Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

Franklin County Planning Commission

Judicial Services Building (Hall of Justice)
369 South High Street
1st Floor, Commissioners Hearing Room
Columbus, OH 43215

Wednesday, October 12, 2022
1:30 p.m.

1. **Call roll for board members**

2. **Introduction of staff**

3. **Approval of minutes from the September 14, 2022 meeting**

4. **Old Business:**

   i. **763-V – Sierra Saumenig -** ***Requesting to Table until the January 11, 2023 meeting***

Owner:	MVP Invest Group, LLC.
Applicant:	Yak Consulting, LLC.
Township:	Pleasant Township
Site:	7431 Kropp Road (PID #230-001514)
Acreage:	19.482-acres
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Section 402.01(B) and Section 501.05 of the Franklin County Subdivision Regulations to allow leaching areas and homes with below grade floor elevations in poorly drained soils and to allow the creation of lots that would have a side lot line beyond 5 degrees of perpendicular to the street centerline and exceed the maximum permitted depth to width ratio.

*Swear in witnesses as needed

   ii. **764-PP – Sierra Saumenig -** ***Requesting to Table until the January 11, 2023 meeting***

Owner:	MVP Invest Group, LLC.
Applicant:	Yak Consulting, LLC.
Township:	Pleasant Township
Site:	7431 Kropp Road (PID #230-001514)
Acreage:	19.482-acres
Utilities:	Private water and wastewater
Request:	Requesting preliminary plan approval of a 7-lot single-family subdivision.

*Swear in witnesses as needed

5. **New Business:**

i. **769-V – Sierra Saumenig**

Owner/Applicant:	Jefferson Township Board of Trustees
Township:	Jefferson Township
Site:	7585 Morse Road. (PID #170-000346 & 170-004383)
Acreage:	30.224-acres
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of lots that would have a side lot line beyond 5 degrees of perpendicular to the street centerline and exceed the maximum permitted depth to width ratio.

*Swear in witnesses as needed

ii. **JEFF-22-07 – Sierra Saumenig**

Owner:	JDMA Properties, LLC.
Applicant:	Epcon Morse Road, LLC. c/o Aaron Underhill
Township:	Jefferson Township
Site:	3233 & 3201 Reynoldsburg-New Albany Road (PID 170-000497, 170-000496)
Acreage:	14.980-acres
Utilities:	Public water and sewer
Zoning:	Restricted Suburban Residential District (RSRD)
Request:	Requesting to rezone from the Restricted Suburban Residential District (RSRD) to the Planned Suburban Residential District (PSRD).

*Swear in witnesses as needed

6. **Adjournment of Meeting to November 9, 2022**

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

MINUTES OF THE
FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, September 14, 2022

The Franklin County Planning Commission convened at 369 South High Street (Judicial Services Building), in the Commissioners' Hearing Room, Columbus, Ohio, 43215, on Wednesday, September 14, 2022.

Present were:
Nancy White, Chairwoman
Chet Chaney
Tim Guyton
Emily Cooner
Annie Ryznar
Ashley Hoye
Roxyanne Burrus
Reza Reyazi

Franklin County Economic Development and Planning Department:
Matt Brown, Planning Administrator
Sierra Saumenig, Planner

Franklin County Prosecuting Attorney's Office:
Adria Fields, Franklin County Assistant Prosecuting Attorney
Jesse Armstrong, Franklin County Assistant Prosecuting Attorney

Chairwoman White opened the hearing.

The first order of business being the roll call and the introduction of Staff. The next order of business was approval of the minutes of the August 10, 2022 meeting. A motion was made by Mr. Reyazi, seconded by Mr. Guyton, to approve the minutes of the August 10, 2022 Franklin County Planning Commission meeting. The motion passed by a vote of four yeses, zero nos, and three abstentions

The next order of business was to table Case 763-V until the October 12th meeting at the request of the applicant. A motion was made by Mr. Guyton, seconded by Ms. Burrus, to approve the applicant's request to table Subdivision Case 763-V until the October 12, 2022 meeting.

The motion passed with a vote of seven yeses, zero nos, and zero abstentions. The next order of business was to table Case 764-PP to the October 12th meeting at the request of the applicant. A motion was made by Mr. Guyton, seconded by Ms. Ryznar, to accept the applicant's tabling request in Subdivision Case 764-PP until the October 12th meeting. The motion passed with a vote of seven yeses, zero nos, and zero abstentions.

OLD BUSINESS:

The next order of business was to remove Subdivision Case 672-FP-6 from the table before it could be heard before the commission. A motion was made by Mr. Guyton, seconded by Ms. Burrus, to remove Subdivision Case 672-FP-6 from the table. The motion passed with a vote of seven yeses, zero nos, and zero abstentions. Subdivision Case 672-FP-6 was then heard before the Planning Commission. The owner/applicant is Rockford Homes, Inc and the engineer is EMH&T, represented by Matthew Kirk. The site is located in Jefferson Township at 3134 Waggoner Road and 5284 Taylor Road in the Morrison Farms East subdivision. It is 12.863 acres and served by public water and sewer. The applicant was requesting final plat approval of the Morrison Farms East Section 6 subdivision to allow the creation of 30 single-family lots and three reserves. At this time Mr. Chaney joined the meeting and was present for the presentation of the case. A motion was made by Mr. Chaney, seconded by Ms. Cooner, to approve Subdivision Case 672-FP-6. The motion passed with a vote of eight yeses, zero nos, and zero abstentions.

The next order of business was to hear County Rezoning Case ZON-22-04. The applicant was the Rural Zoning Commission. The applicant requested a text amendment to Sections 716.043, 801.013, and 810 of the Franklin County Zoning Resolution to reflect county zoning authority as provided for under the Ohio Revised Code and legal precedence. A motion was made by Mr. Reyazi, seconded by Mr. Chaney, to recommend approval of County Rezoning Case ZON-22-04. The motion passed with a vote of eight yeses, zero nos, and zero abstentions.

NEW BUSINESS:

The next order of business was to hear Case 757-V. The owner is Crystal and Timothy Scott, and the applicant was Kaci Waugh. The site is located in Pleasant Township at Opossum Run Road and 7687 Opossum Run Road. It is 25.667 acres, served by private water and wastewater, and zoned rural district. The applicant was requesting a variance to Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that will result in a side lot line more than 5 degrees of perpendicular to the street centerline. A motion was made by Mr. Hoye, seconded by Ms. Ryznar, to approve Subdivision Case 757-V with the one recommended staff condition that the applicant must apply for and receive approval of a lot line adjustment application with the Franklin County Economic Development and Planning Department. The motion passed by a vote of eight yeses, zero nos, and zero abstentions. A motion was made by Mr. Guyton, seconded by Mr. Hoye, to adopt the findings of fact that the reason for approving variance in Subdivision Variance Case 757-V results from the applicant satisfying the criteria for granting a variance under Section 701.07 of the Subdivision Regulations. The motion passed by a vote of eight yeses, zero nos, and zero abstentions.

The next order of business was to hear Case 762-V. The owner is Anatoliy Lavrenyuk and the applicant was Aleksandr Yakhnitskiy. The site is located in Pleasant Township at 6121 Graessle Road. It is 15.004 acres and served by private water and wastewater. The applicant was requesting a variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that would create a lot with a side lot line that is beyond 5 degrees of perpendicular to the street centerline and exceed the maximum permitted depth-to-width ratio. A motion was made by Mr. Chaney, seconded by Mr. Hoye, to approve Subdivision Case 762-V with the one recommended staff condition that the applicant must apply for and receive approval of a lot split with the Franklin County Economic Development and Planning Department. The motion passed by a vote of eight yeses, zero nos, and zero abstentions. A motion made by Mr. Chaney, seconded by Mr. Hoye, to adopt findings of fact that the reason for approving a variance in Subdivision Case 762-V results from the applicant satisfying the criteria for granting a variance under Section 701.07 of the Subdivision Regulations. The motion passed by a vote of eight yeses, zero nos, and zero abstentions.

The next order of business was to hear Subdivision Case 766-R. The owner/applicant was Rebecca and Stephen Littman and the engineer was Aaron Heydinger. The site is located in Jefferson Township at 6233 Windbrook Drive. It is served by public water and sewer. The applicant was requesting a replat of the scenic preserve on Lot 62 of the Windrush Creek No. 2 subdivision. There was extensive discussion amongst the Commission members regarding staff's recommendation that the owners of Lots 61 and 63 be recommended by the Planning Commission as potentially injuriously affected and that the case be tabled to the October 12th Planning Commission meeting, and that notice of the meeting be sent to the owners of Lots 61 and 63 so the owners could be afforded and opportunity to show the Planning Commission that they would be injuriously affected by the replat prior to the Commission's consideration of the preliminary plan. A motion was made by Mr. Chaney, seconded by Mr. Guyton, to recommend that all property owners of the Windrush Creek No. 2 subdivision are potentially injuriously affected by the proposed replat in Subdivision Case 766-R. The motion passed by a vote of eight yeses, zero nos, and zero abstentions. A motion was made by Mr. Chaney, seconded by Ms. Burrus, to table Subdivision Case 766-R to the November 9, 2022 Planning Commission meeting, and that staff is to notify all potentially injuriously affected property owners of the meeting date and the opportunity for the owners to attend to show to the Planning Commission that they would be injuriously affected by the proposed replat. The motion passed by a vote of eight yeses, zero nos, and zero abstentions.

The next order of business was to hear Subdivision Case 767-A. The applicant was the Franklin County Engineer, and they were requesting approval of the Franklin County Thoroughfare Plan. A motion was made by Mr. Reyazi, seconded by Mr. Chaney, to approve Subdivision Case 767-A. The motion passed by a vote of eight yeses, zero nos, and zero abstentions.

The next order of business was to hear Case ZON-22-08. The owner is Richard B. Wilson with DW Real Estate VIII, Ltd., and the applicant was Smith & Hale, LLC, represented by Jack Reynolds. The site is located in Madison Township at 7868 Groveport Road. It is 48.184 acres and zoned rural district. The applicant was requesting to rezone from the rural and community service district to the select commercial planned district to allow a landscaping operation with material preparation, bagging, storage and retail sales. After a discussion was had with the applicants and the Commission regarding how the business proposed for this site would operate, a motion was made by Mr. Hoye, seconded by Ms. Ryznar, to recommend approval of Case ZON-22-08 with the four recommended staff conditions. The conditions were: No. 1. The applicant must apply for and receive approval of a certificate of zoning compliance with the Franklin County Economic Development and Planning Department. No. 2. The proposal must comply with the standards set forth in the Franklin County Stormwater Drainage Manual. No. 3. Landscaping provided on the eastern property line must be identified on the site plan and reach 12 feet at maturity and the 20-foot buffer on the western property line must include vegetation per Section 521 of the Zoning Regulations. No. 4. The paved area between the street and principal structure can be no closer than 72 feet from the centerline of Groveport Road. The motion was passed with a vote of seven yeses, no nos, and one abstention by Mr. Chaney.

There being no further business coming before the Franklin County Planning Commission, Chairwoman White adjourned the meeting. The hearing was adjourned at 3:17 p.m.

_____

Signature

Minutes of the September 14, 2022, Franklin County Planning Commission hearing were approved this 12th day of October 2022.

From:	Aleks Y.
To:	Saumenig, Sierra L.
Cc:	Brown, Matthew L.
Subject:	Re: Approval Letter
Date:	Thursday, September 29, 2022 11:59:00 AM
Attachments:	image001.png

Sorry for sending you the email,
I stopped by your office last week and talked to Matt, and please have this project tabled till the January meeting, as I'm not sure if we will be ready with everything by the December meeting deadlines.

On Thu, Sep 29, 2022 at 11:57 AM Saumenig, Sierra L. <SierraSaumenig@franklincountyohio.gov> wrote:

> Hey Aleks – any update on this? Staff reports are due Tuesday so if I do not hear from you, I have to go ahead and write one which will likely be denial due to outstanding issues.
>
>
> Sierra L. Saumenig, AICP
>
> She/Her
>
> **Planner**
>
> Franklin County
>
> Economic Development & Planning Department
>
> The Lazarus Building
>
> 150 South Front Street, FSL Suite 10
>
> Columbus, Ohio 43215
>
> Email: sierrasaumenig@franklincountyohio.gov
>
> http://development.franklincountyohio.gov/
>
> Franklin County
> Board of Commissioners
> ECONOMIC DEVELOPMENT
> & PLANNING
> 1803
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>
> ---
>
> **From:** Saumenig, Sierra L.

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

STAFF REPORT

Planning Commission
October 12, 2022

Case: 769-V

Prepared by: Sierra Saumenig

Owner/Applicant:	Jefferson Township Board of Trustees
Township:	Jefferson Township
Site:	7585 Morse Road (PID #170-000346 & 170-004383)
Acreage:	30.224 acres
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Sections 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that would create a lot with a side lot line that is beyond 5 degrees of perpendicular to the street centerline and exceed the maximum permitted depth to width ratio

Summary

The applicant is requesting a Variance to allow a lot line adjustment that would create a lot with a side lot line that is beyond 5 degrees of perpendicular to the street centerline and exceed the maximum permitted depth to width ratio of 4 to 1. Staff recommends ***approval with conditions.***

Request

The subject sites are located on the south side of Morse Road, east of Alvis Road. The applicant is requesting a lot line adjustment to swap 3.15 acres each between parcel numbers 170-000346 and 170-004383. After the swap, each parcel will have the same remaining acreage. Parcel number 170-004383 is Reserve F of the Farms at Jefferson Subdivision and is owned by Jefferson Township. Parcel number 170-000346 is privately owned. The requested variance will allow connectivity between two Township owned properties.

The request would allow a side lot line beyond 5 degrees of perpendicular to the street centerline and parcel #170-004383 to have a depth-to-width ratio of 4.4 to 1 which exceeds the maximum ratio of 4 to 1.

Surrounding Zoning and Land Use

The subject site and all surrounding unincorporated properties are within Jefferson Township. To the north are properties in Plain Township. The subject site contains a single-family home and has an existing riparian setback in the rear of the property. The surrounding area is a mix of low-density residential, agricultural, and public park uses.

Comprehensive Plan

The Jefferson Township 2050 Comprehensive Plan was adopted in 2018 by the Jefferson Township Board of Trustees. The Township's Land Use Management Plan map identifies the subject site as Low Density Residential and is described as mix of farmland, one-acre standalone residential tracts, one-acre subdivision lots, and subdivisions which utilize conservation or cluster development principles to preserve community open space and offer smaller lots at a neutral density of general one unit per acre. The proposed lot line adjustment keeps with the Plan's recommendations as it does not create any new lots.

Technical Review Committee Comments
No agencies expressed any concerns with the request.

Staff Analysis
Variance Criteria from Section 701.01:
All of the following must be met in order to grant a variance:

1. *It shall not be detrimental to public health or safety or be injurious to other property.*
   The applicant indicated that the variance will not be detrimental to the public health or other property as the existing lot does not meet the lot geometry standard and the proposal will have no negative effect on public health or other properties.

   Staff does not believe the proposed lot line adjustment will have any impact on public health or safety or be injurious to other property.

2. *Circumstances of the request are unique to the property and not generally applicable to others.*
   The applicant indicated that this request is unique in that the property owner to the west owns property that blocks direct access between Township owned open space parcels along Morse Road and the Township Community Park (along Clark State). The proposed lot line adjustment will give the Township access between open space parcels (it owns) and it gives the property owner to the west land that contains a pond (on east parcel) which would enable the owner to make pond improvements and the ability to maintain the pond.

   Staff notes that the subject site's existing lot lines prevent direct access to the two parcels owned by Jefferson Township and the new lot line adjustment will give direct access. In addition, the current lot configuration is already non-conforming in terms of lot to depth ratio. The new lot configuration will allow for better maintenance and drainage improvements of the existing pond.

3. *Due to physical surroundings, shape or characteristics of the property, a hardship would result, as distinguished from an inconvenience, if the strict letter of these Regulations were enforced.*
   The applicant indicated that if not granted, drainage improvements to the existing pond would not be completed and additional use of property for a school program may not occur as there is no direct access to additional properties that the Township owns.

   Staff notes that due to the existing lot configuration, there is no way to subdivide the subject site in compliance with the Subdivision Regulations. The proposed lot configuration will allow for better maintenance and use of the area.

Staff Recommendation
Based on Staff's analysis, Staff recommends ***conditional approval*** of the variance request from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that would create a lot with a side lot line that is beyond 5 degrees of perpendicular to the street centerline and exceed the maximum permitted depth to width ratio. The recommended condition of approval is that the applicant must apply for and receive approval of a lot line adjustment with the Franklin County Economic Development and Planning Department.

Resolution
For your convenience, the following is a proposed resolution:

Proposed Resolution for Request:
_____ moves to approve a Variance from Section 501.05 of the Franklin County Subdivision Regulations as outlined in the request identified in Case No. 769-V.

Seconded by: _____

Voting:

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

_____ moves that the basis for approving the applicant's request for the variance from Section 501.05 of the Franklin County Subdivision Regulations, as outlined in the request in Case No. 769-V, results from the applicant satisfying the standards for granting a variance under Section 701.07 of the Subdivision Regulations.

Seconded by: _____

Voting:

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

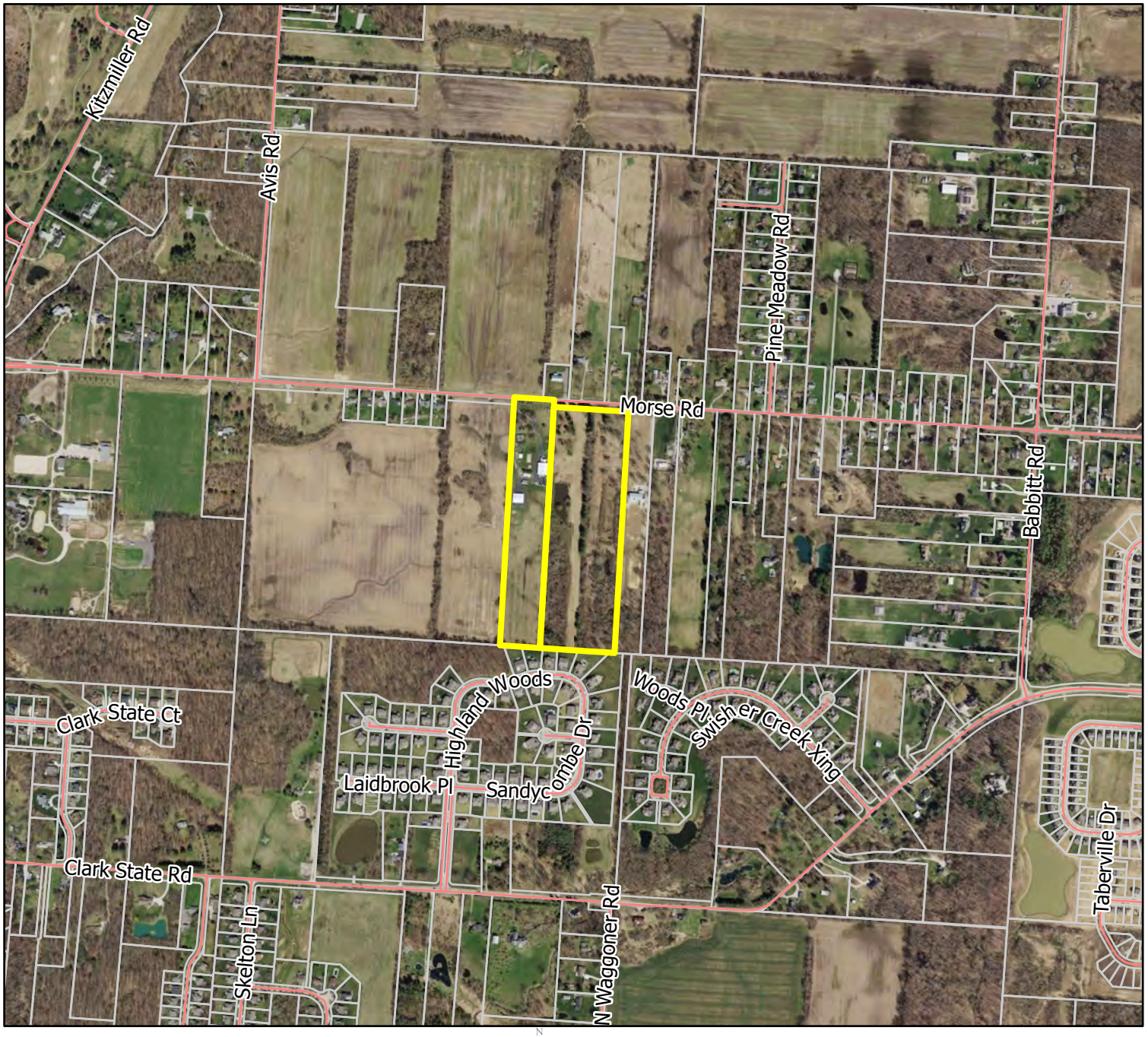
A. The particular physical surroundings, environmental constraints, shape, topographical or other exceptional condition of the specific property involved would cause extraordinary hardship or exceptional practical difficulty to the applicant, as distinguished from a mere inconvenience, if the provisions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

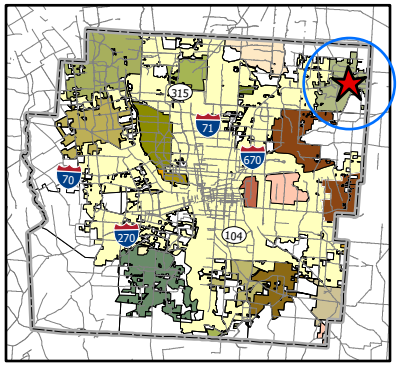
769-V

Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of lots that would have a side lot line beyond 5 degrees of perpendicular to the street centerline and exceed the maximum permitted depth to width ratio.

Acres: 30.224-acres
Township: Jefferson Township

Streets
Parcels
7585 Morse Road





Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

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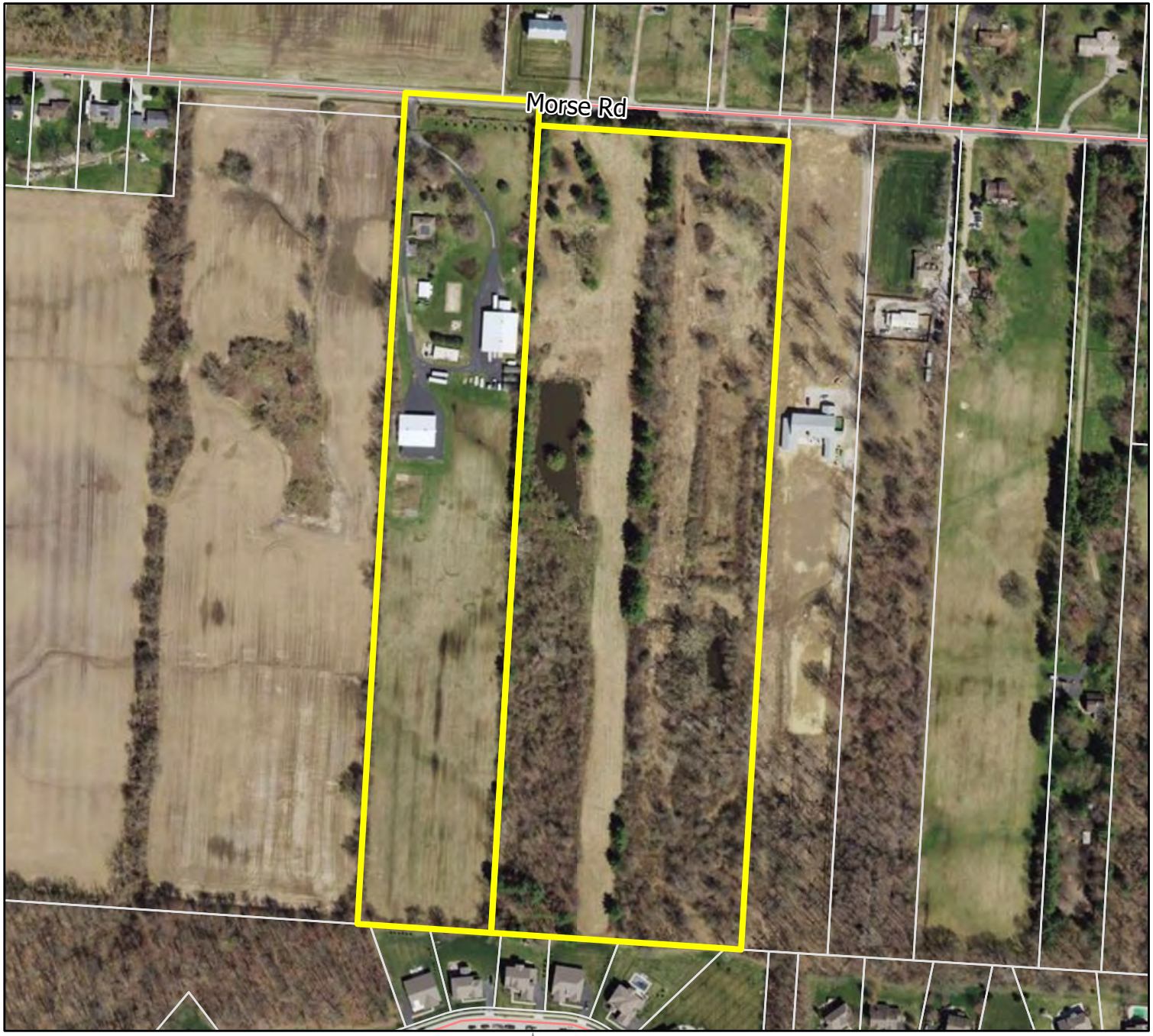
Feet

1 inch = 1000 feet

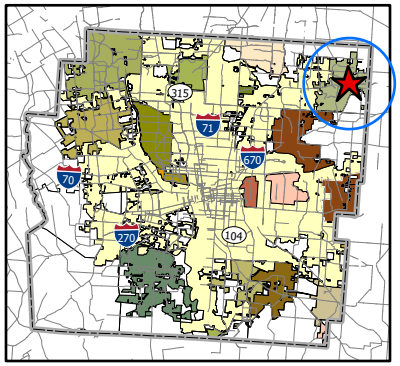


769-V

Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of lots that would have a side lot line beyond 5 degrees of perpendicular to the street centerline and exceed the maximum permitted depth to width ratio.

Acres: 30.224-acres
Township: Jefferson Township

Streets
Parcels
7585 Morse Road



Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

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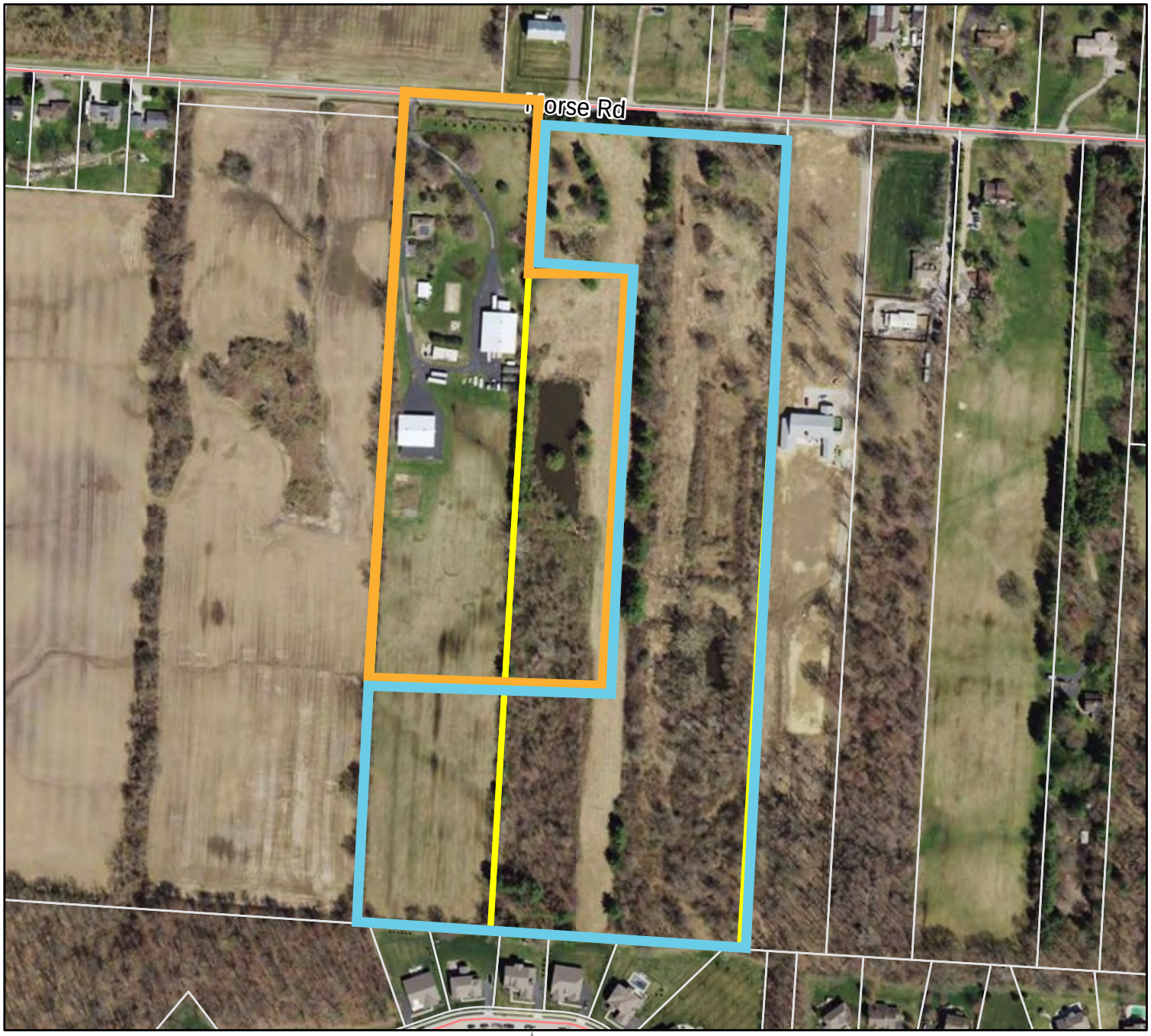
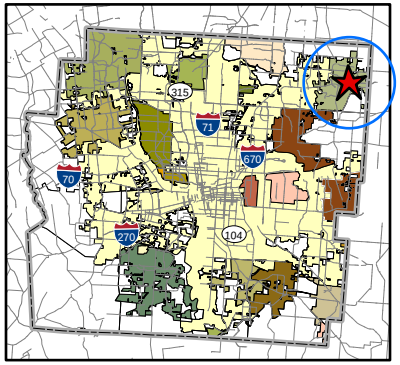


769-V

Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of lots that would have a side lot line beyond 5 degrees of perpendicular to the street centerline and exceed the maximum permitted depth to width ratio.

Acres: 30.224-acres
Township: Jefferson Township

Streets
Parcels
Existing parcel lines
Residual Parcel
Proposed Parcel



Franklin County
Board of Commissioners
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W E S

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Feet
1 inch = 300 feet

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803
Economic Development & Planning Department
James Schimmer, Director

Application for
Subdivision Variance
Page 1

RECEIVED
SEP 20 2022
Franklin County Planning Department
Franklin County, OH

Property Information

Site Address:
Morse Road (7585)

Parcel ID(s):
170-004383

Total Acreage:	Current Zoning:
3.105 +-	PSRD and RSR
Township:	**Subdivision:**
Jefferson	Farms at Jefferson Reserve

Staff Use Only

Case #	769-V
Date Filed:	9/20/22
Fee Paid:	N/A
Receipt #	N/A
Hearing Date:	10/12/22
Received By	S. Saumenig

Requested Variances/Decision or Interpretation Appealed

Section Number(s) of the county subdivision regulations and a brief description of variance(s) requested:

Section	Description
501.05	Side Lot Lines
501.05	Lot Depth

The following shall govern the granting of the variance: (Provide explanation, use separate sheet if needed)

Is the variance detrimental to the public health or safety or is it injurious to other property?

- [ ] Yes
- [x] No

Are the circumstances of the request unique to the property and not generally applicable to others?

- [x] Yes
- [ ] No

Due to physical surroundings, shape or characteristics of the property, would a hardship result, as distinguished from an inconvenience, if the strict letter of the Subdivision Regulations were enforced?

- [x] Yes
- [ ] No

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803
Economic Development & Planning Department
James Schimmer, Director

Application for
Subdivision Variance
Page 3

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SEP 20 2022
Franklin County Planning Department
Franklin County, OH

7149-V

Applicant Signature

To the best of my/our knowledge and belief, information and materials submitted as a part of this Variance application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes.

Applicant — Date: September 20, 2022

Engineer — Date

Property Owner (Signature must be notarized) — Date

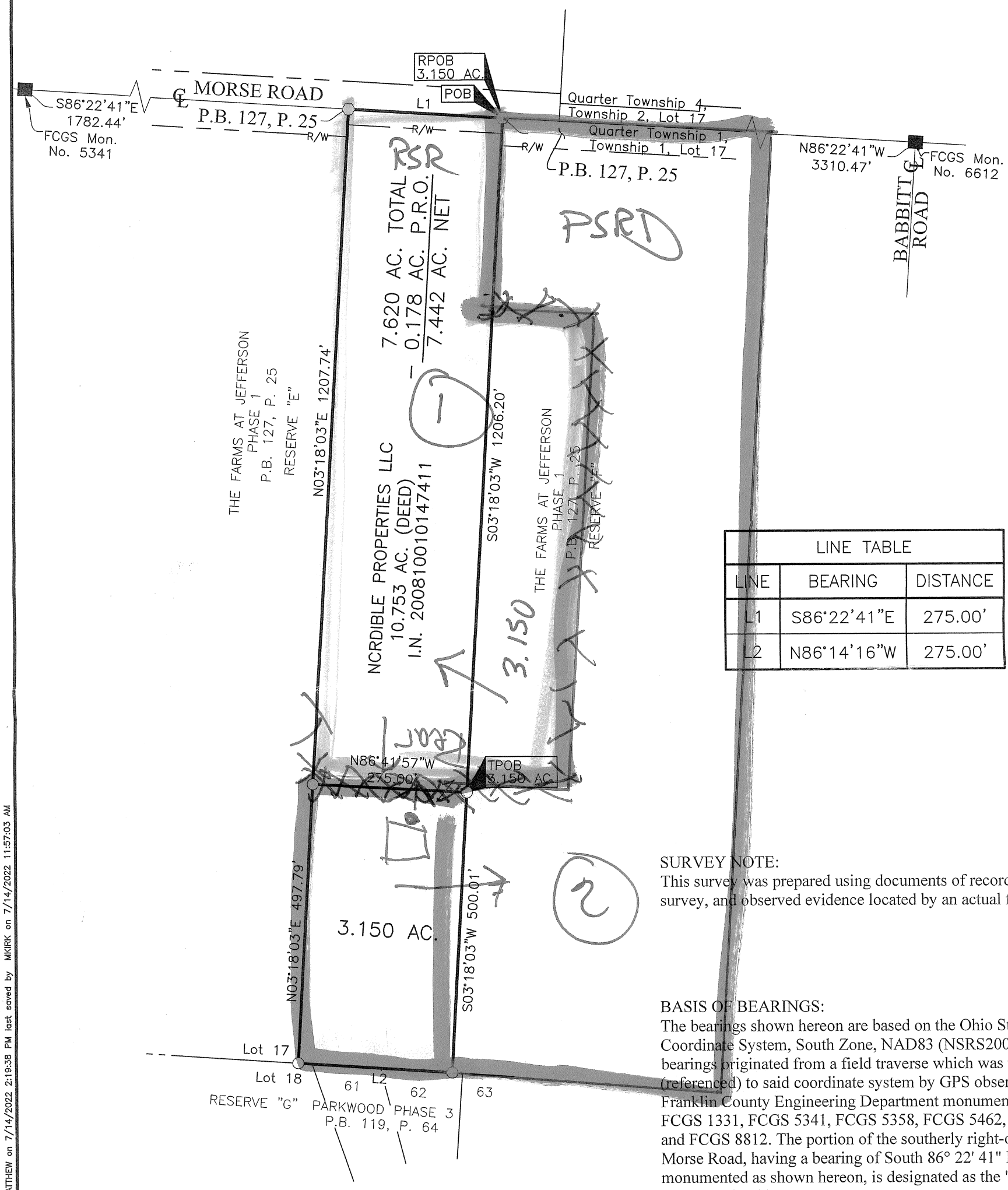
Property Owner (Signature must be notarized) — Date

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

LOT 17, QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JEFFERSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: July 14, 2022	Scale: 1" = 200'	Job No: 2022-0364	Sheet No: 1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°22'41"E	275.00'
L2	N86°14'16"W	275.00'

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

BASIS OF BEARINGS:
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FCGS 1275, FCGS 1331, FCGS 5341, FCGS 5358, FCGS 5462, FCGS 6614 and FCGS 8812. The portion of the southerly right-of-way line of Morse Road, having a bearing of South 86° 22' 41" East and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

- ○ Iron Pin Set
- ● Iron Pin Found
- ◎ Stone Found
- ⬟ P.K. Nail Found
- ■ Monument Found
- ⬡ Magnetic Nail Set
- ⬢ Magnetic Nail Found
- ▲ Railroad Spike Found

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

0 200
SCALE (in feet)

STATE OF OHIO
MATTHEW A. KIRK
S-7865
REGISTERED
PROFESSIONAL SURVEYOR

By Matthew A Kirk 14 July 22
Matthew A. Kirk Date
Professional Surveyor No. 7865
mkirk@emht.com

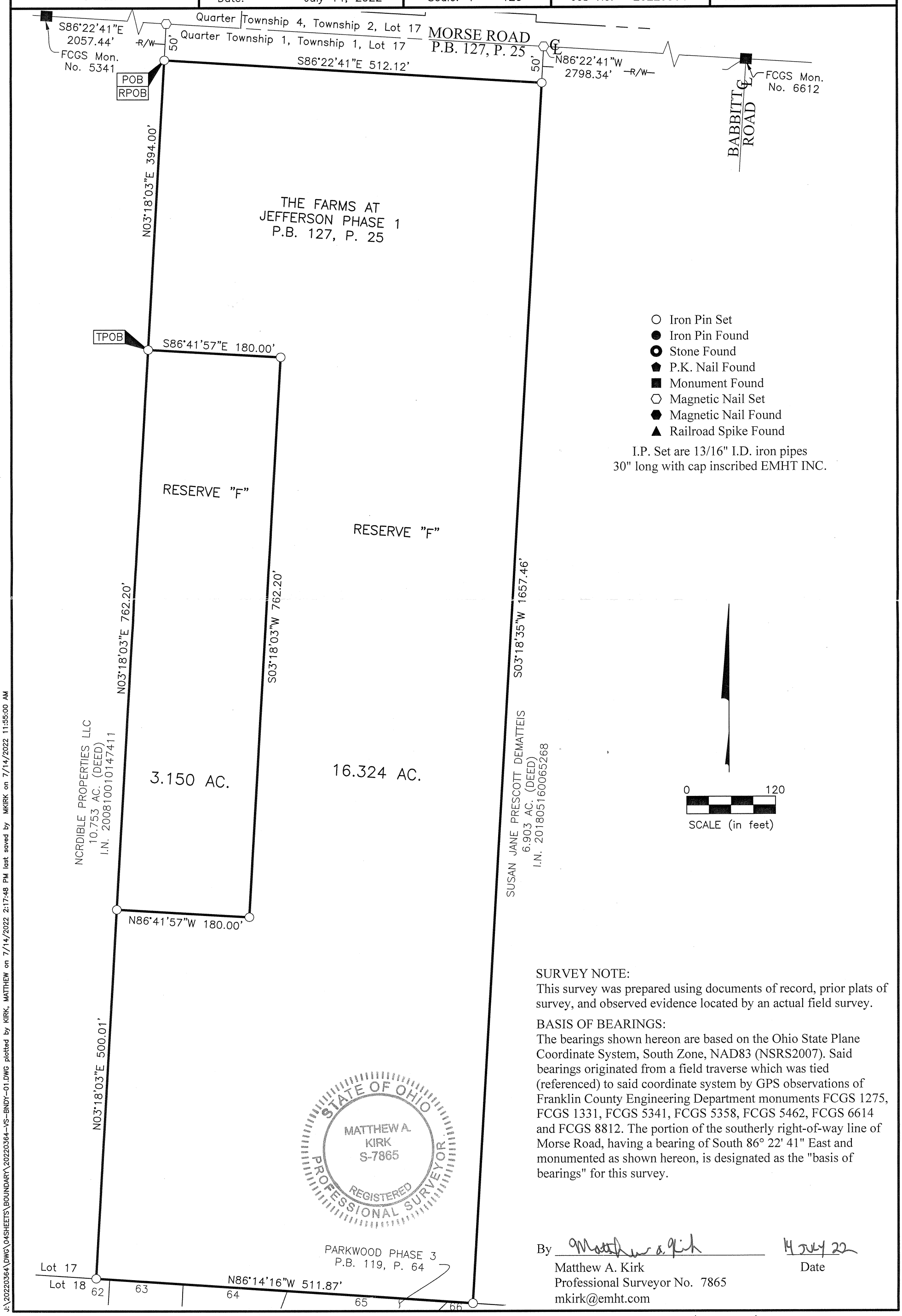
J:\20220364\DWG\04SHEETS\BOUNDARY\20220364-VS-BNDY-02.DWG plotted by KIRK, MATTHEW on 7/14/2022 2:19:38 PM last saved by MKIRK on 7/14/2022 11:57:03 AM

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

LOT 17, QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JEFFERSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: July 14, 2022	Scale: 1" = 120'	Job No: 20220364	Sheet No: 1 of 1



SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

BASIS OF BEARINGS:
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FCGS 1275, FCGS 1331, FCGS 5341, FCGS 5358, FCGS 5462, FCGS 6614 and FCGS 8812. The portion of the southerly right-of-way line of Morse Road, having a bearing of South 86° 22' 41" East and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

By Matthew A. Kirk 14 JULY 22
Matthew A. Kirk Date
Professional Surveyor No. 7865
mkirk@emht.com

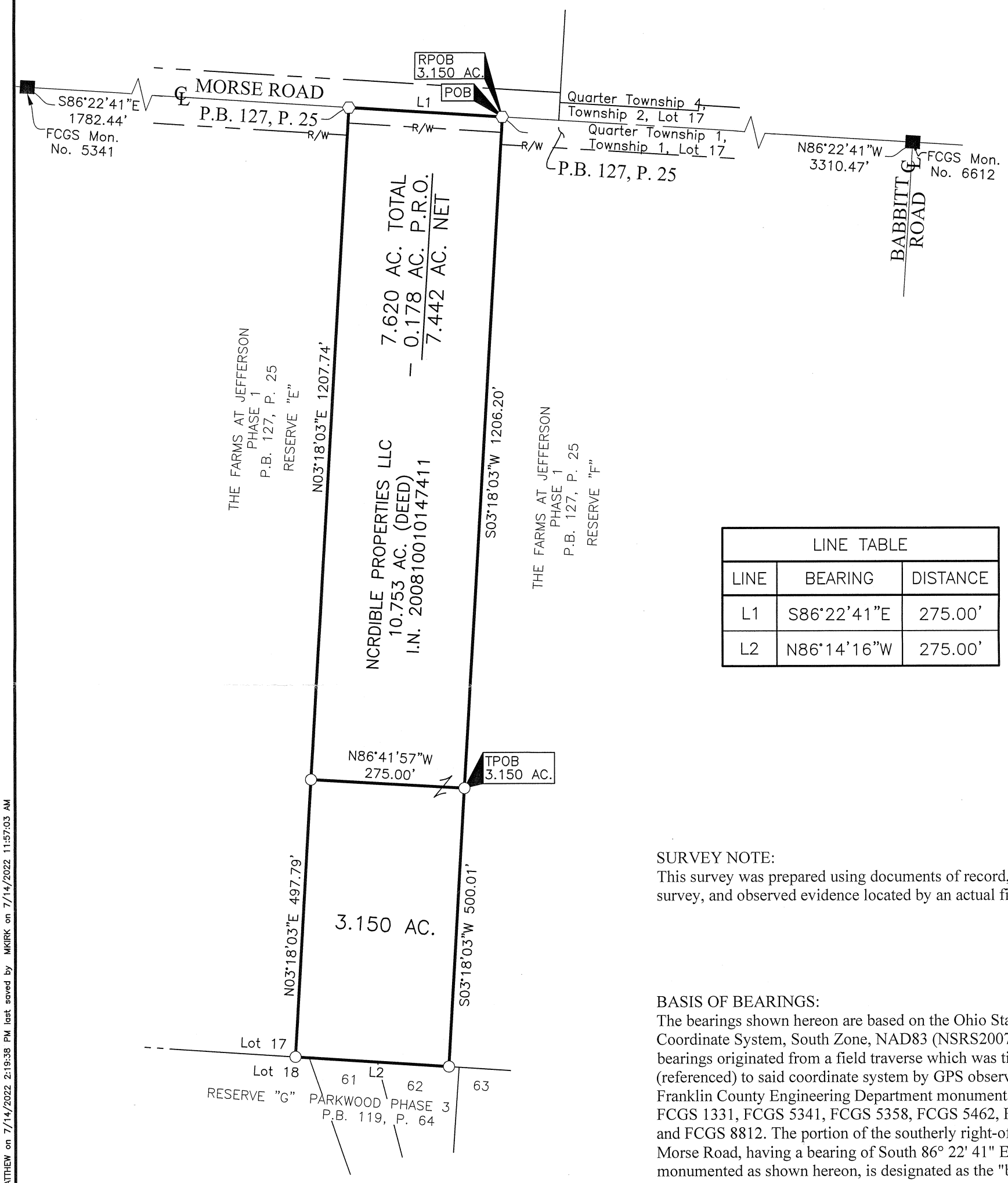
J:\20220364\DWG\04SHEETS\BOUNDARY\20220364-VS-BNDY-01.DWG plotted by KIRK, MATTHEW on 7/14/2022 2:17:48 PM last saved by MKIRK on 7/14/2022 11:55:00 AM

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

LOT 17, QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JEFFERSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: July 14, 2022	Scale: 1" = 200'	Job No: 2022-0364	Sheet No: 1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°22'41"E	275.00'
L2	N86°14'16"W	275.00'

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

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STATE OF OHIO
MATTHEW A. KIRK
S-7865
REGISTERED
PROFESSIONAL SURVEYOR

- ○ Iron Pin Set
- ● Iron Pin Found
- Stone Found
- P.K. Nail Found
- ■ Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

0 200
SCALE (in feet)

By Matthew A. Kirk 14 July 22
Matthew A. Kirk Date
Professional Surveyor No. 7865
mkirk@emht.com

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Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

STAFF REPORT

Planning Commission
October 12, 2022

Case: JEFF-22-07

Prepared by: Sierra Saumenig

Owner:	JDMA Properties, LLC
Applicant:	Epcon Morse Road, LLC c/o Aaron Underhill
Township:	Jefferson Township
Site:	3233 and 3201 Reynoldsburg-New Albany Road (PID #170-000497 & 170-000496)
Acreage:	14.98-acres
Utilities:	Public water and wastewater
Zoning:	Restricted Suburban Residential District (RSRD)
Request:	Requesting to rezone from the Restricted Suburban Residential District (RSRD) to the Planned Suburban Residential District (PSRD).

Summary
The applicant is requesting to rezone from the Restricted Suburban Residential District (RSR) to the Planned Suburban Residential District (PSR) to allow a 40 single-family unit condominium development. This proposal would be an extension of the existing Courtyards at Morse Circle. The proposal does not keep with the spirit and intent of the PSR District, it is not in accordance with the Comprehensive Plan, and does not advance the general welfare of the Township. Staff recommends ***denial***.

Project overview
The request is to rezone two parcels to expand the existing condominium to the north. The request is to allow the development of 40 single-family condominiums. The subject site is located on the west side of Reynoldsburg-New Albany Road, approximately 1,000 feet south of Morse Road in Jefferson Township. The sites include 1 single-family home and farm structure. All existing structures will be removed. This phase of the development will include a total of 6.5-acres of open space which may either be (a) owned and maintained by the condominium association which will govern the development or (b) transferred to Jefferson Township if the Board of Township Trustees takes action to accept ownership of the same prior to the issuance of the first building permit for a home to be constructed on the property. The gross density proposed is 2.67 dwelling units per acre. The development will have no direct access to Reynoldsburg-New Albany Road but will connect to the two existing private streets (Strickland Drive and Polden Hill Drive) within the Courtyards at Morse Circle initial phase.

All "common elements" as defined in the community's Declaration of Condominium shall be owned jointly by the unit owners and maintained by the Association for the common benefit of unit owners.

Surrounding Zoning and Land Use
Properties to the west, south and east are zoned Restricted Suburban Residential (RSR) in Jefferson Township and developed as low-density single-family lots. The property to the north is zoned Planning Suburban Residential District and is the first phase of Courtyards at Morse Circle. Nearby development includes medium-density residential lots in the City of New Albany and the City of Gahanna.

Existing Zoning District
The site is currently located in the Restricted Suburban Residential district (RSRD). The RSRD is intended for low-density residential uses with a minimum lot size of 1-acre.

Proposed Zoning District
The request is for approval of a development plan in the Planned Suburban Residential district (PSRD). The intent of the PSRD is to promote imaginative, well-designed developments, which preserve open space, respect the physical qualities and limitations of the land and provide improved living environments.

Planned Suburban Residential District Requirements
Permitted Uses
The PSRD district allows for the uses permitted in the existing Restricted Suburban Residential district (RSRD) in addition to attached single-family, townhouses, or other innovative forms of suburban residential development.

The applicant has proposed to develop the site with detached residences in a condominium community.

Tract and Density Criteria
The minimum area to be considered for a rezoning to the Planned Suburban Residential District (PSRD) is 10 acres. The proposed area for rezoning is 14.98-acres in size.

The maximum density in the PSRD is 2.5 dwelling units per gross acre. The proposed development has a gross density of 2.67 dwelling units per acre. The overall density, including the first phase of development, is 2.53 dwelling units per acre which exceeds the permitted density for the zoning district.

Development Standards

1. *Open Space*
    - 40 percent of the gross tract area must be designated as open space, 6.0-acres for this specific development area
        - The proposal includes 6.5-acres of open space, which is 43 percent of the gross area.
        - The initial phase includes 10.6 acres of open space, which is 41 percent of the gross area.
        - Together, the two phases include 17.1 acres of open space which accounts for 42.4 percent of the overall development.

    Staff comment: The development text indicates 42.5% total open space which appears to be a rounding error.

2. *Lot and Yard Areas*
    - Minimum lot area is 7,000 square feet
        - N/A
    - Minimum lot width at front setback is 60 feet
        - N/A
    - Minimum front setback is 25 feet from right-of-way
        - Proposed front setback is 25 feet
    - Minimum side yard is 5 feet
        - N/A
        - However, no home shall be located closer than 10 feet to the side façade of another home
    - Minimum rear yard is 20% of lot depth
        - N/A
        - However, no home shall be located closer than 20 feet to the rear façade of another home

3. *Private Roads*
    - Private roads may be utilized in the PSR District provided a street plan is provided, the design is approved by the Jefferson Township Fire Department, maintenance responsibility is provided in a legal document and the Franklin County Subdivision Regulations are met
        - Prior to approval, Jefferson Township Fire Department needs to provide another written statement indicating to the Jefferson Township Trustees that private roads will provide suitable access for emergency vehicles with the addition of 40 units.
        - Access will be provided by a private drive that is not subject to the Franklin County Subdivision Regulations as no land divisions are proposed.
        - The private drive is exempt from the Subdivision Regulations, however, all other single-family subdivisions not exempt from the regulations would be required to meet the following street standards:
            - Minimum pavement width required by the Subdivision Regulations is 28 feet
                - Proposed pavement width is 27 feet, measured from back of curb to back of curb
            - Minimum right-of-way is 50 feet
                - Proposed right-of-way is 50 feet
        - One (1) emergency access drive is proposed. The drive will be constructed of gravel, 20 feet wide, have breakaway bollards where it connects to the private drive and have access to Reynoldsburg-New Albany Road
4. *Parking*
    - The PSRD requires off-street parking in compliance with Article VIII of the Township Zoning Resolution
        - Each home will provide for four (4) off-street parking spaces, meeting the requirements of Article VIII
        - On-street parking will be permitted on one (1) side of the private drive on the side opposite of the fire hydrants

5. *Buffer Area*
    - The Township Zoning Commission has discretion to require buffer areas where the particular location causes the necessity of buffering. The zoning commission when deemed necessary shall define size, location, type and density of buffering
        - One (1) street tree will be provided at an average spacing of one (1) tree per 50 linear feet along the section of Reynoldsburg-New Albany Road.
        - Existing trees located in the dedicated open space will be preserved, which will buffer the entire development from Reynoldsburg-New Albany Road and the south and west side of the development
        - Staff notes that no buffer is provided for the following:
            - The rear of the condos numbered 24-26, located near the existing development.

6. *Lot Arrangement*
    - No dwelling unit may back up to a street
        - No dwelling units back up to a street

<u>Natural Resource Protection</u>

1. *Wetlands*
    - 100 percent of all wetland areas must be protected except when disturbance is essential to provide access to building portions of the property, when required to provide access to water-related uses, or when a crossing is essential to the establishment of a permitted use.
    - All development proposals which disturb any wetland areas shall provide proof of approval by the U.S. Army Corp of Engineers
        - A site assessment was conducted by EMH&T and an approved jurisdictional determination was submitted.

    - The site assessment map of the area proposed to be rezoned includes three (3) wetlands and one (1) excavated swale.
    - The project will impact three (3) wetlands.
        - The wetland impacts associated with the extension of Polden Hill Drive is warranted as it provides a connection to the proposed phase that is appropriate in terms of connectivity and safety. The wetland impacts associated with units 1-2, 12-13, and 22-28 do not meet the zoning resolution's criteria for wetland disturbances and the wetland in that area should be preserved.

2. *Drainage Ways*
    - 100 percent of all drainage ways as defined by Section 620.05(B(1)) of the Township Zoning Resolution must be protected per said section as permanent open space
        - The development plan identifies a feature that appears to meet the definition of a drainage way but no information was provided by the applicant to make a determination.
3. *Floodplains*
    - 100 percent of all floodplain areas must be protected as permanent open space
        - No regulatory floodplain areas exist within the development area
4. *Woodlands*
    - No less than 50% of the trees within a mature woodland and no less than 20% of the trees in a young woodland, as defined by Section 620.05(D(1)) of the Township Zoning Resolution, shall be preserved
        - No determination was provided as required by the Township Zoning Resolution as to whether the site contains a woodland as defined by the Resolution however, based on aerial imagery, the site is almost entirely covered in tree canopy meeting the 1 acre threshold. No Information was provided regarding the maturity of the existing canopy. If the woodland is determined to be young, then 20 percent or 3 acres of the trees within the wooded area shall be preserved. The site plan is proposing to preserve 20 percent of the trees.

          <u>Staff comment:</u> If the trees are deemed "mature" per the definition provided within the Jefferson Township Zoning Resolution then, 50 percent or more of the trees within the wooded area would need to be preserved.

Comprehensive Plan

The Jefferson Township 2050 Comprehensive Plan, adopted in 2018, by the Jefferson Township Board of Trustees includes a Land Use Management Plan map and guidelines to help guide development. The Plan recommends the subject property for Low Density Residential uses. This area is recommended to develop with one dwelling unit per acre for single lot developments or may be allocated in planned districts at a gross density of one dwelling unit per acre. In some special cases, densities in excess of one unit per acre may be granted upon merits of the development plan. Subdivisions should have a minimum 150-feet setback from any road, screening should be provided along the frontage of developments to screen the view of homes from the roadway, at least 40 percent of a development area should be open space, and parking should be limited to garages, driveways, or dedicated parking structures.

Jefferson Township also adopted Core Values in 1996 to describe the community's vision for the future. One Core Value is to adhere to the following principles:

- Protect and nurture the Township's exceptional natural landscape.
- Prevent inappropriately located, poorly planned and/or extremely high-density development because of its negative impact on Jefferson Township's rural beauty, natural resources, infrastructure and "Green Community" character.
- Identify areas where growth is likely and provide the means to accommodate that growth in ways that do not diminish the Green Community Character of the Township.
- Promote and enhance the Township's economic viability

The proposed subdivision does not adhere to the Plan's recommendations to protect and nurture the natural landscape, which includes the wetlands and woodlands that have been in this growth pattern for over 60 years. In addition, the density of the proposed development is 2.53 which exceeds the recommended density of one dwelling unit per acre and staff does not believe the development plan merits an increase in density.

Technical Review

Jefferson Water and Sewer District

The applicant indicated that the site will be served by public water and sewer however, the JWSD did not provide a letter confirming availability of service.

Franklin County Drainage Engineer's office

Stormwater calculations for both basins are needed.

Franklin County Engineer's office

- This section of Reynoldsburg-New Albany Rd is currently 12' travel lanes with 2-3' paved shoulder. Current Franklin County standard is 11' travel lane with a 5' paved shoulder and graded shoulder with complete streets facilities. For this development, with the Blacklick Creek COG trail in the area and a future path on the southside of Morse Rd, a 10' SUP should be required to be included in the typical section. In lieu of constructing these improvements, the Developer shall provide a fee in lieu based on an Engineer's Estimate and Schematic to be reviewed and approved by the Franklin County Engineer's Office. This contribution will be used towards regional improvements along Morse Rd and/or Reynoldsburg-New Albany Rd.
- Reynoldsburg-New Albany Road shall have a dedicated right-of-way width of 60 feet as measured from the centerline of the existing right-of-way.

Staff Analysis

Basis of Approval: The basis for approving a Planned Suburban Residential (PSR) District application shall be, but is not limited to, the following:

1. *That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of this zoning resolution;*
    - The development proposal as submitted does not keep with the purpose and intent of the Planned Suburban Residential District (PSR) to allow imaginative, well-designed developments, which preserve open space.
    - The proposed development does not respect the physical limitations of the land by removing three (3) wetlands and eliminating woodlands. These wetlands and woods will be removed in order to develop a private drive, stormwater basin and homes. Additionally, the density of the proposed development is 2.53 which exceeds the recommended maximum density of 2.5 dwelling units per acre for this zoning district.
2. *That the proposed development is in conformity with a comprehensive plan or portion thereof as it may apply;*
    - The proposed development does not conform to the adopted plan for this area, which recommends to protect and preserve the natural landscape and resources. The proposal only protects a minimal amount of woodlands and three (3) wetlands will be removed. Additionally, the density of the proposed development is 2.53 which exceeds the recommended density of one dwelling unit per acre.
3. *That the proposed development advances the general welfare of the Township and the immediate vicinity;*
    - The proposal would allow for a significant environmental impact, which could be avoided with a different development design. The elimination of some proposed dwelling units would alleviate some wetland disturbance and allow for more open space and woodland preservation.
4. *The benefits, improved arrangement, and the design of the proposed development justify the deviation from standard residential development requirements included in the zoning resolution.*

- Staff does not believe that the proposed development justifies the deviation from the standard residential development requirements included in the zoning resolution.

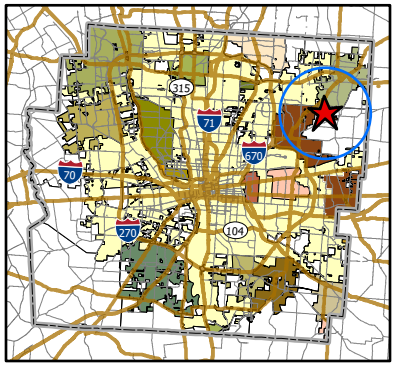
Staff Recommendation
Staff recommends ***denial*** of the request to rezone from the Restricted Suburban Residential District (RSR) to the Planned Suburban Residential District (PSR).

JEFF-22-07

Requesting to rezone from the Restricted Suburban Residential District (RSRD) to the Planned Suburban Residential District (PSRD).

Acres: 14.98-acres
Township: Jefferson Township

Streets
Parcels
3233 & 3201 Reynoldsburg-New Albany Road



Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

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1 inch = 500 feet

JEFF-22-07

Requesting to rezone from the Restricted Suburban Residential District (RSRD) to the Planned Suburban Residential District (PSRD).

Acres: 14.98-acres
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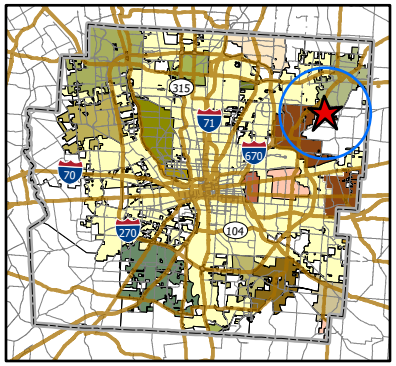

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

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1 inch = 300 feet

JEFF-22-07

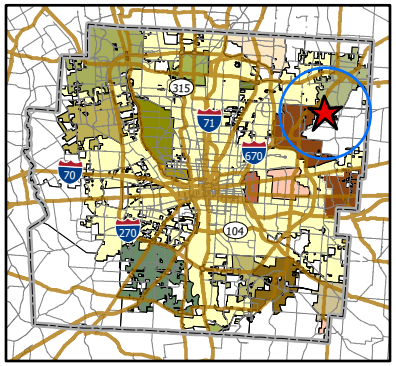
Requesting to rezone from the Restricted Suburban Residential District (RSRD) to the Planned Suburban Residential District (PSRD).

Acres: 14.98-acres
Township: Jefferson Township

Streets
Parcels

Jefferson Township Zoning

- Exceptional Use
- Planned Suburban Residential
- Restricted Suburban Residential
- 3233 & 3201 Reynoldsburg-New Albany Road



Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

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1 inch = 300 feet

JEFFERSON TOWNSHIP
ZONING COMMISSION

TEL: (614) 855-4265
www.jeffersontownship.org
Email: cmccroskey@jeffersontownship.org

APPLICATION FOR ZONING CHANGE

Case Number: Date:

Applicant: Epcon Morse Road LLC c/o Aaron Underhill
Street Address: Underhill & Hodge LLC 8000 Walton Parkway, Suite 260
City: New Albany State: Ohio Zip: 43054
Phone Number: (614) 335.9320
E-Mail Address: aaron@uhlawfirm.com

Property Owner: JDMA Properties LLC c/o Aaron Underhill
Street Address: Underhill & Hodge LLC 8000 Walton Parkway, Suite 260
City: New Albany State: Ohio Zip: 43054
Phone Number: (614) 335.9320
E-Mail Address:

In accordance with the provisions of Article IX, Section 920 of the Jefferson Township Zoning Resolution, I hereby apply to the Zoning Commission and the Township Trustees for a rezoning from the Restricted Suburban Residential *Zoning District to the* Planned Suburban Residential *Zoning District for property located at:*

Street Address: 3233 and 3201 Reynoldsburg-New Albany Road Parcel #: 170-000497 and 170-000496

Acreage to be rezoned: 14.98+/- acres

---- Please type or print information ---
--- Please answer the following questions thoroughly and completely ---
--- If additional space is needed, attach extra sheets ---

1. The proposed use of the property is: Planned Suburban Residential for future residential development of forty (40) units in accordance with the comprehensive plan.

2. The property is currently being used for: Undeveloped.

3. The legal description of the property for which the rezoning is requested:

Please see attached legal description.

4. The property is outlined on the attached Franklin County Auditor **map.**

Type of Official Map

5. Statement of the relation of the proposed zoning change to the general health, safety and welfare in terms of need or appropriateness within the area, by reason of changed or changing conditions; and the relation to changing conditions and the relation to appropriate plans of the area. Also approval by the controlling health agency and where applicable the Franklin County Engineer:

Please see attached Development Text.

6. Attachments and additional information required:

A. Complete and sign application

B. One (1) copies of the legal description of the property. Current property survey to include acreage, and all bearings and distances, referencing an establishing beginning point.

C. One (1) list of property owners within two hundred and fifty (250) feet of subject property, the address of the property and the mailing address of the property owners. This list must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.

D. One (1) set of mailing labels for property owners within two hundred and fifty (250) feet of subject property.

E. One (1) A-size map showing properties within two hundred and fifty (250) feet of subject property. This map must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.

F. A recent photograph of the property to be rezoned must accompany the application.

G. All information that pertains to sanitary services and water supply must be provided. This includes the location of any on-lot septic system(s) and/or well(s). If services are to be provided by a private or public entity, a letter must be provided verifying that the services exists *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 the appropriate agency) must be provided.

H. Any other information that may be deemed reasonably necessary by the Jefferson Township Zoning Department.

I. Application filing fee payable to Jefferson Township. ***(Fee $500 + $25 per acre/Residential; $1,000 + $50 per acre/Planned District, Commercial or Industrial)***

Fee to request a modification to an Approved Development Plan ***$500 + 50 Notice***

If request is to rezone to a Planned District, please refer to the Jefferson Township Zoning Resolution for additional development plan submission requirements. Eight (8) copies of all required information must be submitted with this application

7. Statement of Understanding:

I,Aaron L. Underhill, Attorney (applicant / owner / agent) understand that this application must be filed with all pertinent information, as required by the Jefferson Township Zoning Resolution and any other information by Jefferson Township Zoning Department. I understand that my application will not be filed until all information has been received and that the Jefferson Township Zoning Department reserves the right to delay any request until such information has been received. I have been informed of my right to meet with staff prior to the submission of my application and have

either met with staff, through a scheduled appointment, or have waived my right to do so.

Applicant / Agent Signature: Date:

8. Certification:

Before completing this application and executing the following cortication, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.

APPLICANT'S CERTIFICATION

I / WE Aaron L. Underhill, Attorney certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

Signature of Property Owner: By: Aaron L. Underhill, Attorney for Owner Please Print: By: Aaron L. Underhill Attorney for Owner

Mailing Address: 8000 Walton Parkway, Suite 260

City, State, and Zip: New Albany, Ohio 43054

Phone Number: 614.335.9320 Cell #: ( )

E-Mail Address: aaron@uhlawfirm.com

Signature of Applicant: By: Please Print: Aaron Underhill

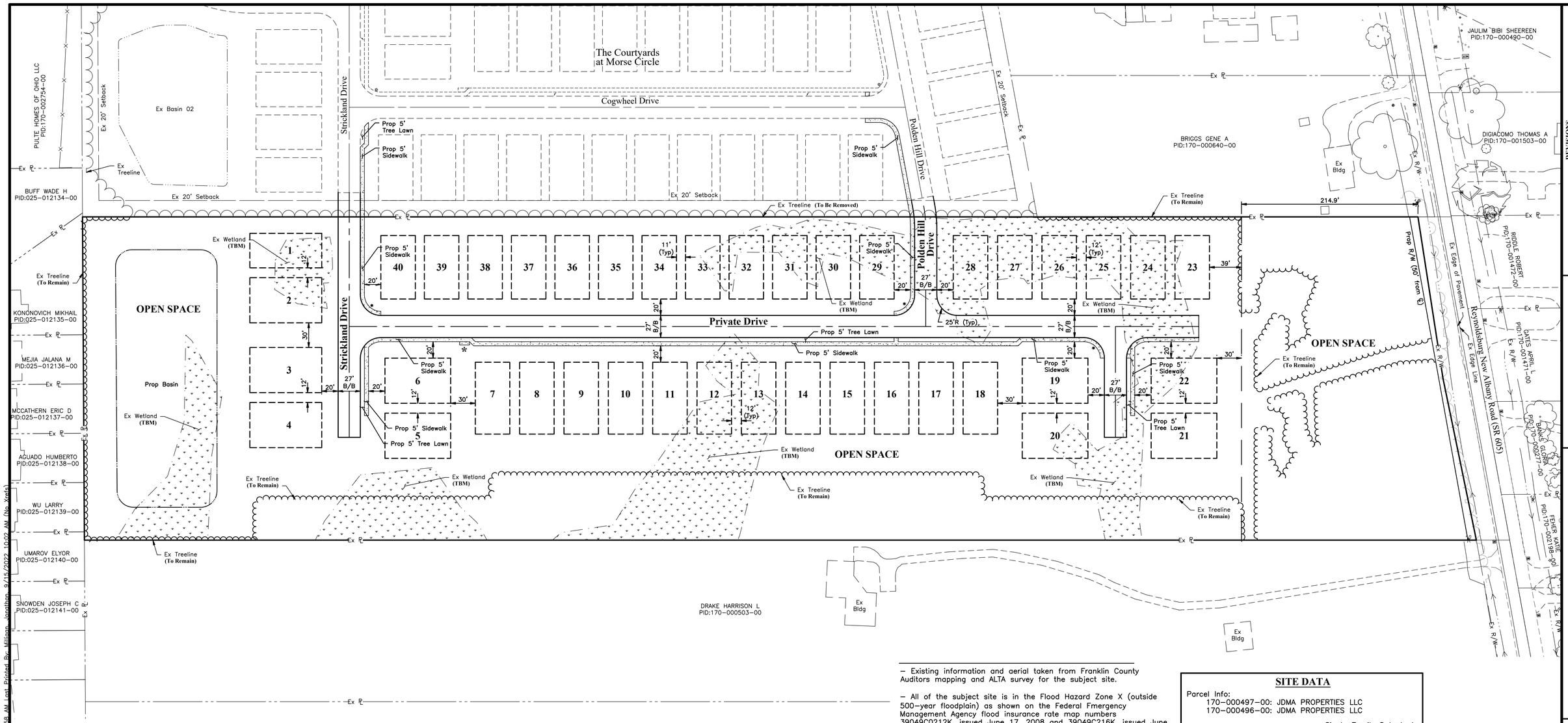
(If different than property owner)

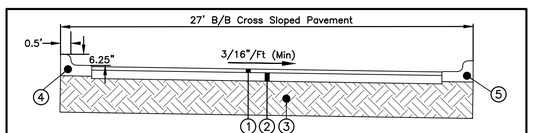
Mailing Address: 8000 Walton Parkway, Suite 260

City, State, and Zip: New Albany, Ohio 43054

Phone Number: (614) 335-9320 Cell #: ( )

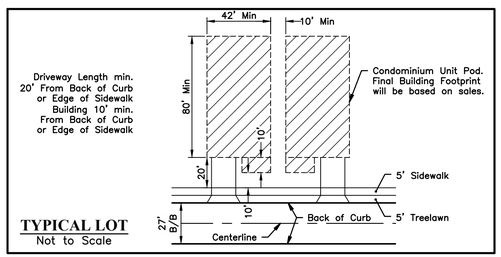
E-Mail Address: aaron@uhlawfirm.com





1. Item 441, 1-1/2" Asphalt Concrete, Surface Course, Type I (448), PG 64-22
2. Item 307, 6" Roller Compacted Concrete (RCC) Base.
3. Item 204, Subgrade Compaction
4. Item , Concrete Tilt Out Curb
5. Item , Concrete Curb & Gutter

TYPICAL PAVEMENT SECTION (PRIVATE STREET)
Not to Scale



TYPICAL LOT
Not to Scale

- Existing information and aerial taken from Franklin County Auditors mapping and ALTA survey for the subject site.

- All of the subject site is in the Flood Hazard Zone X (outside 500-year floodplain) as shown on the Federal Fmergency Management Agency flood insurance rate map numbers 39049C0212K, issued June 17, 2008 and 39049C216K, issued June 17, 2008.

- All existing lots shall be combined into 1 parcel prior to construction, provided Zoning is approved by Township.

- The utility layout shown hereon is subject to change based upon final engineering design and approval.

- Existing septic system shall be abandoned in accordance with Health Department Regulations.

- Stormwater management will be provided to handle on-site and off-site stormwater runoff passing through the site. Stormwater management shall conform to the standards set forth by the Franklin County Engineers's Office.

- If any basements are constructed within areas identified with poorly drained soils, a Soils Engineer will be consulted to review the basement design.

- Private streets within this development will be maintained by the Condominium Association, not the County or Township.

- An emergency access drive may be connected to one of the proposed street/drive stubs in the future if necessary for emergency access for potential future development on the adjacent south property.

- Existing stream/wetland impacts to be permitted in accordance with Ohio EPA/US Army Corps requirements.

- *A maximum one (1) foot encroachment shall be permitted into each side yard for roof overhang only.

SITE DATA

Parcel Info:
170-000497-00: JDMA PROPERTIES LLC
170-000496-00: JDMA PROPERTIES LLC

Dwelling Unit Type:	Single Family Detached Condominium Unit
Proposed Zoning:	PSR - Planned Suburban Residential District
Gross Site Area:	14.98 Ac.
SR 605 Right-of-Way	0.07 Ac.
Net Site Area:	14.91 Ac.
Total Units:	40 Units
Gross Morse Circle South Density:	2.67 D.U.A.
Gross Overall Site Density: (Morse Circle & Morse Circle South 102 Units/40.32 Ac)	2.53 D.U.A.
Parking Required:	80 Spaces (2 per Unit)
Parking Provided:	
Garage:	80 Spaces (2 per Unit)
Driveways:	80 Spaces (2 per Unit)
Total Parking Provided:	160 Spaces **

NOTES:

(DND) Do Not Disturb
(TBM) To Be Mitigated
* Proposed Cluster Mailbox Unit (CBU) locations to be coordinated and finalized with Postmaster at the time of final engineering.
** Additional on-street parking provided on private street side opposite of fire hydrant locations.

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

MARK	DATE	DESCRIPTION

REVISIONS

EPCON Communities

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
THE COURTYARDS AT MORSE CIRCLE SOUTH
SITE PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
SEPTEMBER 15, 2022

SCALE
1" = 60'

JOB NO.
2022-0311

SHEET
5/13

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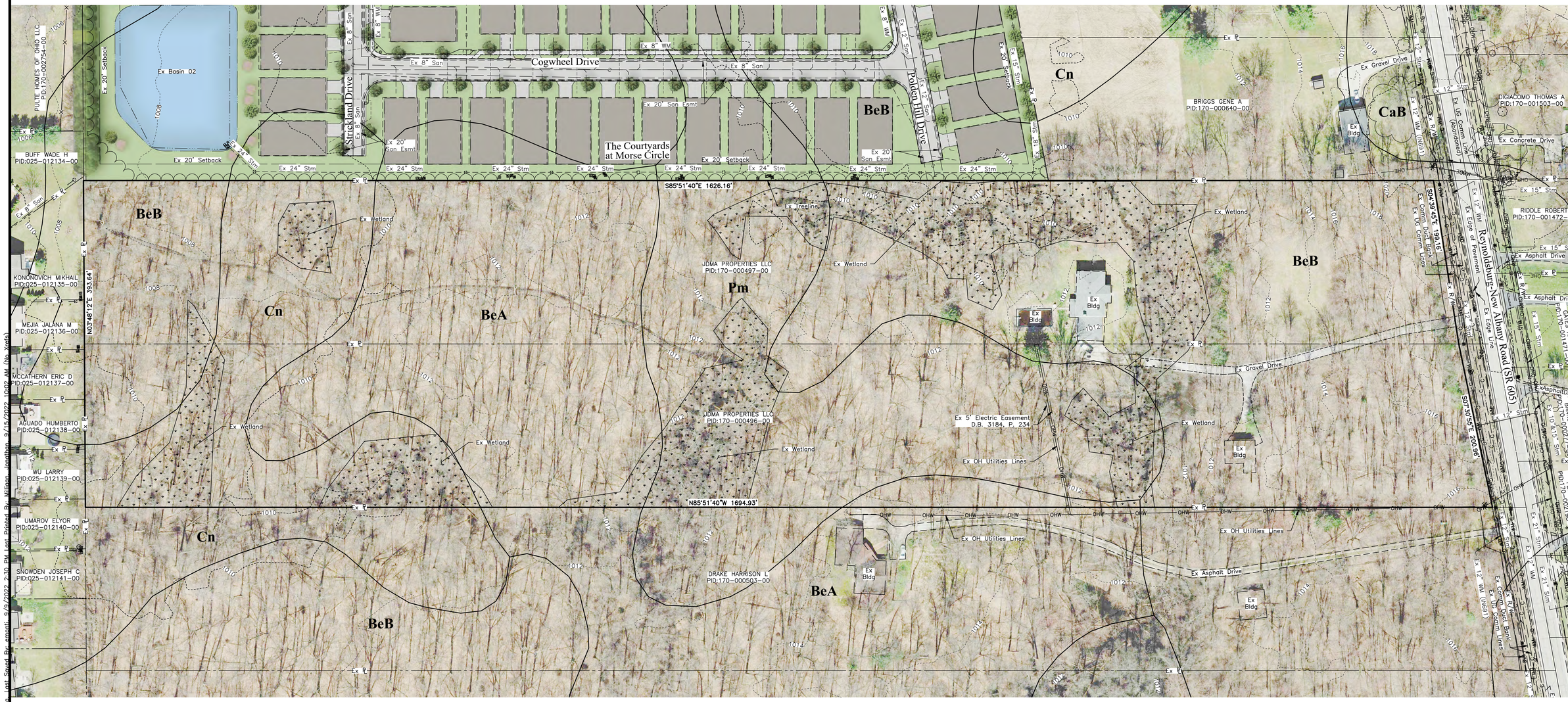

Soils Abbreviations:

BeA = Benevola silt loam, 0 to 3 percent slopes
BeB = Bennington silt loam, 2 to 6 percent slopes
CaB = Cardington silt loam, 2 to 6 percent slopes
Sh = Shoals silt loam, occasionally flooded
Cn = Condit silt load
Pm = Pewamo silty clay loam

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

REVISIONS

MARK	DATE	DESCRIPTION

EPCON Communities

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
THE COURTYARDS AT MORSE CIRCLE SOUTH
EXISTING CONDITIONS PLAN

EMH&T
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Engineers • Surveyors • Planners • Scientists
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DATE
SEPTEMBER 15, 2022

SCALE
1" = 60'

JOB NO.
2022-0311

SHEET
4/13

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

EPCON® Communities

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
THE COURTYARDS AT MORSE CIRCLE SOUTH
OVERALL ILLUSTRATIVE SITE PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
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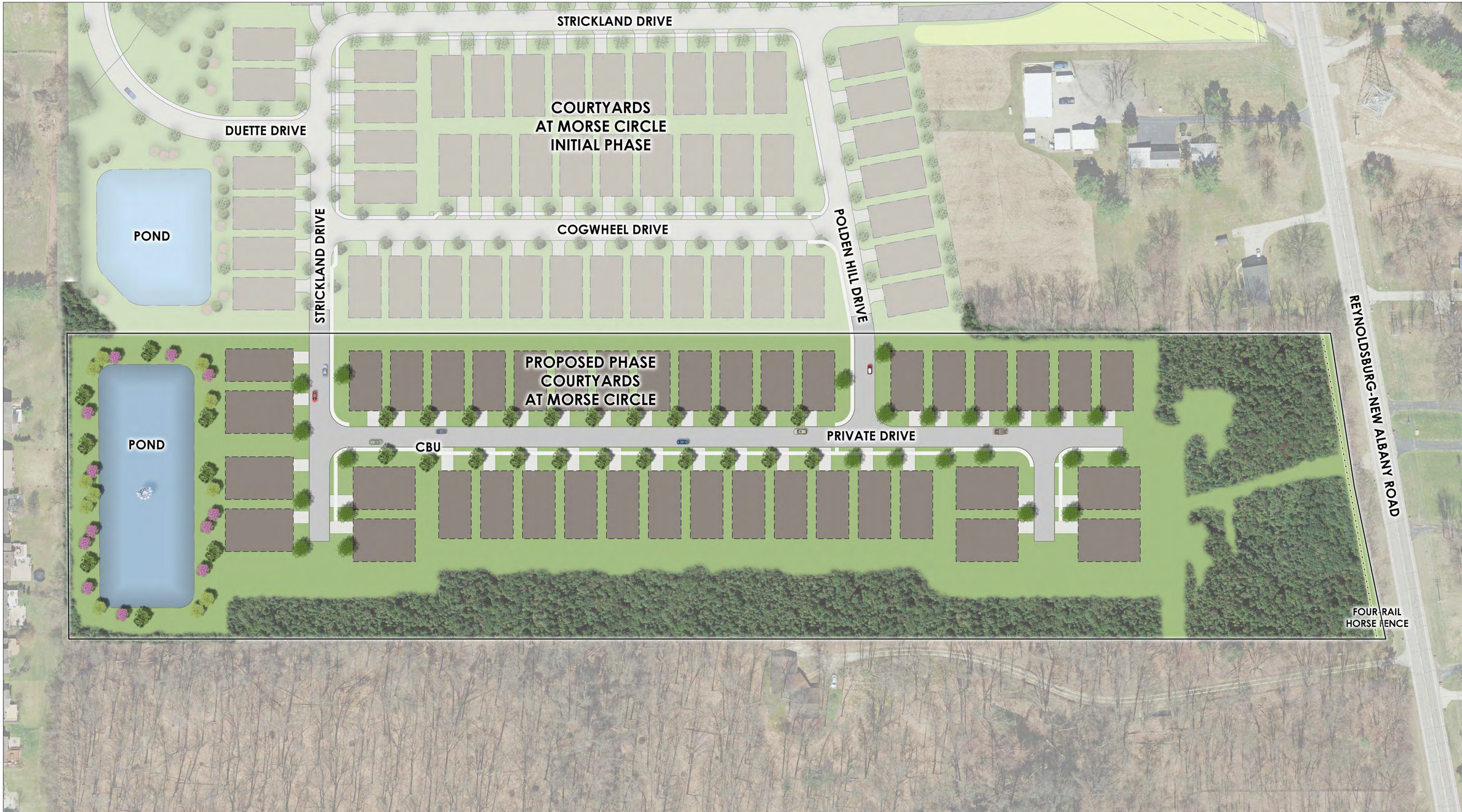
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
SEPTEMBER 15, 2022

SCALE
1" = 100'

JOB NO.
2022-0311

SHEET
2/13



GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

REVISIONS

MARK	DATE	DESCRIPTION

EPCON® Communities

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
THE COURTYARDS AT MORSE CIRCLE SOUTH
ILLUSTRATIVE SITE PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
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5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
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SEPTEMBER 15, 2022

SCALE
1" = 60'

JOB NO.
2022-0311

SHEET
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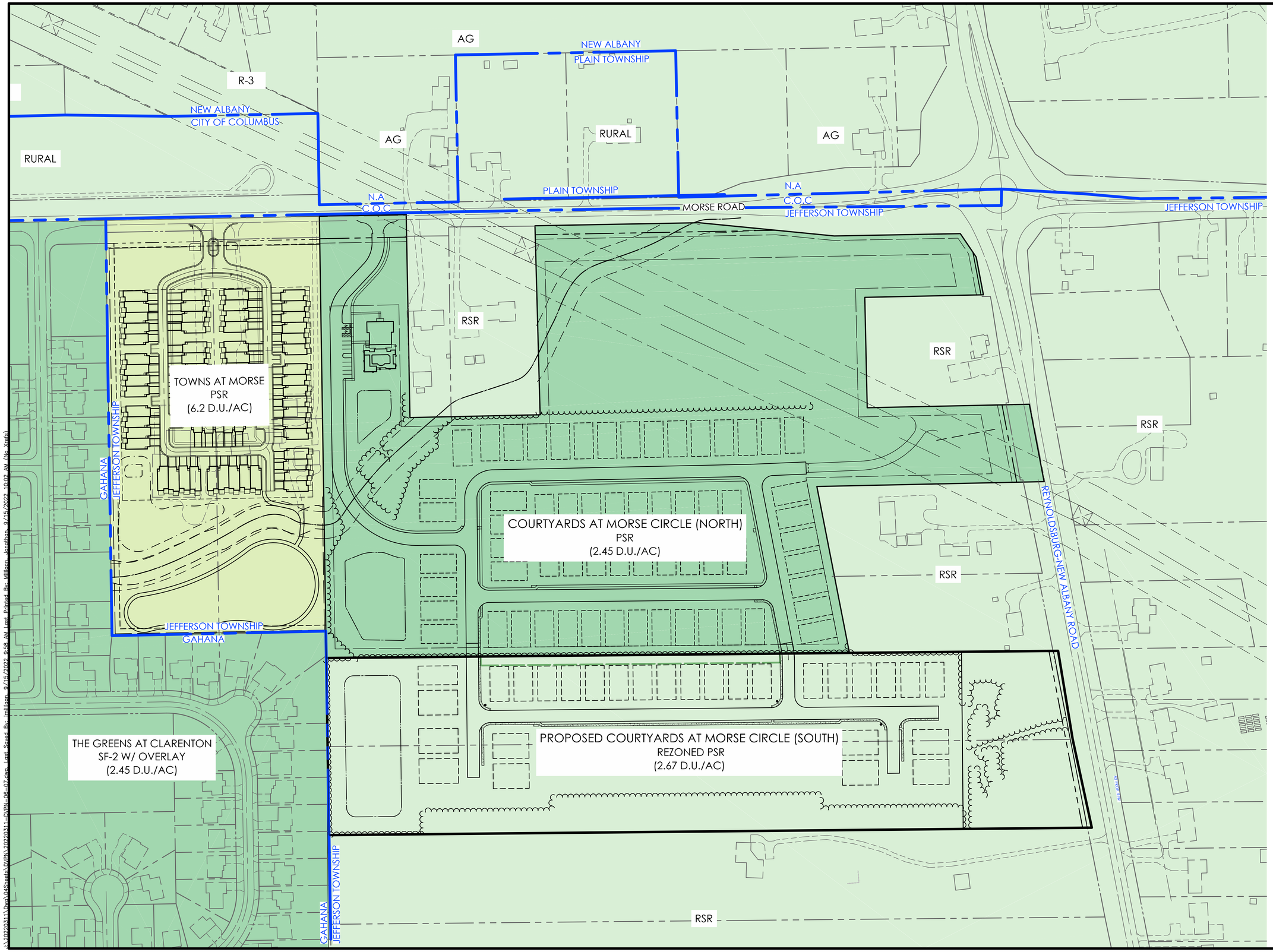

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

EPCON Communities

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
THE COURTYARDS AT MORSE CIRCLE SOUTH
EXISTING ZONING

EMH&T
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SEPTEMBER 15, 2022

SCALE
1" = 100'

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2022-0311

SHEET
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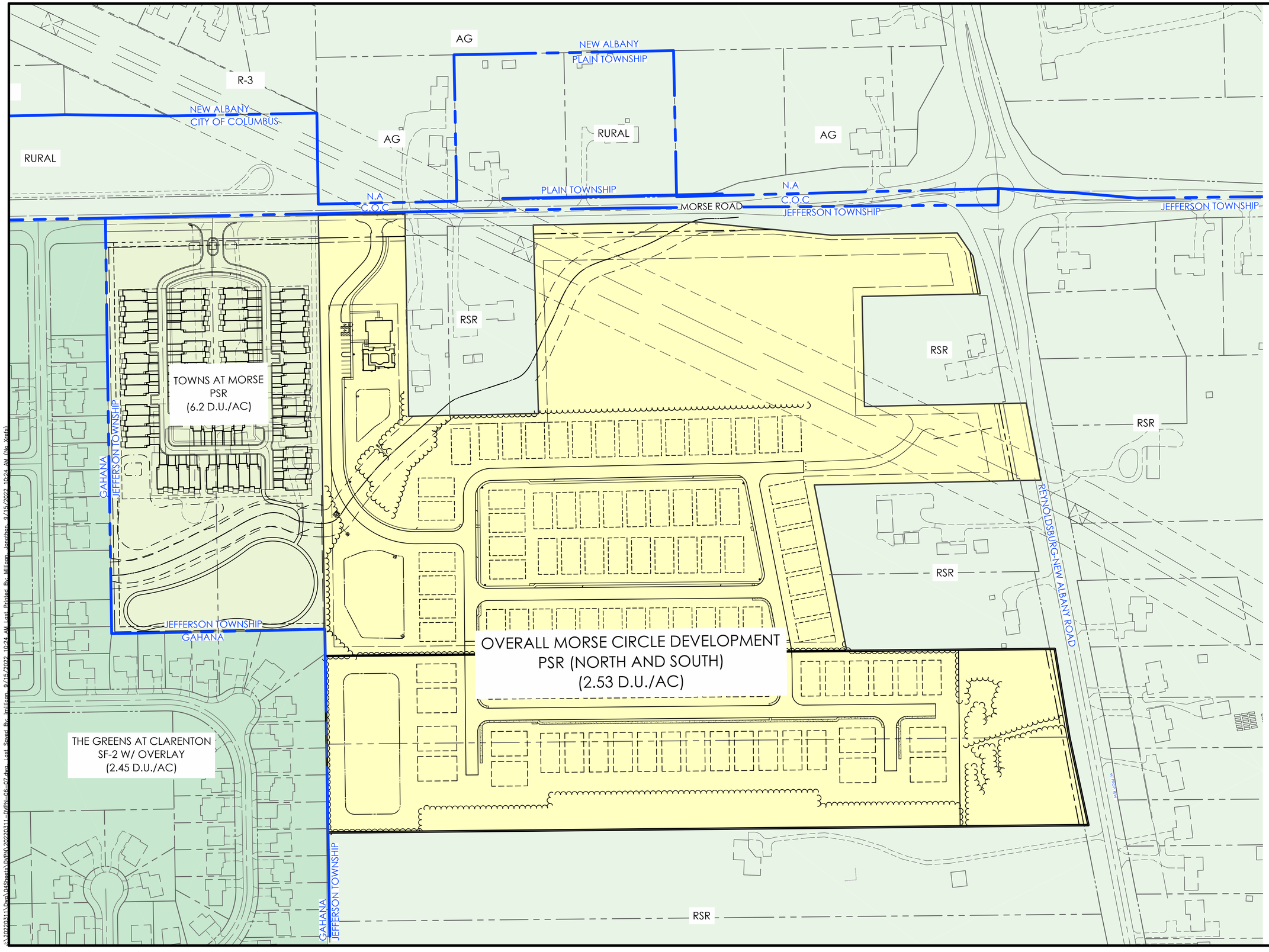

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

EPCON Communities

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
THE COURTYARDS AT MORSE CIRCLE SOUTH
DENSITY COMPARISON

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
SEPTEMBER 15, 2022

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1" = 100'

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SHEET
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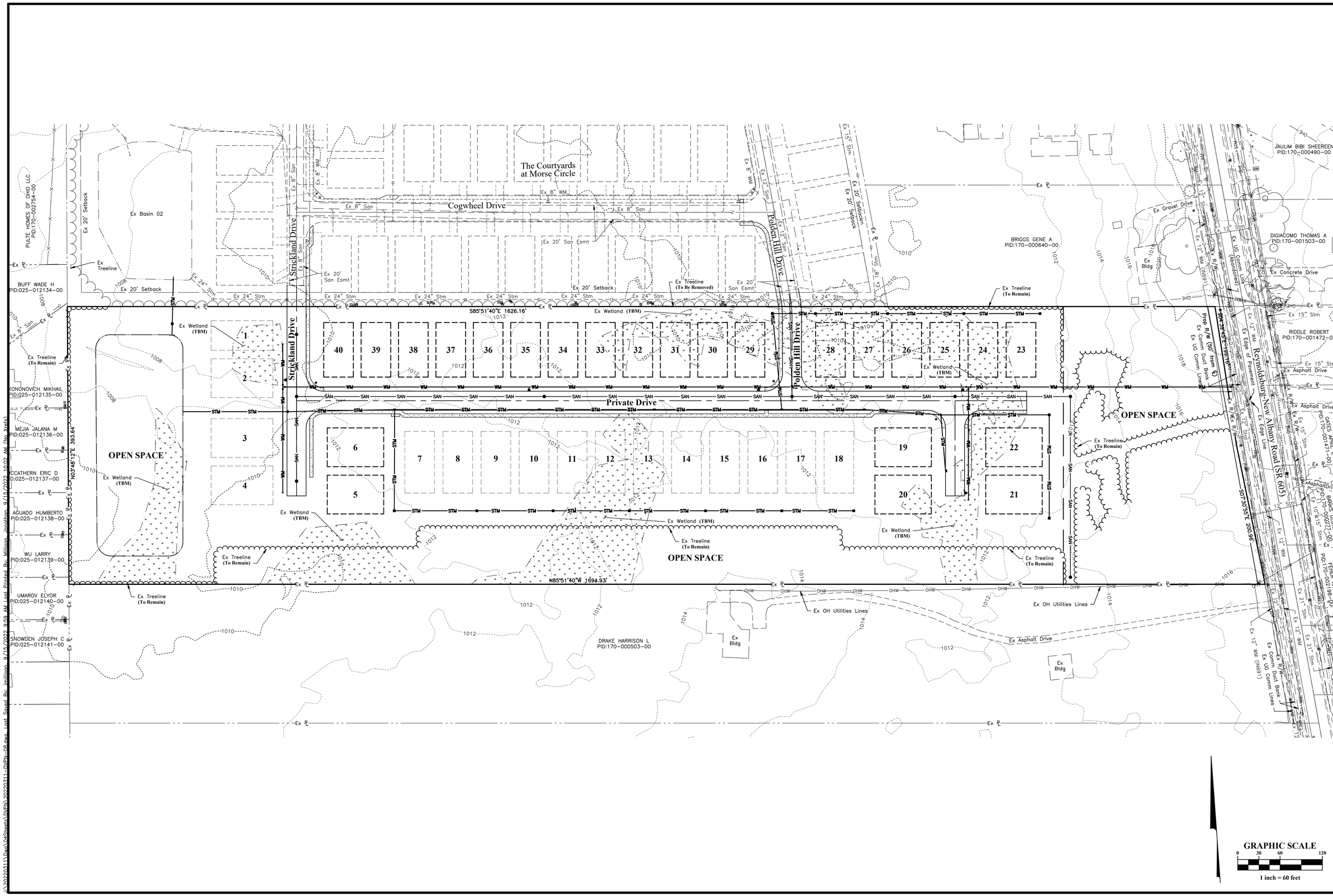

REVISIONS

MARK	DATE	DESCRIPTION

EPCON Communities

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
THE COURTYARDS AT MORSE CIRCLE SOUTH
PRELIMINARY UTILITY PLAN

EMH&T
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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
SEPTEMBER 15, 2022

SCALE
1" = 60'

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2022-0311

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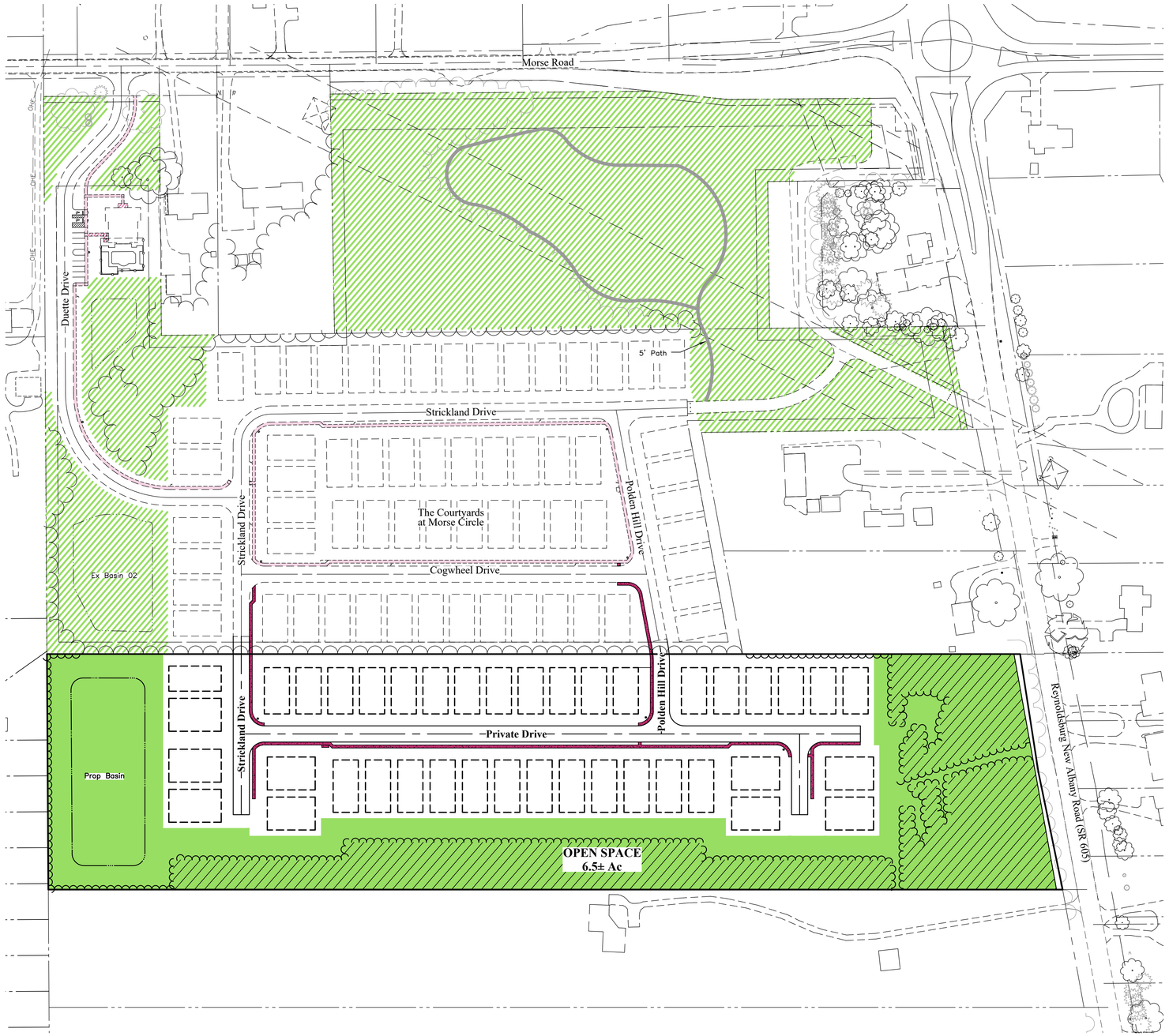

LEGEND:

- EXISTING SIDEWALK
- PATH
- SIDEWALK
- EXISTING OPEN SPACE
- OPEN SPACE
- WOODED AREA (TO BE PRESERVED)

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

EPCON Communities

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
THE COURTYARDS AT MORSE CIRCLE SOUTH
OVERALL OPEN SPACE & CONNECTIVITY PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
SEPTEMBER 15, 2022

SCALE
1" = 100'

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2022-0311

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9/13

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NOTES:

1. Sidewalk connections shall be made within the Courtyards at Morse Circle (initial phase) in locations as shown, as part of the development of the Courtyards at Morse Circle South.

LEGEND:

- EXISTING SIDEWALK
- SIDEWALK
- OPEN SPACE
- WOODED AREA (TO BE PRESERVED)

OPEN SPACE SITE DATA

Gross Site Area:	±14.98 Ac.
Open Space Required:	±6.0 Ac. (40%)
Open Space Provided:	±6.5 Ac (43%)
Existing Wooded Area:	±14.98 Ac.
Wooded Area Preserved	±3.0 Ac (20%)

GRAPHIC SCALE

0 30 60 120.0001

1 inch = 60 feet

REVISIONS

MARK	DATE	DESCRIPTION

EPCON Communities

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
THE COURTYARDS AT MORSE CIRCLE SOUTH
OPEN SPACE & CONNECTIVITY PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
SEPTEMBER 15, 2022

SCALE
1" = 60'

JOB NO.
2022-0311

SHEET
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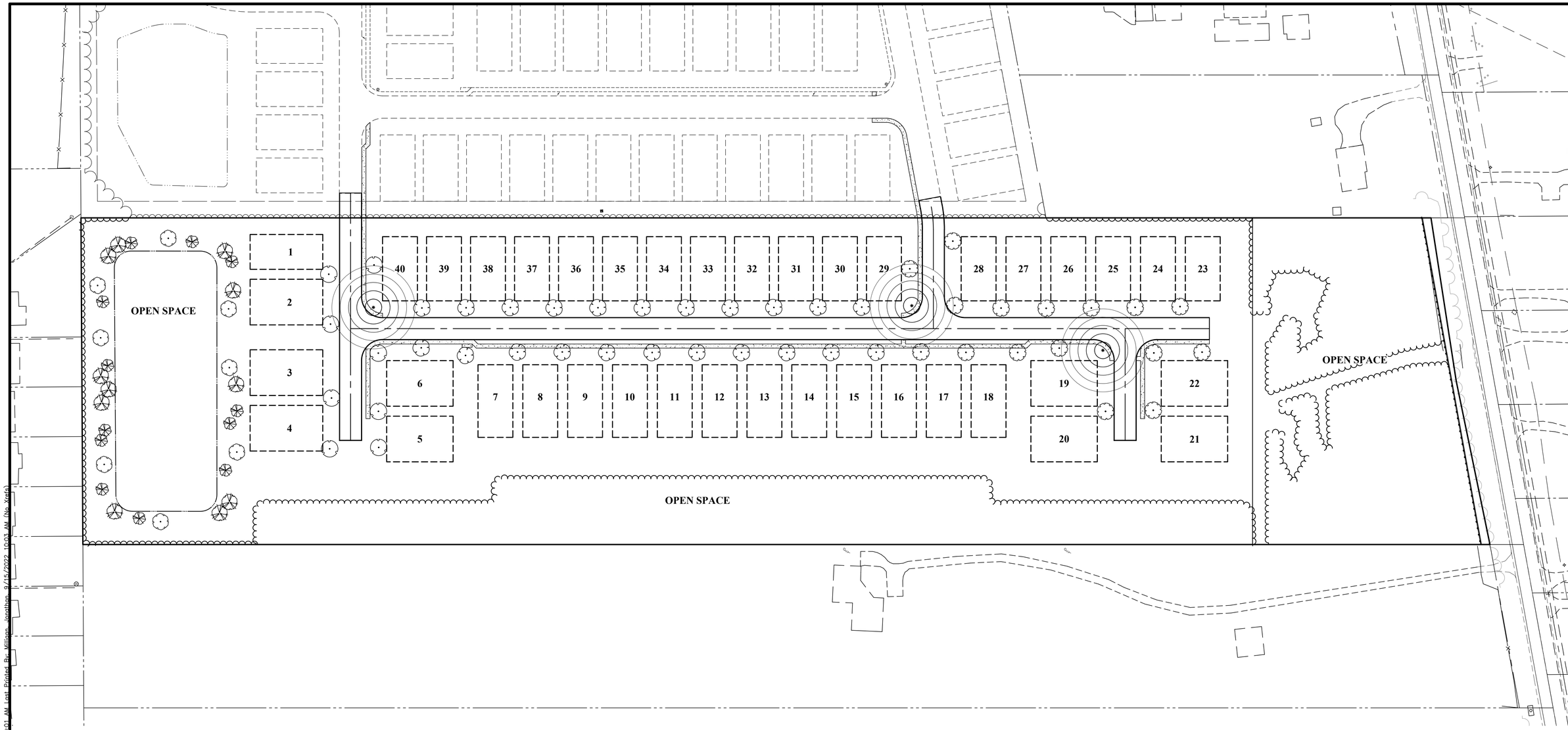
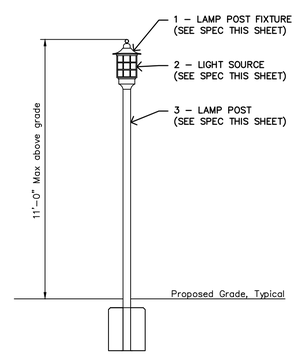


PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	11	Betula nigra 'Duraheat'	Duraheat River Birch	2" Cal.	Multi Stemmed
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
	12	Magnolia x soulangiana	Saucer Magnolia	2" Cal.	Multi Stemmed
STREET TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
	16	Gleditsia triacanthos inermis	Thornless Common Honeylocust	2.5" Cal.	B&B
	22	Liriodendron tulipifera	Tulip Tree	2" Cal.	B&B
	8	Platanus x acerifolia	London Plane Tree	2" Cal.	B&B
	8	Quercus bicolor	Swamp White Oak	2" Cal.	B&B

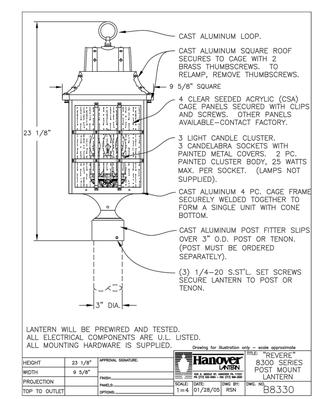
TYPICAL POND DETAIL
Not to Scale



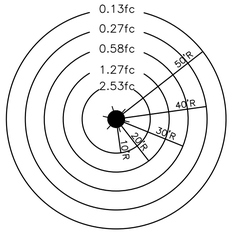
STANDARD LIGHT POLE
Not to Scale

TYPICAL STREET LIGHT SPECIFICATIONS

1. Lamp Post Fixture:
   Hanover Lighting Post Top Fixture
   Product to have single socket,
   NOT 3 as shown on right
   B8330-BK-CSA-MED
   Clear Seed Acrylic
   Color: Black
   OR OWNER APPROVED EQUAL.
2. Light Source: Satco S39391
   LED – 22W/100-277V
   5000 Kelvin
   OR OWNER APPROVED EQUAL
3. Lamp Post: Wave Lighting Direct Burial Post
   Item: 2510-BLK
   10' Ht. (Buried 2' In-Ground)
   3" Diameter Round Aluminum
   Color: Black
   OR OWNER APPROVED EQUAL



TYPICAL LAMP POST FIXTURE
Not to Scale



GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

REVISIONS

MARK	DATE	DESCRIPTION

EPCON® Communities

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
THE COURTYARDS AT MORSE CIRCLE SOUTH
STREET TREE & LIGHTING PLAN (KEY PLAN)

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
SEPTEMBER 15, 2022

SCALE
1" = 60'

JOB NO.
2022-0311

SHEET
11/13

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THE COURTYARDS AT MORSE CIRCLE SOUTH

PLANNED SUBURBAN RESIDENTIAL DISTRICT

DEVELOPMENT PLAN

14.98 +/- ACRES

BACKGROUND

The subject property (the "Property") consists of 14.98 +/- acres generally located in the northwestern quadrant of Jefferson Township, south of Morse Road and west of and adjacent to Reynoldsburg-New Albany Road/SR 605. The property is located along the jurisdictional line of the City of Gahanna to the west, which is depicted on plans which accompany this text. Undeveloped, residentially zoned property within Jefferson Township is located south of the Property and is currently in planning and discussion for the development of a traditional single family neighborhood. The Property is presently in the Restricted Suburban Residential (RSR) zoning classification.

This request is to rezone the Property to the Planned Suburban Residential (PSR) District. The proposed development will be a continuation of and connected to the existing Courtyards at Morse Circle. This continuation of the residential condominium community to the north will propose the same clustered detached residences that are one or one-and-one half stories in height, designed as "courtyard homes" or "patio homes." These types of homes are designed and intended to be attractive for purchase and occupancy by empty nesters. Rather than being categorized as a development of traditional "single-family detached" homes, the proposed development is an "innovative form of residential development" as permitted under Section 400.02 of the Zoning Resolution.

The applicant is Epcon Morse Road, LLC, who will also be the developer. The applicant seeks development plan approval within the PSR to develop residential units at a gross density of 2.67 units per acre. This density is slightly above the permissible density within the PSR classification, which is 2.5 units per acre, and therefore a divergence is being requested. When combined with the initial phase of the Courtyards at Morse Circle the overall development density will be 2.53 units per acre, and the development plan that is being proposed integrates the Property with the site to the north to create a single, phased development. The proposed development will provide an additional 6.5 acres of open space which is 43% of the Property. This open space when combined with the open space in the Courtyards at Morse Circle to the north will provide a combined open space of 17.1 acres which is 42.5%. The proposed acreage and percentage of open space is above the PSR minimum requirement of 40%. A large portion of the open space is located along Reynoldsburg New Albany Road/SR 605 allowing for the preservation of the rural corridor. This open space is approximately 2 acres in size, will be contained on its own tax parcel (the "Open Space Parcel"), and may be either (a) owned and maintained by the condominium association which will govern this development or (b) transferred to Jefferson Township if the Board of Township Trustees takes action to accept ownership of the same prior to the issuance of the first building permit for a home to be constructed on the Property. Large setbacks along the west and south property lines allow for buffering of existing and proposed future homes along these property lines. The western open space will contain a storm water pond and landscaping. The southern open space will allow for the preservation of a significant section of existing trees. These areas along with the large setback along Reynoldsburg New Albany Road/SR 605 will provide the

continuation of extensive buffers between the proposed community and the adjacent public street system and residential uses.

DEVELOPMENT PLAN SUBMISSION

The applicant proposes to construct a maximum of 40 detached single-family homes on the Property for an overall maximum gross density of 2.67 units per acre. The homes will be sold and owned using a condominium form of ownership. Just as the applicant has typically done in its other communities, internal vehicular circulation routes will be provided using private streets maintained by a condominium association. This will take the maintenance burden of public streets off of the Township. This plan will be reviewed under the County's subdivision regulations in the same manner as the first section of the Courtyards at Morse Circle. Therefore, rather than create a situation where variances to the subdivision regulations would be necessary, the applicant has elected to proceed with the same condominium form of ownership. This will virtually eliminate the need for the variances.

Under the condominium form of ownership, each residential unit owner will own a "Unit" within the development, as defined in the community's Declaration of Condominium, consisting of the dwelling unit. In addition, each Unit will have certain limited common elements benefiting the Unit, including a courtyard patio area, service walk, and driveway, for the exclusive use and benefit of the unit owner. No "lots" will exist in a legal sense. Lawn areas and other open spaces shall be common elements maintained by the same condominium association ("Association") as governs the existing Courtyards at Morse Circle. The Association will maintain lawn areas around each home (excluding the courtyard patio area), as well as common element spaces, a private community clubhouse, and associated amenities. Individual unit owners will be responsible for the maintenance of their dwelling unit. The Association will provide lawn care and snow removal for private streets.

The proposed ownership structure yields a situation where the development standards in this text do not directly mirror the standards and requirements of PSR classification or the Zoning Resolution in general. For instance, there are no individual side or rear yard setback requirements for individual lots, as such lots will not exist. Instead, this text intends to provide similar standards in the context of a condominium regime of ownership.

1. INTRODUCTION

a. Description and Location. The site consists of 14.98 +/- acres located south of Morse Road and immediately adjacent and west of Reynoldsburg-New Albany Road/SR 605. The property is in contract to be sold to an affiliated business entity of Epcon Morse Road, LLC. The rezoning request is to the PSR district for 40 detached clustered, single-family residential homes in a condominium development.

2. PERMITTED USES/DEVELOPMENT STANDARDS

a. Permitted uses shall be those uses set forth as of the date of this text in Section 400.02 Planned Suburban Residential District of the Jefferson Township Zoning Resolution. The residents of these homes shall be permitted to use and shall have access to the private amenity center with community clubhouse, outdoor pool, and other amenities which exists within the first phase of this project in the Courtyards at Morse Circle.

b. Unless otherwise noted in this Development Text, the applicable development standards of the Planned Suburban Residential District of the Jefferson Township Zoning Resolution shall apply.

3. DENSITY, LOT AND SETBACK REQUIREMENTS

a. Density. There shall be a maximum of 40 single-family homes as part of this development. A divergence from the Zoning Resolution is being requested to permit a gross density of 2.67 units per acre. When combined with the existing Courtyards at Morse Circle to the north, the overall gross density of the neighborhood will be 2.53 units per acre.

b. Condominium Form of Ownership. There will be no individual lots within this community. Instead, each dwelling unit shall be created as a "condominium unit" in accordance with relevant condominium laws in the State of Ohio. Unit owners within the community shall be responsible for repairing, maintaining, replacing, and insuring the entirety of their dwelling unit, inside and outside, including, but not limited to, the interior of their dwelling unit and all fixtures and improvements therein as well as the dwelling unit's roof, exterior, structure, windows, doors, front porch or stoop, attached garage, driveway in front of the attached garage, concrete service walk connecting the driveway and front porch or stoop, finished or unfinished basement (if any), covered or screened porch (if any), and the enclosed courtyard patio area including any concrete or paver pad, fence enclosing the courtyard patio area, and any improvements within the courtyard patio area. The Association shall be responsible for maintaining all other aspects of the community, including but not limited to mowing of lawns and maintaining open space areas, stormwater management facilities, private streets within the community, and the private amenity center with clubhouse, outdoor pool, and associated improvements. All "common elements" as defined in the community's Declaration of Condominium shall be owned jointly by the unit owners and maintained by the Association for the common benefit of unit owners.

c. Setbacks

i. The minimum building and pavement setback shall be 20 feet from the north boundary line of this zoning district and 30 feet from the west property line of the Open Space Parcel. Extensions of the private drives from the Courtyards at Morse Circle may extend through this setback to serve the Property. A private access drive providing a means of emergency vehicular access shall be permitted within the east setback to connect to the Open Space Parcel if required by the Township Fire Department.

ii. The minimum building and pavement setback from the south property line of this zoning district shall be 70 feet.

iii. The minimum building and pavement setback from the west property line of this zoning district shall be 190 feet.

iv. Condominium Home Internal Setbacks

a. Front. No home shall be located closer than 10 feet to the back of curb of a private street or to a sidewalk. The front of the garage shall be setback a minimum of 20 feet setback from the back of curb or sidewalk.

b. Side. No home shall be located closer than 10 feet to the side facade of another home, and no side façade of a home shall be located closer than 10 feet to the back of curb of a private street or to a sidewalk.

c. Rear. No home shall be located closer than 20 feet to the rear façade of another home.

d. Rear to Side. No side of a home shall be located closer than 15 feet to the rear façade of another home.

e. Encroachments. A maximum encroachment of one foot shall be permitted into each side yard for roof overhangs only.

f. Construction Tolerance. A construction tolerance of up to four (4) inches, shall be acceptable to reduce the building setback/spacing as identified in a. through d. above.

v. Courtyard Fencing Setback No courtyard fencing shall be located closer than four (4) feet to a curb and/or sidewalk within the development.

4. CONDOMINIUM OWNERS ASSOCIATION

The applicant/developer shall add the Property to the Association that governs the Courtyards at Morse Circle and shall execute and record, with timing as required under state law, all relevant legal documents so that all property in this zoning district will be subject to a condominium form of ownership. The written instruments that create the condominium development shall require each condominium unit owner in the zoning district to pay an assessment charge to the Association for the purpose of funding its operations and obligations. The Association shall be obligated to perform the maintenance obligations contemplated in Section 3.b above as well as other obligations as detailed in the documents that serve to create the condominium development and/or the Association.

5. TRAFFIC, CIRCULATION AND PARKING REQUIREMENTS

a. All streets within this development shall be private and shall be constructed with curbs per the typical section provided in the development plan documents. Pavement for private streets within the development shall be a minimum of 27 feet in width, measured from back-of-curb to back-of-curb.

b. Parking shall be permitted on one side of the private street on the side opposite of the fire hydrants.

c. Each home shall provide a 2-car attached garage and a minimum of 2 off-street parking spaces in the driveway. Driveways shall be constructed of asphalt or concrete and shall be a minimum width of 16 feet.

d. A private sidewalk shall be located adjacent to one side of each private street in the general locations shown on the Site Plan. Sidewalks shall be 5 feet in width and shall be constructed of concrete.

e. All lots shall have frontage and access on a private street.

f. Vehicular access to the Property shall occur via the extensions of the private streets known as Strickland Drive and Polden Hill Drive southward into the site from the Courtyards at Morse Circle. There shall be no direct vehicular access from the Reynoldsburg-New Albany Road. A separate fire access point shall be provided to the west boundary line of the Open Space Parcel. This access shall be used only for emergency purposes, as depicted on the Site Plan. The emergency access road shall be gravel with a width of 20 feet and have breakaway bollards installed at the end of the private street as approved by the Jefferson Township Fire Department. See detail provided on the Site Plan.

g. Reynoldsburg-New Albany Road/SR 605 shall have a dedicated right-of-way width of 50 feet as measured from the centerline of the existing right-of-way. Dedication of this rights-of-way to the relevant governmental jurisdiction shall be a condition precedent to the Township issuing the first building permit for a structure in this zoning district.

6. <u>OPEN SPACE, LANDSCAPING, AND TREE PRESERVATION</u>

a. Subject to final engineering, there shall be 6.5 +/- acres of open space which represents 43% of the gross site area. This is in excess of the Zoning Resolution requirement of 40%.

b. All open space areas, as shown on the development plan, shall be passive in nature unless ownership is transferred to Jefferson Township, in which case the Township shall make the sole determination of how such open space shall be used. All open space shall be maintained by the Association unless and until such time as it is transferred to the Township. At that time, maintenance shall be the responsibility of the Township.

c. Paved or unpaved pedestrian trails shall be permitted within open spaces, but playground equipment shall be prohibited.

d. Open spaces shall permit the construction of necessary infrastructure including grading, utilities, drainage, stormwater management areas, and pedestrian trails (paved or unpaved) and allow for existing and proposed emergency access drives, utilities and infrastructure.

d. Existing trees and vegetation within open spaces shall be preserved while under private ownership unless necessary to remove noxious, invasive or undesirable species. Tree removal is permitted to accommodate utilities, infrastructure and associated grading.

e. Street trees shall be provided at one tree per residential home generally planted a minimum of 5-feet from the back of the curb or sidewalk in the front of the home. Notwithstanding the foregoing, tree spacing on private streets may deviate from this spacing requirement if necessary or appropriate to provide a desirable streetscape, or to avoid interfering with other required improvements. Trees shall not obstruct sight distance or signage.

f. Additional street trees shall be provided along Reynoldsburg-New Albany Road/SR 605 drive at an average spacing of one tree per 50 linear feet. Trees shall be a minimum 2-inches in caliper at installation. This requirement may be waived in areas where existing vegetation or natural features occur.

g. A 20 foot wide buffer shall be provided by the residential developer and constructed along the west boundary line of the Open Space Parcel along Reynoldsburg-New Albany Road behind Homes 21, 22 and 23. This buffer shall have10 feet located on the west side of the parcel line and 10 feet located on the east side of the parcel line. Buffering may consist of evergreen or deciduous trees provided at a ratio of 4 trees per 100 linear feet. Trees may be planted in groupings and are not required to be evenly spaced. Existing trees within the three line along the west boundary line of the Open Space Parcel may be used to meet the planting requirement when they are preserved. Mounding may be provided at the developer's discretion while still providing an opening for any required emergency access.

h. Except as otherwise provided in other sections of this text, the minimum plant material sizes shall be: 2 inches in caliper for deciduous trees, 6 feet in height for ornamental trees, and 6 feet in height for evergreen trees.

i. Conceptual home landscape plans have been provided in the development plan.

j. Additional landscaping consisting of shrubs and/or trees may be provided for homes located on corners with the courtyards facing toward the private street.

k. Trees shall be preserved along the southern boundary of this zoning district as shown on the development plan. Within the areas where trees are to remain, noxious or invasive species and any trees which present a danger to persons or property may be removed, but all other tees shall remain.

7. <u>LIGHTING</u>

a. Conceptual street lighting locations are provided on the Site Plan and shall be confirmed with final engineering. The pole and fixture shall be consistent with those provided in

the previous phase of The Courtyards at Morse Circle, shall not exceed 11 feet in height, and shall be black in color.

8. ARCHITECTURAL STANDARDS - HOMES

a. Each single-family home shall have a minimum of 1,400 square feet of living area, exclusive of garages, basements, and porches. Homes may be constructed with or without basements.

b. The maximum height of all structures shall be 35 feet as measured from average finished grade around the home to the height of the highest point of the roof.

c. All homes shall be 1 or 1 ½ stories in height.

d. Exterior facades shall be cementitious/composite siding or equivalent façade materials. Vinyl siding shall be prohibited. Cementitious/composite siding or equivalent on a home shall have one of the following colors: white, off-white, light gray, or similar muted tones. Accent colors may be used on elements such as doors and shutters.

e. Four-sided architecture shall be required on all homes, meaning that there shall be a consistent use of materials on all sides of the structure. This is not intended to require windows or architectural features on all elevations.

f. Renderings and elevations have been provided with this text in order to demonstrate the intended architectural character of the structures in this zoning district. The developer shall be permitted to construct homes with designs that differ from those which are shown in these images, provided that such other designs are consistent with the architectural character and quality shown in the images and otherwise conform to the requirements of this text.

g. Based on the model of home selected, each home shall be permitted to include a rear or unique side courtyard. These courtyards may contain outdoor features (patio, landscaping, fountains, etc.) and unique side courtyards shall extend to the side of the adjacent home or toward the private street on corner homes.

10. MISCELLANEOUS

a. Signage. Signage shall be provided in accordance with the Zoning Resolution.

b. Stormwater Management. The stormwater basin shown on the development plan is preliminary and shall be subject to final engineering.

c. Construction Fencing. Construction fencing shall be used to protect trees which are being preserved.

d. Home Fencing. Homes shall utilize black decorative fencing at the front, between homes to enclose the courtyard. This fence or a white decorative vinyl fence (see below) may also be used to enclose the courtyard on homes located on the corner of private streets. A white decorative vinyl fence may be used at the rear of the home to enclose the courtyard located between homes. These fences are detailed in the development plan.

e. Swimming Pools. Swimming pools shall be prohibited in this zoning district.

f. Mailboxes. Based on federal postal regulations, individual mailboxes in front of residential homes are not permitted. Conceptual cluster mailbox unit (CBU) locations are shown on the Site Plan with final locations to be coordinated with the Postmaster at time of final engineering.

g. Waste and Refuse. All waste and refuse cans shall be stored in garages. Waste receptacles may be located on the exterior of the amenity center/private clubhouse, provided that they are of a decorative design, pedestrian in scale and black or dark color complementary to the clubhouse.

h. Storage. Storage sheds shall be prohibited. All campers, off-road vehicles (i.e. box trucks), and boats, must be parked within an enclosed garage. No un-drivable vehicles or parts of vehicles may be stored outside.

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Engineers, Surveyors, Planners, Scientists

Utility Feasibility Summary

The Courtyards at Morse Circle South

Jefferson Township, Franklin County, Ohio

09/15/22

The following is a summary of the proposed utilities:

Sanitary Sewer

Jefferson Water and Sewer District (JWSD) will provide sanitary sewer service. The proposed development will utilize a system of underground sanitary sewers to provide service to the site. The proposed sanitary sewer system will connect to the existing 12" sanitary sewer located on the southern edge of the Courtyards at Morse property. The Developer will coordinate with the JWSD during the final engineering process to incorporate extension of the sanitary sewer through the site to provide service to offsite properties. The proposed sanitary sewers will be designed to JWSD and Ohio EPA standards.

Water

Jefferson Water and Sewer District (JWSD) will provide water service. An existing 12" water main is located to the east of the site along Reynoldsburg New Albany Road (SR 605). The proposed development will utilize a system of underground public 8" water mains to provide fire protection and domestic service to the site. Fire Hydrants will be provided per JWSD and Jefferson Township standards meeting the Fire Department requirements.

Storm Water

Stormwater management will be provided utilizing the proposed basin located on the western portion of the site. The basin will be designed to meet the water quality and detention requirements of Franklin County and the Ohio EPA. A storm sewer system will be constructed to collect and outlet storm water from the proposed development to the basin. The storm water facilities will outlet to the existing basin in the Courtyard at Morse Circle development to the north. The proposed storm water system will be designed to meet the necessary requirements of Jefferson Township, Franklin County Engineer and the Ohio EPA.

Private Utilities

Electric service in the area is provided by AEP. The gas service provider for the area is Columbia Gas of Ohio. Telephone, cable and communication service to the area is provided by a combination of AT&T and Charter.

DEPARTMENT OF THE ARMY
HUNTINGTON DISTRICT, CORPS OF ENGINEERS
502 EIGHTH STREET
HUNTINGTON, WEST VIRGINIA 25701-2070

REPLY TO ATTENTION OF

September 7, 2022

Regulatory Division
North Branch
LRH-2022-654-SCR

APPROVED JURISDICTIONAL DETERMINATION

Mr. Joel Rhoades
Epcon Morse Road, LLC
500 Stonehenge Parkway
Dublin, Ohio 43017

Dear Mr. Rhoades:

I refer to the *Investigation of Waters of the United States, Morse Circle South, Jefferson Township, Franklin County, Ohio*, completed by EMH&T and submitted to this office on August 8, 2022. You have requested an approved jurisdictional determination (JD) for the non-jurisdictional features on the approximate 15-acre site. The JD review area is located on the west side of Reynoldsburg-New Albany Road, just south of Morse Road in Jefferson Township, Franklin County, Ohio at approximately 40.04960 latitude, -82.81288 longitude. We have assigned the following file number to your JD request: LRH-2022-654-SCR. Please reference this file number on all future correspondence related to this subject proposal.

The United States Army Corps of Engineers' (Corps) authority to regulate waters of the United States is based on the definitions and limits of jurisdiction contained in 33 CFR 328 and 33 CFR 329. Section 404 of the Clean Water Act (Section 404) requires a Department of the Army (DA) permit be obtained prior to discharging dredged and/or fill material into waters of the United States, including wetlands. Section 10 of the Rivers and Harbors Act of 1899 (Section 10) requires a DA permit be obtained for any work in, on, over or under a navigable water.

Our December 2, 2008 headquarters guidance entitled *Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in* *Rapanos v. United States* & *Carabell v. United States* was followed in the final verification of Section 404 jurisdiction. Based on a review of the information provided and other information available to us, the approximate 15-acre site contains one (1) excavated swale and three (3) wetlands. Excavated Swale (820 linear feet) does not carry a relatively permanent flow of water, lacks consistent ordinary high-water marks, sediment sorting, defined bed and banks, or wetland characteristics. Wetlands A-C (totaling 2.74 acres) are surrounded by uplands and do not exhibit a distinct surface water connection to a water of the United States. Wetlands A-C would not support interstate or foreign commerce interests, nor do they contain any rare, threatened, or endangered species. Therefore, Wetlands A-C and Excavated Swale are not jurisdictional waters of the United States. However, you should contact the Ohio Environmental Protection Agency, Division of Surface Water, at (614) 664-2001 to determine state permit requirements.

In accordance with the June 5, 2007 Joint Memorandum between the United States Environmental Protection Agency (USEPA) and the Corps and the January 28, 2008 Corps Memorandum regarding coordination on jurisdictional determinations, this isolated water determination was coordinated with the USEPA Region 5 and the Corps Headquarters, with coordination completed on August 25, 2022 and September 7, 2022, respectively.

This jurisdictional verification is valid for a period of five (5) years from the date of this letter unless new information warrants revision of the delineation prior to the expiration date. This letter contains an approved JD for the subject site within the approved JD boundary. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the Great Lakes and Ohio River Division Office at the following address:

Regulatory Administrative Appeals Officer
United States Army Corps of Engineers
Great Lakes and Ohio River Division
550 Main Street, Room 10780
Cincinnati, Ohio 45202-3222
Phone: (513) 684-2699
Fax: (513) 684-2460

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

This determination has been conducted to identify the limits of the Corps' Section 404 jurisdiction for the particular site identified in this request. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are United States Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

A copy of this letter will be provided to the Ohio Environmental Protection Agency. If you have any questions concerning the above, please contact Cecil Cox of the North Branch at 304-399-5274, by mail at the above address, or by email at cecil.m.cox@usace.army.mil.

Sincerely,

Kayla Osborne

Kayla N. Osborne
Regulatory Project Manager
North Branch

Enclosures

cc:
Rob Milligan (EMH&T) via email
Anna Kamnyev (Ohio EPA) via email

Engineers, Surveyors, Planners, Scientists

September 12, 2022

Charles McCroskey
Zoning Administrator/Inspector
Jefferson Township
6545 Havens Road
Blacklick, Ohio 43004

Subject: Morse Circle South – Trip Generation Analysis

Dear Mr. McCroskey,

This letter serves to document vehicle trip-generation analysis of proposed zoning for Morse Circle South, a residential development site located in the southwest quadrant of the Morse Road/Reynoldsburg-New Albany Road intersection. The subject site will have a common entrance with the Courtyards at Morse Circle on Morse Road. This submission documents anticipated vehicle trips generated by the proposed development plan.

Site Description

Morse Circle South consists of 40 detached home sites designed for senior-adult buyers. The Trip Generation Manual 11th edition (Institute of Transportation Engineers, 2021) provides land use category 251 "Senior Adult Housing-Detached" to describe trip-generating characteristics of such active-adult communities. The proposed site will be connected to private streets in the existing Courtyards at Morse Circle site, and will utilize that sites existing driveway on Morse Road. Vehicle trip-generation calculations for the proposed use are shown below:

Table 1 - Trip Generation Summary – Morse Circle South

Land Use	Square Feet or Units	ITE Code	Time Period	ITE Formula	Total Trips	Trips Entering	Trips Exiting
Senior Adult Housing (Detached)	40 units	251	ADT	Ln(T)=0.85Ln(x)+2.47	272	136	136
			AM Peak	Ln(T)=0.76Ln(x)+0.16	20	7	13
			PM Peak	Ln(T)=0.78Ln(x)+0.20	22	13	9

The Courtyards at Morse Circle development just north of the subject site is currently under construction. Trips projected for the Courtyards at Morse Circle were based on the Trip Generation Manual 10th edition, the current edition available at that time. The projected trips for the Courtyards at Morse Circle development are summarized below:

Table 2 - Trip Generation Summary – Courtyards at Morse Circle

Land Use	Square Feet or Units	ITE Code	Time Period	ITE Formula	Total Trips	Trips Entering	Trips Exiting
Senior Adult Housing (Detached)	62 units	251	ADT	Ln(T)=0.88Ln(x)+2.28	370	185	185
			AM Peak	Ln(T)=0.76Ln(x)+0.21	28	9	19
			PM Peak	Ln(T)=0.78Ln(x)+0.28	33	20	13

Since the subject site will use the same entrance as the Courtyards at Morse Circle on Morse Road, the projected trips would be the sum of the subject site and the Courtyards at Morse Circle. On a daily basis, both developments collectively generate 642 vehicle trips. Forty-eight trips would be generated during the morning peak hour, and 55 trips in the afternoon peak hour.

Should questions or comments arise regarding this analysis, please contact me at (614) 775-4643.

Sincerely,

Charles Wu

Charles Wu, PE
Senior Traffic Engineer