

Franklin County Planning Commission

Franklin County Courthouse
373 South High Street - Lobby
Meeting Room A

Wednesday, May 8, 2019
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the April 10, 2019 meeting
5. New Business

i. 660-PP-E – Matt Brown

Owner/Applicant:	Braumiller Development, LLC
Engineer:	EMH&T - Jeff Strung
Township:	Prairie Township
Subdivision:	Villages at Galloway
Site:	Galloway Rd. (PID #240-000112)
Request:	Requesting a two-year extension of the approved Preliminary Plan for the Villages at Galloway from the Preliminary Plan expiration date of April 10, 2019.

ii. 702-V – Brad Fisher

Owner/Applicant:	RHM Elliott, LLC
Agent:	Scott Schaeffer
Township:	Jackson Township
Site:	0 Borrer Rd. (PID #160-000041)
Acreage:	60.0-acres
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that would result in a lot that exceeds the maximum depth to width ratio and have side lot lines beyond five (5) degrees of perpendicular to Borrer Road.

iii. 703-V – Brad Fisher

Owner:	Laura Dalton
Applicant:	Keith Dalton
Township:	Jefferson Township
Site:	6979 Havens Rd. (PID #170-001519)
Acreage:	16.695-acres
Utilities:	Public water and sewer
Request:	Requesting a Variance from Section 502.01 of the Franklin County Subdivision Regulations to allow the creation of one lot that would not front on or have access to a publicly maintained roadway.

iv. ZON-19-01 – Brad Fisher

Owner/Applicant:	Hollywood Retail Ventures, LLC
Agent:	Donald Plank - Plank Law Firm, LPA
Township:	Franklin Township
Site:	4081-4089 W. Broad St. (PID #140-007390, 140-007182)
Acreage:	10.76-acres
Utilities:	Public water and sewer
Request:	Requesting to rezone from the General Industrial (GI) district to the Community Service (CS) district.

v. ZON-19-02 – Brad Fisher

Owner:	Res-Care Ohio, Inc
Applicant:	Gracehaven – Central Ohio Youth For Christ
Agent:	Thomas Mallory - Mallory Law Office
Township:	Clinton Township
Site:	4133 Karl Rd. (PID #130-000076)
Acreage:	4.82-acres
Utilities:	Public water and sewer
Request:	Requesting to rezone from the Rural district to the Suburban Office (SO) district.

6. Adjournment of Meeting to June 12, 2019



**MINUTES OF THE
FRANKLIN COUNTY PLANNING COMMISSION
Wednesday, April 10, 2019**

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, April 10, 2019.

Present were:

Nancy White, Chairperson
Tim Guyton, Vice Chairperson
Dan Blechschmidt
Roxyanne Burrus
Tamara Howard
Annie Ryznar

Franklin County Economic Development and Planning Department:

Matt Brown, Planning Administrator
Brad Fisher, Planner

Chairperson White opened the hearing.

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

The next order of business was approval of the minutes of the February 13, 2019, meeting. Ms. Burrus made a motion to approve the minutes. It was seconded by Mr. Blechschmidt. The motion was approved by a six-to-zero vote.

OLD BUSINESS:

The next order of business being Case No. 701-V. Mr. Guyton made a motion to remove Case No. 701-V from the table. It was seconded by Mr. Blechschmidt. The motion was approved by a six-to-zero vote. The owner/applicant is Elissa Gunsorek. The township is Jefferson Township. The site is located at 7833 Morse Road. It is 15.47 acres in size and is served by private water and wastewater. The applicant is requesting a Variance from Sections 402.01(b) and 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that will result in a septic system located in poorly drained soils, two properties that exceed the maximum depth-to-width ratio and two properties that would have side lot lines beyond 5 degrees perpendicular to Morse Road. Mr. Fisher read and presented the case to the Franklin County Planning Commission Ms. Burrus made a motion to approve Case No. 701-V with the four conditions recommended by Staff. It was seconded by Mr. Blechschmidt. The motion was approved by a six-to-zero vote. Mr. Guyton made a motion to accept the adoption of Findings of Fact that the basis for approving the applicant's request for a Variance from Sections 402.01(b) and 501.05 of the Franklin County Subdivision Regulations results from the applicant's satisfaction of the criteria for granting a Variance under Section 701.01 of the subdivision regulations. It was seconded by Ms. Burrus. The motion was approved by a six-to-zero vote.

The next order of business being Case No. JEFF-18-05. Mr. Guyton made a motion to remove Case no. JEFF018-05 from the table. It was seconded by Mr. Blechschmidt. The motion was approved by a six-to-zero vote. The owners are Mary Stratton and Christy Sechler. The applicant is Geoffre Companies. The township is Jefferson Township. The site is located at 6020 Havens Corners Road. It is 17.017 acres in size and is served by private water and wastewater.

The applicant is requesting to rezone from the Restricted Suburban Residential District to the Planned Suburban Residential District. Mr. Fisher read and presented the case to the Franklin County Planning Commission. Mr. Guyton made a motion to approve Case No. JEFF-18-05 with 11 conditions recommended by Staff. It was seconded by Ms. Ryznar. The motion was approved by a four-to-two vote.

There being no further business to come before the Franklin County Planning Commission, Mr. Blechschmidt made a motion to adjourn the hearing until May 8th, 2019. It was seconded by Ms. Burrus. The motion was approved by unanimous vote.

Signature

Minutes of the April 10, 2019, Franklin County Planning Commission hearing were approved this 8th day of May, 2019.

STAFF REPORT

Planning Commission
May 8, 2019

Case 660-PP-E

Prepared by: Matt Brown

Owner:	Braumiller Development LLC c/o T&R Properties
Applicant/Engineer:	Jeffrey Strung, EMH&T
Subdivision:	Villages at Galloway
Township:	Prairie Township
Location:	West side of Galloway Road, north of O’Harra Road
Utilities:	Public Water and Sewer
Acres:	41.8-acres
Request:	Requesting a two-year extension of the approved Preliminary Plan for the Villages at Galloway from the Preliminary Plan expiration date of April 10, 2019.

Background Information

Proposal:

The applicant is requesting a two (2) year extension of the approved Preliminary Plan from the expiration date of April 10, 2019. The development will have 92 single-family lots with 1.2-acres of open space and an 11.5-acre reserve for 72 future multi-family units. The subdivision will be built in 4 phases. This is the fourth Preliminary Plan extension request.

History:

The Preliminary Plan for the Villages at Galloway was *conditionally approved* at the May 9, 2012 Planning Commission meeting with the following conditions:

1. The applicant will be required to participate in the Big Darby Revenue Program; the details will need to be worked out prior to the applicant applying for Final Plat for the proposed development.
2. The applicant will be required to meet all the conditions outlined in the letter from Ohio EPA concerning the ground water recharge credits prior to applying for Construction Plan approval for the proposed development.
3. The applicant will be required to meet all Ohio EPA Standards as stated in the Big Darby Creek Watershed Construction Permit.
4. The applicant will be required to place the stormwater infrastructure under the Ditch Petition Process for future maintenance.
5. The applicant will be required to complete a Traffic Study prior to Planning Commission approving the Final Plat for the proposed development.
6. The applicant will be required to dedicate additional right-of-way along Galloway Road, O’Harra Road and Alkire Road in accordance with the Franklin County Thoroughfare Plan.
7. The applicant explores additional storm water treatment options (i.e. treatment train options) to reduce the impact on the Big Darby Watershed in accordance with the Big Darby Accord Watershed Master Plan where feasible.
 - a. Utilize the BMP Toolkit provided in the Accord Plan
8. The applicant will be required to install sidewalks within the development.

9. The applicant will be required to pay \$2,450 for their NPDES Phase II review prior to filing for Final Plat approval.
10. Fencing will be required along the property line of all lots adjacent to the open space and include signage at the midpoint of each rear lot line indicating that the area is a no disturb natural area.
11. Prior to Final Plat approval the ownership and maintenance responsibility of the 1.2-acres of open space will need to be identified.
12. Prior to filing for Final Plat the sidewalk/bike path issue along the west side of Galloway Road must be resolved.
13. Work with Prairie Township to design an acceptable street lighting plan for the development.

The Planning Commission approved Preliminary Plan extension requests on April 10, 2013, March 11, 2015, and April 12, 2017 with the original conditions of approval.

Overview and Analysis:

The extension request letter submitted by the applicant indicates that the developer has been working with the City of Columbus to address sanitary sewer issues to service the site.

Since the original Preliminary Plan approval and the 2017 extension request, the Board of Commissioners adopted a Complete Streets Policy for new development. Based on the new policy, staff and the County Engineer's office recommend that the original condition number 12 be revised as follows:

- The applicant will be required to install a multi-use path along the full frontage of Galloway Road and the multi-use path must be shown on construction plans submitted for Phase 1.

Technical Review Committee agencies expressed no concerns with the requested Preliminary Plan extension.

Staff Recommendation

Staff recommends ***approval*** of the 2-year Preliminary Plan extension for the Villages at Galloway Subdivision with the original Preliminary Plan conditions and the proposed revision to condition number 12.

- The Preliminary Plan for the Villages at Galloway will expire on **April 10, 2021.**



April 01, 2019

Mr. Mathew Brown, AICP
Planning Administrator
Franklin County Economic Development & Planning Department
150 South Front Street
Columbus, Ohio 43215



Subject: Villages at Galloway
Subdivision case 660-PP-E

Dear Mr. Brown,

On behalf of our client, T & R Properties Mr. Ron Sabatino, we are respectfully requesting an additional two-year extension of the approved preliminary plan for Villages at Galloway. The previous preliminary plan extension was approved on April 10, 2017 and will expire on April 10, 2019.

The following is a time line of the work performed by the developer and EMH&T as well as future work that needs to be completed in identifying and providing sanitary sewer service to the site in connection with the City of Columbus:

- Between July and September of 2017 EMH&T performed flow-monitoring test on the existing sanitary sewer to determine the potential capacity of the sewer. As a result of the flow-monitoring test, it was determined the capacity of the existing sewer was diminished by 70% because of existing root intrusion.
- EMH&T requested the sewer be put on a maintenance program, cleaning, and we were informed it would not be cleaned by Columbus until July of 2019.
- In working with the city, they agreed to perform the sewer cleaning earlier and it was completed in March of 2019.
- The City of Columbus asked the developer to perform another flow-monitoring test in the spring of 2019 to take into account any potential infiltration concerns.
- Currently EMH&T is performing the second flow-monitoring test on the sanitary sewer.
- Once the flow test is completed, the city of Columbus has asked the developer to not only determine the potential capacity of the sewer for their development, but also three other parcels within the area.
- The sewer capacity analysis will take between 4-6 months to prepare and subsequently approved by Columbus.
- An additional 9-12 months will be required to prepare and approve the final engineering for the on and off-site improvements for construction.

The afore mentioned time line was provided to you to show the intentions of the developer to move forward with the project, however unforeseen circumstances and additional request by the City of Columbus has delayed the project to no fault of the developer.

We would anticipate that the preliminary plan extension would be before the Franklin County Planning Commission on April 10, 2019

Please feel free to give me a call if you have any questions.



Sincerely,

Jeffrey Adam Strung, PLA, ASLA
Vice President

STAFF REPORT

Planning Commission
May 8, 2019

Case: 702-V

Prepared by: Brad Fisher

Owner/Applicant:	RHM Elliot, LLC
Agent:	Scott Schaeffer
Township:	Jackson Township
Site:	0 Borrer Road (PID #160-000041)
Acreage:	60.25-acres
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that would result in a lot that exceeds the maximum depth to width ratio and have side lot lines beyond five (5) degrees of perpendicular to Borrer Road.

Summary

The applicant is requesting a Variance to allow a lot split that would result in a lot that exceeds the maximum depth to width ratio and have side lot lines beyond five (5) degrees of perpendicular to Borrer Road. The application satisfies the criteria necessary for granting a Variance. Staff recommends **conditional approval**.

Request

The subject site is located on the north side of Borrer Road, just west of State Route 104 in Jackson Township. The request is to split 14.588-acres from a 60.25-acre lot, with the proposed lot line following the stream (Patzner Ditch) on the property.

The request would allow for the 14.588-acre lot to not meet side lot line and depth to width requirements. The proposed lot line would be beyond five (5) degrees of perpendicular to Borrer Road. The maximum depth to width ration is 4:1, and the proposed depth to width ratio would be 4.6:1.

Surrounding Zoning and Land Use

The lots to the north and west are zoned Suburban Residential (SURB), and developed with low density residential and agricultural uses. The lots to the east and south are zoned Exceptional Use (EU), and developed as a recreational sports club. Other lots to the south are zoned Suburban Residential (SURB) and developed with low density residential uses. The subject site and all surrounding lots are located in Jackson Township.

Comprehensive Plan

The Jackson Township Comprehensive Plan, adopted in 2010, recommends the subject area to develop as a park, which allows for playgrounds, sports fields and buildings commonly associated with the principal activity, including recreational centers.

A stream buffer and floodplain is identified on the subject site that is associated with the stream. It is recommended that construction, parking lots, dredging or filling not be permitted within the stream buffer area.

Staff believes that there is adequate area to be developed on the subject site outside of the stream buffer area, and that the request meets the adopted Plan's recommendations.

Technical Review Agencies

Franklin County Public Health

Approved the proposed wastewater treatment system design and location.

Franklin County Engineer's Office, Franklin County Drainage Engineer's Office, Franklin Soil and Water Conservation District & Jackson Township Zoning Department

Indicated no 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.*
Staff does not believe the request would be detrimental to the public health or safety or be injurious to surrounding properties.
2. *Circumstances of the request are unique to the property and not generally applicable to others.*
The stream completely separates the proposed 14.588-acre lot from the existing 60.25-acre lot, and any amendment to the proposed lot line would make it difficult for the property owners to maintain the property surrounding the stream.
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 shape of the stream has caused a hardship to the property owner by not allowing for the lot geometry requirements to be met.

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 split that would result in a lot that exceeds the maximum depth to width ratio and have side lot lines beyond five (5) degrees of perpendicular to Borror Road. The condition of approval is that the applicant must apply for and receive approval of a lot split application 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 for the applicant identified in Case No. 702-V with the condition recommended by Staff.

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following are proposed findings of fact:

If the resolution is supported, the following are proposed findings of fact for adoption by the PC:

_____ 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 for the applicant identified in Case No. 702-V results from applicant satisfying the criteria for granting a variance under Section 701.07.

Seconded by: _____

Voting:

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

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

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VICINITY MAP
NO SCALE

PROPOSED SITE:
77 PARKING SPACES
60,708 S.F. - PAVEMENT

EXPANSION:
87 PARKING SPACES
48,963 S.F. - PAVEMENT



RECEIVED
APR 12 2019
Franklin County Planning Department
Franklin County, OH

702-V

elimasian
engineering, LLC
10410 WOODCROFT CIRCLE
SUITE 200
OHIO 43127-2008
www.elimasian.com



CONCEPT PLAN
COVENANT CHURCH
BORROR RD., GROVE CITY, OH






DATE	2/6/19
SCALE	1" = 60'
SHEET NO.	1 OF 1
FILE NO.	JHA007

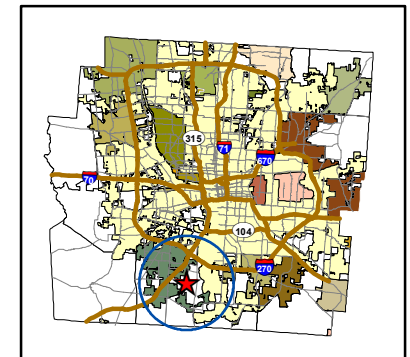


702-V

Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that would result in a lot that exceeds the maximum depth to width ratio and have side lot lines beyond five (5) degrees of perpendicular to Borrer Road.

Acres: 60.0
Township: Jackson

-  0 Borrer Road
-  Parcels
-  State Route
-  Streets
-  Floodway Fringe (100 year)
-  Floodway
-  Patzer Ditch Stream










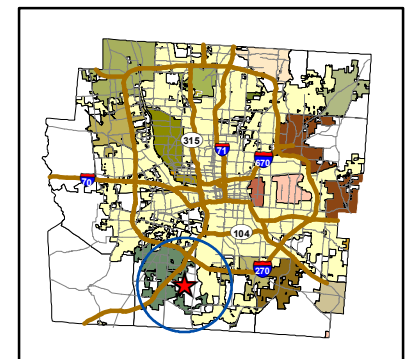


702-V

Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that would result in a lot that exceeds the maximum depth to width ratio and have side lot lines beyond five (5) degrees of perpendicular to Borrer Road.

Acres: 60.0
Township: Jackson

-  0 Borrer Road
-  Proposed Lot Line
-  Parcels
-  Floodway Fringe (100 year)
-  Floodway
-  Patzer Ditch Stream
-  Streets



STAFF REPORT

Planning Commission
May 8, 2019

Case: 703-V

Prepared by: Brad Fisher

Owner:	Laura Dalton
Applicant:	Keith Dalton
Township:	Jefferson Township
Site:	6979 Havens Road (PID #170-001519)
Acreage:	16.695-acres
Utilities:	Public water and sewer
Request:	Requesting a Variance from Section 502.01 of the Franklin County Subdivision Regulations to allow the creation of one lot that would not front on or have access to a publicly maintained roadway.

Summary

The applicant is requesting a Variance to allow a lot split that will result in a lot that would not front on or have access to a publicly maintained roadway. Staff recommends **denial** due to the request not satisfying the criteria necessary for granting a Variance.

Request

The site is located on the south side of Havens Road, east of Reynoldsburg-New Albany Road and across from Colts Neck subdivision in Jefferson Township. Existing development includes a 1,300 +/- square foot barn that was built in 1900 and a pond that is 0.5 +/- acres in size.

The request is to create a 1.443-acre lot in order to develop a single-family home. The lot would access Havens Road through a proposed shared access easement with the lot that is between Havens Road and the subject site. Lots are required to front along, and have access to a publicly maintained roadway. The proposed lot provides zero (0) feet of road frontage.

Surrounding Zoning and Land Use

The subject site and lots to the east, south and west are zoned Restricted Suburban Residential (RSR). Lots to the north are zoned Restricted Suburban Residential (RSR) and Exceptional Use (EU). All surrounding lots are developed as low-medium density residential in Jefferson Township. The minimum lot size in the RSR District is 1 acre with a minimum lot width of 60 feet at the right-of-way and 150 feet at the front line of the dwelling.

The applicant received approval from Jefferson Township on March 5, 2019 to allow for zero (0) feet of road frontage for the 1.443-acre lot.

Comprehensive Plan

The Jefferson Township 2050 – Comprehensive Plan, adopted by the Jefferson Township Board of Trustees in 2018, recommends the area for low density residential use, with the intent to retain an overall density that is lower than other areas of the township. The recommended minimum lot size is 1-acre, with

a maximum lot coverage of 20%, with the principal structure setback at least 110 feet from the street centerline.

Staff believes the request meets the Plan's recommendations.

Technical Review Agencies

Franklin County Engineer's Office

A shared access easement must be recorded to allow the 1.443-acre lot to gain access to Havens Road through 6979 Havens Road's existing drive prior to approval of a lot split application.

Franklin Soil & Water Conservation District

Indicated no concerns with the proposed lot split.

Jefferson Township

Approved a Variance and Zoning Compliance Application in March, 2019 to allow for the lot split as submitted.

Jefferson Water and Sewer District

A 20 foot easement located to the east of the existing drive at 6979 Havens Road would need to be dedicated to allow for a sewer line to reach the proposed lot.

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.*
Staff believes the proposed lot split will not be detrimental to public health or safety or be injurious to other property, however, if the request is approved it could set a precedent for allowing deviations from the Subdivision Regulations without a proven hardship or exceptional practical difficulty.
2. *Circumstances of the request are unique to the property and not generally applicable to others.*
No circumstance was identified by the applicant that would justify deviating from the road frontage and access requirement.

Jefferson Township placed a condition of approval on the Zoning Variance associated with this request that if the remaining 15.252-acres were to be developed the 1.443-acre lot would be required to gain access from any public or private road serving that development.

Staff notes that the existing 16.695-acre lot could be developed with a single-family home as it exists today while meeting the Zoning and Subdivision Regulations. Also, if the site were to gain access from a new roadway associated with a subdivision, the site would be required to be included on that plat.

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.*
Staff does not believe that a hardship would result as the existing lot could be developed with a single-family home without the need for a lot split.

Staff Recommendation

Based on Staff’s analysis, Staff recommends denial of the Variance request from Section 502.01 of the Franklin County Subdivision Regulations to allow the creation of one lot that would not front on or have access to a publicly maintained roadway due to the variance criteria found in Section 701 of the Franklin County Subdivision Regulations not being met.

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 502.01 of the Franklin County Subdivision Regulations as outlined in the request above for the applicant identified in Case No. 703-V results from the applicant satisfying the standards for granting a Variance under Section 701.07.

Seconded by: _____

Voting:

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

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



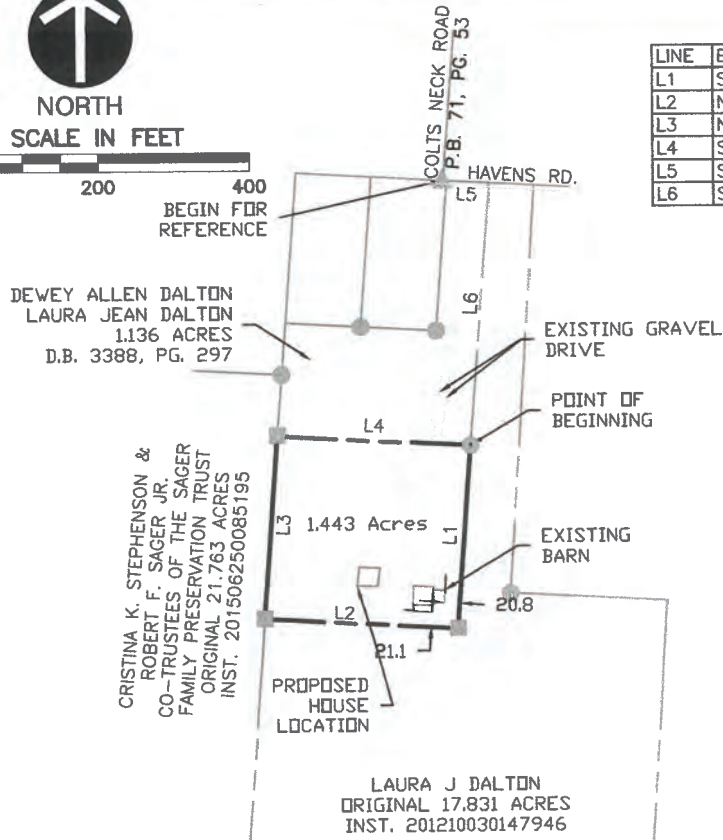
14450 St. Rt. 56 W. Mt. Sterling, OH 43143
 (614)774-8577 FAX(740)447-9865

1.143 ACRES

JEFFERSON COUNTY, FRANKLIN COUNTY, OHIO



LINE	BEARING	DISTANCE
L1	S 04°22'51" W	245.90'
L2	N 86°40'54" W	255.66'
L3	N 04°22'51" E	245.90'
L4	S 86°40'54" E	255.66'
L5	S 86°40'54" E	60.32'
L6	S 04°22'51" W	350.00'



RECEIVED

MAR 08 2019

Franklin County Planning Department
Franklin County, OH

012-19-LS

SITUATE

Situate in the State of Ohio, County of Franklin, Township of Jefferson, and lying in Section 1, Township 1, Range 16 of the United States Military District and being part of an original 17.831 acre tract being conveyed to Laura J. Dalton, by deed of record in Instrument Number 2012100301479416.

BASIS OF BEARINGS

The bearings are based on the centerline of Havens Road as bearing of South 86°40'54" East, as observed from GPS observations using the Ohio VRS Network South Coordinate

LEGEND

- ▲ 1" IRON PIN FOUND
- 5/8" IRON REBAR SET YELLOW CAP "BLUE 8382"
- 3/4" IRON PIPE FOUND



SURVEYOR'S CERTIFICATE

THIS EXHIBIT WAS BASED ON AN ACTUAL FIELD SURVEY BY BLUE-J SURVEYING, LLC IN JANUARY 2019.
 JENNIFER L. BLUE
 REGISTERED LAND SURVEYOR NO.: 8382
 DATE: 2-4-19

DRAWN BY: JB
 FIELD WORK BY: JB
 DATE: 1/7/19
 SCALE: 1" = 200'







JOB NUMBER
 DALTON

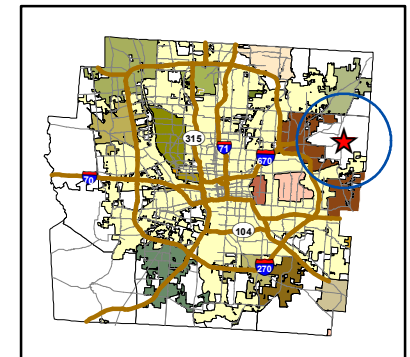


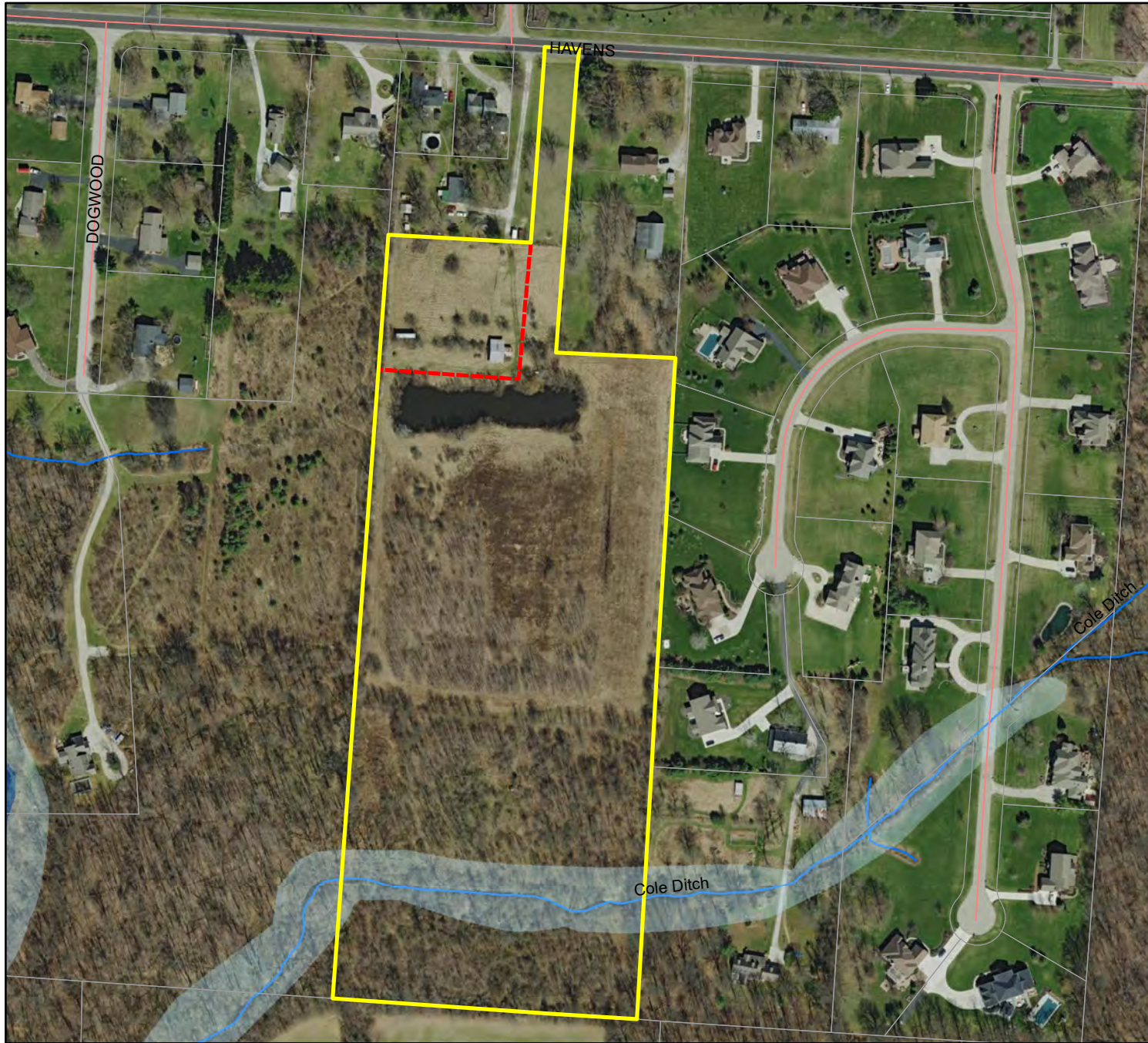
703-V

Requesting a Variance from Section 502.01 of the Franklin County Subdivision Regulations to allow the creation of one lot that would not front on or have access to a publicly maintained roadway.

Acres: 16.695
Township: Jefferson

-  6979 Havens Road
-  Parcels
-  Streets
-  Floodway Fringe (100 year)
-  Floodway
-  Cole Ditch Stream










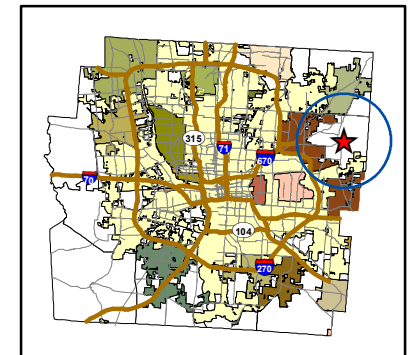


703-V

Requesting a Variance from Section 502.01 of the Franklin County Subdivision Regulations to allow the creation of one lot that would not front on or have access to a publicly maintained roadway.

Acres: 16.695
Township: Jefferson

-  6979 Havens Road
-  Proposed Lot Line
-  Parcels
-  Streets
-  Floodway Fringe (100 year)
-  Floodway
-  Cole Ditch Stream





BEFORE THE BOARD OF ZONING APPEALS JEFFERSON TOWNSHIP, FRANKLIN COUNTY OHIO

IN THE MATTER OF THE APPLICATION FOR VARIANCE OF:

CASE NO. VA19-000002

Name: DALTON LAURA J

Address: Parecl # 170-001519

Address of Subject Property: HAVENS RD

Request: Variance to allow lot split w/o required public frontage

NOTICE OF VARIANCE APPROVAL

This application came for a Public Hearing on March 5, 2019 for a variance request from the Jefferson Township Zoning Resolution. Based on a review of the application, evidence and exhibits presented by proponents and opponents, if any, the Board of Zoning Appeals finds that the requirements of Article X of the Jefferson Township Zoning Resolution have been met, and said application for variance should be granted for the reason that it meets the requirements of Section 1020.07 A.

It is therefore ordered that said variance be approved with the following conditions:

1. Applicant file application for lot split with Franklin County and follow any requirements that may be required by subdivision regulations.
2. Applicant submit SFR application within 12 months and obtain final compliance with 24 months or detached structure is razed.
3. SFR be located in such a manner tha when and if parent tract is developed with a public or private road, frontage is gained for a driveway.
4. Applicant submit application(s) for all minor improvemnts to include but not limited to detached, deck, patio, pool, fence, pergola, etc.
5. Applicant submit shared driveway access easement / maintenance agreement with SFR application.
6. No commercial activity from the detached structure unless meets zoning requirements or is approved as part of a conditional use.
7. Trailer located on property is removed.

Date of Approval

A handwritten signature in blue ink, appearing to read 'C. McCroskey', is written over a horizontal line.

By:
Charles McCroskey, Zoning Administrator/Inspector

STAFF REPORT

Planning Commission
May 8, 2019

Case: ZON-19-01

Prepared by: Brad Fisher

Owner/Applicant:	Hollywood Retail Ventures, LLC
Agent:	Donald Plank – Plank Law Firm, LPA
Township:	Franklin Township
Site:	4081-4201 W. Broad St. (PID #140-007182 & 140-007390)
Acreage:	10.76-acres
Utilities:	Public water and sewer
Request:	Requesting to rezone from the General Industrial (GI) district to the Community Service (CS) district.

Summary

The applicant is requesting a rezoning from the General Industrial (GI) district to the Community Service (CS) district to legitimize existing uses and allow for all uses found in the Community Service (CS) district. The request is consistent with recommendations of the Westland Area Interim Development Framework. Staff recommends approval.

Request

The site is located at the southwest corner of W. Broad Street and Georgesville Road, in Franklin Township. A shopping center was developed on the site in the mid 1980's and includes four (4) structures. There are five (5) existing access drives, two (2) along W. Broad Street and three (3) along Georgesville Road.

The applicant is requesting a rezoning to allow for the use of a grocery store and check cashing establishment. If the rezoning is approved, the site may be used for any permitted use in the Community Service (CS) district that complies with the applicable development standards.

Surrounding Land Use/Zoning

Properties to the north, south and west are zoned General Industrial (GI) and Community Service (CS) in Franklin Township. These properties have been developed as follows: gas station, apartment buildings and small commercial businesses to the north, a coffee shop and two (2) banks to the south, and the vacant Westland Mall site to the west. Hollywood Casino is to the east and zoned Commercial in the City of Columbus.

Comprehensive Plan

The Westland Area Interim Development Framework, adopted in 2010, contains a Future Land Use Map and Development Principals that recommend this property for a full range of commercial and multi-family residential uses. Corresponding zoning districts include: Suburban Apartment Residential (R-24),

Suburban Office (SO), Neighborhood Commercial (NC), Community Commercial (CC), and Community Service (CS) districts.

The requested zoning district is consistent with the Plan's future land use recommendation and Goal Statements.

Staff Analysis

Existing zoning – General Industrial:

The General Industrial (GI) district is provided for heavy manufacturing and extensive industrial uses not provided for in other industrial zoning districts. These industrial uses generally require large sites and a total range of services and facilities, including appropriate access to highly developed and integrated transportation facilities. These industries typically operate from enclosed structures, but often have large open storage and service areas where some part of the production process may take place.

Proposed zoning – Community Service:

The Community Service (CS) district is provided for large item commercial sales, service and repair establishments. The trade area population served by these establishments require easy access to major traffic routes. The Community Service district is the most intense commercial zoning district and allows for all uses permitted in the Suburban Office (SO), Neighborhood Commercial (NC) and Community Commercial (CC) districts.

Development Standards

- *Lot Size*- No minimum, except for automobile retailers which require one (1) acre.
- *Lot Width*- No minimum, except for automobile retailers which require 200 feet.
- *Landscaped Open Space*- 20% of the total lot area.
- *Side Yard*- $\frac{1}{4}$ the sum of the height and width of the structure or 25 feet, whichever is greater. Ten (10) feet when adjacent to another commercial district.
- *Rear Yard*- $\frac{1}{4}$ the sum of the height and width of the structure or 25 feet, whichever is greater.
- *Front Green Belt*- 15 feet wide, between the street right-of-way line and any paved area.

The site is subject to the Smart Growth Overlay design standards if redeveloped in the future.

Technical Agency Review

Franklin County Engineer's Office and Franklin Soil & Water Conservation District

Indicated no concerns with the proposed rezoning.

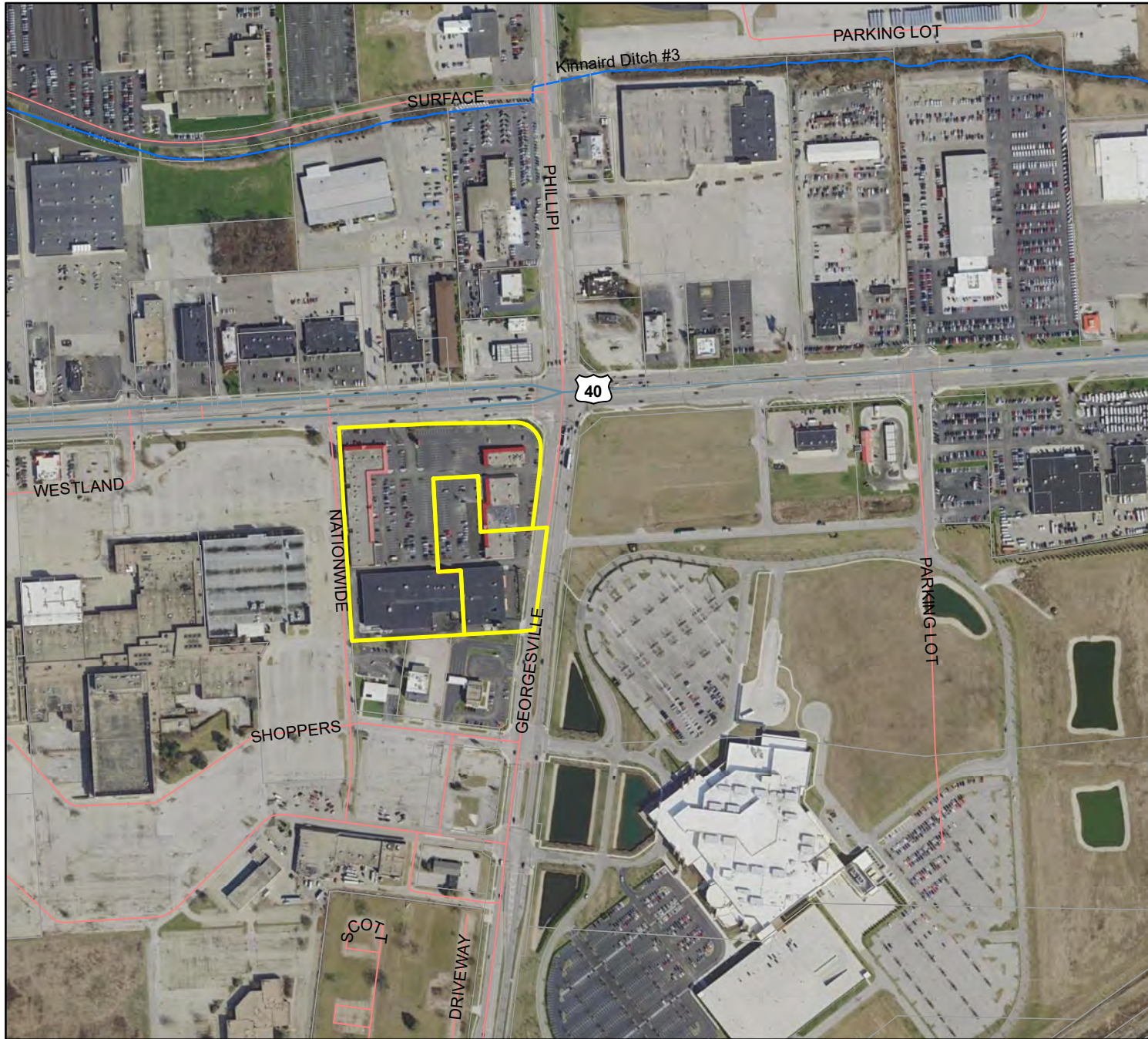
Staff Review

The proposed rezoning keeps with the land use recommendation of the adopted comprehensive plan and meets the intent of the Community Service (CS) district by allowing for a wide range of services to the community.

Staff believes that the proposed rezoning advances the general health, safety and welfare of the public by encouraging appropriate use and development of the land affected and the overall development of the surrounding area.

Staff Recommendation






Staff recommends approval of the request to rezone from the General Industrial (GI) district to the Community Service (CS) district.

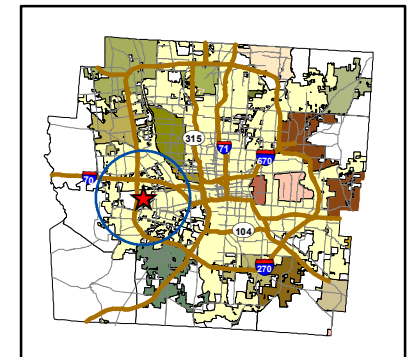


ZON-19-01

Requesting to rezone from the General Industrial (GI) district to the Community Service (CS) district.

Acres: 10.76
Township: Franklin

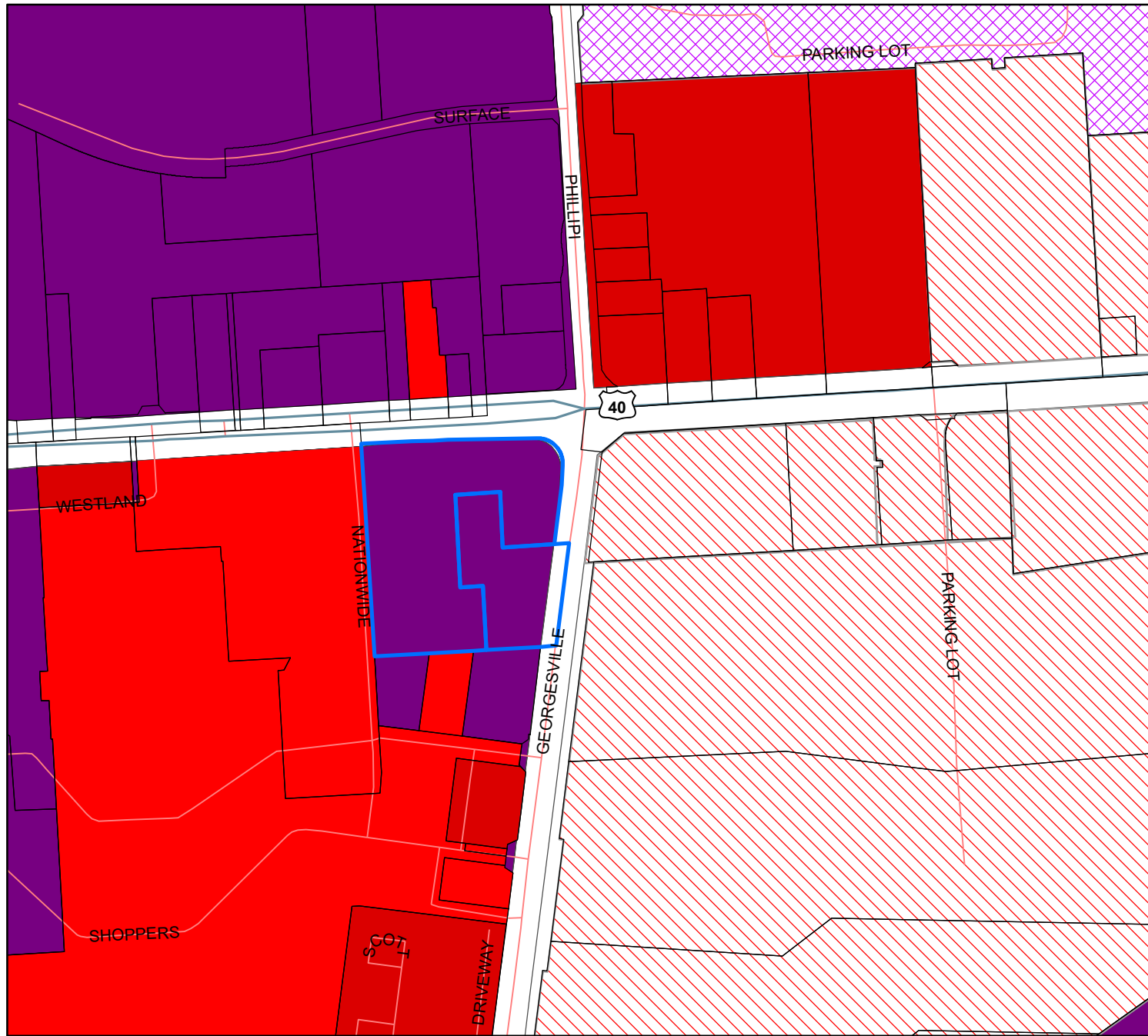
-  4081-4089 West Broad Street
-  Parcels
-  US Route
-  Streets
-  Kinnaird Ditch #3



ZON-19-01

Requesting to rezone from the General Industrial (GI) district to the Community Service (CS) district.

Acres: 10.76
Township: Franklin



4081-4089 West Broad Street

Parcels

US Route

Streets

Franklin County Zoning

Community Service

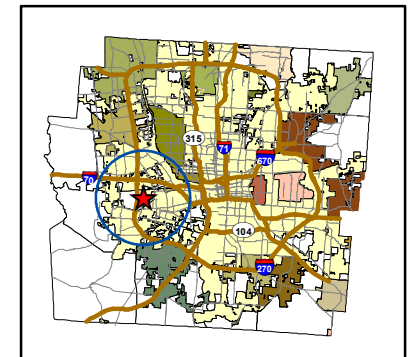
General Industrial

Rural

Columbus Zoning

Commercial

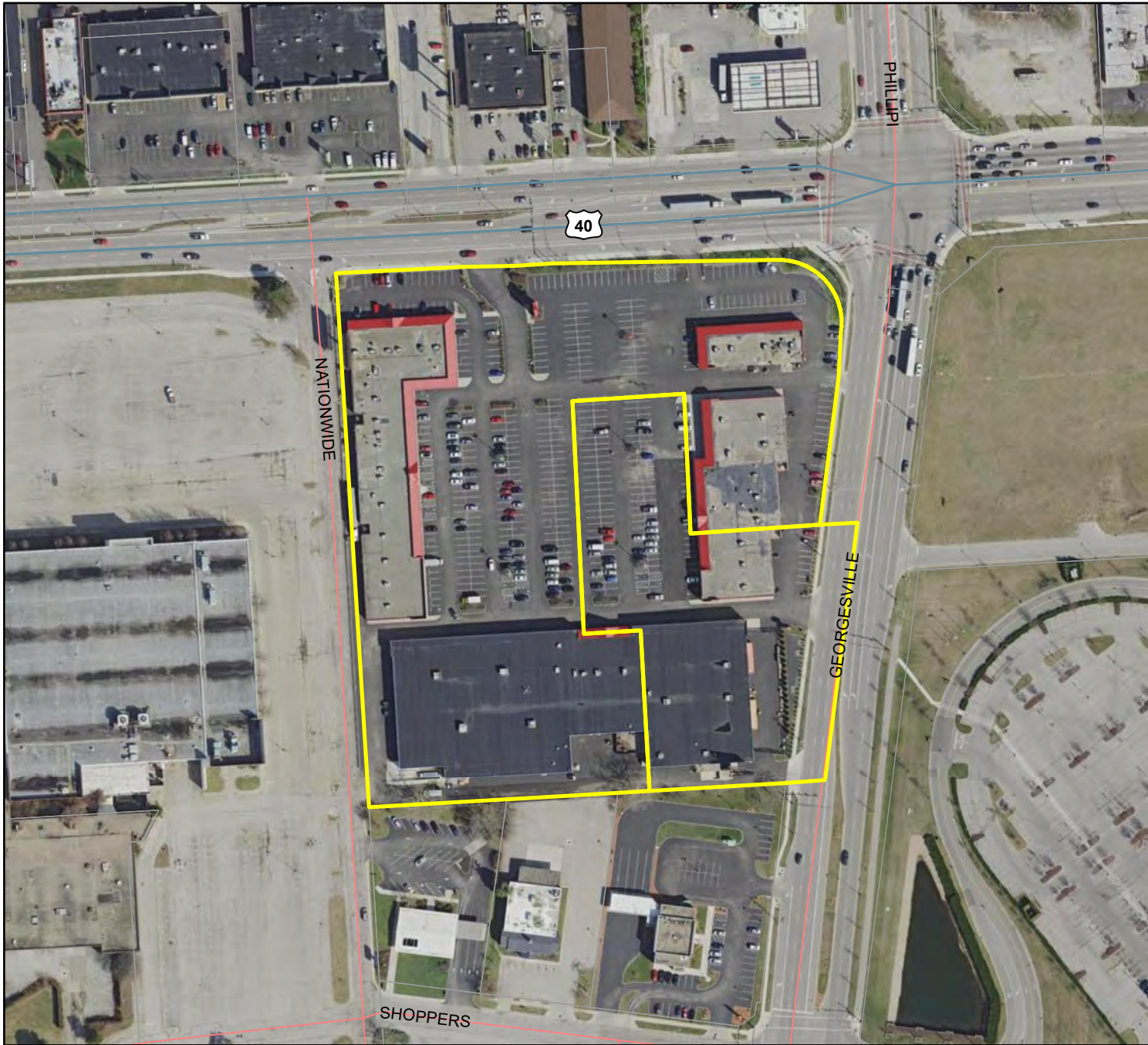
Manufacturing







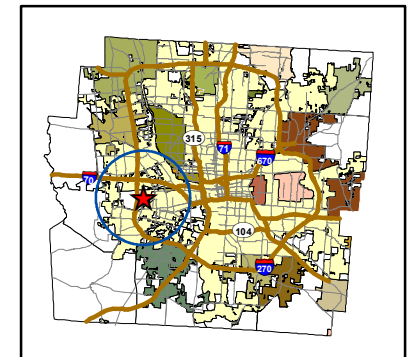
ZON-19-01

Requesting to rezone from the General Industrial (GI) district to the Community Service (CS) district.

Acres: 10.76
Township: Franklin



-  4081-4089 West Broad Street
-  Parcels
-  US Route
-  Streets



STAFF REPORT

Planning Commission
May 8, 2019

Case: ZON-19-02

Prepared by: Brad Fisher

Owner:	RES – CARE Ohio, Inc.
Applicant:	Gracehaven – Central Ohio Youth For Christ
Agent:	Thomas Mallory – Mallory Law Office
Township:	Clinton Township
Site:	4133 Karl Rd. (PID #130-000076)
Acreage:	4.82-acres
Utilities:	Public water and sewer
Request:	Requesting to rezone from the Rural district to the Suburban Office and Institutional (SO) district.

Summary

The applicant is requesting a rezoning from the Rural district to the Suburban Office and Institutional (SO) district. The request is consistent with recommendations of the Northland 1 Area Plan. Staff recommends *approval*.

Request

The site is located on the west side of Karl Road, north of Ferris Road, in Clinton Township. The site was developed by the State of Ohio with garden style apartments in the early 1980's, and includes six (6) apartment buildings and one (1) office building. Approximately 2.2-acres of the property to the rear is vacant, wooded land.

The applicant desires to utilize the property as it was initially developed, as a group home that provides care for its residents. The group home would focus on the care of individuals between 12 and 17 years of age. If the rezoning is approved, the site may be used for any permitted use in the Suburban Office and Institutional (SO) district that complies with the applicable development standards.

Surrounding Land Use/Zoning

Properties to the north and south are zoned Institutional and developed with apartments and senior living. Properties to the west and east are zoned Residential and developed with medium density single-family homes, and St. Francis Desales High School. All surrounding properties are located in the City of Columbus.

Comprehensive Plan

The Northland 1 Area Plan, adopted in 2014 by the City of Columbus, contains a Future Land Use Map and Guidelines that recommend this property for institutional uses, which allows for schools, government

property and houses of worship. A broad range of adaptive reuses may be appropriate, which include education, housing and healthcare.

The requested zoning district is consistent with the Plan's future land use recommendations.

Staff Analysis

Existing zoning – Rural:

The Rural district is intended for agricultural and residential development in areas where there is a lack of public utilities and other resources. Permitted uses include: single-family dwelling, home occupation, school, park, religious use, adult family home and daycare.

Proposed zoning – Suburban Office:

The Suburban Office and Institutional (SO) district is intended for office and institutional development that is located independently or clustered, and provides for landscaped open space surrounding the development. Uses permitted in the Suburban Office and Institutional (SO) district are appropriate near residential neighborhoods and suburban areas provided the applicable development standards are met.

Development Standards

- *Lot Size*- No minimum
- *Lot Width*- No minimum
- *Landscaped Open Space*- 20% of the total lot area
- *Side Yard*- (Residential) $\frac{1}{4}$ the sum of the height of the structure and the length of the wall most nearly parallel to the side lot line, but no less than 15 feet.
(Commercial) 10 feet
- *Rear Yard*- (Residential) $\frac{1}{4}$ the sum of the height of the structure and length of the wall most nearly parallel to the rear lot line, but no less than 15 feet
- *Front Green Belt*- 15 feet wide, between the street right-of-way line and any paved area
- *Front Building Setback Line*- 100 feet from street centerline

Technical Agency Review

No Technical Agencies indicated any concerns with the proposed rezoning.

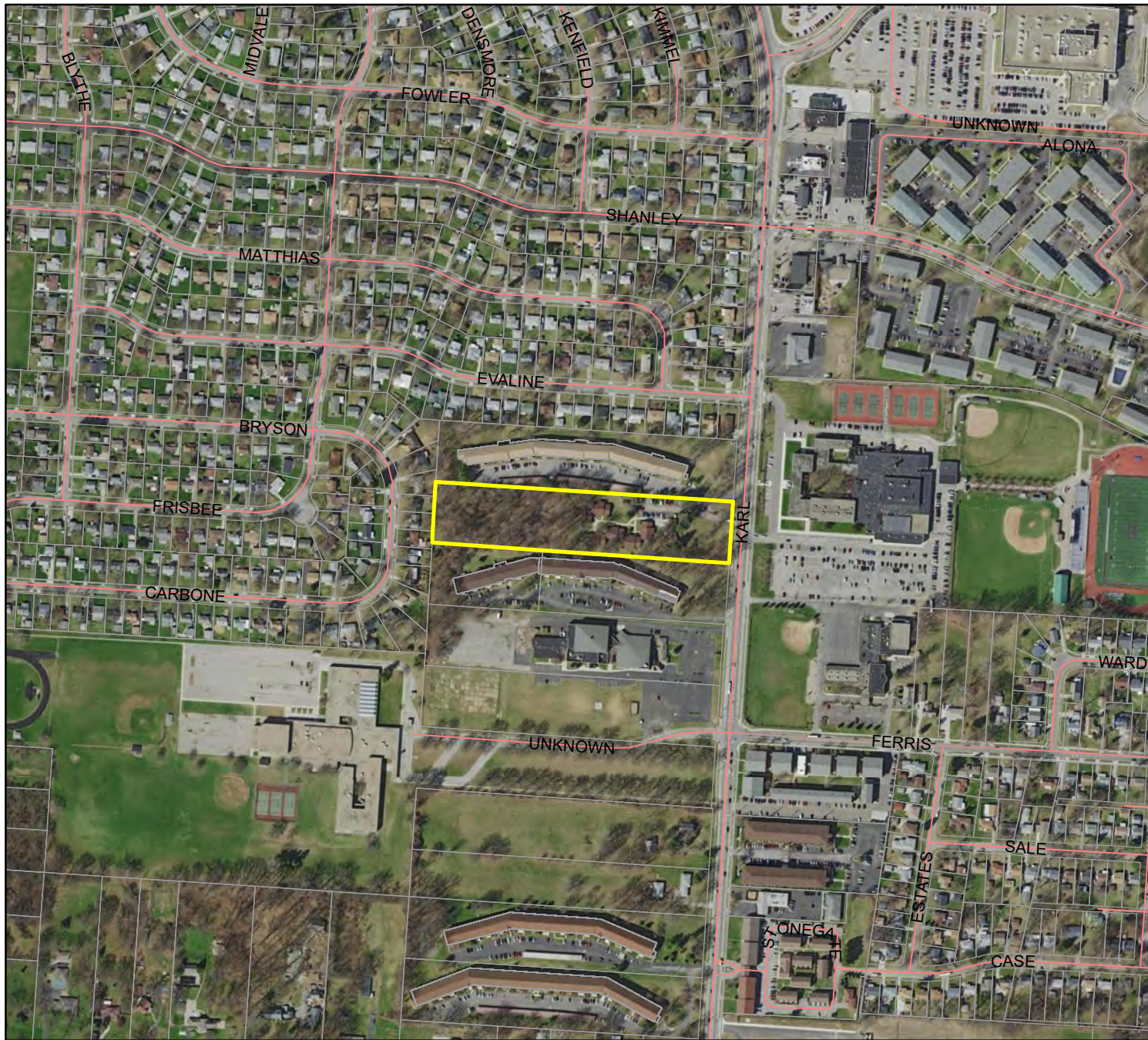
Staff Review

The proposed rezoning keeps with the land use recommendation of the adopted area plan and meets the intent of the Suburban Office and Institutional (SO) district by allowing for a uses that could serve the nearby residential neighborhood.

Staff believes that the proposed rezoning advances the general health, safety and welfare of the public by encouraging appropriate use and development of the land affected and the overall development of the surrounding area.

Staff Recommendation

Staff recommends approval of the request to rezone from the Rural district to the Suburban Office and Institutional (SO) district.

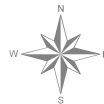
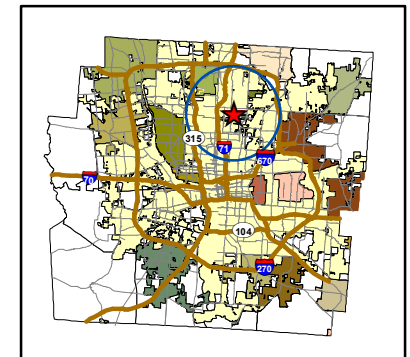


ZON-19-02

Requesting to rezone from the Rural district to the Suburban Office (SO) district.

Acres: 4.82
Township: Clinton

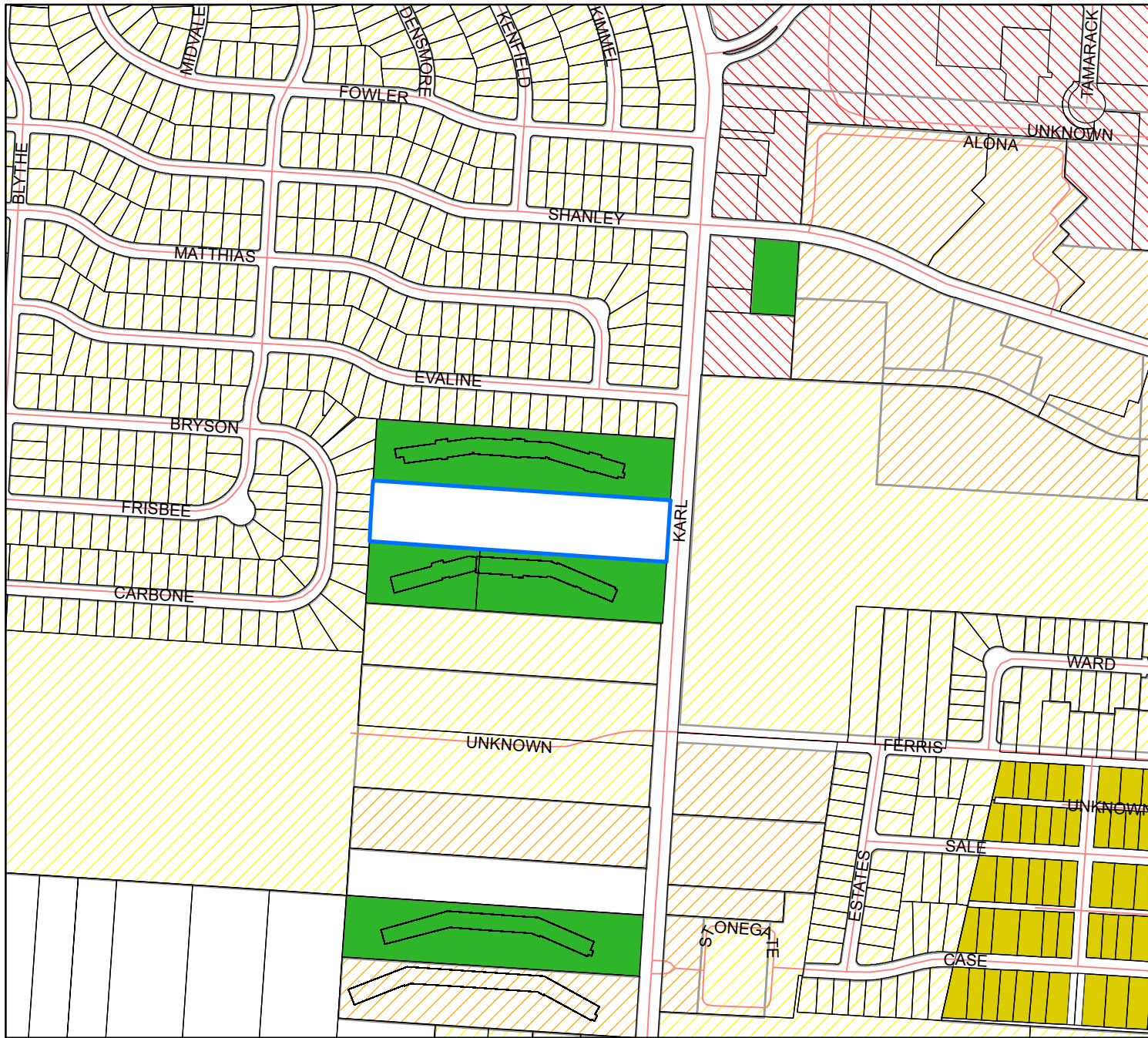
- 4133 Karl Road
- Parcels
- Streets



ZON-19-02

Requesting to rezone from the Rural district to the Suburban Office (SO) district.

Acres: 4.82
Township: Clinton



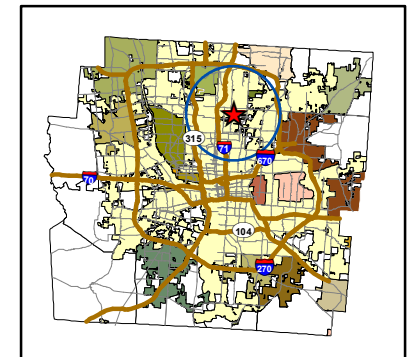
- 4133 Karl Road
- Parcels
- Streets

Franklin County Zoning

- Urban Residential
- Rural

Columbus Zoning

- Residential
- Multi-family
- Commercial
- Institutional





ZON-19-02

Requesting to rezone from the Rural district to the Suburban Office (SO) district.

Acres: 4.82
Township: Clinton

- 4133 Karl Road
- Parcels
- Streets

