Technical Review Committee Agenda

Franklin County Engineer’s Office
970 Dublin Road
Columbus, OH  43215

January 22, 2020
1:30 p.m.

1. New Business

A. Planning Commission

i. 713-V Brad Fisher

<table>
<thead>
<tr>
<th>Owner/Applicant:</th>
<th>Dwayne S. and Loretta L. Dillon</th>
</tr>
</thead>
<tbody>
<tr>
<td>Township:</td>
<td>Clinton Township</td>
</tr>
<tr>
<td>Site:</td>
<td>4091 Walford Avenue (PID #130-000256)</td>
</tr>
<tr>
<td>Acreage:</td>
<td>0.440-acres</td>
</tr>
<tr>
<td>Request:</td>
<td>Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that would exceed the maximum permitted depth to width requirement.</td>
</tr>
</tbody>
</table>

ii. JEFF-19-09 Brad Fisher

<table>
<thead>
<tr>
<th>Owner:</th>
<th>Reyno Holding Co.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>CASTO</td>
</tr>
<tr>
<td>Agent:</td>
<td>Aaron Underhill</td>
</tr>
<tr>
<td>Township:</td>
<td>Jefferson Township</td>
</tr>
<tr>
<td>Site:</td>
<td>8394 E. Broad St. (PID #171-000563)</td>
</tr>
<tr>
<td>Acreage:</td>
<td>28.871-acres</td>
</tr>
<tr>
<td>Utilities:</td>
<td>Public water and sewer</td>
</tr>
<tr>
<td>Request:</td>
<td>Requesting to rezone from the Neighborhood Commercial district to the Exceptional Use district to allow for a multi-family residential, hotel, and commercial development.</td>
</tr>
</tbody>
</table>

B. Board of Zoning Appeals – No new cases

Application for Subdivision Variance
Page 1

Property Information

| Site Address: | 4091 Walford Ave, Cols., OH 43224 |
| Parcel ID(s): | 130-000256 |
| Total Acreage: | 0.214 |
| Township: | Clinton |

Staff Use Only

| Case # | 713-U |
| Date Filed: | 11/4/20 |
| Fee Paid: | $250 |
| Receipt #: | 20-00132 |
| Hearing Date: | 2/12/20 |
| Received By: | BMF |

Requested Variances/Decision or Interpretation Appealed

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>501.05</td>
<td>0.214 Acres to be added to 1993 Lehner Rd., Cols., OH 43224 Parcel #130-0004273</td>
</tr>
</tbody>
</table>

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

☐ No

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

☑ Yes

☐ No

I, the purchasing people would like to purchase the property

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?

☑ Yes

☐ No

It's been fenced off for 20 yrs., with this property and use as a yard. No buildings on it

150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104
Tel: 614-525-3034 Fax: 614-525-7155 Development.FranklinCountyOhio.gov
### Property Owner Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Dwayne S. + Loretta D. Dillon</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>4091 Walford Ave.</td>
</tr>
<tr>
<td></td>
<td>Columbus, OH 43224</td>
</tr>
</tbody>
</table>

| Phone #            | 614-625-5313/414-348-6812    |
| Fax #              |                             |
| Email              | grammymj@ymail.com           |

### Engineer/Surveyor Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Anthony J. Stuart/ Benchmark Land Surveying</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>3705 High St./47th Ave./3501 Manila Dr.</td>
</tr>
<tr>
<td></td>
<td>Columbus, OH 43215/ Westerville, OH 43081</td>
</tr>
</tbody>
</table>

| Phone #            | 614-525-3937/414-794-7807                |
| Fax #              | 614-525-6245 Engineer                   |
| Email              | ajstuart@franklincountyengineers.org/bnl/surveying@ymail.com |

### Applicant Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Dwayne S. + Loretta D. Dillon</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>7270 Harlem Rd.</td>
</tr>
<tr>
<td></td>
<td>Westerville, OH 43082</td>
</tr>
</tbody>
</table>

| Phone #            | 614-625-5313/414-348-6812    |
| Fax #              |                             |
| Email              | grammymj@ymail.com           |

### Water & Wastewater

- **Water Supply**
  - [x] Public (Central)
  - [ ] Private (On-site)
  - [ ] Other:

- **Wastewater Treatment**
  - [x] Public (Central)
  - [ ] Private (On-site)
  - [ ] Other:

---

**Checklist**

- [x] Completed Application
- [x] Fee Payment (checks only)
- [x] Copy of denied application, if applicable
- [x] Site plan, max. size 11"x17"
- [x] Proof of Water/Wastewater
Applicant Signature

To the best of my own 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: [Signature]

Date: 1-11-20

Engineer: [Signature]

Date: 1-11-20

Property Owner: [Signature]

Date: 1-11-20

Signed in my presence by Dwayne S. Dillon and Loretta Dillon on this 11th day of January, 2020.

Notary Public: [Signature]

Date: 01/11/2020

150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 Development.FranklinCountyOhio.gov
LOT SPLIT EXHIBIT

BEING A 0.214 ACRE TRACT OUT OF AUDITORS PARCEL #130-000256, BEING ALL OF LOT 473 IN NORTH LINDEN NO. 2, A SUBDIVISION OF RECORD IN P.B. 16, PG. 63, TOGETHER WITH PORTIONS OF TWO 20’ VACATED ALLEYS (R.R. 19, PG.'S 1-4 - SEE ** BELOW), LOCATED IN THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

SCALE 1” = 50’

* DWAYNE S. & LORETTA L. DILLON
L.N. 1990012100160555
AUDITORS PARCEL #130-000256

SOUTH ADJOINERS
A. JUAN FRANCISCO BANEGAS OLIVIA
L.N. 201607280098341
B. FRANKLIN KARCH V.
O.R. 3074B, PG. 066
C. WILLIAM GAMBILL
L.N. 200608001852681
D. JERRY N. LUX, TR.
L.N. 200407140163741
E. AMANDA S. WENTZEL
L.N. 201706050074347

According to FEMA Flood Insurance Rate Map (FIRM) Index # 3904010599, dated 06/17/2008, the subject property is located within Zone A, designated as an area outside the 100 and 500 year flood zones and the flood potential for the subject property is minimal.

LEGEND:
• 3'4" IRON PIN FOUND (or noted)
@ 5'8" REBAR SET (w/ BLSurveying, P.S. #7980) CAP

Bearings are based on S 87º 58' 31" W, as shown herein for the southerly right-of-way line of Leisure Road, as derived from GPS observations utilizing ODOT VRS and being based on the Ohio State Plane Coordinate System (South Zone), NAD 83 with a 2011 NRSR adjustment.

** VACATED ALLEYS: ROAD RECORD 19, PG.'S 1A-4A WAS ORIGINALLY RECORDED AND TRANSCRIBED FROM R.R. 20, PG.'S 1-4

I hereby certify that this SURVEY EXHIBIT was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys," All monuments are found or to be set as shown.

JAN 14 2020
Franklin County Planning Department
Franklin County, OH

713

RECEIVED

Registered Professional Surveyor No. 7980
APPLICATION FOR ZONING CHANGE

Case Number: R219-0000010  Date: 12/12/2019

Applicant: Casco Companies C/O Aaron L. Underhill, Esq.  Property Owner: Reyno Holding Co.

Street Address: 8000 Walton Parkway, Suite 260  Street Address: 3 Limited Parkway


Phone Number: (614) 335-9320  Phone Number: (614) 415-7000

E-Mail Address: aaron@ahlawfirm.com  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 Neighborhood Zoning District to the Exceptional Use Zoning District for property located at:

Commercial

Street Address: 8394 E. Broad Street, Jefferson Township, Ohio

Parcel #: 171-000562-00, 171-000563-00

Acreage to be rezoned: 28.871 +/- 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: Exceptional Use Zoning District for future multi-family residential, hotel and/or commercial development.

2. The property is currently being used for: vacant, undeveloped land
3. The legal description of the property for which the rezoning is requested:

Please see attached legal description of the property

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 (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: [Signature] Date: [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 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: [Signature] Please Print: Matt Lemon Senior Vice President Finance

Mailing Address: 3 Limited Parkway

City, State, and Zip: Columbus, Ohio 43230

Phone Number: (614) 415-7000 Cell #: ( )

E-Mail Address:

Signature of Applicant: [Signature] Please Print: Caso Company c/o Aaron L. Underhill, Esq.

(If different than property owner)

Mailing Address: 8000 Walton Parkway, Suite 260

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

Phone Number: (614) 935-9320 Cell #: ( )

E-Mail Address: aaron@uhlawfirm.com
KILLARNEY WOODS
EXCEPTIONAL USE DISTRICT
DEVELOPMENT PLAN TEXT
28.9 +/- Acres

December 12, 2019

I. Introduction and Summary.

This text relates to the Exceptional Use District Zoning Application (the above referenced Application together with all supporting materials filed in connection therewith is referred to herein as the “Application”) filed by Casto Communities, as Applicant (the “Applicant” or “CASTO”), pertaining to 28.9 +/- acres directly north of and adjacent to East Broad Street, generally to the west of Taylor Road (the “Property”). The Property is currently in the Neighborhood Commercial Zoning District, and it consists of undeveloped land. The proposed development is mixed use in nature, and it will consist of 200 multi-family dwelling units, including 24 townhome apartments and 176 garden apartments (flats) with a density of 8.2 units per acre (with combined acreage of Subareas A and C) along with related amenities, as well as a commercial development consisting of retail and/or hotel uses (the “Development”). The Application is being filed pursuant to Section 730 of the Jefferson Township Zoning Resolution, as amended to date – Exceptional Use District Regulations (EU). The rezoning is governed and controlled by the Zoning Resolution as in effect on December 12, 2019. All references herein to Sections or Articles refer to applicable Sections or Articles of the Zoning Resolution.

II. Comprehensive Plan and Community Core Values.

The Application is supported by the spirit and intent of the Jefferson Township Comprehensive Plan approved September 10, 2018 (the “Township Plan”). While the Township Plan recommends Established Industrial Uses, it also provides that in some circumstances, multi-family housing or retail may be acceptable for the site. The Township Plan also predicts significant population growth and emphasizes that multi-family apartments allow young adults and the aging population to live in the township with low maintenance costs and a small environmental footprint. The Township Plan also warns that annexation must be considered, especially along corporation lines and fringe parcels. When a property is annexed, Jefferson Township loses a portion of property taxes. The Applicant’s property consists of fringe parcels that are contiguous to the City of Reynoldsburg and Columbus, with Pataskala just east of Taylor Road. Instead of annexing to an adjoining municipality, the Applicant seeks to keep the property within Jefferson Township.

Additionally, the Application conforms with the Community Core Values, which in part set forth the following principles: (1) 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; (2) promote and enhance the township’s economic viability; (3) to build relationships with neighboring communities by recognizing and building on mutual goals; and (4) to become a sustainable community, with resources sufficient to achieve the community’s goals. The Development consists of fringe parcels that can support Jefferson Township’s growth
without jeopardizing its green community. The parcels are located on a busy thoroughfare and the Development will build upon mutual goals of Jefferson Township and the adjoining jurisdictions, such as providing housing and retail or hotel options.

III. Development Standards - Generally.

The development standards contained within this text and the plans that accompany it are intended to govern the proposed development. The Exceptional Use District is being used as the base zoning category under which development is being undertaken. In the event of a conflict between the standards in this text and those found within the Zoning Resolution, the standards in this text shall govern. For Subarea B, to the extent that this text is silent on any particular standard, the standards provided in the Neighborhood Commercial District shall govern.

IV. Description of Subareas.

The site consists of three subareas. Subarea A is approximately 21.1 acres contained within Parcel No. 171-000562-00. Subareas B and C are contained within Parcel No.171-000563-00. Subarea B is approximately 4.4 acres and Subarea C is approximately 3.4 acres. Subarea A is located on the western/northwestern portion of the site and is to be developed as multi-family residential and related uses, with a significant portion of this subarea to remain as green space. Subarea B is located along the eastern portion of the site along East Broad Street/State Route 16 and is to be developed with commercial uses or as provided by Section (V)(B). Subarea C will remain as open space. Its acreage will be combined with Subarea A to be utilized toward the multi-family residential density calculation.

V. Permitted Uses. Permitted uses in this zoning district are as follows:

A. Subarea A: Permitted uses for Subarea A are as follows:

1. Multi-family dwelling units consisting of townhome and garden apartments.

2. Accessory structures (including, but not limited to, a mailbox house).

3. Open space and related recreational uses.

4. Private community center/clubhouse with pool and other related amenities typical of a multi-family residential development. Marketing and leasing offices for the community within Subarea A shall be permitted to be operated from this structure.

5. Home occupations associated with a principal use.

B. Subarea B: Permitted uses for Subarea B are as follows:

1. Hotels (excluding motels).

2. Permitted Uses under Section 550.02 Neighborhood Commercial Zoning District.
3. Drive-throughs in association with a restaurant and/or coffee shop.

4. Notwithstanding Subsections (B)(1), (2) and (3), for the first 7 years from the legally effective approval of this Application, the Applicant and the Property Owner will market at least 3 acres of Subarea B only for development of hotel uses. During the first 7 years from the legally effective approval of this Application, at least 3 acres of Subarea B will be reserved solely for hotel uses, while the rest of Subarea B may be developed with other permitted commercial uses. If after the 7th anniversary of the legally effective date of this Application no hotel development or operation of a hotel use has commenced in Subarea B, then the Property Owner shall not be obligated to develop Subarea B with hotel uses. Instead, at that point in time, the Property Owner may elect to develop the entire site with hotel uses and/or other commercial uses permitted by this text. Further, if after the 7th anniversary of the legally effective date of the zoning of this property, no commercial or hotel use development has occurred within Subarea B, in lieu of developing the site with uses permitted under Section (V)(B), the Property Owner may elect to build additional multi-family dwelling units in accordance with the Specific Development Standards provided under Section (VI) (with the exception of the setback standards, which are provided in Section (VII)(B)(2)) and in accordance with the accompanying plan labeled “Subarea B Alternate Layout-Garden Buildings”. Under no circumstances will both commercial and multi-family uses be developed in Subarea B.

C. Subarea C: Subarea C is reserved for open space which shall be limited to passive recreational uses such as gardens, dog parks, walking trails, fitness, and other similar leisurely activities. Under no circumstance may any wetland area within Subarea C be disturbed.

VI. Specific Development Standards for Subarea A.

A. Density, Lot, and Setback Commitments.

1. Number of Units. The maximum number of multi-family dwelling units shall be 200, consisting of 176 garden apartment (flats) and 24 apartment townhomes with a maximum density of 8.2 units per acre as shown on the accompanying plans.

2. Minimum Floor Areas. Exclusive of basements and porches, the minimum floor area for garden apartments shall be 650 square feet, and the minimum floor area for apartment townhomes shall be 1150 square feet.

3. Lot Coverage. The maximum lot coverage shall be 65%. Lot coverage shall be defined as the area covered by buildings and impervious parking, drives, and private drives.

4. Setbacks. The following setback standards shall apply:
   a. Perimeter Yards. The following minimum setbacks shall apply to the perimeter boundaries of Subarea A:
i. Northern Perimeter Boundary. No buildings or pavement shall be permitted within the 6.5+/- acres of open space along the northern and northeastern perimeter boundary nor within the 50-foot wide riparian setback as shown on the accompanying plans.

ii. Southern Perimeter Boundary. The minimum building and pavement setback shall be 50 feet from the right-of-way of East Broad Street/State Route 16.

iii. Eastern Perimeter Boundary. The minimum setback shall be 50 feet for buildings and 35 feet for pavement from the eastern perimeter boundary line of this Subarea along Tech Center Drive.

iv. Western Perimeter Boundary. The minimum setback shall be 30 feet for buildings and pavement from the western perimeter boundary line of this subarea.

b. Minimum Separation. The minimum separation between buildings shall be a minimum of 10 feet or as specified by Ohio Building Code.

B. Parking, Access and Other Traffic-Related Commitments.

1. Parking and Drives:

   a. There shall be a minimum of 420 total surface parking spaces provided, inclusive of ADA parking spaces.

   b. Parking spaces shall be a minimum size of nine feet in width by eighteen feet in length for head in spaces served by a minimum twenty-four-foot wide drive aisle.

   c. Drive aisles may be reduced to a minimum width of twenty feet in areas not serving parking spaces.

   d. All drives shall be private throughout Subarea A and maintained by the Property Owner.

2. Access. Access to Subarea A will be provided through TS Tech Drive, with one entrance/exit in the northern portion of the site and another in the southern portion of the site, as generally shown on the accompanying plans.

3. Sidewalks:

   a. Concrete sidewalks shall be installed along the front of all buildings where adjacent to parking and as generally shown on the site plan.
b. The sidewalks shall be a minimum of six feet in width where adjacent to head-in parking and a minimum of four feet in width for all other sidewalks.

c. Sidewalks shall be maintained by the Property Owner.

C. **Architecture.**

1. **Architectural Character.** The architectural character of the buildings to be constructed in this zoning district shall be consistent with the exhibits that accompany this text.

2. **Exterior Finish Materials.** Cementitious siding, smart siding, brick, brick veneer, vinyl, stone, and stone veneer shall be permitted as primary exterior façade materials. Permitted trim materials include wood, PVC, vinyl, EIFS, cementitious trim and aluminum.

3. **Maximum building height:** Buildings may be up to two stories and shall not exceed thirty-five feet in height.

D. **Buffering, Landscaping, Open Space and Screening Commitments.**

1. **Open Space.** All open space in this community shall be maintained by the Property Owner. Open spaces are identified on the Open Space and Pedestrian Connectivity Plan Sheet 9.

2. **Ponds.** Retention or detention ponds shall be provided for the purposes of managing stormwater. The general location, size and characteristics of the ponds are shown on the accompanying plans.

3. **Wetland Area.** The Property Owner shall preserve wetland areas where shown on the accompanying plans.

4. **Street Trees:**

   a. Street trees shall be provided along the west side of TS Tech Drive at a ratio of one tree per 40 linear feet. Trees may be planted in groupings or equally spaced.

   b. Street trees shall be provided along the north side of East Broad Street/State Route 16 at ratio of one per 40 linear feet. Trees may be planted in groupings or equally spaced.

   c. See Sheets 6 and Sheet 7 showing landscaping along TS Tech Drive and East Broad Street/State Route 16.

E. **Signage, Lighting and Utilities.**
1. **Signage Generally:** The Jefferson Township Zoning Resolution, Section 845-Sign and Billboard Regulations, does not provide a category for multi-family residential signage. Since the site is located on a busy commercial road, with relatively high speeds and traffic volumes, the following standards shall be provided for signage in Subarea A. See Sheet 10 for conceptual signage locations and Sheet 7 for conceptual sign details.

2. **East Broad Street/State Route 16 Project Identification Sign**
   
   a. One double-sided, ground sign shall be permitted along the frontage of East Broad Street/State Route 16.
   
   b. Signage shall be located a minimum of twenty-five feet from the right-of-way and shall not interfere with sight distance from the intersection of East Broad Street/State Route 16 and TS Tech Drive.
   
   c. Signage area shall not exceed thirty-two square feet per side.
   
   d. Ground Sign height (including base, sign, top and all supports) shall not exceed ten feet. Sign may be placed on top or integrated into mounding which may not increase sign height by more than three feet for a maximum sign height of thirteen feet in from existing grade.
   
   e. Sign base shall be constructed of masonry materials consistent with the buildings' architecture.

3. **TS Tech Drive Secondary Project Identification Sign**
   
   a. Two double-sided, ground signs shall be permitted along the frontage of TS Tech Drive generally located at the entries to the development.
   
   b. Sign shall not interfere with sight distance from the intersection of TS Tech Drive and the private drives.
   
   c. Signage area shall not exceed sixteen square feet per side.
   
   d. Ground sign height (including base, sign, top, and all supports) shall not exceed eight feet. Sign may be placed on top or integrated into mounding which may not increase sign height by more than two feet for a maximum height of ten feet from existing grade.
   
   e. Sign base shall be constructed of masonry materials consistent with the building architecture.
4. **Marketing Signs.** Temporary marketing signs shall be permitted within this zoning district until construction is completed.

5. **Lighting.** Lighting shall comply with Zoning Resolution requirements.

6. **Utilities:** All new utilities shall be provided on-site and installed underground.

**VII. Specific Development Standards for Subarea B.**

A. **Hotel and/or Retail Uses.** The following development standards shall apply if Subarea B is developed for hotel uses, restaurant uses, and/or other uses permitted under Zoning Resolution Section 550.02, Neighborhood Commercial Zoning District. For any standards not specified in this text or the accompanying plan, the standards provided in the Neighborhood Commercial Zoning District shall govern. If Subarea B is developed with multi-family residential uses as contemplated in Section (V)(B) of this text, the standards provided for Subarea A shall govern, with the exception of the setback standards, which are provided under this Section (VII)(B)(2).

B. **Lot Coverage and Setback Commitments.**

1. **Lot Coverage.** The maximum lot coverage shall be 80%. Lot coverage shall be defined as the area covered by buildings and impervious parking, drives, and private road areas.

2. **Setbacks.** The following setback standards shall apply:

   a. **Perimeter Yards.** The following minimum setbacks shall apply to the perimeter boundaries of Subarea B:

      i. **North and West Perimeter Boundaries.** There shall be a minimum setback of 30 feet for buildings and 10 feet for pavement from the northern and the western perimeter boundaries of this subarea adjacent to TS Tech Drive.

      ii. **South Perimeter Boundary.** There shall be a minimum setback of 50 feet for buildings and pavement from the right-of-way of East Broad Street/State Route 16.

      iii. **East Perimeter Boundary.** There shall be a minimum setback of 30 feet for buildings and 10 feet for pavement from the eastern perimeter boundary line of this subarea.

   b. **Internal Parcel Lines:** For parcel lines which are internal to this subarea, there shall be a minimum building setback of ten feet and a zero-setback requirement for pavement.
c. **Minimum Building Separation:** The minimum separation between buildings shall be ten feet.

C. **Parking, Access and Other Commitments.**

1. **Parking.** Surface parking shall be permitted. Subarea B will comply with the minimum parking requirements.

2. **Access.** Access to Subarea B may be provided either through TS Tech Drive, and if relevant government authorities provide approval, right-in and right-out access may be provided from East Broad Street/State Route 16.

3. **Private Drives.** All streets within Subarea B shall be private drives. The minimum aisle width for all private drives shall be twenty feet for two-way traffic and ten feet for drive throughs associated with a permitted use. The Property Owner(s) shall maintain all private drives within Subarea B.

D. **Architecture.**

1. **Architectural Character.** Architecture for hotel and other commercial buildings shall be designed with a quality and character that is consistent with other similar recent developments along East Broad Street. The architectural character of multi-family buildings shall be consistent with the exhibits that accompany this text and which also apply to Subarea A.

2. **Maximum building height:** Buildings containing hotel uses may be a maximum of five stories and shall not exceed seventy-five feet in height. Buildings containing other permitted commercial uses may be a maximum of two stories and shall not exceed 35 feet in height. Multi-family buildings may be up to two stories and shall not exceed thirty-five feet in height.

E. **Signage, Lighting and Utilities.**

1. **Signage Generally:** All signage shall comply with the Jefferson Zoning Resolution, Section 845 – Sign and Billboard Regulations unless otherwise provided herein.

2. **East Broad Street/State Route 16 Project Identification Sign:**

   a. One double-sided, Project Identification Sign shall be permitted along the frontage of East Broad Street/State Route 16 in addition to any signs permitted for individual lots or users in Subarea B per Jefferson Zoning Resolution Section 845.

   b. Project Identification Sign shall be located a minimum of twenty-five feet from the right of way and shall not interfere with sight distance from the intersection of East Broad Street/State Route 16 and TS Tech Drive.
c. Project Identification Signage area shall not exceed thirty-two square feet per side.

d. Project Identification Sign height (including base, sign, top, and all supports) shall not exceed ten feet. Sign may be placed on top or integrated into mounding which may not increase sign height by more than three feet for a maximum sign height of thirteen feet in from existing grade.

e. Sign may be supported by posts or be a ground sign with a base constructed of masonry materials consistent with the building architecture.

3. **Marketing Signs:** Temporary marketing signs shall be permitted within this Subarea until construction is completed.

4. **Lighting:** Lighting shall comply with Zoning Resolution requirements.

5. **Utilities:** All new utilities shall be installed underground.
Garden Bldg. Rendering

Killarney Woods
8400 East Broad Street, Columbus, Ohio 43004
2019/12/11

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KILLARNEY WOODS
Jefferson Township, Franklin County, Ohio
SUBAREA A
21.06 ACRES

Situated in the State of Ohio, County of Franklin, Township of Jefferson, lying in Quarter Township 4, Township 1, Range 16, United States Military Lands, and being all of the remainder of the original 30.852 acre tract conveyed as Parcel Eleven to Reyno Holding Co. by deed of record in Official Record 30723107 (all references refer to the records of the Recorder’s Office, Franklin County, Ohio), and being described as follows:

Beginning, for reference, at a 3/4 inch iron pipe found at the intersection of the northerly right-of-way line of East Broad Street (State Route 16) with the Franklin-Licking County line at the northeasterly corner of the 1.170 acre tract conveyed to State of Ohio by deed of record in Official Record 20138G11;

Thence with the northerly right-of-way line of said East Broad Street, the following courses and distances:

South 81° 50’ 19” West, a distance of 14.41 feet, to an iron pin set;

South 82° 05’ 45” West, a distance of 794.75 feet, to an iron pin set at the southeasterly corner of original 30.852 acre tract, at the TRUE POINT OF BEGINNING;

Thence South 82° 05’ 45” West, a distance of 376.67 feet, with the northerly right-of-way line of said East Broad Street, to a 3/4 inch iron pipe found at the southeasterly corner of the remainder of the original 10 acre tract conveyed to Access Developers, Inc. by deed of record in Instrument Number 200402100028961;

Thence North 03° 47’ 57” East, a distance of 1934.70 feet, with the line common to said original 30.852 acre tract, original 10 acre tract and the original 110 acre tract conveyed to Bedford Place Investment Partners, LLC by deed of record in Instrument Number 201206290093914, to an iron pin set at the southwesterly corner of the 9.796 acre tract conveyed to TS Tech USA Corporation by deed of record in Instrument Number 199903150063744;

Thence South 86° 11’ 45” East, a distance of 564.13 feet, with the line common to the remainder of said original 30.852 acre tract and said 9.796 acre tract, to an iron pin set in a westerly line of the original 42.007 acre tract conveyed to TS Tech USA Corporation by deed of record in Official Record 28261J06;

Thence with the lines common to said original 30.852 and 42.007 acre tracts, the following courses and distances:

South 03° 48’ 15” West, a distance of 806.77 feet, to an iron pin set at a point of curvature;

With said curve to the right, having a central angle of 25° 43’ 30”, a radius of 720.00 feet, an arc length of 323.27 feet, and a chord bearing South 16° 40’ 00” West, a chord distance of 320.56 feet, to an iron pin set at a point of tangency;

South 29° 31’ 45” West, a distance of 181.82 feet, to an iron pin set at a point of curvature;

With said curve to the left, having a central angle of 37° 26’ 00”, a radius of 780.00 feet, an arc length of 509.60 feet, and a chord bearing South 10° 48’ 45” West, a chord distance of 500.59 feet, to an iron pin set at a point of tangency;

South 07° 54’ 15” East, a distance of 80.00 feet, to the TRUE POINT OF BEGINNING, containing 21.06 acres, more or less.
KILLARNEY WOODS
Jefferson Township, Franklin County, Ohio
SUBAREA B
4.42 ACRES

Situated in the State of Ohio, County of Franklin, Township of Jefferson, lying in Quarter Township 4, Township 1, Range 16, United States Military Lands, and being all of the remainder of the original 33.003 acre tract conveyed as Parcel Ten to Reyno Holding Co. by deed of record in Official Record 30723107 (all references refer to the records of the Recorder’s Office, Franklin County, Ohio and Recorder’s Office, Licking County, Ohio), and being described as follows:

Beginning at a 3/4 inch iron pipe found at the intersection of the northerly right-of-way line of East Broad Street (State Route 16) with the Franklin-Licking County line at the corner common to said original 33.003 acre tract, the 1.170 acre tract conveyed to State of Ohio by deed of record in Official Record 20138G11, the 0.721 acre tract conveyed to State of Ohio by deed of record in Official Record 412, Page 204 (Licking County), and the 4.284 acre tract conveyed to Reyno Holding Co. by deed of record in Official Record 886, Page 830 (Licking County);

Thence with the northerly right-of-way line of said East Broad Street, and the line common to said original 33.003 and 1.170 acre tracts, the following courses and distances:

South 81° 50' 19" West, a distance of 14.41 feet, to an iron pin set;

South 82° 05' 45" West, a distance of 734.75 feet, to an iron pin set in the easterly line of the original 42.007 acre tract conveyed to TS Tech USA Corporation by deed of record in Official Record 28261J06;

Thence with the lines common to said original 33.003 and 42.007 acre tracts, the following courses and distances:

Ncrth 07° 54' 15" West, a distance of 80.00 feet, to an iron pin set at a point of curvature;

With said curve to the right, having a central angle of 13° 39' 25", a radius of 720.00 feet, an arc length of 171.62 feet, and a chord bearing North 01° 04' 32" West, a distance of 171.21 feet, to an iron pin set at the southwesterly corner of the 13.000 acre tract conveyed to AT&T Corp. by deed of record in Instrument Number 199802240040439;

Thence with the lines common to the remainder of said 33.003 acre tract and said 13.000 acre tract, the following courses and distances:

North 82° 05' 46" East, a distance of 713.83 feet, to an iron pin set;

North 81° 50' 16" East, a distance of 65.91 feet, to an iron pin set in the Franklin-Licking County line and in the westerly line of said 4.284 acre tract;

Thence South 03° 36' 00" West, a distance of 255.36 feet, with the Franklin-Licking County line and the line common to said original 33.003 acre tract and 4.284 acre tract, to the POINT OF BEGINNING, containing 4.42 acres, more or less.
KILLARNEY WOODS
Jefferson Township, Franklin County, Ohio
SUBAREA C
3.39 ACRES

Situated in the State of Ohio, County of Franklin, Township of Jefferson, lying in Quarter Township 4, Township 1, Range 16, United States Military Larks, and being all of the remainder of the original 33.003 acre tract conveyed as Parcel Ten to Reyno Holding Co. by deed of record in Official Record 30723107 (all references refer to the records of the Recorder's Office, Franklin County, Ohio and Recorder's Office, Licking County, Ohio), and being described as follows:

Beginning at a 3/4 inch iron pipe found at the intersection of the northerly right-of-way line of East Broad Street (State Route 16) with the Franklin-Licking County line at the corner common to said original 33.003 acre tract, the 1.170 acre tract conveyed to State of Ohio by deed of record in Official Record 20138G11, the 0.721 acre tract conveyed to State of Ohio by deed of record in Official Record 412, Page 204 (Licking County), and the 4.284 acre tract conveyed to Reyno Holding Co. by deed of record in Official Record 886, Page 830 (Licking County);

Thence North 03° 36' 00" East, a distance of 1416.66 feet, with the Franklin-Licking County line and the line common to the remainder of said original 33.003 acre tract, said 4.284 acre tract, the 13.000 acre tract conveyed to AT&T Corp. by deed of record in Instrument Number 199802240040439, the 3.780 acre tract conveyed to AT&T Corp. by deed of record in Instrument Number 199802240040441, and the 57.175 acre tract conveyed to Reyno Holding Co. by deed of record in Official Record 886, Page 823 (Licking County), to an iron pin set at the northeasterly corner of said 3.780 acre tract, at the TRUE POINT OF BEGINNING;

Thence North 86° 11' 45" West, a distance of 532.15 feet, to an iron pin set in the easterly line of the original 42.007 acre tract conveyed to TS Tech USA Corporation by deed of record in Official Record 28261J06;

Thence North 03° 48' 15" East, a distance of 277.35 feet, with the line common to said original 33.003 and 42.007 acre tracts, to an iron pin set at the southwesterly corner of the 8.418 acre tract conveyed to TS Tech USA Corporation by deed of record in Instrument Number 199903150063744;

Thence South 86° 11' 45" East, a distance of 531.16 feet, with the line common to the remainder of said original 33.003 acre tract and said 8.418 acre tract, to an iron pin set in the Franklin-Licking County line and the westerly line of said 57.175 acre tract;

Thence South 03° 36' 00" West, a distance of 277.35 feet, with the Franklin-Licking County line, and the line common to said original 33.003 acre tract and 57.175 acre tract, to the TRUE POINT OF BEGINNING, containing 3.39 acres, more or less.
Utility Feasibility Summary

Killarney Woods
Jefferson Township, Franklin County, Ohio
12/12/2019

The following is a summary of the proposed utilities:

**Sanitary Sewer**

Southwest Licking Water & Sewer (SWLCWS) 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 8" sanitary sewer that runs parallel to the east property line of Subarea A. Subarea B will connect to the existing 8" sanitary sewer that runs parallel to the north property line of Subarea B. The proposed sanitary sewers will be designed to SWLCWS and Ohio EPA standards.

**Water**

Southwest Licking Water & Sewer will provide water service. An existing 12" water main is located along the east side of Subarea A and the north side of Subarea B. The proposed development will utilize a system of underground private water services to provide fire protection and domestic service to the site. Fire Hydrants will be provided per SWLCWS and Jefferson Township standards meeting the Fire Department requirements.

**Storm Water**

Storm water management for Subarea A will be provided by two proposed basins located in the southwest portion of the subarea and the northern portion of the subarea. Storm water management for Subarea B will be provided by a basin located on the western portion of the subarea. The basins 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 basins. Subarea B and the southern portion of Subarea A will outlet to the existing 36" culvert that drains to the south. The northern portion of Subarea A will outlet to an existing stream that runs through the property and drains to the west.

**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, Spectrum and AEP Telecommunications.

**RECEIVED**

DEC 17 2019

Franklin County Planning Department
Franklin County, OH

JEFF 19-09