

# Franklin County Planning Commission

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

Wednesday, June 12, 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 May 8, 2019 meeting
5. New Business

## i. 692-PP-R – Matt Brown

<b>Owner:</b>	New Albany Co., LLC, Catherine Chisolm, Louis & Marsha Mampieri, Kallal Clark State South, LLC, Kallal McOwen, LLC, Kallal Clark State North, LLC,
<b>Applicant:</b>	M/I Homes of Central Ohio
<b>Engineer:</b>	EMH&T - Jeff Strung
<b>Township:</b>	Jefferson Township
<b>Site:</b>	8070 Clark State Rd. (PID #170-000238), 8015 McOwen (PID #170-000051), 8101 Clark State Rd. (PID #170-000179), 7555 Morse Rd. (PID #170-000345), 7645 Morse Rd. (PID #170-0002347), 4343 Dixon Rd. (PID #170-000527), Morse Rd. (170-000580), 8008 McOwen Rd. (170-001292)
<b>Acreage:</b>	374.100-acres
<b>Request:</b>	Requesting a Preliminary Plan revision of the Farms at Jefferson conditions of Preliminary Plan approval.

## ii. 704-V – Brad Fisher

<b>Owner/Applicant:</b>	Zion Evangelical Lutheran Church
<b>Township:</b>	Hamilton Township
<b>Site:</b>	1100 Obetz Rd. (PID #150-000678)
<b>Acreage:</b>	10.000-acres
<b>Utilities:</b>	Public water and sewer
<b>Request:</b>	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that would have a side lot line beyond five (5) degrees of perpendicular to Obetz Road.

**iii. JEFF-19-01 – Brad Fisher**

<b>Owner:</b>	GWJ Holdings II LTD
<b>Agent:</b>	David Hodge
<b>Township:</b>	Jefferson Township
<b>Site:</b>	6057 Taylor Rd. (PID #170-000078), 985 Taylor Station Rd. (PID #170-000814), 1035 Taylor Station Rd. (PID #170-000815), 975 Taylor Station Rd. (PID #170-000868)
<b>Acreage:</b>	5.860-acres
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting to rezone from the Limited Industrial district to the Planned Commercial district.

**6. Adjournment of Meeting to July 10, 2019**



Franklin County  
Board of Commissioners

**ECONOMIC DEVELOPMENT  
& PLANNING**

**MINUTES OF THE  
FRANKLIN COUNTY PLANNING COMMISSION  
Wednesday, May 8, 2019**

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, May 8, 2019.

Present were:

Nancy White, Chairperson  
Tim Guyton, Vice Chairperson  
Dan Blechschmidt  
Roxyanne Burrus  
Ashley Hoye  
Chet Chaney  
Annie Ryznar

Franklin County Economic Development and Planning Department:  
Matt Brown, Planning Administrator  
Brad Fisher, Planner

Chairperson White opened the hearing.

Mr. Matt Brown swore in all witnesses.

The first order of business being the approval of the meeting minutes from the April 10, 2019, meeting. Ms. Burrus made a motion to approve the minutes from the April 10, 2019, meeting. It was seconded by Mr. Guyton. The minutes were approved by a six-to-zero vote.

**NEW BUSINESS:**

The next order of business being Case No. 660-PP-E. Mr. Matt Brown presented the case to the Franklin County Planning Commission. The property owner is Braumiller Development. The engineer for this development is Jeffrey Strung of EMH&T. This subdivision is named Villages at Galloway. It's located in Prairie Township on the west side of Galloway Road north of O'Harra Road. The site will be served by public water and sewer. The acreage of the site is 41.8 acres. The applicant is 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. Mr. Chaney made a motion to conditionally approve Case No. 660-PP-E with 12 recommended staff conditions. It was seconded by Mr. Blechschmidt. The motion was approved by a seven-to-zero vote.

The next order of business being Case No. 702-V. Mr. Brad Fisher presented the case to the Franklin County Planning Commission. The owner and applicant is RHM Elliot, LLC. The agent is Scott Schaeffer of KSR. It's located in Jackson Township. There's no address associated with this lot on Borrer Road. It is 60.25 acres in size. The lot to be split is able to be provided private water and wastewater. The applicant is 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 degrees of perpendicular to the road. Mr. Blechschmidt made a motion to conditionally approve Case No. 702-V. It was seconded by Mr. Chaney. The motion was approved by a seven-to-zero vote. Mr. Blechschmidt made a motion to approve findings of fact. It was seconded by Mr. Chaney. The motion was approved by a seven-to-zero vote.

The next order of business being Case No. 703-V. Mr. Brad Fisher presented the case to the Franklin County Planning Commission. The owner is Laura Dalton. The applicant is Keith Dalton. The site is located in Jefferson Township at 6979 Havens Road. It is 16.695 acres in size. The new lot has the ability to connect to public water and sewer. The request is for a variance from Section 502.01 of the Franklin County Subdivision Regulations to allow for the creation of one lot that would not front on or have access to a publicly maintained roadway. Mr. Chaney made a motion to approve Case No. 703-V. It was seconded by Mr. Blechschmidt. The motion failed by a six-to-one vote.

The next order of business being Case No. ZON-19-01. Mr. Brad Fisher presented the case to the Franklin County Planning Commission. The owner and applicant are Hollywood Retail Ventures, LLC. The agent on the case is Donald Plank, of the Plank Law Firm. The site is located in Franklin Township. Its multiple parcels, two sites, are 4081 to 4201 West Broad Street. The total acreage is 10.76. The site is served by public water and sewer. The applicant is requesting to rezone from the General Industrial District to the Community Service District. Mr. Chaney made a motion to conditionally approve Case No. ZON-19-01. It was seconded by Ms. Burrus. The motion was approved by a seven-to-zero vote.

The next order of business being Case No. ZON-19-02. Mr. Brad Fisher presented the case to the Franklin County Planning Commission. The owner is RES-CARE Ohio, Inc. The applicant is Gracehaven - Central Ohio Youth for Christ. The agent handling the case is Thomas Mallory of Mallory Law Office. The site is located in Clinton Township, 4133 Karl Road. It's 4.82 acres in size and served by public water and sewer. The applicant is requesting to rezone from the Rural District to the Suburban Office and Institutional District. Mr. Blechschmidt made a motion to approve Case No. ZON-19-02. It was seconded by Mr. Chaney. The motion was approved by a six-to-zero vote with one abstention.

Mr. Chaney made a motion to adjourn. It was seconded by Ms. Burrus. And, thereupon, the meeting was adjourned at 2:29 p.m.

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Signature

Minutes of the May 8, 2019, Franklin County Planning Commission hearing were approved this 12th day of June, 2019.

## STAFF REPORT

Planning Commission  
June 12, 2019

### Case 692-PP-R

Prepared by: Matt Brown

<b>Applicant:</b>	M/I Homes of Central Ohio LLC – Jason Francis
<b>Engineer:</b>	EMH&T – Jeff Strung
<b>Township:</b>	Jefferson Township
<b>Site:</b>	8070 Clark State Rd. (PID #170-000238) 8015 McOwen Rd. (PID #170-000051) 8101 Clark State Rd. (PID #170-000179) 7555 Morse Rd. (PID #170-000345) 7645 Morse Rd. (PID #170-000347) 4343 Dixon Rd. (PID #170-000527) Morse Rd. (PID #170-000580) 8008 McOwen Rd. (PID #170-001292)
<b>Acreage:</b>	374.1- acres
<b>Utilities:</b>	Public water and sewer
<b>Request:</b>	Requesting a Preliminary Plan revision of the Farms at Jefferson conditions of Preliminary Plan approval.

### Background Information and Request

On May 15, 2018 the subject properties were rezoned to allow for the proposed Farms at Jefferson subdivision by the Jefferson Township Board of Trustees. The Franklin County Planning Commission approved the Preliminary Plan for the Farms at Jefferson subdivision on July 11, 2018 with 14 conditions. The approved Preliminary Plan allows for the development of a 372 lot single-family subdivision with 265.9 acres of open space contained in 17 reserves. The subdivision will be built in nine (9) phases.

The 14 conditions of approval were as follows:

1. The applicant must provide copies of all permit applications, related correspondences and any associated wetland mitigation plans with the Stormwater Management Report at the time of filing for Construction Plan approval. Copies of approved Federal (404) and State (401) permits must be provided prior to construction, if permits are required. *Any mitigation required as a result of the wetland disturbances needs to occur within the HUC-12 watershed.* [Emphasis added]
2. The agricultural land located in Reserves “N” and “O” must be permanently stabilized with native vegetation when no longer used for agricultural purposes. The method of stabilization needs to be addressed in the Stormwater Pollution Prevention Plan submitted with Construction Plans.
3. The applicant must receive approval of the Traffic Impact Study from the Franklin County Engineer’s office prior to Final Plat approval of Phase 1.
4. The applicant must construct or bond any site access improvements warranted by the Traffic Impact Study prior to Final Plat approval of Phase 1.
5. The applicant must contribute towards any off-site improvements warranted by the Traffic Impact Study, or as deemed necessary by the Engineer’s office, prior to Final Plat approval of Phase 1.
6. The applicant must develop bridge plans and receive approval of said plans from the Engineer’s office prior to Final Plat approval of Phase 1.
7. The applicant must dedicate right-of-way along Clark State Road if the pedestrian bridge extends beyond the limits of the current right-of-way prior to Final Plat approval of Phase 1.

8. The applicant must execute a maintenance agreement with the Engineer's office for the bridge and associated improvements prior to Final Plat approval of Phase 1.
9. All stormwater infrastructure must to comply with the Franklin County Stormwater Drainage Manual.
10. Reserve labels need to be revised at the time of applying for Final Plat approvals to address reserve areas bisected by phase boundaries.
11. The correct Flood Insurance Rate Map panel numbers and effective dates must be included in a note on the Final Plat for each phase.
12. Reserves "N"- "Q" need to be included in the Final Plat for Phase 1.
13. A declaration of covenants and deed restrictions must be provided with the Final Plat for Phase 1, address all requirements of Section 508 of the Subdivision Regulations and apply to all subsequent phases. The Homeowners Association must be established prior to Planning Commission signing the Final Plat for Phase 1.
14. Riparian Setback Areas must be delineated as required by Section 405.15 of the Subdivision Regulations and in accordance with the adopted zoning requirements. The means of delineation must be identified on Construction Plans.

The applicant is requesting a revision to the first condition of the approved Preliminary Plan and is not proposing any changes to the Preliminary Plan approved in 2018.

#### **Requested revision**

The subdivision will result in wetland impacts that must be mitigated in accordance with State and Federal regulations. These impacts are permitted by the Franklin County Subdivision Regulations as the wetlands are not located in Riparian Setback Areas.

The applicant is requesting that the last sentence in the first condition be removed. The applicant has provided a letter, included in the case materials, that explains the reasoning behind the requested revision.

#### **Technical Review Agency Comments**

No Technical Review Agencies expressed any concerns with the requested revision.

#### **Staff Review**

The original Staff recommendation for wetland mitigation to occur in the HUC-12 watershed was based on a recommendation contained within the Franklin County Subdivision Regulations. At the time of making the recommendation, Staff was unaware that there were no wetland mitigation banks located within the development site's HUC-12 watershed. Based on the fact that there are no mitigation banks in the HUC-12 watershed Staff recognizes that the original recommendation is not appropriate.

#### **Staff Recommendation**

Staff recommends approval of the requested revision to condition number one (1) of the original Farms at Jefferson preliminary plan approval with the remaining 13 conditions being unchanged.

If approved, the revised condition will read:

1. The applicant must provide copies of all permit applications, related correspondences and any associated wetland mitigation plans with the Stormwater Management Report at the time of filing for Construction Plan approval. Copies of approved Federal (404) and State (401) permits must be provided prior to construction, if permits are required.

#### **Possible motion**

For your convenience, the following is a possible motion for the request:

I move to approve the applicant's request to revise condition number one (1) of the Farms at Jefferson Preliminary Plan approval by eliminating the last sentence of condition number one (1) and keeping the remaining 13 original conditions unchanged.



Engineers, Surveyors, Planners, Scientists

May 1, 2019

Mr. Matt Brown  
Planning Administrator  
Franklin County Economic Development & Planning Department  
The Lazarus Building  
150 South Front Street, FSL Suite 10  
Columbus, Ohio 43215

**Subject: Wetland Mitigation for Farms at Jefferson Phase 1 and 2**

Dear Matt,

On behalf of M/I Homes of Central Ohio, EMH&T is providing the enclosed information regarding the wetland mitigation provided for the Farms at Jefferson Phase 1 and 2 project in Jefferson Township, Franklin County, Ohio.

The preliminary plan approval provided by the Franklin County Planning Commission on July 11, 2018 (case number 692-V&PP) included a condition that stated, "Any mitigation required as a result of the wetland disturbances needs to occur within the HUC-12 watershed." Wetland mitigation was provided by purchasing credits from the Stream + Wetlands Foundation (S+WF) Big Darby Hellbranch Wetland Mitigation Bank. The mitigation agreement with S+WF was executed on March 8, 2019 (attached). The Big Darby Hellbranch Wetland Mitigation Bank is located outside of the project site's HUC-12 watershed (Headwaters Blacklick Creek, 05060001-15-03), but within the same larger HUC-8 basin (Upper Scioto, 05060001).

Wetland mitigation is subject to multiple state and federal laws and regulations, including Ohio Revised Code Chapter 6111, Ohio Administrative Code Chapter 3745-1, Section 404 of the Clean Water Act (33 U.S.C. 1344), and 33 CFR Part 332. Pursuant to OAC 3745-1-54(E), ORC 6111.30(I) and 33 CFR Part 332.3(b) (attached), compensatory mitigation shall be approved in accordance with the following hierarchy:

- 1) At a mitigation bank approved in accordance with 33 CFR 332.8, with a service area including the same watershed as the location of the proposed wetland impacts that provides credits for the appropriate wetland category and type.
- 2) Through an in-lieu fee mitigation program approved in accordance with 33 CFR 332.8, with a service area including the same watershed as the location of the proposed wetland impacts that provides credits for the appropriate wetland category and type.
- 3) At a permittee-responsible compensatory mitigation site located in accordance with 33 CFR 332.3(b).

Per 33 CFR Part 332.8, for mitigation banks and in-lieu fee programs, the service area is the "...geographic area within which the mitigation bank or in-lieu fee program is authorized to provide compensatory mitigation required by DA permits. The service area must be appropriately sized to ensure that the aquatic resources provided will effectively compensate for adverse environmental impacts across the entire service area." As described in the approved instrument for the Big Darby Hellbranch mitigation bank, its service area includes the entire Upper Scioto HUC-8 basin and portions of the Lower Scioto River HUC-8 basin.

Pursuant to ORC 6111.30(I), "...mitigation projects shall be approved in accordance with the hierarchy specified in 33 C.F.R. 332.3 unless the director determines that the size or quality of the impacted resource necessitates reasonably identifiable, available, and practicable mitigation conducted by the applicant." Per

Ohio EPA, failure to provide sufficient justification for deviations from this hierarchy may result in action to deny a permit application.

The credits purchased from the Big Darby Hellbranch Wetland Mitigation Bank for the subject project complies with the hierarchy specified by state and federal regulation, as the primary service area of the mitigation bank includes the entire Upper Scioto HUC-8 basin. No mitigation banks are located in the HUC-12 watershed of the project site. Therefore, the condition provided with the preliminary plan approval contravenes state and federal law regarding the mitigation hierarchy.

Compliance with the mitigation condition made by the Franklin County Planning Commission would jeopardize state and federal permit approval of the project. Therefore, we request that the Planning Commission remove the condition regarding mitigation as it conflicts with state and federal regulation.

We appreciate your consideration of this matter. If you have any questions or require additional information, please contact me at (614) 775-4515 or [rmilligan@emht.com](mailto:rmilligan@emht.com).

Sincerely,



Robert F. Milligan  
Director of Environmental Services  
Principal

Copies: Jeff Strung, EMH&T  
Jason Francis, M/I Homes



[Comment: Additional information on the public need demonstration can be found on pages 6 to 7 of the ORAM manual, as cited in rule [3745-1-50](#) of the Administrative Code.]

(iv) The lowering of water quality is necessary to accommodate important social or economic development in the area in which the water body is located.

(v) Storm water and water quality controls will be installed in accordance with paragraph (D)(2) of this rule.

(vi) The wetland is not scarce regionally or statewide, or if the wetland is scarce, the project will cause only a short-term disturbance of water quality that will not cause long-term detrimental effects.

(vii) Compensatory mitigation. The designated use is replaced by a category 3 wetland, of equal or higher quality, in accordance with table E-1 of this rule.

(2) Appropriate storm water control measures shall be installed to ensure that peak post-development rates of surface water runoff from the impacted wetland site do not exceed the peak pre-development rates of runoff from the on-site wetlands, for all categories of wetlands. Water quality improvement measures shall be incorporated into the design of the storm water control measures to the maximum extent practicable. Examples of these measures include, but are not limited to, incorporating vegetated areas in the storm water control plans.

**(E) Compensatory mitigation requirements.**

(1) The compensatory mitigation type and location shall be provided in the following preferred order:

(a) At a mitigation bank, approved in accordance with 33 C.F.R. Part 332.8, with a service area including the same watershed as the location of the proposed wetland impacts that provides credits for the appropriate wetland category and type.

(b) Through an in-lieu-fee program, approved in accordance with 33 C.F.R. Part 332.8, with a service area including the same watershed as the location of the proposed wetland impacts that provides credits for the appropriate wetland category and type.

(c) At a permittee-responsible compensatory mitigation site located in accordance with 33 C.F.R. Part 332.3(b).

(2) Deviations from the preferred order established in paragraph (E)(1) of this rule require a demonstration of all of the following:

(a) Description of the available credits for each approved mitigation bank or in-lieu fee program with a service area including the same watershed as the location of the proposed wetland impacts.

(b) Description of the costs associated with the proposed compensatory mitigation and each preceding option outlined in paragraph (E)(1) of this rule.

(c) Discussion of how the proposed compensatory mitigation will provide a greater ecological benefit than each preceding option outlined in paragraph (E)(1) of this rule.

(3) Compensatory mitigation shall be in-kind unless there is a compelling ecological reason that it should not be. The director may consider compensatory mitigation at a forested wetland mitigation location for impacts to a non-forested wetland site.

(4) Compensatory mitigation ratios.

Table E-1

Category of wetland impacted	Wetland type	Minimum mitigation ratio	Wetland replacement category
1	Non-forested	1.5: 1	2 or 3

(D) If the director determines that there is significant public interest in a public hearing as evidenced by the public comments received concerning the application and by other requests for a public hearing on the application, the director or the director's representative shall conduct a public hearing concerning the application. Notice of the public hearing shall be published by the applicant, subject to review and approval by the director, at least thirty days prior to the date of the hearing in a newspaper of general circulation in the county in which the project that is the subject of the application is to take place. If a public hearing is requested concerning an application, the director shall accept comments concerning the application until five business days after the public hearing. A public hearing conducted under this division shall take place not later than one hundred days after the application is determined to be complete.

(E) The director shall forward all public comments concerning an application submitted under this section that are received through the public involvement process required by rules adopted under this chapter to the applicant not later than five business days after receipt of the comments by the director.

(F) The applicant shall respond in writing to written comments or to deficiencies identified by the director during the course of reviewing the application not later than fifteen days after receiving or being notified of them.

(G) The director shall issue or deny a section 401 water quality certification not later than one hundred eighty days after the complete application for the certification is received. The director shall provide an applicant for a section 401 water quality certification with an opportunity to review the certification prior to its issuance. However, when a certified water quality professional conducts a stream or wetland assessment to support an application and the application does not require or necessitate a public hearing, the director shall issue or deny a section 401 water quality certification not later than ninety days after the complete application for the certification is received.

(H) The director shall maintain an accessible database that includes environmentally beneficial water restoration and protection projects that may serve as potential mitigation projects for projects in the state for which a section 401 water quality certification is required. A project's inclusion in the database does not constitute an approval of the project.

**(I) Mitigation required by a section 401 water quality certification may be accomplished by any of the following:**

**(1) Purchasing credits at a mitigation bank approved in accordance with 33 C.F.R. 332.8;**

**(2) Participating in an in-lieu fee mitigation program approved in accordance with 33 C.F.R. 332.8;**

**(3) Constructing individual mitigation projects.**

**Notwithstanding the mitigation hierarchy specified in section 3745-1-54 of the Administrative Code, mitigation projects shall be approved in accordance with the hierarchy specified in 33 C.F.R. 332.3 unless the director determines that the size or quality of the impacted resource necessitates reasonably identifiable, available, and practicable mitigation conducted by the applicant. The director shall adopt rules in accordance with Chapter 119. of the Revised Code consistent with the mitigation hierarchy specified in 33 C.F.R. 332.3.**

(J) The director shall establish a program and adopt rules in accordance with Chapter 119. of the Revised Code for the purpose of certifying water quality professionals to assess streams to determine existing aquatic life use and to categorize wetlands in support of applications for section 401 water quality certification under divisions (A) (2) and (3) of this section and isolated wetland permits under sections [6111.022](#) to [6111.024](#) of the Revised Code. The director shall establish a multi-sector work group to assist in the development of rules adopted under this division. The director shall use information submitted by certified water quality professionals in the review of those applications.

Rules adopted under this division shall do all of the following:

(1) Provide for the certification of water quality professionals to conduct activities in support of applications for section 401 water quality certification and isolated wetland permits, including work necessary to determine existing aquatic life use of streams and categorize wetlands. Rules adopted under division (J)(1) of this section shall do at least all of the following:

## 33 CFR PART 332

### COMPENSATORY MITIGATION FOR LOSSES OF AQUATIC RESOURCES

**Authority:** 33 U.S.C. 401 et seq. ; 33 U.S.C. 1344; and Pub. L. 108–136.

Source: 73 FR 19670, Apr. 10, 2008, unless otherwise noted.

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§ 332.1 Purpose and general considerations.

§ 332.2 Definitions.

§ 332.3 General compensatory mitigation requirements.

§ 332.4 Planning and documentation.

§ 332.5 Ecological performance standards.

§ 332.6 Monitoring.

§ 332.7 Management.

§ 332.8 Mitigation banks and in-lieu fee programs.

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§ 332.1 Purpose and general considerations.

(a) *Purpose.*

(1) The purpose of this part is to establish standards and criteria for the use of all types of compensatory mitigation, including on-site and off-site permittee-responsible mitigation, mitigation banks, and in-lieu fee mitigation to offset unavoidable impacts to waters of the United States authorized through the issuance of Department of the Army (DA) permits pursuant to section 404 of the Clean Water Act (33 U.S.C. 1344) and/or sections 9 or 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 401, 403). This part implements section 314(b) of the 2004 National Defense Authorization Act (Pub. L. 108–136), which directs that the standards and criteria shall, to the maximum extent practicable, maximize available credits and opportunities for mitigation, provide for regional variations in wetland conditions, functions, and values, and apply equivalent standards and criteria to each type of compensatory mitigation. This part is intended to further clarify mitigation requirements established under U.S. Army Corps of

### § 332.3 General compensatory mitigation requirements.

#### (a) *General considerations.*

(1) The fundamental objective of compensatory mitigation is to offset environmental losses resulting from unavoidable impacts to waters of the United States authorized by DA permits. The district engineer must determine the compensatory mitigation to be required in a DA permit, based on what is practicable and capable of compensating for the aquatic resource functions that will be lost as a result of the permitted activity. When evaluating compensatory mitigation options, the district engineer will consider what would be environmentally preferable. In making this determination, the district engineer must assess the likelihood for ecological success and sustainability, the location of the compensation site relative to the impact site and their significance within the watershed, and the costs of the compensatory mitigation project. In many cases, the environmentally preferable compensatory mitigation may be provided through mitigation banks or in-lieu fee programs because they usually involve consolidating compensatory mitigation projects where ecologically appropriate, consolidating resources, providing financial planning and scientific expertise (which often is not practical for permittee-responsible compensatory mitigation projects), reducing temporal losses of functions, and reducing uncertainty over project success. Compensatory mitigation requirements must be commensurate with the amount and type of impact that is associated with a particular DA permit. Permit applicants are responsible for proposing an appropriate compensatory mitigation option to offset unavoidable impacts.

(2) Compensatory mitigation may be performed using the methods of restoration, enhancement, establishment, and in certain circumstances preservation. Restoration should generally be the first option considered because the likelihood of success is greater and the impacts to potentially ecologically important uplands are reduced compared to establishment, and the potential gains in terms of aquatic resource functions are greater, compared to enhancement and preservation.

(3) Compensatory mitigation projects may be sited on public or private lands. Credits for compensatory mitigation projects on public land must be based solely on aquatic resource functions provided by the compensatory mitigation project, over and above those provided by public programs already planned or in place. All compensatory mitigation projects must comply with the standards in this part, if they are to be used to provide compensatory mitigation for activities authorized by DA permits, regardless of whether they are sited on public or private lands and whether the sponsor is a governmental or private entity.

#### (b) *Type and location of compensatory mitigation.*

(1) When considering options for successfully providing the required compensatory mitigation, the district engineer shall consider the type and location options in the order presented in paragraphs (b)(2) through (b)(6) of this section. In general, the required compensatory mitigation should be located within the same watershed as the impact site, and should be located where it is most likely to successfully replace lost functions and services, taking into account such watershed scale features as aquatic habitat diversity, habitat

connectivity, relationships to hydrologic sources (including the availability of water rights), trends in land use, ecological benefits, and compatibility with adjacent land uses. When compensating for impacts to marine resources, the location of the compensatory mitigation site should be chosen to replace lost functions and services within the same marine ecological system (e.g., reef complex, littoral drift cell). Compensation for impacts to aquatic resources in coastal watersheds (watersheds that include a tidal water body) should also be located in a coastal watershed where practicable. Compensatory mitigation projects should not be located where they will increase risks to aviation by attracting wildlife to areas where aircraft-wildlife strikes may occur (e.g., near airports).

(2) **Mitigation bank credits.** When permitted impacts are located within the service area of an approved mitigation bank, and the bank has the appropriate number and resource type of credits available, the permittee's compensatory mitigation requirements may be met by securing those credits from the sponsor. Since an approved instrument (including an approved mitigation plan and appropriate real estate and financial assurances) for a mitigation bank is required to be in place before its credits can begin to be used to compensate for authorized impacts, use of a mitigation bank can help reduce risk and uncertainty, as well as temporal loss of resource functions and services. Mitigation bank credits are not released for debiting until specific milestones associated with the mitigation bank site's protection and development are achieved, thus use of mitigation bank credits can also help reduce risk that mitigation will not be fully successful. Mitigation banks typically involve larger, more ecologically valuable parcels, and more rigorous scientific and technical analysis, planning and implementation than permittee-responsible mitigation. Also, development of a mitigation bank requires site identification in advance, project-specific planning, and significant investment of financial resources that is often not practicable for many in-lieu fee programs. For these reasons, the district engineer should give preference to the use of mitigation bank credits when these considerations are applicable. However, these same considerations may also be used to override this preference, where appropriate, as, for example, where an in-lieu fee program has released credits available from a specific approved in-lieu fee project, or a permittee-responsible project will restore an outstanding resource based on rigorous scientific and technical analysis.

(3) **In-lieu fee program credits.** Where permitted impacts are located within the service area of an approved in-lieu fee program, and the sponsor has the appropriate number and resource type of credits available, the permittee's compensatory mitigation requirements may be met by securing those credits from the sponsor. Where permitted impacts are not located in the service area of an approved mitigation bank, or the approved mitigation bank does not have the appropriate number and resource type of credits available to offset those impacts, in-lieu fee mitigation, if available, is generally preferable to permittee-responsible mitigation. In-lieu fee projects typically involve larger, more ecologically valuable parcels, and more rigorous scientific and technical analysis, planning and implementation than permittee-responsible mitigation. They also devote significant resources to identifying and addressing high-priority resource needs on a watershed scale, as reflected in their compensation planning framework. For these reasons, the district engineer should give preference to in-lieu fee program credits over permittee-responsible mitigation, where these considerations are applicable. However, as with the preference for mitigation bank credits, these same considerations may be used to override this preference where appropriate. Additionally, in cases where permittee-responsible mitigation is likely to

successfully meet performance standards before advance credits secured from an in-lieu fee program are fulfilled, the district engineer should also give consideration to this factor in deciding between in-lieu fee mitigation and permittee-responsible mitigation.

(4) ***Permittee-responsible mitigation under a watershed approach.*** Where permitted impacts are not in the service area of an approved mitigation bank or in-lieu fee program that has the appropriate number and resource type of credits available, permittee-responsible mitigation is the only option. Where practicable and likely to be successful and sustainable, the resource type and location for the required permittee-responsible compensatory mitigation should be determined using the principles of a watershed approach as outlined in paragraph (c) of this section.

(5) ***Permittee-responsible mitigation through on-site and in-kind mitigation.*** In cases where a watershed approach is not practicable, the district engineer should consider opportunities to offset anticipated aquatic resource impacts by requiring on-site and in-kind compensatory mitigation. The district engineer must also consider the practicability of on-site compensatory mitigation and its compatibility with the proposed project.

(6) ***Permittee-responsible mitigation through off-site and/or out-of-kind mitigation.*** If, after considering opportunities for on-site, in-kind compensatory mitigation as provided in paragraph (b)(5) of this section, the district engineer determines that these compensatory mitigation opportunities are not practicable, are unlikely to compensate for the permitted impacts, or will be incompatible with the proposed project, and an alternative, practicable off-site and/or out-of-kind mitigation opportunity is identified that has a greater likelihood of offsetting the permitted impacts or is environmentally preferable to on-site or in-kind mitigation, the district engineer should require that this alternative compensatory mitigation be provided.

***(c) Watershed approach to compensatory mitigation.***

(1) The district engineer must use a watershed approach to establish compensatory mitigation requirements in DA permits to the extent appropriate and practicable. Where a watershed plan is available, the district engineer will determine whether the plan is appropriate for use in the watershed approach for compensatory mitigation. In cases where the district engineer determines that an appropriate watershed plan is available, the watershed approach should be based on that plan. Where no such plan is available, the watershed approach should be based on information provided by the project sponsor or available from other sources. The ultimate goal of a watershed approach is to maintain and improve the quality and quantity of aquatic resources within watersheds through strategic selection of compensatory mitigation sites.

***(2) Considerations.***

(i) A watershed approach to compensatory mitigation considers the importance of landscape position and resource type of compensatory mitigation projects for the sustainability of aquatic resource functions within the watershed. Such an approach considers how the types and locations of compensatory mitigation projects will provide the desired aquatic resource functions, and will continue to function over time in a changing landscape. It also considers the

## STAFF REPORT

Planning Commission  
June 12, 2019

### Case: 704-V

Prepared by: Brad Fisher

<b>Owner/Applicant:</b>	Zion Evangelical Lutheran Church
<b>Agent:</b>	Larry Livingston
<b>Township:</b>	Hamilton Township
<b>Site:</b>	1080 Obetz Road (PID #150-000678)
<b>Acreage:</b>	10.00-acres
<b>Utilities:</b>	Public water and sewer
<b>Request:</b>	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that would have a side lot line beyond five (5) degrees of perpendicular to Obetz Road.

#### Summary

The applicant is requesting a Variance to allow a lot split that would result in a lot that would have a side lot line beyond five (5) degrees of perpendicular to Obetz Road. The application does not satisfy the criteria necessary for granting a Variance. Staff recommends *denial*.

#### Request

The subject site is located on the north side of Obetz Road, between Owsley Street and Crosspointe Drive in Hamilton Township. The existing lot is 10-acres in size and developed with a church, parking lot, accessory building, playground and a single-family home that has an attached garage.

The request is to split the 1.105-acre lot in order to separate the single-family home from the church property, leaving the church property with 8.895-acres. The request would leave the church property with a side lot line beyond five (5) degrees of perpendicular to Obetz Road.

#### Surrounding Zoning and Land Use

The lots to the north, east and west are zoned Residential (R-2), and developed with medium-density residential uses in the City of Columbus. The lots to the south are zoned Limited Suburban Residential (R-2), and developed with low-density residential uses in Hamilton Township.

#### Comprehensive Plan

The Obetz & Hamilton Township Community Plan, adopted in 1998, includes a Future Land Use Map that recommends the site for recreational uses.

#### Technical Review Agencies

**Franklin County Engineer's Office, Franklin Soil and Water Conservation District & the City of Columbus – Division of Water**

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 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 lot geometry requirement.
- 3. *Due to physical surroundings, shape or characteristics of the property, a hardship would result, as distinguished from an inconvenience, if the strict letter of these Regulations were enforced.*  
The applicant stated that the location of the existing church parking lot, electric lines, a light pole, and the fact that the church no longer uses the home has created a hardship based on the lot split configuration.

Staff notes that the existing lot size is 10-acres, which allows for the single-family home to be split from the church property while still meeting all Zoning and Subdivision Regulations. There appears to be substantial room on what would be the residual lot to relocate the parking lot and utility lines.

**Staff Recommendation**

Based on Staff’s analysis, Staff recommends *denial* of the variance request from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that would have a side lot line beyond five (5) degrees of perpendicular to Obetz Road.

**Findings of Fact**

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

\_\_\_\_\_ moves that the basis for approving the applicant’s request for the Variance from Section 501.05 of the Franklin County Subdivision Regulations as outlined in the request above for the applicant identified in Case No. 704-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.

SOUTHERN PINES SECTION NO. 12  
P.B. 42, PG. 115

# SURVEY & SPLIT OF 10.0 ACRES FOR THE ZION EVANGELICAL LUTHERAN CHURCH

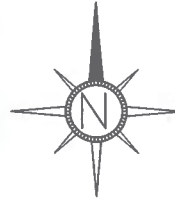
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN TOWNSHIP OF HAMILTON AND BEING A PART OF SECTION 15, TOWNSHIP 4, RANGE 22, CONGRESS LANDS EAST OF THE SCIOTO.

ZION EVANGELICAL LUTHERAN CHURCH  
D.V. 2280, PG. 486  
10.0 ACRES DEED  
10.008 ACRES BY SURVEY  
435964 SQ. FT.  
8.917 ACRES AFTER SPLIT  
PPN 150-000678-00

AREA OF NEW SPLIT  
1.105 ACRES  
48151 SQ. FT.  
0.012 ACRES IN ROW  
(1.093 ACRES NET)  
(47611 SQ. FT.)

CROSS POINTE SECTION 3  
P.B. 82, PG. 55

CROSS POINTE SECTION 2  
P.B. 80, PG. 41



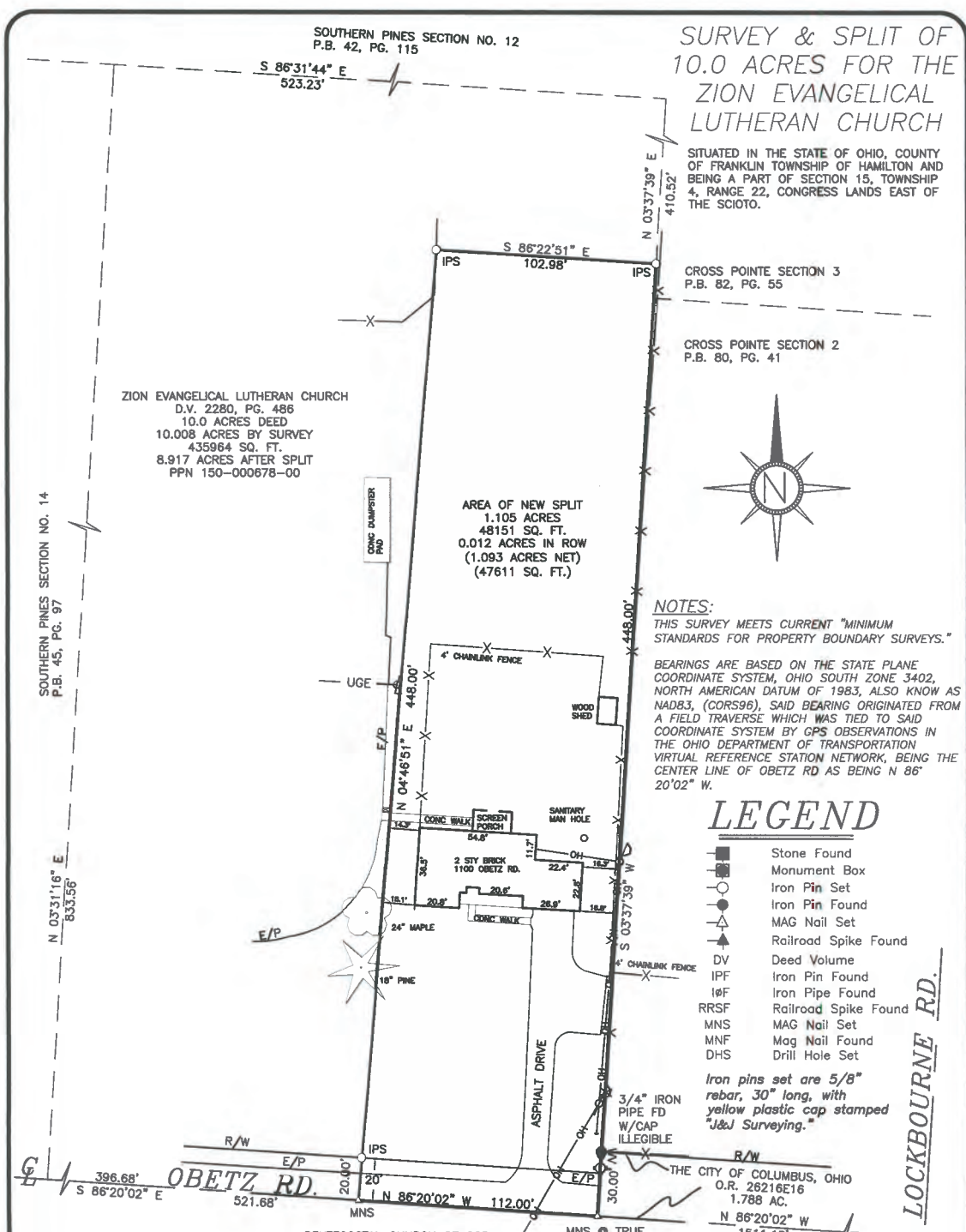
**NOTES:**  
THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE 3402, NORTH AMERICAN DATUM OF 1983, ALSO KNOWN AS NAD83, (CORS96), SAID BEARING ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK, BEING THE CENTER LINE OF OBETZ RD AS BEING N 86° 20' 02" W.

## LEGEND

- Stone Found
- Monument Box
- Iron Pin Set
- Iron Pin Found
- △ MAG Nail Set
- ▲ Railroad Spike Found
- DV Deed Volume
- IPF Iron Pin Found
- IPF Iron Pipe Found
- RRSF Railroad Spike Found
- MNS MAG Nail Set
- MNF Mag Nail Found
- DHS Drill Hole Set

Iron pins set are 5/8" rebar, 30" long, with yellow plastic cap stamped "J&J Surveying."



SOUTHERN PINES SECTION NO. 14  
P.B. 45, PG. 97

N 03°31'16" E  
833.56'

396.68' S 86°20'02" E  
521.68'

OBETZ RD. R/W  
E/P  
MNS  
N 86°20'02" W 112.00'

THE CITY OF COLUMBUS, OHIO  
O.R. 26216E16  
1.788 AC.  
N 86°20'02" W  
1511.15'

LOCKBOURNE RD.

N 03°33'36" E  
709.70'

**RECEIVED**  
**MAY 29 2019**  
Franklin County Planning Department  
Franklin County, OH

704-V  
THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. ON 08/22/2018, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

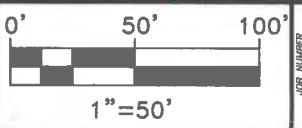
*John W. Wetherill* 5/28/19  
JOHN W. WETHERILL REG. SURV. 7811 DATE



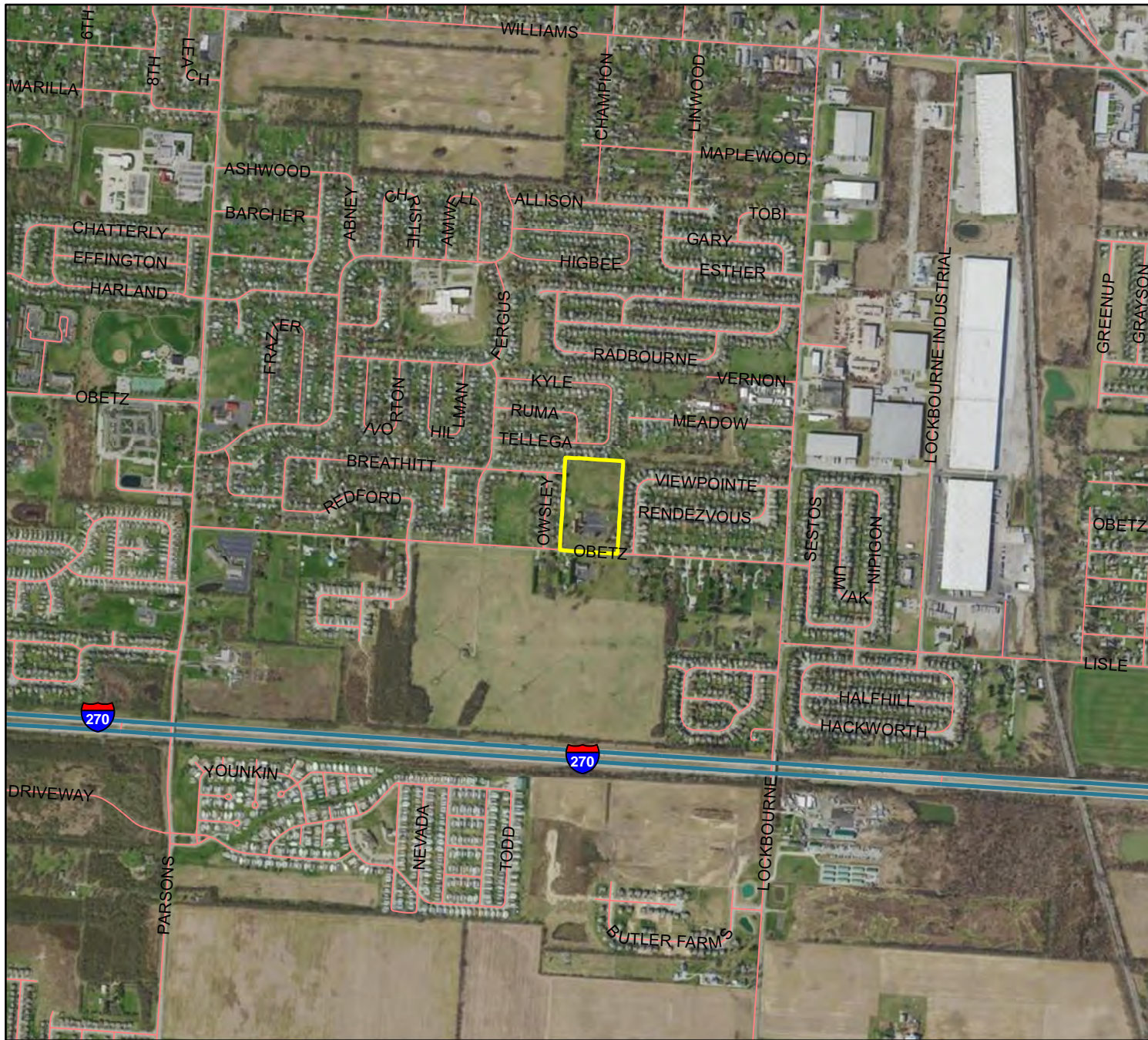
RPOB  
FCGS 2260 INTERSECTION OF THE CENTERLINES OF LOCKBOURNE RD & OBETZ RD EAST, SW COR. SEC. 14, SE COR. SEC. 15, NE COR. SEC. 22 & NW COR. SEC. 23, T4N, R22W CONGRESS LANDS EAST OF THE SCIOTO.

J & J SURVEYING SERVICES, INC.  
7509 E. MAIN ST. SUITE 104  
REYNOLDSBURG, OHIO 43068  
PH# (614) 866-9158  
JOHN.WETHERILL@JJSURVEYINGOHIO.COM  
JOHN7811@AMERITECH.NET  
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DATE	REVISIONS	BY	DATE
08/23/18	WEST LINE	JWW	05/23/19
09/11/18			
09/11/18			
09/11/18			



JOB NUMBER  
18-064  
REVISED

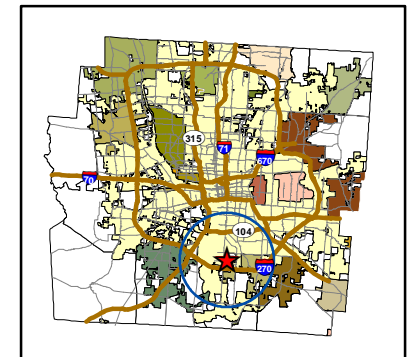


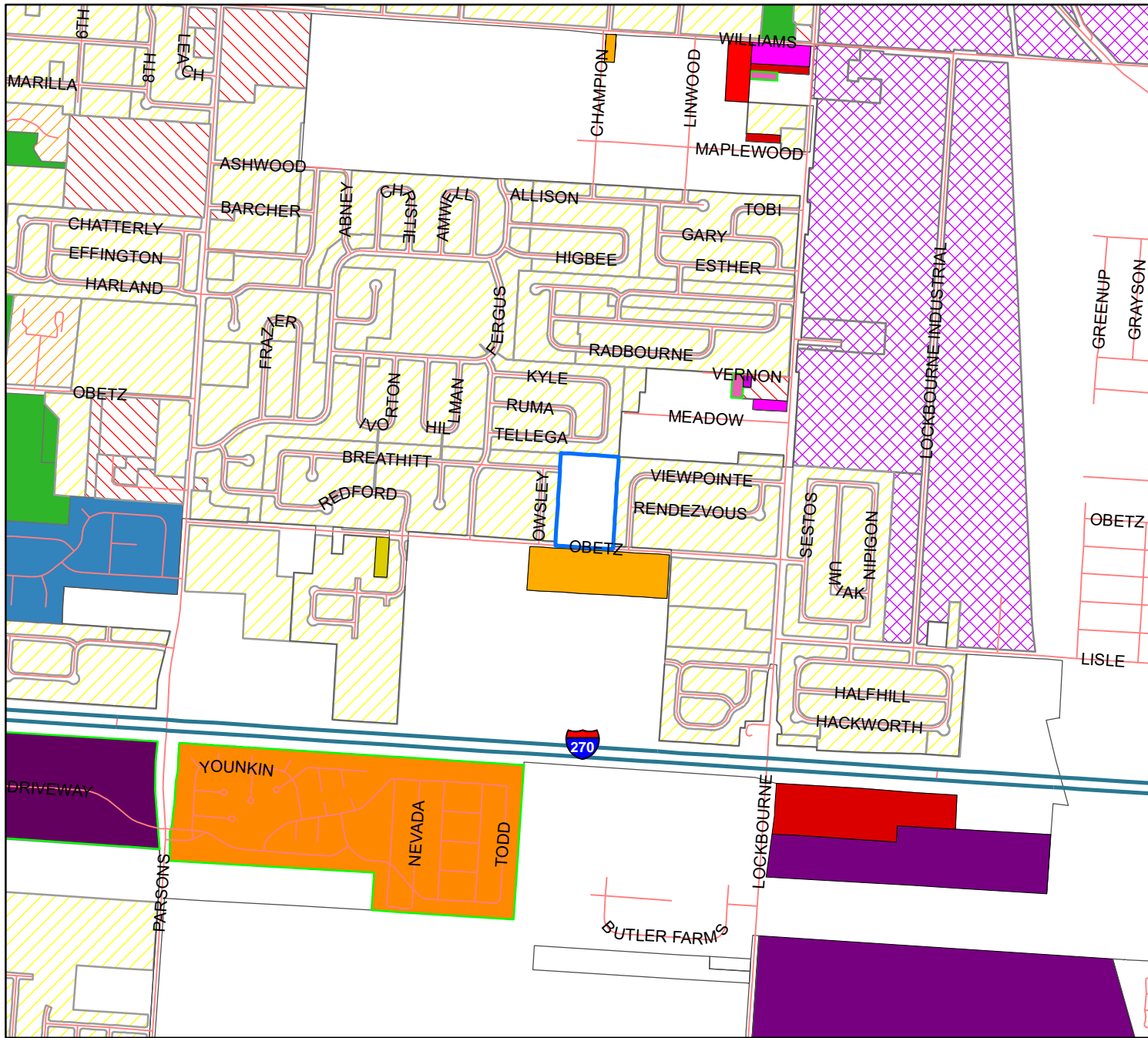
## 704-V

Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that would have a side lot line beyond five (5) degrees of perpendicular to Obetz Road.

Acres: 10.000  
Township: Hamilton

-  1100 Obetz Road
-  Interstate
-  US Route
-  Streets





# 704-V

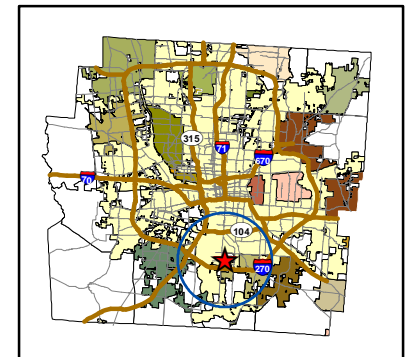
Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that would have a side lot line beyond five (5) degrees of perpendicular to Obetz Road.

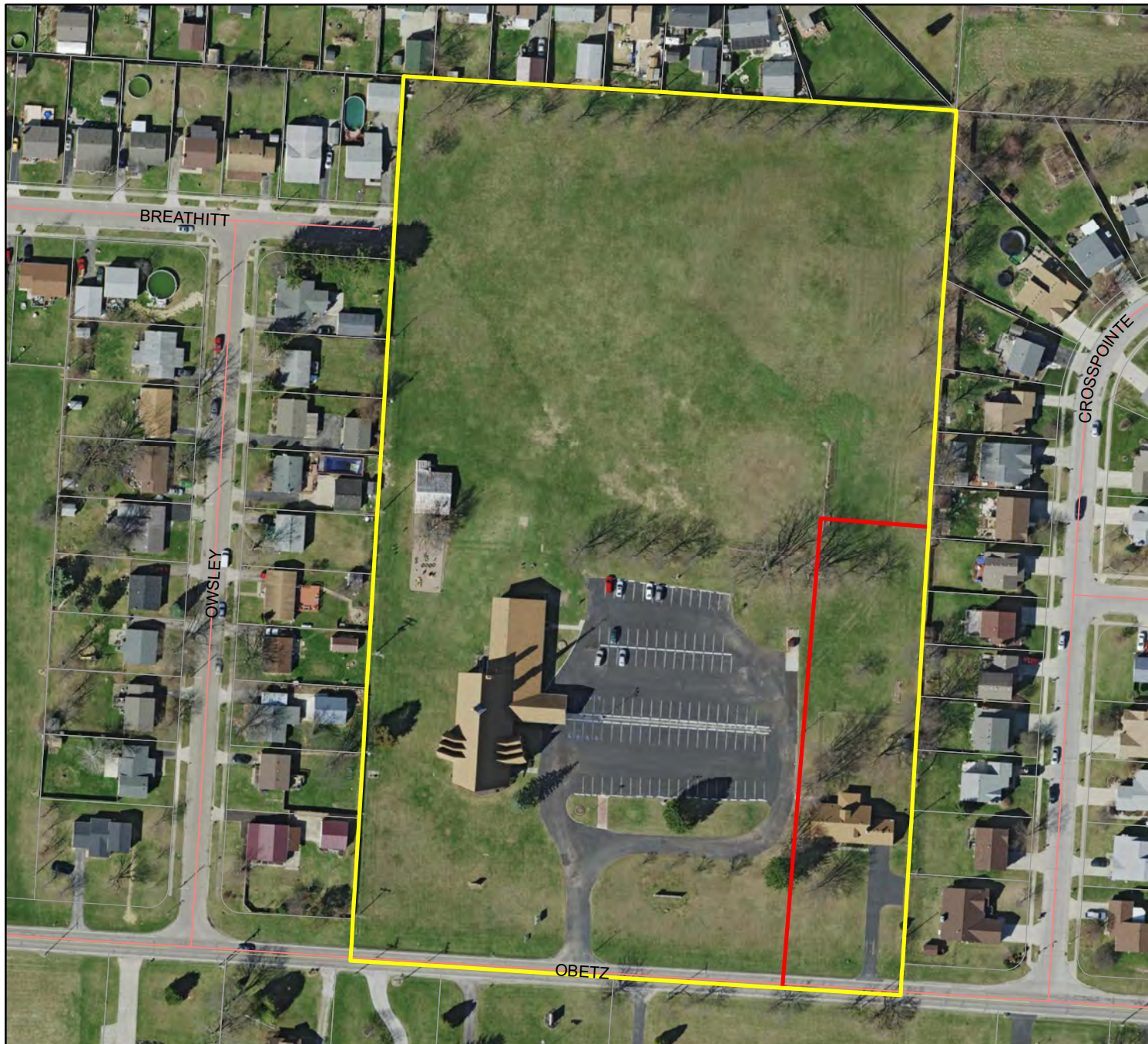
Acres: 10.000  
Township: Hamilton

- 1100 Obetz Road
- Interstate
- US Route
- Streets

### Franklin County Zoning

- Community Commercial
  - Community Service
  - General Industrial
  - Limited Industrial
  - Neighborhood Commercial
  - Planned Industrial Park
  - Planned Manufactured Housing
  - Urban Residential
  - Limited Suburban Residential
  - Rural
  - Select Commercial Planned District
- ### Columbus Zoning
- Residential
  - Multi-family
  - Commercial
  - Manufacturing
  - Institutional
  - Manufactured Home







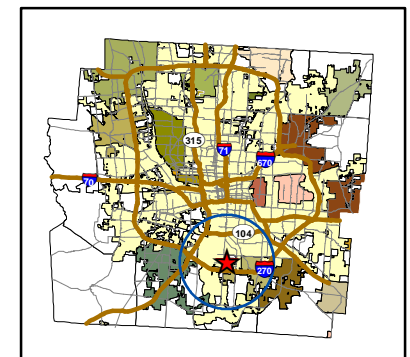


## 704-V

Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that would have a side lot line beyond five (5) degrees of perpendicular to Obetz Road.

Acres: 10.000  
Township: Hamilton

-  1100 Obetz Road
-  Proposed Lot Line
-  Parcels
-  Streets



## STAFF REPORT

Planning Commission  
June 12, 2019

### Case: JEFF-19-01

Prepared by: Brad Fisher

<b>Owner:</b>	Raw RE, LLC.
<b>Applicant:</b>	Oxford Circle, LLC.
<b>Agent:</b>	David Hodge – Underhill & Hodge, LLC.
<b>Township:</b>	Jefferson Township
<b>Site:</b>	6079 Taylor Road (PID #170-000078) 985 Taylor Station Road (PID #170-000814) 1035 Taylor Station Road (PID #170-000815) 957 Taylor Station Road (PID #170-000868)
<b>Acreage:</b>	5.86-acres
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting to rezone from the Limited Industrial (LI) district to the Planned Commercial (PC) district.

### Summary

The applicant is requesting to rezone from the Limited Industrial (LI) district to the Planned Commercial (PC) district to allow for a residential hotel. Staff recommends ***conditional approval***.

### Project overview

The subject site is located on the west side of Taylor Station Road, south of Taylor Road in Jefferson Township.

The request is to rezone three (3) properties and a portion of a fourth, totaling 5.86-acres to allow the applicant to develop four (4) residential hotel buildings, ranging from 7,500 to 12,613 square feet in size. The development includes 108 residential units, four (4) parking garages that provide a total of 24 parking spaces, 193 surface parking spaces, dog park, clubhouse and pool. The gross density of the development is 18.43 dwelling units per acre.

### Surrounding Zoning and Land Use

Properties to the north are zoned Country Side Residential (CSR), and developed with two (2) single-family homes in Jefferson Township. Properties to the west and south are zoned Limited Industrial (LI), and developed with Winn Scapes Nursery and a single-family home in Jefferson Township. Properties to the east are zoned Office, Commerce and Technology District (OCT), and developed with two (2) buildings that include multiple commercial and industrial uses in the City of Gahanna.

### Existing Zoning District

The area to be rezoned is currently zoned Limited Industrial (LI). The LI district is intended for a broad range of industrial activities which do not require public utilities and should not be adjacent to any residential districts. Examples of permitted uses include Self Storage, Wood Working/Electric Appliance/Athletic Goods Manufacturing, and Construction Material Wholesalers.

## **Proposed Zoning District**

The request is for approval of a development plan in the Planned Commercial (PC) district. The intent of the PC district is to provide controls for uses that are not permitted in any other commercial zoning district, addressing operational characteristics, traffic and overall performance of the site.

## **Planned Commercial District Requirements**

### Permitted Uses

Specific uses must be identified by the applicant and approved by the Jefferson Township Board of Trustees.

The permitted uses are a residential hotel with accessory amenities, and will be developed to include:

- Four (4) residential hotel buildings – 7,500 to 12,613 square feet in size
  - 108 total residential units
- Parking
  - 193 surface parking spaces
  - Four (4) detached parking garages with 24 parking spaces
  - 217 total parking spaces
- One (1) community mailbox
- Clubhouse and pool
- Two (2) retention ponds
- One (1) compactor
- One (1) entry sign

### Tract Size Criteria

The minimum area to be considered for a rezoning to the Planned Commercial (PC) district is 1-acre. The proposed area for rezoning is 5.86-acres in size.

### Development Standards

#### *1. Lot and Yard Areas*

- Minimum lot size is 1-acre
  - Proposed lot size is 5.86-acres
- Minimum lot width is 200 feet
  - Proposed lot width is 465 +/- feet
- Minimum side yard is 50 feet
  - Proposed minimum side yard is 15 feet
  - Divergence requested to allow for a 15 foot setback
- Minimum rear yard is 20% of lot depth, except not to exceed 50 feet
  - Proposed minimum rear yard is 15 feet
  - Divergence requested to allow for a 15 foot setback

#### *2. Access*

- The proposed development will have one (1) access point to Taylor Station Road
  - 24 feet wide, with a 70 +/- foot wide apron
  - There is one (1) future drive connection that is 22 feet wide

#### *3. Parking*

- Parking spaces shall be 9 feet by 20 feet plus adequate area for ingress and egress
- Parking spaces must be located on the same lot as the structure or use served and have a minimum parking area setback of 25 feet to a residentially zoned property
  - Parking space size and setback standards have been met
- Minimum parking spaces required for Commercial Lodging is one space per sleeping room, equaling 108 parking spaces.
  - Proposed parking includes 193 surface and 24 garage spaces, totaling 217 parking spaces

#### 4. *Screening*

- Screening shall consist of earth mounding, plantings, fencing, or a combination of the same. Fencing utilized in providing screening shall be incorporated into the overall architectural design concept. Whenever a proposed PC district abuts or can be seen from a residential area, screening shall be provided along the entire area of abutment
  - Six (6) foot tall vinyl privacy fence will screen the residential lots to the north
  - The Taylor Station Road frontage will be landscaped with mounding, 10 lilac trees and two (2) elm trees. The height of the lilac trees were not provided
- Off-street parking areas consisting of five (5) or more parking spaces must be screened from view of residential uses and screening should be designed to prevent vehicle lights from shining directly onto the residential property
  - Six (6) foot tall vinyl privacy fence will screen the residential lots to the north

#### 5. *Landscaping*

- Landscaping shall be installed within six (6) months after the building is completed and all land that includes buildings or parking areas must be landscaped
  - The Plan meets landscaping requirements
- For every 10 parking spaces, one (1) tree (3" caliper or larger) must be placed among the rows, in addition to the screening requirements
  - 193 surface parking spaces provided, requiring 20 trees
  - 26 trees provided

#### 6. *Stormwater Drainage, Sewage Disposal and Water Supply*

- Proposed stormwater drainage must meet the Franklin County Stormwater Drainage Manual and proof of utilities must be provided. Jefferson Township is responsible for ensuring the site complies with the Stormwater Drainage Manual
  - Two (2) stormwater retention ponds are proposed and proof of utilities have been provided

#### 7. *Architectural Design and Graphics*

- Building materials must be compatible with the surrounding environment and with the design character of adjacent buildings
  - Building elevations, color palette and a list of exterior materials were submitted and are compatible with the surrounding development
- Maximum building height is 50 feet unless otherwise approved and appropriate for the specific site and neighborhood
  - Maximum proposed residential hotel building height is 41 feet and 9 inches
- Trash dumpsters must have lids and be screened from view on all sides
  - One (1) trash compactor is proposed, however it is unclear the height, material and opacity of the screening. It is also unclear what surface material the dumpster will be placed on
- Signage concepts must be included with the site plan
  - One (1) monument sign is proposed
    - Seven (7) feet tall by 10 feet wide, faux stone background with black lettering
  - No wall or additional signage was included with the site plan
- Maximum sign height is 10 feet
  - Proposed monument sign height is seven (7) feet
- Maximum sign facing is 100 square feet
  - Proposed monument sign facing is 49 square feet (two (2) sided)

#### 8. *Lighting*

- A lighting plan must be submitted and describe the lamps and light fixtures
  - The development plan indicates eight (8) decorative post top/full cut-off type light fixtures will be placed on site, using 150 watt bulbs, with a maximum height of 18 feet
  - The lighting plan provided does not indicate that the lighting will be located and arranged to reflect the light away from adjacent residential properties



## **Comprehensive Plan**

The Jefferson Township 2050 Comprehensive Plan was adopted in 2018. The Township's Land Use Management Plan map identifies the subject site as the Taylor Road Corridor, and recommends for a transition between industrial, commercial, multi-family and single-family residential uses. Appropriate uses for the subject site include: higher density residential, storage yards, office parks, and commercial establishments as long as they are screened or buffered as required by the Zoning Resolution. The Plan also includes a Parks and Paths map that indicates a local trail is proposed on this section of Taylor Station Road.

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:

- 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.
- Embrace and use innovative land use concepts

Staff believes that the proposed development keeps with the Comprehensive Plan and Core Values based on the following:

- The existing zoning of the area to be developed is Limited Industrial (LI), which is not consistent with the Plan's recommendations. The proposed development would have a much higher density, and provide for a transition from single-family residential, commercial, and industrial uses.
- The applicant is proposing screening and landscaping throughout the site, and provides a drive connection for future development to the north, accommodating for future growth.
- The proposal meets the Plan's recommendation to develop along a mixed-use corridor offering a transition between the surrounding, established single-family residential, commercial and industrial uses which could improve the Township's economic viability.

## **Technical Review**

### **Jefferson Water and Sewer District**

The Jefferson Water and Sewer District (JWSD) provided a letter indicating that water and sewer services are available to serve the site.

### **Jefferson Township Fire Department**

The Fire Chief stated they will serve the subject site based on the development plan submitted.

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

Indicated no concerns with the request.

### **City of Gahanna**

The City of Gahanna is responsible for maintaining Taylor Station Road and has provided the following comments:

1. General Comments
  - a. A formal final engineering plan review will be required following approval of any Final Development Plan (FDP), or concurrently with the FDP process if requested by the developer at their risk.
  - b. Requires a 5 foot wide sidewalk to be constructed in the City of Gahanna right-of-way along the frontage of this proposed development for connection into future sidewalks.
2. Site Access
  - a. Provide information supporting that this development will not generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24-hour period. If these thresholds are exceeded, a detailed Traffic Impact Study (TIS) will need to be completed at the time of the FDP.

- b. The development will be restricted to one full access to Taylor Station Road. The access drive shall be located in a position that aligns with the existing access drive on the east side of Taylor Station Road for the property at 650 Taylor Station Road.
  - c. The City of Gahanna Throughfare Plan identifies that the proposed right-of-way on Taylor Station Road is needed to be 80 feet, where it is currently 50 feet. Additional right-of-way shall be dedicated to the City as part of this development.
3. **Storm Water Management**
- a. The storm water management appears to outlet to City of Gahanna property through the existing 36 inch storm sewer under Taylor Road. After reviewing the existing contours, it appears the site currently is tributary to this area and the proposed development does not divert any additional water to Gahanna property.
  - b. The proposed north basin outlet pipe extends across an offsite private property. This will require an easement.

### **Franklin County Economic Development and Planning Department**

The proposal will require a lot line adjustment which will result in parcels that do not comply with the lot geometry standards found in the Franklin County Subdivision Regulations. This can only be allowed through the Subdivision Regulation variance process.

### **Staff analysis**

**Basis of Approval:** The basis for approving a Planned Commercial (PC) 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 complies with the purpose and intent of the PC district to allow for a high density residential use that is compatible with the surrounding area.
  - The only divergence requested from the standards is to allow for the side and rear yard setbacks to be reduced to 15 feet. The request is not out of character with similar development in the area.
2. *That the proposed development is in conformity with a comprehensive plan or portion thereof as it may apply;*
  - The Comprehensive Plan recommends the subject area for higher density residential development when located near established residential uses provided screening requirements are met.
  - Staff believes the proposed development meets the Plan's recommendations.
3. *That the proposed development advances the general welfare of the Township and the immediate vicinity;*
  - Staff believes that the development as proposed, and with Staff's recommended conditions, advances the general welfare of the Township and the immediate vicinity.
4. *That the benefits, improved arrangement, and the design of the proposed development justify the deviation from standard residential development requirements included in the zoning resolution.*
  - The development as proposed justifies the deviation from the standard development requirements. Staff believes that the proposed development of the site will better achieve the community's goals, as detailed in adopted Township policies, than a development of the site under existing regulations.

**Staff Recommendation**

Staff recommends ***conditional approval*** of the request to rezone from the Limited Industrial (LI) district to the Planned Commercial (PC) district. The conditions of approval are as follows:

1. The applicant must comply with all City of Gahanna requirements prior to the Township's issuance of a Certificate of Zoning Compliance.
2. The applicant must comply with the Franklin County Stormwater Drainage Manual.
3. Staff recommends the applicant include a lot coverage calculation as required in Section 640.04(J(3)) of the Jefferson Township Zoning Resolution to ensure lot area requirements are met.
4. Additional dumpster information should be included as required in Section 640.04(J(5)).
5. The owner must combine the total 5.86-acres into one parcel prior to the Township's issuance of a Certificate of Zoning Compliance.

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**Tab 3**

- EX. C : Illustrative Plan
- EX. C-1 : Development Plan

**Tab 4**

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- EX. D-2 : Clubhouse & Building 1 & 2 Landscape Plans
- EX. D-3 : Entry Sign & Building 3 & 4 Landscape Plans
- EX. D-4 : Landscape Details
- EX. D-5 : Site Photos

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- EX. E-1 : Engineering Title Sheet
- EX. E-2 : Engineering Plan View
- EX. E-3 : Soils Map
- EX. E-4 : AEP Letter
- EX. E-5 : AT&T Letter
- EX. E-6 : Charter Communications Letter
- EX. E-7 : Columbia Gas Letter
- EX. E-8 : ACD Engineering Feasibility Letter
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- EX. F-1 : Traffic Analysis

**Tab 7**

- EX. G-1 : Architectural Elevations
- EX. G-2 : Lighting Plan
- EX. G-3 : Lighting Cut Sheet

**PLANNED COMMERCIAL DISTRICT  
5.86 +/- ACRES**

**ADAMS POINTE**

**TAYLOR STATION ROAD**

**BACKGROUND**

The subject property is located on the west side of Taylor Station Road and south of Taylor Road. The property consists of four separate tax parcels, which are under single ownership. The property is currently zoned Limited Industrial (LI). The property is currently developed with single family residences and a landscaping nursery. The property consists of 5.86 +/- acres and is bordered on the south and west by Jefferson Township and on the north and east by the City of Gahanna. The Jefferson Township property is zoned Limited Industrial (LI). The Gahanna property is zoned Suburban Office and Industrial (SO) and Office, Commerce, and Technology District (OCT) to the east, and Estate Residential District (ER-1) to the north. The property to the north is vacant land, to the east is a church, offices and warehouse, to the south is self-storage facility, to the east is a landscaping nursery.

The request is to rezone the property from the existing LI district to the PC district to allow for a residential hotel, complimentary to the existing extended stay hotel currently located on the Gahanna property to the south.

The applicant is Oxford Circle Development. Underhill & Hodge LLC will represent the applicant. Faris Planning & Design will provide the development plans, landscape plans, building elevations and site lighting information, and Advanced Civil Design will provide the surveying, utility layout, and engineering.

**DEVELOPMENT PLAN SUBMISSION**

The application includes site plans which include topographical contours at two-foot intervals, lot locations, soil data, wooded areas, storm water detention areas, and preliminary sewer and water line locations. The application also includes architectural elevations, landscape plans, and lighting plans.

The total site encompasses 5.86+/- acres and the proposal is to rezone the property in accordance with the Jefferson Township Comprehensive Plan to the Planned Commercial District to allow construction of a residential hotel with accessory parking, clubhouse, fitness and pool amenities, with a total of 108 suites.

**1.00 DESCRIPTION AND LOCATION:**

The property is 5.86 +/- acres situated along the west side of Taylor Station Road and south of Taylor Road. It will be developed with four hotel buildings, buildings for parking and storage, and amenity space providing a clubhouse, community center, office, and pool.

**1.01 PERMITTED USES / DEVELOPMENT STANDARDS**

- a. The uses permitted shall be a hotel and accessory amenities.
- b. Except as otherwise noted in this Development Text, the applicable development standards of the Planned Commercial District of the Jefferson Township Zoning Resolution shall apply.

**1.02 YARD AND SETBACK REQUIREMENTS**

- a. The pavement setback from Taylor Station Road shall be 35 feet.
- b. The building setback from Taylor Station Road shall be 50 feet.
- c. The pavement setback from adjacent properties is 15 feet.
- d. The building setback from adjacent properties is 15 feet.

**1.03 HEIGHT REQUIREMENTS**

The maximum building height shall be 50 feet as provided by Zoning Resolution Section 640.04(J)(4).

**1.04 TRAFFIC AND CIRCULATION**

- a. Access to the development shall be via one full service access point, located as depicted on the attached Development Plan.
- b. Right-of-way shall be dedicated if necessary to accommodate future roadway improvements if necessary.
- c. Parking spaces shall be sized and provided in accordance with the Jefferson Township Zoning Resolution Article VIII. Parking spaces and drive aisles are arranged for efficient internal traffic circulation.

**1.05 OPEN SPACE, LANDSCAPING AND BUFFERING**

- a. The Taylor Station Road setback will be landscaped in accordance with the Landscape Plan attached hereto, which includes a combination of mounding, shade trees, and ornamental trees within the pavement setback.
- b. The property shall be landscaped in conformity with the Landscape Plans attached hereto.
- c. Existing vegetation within the perimeter pavement and building setbacks will be preserved when feasible.
- d. All landscaping shall be maintained by the property owner. Newly installed landscaping that fails to thrive shall be replaced within six months.

**1.06 ARCHITECTURAL DESIGN**

All buildings shall be designed to be compatible, employing similar roof pitches and architectural details, and be constructed of exterior building materials consistent with the Taylor Pointe development to the south, and as otherwise approved by the Jefferson Township Zoning Commission and Township Trustees.

A representative sample of the architectural style of the product proposed to be constructed within this development is attached hereto. The attached architectural elevations, or comparable elevations, shall be deemed to meet the architectural standards. The finished product shall be substantially similar to the elevations submitted herewith.

a. Building size:

- i. The hotel building sizes are between approximately 7,500 square feet and 12,613 square feet.
- ii. The parking structures are approximately 1,408 square feet.
- iii. The clubhouse structure is approximately 3,390 square feet.

b. Color Palette: Earth tones.

c. Exterior materials: Brick, stone, cultured stone, stucco, hardi-plank, heavy gauge vinyl if in combination with natural materials, vinyl shall be .44" thick or greater.

d. Windows: Atria, single-hung vinyl.

e. Roof: 30-year dimensional shingles.

**1.07 REFUSE**

a. Refuse shall be by compactor located as indicated on the Development Plan.

b. The compactor shall be enclosed as depicted on the Landscape Plans.

c. Refuse service shall be by private hauler.

**1.08 MISCELLANEOUS**

a. The applicant shall work cooperatively with Jefferson Township should it decide to pursue Tax Increment Financing (TIF) on the property.

b. A divergence from the side yard requirement of fifty (50) feet is requested and from the rear yard requirement of twenty percent (20%) of the lot depth to reduce to fifteen (15) feet for pavement and fifteen (15) feet for building along the north, south, and east property lines. These divergences are warranted here, where the property to the south is developed with the identical use as proposed here and constitutes building.

**APPLICANT:**

Oxford Circle, LLC  
470 Olde Worthington Road, Ste. 101  
Westerville, Ohio 43082

**PROPERTY OWNER:**

Raw RE LLC  
6079 Taylor Road  
Gahanna, Ohio 43230

**ATTORNEY:**

David Hodge  
Underhill & Hodge LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054

**SURROUNDING PROPERTY OWNERS:**

Taylor Crossing Business Park  
151 Mill Street, Suite 315  
Gahanna, Ohio 43230

City of Gahanna  
200 South Hamilton Road  
Gahanna, Ohio 43230

Warehouse Specialists LLC  
650 Taylor Station Road  
Columbus, Ohio 43230

SPND Ltd.  
600 Taylor Station Road  
Columbus, Ohio 43230

Premier Holding Group LLC  
4418 Summit View Road  
Dublin, Ohio 43016

Jefferson Pointe LLC  
470 Olde Worthington Road, Ste. 100  
Westerville, Ohio 43082

SS Gahanna LLC  
841 Taylor Station Road  
Columbus, Ohio 43230

Kanwal and Lynn Singh  
375 Sunbury Road  
Westerville, Ohio 43082

Mark Sweatland  
1200 Taylor Road  
Columbus, Ohio 43230

Marshal Black  
6125 Taylor Road  
Columbus, Ohio 43230

Audrey Siders  
6055 Taylor Road  
Columbus, Ohio 43230

Thomas Donley  
1353 White Oak Lane  
New Albany, Ohio 43054



**Zoning Description ~ 5.86+/- Acres  
West of Taylor Station Road  
South of Taylor Road**

-1-

Situated in the State of Ohio, County of Franklin, Township of Jefferson, being part of Quarter Township 3, Township 1, Range 10, United States Military Lands and containing 5.86+/- acres of land, said 5.86+/- acres being all of that Original 1 acre tract of land as conveyed to RAW RE, LLC of record in Instrument No. 201707280103597 (P.I.D. 170-000815), being all of a 1 acre tract of land as conveyed to RAW RE, LLC of record in Instrument No. 201707280103596 (P.I.D. 170-000814), part of a second 1 acre tract of land as conveyed to RAW RE, LLC of record in Instrument No. 201707280103597 (P.I.D. 170-000868) and part of an Original 12.502 acre tract of land as conveyed to RAW RE, LLC of record in Instrument No. 201707280103596 (P.I.D. 170-000078), said 5.86+/- acres being more particularly described as follows;

**Beginning**, at the northeasterly corner of said Original 1 acre tract of land (P.I.D. 170-000815), said corner also being the southeasterly corner of that 1.73 acre (less 0.590 ac.) as conveyed to Mark Sweatland of record in Instrument No. 200403240063778, the southwesterly corner of that 0.590 acre tract of land described as Parcel 22WD in the deed to the Franklin County Commissioners of record in Instrument No. 200106150135180, the northwesterly corner of that 0.117 acre tract of land described as Parcel 4WD in the deed to the Franklin County Commissioners of record in Instrument No. 200010170210595 and in the westerly right-of-way line of Taylor Station Road;

Thence **S 03° 41' 13" W**, with the easterly line of said Original 1 acre tract (P.I.D. 170-000815), the easterly line of said Original 1 acre tract (P.I.D. 170-000814), partially along the easterly line of said second Original 1 acre tract (P.I.D. 170-000868), with the westerly line of said Parcel 4WD, the westerly line of a 0.116 acre tract of land described as Parcel 20WD in the deed to the Franklin County Commissioners of record in Instrument No. 200010170210597, with the westerly line of that 0.056 acre tract of land described as Parcel 5WD in the deed to the Franklin County Commissioners of record in Instrument No. 200012080248238 and along said westerly right-of-way line, **356.59+/- feet** to an angle point in the easterly line of said second Original 1 acre tract (P.I.D. 170-000868);

Thence **S 28° 17' 06" W**, across said second Original 1 acre tract (P.I.D. 170-000868) and along said right-of-way line, **89.42+/- feet** to a point;

Thence across second Original 1 acre tract (P.I.D. 170-000868) and across said Original 12.502 acre tract (P.I.D. 170-000078), the following three (3) courses and distances:

**N 85° 25' 27" W, 463.21+/- feet** to an angle point;

**N 04° 22' 10" E, 607.19+/- feet** to an angle point;

**S 85° 52' 02" E, 229.02+/- feet** to a point in an easterly line of said Original 12.502 acre tract (P.I.D. 170-000078) and in the westerly line of that 1.03 acre tract (less 0.127 ac.) of land as conveyed to Marshall Black of record in Instrument No. 201802070017205;

Thence **S 04° 29' 08" W**, with said common line, **172.60+/- feet** to a northwesterly corner of said Original 1 acre tract of land (P.I.D. 170-000815) and the southwesterly corner of said 1.03 acre tract of land;

Thence **S 85° 52' 01" E**, with the northerly line of said Original 1 acre tract of land (P.I.D. 170-000815), the southerly line of said 1.03 acre tract of land and the southerly line of said 1.73 acre tract of land, **266.54+/- feet** to the **True Point of Beginning** and containing **5.86+/- acre** more or less.

The above description was prepared by Advanced Civil Design Inc. on 5/8/2019 and is based on existing County Auditor records, County Recorder records.

All references used in this description can be found at the Recorder's Office Franklin County Ohio.

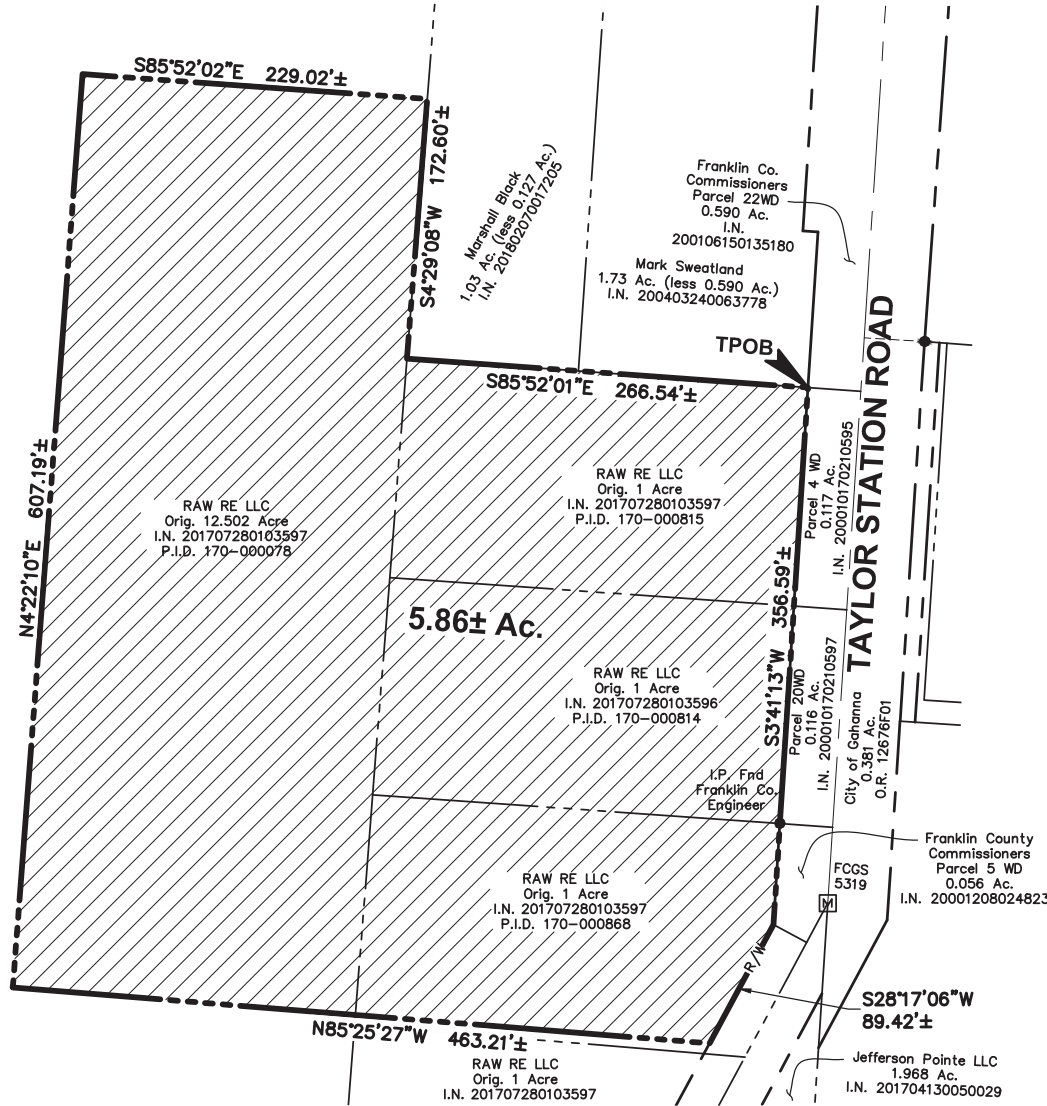
This description is not to be used in the transfer of land.

**ADVANCED CIVIL DESIGN INC.**

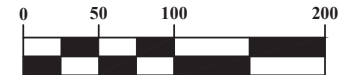
# ZONING EXHIBIT ~ 5.86± ACRES

Situated in the State of Ohio,  
Township of Jefferson,  
Quarter Township 3, Township 1,  
Range 10  
United States Military Lands

This exhibit is created from information obtained from the Franklin County Auditor's Office and the Franklin County Recorder's Office. This exhibit is not to be used for the transfer of land.



## GRAPHIC SCALE



1 inch = 100 feet



DRAWN BY: BCK	JOB NO.: 18-0027-414
DATE: 5/08/19	CHECKED BY: DRB



**ADVANCED**  
CIVIL DESIGN  
ENGINEERS SURVEYORS

422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

1  
1



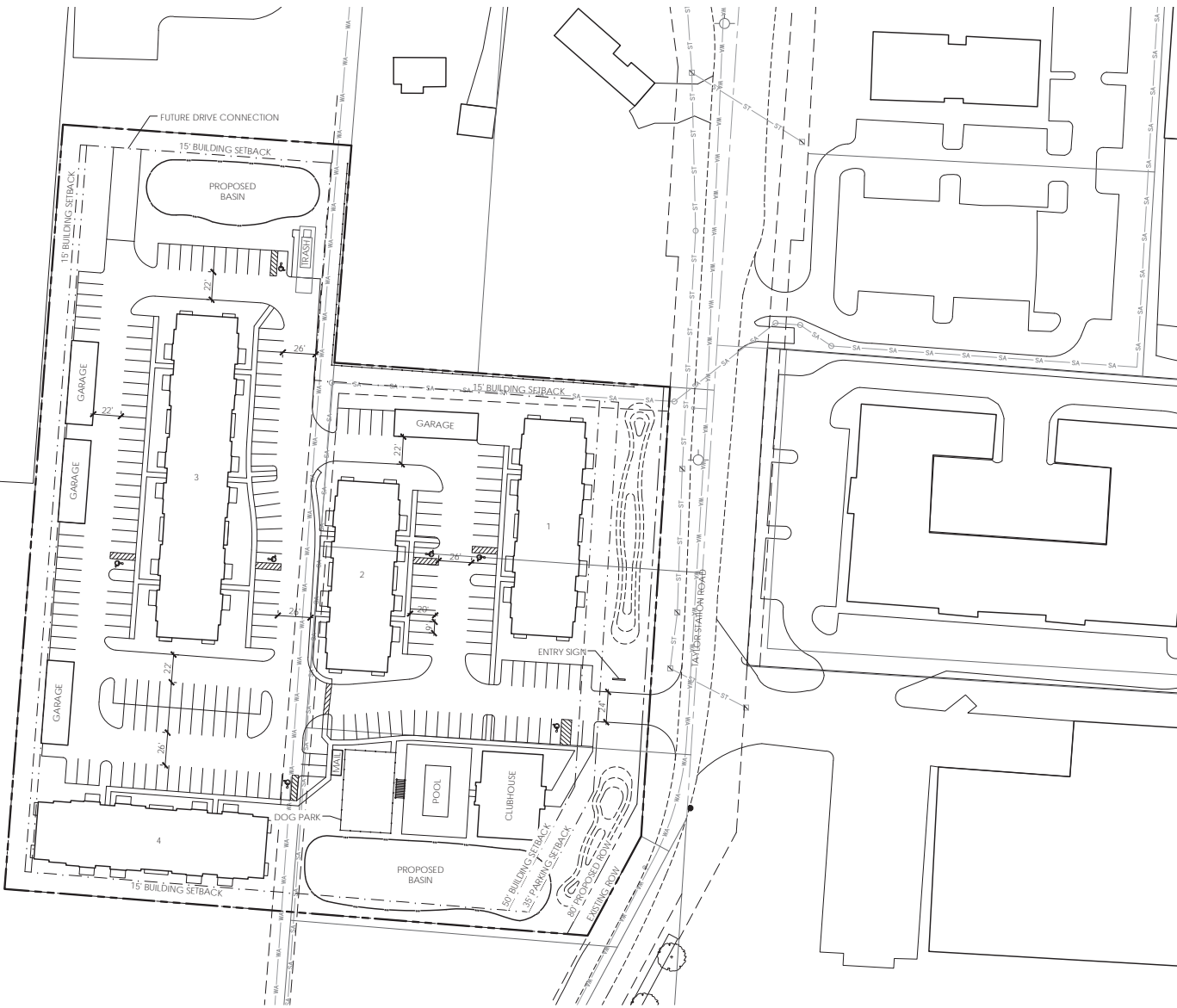
SITE DATA	
TOTAL ACRES	± 5.86 ACRES
TOTAL UNITS	108 UNITS
TOTAL PARKING	217 SPACES
SURFACE PARKING	193 SPACES
GARAGE PARKING	24 SPACES
PARKING DENSITY	± 2.0 SPACES/UNIT

**ILLUSTRATIVE PLAN**  
**ADAMS POINTE**  
 PREPARED FOR OXFORD CIRCLE DEVELOPMENT  
 DATE: 5/9/19

  
 NORTH  
 1" = 40'  

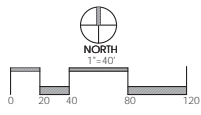

**Faris Planning & Design**

LAND PLANNING    +    LANDSCAPE ARCHITECTURE  
 243 N. 5th Street    Suite 401    Columbus, OH 43215  
 p (614) 487-1364    www.farisplanninganddesign.com



**SITE DATA**

TOTAL ACRES	± 5.86 ACRES
TOTAL UNITS	108 UNITS
DENSITY	± 18.43 DU/AC
TOTAL PARKING	217 SPACES
SURFACE PARKING	193 SPACES
GARAGE PARKING	24 SPACES
PARKING DENSITY	± 2.0 SPACES/UNIT



REVISIONS	

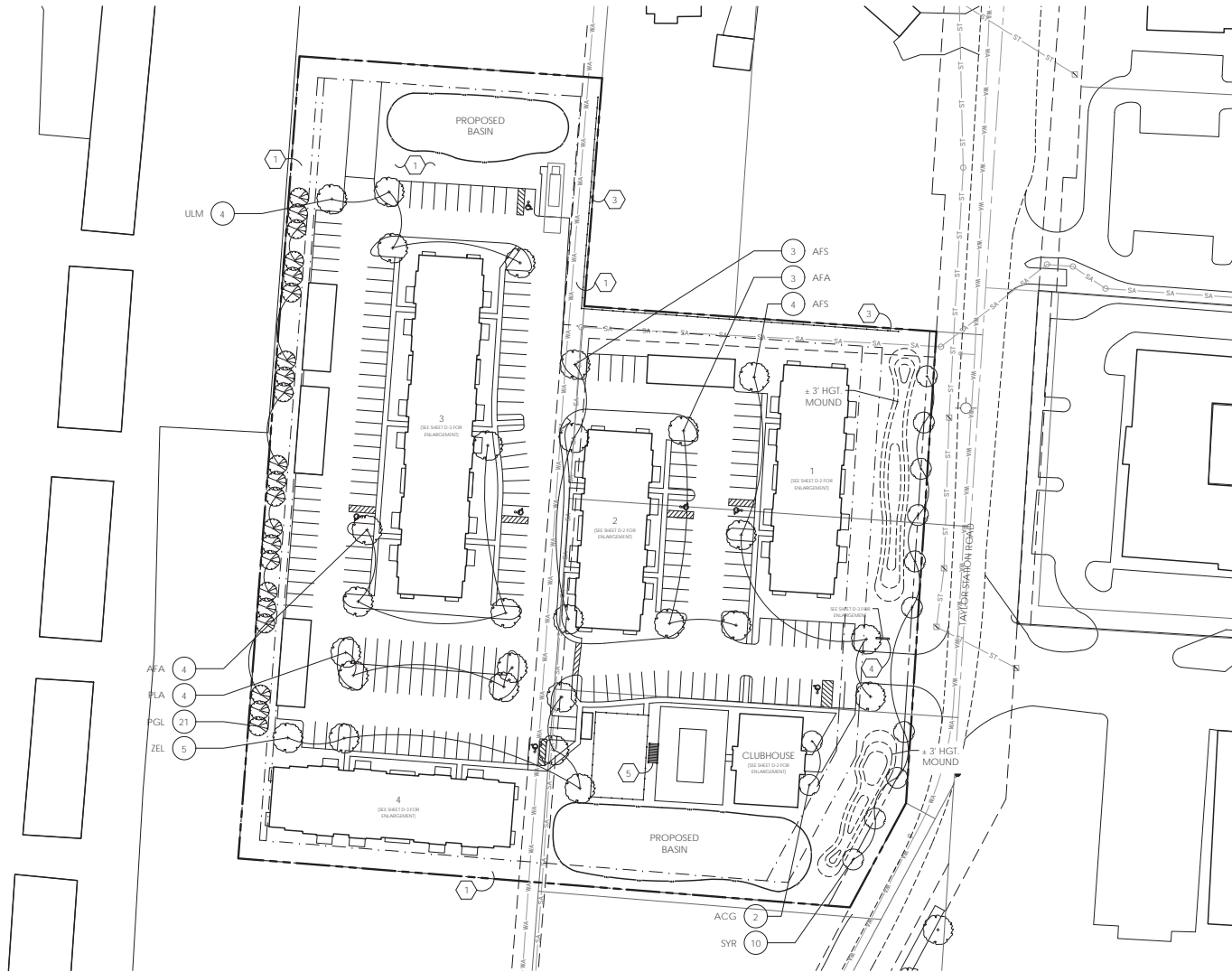
**DEVELOPMENT PLAN**

**ADAMS POINTE**  
 PREPARED FOR  
**OXFORD CIRCLE DEVELOPMENT**  
 470 OLDE WORTHINGTON ROAD  
 WESTERVILLE, OH 43082

**Faris Planning & Design**  
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 Columbus, OH 43215  
 P: 614.487.7944  
 www.farisplanninganddesign.com

DATE	5/9/19
PROJECT	17112
SHEET	

**C-1**



**GENERAL PLANTING NOTES:**

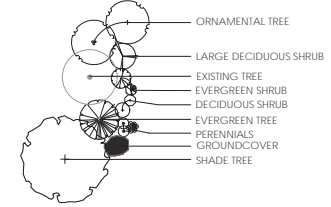
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.

**CONSTRUCTION NOTES:**

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. NOT USED
3. PRIVACY FENCE - SEE DETAIL 4 / SHEET D-4
4. ENTRY SIGN - SEE DETAIL 5 / SHEET D-4
5. ARBOR - BY OWNER

**PLANT KEY TYPICALS**

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



**PLANT LIST**  
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	C.COND.	REMARKS
<b>TREES</b>						
7	AFA	ACER x FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	3" CAL.	B&B	
7	AFS	ACER x FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	3" CAL.	B&B	
2	ACG	AMELANCHIER CANADENSIS 'GLENFORM'	GLENFORM SERVICEBERRY	1.5" CAL.	B&B	
21	PGL	PICEA GLAUCA	WHITE SPRUCE	6'-7' HGT.	B&B	
4	PLA	PLATANUS ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION! LONDON PLANE TREE	3" CAL.	B&B	
10	SYR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	1.5" CAL.	B&B	
4	ULM	ULMUS x FRONTIER	FRONTIER ELM	3" CAL.	B&B	
5	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" CAL.	B&B	

**LANDSCAPE REQUIREMENTS**

CODE	REQUIRED	PROVIDED
640.04 (F) SCREENING - SITE SHALL BE SCREENED FROM VIEW OF ANY ADJACENT RESIDENTIAL PARCELS	MOUNDING, PLANTINGS, FENCING, OR A COMBINATION OF THE THREE REACHING A MIN. HEIGHT OF 6'	6' HGT. FENCE ON NORTH EAST PROPERTY LINE
640.04 (G) LANDSCAPING - PROVIDE A TREE (3" CAL. OR LARGER) FOR EVERY 10 PARKING SPACES	217 SPACES = 22 TREES	22 TREES

REVISIONS	

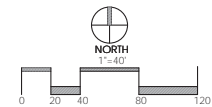
**OVERALL  
LANDSCAPE PLAN**

**ADAMS POINTE**  
PROVIDOR  
**OXFORD CIRCLE DEVELOPMENT**  
470 OLDE WORTHINGTON ROAD  
WESTERVILLE, OH 43082

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PROJECT	17112
SHEET	

**D-1**



REVISIONS	

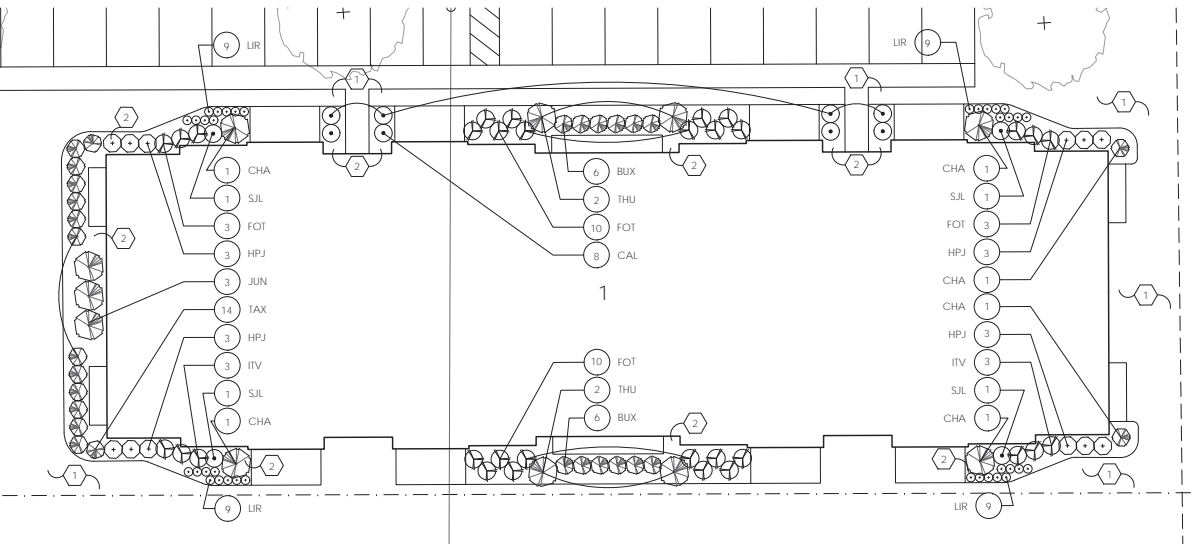
CLUBHOUSE & BUILDING 1 & 2 LANDSCAPE PLANS

ADAMS POINTE  
 PREPARED FOR  
 OXFORD CIRCLE DEVELOPMENT  
 470 OLDE WORTHINGTON ROAD  
 WESTERVILLE, OH 43082

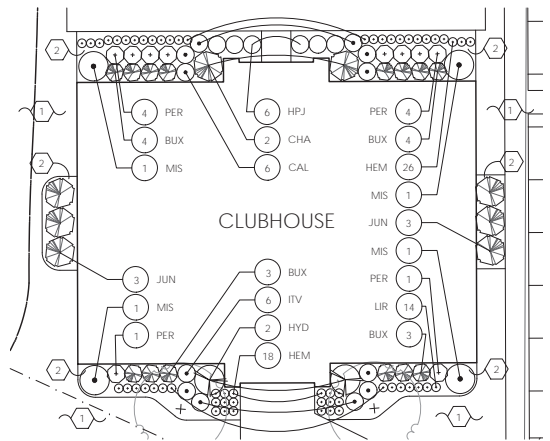
Faris Planning & Design  
 LAND PLANNING LANDSCAPE ARCHITECTURE  
 243 N. 9th Street Columbus, OH 43215  
 614.487.7944 www.farispn.com

DATE	5/9/19
PROJECT	17112
SHEET	

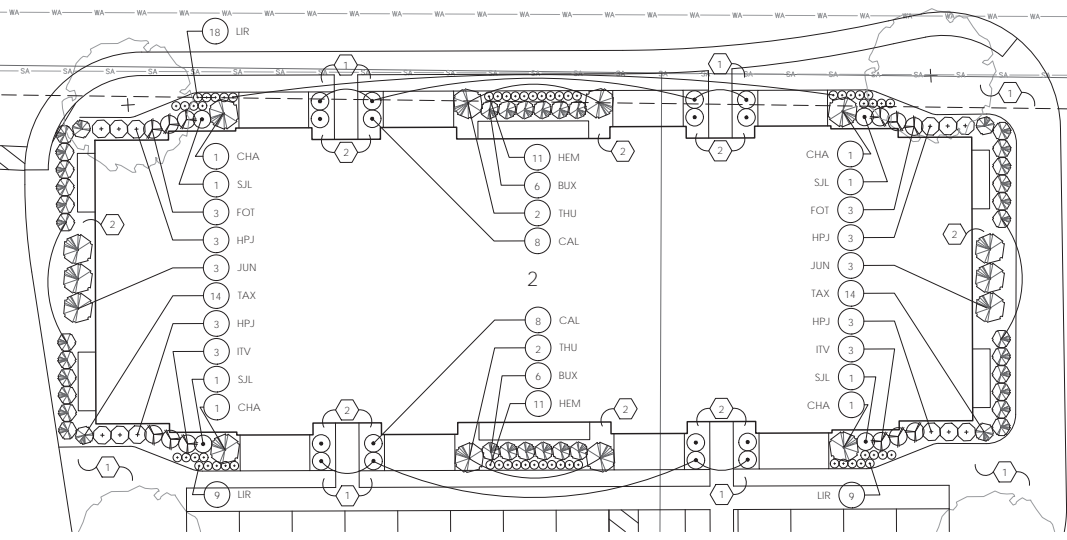
D-2



1 BUILDING 1 ENLARGEMENT PLAN  
 SCALE: 1" = 10'



2 CLUBHOUSE ENLARGEMENT PLAN  
 SCALE: 1" = 10'



3 BUILDING 2 ENLARGEMENT PLAN  
 SCALE: 1" = 10'

GENERAL PLANTING NOTES:

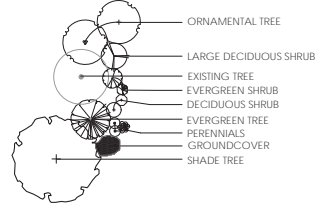
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.

CONSTRUCTION NOTES:

- LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- PLANTING BED AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

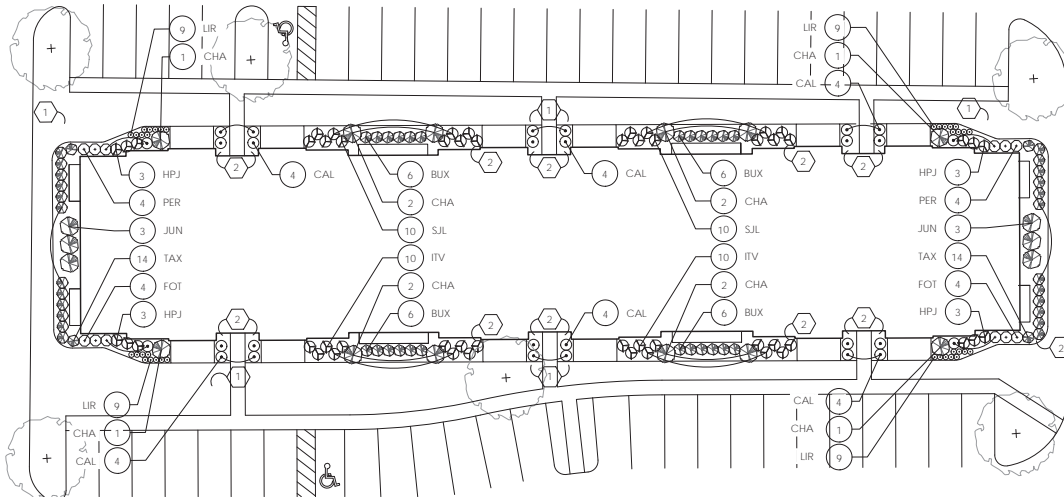
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



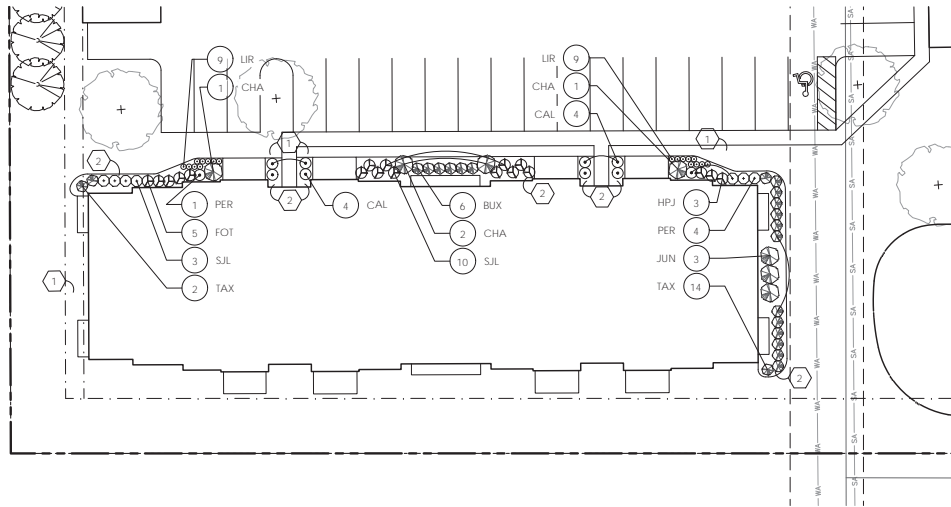
PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

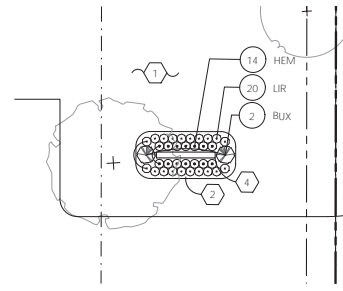
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>SHRUBS</b>						
38	BUX	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	18" HGT.	B&B	
12	CHA	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP THREADLEAF FALSE CYPRESS	24" HGT.	B&B	
32	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18" HGT.	B&B	
30	HPJ	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HARDY HYDRANGEA	18" HGT.	B&B	
2	HYD	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HGT.	B&B	
18	ITV	ILEA VIRGINICA 'SPRICH'	LITTLE HENRY DWARF VIRGINIA SWEETSPICE	18" HGT.	B&B	
15	JUN	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6' HGT.	B&B	
8	S.JL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18" HGT.	B&B	
42	TAX	TAXUS x MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	18" HGT.	B&B	
8	THU	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	6' HGT.	B&B	
<b>PERENNIALS/ORNAMENTAL GRASSES</b>						
30	CAL	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	1 GAL.	CONT.	
66	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	CONT.	
50	LIR	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	1 GAL.	CONT.	
4	MIS	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	2 GAL.	CONT.	
10	PER	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL.	CONT.	



1 BUILDING 3 ENLARGEMENT PLAN  
SCALE: 1" = 16'



2 BUILDING 4 ENLARGEMENT PLAN  
SCALE: 1" = 16'



3 ENTRY SIGN ENLARGEMENT PLAN  
SCALE: 1" = 10'

**GENERAL PLANTING NOTES:**

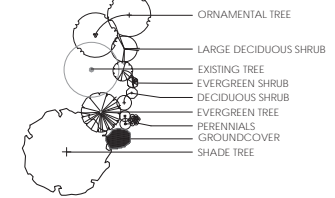
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2. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.

**CONSTRUCTION NOTES:**

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 PLANTING BED AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 NOT USED
- 4 ENTRY SIGN - SEE DETAIL 5 / SHEET D-4

**PLANT KEY TYPICALS**

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



**PLANT LIST**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>SHRUBS</b>						
32	BUX	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	18" HGT.	B&B	
16	CHA	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP THREADLEAF FALSE CYPRESS	24" HGT.	B&B	
13	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18" HGT.	B&B	
15	HPJ	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HARDY HYDRANGEA	18" HGT.	B&B	
20	ITV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY DWARF VIRGINIA SWEETSPICE	18" HGT.	B&B	
9	JUN	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6' HGT.	B&B	
33	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18" HGT.	B&B	
44	TAX	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	18" HGT.	B&B	
<b>PERENNIALS/ORNAMENTAL GRASSES</b>						
32	CAL	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	1 GAL.	CONT.	
14	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	CONT.	
74	LIR	LIRIOPE MUSCARI 'VAREGATA'	VARIGATED LIRIOPE	1 GAL.	CONT.	
13	PER	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL.	CONT.	

REVISIONS	

ENTRY SIGN &  
BUILDING 3 & 4  
LANDSCAPE PLANS

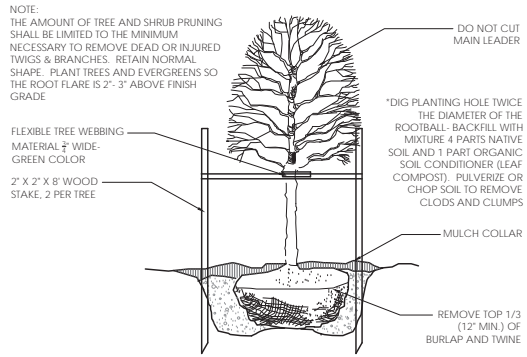
ADAMS POINTE  
PROVIDOR  
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470 OLDE WORTHINGTON ROAD  
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Faris Planning & Design

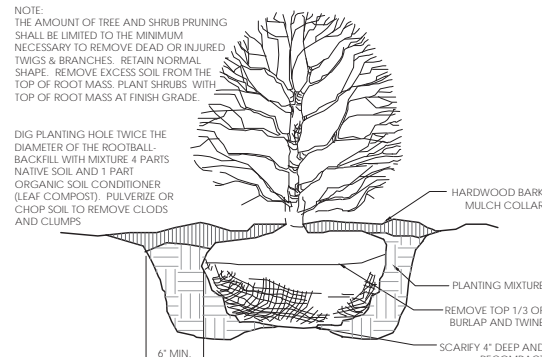
LAND PLANNING  
LANDSCAPE ARCHITECTURE  
243 N. 9th Street  
Columbus, OH 43215  
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www.farispn.com

DATE	5/9/19
PROJECT	17112
SHEET	

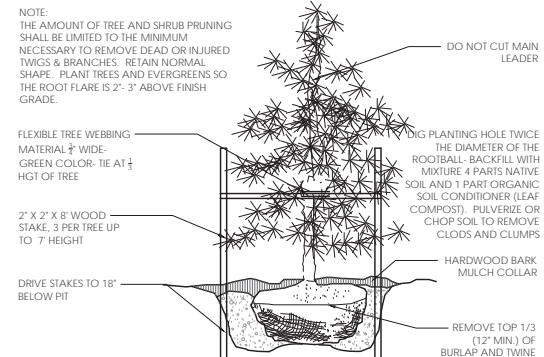
D-3



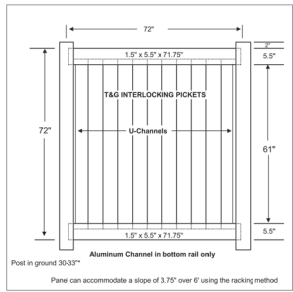
1 DECIDUOUS TREE  
N.T.S. 01-1001



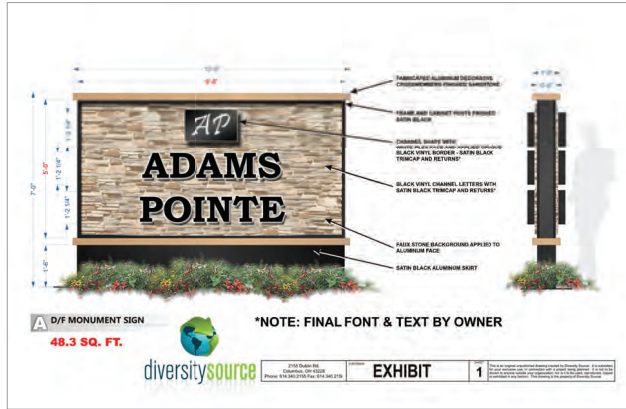
2 SHRUB PLANTING DETAIL  
N.T.S. 01-1300



3 EVERGREEN TREE UNDER 7' HGT.  
N.T.S. 01-1100



4 6' VINYL PRIVACY FENCE  
N.T.S.



5 ENTRY SIGN  
N.T.S.

REVISIONS	

SITE DETAILS

**ADAMS POINTE**  
PROPOSED  
OXFORD CIRCLE DEVELOPMENT  
470 OLDE WORTHINGTON ROAD  
WESTERVILLE, OH 43082

**Faris Planning & Design**  
LAND PLANNING • LANDSCAPE ARCHITECTURE  
243 N. 9th Street Columbus, OH 43215  
P: 614.487.7864  
S: 614.487.7864  
www.farisplanninganddesign.com

DATE	5/9/19
PROJECT	17112
SHEET	

D-4





① VIEW FROM TAYLOR STATION ROAD TO WEST



② VIEW FROM TAYLOR STATION ROAD TO WEST



③ VIEW FROM TAYLOR STATION ROAD TO WEST

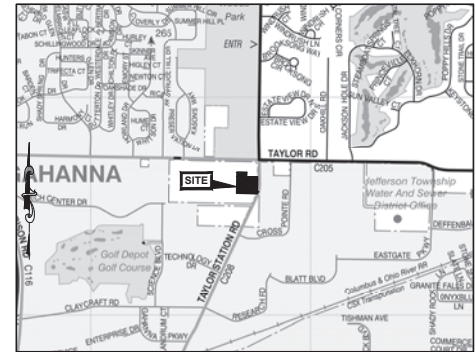
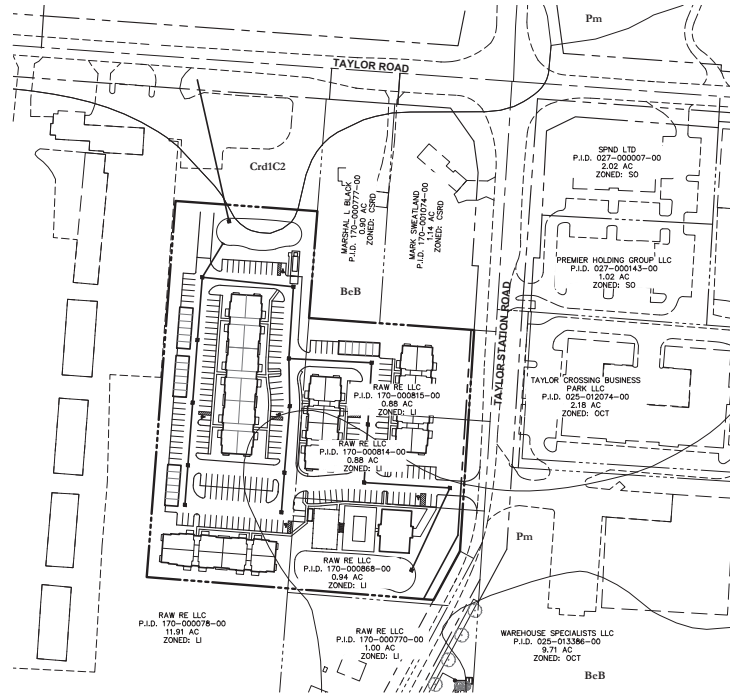
REVISIONS	

SITE PHOTOS

ADAMS POINTE  
PREPARED FOR  
 OXFORD CIRCLE DEVELOPMENT  
 470 OLDE WORTHINGTON ROAD  
 WESTERVILLE, OH 43082

**Faris Planning & Design**  
LAND PLANNING  
 LANDSCAPE ARCHITECTURE  
 3416 401  
 COLUMBUS, OH 43215  
 P (614) 487-7864  
 www.farisplanninganddesign.com

DATE	5/9/19
PROJECT	17112
SHEET	



**INDEX OF SHEETS**

TITLE SHEET ..... J  
 PLAN VIEW ..... 2

SOIL SYMBOL	SOIL NAME
BcB	BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
Pm	PEWAMO SILTY CLAY LOAM, LOW CARBONATE TIL, 0 TO 2 PERCENT SLOPES
CrdIC2	CARDINGTON SILT LOAM 6 TO 12 PERCENT SLOPES, ERODED

**DEVELOPER**  
 OXFORD CIRCLE DEVELOPMENT  
 470 OLDE WORTHINGTON ROAD, SUITE 100  
 WESTERVILLE, OHIO 43082  
 ATTN: DON KENNEY, JR  
 PHONE (614) 419-2062

**PLANNER/LANDSCAPE ARCHITECT**  
 FARIS PLANNING & DESIGN  
 243 N. 5TH STREET, SUITE 401  
 COLUMBUS, OHIO 43215  
 ATTN: TODD FARIS  
 PHONE (614) 487-1964  
 tfaris@farisplanninganddesign.com

**CIVIL ENGINEER**  
 ADVANCED CIVIL DESIGN  
 422 BEECHER ROAD  
 GAHANNA, OHIO 43230  
 ATTN: THOMAS WARNER  
 PHONE (614) 428-7750  
 twarner@advancedcivildesign.com

**ATTORNEY**  
 UNDERHILL & HODGE, LLC  
 8000 WALTON PARKWAY, SUITE 260  
 NEW ALBANY, OHIO 43054  
 ATTN: DAVID HODGE  
 PHONE (614) 335-9320

**FLOODPLAIN**

THIS SITE IS LOCATED WITHIN ZONE X.  
 LOCATED ON FLOOD INSURANCE MAP FRANKLIN COUNTY,  
 OHIO MAP 39049C0214K, EFFECTIVE 6/17/2008 &  
 FLOOD INSURANCE MAP FRANKLIN COUNTY, OHIO MAP  
 39049C0352K, EFFECTIVE 6/17/2008

**SITE DATA**

- EXISTING ZONING: LI (LIMITED INDUSTRIAL)
- PROPOSED ZONING: P.C. (PLANNED COMMERCIAL)
- RESIDENTIAL HOTEL**
- TOTAL UNITS: 108
- TOTAL PARKING SPACES PROVIDED: 217 (INCLUDING 7 ACCESSIBLE SPACES)
- SURFACE SPACES PROVIDED: 193 (INCLUDING 7 ACCESSIBLE SPACES)
- GARAGE SPACES PROVIDED: 24
- SETBACKS**
- BUILDING**

  - FRONT: 50'
  - SIDE: 15'
  - REAR: 20'

- PARKING**

  - FRONT: 35'
  - SIDE: 0'
  - REAR: 15'

PLAN PREPARED BY:  
 ADVANCED CIVIL DESIGN  
 422 BEECHER ROAD  
 GAHANNA, OHIO 43230  
 PH: 614.428.7750  
 FX: 614.428.7760  
 WWW.ADVANCEDCIVILD.COM

PLAN PREPARED FOR:  
 OXFORD CIRCLE DEVELOPMENT  
 470 OLDE WORTHINGTON ROAD, SUITE 100  
 WESTERVILLE, OHIO 43082

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO  
**PLANNED COMMERCIAL DEVELOPMENT**  
**RE-ZONING PLAN**  
 FOR  
**ADAMS POINTE**  
**TITLE SHEET**

No.	Date	Description

Date: 05/08/2019  
 Scale: AS NOTED  
 Drawn By: JPC  
 Checked By: TMW  
 Project Number:  
 18-0027-414  
 Drawing Number:



PLAN PREPARED FOR:  
 OXFORD CIRCLE  
 DEVELOPMENT  
 470 OLDE  
 WORTHINGTON  
 ROAD, SUITE 100  
 WESTERVILLE, OHIO  
 43082

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO  
**PLANNED COMMERCIAL DEVELOPMENT**  
 FOR  
**RE-ZONING PLAN**  
 FOR  
**ADAMS POINTE**  
**PLAN VIEW**

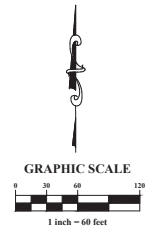
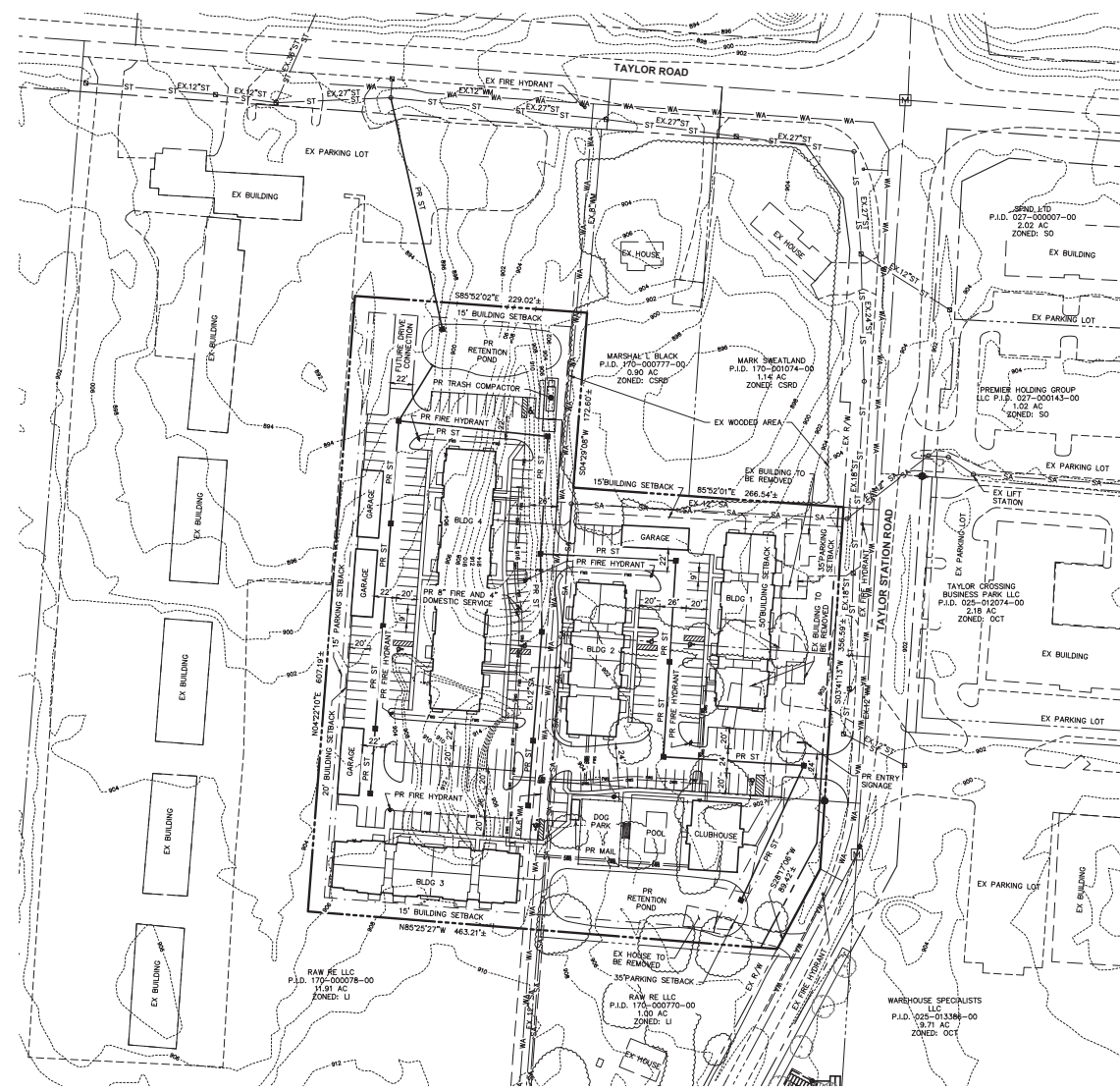
Issue Dates:

Date: 05/09/2019  
 Scale: 1" = 60'

Drawn By: JPC  
 Checked By: TMW

Project Number:  
 18-0027-414

Drawing Number:



- LEGEND**
- ⊗ EXISTING FIRE HYDRANT
  - ⊙ EXISTING WATER TAP
  - 985----- EXISTING CONTOUR - 5'
  - 983----- EXISTING CONTOUR - 1'
  - SA----- EXISTING SANITARY SEWER
  - ST----- EXISTING STORM SEWER
  - WA----- EXISTING WATERLINE
  - PROPOSED MANHOLE
  - PROPOSED CATCH BASIN
  - ST----- PROPOSED STORM SEWER
  - SA----- PROPOSED SANITARY SEWER
  - DWS----- PROPOSED DOMESTIC WATER SERVICE
  - FWS----- PROPOSED FIRE WATER SERVICE

Soil Map—Franklin County, Ohio



Soil Map may not be valid at this scale.

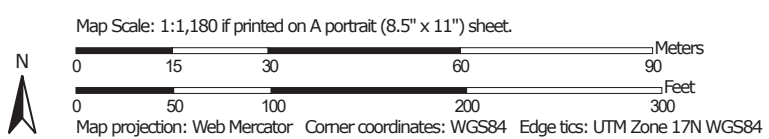



EXHIBIT E-3

### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale.  
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Franklin County, Ohio  
 Survey Area Data: Version 17, Jan 30, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 4, 2014—Aug 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BeB	Bennington silt loam, 2 to 6 percent slopes	3.1	64.2%
Pm	Pewamo silty clay loam, low carbonate till, 0 to 2 percent slopes	1.7	35.8%
<b>Totals for Area of Interest</b>		<b>4.9</b>	<b>100.0%</b>



An **AEP** Company

*BOUNDLESS ENERGY™*

**AEP Ohio**  
700 Morrison Rd  
Gahanna, OH 43230  
AEPOhio.com

3/13/2019

**Oxford Circle Development**  
**Attn: Donald Kenney, Jr.**  
**470 Olde Worthington Road, Suite 100**  
**Worthington, Ohio 43082**

RE: AVAILABILITY OF ELECTRICAL SERVICE  
**OXFORD CIRCLE DEVELOPMENT**

To Whom It May Concern:

This letter will confirm that American Electric Power has electric service facilities adjacent to your new project. These facilities will be made available to serve your project with some Contribution-In-Aid-To-Construction charged to the project developer.

Our records indicate your project, a residential development, is located at the intersection of **Taylor Rd and Taylor Station Rd, Jefferson Township, Franklin County, Ohio.**

American Electric Power anticipates providing your new project the best possible service. I look forward to working with you and remain available to coordinate your project needs. Please contact me to discuss any questions you may have or other assistance you may require.

Sincerely,

**Eric Dillard**  
Customer Design Supervisor



111 N 4<sup>th</sup> Street  
Columbus, OH 43215

2/13/2019

Thomas M. Warner P.E.  
Advanced Civil Design Inc.  
422 Beecher Road  
Gahanna, OH 43230

Dear Mr. Thomas,

AT&T Ohio is a local exchange carrier authorized to do business in Ohio and providing services in Jefferson Township in Franklin County. AT&T Ohio will provide services to the proposed area South of Taylor Rd and East of Taylor Station Rd. in accord with the provisions of tariffs on file with the ICC, PUCO, etc. or pursuant to negotiated private arrangements, if applicable.

If you require further information on the terms and conditions of service availability to the property, please contact me at (614) 223-5316.

Sincerely,

Dwight Thomason  
Manager/AT&T Engineering



P.O. Box 2553  
Columbus, Ohio 43216  
Tel. (614) 481-5263  
Fax (614) 255-6428

Case No. JEFF-19-01



March 3, 2019

Advanced Civil Design  
Tom Warner  
422 Beecher Rd  
Gahanna, OH 43230

RE: Taylor Station Road Apartments, southwest corner of Taylor Station Road and Taylor Road in Jefferson Township, Franklin County, Ohio

Dear Mr. Warner:

This letter is to confirm that Charter Communications has the capacity and ability to provide advanced cable, high speed internet and digital phone services to proposed Taylor Station Road Apartments, southwest corner of Taylor Station Road and Taylor Road in Jefferson Township, Franklin County, Ohio project.

If you have any questions give me a call at 614-481-5263 and I will be happy to discuss this project with you.

Thank You!

A handwritten signature in black ink, appearing to read "Kevin D. Rich".

Kevin D. Rich  
Construction Manager  
kevin.rich1@charter.com

February 12, 2019

Tom Warner, P.E.  
Managing Partner  
Advanced Civil Design, Inc

Re: Taylor Station Road Apartments (Taylor and Taylor Station Rd)

Thank you for wanting to choose Columbia Gas of Ohio, Inc. (COH), a NiSource Company, to serve your natural gas needs to your new proposed project. This letter is to confirm COH does have facilities on Taylor Station Rd. Although COH facilities may be in the vicinity of your proposed property, further investigation will need to take place for capacity. Once Attachment A of the Information Request Packet has been answered and returned and all other requested information is released to the COH New Business Team, gas availability and any capacity issues will be determined; as well as any deposit and/or Aid-To-Construction costs that may be required.

**Please note that availability is contingent upon a cost benefit analysis. If the project is not deemed economically feasible for Columbia Gas, a deposit may be necessary**

If you have any questions regarding availability, or how it is determined, please feel free to contact me at 614-506-7023 Monday-Friday, 8:00am to 4:30pm. Columbia Gas and I look forward to partnering with you on this and future projects.

Sincerely,

Todd Schwarz

Columbia Gas of Ohio a Nisource Company  
Todd Schwarz  
Development Manager

**Adams Pointe**  
**Jefferson Township, Franklin County, Ohio**  
**Sanitary Sewer & Water Service Feasibility Study**

Advanced Civil Design has provided a utility investigation for approximately 5.20± acres of property located along the west side of Taylor Station Road approximately 450 feet south of Taylor Road in Jefferson Township, Franklin County, Ohio. Analysis was performed to determine the feasibility of the development and construction of a new residential hotel development that will include 120 units. The following is a brief summary of the availability, location, and impact of the utility systems for this property.

**Sanitary Sewer**

A 12" sanitary sewer owned by the Jefferson Water & Sewer District bisects the site running south to north and runs along the northern property line. The existing 12" sanitary sewer connects to an existing lift station located on the east side of Taylor Station Road. The sanitary sewer provides adequate depth to service the site.

**Water Service**

The Jefferson Water & Sewer District owns and maintains an existing 8" water main which bisects the site running south to north parallel to an existing 12" sanitary sewer. An existing 12" water main runs along the east side of Taylor Station Road along the property frontage.

3-13-2019

Mr. Charles McCroskey  
6545 Havens Rd.  
Blacklick, Ohio 43004

Re: Taylor Station Apartments

**Mr. McCroskey,**

Regarding service availability to the Taylor Station Apartments on Taylor Station Rd. The District has water and sanitary sewer service available to serve the mentioned location. Jefferson Township Zoning in Franklin County Ohio approves the plat the District would provide service.

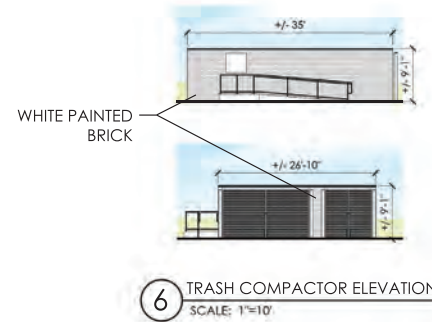
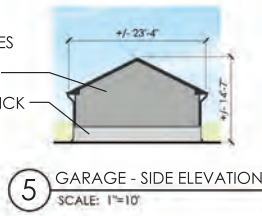
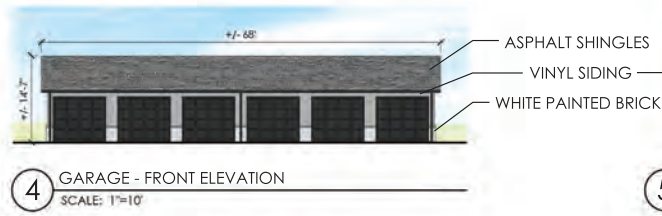
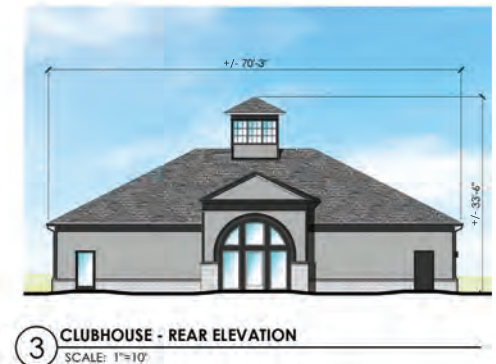
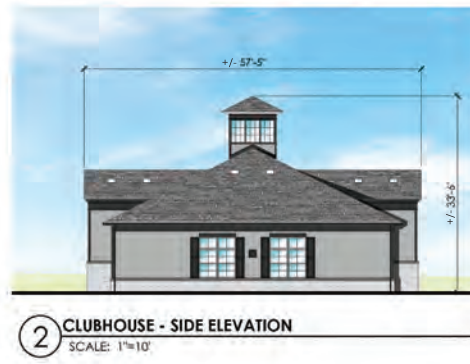
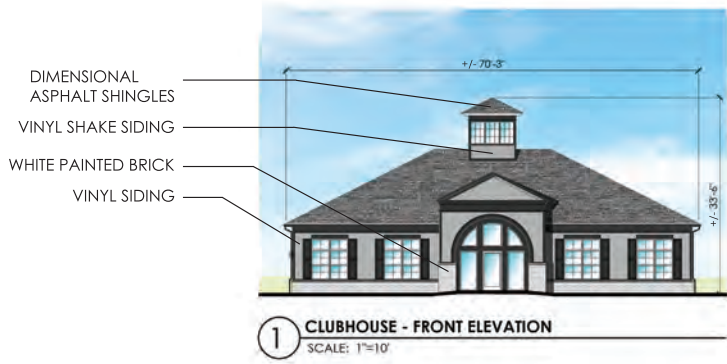
Please let me know if you have any further questions.

Bob Stewart



Director

Any traffic analysis that will be required by the Franklin County Engineer Office will be forthcoming.



# ARCHITECTURAL ELEVATIONS

## ADAMS POINTE PREPARED FOR OXFORD CIRCLE DEVELOPMENT

DATE: 5/9/19

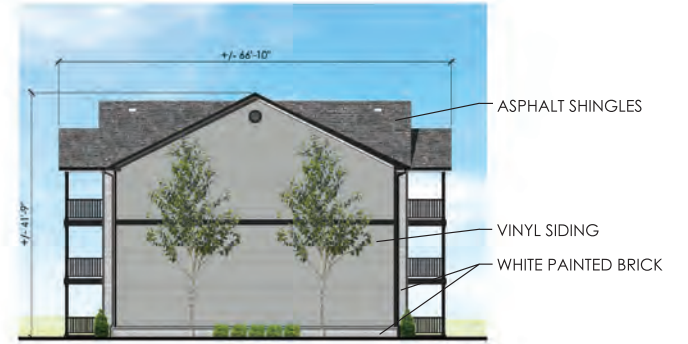
# EXHIBIT G-1

## Faris Planning & Design

LAND PLANNING      LANDSCAPE ARCHITECTURE  
 240 N. 5th Street      Suite 401      Columbus, OH 43215  
 P: (614) 481-1164      F: (614) 481-1164      www.farisplanninganddesign.com



① TYP. 3 STORY CLASSIC BUILDING 'J' - FRONT ELEVATION  
SCALE: 1"=10'



② TYP. 3 STORY BUILDING - SIDE ELEVATION  
SCALE: 1"=10'



③ TYP. 3 STORY CLASSIC BUILDING 'K' - FRONT ELEVATION  
SCALE: 1"=10'

# ARCHITECTURAL ELEVATIONS

## ADAMS POINTE PREPARED FOR OXFORD CIRCLE DEVELOPMENT

DATE: 5/9/19

# EXHIBIT G-1

## Faris Planning & Design

LAND PLANNING      LANDSCAPE ARCHITECTURE  
 243 N. 5th Street      Suite 401      COLUMBUS, OH 43215  
 P: (614) 481-1164      www.farisplanninganddesign.com



① TYP. 3 STORY CLASSIC BUILDING 'G' - FRONT ELEVATION  
SCALE: 1"=10'



② TYP. 3 STORY BUILDING - SIDE ELEVATION  
SCALE: 1"=10'



③ TYP. 3 STORY CLASSIC BUILDING 'L' - FRONT ELEVATION  
SCALE: 1"=10'

# ARCHITECTURAL ELEVATIONS

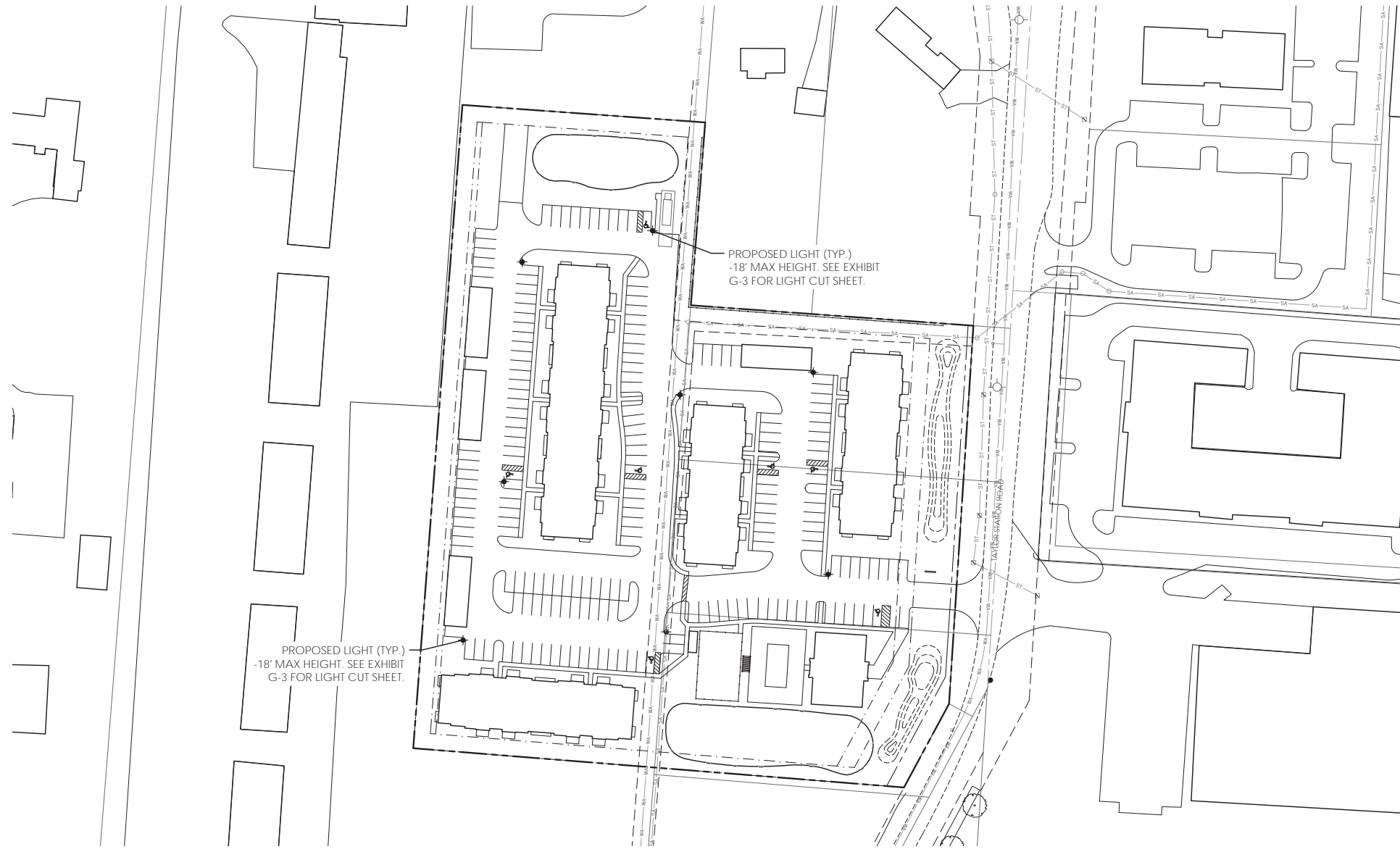
## ADAMS POINTE PREPARED FOR OXFORD CIRCLE DEVELOPMENT DATE: 5/9/19

# EXHIBIT G-1

## Faris Planning & Design

LAND PLANNING      LANDSCAPE ARCHITECTURE  
 243 N. 5th Street      Suite 401      COLUMBUS, OH 43215  
 P: (614) 481-1164      F: (614) 481-1164      www.farisplanninganddesign.com





REVISIONS	

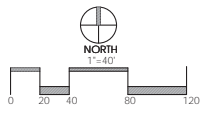
**LIGHTING PLAN**

**ADAMS POINTE**  
PROVIDOR  
**OXFORD CIRCLE DEVELOPMENT**  
 470 OLDE WORTHINGTON ROAD  
 WESTERVILLE, OH 43082

DATE	5/9/19
PROJECT	17112
SHEET	

G-2

**Faris Planning & Design**  
LAND PLANNING • LANDSCAPE ARCHITECTURE  
 243 N. 9th Street Columbus, OH 43215  
 P (614) 487-7864 www.farisplanninganddesign.com



## DESCRIPTION

The Lexington outdoor luminaire displays the old-fashioned charm of traditional lantern-type post top lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Lexington tastefully complements the architectural and environmental design of parks and roadways.

Catalog #		Type
Project		
Comments		Date
Prepared by		

## SPECIFICATION FEATURES

### Construction

TOP: Hinged die-cast aluminum top with cupola cover. SCREWS: Captive retaining screw. HOUSING: Die-cast aluminum base housing. Standard color is black. Other finish colors available. Consult your Streetworks representative. 1" ANSI wattage/source label.

### Optics

REFRACTOR: Injection molded acrylic refractor panels.

### Electrical

SOCKET: Vertical: Base up standard on Type II, III and V. Horizontal: Available with Type II and III

horizontal reflector. Mogul-base porcelain socket is field adjustable on horizontal only. 50-150W Pulse Start Metal Halide is medium-base socket standard. STARTER: Plug-in starter. TERMINAL BLOCK: Terminal block standard.

### Mounting

Self-aligning pole-top fitter fits 2-3/8" and 3" O.D. tenons. Square headed 1-1/4" polymer coated mounting bolts.

### Finish

Cast components finished in a Super durable black TGIC polyester powder coat paint, 2.5 mil nominal

thickness for superior protection against fade and wear. Optional colors include: bronze, grey and white. RAL and custom color matches available.

**Efficiency Standards Notice**  
Select luminaires are manufactured to USA and California efficiency regulations.

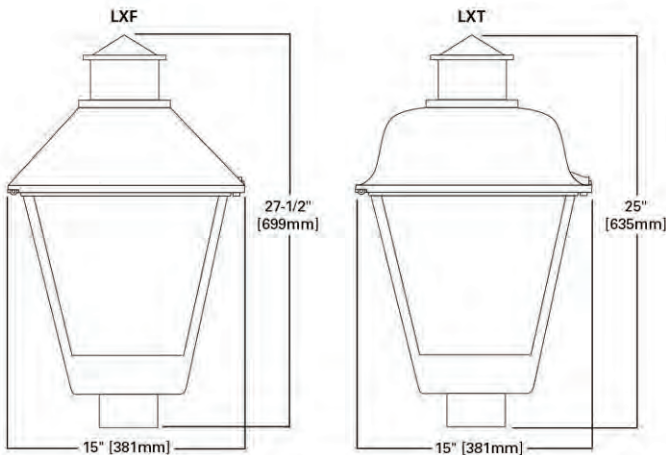


## LXF/LXT LEXINGTON

50 - 150W  
Pulse Start Metal Halide  
50 - 150W  
High Pressure Sodium

DECORATIVE POST TOP  
LUMINAIRE

## DIMENSIONS



EPA  
Effective Projected Area: (Sq. Ft.) 1.7

SHIPPING DATA  
Approximate Net Wt:  
25 lbs. (11 kgs.)



TD516008EN  
July 16, 2018 9:19 AM



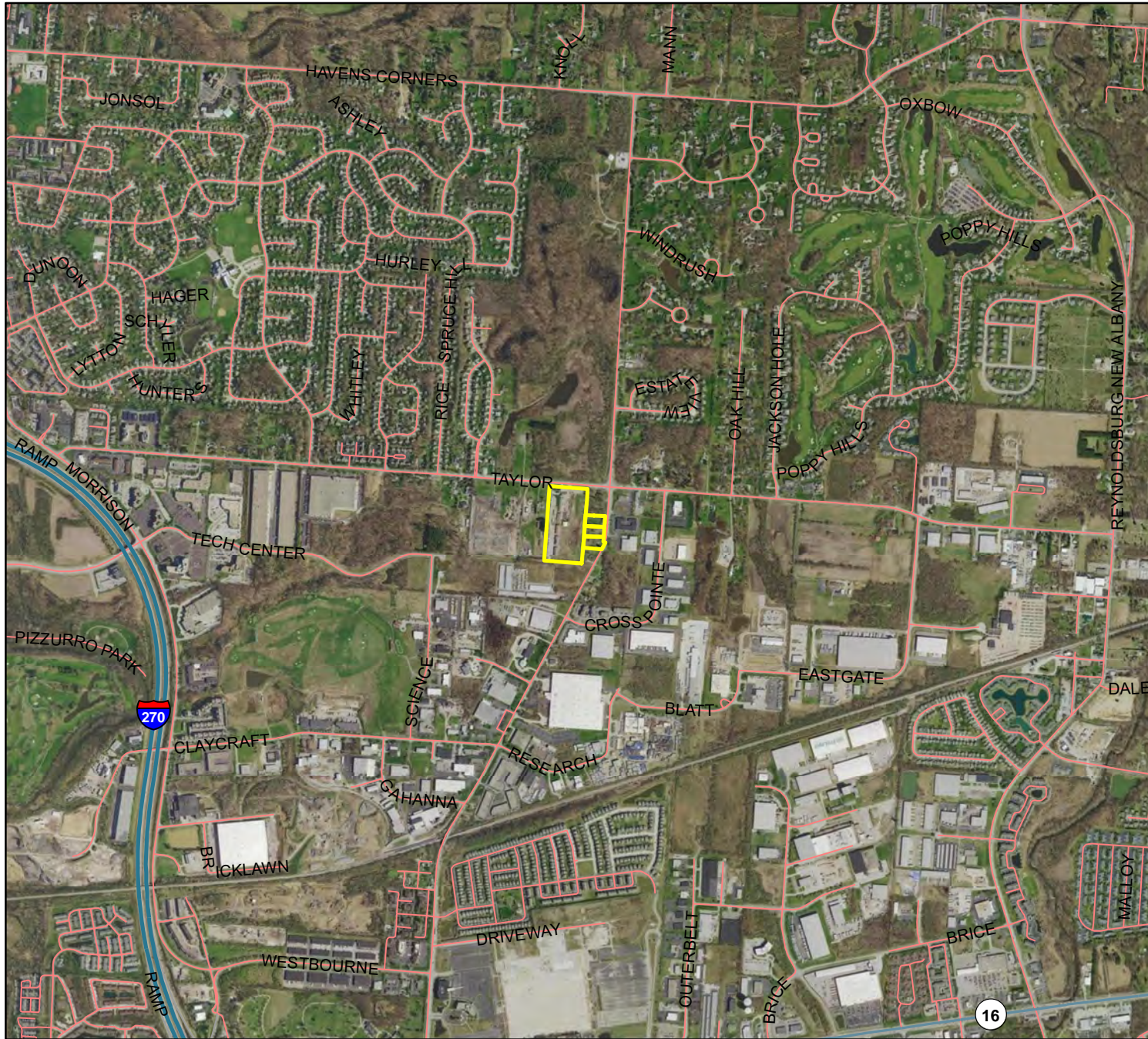
LXF LEXINGTON FIXTURE FROM EATON LIGHTING, FINISH BLACK. FULL CUT-OFF SHIELD. 150 WATT HPS BULB. 16' BLACK FIBERGLASS POLE, DIRECT DURAL (13' EXPOSED HGT. TO TOP OF POLE, ±14'-8" EXPOSED HGT. TO TOP OF LUMINAIRE.






EXHIBIT G-3

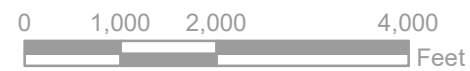
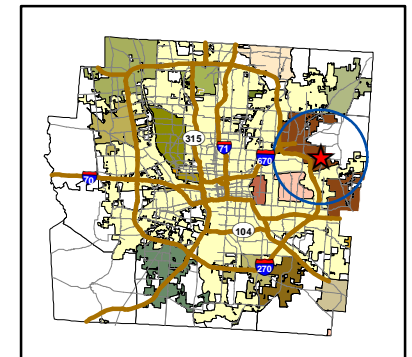
# JEFF-19-01

Requesting to rezone from the Limited Industrial district to the Planned Commercial district.

Acres: 5.860  
Township: Jefferson



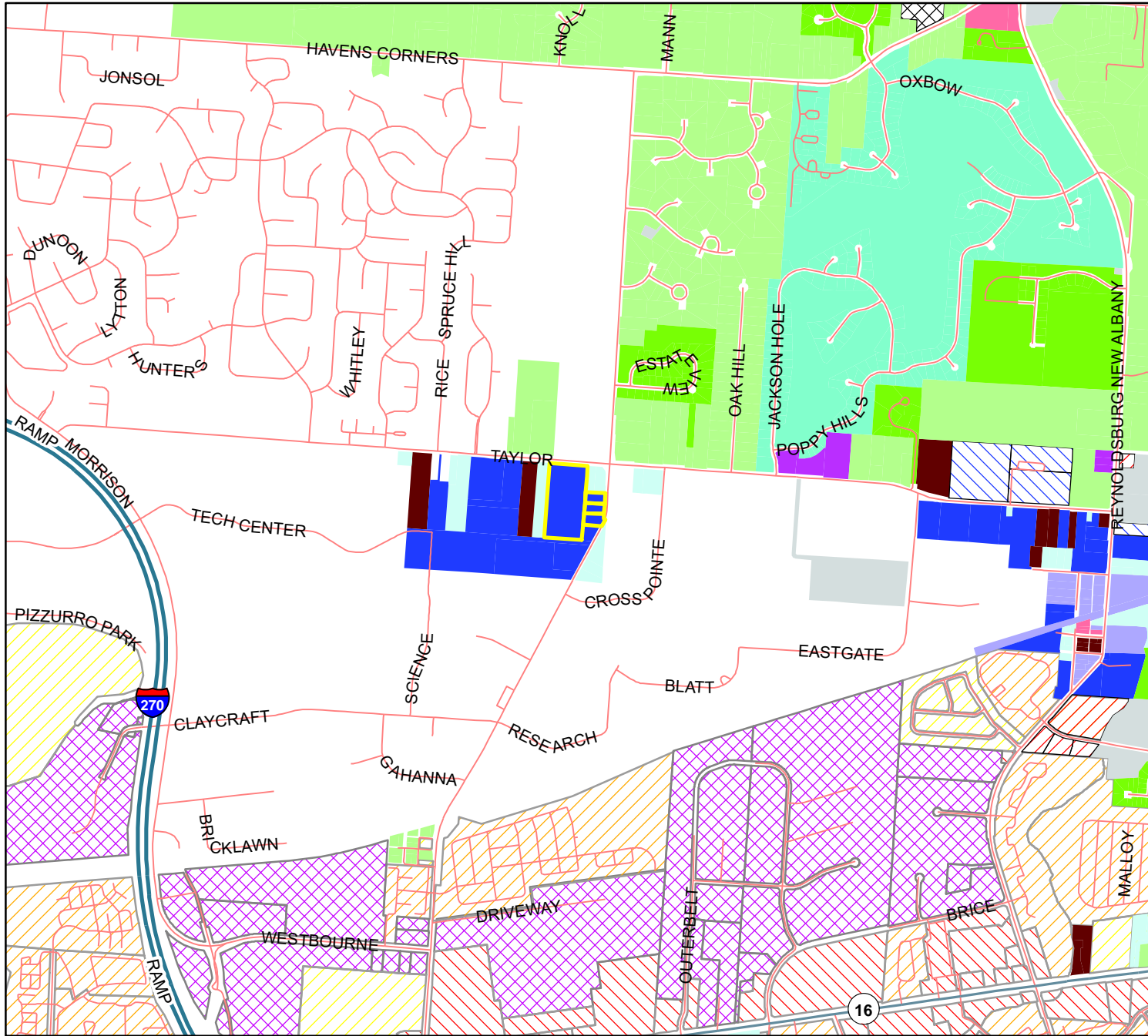
-  6057 Taylor Road
-  Interstate
-  State Route
-  Streets
-  Ramp



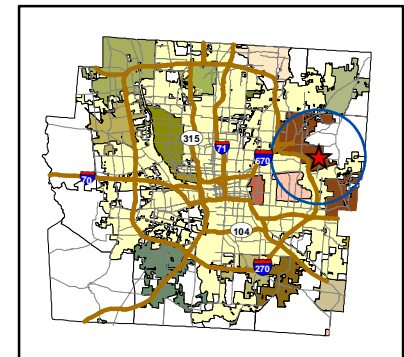
# JEFF-19-01

Requesting to rezone from the Limited Industrial district to the Planned Commercial district.

Acres: 5.860  
Township: Jefferson



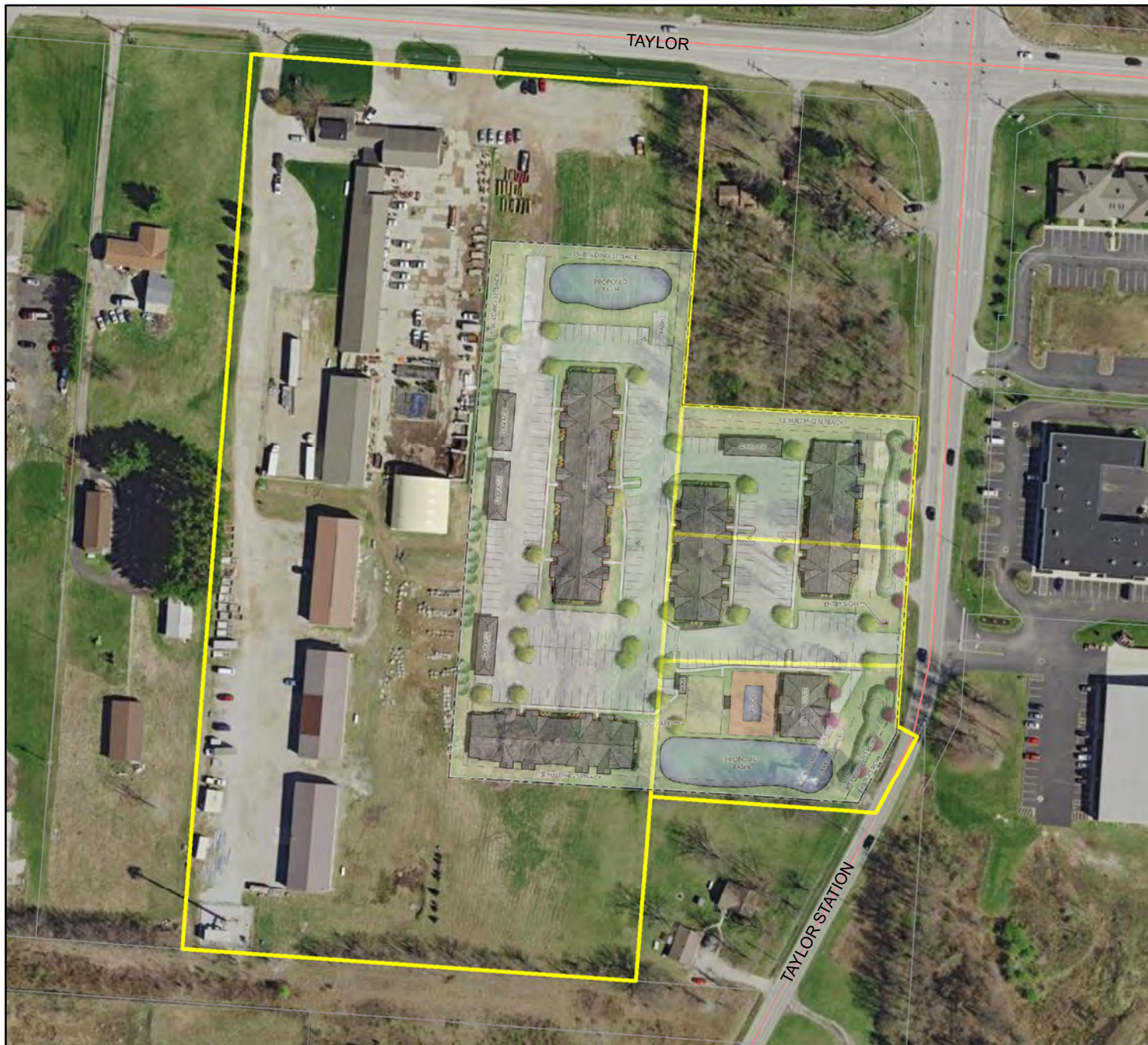
- 6057 Taylor Road
  - Interstate
  - State Route
  - Streets
- Franklin County Zoning**
- Rural
- Jefferson Township Zoning**
- Countryside Residential
  - Restricted Suburban
  - Planned Res. District
  - Planned Suburban Res.
  - Suburban Office & Inst.
  - Neighborhood Commercial
  - Community Service
  - Planned Commercial
  - Restricted Industrial
  - Limited Industrial
  - Planned Industrial
  - Exceptional Use
  - Government
- Columbus Zoning**
- Residential
  - Multi-family
  - Commercial
  - Manufacturing






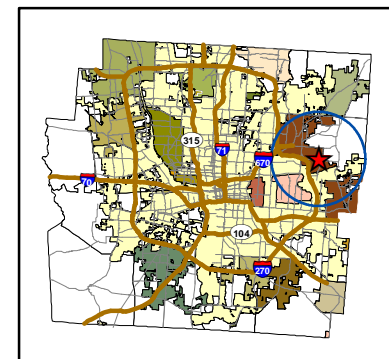
## JEFF-19-01

Requesting to rezone from the Limited Industrial district to the Planned Commercial district.

Acres: 5.860  
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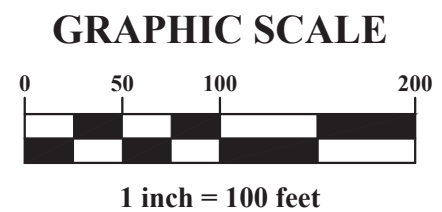
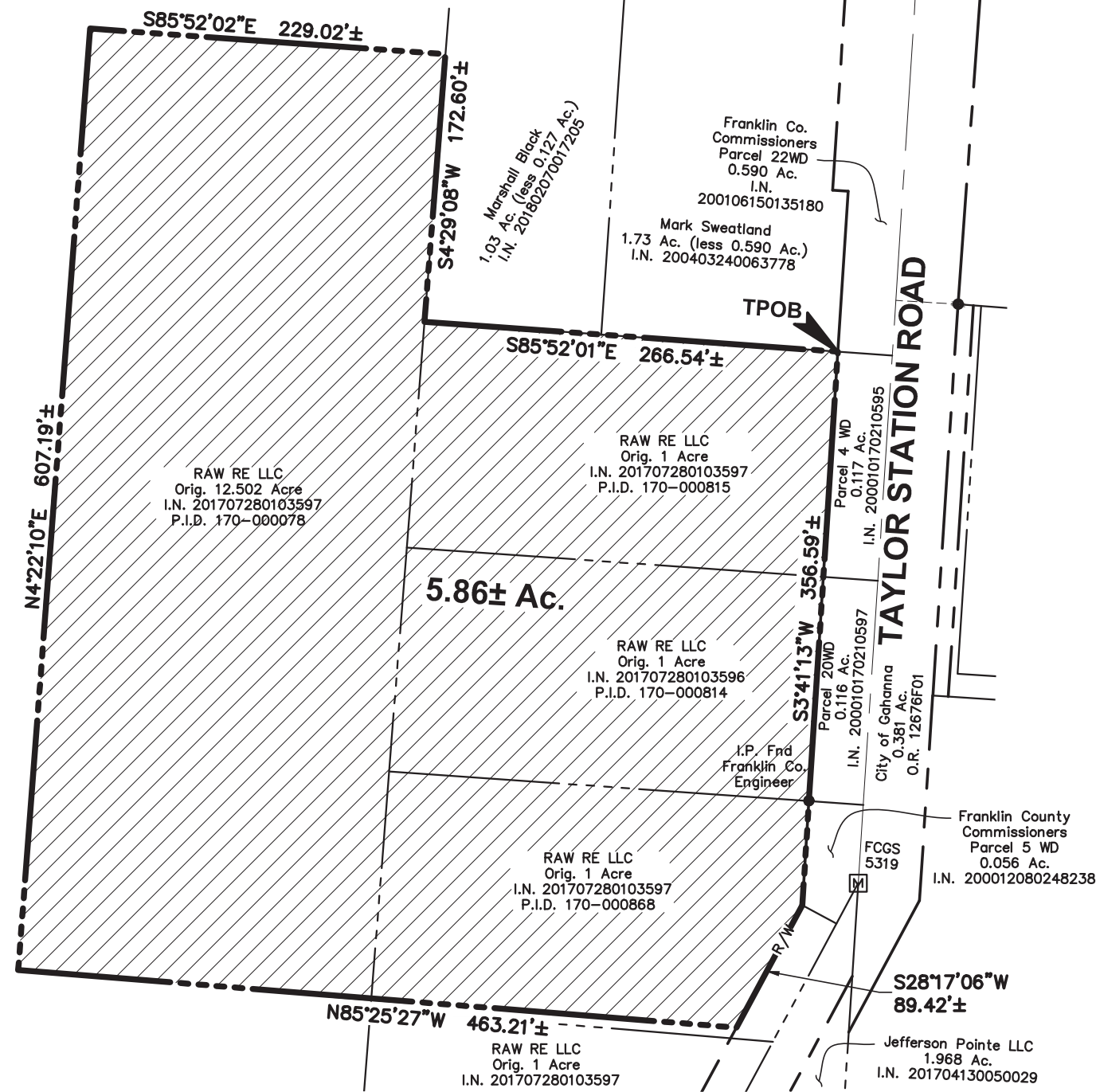
-  6057 Taylor Road
-  Parcels
-  Streets




# ZONING EXHIBIT ~ 5.86± ACRES

Situated in the State of Ohio,  
 Township of Jefferson,  
 Quarter Township 3, Township 1,  
 Range 10  
 United States Military Lands

This exhibit is created from information obtained from the Franklin County Auditor's Office and the Franklin County Recorder's Office. This exhibit is not to be used for the transfer of land.



DRAWN BY: BCK	JOB NO.: 18-0027-414
DATE: 5/08/19	CHECKED BY: DRB



**ADVANCED**  
 CIVIL DESIGN  
 ENGINEERS SURVEYORS

422 Beecher Road  
 Gahanna, Ohio 43230  
 ph 614.428.7750  
 fax 614.428.7755

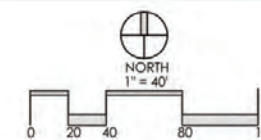
Z:\18-0027-414\DWG\PRODUCTION DRAWINGS\SURVEY\0027-414 zoning exhibit (rev 5-8-19).dwg Page 1 May 08, 2019 - 12:38:39pm bksahner



SITE DATA	
TOTAL ACRES	± 5.86 ACRES
TOTAL UNITS	108 UNITS
TOTAL PARKING	217 SPACES
SURFACE PARKING	193 SPACES
GARAGE PARKING	24 SPACES
PARKING DENSITY	± 2.0 SPACES/UNIT

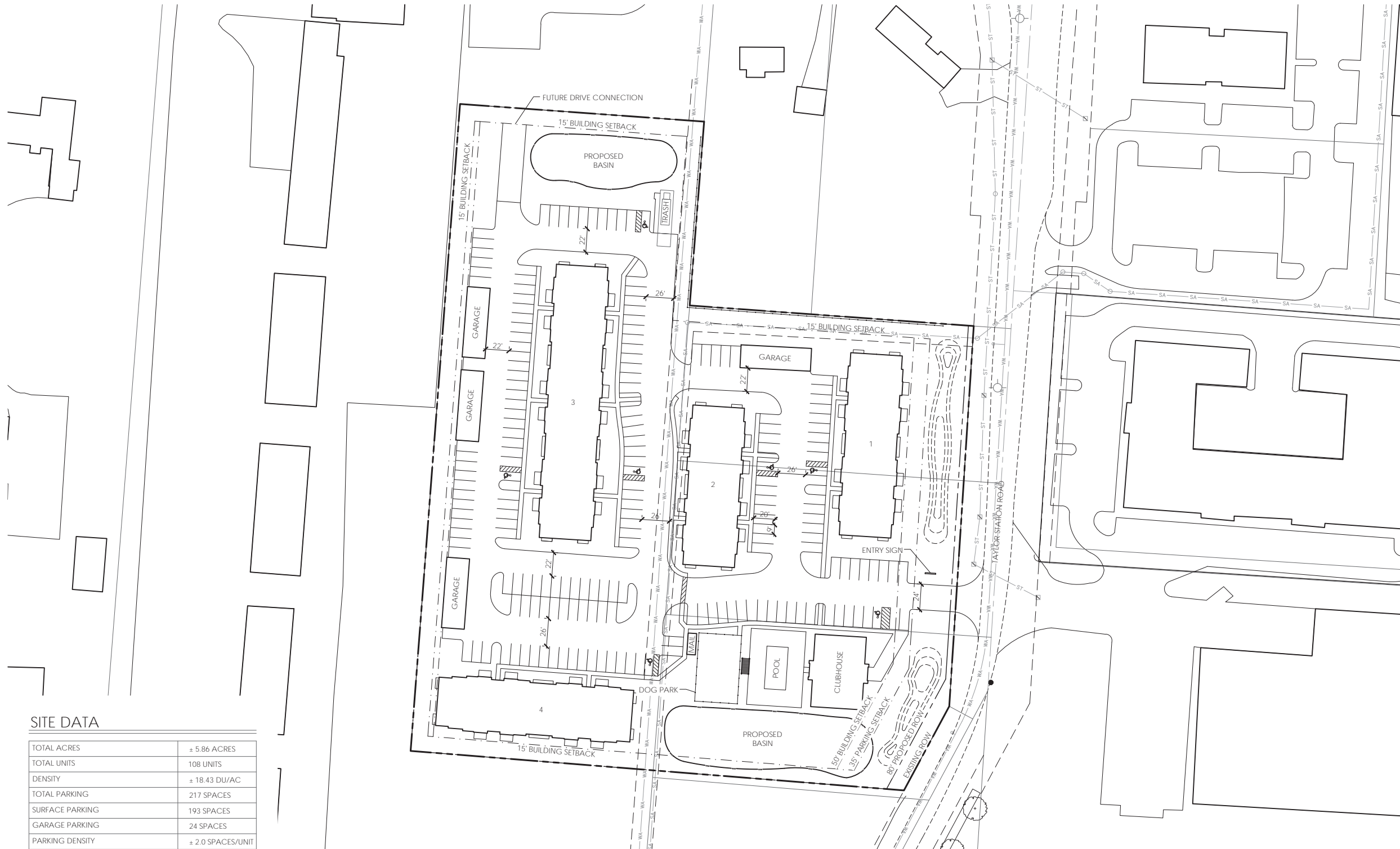
ILLUSTRATIVE PLAN

**ADAMS POINTE**  
 PREPARED FOR OXFORD CIRCLE DEVELOPMENT  
 DATE: 5/9/19



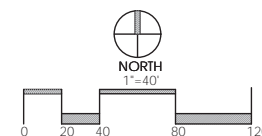
**Faris Planning & Design**

LAND PLANNING + LANDSCAPE ARCHITECTURE  
 243 N. 5th Street Suite 401 Columbus, OH 43215  
 p (614) 487-1964 www.farisplanninganddesign.com



**SITE DATA**

TOTAL ACRES	± 5.86 ACRES
TOTAL UNITS	108 UNITS
DENSITY	± 18.43 DU/AC
TOTAL PARKING	217 SPACES
SURFACE PARKING	193 SPACES
GARAGE PARKING	24 SPACES
PARKING DENSITY	± 2.0 SPACES/UNIT



REVISIONS	

**DEVELOPMENT PLAN**

**ADAMS POINTE**  
 AN AFFORDABLE HOUSING DEVELOPMENT  
 OXFORD CIRCLE DEVELOPMENT  
 470 OLDE WORthingTON ROAD  
 SUITE 100  
 WESTERVILLE, OH 43082

**Faris Planning & Design**

LAND PLANNING LANDSCAPE ARCHITECTURE  
 243 N. 8th Street Columbus, OH 43215  
 p 614) 487.1964 Suite 401 www.farisplanninganddesign.com

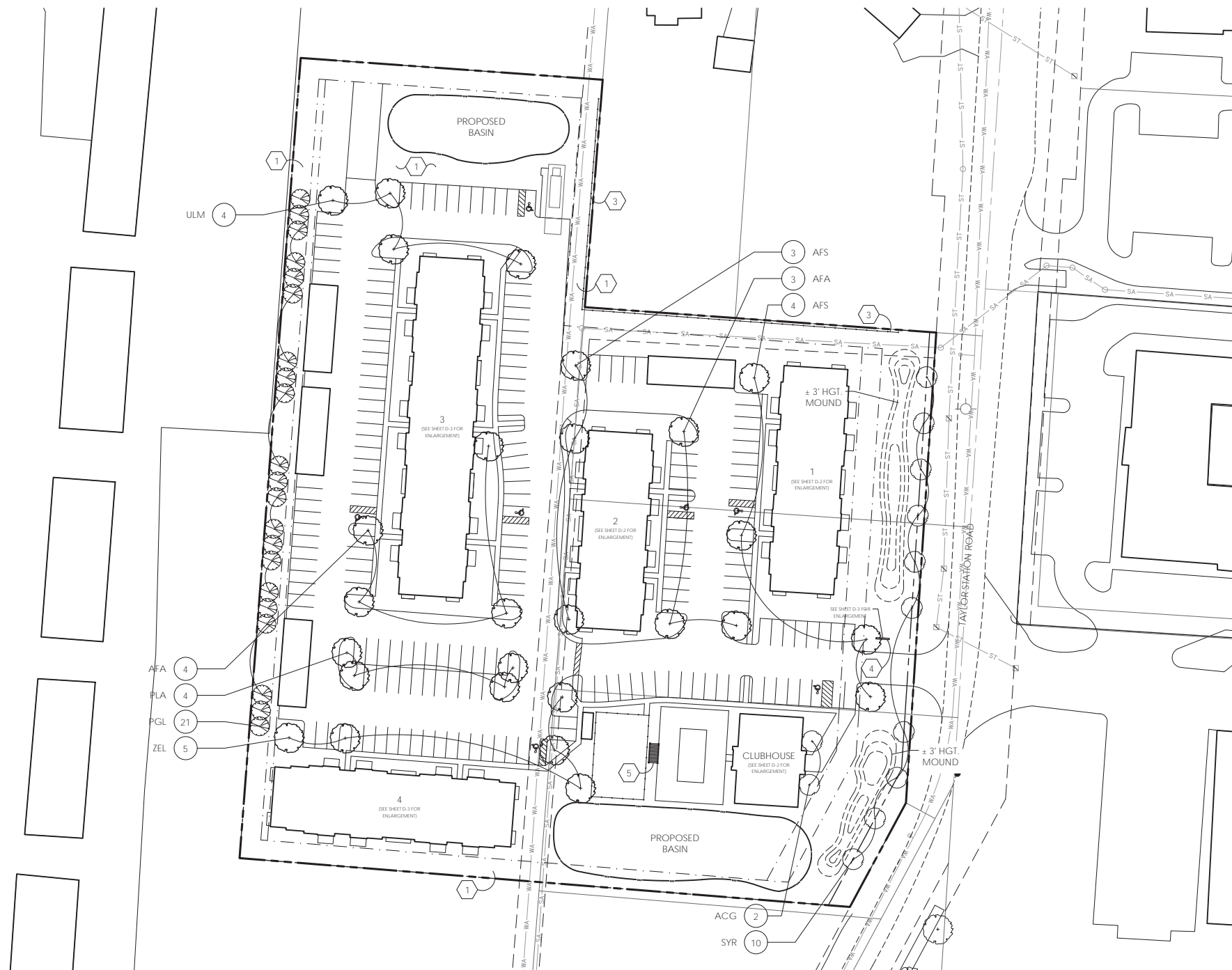
DATE 5/9/19

PROJECT 17112

SHEET

**C-1**





**GENERAL PLANTING NOTES:**

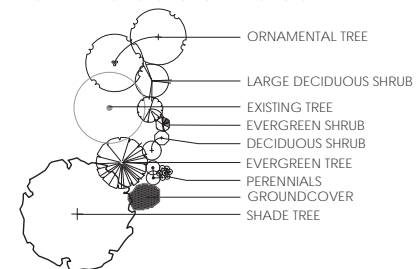
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.

**CONSTRUCTION NOTES:**

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 NOT USED
- 3 PRIVACY FENCE - SEE DETAIL 4 / SHEET D-4
- 4 ENTRY SIGN - SEE DETAIL 5 / SHEET D-4
- 5 ARBOR - BY OWNER

**PLANT KEY TYPICALS**

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

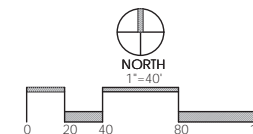


**PLANT LIST**  
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>TREES</b>						
7	AFA	ACER x FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	3" CAL.	B&B	
7	AFS	ACER x FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	3" CAL.	B&B	
2	ACG	AMELANCHIER CANADENSIS 'GLENFORM'	GLENFORM SERVICEBERRY	1.5" CAL.	B&B	
21	PGL	PICEA GLAUCA	WHITE SPRUCE	6'-7' HGT.	B&B	
4	PLA	PLATANUS ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION! LONDON PLANE TREE	3" CAL.	B&B	
10	SYR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	1.5" CAL.	B&B	
4	ULM	ULMUS x 'FRONTIER'	FRONTIER ELM	3" CAL.	B&B	
5	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" CAL.	B&B	

**LANDSCAPE REQUIREMENTS**

CODE	REQUIRED	PROVIDED
640.04 (F) SCREENING - SITE SHALL BE SCREENED FROM VIEW OF ANY ABUTTING RESIDENTIAL PARCELS	MOUNDING, PLANTINGS, FENCING, OR A COMBINATION OF THE THREE REACHING A MIN. HEIGHT OF 6'	6' HGT. FENCE ON NORTH EAST PROPERTY LINE
640.04 (G) LANDSCAPING - PROVIDE A TREE (3" CAL. OR LARGER) FOR EVERY 10 PARKING SPACES	217 SPACES = 22 TREES	22 TREES



REVISIONS


OVERALL  
LANDSCAPE PLAN

ADAMS POINTE  
LANDSCAPE ARCHITECTURE  
OXFORD CIRCLE DEVELOPMENT  
4170 OLDE WORTHINGTON ROAD  
SUITE 100  
WESTERVILLE, OH 43082

**Paris Planning & Design**

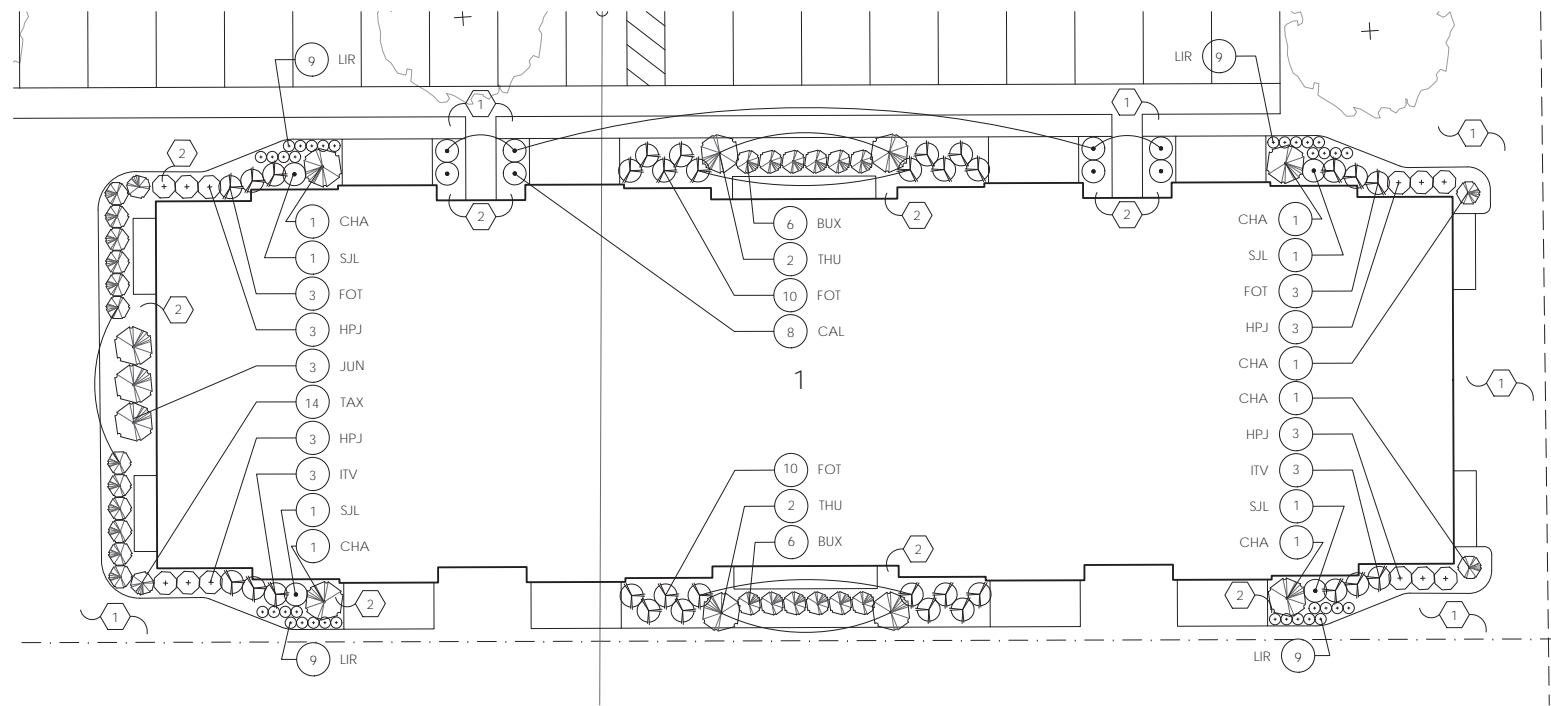
LANDSCAPE ARCHITECTURE  
243 N. 9th Street  
P 614) 487.1964  
Suite 401  
Columbus, OH 43215  
www.parisplanninganddesign.com

DATE 5/9/19

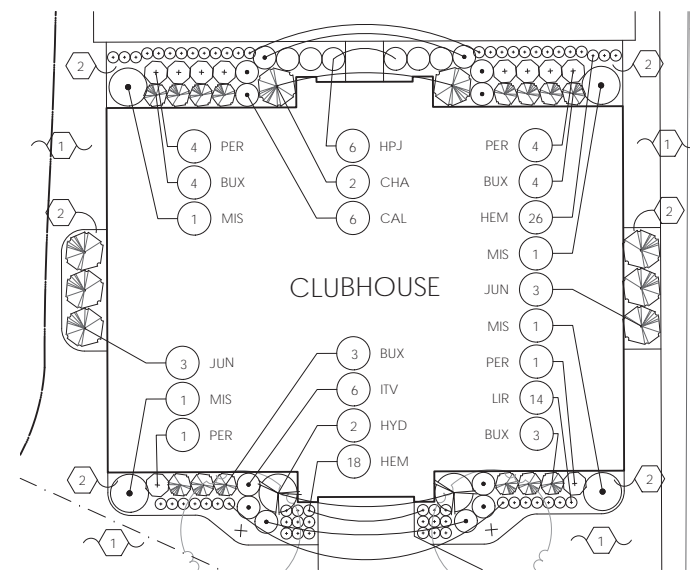
PROJECT 17112

SHEET

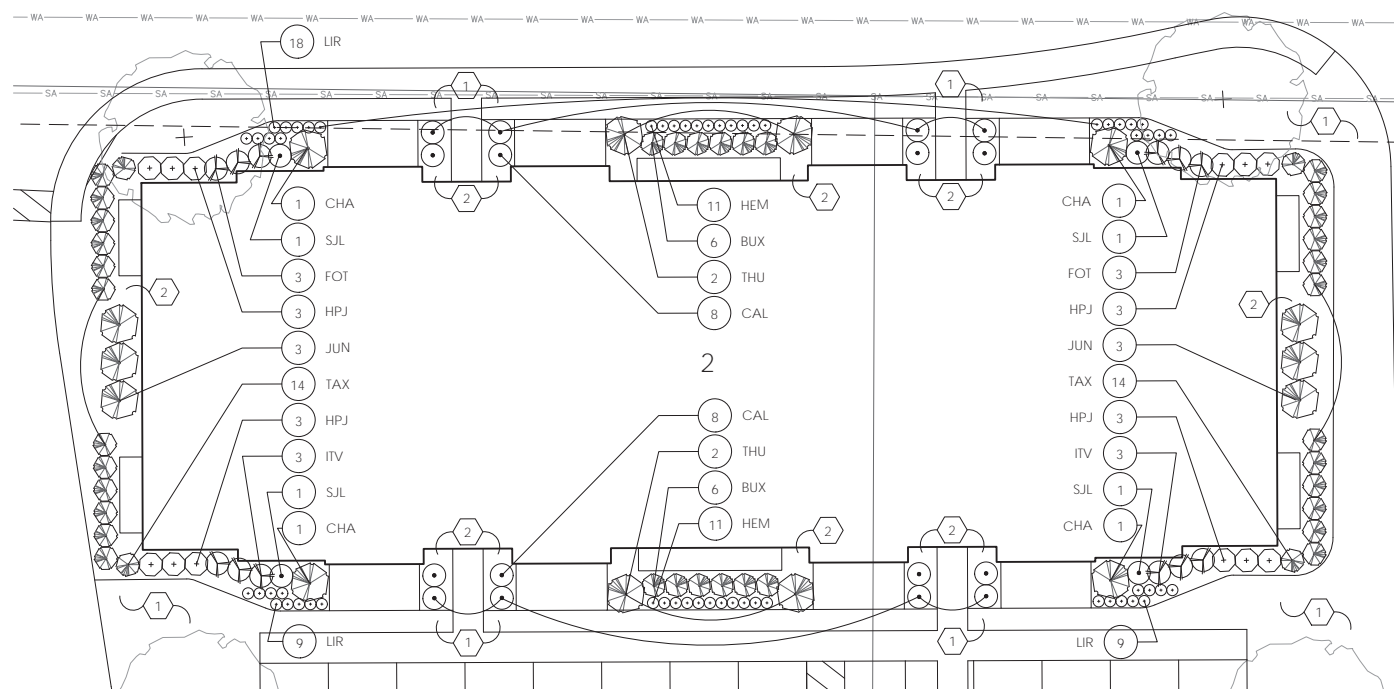
D-1



1 BUILDING 1 ENLARGEMENT PLAN  
SCALE: 1" = 10'



2 CLUBHOUSE ENLARGEMENT PLAN  
SCALE: 1" = 10'



3 BUILDING 2 ENLARGEMENT PLAN  
SCALE: 1" = 10'

GENERAL PLANTING NOTES:

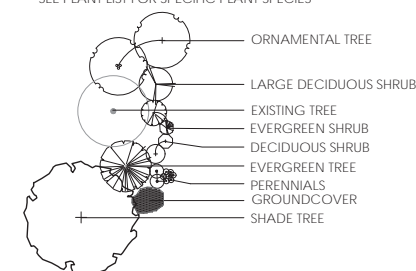
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.

CONSTRUCTION NOTES:

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 PLANTING BED AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>SHRUBS</b>						
38	BUX	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	18" HGT.	B&B	
12	CHA	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP THREADLEAF FALSE CYPRESS	24" HGT.	B&B	
32	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18" HGT.	B&B	
30	HPJ	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HARDY HYDRANGEA	18" HGT.	B&B	
2	HYD	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HGT.	B&B	
18	ITV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY DWARF VIRGINIA SWEETSPIRE	18" HGT.	B&B	
15	JUN	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6' HGT.	B&B	
8	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18" HGT.	B&B	
42	TAX	TAXUS x MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	18" HGT.	B&B	
8	THU	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	6' HGT.	B&B	
<b>PERENNIALS/ORNAMENTAL GRASSES</b>						
30	CAL	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	1 GAL.	CONT.	
66	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	CONT.	
50	LIR	LIRIOPE MUSCARI 'VARIEGATA'	VARIATED LIRIOPE	1 GAL.	CONT.	
4	MIS	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	2 GAL.	CONT.	
10	PER	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL.	CONT.	

REVISIONS

CLUBHOUSE & BUILDING 1 & 2 LANDSCAPE PLANS

ADAMS POINTE  
LANDSCAPE ARCHITECTURE  
OXFORD CIRCLE DEVELOPMENT  
470 OLDE WORTHINGTON ROAD  
SUITE 100  
WESTERVILLE, OH 43082

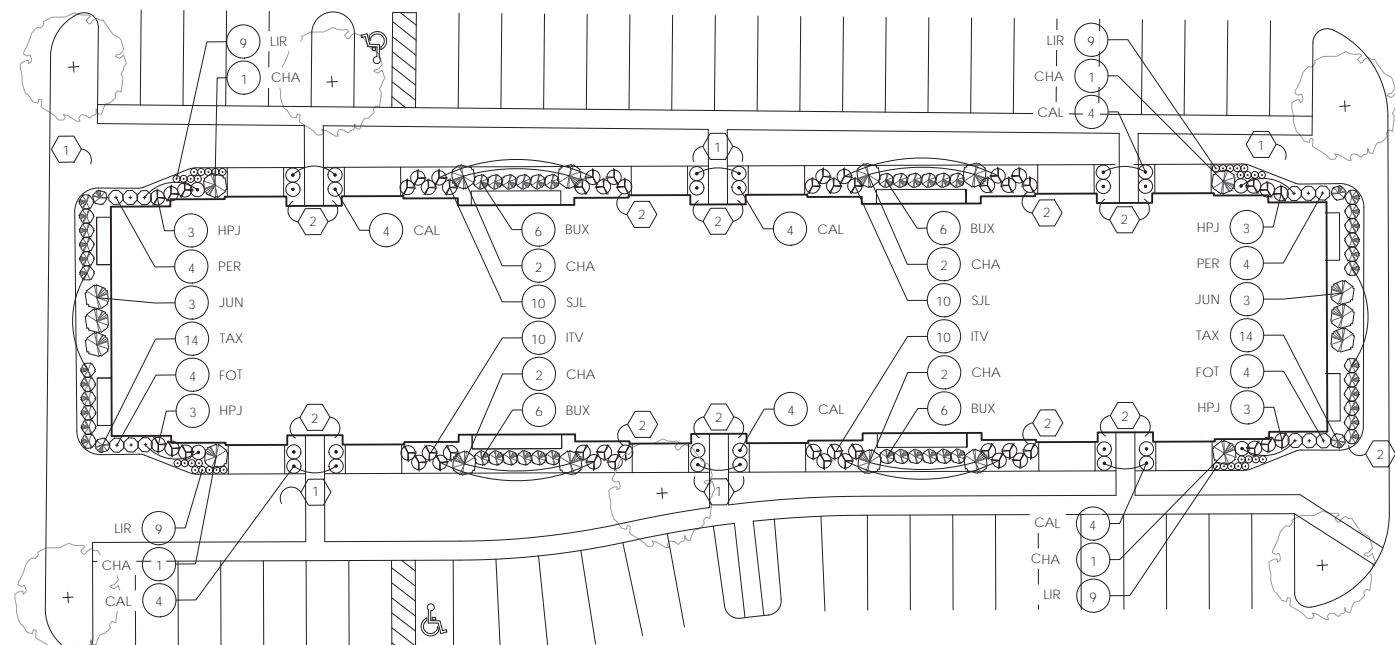
Paris Planning & Design  
LANDSCAPE ARCHITECTURE  
243 N. 9th Street  
P. 614.487.1964  
Columbus, OH 43215  
www.parisplanninganddesign.com

DATE 5/9/19

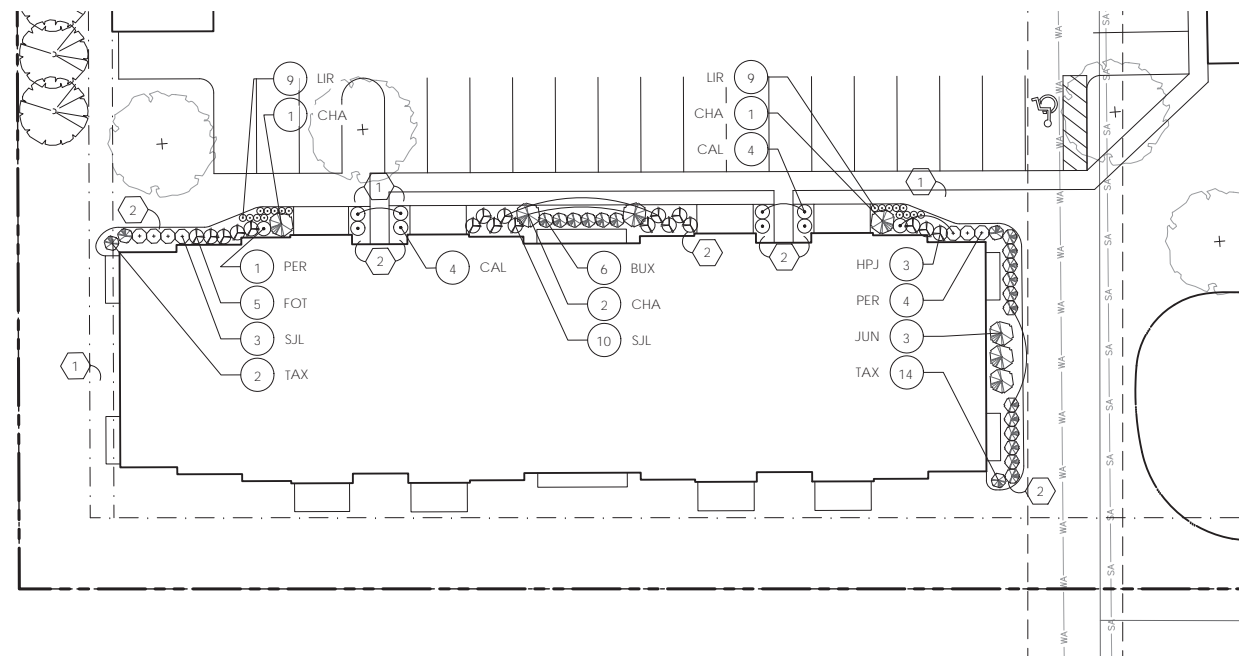
PROJECT 17112

SHEET

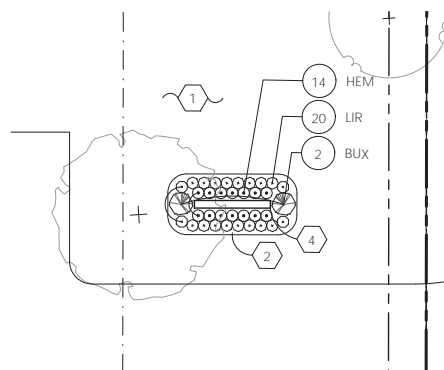
D-2



1 BUILDING 3 ENLARGEMENT PLAN  
SCALE: 1" = 16'



2 BUILDING 4 ENLARGEMENT PLAN  
SCALE: 1" = 16'



3 ENTRY SIGN ENLARGEMENT PLAN  
SCALE: 1" = 10'

**PLANT LIST**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>SHRUBS</b>						
32	BUX	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	18" HGT.	B&B	
16	CHA	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP THREADLEAF FALSE CYPRESS	24" HGT.	B&B	
13	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18" HGT.	B&B	
15	HPJ	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HARDY HYDRANGEA	18" HGT.	B&B	
20	ITV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY DWARF VIRGINIA SWEETSPIRE	18" HGT.	B&B	
9	JUN	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6' HGT.	B&B	
33	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18" HGT.	B&B	
44	TAX	TAXUS x MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	18" HGT.	B&B	
<b>PERENNIALS/ORNAMENTAL GRASSES</b>						
32	CAL	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	1 GAL.	CONT.	
14	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	CONT.	
74	LIR	LIRIOPE MUSCARI 'VARIEGATA'	VARIGATED LIRIOPE	1 GAL.	CONT.	
13	PER	PEROVSKIA ATRIPICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL.	CONT.	

**GENERAL PLANTING NOTES:**

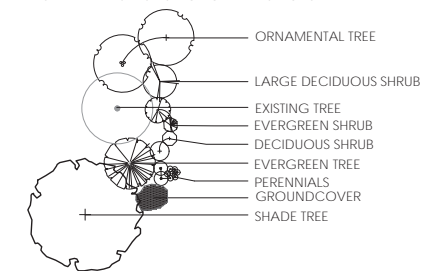
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
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**CONSTRUCTION NOTES:**

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 PLANTING BED AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 NOT USED
- 4 ENTRY SIGN - SEE DETAIL 5 / SHEET D-4

**PLANT KEY TYPICALS**

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS


ENTRY SIGN &  
BUILDING 3 & 4  
LANDSCAPE PLANS

ADAMS POINTE  
LANDSCAPE ARCHITECTURE  
OXFORD CIRCLE DEVELOPMENT  
470 OLDE WORTHINGTON ROAD  
SUITE 100  
WESTERVILLE, OH 43082

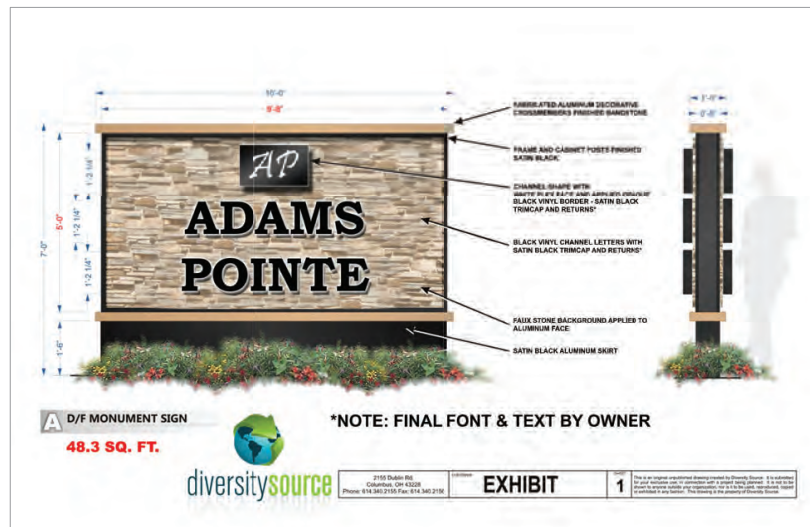
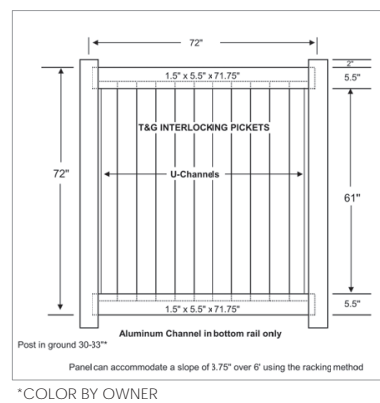
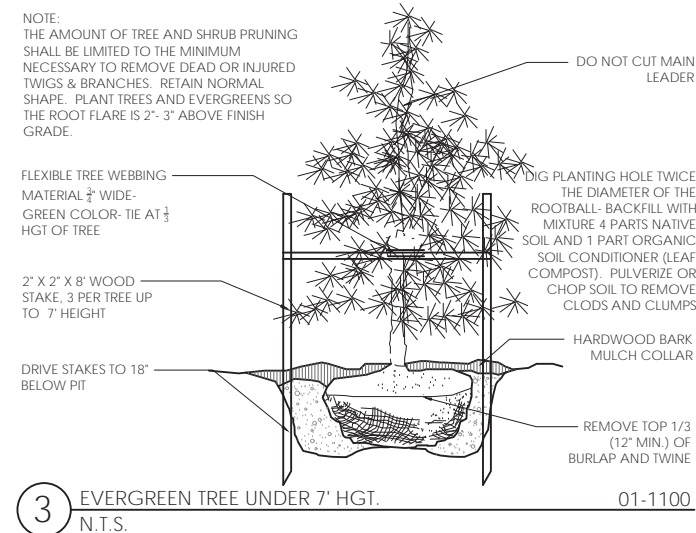
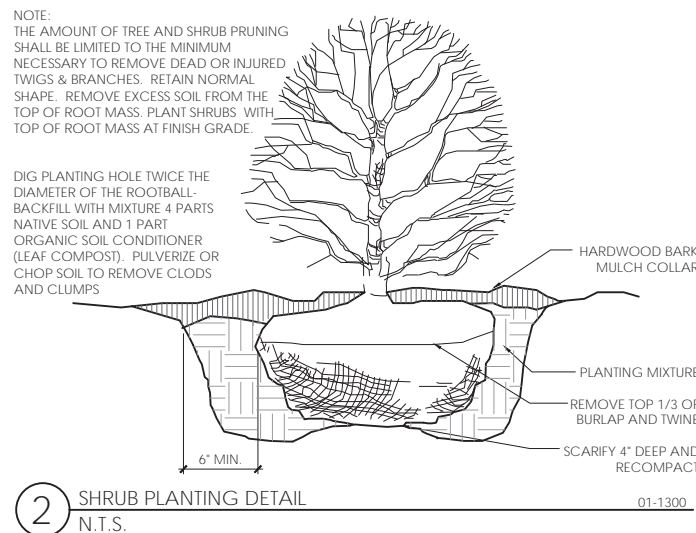
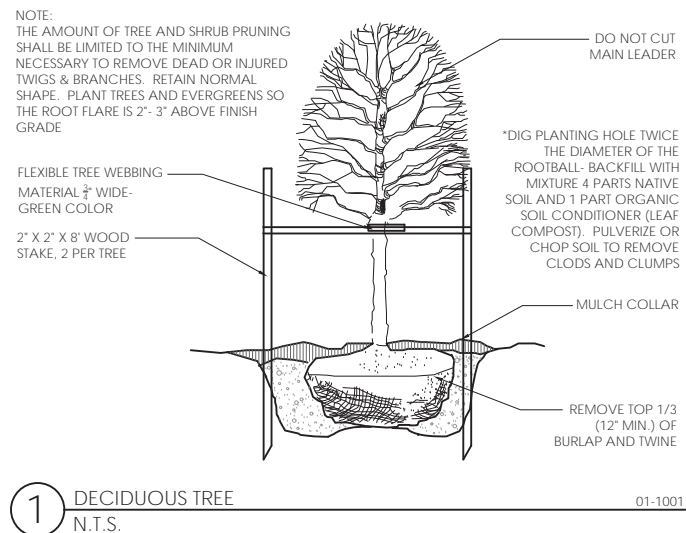
Faris Planning & Design  
LANDSCAPE ARCHITECTURE  
243 N. 9th Street  
P.O. Box 1964  
Columbus, OH 43215  
www.farisplanninganddesign.com

DATE 5/9/19

PROJECT 17112

SHEET

D-3



REVISIONS	
SITE DETAILS	
ADAMS POINTE <small>RESUBMIT FOR</small> OXFORD CIRCLE DEVELOPMENT 470 OLDE WORTHINGTON ROAD SUITE 100 WESTERVILLE, OH 43082	
Faris Planning & Design <small>LANDSCAPE ARCHITECTURE</small> 243 N. 8th Street Columbus, OH 43215 P (614) 487-1964 www.farisplanninganddesign.com	
DATE	5/9/19
PROJECT	17112
SHEET	
D-4	



1 VIEW FROM TAYLOR STATION ROAD TO WEST



2 VIEW FROM TAYLOR STATION ROAD TO WEST



3 VIEW FROM TAYLOR STATION ROAD TO WEST

REVISIONS	

SITE PHOTOS

ADAMS POINTE  
RESUBMITTAL  
 OXFORD CIRCLE DEVELOPMENT  
 470 OLDE WORTHINGTON ROAD  
 SUITE 100  
 WESTERVILLE, OH 43082

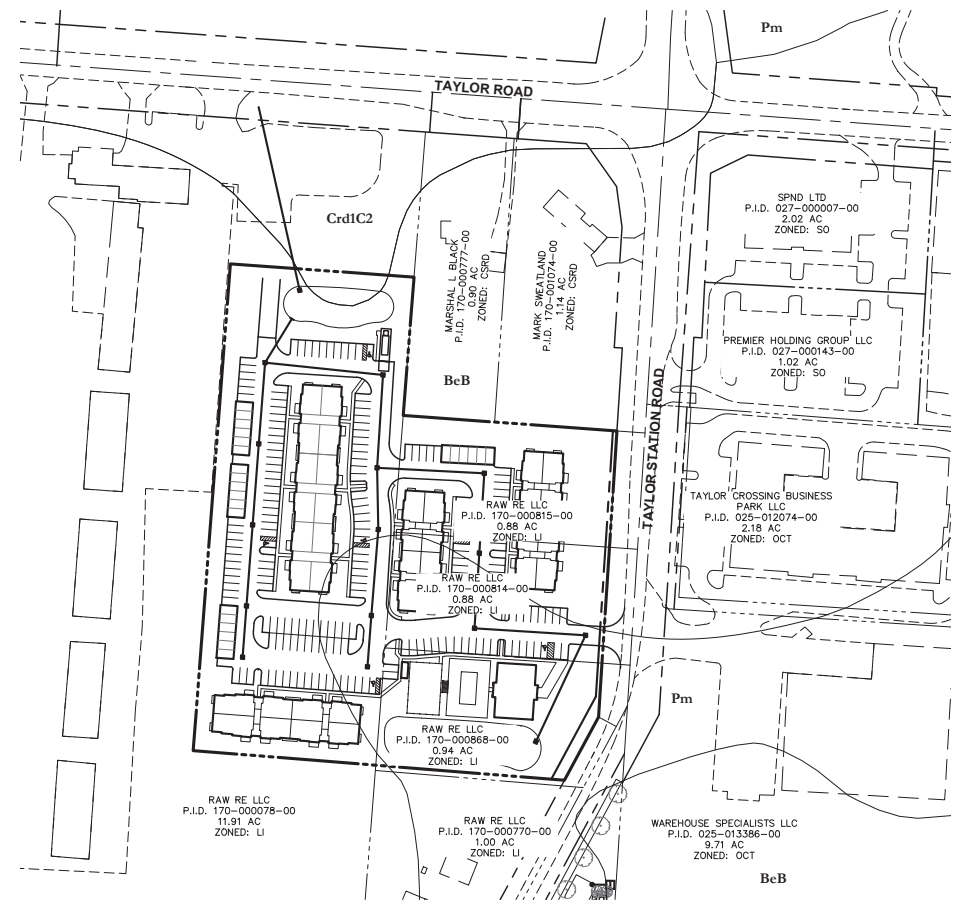
Paris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE  
 243 N. 8th Street Columbus, OH 43215  
 P 614.487.1964 Suite 401 www.parisplanninganddesign.com

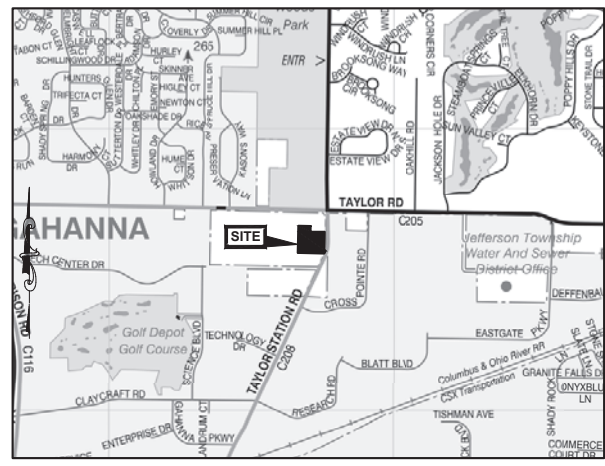
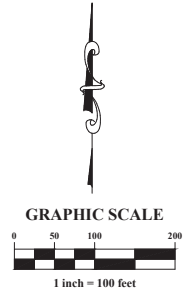
DATE	5/9/19
PROJECT	17112
SHEET	

D-5

Z:\18-0027-414\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\18-0027-414-PP-01.dwg SHEET 1 May 08, 2019 - 3:41:42pm Burf



**INDEX MAP**  
SCALE: 1"=100'



**LOCATION MAP**  
NOT TO SCALE

**INDEX OF SHEETS**

TITLE SHEET.....	1
PLAN VIEW.....	2

SOIL SYMBOL	SOIL NAME
BeB	BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
Pm	PEWAMO SILTY CLAY LOAM, LOW CARBONATE TIL, 0 TO 2 PERCENT SLOPES
Crd1C2	CARDINGTON SILT LOAM 6 TO 12 PERCENT SLOPES, ERODED

**DEVELOPER**  
OXFORD CIRCLE DEVELOPMENT  
470 OLDE WORTHINGTON ROAD, SUITE 100  
WESTERVILLE, OHIO 43082  
ATTN: DON KENNEY, JR  
PHONE (614) 419-2062

**CIVIL ENGINEER**  
ADVANCED CIVIL DESIGN  
422 BEECHER ROAD  
GAHANNA, OHIO 43230  
ATTN: THOMAS WARNER  
PHONE (614) 428-7750  
tworner@advancedcivildesign.com

**PLANNER/LANDSCAPE ARCHITECT**  
FARIS PLANNING & DESIGN  
243 N. 5TH STREET, SUITE 401  
COLUMBUS, OHIO 43215  
ATTN: TODD FARIS  
PHONE (614) 487-1964  
tfaris@farisplanninganddesign.com

**ATTORNEY**  
UNDERHILL & HODGE, LLC  
8000 WALTON PARKWAY, SUITE 260  
NEW ALBANY, OHIO 43054  
ATTN: DAVID HODGE  
PHONE (614) 335-9320

**FLOODPLAIN**

THIS SITE IS LOCATED WITHIN ZONE X.  
LOCATED ON FLOOD INSURANCE MAP FRANKLIN COUNTY,  
OHIO MAP 39049C0214K, EFFECTIVE 6/17/2008 &  
FLOOD INSURANCE MAP FRANKLIN COUNTY, OHIO MAP  
39049C0352K, EFFECTIVE 6/17/2008

**SITE DATA**

EXISTING ZONING: LI (LIMITED INDUSTRIAL)  
PROPOSED ZONING: P.C. (PLANNED COMMERCIAL)

**RESIDENTIAL HOTEL**  
TOTAL UNITS: 108  
TOTAL PARKING SPACES PROVIDED: 217 (INCLUDING 7 ACCESSIBLE SPACES)  
SURFACE SPACES PROVIDED: 193 (INCLUDING 7 ACCESSIBLE SPACES)  
GARAGE SPACES PROVIDED: 24

**SETBACKS**  
BUILDING  
FRONT: 50'  
SIDE: 15'  
REAR: 20'

**PARKING**  
FRONT: 35'  
SIDE: 0'  
REAR: 15'

Case No. JEFF-19-01

PLAN PREPARED BY:  
422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

**ADVANCED CIVIL DESIGN**  
ENGINEERS & SURVEYORS

PLAN PREPARED FOR:  
OXFORD CIRCLE DEVELOPMENT  
470 OLDE WORTHINGTON ROAD, SUITE 100  
WESTERVILLE, OHIO 43082

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

**PLANNED COMMERCIAL DEVELOPMENT**

**RE-ZONING PLAN**

FOR  
**ADAMS POINTE**

**TITLE SHEET**

Issue Date:	
Date:	05/08/2019
Scale:	AS NOTED
Drawn By:	JPG
Checked By:	TW
Project Number:	18-0027-414
Drawing Number:	E-1

PLAN PREPARED BY:  
 OXFORD CIRCLE  
 DEVELOPMENT  
 470 OLDE  
 WORTHINGTON  
 ROAD, SUITE 100  
 WESTERVILLE, OHIO  
 43082



JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO  
**PLANNED COMMERCIAL DEVELOPMENT**  
 RE-ZONING PLAN  
 FOR  
**ADAMS POINT**  
**PLAN VIEW**

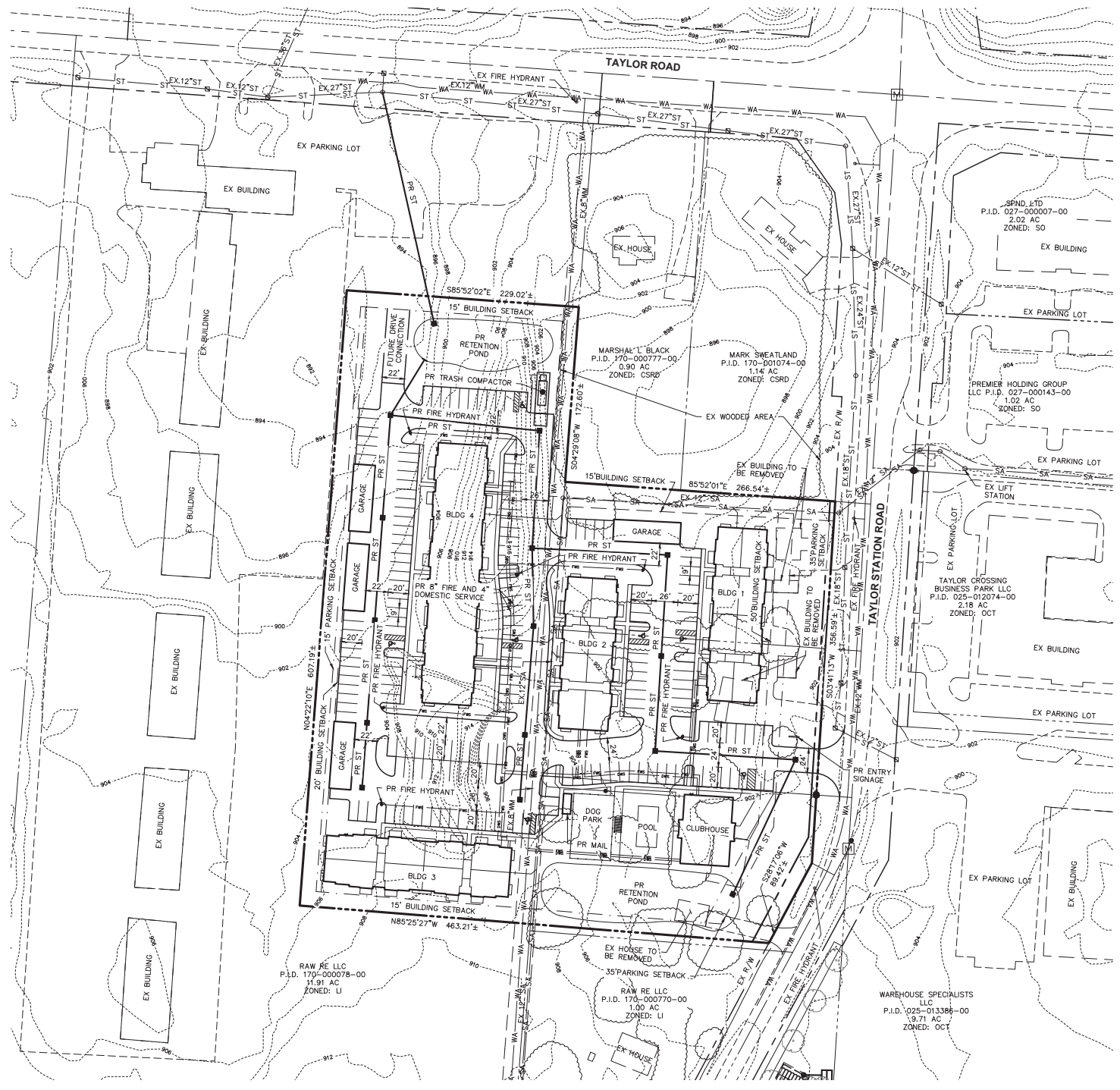
Issue Dates:


Date: 05/08/2019  
 Scale: 1" = 60'

Drawn By: JPC  
 Checked By: TMW

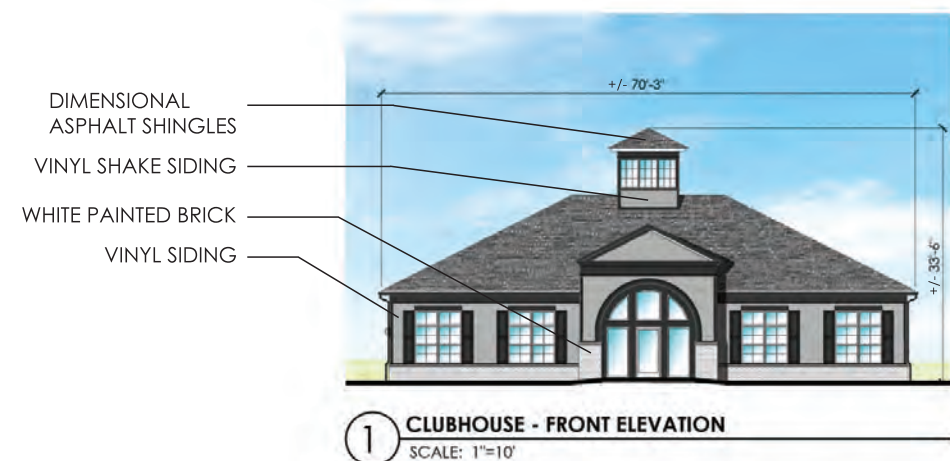
Project Number:  
 18-0027-414

Drawing Number:  
**E-2**

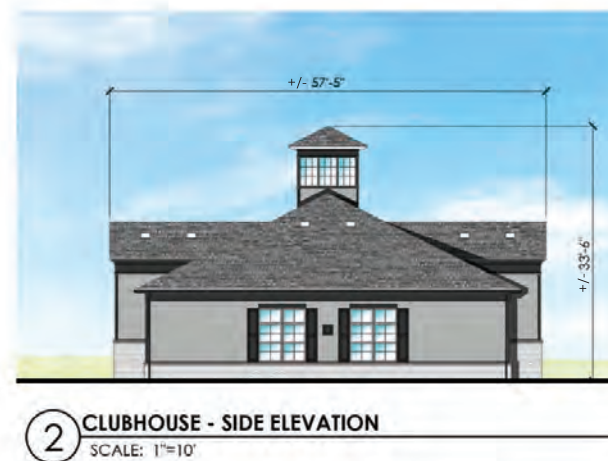


- LEGEND**
- EXISTING FIRE HYDRANT
  - EXISTING WATER TAP
  - 985--- EXISTING CONTOUR - 5'
  - 983--- EXISTING CONTOUR - 1'
  - SA— EXISTING SANITARY SEWER
  - ST— EXISTING STORM SEWER
  - WA— EXISTING WATERLINE
  - PROPOSED MANHOLE
  - PROPOSED CATCH BASIN
  - ST— PROPOSED STORM SEWER
  - SA— PROPOSED SANITARY SEWER
  - DWS— PROPOSED DOMESTIC WATER SERVICE
  - FWS— PROPOSED FIRE WATER SERVICE

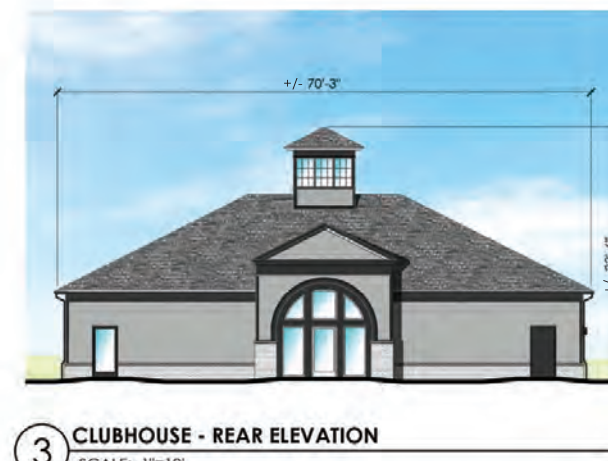
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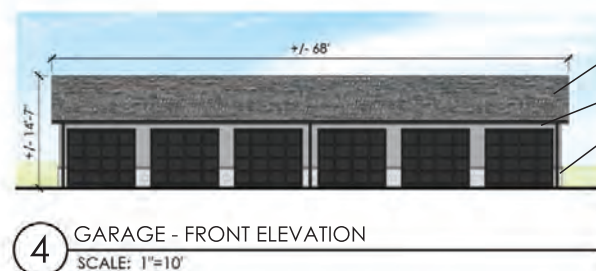
1 CLUBHOUSE - FRONT ELEVATION  
SCALE: 1"=10'



2 CLUBHOUSE - SIDE ELEVATION  
SCALE: 1"=10'

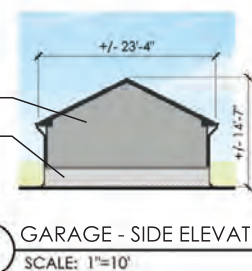


3 CLUBHOUSE - REAR ELEVATION  
SCALE: 1"=10'

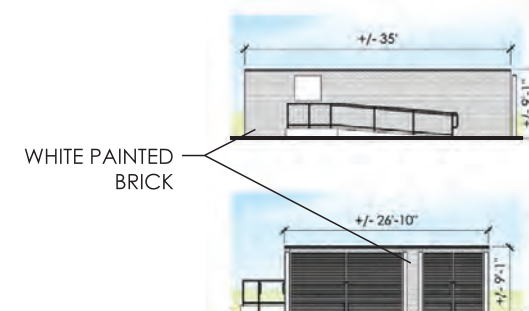


4 GARAGE - FRONT ELEVATION  
SCALE: 1"=10'

ASPHALT SHINGLES  
VINYL SIDING  
WHITE PAINTED BRICK



5 GARAGE - SIDE ELEVATION  
SCALE: 1"=10'



6 TRASH COMPACTOR ELEVATION  
SCALE: 1"=10'

## ARCHITECTURAL ELEVATIONS

**ADAMS POINTE**  
PREPARED FOR OXFORD CIRCLE DEVELOPMENT  
DATE: 5/9/19

## EXHIBIT G-1

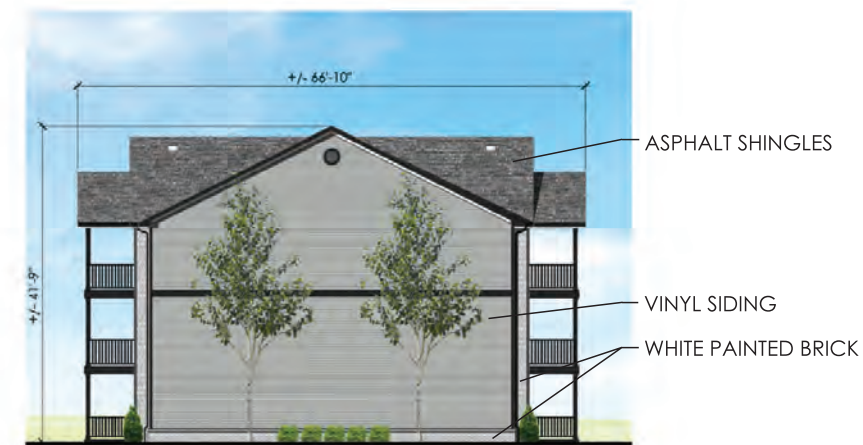
**Faris Planning & Design**

LAND PLANNING + LANDSCAPE ARCHITECTURE  
243 N. 8th Street, Suite 401 Columbus, OH 43215  
p (614) 467-1944 www.farisplanninganddesign.com





1 TYP. 3 STORY CLASSIC BUILDING 'J' - FRONT ELEVATION  
SCALE: 1"=10'



2 TYP. 3 STORY BUILDING - SIDE ELEVATION  
SCALE: 1"=10'



3 TYP. 3 STORY CLASSIC BUILDING 'K' - FRONT ELEVATION  
SCALE: 1"=10'

# ARCHITECTURAL ELEVATIONS

## ADAMS POINTE

PREPARED FOR OXFORD CIRCLE DEVELOPMENT  
DATE: 5/9/19

# EXHIBIT G-1

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ASPHALT SHINGLES  
 VINYL SHAKE SIDING  
 VINYL SIDING  
 WHITE PAINTED BRICK

① TYP. 3 STORY CLASSIC BUILDING 'G' - FRONT ELEVATION  
 SCALE: 1" = 10'



ASPHALT SHINGLES  
 VINYL SIDING  
 WHITE PAINTED BRICK

② TYP. 3 STORY BUILDING - SIDE ELEVATION  
 SCALE: 1" = 10'



ASPHALT SHINGLES  
 VINYL SHAKE SIDING  
 VINYL SIDING  
 WHITE PAINTED BRICK

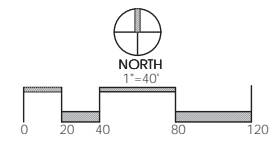
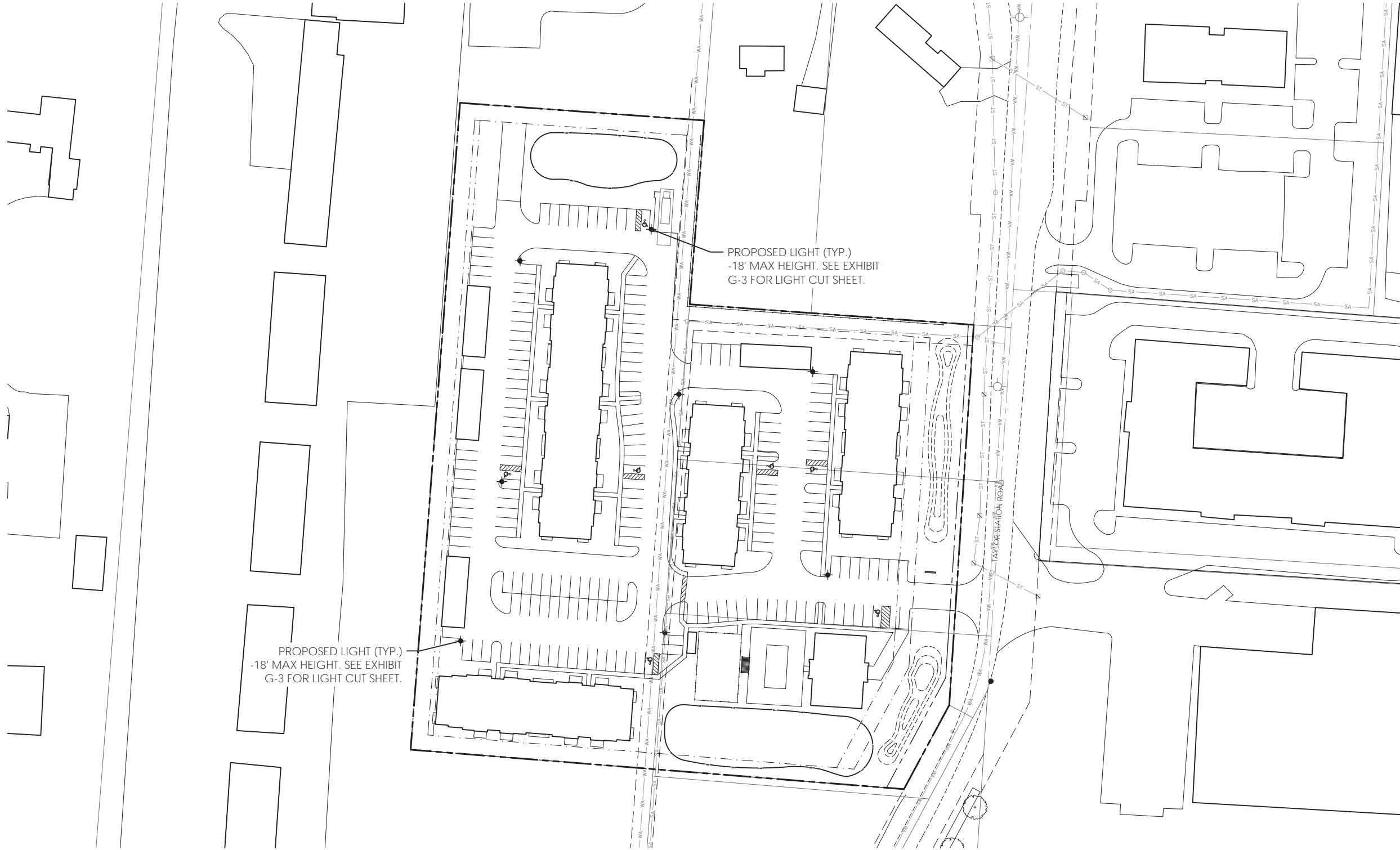
③ TYP. 3 STORY CLASSIC BUILDING 'L' - FRONT ELEVATION  
 SCALE: 1" = 10'

ARCHITECTURAL ELEVATIONS

**ADAMS POINTE**  
 PREPARED FOR OXFORD CIRCLE DEVELOPMENT  
 DATE: 5/9/19

EXHIBIT G-1

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REVISIONS	

# LIGHTING PLAN

**ADAMS POINTE**  
 DEVELOPMENT  
 OXFORD CIRCLE DEVELOPMENT  
 470 OLDE WORthingTON ROAD  
 SUITE 100  
 WESTERVILLE, OH 43082

**Paris Planning & Design**  
 LANDSCAPE ARCHITECTURE  
 243 N. 9th Street  
 P 614) 487.1964  
 Suite 401  
 Columbus, OH 43215  
 www.parisplanninganddesign.com

DATE	5/9/19
PROJECT	17112
SHEET	

## G-2