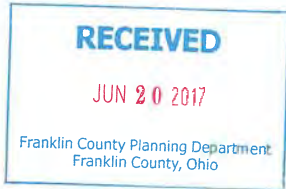
STATE OF OHIO
COUNTY OF FRANKLIN ss:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TODD E. HUSS, PRESIDENT OF GRAND COMMUNITIES, LTD., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID GRAND COMMUNITIES, LTD., A KENTUCKY CORPORATION, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC, STATE OF OHIO



LEGEND

- I.P. FOUND
- MONUMENT FOUND
- I.P. SET
- ⊙ PERMANENT MARKER SET
- △ MAG NAIL SET

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO APPLICABLE ZONING REGULATIONS.

APPROVED THIS ____ DAY OF _____, 20__
JEFFERSON TOWNSHIP ZONING INSPECTOR

THE UNDERSIGNED HEREBY CERTIFIES ADEQUATE AND LEGAL WATER AND SANITARY SEWER PLANT CAPACITIES EXIST TO SERVE THIS SUBDIVISION.

APPROVED THIS ____ DAY OF _____, 20__
DIRECTOR
JEFFERSON WATER AND SEWER DISTRICT

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO APPLICABLE SUBDIVISION REGULATIONS.

APPROVED THIS ____ DAY OF _____, 20__
FRANKLIN COUNTY PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____, 20__
FRANKLIN COUNTY ENGINEER

APPROVED THIS ____ DAY OF _____, 20__
FRANKLIN COUNTY DRAINAGE ENGINEER

THIS ____ DAY OF _____, 20__, RIGHTS-OF-WAYS FOR THE DRIVES AND ROAD HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED AND ACCEPTED AS SUCH FOR THE COUNTY OF FRANKLIN, STATE OF OHIO.

FRANKLIN COUNTY COMMISSIONERS

THIS PLAT SHALL NOT BE TRANSFERRED OR RECORDED UNTIL ALL REQUIRED SIGNATURES ARE SECURED.

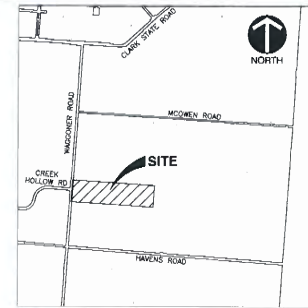
TRANSFERRED THIS ____ DAY OF _____, 20__
AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____, 20__
AT _____, M. FEE _____
RECORDER, FRANKLIN COUNTY, OHIO

FILE NO. _____
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK ____ PAGE ____



VICINITY MAP
SCALE 1"=1000'

SURVEY DATA:

BASIS OF BEARINGS:
THE BEARINGS AS DESCRIBED ARE BASED ON N 04°22'09" E ALSO BEING THE CENTERLINE OF WAGGONER ROAD BETWEEN COUNTY MONUMENTS 5357 AND 6813 AS DETERMINED BY GPS OBSERVATION.

SOURCE DATA:

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

IRON PINS:

ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERMANENT MARKERS:

PERMANENT MARKERS, WHERE INDICATED HEREON IN THE PUBLIC STREET CENTERLINE, ARE TO BE ONE-INCH DIAMETER, THIRTY-FOUR INCH LONG, SOLID IRON PINS, ARE TO BE SET TO MONUMENT THE POINTS INDICATED, ARE TO BE SET AFTER THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND ARE TO BE SET WITH THE TOP END ONE-FOURTH INCH BELOW THE TOP OF THE PAVEMENT. ONCE INSTALLED, THE TOP OF THE PIN SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT.

CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

MARK ALAN SMITH
PROFESSIONAL LAND SURVEYOR NO. S-8232

REVISION RECORD

NO. DATE DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road, Suite 250 - Worthington, OH 43085
614-540-6633 - 988-988-8608
www.cecinc.com

PADDOCK RESERVE
TOWNSHIP OF JEFFERSON
FRANKLIN COUNTY, OHIO

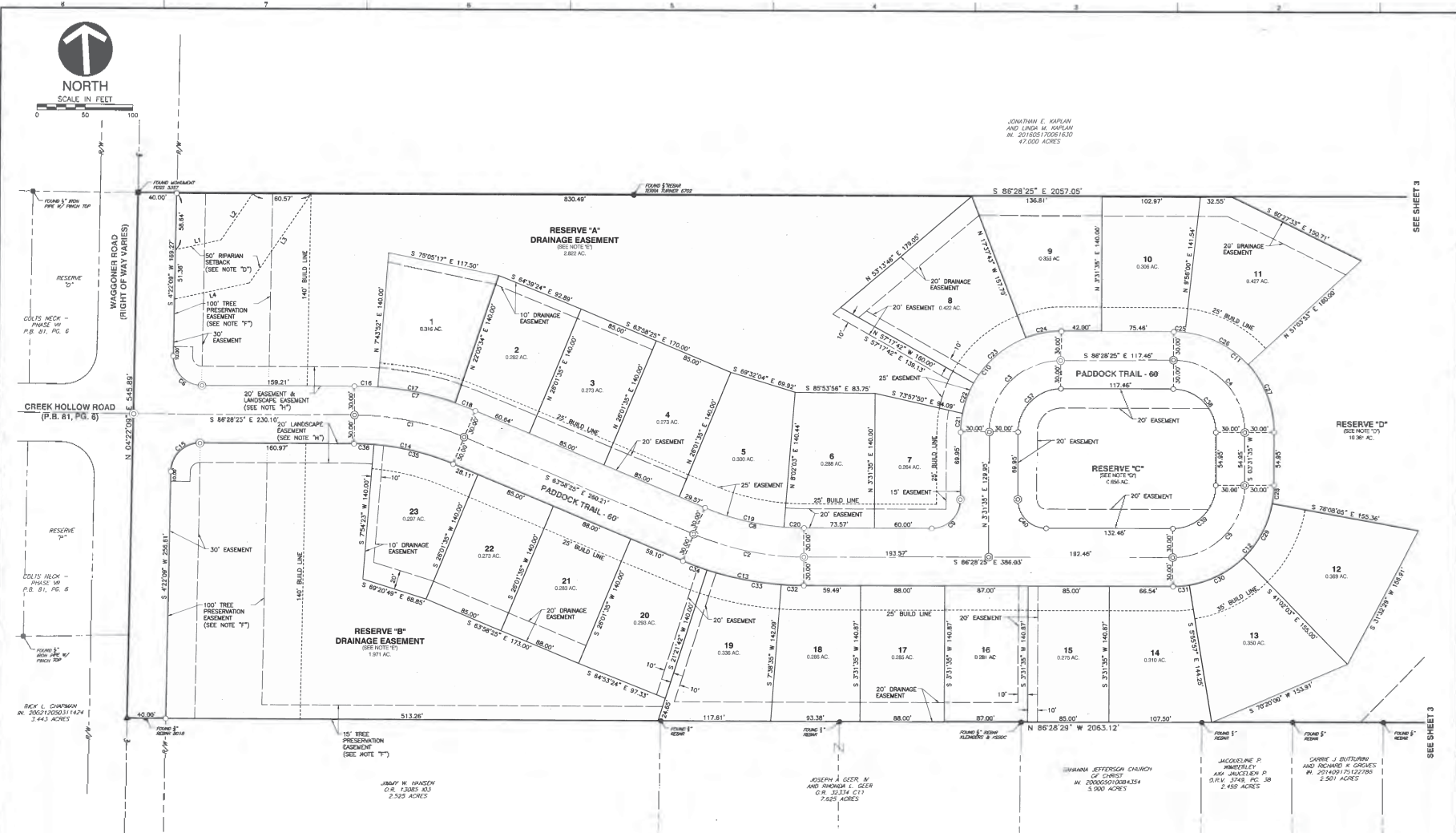
PADDOCK RESERVE

DATE	DATE	DATE	DATE
JUNE 2017	DRAWN BY	N/A	CHECKED BY
151-005	PROJECT NO.		APPROVED BY

DRAWING NO.
PLAT
SHEET 1 OF 4



JONATHAN E. HARLAN
AND LINDA M. HARLAN
N. 201603170201630
47.000 ACRES



CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	300.00'	22°30'00"	117.81'	117.05'	S 75°13'25" E
C2	300.00'	22°30'00"	117.81'	117.05'	S 75°13'25" E
C3	75.00'	90°00'00"	117.81'	106.67'	N 48°31'35" E
C4	75.00'	90°00'00"	117.81'	106.67'	S 41°28'25" E
C5	75.00'	90°00'00"	117.81'	106.67'	S 48°31'35" W
C6	30.00'	90°50'30"	47.57'	42.74'	S 41°03'08" E
C7	330.00'	22°30'00"	128.59'	128.79'	S 75°13'25" E
C8	330.00'	22°30'00"	128.59'	128.79'	S 75°13'25" E
C9	30.00'	90°00'00"	47.52'	42.43'	N 48°31'35" E
C10	105.00'	90°00'00"	184.83'	148.49'	N 48°31'35" E

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C11	105.00'	90°00'00"	184.83'	148.49'	S 41°28'25" W
C12	105.00'	90°00'00"	184.83'	148.49'	S 48°31'35" W
C13	330.00'	22°30'00"	128.59'	128.79'	N 75°13'25" W
C14	270.00'	22°30'00"	106.03'	106.35'	N 75°13'25" W
C15	30.00'	89°09'25"	46.68'	42.11'	S 48°56'32" E
C16	330.00'	41°21'37"	24.22'	24.21'	S 84°22'17" E
C17	330.00'	14°21'43"	82.72'	82.50'	S 75°05'17" E
C18	330.00'	3°56'00"	22.65'	22.65'	S 85°56'23" E
C19	270.00'	7°59'32"	84.79'	84.44'	S 72°58'11" E
C20	270.00'	4°30'28"	21.24'	21.24'	S 84°31'31" E

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C21	105.00'	10°47'54"	19.79'	19.78'	N 08°55'32" E
C22	105.00'	18°22'50"	33.68'	33.54'	N 23°30'53" E
C23	105.00'	38°38'58"	72.69'	71.25'	N 52°32'18" E
C24	105.00'	21°09'18"	38.77'	38.55'	N 82°56'56" E
C25	105.00'	6°24'25"	11.78'	11.74'	S 83°18'13" E
C26	105.00'	41°07'54"	73.38'	73.79'	S 59°30'04" E
C27	195.00'	42°27'41"	77.81'	76.03'	S 17°42'18" E
C28	105.00'	10°20'21"	18.93'	18.82'	S 08°41'45" W
C29	105.00'	35°06'02"	64.32'	63.32'	S 31°24'56" W
C30	105.00'	30°06'08"	64.33'	63.33'	S 68°51'00" W

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C31	105.00'	9°27'32"	17.33'	17.31'	S 08°47'49" W
C32	330.00'	4°97'00"	23.71'	23.71'	N 64°24'55" W
C33	330.00'	17°43'07"	79.01'	78.83'	N 75°29'51" W
C34	330.00'	4°39'52"	26.97'	26.86'	N 66°18'22" W
C35	270.00'	10°07'12"	85.39'	85.03'	N 73°02'01" W
C36	270.00'	4°22'48"	20.64'	20.64'	N 84°17'01" W
C37	45.00'	90°00'00"	70.89'	63.64'	N 48°31'35" E
C38	45.00'	90°00'00"	70.89'	63.64'	S 41°28'25" E
C39	45.00'	90°00'00"	70.89'	63.64'	S 48°31'35" W
C40	30.00'	90°00'00"	49.12'	42.43'	N 41°28'25" W

LINE #	DIRECTION	LENGTH
L1	S 81°09'22" W	48.42'
L2	S 37°53'38" W	56.47'
L3	S 37°53'38" W	112.48'
L4	S 81°09'22" W	79.99'

- LEGEND**
- I.P. FOUND
 - MONUMENT FOUND
 - I.P. SET
 - PERMANENT MARKER SET
 - MAG NAIL SET

REVISION RECORD

NO.	DATE	DESCRIPTION



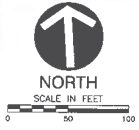
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-8633 - 888-538-8888
www.cecinc.com

PADDOCK RESERVE
TOWNSHIP OF JEFFERSON
FRANKLIN COUNTY, OHIO

PADDOCK RESERVE

DATE: JUNE 2017
DRAWN BY: JLS
SCALE: 1"=50'
CHECKED BY: JLS
PROJECT NO.: 200005010041354
APPROVED BY: JLS

DRAWING NO.: **PLAT**
SHEET 2 OF 4



JONATHAN E. HURLAN
AND LINDA M. HURLAN
IN. 201803750018.00
47.000 ACRES

ZONE 11
PPR #7
PRECIP

NOTE 'A': THE 25.813 ACRE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "C" (AREAS DETERMINED TO BE OUTSIDE 200-YEAR FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL 390402210M (DATED JUNE 17, 2008). ACCORDING TO THE FLOOD INSURANCE RATE MAP (DATED MAY 2, 2007) THE SUBJECT PARCEL SHOWN HEREON LIES WITHIN A COMMUNITY PANEL NOT PRINTED DUE TO NO SPECIAL FLOOD HAZARD AREA IDENTIFIED, COMMUNITY PANEL NO. 390802260H.

NOTE 'B' - ACREAGE BREAKDOWN:
TOTAL ACREAGE 25.813 ACRES
ACREAGE IN R/W 2.850 ACRES
ACREAGE IN REMAINING LOTS 7.144 ACRES
ACREAGE IN RESERVES 15.810 ACRES

NOTE 'C': AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAD NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAN, WOULD BE NECESSARY FOR THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAN. EXISTING RECORDED EASEMENT INFORMATION ABOUT "PADDOCK RESERVE" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE FRANKLIN COUNTY RECORDER'S OFFICE.

NOTE 'D': RESERVE "D" AND AREAS SHOWN AS "NEIGHBOR SETBACKS" OR "WETLAND BUFFER", AS BULKHEADS, STRUCTURES AND USES AND THE NATURAL STATE OF SAID ZONE SHALL REMAIN UNDISTURBED. IT IS ALSO THE INTENT AND PURPOSE TO RESTRICT AND FORBID ANY ACTIVITY OR USE WHICH WOULD AS A RESULT, CONSEQUENCE OF SUCH IMPROVEMENTS OR MAKE MORE DIFFICULT THE ACCOMPLISHMENT OF THE PURPOSE OF WHICH THE SAID AREAS WERE CREATED. ADDITIONAL RESTRICTIONS INCLUDE:
1. NO DUMPING OR BURNING OF REFUSE;
2. NO HEATING OR TANNING;
3. NATURAL RESOURCES OF THE AREAS SHALL REMAIN UNDISTURBED AND NO TOPSOIL, SAND, GRAVEL, OR ROCK SHALL BE EXCAVATED OR REMOVED OR GRADED;
4. NOTHING SHALL BE PERMITTED TO OCCUR ON THE PREMISES WHICH WOULD CONTRIBUTE TO THE EROSION OF THE LAND AND NO TREES SHALL BE CUT OR REMOVED, EXCEPT FOR THE REMOVAL OF SUCH DEAD, DISEASED, NODDIOUS, OR DECAYED TREES OR VEGETATION WHICH MAY BE REQUIRED FOR CONSERVATION OR SCENIC PURPOSES, OR FOR THE REASONS OF PUBLIC SAFETY;
5. NO PRIVATE ENCROACHMENT SHALL BE PERMITTED, SUCH AS, BUT NOT LIMITED TO, PLANTING OF FLOWERS, SHRUBS, GARDEN MATERIAL, ETC. DUMPING OF TRASH OR DEBRIS, OR THE INSTALLATION OF ANY TYPE OF RECREATION OR OTHER FACILITY OR CONDUCTION.

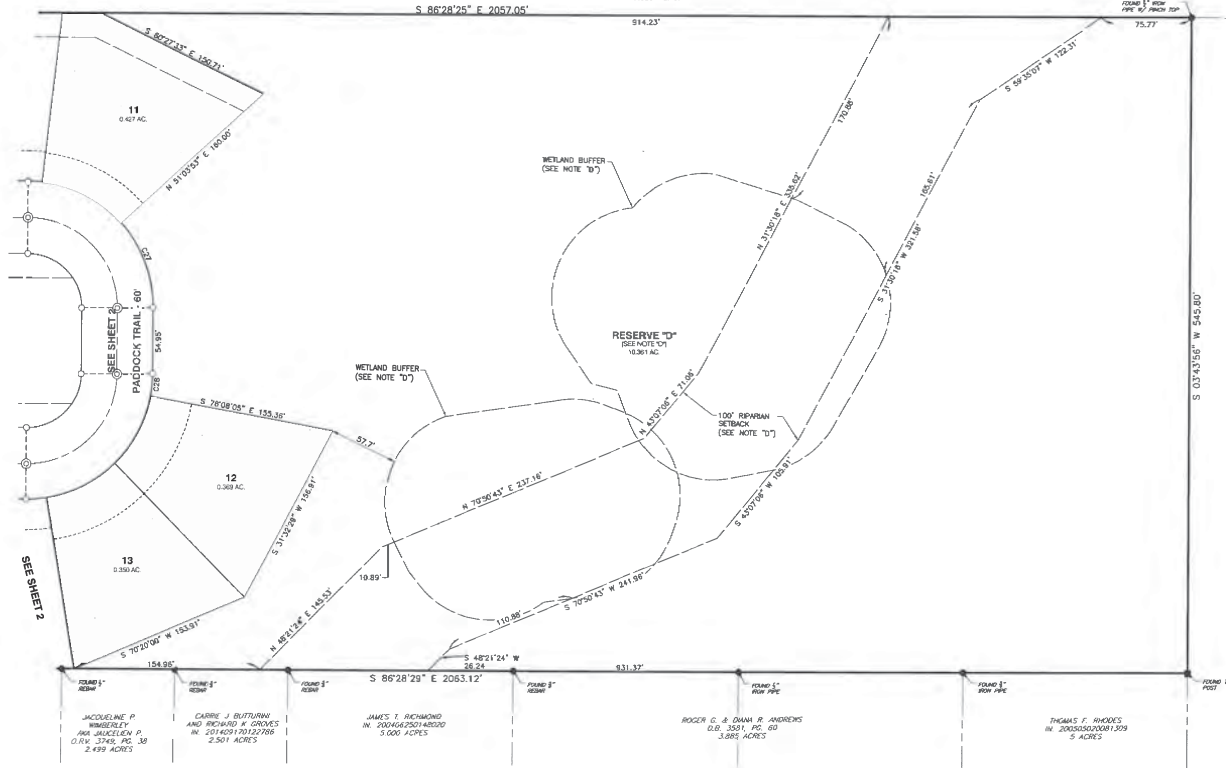
NO ROADWAY OR ANY FACILITY OF ANY PUBLIC UTILITY OTHER THAN EXISTING ROADWAYS AND PUBLIC UTILITY FACILITIES OR THOSE OUTLINES IN THE ORIGINAL PLAN SHALL BE PERMITTED TO BE CONSTRUCTED OR INSTALLED IN THE PREMISES.

NOTE 'E': RESERVES "A" & "B" AS DESIGNATED HEREON SHALL BE GRANTED TO JEFFERSON TOWNSHIP FOR THE PURPOSE OF OPEN SPACE AND STORMWATER MANAGEMENT AND FACILITIES AND MAINTAINED BY THE PADDOCK RESERVE HOMEOWNERS ASSOCIATION. ALL OF SAID RESERVES ARE DESIGNATED AS DRAINAGE EASEMENTS. SEE SHEET # OF 4 FOR AREAS TO BE GRANTED TO FRANKLIN COUNTY FOR DITCH MAINTENANCE PURPOSES.

NOTE 'F': TREE PRESERVATION ZONES IN THE AREA DESIGNATED HEREON, PUBLIC TREES WILL BE PROTECTED AGAINST TROUBLE OR DAMAGE TO BRANCHES, TRUNKS OR ROOTS FROM CONSTRUCTION AND EXCAVATION.

NOTE 'G': RESERVE "G" SHALL BE GRANTED TO JEFFERSON TOWNSHIP FOR THE PURPOSE OF OPEN SPACE AND MAINTAINED BY PADDOCK RESERVE HOMEOWNERS ASSOCIATION.

NOTE 'H': AREAS DESIGNATED AS A "LANDSCAPE EASEMENT" SHALL BE RESERVED FOR THE PURPOSE OF INSTALLING AND MAINTAINING LANDSCAPE AND DISTANCE FEATURES AND SHALL BE FREE OF ANY ABOVE GROUND STRUCTURES, OTHER THAN THOSE INSTALLED BY THE DEVELOPER.



JACQUELINE P. WINDOLEY
ORA JACKELLEN P.
O.R.V. 3740, P.S. 38
2.499 ACRES

CARRIE J. BUTTRICK
AND RICHARD H. GARDNER
IN. 201409170127266
2.501 ACRES

JAMES T. RICHMOND
IN. 2006A200148200
2.600 ACRES

ROGER G. & DIANA R. ANDREWS
D.O. 3581, P.O. 60
3.095 ACRES

THOMAS C. RHODES
IN. 200502020081209
5 ACRES

- LEGEND**
- I.P. FOUND
 - MONUMENT FOUND
 - I.P. SET
 - ⊙ PERMANENT MARKER SET
 - △ M&C MARK SET

REVISION RECORD

NO.	DATE	DESCRIPTION

CEE
Civil & Environmental Consultants, Inc.
280 Old Wilson Bridge Road • Suite 200 • Worthington, OH 43085
614-540-6533 • 888-598-6808
www.ceeinc.com

PADDOCK RESERVE
TOWNSHIP OF JEFFERSON
FRANKLIN COUNTY, OHIO

PADDOCK RESERVE

DATE	DATE	DATE	DATE
JUNE 2017	JUNE 2017	JUNE 2017	JUNE 2017
1"=50'	1"=50'	1"=50'	1"=50'
PROJECT NO.	PROJECT NO.	PROJECT NO.	PROJECT NO.
APPROVED BY:	APPROVED BY:	APPROVED BY:	APPROVED BY:

PLAT

ALD	MAA	MAS
	151-006	

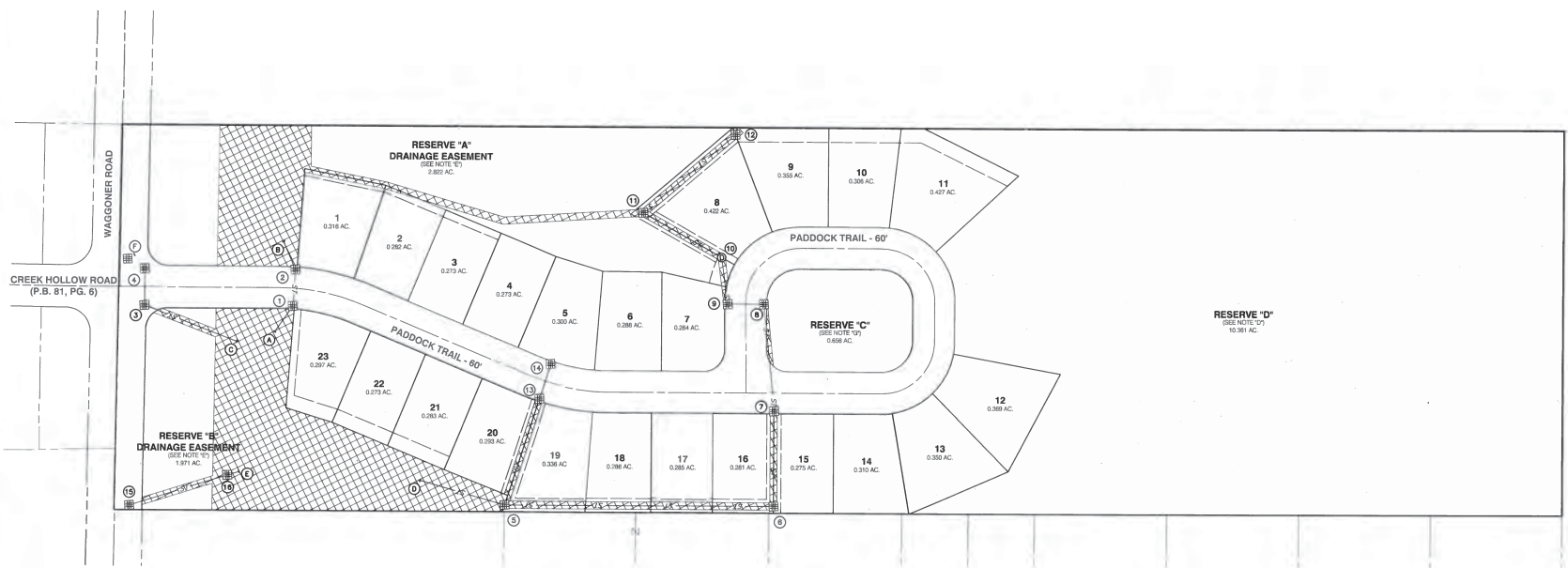
DRAWING NO.: SHEET 3 OF 4

\\franklin\apps\cadd\116686-001-rd\paddockreserve.dwg - 07/16/2017 8:44 AM



NORTH

SCALE IN FEET



- DRAINAGE EASEMENT - FRANKLIN COUNTY ENGINEER:**
1. THE SHADDED ARE (DESIGNATED THE STORM WATER MAINTENANCE EASEMENT) HAS BEEN GRANTED TO THE FRANKLIN COUNTY DRAINAGE COMMISSIONERS SO THE FRANKLIN COUNTY DRAINAGE ENGINEER CAN MAINTAIN STORM SEWERS, SUBSURFACE DRAINS, STRUCTURES AND COLLECTORS.
 2. NO STRUCTURES OR IMPROVEMENTS OF ANY KIND INCLUDING SHEDS, FENCES, FLOWER BEDS, ROCK GARDENS AND TREES (BUT EXCLUDING GRASS AND APPROVED BANK PROTECTION) SHALL BE CREATED OR PLANTED WITHIN THE EASEMENT PROVIDED FOR THE WATERCOURSE UNLESS REVIEWED AND APPROVED BY THE FRANKLIN COUNTY DRAINAGE ENGINEER.
 3. EVERY OWNER OF PROPERTY WITHIN THE STORM WATER MAINTENANCE EASEMENT SHALL MAINTAIN THE PORTION OF SAID STORM WATER EASEMENT IN THEIR PROPERTY AND KEEP THE SAME FREE OF DEBRIS AND OBSTRUCTION OF ALL KINDS. SAID MAINTENANCE SHALL BE LIMITED TO MOWING, REMOVAL OF DEBRIS AND TREE MAINTENANCE. ALL OTHER MAINTENANCE OF THE GRASSSED WATERWAYS, DRAINAGE CHANNELS, SUBSURFACE DRAINAGE AND STORM SEWERS SHALL BE PERFORMED AT THE DISCRETION OF THE FRANKLIN COUNTY DRAINAGE ENGINEER.
 4. THE PROPERTY OWNER WILL MAINTAIN THE DRAINAGE STRUCTURES, SWALES, UNDERDRAINS AND STORM SEWERS ALONG THE SIDE AND BACK LOT LINES.
 5. THESE RESTRICTIONS AND AGREEMENTS SHALL RUN WITH THE LAND AND SHALL BIND THE OWNER, HIS SUCCESSORS AND ASSIGNS UNLESS AND UNTIL A MODIFICATION OR CHANGE THERETO IS AGREED TO AND APPROVED BY FRANKLIN COUNTY.
 6. ALL AREA DISTURBED DURING MAINTENANCE OPERATIONS WILL BE REESTABLISHED WITH GRASS; TREE REMOVAL WILL NOT BE REPLANTED.

THIS SHEET IS FOR THE INFORMATION PURPOSES ONLY AND IS NOT INTENDED TO CREATE PLAT RESTRICTIONS. MORE INFORMATION REQUIRED REGARDING THE DITCH MAINTENANCE PLAN CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

LEGEND



HATCHING FOR DITCH MAINTENANCE AREA ARE SHOWN HERE AT CONSTANT WIDTHS, HOWEVER ACTUAL WIDTHS OF ALLOWABLE MAINTENANCE AREA VARY BASED ON SIZE OF PIPE AND EASEMENT. DITCH MAINTENANCE ALLOWS INGRESS/EGRESS TO ALL AREAS REQUIRING MAINTENANCE AND WILL REQUIRE FUNDING SUFFICIENT TO MAINTAIN ACCURATE DRAINAGE.

REVISION RECORD

NO.	DATE	DESCRIPTION

CEE
 Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
 614-540-6633 - 888-598-6808
 www.cecinc.com

PADDOCK RESERVE
 TOWNSHIP OF JEFFERSON
 FRANKLIN COUNTY, OHIO

DATE	BY	DATE	BY
JUNE 2017	DAWN BY:		
1-2017	CHECKED BY:		
	PROJECT NO:		
	APPROVED BY:		

DRAWING NO.:
PLAT
 SHEET 4 OF 4



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
July 12, 2017

Case: 683-V

Prepared by: Brad Fisher

Applicant/Owner:	Gerald and Majda Horn
Agent:	Thomas Hart
Township:	Perry Township
Site:	5592 Riverside Dr. (PID #212-000060), 5586 Riverside Dr. (PID #212-000423)
Acreage:	3.244-acres
Utilities:	Private water and wastewater
Request:	Requesting a variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that results in a side lot line more than five degrees from perpendicular to Riverside Drive.

Summary:

The applicant is requesting a variance to allow a lot line adjustment that will result in a side lot line that is more than five degrees from perpendicular to Riverside Drive. The application satisfies the criteria necessary to grant a variance. Staff recommends approval with conditions.

Request:

The site is located on the east side of Riverside Drive between W. Case Road and Cranston Drive in Perry Township. The applicant is proposing to adjust 3.244-acres from a 4.95-acre parcel (5592 Riverside Drive), to an adjacent 4.92-acre parcel (5586 Riverside Drive). This lot line adjustment is the first step toward consolidating properties in order to develop a subdivision.

Surrounding Zoning and Land Use:

Properties to the north and south are zoned Restricted Suburban Residential (R-1) in Perry Township and developed as low density single-family lots. Properties to the east are zoned Residential and Multi-Family Residential in the City of Columbus and developed as high density single-family lots. Riverside Drive and the Scioto River boarder the subject site to the west.

Comprehensive Plan:

The Northwest Plan, adopted by the City of Columbus in 2016, contains a Future Land Use Map that supports the existing residential uses and if annexed, states that office and residential uses would be appropriate.

The proposed lot line adjustment meets the Plan's future land use recommendations.

Technical Review Agencies

Franklin County Engineer, Franklin County Public Health, Ohio Department of Transportation, Perry Township and Franklin Soil & Water Conservation District

Indicated no concerns with the proposed lot line adjustment.

Staff Analysis**Variance Criteria:**

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

1. *It shall not be detrimental to public health or safety or be injurious to other property.*
Staff believes the proposed lot line adjustment will have no impact on public health or safety or be injurious to other property.
2. *Circumstances of the request are unique to the property and not generally applicable to others.*
The applicant stated that the circumstance of the request is unique to the property because multiple lot line adjustments and lot combinations will take place over a period of time and that the goal is to combine portions of four (4) existing properties to create a subdivision.

Staff agrees that the circumstance of the request is unique and that if the combination of lots were completed all at once, this variance would not be required.

3. *Due to physical surroundings, shape or characteristics of the property, a hardship would result, as distinguished from an inconvenience, if the strict letter of these Regulations were enforced.*
The applicant stated that if the variance is not approved the parcels involved cannot be combined. The applicant stated that the owner of the 3.244-acres to be adjusted is unwilling to sell the property in its entirety.

Staff agrees that if the 3.244-acres is not adjusted, the combination of all four (4) parcels would not be possible.

Staff Recommendation

Based on Staff's Analysis, staff recommends **approval** with conditions of the variance request from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that will result in a parcel that is more than five degrees from perpendicular to Riverside Drive. The conditions of approval are as follows:

1. The applicant must apply for and receive approval of the proposed lot line adjustment from the Franklin County Economic Development and Planning Department.
2. The applicant must follow through with the combination of lots as illustrated and described in the application submittals within one year.

Findings of Fact

For your convenience, the following are proposed findings of fact if the variance is granted:

_____ moves that the basis for approving the applicant’s request for the variance from Section 501.05 of the Franklin County Subdivision Regulations as outlined in the request above for the applicant identified in Case No. 683-V results from the applicant satisfying the standards for granting a variance under Section 701.07.

Seconded by: _____

Voting:

701.07 General Standards for Variances. The FCPC shall not grant variations to these Regulations unless it shall make written findings of fact based upon the evidence presented by each specific case that:

- A. The particular physical surroundings, environmental constraints, shape, topographical or other exceptional condition of the specific property involved would cause extraordinary hardship or exceptional practical difficulty to the applicant, as distinguished from a mere inconvenience, if the provisions of these Subdivision Regulations were strictly enforced; and
- B. The conditions upon which the request for a variance is based are unusual to the property for which the variation is sought and are not applicable generally to other property; and
- C. The purpose of the variance is not based exclusively upon a desire to obtain additional income from the property; and
- D. The granting of the variance will not be detrimental to the public health, safety or general welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- E. The special circumstances or conditions are created by the provisions or requirements of these regulations and have not resulted from any act of the applicant or applicant's predecessor in interest; and
- F. The variance requested is the minimum adjustment necessary for the reasonable use of the land.

**Attachment to Council Variance Application
5592 Riverside Drive, Dublin, OH**

Section 700 Franklin County Subdivision Regulations

701.07 General Standards for Variances.

Required written findings of fact by the Franklin County Planning Commission:

- A. The goal of the applicant is to combine the subject parcel with other immediate adjacent properties to form one large parcel that will allow beneficial housing development. The condition of the specific property that causes exceptional practical difficulty is that it is too small by itself with too little road frontage to support positive development without further combination and land assemblage.

The back of the Horn parcel (212-000060) needs to be adjusted and then combined with the McGuire property (212-000423) to allow further parcel combinations to the North to assemble a viable critical mass of developable property. This critical mass will also ensure greater road frontage to meet development standards. The initial lot line adjustment and combination will support the purchase of the McGuire parcel with the Horn acreage added by developer Epcn Communities. Without such adjustment and combination, no further land can be assembled to support viable development.

Without a variance, the five degree rule would operate to curtail the development potential of the property and frustrate its most beneficial use for the property owner. The ability of the developer to accommodate changes in housing market demand with innovative and updated housing would also be inhibited.

- B. The conditions on which the variance is based are unusual to the property because the ultimate assemblage of the subject property with three other properties is sought in order to support a larger development plan.
- C. In addition to the goal of for-profit development, Epcn Communities is attempting to serve the needs of empty-nester, active adult and senior housing needs in the community. This need is surging in the greater Columbus, Ohio real estate market based on demographic trends and large segments of the adults reaching the age of 55 and older. According to Insight2050 (MORPC/ULI) between 32% and 41% of adults over 55+ will prefer to live in attached home units or small lot homes rather than larger lot single family homes.

Epcon Communities is the market leader in serving the growing segment of empty-nester, active adult and senior home buyers in Central Ohio, with a reputation for customer satisfaction that is unsurpassed.






- D. The granting of the variance will not be detrimental to public health, safety or general welfare or injurious to other property owners or improvements in the neighborhood for several reasons. First, the variance will support the combination of other properties and land assemblage to allow greater frontage to Riverside Drive, thereby meeting safe access standards. Second, Epcon's homes typically sell for a price range of \$300,000 to \$350,000 and more. This price point is positive for the community and will support existing property values in the area. Additionally, Epcon's cost per square foot for home construction is typically higher than larger, traditional single-family housing and creates greater value per housing unit, further supporting area housing values.
- E. The only barrier to the proposed lot line adjustment and future combination of parcel to allow land assemblage is regulation 501.05. The purpose of this regulation would be abated with land assemblage and increased road frontage. Thus, the regulation itself drives the need for the variance request so that a lot line adjustment and future combinations can be approved, leading to greater road frontage and a viable development plan. The applicant has not taken any action to create the existing condition, but only seeks to satisfy the intent of the regulation to create viable development property.
- F. The variance request is the minimum adjustment necessary for the reasonable use of land for development purpose. It is a minimal variance because with assemblage, the road frontage is increased, mitigating the need for the five degree control regulation. The parcels involved cannot be combined and assembled without such minimal adjustment.

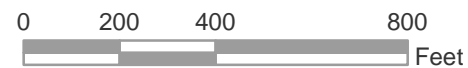
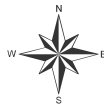
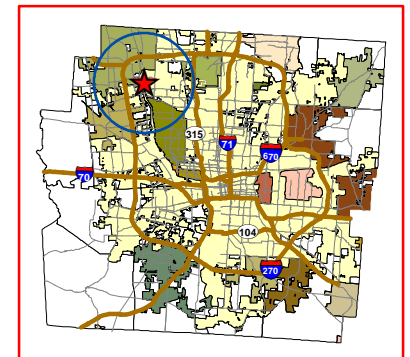


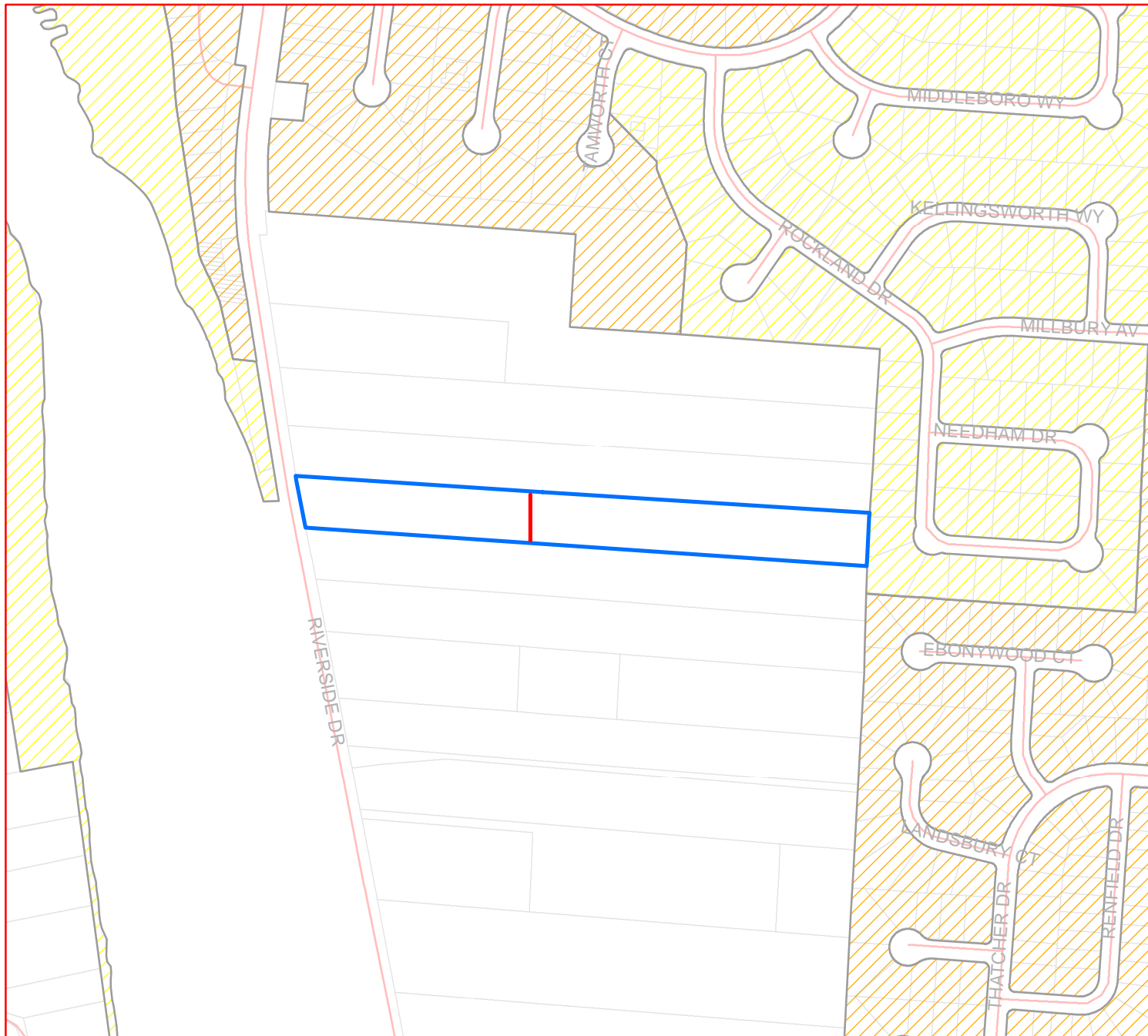
683-V

Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that results in a side lot line more than five degrees from perpendicular to Riverside Drive.

Acres: 5
Township: Perry

-  5592 Riverside Dr
-  Parcels
-  Streets
-  Floodway Fringe
-  Floodway







683-V

Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that results in a side lot line more than five degrees from perpendicular to Riverside Drive.

Acres: 5
Township: Perry

 5592 Riverside Dr

 Parcels

 Streets

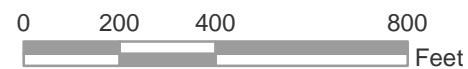
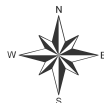
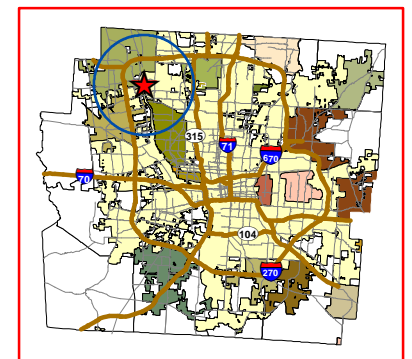
County Zoning

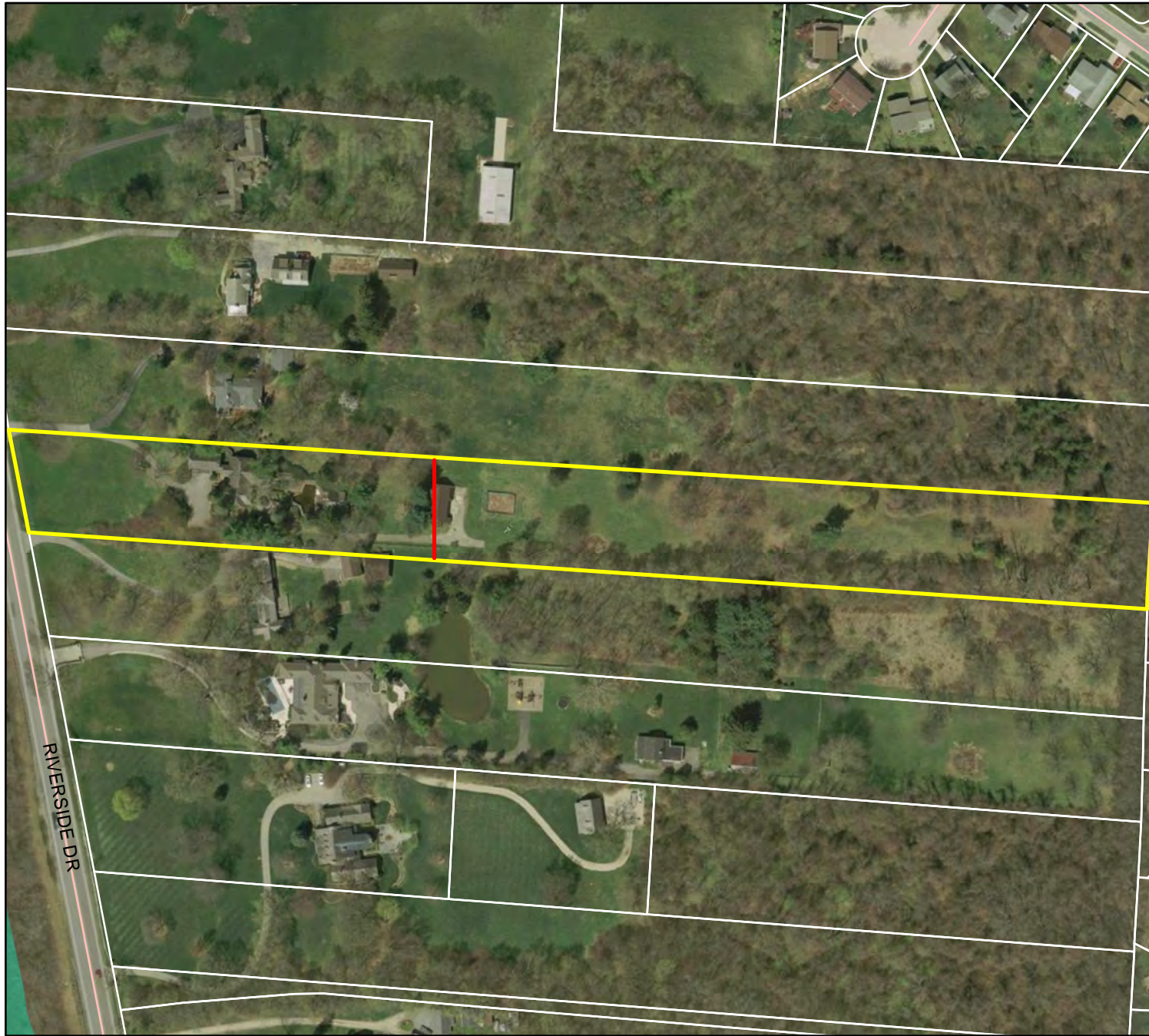
 Rural

Columbus Zoning

 Residential

 Multi-family







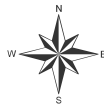
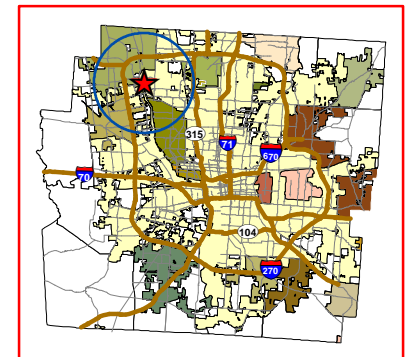


683-V

Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that results in a side lot line more than five degrees from perpendicular to Riverside Drive.

Acres: 5
Township: Perry

-  5592 Riverside Dr
-  Parcels
-  Streets
-  Floodway Fringe



RECEIVED

JUN 20 2017

Franklin County Planning Department
Franklin County, OH

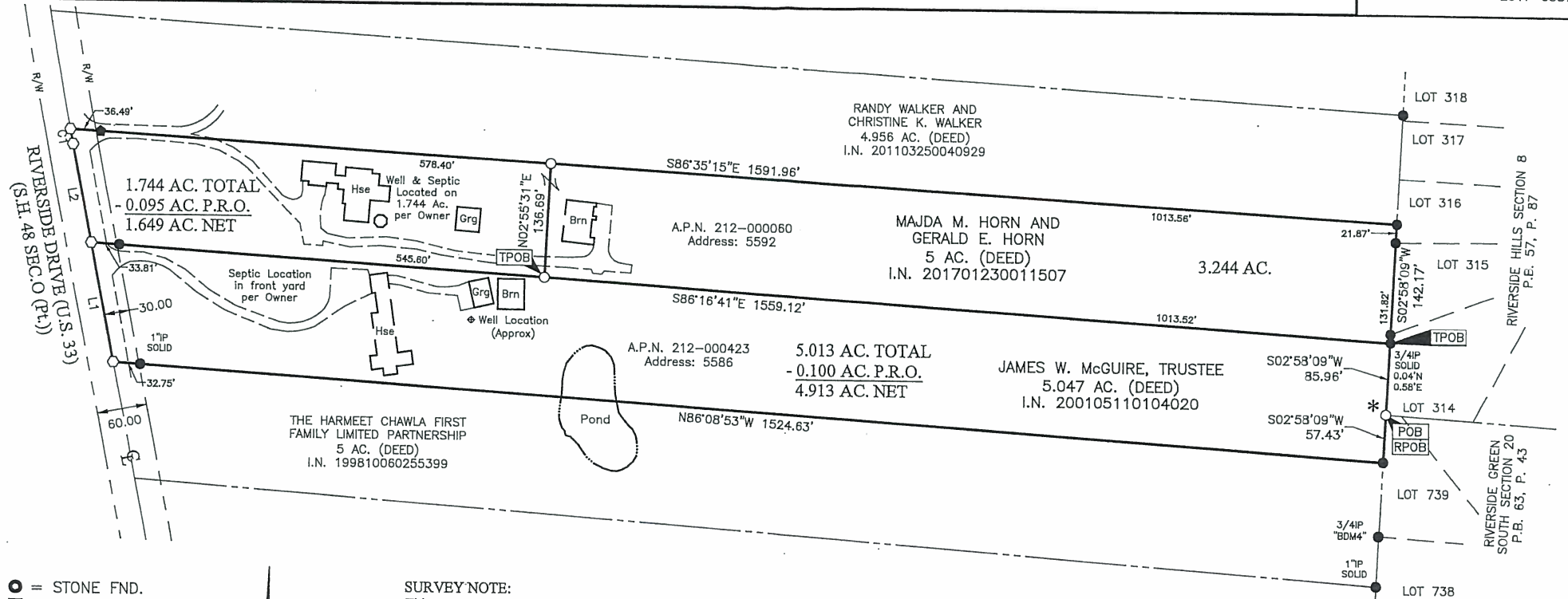
683-V



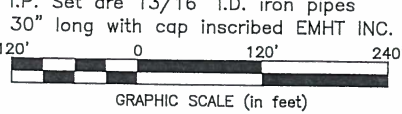
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3448
emht.com

SURVEY OF ACREAGE PARCELS
LOT 14 OF QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 19
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF PERRY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: May 25, 2017
Scale: 1" = 120'
Job No: 2017-0537



- = STONE FND.
- = MON. FND.
- = 3/4" I.P. FND. UNLESS OTHERWISE STATED
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ◆ = P.K. NAIL FND.



SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey. Improvements shown are from Franklin County GIS.

BASIS OF BEARINGS:
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said coordinates are based upon positional solutions derived from RTK GPS observations using the Ohio Department of Transportation Virtual Reference System Equipment and software. A bearing of North 02° 58' 09" East was held for the west line of that subdivision entitled "Riverside Hills Section 8", of record in Plat Book 57, Page 87, Recorder's Office, Franklin County, Ohio.

* Southwest corner of Davis Partition Lot 6 as shown in Deed Book 179, Page 438 and called in Deed Book 1991, Page 234.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N10°50'57"W	144.57'
L2	N10°50'57"W	120.05'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	0°10'46"	5729.65'	17.94'	N10°45'34"W	17.94'

STATE OF OHIO
JOHN C. DODGION
8-8069
Professional Surveyor No. 8069

By *John C. Dodgion* Date *5/26/2017*

I:\2017\0537\DWG\04SHEETS_BOUNDARY\20170537-10-BNDY-01.DWG plotted by DODGION, JOHN on 5/26/2017 2:11:33 PM last saved by DODGION, JOHN on 5/26/2017 2:10:45 PM

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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
July 12, 2017

Case JACK-17-03

Prepared by: Brad Fisher

Applicant:	Jackson Township Zoning Commission
Township:	Jackson Township
Request:	Requesting to amend Section 204 of the Jackson Township Zoning Resolution to prohibit the cultivation, processing and retail dispensing of medical marijuana.

Summary

The applicant is seeking to amend the Special Provisions section of the Jackson Township Zoning Resolution to include section 204.22, Medical Marijuana Processing Prohibited. Staff recommends approval.

Revision Summary

The proposed amendment would prohibit the cultivation, processing and retail dispensing of medical marijuana activities licensed under Ohio Revised Code Chapter 519.21(D) and 3796.29.

Staff Analysis

Staff believes that it could be beneficial to add Medical Marijuana to Chapter 102 – Definitions, of the Jackson Township Zoning Resolution and reference Chapter 3796.01(2) of the Ohio Revised Code. The following definition is an example:

Medical Marijuana. Marijuana that is cultivated, processed, dispensed, tested, possessed, or used for a medical purpose and as defined and regulated in O.R.C. 3796 and any subsequent sections thereof.

The proposed amendment is in accordance with the Ohio Revised Code and keeps with the intent of the Zoning Resolution, which is to encourage appropriate land use, preserve property value and promote public health, safety and public welfare.

Technical Review Agencies

No Franklin County Technical Review Agencies expressed concerns with the proposed amendment.

Staff Recommendation

Staff recommends approval of the proposed text amendments.



Economic Development & Planning Department
James Schimmer, Director

Request for

Township Zoning Recommendation

Franklin County Planning Commission

Township	
<input type="checkbox"/> Blendon	<input type="checkbox"/> Plain
<input checked="" type="checkbox"/> Jackson	<input type="checkbox"/> Prairie
<input type="checkbox"/> Jefferson	<input type="checkbox"/> Washington
<input type="checkbox"/> Perry	

Case Number
JACK-17-03

Amendment Type	
<input type="checkbox"/> Map amendment	
<input checked="" type="checkbox"/> Text amendment	
<input type="checkbox"/> Land use plan amendment	

Meeting Dates	
Review Body	Date
Tech Review	June 27, 2017
Planning Commission	July 12, 2017
Zoning Commission	July 17, 2017
Board of Trustees	July 25, 2017

Amendment information		
Amendment type	Information required	
Map amendment:	List all parcel IDs to be amended	Zoning district Current: Proposed:
Text amendment	List sections of zoning resolution to be amended Section 204 – Special Provisions	
Plan amendment	Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name:	

Township Zoning Inspector Contact Information	
Name Mike Lilly	
Address 3756 Hoover Road Grove City, OH 43123	
Phone # 614-875-2742	Fax #
Email LillyM@jacksontwp.org	

CHAPTER 204 SPECIAL PROVISIONS

204.01 Adults-Only Entertainment	204.13 Home Child Care
204.02 Agriculture - Permitted Regulations	204.14 Hospitals
204.03 Airports	204.15 In-Law Suite
204.04 Bed and Breakfast Inns	204.16 Open Display
204.05 Boarding and Care of Animals	204.17 Private Schools
204.06 Boarding Homes	204.18 Religious
204.07 Cellular Telephone District (CTT)	204.19 Residential Group Homes
204.08 Cemeteries	204.20 Storage and Processing of Animal Products
204.09 Child Care Center	204.21 Garage Sales & Yard Sales
204.10 Drive-In Facility	204.22 Medical Marijuana Processing
204.11 Elderly Care	
204.12 Farm Markets	

CROSS REFERENCES

Ch. 205 Permitted and Conditional Uses

204.22 MEDICAL MARIJUANA PROCESSING PROHIBITED

Pursuant to O.R.C. §§ 519.21(D) and 3796.29, the cultivation, processing and retail dispensing of medical marijuana activities licensed under Ohio Revised Code Chapter 3796, is prohibited in all zoning districts within the unincorporated territory Jackson Township.



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
July 12, 2017

Case ZON-17-03

Prepared by: Brad Fisher

Applicant/Owner:	370 N. Eureka, LLC
Agent:	Jeffery M. Lewis, Esq.
Township:	Franklin Township
Site:	263 N. Eureka Avenue (PID #141-000064, 141-000496 and 141-000497)
Acreage:	0.99-acres (Total Acreage)
Zoning:	Rural
Utilities:	Public services not available. No private water or wastewater proposed.
Request:	Requesting to rezone from the Rural district to the Limited Industrial (LI) district.

Summary

The applicant is requesting to rezone three (3) properties from the Rural district to the Limited Industrial (LI) district. The request is not consistent with recommendations of the Greater Hilltop Plan Amendment and does not promote the general health, safety, and welfare of the community. Staff recommends *denial*.

Request

The three (3) properties are located on the west side of N. Eureka Avenue, just south of the railroad tracks and north of Holton Park. All of these properties are vacant, partially cleared wooded lots and are currently being used in violation of the Zoning Resolution as a construction yard.

The applicant has proposed to rezone all three (3) properties to the Limited Industrial district. Based on the application submitted, the applicant has requested the rezoning to allow the site to develop as a general contractor business. The applicant also indicated that the owner will seek the rezoning of one (1) property just to the south, located in the City of Columbus. As of June 30, 2017, no rezoning application had been filed with the City of Columbus.

Surrounding Land Use/Zoning

Direction	Zoning	Land Use
North	Rural (Franklin Township)	Railroad
South	Residential (City of Columbus)	Vacant/Wooded
East	Limited Industrial (Franklin Township)	Interior Construction Contractor
West	Residential/Rural (City of Columbus/Franklin Township)	Vacant/Wooded and Railroad

Comprehensive Plan

The Greater Hilltop Plan Amendment, adopted by the City of Columbus in 2010, includes a Future Land Use map that recommends the area for Medium Density Mixed Residential development. This residential class of development allows for single-family, doubles and townhomes. If proposed, other types of residential development must demonstrate that they will not adversely impact the existing development pattern of the area.

The Plan also contains Development Principles to help guide development and growth in the area. Principles include: protecting trees greater than six inches in caliper during and after construction, 25 foot wide landscape buffer (in conjunction with a wall, fence or earthen mound) between residential developments, 15 foot wide landscape buffer (in conjunction with a wall, fence or earthen mound) between industrial uses.

The requested Limited Industrial (LI) zoning district is not consistent with the Plan's future land use recommendations as it would allow uses not recommended by the Plan. In addition, the existing zoning of the subject properties is consistent with the plans recommendations.

Existing Zoning

The Rural district is intended for agricultural and residential development, specifically where centralized water and sewer are not available. Land in the Rural district is most subject to rezoning as growth occurs in the County and such changes should be made with due concern to the protection of established uses. The following are uses permitted in the Rural zoning district:

- One-Family Dwelling Structures
- Home Occupation (Business)
- Accessory Uses
- Schools and Parks
- Religious Uses
- Adult Family Homes
- Child Day Care

Staff Analysis

Limited Industrial (LI) District:

The Limited Industrial (LI) district is intended for a broad range of industrial activities, such as; outdoor storage, general warehouse-related truck traffic, service vehicles and equipment. In addition to the permitted uses in the Restricted Industrial (RI) district, the following additional uses are permitted:

- Manufacturing
 - Building Construction
 - Special Trade Contractors
 - Miscellaneous Manufacturing Industries
- Commercial Establishments
 - Eating and Drinking Places
 - Personal Credit Institutions
 - Medical and Allied Services
- Administrative Offices
 - General Administrative Supervision
 - Purchasing
- Personal and Consumer Services
 - Care and Maintenance of Tangible Property
 - Beauty Shops
 - Shoe Repair
- Business
 - Advertising
 - Private Employment Agencies
 - Business Services

Development Standards

- *Lot Size*- No minimum, provided public water and sanitary sewer are provided. If they are not provided, minimum lot size shall be forty thousand (40,000) square feet/0.92-acres, or larger according to the requirements for on-site wastewater treatment systems.
- *Lot Width*- 100 feet of frontage.

- *Side Yard*- 1/3 the sum of the height and length of the wall most parallel to the interior lot line, or fifteen (15) feet, whichever is greater. A minimum of fifty (50) feet must be met when abutting a residential district.
- *Rear Yard*- One-third (1/3) the sum of the height and length of the wall most nearly parallel to the rear lot line, or fifteen (15) feet, whichever is less. A minimum of fifty (50) feet must be met when abutting a residential district.
- *Maximum Height*- One hundred (100) feet.
- *Front Green Belt*- 20 feet wide, between the street right-of-way line, or the right-of-way shown on the Franklin County Thoroughfare Plan, and any structure or paved area.
- *Front Yard Setback*- A distance equal to the width of the street right-of-way (48 feet).
- *Landscaped Open Space*- 20% of the total lot area.

The subject properties are between 0.15 and 0.57-acres in size with zero (0) to 101 feet of lot width and 152 to 400 feet in depth. These lot sizes and geometries are not ideal for the uses permitted in the Limited Industrial (LI) district which are intended to be located near highways and have access to public utilities. Even if the properties were combined into one property, the lot geometry and size would not be appropriate in the Limited Industrial (LI) district.

Technical Agency Review:

Franklin County Engineer's Office

A traffic impact study and pavement conditions evaluation will be required prior to any redevelopment of the sites.

Franklin County Drainage Engineer's Office

Any future development must comply with the Franklin County Stormwater Drainage Manual.

Franklin Soil & Water Conservation District

Indicated no concerns with the proposed rezoning.

Staff Review

The proposed rezoning does not keep with the future land use recommendations of the Greater Hilltop Plan Amendment and would allow the site to develop more intensely than recommended.

The existing zoning of the subject properties keeps with the Greater Hilltop Plan Amendment's land use recommendations. Staff believes that the proposed rezoning will be detrimental to the general health, safety, and welfare of the public and the overall development of the surrounding area by allowing inappropriate uses and development of the land affected.

Staff Recommendation

Staff recommends denial of the request to rezone from the Rural district to the Limited Industrial (LI) district.

Application Number: ZON-17-03	Date Filed: 6/19/17	Received By: BMF	Total Fees: 1,000.⁰⁰	Receipt Number: 17-02047
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Subject Property Information

- Street Address: 263 N. EUREKA AV.
- Parcel ID Number(s): 141 - 000496, 141-000064, 141-000497
- Township(s): FRANKLIN

Description of Subject Property

- Acres to be Rezoned: APPROX. 1 AC (ADJOINING PARCEL 2 AC IN COL'S)
- Current Land Use: CONSTRUCTION YARD
- Surrounding Land Use:
 - North RR TRACKS (RAILS TO TRAILS)
 - South RESIDENTIAL
 - East CONSTRUCTION CO. AND YARD
 - West PARK LAND
- Water Supply Source: Public (Central) Private (Onsite) (NONE CURRENT)
- Sanitary Sewer Source: Public (Central) Private (Onsite) (NONE CURRENTLY)

Rezoning Request

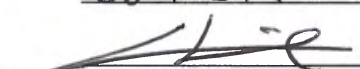
- Current Zoning: R (RESIDENTIAL)
- Proposed Zoning: LI (LIMITED INDUSTRIAL)
- Proposed Land Use: GENERAL CONTRACTOR BUSINESS
- Purpose for Request: USES IN NEIGHBORHOOD ARE MIXED, INCLUDING THE PROPERTY IMMEDIATELY TO EAST, WHICH IS A GENERAL CONTRACTOR HDQTRS. APPLICANT HAS BEEN CITED FOR IMPROPER USE (CASE #2017 E VH 60137), AND WISHES TO BRING PROPERTY INTO COMPLIANCE.

RECEIVED

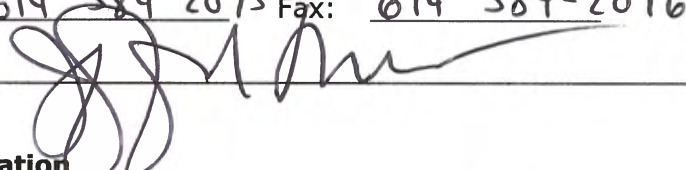
JUN 19 2017

Franklin County Planning Department
Franklin County, Ohio

Applicant/Owner/Agent Information

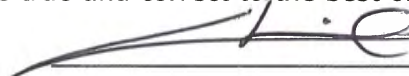
12. Applicant Information: 370 N. EUREKA LLC
Address: 1790 VICTORIAN CT. COL'S. OH 43220
Phone: 614-679-8779 Fax: NONE
Interest in Property: OWNER
Signature:  Christopher Ora Sole member LLC

13. Property Owner: SAME AS ABOVE
Address: _____
Phone: _____ Fax: _____
Signature: _____

14. Agent Information: JEFFREY M. LEWIS, ESQ.
Address: 500 S. 4TH ST. COL'S OH 43206
Phone: 614-384-2075 Fax: 614-384-2076
Signature: 

Applicant/Owner/Agent Information

I/we (applicant) 370 N. EUREKA, LLC 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:  Christopher Ora Sole member
(required)

Date: 6-12-17

Property Owner Signature:  Christopher Ora Sole member
(required)

Subscribed and sworn to me in my presence and before me on this 12 day of June 20 17.

Notary Public Signature: 

JEFFREY M. LEWIS, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES ON NO EXPIRATION DATE.
SECTION 147.03 R.C.



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,

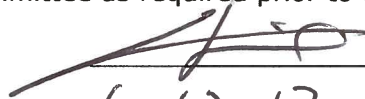
- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.
- 8. Parcel and building area in square feet.
- 9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, 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

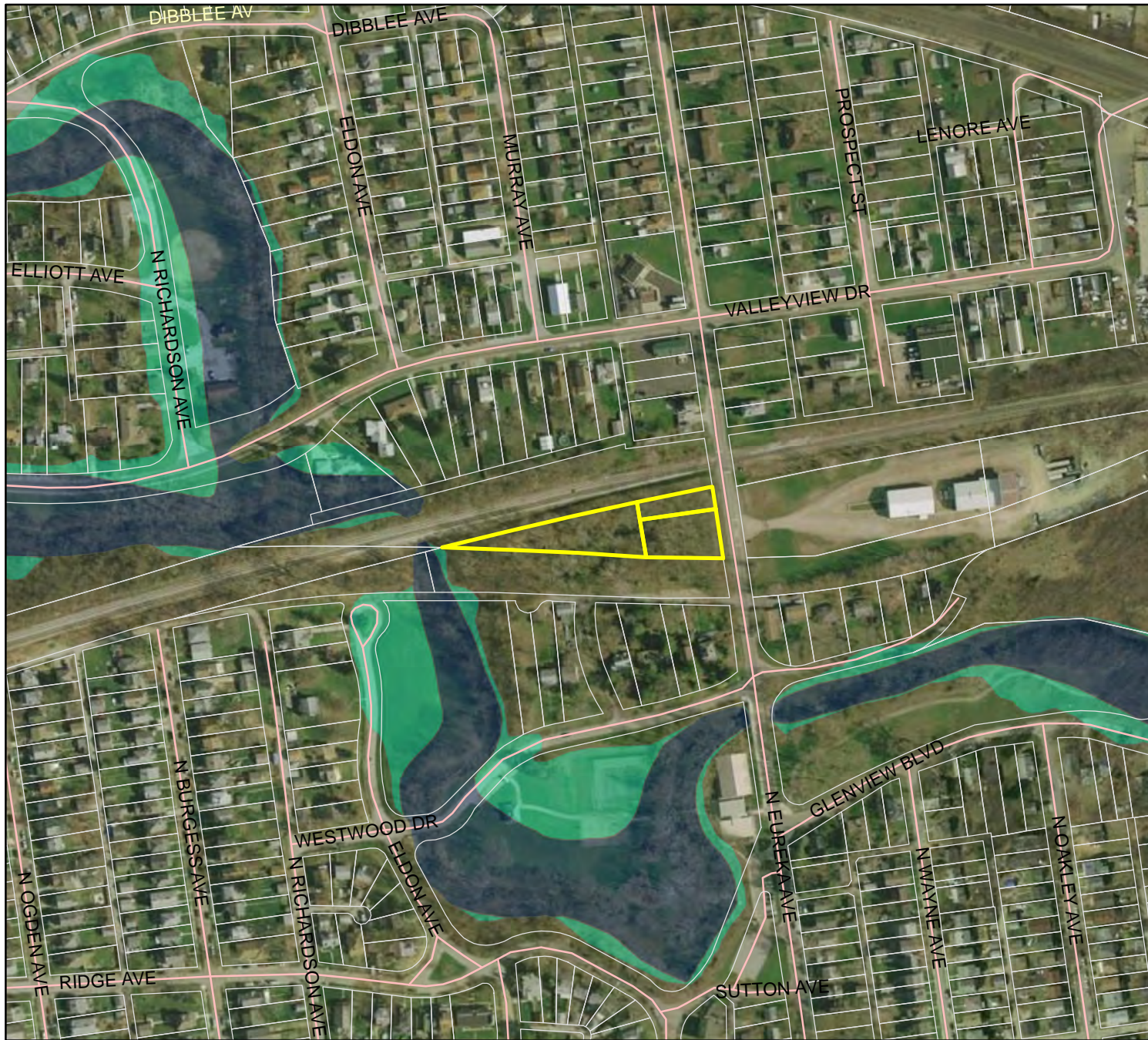
I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

Applicant Signature:

 Christopher Orr Sole member

Date:






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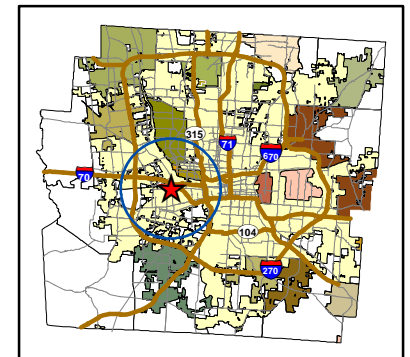


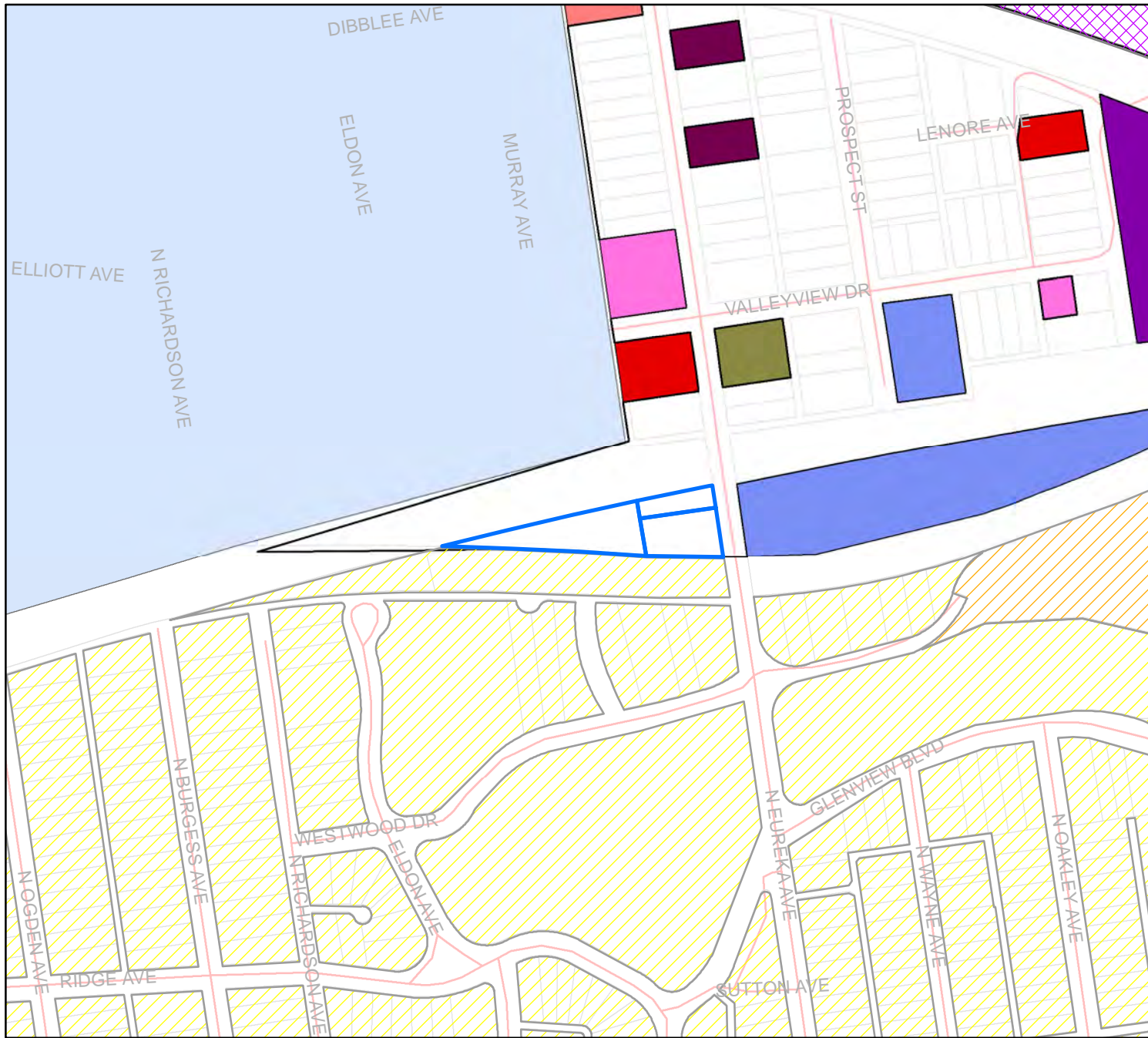
ZON-17-03

Requesting to rezone from the Rural district to the Limited Industrial (LI) district.

Acres: Approx 1.0
Township: Franklin

-  263 N. Eureka Ave
-  Parcels
-  Streets
-  Floodway Fringe
-  Floodway


















ZON-17-03

Requesting to rezone from the Rural district to the Limited Industrial (LI) district.

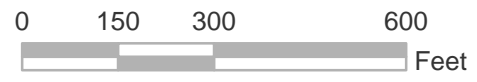
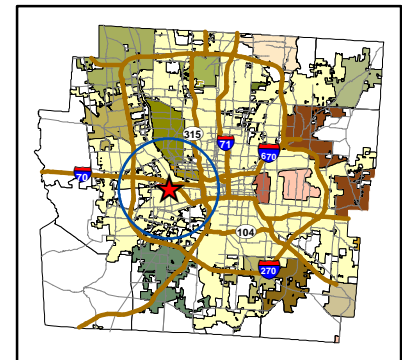
Acres: Approx 1.0
Township: Franklin

-  263 N. Eureka Ave
-  Parcels
-  Streets

- County Zoning**
-  Urban Residential
 -  Community Commercial
 -  Limited Industrial
 -  Neighborhood Commercial
 -  Suburban Apartment Residential
 -  Suburban Office and Institutional
 -  Rural

- Columbus Zoning**
-  Manufacturing
 -  Multi-family
 -  Residential

- Village Zoning**
-  Valleyview



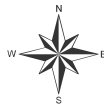
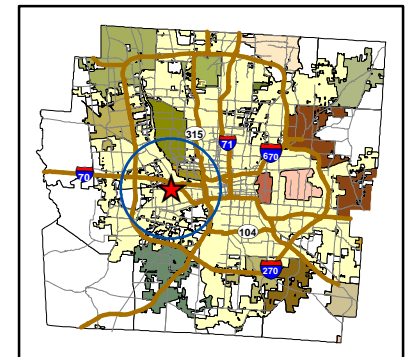


ZON-17-03

Requesting to rezone from the Rural district to the Limited Industrial (LI) district.

Acres: Approx 1.0
Township: Franklin

- 263 N. Eureka Ave
- Parcels
- Streets
- Floodway Fringe
- Floodway

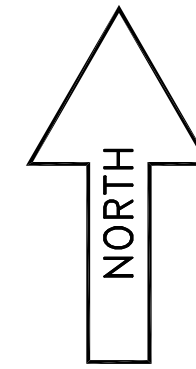


PROJECT ZONING COMPLIANCE:

NEW TEMP. ACCESS ROAD
 365 North Eureka Road
 Columbus, Ohio 43204

PROPERTY DATA

PARCEL NOs: 141-00064-00
 141-000496-00
 141-000497-00
 MAP ROUTING #: 141-M075 -002-00
 141-M075 -001-04
 141-M075 -001-03
 PROPERTY CLASS: C-COMMERCIAL
 LAND USE: 400-VACANT COMMERCIAL
 NEIGHBORHOOD: X9400
 TAX DISTRICT: 141-FRANKLIN TWP



BUILDING SITE VIEW
 SCALE: 1"=40'-0"

NEW TEMPORARY ROADWAY

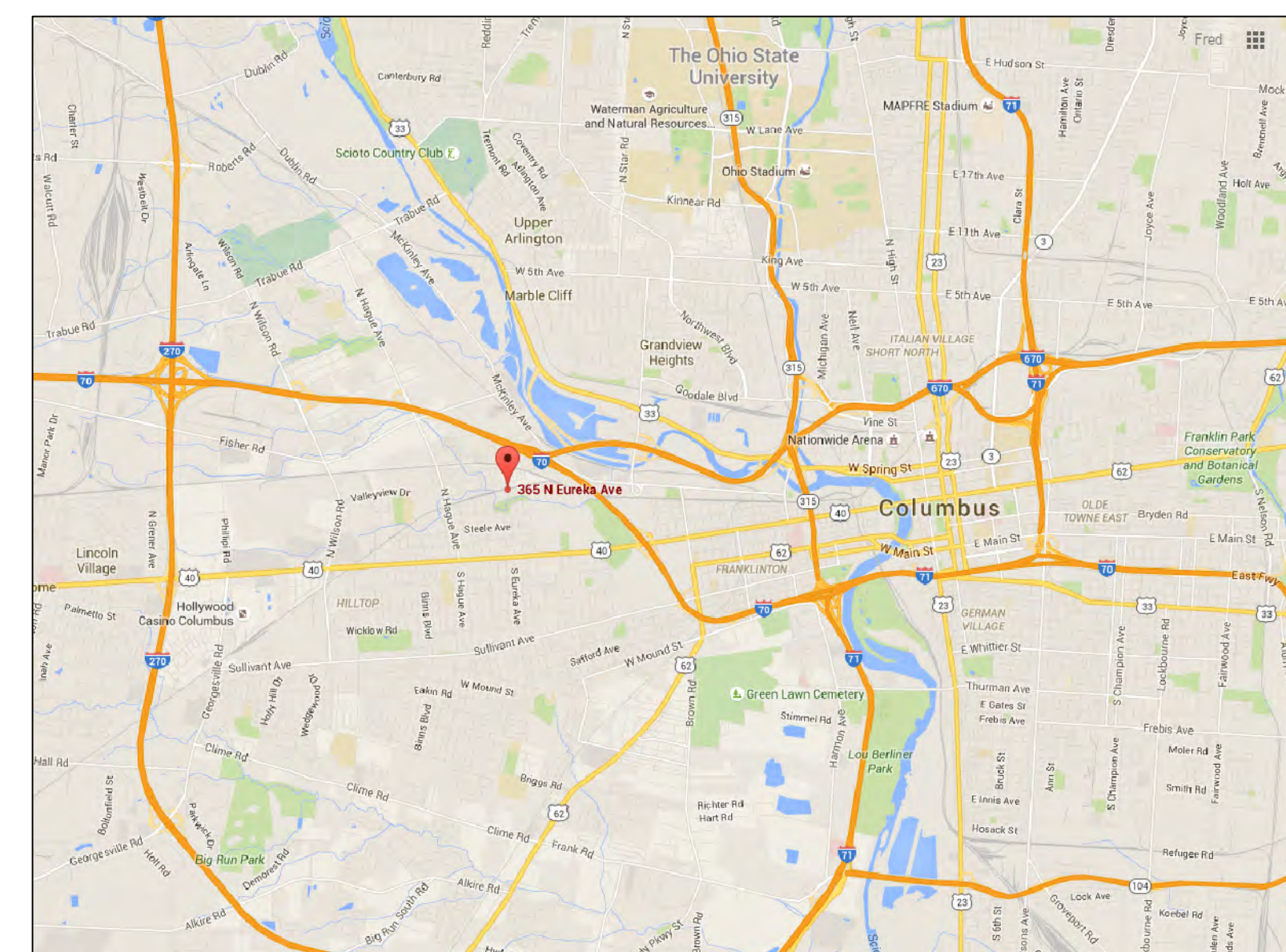
NEW 10" DIA CULVERT PIPE

CURVERT PIPE:

INSTALL 10" DIA DOUBLE POLYPROPOLINE DRAINAGE PIPE ON 6" BED OF #2 STONE AND 12" MIN TOP COVER.

SITE DATA TABLE

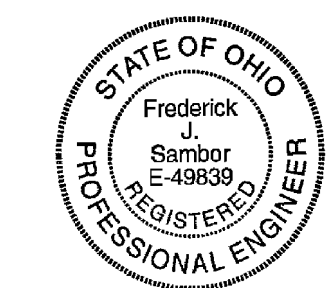
TOTAL SITE AREA:	0.9900 AC	(4,312 SF)
TOTAL DISTURBED AREA:	0.1148 AC	(5,000 SF)
PRE-DEVELOPMENT IMPERVIOUS	0.9900 AC	(4,312 SF)
POST-DEVELOPMENT IMPERVIOUS	0.9900 AC	(4,312 SF)



LOCATION

No.	Revision/Issue	Date

Owner's Representative Name and Address
 Orr Construction
 Chris Orr
 1790 Victorian Court
 Columbus, Ohio 43220
 Phone: 614-679-8779
 email: christopher@orrconstructionco.com



Engineering Firm Name and Address
 Frederick J. Sambor, P.E.
 Professional Engineer
 1390 Hanbury Court
 Gahanna, Ohio 43230
 Phone: 614-563-7349
 E-mail: fredsambor@hotmail.com

Project Name and Address
ZONING COMPLIANCE:
 NEW TEMP. ROAD
 365 North Eureka Road
 Columbus, Ohio 43204
 Parcels: 141-00064-00; 141-000496-00
 141-000497-00

Drawn by	FJS	Sheet	C-1
Date	06-26-17	Scale	
Scale	AS NOTED	SITE PLAN	

NOTES:

ALL CONSTRUCTION SHALL MEET 2011 OHIO BUILDING CODE (OBC), 2011 OHIO MECHANICAL CODE (OMC), 2011 OHIO PLUMBING CODE (OPC), 2014 NATIONAL ELECTRIC CODE (NEC), LOCAL CODE REQUIREMENTS, AS WELL AS CALLED FOR HERE.

CONTRACTOR/OWNER TO VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION. IF CONDITIONS OTHER THAN THOSE SHOWN IN DRAWING SET ARE FOUND, CONTRACTOR/OWNER SHALL NOTIFY PROJECT DESIGNER IMMEDIATELY.

Fisher, Brad X

From: Fisher, Brad X
Sent: Monday, June 26, 2017 9:20 AM
To: 'jeffrey lewis'
Subject: Rezoning Case 263 N. Eureka Ave (ZON-17-03)

Good morning Mr. Lewis,

When you submitted the rezoning application you stated that there is no proposed water or sewer services. I wanted to make sure you were aware that the subject sites minimum lot size is 40,000 square feet (0.92 acres), or larger **according to** the requirements for on-site wastewater treatment systems. This information can be found in Section 344.041 of the Franklin County Zoning Resolution. The Franklin County Sanitary Engineer's office informed me that there are no services available for this site.

If you would like to have the site reviewed for the possibility of a well and septic system you could reach out to Franklin County Public Health to schedule a site inspection. If you decide to apply for a site inspection please let me know. Below is the contact for Public Health.

Jessica Arnold
Administrative Assistant – Water Quality
Franklin County Public Health
280 East Broad Street
Columbus, Ohio 43215-4562
jlarnold@franklincountyohio.gov
(614)525-3559

Let me know if you have any questions,

Brad M. Fisher
Planner

**Franklin County**
Economic Development & Planning Department
Lazarus Building
150 South Front Street, FSL Suite 10
Columbus, Ohio 43215-7104
Tel: 614-525-4684
Fax: 614-525-7155
<http://development.franklincountyohio.gov/>