

# Franklin County Planning Commission

## Zoom Conference Meeting

(To participate: (929) 436-2866; Meeting ID: 995 6451 5665; Password: 605645)

Wednesday, April 14, 2021

1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Approval of minutes from the March 10, 2021 meeting
4. New Business:

### i. 660-PP-E – Brad Fisher

<b>Owner/Applicant:</b>	Braumiller Development, LLC.
<b>Engineer:</b>	EMH&T – Jeff Strung
<b>Subdivision:</b>	Villages at Galloway
<b>Township:</b>	Prairie Township
<b>Site:</b>	Galloway Rd. (PID #240-000112)
<b>Acreage:</b>	41.800-acres
<b>Utilities:</b>	Public water and sewer
<b>Request:</b>	Requesting a two-year extension of the approved Preliminary Plan for the Villages at Galloway from the Preliminary Plan expiration date of April 10, 2021.

\*Swear in witnesses as needed

### ii. 692-FP-7 – Brad Fisher

<b>Owner/Applicant:</b>	M/I Homes of Central Ohio, LLC.
<b>Engineer:</b>	EMH&T – Matt Kirk
<b>Subdivision:</b>	Farms at Jefferson – Phase 7
<b>Township:</b>	Jefferson Township
<b>Site:</b>	2742 Chatwood LP (PID #170-000179), Dixon Rd. (170-004256)
<b>Acreage:</b>	19.854-acres
<b>Utilities:</b>	Public water and sewer
<b>Request:</b>	Requesting Final Plat approval for the Farms at Jefferson Phase 7 subdivision to allow the creation of 35 lots and 2 reserves.

\*Swear in witnesses as needed

**iii. 692-FP-8 – Brad Fisher**

<b>Owner/Applicant:</b>	M/I Homes of Central Ohio, LLC.
<b>Engineer:</b>	EMH&T – Matt Kirk
<b>Subdivision:</b>	Farms at Jefferson – Phase 8
<b>Township:</b>	Jefferson Township
<b>Site:</b>	2742 Chatwood LP (PID #170-000179)
<b>Acreage:</b>	20.395-acres
<b>Utilities:</b>	Public water and sewer
<b>Request:</b>	Requesting Final Plat approval for the Farms at Jefferson Phase 8 subdivision to allow the creation of 55 lots and 3 reserves.

\*Swear in witnesses as needed

**iv. 729-PP-V – Brad Fisher**

<b>Owner:</b>	RHM Elliott, LLC.
<b>Applicant/Engineer:</b>	Geo-Graphics, Inc.
<b>Subdivision:</b>	Pegasus Estates
<b>Township:</b>	Jackson Township
<b>Site:</b>	Borror Rd. (PID #160-000041)
<b>Acreage:</b>	29.186-acres
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting preliminary plan approval of a 7-lot single-family subdivision. Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of a 7-lot single-family subdivision that would have side lot lines beyond five (5) degrees of perpendicular to the street centerline.

\*Swear in witnesses as needed

**v. 730-V – Brad Fisher**

<b>Owner:</b>	Paul & Judith Doran
<b>Applicant:</b>	Rob Riddle
<b>Engineer:</b>	CW Design Group, LLC.
<b>Township:</b>	Plain Township
<b>Site:</b>	Bevelhymer Rd. (PID #220-000283)
<b>Acreage:</b>	21.570-acres
<b>Utilities:</b>	Private water and wastewater
<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 that is beyond 5 degrees of perpendicular to the roadway and exceeds the maximum permitted depth to width ratio.

\*Swear in witnesses as needed

**i. ZON-21-01 – Brad Fisher**

<b>Owner/Applicant:</b>	Buckeye Truck, LLC.
<b>Township:</b>	Franklin Township
<b>Site:</b>	Frank Rd. (PID #140-001377), 2154 Frank Rd. (PID #140-001379), 2182 Frank Rd. (PID #140-004133)
<b>Acreage:</b>	1.970-acres
<b>Utilities:</b>	Public water and sewer
<b>Zoning:</b>	Neighborhood Commercial District (NC)
<b>Request:</b>	Requesting to rezone from the Neighborhood Commercial (NC) district to the Select Commercial Planned District (SCPD) to allow for truck parking, personal storage, a single-family home and an office.

\*Swear in witnesses as needed

**5. Adjournment of Meeting to May 12, 2021**

**MINUTES OF THE  
FRANKLIN COUNTY PLANNING COMMISSION  
Wednesday, March 10, 2021**

The Franklin County Planning Commission convened via Zoom Conference Meeting, on Wednesday, March 10, 2021.

Present were:

Nancy White, Chairperson  
Tim Guyton  
Dan Blechschmidt  
Chet Chaney  
Ashley Hoyer  
Reza Reyazi  
Annie Ryznar

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

Chairperson White opened the hearing.

The first order of business being the roll call and the introduction of Staff. The next order of business was the approval of the minutes of the February 10, 2021, meeting. Mr. Reyazi made a motion to approve the minutes. It was seconded by Mr. Chaney. The motion was approved by a vote of six yeses and one abstention.

**NEW BUSINESS:**

The next order of business being Case No. ZON-21-01. The applicant is Buckeye Truck, LLC. The applicant is requesting to table the case until the April 14th, 2021, meeting. Mr. Guyton made a motion to table Case No. ZON-21-01 to the April 14, 2021 meeting. It was seconded by Mr. Blechschmidt. The motion was approved by a seven-to-zero vote.

The next item of business being Case No. 672-FP(e). The owner is Rockford Homes, Inc. The engineer is EMH&T. The township is Jefferson Township. The site is located at 3134 Waggoner Road. It is 16.470 acres in size and is served by public water and sewer. The applicant is requesting approval of the Morrison Farms East Phase 5 Final Plat. Mr. Brad Fisher read and presented the case to the Franklin County Planning Commission. Mr. Blechschmidt made a motion to approve Case No. 672-FP(e). The motion was seconded by Ms. Burrus. The motion was approved by a seven-to-zero vote.

The next item of business being Case No. 692-FP-6. The owner is M/I Homes of Central Ohio. The engineer is EMH&T. The township is Jefferson Township. The site is located at 8070 Clark State Road. It is 25.146 acres in size and is served by public water and sewer. The applicant is requesting approval of the Farms at Jefferson Phase 6 Final Plat. Mr. Brad Fisher read and presented the case to the Franklin County Planning Commission. Mr. Reyazi made a motion to approve Case No. 692-FP-6. The motion was seconded by Ms. Burrus. The motion was approved by a seven-to-zero vote.

The next item of business being Case No. 727-V. The owner is A7 Travel Solutions, Inc. The applicant is Aleksandr Yakhnitskiy. The township is Prairie Township. The engineer is Advanced Civil Design, Inc. The site is located at 6001 Lambert Road. It is 9.435 acres in size and is served by 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. Mr. Brad Fisher read and presented the case to the Franklin County Planning Commission. Mr. Guyton made a motion to approve Case No. 727-V with the recommended Staff conditions, with the addition of Condition No. 3; that the applicant must dedicate 10 feet of right-of-way in fee along the 4.435-acre lot, and the existing sign must be moved outside of the proposed right-of-way. Additionally, 10 feet of right-of-way must be dedicated as highway easement along the 5-acre lot. This additional right-of-way must be dedicated prior to approval of a lot split. The motion was seconded by Mr. Chaney. The motion was approved by a seven-to-zero vote. Mr. Guyton made a motion to accept Findings of Fact that the basis for approving the applicant's request for the Variance from Section 501.05 of the Franklin County Subdivision Regulations, as outlined in the request for the applicant identified in Case No. 727-V, results from the applicant satisfying the standards for granting a variance under Section 701.07. The motion was seconded by Mr. Chaney. The motion was approved by a seven-to-zero vote.

The next item of business being Case No. 728-V. The owner is ACCI Properties, LLC, Havens Corners & Dixon, LLC, and Henry/Prince Investments, LLC. The applicant is ACCI Properties, Inc. The engineer is Advanced Civil Design, Inc. The township is Jefferson Township. The agent is Underhill & Hodge. The site is 16.3 acres in size and is served by public water and sewer. The applicant is requesting a Variance from Section 405.11 of the Franklin County Zoning Regulations to allow a footbridge to be located in the Riparian Setback. Mr. Brad Fisher read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. 728-V. The motion was seconded by Mr. Blechschmidt. The motion was approved with a seven-to-zero vote. The next item of business being adoption of Findings of Fact. Chairperson White made a motion that the basis for approving the applicant's request for the Variance from Section 405.11 of the Franklin County Subdivision Regulations, as outlined in the request for the applicant identified in Case No. 728-V, results from the applicant satisfying the standards for granting a variance under Section 701.07. The motion was seconded by Ms. Burrus. The motion was approved by a seven-to-zero vote.

There being no further business to come before the Franklin County Planning Commission, Ms. Burrus made a motion to adjourn the hearing until April 14, 2021. It was seconded by Mr. Reyazi. The motion was approved by unanimous vote. The proceedings were adjourned at 2:33 p.m.

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Signature

Minutes of the March 10, 2021, Franklin County Planning Commission hearing were approved this 14th day of April 2021.

## ***STAFF REPORT***

Planning Commission  
April 14, 2021

### **Case 660-PP-E**

Prepared by: Brad Fisher

<b>Owner:</b>	Braumiller Development LLC c/o T&R Properties
<b>Applicant/Engineer:</b>	Jeffrey Strung, EMH&T
<b>Subdivision:</b>	Villages at Galloway
<b>Township:</b>	Prairie Township
<b>Location:</b>	West side of Galloway Road, north of O’Harra Road
<b>Utilities:</b>	Public Water and Sewer
<b>Acreage:</b>	41.8-acres
<b>Request:</b>	Requesting a two-year extension of the approved Preliminary Plan for the Villages at Galloway from the Preliminary Plan expiration date of April 10, 2021.

### **Background Information**

#### **Proposal:**

The applicant is requesting a two-year extension of the approved Preliminary Plan from the expiration date of April 10, 2021. The development will have 93 single-family lots with 1.28-acres of open space and an 11.5-acre reserve for 72 future multi-family units. The subdivision will be built in 4 phases. This is the fifth Preliminary Plan extension request.

#### **History:**

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

1. The applicant will be required to participate in the Big Darby Revenue Program; the details will need to be worked out prior to the applicant applying for Final Plat for the proposed development.
2. The applicant will be required to meet all the conditions outlined in the letter from Ohio EPA concerning the ground water recharge credits prior to applying for Construction Plan approval for the proposed development.
3. The applicant will be required to meet all Ohio EPA Standards as stated in the Big Darby Creek Watershed Construction Permit.
4. The applicant will be required to place the stormwater infrastructure under the Ditch Petition Process for future maintenance.
5. The applicant will be required to complete a Traffic Study prior to Planning Commission approving the Final Plat for the proposed development.
6. The applicant will be required to dedicate additional right-of-way along Galloway Road, O’Harra Road and Alkire Road in accordance with the Franklin County Thoroughfare Plan.
7. The applicant explores additional storm water treatment options (i.e. treatment train options) to reduce the impact on the Big Darby Watershed in accordance with the Big Darby Accord Watershed Master Plan where feasible.
  - a. Utilize the BMP Toolkit provided in the Accord Plan
8. The applicant will be required to install sidewalks within the development.
9. The applicant will be required to pay \$2,450 for their NPDES Phase II review prior to filing for Final Plat approval.

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

The Planning Commission approved Preliminary Plan extension requests on April 10, 2013, March 11, 2015, and April 12, 2017 with the original conditions of approval. The Planning Commission approved Preliminary Plan extension on May 8, 2019 with 12 of the original conditions of approval and a modification to condition number 12. The modified condition was as follows:

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

### **Overview and Analysis:**

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

Plans for the sanitary pump station and force main to service the site were submitted to both Columbus and Franklin County on February 8, 2021. The applicant has also started on-site engineering and off-site engineering for the water main and meter and the off-site stormwater outlet. A Traffic Study has been reviewed by the Franklin County Engineer's office and the applicant intends to have final engineering of the Galloway Road improvements started this spring.

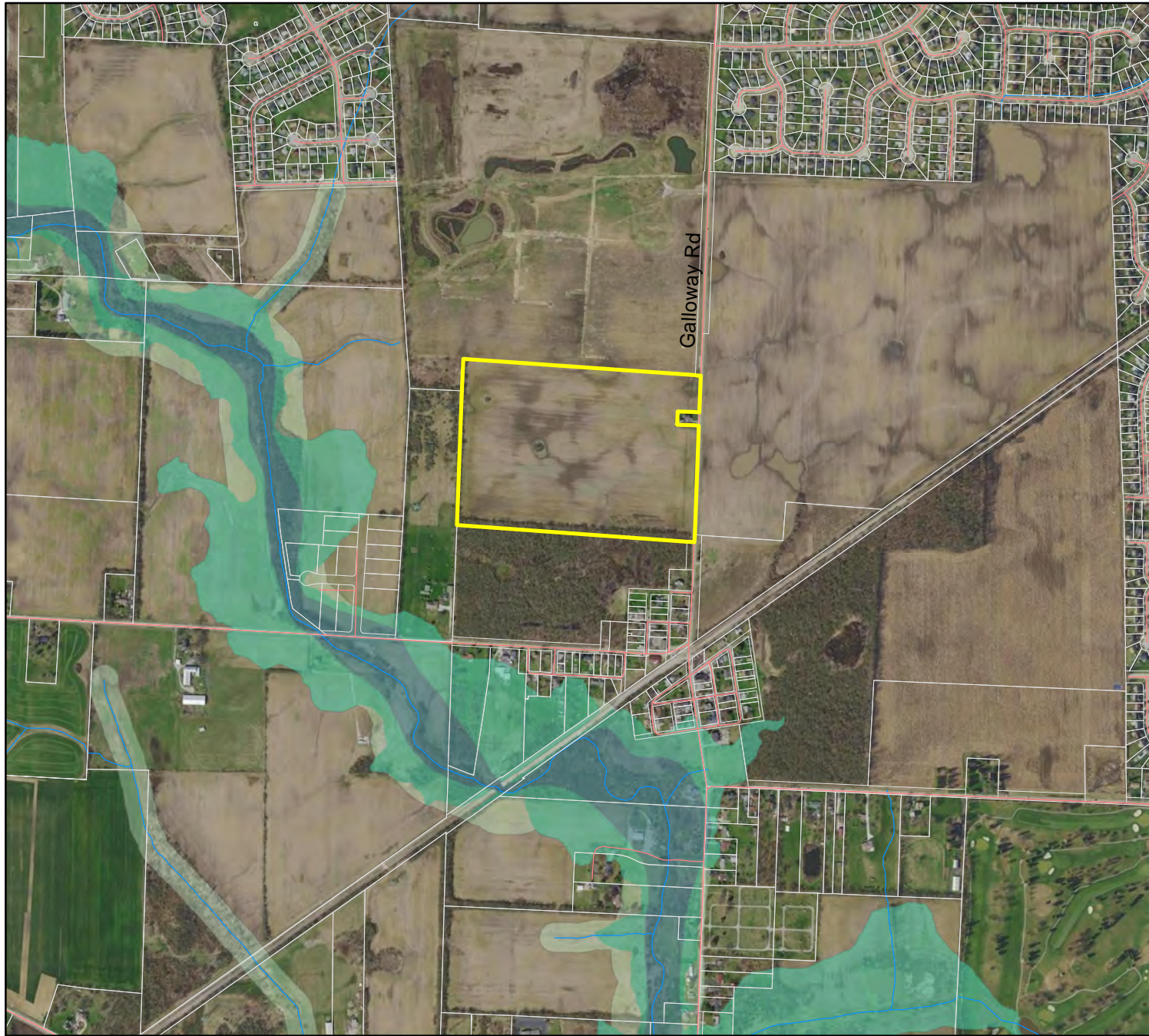
The applicant anticipates beginning construction in the fall of 2021.

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

### **Staff Recommendation**

Staff recommends *approval* of the two-year Preliminary Plan extension for the Villages at Galloway Subdivision with the 12 Preliminary Plan extension conditions made by Planning Commission on May 8, 2019.

- The Preliminary Plan for the Villages at Galloway will expire on **April 10, 2023.**





## 660-PP-E

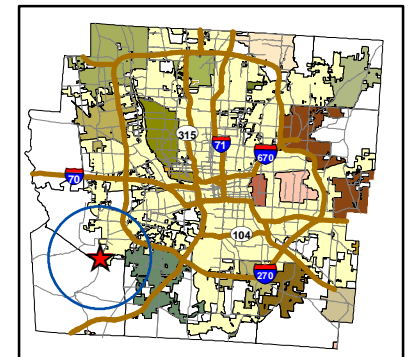
Requesting a two-year extension of the approved Preliminary Plan for the Villages at Galloway from the Preliminary Plan expiration date of April 10, 2021.

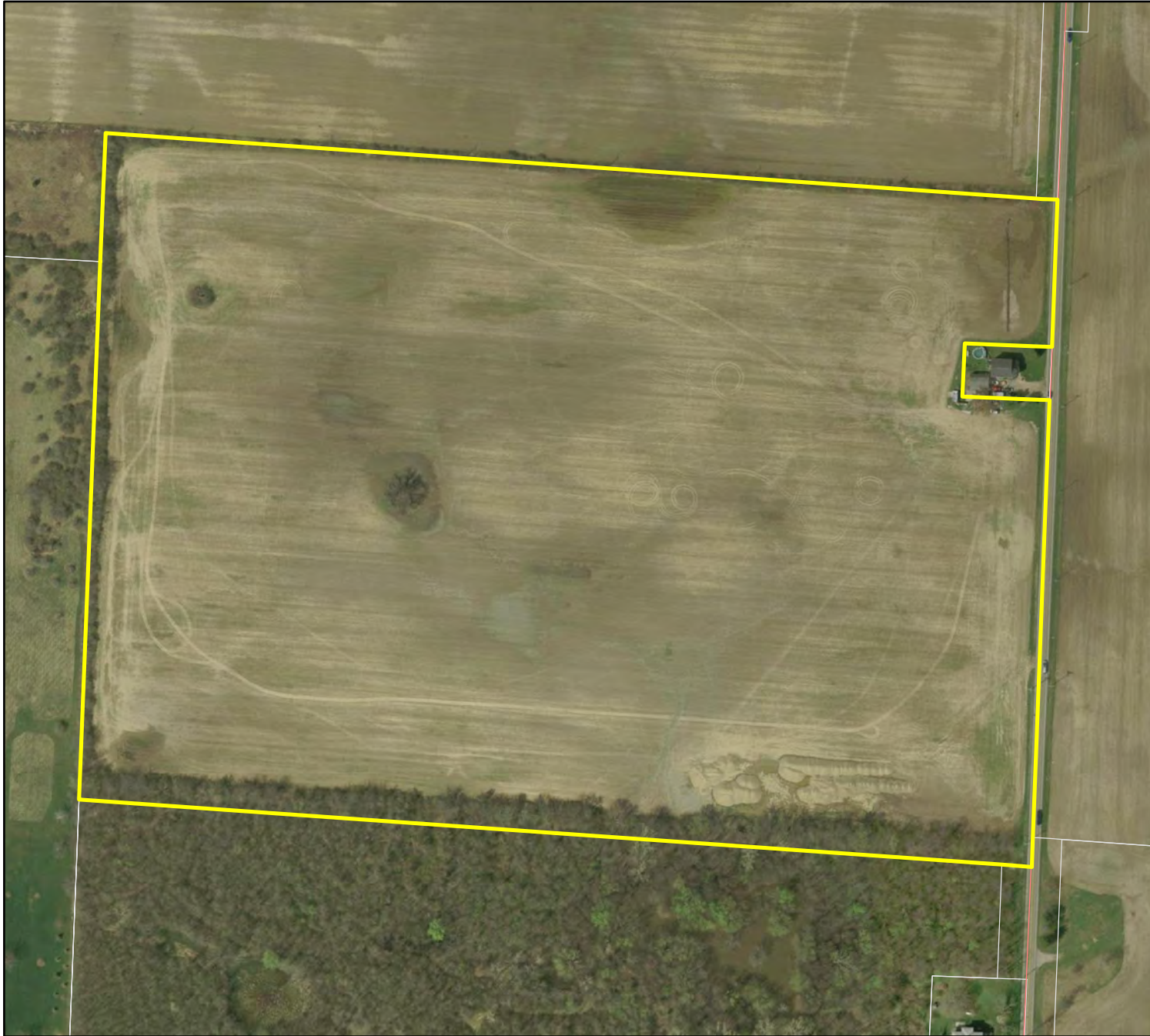
Acres: 41.8  
Township: Prairie

-  Galloway Rd Property
-  Streets
-  Parcels

### Franklin County Floodplain

-  1% Annual Chance Flood
-  Floodway





**660-PP-E**

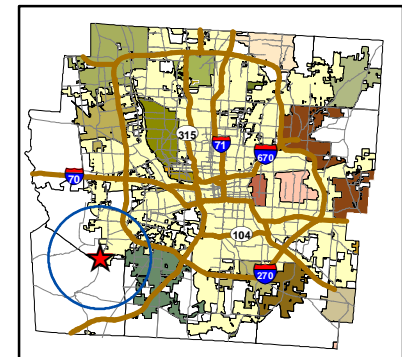
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Requesting a two-year extension of the approved Preliminary Plan for the Villages at Galloway from the Preliminary Plan expiration date of April 10, 2021.

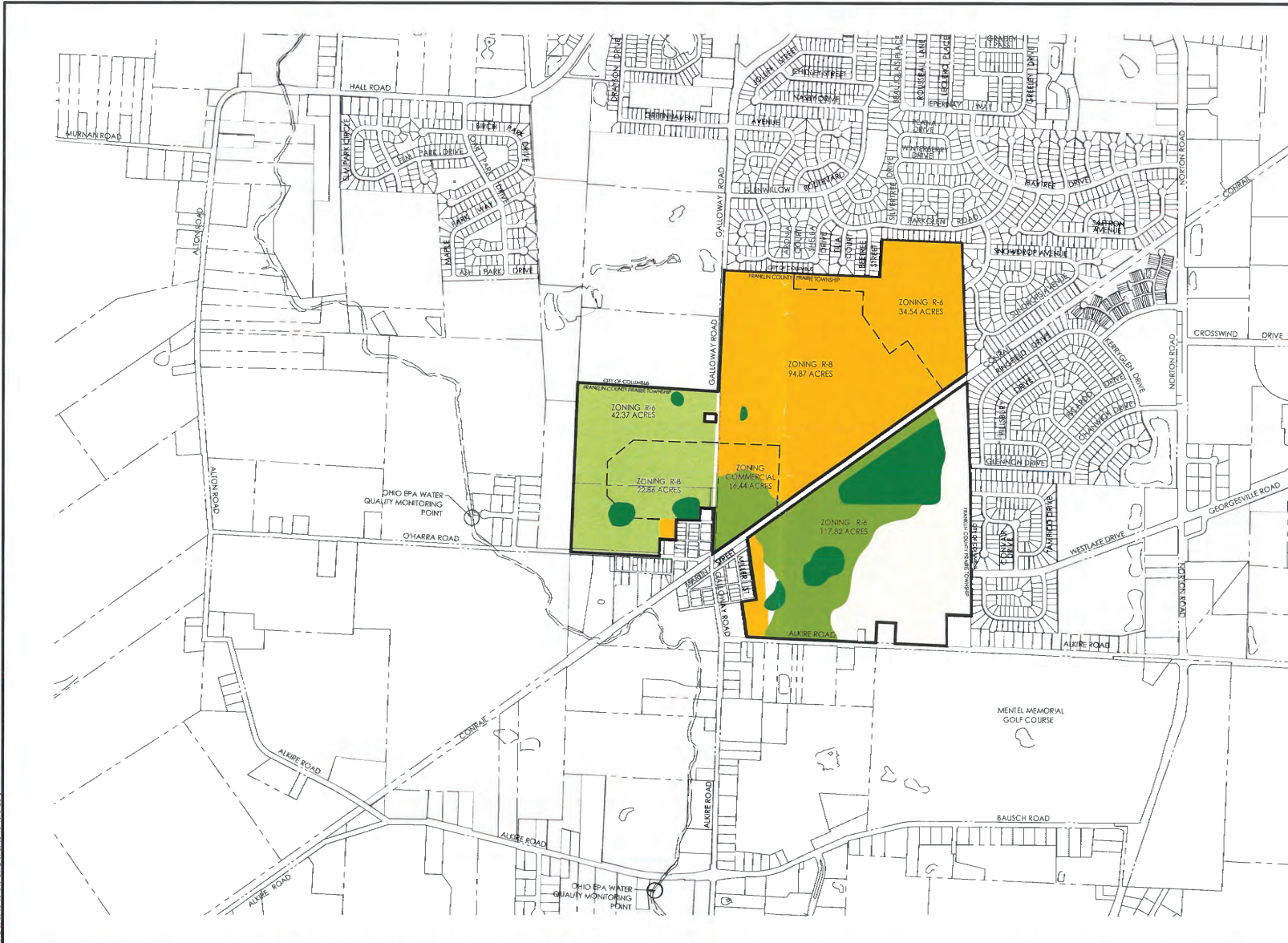
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Acres: 41.8  
Township: Prairie

-  Galloway Rd Property
-  Streets
-  Parcels







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EROSION AND SEDIMENT DETAILS	SHEET 7

**LAND USE LEGEND:**

RESIDENTIAL SUBURBAN HIGH DENSITY 3-5 DUs/acre	[Yellow Box]
TIER 1	[Dark Green Box]
TIER 2	[Medium Green Box]
TIER 3	[Light Green Box]
50% OPEN SPACE based on existing zoning RURAL DENSITY	[White Box]

**NOTES:**

NOTE "A": THE LAND USE CATEGORIES AS SHOWN HEREON ARE FROM THE BIG DARBY ACCORD WATERSHED MASTER PLAN

NOTE "B": THE EXISTING ZONING AS SHOWN HEREON IS THE CURRENT ZONING OF THE PROPERTY WITHIN PRAIRIE TOWNSHIP

**RECEIVED**  
**MAR 11 2021**  
Franklin County Planning Department  
Franklin County, OH  
*660-PP-E*



**REVISIONS**

DATE	DESCRIPTION

**EMHT**  
Ernst, MacLeod, Handman & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
1330 New Albany Road, Columbus, OH 43264  
Phone: 614.775.4800 Fax: 614.775.3348  
emht.com

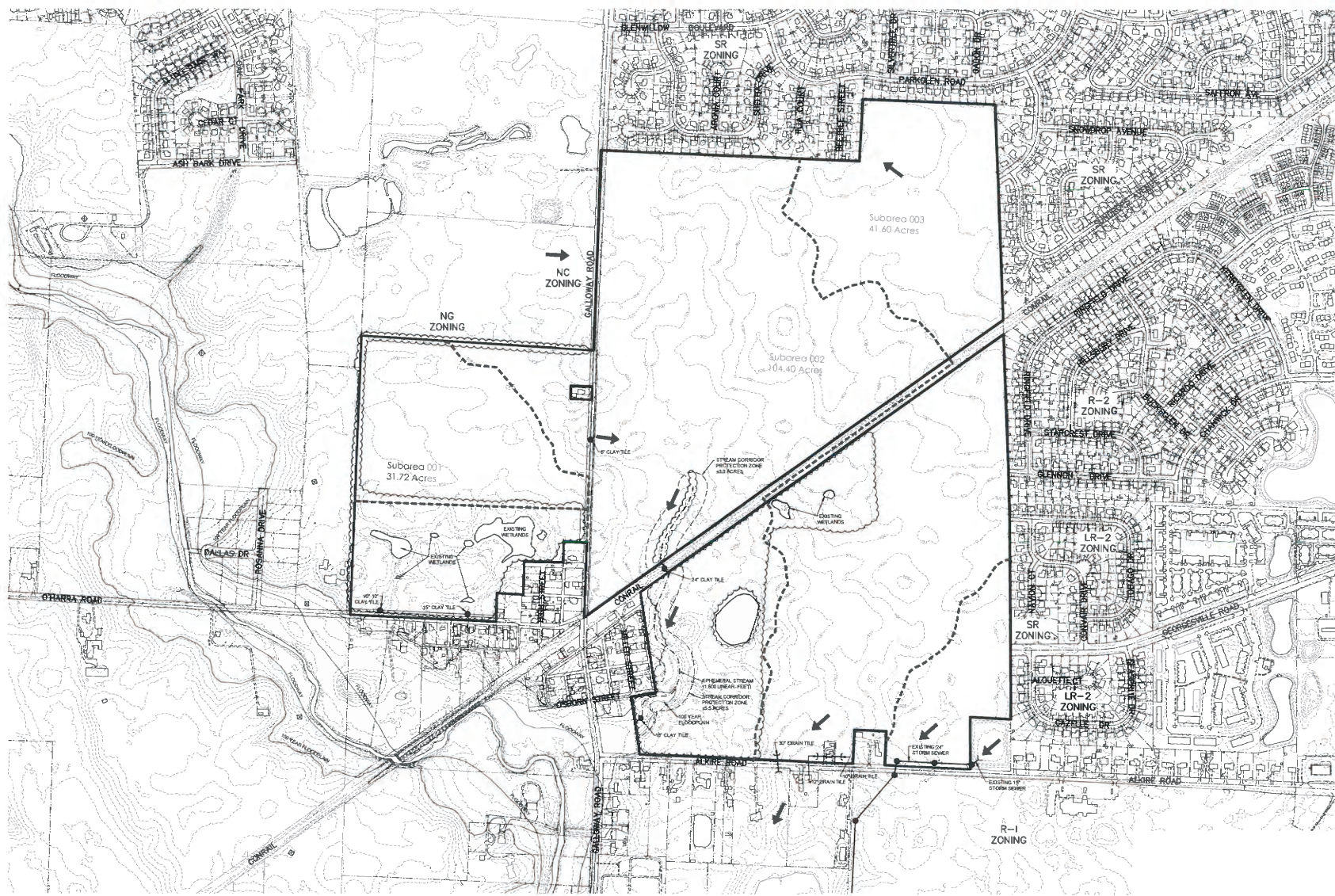
PRAIRIE TOWNSHIP, FRANKLIN COUNTY, OHIO  
AMENDED PRELIMINARY PLAN  
FOR  
**VILLAGES AT GALLOWAY**  
DARBY ACCORD LAND USE MAP / PRAIRIE TOWNSHIP ZONING

LOCATED IN:  
VIRGINIA MILITARY SURVEY NUMBER 1473  
TOWNSHIP OF PRAIRIE, COUNTY OF FRANKLIN, STATE OF OHIO

Date	JUNE 28, 2020	Job No.	20170390
Scale	1"=500'	Sheet	1/7

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 User: jphillips  
 Printer: D:\Users\jphillips\AppData\Local\Temp\1\20210311111220\20210311111220.dwg  
 Plot Date: 3/11/2021 1:12:20 PM  
 Plot Time: 3/11/2021 1:12:20 PM

2017/06/26 11:30 AM C:\Users\jstevens\OneDrive\Documents\Projects\2017\20170626\_1130AM\_Villages at Galloway\20170626\_1130AM\_Villages at Galloway.dwg Plot Date: 2017/06/26 11:30 AM User: jstevens



REVISIONS	
DATE	DESCRIPTION
10/20/17	REVISED PER STAFF COMMENTS



PRAIRIE TOWNSHIP FRANKLIN COUNTY OHIO  
 AMENDED PRELIMINARY PLAN  
 FOR  
**VILLAGES AT GALLOWAY**  
 EXISTING CONDITIONS MAP

LOCATED IN:  
 VIRGINIA MILITARY SURVEY NUMBER 1473  
 TOWNSHIP OF PRAIRIE, COUNTY OF FRANKLIN, STATE OF OHIO

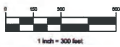
Date:	JUNE 26, 2020	Job No.:	20170390
Scale:	1"=300'	Sheet:	2/7



**PRE GROUND WATER RECHARGE MAP**

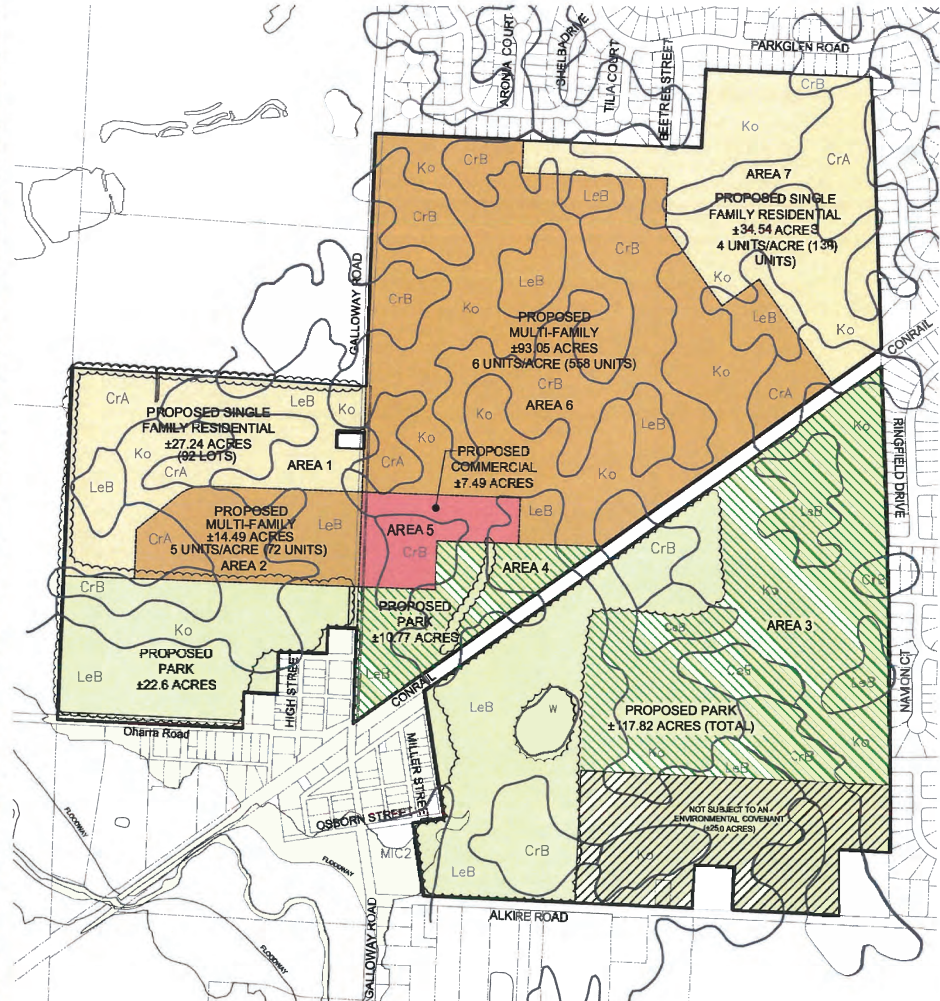
SCALE: 1"=300'

GRAPHIC SCALE



**SOILS INFORMATION**

- CrB - Calina silt loam, 2 to 8 percent slopes
- CrA - Crosby silt loam, 0 to 2 percent slopes
- CrB - Crosby silt loam, 2 to 6 percent slopes
- Ko - Koberna silt clay loam
- LeB - Lewisburg-Crosby complex, 2 to 6 percent slopes
- MIC2 - Muslem silt clay loam, 0 to 12 percent slopes, eroded
- W - Water



**POST GROUND WATER RECHARGE PLAN**

SCALE: 1"=300'

- SINGLE FAMILY RESIDENTIAL (235 LOTS)
- MULTI-FAMILY RESIDENTIAL (630 UNITS)
- COMMERCIAL
- PARK (ENVIRONMENTAL COVENANT AREA)
- ▨ GROUND WATER RECHARGE MITIGATION AREA w/ENVIRONMENTAL COVENANT

**OPTION 1 - PER LAND USE PLAN**

Area	Existing	Proposed
Area 1	230.07	193.43
Area 2	158.95	66.71
Area 3	415.24	578.23
Area 4	100.28	131.49
Area 5	69.94	21.75
Area 6	681.04	448.68
Area 7	266.12	235.57
	1859.34	1673.68

**NOTES:**

- Area 2
- Area 3 to be conveyed to City of Columbus in the Spring of 2012. Developer has existing farm lease through the 2012 growing season. Prior to sale, Developer shall enter into an Environmental Covenant to the satisfaction of the Ohio EPA, Franklin County, and City of Columbus, which will include work schedules for the purpose of converting land from agricultural use to meadow to satisfy groundwater recharge mitigation requirements and to insure its use in perpetuity.
- Groundwater recharge credits achieved within said land to be solely used by the developer as necessary to provide groundwater recharge mitigation for Phase 1 and future development projects within Area 1,7 as shown on this plan.

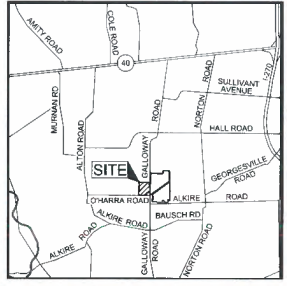
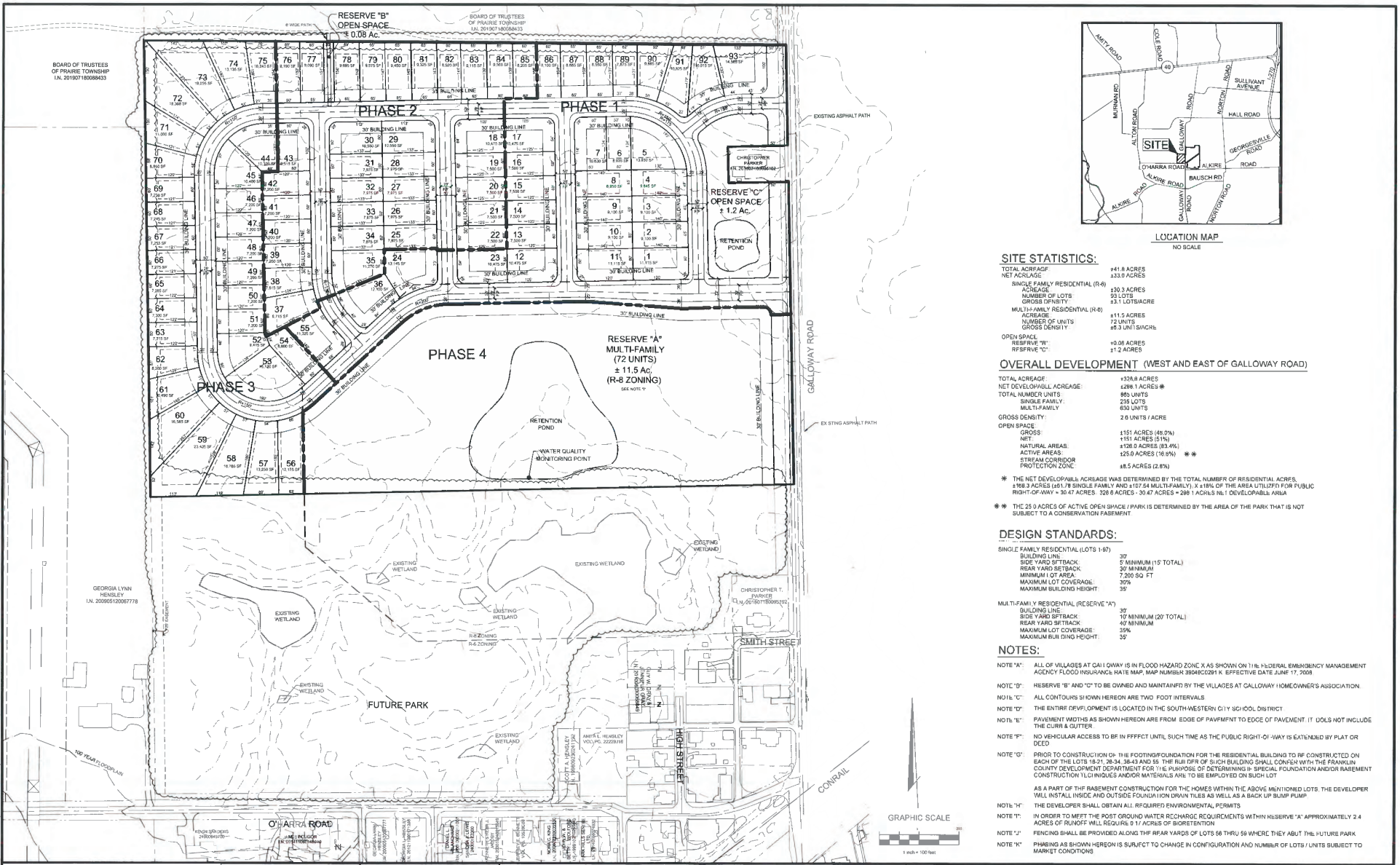
REVISIONS	
DATE	DESCRIPTION

**EMHT**  
 Earth, Mechanical, Hydrology & Traffic, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 8800 New Albany Road, Columbus, OH 43244  
 Phone: 614.775.4800 Fax: 614.775.3448  
 emht.com

PRAIRIE TOWNSHIP, FRANKLIN COUNTY, OHIO  
 AMENDED PRELIMINARY PLAN  
 FOR  
**VILLAGES AT GALLOWAY**  
 PRE AND POST GROUNDWATER RECHARGE PLAN

LOCATED IN:  
 VIRGINIA MILITARY SURVEY NUMBER 1473  
 TOWNSHIP OF PRAIRIE, COUNTY OF FRANKLIN, STATE OF OHIO

Date	JUNE 26, 2020	Job No.	20172636
Scale	1"=300'	Sheet	3/17



**SITE STATISTICS:**

TOTAL ACREAGE	441.8 ACRES
NET ACREAGE	133.0 ACRES
SINGLE FAMILY RESIDENTIAL (R-R)	130.3 ACRES
NUMBER OF LOTS	93 LOTS
GROSS DENSITY	13.1 LOTS/ACRE
MULTI-FAMILY RESIDENTIAL (R-B)	111.5 ACRES
NUMBER OF UNITS	72 UNITS
GROSS DENSITY	65.3 UNITS/ACRE
OPEN SPACE	
RESERVE "B"	+0.08 ACRES
RESERVE "C"	+1.2 ACRES

**OVERALL DEVELOPMENT (WEST AND EAST OF GALLOWAY ROAD)**

TOTAL ACREAGE	132.8 ACRES
NET DEVELOPABLE ACREAGE	129.1 ACRES
TOTAL NUMBER UNITS	892 UNITS
SINGLE FAMILY	238 UNITS
MULTI-FAMILY	654 UNITS
GROSS DENSITY	2.6 UNITS / ACRE
OPEN SPACE	
GROSS	1151 ACRES (86.5%)
NET	1151 ACRES (86.5%)
NATURAL AREAS	1126.0 ACRES (83.4%)
ACTIVE AREAS	126.0 ACRES (9.3%)
STREAM CORRIDOR PROTECTION ZONE	18.5 ACRES (2.9%)

\* THE NET DEVELOPABLE ACREAGE WAS DETERMINED BY THE TOTAL NUMBER OF RESIDENTIAL ACRES, ± 168.3 ACRES (± 0.178 SINGLE FAMILY AND ± 0.174 MULTI-FAMILY), X ± 18% OF THE AREA UTILIZED FOR PUBLIC RIGHT-OF-WAY = 30.47 ACRES - 320.8 ACRES = 30.47 ACRES = 289.1 ACRES NET DEVELOPABLE AREA

\*\* THE 23.9 ACRES OF ACTIVE OPEN SPACE / PARK IS DETERMINED BY THE AREA OF THE PARK THAT IS NOT SUBJECT TO A CONSERVATION EASEMENT

**DESIGN STANDARDS:**

SINGLE FAMILY RESIDENTIAL (LOTS 1-87)	
BUILDING LINE	30'
SIDE YARD SETBACK	5' MINIMUM (15' TOTAL)
REAR YARD SETBACK	30' MINIMUM
MINIMUM LOT AREA	7,200 SQ FT
MAXIMUM LOT COVERAGE	30%
MAXIMUM BUILDING HEIGHT	35'
MULTI-FAMILY RESIDENTIAL (RESERVE "A")	
BUILDING LINE	30'
SIDE YARD SETBACK	5' MINIMUM (20' TOTAL)
REAR YARD SETBACK	40' MINIMUM
MAXIMUM LOT COVERAGE	55%
MAXIMUM BUILDING HEIGHT	35'

**NOTES:**

- NOTE "A": ALL OF VILLAGES AT GALLOWAY IS IN FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 38482C0281 K, EFFECTIVE DATE JUNE 17, 2009
- NOTE "B": RESERVE "B" AND "C" TO BE OWNED AND MAINTAINED BY THE VILLAGES AT GALLOWAY HOMEOWNER'S ASSOCIATION.
- NOTE "C": ALL CONTOURS SHOWN HEREON ARE TWO FOOT INTERVALS.
- NOTE "D": THE ENTIRE DEVELOPMENT IS LOCATED IN THE SOUTH-WESTERN CITY SCHOOL DISTRICT.
- NOTE "E": PAVEMENT WIDTHS AS SHOWN HEREON ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT. IT DOES NOT INCLUDE THE CURB & GUTTER.
- NOTE "F": NO VEHICULAR ACCESS TO BE PROVIDED UNTIL SUCH TIME AS THE PUBLIC RIGHT-OF-WAY IS EXTENDED BY PLAT OR DEED.
- NOTE "G": PRIOR TO CONSTRUCTION OF THE FOOTING FOUNDATION FOR THE RESIDENTIAL BUILDING TO BE CONSTRUCTED ON EACH OF THE LOTS 18-21, 26-34, 38-43 AND 55, THE RUN OFF OF SUCH BUILDING SHALL CONFER WITH THE FRANKLIN COUNTY DEVELOPMENT DEPARTMENT FOR THE PURPOSES OF DETERMINING IF SPECIAL FOUNDATION AND/OR EASEMENT CONSTRUCTION TECHNIQUES AND/OR MATERIALS ARE TO BE EMPLOYED ON SUCH LOT.
- NOTE "H": AS A PART OF THE EASEMENT CONSTRUCTION FOR THE HOMES WITHIN THE ABOVE MENTIONED LOTS, THE DEVELOPER WILL INSTALL INSIDE AND OUTSIDE FOUNDATION DRAIN TILES AS WELL AS A BACK UP BUMP PUMP.
- NOTE "I": THE DEVELOPER SHALL OBTAIN ALL REQUIRED ENVIRONMENTAL PERMITS.
- NOTE "J": IN ORDER TO MEET THE POST-GROUND WATER RECHARGE REQUIREMENTS WITHIN RESERVE "A" APPROXIMATELY 2.4 ACRES OF RUNOFF WILL REQUIRE 2.1 ACRES OF BORESTENTION.
- NOTE "K": FENCING SHALL BE PROVIDED ALONG THE REAR YARDS OF LOTS 56 THRU 59 WHERE THEY ADJUT THE FUTURE PARK.
- NOTE "L": PHASING AS SHOWN HEREON IS SUBJECT TO CHANGE IN CONFIGURATION AND NUMBER OF LOTS / UNITS SUBJECT TO MARKET CONDITIONS.

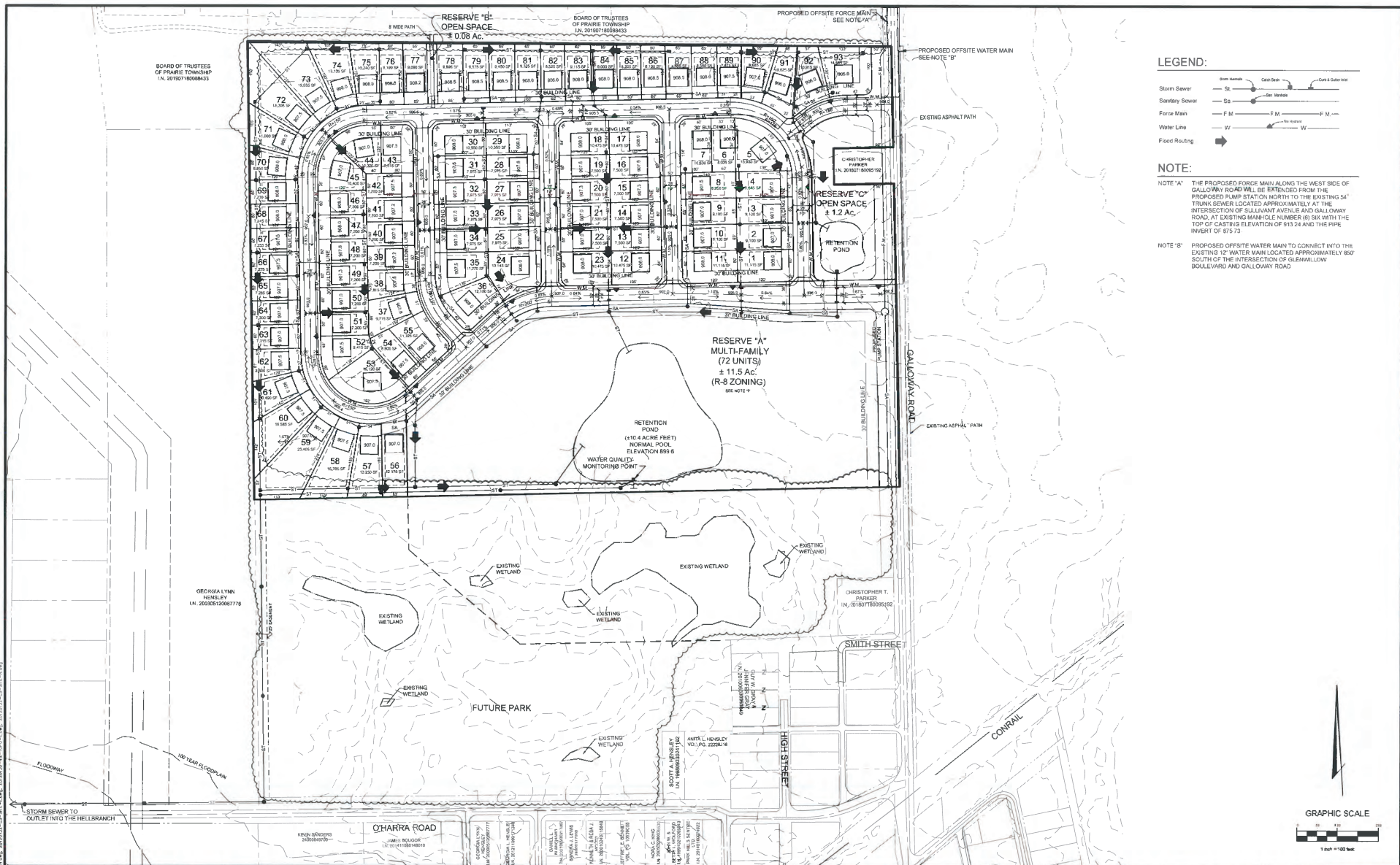
REVISIONS	
DATE	DESCRIPTION
10/09/17	REVISED PER STAFF COMMENTS



PRAIRIE TOWNSHIP, FRANKLIN COUNTY, OHIO  
 AMENDED PRELIMINARY PLAN  
 FOR  
**VILLAGES AT GALLOWAY**  
 SITE PLAN

LOCATED IN:  
 VIRGINIA MILITARY SURVEY NUMBER 1473  
 TOWNSHIP OF PRAIRIE, COUNTY OF FRANKLIN, STATE OF OHIO

Date	JUNE 26, 2020	Job No.	20170390
Scale	1"=100'	Sheet	4/7



**LEGEND:**

- Storm Sewer — S/S — Catch Basin — Catch & Gate Inlet
- Sanitary Sewer — S/S — San. Inlet
- Force Main — F.M. — F.M. — F.M. — F.M.
- Water Line — W — W — W
- Flood Routing — [Symbol]

**NOTE:**

**NOTE "A":** THE PROPOSED FORCE MAIN ALONG THE WEST SIDE OF GALLOWAY ROAD WILL BE EXTENDED FROM THE PROPOSED PUMP STATION NORTH TO THE EXISTING 54" TRUNK SEWER LOCATED APPROXIMATELY AT THE INTERSECTION OF SULLIVAN AVENUE AND GALLOWAY ROAD, AT EXISTING MANHOLE NUMBER (8) SIX WITH THE TOP OF CASTING ELEVATION OF 915.24 AND THE PIPE INVERT OF 875.73.

**NOTE "B":** PROPOSED OFFSITE WATER MAIN TO CONNECT INTO THE EXISTING 12" WATER MAIN LOCATED APPROXIMATELY 850' SOUTH OF THE INTERSECTION OF GLENMILLWOOD BOULEVARD AND GALLOWAY ROAD.

1. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE AUTHOR. ANY VIOLATION OF THESE TERMS SHALL BE SUBJECT TO THE PENALTIES PROVIDED IN THE APPLICABLE LAW.

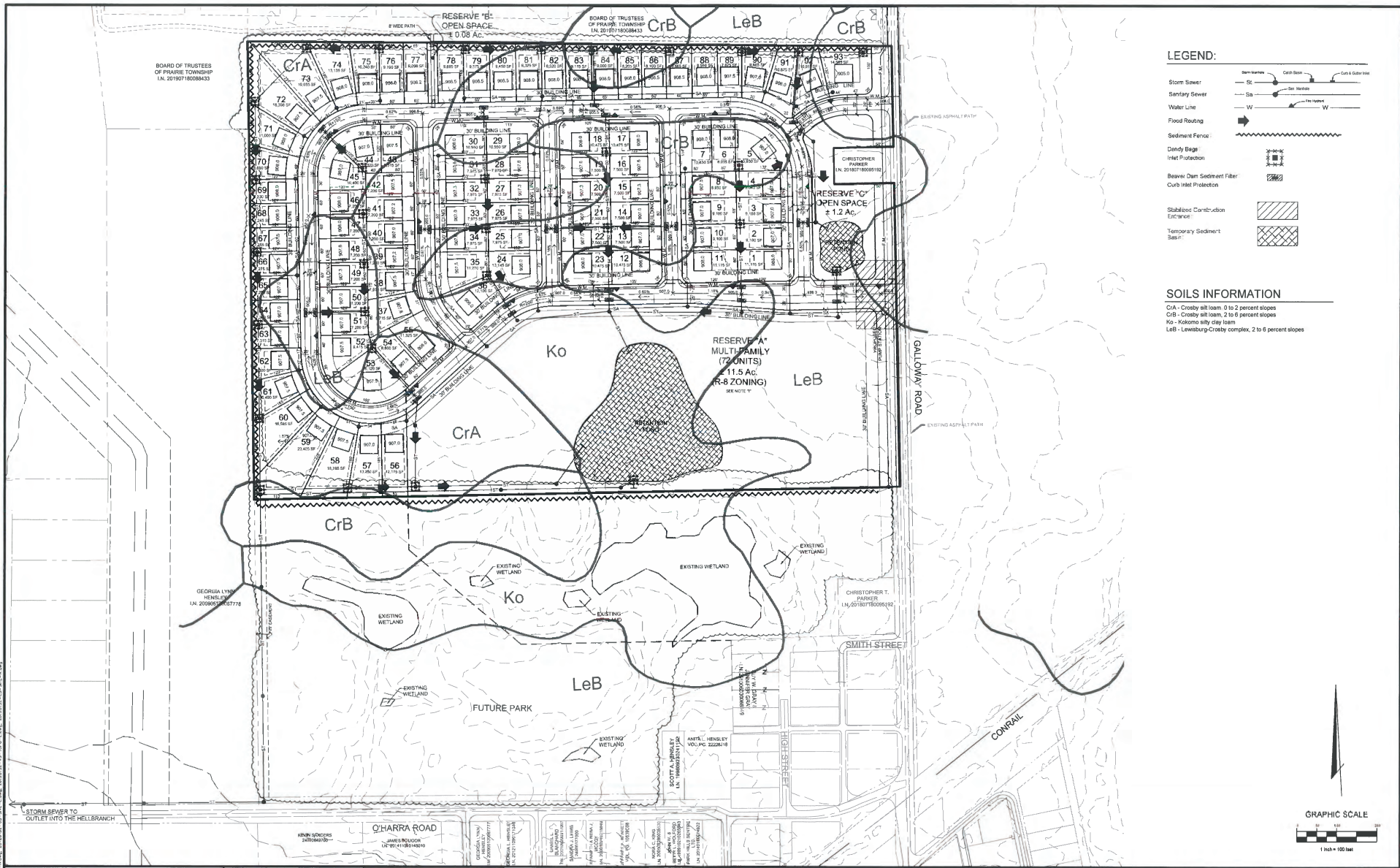
REVISIONS	
DATE	DESCRIPTION

**EMHI**  
 ENGINEERING & ARCHITECTURE  
 500 New Albany Road, Columbus, OH 43204  
 Phone: 614.778.4000 Fax: 614.778.1300  
 www.emhi.com

PRAIRIE TOWNSHIP, FRANKLIN COUNTY, OHIO  
 AMENDED PRELIMINARY PLAN  
 FOR  
**VILLAGES AT GALLOWAY**  
 PRELIMINARY GRADING PLAN AND UTILITIES

LOCATED IN:  
 VIRGINIA MILITARY SURVEY NUMBER 1473  
 TOWNSHIP OF PRAIRIE, COUNTY OF FRANKLIN, STATE OF OHIO

Date	Job No.
JUNE 26, 2020	20170390
Scale	Sheet
1"=100'	5/7



**LEGEND:**

- Storm Sewer:
- Sanitary Sewer:
- Water Line:
- Flood Routing:
- Sediment Fence:
- Dandy Bag Inlet Protection:
- Basin Dam Sediment Filter:
- Curb Inlet Protection:
- Stabilized Construction Enclosure:
- Temporary Sediment Basin:

**SOILS INFORMATION**

CrA - Crosby silt loam 0 to 2 percent slopes  
 CrB - Crosby silt loam 2 to 8 percent slopes  
 Ko - Kokomo silty clay loam  
 LeB - Lewisburg-Crosby complex, 2 to 6 percent slopes



REVISIONS	
DATE	DESCRIPTION

**EMHT**  
 Erosion Management & Technology, Inc.  
 1400 New Albany Road, Columbus, OH 43204  
 Phone: 614-778-6800 Fax: 614-778-3468  
 emht.com

PRAIRIE TOWNSHIP, FRANKLIN COUNTY, OHIO  
 AMENDED PRELIMINARY PLAN  
 FOR  
**VILLAGES AT GALLOWAY**  
 EROSION AND SEDIMENTATION CONTROL PLAN

LOCATED IN:  
 VIRGINIA MILITARY SURVEY NUMBER 1473  
 TOWNSHIP OF PRAIRIE, COUNTY OF FRANKLIN, STATE OF OHIO

Date	JUNE 28, 2020	Job No.	20170390
Scale	1"=100'	Sheet	6/7





RECEIVED

MAR 11 2021

Franklin County Planning Department  
Franklin County, OH

660-PP-E

March 1, 2021

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

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

Dear Mr. Brown,

On behalf of our client, T & R Properties Mr. Ron Sabatino, we are respectfully requesting another additional two-year extension of the approved preliminary plan for Villages at Galloway. The previous preliminary plan extension was approved on April 10, 2019 and will expire on April 10, 2021. We are requesting the approval until April 10, 2023

The following is a time line of the work performed by the developer and EMH&T that has been completed to establish sanitary service to the site since the last letter sent in April of 2019. The effort below and agreements that have been established now allow this site to move forward with final engineering designs through this year and potential construction starting in fall of 2021.

- Between July and September of 2017 EMH&T performed flow-monitoring test on the existing sanitary sewer to determine the potential capacity of the sewer. As a result of the flow-monitoring test, it was determined the capacity of the existing sewer was diminished by 70% because of existing root intrusion.
- EMH&T requested the sewer be put on a maintenance program, cleaning, and we were informed it would not be cleaned by Columbus until July of 2019.
- In working with the city, they agreed to perform the sewer cleaning earlier and it was completed in March of 2019.
- The City of Columbus asked the developer to perform another flow-monitoring test in the spring of 2019 to take into account any potential infiltration concerns.

The following has taken place since the last extension request:

- Between June and August of 2019 the second flow monitoring was preformed and analyzed based on conversations with the City of Columbus. A final determination of force main release point was established in August of 2019.
- In October of 2019 the design requirements for the pump station were established between the County and Columbus, noting that the pump station would be designed to meet Columbus standards.



- Conversations were held with Columbus Recreation and Parks Department to determine an agreeable route for the force main between October 2019 and January 2020. The final alignment agreed upon would route the force main along the Camp Chase Rail Road adjacent to the Columbus recreational path.
- Agreements were established with the Camp Chase Rail Road in March of 2020 to allow the force main to cross and parallel the tracks.
- The final step being completed by the developer is to have the agreement and easement approved by the County Commissioners and recording the documents.
- The first submittal of the pump station and force main design was sent to the County and the City on February 8, 2021. It is assumed the engineering review and approval process will take 4-5 months.

As mentioned previously, with the above timeline events being completed, the on-site engineering has started and it is assumed the review and approval process will take 5-6 months with an anticipated construction start in fall of 2021.

Additionally, the final engineering for the off-site public water main and meter and off-site storm water outlet for the proposed development has also started and should be approved within 5-6 months.

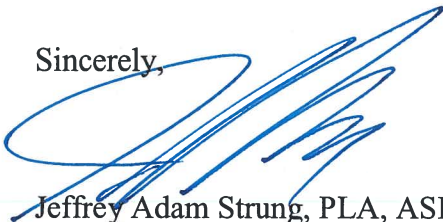
Lastly, the traffic study has been reviewed by the Franklin County Engineer's Office and we are currently working through and coordinating with them on their comments with the goal to have a final engineering starting on Galloway Road improvements early this spring and a late summer/early fall approval.

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

We would anticipate that the preliminary plan extension would be before the Franklin County Planning Commission on April 14, 2021

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

Sincerely,



Jeffrey Adam Strung, PLA, ASLA  
Vice President

## STAFF REPORT

Planning Commission  
April 14, 2021

### Case: 692-FP-7

Prepared by: Brad Fisher

<b>Owner/Applicant:</b>	M/I Homes of Central Ohio, LLC.
<b>Engineer:</b>	EMH&T – Matt Kirk
<b>Township:</b>	Jefferson Township
<b>Site:</b>	8070 Clark State Road (PID #'s 170-000179 & 170-004256)
<b>Subdivision:</b>	Farms at Jefferson – Phase 7
<b>Acreage:</b>	19.854-acres
<b>Utilities:</b>	Public water and sewer
<b>Request:</b>	Requesting Final Plat approval for the Farms at Jefferson Phase 7 subdivision to allow the creation of 35 lots and 2 reserves.

#### Proposal:

The Preliminary Plan for the Farms at Jefferson subdivision was conditionally approved on July 11, 2018 and a revision to the preliminary plan conditions was approved on June 12, 2019. The applicant is now requesting Final Plat approval for phase 7.

#### Overview and Analysis:

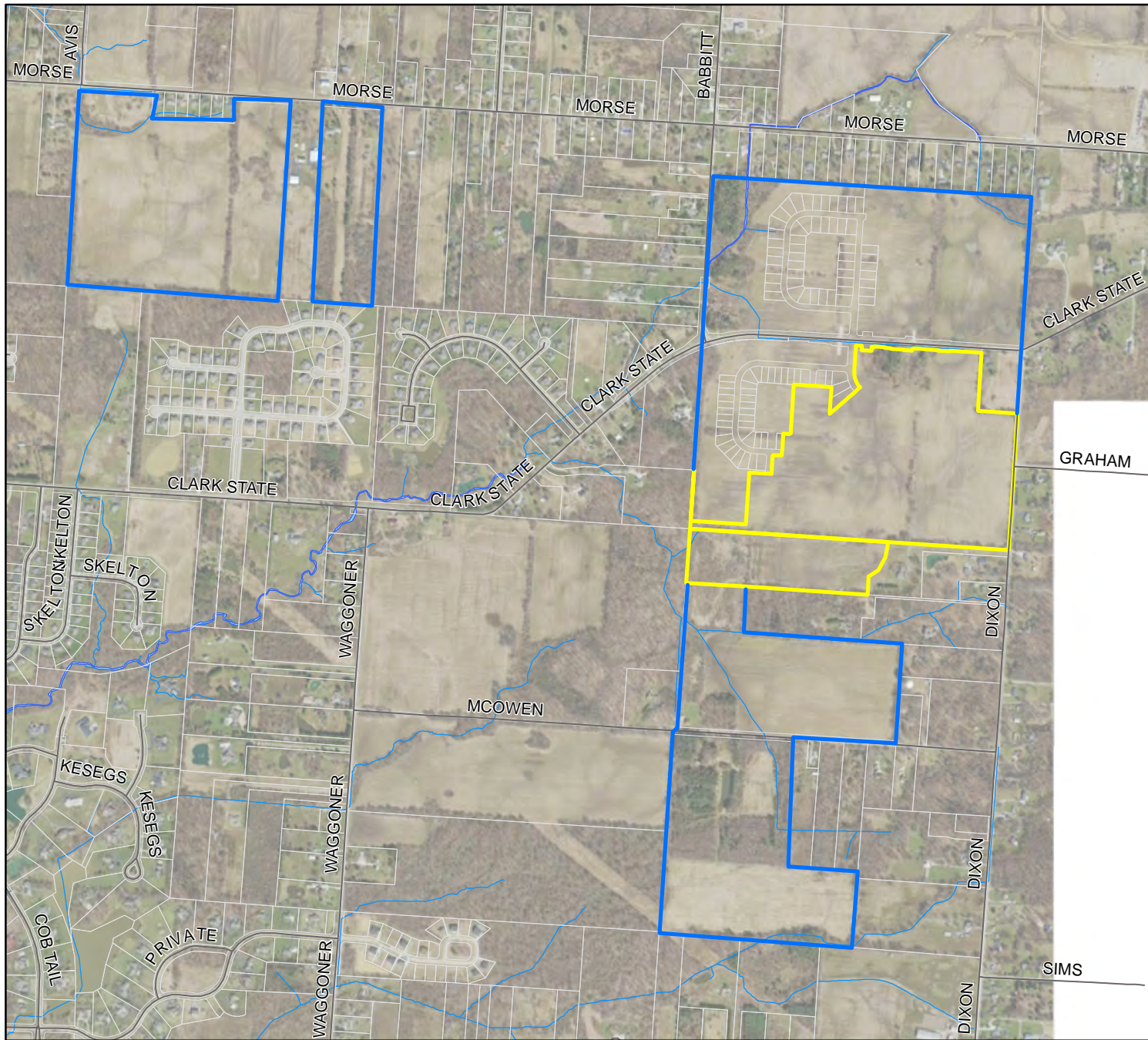
The approved preliminary plan would allow the creation of a 372-lot single-family subdivision to be developed in 9 phases. The Final Plats for Phases 1 and 2 were approved in August 2019. The Final Plats for Phases 3 and 5 were approved in June 2020. The Final Plat for Phase 4 was approved in August 2020. The Final Plat for Phase 6 was approved in March 2021. The Final Plat for Phase 7 includes 35 lots and 2 reserves with 11.994-acres of open space.

Technical Review Committee agencies expressed no concerns with the Final Plat and the Final Plat conforms to the approved Preliminary Plan.

#### Staff Recommendation:

Staff recommends approval of the Final Plat for the Farms at Jefferson Phase 7 subdivision.

As per Section 205.25 of the Franklin County Subdivision Regulations, the final plat must be recorded within 6 months of the date of approval.

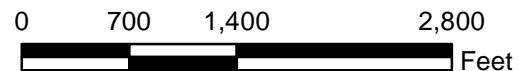
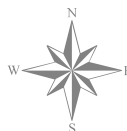
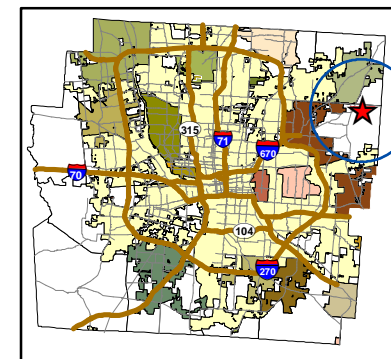


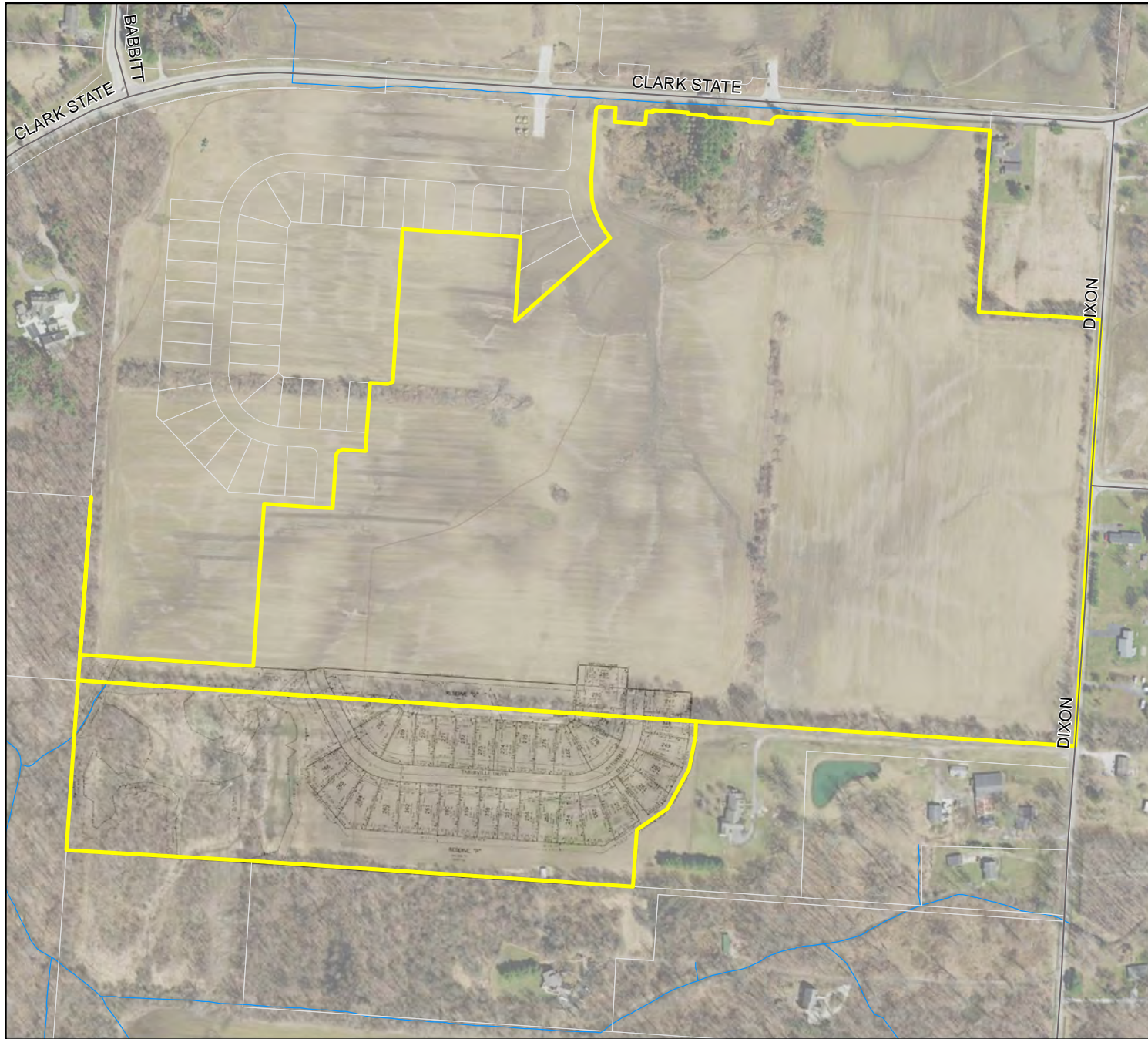
## 692-FP-7

Requesting Final Plat approval for the Farms at Jefferson Phase 7 subdivision to allow the creation of 35 lots and 2 reserves.

Acres: 19.854  
Township: Jefferson

- Farms at Jefferson
- Farms at Jefferson Phase 7
- Streets
- Stream
- Parcels







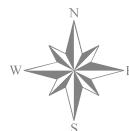
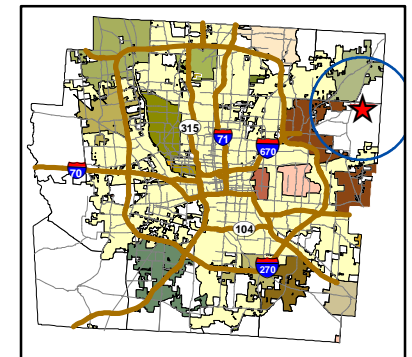


## 692-FP-7

Requesting Final Plat approval for the Farms at Jefferson Phase 7 subdivision to allow the creation of 35 lots and 2 reserves.

Acres: 19.854  
Township: Jefferson

-  Farms at Jefferson Phase 7
-  Streets
-  Stream
-  Parcels



# THE FARMS AT JEFFERSON

## PHASE 7

Situated in the State of Ohio, County of Franklin, Township of Jefferson, and in Lots 2 and 3, Quarter Township 1, Township 1, Range 16, United States Military Lands, containing 19,854 acres of land, more or less, said 19,854 acres being comprised of a part of each of those tracts of land conveyed to M/I HOMES OF CENTRAL OHIO, LLC by deeds of record in Instrument Numbers 201901230006651 and 201901240009514, Recorder's Office, Franklin County, Ohio.

The undersigned, M/I HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company, by TIMOTHY C. HALL JR., Area President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE FARMS AT JEFFERSON PHASE 7", a subdivision containing Lots numbered 247 to 281, both inclusive, and areas designated as Reserve "D" and Reserve "P", does hereby accept this plat of same and dedicates to public use, as such, all of Batesville Drive and Taberville Drive shown hereon and not heretofore dedicated.

In consideration of approval of this plat, the undersigned understands and agrees to fulfill their obligations and responsibilities reflected in the subdivider's agreement and the subdivision regulations of Franklin County, Ohio. Zoning, building and health permits may be withheld in this subdivision until the subdivider has complied with the subdivider's agreement.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Franklin County Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

Iron pins shall be set at all lot corners prior to the transfer and acceptance of any street for public purpose.

In Witness Whereof, TIMOTHY C. HALL JR., Area President of M/I HOMES OF CENTRAL OHIO, LLC, has heretunto set his hand this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of:

M/I HOMES  
OF CENTRAL OHIO, LLC  
  
By  
TIMOTHY C. HALL JR.,  
Area President

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared TIMOTHY C. HALL JR., Area President of M/I HOMES OF CENTRAL OHIO, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said M/I HOMES OF CENTRAL OHIO, LLC, for the uses and purposes expressed herein.

In Witness Thereof, I have heretunto set my hand and affixed my official seal this \_\_\_\_ day of \_\_\_\_, 20\_\_.

My commission expires \_\_\_\_\_  
Notary Public, State of Ohio

The undersigned hereby certifies that this subdivision plat conforms to applicable zoning regulations.

Approved this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_  
Jefferson Township Zoning Inspector

The undersigned hereby certifies adequate and legal water and sanitary sewer plant capacities exist to serve this subdivision.

Approved this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_  
Director,  
Jefferson Water and Sewer District

The undersigned hereby certifies that this subdivision plat conforms to applicable subdivision regulations.

Approved this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_  
Franklin County Planning Commission

Approved this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_  
Franklin County Engineer

Approved this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_  
Franklin County Drainage Engineer

This \_\_\_\_ day of \_\_\_\_\_, 20\_\_, rights-of-way for Batesville Drive and Taberville Drive herein dedicated to public use are hereby approved and accepted as such for the County of Franklin, State of Ohio.

Franklin County Commissioners  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This plat shall not be transferred or recorded until all required signatures are secured.

Transferred this \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
Auditor, Franklin County, Ohio

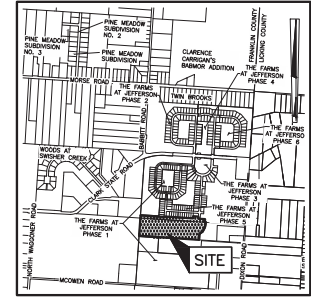
Deputy Auditor, Franklin County, Ohio

Filed for record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ M. Fee \$\_\_\_\_\_  
Recorder, Franklin County, Ohio

File No. \_\_\_\_\_

Recorded this \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
Deputy Recorder, Franklin County, Ohio

Plat Book \_\_\_\_\_, Pages \_\_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

### SURVEY DATA:

**BASIS OF BEARINGS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FCGS 1275, FCGS 1331, FCGS 5341, FCGS 5358, FCGS 5462, FCGS 6014 and FCGS 5812. A bearing of North 86°15' 23" West, assigned to the southerly right-of-way line of Clark Street West, is designated the basis of bearings for this plat.

**SOURCE OF DATA:** The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

**IRON PINS:** Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point. Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED  
By



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- = Permanent Marker (See Survey Data)
- = Stone Found

By \_\_\_\_\_ Professional Surveyor No. 7865 \_\_\_\_\_ Date \_\_\_\_\_

# THE FARMS AT JEFFERSON

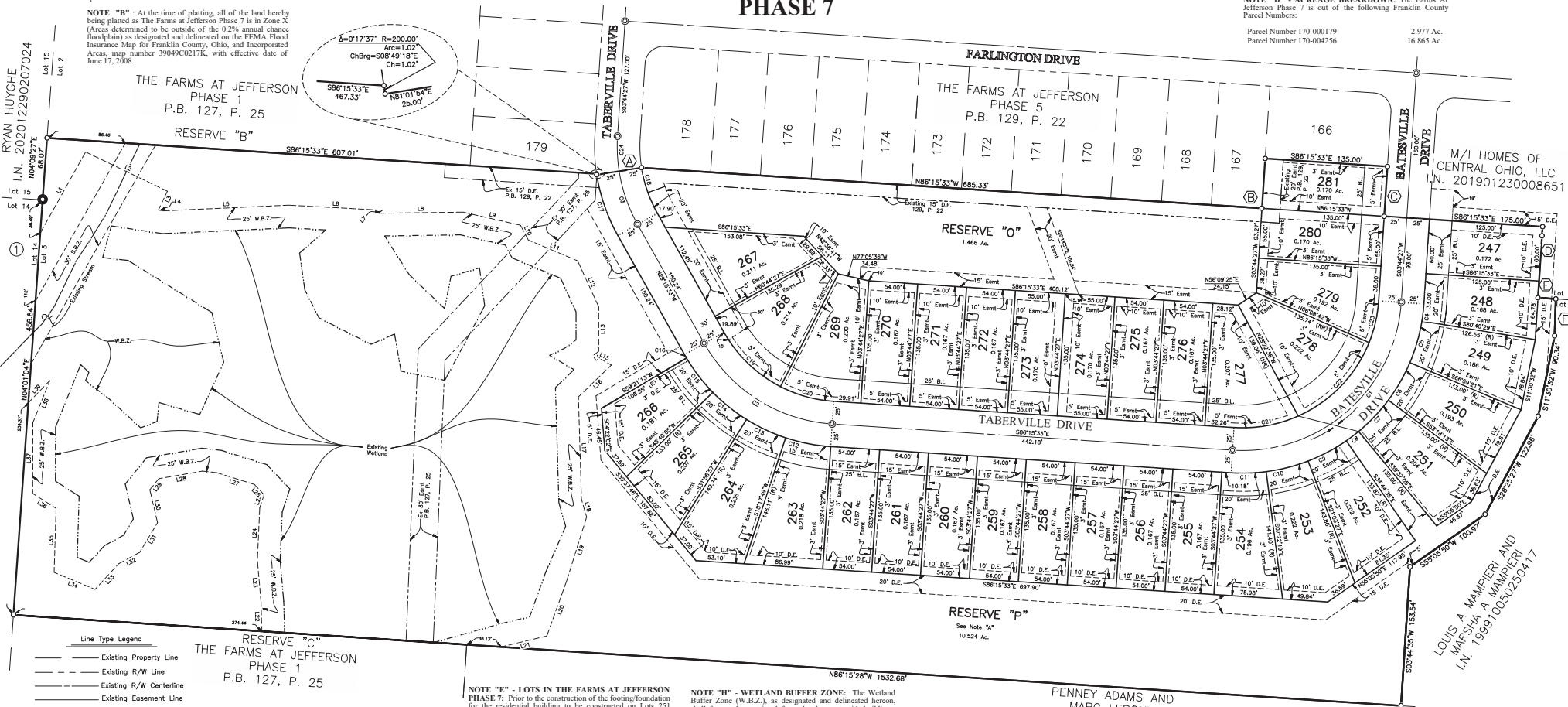
## PHASE 7

**NOTE "A" - RESERVES "O" AND "P":** Reserves "O", and "P", as designated and delineated herein, shall be owned by Jefferson Township and maintained by an association comprised of the owners of the fee simple titles of the lots in The Farms at Jefferson subdivisions as passive park/open space and stormwater detention/retention.

**NOTE "B" :** At the time of platting, all of the land hereby being platted as The Farms at Jefferson Phase 7 is in Zone X (Areas determined to be outside of the 0.2% annual chance floodplain) as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0217K, with effective date of June 17, 2008.

**NOTE "C" - ACREAGE BREAKDOWN:**  
Total acreage: 19.854 Ac.  
Acreage in right-of-way: 1.373 Ac.  
Acreage in lots: 6.487 Ac.  
Acreage in reserves: 11.994 Ac.

**NOTE "D" - ACREAGE BREAKDOWN:** The Farms at Jefferson Phase 7 is out of the following Franklin County Parcel Numbers:  
Parcel Number 170-000179: 2.977 Ac.  
Parcel Number 170-004256: 16.865 Ac.



**Line Type Legend**

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

**RESERVE "C" THE FARMS AT JEFFERSON PHASE 1 P.B. 127, P. 25**

A	N81°01'54"E	D	S03°44'27"W
B	N03°44'27"E	E	S86°14'44"E
C	S03°44'27"W	F	S01°52'28"W
	50.00'		40.61'
	55.00'		

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	175.00'	274.88'	N 48°44'27" E	247.49'
C2	57°00'00"	175.00'	174.10'	S 97°43'35" E	167.01'
C3	20°17'27"	175.00'	61.98'	S 19°58'50" E	61.85'
C4	1°23'04"	200.00'	18.49'	N 06°13'59" E	18.49'
C5	13°41'08"	200.00'	47.77'	N 16°10'05" E	47.66'
C6	13°41'08"	200.00'	47.77'	N 29°51'13" E	47.66'
C7	13°41'08"	200.00'	47.77'	N 43°32'21" E	47.66'
C8	4°52'30"	200.00'	17.02'	S 52°49'10" E	17.01'
C9	13°41'08"	200.00'	47.77'	N 62°50'59" E	47.66'
C10	13°41'08"	200.00'	47.77'	N 75°47'07" E	47.66'
C11	11°08'46"	200.00'	36.78'	N 88°11'04" E	36.73'
C12	14°33'22"	200.00'	50.81'	S 78°58'52" E	50.67'

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C13	13°41'08"	200.00'	47.77'	S 64°51'37" E	47.66'
C14	13°41'08"	200.00'	47.77'	S 51°10'29" E	47.66'
C15	13°41'08"	200.00'	47.77'	S 37°29'21" E	47.66'
C16	1°23'14"	200.00'	4.84'	S 29°57'10" E	4.84'
C17	20°35'04"	200.00'	71.85'	N 18°50'01" E	71.47'
C18	29°17'27"	150.00'	53.12'	S 19°06'50" E	52.84'
C19	33°34'08"	150.00'	87.88'	N 46°02'38" E	86.63'
C20	23°25'52"	150.00'	61.34'	S 74°32'38" E	60.92'
C21	27°43'42"	150.00'	72.59'	N 79°32'36" E	71.89'
C22	44°01'52"	150.00'	115.27'	N 43°59'49" E	112.46'
C23	18°14'28"	150.00'	47.75'	N 12°51'40" E	47.55'
C24	12°42'33"	175.00'	38.82'	S 02°36'50" E	38.74'

**NOTE "E" - LOTS IN THE FARMS AT JEFFERSON PHASE 7:** Prior to the construction of the footing/foundation for the residential building to be constructed on Lots 251 through 262, 262 through 264, 269 through 274 and 277 through 281, all inclusive, the builder of such building shall confer with the Franklin County Economic Development and Planning Department for the purpose of determining if special foundation and/or basement construction techniques and/or materials are to be employed on such lot. As a part of the basement construction for the homes within the above mentioned lots, the developer will install inside and outside foundation drain tiles as well as a back up sump pump.

**NOTE "H" - WETLAND BUFFER ZONE:** The Wetland Buffer Zone (W.B.Z.), as designated and delineated herein, shall forever be restricted from development with buildings, structures, and uses and the natural state of said zone shall remain undisturbed. It is also the intent and purpose of the Wetland Buffer Zone to restrict and forbid any activity or use which would as a natural consequence of such, impede or make more difficult the accomplishment of the purpose of which the said zone was created. Additional restrictions include:

1. No dumping or burning of refuse.
2. No hunting or trapping.
3. Natural resources of the zones shall remain undisturbed and no topsoil, sand, gravel, or rock shall be excavated, removed or graded.
4. Nothing shall be permitted to occur on the premises which would contribute to the erosion of the land and no trees shall be cut or removed, except for the removal of such dead diseased, noxious, or decayed trees or vegetation which may be required for conservation or scenic purposes, or for reasons of public safety.
5. No private encroachment shall be permitted, such as, but not limited to, planting of flowers, shrubs, garden material, etc., dumping of trash or debris, or the installation of any type of recreation or other facility or convenience.

**NOTE "G":** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

No roadway or any facility of any public utility other than existing roadways and public utility facilities or those outlined in the original plan shall be permitted to be constructed or installed in the premises.

**PENNEY ADAMS AND MARC LEROUX I.N. 201311260196466**

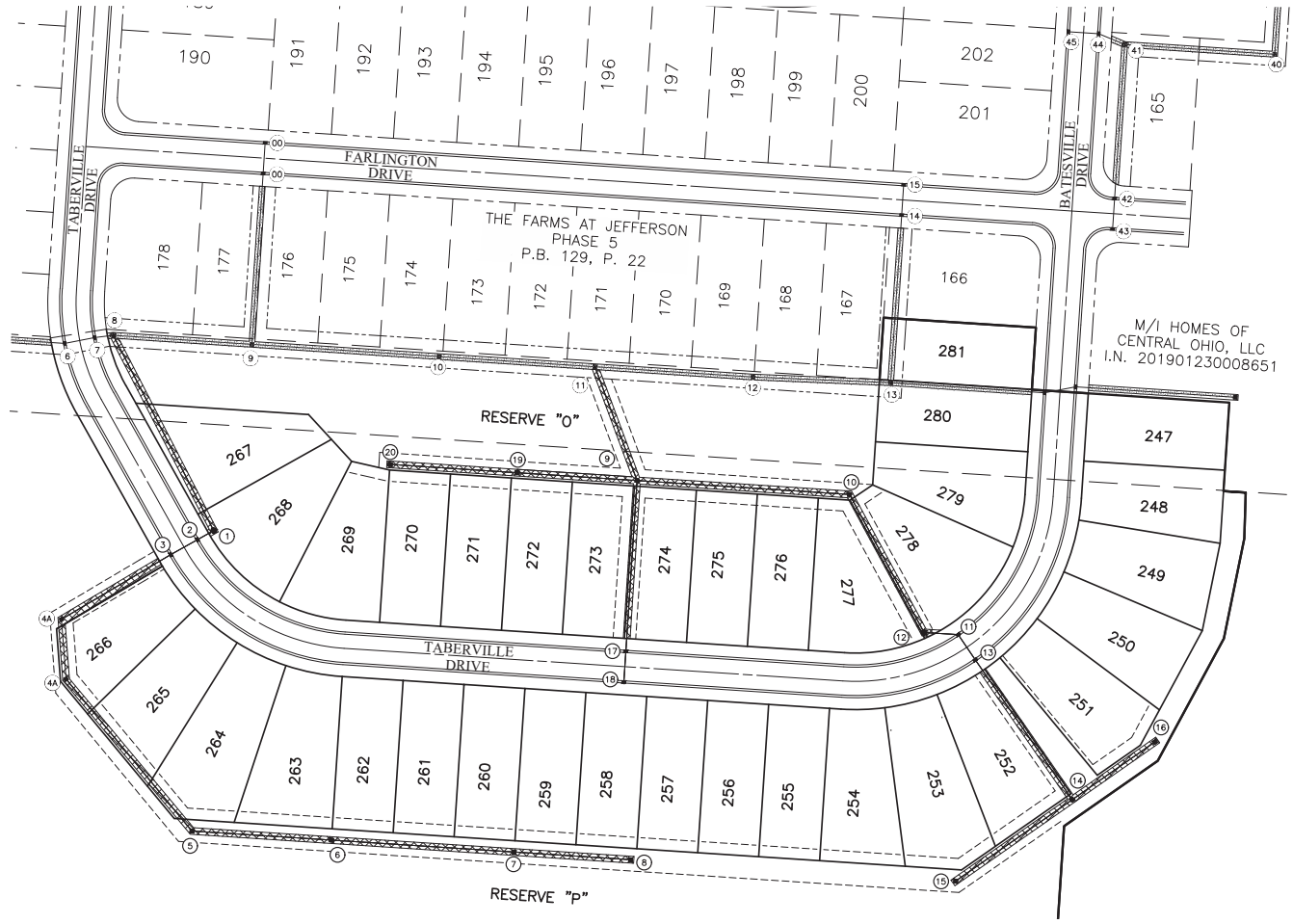
**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N09°15'54"E	102.39'	L14	S53°30'47"W	6.85'	L27	N72°38'16"W	45.44'
L2	S04°09'54"E	100.00'	L15	S59°45'27"E	22.31'	L28	S80°50'59"W	48.96'
L3	S03°39'15"W	23.01'	L16	S46°01'08"W	50.40'	L29	S39°16'16"W	15.62'
L4	S81°25'50"E	5.95'	L17	S01°42'04"E	112.76'	L30	S13°07'36"E	37.32'
L5	N87°24'10"E	138.24'	L18	S16°14'38"E	20.42'	L31	S32°58'46"W	38.04'
L6	S86°53'22"E	103.01'	L19	S17°24'36"W	73.51'	L32	S51°58'14"W	26.52'
L7	S48°34'22"W	5.10'	L20	S19°48'03"W	64.82'	L33	S42°33'49"W	38.35'
L8	N89°12'31"E	92.65'	L21	S73°35'35"W	51.73'	L34	N67°28'58"E	48.86'
L9	S77°10'24"E	65.13'	L22	N01°40'20"W	32.52'	L35	N01°42'49"E	70.57'
L10	S27°53'22"E	18.41'	L23	N04°55'32"W	45.90'	L36	N60°33'34"W	30.49'
L11	S67°08'47"E	59.20'	L24	N02°35'47"E	56.08'	L37	N00°07'37"E	78.07'
L12	S24°38'35"E	55.81'	L25	N18°14'05"E	15.15'	L38	N21°56'22"E	49.99'
L13	S00°01'57"W	48.97'	L26	N43°33'51"W	15.57'	L39	S43°59'18"W	34.03'



# THE FARMS AT JEFFERSON

## PHASE 7





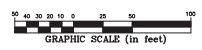
### DRAINAGE EASEMENT FRANKLIN COUNTY DRAINAGE ENGINEER

1. The shaded area (designated the Storm Water Maintenance Easement) has been granted to the Franklin County Commissioners so that the Franklin County Drainage Engineer can maintain the Storm Sewers, Subsurface Drains, Structures and Culverts.
2. No structure or improvements of any kind, including sheds, fences, flower beds, rock gardens and trees (but excluding grass and approved bank protection), shall be erected or planted within the easement provided for the watercourse unless reviewed and approved by the Franklin County Drainage Engineer.
3. Every owner of property within the storm water maintenance easement shall maintain the portion of said storm water easement in their property and keep the same free of debris and obstruction of all kinds. Said maintenance shall be limited to mowing, removal of debris and turf maintenance. All other maintenance of the grassed waterways, drainage channels, subsurface drains and storm sewers shall be performed at the direction of the Franklin County Drainage Engineer.
4. The property owner will maintain the drainage structures, swales, underdrains and storm sewers along the side and back lot lines.
5. These restrictions and agreements shall run with the land and shall bind the owner, his successors and assigns unless and until a modification or change thereto is agreed to and approved by Franklin County.
6. All areas disturbed during maintenance operations will be reestablished with grass; tree removal will not be replanted.

This sheet is for information purposes only and is not intended to create plat restrictions. More information required regarding the Ditch Maintenance Plan can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

### HATCH LEGEND

-  Hatching for ditch maintenance areas are shown here at constant widths. However actual widths of allowable maintenance areas vary based on size of pipe and easement. Ditch maintenance allows ingress/egress to all areas requiring maintenance and will require funding sufficient to maintain adequate drainage.
-  Denotes areas/sewers added to Ditch Maintenance Program with The Farms at Jefferson Phase 5



2020-0272 THE FARMS AT JEFFERSON PHASE 7, 2020-0272-01-PLAT-SECTION, prepared by WARDEN, JOHN on 4/7/2021 2:05:17 PM last saved by JAMESON on 3/24/2021 10:52:58 AM  
 DATE: 20210324 10:52:58 AM

## STAFF REPORT

Planning Commission  
April 14, 2021

### Case: 692-FP-8

Prepared by: Brad Fisher

<b>Owner/Applicant:</b>	M/I Homes of Central Ohio, LLC.
<b>Engineer:</b>	EMH&T – Matt Kirk
<b>Township:</b>	Jefferson Township
<b>Site:</b>	8070 Clark State Road (PID #170-000179)
<b>Subdivision:</b>	Farms at Jefferson – Phase 8
<b>Acreage:</b>	20.395-acres
<b>Utilities:</b>	Public water and sewer
<b>Request:</b>	Requesting Final Plat approval for the Farms at Jefferson Phase 8 subdivision to allow the creation of 55 lots and 3 reserves.

#### Proposal:

The Preliminary Plan for the Farms at Jefferson subdivision was conditionally approved on July 11, 2018 and a revision to the preliminary plan conditions was approved on June 12, 2019. The applicant is now requesting Final Plat approval for phase 8.

#### Overview and Analysis:

The approved preliminary plan would allow the creation of a 372-lot single-family subdivision to be developed in 9 phases. The Final Plats for Phases 1 and 2 were approved in August 2019. The Final Plats for Phases 3 and 5 were approved in June 2020. The Final Plat for Phase 4 was approved in August 2020. The Final Plat for Phase 6 was approved in March 2021. The Final Plat for Phase 8 includes 55 lots and 3 reserves with 7.059-acres of open space.

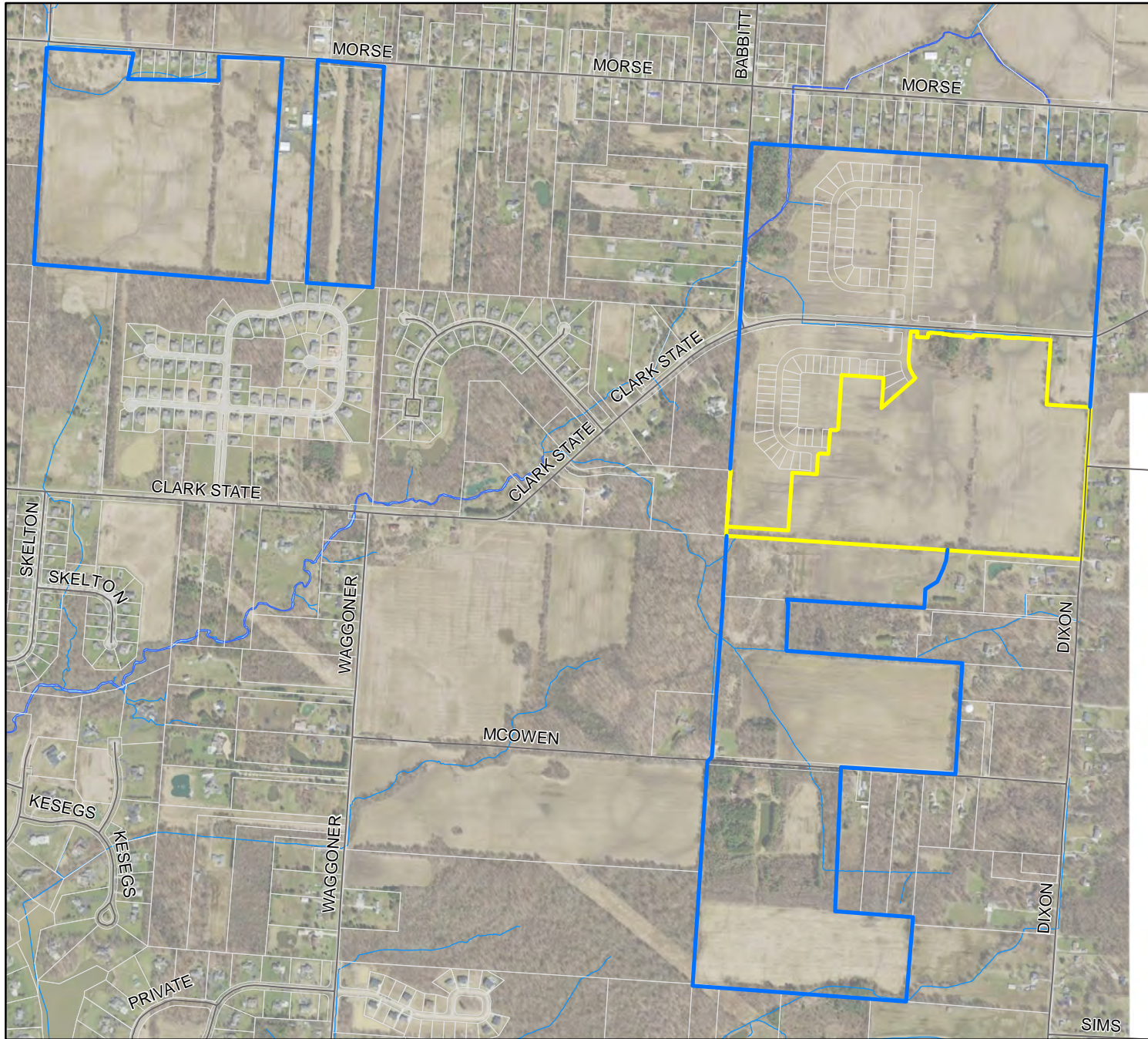
Technical Review Committee agencies expressed no concerns with the Final Plat and the Final Plat conforms to the approved Preliminary Plan.

#### Staff Recommendation:

Staff recommends approval of the Final Plat for the Farms at Jefferson Phase 8 subdivision.

As per Section 205.25 of the Franklin County Subdivision Regulations, the final plat must be recorded within 6 months of the date of approval.



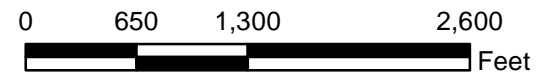
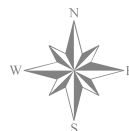
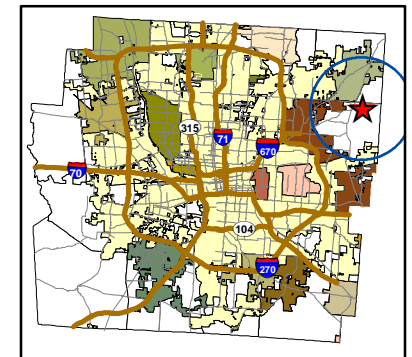


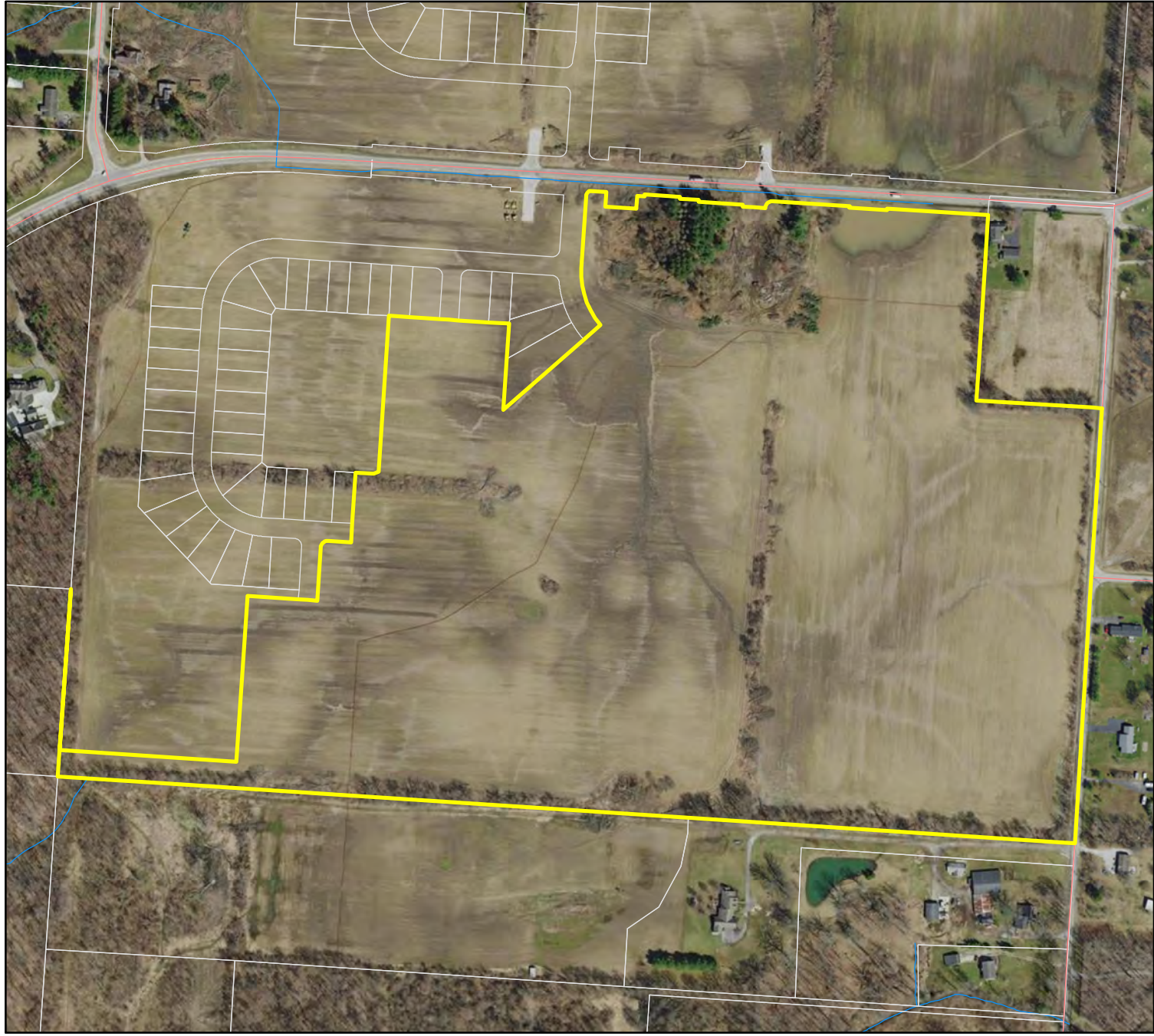
## 692-FP-8

Requesting Final Plat approval for the Farms at Jefferson Phase 8 subdivision to allow the creation of 55 lots and 3 reserves.

Acres: 20.395  
Township: Jefferson

-  Farms at Jefferson
-  Farms at Jefferson Phase 8
-  Streets
-  Stream
-  Parcels





**692-FP-8**

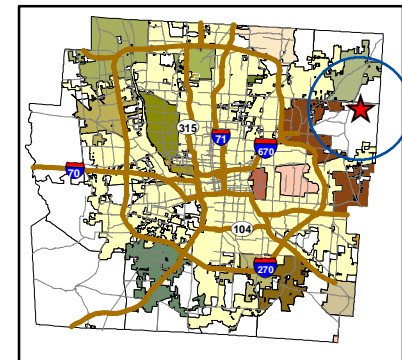
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Requesting Final Plat approval for the Farms at Jefferson Phase 8 subdivision to allow the creation of 55 lots and 3 reserves.

---

Acres: 20.395  
Township: Jefferson

- Farms at Jefferson Phase 8
- Streets
- Stream
- Parcels



# THE FARMS AT JEFFERSON

## PHASE 8

Situated in the State of Ohio, County of Franklin, Township of Jefferson, and in Lot 2, Quarter Township 1, Township 1, Range 16, United States Military Lands, containing 20.395 acres of land, more or less, said 20.395 acres being part of that tract of land conveyed to **MI HOMES OF CENTRAL OHIO, LLC** by deed of record in Instrument Number 201901250008651, Recorder's Office, Franklin County, Ohio.

The undersigned, **MI HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL JR.**, Area President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"THE FARMS AT JEFFERSON PHASE 8"**, a subdivision containing Lots numbered 282 to 336, both inclusive, and areas designated as Reserve "O", Reserve "R" and Reserve "S", does hereby accept this plat of same and dedicates to public use, as such, all of Ash Grove Drive, Carmie Drive, Farlington Drive, Pennington Way and Winfield Drive shown hereon and not heretofore dedicated.

In consideration of approval of this plat, the undersigned understands and agrees to fulfill their obligations and responsibilities reflected in the subdivider's agreement and the subdivision regulations of Franklin County, Ohio. Zoning, building and health permits may be withheld in this subdivision until the subdivider has complied with the subdivider's agreement.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Franklin County Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therefor for the uses and purposes as expressed herein.

Iron pins shall be set at all lot corners prior to the transfer and acceptance of any street for public purpose.

In Witness Whereof, **TIMOTHY C. HALL JR.**, Area President of **MI HOMES OF CENTRAL OHIO, LLC**, has hereto set his hand this \_\_\_ day of \_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of:

By  
**TIMOTHY C. HALL JR.**,  
Area President

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL JR.**, Area President of **MI HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **MI HOMES OF CENTRAL OHIO, LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereto set my hand and affixed my official seal this \_\_\_ day of \_\_\_, 20\_\_.

My commission expires \_\_\_\_\_  
Notary Public, State of Ohio

The undersigned hereby certifies that this subdivision plat conforms to applicable zoning regulations.

Approved this \_\_\_ Day of \_\_\_\_\_  
20\_\_ Jefferson Township Zoning Inspector

The undersigned hereby certifies adequate and legal water and sanitary sewer plant capacities exist to serve this subdivision.

Approved this \_\_\_ Day of \_\_\_\_\_  
20\_\_ Director,  
Jefferson Water and Sewer District

The undersigned hereby certifies that this subdivision plat conforms to applicable subdivision regulations.

Approved this \_\_\_ Day of \_\_\_\_\_  
20\_\_ Franklin County Planning Commission

Approved this \_\_\_ Day of \_\_\_\_\_  
20\_\_ Franklin County Engineer

Approved this \_\_\_ Day of \_\_\_\_\_  
20\_\_ Franklin County Drainage Engineer

This \_\_\_ day of \_\_\_, 20\_\_, rights-of-way for Ash Grove Drive, Carmie Drive, Farlington Drive, Pennington Way and Winfield Drive herein dedicated to public use are hereby approved and accepted as such for the County of Franklin, State of Ohio.

Franklin County Commissioners

This plat shall not be transferred or recorded until all required signatures are secured.

Transferred this \_\_\_ day of \_\_\_\_\_,  
20\_\_ Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this \_\_\_ day of \_\_\_\_\_  
20\_\_ at \_\_\_\_\_ M. Fee \$ \_\_\_\_\_

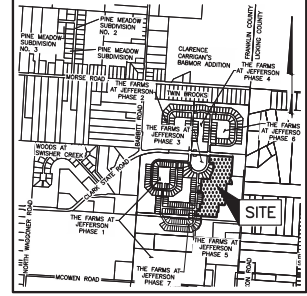
Recorder, Franklin County, Ohio

File No. \_\_\_\_\_

Recorded this \_\_\_ day of \_\_\_\_\_  
20\_\_

Deputy Recorder, Franklin County, Ohio

Plat Book \_\_\_\_\_, Pages \_\_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING

### SURVEY DATA:

**BASIS OF BEARINGS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FCCS 1275, FCCS 1331, FCCS 5341, FCCS 5358, FCCS 5462, FCCS 6614 and FCCS 8812. A bearing of North 86°15' 23" West, assigned to the southerly right-of-way line of Clark State Road, is designated the basis of bearings for this plat.

**SOURCE OF DATA:** The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

**IRON PINS:** Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point. Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED  
By



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

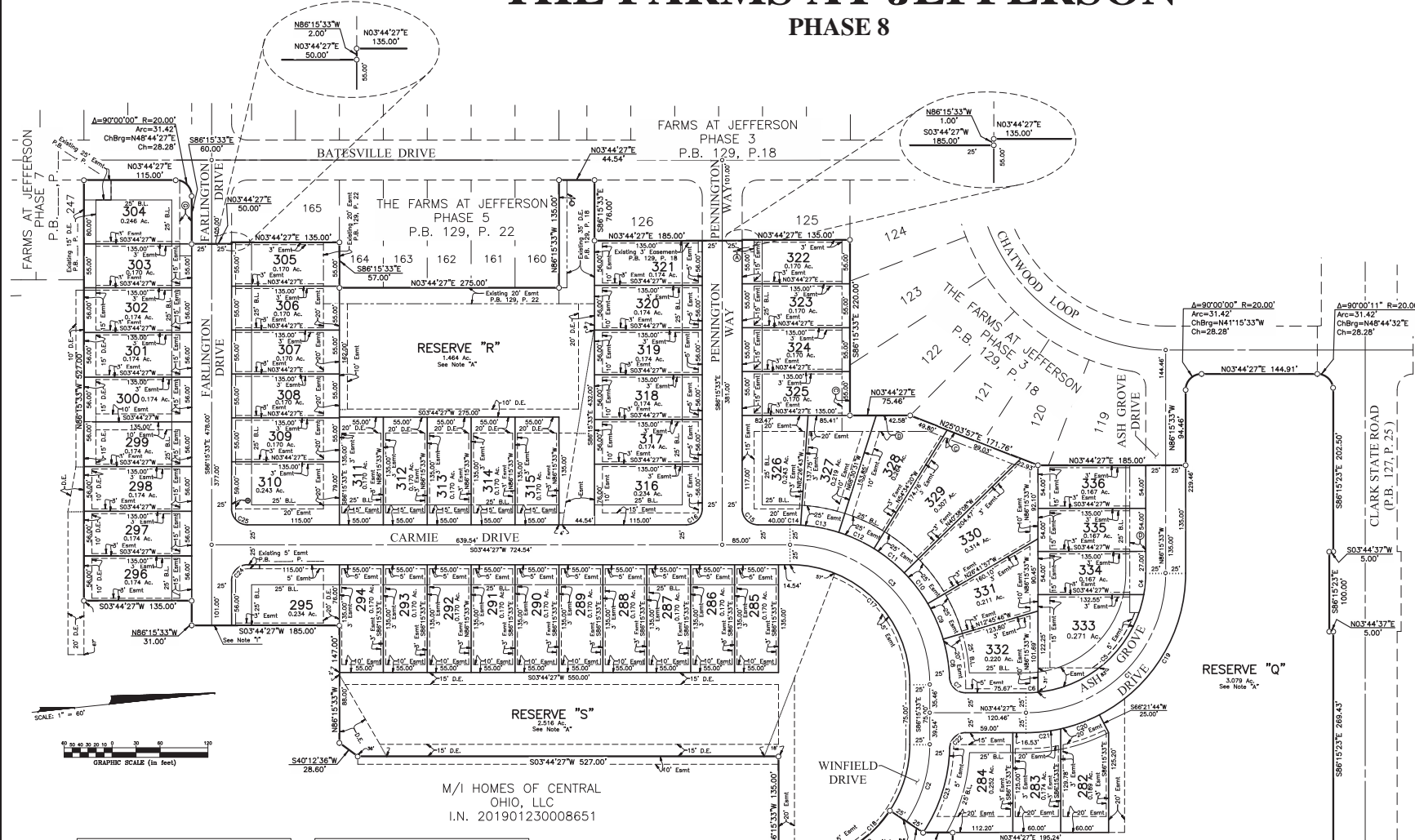
- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- = Permanent Marker (See Survey Data)

By \_\_\_\_\_ Professional Surveyor No. 7865 Date \_\_\_\_\_

2020-0272 (PLAT) (REV. 05-17-20) CASE NO. 692-FP-8 FILED BY: JAM/STP Date: 03/26/21 10:45 AM

# THE FARMS AT JEFFERSON

## PHASE 8



M/I HOMES OF CENTRAL OHIO, LLC  
I.N. 201901230008651

VAUGHN C. GEARHART  
CAROLE J. GEARHART  
D.B. 2590, P. 326

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	175.00'	274.89'	N 41°15'33" W	247.49'
C2	33°31'33"	175.00'	102.40'	N 69°29'47" W	100.94'
C3	90°00'00"	175.00'	274.89'	S 48°44'27" W	247.49'
C4	102°11'11"	150.00'	27.15'	N 81°04'28" W	27.11'
C5	73°53'28"	150.00'	193.45'	N 38°56'38" W	180.32'
C6	9°44'21"	150.00'	15.03'	N 07°52'16" E	15.02'
C7	87°30'58"	200.00'	30.55'	N 4°29'54" E	27.66'
C8	1°40'07"	200.00'	48.93'	S 84°14'48" W	48.81'
C9	135°56'11"	200.00'	48.65'	S 70°16'09" W	48.53'
C10	135°56'11"	200.00'	48.65'	S 56°19'57" W	48.53'
C11	135°56'11"	200.00'	48.65'	S 42°33'46" W	48.53'
C12	135°56'11"	200.00'	48.65'	S 28°27'34" W	48.53'
C13	135°56'11"	200.00'	48.65'	S 14°31'23" W	48.53'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C14	3°48'51"	200.00'	13.31'	S 89°38'52" W	13.31'
C15	90°00'00"	20.00'	31.42'	N 48°44'27" E	28.28'
C16	90°00'00"	20.00'	31.42'	N 41°15'33" W	28.28'
C17	90°00'00"	150.00'	235.62'	S 48°44'27" W	212.13'
C18	90°00'00"	150.00'	235.62'	N 41°15'33" W	212.13'
C19	62°37'18"	200.00'	218.59'	N 54°56'55" W	207.67'
C20	1°44'30"	200.00'	51.75'	N 16°13'30" W	51.61'
C21	12°33'12"	200.00'	43.82'	N 62°32'09" W	43.73'
C22	88°34'38"	20.00'	30.92'	S 49°32'52" E	27.93'
C23	32°06'11"	200.00'	112.06'	N 69°47'06" W	110.60'
C24	90°00'00"	20.00'	31.42'	N 41°15'33" W	28.28'
C25	90°00'00"	20.00'	31.42'	S 48°44'27" W	28.28'

- Line Type Legend
- Existing Property Line
  - Existing R/W Line
  - Existing R/W Centerline
  - Existing Easement Line
  - Proposed Subdivision Boundary Line
  - Proposed Lot Line
  - Proposed R/W Line
  - Proposed R/W Centerline
  - Proposed Easement Line

**NOTE "A" - RESERVES "Q", "R" AND "S":** Reserves "Q", "R" and "S," as designated and delineated hereon, shall be owned by Jefferson Township and maintained by an association comprised of the owners of the fee simple titles of the lots in The Farms at Jefferson subdivisions as passive park/open space and stormwater detention retention.

**NOTE "B":** At the time of planting, all of the land hereby being platted as The Farms at Jefferson Phase 8 is in Zone X (Areas determined to be outside of the 0.2% annual chance floodplain) as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0217K, with effective date of June 17, 2008.

**NOTE "C" - ACREAGE BREAKDOWN:**

Total acreage:	20.395 Ac.
Acreage in right-of-way:	2.871 Ac.
Acreage in lots:	10.465 Ac.
Acreage in reserves:	7.059 Ac.

**NOTE "D" - ACREAGE BREAKDOWN:** The Farms at Jefferson Phase 8 is out of the following Franklin County Parcel Number:  
Parcel Number 170-000179 20.395 Ac.

**NOTE "E" - LOTS IN THE FARMS AT JEFFERSON PHASE 8:** Prior to the construction of the footing foundation for the residential building to be constructed on Lots 309 through 313, 319 through 322 and 336, all inclusive, the builder of such building shall confer with the Franklin County Economic Development and Planning Department for the purpose of determining if special foundation and/or basement construction techniques and/or materials are to be employed on such lot. As a part of the basement construction for the homes within the above mentioned lots, the developer will install inside and outside foundation drain tiles as well as a back-up sump pump.

**NOTE "F":** At the time of planting, all of The Farms at Jefferson Phase 8 is in the Gahanna Jefferson City School District.

**NOTE "G":** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of plating. At the request of zoning and planning authorities at the time of plating, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

**NOTE "H":** At the time of plating, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities could conveniently be shown on this plat. Existing recorded easement information about The Farms at Jefferson Phase 8 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

**NOTE "I":** No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

M/I HOMES OF CENTRAL OHIO, LLC  
 I.N. 201901230008651  
 VAUGHN C. GEARHART  
 CAROLE J. GEARHART  
 D.B. 2590, P. 326  
 DATE: 03/26/21  
 TIME: 10:00:00 AM  
 FILE: 692-FP-8  
 SHEET: 2 OF 3  
 SCALE: 1" = 60'  
 GRAPHIC SCALE (in feet)  
 0 10 20 30 40 50 60 70 80 90 100 110 120

# THE FARMS AT JEFFERSON

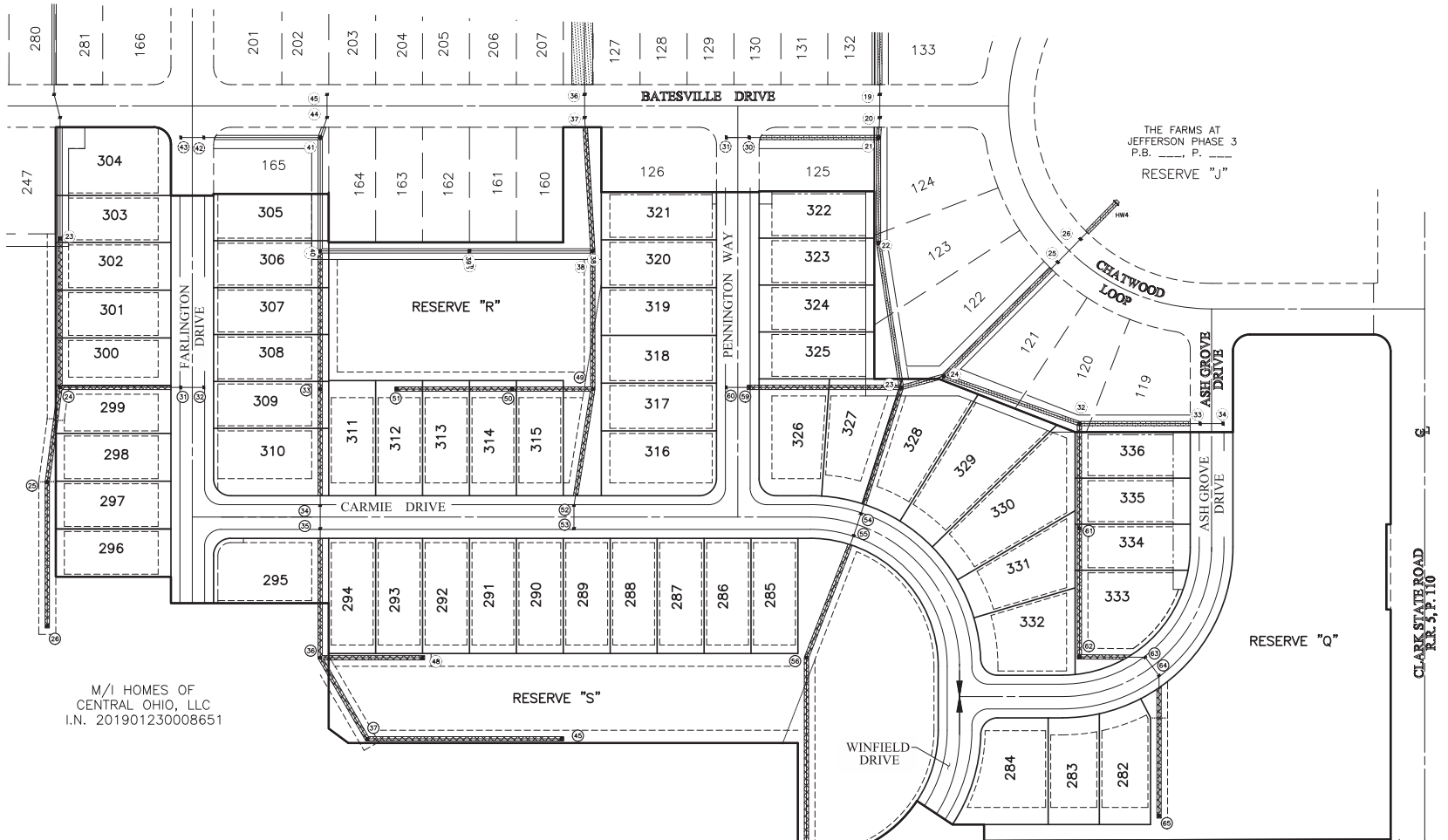
## PHASE 8

### DRAINAGE EASEMENT FRANKLIN COUNTY DRAINAGE ENGINEER

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3. Every owner of property within the storm water maintenance easement shall maintain the portion of said storm water easement in their property and keep the same free of debris and obstruction of all kinds. Said maintenance shall be limited to mowing, removal of debris and turf maintenance. All other maintenance of the grassed waterways, drainage channels, subsurface drains and storm sewers shall be performed at the direction of the Franklin County Drainage Engineer.
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6. All areas disturbed during maintenance operations will be reestablished with grass; tree removal will not be replanted.

This sheet is for information purposes only and is not intended to create plat restrictions. More information required regarding the Ditch Maintenance Plan can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

M/I HOMES OF  
CENTRAL OHIO, LLC  
I.N. 201901230008651



THE FARMS AT  
JEFFERSON PHASE 3  
P.B. \_\_\_\_\_, P. \_\_\_\_\_  
RESERVE "J"

#### HATCH LEGEND



Hatching for ditch maintenance areas are shown here at constant widths. However actual widths of allowable maintenance areas vary based on size of pipe and easement. Ditch maintenance allows ingress to all areas requiring maintenance and will require funding sufficient to maintain adequate drainage.

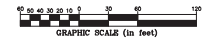


Denotes areas/sewers added to Ditch Maintenance Program with The Farms at Jefferson Phase 3, 5, and 7

#### Line Type Legend

- Existing Property Line
- - - Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- - - Proposed Easement Line

SCALE: 1" = 60'



## **Fisher, Brad X.**

---

**From:** George Schweitzer <gschweitzer@geo-graphicsinc.com>  
**Sent:** Thursday, April 1, 2021 5:17 PM  
**To:** Fisher, Brad X.  
**Subject:** Re: Technical Review Committee - March 23, 2021 (729-PP-V)

Brad:

We will table until the June 9th meeting.  
I assume that means that the updated materials will be due to you by May 19, is that correct ?

George W. Schweitzer PE,PS  
President  
**Geo-Graphics, Inc.**  
*Land Surveying & Civil Engineering*  
3331 E. Livingston Ave.  
Columbus, OH 43227  
Phone: 614-231-2016  
Fax: 614-231-2018  
[gschweitzer@geo-graphicsinc.com](mailto:gschweitzer@geo-graphicsinc.com)

On Thursday, April 1, 2021, 04:23:03 PM EDT, Fisher, Brad X. <bradfisher@franklincountyohio.gov> wrote:

Hello George,

The next Planning Commission meeting is scheduled for May 12<sup>th</sup> with updated materials due by April 20<sup>th</sup>. If you're not able to get updated information to us until approximately one week prior to the PC meeting you may want to request a tabling to the June 9<sup>th</sup> meeting. Staff and all reviewing agencies will need enough time to review the new materials and get your feedback incase updates are needed. Also, our Staff Report making a recommendation to the Commission is due to be posted online one week prior to all Commission meetings. The fee to request the first tabling is \$175. If a second or subsequent tabling requests are needed the fee increases to \$350.

There is no formal tabling request application. Please just reply to this email indicating which Planning Commission meeting date you would like to table the case to. Your welcome to mail the tabling fee (\$175) and new variance application and variance fee (\$350) to our office. Please put attention to me on the envelope.

Attached is a blank variance application. Let me know if you have any other questions.

Sincerely,

## STAFF REPORT

Planning Commission  
April 14, 2021

### Case: 730-V

Prepared by: Brad Fisher

<b>Owner:</b>	Paul & Judith Doran
<b>Applicant:</b>	Rob Riddle
<b>Engineer:</b>	CS Design Group, LLC.
<b>Township:</b>	Plain Township
<b>Site:</b>	Bevelhymer Rd. (PID #220-000283)
<b>Acreage:</b>	21.57-acres
<b>Utilities:</b>	Private water and wastewater
<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 that is beyond 5 degrees of perpendicular to the street centerline and exceeds the maximum permitted depth to width ratio.

#### Summary:

The applicant is requesting a variance to allow a lot split that will result in one property that has a side lot line that is beyond 5 degrees of perpendicular to the street centerline and exceeds the maximum depth to width ratio. The application satisfies the criteria necessary for granting a variance. Staff recommends **conditional approval**.

#### Request:

The site is located on the east side of Bevelhymer Road, north of Walnut Street in Plain Township. The site is undeveloped, agricultural land that is bisected by high-voltage electric transmission lines.

The applicant is proposing to split the property into two 4.52-acre sized lots, leaving a 12.53-acre remainder lot. The intent is to develop all three lots with single-family homes. The proposed lot split will result in one property that has a side lot line that is beyond 5 degrees of perpendicular to the street centerline and exceeds the maximum permitted depth to width ratio.

The maximum permitted depth to width ratio is 4 to 1. The proposed 12.53-acre lot will have a depth to width ratio of 6.3 to 1.

#### Surrounding Zoning and Land Use:

The subject site and surrounding area are zoned Rural in Plain Township, and mostly developed with low density residential uses. Rocky Fork Metro Park is across the street to the west, located in Plain Township.

#### Comprehensive Plan:

The Plain Township Land Use Master Plan, adopted in 2008, recommends the subject area to develop as Planned Residential Conservation Development, with lot sizes 2.5-acres in size or larger.

The Rocky Fork-Blacklick Accord, updated in 2003, recommends the area to develop as a Park Zone, which allows for parkland and single-family residential uses. The Plan identifies this section of Bevelhimer Road as a Rural Corridor, which requires new construction to have a front building line setback of 250 feet from the street centerline.

The request meets the adopted Plan's recommendations.

### **Technical Review Agencies**

#### **Franklin County Engineer's Office**

A shared driveway is required for two of the lots. The applicant can choose which two lots utilize a shared driveway. The drive location and shared access easement must be shown on a survey and the easement must be recorded prior to approval of a lot split.

25 feet of additional highway easement must be dedicated to the Franklin County Engineer's office and the easement must be recorded prior to the approval of a lot split.

#### **Franklin County Public Health**

Approved the on-site septic system design and location for all three lots.

#### **Franklin Soil and Water Conservation District**

Indicated no concerns with the proposed lot split.

### **Staff Analysis**

#### **Variance Criteria from Section 701.01:**

All of the following must be met in order to grant a variance:

1. *It shall not be detrimental to public health or safety or be injurious to other property.*  
The proposed lots are not out of character with other lots in the area and comply with the Plain Township Zoning requirement for minimum lot size and road frontage.

Staff believes that by complying with the conditions in Staff's Recommendation, the proposal will not be detrimental to public health or safety, or be injurious to other property.

2. *Circumstances of the request are unique to the property and not generally applicable to others.*  
The applicant indicated that the existing high-voltage electric transmission lines are unique to this property. These lines restrict how this site could be developed and has made the property less desirable to prospective buyers.

Staff notes that given the existing lot depth and width, the lot could not be subdivided into three lots and comply with the Subdivision Regulation's lot geometry standards; although the site is adequately sized to meet the minimum lot size of the Township Zoning Resolution and provides adequate area for on-site septic systems.

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.*  
Although the Subdivision Regulations do not explicitly restrict residential development near high-voltage electric transmission lines, the regulations do state that lots that require residential homes to be located within 250 feet of the centerline of these lines must include deed wording that warns future owners of potential health and environmental impacts.

The request will allow for all three lots to be developed in a manner that will not be impacted by potential health and environmental impacts and meet all zoning and Public Health requirements.



Staff notes that the lots identified as lot B and C on the site plan submitted have the potential for allowing a single-family home to be built within 250 of the centerline of these electric lines. Staff recommends deed wording be included for those two lots as identified in Section 404.13 of the Subdivision Regulations.

**Staff Recommendation**

Based on Staff’s analysis, staff recommends *conditional approval* of the variance request from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that would have a side lot line that is beyond 5 degrees of perpendicular to the street centerline and exceeds the maximum permitted depth to width ratio. The conditions of approval are as follows:

1. The applicant must apply for and receive approval of a lot split application with the Franklin County Economic Development and Planning Department.
2. The survey submitted at the time of applying for a lot split must include the following: proposed lot and residual lot, shared driveway location, building footprint and septic system design location.
3. A shared driveway is required for two of the lots. The applicant can choose which two lots utilize a shared driveway. The drive location and shared access easement must be shown on a survey and the easement must be recorded prior to approval of a lot split.
4. 25 feet of additional highway easement must be dedicated to the Franklin County Engineer’s office and the easement must be recorded prior to the approval of a lot split application.
5. Per section 404.13 of the Franklin County Subdivision Regulations, the following note must be included with the deeds for proposed lots B and C - "NOTE: Potential health and environmental impacts associated with high voltage power line electromagnetic fields are not completely understood at this time." A copy of the property deeds to be recorded must be provided prior to approval of a lot split.

**Resolution**

For your convenience, the following is a proposed resolution:

**Proposed Resolution for Request:**

\_\_\_\_\_ moves to approve a variance from Section 501.05 of the Franklin County Subdivision Regulations as outlined in the request for the applicant identified in Case No. 730-V with the conditions recommended by Staff.

Seconded by: \_\_\_\_\_

Voting:

**Findings of Fact**

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

If the resolution fails for lack of support, the following are proposed findings of fact for adoption by the PC:

\_\_\_\_\_ moves that the basis for denying the applicant’s request for the variance from Section 501.05 of the Franklin County Subdivision Regulations as outlined in the request for the applicant identified in Case No. 730-V results from applicant’s failure to satisfy the criteria for granting a variance under Section 701.01.

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.

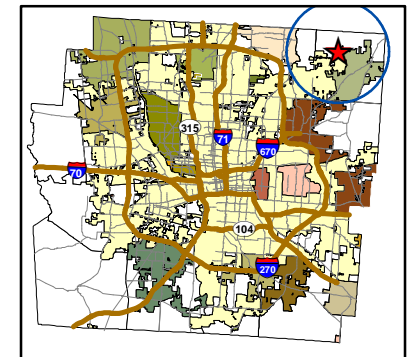


## 730-V

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 that is beyond 5 degrees of perpendicular to the street centerline and exceeds the maximum permitted depth to width ratio.

Acres: 21.57  
Township: Plain

-  Subject Site/Bevelhymer Road
-  Streets
-  Parcels
-  Stream








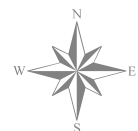
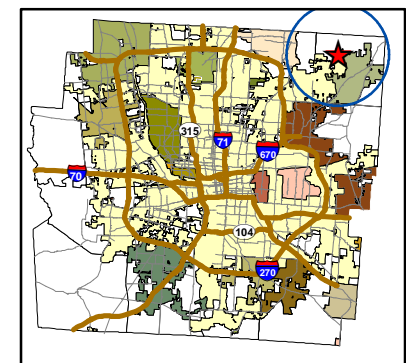


**730-V**

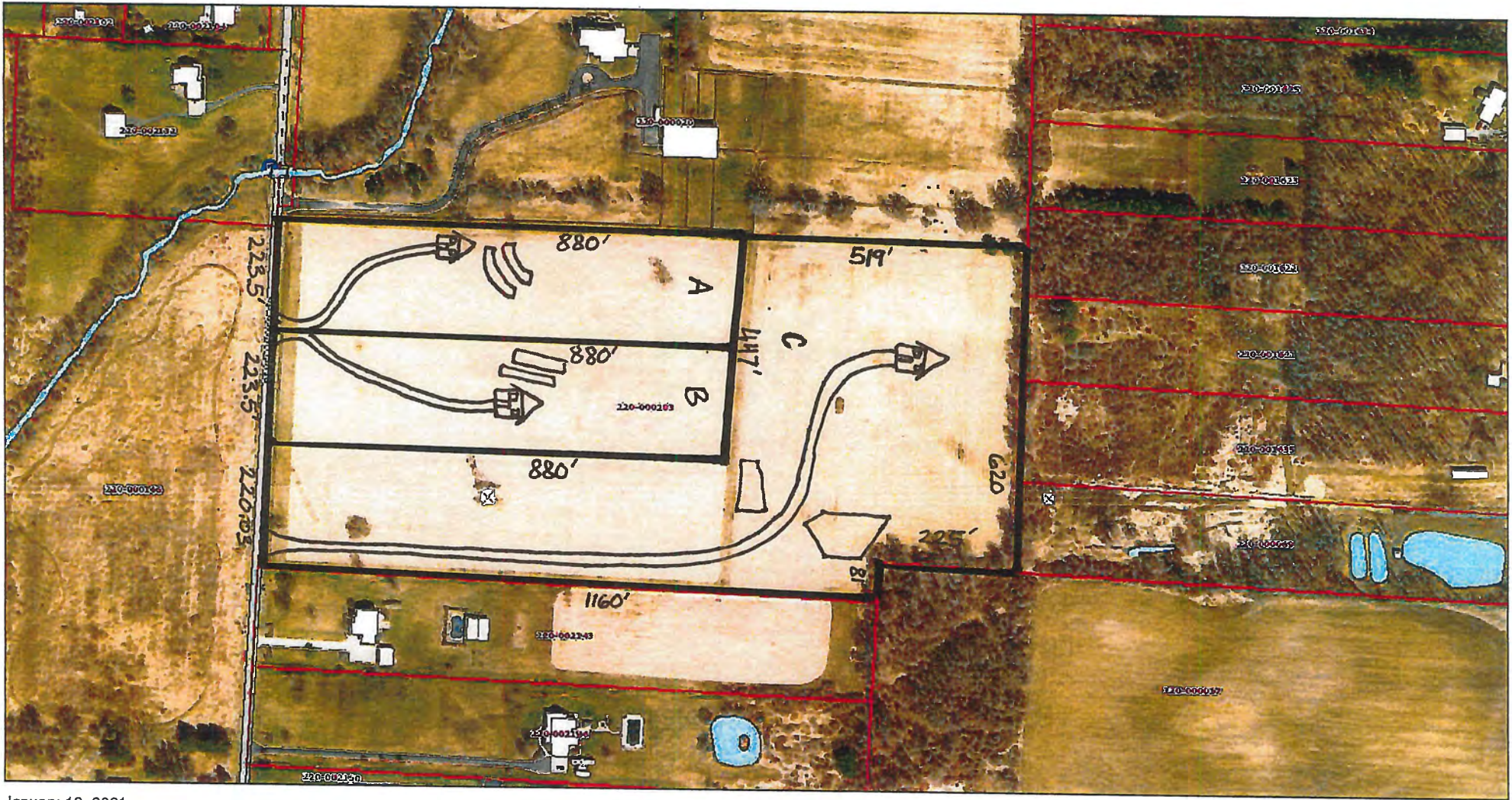
Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that would have a side lot line that is beyond 5 degrees of perpendicular to the street centerline and exceeds the maximum permitted depth to width ratio.

Acres: 21.57  
Township: Plain

-  Subject Site/Bevelhymmer Road
-  Streets
-  Parcels
-  Stream
-  Proposed lot line



Franklin County Auditors Office

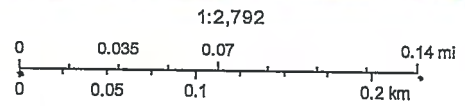


January 12, 2021

Lot A: 4.52  
 Lot B: 4.52  
 Lot C: 12.53

**RECEIVED**  
**MAR 16 2021**  
 Franklin County Planning Department  
 Franklin County, OH

730-V



Franklin County Auditor  
 Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

**Fisher, Brad X.**

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**From:** Bryan Hunt <bshunt@lovelandlaw.net>  
**Sent:** Wednesday, March 31, 2021 9:34 AM  
**To:** Fisher, Brad X.  
**Subject:** 2154-2182 Frank Road

Good morning, Brad,  
??

We would like to table this rezoning application until the next Commissioners meeting on May ??12<sup>th</sup> so that we can get the ingress/egress issues that were raised by the Franklin County Engineer worked out and allow time for the necessary staff to review any changes to the proposed site plan.

??  
I understand that the fee to table this matter will be \$350.00, and I will drop that payment off at Memorial Hall this afternoon. I will also attend the Planning Commission Meeting on April 14<sup>th</sup> in case any questions arise that I can answer.  
??

Thank you and please let me know if you have any questions, comments or concerns.  
??

Bryan S. Hunt  
Attorney at Law  
Loveland Law LLC  
3300 Riverside Drive ??? Suite 125  
Upper Arlington, Ohio?? 43221-1765  
Telephone:?? 1-614-928-9107  
Facsimile:?? 1-614-737-9857  
E-mail:??[bshunt@lovelandlaw.net](mailto:bshunt@lovelandlaw.net)

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