



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, November 8, 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 October 11, 2017 meeting
5. Old Business:

i. ZON-17-03 – Brad Fisher - *Requesting to table until December 13, 2017*

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.

ii. ZON-17-06 – Brad Fisher

Applicant:	Casandra Mullins & Zachary Adams
Owner:	Caroline Mullins & Linsey Mullins
Agent:	Ryan Conklin, Attorney
Township:	Pleasant Township
Site:	6085 Grove City Road (PID #280-001547)
Acreage:	11.7-acres
Utilities:	Private water and wastewater
Request:	Requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD).

6. New Business:

i. PRAIR-17-04 – Brad Fisher

Applicant:	Prairie Township Board of Trustees
Township:	Prairie Township
Request:	Requesting an amendment to various sections of the Prairie Township Zoning Resolution.

ii. PRAIR-17-05 – Matt Brown

Applicant:	Prairie Township Board of Trustees
Township:	Prairie Township
Request:	Requesting to zone properties along W. Broad St. from Norton Road to Hilliard Rome Road to the General Business district.

iii. PERRY-17-07 – Matt Brown

Applicant:	Perry Township Board of Trustees
Township:	Perry Township
Request:	Requesting an amendment to Section 110 of the Perry Township Zoning Resolution to establish standards for the keeping of chickens, ducks and rabbits.

iv. ZON-17-08 – Brad Fisher - *Requesting to table until January 10, 2017*

Applicant/Agent:	William Shaffer
Owner:	3681 Trabue, LLC.
Township:	Franklin Township
Site:	3681 Trabue Rd. (140-002398)
Acreage:	0.50-acres
Utilities:	Public water and Private wastewater
Request:	Requesting to rezone from the Rural district to the Community Service district.

7. Adjournment of meeting to December 13, 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, October 11, 2017

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, October 11, 2017.

Present were:

Nancy White, Chairperson
Tim Guyton, Vice Chairperson
Roxyanne Burrus
Chet Chaney
Mark Dravillas
Annie Ryznar

Franklin County Economic Development and Planning Department:

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

Ms. White opened the hearing.

The first order of business being the roll call of the members, introduction of staff and the swearing in of witnesses. The next order of business was approval of the minutes of the September 13, 2017, meeting. Mr. Guyton made a motion to approve the September 13, 2017, minutes. It was seconded by Mr. Chaney. The motion passed by a five-to-zero vote, with Ms. White abstaining.

OLD BUSINESS:

The next order of business being Zoning Case ZON-17-02. The matter was placed at the end of the agenda due to absence of owner/applicants.

NEW BUSINESS:

The next order of business being County Subdivision Case No. 667-FP(d). The applicant and owner is Pulte Homes of Ohio, represented by Steve Peck. The agent is Matthew Kirk with EMH&T. The site is located in Jefferson Township, and it is the Villages at Jefferson Run Phase 4 subdivision. The request is for a Final Plat approval to allow the creation of 24 single-family lots. Mr. Matt Brown read and presented the case to the Franklin County Planning Commission.

A motion was made by Mr. Chaney and seconded by Ms. Burrus to approve the Final Plat in Subdivision Case No. 667-FP(b). The motion was approved by a six-to-zero vote.

The next order of business being Variance Case No. 686-V. The owners and applicants are Thomas and Jessie Crook. The agent is Jackson Reynolds. The site is located in Brown Township, at 1535 Cole Road. The site is 11.113 acres. The request is for a variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that will result in a property that exceeds the maximum depth-to-width ratio. Mr. Brad Fisher read and presented the case to the Franklin County Planning Commission. A motion was made by Mr. Chaney and seconded by Ms. Burrus to approve the variance from Section 501.05 of the Franklin County Subdivision Regulations, as outlined in the request from the applicant and identified in Case No. 686-V. The motion was approved by a six-to-zero vote.

A motion was made by Mr. Guyton and seconded by Ms. Burrus to adopt findings of fact that the reason for approving a variance under Section 501.05 of the Franklin County Subdivision Regulations for Case No. 686-V results from the applicant satisfying the criteria for granting the variance under Section 701.07 of the subdivision regulations. The motion was approved by a six-to-zero vote.

The next order of business being Variance Case No. 667-V and Preliminary Plan Case No. 667-PP-R. The owner and applicant is Pulte Homes of Ohio. The agent is Jeff Strung of EMH&T. The site is located in Jefferson Township. The request is for a variance from Section 502.15 of the Franklin County Subdivision Regulations and to revise the Preliminary Plan approval for the Villages at Jefferson Run, Phases 1, 5 and 6, with a street that exceeds the minimum street centerline radius requirement. Mr. Matthew Brown read and presented the case to the Franklin County Planning Commission. A motion was made by Mr. Chaney and seconded by Mr. Guyton to approve the variance from Section 502.15 of the Franklin County Subdivision Regulations, as outlined in the request from the applicant and identified in Case No. 667-V. The motion was approved by a six-to-zero vote. A motion was made by Mr. Chaney and seconded by Mr. Guyton to adopt findings of fact that the reason for approving a variance under Section 502.15 of the Franklin County Subdivision Regulations for Case No. 667-V results from the applicant satisfying the criteria for granting the variance under Section 701.07 of the subdivision regulations. The motion was approved by a six-to-zero vote. A motion was made by Mr. Chaney and seconded by Ms. Burrus to approve the requested Preliminary Plan Revision in Case No. 667-PP-R, with the seven recommended Staff conditions. The motion was approved by a six-to-zero vote.

The next order of business being Zoning Case ZON-17-07. The applicants and owners are Carl and Stacy Woodford. The site is located in Franklin Township, at 4150 Shoppers Lane. The request is to rezone from the General Industrial District to the Community Service District. Mr. Brad Fisher read and presented the case to the Franklin County Planning Commission. A motion was made by Ms. Burrus and seconded by Mr. Chaney to approve the requested rezoning in Case ZON-17-07. The motion was approved by a six-to-zero vote.

OLD BUSINESS:

The next order of business being Zoning Case ZON-17-02. A motion was made by Mr. Guyton and seconded by Mr. Chaney to remove Zoning Case ZON-17-02 from the table. The motion was approved by a six-to-zero vote.

The owner is Nael Yasin and the applicant is Richard Butz. The owner and applicant were not present. The site is located in Franklin Township, at 1929 Brown Road, 1200 Frank Road, 1264 Frank Road and 1268 Frank Road. The request is to rezone from the Community Commercial and Rural Districts to the Community Service District. Mr. Matt Brown read and presented the case to the Franklin County Planning Commission. A motion was made by Mr. Guyton and seconded by Mr. Chaney to approve the requested rezoning in Case ZON-17-02. The motion failed by a six-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Chairperson White adjourned the meeting. The hearing was adjourned at 2:17 p.m.

Signature

Minutes of the October 11, 2017, Franklin County Planning Commission hearing were approved this 8th day of November, 2017.

JEFFREY M. LEWIS CO., LPA
ATTORNEY AND COUNSELOR AT LAW

November 1, 2017

Brad M. Fisher, Planner
Franklin County
Economic Development & Planning Dept.
Lazarus Building
150 South Front Street, FSL Suite 10
Columbus, Ohio 43215-7104
<http://development.franklincountyohio.gov/>

VIA EMAIL DELIVERY

RE: Rezoning Case 263 N. Eureka Ave (ZON-17-03)
Franklin County Planning Commission

Dear Mr. Fisher:

As per our recent telephone conversation, I would respectfully request that the above case scheduled for November's Planning Commission meeting (as well as the Rural Zoning Commission hearing thereafter) be tabled to the December agenda. My client is going to amend its rezoning application from a request for Limited Industrial to one for Select Commercial Planned District (Section 420 of the Resolution). Specifically, he will require additional time to have the required Development Plan drawn up by his engineer as well as to engage the staff as well as the surrounding stakeholders and the Hilltop Area Commission to resolve any concerns regarding this project. The project is further complicated by the fact that the parcel lies in 2 jurisdictions, i.e., Columbus and Franklin Township. As soon as the development plan has been completed by my client's engineer, I will seasonably be filing a formal document that amend the current application. Enclosed please find a revised building elevation which I trust that you will agree is a vast improvement to the site.

As indicated by my last letter, the owner of my client is a lifelong Franklin County resident, and my client provides jobs, services, and economic benefit to Franklin County residents. He is desirous of growing his business and hopes that the proposed project that he envisions will bring significant economic as well as community benefit.

My client has been advised to post with your office the quoted tabling fee of \$350 that you advised would need to be paid. Once again, I want to express my appreciation for your assistance throughout this matter. I look forward to working with you towards a solution that benefits all parties.

Sincerely,



Jeffrey M. Lewis

JML/mml
Enclosures

500 SOUTH 4TH STREET
COLUMBUS OH 43206

LAWYERLEWIS.COM

614.384.2075 TEL
614.384.2076 FAX



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
November 8, 2017

Case: ZON-17-06

Prepared by: Brad Fisher

Applicant:	Casandra Mullins & Zachary Adams
Owner:	Linsey and Caroline Mullins
Agent:	Ryan Conklin, Esq.
Township:	Pleasant Township
Site:	6085 Grove City Road (PID #230-001547)
Acreage:	11.7-acres
Zoning:	Rural
Utilities:	Private water and waste water
Request:	Requesting a rezoning from the Rural District to the Select Commercial Planned District (SCPD).

Summary

The applicant is requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD) to allow the site to be used for barn sales and special events. Staff recommends **denial**.

Request

The subject property is located on the south side of Grove City Road, between Norton Road and Neff Road in Pleasant Township. The subject property contains a house that is 1,290 square feet, a barn that is 1,020 square feet and two accessory buildings totaling 780 square feet, all built around 1900.

The proposal is to rezone from the Rural District to the Select Commercial Planned District (SCPD) to allow barn sales and special events on the site. Monthly barn shop events are limited to twelve (12) 3-day events a year and a limited type of special events may occur, however, the number of events are not specified.

Surrounding Land Use/Zoning

The land use in the surrounding area is predominately residential and agricultural. Directly to the north is a service facility operated by the Franklin County Sanitary Engineer. To the east are single-family homes zoned Suburban Residential (R-4). To the south is vacant, wooded land zoned Rural. Hellbranch Run borders the site to the west. Further west is agricultural land zoned Rural.

Comprehensive Plans

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 with 50 percent open space. The Conservation Strategy Tiers Map identifies Tier 1 areas on the site along with protected area bordering Hellbranch Run.

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 designates the area as existing development and recommends the area for Rural Density Conservation Development. The Conservation Strategy Map shows the site as existing development and located in Tier 1 areas along with protected area bordering Hellbranch Run.

The proposal includes very limited site development with the driveway improvements being the only development in the riparian setback. The proposal will include over 50 percent open space as recommended by the Pleasant Township Comprehensive Plan, however, the proposed commercial use does not keep with the Plan.

Staff Analysis

Select Commercial Planned District:

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

Existing Permitted Uses in Rural district:

Single-family dwellings, home occupations, accessory uses, Schools and Parks, Religious Uses

Proposed Permitted Uses in SCPD:

- Wholesale Trade
- Furniture Stores
- Used Merchandise Stores
- Art Dealers
- Miscellaneous Retailers
- Clothing/Accessory Stores
- Florist
- Electronic Shopping/Mail Order
- General Warehousing and Storage
- Independent Artists
- Recreational and Vacation Camps
- Food Trucks
- Snack Bar
- Residential
- Agricultural

Monthly events will be limited to twelve (12) 3-day events per year, allowing up to six (6) vendors or 3,000 square feet of retail displays, whichever is less. No more than 50 visitors are permitted during monthly barn shop events. The hours of operation will be limited to Friday, 5:00pm to 9:00pm and Saturday/Sunday, 10:00am to 5:00 pm.

Limited types of special events are permitted between the hours of 9:00am and 11:00pm, up to four (4) days a week. These events are limited to 58 attendees, including vendors. Events include the following:

- Weddings
- Group/graduation parties
- Family/school reunions
- Birthday parties
- Corporate picnics
- Camps (Tents only, maximum of ten (10))

Access/Traffic:

Traffic on-site will be limited to the available parking. When parking is full, additional visitors will be turned away by a parking attendant at the entrance.

Parking:

A total of 42 parking spaces will be provided on the property and will consist of gravel and grass pavers. Two (2) ADA compliant spaces are included. Existing screening is proposed to satisfy the screening requirements to the residential lot to the east.

Storm Water/Drainage:

Minimal impervious surfaces (gravel/grass pavers) are proposed on the site and the site drains naturally into Hellbranch Run to the west. No increase in run is expected.

Sewage Disposal and Water Supply:

The existing single-family home will be serviced by an onsite septic system and well. Portable restrooms will be provided for attendees and located by the parking lot.

Architectural Design:

No new buildings are proposed. The applicant agrees to maintain the existing structures. Vendors are permitted to bring temporary tents to provide shelter for their products/displays.

Outside Storage and Utilities:

No outside storage is proposed. Overhead power lines will be buried within twelve (12) months. Generators are not permitted.

Pollution:

No smoke or odor will be emitted or produced on the property. Noise level will be limited such that event sounds will not be clearly audible at property lines.

Graphics and Signage:

Individual tenants will be limited to two (2) foot by four (4) foot identification signs on their tents. Event signage will be limited to a five (5) foot by eight (8) foot banner/road sign, displayed at the road outside of the right-of-way.

Lighting:

Lighting will be limited to low-wattage decorative lighting.

Screening & Landscaping Plan:

Existing vegetation will be preserved, however three (3) small trees will be removed and replaced in order to develop the parking lot. A row of five (5) to six (6) foot tall pine trees will be planted every ten (10) to 14 feet along the eastern property line to screen the parking lot and event area. A four (4) foot tall privacy fence will be installed in combination with the tree plantings. Any dead or damaged trees will be replaced with a minimum three (3) inch caliper tree.

Technical Review Agencies

Franklin Soil and Water Conservation District – The applicant must work with the Conservation District to mitigate development in tiered and protected areas.

Franklin County Engineer's Office – An additional twenty (20) feet of dedicated right-of-way is required along Grove City Road and existing structures within the new right-of-way must be removed prior to the approval of a Certificate of Zoning Compliance. The proposed driveway must be built to 2-way commercial standards and paved as indicated in the Franklin County Access Management Regulations. The driveway width may be reduced provided the Pleasant Township Fire Department approves the request.

Franklin County Public Health – Stated that it is unclear at this time if a review of the site is required. Permits and or licenses may be required in the future based on Food Safety Program (Food Trucks/Stands) and Community Environmental Health Program (Campgrounds).

Pleasant Township Fire Department – Indicated concerns with the ability to access the property with EMS vehicles and that the existing barn may be a fire hazard. The Fire Chief proposed two access drive options:

1. The Township will require that the driveway meet Section 503 of the Ohio Fire Code development standards, or;
2. The adjacent driveway may be used as an alternative emergency access route provided the drive lane is clearly marked.

Franklin County Economic Development and Planning

The General Business Rules section of the development plan needs to be updated to reflect the permitted uses as described in the Proposed Land Use section. The parcel number must be corrected on all submitted materials.

Staff Review

The proposed rezoning keeps with the Big Darby Accord Watershed Master Plan recommendations, however, it does not keep with the Pleasant Township Comprehensive Plan. Emergency vehicle access has not been addressed in the Development Plan or Text, the Franklin County Traffic Engineer's Office concerns have not been resolved and the proposed tree plantings will not be located in the riparian setback as requested by the Big Darby Accord Advisory Panel.

Based on the materials submitted, adopted Plan recommendations and the comments provided by Technical Review Agencies, Staff believes the rezoning would negatively impact the general health, safety and welfare of the public.

Big Darby Accord Advisory Panel Recommendation

The Big Darby Accord Advisory Panel recommends approval of the request with the following conditions:

1. Any plantings installed as part of the mitigation must be of native species, and all mitigation must occur within the riparian setback.
2. The applicant must mitigate the driveway expansion in the riparian setback in accordance with the requirements of the Ohio EPA General Construction Permit for the Big Darby Watershed. Such mitigation must be approved by the Franklin Soil and Water Conservation District.

Staff Recommendation

Staff recommends denial of the request to rezone from the Rural District to the Select Commercial Planned District (SCPD). This recommendation is based on Staff's Review and Analysis of the requested rezoning.

ZASSY'S TREASURES

Development Plan

October 17, 2017

Select Commercial Planned District (SCPD)

6085 Grove City Road, Grove City, Ohio 43123

Pleasant Township, Franklin County, Ohio

Prepared by:

Plan 4 Land
P.O. BOX 16, RADNOR, OHIO 43066

CONSERVATION | DEVELOPMENT | POLICY | ZONING

WWW.PLAN4LAND.NET

RECEIVED

OCT 17 2017

Franklin County Planning Department
Franklin County, OH

ZON-17-06

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APPLICATION FORM



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

Application Number:	Date Filed:	Received By:	Total Fees:	Receipt Number:
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Subject Property Information

- 1. Street Address: 6085 Grove City Road, Grove City, OH
- 2. Parcel ID Number(s): 280 - 001547-00
- 3. Township(s): Pleasant

Description of Subject Property

- 4. Acres to be Rezoned: 11.7
- 5. Current Land Use: Residential
- 6. Surrounding Land Use:
 - North County Engineer's Lot
 - South Creek / Wooded Lot
 - East Large Lot Residential
 - West Creek / Agricultural Field
- 7. Water Supply Source: Public (Central) Private (Onsite)
- 8. Sanitary Sewer Source: Public (Central) Private (Onsite)

Rezoning Request

- 9. Current Zoning: R
- Proposed Zoning: SCPD
- 10. Proposed Land Use: House / Barn Sales
- 11. Purpose for Request: The ability for the applicant to provide a low-impact, viable economic return to the local community through expanded barn sales and special events.



Franklin County Application for Rezoning/Text Amendment

Applicant/Owner/Agent Information

- 12. Applicant Information: Cassandra & Zachary Adams
Address: 6079 Grove City Road, Grove City, OH
Phone: 614-499-3449 Fax:
Interest in Property: Grandchild, Death Recipient, Neighbor
Signature: [Handwritten Signature]
13. Property Owner: Linsey & Caroline Mullins
Address: 6085 Grove City Road, Grove City, OH
Phone: Fax:
Signature: [Handwritten Signature]
14. Agent Information: Attorney Ryan Conklin
Address: 92 N. Sandusky St., #300, Delaware, OH
Phone: 740-990-0750 Fax:
Signature: [Handwritten Signature]

Applicant/Owner/Agent Information

I/we (applicant) Linsey & Caroline Mullins 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) [Handwritten Signature]

Date: Aug. 14, 2017

Property Owner Signature: (required) [Handwritten Signature]

Subscribed and sworn to me in my presence and before me on this 14th day of August 20 17.

Notary Public Signature: [Handwritten Signature]



Ryan Christopher Conklin
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 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: _____

August 14, 2017

Date: _____

Revised 8/14/08
Franklin County Economic Development and Planning
150 S. Front Street, Suite FSL 10, Columbus, Ohio 43215
Phone: (614) 462-3094
www.franklincountyohio.gov/edp

POWER OF ATTORNEY & TRANSFER ON DEATH DESIGNATION AFFIDAVIT

Limited Power of Attorney of LINSEY MULLINS

I, LINSEY MULLINS of 6085 Grove City Rd, Grove City, OH 43123, do hereby create a Limited Power of Attorney as authorized by Sections 1337.21 through 1337.64 of the Ohio Revised Code. This Limited Power of Attorney does not revoke any previously executed General Power of Attorney or Durable Power of Attorney.

Section 1. Designation of Agent

I hereby appoint and designate as my Agents for the matters contained in this Limited Power of Attorney:

Agent's Name: Cassandra Mullins and Zachary Adams, Wife and Husband

Current Address: 6079 Grove City Rd
Grove City, OH 43123

Current Phone: (614) 499-3449

Any person can rely on a statement by an Agent that he or she is properly acting under this document and may rely conclusively on any action or decision made by that successor Agent. That person does not have to make any further investigation or inquiry.

If Agents are acting jointly:

Each Agent may independently exercise the powers granted.

All agents must jointly exercise the powers granted. (SUBJECT TO BELOW)
During any time when more than one Agent is required to act jointly (rather than individually), they shall have the authority to **nominate in writing one of the Agents to transact business for all the Agents**. Such authority may be communicated as requested by the person. Such authority may be withdrawn if one of the Agents elects to do so. Such election shall be communicated to the other Agents and all of the affected persons.

A majority in number of Agents must exercise the powers granted.

Section 2. Grant of Limited Authority

I grant my agent and any successor agent limited authority to act for me with respect to the following subjects:

Initial

LSM All forms, applications, proposals, documents, hearings, and other matters related to a rezoning application filed by my Agents on August 15, 2017 for the property located at 6085 Grove City Rd, Grove City, OH 43123.

General Power of Attorney of LINSEY MULLINS

Page 1

Nothing in this Limited Power of Attorney shall be interpreted as granting my Agents authority to take any other action with regards to my real property, notwithstanding the aforementioned actions related to the rezoning application. My Agents are expressly prohibited from conveying, transferring, mortgaging, leasing, granting access or an easement, or from doing any other action that would grant an interest in my real property.

Section 3. Commencement and Duration of Power

This power of attorney is effective immediately and shall continue in force regardless of whether I have capacity or am incapacitated.

This power of attorney shall terminate upon my death or upon the completion of the process for the application referenced in Section 2 above.

Section 4. Conflict of Interest

I acknowledge the potential conflict of interest that exists between my Agents and the rezoning application they are filing for my property. I consent to such conflict of interest, and expressly indicate that my Agents may take any actions necessary to complete the rezoning application process.


Section 5. Recording of Power of Attorney

This Limited Power of Attorney need not be recorded, as it does not involve the conveyance, lease, or mortgaging of my real property.

Section 6. Governing Law

The laws of the State of Ohio will govern all questions pertaining to the validity and construction of this Limited Power of Attorney.


IN WITNESS WHEREOF, I have signed this Power of Attorney on August 14, 2017.



LINSEY MULLINS, Principal

Witnesses:

The foregoing instrument was, on the day and year written above, signed by LINSEY MULLINS, in our presence. We, in the presence of and at the request of LINSEY MULLINS and in the presence of each other, have attested the same and have signed our names as attesting witnesses.



RYAN CONKLYN, Witness



JOSEPH CLARE, Witness

Notary Acknowledgement

STATE OF OHIO)
)
COUNTY OF FRANKLIN)

SS.



Ryan Christopher Conklin
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

The foregoing instrument was acknowledged before me on August 14, 2017, by
CAROLINE MULLINS.

Notary Public

Document prepared by Ryan C. Conklin, Attorney at Law, WRIGHT & MOORE LAW CO., LPA, 92 N. Sandusky St. #300,
Delaware, OH 43015 (740) 990-0750.

Limited Power of Attorney of CAROLINE MULLINS

I, CAROLINE MULLINS of 6085 Grove City Rd, Grove City, OH 43123, do hereby create a Limited Power of Attorney as authorized by Sections 1337.21 through 1337.64 of the Ohio Revised Code. This Limited Power of Attorney does not revoke any previously executed General Power of Attorney or Durable Power of Attorney.

Section 1. Designation of Agent

I hereby appoint and designate as my Agents for the matters contained in this Limited Power of Attorney:

Agent's Name: Cassandra Mullins and Zachary Adams, Wife and Husband

Current Address: 6079 Grove City Rd
Grove City, OH 43123

Current Phone: (614) 499-3449

Any person can rely on a statement by an Agent that he or she is properly acting under this document and may rely conclusively on any action or decision made by that successor Agent. That person does not have to make any further investigation or inquiry.

If Agents are acting jointly:

Each Agent may independently exercise the powers granted.

All agents must jointly exercise the powers granted. (SUBJECT TO BELOW)
During any time when more than one Agent is required to act jointly (rather than individually), they shall have the authority to **nominate in writing one of the Agents to transact business for all the Agents**. Such authority may be communicated as requested by the person. Such authority may be withdrawn if one of the Agents elects to do so. Such election shall be communicated to the other Agents and all of the affected persons.

A majority in number of Agents must exercise the powers granted.

Section 2. Grant of Limited Authority

I grant my agent and any successor agent limited authority to act for me with respect to the following subjects:

Initial

CSM All forms, applications, proposals, documents, hearings, and other matters related to a rezoning application filed by my Agents on August 15, 2017 for the property located at 6085 Grove City Rd, Grove City, OH 43123.

General Power of Attorney of CAROLINE MULLINS

Page 1

Nothing in this Limited Power of Attorney shall be interpreted as granting my Agents authority to take any other action with regards to my real property, notwithstanding the aforementioned actions related to the rezoning application. My Agents are expressly prohibited from conveying, transferring, mortgaging, leasing, granting access or an easement, or from doing any other action that would grant an interest in my real property.

Section 3. Commencement and Duration of Power

This power of attorney is effective immediately and shall continue in force regardless of whether I have capacity or am incapacitated.

This power of attorney shall terminate upon my death or upon the completion of the process for the application referenced in Section 2 above.

Section 4. Conflict of Interest

I acknowledge the potential conflict of interest that exists between my Agents and the rezoning application they are filing for my property. I consent to such conflict of interest, and expressly indicate that my Agents may take any actions necessary to complete the rezoning application process.

Section 5. Recording of Power of Attorney

This Limited Power of Attorney need not be recorded, as it does not involve the conveyance, lease, or mortgaging of my real property.

Section 6. Governing Law

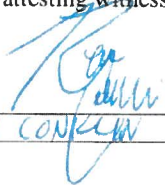
The laws of the State of Ohio will govern all questions pertaining to the validity and construction of this Limited Power of Attorney.

IN WITNESS WHEREOF, I have signed this Power of Attorney on August 14, 2017.


CAROLINE MULLINS, Principal

Witnesses:

The foregoing instrument was, on the day and year written above, signed by CAROLINE MULLINS, in our presence. We, in the presence of and at the request of CAROLINE MULLINS and in the presence of each other, have attested the same and have signed our names as attesting witnesses.


_____, Witness


_____, Witness

TRANSFER ON DEATH DESIGNATION AFFIDAVIT

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

We, Linsey Mullins and Caroline Mullins, Husband and Wife, being first duly sworn according to law, depose and say that:

- 1. We are the owners of record of the following real estate:

Situated in the County of Franklin, in the State of Ohio and in the Township of Pleasant:

Being a part of George Evans Survey No. 3809, Virginia Military District: Beginning at a stone in the Georgesville Big Run Free Pike in the Northeast corner of James F. Cummins land; thence S. 85 deg. E. along said pike and the south line of Trapp's land 283 feet, plus or minus, to a point; thence S. 33 deg. 47' W. 370.3 feet to an iron pipe, passing an iron pipe at 23.8 feet; thence South 4 deg. 24' W. 755.2 feet to an iron pipe; thence North 85 deg. 03' W. along the North line of said Meier's land 553.8 feet, more or less to the center line of Darby Big Run, passing a stone on the west bank of said Run at 534 feet, plus or minus; thence up the center of said Run with the meanders thereof as follows: N. 16 deg. W. 321.42 feet; thence N. 11 deg. 15' E. 77.22 feet; thence N. 33 deg. 30' E. 96.36 feet; thence N. 75 deg. 30' E. 114.18 feet; thence N. 42 deg. 30' E. 211.86 feet; thence N. 25 deg. 0' E. 229.68 feet; thence N. 70 deg. 30' E. 180.18 feet; thence N. 17 deg. 30' 132.00 feet to the place of beginning and containing 11.7 acres, more or less.

Parcel No. 230-001547

Address: 6085 Grove City Road, Grove City, OH 43123

Prior reference: Instrument No. 201405200061968 of the Official Records of Franklin County, Ohio

- 2. Casandra Sue Mullins Adams is designated as transfer on death beneficiary for the property described in this affidavit. She shall not receive the property until both Linsey S. Mullins and Caroline S. Mullins have died. Accordingly, this affidavit shall have no effect upon the first to die between Linsey S. Mullins and Caroline S. Mullins. Isabella S. Adams is designated as contingent beneficiary.
- 3. This affidavit supersedes and replaces any and all prior transfer on death designations made by us either by deed, affidavit or otherwise as to the property described herein.

Further affiants sayeth naught.

Caroline Mullins signature and name

Linsey Mullins signature and name

Sworn to and subscribed before me this 7 day of December, 2015



Kacie D. Waugh, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Kacie D. Waugh signature and Notary Public title

This instrument prepared by Clark & Waugh, LLP, Attorneys, 3083 Columbus Street, Grove City, Ohio 43123

LEGAL DESCRIPTION

Situated in the County of Franklin, in the State of Ohio and in the Township of Pleasant:

Being a part of George Evans Survey No. 3809, Virginia Military District: Beginning at a stone in the Georgesville Big Run Free Pike in the Northeast corner of James F. Cummins land; thence S. 85 deg. E. along said pike and the south line of Trapp's land 283 feet, plus or minus, to a point; thence S. 33 deg. 47' W. 370.3 feet to an iron pipe, passing an iron pipe at 23.8 feet; thence South 4 deg. 24' W. 755.2 feet to an iron pipe; thence North 85 deg. 03' W. along the North line of said Meier's land 553.8 feet, more or less to the center line of Darby Big Run, passing a stone on the west bank of said Run at 534 feet, plus or minus; thence up the center of said Run with the meanders thereof as follows: N. 16 deg. W. 321.42 feet; thence N. 11 deg. 15' E. 77.22 feet; thence N. 33 deg. 30' E. 96.36 feet; thence N. 75 deg. 30' E. 114.18 feet; thence N. 42 deg. 30' E. 211.86 feet; thence N. 25 deg. 0' E. 229.68 feet; thence N. 70 deg. 30' E. 180.18 feet; thence N. 17 deg. 30' 132.00 feet to the place of beginning and containing 11.7 acres, more or less.

Parcel No. 230-001547

Address: 6085 Grove City Road, Grove City, OH 43123

Prior reference: Instrument No. 201405200061968 of the Official Records of Franklin County, Ohio

SURVEY PLAT

PROPERTY EXHIBIT

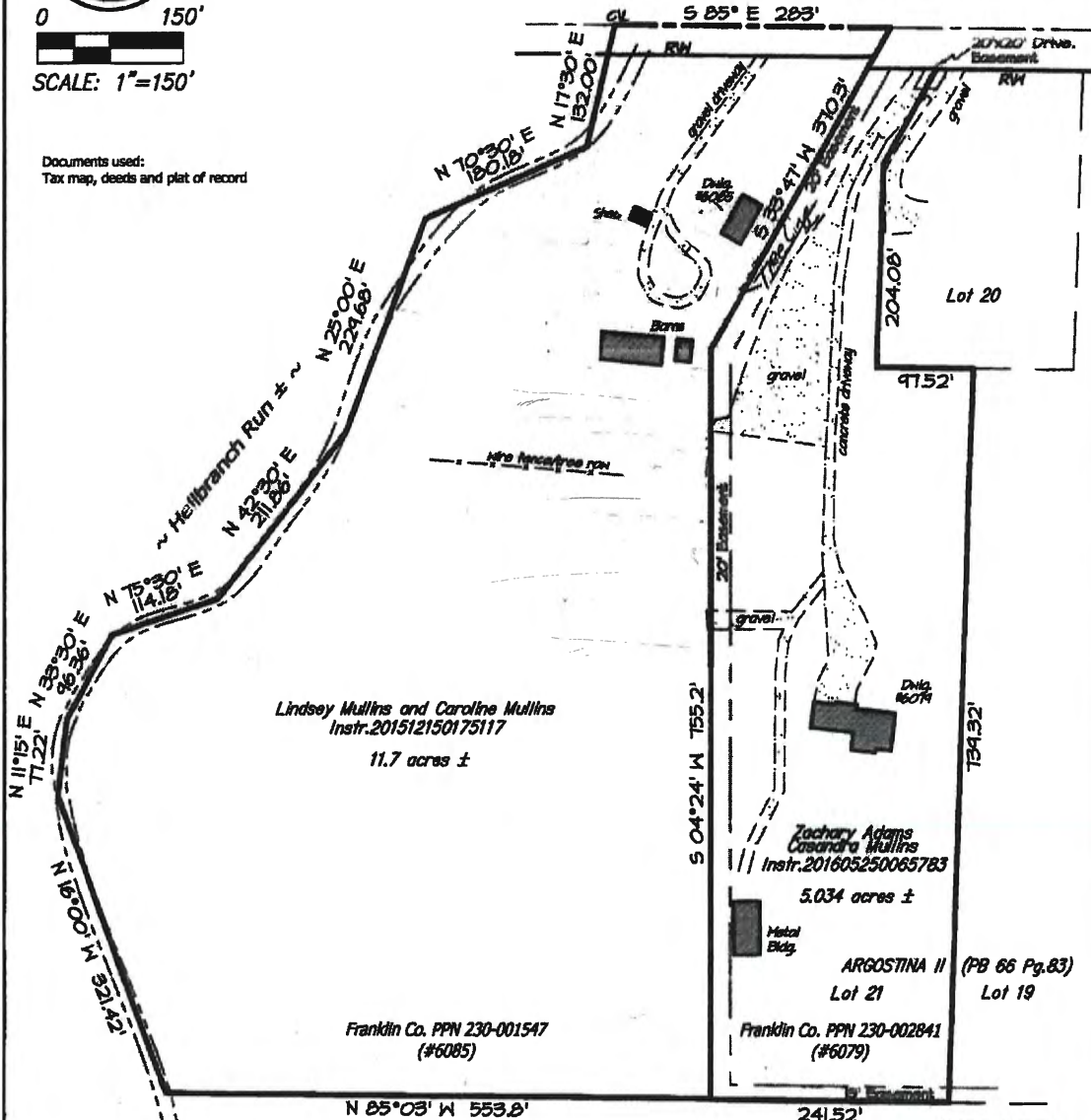
STATE OF OHIO, FRANKLIN COUNTY, PLEASANT TOWNSHIP
6085 & 6079 Grove City Road, Grove City, OH 43123



0 150'
SCALE: 1"=150'

Documents used:
Tax map, deeds and plat of record

Grove City Road (public right-of-way)



FOR PLANNING PURPOSES ONLY. PROPERTY DIMENSIONS SHOWN HEREON ARE RECORD GEOMETRY. NOT TO BE CONSIDERED A BOUNDARY SURVEY.

Matthew L. Campbell
MATTHEW L. CAMPBELL REG. NO. 8546
CAMPBELL & ASSOCIATES, INC.

4/15/2017
DATE
ref: C0142083

NOTES:
DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

THIS EXHIBIT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC. EASEMENTS SHOWN ARE DEPICTED ON PLAT OF RECORD.

CA
CAMPBELL & ASSOCIATES, INC.
Land Surveyors
(800)233-4117
www.campbellsurvey.com

ABOUT THE APPLICANTS

Linsey & Caroline Mullins, husband and wife, are owners of the subject 11.7-acre property at 6085 Grove City Road, reside on-site and have a long history maintaining the property as a family farm.

After they unexpectedly lost their daughter in October 2015, in December the owners executed a Transfer on Death Designation Affidavit granting the property to Casandra (Cassy) Mullins Adams, their granddaughter, upon their death.

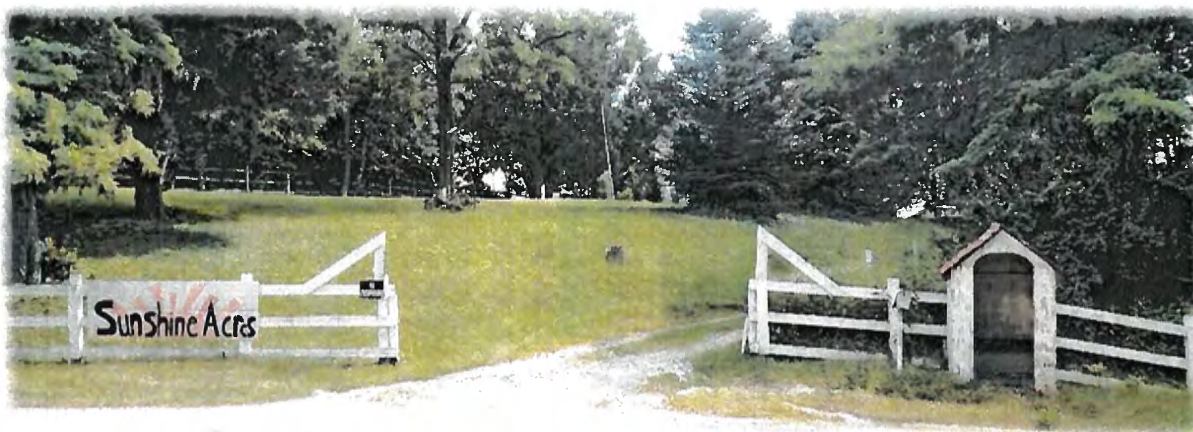
On May 25, 2016, Cassy and her husband, Zachary (Zach) Adams purchased the adjoining 5.0-acre residential property at 6079 Grove City Road and currently reside there with their children, Grayson, Isabella, McKenzie and Abigail.

SUMMARY OF PROPOSED LAND USE

This rezoning proposal for 11.7 acres from “Rural” to “Select Commercial Planned District” is proposed to allow for occasional, limited business activities in and around the barn. Activities will be in the barn and surrounding areas, but limited to six (6) outside vendors having no more than 3,000 square feet of retail space and fifty customers on-site during any given time. The permanent physical modification to the property will be limited to driveway and parking improvements with proposed screening and required watershed mitigation. The proposal will allow for up to one weekend barn sale each month and occasional special events.

ABOUT THE SITE

The subject 11.7 acre property is located in Pleasant Township, Franklin County Parcel Number 230-001547. Being on the south side of Grove City Road and on the east bank of Hellbranch Run, a tributary to the Big Darby Watershed. Designated “Sunshine Acres” from the roadside farm sign, structures on the site are screened from view by extensive vegetation around the property boundaries.





There are a number of existing agricultural structures on the property with rural appeal, including the pictured barns, refurbished silo and livestock pens that make the property unique. The property is mostly fenced with three-board fencing and has access from its single-family driveway and a few gates that have been installed along the family-owned property to the east. The property contains housing and pasture for goats, chickens and ducks. Structures have been repurposed by the family and provide attractive venues for visitors. As the surrounding area has developed, the type of agricultural use of this property has evolved.



HISTORY OF BUSINESS GROWTH

Cassy Mullins Adams started Zassy's Treasures & Design with the help of her husband, Zach Adams, in May 2011. The business started with selling crafts on Etsy (an online store) and at local flea markets. Cassy worked with her grandmother to hold a Barn Sale at the farm in October 2012. Because of its popularity, they continued holding Barn Sales on the subject property semi-annually in June and October. In October 2015, the sale began including outside vendors with thirty (30) vendors, in events they termed "Zassy's Barn Sale & Vendor Market".

In March 2016, they opened a store front in downtown Grove City. After they purchased the additional property to the east in May 2016, they continued to hold the Zassy's Barn Sale and Vendor market through 2016 with access from the driveway to the north, which allowed for parking in the rear pasture. By October 2016 the number of vendors grew to eighty (80) per event. Due to limited demand for the store front retail shopping

opportunity and growing demand and popularity for the on-site events, they closed the storefront in January 2017 and with the plan and desire to hold more frequent events on the farm.



They began offering a monthly weekend event, “Zassy’s Monthly Barn Shop” in March 2017 and immediately received notice of zoning violation from Franklin County in regard to site modifications that were made by adding hard-surface parking in the riparian setback area. In an effort to offer better parking for more frequent on-site events and to address muddy conditions generated from rainy weather at the October 2016 event, parking was added along the adjoining driveway in February 2017. On-site events were suspended after receiving the letter from Franklin County to resolve concerns.

To allow for the business to continue “Zassy’s Barn Sale & Vendor Market” was moved down the road to Circle S Farms at 9015 London Groveport Rd., Grove City, Ohio 43123 in June 2017. The event remained successful and grew slightly with over 100 vendors joining the market.

As a result of discussions with the Franklin County Planning Department, the parking area was reverted a grass lawn in July 2017 and the owners are seeking this zoning map amendment to provide for the terms of the ongoing business operations, which will be limited to 6085 Grove City Road and not include any activities on 6079 Grove City Road (next door).

DETAILS OF PROPOSED LAND USE

The “Zassy’s Barn Sale & Vendor Market” events, which generated concerns by neighbors, will continue to be held off-site and this application is to allow for continued operation of the “Zassy’s Monthly Barn Shop.”

The “Zassy’s Monthly Barn Shop” any other special events which will average a few dozen customers at any time, with no more than fifty (50) at a time. This proposed land use will include Zassy’s Treasures or their successor as defined in the following list of permitted uses:

- Fruit & Vegetable Market (SIC 543) – Occasional sale of fruits and vegetables from on-site production.

- Miscellaneous Food Store (SIC 549) – Sale of prepackaged snacks and beverages at events.
- Apparel & Accessory Stores (SIC 56) – Marketing of vintage or hand-made clothing.
- Home Furniture and Furnishing Stores (SIC 571) – Marketing of home-made furniture.
- Eating Places (SIC 5812) – Food truck vendor(s) during events.
- Used Merchandise Store (SIC 593) – Marketing of antiques.
- Miscellaneous Shopping Goods Store (SIC 594) – Marketing of other vintage or craft products, including occasional marketing of third-party products.
- Florists (SIC 5992) – Marketing of hand-picked flowers.
- Catalogue & Mail Order Houses (SIC 5961) – Web-based marketing and shipping of products.
- Recreational Vehicles, Parks & Camp Sites (SIC 7033) – hosting camps during special events.
- Bands, Orchestra, Actors, & Other Entertainers, Entertainment Groups (SIC 7929) – Live entertainment during events. Display and marketing of art.

Additionally, inventory may be stored in the barn. The residence and agricultural uses (SIC 01-02) will be retained.

TYPES OF EVENTS & ACTIVITIES

On-site operations shall be classified as one of the following types of events and regulated by the following rules and regulations, which shall be considered stipulations of the Franklin County Zoning Regulations by approval of this Select Commercial Planned District Development Plan.

MONTHLY EVENTS – “ZASSY’S MONTHLY BARN SHOP”

1. Limited to twelve (12) three day events per year.
2. Typically held in third weekend of the month.
3. Limited to six (6) outside vendors or 3,000 square feet of retail display area, whichever is less.
 - a. This includes area within the existing barn where product may be displayed for sale.
4. Parking Available = 42 spaces or one (1) parking space per outside vendor and 36 parking spaces to facilitate to accommodate 50 visitors.
5. Hours limited to:
 - a. Friday – 5:00 p.m. to 9:00 p.m. (Open Sale)
 - b. Saturday/Sunday – 10:00 a.m. to 5:00 p.m. (Open Sale)

OCCASIONAL SPECIAL NON-RETAIL EVENTS

1. Limited types of special events – events shall be limited to the following types of activities.
 - a. Weddings
 - b. Group/graduation parties
 - c. Family/school reunions
 - d. Birthday parties
 - e. Corporate picnics
 - f. Camps (limited to tents only and a maximum of ten (10) tent sites, as defined and regulated by the Franklin County Health Department)
2. May be held 9:00 a.m. to 11:00 p.m., up to four (4) days per week (typically 2 to 4 hours per day) when the aforementioned sales are not occurring.
3. Invite only events, limited to no more than fifty-eight (58) invited attendees, including vendors.

4. Signage shall be limited to a five foot (5') by eight foot (8') temporary sign at the road, but outside of the road right-of-way, to not obstruct visibility.

GENERAL BUSINESS RULES

The following rules shall be distributed and enforced to all vendors:

1. Vendor businesses must be permitted in the Suburban Office, Neighborhood Commercial, Community Commercial, Community Service, Restricted Industrial and Limited Industrial Zoning Districts of the Franklin County Zoning Resolution.
2. Vendors can only operate during the permitted hours of operation.
3. Any vendor identification or advertising signs shall be limited to 2' x 4' and posted under the roofline of their tents or displays.
4. Product sales shall be limited to the area of their permit (e.g. 100 square feet = 10' by 10')
5. No generators are permitted.
6. Event sounds may not be clearly audible at property lines. A clearly audible sound is any sound for which the information content is unambiguously communicated to the listener, such as, but not limited to, understandable speech, comprehension of whether a voice is raised or normal, repetitive bass sounds, or comprehension of musical rhythms, without the aid of any listening device. A recording device may be used in the enforcement of this limitation to capture the clearly audible noise.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

This project is compliant with the comprehensive plan, is not detrimental to public health or safety and advances the general welfare of the community.



The use is compliant with surrounding land uses, which includes single-family residential homes on large lots, various on-site sales, including firewood being marketed in the above picture. There is substantial wooded lands along the adjacent creek. A Franklin County maintenance and storage lot is located adjacent to the north and is partially pictured below from the entrance gate.



The following includes relevant portions of the New Development Checklist from the Pleasant Township Comprehensive Plan and represents the applicant’s response to its evaluation criteria.

ALL NEW DEVELOPMENTS	YES	NO	N/A	NOTES
PROPOSED LAND USE MATCHES FUTURE LAND USE MAP	X			Conservation Development (50% Open Space) & Stream Buffer.
DEVELOPMENT IS SETBACK FROM ENVIRONMENTALLY SENSATIVE AREAS	X			The only proposed improvements within the riparian setback area are to provide adequate access for visitors’ public safety. No development is proposed within the floodplain.
LOW IMPACT DEVELOPMENT TECHNIQUES ARE USED	X			No trees or vegetation will be removed with the proposed construction. The applicant wishes to maintain a gravel surface on the driveway to limit any potential increase in storm water run-off.
SIDEWALKS INDICATED FOR PRIORITY AREAS			X	There are no priority areas on-site.
APPROPRIATE RIGHT-OF-WAY FOR BICYCLES			X	The applicant would be willing to provide additional right-of-way for such amenities, but such would likely be more appropriate on the north side of Grove City Road where there is public ownership.
DEVELOPMENT PRESERVES AGRICULTURAL USES	X			This proposal is intended to showcase the rural nature and active agricultural activities on-site and in the immediate area.
COMMERCIAL DEVELOPMENT	YES	NO	N/A	NOTES
BUILDING IS ORIENTED TOWARD THE ROAD	X			The existing buildings on this site are oriented toward the road. There are no new buildings proposed.
BUILDING IS ARCHITECTURALLY COMPATIBLE WITH SURROUNDING USES	X			The plan is to retain the existing barn which has substantial rural character and is architecturally compatible with surrounding uses. No are no new buildings proposed.
SUFFICIENT LANDSCAPING IS PRESENT	X			There is significant vegetation along the creek and property lines. The applicant is proposing additional landscape screening along their eastern property line where adjoining residents are more likely to have a view of the planned activities.
PARKING IS ORIENTED TO THE SIDE AND REAR OF THE BUILDING	X			All parking is proposed to the rear of the existing residence and the barn that will be used for the barn sales and special events.

COMPATIBILITY WITH THE BIG DARBY ACCORD PLAN

The Big Darby Accord Plan was developed to provide a proactive approach to managing development and ensuring the protection and improvement of water quality and aquatic habitat in the Big Darby Creek watershed. The Plan provides guidance for how and which land should be developed, preserved, and protected. The Plan, similar to a comprehensive plan, provides land use and policy guidance for changes in land use over time. The following is a response to the checklist items outlined in Appendix D of the plan. Additional details are provided Appendix B (page 40).

LOCATION	(REQUESTED) ZONING	USE(S)	ACREAGE	SQ. FT. OR NUMBER OF UNITS
6085 Grove City Road, Grove City, OH 43123	SCPD	Barn Sale, Special Events	11.7 acres	N/A

PROPOSED DENSITY	PERMITTED DENSITY	OPEN SPACE REQUIRED	PUBLIC PARKLAND PROVIDED	PUBLIC PARKLAND REQUIRED
N/A	N/A	N/A	N/A	N/A

WATER QUALITY / CONSERVATION	YES	NO	DETAILS / COMMENTS
INCORPORATE BMPs IN SITE PLAN TO ACHIEVE TMDL REQUIREMENTS		X	THE APPLICANT IS REQUESTING ALL DRIVEWAYS WITHIN THE RIPARIAN SETBACK AREA BE MAINTAINED AS POROUS PAVEMENT & VEGETATION BUFFERING THE STREAM BE MAINTAINED "AS IS" TO ENSURE STORMWATER FILTRATION OF ANY CURRENT OR FUTURE STORMWATER RUN-OFF.
PROTECTS TIER 1 LAND	X		THIS SITE APPEARS TO BE LABELED AS "TIER 1 LAND" IN THE BIG DARBY ACCORD PLAN. THIS REZONING WILL ENSURE THE ABILITY TO MAINTAIN THIS PROPERTY AS A LARGE LOT SMALL-SCALE FARM AND THEREFORE PROTECTING IT FROM DEVELOPMENT.
PROTECTS TIER 2 LAND		X	N/A
PROTECTS TIER 3 LAND		X	N/A
PROTECTS STREAM CORRIDOR PROTECTION ZONE		X	THIS REZONING ALLOWS FOR PRESERVATION OF THE STREAM CORRIDOR WITH LIMITED DEVELOPMENT.
INCORPORATES STREAM RESTORATION		X	N/A
INCORPORATES SITE MONITORING OF WATER QUALITY		X	N/A
PROVIDES OPEN SPACE THAT LINKS WITH ADJACENT OPEN SPACE AREAS	X		THIS PRIVATELY OWNED OPEN SPACE ALONG THE STREAM HELPS MAINTAIN A CRITICAL STREAM CORRIDOR AND VALUED GREENWAY.
INCORPORATES PERMANENT EASEMENTS TO PROTECT OPEN SPACE	X		APPROVAL OF THIS SCPD ZONING PLAN WILL CREATE A LIMITATION ON THE MAJORITY OF THIS 11.7 ACRE PROERTY TO BE MAINTAINED AS OPEN SPACE.
MEETS SEWAGE SYSTEM REQUIREMENTS	X		THE INSTALLED SEPTIC TREATMENT SYSTEM WILL BE MAINTAINED FOR THE SINGLE-FAMILY HOME ONLY. PORTABLE RESTROOMS, LOCATED BY THE PARKING LOT OUTSIDE OF THE RIPARIAN SETBACK AREA, WILL BE UTILIZED FOR EVENTS AND SERVICED REGULARLY.
PROVIDES NECESSARY PERFORMANCE BOND FOR MONITORING AND OPEN SPACE AREAS		X	N/A

DEVELOPMENT	YES	NO	DETAILS / COMMENTS
INCORPORATES PRINCIPLES OF CONSERVATION DEVELOPMENT	X		WELL OVER 50% OF THIS SITE WILL BE MAINTAINED AS OPEN SPACE AND NOT INCORPORATED INTO THE PROPOSED COMMERCIAL ACTIVITY.
INCORPORATES PRINCIPLES OF TOWN CENTER DEVELOPMENT		X	N/A
INCORPORATES PRINCIPLES OF LEED ND		X	N/A
LAND USE IS CONSISTENT WITH DARBY ACCORD PLAN	X		THIS APPLICATION APPEARS TO BE CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE DARBY ACCORD PLAN.
INCORPORATES REQUIRED PUBLIC FACILITIES		X	N/A
PROVIDES TRAIL LINKAGES		X	N/A
PROVIDES REVENUE TOWARD ACHIEVING THE DARBY ACCORD PLAN	X		THIS USE WILL GENERATE SALES AND PROPERTY TAX INCREASES THAT CAN ASSIST WITH IMPLEMENTING PLAN GOALS.
PROVIDES REQUIRED TRANSPORTATION IMPROVEMENTS		X	N/A

REVIEW OF FRANKLIN COUNTY ZONING REGULATIONS

The following is a review of the relevant zoning regulations.

SECTION 5.10 - (SCPD) SELECT COMMERCIAL PLANNED DISTRICT (SECTION 420)

The Select Commercial Planned District is intended to provide a flexible approach to commercial developments in unincorporated Franklin County. Non-residential development of a specified type, character and mix may be suitable with proper controls, using the SCPD as a transitional zoning district.

The Select Commercial Planned District is intended to provide controls necessary to ensure compatibility between the select commercial area with the surrounding environment. Performance criteria are included.

The proposal is in keeping with the purpose of the requested Zoning District.

SECTION 420.02 – SELECT COMMERCIAL PLANNED DISTRICT (SCPD) – PERMITTED USE

Land and buildings within the SELECT COMMERCIAL PLANNED DISTRICT shall be used only for those selected uses identified by an applicant for zoning plan amendment and found within the Suburban Office, Neighborhood Commercial, Community Commercial, Community Service, Restricted Industrial and Limited Industrial Zoning Districts. Proposed uses shall be enumerated in the application as being appropriate to provide compatibility with the neighborhood and community character and for compliance with the Comprehensive Plan. All permitted uses shall be approved by the Board of Franklin County Commissioners as a part of the Development Plan required (Section 420.034) for the subject tract. Said permitted uses shall run with the land as long as the SCPD zoning as approved remains in effect.

The proposed use will be compliant.

420.03 – PROCEDURE

The following procedure shall be followed in placing land in the SELECT COMMERCIAL PLANNED DISTRICT.

420.031 – SUBMISSION OF APPLICATION

The owner or owners of a tract or tracts of land of any size may request that the Zoning District Map be amended to include such tract or tracts in the SELECT COMMERCIAL PLANNED DISTRICT in accordance with the provisions of ARTICLE VII.

The current owners have signed the included Power of Attorney, authorizing the applicants to submit and represent this application on their behalf.

420.032 – DEVELOPMENT STANDARDS

The development standards of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, shall apply to the SELECT COMMERCIAL PLANNED DISTRICT according to the specific zoning district and use selected in accordance with SECTION 420.02, Permitted Use and SECTION 420.033, Performance Standards. A compliance waiver for any Development Standard may be granted as a part of the Development Plan if approved by the Board of Franklin County Commissioners.

The proposed use will be compliant, as specified herein.

There is a divergence requested from §531.041(3) of the Franklin County Zoning Regulation pertaining to drive material and design requirements for Commercial and Industrial Uses. The Zoning Resolution stipulates, “An access drive shall be surfaced with a sealed surface and constructed to provide adequate drainage of the area.” The applicant is requesting to retain gravel surface for the driveway and asphalt millings for the parking surface. The gravel will allow for reduced storm water runoff and the asphalt millings will allow for recycling materials that are already onsite.

There is a divergence request from §420.038(#4) of the Franklin County Zoning Regulation pertaining to a required stamp by a registered Landscape Architect on the landscaping plan. Due to the minimal nature of the proposed landscaping, this requirement does not appear to be necessary.

420.033 – PERFORMANCE STANDARDS

Applications for SELECT COMMERCIAL PLANNED DISTRICT shall meet the following requirements. The Development Plan (SECTION 420.034) and the Detailed Site Plan, (SECTION 420.037) will be reviewed to determine whether the following performance criteria have been addressed and satisfied. Unless otherwise indicated, information required by the Performance Standard criteria shall be submitted in conjunction with Development Plan submission. A compliance waiver for any Performance Standard may be granted as part of the Development Plan if approved by the Board of Franklin County Commissioners.

The applicant agrees to submit to the requirements specified in this application and in the approval process.

420.034 – DEVELOPMENT PLAN

A Development Plan at a scale of at least 1"=50' shall be prepared and sealed by either a registered architect, registered engineer, or a registered landscape architect to satisfy Development Plan requirements. Five (5) copies of a Development Plan shall be submitted with the application to amend the zoning district map. Such Development Plan shall demonstrate engineering and project feasibility, shall be in map form with accompanying text as appropriate, and shall address the following:

- 1) Permitted Uses - Selected uses in accordance with Section 420.02 to be permitted within the SELECT COMMERCIAL PLANNED DISTRICT shall be specified by area or specific building location as a part of the Development Plan submission. The Development Plan may state specific individual uses by area or structure in order to accomplish the desired compatibility with the surrounding environment.

The proposed vendor and event area is specified on the development plan. Vendors shall primarily be retail.

- 2) Site Map - A survey map of the boundary of the area being requested for zoning map amendment shall depict existing roads, streets and easements within the subject tract as well as the proposed location and approximate size of all structures and ancillary uses. Offsite contour and easement locations shall be provided where necessary to determine special off-site circumstances as they relate to the development, or off-site features affected by the development.

See included development plan.

- 3) Vegetation - Significant strands of existing vegetation are to be depicted.

See included development plan.

- 4) Soils - Soil types found on the subject tract are to be submitted based upon the Franklin County Soil Survey.

See included development plan.

- 5) Traffic - Each Development Plan shall be accompanied by an analysis of traffic conditions which can be expected to result from the proposed development. The analysis shall estimate the Average Daily Traffic (ADT), the peak hour(s) of traffic, and distribution of the same to the existing and proposed street system, together with an analysis of street improvements necessary to accommodate the additional traffic. The applicant shall state and document assumptions made regarding the projected traffic figures. Standard techniques and references shall be utilized. The following references, or other references which may be acceptable to the Board of County Commissioners, shall be used:
 - a) Highway Capacity Manual (Special Report #209, 1994, National Academy of Sciences).
 - b) "Trip Generation": Institute of Traffic Engineers, (Current Edition). Traffic analysis shall be based on existing off-site conditions and known plans for the development of offsite areas.

Traffic expected to be generated by the proposed development shall not cause any tributary street or highway facility to operate below a level of service "C", as defined in the current edition of the "Highway Capacity Manual" (see above reference).

The expected traffic will be limited to the available parking. A traffic generation study was completed and depicted expected trip generation of 1.4. The monthly and special events are expected to generate less than 50 trips per peak hour. Events attendance will be managed through invitation. As a precaution, when parking is full, additional visitors will be directed to turn around on-site and exit and return at a later time by a parking attendant at the entrance.

- 6) Access - Whenever multiple structures to be located in SCPD are located on a collector street or arterial street, as defined by the Franklin County Thoroughfare Plan, access onto the collector or arterial shall be via interior local streets or marginal access (frontage) roads. All uses within the SCPD shall derive their access from the interior streets within the SCPD, unless specific exemptions are made as a part of the approved Development Plan.

The proposed use will take access from the existing driveway at 6085 Grove City Road, which will be improved with an asphalt approach and at least twenty (20) feet of additional road right-of-way (50 feet from centerline of road) will be dedicated to comply with the Franklin County Engineer's standards.

- 7) Parking - Off-street parking, loading and service areas shall be provided in accordance with SECTION 531, ARTICLE V. These areas shall be arranged for an internal traffic circulation pattern adapted to the site and structural arrangement set forth in the Development Plan.

All open off-street parking areas consisting of five (5) or more parking spaces or one thousand (1000) square feet or more shall be screened from abutting residential uses. Curb barriers a minimum of five (5) feet from the property line shall be provided. Grass, plantings or other acceptable surface material shall be provided for all areas bordering the parking area. When large parking areas are planned, landscaped islands or medians shall be utilized to lessen negative visual impact and direct traffic flow.

Whenever a parking lot or access drive is located adjacent to a residential area, screening shall be designed to prevent vehicle lights from shining directly onto the residential property.

Existing vegetation will be retained to ensure that the property maintains or exceeds compliance with this standard.

- 8) Storm Water Drainage - A preliminary drainage plan, showing topographical contours in two (2) foot intervals, and general locations of existing and proposed improvements. Drainage and runoff from the proposed development shall not cause property damage. All drainage improvements shall be designed in conformance with the requirements of the Franklin County Subdivision Regulations.

There is minimal change proposed to impervious surfaces and due to proximity to the storm water outlet, there is no expected increase in off-site runoff.

- 9) Sewage Disposal and Water Supply - Information regarding sewage disposal and water supply techniques to be utilized will be provided in the application for the proposed SCPD, together with letters of approval from the pertinent local, state and, if applicable, private agencies. The letters shall be submitted with the Development Plan.

Attendees will utilize temporary/portable restroom facilities next to the parking lot during events that are serviced daily.

- 10) Architectural Design - The Development Plan shall indicate general exterior design, building elevations and potential materials. All buildings shall be constructed with materials compatible with the surrounding environment. All buildings shall be constructed with material consistent with the design character for each building on all sides.

All private deed restrictions pertaining to design character and location of buildings shall be included in the Development Plan:

- a) Building Density - No parcel or lot shall have constructed thereon any building(s) which shall have a ground level floor density of greater than thirty-five percent (35%) of the lot or parcel upon which said building(s) is or are constructed.
- b) Building Height - Shall not exceed twenty-five (25) feet unless otherwise indicated and approved as a part of the Development Plan as appropriate to the specific site and neighborhood character.

The applicant agrees to maintain the existing structures as they exist today. All vendors may bring temporary tents to provide shelter for their products/displays.

- 11) Outside Storage - Outside storage shall be permitted only as a part of an approved development plan within an SCPD. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the parcel or lot so as to render any portion of the property unsanitary, unsightly or detrimental to the public health, safety or welfare.

The proposed use will be compliant. No outside storage is proposed.

- 12) Utilities and Facilities - All utilities shall be placed underground. All below ground storage facilities not under the ground floor of structures must be illustrated on the Development Plan.

The proposed use is compliant, except for the existing overhead power lines that will be buried within twelve (12) months of zoning approval.

- 13) Pollution -
- a) Smoke - No smoke from an industrial or commercial process shall be emitted from any structure in the SCPD.
- b) Odor - No use shall emit odorous gases or other odorous matter in such quantities as to be offensive at any point on or beyond the SCPD boundary.
- c) Noise - No commercial, service or industrial use shall emit noise greater than sixty (60) decibels at the lot line.

The proposed use will be compliant.

- 14) Graphics - The Development Plan shall specify the signage concept indicating the general locations and size of all exterior signs and the relationship of signs to overall architectural design of the development. No sign located within the SCPD shall advertise off-premise activity. All signs shall meet the applicable provisions of SECTION 541 as well as the following:
- a) Wall Signs - Each business may have one (1) sign attached to the structure below roof level, other than identification signs for service areas. Signs for individual businesses may be no greater than ten percent (10%) of the area below the roof of the exterior surface of the wall to which they are attached.
 - b) Free Standing Signs - Except site identification signs or traffic control signs, all shall be directory in nature. There can be no more than one (1) free standing sign for each building on a lot other than traffic control signs. The total size of a free standing sign shall not exceed forty (40) square feet unless otherwise approved as a part of the Development Plan. Free-standing signs shall be no more than twenty (20) feet in height, unless otherwise approved as a part of the Development Plan.
 - c) Development Area Identification Sign - One (1) development area identification sign shall be permitted within the SCPD as a part of the Development Plan submission. More than one (1) development area identification sign may be approved based upon information submitted as a part of the Development Plan submission verifying the need for same.
Total maximum area permitted for one (1) development area identification sign shall not exceed the following:
 - i) One (1) square foot of additional sign area per lineal foot of lot abutment on a public right-of-way for the first fifty (50) feet.
 - ii) One-half (1/2) square foot of additional sign area per lineal foot of lot abutment on a public right-of-way for the second fifty (50) feet.
 - iii) One-fourth (1/4) square foot of additional sign area per lineal foot of lot abutment on a public right-of-way exceeding one hundred (100) feet.
 - iv) No development area identification sign shall exceed one hundred (100) square feet in area unless otherwise indicated and approved as a part of the Development Plan as being appropriate to the specific site and neighborhood character.
 - d) Temporary real estate for sale or for lease signs shall not exceed fifty (50) square feet in total area.
 - e) A sign may be illuminated provided that no flashing, traveling, animated or intermittent illumination shall be used. Permitted illumination shall be confined to the area of the sign except when such illumination is back lighting for an otherwise non-illuminated sign.
 - f) All private deed restrictions pertaining to signs shall be included as part of the Development Plan.

The proposed use will be compliant.

Individual tenants will be limited to two foot (2') by four foot (4') identification signs on their tents.

Event signage shall be limited to a five foot (5') by eight foot (8') banner, displayed at the road outside of the road right-of-way., such as the following example.



- 15) Lighting - The Development Plan must indicate the types of lamps and lighting fixtures as well as and the height of lighting fixtures to be used and the relationship of lighting fixtures to overall architectural design of the development:
- a) Light sources outside the public right-of-way shall be located and arranged to provide good visibility and reflect the light away from adjacent residential properties or any streets.
 - b) Street lights shall be installed by the developer or by petition to the Township on all interior streets dedicated as public rights-of-way unless otherwise exempted by the Board of County Commissioners.
 - c) All private deed restrictions pertaining to lighting shall be included in the Development Plan.

Lighting will be limited to low-wattage decorative lighting, typical of a single-family residence or agricultural property.

- 16) Screening and Landscaping Plan - Screening shall consist of earth mounding, plantings, fencing, or a combination of the same. The SELECT COMMERCIAL PLANNED DISTRICT requires the submission of a separate plan which incorporates screening and landscaping proposals:
- a) A general screening and landscaping plan meeting the following requirements shall be prepared and submitted as a part of the Development Plan. For purposes of Development Plan submission, the screening concept proposed to meet the requirements of this Section shall be submitted in sketch and text form.
 - i) Fencing - Fencing utilized in providing screening shall be architecturally appealing and shall be incorporated into the overall architectural design concept.
 - ii) Abutting Residential Areas - Whenever a proposed SCPD abuts a residential area, screening shall be provided along the entire area of abutment in a manner that is aesthetically pleasing and effectively screens the residential areas from the proposed select commercial activities.
 - iii) Plantings - When mounding is utilized in conjunction with plantings, the plant materials shall be of a size and species suitable which together will produce a minimum six (6) foot high screen within a two (2) year period. When plant material without mounding is utilized, the plant materials shall be a minimum five (5) feet in height when planted and be of such species that will produce a dense six (6) foot visual screen within a two (2) year period. All screen plantings shall be maintained permanently, and any plant material which does not survive shall be replaced within one (1) year with material meeting the specifications of the original planting. Maintenance responsibilities for the screen plantings shall be addressed in the Development Plan.
 - iv) Minimum Opacity - All screens must provide a minimum opaqueness of sixty percent (60%) or more.
 - v) Landscaping - Landscaping shall mean the improvement of the natural beauty of the land by grading, clearing and decorative planting or grass to create a pleasant and functional environment. Landscaping of a lot shall be installed within six (6) months after the month in which the building is completed. Any portion of a lot upon which a building or parking area is not to be constructed per the Development Plan shall be landscaped. For every ten (10) parking spaces on an individual lot, the owner shall be required to place at least one (1) tree (3" caliper or larger) in such a manner as to be spaced and placed in or among the parking rows. Such trees shall be in addition to any screening requirements contained herein and all replacement material shall meet the specifications of the original planting. All shrubs, trees, grass, ground covers, and plantings of every kind or type, shall be well-maintained, properly cultivated and free from trash and other unsightly material and/or debris.

- b) Exceptions to screening requirements may be made where:
- i) Existing topographical or vegetative characteristics provide the necessary screening effect, or
 - ii) Where existing topographical conditions make it difficult to adequately screen the proposed use from adjacent properties. When the use cannot be adequately screened due to elevation differences between adjacent properties and the proposed site, the proposed design should minimize negative visual impact.

The proposed use will preserve all existing vegetation, with the exception of three (3) small trees that will be replaced or replanted when the parking lot is installed. Additionally, a row of pine trees and fencing is proposed between the proposed parking/use as depicted on the development plan. The applicant agrees to not remove existing vegetation, with the exception of trees that are dead or dying. Any trees that may be removed by accident or natural occurrence, shall be replaced by trees, at a minimum three-inch (3") caliber and that can provide similar screening at maturity.

- 17) Any additional information necessary to demonstrate compliance with Section 420.033, Performance Standards.

The applicant is willing to provide additional reasonably available information, as requested.

420.035 – EFFECT OF APPROVAL

The Development Plan as approved by the Franklin County Commissioners shall constitute an amendment to the Franklin County Zoning Map as it applies to the land included in the approved amendment. Detailed Site Plan approval is assured based on good faith compliance with the approved Development SCPD Plan.

The approval shall be for a period of two (2) years to allow for the submission of a Zoning Compliance in accordance with Section 705.02, Article VII for the first phase, submitted in accordance with the subdivision regulations for Franklin County, Ohio. Unless the required zoning compliance is properly submitted and approved within the two (2) year period, the approval shall be voided and the land shall revert to its last previous zoning district, unless an application for time extension is submitted and approved in accordance with Section 420.036.

The applicant will begin events upon the effective date of this development plan. Because no subdivision of land is proposed, the applicant requests the ability to waive the platting requirement.

Proposed Screening will be installed in the Spring of 2018.

The entrance widening will occur prior to the Fall of 2018. An extra parking attendant will be utilized to direct traffic until this improvement is complete.

The drive extension and parking area will be improved within the next two (2) years, prior to the Fall of 2019. No barn sales or special events will be held when conditions are muddy, until this improvement is complete.

420.036 – EXTENSION OF TIME OR MODIFICATION

An extension of the time limit or the modification of the approved Development Plan may be approved by the Board of County Commissioners. Such approval shall be given upon a finding of the purpose and necessity for such extension or modification and evidence of reasonable effort toward the accomplishment of the original Development Plan, and that such extension or modification is not in conflict with the general health, safety and welfare of the public or the development standards of the SELECT COMMERCIAL PLANNED DISTRICT. Normal public notification procedures of the Franklin County Rural Zoning Commission shall be followed prior to approving any modification to a previously approved Development Plan.

No such request is being made at this time.

420.037 – DETAILED SITE PLAN REQUIRED

Following zoning map amendment approval by the Board of County Commissioners and prior to submitting an application for a building permit or zoning compliance in accordance with Section 705.02, Article V, a Detailed Site Plan shall be submitted to the Franklin County Development Department for approval. The Detailed Site Plan shall conform to the Franklin County Subdivision Regulations for design and construction of improvements. The Detailed Site Plan shall constitute the applicant's final proposal which illustrates compliance with the previously approved Development Plan, intended uses and required Performance Standards.

The included development plan shall comply with this requirement.

420.038 – DETAILED SITE PLAN REQUIREMENTS

- 1) A plan illustrating the location and design of all proposed structures as they relate to the Development Plan. The Franklin County Development Department may require the submission of additional information or documentation, which it may find necessary or appropriate to permit full consideration of the Detailed Site Plan and its relationship to required Performance Standards.

The plan is compliant.

- 2) Architectural renderings shall illustrate exterior design and construction, as well as the interior layout.

The plan is compliant.

- 3) Any sign proposed shall be constructed with durable materials and shall conform to the overall design concept proposed and be compatible with the surrounding uses and environment. The Detailed Site Plan shall illustrate sign materials and composition. Information including location, size, height, lighting and landscaping shall be submitted as a part of the Detailed Site Plan.

The plan is compliant.

- 4) A Screening and Landscaping Plan shall be prepared and sealed by a registered landscape architect. Five (5) copies of a Screening and Landscaping Plan shall be submitted in map form with accompanying text as

appropriate. The Detailed Site Plan shall show the placement, species and size, of all plant materials, and the placement, size, composition and type of fencing or other materials proposed.

A plan has been submitted highlighting the proposed landscaping and a divergence is requested from the requirement for a registered landscape architect's signature because of the minimal nature of improvements.

420.039 – DETAILED SITE PLAN, BASIS OF APPROVAL

The basis for approving a SELECT COMMERCIAL PLANNED DISTRICT Detailed Site Plan shall be:

- 1.) The Franklin County Development Department finds the Detailed Site Plan information submitted under Section 420.037 to be in compliance with the Development Plan (Section 420.034) previously approved by the Board of Franklin County Commissioners.
 - a. The Board of Franklin County Commissioners authorizes the Franklin County Development Department to review the Detailed Site Plan and approve it based on compliance with the Development Plan and the requirements of the SCPD zoning district. If the Franklin County Development Department and the applicant are unable to reach agreement on the content of the Detailed Site Plan and its applicability to the approved Development Plan, the issue shall be resolved at a scheduled public hearing of the Board of Franklin County Commissioners. Normal public notification procedures of the Franklin County Rural Zoning Commission shall be followed.

The plan is compliant.

DEVELOPMENT PLAN

The following plan set is included and is to be considered a part of this application.

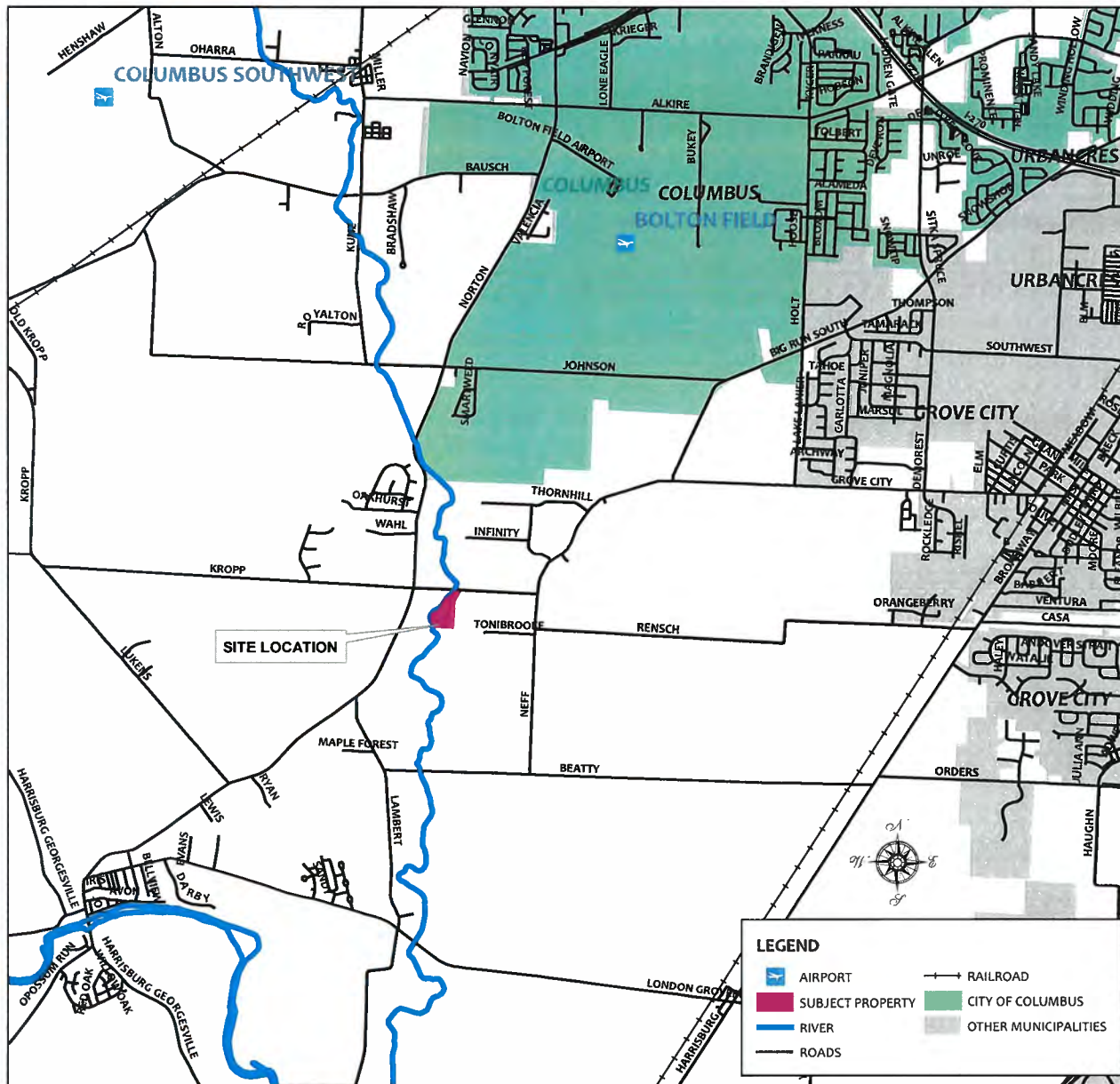
PAGE 34 – COVER WITH LOCATION MAP

PLAN 35 – AERIAL PHOTOGRAPH

PAGE 36 – EXISTING CONDITIONS MAP

PAGE 37 – IMPROVEMENT PLAN

PAGE 38 – LANDSCAPING / SCREENING PLAN



Date: 8/14/2017
 1 inch = 3,000 feet

DISCLAIMER: Aerial photography, topography, soil types and property lines were provided by the Franklin County Auditor's Office. Survey was based on April 17, 2017 plat map prepared by Mattheil L. Cambell (Reg No. 85416). Always call the Ohio Utility Protection Service (OUPS) at 811 before digging, as additional utilities may exist on-site that were not marked on the survey.

PROPERTY INFORMATION

OWNER: LINSEY & CAROLINE MULLINS
 ADDRESS: 6085 GROVE CITY ROAD, GROVE CITY, OHIO 43123
 JURISDICTION: PLEASANT TOWNSHIP, FRANKLIN COUNTY, OHIO
 PARCEL NUMBER: 280-001547-00
 CURRENT ZONING: RURAL "R" DISTRICT
 CURRENT USE: SINGLE-FAMILY RESIDENCE & AGRICULTURE
 PROPOSED ZONING: SPECIAL COMMERCIAL PLANNED "SCPD" DISTRICT
 PROPOSED USE: RESIDENCE, AGRICULTURE, BARN SALES & SPECIAL EVENTS
 PROPERTY AREA: 11.7 ACRES
 NEAREST INTERSECTION: NORTON ROAD IS 1,105 FEET TO THE WEST

SURROUNDING LAND USES & ZONING

THE SURROUNDING AREA IS CHARACTERIZED BY LOW-DENSITY RESIDENTIAL AND AGRICULTURAL USES ZONED RURAL, WITH THE EXCEPTION OF SUBURBAN RESIDENTIAL TO THE EAST.

PROJECT CONTACT INFORMATION

APPLICANT: CASANDRA & ZACHARY ADAMS
 6079 GROVE CITY ROAD, GROVE CITY, OHIO 43123
 614-499-3449
 ATTORNEY: RYAN CONKLIN, ESQ., WRIGHT & MOORE
 92 N. SANDUSKY STREET, SUITE 300, DELAWARE, OHIO 43015
 740-990-0750
 SITE ENGINEER: NICK ELMASIAN, P.S., S.I.,
 ELMASIAN ENGINEERING
 P.O. BOX 3252, DUBLIN, OHIO 43016
 614-327-2008
 SITE PLANNER: JOE CLASE, AICP, PLAN 4 LAND, LLC
 P.O. BOX 167, RADNOR, OHIO 43066
 614-512-0182

ENGINEERING CERTIFICATION

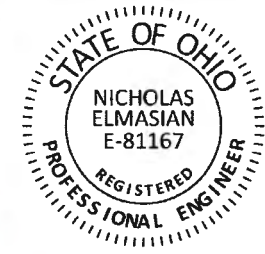
I HEREBY BELIEVE THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

Nick Elmasian 8/14/2017
 NICK ELMASIAN, P.E., S.I. DATE



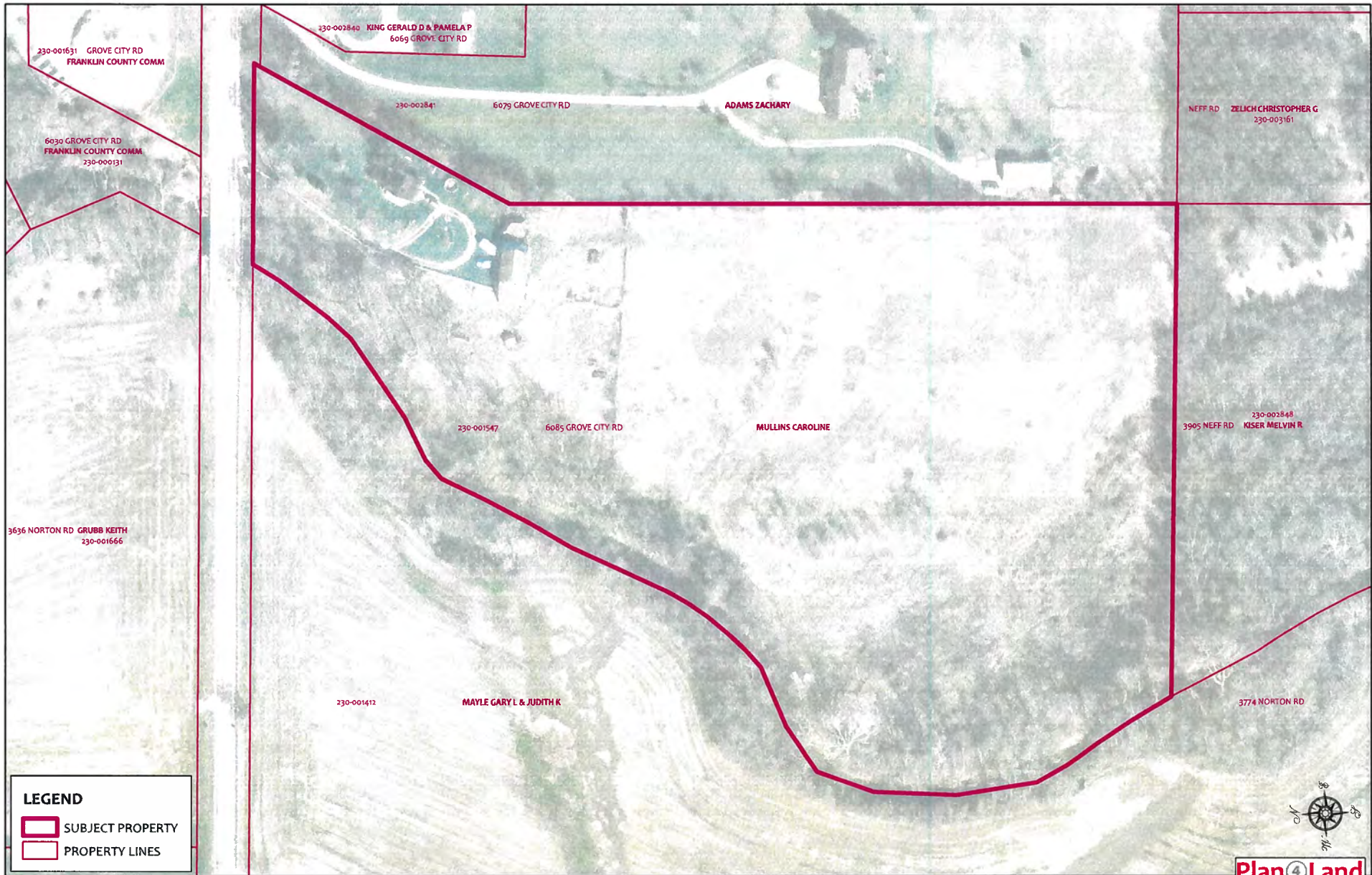
CONSERVATION | DEVELOPMENT | POLICY | ZONING

WWW.PLAN4LAND.NET



ZASSY'S TREASURES DEVELOPMENT PLAN
 LOCATION MAP & NOTES
 (PLAN SHEET (1 OF 5) PAGE 34

6085 GROVE CITY RD, GROVE CITY OH 43123-8926
 PARCEL ID 230-001547-00
 PLEASANT TOWNSHIP | FRANKLIN COUNTY | OHIO

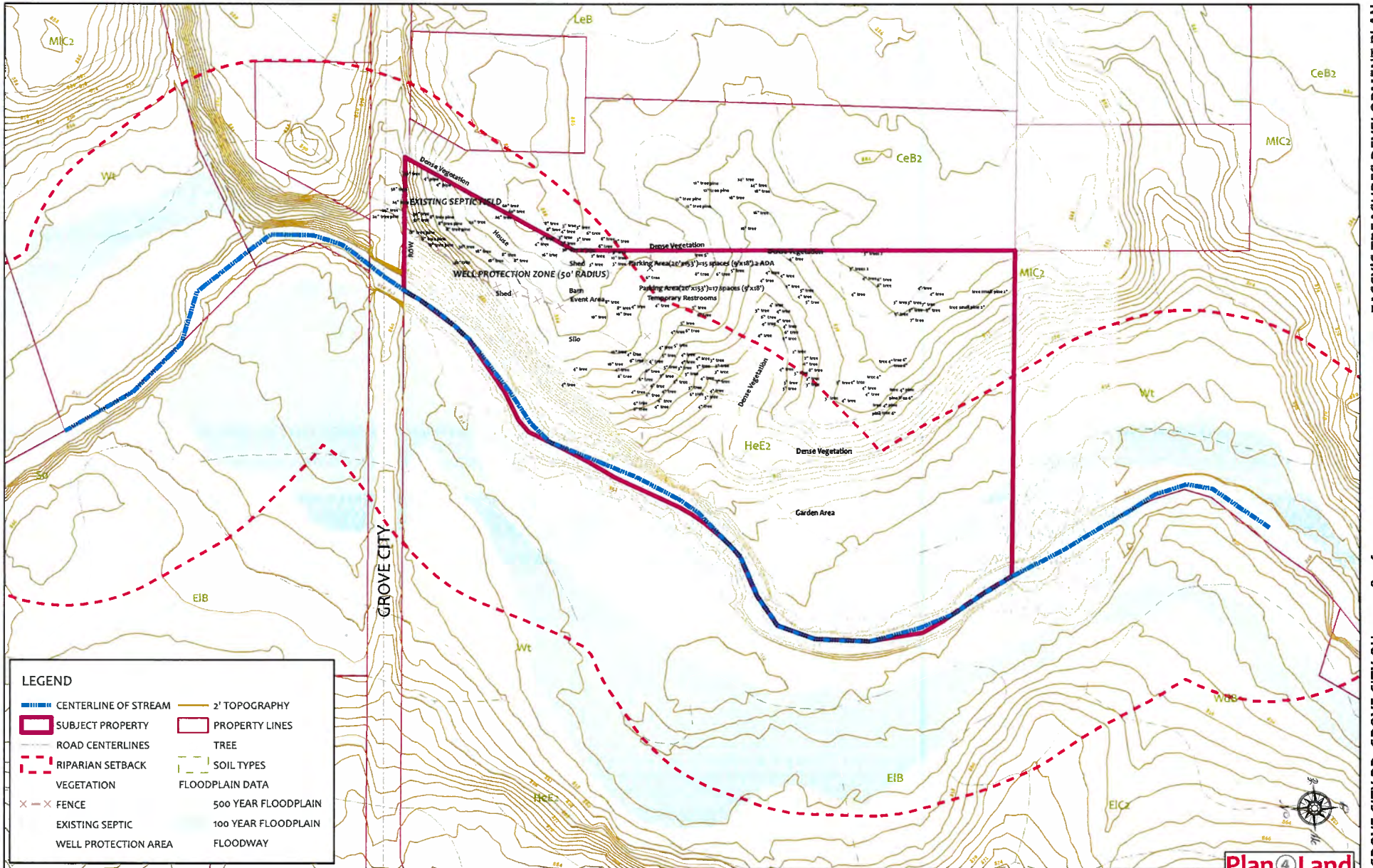


LEGEND

- SUBJECT PROPERTY
- PROPERTY LINES

Date: 8/14/2017
 1 inch = 100 feet

DISCLAIMER: Aerial photography, topography, soil types and property lines were provided by the Franklin County Auditor's Office. Survey was based on April 17, 2017 plat map prepared by Mattheil L. Cambell (Reg No. 8546). Always call the Ohio Utility Protection Service (OUPS) at 811 before digging, as additional utilities may exist on-site that were not marked on the survey.



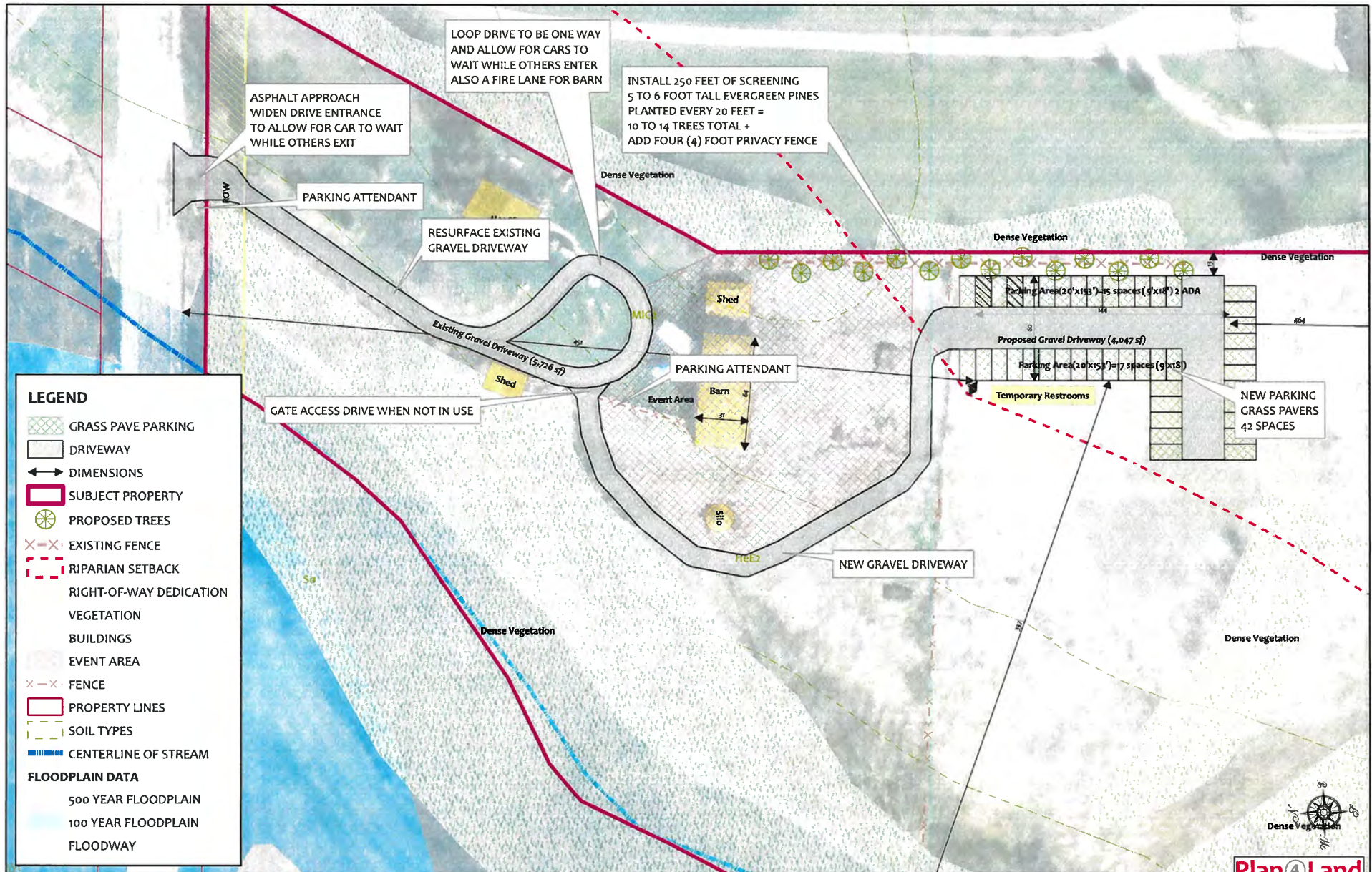
LEGEND

CENTERLINE OF STREAM	2' TOPOGRAPHY
SUBJECT PROPERTY	PROPERTY LINES
ROAD CENTERLINES	TREE
RIPARIAN SETBACK	SOIL TYPES
VEGETATION	FLOODPLAIN DATA
FENCE	500 YEAR FLOODPLAIN
EXISTING SEPTIC	100 YEAR FLOODPLAIN
WELL PROTECTION AREA	FLOODWAY

Date: 8/28/2017
 1 inch = 150 feet

DISCLAIMER: Aerial photography, topography, soil types and property lines were provided by the Franklin County Auditor's Office. Survey was based on April 17, 2017 plat map prepared by Mattheil L. Cambell (Reg No. 8546). Always call the Ohio Utility Protection Service (OUPS) at 811 before digging, as additional utilities may exist on-site that were not marked on the survey.

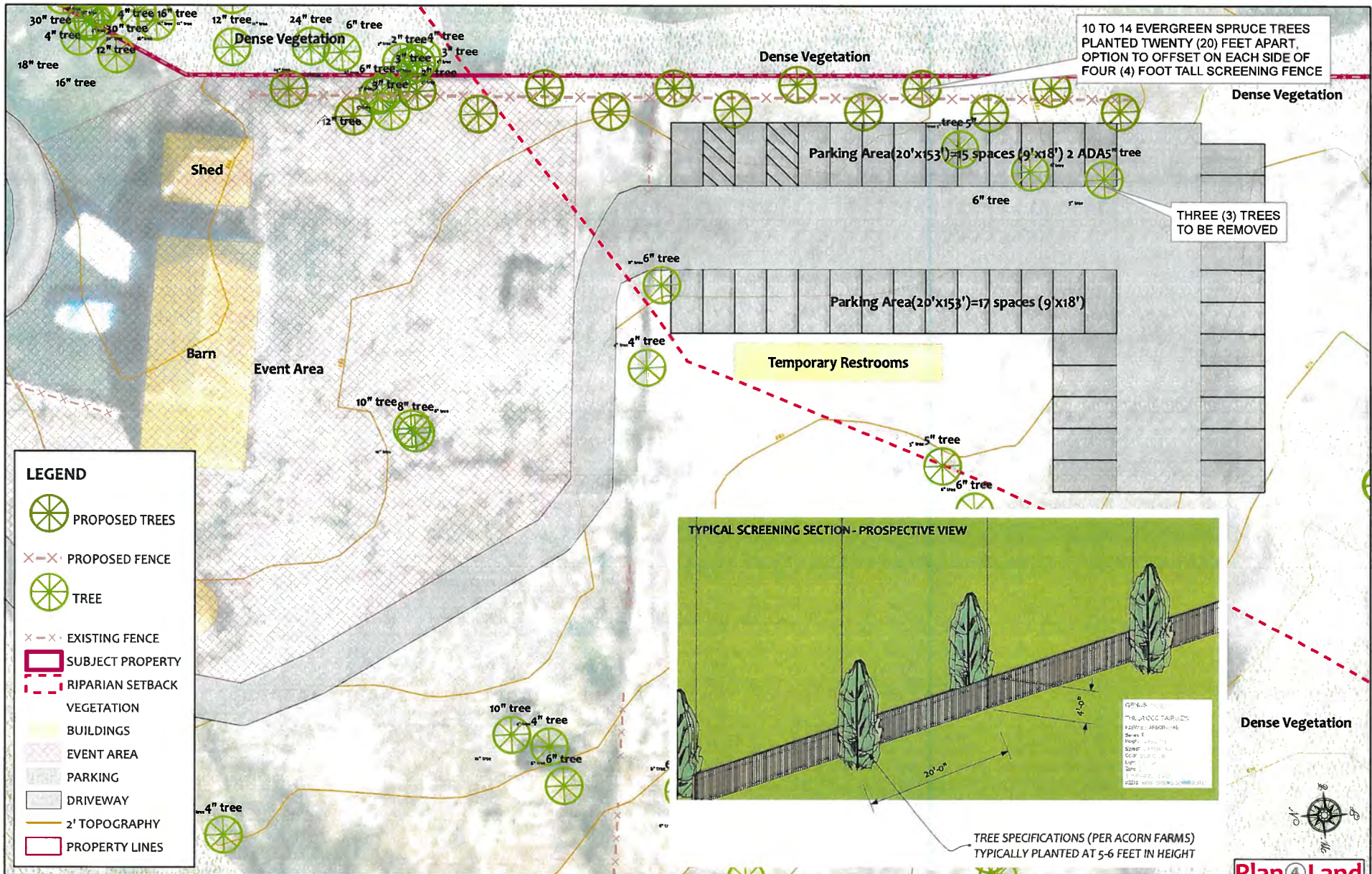
Plan4Land
 www.plan4land.net



Date: 10/16/2017
 1 inch = 50 feet

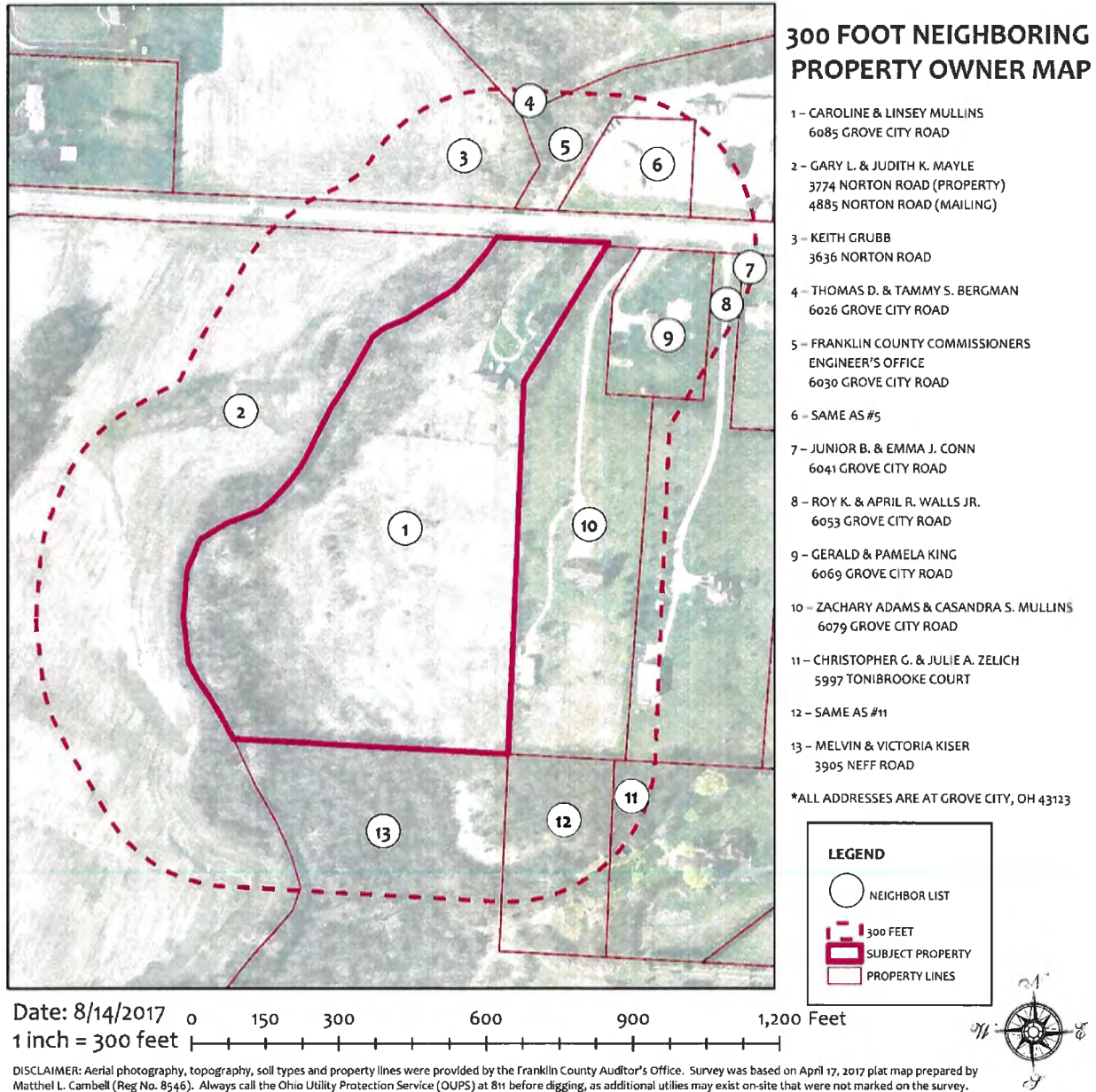
DISCLAIMER: Aerial photography, topography, soil types and property lines were provided by the Franklin County Auditor's Office. Survey was based on April 17, 2017 plat map prepared by Mattheil L. Cambell (Reg No. 8546). Always call the Ohio Utility Protection Service (OUPS) at 811 before digging, as additional utilities may exist on-site that were not marked on the survey.





APPENDIX A – NEIGHBORING PROPERTY LISTING (300 FEET)

The following is a listing of the current neighboring property owners, according to the Franklin County Auditor’s Office website.



APPENDIX B – BIG DARBY ACCORD ADVISORY PANEL – APPLICANT CHECKLIST

Big Darby Accord Advisory Panel

Applicant Checklist and Submittal Requirements

Revised 4/2016

About the Panel

The Big Darby Accord Advisory Panel is an eleven-member body appointed by communities within the planning area. The Panel reviews zoning and development applications for compliance with the Big Darby Accord's goals and policies and provides recommendations to the Accord's member jurisdictions.

Project Information	
Project Name	Zassy's Treasures - SCPD Zoning
Project location	6085 Grove City Road, Grove City
Checklist Completed by	Joe Clase, Plan 4 Land, LLC

Instructions

Please complete this form. The form provides guidance to applicants with projects that require Accord Panel review.

An application package for the Panel consists of 4 required components

1. Existing conditions site map
2. Conceptual site plan
3. Site data table
4. Applicant's checklist

Note: Incomplete application packages will not be scheduled for Accord Panel review and will be returned to the applicant. For additional information (including meeting dates and timeline) please contact the jurisdiction in which the project is located.

1. Existing Conditions Site Map: Required Elements	
<p>Instructions: Submit a map that details existing conditions of the subject site. Include each element listed below.</p> <p>Map size: 24" x 36"</p> <p>Map extent: Subject site plus 300' surrounding the subject site</p> <p>Checkboxes: Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA</p> <p>Scale: 1"=300' minimum</p>	
<p>Surface water Elements</p> <ul style="list-style-type: none"> <input type="checkbox"/> Watershed and subwatershed boundaries <input type="checkbox"/> Surface water locations including perennial, intermittent, ephemeral streams <input type="checkbox"/> Floodway and 100-year floodplain <input type="checkbox"/> Wetlands: jurisdictional and agricultural <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Field tile locations <input type="checkbox"/> Groundwater recharge / pollution protection zones <input type="checkbox"/> Wellhead protection zone <input type="checkbox"/> Stream water quality (EPA assessment) <input type="checkbox"/> Stormwater management facilities (on-site & nearby) <input type="checkbox"/> Water quality monitoring points (Site-level and, any OEPA within 300' of subject site and nearest Ohio EPA downstream and upstream monitoring sites) <p>Utility and Roadway Elements</p> <ul style="list-style-type: none"> <input type="checkbox"/> Existing septic systems <input type="checkbox"/> Existing wells <input type="checkbox"/> Existing utilities and easements <input type="checkbox"/> Existing roads and rights-of-way 	<p>Land Elements</p> <ul style="list-style-type: none"> <input type="checkbox"/> Soil types including location of hydric soils (if present) <input type="checkbox"/> Topography and 2-foot contours <input type="checkbox"/> Wooded areas <input type="checkbox"/> Open space / natural Areas <input type="checkbox"/> Significant wildlife habitat <input type="checkbox"/> Existing easements <input type="checkbox"/> Easement planting and management plan <p>Other Elements</p> <ul style="list-style-type: none"> <input type="checkbox"/> Political jurisdiction boundaries <input type="checkbox"/> Existing zoning of surrounding parcels <input type="checkbox"/> Nearby recreation and community facilities <input type="checkbox"/> Other historical, natural or cultural resources

Brown Township • Columbus • Franklin County • Hilliard • Pleasant Township • Prairie Township • Washington Township

Big Darby Accord Advisory Panel

2. Conceptual Site Plan: Required Elements

Instructions: Submit a conceptual site plan showing the elements listed below
Map size: 24" x 36"
Map extent: Subject site
Checkboxes: Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA
Scale: 1"=200' minimum

Physical Elements	Environmental Elements
<input type="checkbox"/> Property lines	<input type="checkbox"/> Floodway and 100-year floodplain
<input type="checkbox"/> Setbacks / build-to lines	<input type="checkbox"/> Stream corridor protection zone area
<input type="checkbox"/> Building footprint	<input type="checkbox"/> SCPZ permanent on-site designation (method/design)
<input type="checkbox"/> Parking areas	<input type="checkbox"/> LID techniques, location and type
<input type="checkbox"/> Proposed roadways	<input type="checkbox"/> Stormwater BMPs, location and type
<input type="checkbox"/> Proposed utilities and easements	<input type="checkbox"/> Water quality monitoring points
<input type="checkbox"/> Adjacent street names and access points	<input type="checkbox"/> Planting areas, location, size, species
<input type="checkbox"/> Adjacent zoning and land uses	<input type="checkbox"/> Location of stormwater recharge zone
<input type="checkbox"/> Vicinity map and north arrow	

3. Site Data Table: Required Elements

Instructions: Submit a table with the following data listed. Include the table as a separate document or list the data on the conceptual site plan.
Checkboxes: Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA

Acreage statements: developed areas	Density calculations																				
<input type="checkbox"/> Site area, gross	<input type="checkbox"/> Density, gross																				
<input type="checkbox"/> Roadways and rights of way	<input type="checkbox"/> Density, net of rights-of-way																				
<input type="checkbox"/> Site area, net of rights-of way	<input type="checkbox"/> Density, net of rights-of-way, open space areas																				
<input type="checkbox"/> Zoning districts, area for each district																					
<input type="checkbox"/> Residential land use area																					
<input type="checkbox"/> Non-residential land use area																					
	Open space calculations																				
	<input type="checkbox"/> Open space requirement percentage																				
	<small>Include a table showing the following calculations. The areas named below must be consistent with the acreage statements to the left.</small>																				
Acreage statements: open space																					
<input type="checkbox"/> Stream corridor protection zone area	<table border="0"> <tr> <td style="text-align: center;"><i>Area</i></td> <td style="text-align: center;"><i>Divided by:</i></td> </tr> <tr> <td><input type="checkbox"/> Open space, total</td> <td>Site area, gross</td> </tr> <tr> <td><input type="checkbox"/> Other preservation and no-disturb zones</td> <td>Site area, net of rights-of-way</td> </tr> <tr> <td><input type="checkbox"/> Open space, total</td> <td>Site area, net of rights-of-way</td> </tr> <tr> <td><i>Consisting of:</i></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Natural areas (including SCPZ)</td> <td>Site area, net of rights-of-way</td> </tr> <tr> <td><input type="checkbox"/> Active recreation area</td> <td>Site area, net of rights-of-way</td> </tr> <tr> <td><input type="checkbox"/> Stormwater management facilities area</td> <td>Site area, net of rights-of-way</td> </tr> <tr> <td><input type="checkbox"/> Other area</td> <td>Open space, total</td> </tr> <tr> <td></td> <td>Open space, total</td> </tr> </table>	<i>Area</i>	<i>Divided by:</i>	<input type="checkbox"/> Open space, total	Site area, gross	<input type="checkbox"/> Other preservation and no-disturb zones	Site area, net of rights-of-way	<input type="checkbox"/> Open space, total	Site area, net of rights-of-way	<i>Consisting of:</i>		<input type="checkbox"/> Natural areas (including SCPZ)	Site area, net of rights-of-way	<input type="checkbox"/> Active recreation area	Site area, net of rights-of-way	<input type="checkbox"/> Stormwater management facilities area	Site area, net of rights-of-way	<input type="checkbox"/> Other area	Open space, total		Open space, total
<i>Area</i>	<i>Divided by:</i>																				
<input type="checkbox"/> Open space, total	Site area, gross																				
<input type="checkbox"/> Other preservation and no-disturb zones	Site area, net of rights-of-way																				
<input type="checkbox"/> Open space, total	Site area, net of rights-of-way																				
<i>Consisting of:</i>																					
<input type="checkbox"/> Natural areas (including SCPZ)	Site area, net of rights-of-way																				
<input type="checkbox"/> Active recreation area	Site area, net of rights-of-way																				
<input type="checkbox"/> Stormwater management facilities area	Site area, net of rights-of-way																				
<input type="checkbox"/> Other area	Open space, total																				
	Open space, total																				

Big Darby Accord Advisory Panel

4. Applicant's Checklist: Required Elements	
<p>Instructions: Complete the table below. Information provided should demonstrate how your proposal complies with the goals and policies of the Big Darby Accord. Please identify and explain any variation from the Accord Plan</p> <p>If you include a separate document instead of completing the table below, <i>each requirement below must be addressed in the order listed.</i></p>	
Conservation	
Requirement (BDA reference)	Details/Comments
If land is proposed for development that is Tier 1 through 3, specify what types of development is being proposed for these areas?	12' wide gravel driveway (4,000 sf)
What Tier 1 land is being protected and how is it being protected (3.1)?	Preserved vegetation.
What Tier 2 Land is being protected and how is it being protected (3.1)?	n/a
What Tier 3 Land is being protected and how is it being protected (3.1)?	n/a
Are wooded areas greater than 3 acres being preserved and how will they be protected (3.1.1)?	Yes, they are not to be disturbed per SCPD commitment.
How much open space is being provided? Will the open space provided be based on the minimum of 10 acres per 1,000 residents? Note this includes any tiered land that is being preserved. (5.16)?	n/a - no residential development proposed
How will the open space be connected within site?	Along the stream corridor.
How will the open space link with off-site open space (5.4.2)?	Yes, along the stream corridor.
How will the open space be permanently protected (4.3)? Describe easements, dedication, etc.	Planned development restriction.
What plant species are native and non-invasive (4.3)?	Pines and other deciduous trees.
Does the development include a long-term planting management plan that addresses items found in Section 4.3 (4.3)?	Yes, the current owners are to maintain the farm and it's plantings.
Will the development provide a 3 year performance bond for maintenance of these plantings (4.3)?	n/a - deed trees will be replaced in accordance with zoning standard.
Streams and Wetlands	
Requirement (BDA reference)	Details/Comments
Have all the wetlands (agricultural) been identified in conjunction with NRCS (4.2.2)?	n/a
Have all the wetlands (non-agricultural) been identified in conjunction with Army Corps of Engineers and OEPA (4.2.2)? Please indicate category of each wetland.	n/a
Will identified wetlands be preserved or impacted by development? Explain reasoning and plans for preservation/mitigation. (4.2.2)?	n/a
If identified wetlands will be impacted, explain status of permit and plans for mitigation. The Accord recommends mitigation within the Accord planning area (4.2.2).	n/a
Will the development provide a wetland protection plan during the construction phase (4.2.2)?	n/a
How will the 100-year floodplain be protected from fill and/or excavation (4.7.4)?	The drive will be installed as the excavation is completed.
How does the project incorporate stream restoration (3.6)?	n/a
How does the project incorporate site monitoring of water quality?	This can continue at the Oakhurst St. Knoll WWTP.
Are any streams located on the site? If so, indicate stream use designation and attainment status.	Yes, it is an intermittent stream (full attainment).
Does any portion of the project fall within the Stream Corridor Protection Zone? If yes, how has	No.

Big Darby Accord Advisory Panel

it been calculated and how will it be protected? (4.2.1)?	n/a
What are the proposed uses and ownership for the SCPZ (4.2.1)?	n/a
Stormwater Best Management Practices	
Requirement (BDA reference)	Details/Comments
Are the detention (quantity) controls adapted from the critical storm method (4.7.1)?	n/a
Will the post-construction groundwater recharge rate equal or exceed the pre-development rate (4.7.2)?	Yes.
Please give details about the Stormwater Pollution Prevention Plan (SWPPP) that you will complete (4.7.3)?	Existing vegetation will be retained and preserved with this project.
What are the details for site level monitoring of water quality, including approximate locations and data collection (5.3.1 and Figure 5.5)?	Oakhurst St. Knoll WWTP (see attached)
Were BMPs selected through the site planning process, please describe your approach(4.8.1)?	Maintain gravel drive to limit runoff.
How does the site plan incorporate BMPs? Are BMPs from the toolkit in Chapter 4 of the Accord being utilized (4.7)?	Yes.
How are the BMPs consistent with Low Impact Development principles (3.5.2)?	Yes.
List BMPs that will be utilized on the project below: (3.8.3)	Maintain gravel drive to limit runoff and provide some filtration of stormwater runoff.
Sewer System	
Requirement (BDA reference)	Details/Comments
What type of wastewater system has been proposed for the development, and what is the available capacity (4.9.1 and 4.9.2)?	Existing onsite treatment.
How does the proposal meet the requirements for Alternative Wastewater Systems (4.9.2)?	Temporary facilities are provided outside the riparian area.
Does the project provide measures for site-level monitoring (4.9.2)?	It can, but it appears the off-site monitoring location is sufficient.
Revenue	
Requirement (BDA reference)	Details/Comments
Is Tax Increment Financing in place or planned (5.5.4)?	n/a
Is a New Community Authority in place or planned (5.5.4)?	n/a
Has a developer contribution been applied (financial) (5.5.4)?	n/a
Has a developer contribution provided (in-kind) (5.5.4)	10 to 14 trees are being proposed.
Overall	
Requirement (BDA reference)	Details/Comments
How is the proposed Land Use consistent with the Big Darby Accord Plan. If not consistent with the Accord's land use plan, specify how land use it differs from the Accord Plan (3.3)?	It preserves the rural character and natural landscape of the site as much as possible.
Is the proposed density consistent with Big Darby Accord Plan (3.3)?	Yes.

Big Darby Accord Advisory Panel

Does the project conserve a minimum of 50% of land as open space (4.4)? (Conservation Development area only)	Yes.
How does the project incorporate LID principles? Please list all LID techniques to be used (3.5.2)	n/a
How does the project incorporate the Town Center Principles (4.6)? (Town Center area only)	n/a
Does the site incorporate LEED Principles (3.4)? (Required in LEED area)	n/a
Does the project incorporate the required public facilities? How will schools, fire, police service be provided? (5.3.3)?	n/a
How will the project provide overall trail linkages (4.1)?	n/a
How will the project provide the required transportation improvements (4.10)?	20 feet of additional road right-of-way is being proposed.



A single click selects an assessment unit. Use the radio buttons under map tools to change the type of assessment unit.

SELECT A MAP Water Quality Summary - 2016 Integrated Report
Ohio EPA GIS

Watershed Assessment Units
 Large River Assessment Units
 Lake Erie Assessment Units

MAP LEGEND

Aquatic Life Use Monitoring

- Fully Attaining
- Partial Attainment
- Non Attainment
- Attainment N/A

- National Hydrography Dataset (NHD) Features
- HUC-08 Sub-Basin Areas
- HUC-10 Watershed Areas

HELLERANCH RUN DET. DARIUS ET KNOLLE WWTP

Assessment	Full		
Watershed	000100010	000100010	000100010
Year First Assessed	2014		
Most Recent Report	2016	2016	2016
Modified Index of Water Bqing.	Very Good	MIBQ	9.20
Most Impaired Water Use	Drinking		
Investigation	N/A		
Investigation Date	2016	2016	2016
Habitat	QHEI	61.50	

HIDE LEGEND

MAP TOOLS

2015	HELLBRANCH RUN N OF HARRISBURG @ LAMBERT RD	Full	Excellent Warmwater Habitat	0.98	21.4
2014	HELLBRANCH RUN DST. CAKHURST KNOLS WWTP	Full	Warmwater Habitat	0.90	20.0
2014	HELLBRANCH RUN S OF GALLOWAY @ KUNZ RD	Full	Warmwater Habitat	0.26	27.8
2014	HELLBRANCH RUN NW OF GALLOWAY @ 6 MILES DST ALTON RD	Full	Warmwater Habitat	0.40	22.1
2014	CLOVER GROFF RUN AT ALTON @ ALTON RD	Non	Warmwater Habitat	0.14	9.9
2014	CLOVER GROFF RUN @ TAMBERKNOX W/P H. CROBY HILL DRIVE	Full	Modified Warmwater Habitat - Channel	0.66	5.7
			Modified		
2006	CLOVER GROFF RUN @ ROBERTS RT.	Partial	Modified Warmwater Habitat - Channel	4.75	4.9
			Modified		
2014	CLOVER GROFF RUN @ PARK AD. FRAZELL RD	Full	Modified Warmwater Habitat - Channel	5.00	4.0
			Modified		
2011	CLOVER GROFF RUN AT HILLIARD @ FRANKS FARM	Non	Modified Warmwater Habitat - Channel	5.59	3.0
			Modified		
2009	CLOVER GROFF RUN @ SHOAL CREEK LAKE BRIDGE N OF J. POLK	Full	Modified Warmwater Habitat - Channel	0.25	3.0
			Modified		
2013	CLOVER GROFF RUN UPST. GOLF PATH UPST. HERITAGE LAKES	Non	Modified Warmwater Habitat - Channel	6.00	5.0
			Modified		
2012	CLOVER GROFF RUN AT HILLIARD DST. SCOTCH DARTBY CREEK RD	Non	Modified Warmwater Habitat - Channel	7.00	1.2
			Modified		
2013	CLOVER GROFF RUN AT HILLIARD @ COSGRAY RD	Full	Modified Warmwater Habitat - Channel	7.20	3.0
			Modified		
2008	CLOVER GROFF RUN AT HILLIARD @ PARK MEADOW LAKE	Partial	Modified Warmwater Habitat - Channel	7.00	2.0
			Modified		
2008	CLOVER GROFF RUN AT HILLIARD @ CHAMBERS LANE DST. RW PROJECT	Partial	Modified Warmwater Habitat - Channel	7.70	2.0
			Modified		
2011	CLOVER GROFF RUN AT HILLIARD @ OVER WIDE CHANNEL PROJECT	Full	Modified Warmwater Habitat - Channel	7.80	2.0
			Modified		
2006	HAMILTON RUN NEAR K. TON @ MOUTH	Non	Warmwater Habitat	0.10	10.0
2014	HAMILTON RUN NEAR ALTON @ U.S. RT. 40	Non	Warmwater Habitat	0.41	9.7
2014	HAMILTON RUN NEAR ALTON UPST. MCCOY DITCH	Non	Warmwater Habitat	0.80	6.1
2014	HAMILTON RUN S OF HILLIARD @ WALKER RD	Full	Modified Warmwater Habitat - Channel	3.24	1.0
			Modified		
2005	HAMILTON RUN AT HILLIARD @ ROBERTS RD	Non	Modified Warmwater Habitat - Channel	4.05	2.7
			Modified		
2009	HAMILTON RUN @ FARM ACCESS ROAD OFF ALT. DARTBY RD	Non	Modified Warmwater Habitat - Channel	4.40	2.5
			Modified		
2009	HAMILTON RUN AT HILLIARD @ BRIDGTON RD	Non	Modified Warmwater Habitat - Channel	4.90	1.9
			Modified		
2014	MCCOY RUN NEAR ALTON @ MOUTH	Non	Warmwater Habitat	0.10	1.1

Causes of Impairment:
 sedimentation/siltation
 river flow regime alterations
 direct habitat alterations

Sources of Impairment:
 urban runoff/storm sewers
 channelization

Recreational Use Assessment

Reporting Category: Impaired, TMDL needed (5)
 Causes of Impairment: bacteria

Recreation Use Score: 48
 Recreation Use Class A: No

E. coli Colony Counts Site Geometric Mean by Year

Station ID	Station Name	Rec Use Class	2011	2012	2013	2014	2015
4PH0000-801	Calhurst Knolls WWTP - 521	Primary Contact: A			50	50	25
4PH0000-901	HELLBRANCH RUN N OF HARRISBURG @ LAMBERT RD	Primary Contact: A				50	
4PH0000-901	Calhurst Knolls WWTP - 901	Primary Contact: A			75	50	25

Public Drinking Water Supply Assessment

Reporting Category: No waters currently utilized for water supply (0)
 Causes of Impairment:
 Public Water Supplies:

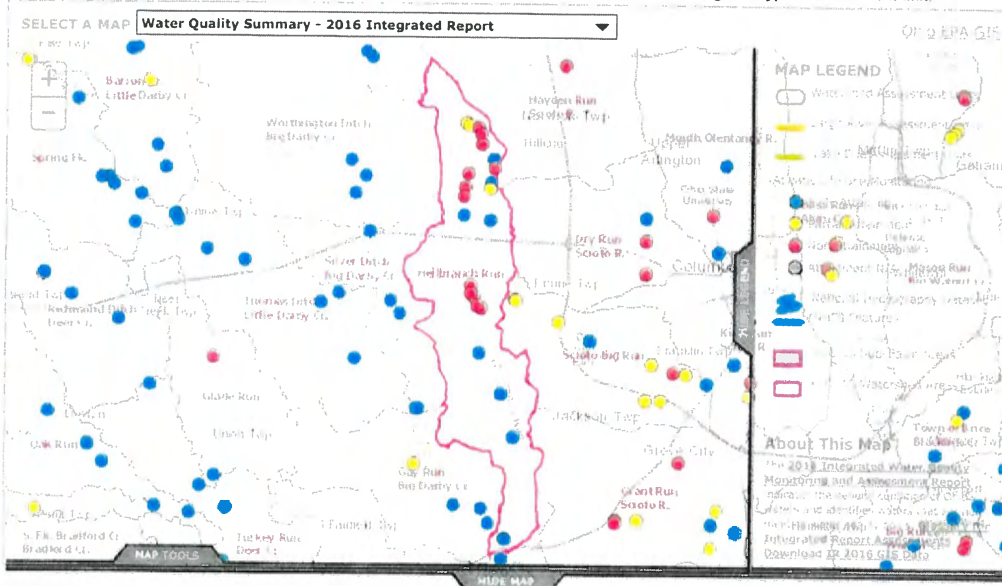
Nitrate Watch List: No
 Pesticides Watch List: No
 Harmful Algae Watch List: No

Fish Tissue Assessment

Reporting Category: Use attaining - historical data (1)
 Causes of Impairment:

PCBs: NA
 Hg(Mercury): NA

A single click selects an assessment unit. Use the radio buttons under map tools to change the type of assessment unit.



Watershed Assessment Unit Summary

Hellbranch Run

05060001 22 01

Area: 38.27 square miles

Total Maximum Daily Loads (TMDL)
 Status: Approved
 Reports:
 Next Monitoring: 2029
 The year in which Ohio EPA expects to revisit the assessment unit for comprehensive monitoring

Assessment Unit Landuse

- Developed 21.60%
- Forest 5.80%
- Grass/Pasture 11.20%
- Row Crops 60.90%



Priority Points Total: 3
 Aquatic Life: NA Recreation: 3 Public Water: NA Fish Tissue: NA

Priority point values range between 1 and 20, and are calculated if any of the use assessment categories is 5 (Impaired; TMDL Needed) or the assessment unit is not impaired but is on the nitrate and/or pesticide watch lists for public drinking water supply.

Aquatic Life Use Assessment

Reporting Category: Impaired; TMDL not needed - TMDL complete (4A)

Watershed Score

Aquatic Life Beneficial Uses: EWH, WWH, M/WH-C

63.2

Sampling Years: 2008, 2009, 2011, 2013-2015

Comments:

TMDLs for pollutants impairing designated or recommended aquatic life uses in the Big Darby Creek basin were approved by the U.S. EPA on March 31, 2006. The TMDL report is available via the Big Darby Creek tab at <http://epa.ohio.gov/dsw/tmdl/SciotoRiver.aspx>. Monitoring in support of the TMDL report was conducted in 2001 and 2002. The monitoring report is available at http://www.epa.ohio.gov/dsw/document_index/psdindx.aspx (See Index Number EAS/2004-6-3). Sampling in 2008, 2009, 2011, and 2013 focused on Clover Grotto Run and Hamilton Run where several restoration projects (natural channel and over-wide channel) are underway or have been completed. Comprehensive follow-up biological, physical/habitat, and chemical water quality monitoring was conducted within the basin in 2014 with limited additional sampling in 2015. As aquatic life use impairment continues to be detected in the

assessment unit, TMDLs will be reviewed and revised accordingly. When completed, the 2014 monitoring report will be available at http://epa.ohio.gov/dsw/document_index.psd.idx.aspx.

Aquatic Life Use Assessment Details:

Most Recent Data

Year	Station Name	Attainment Status	Beneficial Uses	River Mile	Drainage Area (sqm)
2015	HELLBRANCH RUN DST. TIMBERLAKE WWTP	Full	Exceptional Warmwater Habitat	0.90	37.4
2015	HELLBRANCH RUN N OF HARRISBURG @ LAMBERT RD	Full	Exceptional Warmwater Habitat	0.98	37.4
2014	HELLBRANCH RUN DST. OAKHURST KNOLLS WWTP	Full	Warmwater Habitat	5.83	32.0
2014	HELLBRANCH RUN S OF GALLOWAY @ KUNZ RD	Full	Warmwater Habitat	7.29	27.8
2014	HELLBRANCH RUN NW OF GALLOWAY @ 0.6 MILES DST. ALTON RD	Full	Warmwater Habitat	9.40	23.1
2014	CLOVER GROFF RUN AT ALTON @ ALTON RD	Non	Warmwater Habitat	0.14	9.9
2014	CLOVER GROFF RUN @ TIMBERBROOK WTP, HICKORY HILL DRIVE	Full	Modified Warmwater Habitat - Channel Modified	3.60	5.7
2009	CLOVER GROFF RUN @ ROBERTS RD	Partial	Modified Warmwater Habitat - Channel Modified	4.75	4.9
2014	CLOVER GROFF RUN @ PARK ADJ. FRAZELL RD	Full	Modified Warmwater Habitat - Channel Modified	5.00	4.6
2011	CLOVER GROFF RUN AT HILLIARD @ FRANKS PARK	Non	Modified Warmwater Habitat - Channel Modified	5.50	3.8
2009	CLOVER GROFF RUN @ SHOAL CREEK LANE BRIDGE IN GOLF COURSE	Full	Modified Warmwater Habitat - Channel Modified	5.85	3.6
2013	CLOVER GROFF RUN UPST. GOLF PATH UPST. HERITAGE LAKES	Non	Modified Warmwater Habitat - Channel Modified	6.60	5.5
2013	CLOVER GROFF RUN AT HILLIARD DST. SCIOTO-DARBY CREEK RD	Non	Modified Warmwater Habitat - Channel Modified	7.09	3.2
2013	CLOVER GROFF RUN AT HILLIARD @ COSGRAY RD	Non	Modified Warmwater Habitat - Channel Modified	7.20	3.0
2008	CLOVER GROFF RUN AT HILLIARD ADJ. PARK MEADOW LANE	Partial	Modified Warmwater Habitat - Channel Modified	7.60	2.3
2008	CLOVER GROFF RUN AT HILLIARD OLD CHANNEL DST. 401 PROJECT	Partial	Modified Warmwater Habitat - Channel Modified	7.70	2.0
2011	CLOVER GROFF RUN AT HILLIARD @ OVER-WIDE CHANNEL PROJECT	Non	Modified Warmwater Habitat - Channel Modified	7.80	2.0
2006	HAMILTON RUN NEAR ALTON @ MOUTH	Non	Warmwater Habitat	0.10	10.3
2014	HAMILTON RUN NEAR ALTON @ U.S. RT. 40	Non	Warmwater Habitat	0.41	9.7
2014	HAMILTON RUN NEAR ALTON UPST. MCCOY DITCH	Non	Warmwater Habitat	3.80	6.6
2014	HAMILTON RUN S OF HILLIARD @ WALKER RD	Full	Modified Warmwater Habitat - Channel Modified	3.34	1.5
2009	HAMILTON RUN AT HILLIARD @ ROBERTS RD	Non	Modified Warmwater Habitat - Channel Modified	4.05	2.7
2009	HAMILTON RUN @ FARM ACCESS ROAD OFF ALTON DARBY RD	Non	Modified Warmwater Habitat - Channel Modified	4.40	2.6
2009	HAMILTON RUN AT HILLIARD @ BROCKTON RD	Non	Modified Warmwater Habitat - Channel Modified	4.62	1.3
2014	MCCOY RUN NEAR ALTON @ MOUTH	Non	Warmwater Habitat	0.10	3.1

Causes of Impairment:
sedimentation/siltation
other flow regime alterations
direct habitat alterations

Sources of Impairment:
urban runoff/storm sewers
channelization

Recreational Use Assessment

Reporting Category: Impaired, TMDL needed (5)
Causes of Impairment: bacteria

Recreation Use Score: 46
Recreation Use Class A: No

E. coli Colony Counts Site Geometric Mean by Year

Station ID	Station Name	Rec Use Class	2011	2012	2013	2014	2015
4PH0000-801	Oakhurst Knolls WWTP - 801	PrimaryContact-A	-	-	50	50	25
V07P11	HELLBRANCH RUN N OF HARRISBURG @ LAMBERT RD	PrimaryContact-B	-	-	-	50	-
4PH0000-991	Oakhurst Knolls WWTP - 901	PrimaryContact-A	-	-	75	50	25

Public Drinking Water Supply Assessment

Reporting Category: No waters currently utilized for water supply (0)
Causes of Impairment:
Public Water Supplies:

Nitrate Watch List: No
Pesticides Watch List: No
Harmful Algae Watch List: No

Fish Tissue Assessment

Reporting Category: Use attaining - historical data (1h)
Causes of Impairment:

PCBs: NA
Hg(Mercury): NA

APPENDIX C – LETTERS OF SUPPORT

Dear Administrator Brown, and the members of The Economic Development & Planning Department,

First, please know, I am writing this email not at the request of Cassy and Zach Adams, but because it is something I feel needs to be done on their behalf. As you are aware, and I am very appreciative of, I was given county permission to hold my charity event at the site of the Adams' farm and barn at 6079 Grove City Road, Grove City, Ohio on 7/15. That was an uncertainty for a while due to the zoning dispute ongoing with the Adams's family, but Cassy worked hard to help us. That is the kind of person she is, and that is who they are as a couple. They have huge hearts and give to the community so much.

I have seen their contributions to the charity fabric of the community, as well as to the economic fiber of the interwoven commerce of Grove City, and I am proud to say they are an asset to Franklin County!

There would be no event supporting Jane Grote Abell's, Tanny Crane's, and The City of Columbus' Reeb Avenue Center, nor Dr. Lisa Hinkleman's ROX charity without their gracious gift as the host location for this event. There are only good things that can come from good people collaborating, and the Adams' are good people!

I am asking you to help them to expedite whatever needs to be done so they are not put in a position of ruin. People love their Barn Sales, and they come from hundreds of miles to enjoy the atmosphere there and in the surrounding area as well. Everyone benefits! The Adams' are hardworking people, life-long community providers, and the kind of good we need in our world these days!

I realize the wheels of politics are mired in paperwork and very little urgency sometimes, but I am asking you to make the exception to personally help them end this frustrating chapter in their lives so they can get back to doing what they do best: raising a beautiful family, providing for that family, and being amazing ambassadors for everything that is good about Franklin County!

I would be happy to come speak with all of you if you would like. I feel that passionately about the need to have this made right for Cassy and Zack, and the community at large!

With sincere regards,

Shawn Ireland

Shawn Ireland

Host-Good Day Columbus ABC6/FOX28

Host/Satellite Coordinator

Good Day Marketplace

WTTE/FOX 28 Columbus, Ohio

#614-4851-6666

Host-The Shawn and Kate Show-Syndicated www.shawnandkateshow.com

#614-551-2855

July 7, 2017

Matt Brown
Planning Administrator
Franklin County

Dear Mr. Brown,

I am writing to provide support for Cassy Adams in her re-zoning request.

I have known Cassy Adams for several years. During that time, I have watched her achieve considerable success with Zassy's Treasures, a home décor business. Whether through her retail storefront in the Grove City Town Center or at her on-premise barn outlet, she has always tried to conduct her business with integrity and professionalism. Her success with the business is a direct result of her entrepreneurial spirit, natural business acumen, and old-fashioned hard work. She has taken a common dream and turned it into an uncommon success.

When she opened her storefront in our town center, Zassy's was not the only business to profit. Her success lifted traffic and sales to other town center businesses. When she chose to enlarge her business and chase her dream of expanding her business to a country location, she was an overnight sensation. Again, she not only enjoyed personal success, but she also created a unique shopping experience that brought new tourists to our region. She has a gift for not only the home décor business but for marketing as well, and I would not be surprised to see her on the Home and Garden TV network in the near future.

Unfortunately, because of some bad legal advice about the re-zoning process, she has been delayed in pursuing in her dream. She realizes that she needs to properly resolve the outstanding issues. She has also taken all the necessary steps to ensure that her business will comply with the zoning requirements. She would like to be a good neighbor as well as a good business person.

I ask that you consider her request favorably.

Please call me if you need further assistance.

Sincerely,

Laura Lanese
State Representative for the 23rd House District
614.537.3816

APPENDIX D – TRIP GENERATION ANALYSIS SUMMARY



August 31, 2017

Bill Hebble, EIT
Franklin County Engineer's Office
970 Dublin Road
Columbus, OH 43215

RE: RESULTS OF THE TRIP GENERATION ANALYSIS FOR THE PROPOSED ZASSY'S TREASURES REZONING

Mr. Hebble:

We have completed a trip generation analysis for the proposed Zassy's Treasures development. The methods and results of this analysis are summarized below.

The Zassy's Treasures development is proposed to be split into two separate types of uses. The first use will be called "Zassy's Monthly Barn Shop". This event will happen one weekend per month over the course of an entire year. Events are held on Friday evenings and then during the day on Saturday and Sunday. Per the zoning text, there may be a maximum of ten vendors or 3,000 SF of retail space (whichever is smaller) for the selling of goods such as apparel and accessories, antiques, merchandise, foods, flowers, and other miscellaneous items that can typically be found at a flea market. However, this development is on a much smaller scale than a typical flea market.

Trips for this use were generated using the Institute of Transportation Engineer's (ITE) OTISS¹ software, which uses Volume 9 of *Trip Generation* and the 2nd Edition of *Trip Generation Handbook*. Due to the limited square footage of retail space and the wide variety of goods to be sold at this event, it was determined that Land Use Code (LUC) 820 - Shopping Center would be used to generate trips for this event. This LUC is typically used for general retail developments and is considered a very high trip generator. The results of the trip generation for the Zassy's Monthly Barn Shop can be seen in Table 1. The full trip generation analysis can be seen in Attachment A.

Table 1 - Zassy's Monthly Barn Shop Trip Summary

Land Use	Size	Weekday PM Peak		Saturday All Day		Saturday Peak		Sunday All Day		Sunday Peak	
		Entry	Exit	Entry	Exit	Entry	Exit	Entry	Exit	Entry	Exit
820 - Shopping Center	3,000 SF	27	30	75	75	7	7	38	38	4	5

¹ Online Traffic Impact Study Software developed by ITE and Transoft Solutions.



LUC 820 produces a relatively high level of pass-by traffic. However, no pass-by traffic is expected at this site. As seen in Table 1, trips for the proposed Zassy’s Monthly Barn Shop use are expected to be minimal, even with the high trip generator of LUC 820.

The second proposed use of Zassy’s Treasures is for occasional special non-retail events. Special events include activities such as weddings, reunions, birthday parties, picnics, and other similar activities. These events can be held from 9:00 am-11:00 pm up to four days per week while Zassy’s Monthly Barn Shop is not occurring. Based on the zoning text, these special events will be invitation only with a maximum attendance of 100 persons, including vendors. Additionally, usable space will be limited to 3,000 SF.

There are no ITE trip generation codes for special events or event centers. The methods from a trip generation study² for a convention center hosting similar events were used to generate trips for the proposed special event use. This study can be found in Attachment B. Several assumptions from the study were used to calculate trips for the proposed event center:

- 1) 2.5 trips per attendee (one inbound, one outbound, and a 25% margin to account for trips associated with employees, deliveries, lunch-runs, etc.). Though the 100 maximum attendees will include vendors, some additional come-and-go vendors are likely so this 25% margin was included.
- 2) For local/regional attendees, an average rate of 1.2 persons per auto was reported. For attendees outside the region, an average rate of 1.7 persons per auto was reported. The types of events being held, such as weddings, intuitively lend themselves to a higher person/auto rate so 1.4 was assumed to be representative.

Table 2 shows the daily vehicle trips to the site for special events, and Table 3 provides a breakdown for the AM and PM Peak hours³.

Table 2 - 85th Percentile Daily Vehicle Trips⁴

Source	Attendees	Daily Person Trips (by Source) = Attendees x 2.5	Travel Mode	Daily Person Trips (by Travel Mode)	Persons per Auto	Daily Vehicle Trips
100% Local	100	250	Auto (100%)	250	1.4	179

² Memo dated January 9, 2013, regarding trip generation for the Phase II expansion of the Spokane Convention Center. The study utilized attendance records and travel method survey responses for the existing convention center to provide trip generation projections for the proposed expansion.

³ Although events cannot start until 9:00 am, AM Peak Hour data is included because travel time may take place during the AM Peak Hour.

⁴ It was assumed that all site traffic would be local and all site traffic would travel by personal auto.



It is difficult to predict representative trip rates during the peak hour for these types of varying events. Since events can't start until 9:00 am, it is assumed the AM peak traffic would be negligible. For the PM peak, it is possible that most traffic could come and go during the peak hour for a very short event. It is also possible that most of these vehicles could either enter or exit during the PM peak if an event ended or began around the peak hour. However, this is expected to be rare since special event planning typically avoids peak hours in most cases. So, this phenomenon of most entering and/or exiting occurring during the peak is likely not typical.

When analyzing typical traffic volumes on a roadway or using land use data for Shopping Center, it is typical that 10% of the average daily traffic occurs during a peak hour. However, for these types of events that could be an hour long, this is not likely typical. It is expected that for special events, most attendees will enter or exit at the same time. In order to be conservative, it is assumed that 50% of entering/exiting daily traffic occurs during an AM Peak event and 50% of entering/exiting daily traffic occurs during a PM Peak event. Additionally, entering and exiting percentages differ based on the time of day. An AM Peak event will have mostly entering trips. However, we anticipate early morning special events occurring on a weekday to be extremely rare. Thus, the AM Peak estimates below should not be considered for design or study. Table 3 shows the estimated trips for AM and PM Peak events on a typical weekday.

Table 3 - AM and PM Peak Hour Special Event Trip Summary (Typical Weekday)

Source	Travel Mode	Daily Vehicle Trips	AM Peak Event		PM Peak Event	
			Entry (90%)	Exit (10%)	Entry (50%)	Exit (50%)
Local	Auto	179	81	9	45	45

If I can help in any way, do not hesitate to contact me at jgallagher@cmtran.com or 614-286-0822 anytime.

Sincerely,

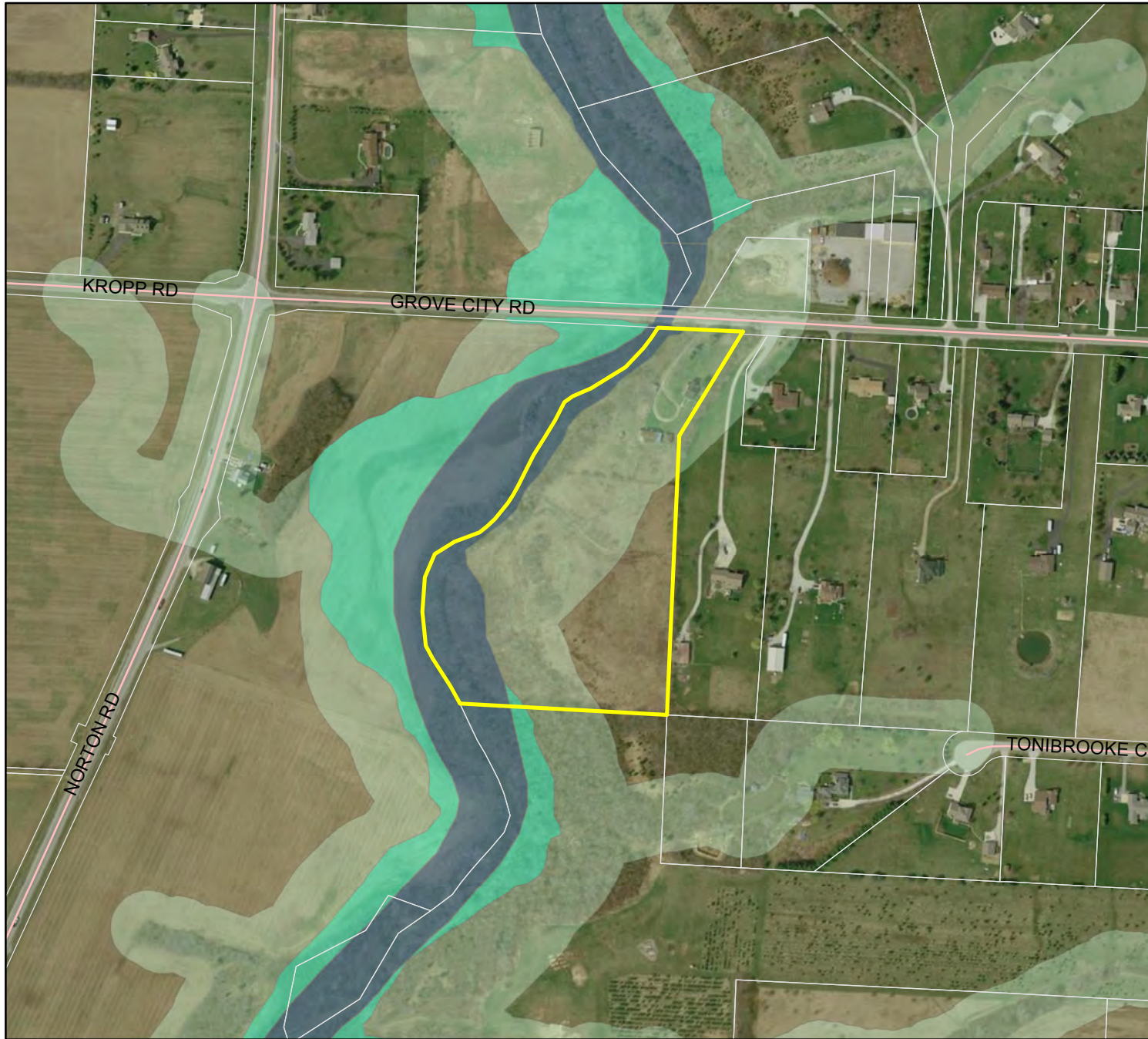


John J. Gallagher, MS, PE, PTOE
 Director of Traffic Services
 Carpenter Marty Transportation Inc.

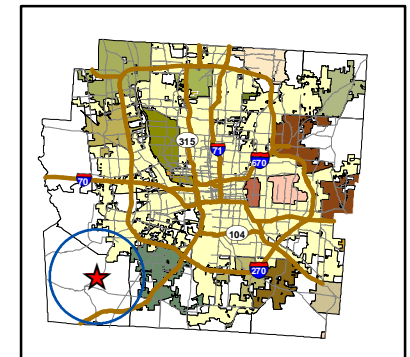
ZON-17-06

Requesting a rezoning from the Rural district to the Select Commercial Planned district.

Acres: 11.7
Township: Pleasant



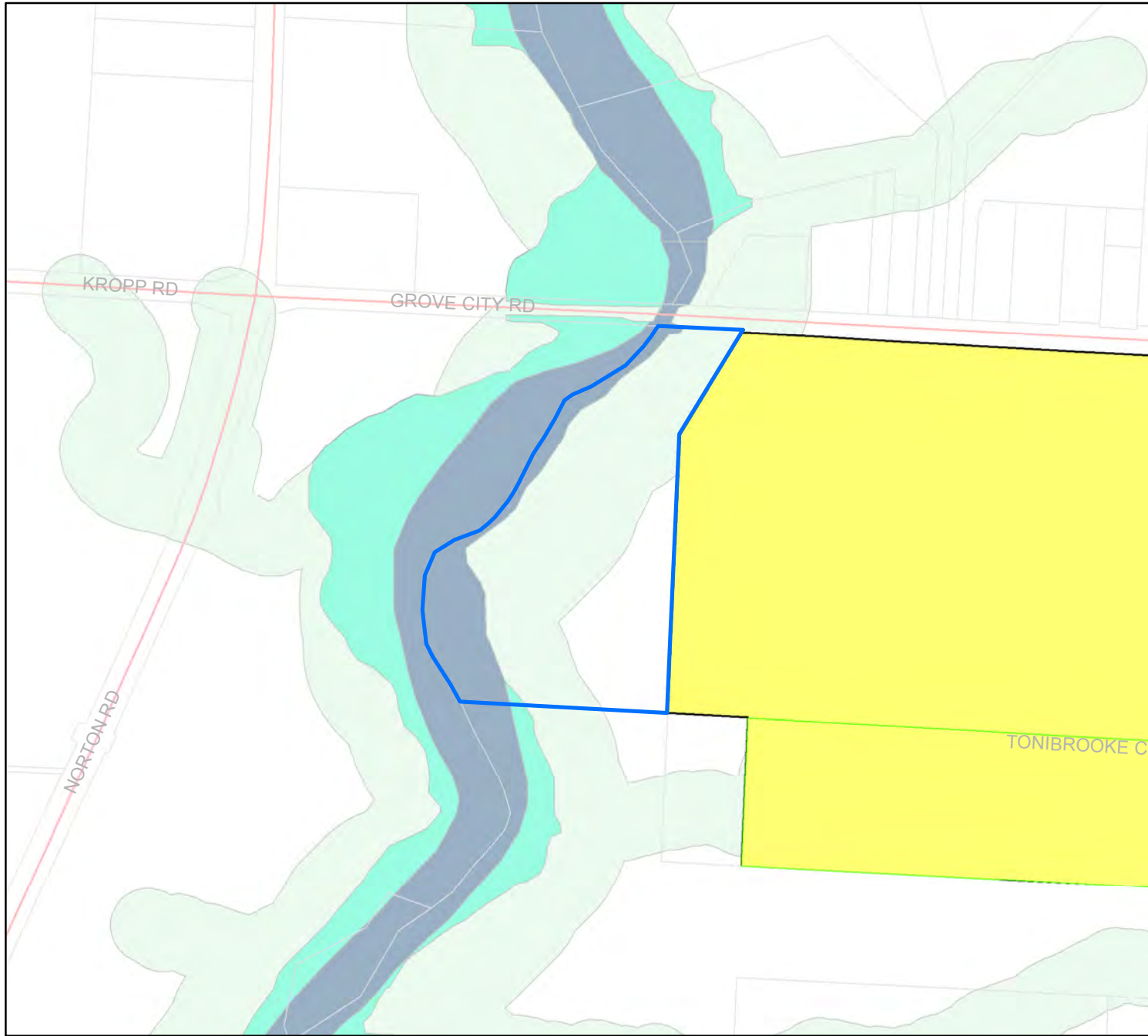
- 6085 Grove City Road
- Parcels
- Streets
- Floodway Fringe
- Floodway
- Big Darby Creek Setbacks



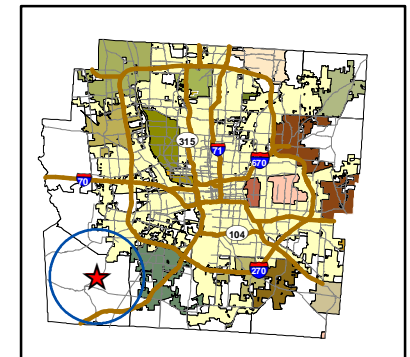
ZON-17-06

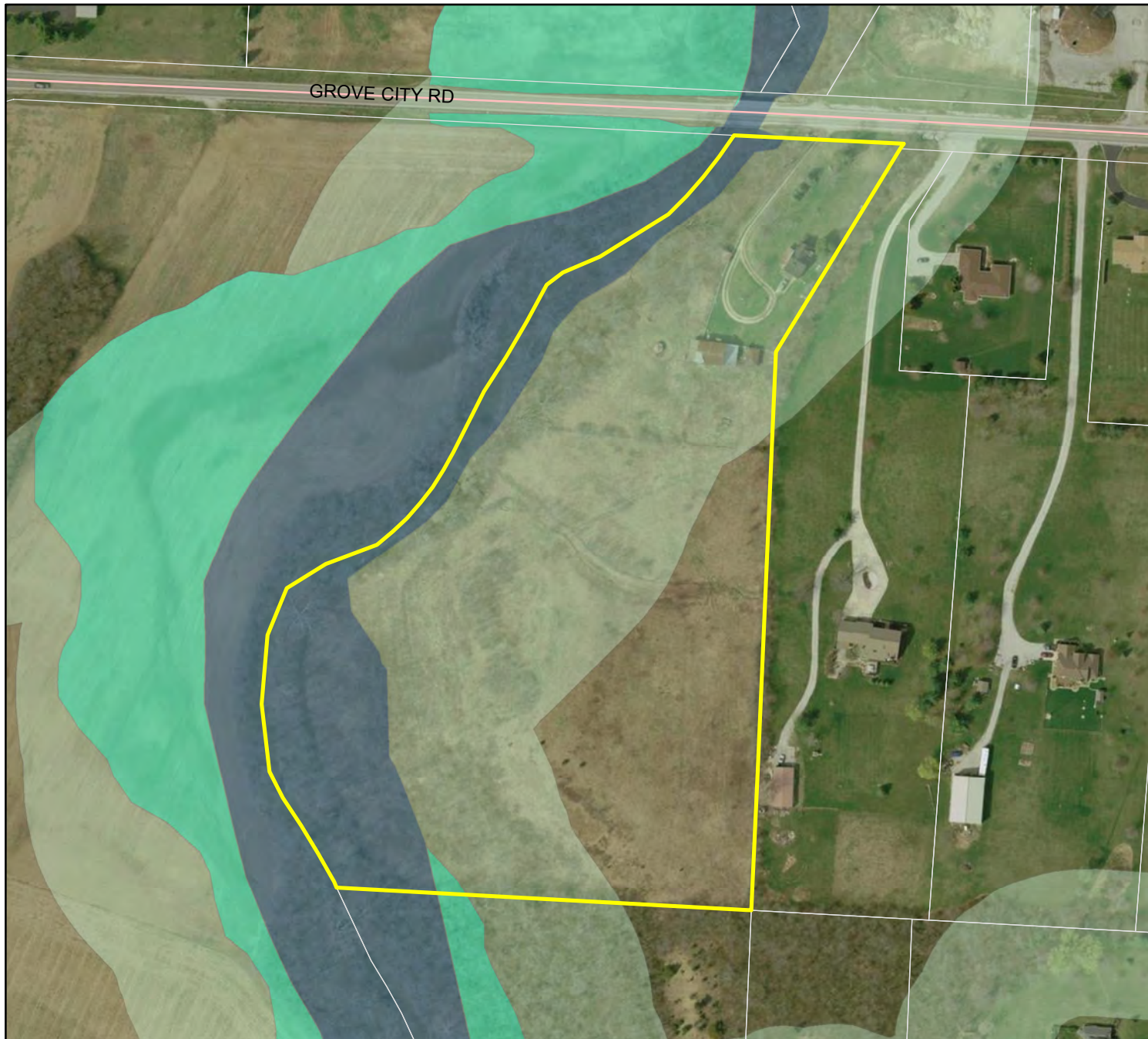
Requesting a rezoning from the Rural district to the Select Commercial Planned district.

Acres: 11.7
Township: Pleasant



- 6085 Grove City Road
- Parcels
- Streets
- Floodway Fringe
- Floodway
- Big Darby Creek Setbacks
- County Zoning**
- Rural
- Low Density Residential
- Suburban Residential



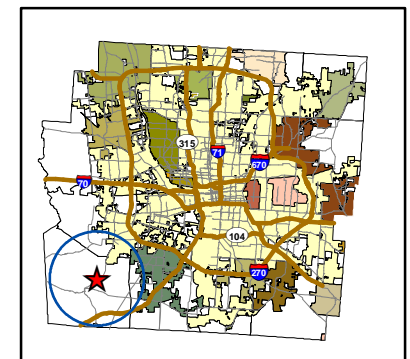


ZON-17-06

Requesting a rezoning from the Rural district to the Select Commercial Planned district.

Acres: 11.7
Township: Pleasant

-  6085 Grove City Road
-  Parcels
-  Streets
-  Floodway Fringe
-  Floodway
-  Big Darby Creek Setbacks





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

Case Number
PRAIR-17-04

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	October 24, 2017
Planning Commission	November 8, 2017

Amendment information		
Amendment type	Information required	
Map amendment:	List all parcel IDs to be amended:	Zoning District: Current: Proposed:
Text amendment	Revising portions of the Prairie Township Zoning Resolution. Revisions relate to the Conditional Use criteria, purpose and intent for the West Broad Street Corridor Overlay District (WBSCOD) and the requirements and design standards for trash areas, parking, driveways and signage.	
Plan amendment	Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name:	

Township Zoning Inspector Contact Information
Name Connie Swisher
Address 25 Maple Drive Columbus, OH 43228
Phone # 614-878-3317
Email cswisher@prairietownship.org



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
November 8, 2017

Case: PRAIR-17-04

Prepared by: Brad Fisher

Applicant:	Prairie Township Zoning Commission
Township:	Prairie Township
Request:	Requesting to amend portions of the Prairie Township Zoning Resolution.

Summary

The applicant is seeking to amend portions of the Prairie Township Zoning Resolution including the Administration, Establishment and Purpose of Districts, Supplementary District Regulations, Off-Street Parking, and Signs Sections of the Prairie Township Zoning Resolution. Amendments also include updating Illustrations and the Permitted Uses Table. Staff recommends approval.

Revision Summary

Text

The Administration revisions include: the removal of Conditional Use criteria for Vocational Schools and adding Conditional Use criteria for Motor Vehicle Rental, Repair and Sales, Trailer Rental, and Multi-Family Residential uses in a General Business District.

The Establishment and Purpose of Districts revision will add a purpose and intent of the West Broad Street Corridor Overlay District (WBSCOD). Specific standards for the West Broad Street Corridor Overlay District (WBSCOD) have not yet been developed but the purpose and intent of the District is to advance the overall character and development along the arterial portions of the West Broad Street corridor.

The Supplementary District Regulations revision requires trash collection areas to be located behind the principle structure and screened.

The Off-Street Parking Space and Design Standards revisions address standards for the location of parking areas. Revisions specific to the Medium Density Residential District (R-6) are as follows: Driveway Width, Number of Driveways Permitted, Driveway of an Accessory Use and Driveway Setback.

The Signs Section revision reduces the free-standing signs setback and adds monument sign criteria, which regulates the total sign area, setback and height.

Illustrations and Permitted Uses Table

Illustrations have been updated to clarify the average grade of a basement, building height, setback lines, yards and flood terms. A full red-lined copy of the Permitted Uses Table is included with the case materials. The Permitted Uses Table has been updated to better categorize uses and to remove redundant classifications of uses.

Staff Analysis

The proposed amendments are in accordance with the Ohio Revised Code and keep 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**Franklin County Engineer's Office**

Roads listed on the Franklin County Thoroughfare Plan must meet the following requirements:

1. No parking or maneuvering shall be permitted within the right-of-way.
2. Driveways shall be paved within the right-of-way.
3. One direct private access drive shall be permitted per parcel or contiguous parcels under common ownership. Additional access may be permitted if: (1) the access will not adversely affect the safety and operation of the highway, (2) such access is necessary for the safe and efficient use of the property, and (3) such access will not adversely affect access to adjacent or nearby properties.

Staff Recommendation

Staff recommends approval of the proposed text and illustration amendments.

Text Amendment Quick Guide

Printed 8/11/17

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Franklin County, OH

PRAIR 17-04

Page 69, 89-90

Section 568 SPECIFIC CONDITIONAL USE CRITERIA

- Remove #4 Vocational School

4. VOCATIONAL SCHOOL

~~The primary emphasis of the school shall be vocational education related directly to agriculture and agribusiness and normally related vocations.~~

Section 568 #40, #41, #42, #43, #44

- Add in Conditional Use criteria for:

40. MOTOR VEHICLE RENTAL

The minimum lot area shall be two (2) acres.

41. MOTOR VEHICLE REPAIR STATION

- a. Must be in conjunction with accessory sales, new
- b. Minimum lot area shall be two (2) acres

42. MOTOR VEHICLE SALES

The minimum lot area shall be two (2) acres.

43. TRAILER RENTAL

The minimum lot area shall be five (5) acres.

44. MULTI-FAMILY RESIDENTIAL USES IN A GENERAL BUSINESS DISTRICT

Multi-family residential will be a conditionally permitted use in General Business Districts provided they meet the development standards of the MFR-12 (Multi-Family Residential District) and if located in the West Broad Street Corridor Overlay District must meet all requirements in Article 18.

Page 109

Section 864 WEST BROAD STREET CORRIDOR OVERLAY DISTRICT

- Add purpose and intent for WBSCOD

SECTION 864

WEST BROAD STREET CORRIDOR OVERLAY DISTRICT

The purpose and intent of the West Broad Street Corridor Overlay District is to advance the Township's goals for community character and development in the Township's primary arterial roadway corridor by ensuring that new development and private property investments along and near West Broad Street support high quality, pedestrian friendly, and economically viable development that will create a more positive image of the corridor as an attractive place and center of activity within the Township.

Section 1010 REQUIRED TRASH AREAS

- Add criteria for collection areas

All commercial, industrial, and multi-family residential uses providing trash and/or garbage collection areas shall have such area(s) enclosed on at least three sides by a solid wall or fence of at least four (4) feet in height if such area(s) is not within an enclosed building or structure. **Collection areas are to be located behind the principal structure and enclosures shall be surrounded on three (3) sides by a landscape bed of a minimum of three (3) feet in height.** Provisions for adequate vehicular access to and from such area(s) for collection of trash and/or garbage as determined by the Zoning Inspector shall be required.

Section 1110 OFF STREET PARKING SPACE DESIGN STANDARDS

- #14 Add clarification and add no parking on sidewalks in business district

14. SETBACK REQUIREMENTS

No part of any parking area for more than ten (10) vehicles shall be closer than twenty (20) feet to any dwelling unit, school, hospital, or other institution for human care located on an adjoining lot, unless separated by an acceptably designed screen. **If a parking area for more than ten (10) vehicles is located** on the same lot with a one family residence, the parking area shall not be located within the front yard required for such building. In no case shall any part of the parking area for more than ten (10) vehicles be closer than four (4) feet to any established street or alley right-of-way. **Parking is not permitted over an approved sidewalk in any business district.** In the case of private residences, no car shall park closer than four (4) feet from the paved or traveled portion of an alley.

Section 1110

- #18 New Section – Driveway Standards in the R-6 Zoning District

18. DRIVEWAY DEVELOPMENT STANDARDS IN THE R-6 RESIDENTIAL ZONING DISTRICTS: A driveway in the R-6 Zoning District shall meet the following additional development standards:

- Driveway Width** – No driveway width shall exceed twenty (20) feet or one-third (1/3) the width of the lot (except for driveway aprons) whichever is less. For the purpose of this section, driveway width limitation is established to maintain a minimum of green space between a residential structure and a public right-of-way in the R-6 Residential Zoning District. Off-street parking of motor vehicles in front of an established building line shall be permitted only on a hard surface and not on the required green area.
- Number of Driveways Permitted** – Each lot in an R-6 Residential Zoning District shall contain only one (1) driveway which has one (1) point of ingress and egress per street frontage. In the case of corner lots, through

lots and lots having access off of an improved alley there shall be no more than a total of two (2) driveways permitted for each lot.

- c. **Driveway of an Accessory Use** – No driveway shall be constructed on a lot unless a zoning compliance has been issued for a principal structure on the same lot.
- d. **Driveway Setback** – Driveways must be setback no less than one (1) foot from any side property line and adequately drained so not to cause stormwater drainage onto adjoining properties.

Page 143

Section 1125 Schools (Public, Parochial, or Private)

- Remove Parochial from title

SECTION 1125

SCHOOLS (PUBLIC, ~~PAROCHIAL~~ OR PRIVATE)

Page 154-155

Section 1221 FREE-STANDING SIGNS

- Decrease setback from 30' to 10'

SECTION 1221

FREE-STANDING SIGNS

1. Free-standing on-premises signs having a maximum total sign area of two hundred (200) square feet and located not closer than ~~thirty (30)~~ten (10) feet to any adjoining lot line may be erected to serve a single business establishment or a group of business establishments. There shall be only one free-standing sign **or monument sign** for each building, regardless of the number of businesses conducted in said building. Any portion of the sign area used for LED Electronic Message Center (EMC) shall not exceed one hundred (100) square feet and must meet the following: each display must be no more than three colors with no moving animation of any kind with message period of eight (8) seconds in duration and must fade in/fade out. The height of such free-standing on premises sign shall comply with the following schedule:
 - Add monument sign criteria
2. Free-standing on-premise monument signs having a maximum total sign area of forty-eight (48) square feet, shall be set back from the road right-of-way no less than eight (8) feet and shall not exceed six (6) feet in height.

For the purpose of this Resolution the maximum height of a monument sign will be measured by sign area, not to exceed ten (10) feet in overall height if a landscape base is provided.

Table 1 – Permitted Use Chart

- Revised permitted uses

Illustrations

- Revised Illustrations

TABLE 1 - PERMITTED USES

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 Franklin County, OH

PRAIR-17-04

RESIDENTIAL USES

Specific Use	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Building Accessory	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X
Garage Private	X	X	X	X	X	X	X	X							
Home Occupation	C	C	C	C	C	C	C	C							
Mobile Home								X							
Mobile Home Park								X							
Multi Family							X				C				
Single Family	X	X	X	X	X										
Tenant Farm Dwelling	C														
Two-To-Four Family						X	X				C				

PUBLIC USES

Specific Use	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Airport	C														
Hospital									X	X	X	X			
Library									X	X	X	X			
Museum									X	X	X	X			
Off-site Parking Lot/Off-site Parking Garage									C	C	C	C	X	X	
Park	X	X	X	X	X	X	X	X	X	X	X	X			X
Parking Garage									X		X	X	X	X	
Playground	X	X	X	X	X	X	X	X	X	X	X	X			X
Public Service Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Stadium	X										X	X	X	X	
Private Vocational School	C										CX	CX	X	X	
Public Schools	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

QUASI PUBLIC USES

Specific Use	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Cemetery	C								€	€	✗	✗	X	X	
Church (in accordance with Section 921)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Club	X								X	X	X	X	X	X	
Fraternal Organization Hall	X								X	X	X	X	X	X	
Labor Union Hall	X								X	X	X	X	X	X	
Professional Membership Organization	X								X	X	X	X	X	X	

ADMINISTRATIVE AND BUSINESS OFFICE USES

<i>SPECIFIC USE</i>	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Administrative And Business Office Facilities									X	X	X	X	X		
Bank									X	X	X	X	X	X	
Business Career School									X	X	X	X	X	X	
Commodity Broker									X	X	X	X	X	X	
Credit Union									X	X	X	X	X	X	
Holding Co.									X	X	X	X	X	X	
Investment Co.									X	X	X	X	X	X	
Loan Co.									X	X	X	X	X	X	
Saving & Loan									X	X	X	X	X	X	
Security Broker									X	X	X	X	X	X	
Title Abstract Co.									X	X	X	X	X	X	
Trust Co.									X	X	X	X	X	X	

PROFESSIONAL OFFICE USES

<i>SPECIFIC USE</i>	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Accountant									X	X	X	X	X	X	
Architect									X	X	X	X	X	X	
Attorney									X	X	X	X	X	X	
Clinic									X	X	X	X	X	X	
Engineer									X	X	X	X	X	X	
Insurance Agency									X	X	X	X	X	X	
Medical Labs									X	X	X	X	X	X	
Medical Offices									X	X	X	X	X	X	
Medical Facilities									X	X	X	X	X	X	
Professional Office Facilities									X	X	X	X	X	X	
Real Estate									X	X	X	X	X	X	
Tax Preparation Service									X	X	X	X	X	X	
Veterinarian Clinic	X								C	C	C	C	X	X	

RETAIL STORE USES

<i>SPECIFIC USE</i>	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Antiques	X									X	X	X	X	X	
Appliances											X	X	X	X	
Art											X	X	X	X	
Building Materials											X	X	X	X	
Business Equipment											X	X	X	X	
Convenience Carry-Out										X	X	X	X	X	
Dairy Products	X									X	X	X	X	X	
Decorating										X	X	X	X	X	
Department Stores											X	X	X	X	
Discount											X	X	X	X	
Drugs (Pharmacy)									X	X	X	X	X	X	
Electrical Equipment											X	X	X	X	
Florist	X									X	X	X	X	X	
Furniture Store, New											X	X	X	X	
Furniture, Used											X	X	X	X	
Hardware Store											X	X	X	X	
Lawn And Garden Supply											X	X	X	X	
Liquor Store											X	X	X	X	
Lumber Yard													X	X	

Meat Market											X	X	X	X	X	
-------------	--	--	--	--	--	--	--	--	--	--	---	---	---	---	---	--

RETAIL STORE USES (CONT...)

<i>SPECIFIC USE</i>	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Musical Instruments										X	X	X	X	X	
News Stand									X	X	X	X	X	X	
Novelty										X	X	X	X	X	
Office Supplies									X	X	X	X	X	X	
Optical Goods									€	€	X	X	X	X	
Paint And Wallpaper										X	X	X	X	X	
Plumbing And Heating											X	X	X	X	
Pet Store											X	X	X	X	
Print Shop									X		X	X	X	X	
Retail Rental Store (non-construction)											X	X	X	X	
Retail Stores											X	X	X	X	
Supermarket/Grocery Store											X	X	X	X	

PERSONAL SERVICE USES

<i>SPECIFIC USE</i>	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Barber Shop									X	X	X	X	X	X	
Beauty Shop									X	X	X	X	X	X	
Day Care Centers	C	C	C	C	C	C	C	C	X	X	X	X	X	X	
Dry Cleaners									X	X	X	X	X	X	
Employment Agency									X	X	X	X	X	X	
Funeral Home	X										X	X	X	X	
Garment Alterations										X	X	X	X	X	
Kennel	X										X	X	X	X	
Laundromat									X	X	X	X	X	X	
Nursing Home									X	X	X	X	X	X	
Photography Service										X	X	X	X	X	

CONSUMER SERVICE USES

<i>SPECIFIC USE</i>	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Auction House											X	X	X	X	
Blueprint Shop									X		X	X	X	X	
Electrical Repair											X	X	X	X	
Employment Agency									X	X	X	X	X	X	
Flea Market											X	X	X	X	
Lawn Mower Repair											X	X	X	X	
Pet Store											X	X	X	X	
Quick Print Shop									X		X	X	X	X	
Rent All Service											X	X	X	X	
Upholstery Shop											X	X	X	X	

TRADE SERVICE USES

<i>SPECIFIC USE</i>	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Carpentry													X	X	
Concrete Contractor													X	X	
Construction Equipment Rental													X	X	
Dry Wall Contractor													X	X	
Electrical Contractor													X	X	
Farm Implement Sales & Service													X	X	
General Building Contractor													X	X	
Landscape Services Ser											X	X	X	X	
Masonry Contractor													X	X	
Painting Contractor											€		X	X	
Plumbing And Heating Contractor											€		X	X	
Repair Services (non-automotive)													X	X	
Roofing Contractor											€		X	X	
Septic Tank Cleaning Services Ser													X	X	
Well Drilling													X	X	

FOOD, BEVERAGE AND LODGING USES

<i>SPECIFIC USE</i>	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Bar, Tavern, Night Club, Lounges											X	X	X	X	
Hotel											X	X	X	X	
Motel											X	X	X	X	
Restaurant And/Or Carry Out (Food)										C	X	X	X	X	
Restaurant, Carry Out (Food)											X	X	X	X	

RECREATION USES

<i>SPECIFIC USE</i>	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Adult Entertainment Business											€	€	C	C	
Archery Facility (Outdoor)	X														X
Bowling Alley											X	X	X	X	
Canoe Livery	X														C
Commercial Recreation Center	C										X		X		
Dance Hall											X	X	X	X	
Dance School										X	X	X	X	X	
Drive-In Theatre											C				
Game Room											X	X	X	X	
Golf Course	X														X
Golf Driving Range															X
Golf Miniature											X				C
Gun Club (Outdoor)															C
Health Spa Or Club									X	X	X	X	X	X	

RECREATION USES (CONT...)

<i>SPECIFIC USE</i>	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Indoor Archery And Gun Firing Facility											C	C	C	C	
Party House											X	X	X	X	
Pool Hall											X	X	X	X	
Racquetball Courts (Indoor)									X		X	X	X	X	
Recreation Camp	C														C
Skating Rink											X	X	X	X	
Swimming Pool, Community											C	C	C	C	
Tennis Court, Indoor									X		X	X	X	X	
Tennis Court, Outdoor							X				X	X	X	X	X
Theatre											X	X	X	X	

AUTOMOTIVE USES

<i>SPECIFIC USE</i>	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Aircraft Sales & Service	C														
Bicycle Sales										X	X	X	X	X	
Car Wash											X	X	X	X	
Farm Implement Sales & Service											X	X	X	X	
Mobile Home Sales											X	X	X	X	
Motor Vehicle/ Motorcycle Accessory Sales, New											X	X	X	X	
Motor Vehicle Rental											X C	X	X	X	
Motor Vehicle Repair Station											X	X	X	X	
Motor Vehicle Sales,											X C	X	X	X	
Motor Vehicle Service Gas Station/in combination with convenience store											X	X	X	X	
Motor Vehicle Wrecking														X	
Motorcycle Sales											X	X	X	X	
Tire Store											X	X	X	X	
Trailer Rental											X C	X	X	X	

RESEARCH AND DEVELOPMENT USES

<i>SPECIFIC USE</i>	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Product Development	C												X	X	
Scientific Development	C												X	X	
Scientific Research	C												X	X	
Technical Schools											X	X	X	X	
Testing Labs	C												X	X	

WHOLESALE AND STORAGE USES

<i>SPECIFIC USE</i>	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Beverage Distribution													X	X	
Chemical Storage	€												X	X	
Courier Service													X	X	
Food Distribution													X	X	
Freight Forwarding Terminals													X	X	
Open Storage	C													X	
Parcel Delivery													X	X	
Personal Storage Rental Facility- Mini Storage											C		X	X	
Petroleum Products Storage														X	
Railway Express Service														X	
Recreational Vehicle Storage	C												X	X	
Vegetable Distribution Terminal													X	X	
Wholesaling Supply Operations And Warehouses													X	X	

MANUFACTURING USES

<i>SPECIFIC USE</i>	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Auto Parts													X	X	
Bakery, Commercial													X	X	
Beverage Bottling													X	X	
Bookbinding													X	X	
Chemicals														X	
Clay Products														X	
Clothing And Apparel													X	X	
Communication Equipment													X	X	
Concrete Products														X	
Containers And Boxes													X	X	
Drugs And Pharmacological Products													X	X	
Electrical-Equip													X	X	
Electronic Components													X	X	
Food Processing													X	X	
Foundry														X	
Furniture													X	X	

MANUFACTURING USES (CONT...)

<i>SPECIFIC USE</i>	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Glass Products													X	X	
Leather Goods													C	X	
Machine Shop													X	X	
Machinery													X	X	
Manufacturing Uses, Heavy, Not Otherwise Listed														X	
Manufacturing Uses, Light, Not Otherwise Listed													X		
Meat Products Processing														X	
Medical Instruments													X	X	
Metal Fabricating													X	X	
Mineral Extraction	C													C	C
Modular Homes													X	X	
Motor Vehicles													X	X	
Paint And Varnish														X	
Paper Products													X	X	
Photographic Equipment													X	X	
Plastics													X	X	

Plating Plant														X	X	
Primary Metal Manufacturing															X	
Printing														X	X	
Ready Mix Concrete															X	

MANUFACTURING USES (CONT...)

<i>SPECIFIC USE</i>	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Rubber Products													C	X	
Sawmill And Millwork														X	
Scrap Dealer And Junk Yards														C	
Signs											X	X	X	X	
Soap And Detergents														X	
Textiles														X	
Welding Shop													X	X	
Wood Products													X	X	

OTHER USES

<i>SPECIFIC USE</i>	R	SER	R-2	R-4	R-6	R-8	MFR-12	RMH	SO	LB	GB	AB	M-1	M-2	OS
Agribusiness	C										C	X	X	X	
Agriculture	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Community Based Residential Social Service Facilities:															
Category A	X	X	X	X	X	X	X	X							
Category B	C	C	C	C	C										
Category C							C								
Category D											C				
Essential Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Farm Market	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Nursery, Wholesale, Retail (Greenhouse)	C												X	X	
Telecom. Tower	C	C	C	C	C	C	C	C							

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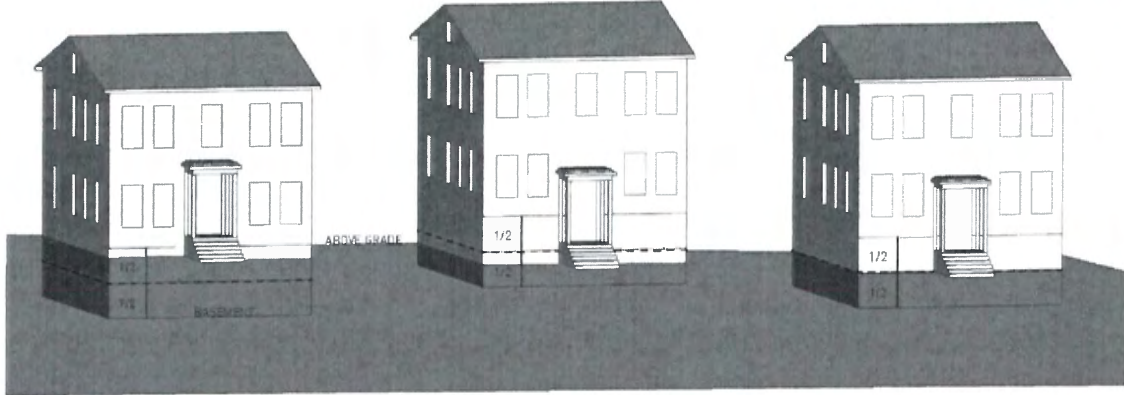
OCT 17 2017

Franklin County Planning Department
Franklin County, OH

PRAIR-17-04

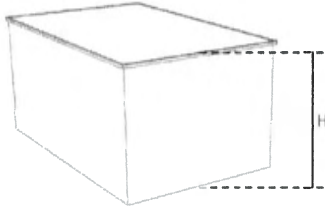
ILLUSTRATIONS

BASEMENT

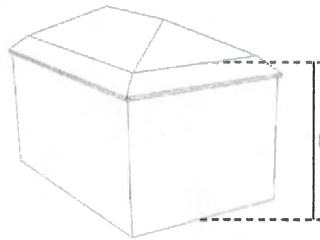


BUILDING HEIGHT

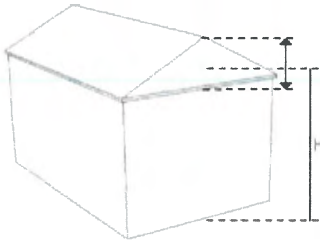
FLAT ROOF



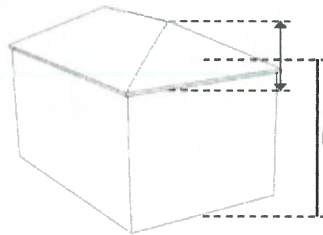
MANSARD ROOF



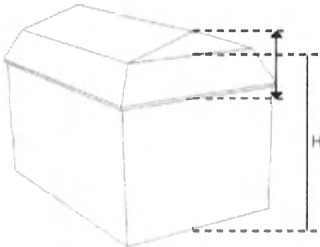
GABLE ROOF



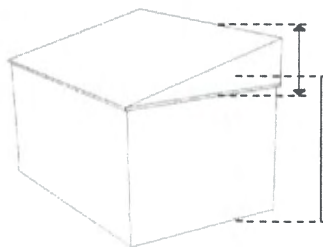
HIP ROOF



GAMBREL ROOF

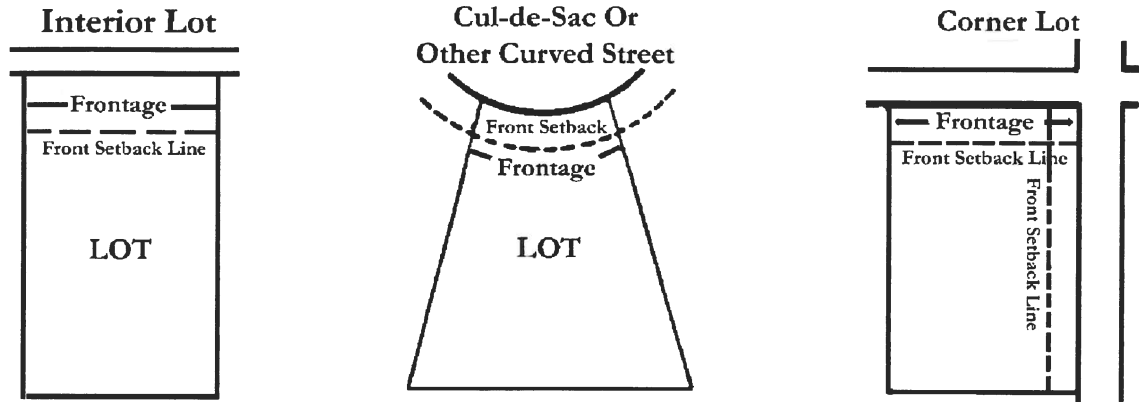


SHED ROOF

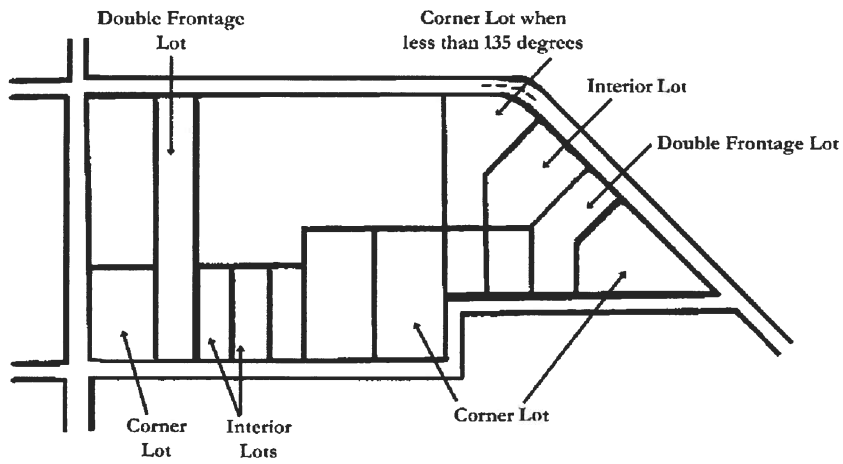


H =
BUILDING
HEIGHT

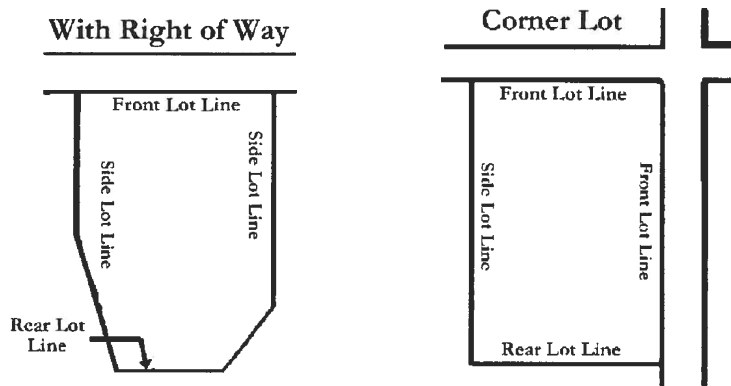
FRONTAGE



LOT TYPES

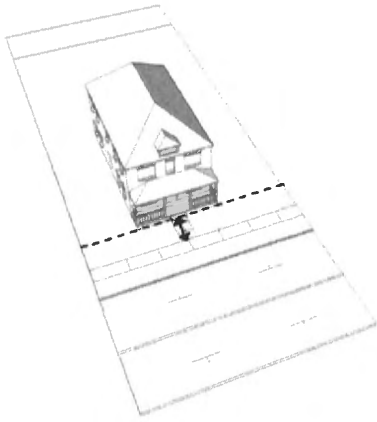


LOT LINES

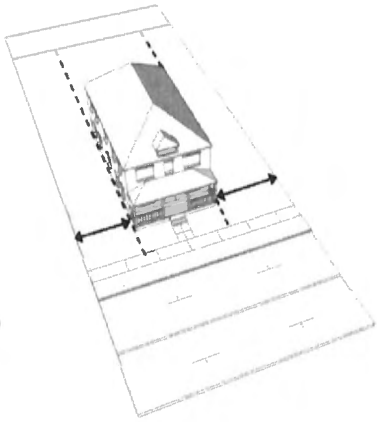


SETBACK LINES

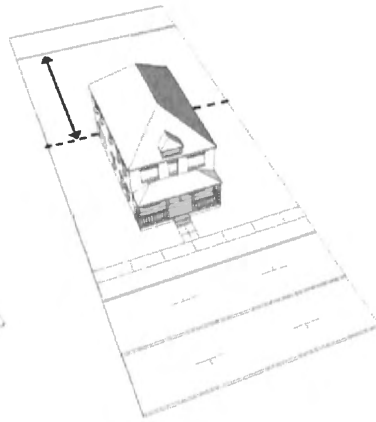
FRONT SETBACK LINE



SIDE SETBACK LINES

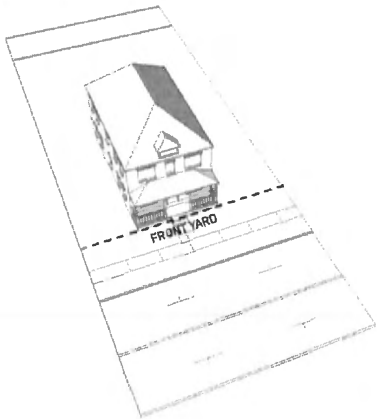


REAR SETBACK LINE

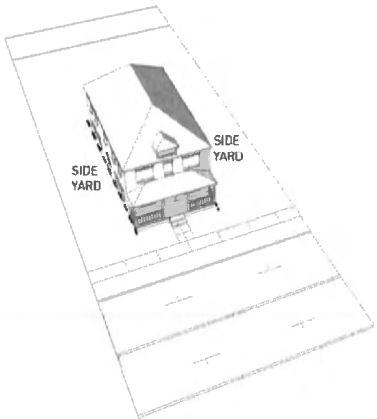


YARDS

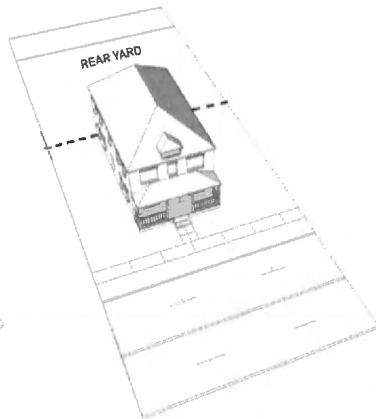
FRONT YARD
WITH RIGHT OF WAY



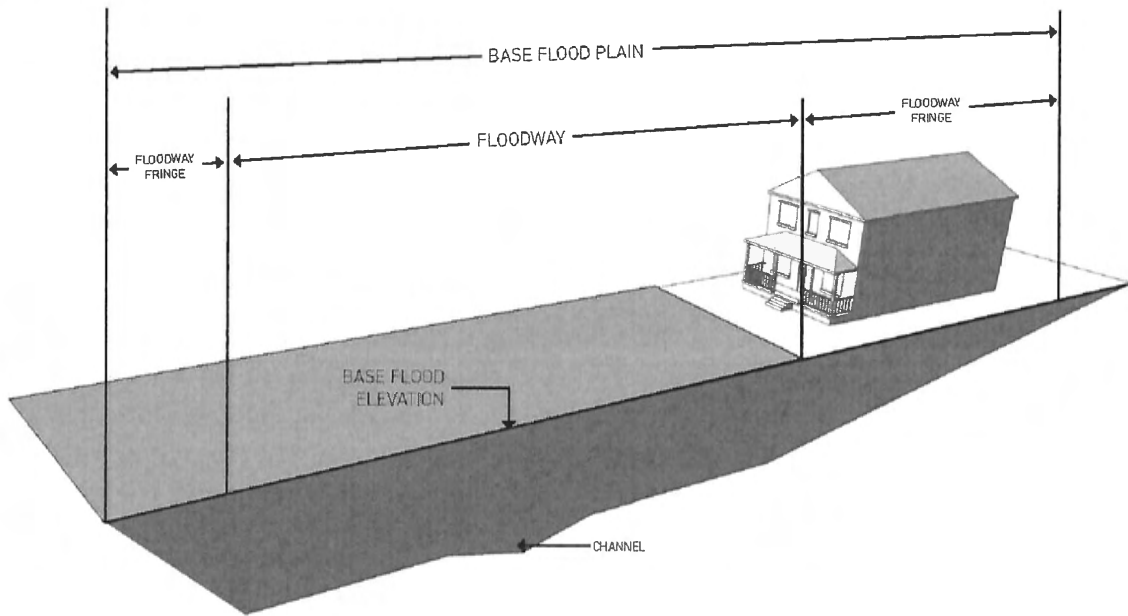
SIDE YARD



REAR YARD



FLOOD TERMS





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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
November 8, 2017

Case PRAIR-17-05

Prepared by: Matt Brown

Applicant/Township:	Prairie Township
Request:	Requesting to zone properties along West Broad Street from Norton Road to Hilliard-Rome Road (area formerly known as New Rome) to the General Business district.

Summary

Prairie Township is seeking to zone a portion of the Township that was previously incorporated as the Village of New Rome. The proposed zoning is consistent with adopted Township policy described in the 2007 Comprehensive Plan, the 2015 Strategic Plan and the 2016 Redevelopment Study. Staff recommends approval.

Map amendment summary

The proposed zoning map amendment will apply the General Business zoning district to the area of West Broad Street between Norton Road and Hilliard-Rome Road. The area to be zoned was formerly the Village of New Rome and, since the Village dissolved in 2004, this portion of the Township has had no zoning to guide redevelopment efforts.

Staff Analysis

The purpose of the General Business zoning district is to permit businesses serving a large area with access to arterial thoroughfares. The subject area of the proposed zoning is appropriate for the proposed General Business district classification. The proposed zoning amendment keeps with the Township’s adopted policies which focus on enhancing the West Broad Street corridor. The proposed zoning will advance the general health, safety and welfare of the public by encouraging appropriate use and development of the area affected, and the overall development of the surrounding area.

Staff Recommendation

Staff recommends approval of the proposed zoning.

**MOTION BY THE PRAIRIE TOWNSHIP ZONING COMMISSION
TO INITIATE A PROPOSED AMENDMENT TO THE PRAIRIE
TOWNSHIP ZONING RESOLUTION**

Motion by Hulda Moffitt seconded by Bruce Whyte to initiate for consideration, pursuant to Ohio Revised Code Section 519.12, a proposed amendment to the Prairie Township Zoning Resolution which would, if adopted, apply General Business (GB) zoning to the fifty-three (53) parcels to the area near and along West Broad Street from Norton Road to Hilliard-Rome Road (area formerly known as New Rome; see attached); with all such documentation having a cover page entitled “Prairie Township Zoning Amendment No. 181-RZ-17” dated October 24, 2017. (A copy of which text shall be appended to the minutes of this meeting). Furthermore and as part of this motion, the Zoning Commission hereby directs that a public hearing on this proposed amendment be held on November 28, 2017 at 7:00 p.m. at the Prairie Township Administrative Offices located at 23 Maple Drive, Columbus, Ohio 43228, and further authorizes and directs the Zoning Inspector to transmit this proposed amendment to the Franklin County Planning Commission for its recommendation, to make the amendment available for public examination and to give notice of this public hearing by publication, all in accordance with applicable law.

Roll Call

Hulda Moffitt – aye

Howard Balzer – aye

Bruce Whyte – aye

Cathy Schmelzer – aye

Christopher Finn - aye

240-000385	240-006739	240-006752	240-006765
240-000476	240-006740	240-006753	240-006766
240-000477	240-006741	240-006754	240-006767
240-000478	240-006742	240-006755	240-006768
240-000479	240-006743	240-006756	240-006769
240-006729	240-006744	240-006757	240-006770
240-006730	240-006745	240-006758	240-006771
240-006731	240-006746	240-006759	240-006772
240-006732	240-006747	240-006760	240-006773
240-006733	240-006748	240-006761	240-006774
240-006734	240-006749	240-006762	240-006775
240-006735	240-006750	240-006763	240-006776
240-006736	240-006751	240-006764	240-006783
240-006737			

**Prairie Township
Zoning Amendment**

Case No. 181-RZ-17

Date



PRAIR-17-05



Prairie Township Zoning Office
 25 Maple Drive
 Columbus, Ohio 43228
 (614) 878-3317 ext 103
 (614) 878-0566 Fax
 www.prairietownship.org

APPLICATION NO. 181-RZ-17
 DATE FILED _____

APPLICATION FOR ZONING AMENDMENT

The undersigned owner(s) of the following legally described property, hereby request the consideration of change in zoning district classification as specified below:

1. General Information:

(a) Name of Owner (and Lessee, if applicable): Prairie Township Bd of Trustees
23 Maple Drive, Columbus, OH 43228

Mailing Address: _____

Home Phone: _____ Business/Other Phone: 614-878-3317

(b) Name, address and phone number of applicant (if other than owner):

Prairie Township Trustees
23 Maple Dr. Cols, OH 43228

2. Location Description: Subdivision Name: _____

Street Name: _____

Section: _____ Township: Prairie Range: _____

Parcel ID#: _____ Other Designation: _____

Lot Number: _____ (If not a platted subdivision, attach a legal description)

3. Existing Use: _____

4. Present Zoning District: _____

5. Proposed Use: General Business (GB) zoning along
W. Broad Street, from Norton Road to
Hilliard-Rome Road. (Area formerly known as
New Zone)

6. Proposed Zoning District: _____

7. Supporting Information (attach the following items to the application):

- (a) A vicinity map at a scale approved by the Zoning Inspector showing the property to be affected by the proposed change or amendment, property lines, thoroughfares, existing and proposed zoning.
- (b) A narrative statement of the relation of the proposed change or amendment to the general health, safety and welfare of the public in terms of need or appropriateness within the area by reason of changes or changing conditions and the relation of appropriate plans for the area. Also, describe how the proposed amendment relates to the Township's comprehensive zoning plan.
- (c) If the proposed amendment intends to rezone or redistrict ten (10) or fewer parcels of land, as listed on the County Auditor's current tax list: A list of the names and addresses of all owners of property within, contiguous to, and directly across the street from the area that is the subject of application, and such



Prairie Township Zoning Office
25 Maple Drive
Columbus, Ohio 43228
(614) 878-3317 ext 103
(614) 878-0566 Fax
www.prairietownship.org

181-RZ-17

other persons who may have an interest in the proceeding, as may be designated as parties in interest by the BZA. Such list shall be in accordance with the Franklin County Auditor's current tax list.

(d) Proposed amending resolution.

8. Certification:

The undersigned hereby certify that the information contained in this application and its supplements is true and correct.

Date:

Owner(s) Signature
Lessee(s) Signature (if applicable)

Applicant Signature (if applicable)



Prairie Township Zoning Office
 25 Maple Drive
 Columbus, Ohio 43228
 (614) 878-3317 ext 103
 (614) 878-0566 Fax
 www.prairietownship.org

181-RZ-17

aa

FOR OFFICIAL USE ONLY

(PRAIRIE TOWNSHIP ZONING COMMISSION)

Date Filed: 10/24/17 Fee Paid \$ N/A Fee Receipt No. N/A
 Date of Notice to Parties in Interest: Nov. 15, 2017
 Date of Notice to Newspapers: Nov. 3, 2017
 Date of Public Hearing: Nov. 28, 2017

Decision of Zoning Commission:

Approved: _____
 Denied: _____
 Other: _____

Reason for Recommendation: _____

PRAIRIE TOWNSHIP ZONING COMMISSION

PRAIRIE TOWNSHIP ZONING OFFICE
 25 MAPLE DRIVE
 COLUMBUS, OHIO 43228

CHAIRMAN

PHONE (614) 878-3317 EXT 103

 DATE



Prairie Township Zoning Office
25 Maple Drive
Columbus, Ohio 43228
(614) 878-3317 ext 103
(614) 878-0566 Fax
www.prairietownship.org

181-RZ-17

aa

FOR OFFICIAL USE ONLY
(PRAIRIE TOWNSHIP TRUSTEES)

Date Recommendation Received: _____
Date of Notice to Newspapers: _____
Date of Public Hearing: _____

Action by Legislative Authority:

Approved: _____
Denied: _____
Other: _____

If denied, reason for denial: _____

PRAIRIE TOWNSHIP BOARD OF TRUSTEES

PRAIRIE TOWNSHIP ZONING OFFICE
25 MAPLE DRIVE
COLUMBUS, OHIO 43228

TOWNSHIP FISCAL OFFICER

PHONE (614) 878-3317 EXT 103

DATE

Note: Three (3) copies of this application and supporting information must be filed with the Prairie Township Zoning Commission.



August 17, 2017

Christopher Finn, Chair
Prairie Township Zoning Commission
25 Maple Drive
Columbus, Ohio 43228

Dear Mr. Finn:

I am forwarding this letter to you, as Chair of the Prairie Township Zoning Commission, in order to express Prairie Township's intention to amend its zoning map to include the area that was once the Village of New Rome. The Board of Trustees would like to initiate consideration of zoning the subject area in order to: provide for use and dimensional controls on development; provide land use regulation that is consistent with that which is in place in all other parts of the Township; and, to allow for this area to be included in the proposed West Broad Street Corridor Overlay District. Such regulations will further enhance the appearance of the recently upgraded West Broad Street corridor and provide area residents and businesses with regulatory land use protections.

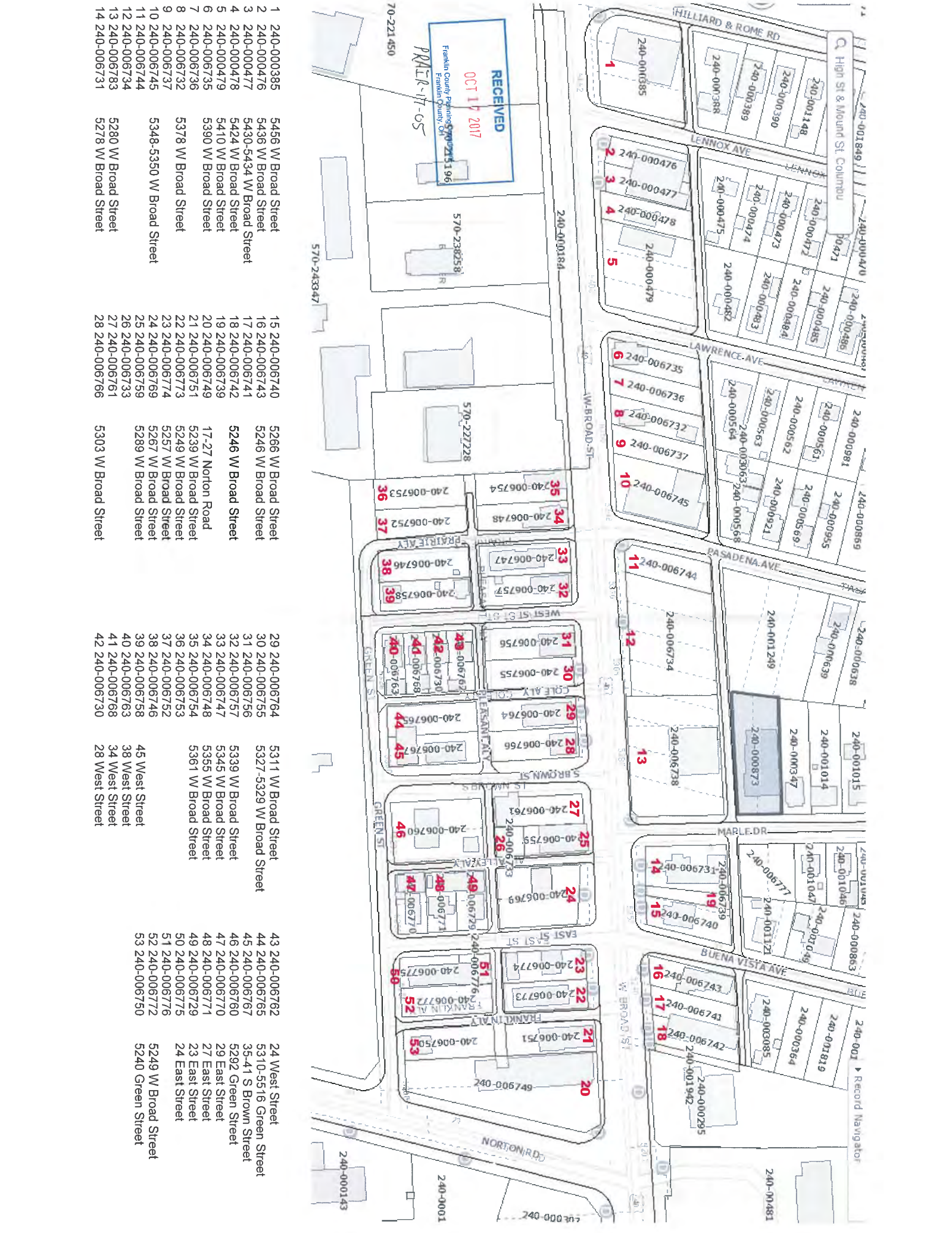
Please contact me if you have any questions about this matter. Thank you.

Sincerely,

Tracy Hatmaker
Township Administrator

Prairie Township
23 Maple Drive / Columbus, OH 43228
phone: (614) 878-3317 / fax: (614) 878-0566
prairietownship.org

Board of Trustees: Ronald Ball, Steve Kennedy, Doug Stormont
Fiscal Officer: F. Dan McCardle / Administrator: Tracy Hatmaker



- 1 240-000385 5456 W Broad Street
- 2 240-000476 5436 W Broad Street
- 3 240-000477 5430-5434 W Broad Street
- 4 240-000478 5424 W Broad Street
- 5 240-000479 5410 W Broad Street
- 6 240-0006735 5390 W Broad Street
- 7 240-0006736 5378 W Broad Street
- 8 240-0006732 5348-5350 W Broad Street
- 9 240-0006745 5280 W Broad Street
- 10 240-0006744 5278 W Broad Street
- 11 240-0006734 5278 W Broad Street
- 12 240-0006734 5278 W Broad Street
- 13 240-0006783 5278 W Broad Street
- 14 240-0006731 5278 W Broad Street
- 15 240-0006740 5266 W Broad Street
- 16 240-0006743 5246 W Broad Street
- 17 240-0006741 5246 W Broad Street
- 18 240-0006742 17-27 Norton Road
- 19 240-0006739 5249 W Broad Street
- 20 240-0006749 5257 W Broad Street
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- 22 240-0006773 5289 W Broad Street
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- 43 240-0006762 24 West Street
- 44 240-0006765 5310-5516 Green Street
- 45 240-0006767 35-41 S Brown Street
- 46 240-0006760 5292 Green Street
- 47 240-0006771 29 East Street
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 Franklin County, OH
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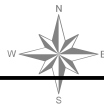
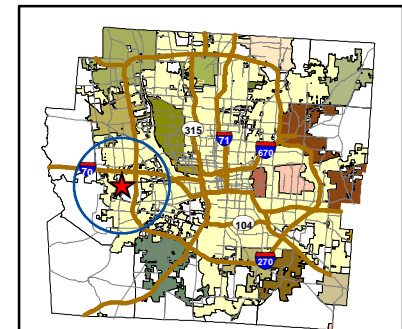


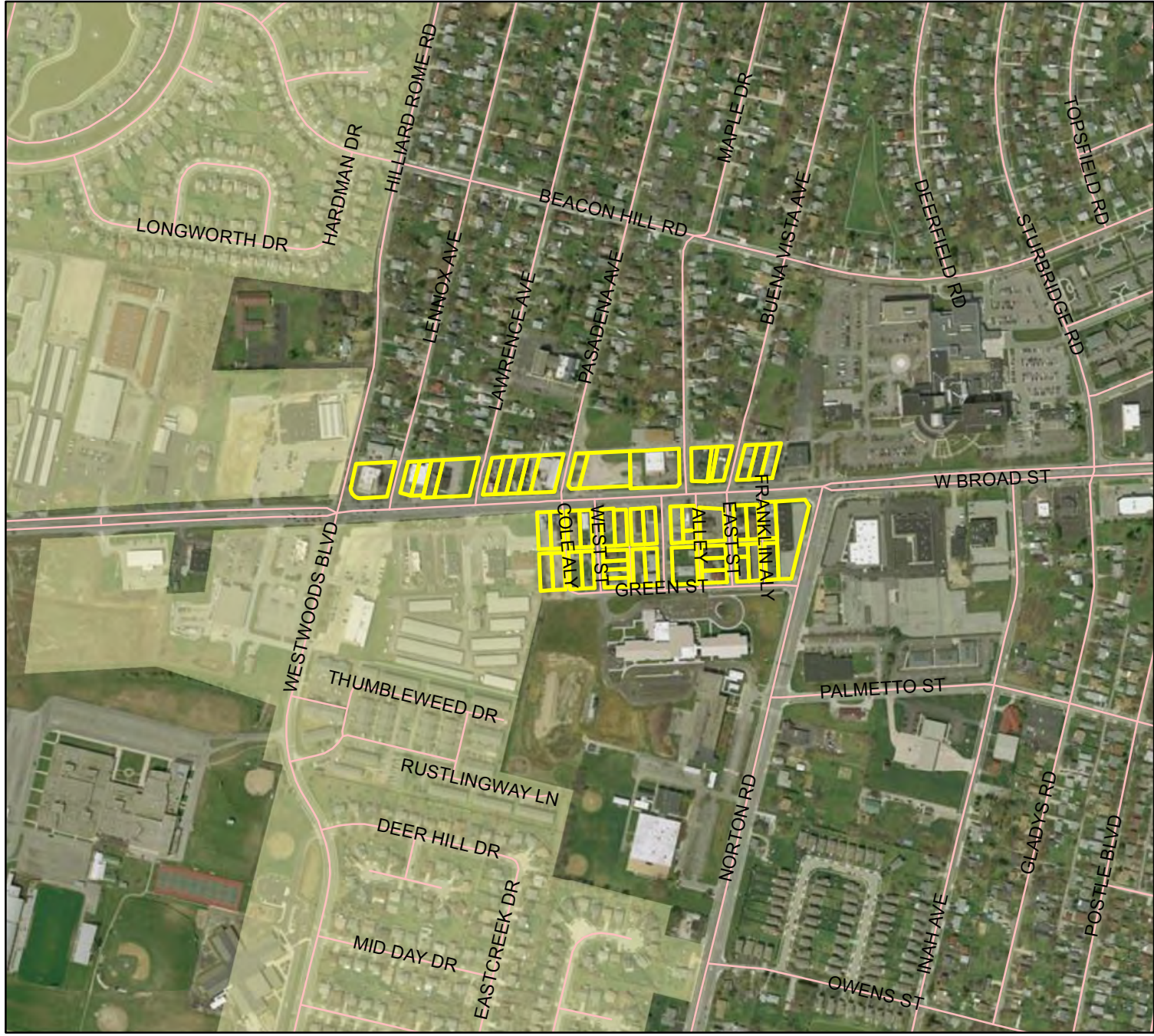
PRAIR-17-05

Requesting to zone properties along W. Broad St. from Norton Road to Hilliard Rome Road to the General Business district.

Prairie Township

-  W. Broad St
-  Parcels
-  Streets





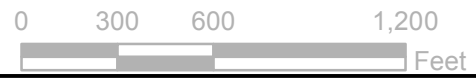
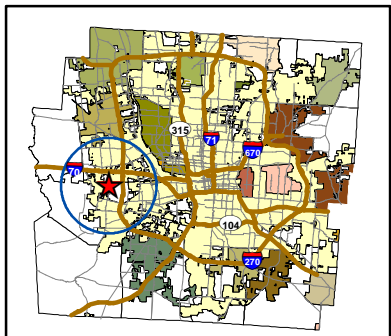


PRAIR-17-05

Requesting to zone properties along W. Broad St. from Norton Road to Hilliard Rome Road to the General Business district.

Prairie Township

-  W. Broad St
-  Parcels
-  Streets





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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT - *Revised*

Planning Commission
November 8, 2017

Case PERRY-17-07

Prepared by: Matt Brown

Applicant/Township:	Perry Township
Request:	To amend Sections 531.031, 531.083(1) and 110 of the Perry Township Zoning Resolution to revise parking space size and residential driveway width standards, and to allow for and provide standards for keeping chickens, ducks and rabbits. <u>To amend definitions and the applicability of the Perry Township Architectural Review Code.</u>

Summary

Perry Township is seeking an amendment to the Perry Township Zoning Resolution to allow the keeping of a limited number of chickens, ducks, and rabbits on residential properties, where such use is currently prohibited, with reasonable development standards to prevent nuisances. The proposed regulation increases access to healthy, affordable food, and promotes sustainable land use. Staff recommends approval with recommendations.

Perry Township is seeking an amendment to the Perry Township Architectural Review Code to clarify definitions and the applicability of the Code. The proposed amendment will help the Township to achieve the style of development desired in the community. Staff recommends approval.

Zoning Regulation summary

Section 531.031

Proposing to revise Section 531.031 to clarify the parking space dimensional requirements of nine (9) feet by eighteen (18) feet.

Section 531.083(1)

Proposing to revise Section 531.083(1) to allow a residential driveway width of up to 36 feet wide. The current standard is 33 feet wide.

Section 110

The proposed regulation allows the keeping of chickens, ducks and rabbits on properties meeting the following requirements:

1. Property currently prohibited from participating in agricultural practices
2. Property zoned for residential uses
3. Property used for single- and two-family purposes

The proposed regulation establishes standards for the number of animals permitted and standards for keeping these animals. The regulation allows for up to 4 animals of any combination on properties smaller than 5 acres. The standards address requirements for:

1. Sheltering – covered, predator-proof shelter required and any outdoor areas must be designed to contain animals at all times
2. Setbacks – side or rear yards, at least 10 feet from property lines
3. Screening – properties smaller than 1 acre must screen animals from adjacent properties and public right-of-way with fencing
4. Feed storage – rodent-proof containers required
5. Manure – bagged and placed in household trash or composted and applied onsite

A certificate of zoning compliance is required for those desiring to keep chickens, ducks and rabbits. If someone other than the property owner is applying for the certificate of zoning compliance, the application must include the signature of the owner supporting the application.

Architectural Review Code Summary

The proposed amendments to the Architectural Review Code include revising the definitions of Single-Family and Two-Family Dwellings, Premises, and Structures and to revise the applicability of the Code to new development.

The proposed definitions for Single-Family and Two-Family Dwellings will be the same as defined in the Perry Township Zoning Resolution. The definition for Premises will be revised to not include Single-Family, Two-Family, or three or fewer residential dwellings. The definition of Structure will be revised to not include Single-Family and Two-Family Dwellings.

The applicability section of the Code will be revised to exempt Single-Family, Two-Family and three or fewer residential dwellings from the provisions of the Code. The section will also be amended to clarify that the Code will apply to all other properties, including, but not limited to, Commercial Mixed-Use Structures and developments.

Staff Analysis

The proposed zoning text amendment keeps with the Township's zoning authority as conferred to it by the Ohio Revised Code. The proposed text amendment for keeping chickens, ducks and rabbits is similar to the revision made to the Franklin County Zoning Resolution in 2013. Allowing residents to keep a limited number of chickens, ducks and rabbits with reasonable standards increases resident access to healthy, affordable food while protecting public health and safety.

The proposed Architectural Review Code amendments keep with the Township's powers as conferred to it by the Ohio Revised Code and will ensure the new development contributes to the Township's desirability and attractiveness.

Staff Recommendation

Staff recommends approval of the proposed zoning text amendment with the recommendation that definitions be added to the zoning resolution for sheltering structure and rodent-proof container. An example of such definitions can be found in the Franklin County Zoning Resolution.

Staff recommends approval of the proposed Architectural Review Code 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 type="checkbox"/> Jackson	<input type="checkbox"/> Prairie
<input type="checkbox"/> Jefferson	<input type="checkbox"/> Washington
<input checked="" type="checkbox"/> Perry	

Case Number
PERRY-17-07

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	October 24, 2017
Planning Commission	November 8, 2017

Amendment information		
Amendment type	Information required	
Map amendment:	List all parcel IDs to be amended	Zoning district Current: Proposed:
Text amendment	To amend Sections 531.031, 531.083(1) and 110 of the Perry Township Zoning Resolution to revise parking space size and residential driveway width standards, and to allow for and provide standards for keeping chickens, ducks and rabbits	
Plan amendment	Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name:	

Township Zoning Inspector Contact Information	
Name Robin Fellure	
Address 7125 Sawmill Road	
Dublin OH, 43016	
Phone # (614) 889-1211	Fax #
Email Rfellure@perrytwp.org	

**Perry Township
Zoning Amendment**

Case Number 145-RZ-17

Date: October 4, 2017



PERRY-17-07

Perry Township Zoning Resolution
Text Amendment

1. Section 531.031 Parking Space Size

Section 531.031 shall be amended to read as follows:

A parking space for one (1) vehicle shall be a rectangular area having dimensions of not less than nine (9) feet by ~~twenty~~ **eighteen (18)** feet plus adequate area for ingress and egress

2. Section 531.083 (1) Driveway Development Standards in the R-1, R-2 and R-4 Residential Zoning Districts

Section 531.083 (1) shall be amended to read as follows:

A driveway in the R-1, R-2 and R-4 Residential Zoning Districts shall meet the following additional development standards:

- 1) Driveway Width. No driveway in an R-1, R-2 or R-4 Residential Zoning District shall exceed 20 feet in width at the street right-of-way line (except for curb returns), and ~~33-36~~ feet in width beyond the street right-of-way line. For purposes of this section, driveway width limitations are established to maintain a minimum of green space between a residential structure and a public right-of-way in R-1, R-2 and R-4 Residential Zoning Districts.

3. Section 110 Application of the Zoning Resolution

Section 110.011(1), (2), and (3) shall be amended to read as follows:

110.011 Agriculture. Subject to the provisions of Section 110.05 of this Resolution and except as otherwise provided herein, nothing contained in this Resolution shall prohibit the use of any land for agricultural purposes or the construction or use of buildings or structures incident to the use for agricultural purposes of the land on which such buildings or structures are located, and no zoning permit shall be required for any such use, building or structure. Notwithstanding the foregoing, in any platted subdivision approved under Section 711.05, 711.09, or 711.10 of the Ohio Revised Code, or in any area consisting of fifteen or more lots approved under Section 711.131 of the Ohio Revised Code that are contiguous to one another, or some of which are contiguous to one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the same dedicated public road, agricultural uses and structures are subject to the terms and conditions of this Resolution in the following manner:

- 1) Agricultural uses, except for well maintained gardens for personal consumption, are prohibited on lots of one (1) acre or less, except as permitted in Section 110.05 of this Resolution.
- 2) Buildings or structures incident to the use of land for agricultural purposes on lots greater than one (1) acre but not greater than five (5) acres must conform to all setbacks, size and height requirements that apply in the underlying zoning district and any applicable provisions of Section 110.05 of this Resolution.
- 3) Except as provided in Section 110.05 of this Resolution, dairying and animal and poultry husbandry are permitted on lots greater than one (1) acre but not greater than five (5) acres only until thirty-five percent (35%) of the lots in a platted subdivision are developed with at least one building, structure, or improvement that is subject to real property taxation or that is subject to the tax on manufactured and mobile homes under Section 4503.06 of the Ohio Revised Code. After thirty-five percent (35%) of the lots in the subdivision are so developed, ongoing dairying and animal and poultry husbandry shall be considered a nonconforming use pursuant to Section 519.19 of the Ohio Revised Code and Section 110 of this Resolution. Except as provided in Section 110.05 of this Resolution, dairying and animal and poultry husbandry shall be

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prohibited on such lots after thirty-five percent (35%) of the lots are so developed.

This section confers no power on any township zoning commission, board of trustees or board of zoning appeals to regulate agriculture, buildings or structures, and dairying and animal and poultry husbandry on lots greater than five (5) acres.

(All other subsections and provisions of Section 110.011 not expressly revised as noted herein shall be unaffected hereby.)

4. Section 110 Application of the Zoning Resolution

Section 110 shall be amended by adding Section 110.05 as follows:

Section 110.05 REGULATION OF CHICKENS, DUCKS AND RABBITS

110.051 Purpose and Intent,

a) Pursuant to Ohio Revised Code Section ~~303519.21~~, this SECTION 110.05 - REGULATION OF CHICKENS, DUCKS AND RABBITS applies to lots that meet all of the following:

1) Lot meets the criteria outlined in ~~SECTION Section~~ Section 110.011(b1-3) of this Resolution;

2) Lot is located in a R-1, R-2, R-4, or R-24 residential zoning district, or PR-6 or PR-12 planned residential zoning district, as those districts are identified in this Resolution identified in SECTION 2.00 - THE RESIDENTIAL DISTRICTS and SECTION 3.00 - THE PLANNED RESIDENTIAL DISTRICTS; and

3) Lot is used primarily for ~~oneSingle-~~ or ~~twoTwo-family-Family dwelling Dwelling~~ purposes.

b) The purpose of this ~~section-Section~~ is to establish certain requirements for the keeping of chickens, ducks and rabbits on lots smaller than 5 acres, which are intended to prevent nuisances to occupants of nearby properties and prevent unsanitary or unsafe conditions.

c) The following findings are hereby made in relation to chickens, ducks and rabbits:

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1) Keeping chickens, ducks and rabbits provides access to fresh, healthful food products.

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2) Keeping chickens, ducks and rabbits is a productive and sustainable use of land.

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3) Chickens, ducks and rabbits can be kept on lots smaller than 5 acres without causing a nuisance if appropriate practices and limits are observed.

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110.052 Establishment and Applicability.— No person shall engage in the keeping of chickens, ducks or rabbits without a certificate of zoning compliance that specifically identifies such use in compliance with the requirements of this SECTION 110.05 - REGULATION OF CHICKENS, DUCKS AND RABBITS.

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110.053 Types and Number of Animals.

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a) Prohibited poultry – No person shall keep any roosters, geese, peafowl, or turkeys on lots smaller than 5 acres.

b) Allowed ~~densities for keeping number of~~ any combination of chickens, ducks, and/or rabbits – When ~~both any combination of poultry chickens, ducks, and/or rabbits are is~~ kept on a parcel smaller than 5 acres, the maximum number ~~of animals~~ allowed is four (4).

110.054 Development Standards.

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a) Yards and Location on Lot – Any sheltering structure and outdoor areas used for keeping chickens, ducks or rabbits shall comply with the following yard and setback requirements:

1) Be located on a property containing a principal structure.

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2) Be located in a side or rear yard.

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3) Be located at least 10 feet from any property line.

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b) Sheltering Structures and Outdoor Areas – All chickens, ducks and rabbits shall be kept in a sheltering structure or fenced outdoor area at all times.

1) All chickens, ducks and rabbits shall be provided with a covered, predator-proof sheltering structure, which shall be kept in sound and usable conditions. Sheltering structures shall be thoroughly ventilated, designed to be easily accessed and cleaned, and of sufficient size to permit free movement of the animals.

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2) If the total area of sheltering structure does not exceed 65 square feet ~~or if the sheltering structure does not otherwise meet the definition of a building~~, the structure shall not be considered an ~~accessory~~ Accessory building ~~Structure for the purposes of this Resolution.~~

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3) There shall be no more than one (1) sheltering structure 65 square feet or smaller in size.

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4) If the sheltering structure exceeds 65 square feet ~~and meets the definition of a building~~, such structure shall be considered an ~~accessory~~ Accessory building Structure and must comply with the requirements of SECTION 512 - ACCESSORY BUILDINGS-USES AND STRUCTURES and ~~the all applicable~~ setback requirements, ~~including those provided in of~~ Section ~~445110.000054~~(a).

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5) Any outdoor areas accessible to chickens, ducks, or rabbits shall be adequately fenced or otherwise bounded to contain the animals on the property.

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c) Screening - Properties smaller than 1 acre must screen sheltering structures and outdoor areas used by chickens, ducks, or rabbits, from adjacent properties and from the public right-of-way. Fences used for screening shall be 6 feet in height, 100% opaque, and made of wood or other similar opaque fencing material, ~~and shall comply that complies~~ with SECTION 502.03 - Regulations - Fences, Walls, and Hedges.

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d) Feed Storage - All feed shall be stored in rodent-proof containers.

e) Manure - Manure from chickens, ducks and rabbits must be disposed of in one of the following manners:

1) Household trash collection

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a. Manure must be bagged, placed in a waterproof container and disposed of with household trash.

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2) Composted and applied onsite

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a. Manure must be kept in a rodent-proof container designed to limit odors.

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b. Containers must be located in a side or rear yard a minimum of 10 feet from property lines.

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c. Finished compost may be applied onsite.

3) Directly applied onsite

a. Manure applied directly onsite must be done in such a way as to prevent nuisance and polluted stormwater runoff.

110.055 Animal Products and Processing

a) Sale of Animal Products – The sale of animal products including but not limited to meat, eggs, and fur shall be prohibited.

b) Slaughtering and Butchering - Chickens, ducks and rabbits may be slaughtered and butchered onsite only inside an accessory structure or otherwise out of public view. All waste must be bagged and disposed of with household trash to prevent nuisance and health hazards.

705.02110.056 – Certificate of Zoning Compliance Required

a) Information required –Applicants seeking to engage in keeping chickens, ducks or rabbits must apply for and receive a certificate of zoning compliance under Section 705.02 of this Resolution. If the applicant is someone other than the property owner, the application must include a notarized statement of support, signed by the property owner. In addition to the requirements of ~~SECTION-Section~~ 705.022—~~Application for Certificates~~, the following information must be included on the site plan or in accompanying documentation:

1) A description of the type and number of animals to be kept;

2) Coop or shelter type;

3) Location of coop or shelter with all setbacks from property lines indicated. If using a portable coop or shelter, indicate the yard area in which the coop or shelter will be kept;

4) Location and manner of containment of outdoor areas with all setbacks from property lines indicated. If using a portable containment system, indicate the yard area in which the system will be kept;

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5) Feed storage container location and type;

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6) Location, method, and schedule of manure storage and disposal; and

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7) Any other relevant information related to keeping the animals, if requested by the Administrative Officer/Township Zoning Inspector.

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b) Operation – The person or persons that keep the chickens, ducks or rabbits shall be the person or persons who own or otherwise have the present right of possession of the parcel upon which coops or shelters are situated.

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c) Conditions - Notwithstanding compliance with the various requirements of this sectionSection, chickens, ducks and rabbits shall not be kept in such a manner or of such disposition as to cause any unhealthy condition, interfere with the normal use and enjoyment of human or animal life of others or interfere with the normal use and enjoyment of any public property or property of others. Chickens, ducks and rabbits shall be kept only in conditions that limit odors and noise and the attraction of insects and rodents so as not to cause a nuisance to occupants of nearby buildings or properties and not to cause health hazards. It is the responsibility of the person keeping chickens, ducks or rabbits to be aware of and abide by all applicable local, state or federal requirements including but not limited to the Ohio Department of Agriculture's Ohio Livestock Care Standards and private deed or covenant restrictions.

End of Zoning Amendment text

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**PERRY TOWNSHIP
ARCHITECTURAL REVIEW CODE**

October 3, 2017

ARTICLE III

DEFINITIONS

3.01 CONSTRUCTION OF LANGUAGE

For the purpose of this Code, certain words or terms shall be interpreted as follows:

- A. Words used in the singular shall include the plural, and the plural the singular;
- B. Words used in the present tense shall include the future tense;
- C. Words in any gender shall include all genders and neuter;
- D. The word "shall" is mandatory and not discretionary;
- E. The word "may" is permissive;
- F. The phrase "used for" shall include the phrases "arranged for," "designed for," "intended for," "maintained for," and "occupied for."
- G. The word "person" includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual; and
- H. The word "dwelling" includes, but is not limited to, the word "residence."

3.02 DEFINITIONS

All words used in this Code shall have their customary meanings, except those specifically defined in this Section.

APPLICANT: The individual or entity filing the Application. If different from the property owner of record, each property owner of record shall indicate, by his/her/its signature, the Applicant's authority to so act on the Application.

APPLICATION: The document(s) required by the ARB to submit the zoning permit proposal or determination to the ARB for its review, including, but not limited to, any necessary and/or required attachments and application fee.

COMMERCIAL MIXED-USE: A commercial development containing more than four (4) residential units falling under the county building code.

DWELLING, SINGLE-FAMILY: *[shall have the same definition as provided in the Perry Township Zoning Resolution.]*

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DWELLING, TWO-FAMILY: [shall have the same definition as provided in the Perry Township Zoning Resolution.]

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PREMISES: A tract, lot, plot, or parcel of land including all grounds and buildings, which is used for a purpose or purposes other than 1) a ~~single~~Single-family Family Dwelling, Two-Family Dwelling, or ~~three (3) or fewer multi-family~~ residential dwellings and ~~their~~-related accessory uses or 2) agriculture as it is defined by the Ohio Revised Code.

STRUCTURE: Anything constructed or erected, which requires location on the ground or attachment to something having location on the ground, which is used for a purpose or purposes other than 1) as a ~~single~~Single-familyFamily Dwelling or ~~Two-Family or multi-family residential-d~~Dwelling and ~~its~~-related accessory uses or 2) agriculture as it is defined by the Ohio Revised Code.

ARTICLE IV

ADMINISTRATION AND ENFORCEMENT

4.01 APPLICATION OF ARCHITECTURAL REVIEW CODE

In addition to the provisions of the Perry Township Zoning Resolution, all amendments thereto, and all other applicable laws and regulations, the provisions of this Architectural Review Code shall apply to all Premises and Structures within Perry Township, unless otherwise provided by law.

The Code shall not apply to properties used exclusively for a) singleSingle-familyFamily Dwellings, b) twoTwo-familyFamily Dwellings, or c) three (3) or fewer and multi-family residential dwellings, and their related accessory uses, or to agricultural uses and related structures. This Code shall apply to all other properties, including, but not limited to, Commercial Mixed-Use Structures and developments.

Any building, structure, or the use thereof, legally existing and conforming at the effective date of this Code may be continued as a legal non-conforming building, structure, or use, even though such building, structure, or use may not conform to the provisions of this Code. If and when such a non-conforming building, structure, or use changes or ceases altogether, except as provided otherwise in Section 6.02 of this Code, all provisions of this Architectural Review Code shall apply.

4.02 CONFLICT OF LAWS

In any case where a provision of this Code is found to be in conflict with a provision of any zoning, building, fire, safety, or health regulation or other regulation, the provision which establishes the higher standard for the promotion and protection of the safety and health of the people shall prevail.

4.03 EXISTING REMEDIES

Nothing in this Code shall be deemed to abolish, impair, or prevent the execution of any existing remedies of Perry Township or its officers or agents existing under any law, statute, regulation, resolution, ordinance or common laws of the State of Ohio.

Fisher, Brad X

From: Fisher, Brad X
Sent: Monday, October 23, 2017 1:51 PM
To: 'Bob Steele'
Cc: bshaffer@rrohio.com
Subject: RE: Amending rezoning application - ZON-17-08

Bob,

Thank you for the clarification. You've requested a tabling until the January 10, 2018 meeting. Any updated materials must be submitted by December 19 at noon. The Board will vote on your request to table the case, so please still plan on attending the upcoming November 8 meeting.

Thanks,

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/>

From: Bob Steele [mailto:bob@shafferconstruction.com]
Sent: Monday, October 23, 2017 1:39 PM
To: Fisher, Brad X
Cc: bshaffer@rrohio.com
Subject: Re: Amending rezoning application - ZON-17-08

I was thinking the deadline of December 19th so the Jan 10th meeting.

Thanks

Bob Steele
Shaffer Construction
[3675 Trabue Rd.](#)
[Columbus, Ohio 43228](#)
Bob@ShafferConstruction.com
Ph. [614.488.4681](tel:614.488.4681)
Fax [614.488.3446](tel:614.488.3446)
Cell [614.496.5287](tel:614.496.5287)

www.shafferconstruction.com

Sent from my iPhone

On Oct 23, 2017, at 1:15 PM, Fisher, Brad X <bradfisher@franklincountyohio.gov> wrote:

Bob,

Just to confirm, did you want to table the Planning Commission meeting until December 13th (next available), or the January 10th meeting, which would have a deadline of December 19th to submit new materials?

Thanks,

Brad M. Fisher
Planner

<image001.jpg>
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/>

From: Bob Steele [<mailto:bob@shafferconstruction.com>]
Sent: Monday, October 23, 2017 12:11 PM
To: Fisher, Brad X
Cc: bshaffer@rroho.com
Subject: RE: Amending rezoning application - ZON-17-08

Thank you Brad, Please table our application until December 19, 2017, and will be going for SCPD zoning.

Thank you

Please let me know if you need anything else?

Bob Steele
Shaffer Construction
3675 Trabue Rd.
Columbus, Ohio 43228
Bob@ShafferConstruction.com
Ph. 614.488.4681
Fax 614.488.3446
Cell 614.496.5287

<image002.jpg>
www.shafferconstruction.com

From: Fisher, Brad X [<mailto:bradfischer@franklincountyohio.gov>]
Sent: Monday, October 23, 2017 9:02 AM
To: Bob Steele
Cc: bshaffer@rrochio.com
Subject: Amending rezoning application - ZON-17-08

Bob,

As we discussed, you would like to amend your rezoning application from the Community Service (CS) District to the Select Commercial Planned District (SCPD) and table the case. The first tabling fee is \$175, payable by check or money order made out to the Franklin County Treasurer. Because we have to send a legal notice to surrounding property owners notifying them of the rezoning case, whatever date you choose to table the case to could not be moved ahead.

A description of the Select Commercial Planned District (SCPD) can be found in Section 420 of the Franklin County Zoning Resolution. A complete copy of the Zoning Resolution can be found on our website: <https://development.franklincountyohio.gov/planning-zoning/zoning>

I've also attached a PDF form of Section 420 – Select Commercial Planned District. A Development Plan and Text are required to be submitted which completely illustrate how the site will develop. If the rezoning were approved, the site could only develop and allow for uses as described in the Development Plan and Text.

Let me know if you have any questions.

Sincerely,

Brad M. Fisher
Planner

<image001.jpg>
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/>