



**Commissioner** John O'Grady • **Commissioner** Paula Brooks • **Commissioner** Marilyn Brown  
President

**Economic Development & Planning Department**  
James Schimmer, Director

# Franklin County Planning Commission

**Franklin County Courthouse**  
**373 South High Street - Lobby**  
**Meeting Room A**  
**Columbus, OH 43215**

**Wednesday, April 10, 2013**  
**1:30 pm**

- 1. Call roll for board members**
- 2. Introduction of staff**
- 3. Swearing in of witnesses**
- 4. Approval of minutes from the February 13, 2013 meeting**
- 5. Old Business:**

**A. ZON-12-17 – Anthony Hray**

<b>Applicant:</b>	Douglas McElwee
<b>Owner:</b>	David and Elizabeth Stephens
<b>Agent:</b>	Jason Hettinger
<b>Township:</b>	Hamilton Township
<b>Site:</b>	0 South High Street (PID #150-001172, 173, 174) 0 Jackson Street (PID #150-001175, 177, 179)
<b>Acreage:</b>	0.77-acres
<b>Request:</b>	Requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD).

**6. New Business:**

**A. 663-FP(e) - Matt Brown**

<b>Applicant:</b>	Fischer Homes
<b>Owner:</b>	Grand Communities Ltd. c/o Fischer Homes
<b>Agent:</b>	John Maston, EMH&T
<b>Township:</b>	Jefferson Township
<b>Subdivision:</b>	Royal Elm
<b>Location:</b>	1459 Waggoner Road (PID #171-000025)
<b>Acreage:</b>	5.021-acres
<b>Proposal:</b>	Requesting Final Plat approval for the creation of twenty-six (26) single-family lots in Section 5 of the Royal Elm Subdivision.

**B. 660-PP-E – Matt Brown**

<b>Applicant:</b>	Braumiller Development LLC c/o T&R Properties
<b>Agent:</b>	EMH&T – Jeffrey Strung
<b>Township:</b>	Prairie Township
<b>Subdivision:</b>	Villages of Galloway
<b>Location:</b>	West side of Galloway Road (PID #240-000112)
<b>Acreage:</b>	41.35-acres
<b>Request:</b>	Requesting a two- year extension of the approved preliminary plan for the Villages of Galloway.

**C. ZON-13-01 – Anthony Hray**

<b>Applicant:</b>	Mark Snyder, Snyder Masonry & Supplies
<b>Owner:</b>	Cantwell Machinery Company
<b>Agent:</b>	Michael T. Shannon, Esq.
<b>Township:</b>	Franklin Township
<b>Site:</b>	3180 Valleyview Dr. (PID #140-003208)
<b>Acreage:</b>	6.0-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Public Water and Sewer
<b>Request:</b>	Requesting to rezone from the Rural District to the Planned Industrial Park (PIP) District.

**D. BLEN-13-05 – Scott Ulrich**

<b>Applicant:</b>	Blendon Township Zoning Commission
<b>Township:</b>	Blendon Township
<b>Request:</b>	Requesting approval of the Blendon Township 2013 Comprehensive Plan.

**7. Informational Presentation on Chickens, Ducks and Rabbits**

**8. Adjournment of Meeting to May 8, 2013**



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President

**Economic Development & Planning Department**  
James Schimmer, Director

## **MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION**

Wednesday, March 13, 2013

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, March 13, 2013.

Present were:

Nancy White, Chairperson  
Vince Papsidero, Vice Chairperson  
Roxyanne Burrus  
Chet Chaney  
Tim Guyton  
Ashley Hoye  
Sharon Keels  
Justin Shaw  
Kevin Wheeler  
Marty Wicks

Franklin County Economic Development and Planning Department:  
Lee Brown, Planning Administrator  
Anthony Hray, Planner

Chairperson White opened the hearing.

The first order of business being approval of the minutes of the February 13, 2013, meeting. Mr. Wheeler made a motion to approve the minutes. It was seconded by Mr. Chaney. The motion passed by a vote of nine yeases with one abstention by Mr. Papsidero.

### **NEW BUSINESS:**

The next order of business being Case PERRY-13-04. The applicant is the Perry Township Zoning Commission. And the request is to amend Section 531.083(1) and Section 531.084(2) of the Perry County Zoning Regulations relating to driveway development standards in the R-1, R-2, and R-4 Residential zoning districts.

Mr. Anthony Hray read and presented the case to the Franklin County Planning Commission. Mr. Chaney requested to abstain from discussion and voting on this case.

Mr. Papsidero made a motion to approve Case PERRY-13-04. It was seconded by Ms. Burrus. The motion was approved by a vote of nine yeases and one abstention by Mr. Chaney.

There being no further business coming before the Franklin County Planning Commission, Vice Chairman Papsidero made a motion to adjourn the hearing. It was seconded by Mr. Shaw.

And, thereupon, the hearing was adjourned at 1:39 p.m.

Minutes of the March 13, 2013, Franklin County Planning Commission hearing were approved this 10th day of April, 2013.

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*Signature*



Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown  
President

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James Schimmer, Director

## STAFF REPORT

Planning Commission  
April 10, 2013

### Case ZON-12-17

Prepared by: Anthony Hray

<b>Applicant:</b>	Douglas McElwee
<b>Owner:</b>	David and Elizabeth Stephens
<b>Agent:</b>	Jason Hettinger
<b>Township:</b>	Hamilton Township
<b>Site:</b>	0 South High Street (PID #150-001172, 173, 174) 0 Jackson Street (PID #150-001175, 177, 179)
<b>Acreage:</b>	0.77-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Private Water and Wastewater
<b>Request:</b>	Requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD).

### Summary

The applicant is requesting to rezone the subject property from the Rural District to the Select Commercial Planned District (SCPD) to allow the development of a Family Dollar retail store. The request is not consistent with the recommendations of the South Central Accord. Staff recommends denial.

### Request

The subject site is located on the northwest corner of the intersection of Jackson Street (State Route 665) and South High Street (US Route 23). The site consists of six (6) parcels totaling 0.77-acres in size, being lots 4, 5, 6, 7, 9 and 11 of the Village of Shadeville (platted in 1888). The site is currently vacant (grassed open space) aside from some existing vegetation (mature trees and scrub brush), much of which is concentrated along its western perimeter. The applicant is requesting to rezone the site to allow for the construction of an 8,240 square foot Family Dollar retail store and a paved parking (porous and non-porous asphalt) lot to accommodate 22 vehicle spaces and one (1) loading space.

## Surrounding Zoning/ Land Use

Direction	Zoning	Land-Use
North	Rural Exceptional Use Community Commercial	Single-Family Home Farm Market Restaurant
East	R-Residential (Columbus)	Vacant
South	Community Service (CS)	Fueling Station
West	Rural	Single-Family Home

### Comprehensive Plans

The Obetz and Hamilton Township Community Plan, which was adopted in 1998, does not make land use recommendations for this particular area of the township.

The South Central Accord and South Central Accord Amendment, which were adopted by the Franklin County Commissioners and city of Columbus in 1997 and 2004 respectively, recommend this area for commercial land uses. This particular area of Hamilton Township, also known as Shadeville, is recommended for modest expansion of mixed use development, primarily to the south of State Route 665, with anticipated expansion of commercial uses along US 23. The Accord recognizes this area as being the “front door” to the planning area and realizes that it has important implications on how development occurs in other areas of the community.

The Accord document also identifies this area as having the highest potential for groundwater pollution. This is a significant concern considering that this area is also within Columbus’ South Wellfield Protection Area, central Ohio’s most productive aquifer, and is in relative proximity to one of its groundwater wells. The Accord recommends that land use and development in the area reflect the importance of the aquifer by incorporating open space and minimizing impervious surface, which helps to sustain its recharge capabilities. Government entities are encouraged to carefully consider individual proposals to ensure their compatibility with the aquifer. Staff has contacted the Wellfield Protection Coordinator with the City of Columbus Department of Public Utilities to obtain his comments/concerns regarding the proposed development. As of the date of this report, staff has not yet received any comments.

According to the South Central Accord Amendment (2004), existing residential areas should be protected from new development through the use of a 15 foot vegetative buffer, comprised of new and existing plant material and/or earthen mounds that provide a screen with a minimum height of six (6) feet and 75 percent opacity within five (5) years. Additionally, parking lots in new development should be planted with shade trees (two and a half (2.5) inch minimum caliper) at a minimum of one (1) tree per 10 parking spaces.

Although the request complies with the recommended land use of the South Central Accord, the request presents a potential for increased groundwater pollution. The increase in impervious surface and lack of open space will decrease the recharging capabilities of the aquifer. Moreover, the applicant’s site design does not provide the recommended 15 foot vegetated buffer from the existing residential areas to the north and west.

## **Staff Review**

### Rural District

The current Rural District zoning designation does not support the requested use of the site. The Rural District is intended for agricultural and residential development where conservation of resources is important and urban services are not available. Permitted uses include single-family dwellings, accessory buildings, schools and parks, religious uses, home occupations, and adult family homes.

### Select Commercial Planned District

The Select Commercial Planned District (SCPD) is intended to provide for any use permitted in a straight commercial district to locate in residential areas with development controls to ensure compatibility with the surrounding environment. As part of the rezoning of an area to the SCPD district, a development plan showing building/s, parking, landscaping, lighting, and signage is required. Any change or modification to an approved development plan must complete the amendment process.

### Permitted Uses

The applicant's request will allow the site to be used for the use proposed, General Merchandise Stores – OMB SIC Code 53, as well as other uses permitted under the Community Commercial (CC) District-Section 328.021 of the Franklin County Zoning Resolution; excepting adult entertainment and any other use not in conformance with the Community Commercial (CC) District. Examples of permitted uses include:

- Landscape Services
- Taxicabs
- Air/land courier services
- Building Material/Garden Supplies
- Gasoline Service Station
- Furniture and Home Furnishing Stores
- Eating and Drinking Places
- Miscellaneous Retail
- Miscellaneous Personal Services
- Automotive Services
- Video Tape/Disc Rental
- Amusement and Recreation Services

### Access/Traffic

Unrestricted access will be provided by a 36 foot wide curb cut along Jackson Street and a 32 foot wide curb cut along an existing alley to the north of the site. Jackson Street, otherwise known as State Route 665, is a two-lane road having an existing right-of-way width of 60 feet. According to the Franklin County 2020 Thoroughfare Plan, it is classified as a major arterial road with a proposed right-of-way width of 120 feet. It is maintained by the Ohio Department of Transportation (ODOT) who recently completed improvements to the intersection of State Route 665 and US 23. The project included the addition of a north and southbound turn lane from State Route 665 onto US 23 as well as the realignment of State Route 665 with State Route 317 to the north. Prior to the improvements, motorists traveling State Route 665 would have to use narrow subdivision streets within Shadeville to connect with State Route 317, or travel US 23 north. ODOT has reviewed the request and has approved an access permit contingent on the submittal of a bond for work within the public right-of-way.

The unnamed alley to the north of the site is a narrow, two lane road having an existing right-of-way of 20 feet. The alley is maintained by Hamilton Township and extends from Canal Street to the west to US 23 to the east. US 23 is a two-lane highway in each direction with a center median. The site will not have direct access onto US 23. Rather vehicles exiting the site onto the alley will be permitted to make a right hand turn only onto southbound US 23. The applicant will be required to obtain an access permit from the Hamilton Township Road Department prior to installation of the curb cut from the alley.

According to the ODOT Traffic Monitoring Section, peak hours of traffic on State Route 665 occur at 7:00 a.m. and 4:00 p.m. The proposed business hours of the store will be daily from 10:00 a.m. to 9:00 p.m. Therefore, traffic will not be substantially affected by this proposal. The Hamilton Township Road Department, Hamilton Township Fire Department and ODOT have posed no concerns or restrictions with the proposed access points and traffic created by this request.

#### Parking and Circulation

The applicant has proposed to provide 22 paved parking spaces and one (1) paved loading space. The parking/loading areas and circulation aisles will be constructed with a combination of porous and non-porous asphalt concrete cement (ACC) pavement. Approximately 10,150 square feet, or 55 percent of the total 18,400 square feet of ACC, will be porous pavement. According to Section 531 of the Franklin County Zoning Resolution, a retail store of this size requires a minimum of 33 parking spaces (1 per 250 square feet of gross floor area) and two (2) loading spaces. The applicant has requested a waiver to relieve them of providing the required number of parking and loading spaces. Additionally, the applicant has requested a waiver from Section 531 to allow for a loading space to be located within 50 feet of a residential zoning district (proposed location provides a 45 foot setback) and to allow a vehicle accessing the loading space to travel in a manner other than in a forward direction. The Hamilton Township Road Department, ODOT and Franklin County Engineer's office has posed no concerns with the proposed parking and circulation plan.

#### Stormwater/Drainage

The developed site will collect and manage stormwater and drainage through a network of new, appropriately designed stormwater catch basins, piping, curbs, gutters and downspouts. The applicant's stormwater and drainage plan does incorporate an Ohio Environmental Protection Agency (OEPA) Best Management Practice (BMP). The ACC pavement proposed will allow storm water to infiltrate the ground below grade before entering the stormwater catch basin system. Once collected, all stormwater on-site will be discharged into ODOT's stormwater infrastructure located in the public right-of-way. The stormwater drainage plan has been reviewed and approved by ODOT pending the submittal of a construction bond. To ensure future maintenance of the BMPs associated with this development, a long-term operation and maintenance plan must be developed in accordance with all applicable standards of the Franklin County Stormwater Drainage Manual and receive approval by the Franklin County Engineer's office. The applicant should take additional measures to ensure that areas of the site that will be reserved for the ACC porous pavement are not disturbed and compacted during construction. Additionally, the applicant will be required to submit and receive approval of infiltration rates and storm water calculations from the Franklin County Engineer's office at the zoning compliance application phase.

#### Sewage Disposal and Water Supply

The proposed development will be serviced by an on-site wastewater system and an off-site well. The wastewater system includes a 1500 gallon septic tank and leach field (220 total feet of leaching). The location of the septic tank and primary and reserve leach fields are shown on the development plan. The Franklin County Public Health Department (FCPH) approved a Variance to allow for the installation and operation of a small flows on-site sewage treatment system with a reduced design flow calculation of 215 gallons per day; the Ohio Environmental Protection Agency (OEPA) requires a minimum of 306 gallons per day. The proposed flow calculation is based on a comparison of wastewater usage from other Family Dollar stores which are operated by the applicant. As a part of the FCPH Small Flows Program, the applicant must complete an annual inspection of the wastewater system.

Water to the site will be provided by an off-site well which is regulated by the OEPA as a transient non-community water system. The well is located on a separate parcel just north of the site. The applicant has secured an easement for the location of the well and the water line. Additionally, the applicant has

received approval from the Hamilton Township Trustees to extend the water line to the proposed development through the public right-of-way of the alley. The applicant must remove pavement to install the water line and will be required to repave and resurface this portion of the alley to the satisfaction of the Township. The applicant should also secure an easement from the Township to allow the waterline to remain in the public right-of-way in perpetuity. Failing to secure this easement could result in the disruption of water service should the Township need to vacate, remove or complete improvements to the alley.

Based on the wastewater and water limitations regarding this site, the applicant has included language in the development text which restricts any future use of the site to only those permitted uses which are able to comply with all current and future regulations of FCPH and OEPA. Both agencies shall be required to review and approve of any future change in use and/or development.

As of the date of this report, the applicant has failed to provide the OEPA with all required documents and information needed to review and approve the proposal. A letter outlining the outstanding information is included with this report. Furthermore, as indicated on the attached letter, a separate plan approval is required for the distribution and water treatment system. An approval letter is required from the OEPA to be included as part of the approved development plan as stipulated by Section 420.034(9) of the Franklin County Zoning Resolution.

#### Vegetation and Soils

The site is currently vacant with grass and a few mature trees and vegetated areas. Most of the site will be cleared, however, an existing concentration of trees and vegetation along the western perimeter of the site will remain and be incorporated into the development. This vegetation will act as screening/buffering from the adjacent residential use to the west. Based on a leaching study and soils analysis the site is comprised of OcA-Ockley silt loam, with zero (0) to two (2) percent slopes. The Franklin Soil and Water Conservation District has reviewed this information and provided no concerns.

#### Sedimentation and Erosion

The Franklin Soil and Water Conservation District (FSWCD) will require sediment and erosion control measures to be in place prior to any earth disturbing activities. The applicant shall submit a sediment and erosion control plan at the zoning compliance application phase to be reviewed and approved by FSWCD.

#### Graphics and Signage

The applicant has proposed a 50 square foot, internally illuminated, monopole free-standing sign located at the northeast corner of the site. Wall signage totaling 78 square feet will be placed on the east and south elevations of the building. A waiver has been requested to allow the free standing sign to exceed the 40 square foot limitation of the SCPD district regulations and to allow more than one (1) wall sign per building. The development plan includes images and details concerning the proposed signage.

#### Lighting

LED wall pack (400 watt) exterior light fixtures will be mounted on the east, south and west face of the building. A lighting plan and photometric schedule has been included with the development plan. No lighting will be permitted on the north face of the building. According to the manufacturer specifications, these lights are intended for the following uses: outdoor storage areas, warehouse and factory perimeters, and loading docks. These uses are more industrial in nature. This type of lighting could cause a nuisance to neighboring residential uses or motorists. The applicant should use fixtures which are more appropriate for a commercial application and incorporate a fully recessed and shielded downcast design.

### Screening and Landscaping Plan

According to the SCPD requirements, screening must be provided along the entire area of abutment when adjacent to a residential area and be a minimum of six (6) feet in height with opacity of 60 percent or more. This screening must be permanently maintained and any plant material that does not survive must be replaced within one (1) year with material meeting the original plant specifications. However, the South Central Accord Amendment, as referenced above, recommends that commercial development adjacent to residential areas provide a 15 foot vegetative buffer, comprised of new and existing plant material and/or earthen mounds that provide a screen with a minimum height of six (6) feet and 75 percent opacity. According to the applicant's development plan, the screening/buffer as required by the SCPD and recommended in the South Central Accord Amendment is not provided. The applicant has proposed to preserve the existing vegetation along the western property line to screen/buffer the proposed development from the abutting residential area. However, the existing vegetation does not extend the entire length of abutment nor does it provide the recommended 15 foot buffer. Additionally, the site will fail to provide a 15 foot vegetative buffer from the residential area to the north. Instead, a six (6) foot, wood fence is proposed to screen the development from this area. The applicant has also proposed to screen the proposed dumpsters with an eight (8) foot wood fence enclosure. Fencing details are shown on the development plan.

A landscaping plan has been prepared by the applicant which incorporates a five (5) foot grass area along the southern and eastern perimeters of the parking area. This area will be landscaped with five (5) Sweetbay Magnolia trees (three (3) inch caliper minimum) five (5) to six (6) feet in height at the time of planting and two (2) Gro-Low Aromatic Sumac. These plant species are native to Ohio and have been reviewed by the Franklin Soil and Water Conservation District. The area reserved for the septic system leach field is to remain grass as well. These two areas mentioned are the only proposed open space to remain. Upon completion of the proposed development, the site will only maintain 17 percent or roughly 5,770 square feet of open space.

### Architectural Design

The proposed building, being 8,240 square feet (104 feet by 80 feet), will be 21 feet in height. The building's exterior will be comprised of concrete block and 26 gauge metal siding. The architectural design of the building and elevations are provided in the development plan. The plan however should be updated to reflect a consistent color for the exterior metal siding.

### Pollution

No smoke, odor or noise shall be emitted from the proposed development which exceeds the limits of the SCPD regulations.

### Utilities

The building will be provided electrical service from an overhead line originating at the northwest corner of the site. The proposed location of the electric pole is shown on the development plan. However, the SCPD regulations require that all utilities be placed underground. The applicant will need to request a waiver from this requirement.

### Outdoor Storage

Aside from a dumpster located to the west of the proposed building, no outdoor storage or display areas have been proposed. The applicant must seek a waiver for the location of the dumpster since it does not meet the required setback of ten (10) feet from the rear property line because the site is adjacent to a residential zoning district.

**Staff Recommendation**

Staff recommends *denial* of the proposed rezoning based on the following:

1. The request is not consistent with the recommendations of the South Central Accord. Specifically in regard to those recommendations related to providing a 15 foot vegetative buffer between commercial and residential land uses and the potential for groundwater pollution that could be created by this type of development.
2. The applicant has failed to receive a letter of approval from the Ohio Environmental Protection Agency (OEPA) regarding the off-site well as required under Section 420.034(9) of the Franklin County Zoning Resolution.
3. The proposed building design is not compatible with others in the surrounding environment.
4. The requested waivers are contrary to the spirit and intent of the Franklin County Zoning Resolution.

**HHC LIMITED**

HOCKING HILLS COMPANIES

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**SELECT COMMERCIAL PLANNED DISTRICT (SCPD) TEXT**

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6281 SOUTH HIGH STREET, SHADEVILLE, HAMILTON TOWNSHIP

Proposed District: Select Commercial Planned District  
 Property Address: 6281 South High Street, Shadeville, Hamilton Township, Ohio  
 Owners: Douglas P. McElwee, DBA W&M of Lockbourne LLC  
 Applicant: Jason Hettinger, DBA HHC Limited  
 Date of Text: March 12, 2013  
 Application Number:

MAR 29 2013

Franklin County Planning Department  
Franklin County, Ohio

Introduction: The proposed development area is located in Hamilton Township adjacent to Route 23 South in Shadeville. The property is presently vacant and is rezoned to commercial from residential. W&M of Lockbourne LLC proposed to develop the land and build a Family Dollar for the Village of Shadeville and rural residents.

Presently the surrounding uses are as follows: To the west is residential property, to the east is Route 23 South, to the north is a strip mall, to the south is a Marathon Fuel Station/Carry Out.

1. Permitted Uses: The following uses shall be permitted:  
Those used listed in Section 328.021 CC Community Commercial District, of the Franklin County Zoning Resolution including OMB SIC Group Code: #53 General Merchandise Stores.
2. Prohibited Uses:
  - a. Adult Entertainment
  - b. Those uses not in conformance with the CC Community Commercial District of the Franklin County Zoning Resolution. Any future permitted use must provide adequate water and sanitary facilities in compliance with all regulations of the Franklin County Public Health Department and Ohio Environmental Protection Agency (OEPA) (latest regulations).
3. Vegetation:
  - a. There are a few significant trees on the property that will be maintained and incorporated into newly developed design. See Screening & Landscaping.
  - b. New trees will be planted on East and South sides of property.
    1. Tree Species: ~~Ivory Silk Lily Tree~~ Sweetbay Magnolia (3inch caliper min)
    2. Bush Species: ~~To be determined~~ Gro-Low Aromatic Sumac
    3. Landscaping will provide a minimum 6 feet and 75% opacity buffer between the commercial lot and residential lots.
  - c. All landscaping will be maintained by Family Dollar and will be incorporated into the lease contract.

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## 4. Soil Type:

- a. Per the leaching study the soil analysis indicated the following soil types on the site:
- OcA-Ockley silt loam, 0 to 2 percent slopes

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## 5. Traffic Volume:

- a. No traffic analysis or access study will be required at this time.
- b. If a use other than a retail store is proposed on this property, the applicant and/or property owner must consult with the ODOT to determine if the proposed use shall warrant a traffic access study. Should a study be required, the applicant/property owner shall prepare and submit its findings to ODOT. Upon review and acceptance of this study by ODOT, the applicant owner shall be responsible for any road improvements determined to be necessary by the performed traffic study.

Franklin County Planning Department  
Franklin County, Ohio

## 6. Access:

- a. Property Access
1. Since the property is adjacent to Route 23 South, as considering traffic entering and exiting Route 23 South, the access and exit to the property will be on the far west side along Jackson Street. Approved access permit will be requested from Ohio Department of Transportation (ODOT).
- b. Turn Lanes
1. No other access or turn lanes will be installed.
- c. Restrictions
1. No turn restrictions are warranted.
- d. Secondary Access
1. There is no secondary access being considered for this location.
- e. Traffic Analysis
1. No traffic analysis or access study will be required at this time.
  2. If a use other than a retail store is proposed on this property, the applicant and/or property owner must consult with the ODOT to determine if the proposed use shall warrant a traffic access study. Should a study be required, the applicant/property owner shall prepare and submit its findings to ODOT. Upon review and acceptance of this study by ODOT, the applicant owner shall be responsible for any road improvements determined to be necessary by the performed traffic study.
  3. All traffic volumes considered for this store were based on existing Family Dollar stores.
- f. Emergency Vehicle Alley Access
1. The building access plan will be reviewed by the Township Fire Department and a letter of acceptance will be provided to the Franklin County Economic Development and Planning Department when received. (Attachment #1)

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## 7. Parking:

### a. Parking Spaces

1. 22 Parking spaces shall be provided including 2 handicapped parking spaces.
  - i. The 22 parking spaces do not conform with Franklin County Zoning Section 531.021, Use: Retail that requires 1 space for every 250 sq. feet.
  - ii. Building: 8240 sq. ft., this requires 33 parking spaces. Waiver will be needed for relief on this requirement.

### b. Landscape Medians/Islands

1. The parking areas are buffered from the residential areas by shrubs and existing trees. New trees will be planted in the parking area to divide the parking into smaller spaces located in the 5 feet offset area from along the property line.
2. A waiver will be required for the trees required (four (4) trees) around the parking spaces. Presently the store only has three (3) allocated.

### c. Vehicle Lights

1. Parking lot area will be screened with fencing and trees/shrubs to provide an opaqueness of 60% or more.
  - i. The trees will be designed to meet the 5 year or less requirements. This will only be incorporated on the west and north sides of the property.
  - ii. If trees do not meet the opaqueness 60% requirement, then fencing will be installed per the Franklin County Zoning.

### d. Loading Space

1. One (1) loading space is designed for this retail establishment. The loading space is designed to meet the Franklin County Zoning Sections 531.031 and 531.032
2. A waiver will be needed due to Franklin County Zoning Section 531.03 requires two (2) loading spaces and the truck backs into the loading dock.
3. A waiver will be needed due to Franklin County Zoning Section 531.03 requires a setback of fifty (50) feet from a residential zoning district and the present setback is approximately forty five (45) feet.

## 8. Storm water Drainage:

The developed site will be drained via appropriately designed stormwater catch basins that will flow into the newly constructed stormwater piping. (See Grading/Storm water Drainage Plan)

- a. Storm water will incorporate all feasible OEPA Best Management Practices. The present storm water management was approved by ODOT and is detailed in the Storm Water Drainage Plan. A water storage and infiltration system is being used to meet the required regulations.
- b. All storm water has been reviewed and approved by ODOT.

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Franklin County, Ohio

ZON-12-17

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- c. A Long Term Maintenance Plan will be developed for the BMP's used on this project. The Long Term Maintenance Plan will be provided near the completion of the project.
9. Sewage Disposal and Water Supply:
  - a. Sewage Disposal
    1. Sanitary requirements will be met with a newly installed septic system. This system has been approved by Franklin County Public Health Department. The existing trees on the west side of the property will be maintained and will not interfere with the leach system.
  - b. Water Supply
    1. Potable Water Well  
The site will have an approved OEPA well (Attachment #3) supplying the building.
    2. The well is located on the adjacent property. An easement was executed to install the well on the adjacent property (Attachment #4).
    3. All OEPA requirements will be met to ensure the well is acceptable for potable water supply. After all tests are met, the OEPA approval letter will be provided to Franklin County Economic Development and Planning Department.
  - a. Potable Water Piping
    1. The potable water piping will be underground crossing the alley to the north of the subject property.
    2. The attached permission adopted by Hamilton Township Board of Trustees allows the proposed potable water pipe to be installed under the alley (Attachment #5).
    3. Alley will be returned to Hamilton Township standards after potable water piping is installed.
10. Architectural Design
  - a. The building shall be metal/block clad single story building with a metal roof.
  - b. The entrance to the building will be from front facing Jackson Street.
  - c. The building height will not exceed 21'-0" from the finish grade to the building.
  - d. Building density will not exceed 35%
  - e. A waiver will be required due to the building location will not meet the South Central Accord fifteen feet (15') buffer from the property boundary on the North Location . Due to the lot size, required parking spaces, and truck access this code cannot be met.

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MAR 29 2013

Franklin County Planning Department  
Franklin County, Ohio

ZON-12-17

# HHC LIMITED

HOCKING HILLS COMPANIES

16254 Maple St., PO Box 348, Laurelville, OH, 43135

PH: 740-601-3205

E-Mail: hhclimited@yahoo.com

## 11. Outside Storage:

- a. A dumpster has been located on the plan with a concrete pad. No other outside storage areas are permitted.
- b. The dumpster will be blocked from view with fencing per Franklin County Zoning.
  1. Reference Landscaping Plan for dumpster details

## 12. Utilities and Facilities:

- a. Electric
  1. Electric service will be provided overhead entering the retail building from the rear (NW) corner.
- b. Sewer
  1. The sanitary sewer will leave the building from the West side of the retail building to the septic system.
  2. A secondary sewer connection will be provided for public sanitary sewer connection when available.
- c. Water
  1. Potable water will enter the building from the rear (North) side of the building underground.

## 13. Pollution:

- a. Smoke – No smoke from an industrial or commercial process shall be emitted from any structure in the SCPD
- b. Odor – No use shall emit odorous gases or other odorous matter in such quantities as to be offensive at any point on or beyond the SCPD boundary.
- c. Noise – No commercial, service or industrial use shall emit noise greater than sixty (60) decibels at the lot line.

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Franklin County, Ohio

ZON - 12 - 17

# HHC LIMITED

HOCKING HILLS COMPANIES

16254 Maple St., PO Box 348, Laurelville, OH, 43135

PH: 740-601-3205

E-Mail: hhclimited@yahoo.com

## 14. Graphics:

- a. No sign located within the SCPD shall advertise off-premise activity. All signs shall meet the applicable provisions of SECTION 541 as well as the following:
- b. Wall Signs
  1. Each business may have one (1) sign attached to the structure below roof level, other than identification signs for service areas. Signs for individual businesses may be no greater than ten percent (10%) of the area below the roof of the exterior surface of the wall to which they are attached.
  2. A waiver will be needed to be provide relief for this requirement, due Family Dollar has set corporate sized signs.
- c. Free Standing Signs
  1. Except site identification signs or traffic control signs, all shall be directory in nature. There can be no more than one (1) free standing sign for each building on a lot other than traffic control signs. The total size of a free standing sign shall not exceed forty (40) square feet unless otherwise approved as a part of the Development Plan. Free-standing signs shall be no more than twenty (20) feet in height, unless otherwise approved as a part of the Development Plan submission verifying the need for same.
  2. A waiver will need to be provided to allow the standard Family Dollar "small sign (50 sq. ft.)" to be used. This is a standard sign for Family Dollar and is a corporate mandated.
- d. Temporary real estate for sale or for lease signs shall not exceed fifty (50) square feet in total area.
- e. A sign may be illuminated provided that no flashing, traveling, animated or intermittent illumination shall be used. Permitted illumination shall be confined to the area of the sign except when such illumination is back lighting for an otherwise non-illuminated sign.

## 15. Lighting:

- a. Site lighting shall be provided by building exterior LED directional wall lights in the parking lot area and at the rear of the building.
  1. Reference lighting plan to see exterior lighting details.
  2. There will be no lights provided on the North Location of the building.

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Franklin County, Ohio

2013-12-17

# HHC LIMITED

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PH: 740-601-3205

E-Mail: hhclimited@yahoo.com

## 16. Screening and Landscaping:

- a. Screening of the parking area will be handled with new and existing trees
  1. The existing trees on the west side of the lot will shield the residential areas from any vehicle headlights or building lighting. The newly planted trees on the east side will break up the parking area and provide shade and greenery in the parking area.
  2. The area under the free standing sign will have some shrubbery added to the area to increase green space.
- b. Dumpster
  1. In addition the dumpster will be screened on three sides by a 8' fence. Reference Landscaping Drawing for dumpster details.

If there are any questions or if more detailed information is required please contact Jason Hettinger at 740-601-3205.

Thank You,

Jason Hettinger, P.E.

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MAR 29 2013

Franklin County Planning Department  
Franklin County, Ohio

2013-12-17

**Certified Mail: # 7002 3150 0006 0607 7439**

**COPY**

February 20, 2013

Doug McElwee (dba: W&M Lockbourne LLC)  
1098 State Route 41  
Bainbridge, OH 45612

Re: 6281 South High Street, Hamilton Township  
Tax District 150, Parcel No. 001172, 001173, 001174, 001175, 001177, and 001179

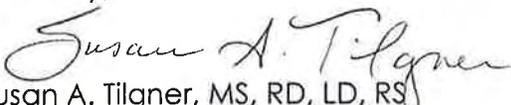
Dear Mr. McElwee:

The Franklin County Board of Health, at their regularly scheduled monthly meeting held **February 12, 2013**, discussed a variance request for the property referenced above. It was their understanding you wish to obtain a variance to install a small flows on-site sewage treatment system for construction of a Family Dollar store on the property with a reduced design flow calculation of 215 gallons per day. This would be a variance from Franklin County District Board of Health Sanitary Regulation 720-10 (B)(4).

The Board approved the variance in Hearing 13-003. The Board found that this variance will not be contrary to the public interest and that the applicant did show practical difficulties or other special conditions, and that the strict application of this rule will cause unusual or unnecessary hardship to the applicants.

This order shall be in full force and effect from and immediately upon adoption. If you have any questions, please feel free to contact Gary Young at (614) 525-3909.

Sincerely,

  
Susan A. Tilgner, MS, RD, LD, RS

cc: Gary Young, Supervisor  
Rebecca Fugitt, ODH  
Hamilton Township Trustees

Enclosure

# RECORD OF PROCEEDINGS

ZON-12-17

Minutes of

Meeting

Dayton Legal Blank, Inc.

Form No 7617

Held Franklin County Public Health, \_\_\_\_\_, \_\_\_\_\_ (YEAR)  
Journalized on:

FEB 12 2013

**COPY**

HEARING 13-003

February 12, 2013

**BEFORE THE  
FRANKLIN COUNTY DISTRICT BOARD OF HEALTH  
COLUMBUS, OHIO**

**FINDINGS AND ORDERS**

**WHEREAS**, W&M of Lockbourne LLC has contracted to purchase the property known as 6281 South High Street, Hamilton Township, Franklin County, Ohio (tax district 150, parcel numbers 001172, 001173, 001174, 001175, 001177, and 001179) and owned by David and Elizabeth Stephens. W&M of Lockbourne LLC (member Doug McElwee) wishes to obtain a variance to install a small flows on-site sewage treatment system for construction of a Family Dollar store on the property with a reduced design flow calculation of 215 gallons per day. The Ohio Environmental Protection Agency design flow requirements are 306 gallons per day. W&M of Lockbourne requests a variance from Franklin County District Board of Health Sanitary Regulation 720-10 (B)(4) (application admitted into record); and

**WHEREAS**, Amended Substitute House Bill 119, passed by the 127<sup>th</sup> Ohio General Assembly, contained substantial amendments to Chapter 3718 of the Ohio Revised Code and Section 3701-29 of the Ohio Administrative Code regulating household and small flow on-site sewage treatment systems ("STS"); and

**WHEREAS**, in compliance with Am. Sub. HB 119, the Director of Health adopted statewide interim sewage rules that were adopted by the Public Health Council which became effective on July 2, 2007; and

**WHEREAS**, under Am. Sub. HB 119, the interim sewage rules were set to expire on July 1, 2009; and

**WHEREAS**, during the interim time period, local health districts including the Franklin County Public Health were to be responsible for code enforcement, and were permitted to adopt more stringent rules than the statewide interim rules; and

**WHEREAS**, the Franklin County Board of Health adopted Regulation 720, Sewage Treatment Systems, on October 18, 2007, and amended such Regulation on January 8, 2008, June, 2010 and September 14, 2010; and

# RECORD OF PROCEEDINGS

Minutes of

Meeting

Dayton Legal Blank, Inc.

Form No 7617

Held \_\_\_\_\_

Franklin County Public Health (YEAR)  
Journalized on:

FEB 12 2013

Hearing 13-003  
Page 2

**WHEREAS**, House Bill 1 of the 128<sup>th</sup> Ohio General Assembly extended the interim sewage rules to January 1, 2010, House Bill 363 again extended the interim rules, and subsequent legislation has addressed Chapter 3718 of the Ohio Revised Code and Section 3701-29 of the Ohio Administrative Code regulating household and small flow on-site sewage treatment systems ("STS"); and

**WHEREAS**, according to the Ohio Department of Health, "local health districts should continue to use their current adopted local rules until new state rules are adopted after Jan. 1, 2012. This includes all standards and operation/maintenance/or current inspection programs being conducted..."

**WHEREAS**, the board of health may grant a variance from the requirements of this regulation and the board of health shall consider the economic impact of the system on the property owner, the state of available technology, the nature and economics of the available alternatives, and ensure that the system to be used under the variance will not create a public health nuisance. No variance shall be granted that will defeat the spirit and general intent of this regulation, or be otherwise contrary to the public interest or adversely affect the public health or cause contamination of the environment; and

**WHEREAS**, the Board heard testimony from Gary Young, Jason Hettinger and Douglas McElwee; and

Doug McElwee was present, and W&M of Lockbourne LLC, a limited liability company, was/was not represented by counsel; and

The following evidence was presented and fully incorporated into the administrative hearing on February 12, 2013:

- a. Ohio Environmental Protection Agency Design Flow Requirements;
- b. Variance Application;
- c. Secretary of State Articles of Organization for W&M of Lockbourne, LLC;
- d. Franklin County Auditor Property Summary; and
- e. Regulation 720-10 and 720-18.

Now, therefore, upon motion of Board Member McDaniel seconded by Board Member Sommer,

# RECORD OF PROCEEDINGS

ZON-12-17

Minutes of

Meeting

Dayton Legal Blank, Inc.

Form No 7617

Held \_\_\_\_\_

Franklin County Public Health

Journalized on: \_\_\_\_\_

(YEAR)

FEB 12 2013

Hearing 13-003  
Page 3

BE IT RESOLVED BY THE FRANKLIN COUNTY BOARD OF HEALTH,  
BOARD MEMBERS:

1. That the Board of Health approves the request for a variance to install a small flow on-site sewage treatment system for a Family Dollar store located at 6281 South High Street, Hamilton Township, tax district 150, parcel numbers 001172, 001173, 001174, 001175, 001177, and 001179 with a reduced design flow calculation of 215 gallons per day. The Ohio Environmental Protection Agency design flow requirements would be 306 gallons per day.
2. Pursuant to Regulation 720-10(B)(4), a reduction in daily design flow may be approved by the board of health when the information submitted indicates conditions that justify reduced flow such as limited fixtures, waterless toilets, in-house graywater recycling, or other circumstances that may warrant a reduction in daily design flow. Justification for a proposed reduction in daily design flow shall be included in the site review application and, if approved, shall be documented on the installation permit and operation permit.
3. That specifically, the Franklin County Board of Health finds that a variance will not be contrary to the public interest and that the applicant did show that the strict application of this rule will cause unusual or unnecessary hardship to the applicants and that the variance for the reduced daily design flow is justified from the information presented in the variance application.
4. That this order shall be in full force and effect from and immediately upon its adoption.
5. This order may be appealed pursuant to Ohio Revised Code Chapter 3718.11 by filing a notice of appeal with Franklin County Public Health, the Franklin County Sewage System Appeals Board, or the Franklin County Court of Common Pleas. In addition, the Franklin County Municipal Court, Environmental Division, may have jurisdiction for such an appeal, pursuant to Ohio Revised Code section 1901.181. This notification does not in any way preclude Franklin County Public Health from arguing any jurisdictional matters.

# RECORD OF PROCEEDINGS

ZON-12-17

Minutes of

Meeting

Dayton Legal Blank, Inc.

Form No 7617

Held \_\_\_\_\_

Franklin County Public Health  
Journalized on: \_\_\_\_\_<sup>(YEAR)</sup>

FEB 12 2013

Hearing 13-003  
Page 4

**IT IS SO ORDERED.**

**Franklin County Board of Health  
Board Members**

*A. Soume, W*

\_\_\_\_\_  
*J. B. Boyd*  
\_\_\_\_\_  
*Jay Luff*  
\_\_\_\_\_  
*[Signature]*  
\_\_\_\_\_  
*[Signature]*  
\_\_\_\_\_

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MAR 28 2013



John R. Kasich, Governor  
 Mary Taylor, Lt. Governor  
 Scott J. Nally, Director

Franklin County Planning Department  
 Franklin County, Ohio

ZON-12-17

March 25, 2013

**Re: Franklin County  
 Family Dollar - Shadeville  
 Proposed Transient Non-  
 Community Water System  
 PWS ID: OH2569112  
 Plan ID: 920541**

D & K Construction  
 Attn: Douglas P. Mcelwee  
 130 East Main Street  
 Bainbridge, OH 45612

Dear Mr. Mcelwee:

On January 23, 2013, this office received a Plan Approval Application for the proposed Transient Non-Community Water System, referenced above. A copy of the current review letter, sent by this office on February 5, 2013, is attached. We have received no response to this review letter. This application has been open for more than sixty (60) days. If we do not receive a response within thirty (30) days, we will close this application. Please respond to all of the review comments within this time frame.

In accordance with the OEPA plan approval procedures, please be advised applications for plan approval may be closed ninety days after the initial date of receipt.

This application is not approvable as submitted. Please provide all of the information requested. Upon receipt of this information, we will continue our review of this application.

Should you have any questions, please do not hesitate to call me at (614) 728-3866 or email me at [Scott.Kraner@epa.state.oh.us](mailto:Scott.Kraner@epa.state.oh.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Scott D. Kraner".

Scott D. Kraner, P.E.  
 Environmental Engineer II  
 Division of Drinking and Ground Waters  
 Central District Office

Enclosures      Review Letter, February 5, 2013

c: Franklin County Health Department  
 Cantrell Well Drilling  
 ✓ D. Anthony Hray, Franklin County, Economic Development & Planning Dept.  
 Engineering and Operations, DDAGW/CO  
 CDO File

SK/ct 920541 - 60 Day Letter

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Attachment #3  
OEPA Potable Water

John R. Kasich, Governor  
Mary Taylor, Lt. Governor  
Scott J. Nally, Director

MAR 13 2013

Franklin County Planning Department  
Franklin County, Ohio

February 5, 2013

**Re: Franklin County  
Family Dollar - Shadeville  
Proposed Transient Non-  
Community Water System  
PWS ID: OH2569112  
Plan ID: 920541**

D & K Construction  
Attn: Douglas P. Mcelwee  
130 East Main Street  
Bainbridge, OH 45612

Dear Mr. Mcelwee:

On January 23, 2013, this office received a Plan Approval Application for the proposed Transient Non-Community Water System, referenced above. Please be advised that this Plan Approval Application is for the well and well system components, only. A separate Plan Approval Application will be required for the distribution and water treatment systems. We have reviewed this application and have the following comments:

1. Provide a brief description of the current configuration of this system. Indicate any components that are not installed in their final configuration. Indicate how the system is being protected from potential contamination due to temporary/incomplete conditions of construction.
2. Provide proof of ownership or easement adequate for the sanitary isolation radius required by Ohio Administrative Code Section 3745-9-04. The sanitary isolation radius for this well shall include all land within a fifty foot radius of the proposed well, as indicated in the Well Siting Letter dated October 10, 2012.
3. Raw water sampling and analysis in accordance with Ohio Administrative Code Section 3745-9-09(C)(1) is required for all new well construction. Our records include no test results for Gross Beta. Ensure that sampling and analysis is completed for this contaminant and that test results are submitted to this office.
4. On the Water Supply Data Sheet:
  - a. The name, address, and phone number for the water system is required.
  - b. The name and address of the person preparing the plans is required.
  - c. Many questions are not completed. All questions must be completed.

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MAR 13 2013

D & K Construction  
Attn: Douglas P. Mcelwee  
Page -2-

Franklin County Planning Department  
Franklin County, Ohio

5. On the Well Log and Drilling Report:
  - a. The information supplied under the "Well Test" section does not match the "24-Hour Pumping Test Report". It appears to pertain to well development, rather than the pumping test. Correct this information and provide this office with a revised Well Log and Drilling Report.
  - b. There is no information provided under the "Pump/Pitless" section of the form. However, pump and adapter information are provided on the Well Profile and Construction Form. Provide this information and provide this office with a revised Well Log and Drilling Report.
  - c. Please note that changes to this document will require updates to be completed through ODNR.
6. On the Well Profile and Construction Form, the many portions of the form have not been completed. Complete all portions of the form and provide this office with a revised Well Profile and Construction Form.
7. Appropriate specifications in accordance with Ohio Administrative Code (OAC) 3745-91-04 were not provided for all equipment and materials required for this project. In order to confirm and document that all equipment and materials comply with OAC, we require enough detailed information to accurately identify each component and/or material, ensure appropriate certification (i.e. NSF, ANSI, AWWA, etc.), and assess the suitability for the intended use.

This can usually be accomplished by providing complete manufacturer and model information (or other component identification information), along with the manufacturers web address. However, if this information is not available online, we require that catalogue sheets, specifications documents, or other appropriate information is provided in order to accomplish this review.

You have provided sufficient information for us to identify and ensure appropriate certifications exist for the Merrill MB50 Pitless Adapter and the Schaefer 10LD05P4-2W230, 10 gpm, ½ Horsepower, 6 stage, 230 Volt, Submersible Pump. However, complete identification information and appropriate certifications are required for all other well components.

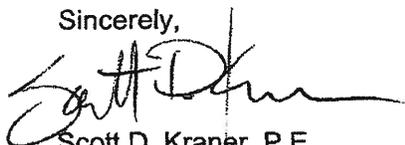
This application is not approvable as submitted. Please provide all of the information requested. Upon receipt of this information, we will continue our review of this application.

In accordance with the OEPA plan approval procedures, please be advised applications for plan approval may be closed ninety days after the initial date of receipt.

D & K Construction  
Attn: Douglas P. Mcelwee  
Page -3-

Should you have any questions, please do not hesitate to call me at (614) 728-3866 or email me at [Scott.Kraner@epa.state.oh.us](mailto:Scott.Kraner@epa.state.oh.us).

Sincerely,



Scott D. Kraner, P.E.  
Environmental Engineer II  
Division of Drinking and Ground Waters  
Central District Office

c: Franklin County Health Department  
Cantrell Well Drilling  
Engineering and Operations, DDAGW/CO  
CDO File

SK/cl 920541 - 1<sup>st</sup> Review Letter

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MAR 13 2013

Franklin County Planning Department  
Franklin County, Ohio

Attachment #1  
Emergency Vehicle Access



# Hamilton Township Fire Department

1460 Obetz Road \* Columbus, Ohio 43207

Station 171\*614-491-1013

Station 172\*614-491-1050

Fax\* 614-491-3321

**Ralph Shillingburg**  
Fire Chief  
614-491-1700

Gee Drafting Services  
Attn: Mr. Jeffery Gee  
1896 Hartwood Road  
Chillicothe, Ohio 45601

RE:Family Dollar Store

Mr. Gee,

In reference to the site location of the store as shown on your drawings, I see no issues for us as far as us having access to this property. If you have any question please let me know.

Sincerely,

*Ralph Shillingburg*  
Chief  
Ralph Shillingburg

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MAR 13 2013

Franklin County Planning Department  
Franklin County, Ohio

Attachment #5  
Potable Water Underground  
Crossing Permission

# Hamilton Township

(Franklin County)  
6400 LOCKBOURNE ROAD  
LOCKBOURNE, OHIO 43137

TEL. (614) 491-3963

FAX (614) 491-1320

## TRUSTEES

Shannon Bush  
Howard Hahn  
Charles C. Hann

## CLERK

Karen Schutte

November 29, 2012

Douglas P. McElwee  
P.O. Box 462  
Bainbridge, Ohio 45612

Dear Mr. McElwee:

Please be advised that at the Hamilton Township Board of Trustees Meeting held November 28, 2012, a resolution was submitted to grant permission for an alley cut in order to install a water line in the vicinity of the north-west corner of State Route 665 and 23. We request that the pavement in the alley be resurfaced and replaced to the Township's satisfaction.

Should you have any questions or concerns, feel free to contact our Chairman, Shannon Bush, at 374-5120.

Sincerely,



Karen A, Schutte, Clerk  
Fiscal Officer

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MAR 13 2013

Franklin County Planning Department  
Franklin County, Ohio



# TY R. PELL & ASSOCIATES



PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street  
West Union, Ohio 45691  
937-544-5262

TONYA ROSE MACDONALD  
15' WIDE UTILITY EASEMENT

BEING SITUATED IN HAMILTON TOWNSHIP, COUNTY OF FRANKLIN, & STATE OF OHIO, AND ALSO BEING IN THE TOWN OF SHADEVILLE, BEING PART OF LOTS 8, 10 & 12, OWNED BY JUDY W. BRANDENBURG IN DEED REF 200701050003286 BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR SET AND BEING THE SOUTHEAST CORNER TO LOT 14 OWNED BY MICHAEL P. HOOFFSTETTER IN DEED REF: 200907160104297 AND BEING THE SOUTHWEST CORNER TO LOT 12 OWNED BY TONYA ROSE MACDONALD IN DEED REF: 20070105000386 AND ALSO BEING THE NORTH LINE OF A 20' WIDE ALLEY; THENCE WITH SAID NORTH LINE OF 20' WIDE ALLEY AND WITH SAID MACDONALD S 86°33'04" E A DISTANCE OF 50.00' TO A 5/8" REBAR SET; THENCE S 86°33'04" E A DISTANCE OF 35.19' TO A 5/8" REBAR SET AND BEING THE NEW 15' WIDE UTILITY EASEMENT HEREBY GRANTED AND RETAINED; THENCE WITH THE CENTERLINE OF A NEW 15' WIDE EASEMENT N 17°38'12" E A DISTANCE OF 126.86' TO A 5/8" REBAR SET BEING THE TERMINATION OF SAID EASEMENT, AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESRICTIONS OF RECORD.

BEARINGS ARE BASED UPON THE S86DEG 33'04"E LINE.

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R. PELL, REGISTERED LAND SURVEYOR NO. 7524, ON NOVEMBER 29, 2012 AS FOUND IN FILE NO. 12-218.

Exhibit A

Deed easement and legal description

Contract for Easement for Water Well

Tonya McDonald (landowner) agrees to convey to W&M of Lockbourne LLC (easement holder) an interest allowing for the placement of water well, easement to run water, water lines, and all other accessories necessary for the movement of water from the site to Family Dollar Site. This easement shall run for an indefinite term and shall be paid for as follows: 1300.00 paid down 500.00 PER YR thereafter. The easement shall be placed on the property commonly known as 29 Cottage ST Lockbourne, Ohio.

Signed this 13<sup>TH</sup> day of Sept 2012 TRANSFERRED

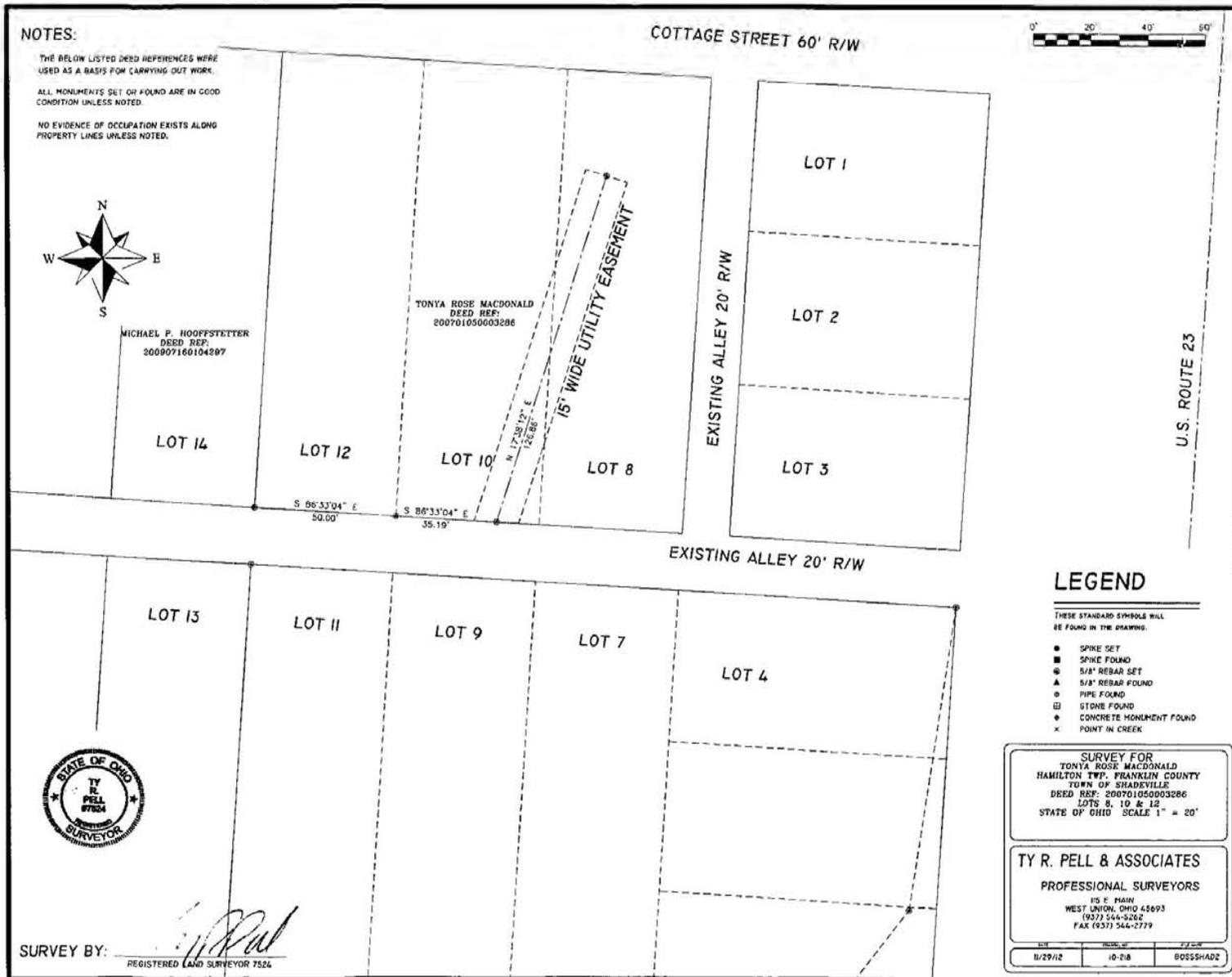
NOV 30 2012  
CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

  
Tonya McDonald

CONVEYANCE TAX  
EXEMPT  
P D  
CLARENCE E. MINGO II  
FRANKLIN COUNTY AUDITOR

  
Douglas P. McElwee  
Managing Member of W&M of Lockbourne LLC

See attached Exhibit A fo 15 Foot Easement Description.





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MAR 29 2013

 Franklin County Planning Department  
 Franklin County, Ohio  
 ZON-12-17

# *Magnolia virginiana*

## Sweetbay Magnolia<sup>1</sup>

 Edward F. Gilman and Dennis G. Watson<sup>2</sup>

### INTRODUCTION

Sweetbay Magnolia is a graceful southern, evergreen to semi-evergreen, wide columnar tree, ideal for use as a patio tree or specimen (Fig. 1). It can grow to a mature height of 40 feet in the north or to 60 feet in the south. Trees glimmer in the wind due to the whitish-green undersides of the leaves. They are very noticeable as you drive by them on interstates along water-logged woodlands. The tree provides excellent vertical definition in a shrub border or as a free standing specimen and flourishes in moist, acid soil such as the swamps in the eastern U.S. and along stream banks. The creamy-white, lemon-scented flowers appear from June through September, and are followed by small red seeds which are used by a variety of wildlife. It can be trained into a multi-trunked, spreading specimen plant, or left with the central leader intact as a wide column.

### GENERAL INFORMATION

**Scientific name:** *Magnolia virginiana*

**Pronunciation:** mag-NO-lee-uh ver-jin-ee-AY-nuh

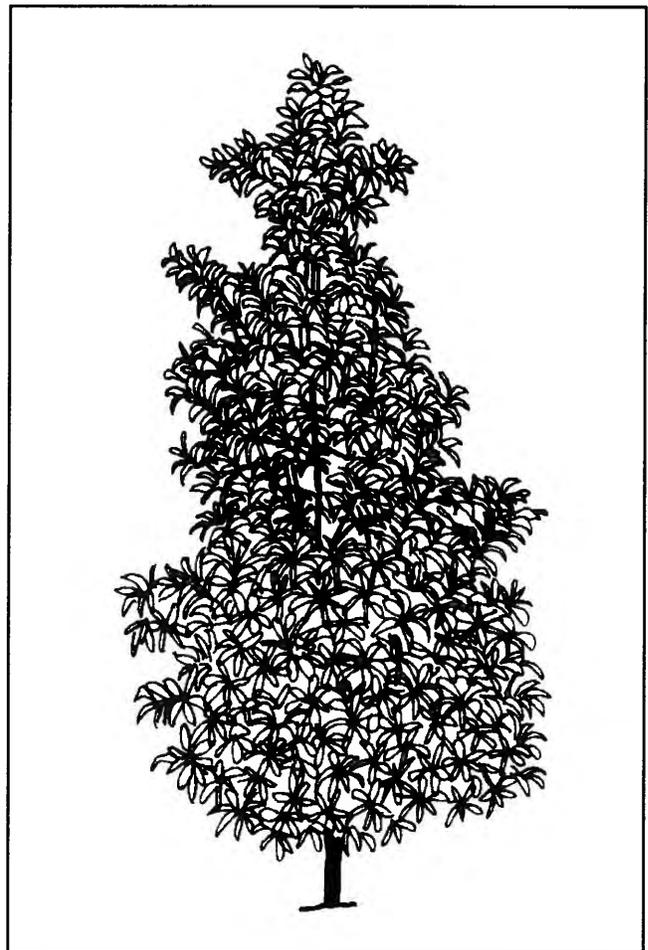
**Common name(s):** Sweetbay Magnolia, Swamp Magnolia

**Family:** *Magnoliaceae*

**USDA hardiness zones:** 5 through 10A (Fig. 2)

**Origin:** native to North America

**Uses:** espalier; wide tree lawns (>6 feet wide); medium-sized tree lawns (4-6 feet wide); recommended for buffer strips around parking lots or for median strip plantings in the highway; near a deck or patio; specimen; residential street tree; no proven urban tolerance



**Figure 1.** Middle-aged Sweetbay Magnolia.

**Availability:** generally available in many areas within its hardiness range

1. This document is adapted from Fact Sheet ST-384, a series of the Environmental Horticulture Department, Florida Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida. Publication date: October 1994.
2. Edward F. Gilman, associate professor, Environmental Horticulture Department; Dennis G. Watson, associate professor, Agricultural Engineering Department, Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida, Gainesville FL 32611.

MAR 29 2013

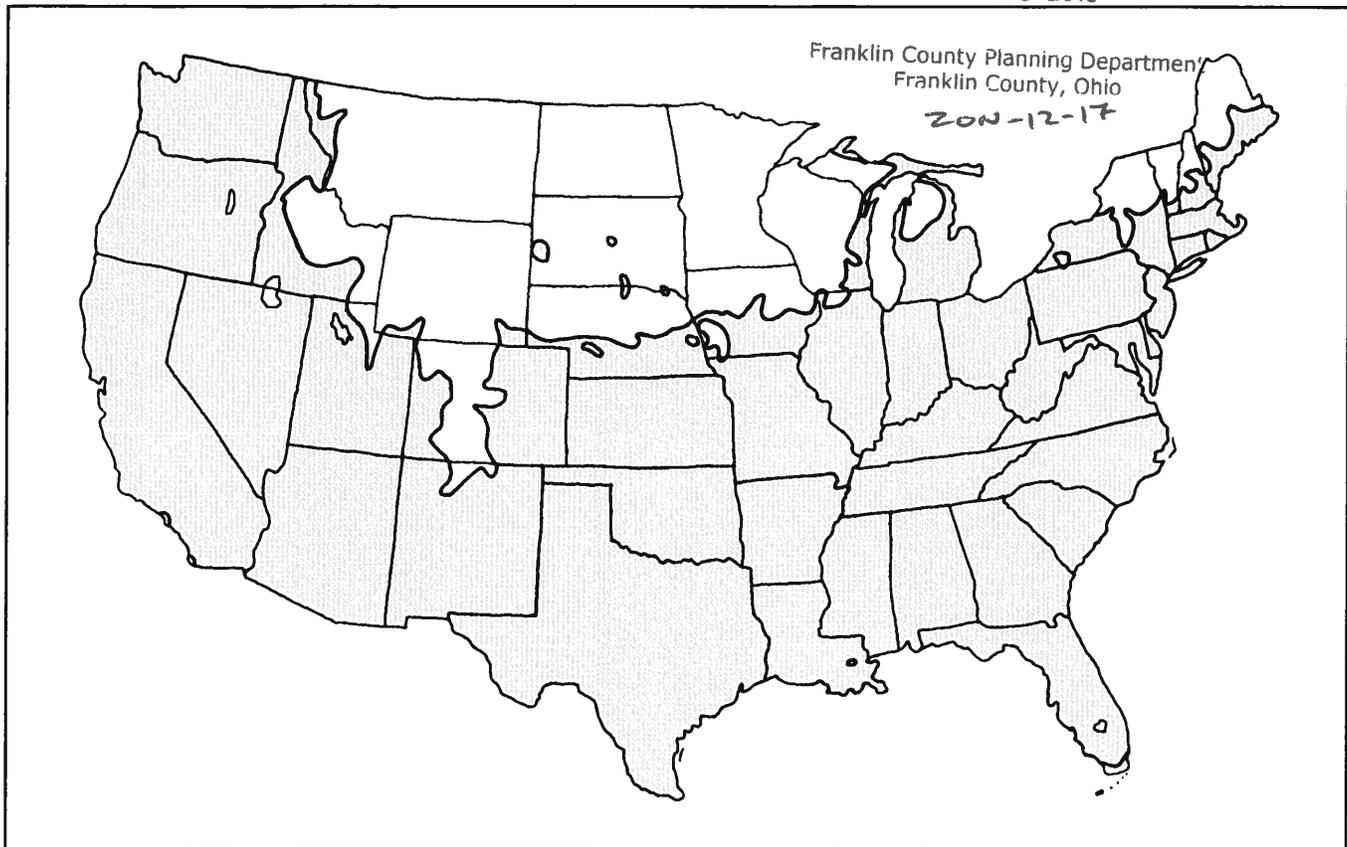


Figure 2. Shaded area represents potential planting range.

## DESCRIPTION

**Height:** 40 to 50 feet

**Spread:** 15 to 25 feet

**Crown uniformity:** symmetrical canopy with a regular (or smooth) outline, and individuals have more or less identical crown forms

**Crown shape:** columnar; vase shape

**Crown density:** moderate

**Growth rate:** medium

**Texture:** medium

## Foliage

**Leaf arrangement:** alternate

**Leaf type:** simple

**Leaf margin:** entire

**Leaf shape:** elliptic (oval); oblong

**Leaf venation:** banchidodrome; pinnate

**Leaf type and persistence:** deciduous; evergreen; semievergreen

**Leaf blade length:** 2 to 4 inches; less than 2 inches

**Leaf color:** green

**Fall color:** no fall color change

**Fall characteristic:** not showy

## Flower

**Flower color:** white

**Flower characteristics:** pleasant fragrance; summer flowering; very showy (Fig. 3)

## Fruit

**Fruit shape:** elongated

**Fruit length:** 1 to 3 inches

**Fruit covering:** dry or hard

**Fruit color:** green; red

**Fruit characteristics:** attracts birds; attracts squirrels and other mammals; no significant litter problem; showy

## Trunk and Branches

**Trunk/bark/branches:** bark is thin and easily damaged from mechanical impact; routinely grown with, or trainable to be grown with, multiple trunks; grow mostly upright and will not droop; showy trunk; tree wants to grow with several trunks but can be trained to grow with a single trunk; no thorns  
**Pruning requirement:** needs little pruning to develop a strong structure

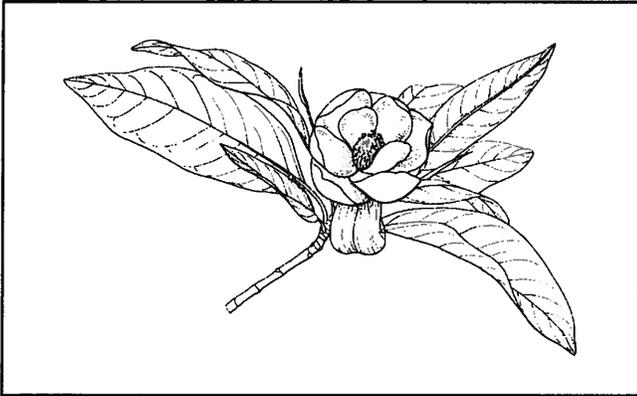


Figure 3. Flower of Sweetbay Magnolia.

**Breakage:** resistant

**Current year twig color:** green

**Current year twig thickness:** thin

### Culture

**Light requirement:** tree grows in part shade/part sun; tree grows in full sun

**Soil tolerances:** clay; loam; sand; acidic; extended flooding; well-drained

**Drought tolerance:** No entries found.

**Aerosol salt tolerance:** low

**Soil salt tolerance:** poor

### Other

**Roots:** surface roots are usually not a problem

**Winter interest:** no special winter interest

**Outstanding tree:** tree has outstanding ornamental features and could be planted more

**Invasive potential:** little, if any, potential at this time

**Ozone sensitivity:** tolerant

**Verticillium wilt susceptibility:** susceptible

**Pest resistance:** long-term health usually not affected by pests

## USE AND MANAGEMENT

Sweetbay Magnolia makes an excellent tree for planting next to buildings, in narrow alleys or corridors, or in other urban areas with limited space for horizontal crown expansion. It has not been planted extensively in downtown urban areas, but its flood and drought tolerance and narrow crown combine to make it a good candidate. It usually maintains a good, straight central leader, although occasionally the trunk branches low to the ground forming a round multi-stemmed, spreading tree. It should be grown and planted more often.

Sweetbay Magnolia roots easily from softwood cuttings, grows freely near coastal areas, and is happiest in southern climates. It is thriving in the Auburn Shade Tree Evaluation trials in Alabama without irrigation. However, in the confined soil spaces typical of some urban areas, occasional irrigation is recommended.

The species is deciduous in USDA hardiness zones 7 and 8 (evergreen farther south) but the variety *australis* and cultivar 'Henry Hicks' are evergreen; 'Havener' has larger flower petals.

### Pests and Diseases

Scales sometimes infest foliage and twigs, particularly on dry sites where the tree is under stress.

Tulip-Poplar weevil (sassafras weevil) feeds as a leaf miner when young and chews holes in the leaves as an adult.

Leaf spots occasionally occur on the foliage but are of little concern.

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Franklin County, Ohio

200-12-17

# *Rhus aromatica* - Fragrant Sumac (*Anacardiaceae*)

*Rhus aromatica* is a sprawling, low shrub good for mass plantings or erosion control. Fragrant Sumac is also known for its glossy, dark green, summer foliage.

## FEATURES

### Form

- small shrub
- to 5' tall x 10' wide, frequently 2' tall x 5' wide, often planted in groups and spreading together with age
- medium growth rate

### Culture

- full sun to partial shade
- adapts to dry, poor conditions
- abundantly available; container
- no significant pests or diseases

### Foliage



- trilobed, with each leaflet crenate to dentate
- shiny dark green in summer
- autumn color - mixture of red, burgundy, purple, and green

### Flowers

- polygamous or dioecious
- yellowish-green, male catkins form in late summer



- and persist as 1" long ornamental buds in winter
- male and female flowers bloom in Mar.-Apr.

### Fruit

- red (when present)
- Aug. and persistent into

early winter; noticeable but not overly attractive

### Twigs

- gray; leaf scars rounded
- male immature catkins prominent throughout winter
- stems aromatic when bruised

### Trunk

- NA



## USAGE

### Function

- mass plantings, embankments, foundations

### Texture

- medium texture in foliage and when bare
- thick density in foliage and when bare

### Assets

- adaptable to stressful conditions
- erosion control low shrub or tall groundcover due to entangled stems and their rooting ability
- shiny foliage that becomes a mixture of colors in autumn

### Liabilities

- collects trash; gets out of bounds with age

### Habitat

- Zone 3
- Native to Eastern U.S.



## SELECTIONS

### Alternates

- low, spreading shrubs or tall woody groundcovers

### Cultivars – Variants – Related species

- Rhus aromatica* 'Gro-low' - low-growing, spreading form is its primary attribute; also has more glossy foliage and better autumn color; popular as a tall woody groundcover; every third year needs to be pruned to the ground for invigoration; catches blowing trash

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Franklin County, Ohio

20N-12-17

#### RHUS DISEASE PROBLEMS

Several fungi cause cankers leading to dieback. Fertilize to keep plants healthy and prune out infected parts.

Fusarium wilt infects roots, causing the leaves to droop and wilt. A light infection causes only gradual dwarfing or yellowing and premature red leaf coloration.

Leaf spot caused by *Pezizella oenotherae* causes gray spots with purplish margins that merge, giving the leaves a scorched appearance.

Various genera of powdery mildew forms a white coating on the leaves.

Verticillium wilt causes wilting of individual stems, followed by death of the foliage. Eventually the entire plant dies. Prune out infected branches. Do not

replant in the same spot with sumac or other susceptible plants.

#### RHUS INSECTS

Aphids suck plant juices and can be controlled with sprays of Sevin, malathion or rotenone. Acephate may be used on staghorn sumac for aphids. The insects can also be dislodged with a high pressure water spray from the garden hose.

Scales are controlled with dormant oil applied in the spring before plants begin to grow. Sprays of Sevin control crawlers. acephate controls crawlers on staghorn sumac. The preferred method of control involves regular inspection for early detection of the infestation then spraying with dormant oil.

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Franklin County Planning Department  
Franklin County, Ohio

ZON-12-17









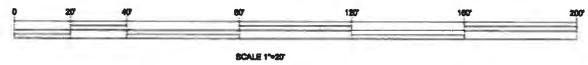
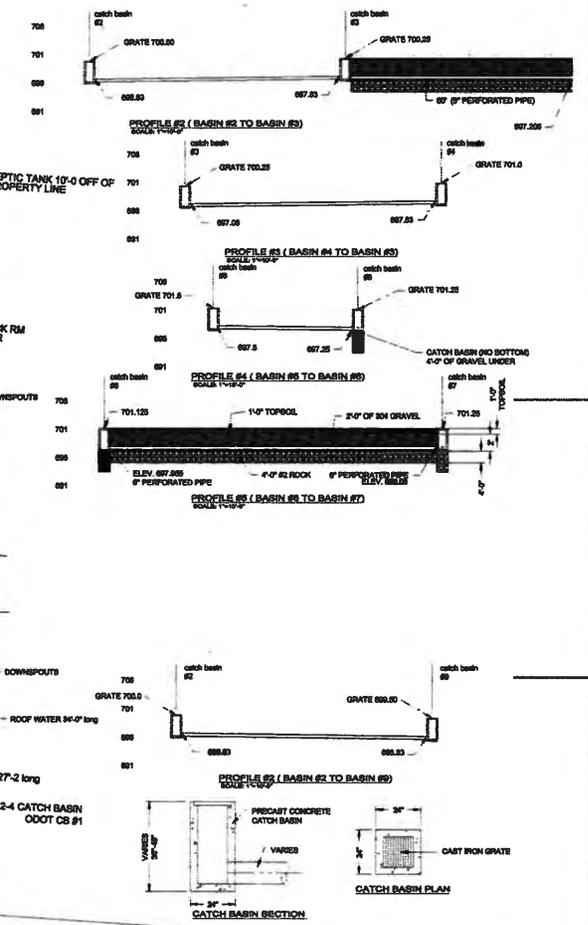
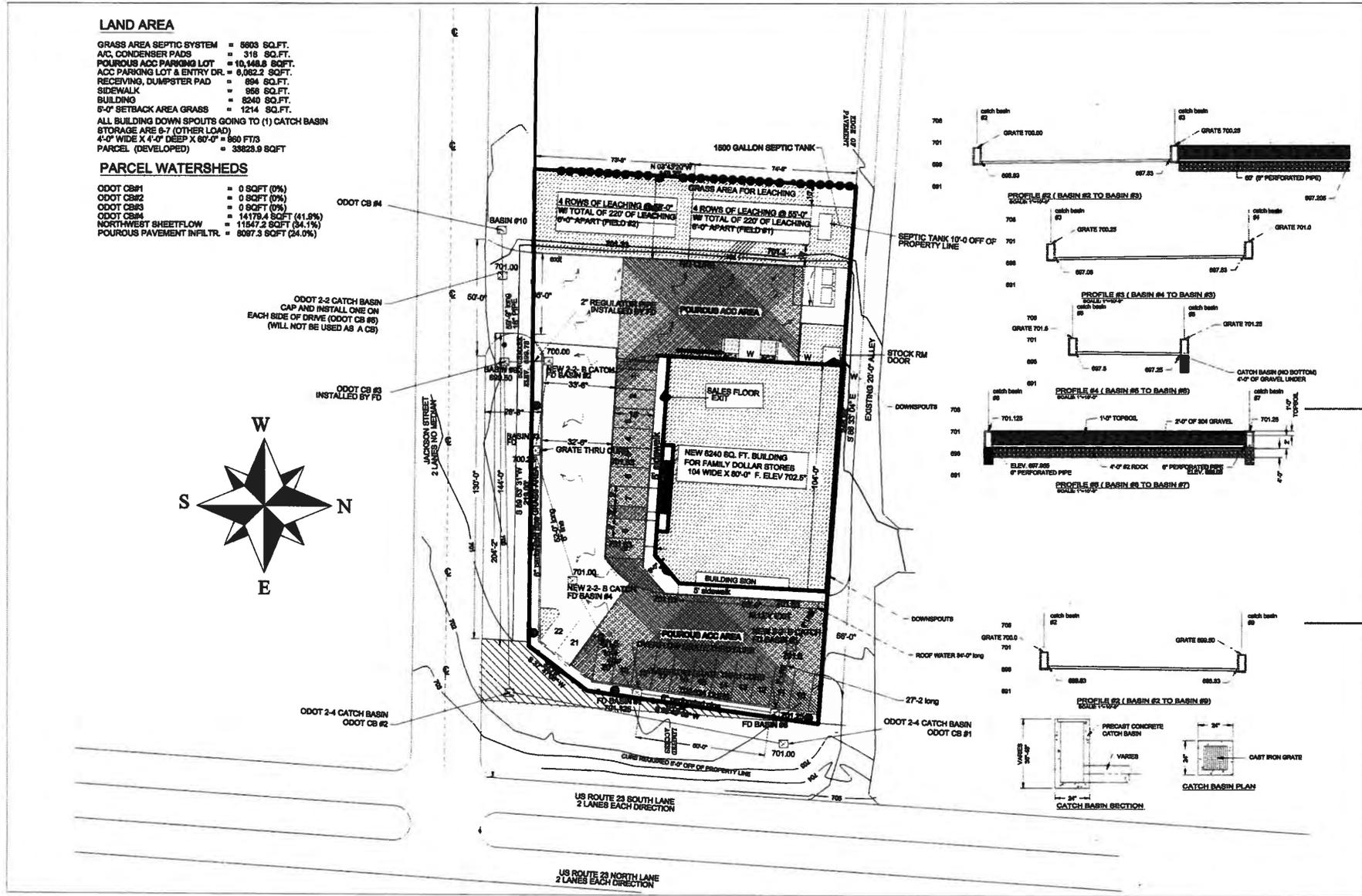
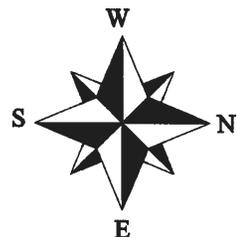
HHC LIMITED HOCKING HILL COMPANIES  
 16254 MAPLE STREET LAUREVILLE, OHIO 43135  
 PHONE # (740)801-3205 EMAIL: HHCLIMITED@YAHOO.COM

**LAND AREA**

- GRASS AREA SEPTIC SYSTEM = 5603 SQ.FT.
- A/C CONDENSER PADS = 318 SQ.FT.
- POUROUS ACC PARKING LOT = 10,148.8 SQ.FT.
- ACC PARKING LOT & ENTRY DR. = 6,062.2 SQ.FT.
- RECEIVING, DUMPSTER PAD = 994 SQ.FT.
- SIDEWALK = 956 SQ.FT.
- BUILDING = 8240 SQ.FT.
- 5'-0" SETBACK AREA GRASS = 1214 SQ.FT.
- ALL BUILDING DOWN SPOUTS GOING TO (1) CATCH BASIN
- STORAGE ARE 6-7 (OTHER LOAD)
- 4'-0" WIDE X 4'-0" DEEP X 60'-0" = 960 FT<sup>2</sup>
- PARCEL (DEVELOPED) = 33823.9 SQFT

**PARCEL WATERSHEDS**

- ODOT CB#1 = 0 SQFT (0%)
- ODOT CB#2 = 0 SQFT (0%)
- ODOT CB#3 = 0 SQFT (0%)
- ODOT CB#4 = 14170.4 SQFT (41.6%)
- NORTHWEST SHEETFLOW = 11547.2 SQFT (34.1%)
- POUROUS PAVEMENT INFILTR. = 8087.3 SQFT (24.0%)



**REVISIONS**

NO.	DATE	BY	DESCRIPTION

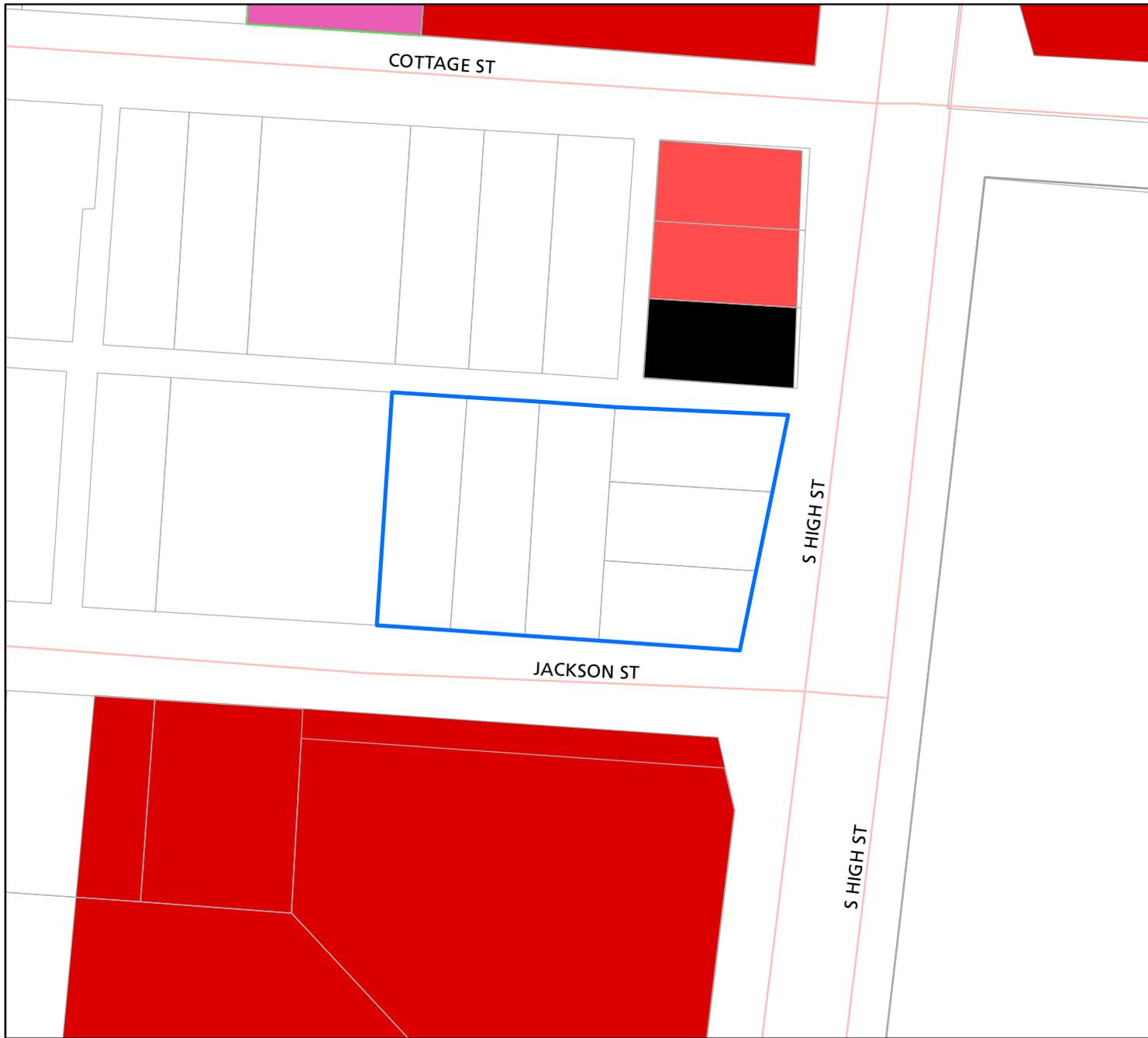
NEW BUILDING FOR:  
 FAMILY DOLLAR STORES  
 US ROUTE 23 AND 688 ( 688) SOUTH HIGH STREET  
 LOCKBOURNE, OH 43137  
 POST-CONSTRUCTION STORM WATER PLAN

DESIGN: GSI DRIFTING BRANCH DATE: 3-16-20  
 ENGINEER: JASON HETTRICH SCALE: 1/8"=1'-0"

DEC. NO.  
**517**







**ZON-12-17**

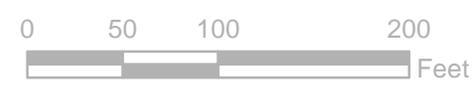
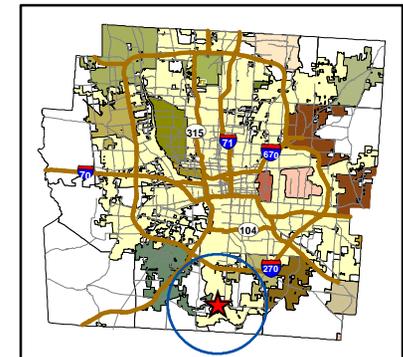
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Requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD).

---

0.77-acres  
Hamilton Township

-  Area to be Rezoned
-  Parcels
-  Streets
- County Zoning**
-  Rural
-  Community Com.
-  Community Service
-  Select Com. Planned Dist.
-  Exceptional Use



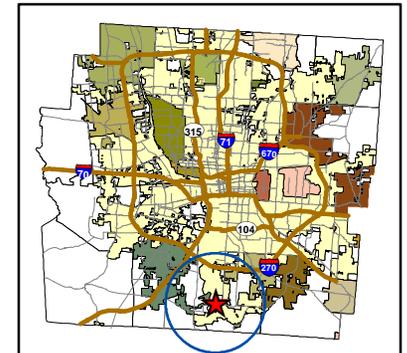


# ZON-12-17

Requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD).

0.77-acres  
Hamilton Township

-  Area to be Rezoned
-  Parcels
-  Streets





## ZON-12-17

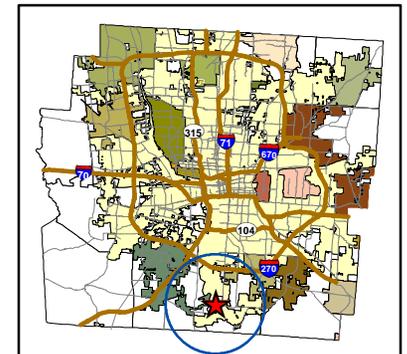
Requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD).

0.77-acres  
Hamilton Township

-  Area to be Rezoned
-  Parcels
-  Streets

JACKSON ST

S HIGH ST



Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown  
President

Economic Development & Planning Department  
James Schimmer, Director

## ***STAFF REPORT***

Planning Commission  
April 10, 2013

### **Case 663-FP(e)**

Prepared by: Matt Brown

<b>Applicant:</b>	Fischer Homes
<b>Owner:</b>	Grand Communities Ltd. c/o Fischer Homes
<b>Agent:</b>	John Maston, EMH&T
<b>Township:</b>	Jefferson Township
<b>Subdivision:</b>	Royal Elm
<b>Location:</b>	1459 Waggoner Road (PID #171-000025)
<b>Acreage:</b>	5.021-acres
<b>Utilities:</b>	Public Water and Sewer
<b>Proposal:</b>	Requesting Final Plat approval for the creation of twenty-six (26) single-family lots in Section 5 of the Royal Elm Subdivision.

### **Background Information**

#### **History:**

The Preliminary Plan for the Royal Elm Subdivision was approved on January 9, 2013.

#### **Proposal:**

The applicant is requesting Final Plat approval of Royal Elm Section 5 that will create 26 single-family lots.

### **Overview and Analysis**

The Final Plat conforms to the approved Preliminary Plan.

### **Staff Recommendation**

Staff recommends ***approval*** of the Final Plat for Royal Elm Subdivision, Section 5.

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.

# ROYAL ELM SECTION 5

Situated in the State of Ohio, County of Franklin, Township of Jefferson, and located in Quarter Township 4, Township 1, Range 16, United States Military District, containing 5.021 acres of land, more or less, said 5.021 acres being part of that tract of land conveyed to GRAND COMMUNITIES, LTD. by deed of record in Instrument Number 200901110007113 being of record in the Recorder's Office, Franklin County, Ohio

The undersigned, GRAND COMMUNITIES, LTD., a Kentucky limited partnership by FISCHER DEVELOPMENT COMPANY, a Kentucky corporation, its General Partner, by TODD E. HUSS, President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents the "ROYAL ELM SECTION 5", a subdivision containing Lots numbered 178 to 203, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or part of the Drive and Street 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 subdivision'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.

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\_\_ Ohio Engineer, Franklin County

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

Approved and accepted this \_\_\_ day of \_\_\_ 20\_\_ wherein all of Drive and Street (1.062 Acres more or less) shown dedicated hereon are accepted by the Commissioners for the County of Franklin, 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 \_\_\_\_\_

In Witness Whereof, TODD E. HUSS, President of FISCHER DEVELOPMENT COMPANY, General Partner of said GRAND COMMUNITIES, LTD., has hereunto set his hand this \_\_\_ day of \_\_\_ 20\_\_.

Signed and Acknowledged In the presence of: GRAND COMMUNITIES, LTD. By: FISCHER DEVELOPMENT COMPANY General Partner

By: TODD E. HUSS President

STATE OF COUNTY OF

Before me, a Notary Public in and for said State, personally appeared TODD E. HUSS, President of FISCHER DEVELOPMENT COMPANY, General Partner of GRAND COMMUNITIES, LTD. who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said FISCHER DEVELOPMENT COMPANY, for the uses and purposes expressed herein.

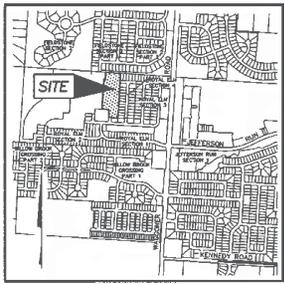
In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of \_\_\_ 20\_\_.

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

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MAR 29 2013

Franklin County Planning Department  
Franklin County, Ohio  
663-FP(e)



LOCATION MAP AND BACKGROUND DRAWING SCALE: 1" = 100'

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "Royal Elm Section 5" of record in Plat Book 107, Pages 57 and 58, Recorder's Office, Franklin County, Ohio. On said plat of record, a portion of the centerline of Billmore Drive has a bearing of South 86°28'34" East.

**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 pins, 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.

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

By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 8250

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# ROYAL ELM SECTION 5

**NOTE "A"** - At the time of platting, all of the land hereby being platted as Royal Elm Section 5 is in Zone X (Area 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 39049C0218K with effective date of June 17, 2008.

**NOTE "B"** - 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 as 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.

**NOTE "C"** - At the time of platting, all of Royal Elm Section 5 is in the Licking Heights Local School District.

**NOTE "D"** - ALL LOTS IN ROYAL ELM SECTION 5: Prior to the construction of the footing/foundation for the residential building to be constructed on each of the lots 184-187 and 193-197, all inclusive in Royal Elm Section 5, the builder of such building shall confer with the Franklin County Economic Development and Planning for the purpose of determining if special foundation and/or basement construction techniques and/or materials are to be employed on such lot.

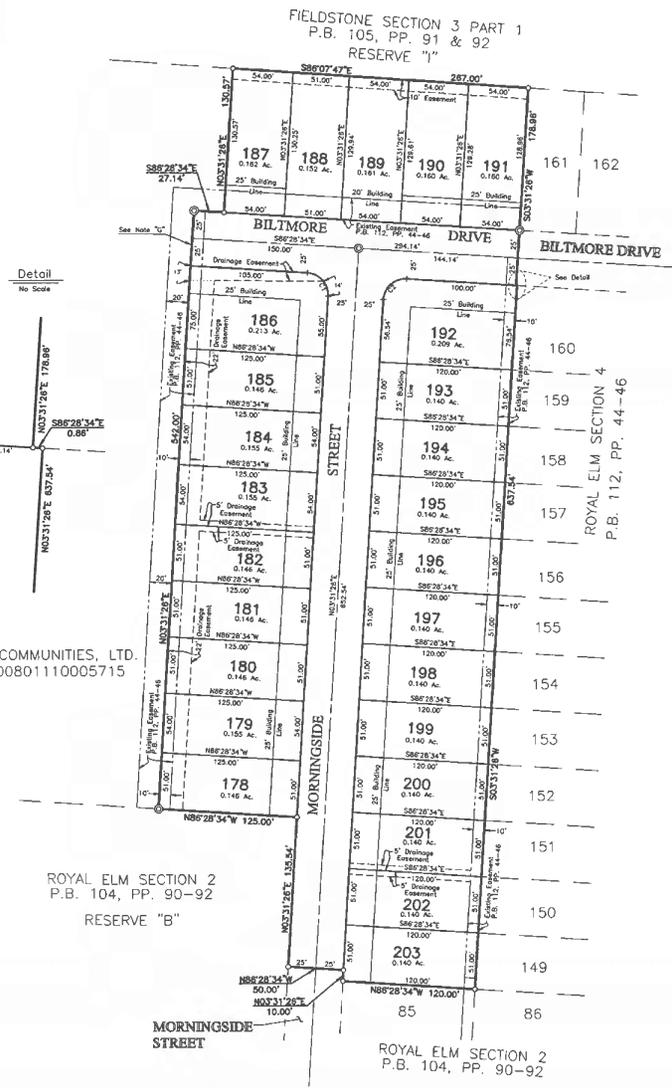
**NOTE "E"** - ACREAGE BREAKDOWN:  
 Total acreage: 5.021 Ac.  
 Acreage in Right-of-way: 1.062 Ac.  
 Acreage in remaining lots: 3.959 Ac.

**NOTE "F"** - ACREAGE BREAKDOWN: Royal Elm Section 5 is comprised of the following Franklin County Parcel Numbers:

Parcel Number 171-000025 5.021 Ac.

**NOTE "G"**: Sub streets are intended to be extended in the future for access to adjacent properties. No extension of the sub street will be allowed without plat or deed.

**NOTE "H"**: At the time of platting, 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 those 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 Royal Elm Section 5 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.



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	20.00'	31.42'	N 41°28'34" W	28.28'
C2	90°00'00"	20.00'	31.42'	S 48°31'26" W	28.28'

GRAND COMMUNITIES, LTD.  
 I.N. 200801110005715

ROYAL ELM SECTION 2  
 P.B. 104, PP. 90-92  
 RESERVE "B"

ROYAL ELM SECTION 2  
 P.B. 104, PP. 90-92

4/23/2010 10:00 AM W:\PROJECTS\2010\1002000\1002000.dwg PLOT DATE: 4/23/2010 10:00 AM PLOT BY: JACQUES

# ROYAL ELM SECTION 5

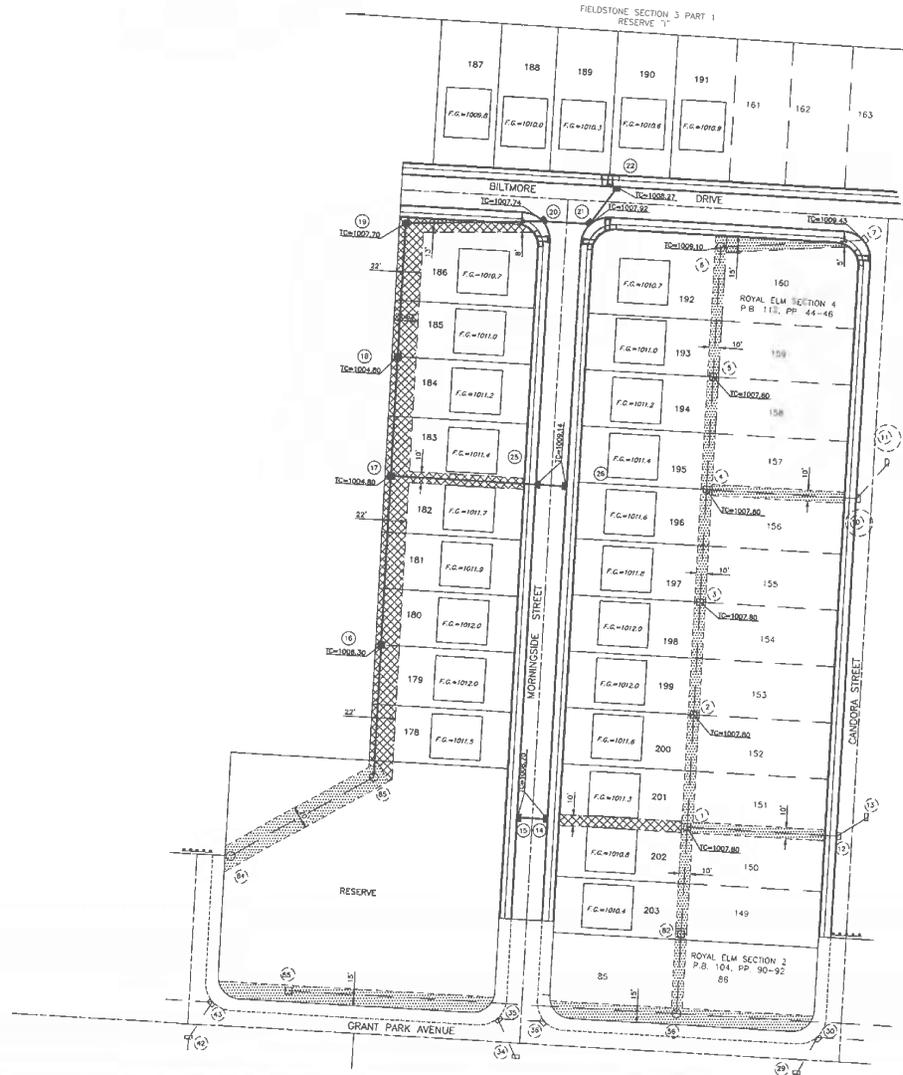
## DRAINAGE EASEMENT FRANKLIN COUNTY DRAINAGE ENGINEER

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 until 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.

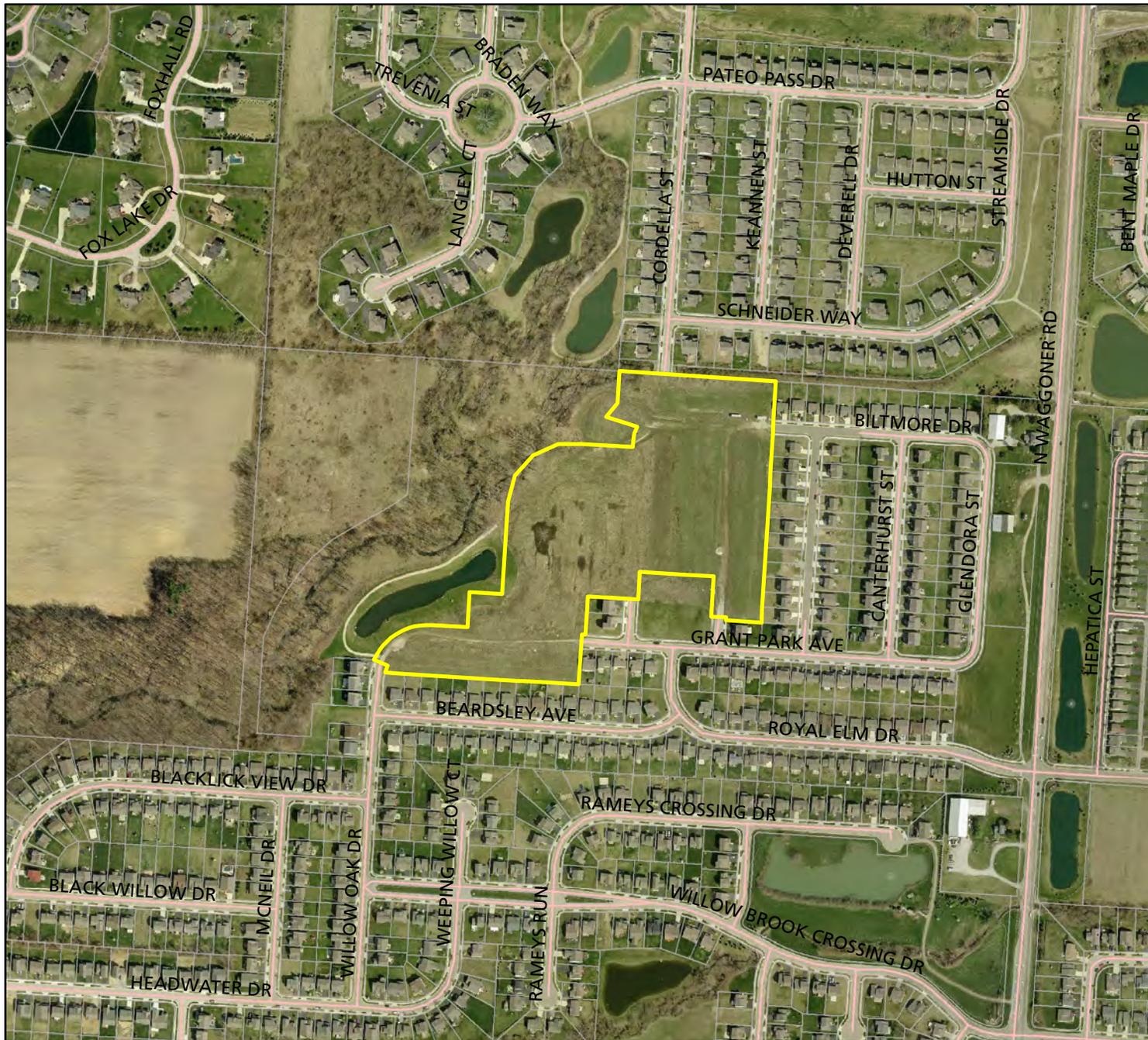
This sheet is for information purposes only and is not intended to create plat restrictions. More information required regarding the Ditch Maintenance Plan can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

### 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 Royal Elm Section 1, 2, 3 and 4.



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 3/29/2013 2:13:28 PM lot saved by JACOBSON on 3/29/2013 2:03:14 PM

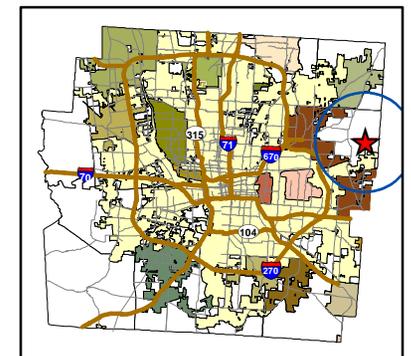


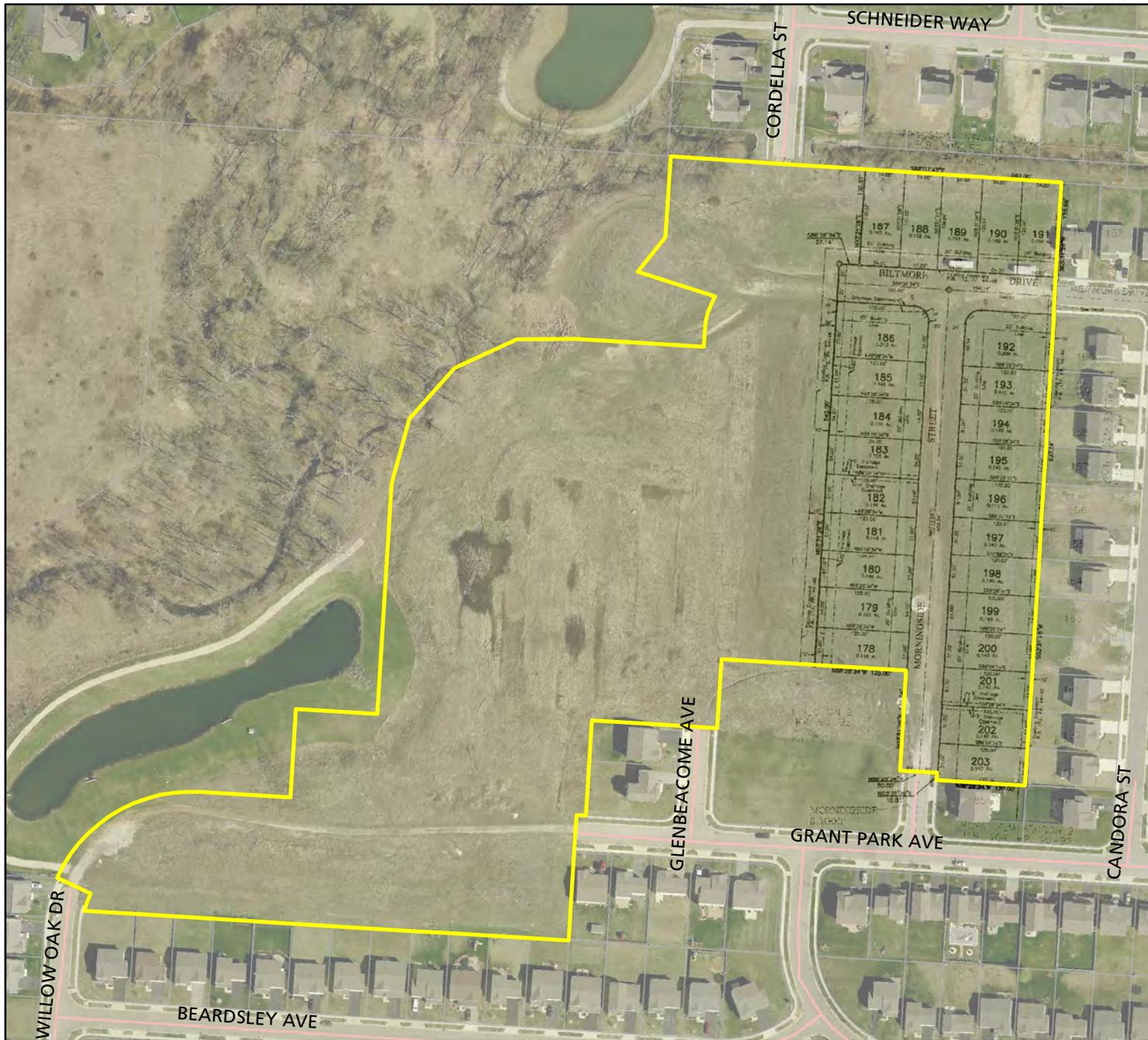
# 663-FP(e)

Requesting Final Plat approval for the creation of twenty-six (26) single-family lots in Section 5 of the Royal Elm Subdivision.

5.021-acres  
Jefferson Township

-  1459 Waggoner Road
-  Parcels
-  Streets



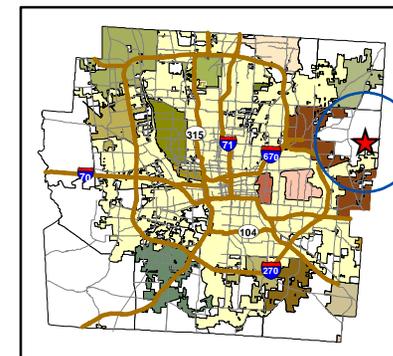


## 663-FP(e)

Requesting Final Plat approval for the creation of twenty-six (26) single-family lots in Section 5 of the Royal Elm Subdivision.

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-  Parcels
-  Streets



Commissioner John O’Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown  
President

**Economic Development & Planning Department**  
James Schimmer, Director

## ***STAFF REPORT***

Planning Commission  
April 10, 2013

### **Case 660-PP-Extension**

Prepared by: Matt Brown

<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>	41.35-acres
<b>Request:</b>	Requesting a 2-year extension of the approved Preliminary Plan.

### **Background Information**

#### **Proposal:**

The Preliminary Plan for the Villages at Galloway is set to expire on May 9, 2013. The applicant is requesting a two (2) year extension of the approved Preliminary Plan that will have 92 single-family lots with 1.2-acres of open space and an 11.5-acre reserve for 72 future multi-family units. The subdivision will be built in 4 phases.

#### **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.

### **Overview and Analysis:**

The extension request letter submitted by the applicant indicates that the developer intends to complete the project and is in the process of determining the off-site improvements needed to service the site with sanitary sewer and water.

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

### **Staff Recommendation**

Staff recommends ***approval*** of the 2-year Preliminary Plan Extension for the Villages at Galloway Subdivision with the original Preliminary Plan conditions.

- The Preliminary Plan for the Villages at Galloway will expire on **April 10, 2015.**



February 25, 2013

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

RECEIVED

Subject: Villages at Galloway (Case #660-PP)

FEB 28 2013

Matt Brown  
660-PP-E

Dear Mr. Brown,

On behalf of our client, Mr. Ron Sabatino, we are respectfully requesting a two year extension of the approved preliminary plat for the Villages at Galloway on the May 8, 2013 Planning Commission meeting. The preliminary plat was conditional approved by the Franklin County Planning Commission on May 9, 2012. The preliminary plat was approved under the previous Subdivision Regulations that allowed only a one year approval.

It is the intention of the developer to move forward with the project. We have been looking at the off-site infrastructure improvements that need to be implemented to service the site with sanitary sewer and water. Attached hereto is the original approval letter dated May 9, 2012 and the preliminary plat extension fee, \$350.00.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey Adam Strung', is written over a large, light-colored scribble.

Jeffrey Adam Strung, PLA, ASLA  
Director of Planning and Landscape Architecture

Enclosures: 1

Copies: Mr. Ron Sabatino

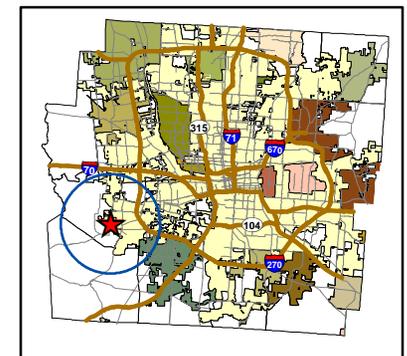


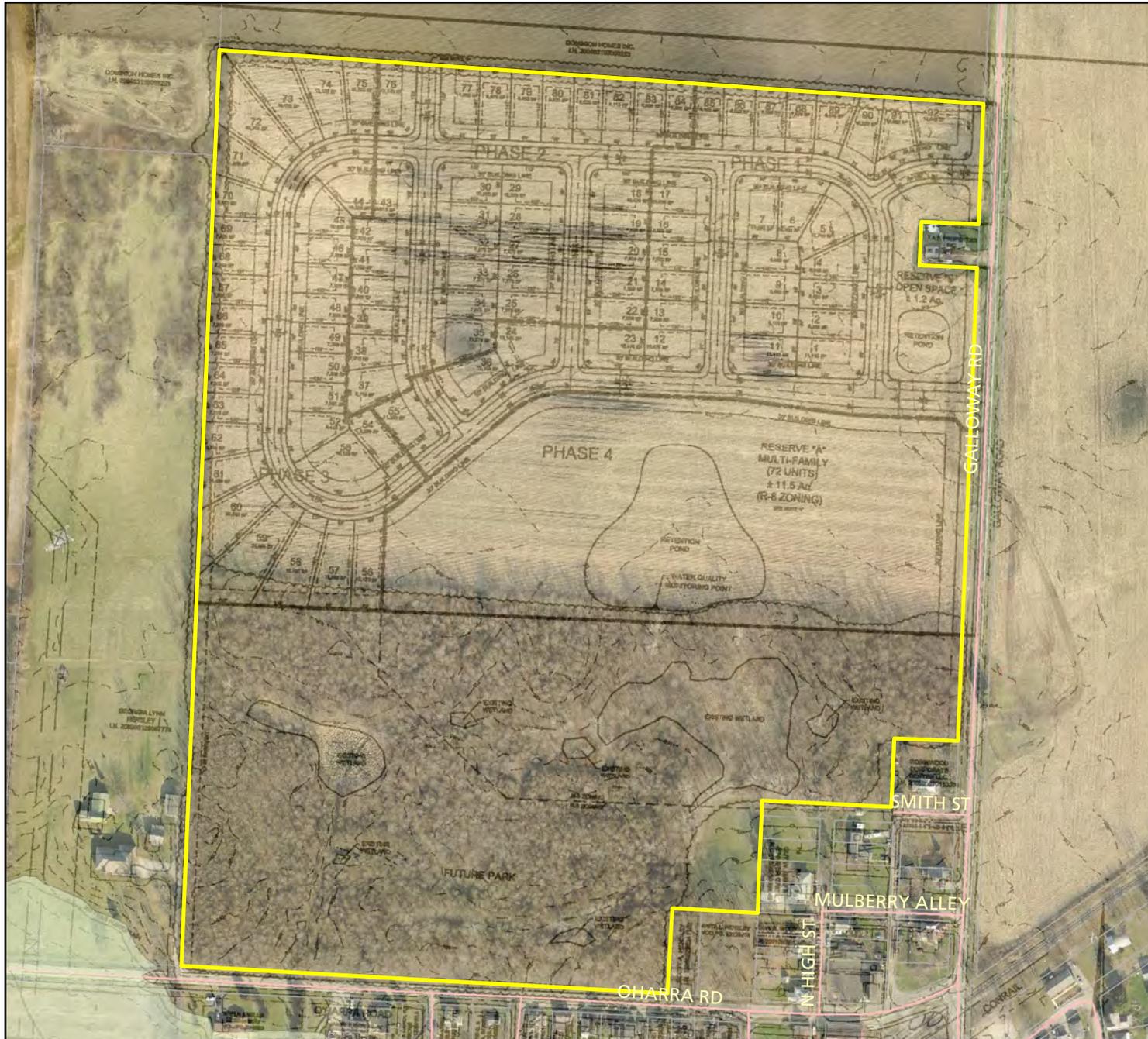
# 660-PP-E

Requesting a two-year extension of the approved preliminary plan for the Villages of Galloway.

65.2 acres  
Prarie Township

-  Villages at Galloway
-  Big Darby Setbacks
-  Parcel
-  Streets



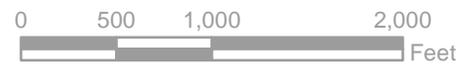
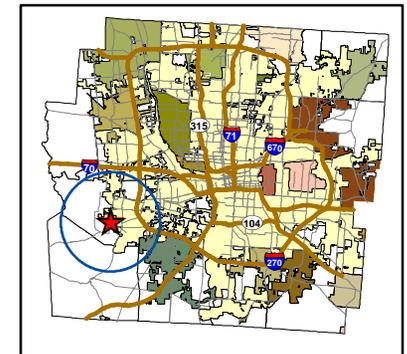


# 660-PP-E

Requesting a two-year extension of the approved preliminary plan for the Villages of Galloway.

65.2 acres  
PrarieTownship

- Villages at Galloway
- Parcel
- / Streets





Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown  
President

Economic Development & Planning Department  
James Schimmer, Director

## ***STAFF REPORT***

Planning Commission  
April 10, 2013

### **Case ZON-13-01**

Prepared by: Anthony Hray

<b>Applicant:</b>	Mark Snyder, Snyder Masonry & Supplies
<b>Owner:</b>	Cantwell Machinery Company
<b>Agent:</b>	Michael T. Shannon, Esq.
<b>Township:</b>	Franklin Township
<b>Site:</b>	3180 Valleyview Drive (PID # 140-003208)
<b>Acreage:</b>	6.0-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Public Water and Sewer
<b>Request:</b>	Requesting to rezone from the Rural District to the Planned Industrial Park (PIP) District.

#### **Summary**

The applicant is requesting to rezone the subject property to the Planned Industrial Park (PIP) District to permit the operation of a brick and concrete manufacturing, wholesale distribution and retail sales facility. The request is compatible in nature and intensity with other industrial uses in the surrounding area, meets the basis of approval and is consistent with the land use recommendations of the Scioto-Franklin Neighborhood Plan and Greater Hilltop Plan Amendment. Staff recommends **approval with conditions**.

#### **Request**

The site is located on the north side of Valleyview Drive, approximately one-third of a mile east of North Wilson Road. The site contains an existing 22,400 +/- square foot, industrial building, 960 square foot service building and a 192 square foot shed, which were constructed in 1961 according to county auditor's records. The applicant wishes to retrofit these existing buildings as well as construct a ground fill hopper, aggregate storage bins, and a cement storage silo and conveyor system to operate a brick and concrete manufacturing, wholesale distribution and retail sales facility.

## Surrounding Land Use/Zoning

Direction	Zoning	Land-Use
North	Rural	Single-Family Home Norfolk Southern Railroad R/W
East	M-Manufacturing (Columbus)	Freight Transportation and Trucking
South	R2-Residential (Columbus)	Single-Family & Two-Family Homes
West	M-Manufacturing (Columbus)	Custom Sign Center

### Comprehensive Plans

The Scioto-Franklin Neighborhood Plan, adopted in August of 2011, recommends this area for light industrial and office land uses. Permitted land uses include office, industrial, storage and warehousing.

The Greater Hilltop Plan Amendment, adopted by the city of Columbus in 2010, also recommends this area for Light Industrial land uses. Recommended land uses include light assembly, fabrication and related uses.

The request and proposed use is consistent with the land use recommendations of the Scioto-Franklin Neighborhood Plan and the Greater Hilltop Plan Amendment.

### Staff Review

#### Rural District

The current Rural District zoning designation does not support the pre-existing or proposed industrial use of the site. The Rural District is intended for agricultural and residential development where conservation of resources is important and urban services are not available. Permitted uses include single-family dwellings, accessory buildings, schools and parks, religious uses, home occupations, and adult family homes.

#### Planned Industrial Park District

The Planned Industrial Park (PIP) District is intended for multiple industrial establishments which seek to develop within a unified industrial area. This district allows for any use permitted in a straight industrial district as well as commercial uses associated with a permitted industrial use, provided they can comply with the district regulations and are approved as part of a development plan. The development plan (text and map form) must detail how the development will comply with the applicable standards of the district, which include building layout, parking, access, landscaping, soil types, utilities, lighting, and signage. A compliance waiver (variance) from any standard is permitted only if approved as part of the development plan. Any change/modification to an approved development plan must complete the amendment process.

#### Permitted Uses

The applicant's request will allow the subject property to be used for brick and concrete manufacturing, wholesale distribution and retail sales in addition to all uses permitted under the Restricted Industrial (RI) District. Examples of permitted uses include:

#### **Manufacturing**

- Brick and concrete products (OMB SIC Code 3271)
- Residential building contractors
- Canning and preserving fruits, vegetables and sea foods
- Apparel and textile products

- Luggage
- Glass Products
- Electronic Computers
- Communication Equipment
- Calculating and accounting equipment

### **Wholesaling**

- Brick and concrete products (OMB SIC Code 5032)
- Furniture and home furnishings
- Dry Goods and apparel
- Groceries and related products
- Electrical Goods
- Hardware and plumbing and heating supplies
- Machinery , equipment and supplies
- Paper products
- Tobacco, beer, wine and distilled alcoholic beverages

### **Retail**

- Brick and concrete products (OMB SIC Code 5211)

### Access/Traffic

Access is provided by an existing curb cut on Valleyview Drive. Valleyview Drive is a two-lane roadway maintained by the city of Columbus having a right-of-way width of 60 feet with public sidewalks. The applicant will require deliveries to and from the site, which will be limited to weekdays between the hours of 7:30 a.m. and 5:00 p.m. The applicant anticipates approximately 18 deliveries per day (10 from delivery trucks, five (5) from sand and gravel trucks and three (3) from tractor trailers). Additionally, the applicant estimates receiving between three (3) and five (5) retail customers per hour. These estimates are based on an average of delivery and retail customer traffic produced at the applicant's other locations. The City of Columbus, Division of Planning and Operations has no concerns with this request.

### Parking and Loading Spaces

The site currently provides 22 paved (asphalt) parking spaces and one (1) paved (concrete) loading space. The parking and loading space layout is detailed on the development plan. Based on the number of full time employees (eight (8)) and the proposed use, 32 parking spaces and three (3) loading spaces are required by code. The applicant has requested a waiver to relieve them from providing the additional parking and loading spaces required.

### Storm Water Drainage

Stormwater from the industrial building and paved parking area is diverted to an existing catch basin and storm sewer system. The aggregate material bins, ground hopper, silo, and conveyor system will be located to the rear of the industrial building and any associated runoff will be controlled and contained on site. Site topography and drainage details are provided on the development plan. The Franklin County Soil and Water Conservation District and Franklin County Engineer's Office has no concerns with the request.

### Sewage Disposal and Water Supply

The property is provided public sewer and water by the city of Columbus and is required to obtain all necessary permits and inspections prior to beginning the proposed use or any future change in use. The development plan details the location and size of these utilities.

### General Development Character

The applicant will retrofit the existing 22,400 +/- square foot industrial building; 960 square foot service building and 192 square foot shed and construct a ground fill hopper, aggregate storage bins, and a cement storage silo and conveyor system. Approximately 60 percent of the existing industrial building will be used for manufacturing, and the remaining 40 percent of the building will be equally divided between a retail showroom and warehouse storage. The location, size and layout of all existing and proposed buildings and structures are detailed on the development plan.

### Utilities and Facilities

No new utilities or facilities are proposed with this request.

### Pollution

The request will not create any hazardous levels of smoke, dust, odor, fumes or noise. The manufacturing component of the proposed use does not require the use of any chemicals nor does it produce any hazardous waste or by-product. The aggregate materials are combined in a dry-mix process and heat is applied at relatively low temperatures to create the finished brick and concrete products.

### Graphics and Signage

No new signage has been proposed. The applicant will re-face an existing free-standing sign; its location is detailed on the development plan. The applicant will be responsible for obtaining all required permits.

### Lighting

The site is lit by existing floodlights that are affixed to the existing industrial building. No additional lighting will be added.

### Fencing

The site has an existing, non-conforming chain-link fence with barbed wire that surrounds the rear portion of the lot. The fence varies between six (6) and eight (8) feet in height and is detailed on the development plan. The applicant has requested a waiver to allow fencing in excess of six (6) feet in height and barbed wire to remain. No additional fencing is proposed.

### Screening & Landscaping

The site is adequately screened to the north, east and west by existing vegetation that ranges between 10-15 feet in height and opacity of 50% or more. Approximately 2.92-acres or 48 percent of the site is green space. The outside production and storage area will be screened by adding slats to an existing eight (8) foot chain-link fence and planting six (6) foot arborvitae hedges so that the use is not visible from the public street. Six (6) foot arborvitae hedges will also be planted to help screen the existing loading space. The applicant will maintain an existing 20 foot landscaped easement along the entire perimeter of the tract in compliance with the PIP district requirements. All existing and proposed screening and landscaping is detailed on the development plan.

### Outdoor Storage and Display

An existing gravel area located behind the industrial building will be used for storage of block products. This area will also contain the proposed aggregate storage bins, ground hopper, silo, and conveyor system. An unlit, outdoor display area consisting of landscaping stone will be located on the east side of the industrial building and is detailed on the development plan. An existing trash dumpster is located to the rear of the industrial building as shown on the development plan. The dumpster is shielded from public view by the building, but is not currently screened on all sides by a fence or landscaping as required by code. The applicant has requested a waiver to relieve them from screening the dumpster as required.

## Staff Analysis

The basis for approving a Planned Industrial Park (PIP) District is:

- 1.) *That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of this Zoning Resolution;*
  - » The proposed development is consistent with the purpose, intent and applicable standards set forth in the Franklin County Zoning Resolution.
- 2.) *That the proposed development is in conformity with all applicable development policies, community plans or portions thereof;*
  - » The proposed development is in conformance with the Scioto-Franklin Neighborhood Plan and the Greater Hilltop Plan Amendment.
- 3.) *That the proposed development advances the general welfare of the County and the immediate vicinity;*
  - » The proposed development will benefit and advance the general welfare of the County and the immediate vicinity. The applicant will return an otherwise vacant site into productive use all while creating jobs and providing products and services for consumers in the area.
- 4.) *That the benefits of improved arrangement and design of the development justifies deviation from the standard requirements for industrial development included in this Zoning Resolution;*
  - » The proposed development justifies deviation from the standard industrial requirements by allowing an industrial, wholesale and commercial retail use to operate together.
- 5.) *That a determination is made by the Chemical Emergency Preparedness Advisory Council (CEPAC) finding that the proposed use(s) will not constitute a moderate or severe potential health risk to surrounding residents and land uses;*
  - » The applicant will coordinate with the Chemical Emergency Preparedness Advisory Council (CEPAC) to reach a determination on whether the proposed use will constitute a moderate or severe potential health risk to surrounding residents and land uses. Considering that the proposed use requires no chemicals and produces no hazardous waste, the applicant anticipates that the proposed use will not constitute such a risk.

## Staff Recommendation

Staff recommends *approval* of the proposed rezoning with the following conditions:

1. The applicant shall apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant shall obtain all required permits and inspections from the Franklin Township Building Department, Franklin Township Fire Department, and City of Columbus Public Utilities Department prior beginning construction and/or occupying the site.
3. The applicant shall remove the barbed wire from the section of eight (8) foot chain-fence located between the existing industrial building and the eastern property line.
4. The applicant shall receive a favorable determination from the Chemical Emergency Preparedness Advisory Council (CEPAC) that the proposed use will not constitute a potential health risk to surrounding residents and land uses prior to the issuance of a Certificate of Zoning Compliance.

5. The applicant must provide at least one handicapped parking space on site; this space must be properly striped and meet the city of Columbus specifications for van accessibility.
6. The applicant shall plant four (4) shade trees (one per 75 feet of road frontage), two (2) inch caliper minimum, at the 35 foot setback line in the site's front yard. The tree species must be native to Ohio and approved by the Franklin County Soil and Water Conservation District prior to planting. The location of these trees must be shown on the approved development plan.
7. The applicant shall install fencing, to the height of the existing dumpster, on at least three sides, to provide adequate screening and to prevent trash or debris from blowing onto adjacent properties.

**PLANNED INDUSTRIAL PARK DEVELOPMENT TEXT**  
**3180 Valleyview Drive, Columbus, Ohio 43204**  
**6 +/- Acres**

**PROPERTY ADDRESS:** 3180 Valleyview Drive, Columbus, Ohio 43204  
**PARCEL I.D. NUMBER:** 140-003208  
**PROPERTY SIZE:** 6 +/- Acres  
**CURRENT DISTRICT:** R, Rural  
**PROPOSED DISTRICT:** PIP, Planned Industrial Park

**OWNER:** Mark Cantwell  
Cantwell Machinery Company  
P.O. Box 44130  
Columbus, Ohio 43204

**APPLICANT:** Mark Snyder  
Snyder Masonry and Supplies  
2301 West Dorothy Lane  
Dayton, Ohio 45439

**AGENT:** Michael T. Shannon, Esq.  
Crabbe, Brown & James, LLP  
500 S. Front St.  
Columbus, OH 43215  
[mshannon@cbjlawyers.com](mailto:mshannon@cbjlawyers.com)

**DATE OF TEXT:** March 28, 2013

**APPLICATION:** \_\_\_\_\_

**1. Introduction:**

The subject property site (“Site”), PID # 140-003208, is situated in Valleyview Heights, Franklin Township, west Franklin County, Ohio. The Site is located on the north side of Valleyview Drive, between North Wilson Road and North Hague Avenue.

The Site is subject to the Scioto-Franklin Neighborhood Plan. Pursuant to the Scioto-Franklin Neighborhood Plan, the future planned use for the Site is “Light Industrial + Office.” The Light Industrial + Office land use category corresponds with “Suburban Office,” “Limited Industrial,” and “Restricted Industrial” Zoning Districts.

The Site is 6 +/- acres. On the Site stands a 22,400 +/- square foot industrial building, a 960 square foot wash bay service building, and a 192 square foot utility shed. The industrial building, built in 1961, includes a 5,400 +/- square foot office space with reception and lobby area, a 10,000 +/- square foot warehouse and production area, and a 7,000 +/- square foot service and

production area. The industrial building is less than 25 feet in height.

The Site is bordered on the east, west, and south by the City of Columbus. The parcels on the east and west are zoned M, Manufacturing. The parcels on the south, across Valley View Drive, are zoned R2 and R2F, Residential. The site is bordered on the north by Franklin Township. The parcels on the north are zoned R, Rural. A railroad easement serves as a buffer between the Site and the parcels on the north. The rear of the Site is buffered on the west, north, and east by trees and bushes that are 10 to 15 feet in height.

Applicant is seeking to rezone the Site from R, Rural, to PIP, Planned Industrial Park. The purpose of the rezoning is to allow manufacturing and sale on the Site. Applicant will manufacture concrete products on-site from raw materials. In addition to manufacturing, Applicant will sell the concrete products both retail and commercial.

The existing industrial building will remain once the Site is rezoned. The concrete products will be manufactured within the industrial building. The industrial building will also contain a showroom, offices, and storage space. Approximately 60% of the industrial building will be used for manufacturing. Approximately 20% of the industrial building will be used for retail showroom. Approximately 20% of the industrial building will be for warehouse storage. The existing wash bay service building and utility shed will also remain once the Site is rezoned. The wash bay service building will be converted into a batch mixer building.

Applicant's operation will require the construction of a ground fill hopper, aggregate storage bins, a cement storage silo, and a conveyor system. The silo will not exceed 41 feet in height. The aggregate storage bins are enclosed on three sides and covered by a roof. The conveyor system will not exceed 20 feet in height and will not exceed 20 degrees of incline. The conveyor system produces minimal sound and will not cause a noise nuisance. Aggregate raw materials will travel, via conveyor system, from the ground fill hopper, to the aggregate storage bins, into the batch mixer building, mix with cement from the silo, and then travel into the industrial building.

Chemicals are not added to the aggregate raw material and chemicals are not used to mix the concrete. The aggregate raw material is a dry mix. Accordingly, there is no chemical runoff.

As part of the operation, deliveries will occur periodically throughout the workday. These deliveries will be limited to weekdays between 7:30 a.m. and 5:00 p.m. Applicant anticipates receiving approximately 18 deliveries per day (10 from delivery trucks, 5 from sand/gravel trucks, and 3 from tractor trailers). In addition, Applicant anticipates receiving approximately 3-5 retail customers per hour. The anticipated number of deliveries and customers is based on an average of other Snyder Brick and Block locations.

Applicant anticipates that the operation will require full-time eight employees.

The rear of the lot will be improved with gravel and will serve as open storage for concrete blocks.

The Site will receive water and sewer services from the City of Columbus.

The Site will have an outdoor display consisting of landscaping stone. The display will be located on the east side of the industrial building, between the building and the parking lot. No lights will be added for the outdoor display.

The Site's lighting will be provided by existing floodlights that are attached to the industrial building. No additional lights will be added to the Site.

**2. Permitted Uses, Section 444.02:**

- i. Pursuant to Section 444.021, the Site shall permit the proposed use (manufacturing and wholesale/retail sale of brick and concrete products consistent with SIC Codes 3271, 5032 and 5211) as detailed in the approved development plan and be limited to the permitted uses of Section 342.02 - Restricted Industrial (RI) District and Section 322.02 – Suburban Office and Institutional District. Any modification or improvement to the Site not in accordance with the approved development plan and/or a change in use not permitted herein shall constitute and require an amendment to the Planned Industrial Park (PIP) District in accordance with the provisions of Section 444 and Article VII of the Franklin County Zoning Resolution.

**3. Submission and Application, Section 444.03:**

- i. Applicant requests a reduction of the 25 acre minimum lot area pursuant to Section 444.031. The Applicant proposes a manufacturing operation. This operation does not conflict with surrounding existing or planned land uses.

**4. Development Plan, Section 444.032:**

- i. In general, the tract will remain as already developed. The 22,400 +/- square foot industrial building, 960 square foot wash bay service building, and 192 square foot utility shed will remain. The wash bay service building will be converted into a batch mixer building. The concrete products will be manufactured within the industrial building. The industrial building will also contain a showroom, offices, and storage space. Applicant will construct a ground fill hopper, aggregate storage bins, a cement storage silo, and a conveyor system on the tract. These elements will be located behind the industrial building, as shown on the Development Plan.
- ii. Pursuant to Section 444.021, the Site shall permit the proposed use (manufacturing and wholesale/retail sale of brick and concrete products consistent with SIC Codes 3271, 5032 and 5211) as detailed in the approved development plan and be limited to the permitted uses of Section 342.02 - Restricted Industrial (RI) District and Section 322.02 – Suburban Office and Institutional District. Any modification or improvement to the Site not in accordance with the approved development plan and/or a change in use not

permitted herein shall constitute and require an amendment to the Planned Industrial Park (PIP) District in accordance with the provisions of Section 444 and Article VII of the Franklin County Zoning Resolution.

- iii. Water and sanitary sewer will be provided by the City of Columbus. The provisions for water and sanitary sewer from the City of Columbus are pre-existing, as shown on the Development Plan. Surface drainage facilities are depicted on the Development Plan. The proposed use and any future change in use of the Site must obtain all required permits and approvals from the City of Columbus Public Utilities Department.
- iv. The access drives, existing parking arrangements, and pedestrian walks are depicted on the Development Plan. The City of Columbus – Division of Planning and Operations has reviewed the proposed rezoning and has no comments regarding traffic and access. However, they do reserve the right to review any future change in use and may require a traffic analysis and/or improvements at the expense of the applicant.
- v. Applicant anticipates 18 deliveries per day to the Site (10 from delivery trucks, 5 from sand/gravel trucks, and 3 from tractor trailers. Applicant anticipates receiving approximately 3-5 retail customers per hour. The anticipated number of deliveries and customers is based on an average of other Snyder Brick and Block locations.
- vi. Provisions for landscaping are depicted on the Development Plan. Applicant will utilize existing lighting and signage space and not add additional lighting and signage.
- vii. The soil types, topography, surface water bodies and other natural features are depicted on the Development Plan.
- viii. Existing utility easements and surface improvements are depicted on the Development Plan.
- ix. Applicant will use the Site as it is already developed. Applicant will construct a ground fill hopper, aggregate storage bins, a cement storage silo, and a conveyor system immediately once Applicant owns the Site, pending approval of rezoning application.
- x. The Site is subject to the Scioto-Franklin Neighborhood Plan. Pursuant to the Scioto-Franklin Neighborhood Plan, the future planned use for the Site is “Light Industrial + Office.” The Light Industrial + Office land use category corresponds with “Suburban Office,” “Limited Industrial,” and “Restricted Industrial” Zoning Districts.

The Site is bordered on the east, west, and south by the City of Columbus. The parcels on the east and west are zoned M, Manufacturing. The parcels on the south, across Valley View Drive, are zoned R2 and R2F, Residential. The site is bordered on the north by Franklin Township. The parcels on the north are zoned R, Rural. A railroad easement serves as a buffer between the Site and the parcels on the north.

- xi. Applicant does not anticipate use of any hazardous chemicals.
- xii. The required land improvements are pre-existing.

**5. Basis of Approval, Section 444.033:**

- i. Except where indicated by this Text, this proposed development is consistent in all respects with the purpose, intent, and applicable standards of the Franklin County Zoning Resolution.
- ii. Except where indicated by this Text, the proposed development is in conformity with all applicable development policies, community plans or portions thereof.
- iii. The proposed development advances the general welfare of the County and the immediate vicinity because Applicant will develop a vacant industrial building into a manufacturing business and create jobs.
- iv. The benefits of improved arrangement and design of the development justifies deviation from the standard requirements for industrial development included in the Franklin County Zoning Resolution.
- v. Applicant will coordinate with the Chemical Emergency Preparedness Advisory Council (CEPAC) to reach a determination whether the proposed use will constitute a moderate or severe potential health risk to surrounding residents and land uses. Applicant anticipates that the proposed use will not constitute such a risk.

**6. Planned Industrial Park Development Standards, Section 444.04:**

- i. Unless otherwise indicated herein, the development standards of Section 444.04, Planned Industrial Park shall apply.

**A. Intensity of Use, Section 444.041:**

- i. The Site's primary operation will be entirely enclosed within the industrial building. The open storage and service areas will be screened by an eight foot slatted chain link fence with opaqueness of 90% or more. The loading dock will be screened by arborvitae at least six feet in height.

**B. Side Yard, Section 444.043:**

- i. The industrial building has a pre-existing, non-conforming side yard on its west perimeter of 20 feet.

**C. Improvements Required, Section 444.045:**

- i. Applicant will provide an easement of 25 feet or more in width around the northern and southern boundaries. This easement will include plantings which achieve a height of ten feet or more and an opaqueness of at least 75% within five years of normal growth. The 25 foot easement is not applicable to the western and eastern boundaries because they are adjacent to industrial zoning districts. Accordingly, the easement will be reduced to 15 feet and provide plantings of 50% opaqueness at two feet in height.

**7. General Development Standards, Article 5:**

- i. Unless otherwise indicated herein, the development standards of Article 5 shall apply where applicable.

**A. Fence Requirements, Section 501:**

- i. The Site has a pre-existing, non-conforming chain-link fence around its eastern, northern, and western perimeter that varies between six feet and eight feet in height, as depicted in the Development Plan. Applicant requests a waiver from the maximum fence height of six feet, as contemplated by Section 501.012.
- ii. The Site has a pre-existing, non-conforming chain-link fence with barbed wire, which separates the parking lot from the rear of the property. Applicant requests a waiver from the prohibition of barbed wire, as contemplated by Section 501.013.

**B. Dumpster Screening and Maintenance, Section 505.024:**

- i. The Site has a pre-existing dumpster. The dumpster is located on a concrete pad located behind the industrial building and shielded from public view. Applicant requests a waiver so that it is permitted to use a dumpster without a permanent screen, as contemplated by Section 505.024.

**C. Off-Street Parking and Loading, Section 531:**

- i. The Site has 22 pre-existing parking spaces and one pre-existing loading space. The Franklin County Zoning Resolution requires 32 parking spaces and three loading spaces.

**D. Signs and Billboards, Section 541:**

- i. Applicant will re-face the existing free-standing sign and any additional signage shall only be permitted in accordance with Section 541 and must receive all applicable permits.

**E. Public Nuisance, Section 551:**

- i. Applicant will not create any public nuisance as defined under the regulations of Section 551.

*The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property, and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Franklin County Zoning Resolution..*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Hray, David A.

---

**From:** Blechschmidt, Daniel R. <DRBlechschmidt@columbus.gov>  
**Sent:** Tuesday, March 26, 2013 2:36 PM  
**To:** Hray, David A.  
**Cc:** Welch,Brent  
**Subject:** RE: 3180 Valleyview Drive - Rezoning Proposal (PID 140-003208)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Anthony,

The City of Columbus, Division of Planning and Operations has no comments on this rezoning application.

If you have any questions or need any additional information, please let me know. Thank you for your assistance.

Daniel R. Blechschmidt, P.E.  
Transportation Planning Engineer  
Planning Section  
Division of Planning & Operations  
Department of Public Service  
109 N. Front St.  
Columbus, OH 43215

Work: (614) 645-1694  
Fax: (614) 645-7921  
Email: [dblechschmidt@columbus.gov](mailto:dblechschmidt@columbus.gov)



---

**From:** Hray, David A. [<mailto:dahray@franklincountyohio.gov>]  
**Sent:** Thursday, March 21, 2013 9:43 AM  
**To:** Blechschmidt, Daniel R.  
**Cc:** Welch,Brent  
**Subject:** 3180 Valleyview Drive - Rezoning Proposal (PID 140-003208)

Good Morning Dan-

We have received a rezoning request at the subject address to allow for a manufacturing and retail operation. The applicant specializes in the manufacturing of brick pavers and concrete block, traditionally used in landscaping applications.

The existing industrial facility will be retrofitted to accommodate the manufacturing component of the business, as well as a retail showroom and office space. I've attached a copy of the development text that details what their anticipated traffic levels might be based on a comparison of another facility that they operate. They do anticipate delivery of raw materials as well as traffic engendered from retail/commercial customers and deliveries.

As the proposal currently stands, their rezoning request would allow for the proposed use in addition to all other permitted uses in the Restricted Industrial Zoning District. I've attached a copy of this section for your reference which outlines these permitted uses.

At your earliest convenience, could you please review this proposal and let me know if you have any concerns/questions/comments. We will be meeting next Tuesday, March 26<sup>th</sup> at 1:30 p.m. at the Franklin County Engineer's office for our monthly Technical Review Committee meeting. I would like to invite you to attend if you are available. If not, I'd respectfully request that you please provide me with written comment prior to the meeting so that I may pass this information along to the applicant and acquire any additional information that you may need.

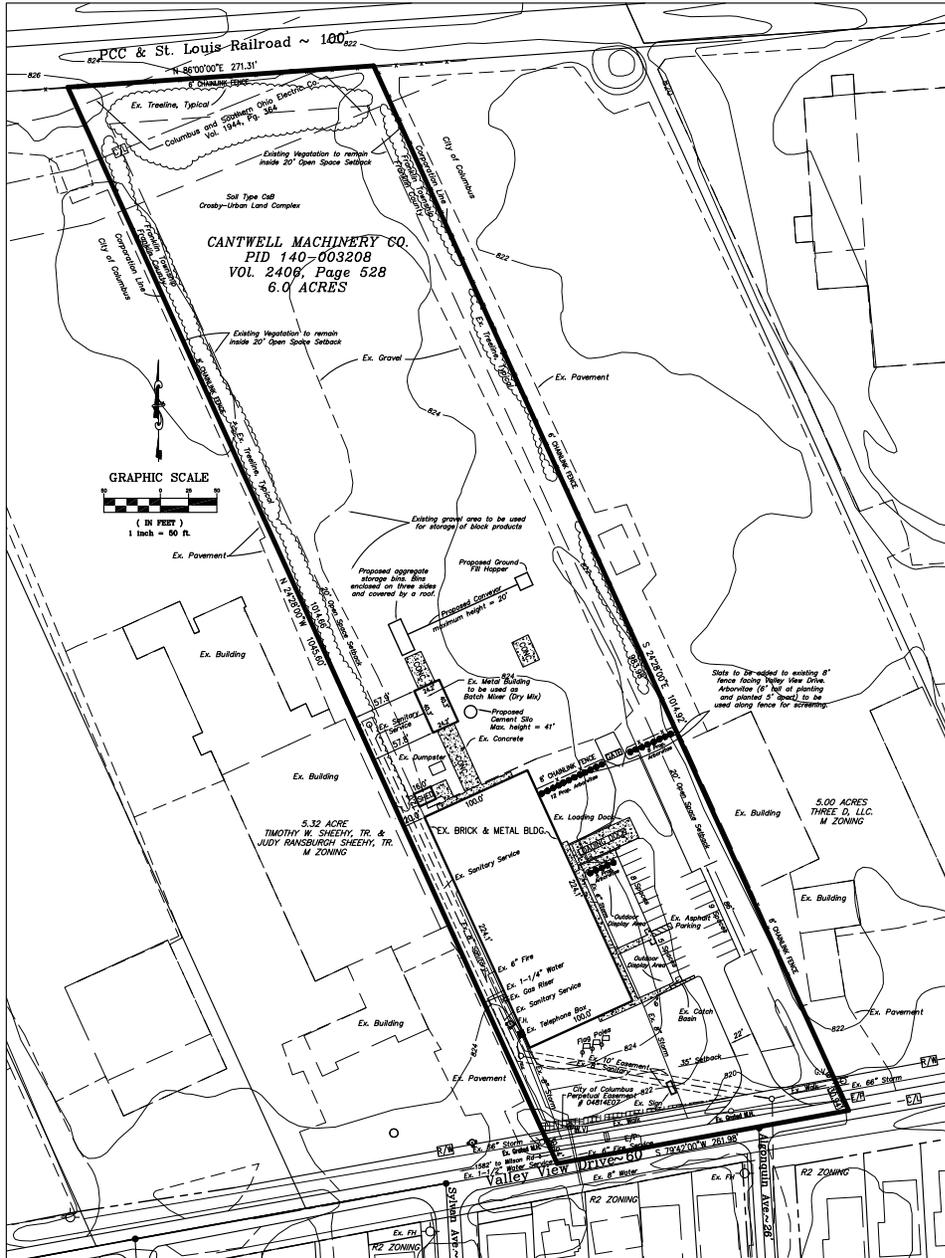
Should you have any questions or require any additional information in the meantime, please feel free to contact me.

Thank you for your assistance.

Sincerely,

**D. Anthony Hray**  
Planner

**Franklin County**  
**Economic Development & Planning Department**  
Lazarus Building  
150 South Front Street, FSL Suite 10  
Columbus, Ohio 43215-7104  
Tel: 614-525-4684  
Fax: 614-525-7155



APPLICANT: SNYDER MASONRY AND SUPPLIES  
 2301 WEST DOROTHY LANE  
 DAYTON, OHIO 45429  
 937-299-7388  
 SITE ADDRESS: 3180 VALLEY VIEW DRIVE  
 PARCEL NUMBERS: 140-003208  
 EXISTING ZONING: R, RURAL  
 EXISTING USE: FORMER CANTWELL MACHINERY COMPANY, BUILDING VACANT  
 PROPOSED ZONING: PIP, PLANNED INDUSTRIAL PARK  
 PROPOSED USE: MANUFACTURING AND RETAIL OF BRICK AND BLOCK PRODUCTS

BUILDING SETBACKS:  
 SIDE YARD, EXISTING = 20'  
 FRONT YARD, 35' SETBACK

EXISTING BUILDING  
 100' X 224' = 22,400 SQ. FT.  
 BUILDING HEIGHT = 24'-5 3/4"

PROPOSED BUILDING USE  
 13,440 SQ. FT. FOR MANUFACTURING  
 4,480 SQ. FT. FOR WAREHOUSE  
 4,480 SQ. FT. FOR RETAIL  
 NUMBER OF PROPOSED EMPLOYEES = 8

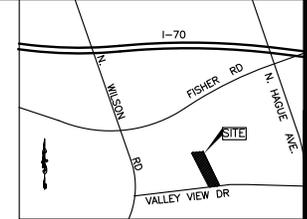
REQUIRED PARKING SPACES  
 FOR MANUFACTURING AND WAREHOUSE AREAS = 8 EMPLOYEES + 17,920 SQ. FT./3000 = 8 + 6 = 14 SPACES  
 FOR RETAIL AREA = 4,480 SQ. FT./250 = 18 SPACES  
 TOTAL REQUIRED PARKING = 32 SPACES

PROVIDED PARKING  
 EXISTING 22 SPACES

AVERAGE DAILY TRAFFIC NUMBERS  
 SMALL DELIVERY TRUCKS = 10 TRUCKS PER DAY  
 SAND/GRAVEL DELIVERY TRUCKS = 5 TRUCKS PER DAY  
 SEMI/TRACTOR TRAILOR TRUCKS = 3 TRUCKS PER DAY  
 PASSENGER CARS = 45 CARS PER DAY

EXISTING SANITARY AND WATER SERVICES  
 SANITARY- SITE IS SERVED BY AN EXISTING 8" SANITARY. BUILDINGS HAVE THREE EXISTING SERVICES  
 WATER- SITE IS SERVED BY AN EXISTING 1-1/2" DOMESTIC LINE AND A 6" FIRE LINE

GREEN SPACE  
 EXISTING GREEN SPACE = 2.92 ACRES OUT OF 6 ACRES = 48% GREEN SPACE



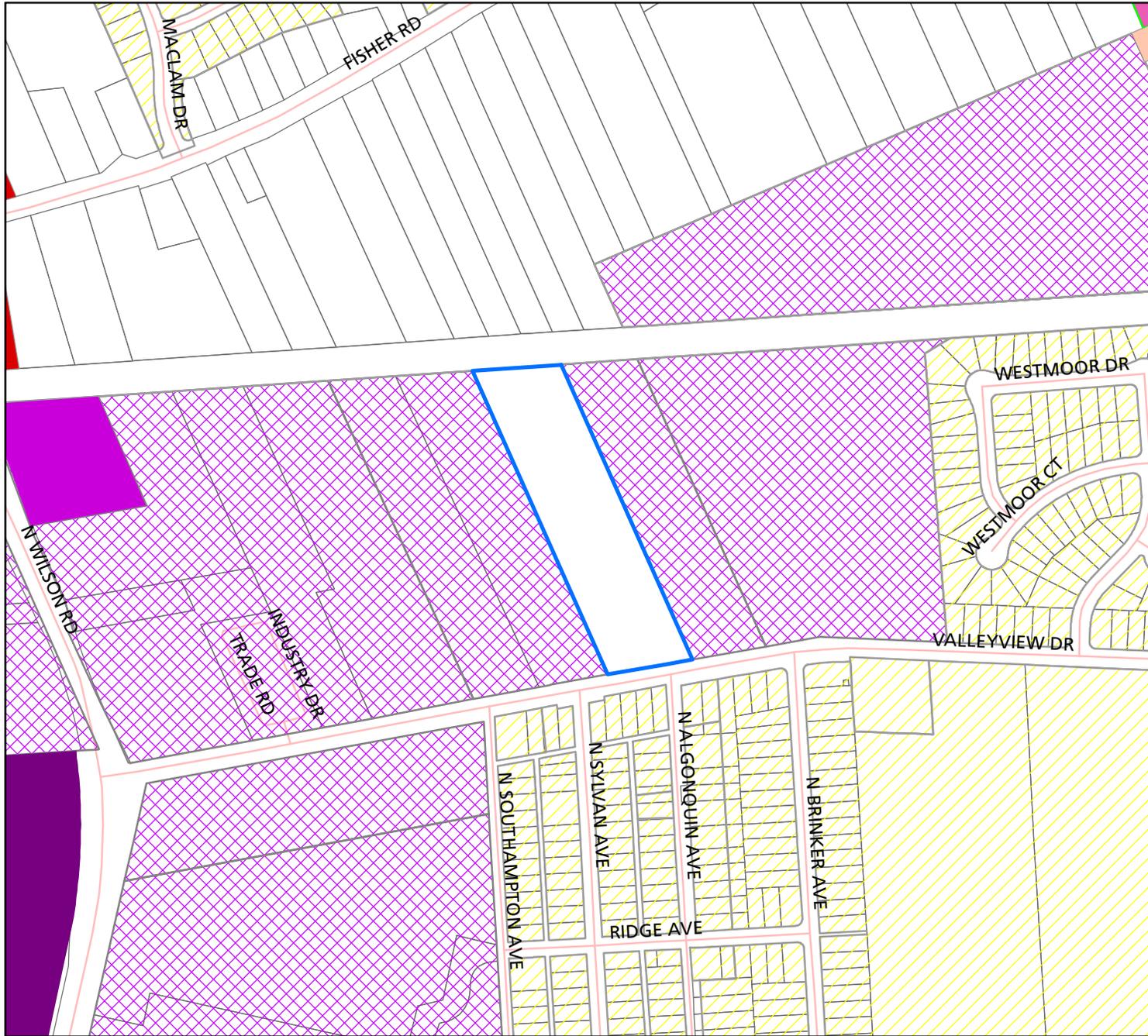
Vicinity Map  
 No Scale

ZON-13-01  
 Received: 3.28.13

FRANKLIN TOWNSHIP, FRANKLIN COUNTY, OHIO  
**REZONING DEVELOPMENT PLAN**  
 FOR  
**3180 VALLEY VIEW DRIVE**  
**SNYDER MASONRY AND SUPPLIES**  
 PREPARED BY  
**HOCKADAY AND ASSOCIATES, INC.**  
 Consulting Engineers & Surveyors  
 882 North Conroy Avenue  
 Columbus, Ohio 43219  
 Tele: (614) 252-0985  
 Fax: (614) 252-0444



SCALE: 1" = 50'



**ZON-13-01**

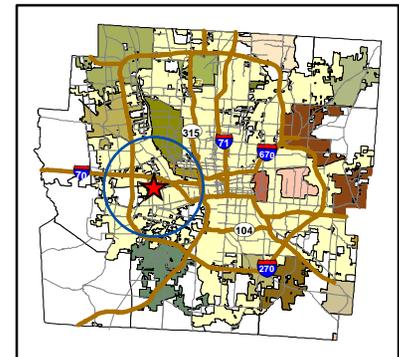
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Requesting to rezone from the Rural District to the Planned Industrial Park (PIP) District.

---

6.0-acres  
Franklin Township

- 3180 Valleyview Dr.
- Parcels
- Streets
- County Zoning**
- Rural
- Suburban Office/Institutional
- Community Service
- Limited Industrial
- General Industrial
- Select Com. Planned Dist.
- Columbus Zoning**
- Residential
- Multi-family
- Manufacturing



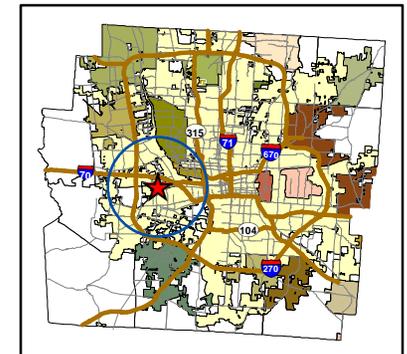


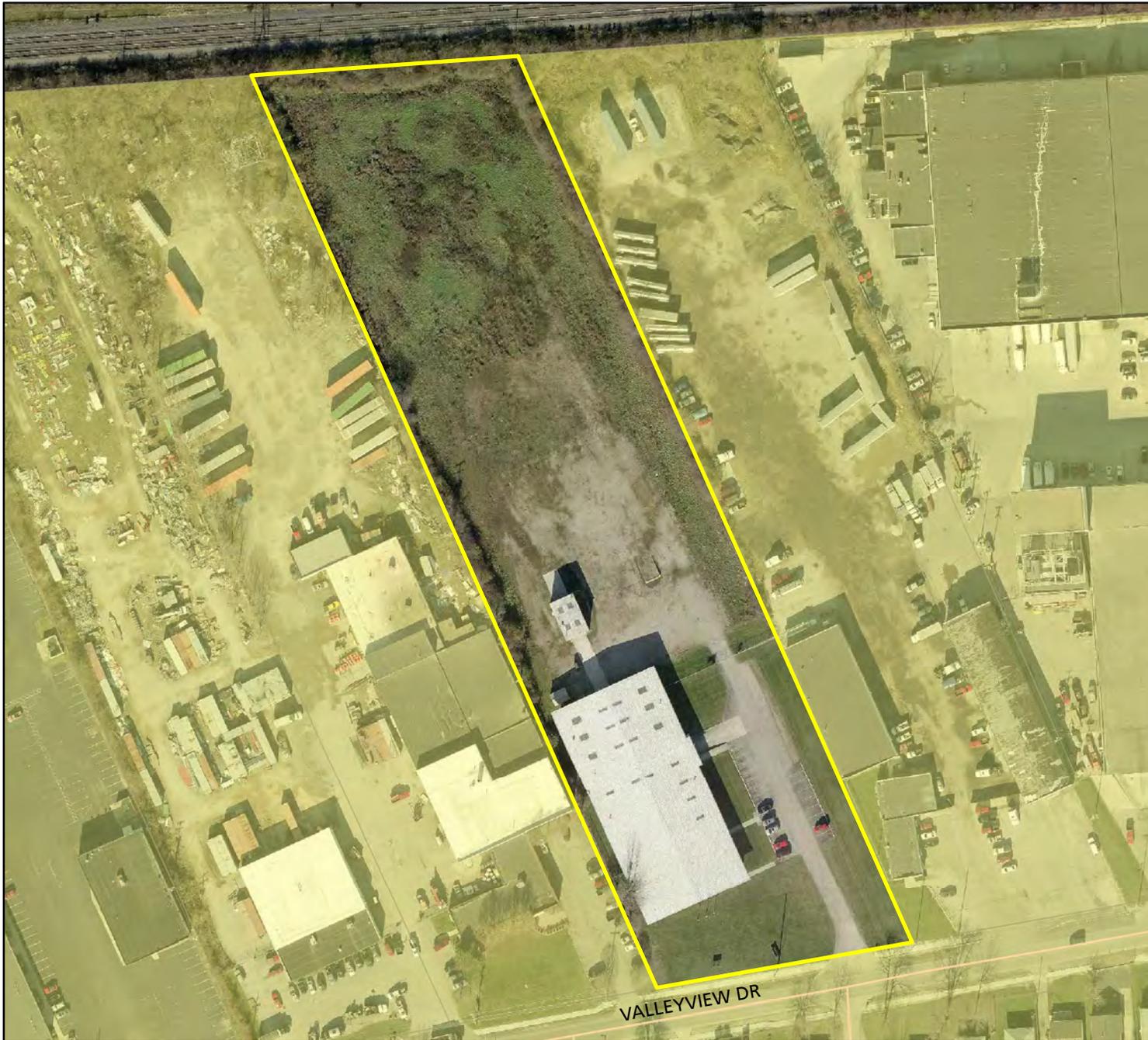
# ZON-13-01

Requesting to rezone from the Rural District to the Planned Industrial Park (PIP) District.

6.0-acres  
Franklin Township

- 3180 Valleyview Dr.
- Parcels
- Streets
- Corporate Boundaries**
- Columbus



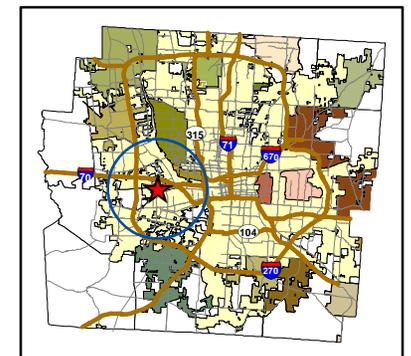


## ZON-13-01

Requesting to rezone from the Rural District to the Planned Industrial Park (PIP) District.

6.0-acres  
Franklin Township

-  3180 Valleyview Dr.
-  Parcels
-  Streets
- Corporate Boundaries**
-  Columbus





Commissioner John O’Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown  
President

Economic Development & Planning Department  
James Schimmer, Director

## ***STAFF REPORT***

Planning Commission  
April 10, 2013

### **Case BLEN-13-05**

Prepared by: Scott Ulrich

<b>Applicant:</b>	Blendon Township Zoning Commission
<b>Township:</b>	Blendon Township
<b>Request:</b>	Requesting approval of the Blendon Township 2013 Draft Comprehensive Plan Update

#### **Summary**

Blendon Township is seeking to amend its updated comprehensive plan. The Township last adopted the Blendon Community Plan in 2010. This amendment was initiated because Blendon Township is seeking to adopt its own zoning resolution. Staff recommends *denial* of the plan.

#### **Plan contents**

The majority of the plan – including all maps, graphics, and images – remains unchanged. Due to Blendon Township’s intention to avail itself of its own planning and zoning matters, most of the revisions are directed at the removal of references to the Franklin County Economic Development and Planning Department (EDP) and Board of County Commissioners. The 2013 Draft Plan also removes several policy recommendations that Township leaders believe are County priorities that poorly fit the needs of Blendon Township.

#### **Summary of Major Revisions**

- Removed “Policy Statements” section in the Introduction chapter. This section described how the 2010 Community Plan abided by overarching policies endorsed or adopted by the Franklin County Board of Commissioners. These policies included the Sustainability Resolution; Plain Language Statement; Central Ohio Green Pact; and Regional Connections Regional Growth Strategy.
- Removed the “Map Center” chapter. This chapter included a snapshot of the three “vision maps” adopted as part of the 2010 Community Plan: the Future Land Use Map, Bikeways Map, and Sidewalk Priorities Map. These maps were maintained in other chapters of the document.
- Changed the policy themes from “Planned Growth,” “Live Well,” and “Go Safely” to “Land Use,” “Housing, Recreation and Environment,” and “Mobility.” However, the theme descriptions and actions within each theme did not change.
- Removed “Grow Smart” Action 3: Adopt the conservation development regulations in areas of Cleveland Heights and the area east of the Big Walnut Creek.

- Removed “Grow Smart” Action 6: Adopt the Smart Growth Overlay for mixed-use commercial centers. *Implementation note: the Smart Growth Overlay has been adopted in Blendon Township.*
- Removed “Grown Smart” Action 10: Conduct a market analysis of the Westerville Road corridor.
- Removed “Live Well” Action 1: Require conformance with *AWARE* sustainability and universal design standards for projects receiving public funds. Also removed the corresponding call-out box further describing and explaining the *AWARE* standards.
- Removed “Live Well” Action 2: Support the use of universal design standards in new construction and rehabilitation of residential units.
- Removed “Live Well” Action 8: Increase the homeownership rate.
- Removed “Live Well” Action 10: Direct financial assistance programs to help low-income families perform home maintenance and resolve code violations.
- Removed “Live Well” Action 12: Consider the feasibility of a rental housing inspection pilot program.
- Removed “Live Well” Action 22: Adopt regulations establishing a stream buffer zone along Alum Creek, Big Walnut Creek and their tributaries. *Implementation note: stream buffer regulations have been adopted in Blendon Township.*
- Removed “Live Well” Action 33: Identify and convert underutilized sites to community gardens.
- Removed “Live Well” Action 35: Provide information to connect producers and consumers of local foods.
- Revised “Go Safely” Action 19: Install traffic calming devices in priority areas. Added Uly Road and Walnut Street to priority areas within Sunbury Woods planning area.
- Removed Implementation Tables from Implementation chapter. These tables identify the organizations involved in each action recommendation as well as which actions are of highest priority to the community.
- Removed Acknowledgements page. This page named and thanked all of the individuals and groups who provided input, technical advice and assistance with the 2010 Community Plan.
- Added a note on the final page that states the following: “This plan was an update prepared by Blendon Township in 2013 based on the original plan prepared by the Franklin County Economic Development and Planning Department.”
- In many places where actions were removed, the action number headings were maintained and action text was replaced with “Reserved for future use.”

### **Staff Analysis**

Overall, the plan has numerous formatting issues throughout the document. This is most likely because Blendon Township undertook these revisions without the knowledge or endorsement of EDP, and attempted to re-create the document using digital media scanning software. In the process, much of the original formatting was lost. The Township also used proprietary maps, images and other graphics without permission.

The 2010 Blendon Community Plan process was conducted by Franklin County EDP and included extensive public engagement and technical analysis. The 2013 Draft Update contributes no new public input or analysis to support any of the proposed revisions. The Current Conditions section remains

unchanged and does not reflect newly available data (such as the results of the 2010 census) or changes that may have occurred since 2010 (such as rezonings and sidewalk/bikeway construction). The Public Meeting Results remains unchanged and relies on the public input gathered at a public meeting that took place in July of 2009.

The Future Land Use Map remains unchanged in the 2013 Draft Update, even though it graphically incorporates several of the actions that are proposed to be removed. These include the recommended conservation development overlay in the Rural East and Cleveland Heights areas of the township, as well as the recommended stream buffers along Alum Creek, Big Walnut Creek, and their tributaries, which are shown to-scale on the map as 100-foot buffers. The Township has discussed their intent to significantly reduce the width of these buffers to as low as 25 feet along the major creeks and 10 feet along tributaries.

The 2013 Draft Update also does not assess the implementation progress to-date. Several recommendations of the 2010 Community Plan have been accomplished, including the following:

- “Grow Smart” Action 2: Discontinue conditional use home occupations
- “Grow Smart” Action 6: Adopt the Smart Growth Overlay for mixed-use commercial corridors (proposed to be removed as part of this update)
- “Grow Smart” Action 9: Implement recommendations of the Westerville Road Streetscape Improvement Plan
- “Grow Smart” Action 18: Convert the concrete barrier on Subury Road to a community amenity
- “Live Well” Action 13: Conduct a parks and recreation master plan
- “Live Well” Action 22: Adopt regulations establishing a stream buffer zone along Alum Creek, Big Walnut Creek and their tributaries (proposed to be removed as part of this update)
- “Live Well” Action 27: Sign the Central Ohio Green Pact
- “Live Well” Action 31: Establish a farmers market
- “Live Well” Action 32: Revise zoning regulations to allow community gardens
- Sidewalks installed on Executive Parkway and Harbin Drive
- Bikeways installed on Paris and Buenos Aires Boulevards

Finally, staff believes that the removal of the Implementation Tables undermines the entire plan document. The Implementation section is “the plan for the plan.” The intent of the implementation section is to assign responsibility for carrying out each action and establish clear lines of communication among community stakeholders. Without it, there is no guide telling Township officials who needs be involved in each action and which actions are most important to the community. Without it, there is no mechanism holding anyone accountable for implementing the plan.

### **Technical Review Agencies**

References to the Franklin County Engineer’s Office (FCEO) were removed from several of the actions that inherently require FCEO involvement or approval. These actions include issues such as access management, gateway signage, streetlights, and sidewalk installation. The FCEO would like the Township, at the very least, to acknowledge FCEO’s role as the sole authority for approving access to county roads from private property.

The Franklin Soil & Water Conservation District (FSWCD) is concerned by the removal of the recommendation for stream buffer zones along Alum Creek, Big Walnut Creek and their tributaries. These buffers prevent development from occurring too close to these streams, and are meant to protect both water quality and private property from the damage caused by streambank erosion.

**Staff Recommendation**

Staff recommends *denial* of the Blendon Township 2013 Draft Comprehensive Plan Update. The denial is based on the following:

1. The Township did not conduct any new current conditions analysis to inform the plan update.
2. The Township did not conduct any new public engagement to inform the plan update.
3. The Township did not update the Future Land Use Map to reflect the proposed revisions.
4. The Township did not assess implementation progress of the 2010 Community Plan to inform the plan update.
5. The Township does not have an implementation plan that assigns responsible parties and priority levels for each action.



Commissioner John O'Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown  
President

Economic Development & Planning Department  
James Schimmer, Director

Proposal for  
**Land Use Plan**  
Adoption or amendment

Plan Information and applicability
Plan title <a href="#">Blendon Township 2013 Draft Comprehensive Plan Update</a>
Applies to the following township(s): <a href="#">Blendon Township</a>

Case Number
<a href="#">BLEN-13-05</a>

Meeting Dates	
Review Body	Date
Planning Commission	<a href="#">April 10, 2013</a>
Rural Zoning Commission	<a href="#">N/A</a>
Board of Commissioners	<a href="#">N/A</a>

Type of Adoption	
Amendment type	Title
<input type="checkbox"/> Replaces the following plan(s):	
<input checked="" type="checkbox"/> Amends the following plan(s):	<a href="#">Blendon Community Plan – June 8, 2010</a>
<input type="checkbox"/> Applies in addition to other plans	
<input type="checkbox"/> Jurisdiction's first plan	
Notes	

Township Contact Information	
Name <a href="#">Bryan Rhoads</a>	
Address <a href="#">6350 Hempstead Road</a> <a href="#">Westerville, Ohio 43081</a>	
Phone # <a href="#">614-839-2013</a>	Fax #
Email <a href="mailto:bryan.rhoads@blendontwp.org">bryan.rhoads@blendontwp.org</a>	

# Blendon Township

Franklin County Ohio

Office of Township Administrator

Bryan E. Rhoads

Administrative Offices  
6350 Hempstead Road  
Westerville, Ohio 43081  
Phone: (614) 839-2013  
Fax: (614) 839-0048

March 8, 2013

Franklin County Planning Commission

150 South Front Street

FSL, Suite 10

Columbus, Ohio 43215

Re: Blendon Township Community Plan

Dear Madam or Sir:

On March 4, 2013, at a regularly scheduled meeting, the Blendon Township Zoning Commission passed a motion to initiate the adoption of amendments to the Blendon Community Plan. Accompanied with this letter is a draft plan which incorporates the proposed amendments into the Blendon Community Plan for your review and comment. Your recommendation of approval or denial of the proposed amendments or the approval of some modification will be considered at a public hearing regarding the amendments. The public hearing is scheduled for April 8, 2013 at 8:00p.m.

If you have any questions regarding the amendments as submitted, please feel free to contact me at any time.

Thank you,

Bryan E. Rhoads

Township Administrator

RECEIVED

MAR - 8 2013

Franklin County Planning Department  
Franklin County, Ohio



# BLENDON Township Comprehensive PLAN

Blendon Township, Franklin County, Ohio





# **BLENDON Township Comprehensive Plan Update**

Blendon Township, Franklin County, Ohio

DRAFT March 2013

Produced by:

Blendon Township Zoning  
Commission

**Blendon Comprehensive Plan Update**

*Project manager*  
**Bryan Rhoads**

**Disclaimer:** We produced the maps, figures, tables and other information in this document only for Franklin County business purposes. While we made every effort to include complete information, the maps, figures, tables and other information are not guaranteed to be accurate. The content of this plan is for reference purposes only and shouldn't be used for any survey, engineering or commercial purpose.

# CONTENTS

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## INTRODUCTION

Plan summary  
Planning area maps  
About this plan  
Policy statements

---

## CURRENT CONDITIONS

People and Housing  
Current Conditions maps  
Public Meeting Results

---

## RECOMMENDATIONS

Land Use  
Housing, Recreation and Environment  
Mobility

---

## IMPLEMENTATION

Implementation tables  
New development checklist  
Acknowledgements

Land Use



Housing, Recreation and Environment



Mobility



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## SECTION 1 INTRODUCTION

Need a quick overview of the Blendon Comprehensive plan? In this section you'll find a summary of the plan's recommendations, a map of the planning area, and the process we used to develop the plan.

Here's what you'll find in this section:

### **Plan Summary**

The Plan Summary highlights the key recommendations of the Blendon Comprehensive plan.

### **Planning Area map**

The Blendon Comprehensive plan will guide future development and redevelopment in unincorporated Blendon Township, Franklin County, Ohio. The regional context map shows the location of the planning area in central Ohio.

The planning area map shows the detailed boundaries of the planning area. The maps show you where the Blendon Comprehensive plan's recommendations apply.

### **About this plan**

What is a comprehensive plan? This part of the introduction explains what a plan is, how it's created, and how recommendations are developed.

### **Policy statements**

Policy statements are the guiding principles we used to develop the Blendon Comprehensive plan. The Franklin County Commissioners endorse these principles as best practices that form the foundation of comprehensive plans.



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# PLAN SUMMARY

BLENDON Comprehensive plan

The Blendon Comprehensive plan is a guide for future development in Blendon Township. The plan includes recommendations for the community's future: where houses are built, what kind of businesses are allowed, how new buildings look and locations of parks and trails. The plan also includes desired public improvements such as streetscape enhancements and place making features.

Recommendations follow the plan's three themes:  
Land Use, Housing, recreation and Environment and Mobility

## Land Use

Land Use focuses on preserving natural lands, protecting the environment and reusing already-developed land. Smart growth choices make vibrant places that are economically competitive. Recommendations for growing smart include:

- Improving development standards for new commercial buildings
- Implementing the Westerville Road Streetscape Improvement Plan
- Installing gateway signage
- Using conservation-style development to preserve natural features while accommodating future growth and development



## Housing, Recreation Environment



Housing, recreation and environment focuses on having a high quality of life. Parks and trails, a healthy environment and a variety of housing types support a high quality of life for everyone. Recommendations for living well include:

- Allow for a variety of housing types to provide options for residents a varying age of the age and socio-economic spectrum
- Carefully plan parks and trails to serve residents of all ages
- Improving the appearance of rental properties

## Mobility



A complete transportation system allows people to travel safely and efficiently by car, foot, bicycle and transit. Recommendations help establish this system and include:

- Installing sidewalks in priority areas
- Providing connections to existing bicycle trails
- Adding amenities at bus stops
- Plan trails and pathways to connect key destinations within the community
- Designing streets to accommodate all users

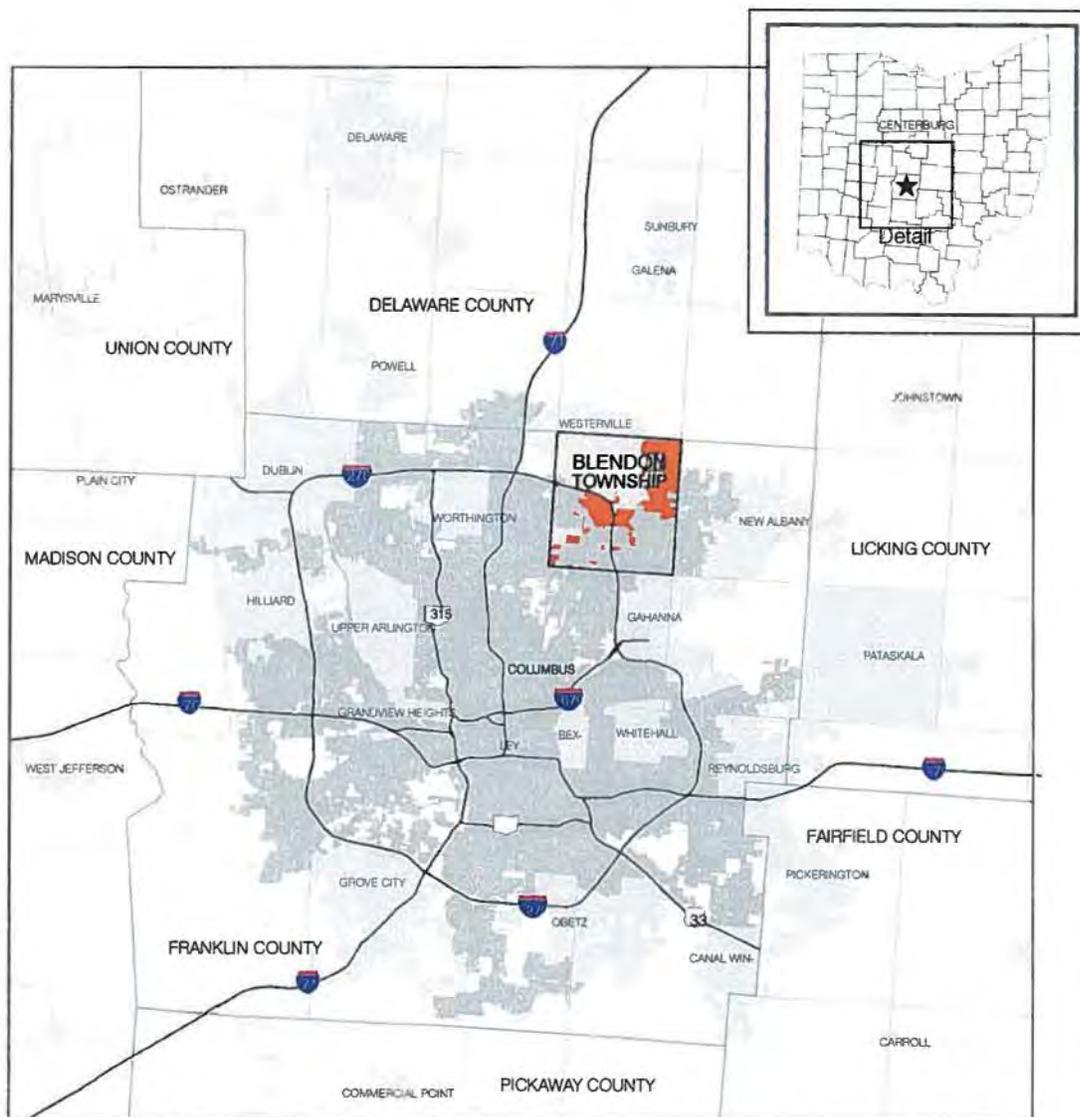
# PLAN SUMMARY

BLENDON Comprehensive plan

Land Use  
Housing, Recreation and Environment  
Mobility

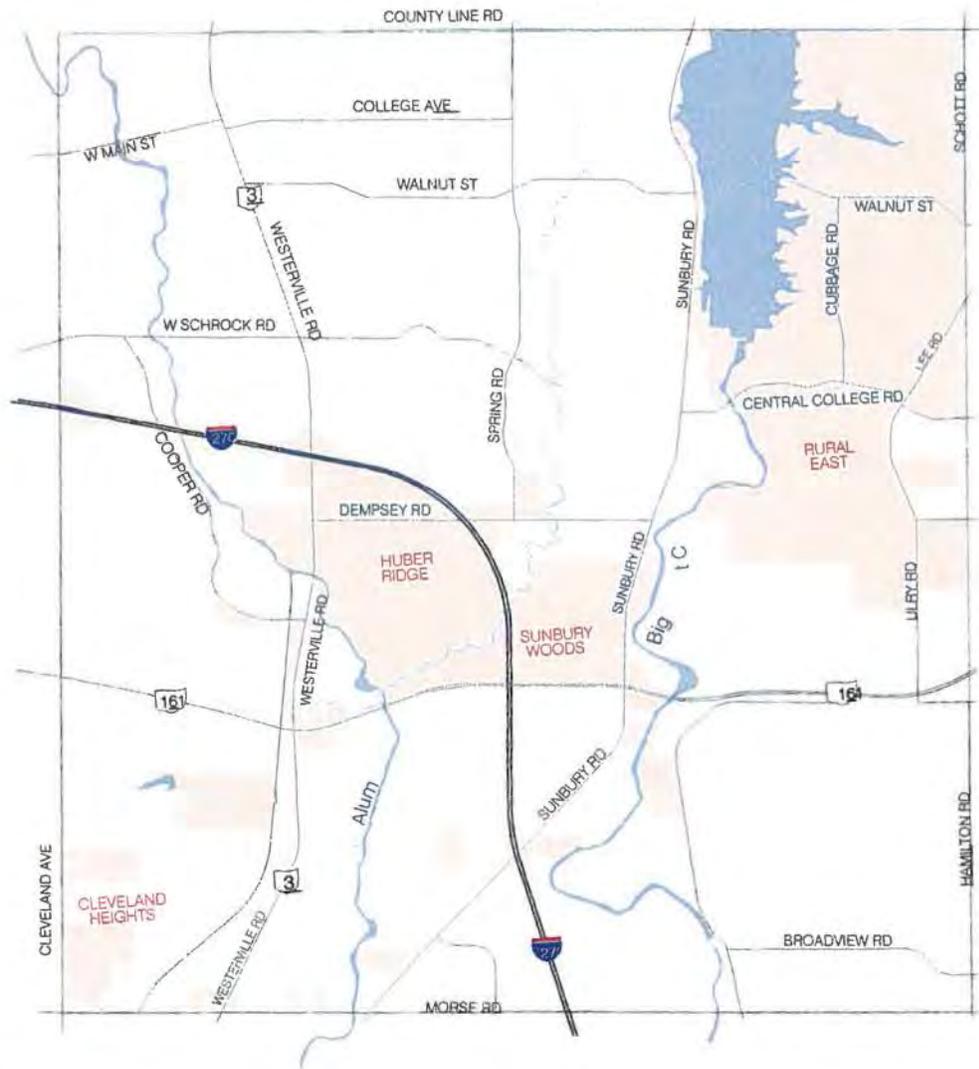
# REGIONAL MAP

## PLANNING AREA LOCATION



Blendon Township is bordered by multiple jurisdictions in two counties

# PLANNING AREA



Blendon Township consists of 3,520 acres in northeastern Franklin County, Ohio

Unincorporated Areas

# ABOUT THIS PLAN

## What is a plan?

A land use plan represents a community's desires for the future: how land is used, what new buildings look like and how people travel around and through the community.

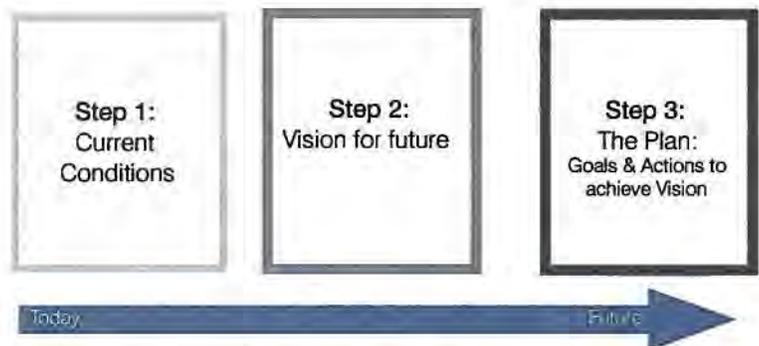
## Steps in creating a plan

A plan begins by assessing a community's existing state—the current conditions of land use, building appearance, shopping areas and transportation network. The second step is deciding on a vision—a view of the community at a point 10 to 20 years in the future. The third step is developing the bridge from the present to the future: the plan's recommendations. The recommendations explain in detail how the community, starting in the present, achieves its desired vision for the future.

## The recommendations: goals and action items

To develop the plan's recommendations, a community takes the desired vision for the future and divides it into smaller pieces, called goals. Each goal is a piece of the vision. Here's an example:

A community has a main street with a large shopping center. The shopping center is in poor condition and is only half-occupied. Arriving by car is the only convenient travel method. For its land use plan, the community imagines the future: the vision for the shopping center is an



attractive, fully-occupied shopping center with housing near or above the stores and convenient transportation for pedestrians. Taking its vision, the community breaks it down into goals for each vision and action items that explain what's needed to achieve each goal.

Just like the example, the Blendon Community Plan sets an overall vision and divides the vision into goals. The plan then lists action steps to achieve each goal. Each goal works both separately and together with the other goals to achieve the desired future for the planning area.

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# PEOPLE AND HOUSING

## PEOPLE

**Population:** Blendon Township's population was 7,905 in 2000. Projections from the MidOhio Regional Planning Commission show a population growth of 9.5 percent from 2000 to 2030, compared to a 25 percent projected county-wide increase. This table shows the projected population change for the township.

**Population density:** Net population density for the township is 1,437 people per square mile, lower than Franklin County's overall density of 1,980 people per square mile. This means that Blendon Township's population is more dispersed than the county as a whole.

**Households:** 3,386 total households exist in Blendon Township. The township has a higher percentage of the population in family households than Franklin County, 90 percent compared to 77 percent. The average household size for the township is higher than that for the nation, state and county.

**Age:** Minors and middle-aged people make up a larger percentage of the population than in Franklin County as a whole. The high percentage of family households in the township likely contributes to this age distribution.

**Race:** The township's racial make-up differs from the county, with a higher percentage of whites and a lower percentage of all other races than the county as a whole.

2000\*            7,905            3,481

### Population and Housing Trends

	Population	Housing Units
2005†	8,251	3,102
2030†	8,657	3,610
<b>% Change</b>	<b>9.5%</b>	<b>3.7%</b>

Sources: \*2000 U.S. Census †Estimates, MORPC

### Demographics

Race	Blendon Township		Franklin County	
	Number	Percent	Number	Percent
White	7,243	91.6%	806,851	75.5%
Black	394	5.0%	191,196	17.9%
Asian	76	1.0%	32,784	3.1%
Other/ Multiple <sup>192</sup>		2.4%	38,147	3.5%
<b>Age</b>				
Under 18	2,391	30.3%	268,321	25.1%
18 to 34	1,783	22.6%	308,545	28.9%
35 to 59	2,873	36.3%	353,461	33.1%
60 & above		10.8%	138,651	13.0%
<b>Total</b>	<b>7,905</b>		<b>1,068,978</b>	

Source: 2000 U.S. Census

## HOUSING

### Geographic areas

We divided housing characteristics into the following geographic areas:

- Cleveland Heights
- Huber Ridge
- Sunbury Woods
- Area east of Big Walnut Creek

### Housing age

Median year of housing construction shows the basic development progression over time. Median years of construction are:

- Cleveland Heights, 1953
- Huber Ridge, 1969
- Sunbury Woods, 1983
- Area east of Big Walnut Creek, 1971

This information shows a common trend seen throughout the United States. Populations have moved away from central-city areas since the end of World War II.

### Occupancy

The occupancy rate for Blendon Township, 97.3 percent, is higher than Franklin County's 93.2 percent. Blendon Township has a lower proportion of vacant housing compared to Franklin County overall.

### Housing types

Common housing types are single-family, town-homes and apartments. Huber Ridge contains the largest apartment complex in Blendon township. A 120-unit extended-stay hotel was recently constructed on Executive Parkway.

*Rental Units:* The table below shows the proportion of renter- and owner-occupied housing units by geographic area. While Huber Ridge has a higher number of rental units than Sunbury Woods, rentals account for a larger share of the overall housing in Sunbury Woods.

*Housing units:* In 2000, Blendon Township contained 3,481 housing units. Mid-Ohio Regional Planning Commission projections predict an increase of 3.7 percent from 2000 to 2030.

## EMPLOYMENT

*Jobs in Blendon Township:* Data from the MidOhio Regional Planning Commission shows approximately 3,000 people work in Blendon Township.

*Blendon Township residents:* According to the 2000 census, most residents work in these industries: Professional, scientific/technical services, retail, education, and health/social services.

Approximately 194 businesses operate in Blendon Township. Business information was obtained from ReferenceUSA.

### Primary Business Locations:

- Westerville Road from State Route 161 to Interstate 270
- Sunbury Road and Executive Parkway Area
- Areas along Morse Road and Cleveland Avenue

### Most common business types:

- Retail, 46 businesses
- Other services (including personal and auto repair services), 38 businesses
- Real Estate, 17 businesses

Owner and Renter Occupied Housing Units

	Huber Ridge	Cleveland Heights*	Sunbury Woods
Owner occupied	1,287 74.1%	791 91.4%	754 71.5%
Renter occupied	449 25.9%	74 8.6%	301 28.5%
<b>Total</b>	<b>1,736</b>	<b>865</b>	<b>1,055</b>

Source: 2000 U.S. Census \*Includes portions of Columbus

# CURRENT CONDITIONS MAPS

Maps on the following pages show geographic information about Blendon Township.

## Current Land Use map

Shows how land within the township is currently being used.

## Zoning map

Shows existing zoning districts, which determines the range of permitted land uses.

**Roads and Transit map, p. 38** Shows major roads and bus routes connecting people to destinations.

## Sidewalks map

Shows locations of existing sidewalks connecting pedestrians to schools and businesses.

## Bikeways and Paths map

Shows existing and proposed locations of bikeways and paths.

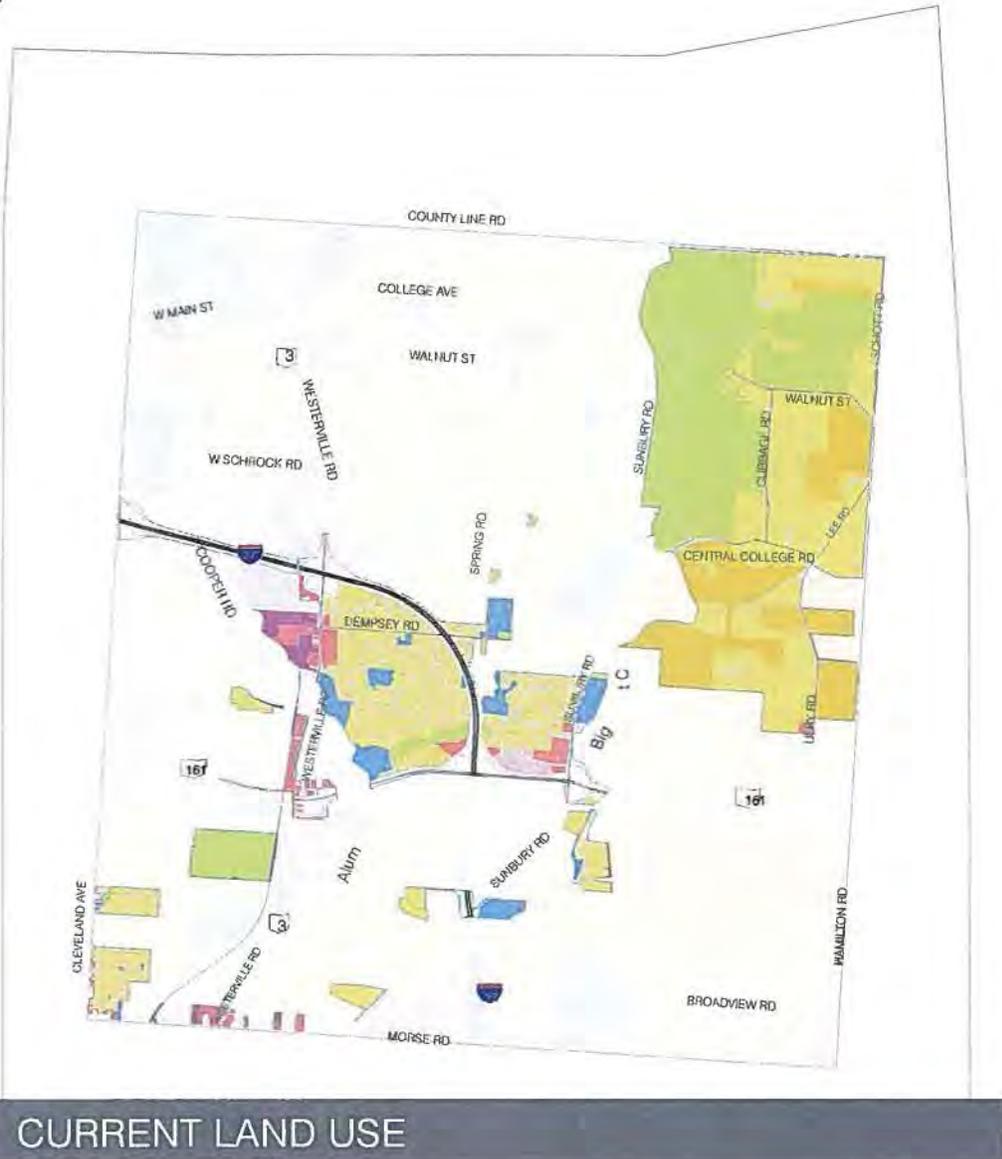
## Community Facilities map

Shows places residents rely upon for community services that enhance the quality of life.

## Township Identity map

Shows the areas and corridors that help to define Blendon Township.





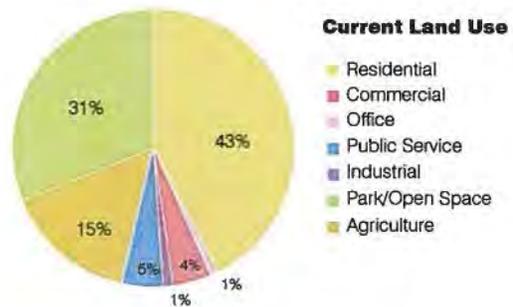
**CURRENT LAND USE**

The current land uses in Blendon Township are shown in this map and figure. Land in Blendon Township is predominately used for residential purposes. Parks and open space is the second most common land use.

Commercial uses make up approximately 4 percent of the planning area. Commercial uses are primarily found along main roads, especially Cleveland Avenue, Westerville Road and Sunbury Road.

There is a significant amount of office space in Blendon Township, but office uses represent less than 1 percent of the overall land area.

When planning for an area's future land use, it is important to ensure compatibility with existing land uses.





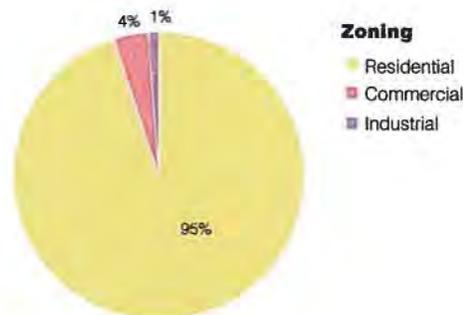
- Current Zoning**
- Residential
  - Multi-Family Residential
  - Commercial
  - Office
  - Industrial
  - Mixed-Use Open
  - Space

## ZONING

Nearly 95 percent of land in Blendon Township is zoned for residential and agricultural uses. The figure at right shows the percent of land in Blendon Township zoned for residential, commercial and industrial uses.

Existing zoning tells how land can currently be used and therefore is considered when making recommendations for future land uses.

The map above shows the generalized zoning in the planning area. The generalized zoning map consolidates zoning classifications into general categories for residential, commercial and industrial zoning districts. Generalized zoning maps allow us to quickly see the permitted uses for an area.





**ROADS AND TRANSIT**

**Highways, Road and Streets**

The planning area has easy access to major highways.

Interstate 270 curves through the center of Blendon Township with four interchanges to the planning area. State Route 161 runs east to west through the center of Blendon Township. Major non-freeway roads include Morse Road, Cleveland Avenue, Westerville Road and Sunbury Road.

Planned road improvement projects include intersection improvements at Westerville Road and Dempsey Road, road widening and resurfacing on Dempsey Road from Interstate 270 to Sunbury Road, and a bridge-replacement project

on Central College Road at Big Walnut Creek. The Mid-Ohio Regional Planning Commission is conducting a study for Westerville Road, from State Route 161 to Interstate 270, to identify solutions for reducing traffic congestion.

**Transit**

The Central Ohio Transit Authority serves the Blendon Township area with five express routes, two local routes and one crosstown route. Bus routes are shown on the map above.

The express routes provide transportation for the morning and evening commutes from Huber Ridge and Sunbury Woods to downtown Columbus. COTA is satisfied with the express



## SIDEWALKS

routes' ridership, except bus route 38 which serves the Huber Ridge neighborhood.

The Delaware Area Transit Agency's service boundary extends into Franklin County, however no bus routes serve Blendon Township.

Public transportation is an essential part of a complete transportation network. Buses provide transportation for a wide range of people: those that do not want to drive, those without access to a vehicle and those unable to drive.

**Rail**

There are no active rail lines in the planning area. There is an abandoned railroad right-of-way located west of Westerville Road.

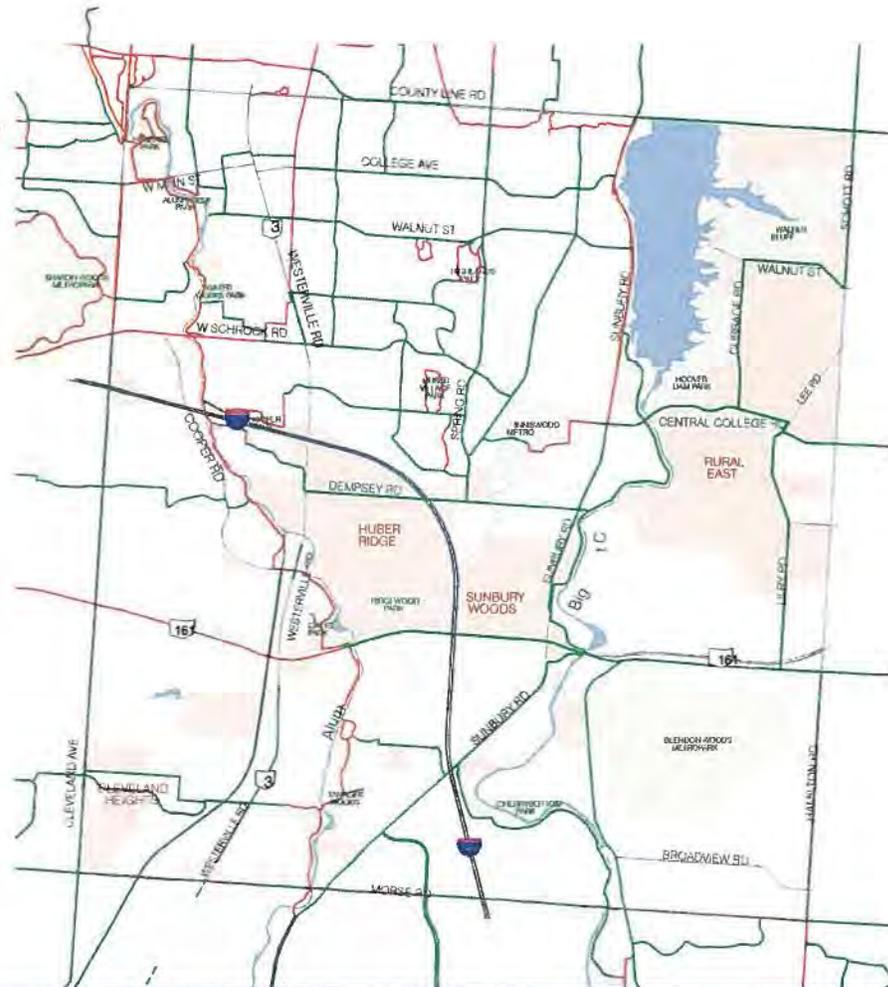
Abandoned railroad rights-of-way have a number of potential uses, including the installation of bike paths. The Columbus Bicentennial Bikeways Plan proposes a bikeway in this location.

**Sidewalks and Multi-Purpose Trails**

Sidewalks and trails serve important functions for communities. Sidewalks connect neighborhood residents to services, children to schools, provide opportunities for exercise and serve as an alternative mode of transportation.

The sidewalks map on the above page shows the presence of sidewalks along main roads, whether on both sides, one side, or absent





**Bikeways**  
 Proposed  
 Existing

**BIKEWAYS AND PATHS**

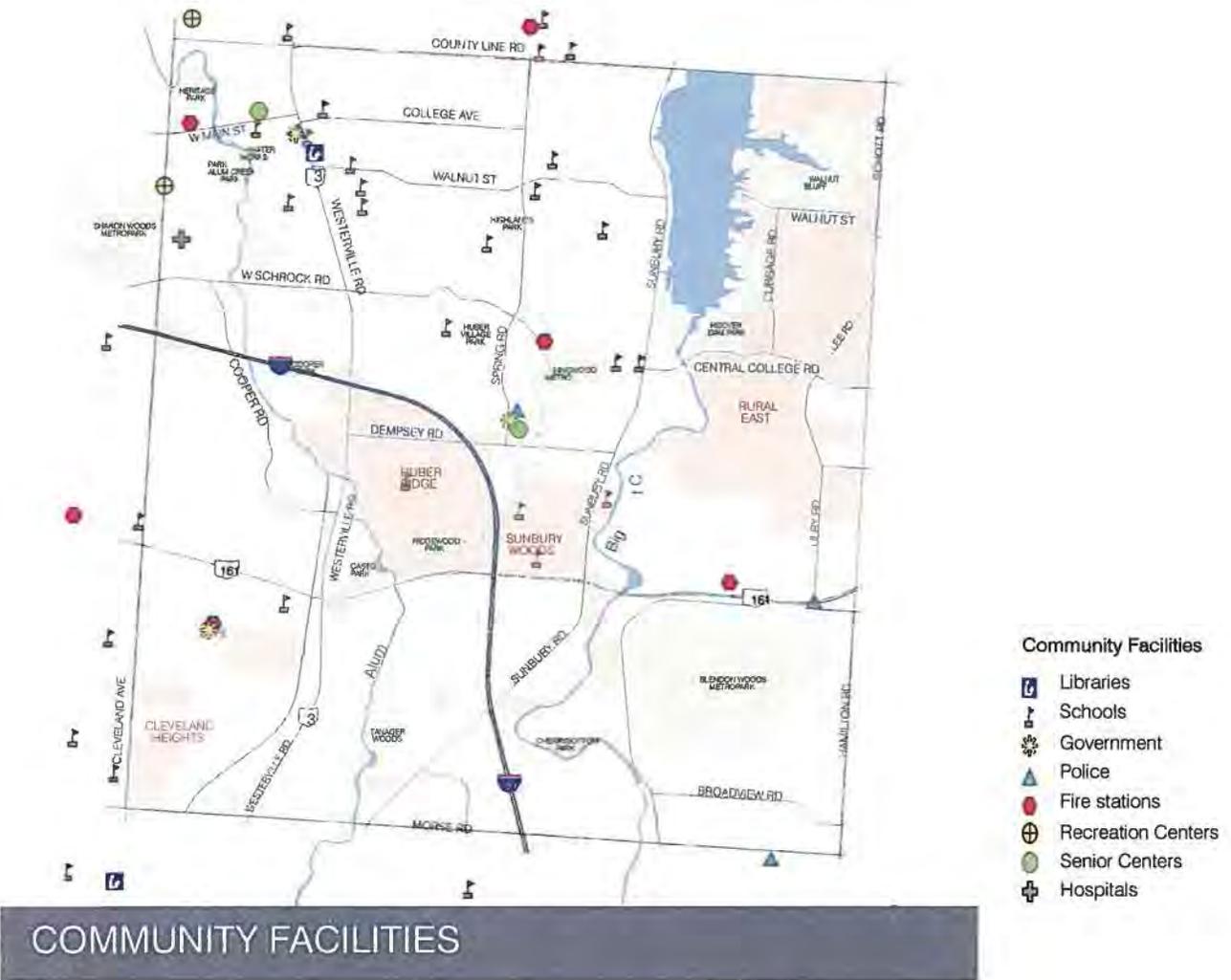
altogether. The Huber Ridge and Sunbury Woods neighborhoods have sidewalks throughout. The commercial corridors of Westerville Road, Sunbury Road and Executive Parkway are in the greatest need of sidewalks to allow residents from neighborhoods to access commercial destinations. Sidewalks exist on both sides of Cleveland Avenue.

**Bikeways**

This map shows the location of existing and planned bikeways in Blendon Township. Existing bikeways are intermittent and typically

connected. The longest lengths of connected trails near the planning area are along Alum Creek and west of Hoover Reservoir. No bikeways directly serve Blendon Township. The Alum Creek Bikeway runs west of Huber Ridge, but the neighborhoods in the planning area do not have access.

Bikeways are proposed along many roads in the area east of Hoover Reservoir that would help connect parks and neighborhoods. Bikeway types can include shared roadway lanes, bicycle lanes along roadway shoulders and separate bicycle paths.



**Parks and Recreation Facilities**

*Parks:* Approximately 1,040 acres of park, parkland and recreational space exist in Blendon Township. Hoover Reservoir, Hoover Dam Park and Walnut Bluff Park account for 1,010 acres. Three metro parks and numerous neighborhood parks are located near Blendon Township.

*Recreation facilities:* The Blendon Township Board of Trustees owns and maintains Ridgewood Park in Huber Ridge and a commons area in Sunbury Woods. The Ridgewood Park includes three baseball fields and the commons two play areas.

The Huber Ridge elementary school has basketball courts and a baseball field. Township residents also use recreation facilities located in Westerville.

Recreation facilities are important to community health by allowing individuals the opportunity to be physically active.

**Schools**

Three school districts serve Blendon Township: New Albany-Plain Local Schools, Columbus City Schools and Westerville City Schools.

The planning area contains two Westerville schools.

*Huber Ridge Elementary School:* Huber Ridge Elementary serves the Huber Ridge neighborhood with an enrollment of approximately 550 students in grades K-5. Approximately 400 students walk to school each day. Two school buses provide transportation.

The school is located on a one-way street with parking on both sides which has led to motorist-pedestrian conflicts.

*Wilder Elementary School:* Wilder Elementary serves the Sunbury Woods neighborhood. Attendance is approximately 460 students. Wilder Elementary provides schooling for grades K-5 and offers a special needs preschool program.

Both schools offer after-school programs and are open to various groups.

One private school, Eastwood Junior Academy, is located in Blendon Township on Sunbury Road. The academy provides schooling for grades K-8. The school is operated by the Seventh-day Adventist Church.

Three schools of higher education are located in the planning area: Franklin University, Bohecker College and Hondros College. All three schools are located on Executive Parkway.

**Safety services**

*Fire:* The Westerville Fire Division provides fire suppression and emergency medical service to Blendon Township through a 20-year contract. Three fire stations serve Blendon Township,

providing a 4-minute average response time. Stations are located on West Main Street, East Schrock Road and North Spring Street.

*Police:* Blendon Township provides police services with a 20-member staff that includes 18 officers. The Blendon Township Police Department is located at the township complex on Hempstead Road.

**Other Community Facilities**

*Blendon Township Senior Center:* Located at the township complex, the center is open to anyone in the surrounding area that is 55 and over. There are approximately 140 members from Blendon Township. Most members drive to the center although transportation is provided to those unable to drive. The center offers programs Monday through Friday from 8:30 a.m. to 4:30 p.m.

*Postal Service:* A post office is located at Glen-gary Shopping Center.

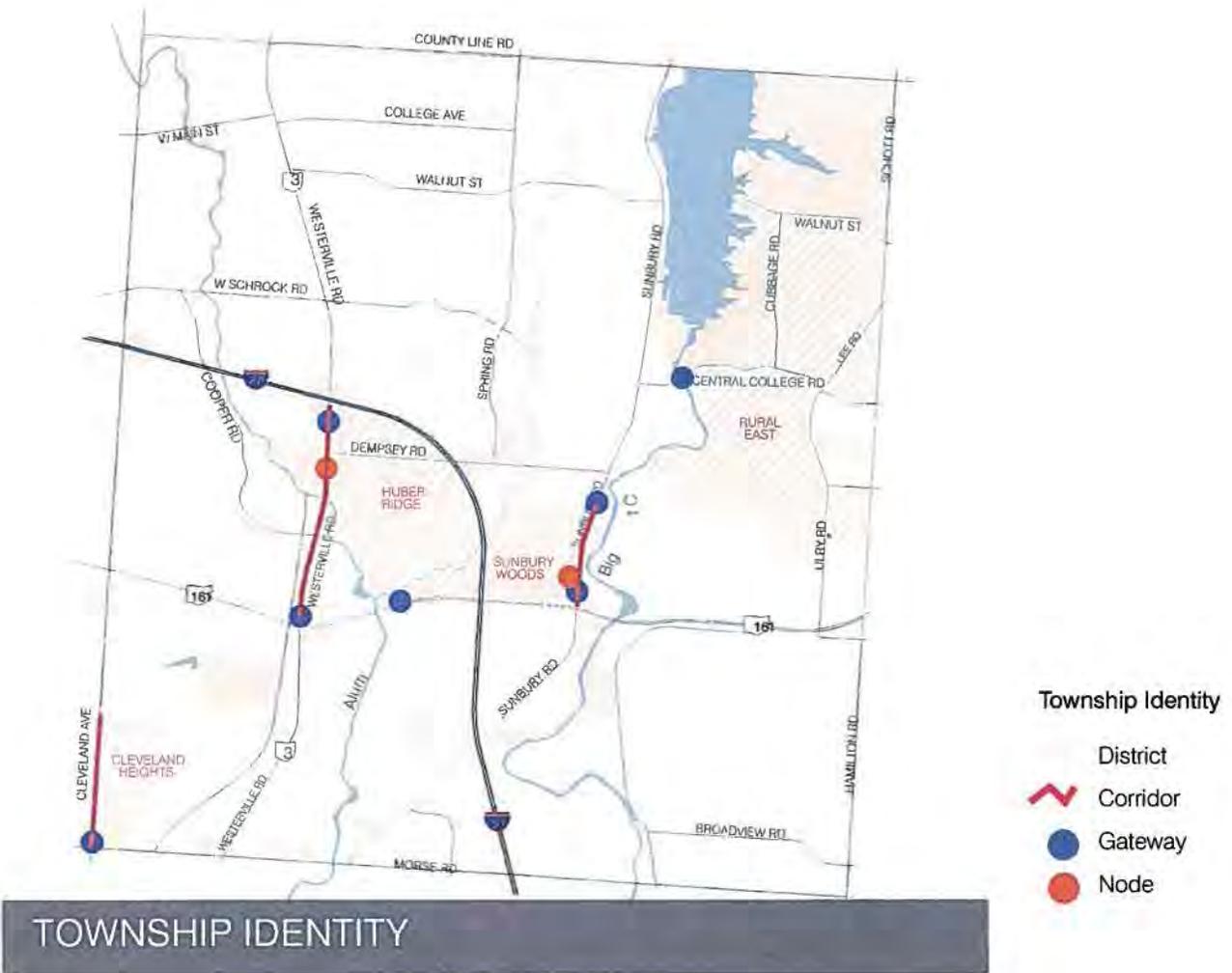
No libraries are located in the planning area. The Westerville Public Library is located on South State Street and the Northern Lights Branch of the Columbus Metropolitan Library is located on Cleveland Avenue south of Morse Road.

The preceding map shows the location of community facilities in the planning area.

Wilder Elementary School, located in the Sunbury Woods neighborhood



Franklin County



**Gateways**

Gateways are major entry points to the community and offer a community’s first impression to newcomers. Blendon Township’s gateways lack distinguishing features such as welcome signage or landscape treatments that inform travelers they are entering the area. There are seven main gateways to the planning area, as shown on the map above.

**Corridors**

Corridors also convey a community’s image. Corridors are lengths of roadways that have similar characteristics and business activity.

*Cleveland Avenue:* A north-south road on the western edge of Blendon Township. The corridor has sidewalks on both sides of the road. Commercial properties lack street presence and many lack green space and landscaping.

*Westerville Road:* A north-south road through the western half of Blendon Township. Large volumes of traffic travel the corridor. The Mid-Ohio Regional Planning Commission is conducting a capacity study for the portion between State Route 161 and Interstate 270.

Businesses on Westerville Road include restaurants, auto-related uses and construction contractors. There are no sidewalks. High traffic speeds make travel unsafe for pedestrians.

Commercial properties have limited landscaping and buildings are set back far from the road with parking in front.

*Sunbury Road:* A north-south road located east of Sunbury Woods. Sunbury Plaza is located here. A concrete barrier separates the road and the shopping center. Sidewalks do not exist and buildings lack street presence.

**Nodes**

Nodes are centers of attraction and activity. Glengary Shopping Center and Sunbury Plaza are nodes.

*Glengary Shopping Center:* The center has been a shopping destination for residents since the 1970s. The center is in a prime location and is fully occupied. Glengary Shopping Center occupies approximately 15 acres with limited landscaping. The shopping center lacks a pedestrian-friendly design. No bike racks or designated walking areas exist.

Landscaping reduces storm water runoff and helps reduce temperatures in urban environments. Bike racks encourage cycling. Designated walking areas allow safe pedestrian access to stores.

*Sunbury Plaza area:* The development of the shopping plaza and Executive Parkway began in the 1980s. This is a prime commercial area with access to the interstate system. Sixteen properties including Sunbury Plaza and businesses along Executive Parkway occupy approximately 45 acres.

One undeveloped property remains along Executive Parkway that serves as a buffer to the Sunbury Woods district. The property is zoned for commercial use. Businesses have an abundance of parking and there are no sidewalks. Most properties lack designated walking areas



Sunbury Plaza shopping center, a node located near the Sunbury Woods neighborhood

Franklin County

from parking lots to buildings.

**Districts**

Cleveland Heights, Sunbury Woods, Huber Ridge and the Rural East are districts, or areas with common design characteristics.

*Cleveland Heights:* Residential neighborhood platted in 1924 and 1925. The neighborhood contains approximately 480 properties of which approximately 370 are undeveloped. No sidewalks exist in the district. A public sewer system is scheduled to serve all existing homes and businesses by mid-2011.

The neighborhood has a large amount of undeveloped land. Further utility service extension may be required for future development. Attention should be given to this area to ensure appropriate future development.

*Huber Ridge:* Residential neighborhood platted between 1960 and 1971. The neighborhood has approximately 1,500 developed properties. Neighborhood sidewalks connect residents to Huber Ridge Elementary and Ridgewood Park.

*Sunbury Woods:* Residential neighborhood platted between 1972 and 1981. There are approximately 1,100 developed properties. Sidewalks exist throughout the neighborhood. Roadways in the neighborhood are wide and contribute to speeding.

*Rural East:* The rural area east of Big Walnut Creek has areas of low to medium-density residential development. There are seven platted subdivisions in this district. A large amount of undeveloped land remains. Central sewer and water is not available. Natural features such as steep slopes, erodible soils and floodplains need attention when determining how the area should develop.

There are no sidewalks and no bikeways. Bikeways are planned for most of the major roads that will help connect residents to parks.

The map on the previous page shows gateways, corridors, nodes and districts in Blendon Township.

# PUBLIC MEETING RESULTS



www.jacksonreges.org / Dan Burden

Public meetings allow community members to provide input on their community's future. For the purposes of the Blendon Comprehensive plan, the future includes how land is used, how buildings look and how people get around.

## First public meeting

We held the first of four Blendon Community Plan public meetings on July 13, 2009 at the Blendon Township Senior Center, 6330 Hempstead Road.

Over 150 residents, property owners, business representatives and other interested individuals attended the meeting.

## Gathering input

After our project team gave a brief presentation, we divided meeting attendees into four groups according to where they live: Cleveland Heights, Sunbury Woods, Huber Ridge, and the rural area east of Big Walnut Creek.

We conducted the following three exercises to gather detailed feedback from attendees.

1. **Feedback form:** Each attendee filled out a form, composed of two types of questions: questions to answer on a five-point scale from strongly agree to strongly disagree and open-ended questions asking attendees to list their general likes and dislikes about the community.
2. **Group discussion:** Within the small groups, attendees discussed their likes and dislikes then grouped their comments by general topic, to see which likes and dislikes are most common.
3. **Favorite places maps:** For the final exercise, attendees placed green and red dots on a map to show their top three favorite and least favorite places.

## Using the results

We used the results from this meeting to establish a community vision for the future. After understanding what people like and what they want to see changed, we then begin to help shape policies and actions to achieve that future.

You can see the results of the public meeting on the following pages. In addition to the graphs, we also listed written and oral comments provided by attendees.

All images: Franklin County



## LAND USE: RESIDENTIAL

### In general

Attendees reported a sufficient range of housing options and a desire to remain in their neighborhoods as they grow older.

Overall, attendees are satisfied with the current residential densities in their respective areas. Most attendees desire to see farmland preserved east of Big Walnut Creek.

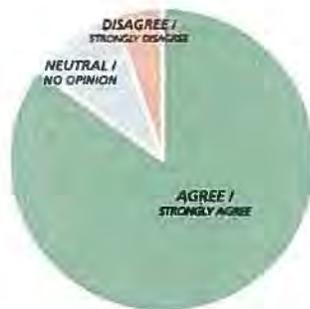
### By area

*Cleveland Heights:* People enjoy nearby undeveloped land, open space and overall lower-density development.

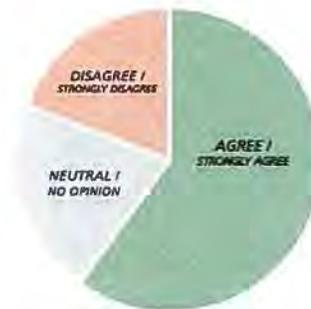
*Huber Ridge:* People enjoy Ridgewood Park and Huber Ridge Elementary School. People believe rental unit properties need better maintenance.

*Sunbury Woods:* People enjoy the two nearby parks, known as the large and small commons, and Wilder Elementary School. People do not desire increasing residential density.

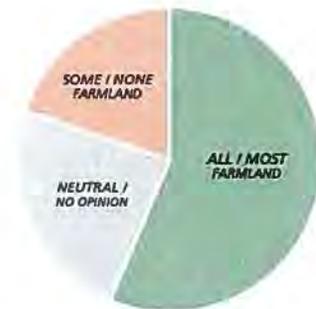
*Rural East:* People enjoy the area's low density, rural character. Some expressed worry about future development.



**Staying in my neighborhood is important to me/my family as we get older**



**There are enough housing options available in my neighborhood to allow me to remain as I get older**



**How much farmland should be preserved in the area east of Big Walnut Creek?**



All images: Franklin County

## LAND USE: COMMERCIAL

### In general

Attendees report that a consistent visual appearance is important in commercial areas. Overall, attendees are satisfied with the number and variety of businesses.

### By area

*Cleveland Heights:* Most people believe that nearby businesses have a poor appearance. Many said there are too many auto-related businesses along Cleveland Avenue.

*Huber Ridge:* Most people believe that businesses along Westerville Road have a poor overall appearance, especially a lack of landscaping.

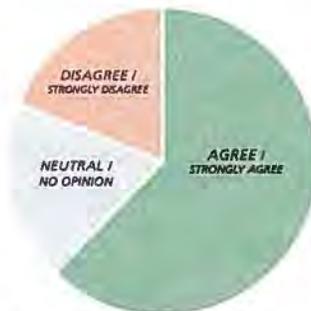
Similar to Cleveland Heights, many said there are too many auto-related businesses.

*Sunbury Woods:* People are satisfied with the appearance of most businesses. Many said the recently-installed concrete barrier in front of Sunbury Plaza shopping center is unattractive.

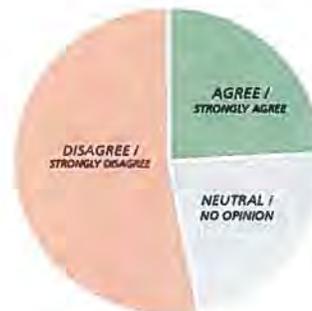
*Rural East:* People report satisfaction with the number, variety and appearance of nearby businesses. Most people shop for everyday items at Sunbury Plaza, in Westerville or New Albany.



**The number and variety of businesses along commercial corridors nearby meet my needs**



**In commercial areas it's important to have a consistent appearance such as welcome signs, decorative street lights and building design**



**Commercial properties nearby look nice**



All images: Franklin County

## PARKS AND NATURE

### In general

Attendees overwhelmingly believe that clean streams, wooded areas and natural areas are important to the community.

Most attendees report a sufficient amount of parks, playgrounds and ball fields. The one clear exception is in the Cleveland Heights area where attendees strongly believe more natural areas and recreational opportunities would be beneficial.

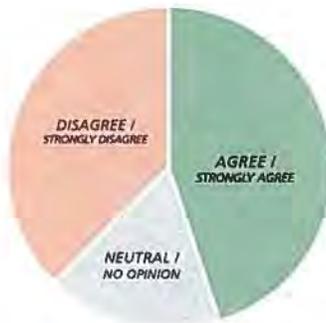
### By area

*Cleveland Heights:* People visit parks on a regular basis and enjoy the trees and wildlife in their area.

*Huber Ridge:* Most people visit parks on a regular basis. Many desire additional youth recreational facilities.

*Sunbury Woods:* Most people visit parks less than once a month. Many would like to see better maintenance of the commons.

*Rural East:* Most people visit parks less than once a month but enjoy the nearby trees and wildlife.



**There are enough parks, playgrounds, ball fields and other places to play in my neighborhood**



**How often do you/your family visit parks?**



**Having clean streams, wooded areas and natural areas is important to me**



All images: Franklin County

# COMMUNITY

## In general

Attendees would like to see a consistent appearance within their neighborhoods or general area. Most report that future residential development should be mostly single-family homes.

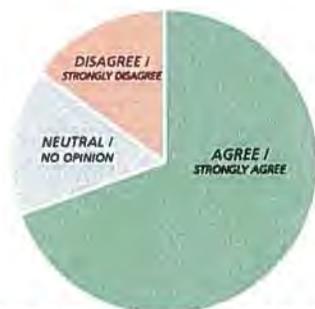
*Sunbury Woods:* People enjoy the friendliness and safety of the neighborhood.

*Rural East:* People enjoy the open, rural character of the area with large, single-family properties.

## By area

*Cleveland Heights:* People enjoy their neighbors and the prevalence of single-family homes.

*Huber Ridge:* People enjoy the active neighborhood association, friendly neighbors and the safety of the area.



Having a consistent neighborhood look/feel such as neighborhood entrance signs, decorative street lights and uniform street signs is important to me



What type of housing would you like to see in your area?

All images: Franklin County



## PUBLIC SERVICES

### In general

Attendees are pleased with township services including police, fire and snow removal. Most are satisfied with the effectiveness of Blendon Township's property maintenance code, except for some residents living in Cleveland Heights and Sunbury Woods.

Attendees believe parks and playgrounds are well maintained and safe.

### By area

*Cleveland Heights:* People feel that the Blendon Township property maintenance code could be more effective. People, whose homes use

on-site aerators or septic systems, desire central sewer service but are apprehensive about the cost to install new sewers.

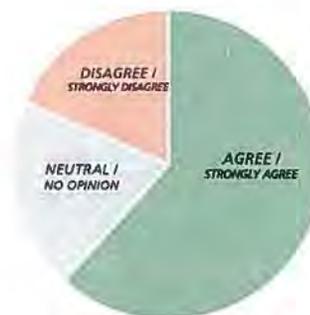
*Huber Ridge:* People are dissatisfied with costly water service.

*Sunbury Woods:* People feel that the township property maintenance code could be more effective. Most are dissatisfied with the cost of water service.

*Rural East:* Power outages and the lack of central water and sewer service concerns attendees.



**The township's property maintenance code is working**



**Parks and playgrounds are well maintained and safe**



All images: Franklin County

# TRANSPORTATION: WALKING

## In general

Attendees reported it being easy to walk around their neighborhood, whether there were sidewalks or not. Walking to commercial areas presents a greater challenge.

Once they arrive at commercial areas, attendees find it difficult to walk, largely due to a lack of sidewalks.

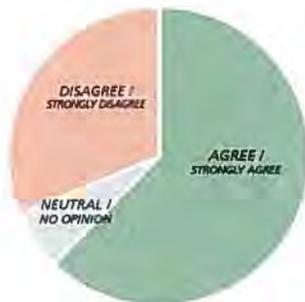
## By area

*Cleveland Heights:* Low vehicle traffic makes walking generally safe, even though there are no sidewalks on residential streets.

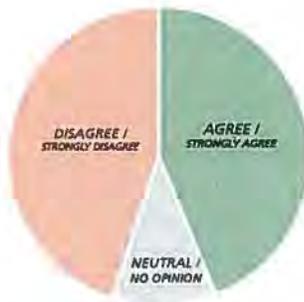
*Huber Ridge:* Sidewalks throughout the neighborhood makes walking generally safe. There are gaps in sidewalks between residential and commercial areas.

*Sunbury Woods:* Sidewalks throughout the neighborhood make walking generally safe. There are gaps in sidewalks between residential and commercial areas.

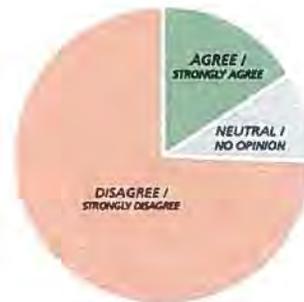
*Rural East:* Walking on some residential streets is safe, but walking longer distances is difficult since there are no sidewalks



**It is easy and safe to walk around my neighborhood**



**I can easily walk to commercial areas near my neighborhood**



**It is easy and safe to walk along main roads**



## TRANSPORTATION: BICYCLING

### In general

Attendees reported it being easy to bicycle around their neighborhood. Adults mainly bicycle on the road, while children bicycle on sidewalks.

Accessing commercial areas is difficult on a bicycle. Attendees expressed a strong desire for better connectivity with bicycle trails. Several trails pass near Blendon Township neighborhoods, but a lack of connection forces bicyclists to travel long distances via highly-trafficked main roads to access the trails.

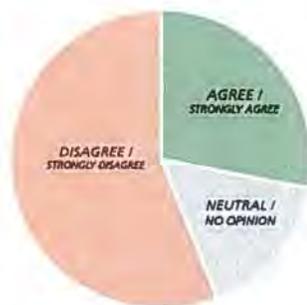
### By area

*Cleveland Heights:* Bicycling to commercial areas is difficult. People desire an easy connection to the bicycle trail along Alum Creek.

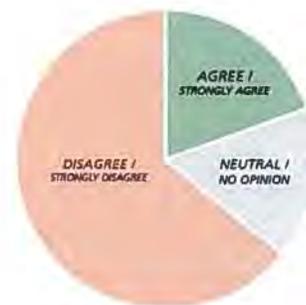
*Huber Ridge:* Bicycling to commercial areas is challenging. People strongly desire an easy connection to the bicycle trail along Alum Creek.

*Sunbury Woods:* People desire a connection to trails near Hoover Reservoir and to trails along Big Walnut Creek that connect to Blendon Woods Metro Park.

*Rural East:* Shopping is located too far to make bicycling practical. People desire connection to trails near Hoover Reservoir.



**It is easy to ride a bicycle to commercial areas**



**It is easy to get to bicycle trails**



All images: Franklin County

# TRANSPORTATION: TRANSIT

## In general

Public transit opportunities are important to attendees in all four areas to connect people to jobs, shopping and recreation.

With the exception of some residents of Cleveland Heights, attendees do not believe bus stop upgrades would increase their use of public transit.

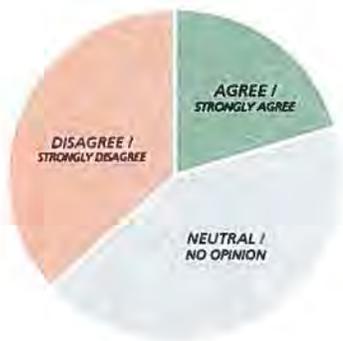
*Huber Ridge:* People feel a lack of transit routes exists and a wider variety of destinations is desired.

*Sunbury Woods:* People are generally satisfied with the number of bus routes.

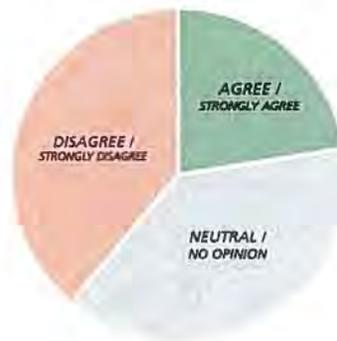
*Rural East:* People believe there is a lack of transit routes in the area east of Big Walnut Creek.

## By area

*Cleveland Heights:* People believe sufficient public transit routes exist however upgrades to bus stops would increase ridership.



**There are enough bus routes in my area to get where I need to go**



**Bus stop upgrades (benches, shelters, etc.) would increase my use of buses**



All images: Franklin County

## TRANSPORTATION: CAR

### In general

Attendees from all four areas enjoy the good access to main roads. Speeding is a safety concern in residential neighborhoods and along rural roadways.

Attendees do not support the use of speed bumps to slow traffic in neighborhoods.

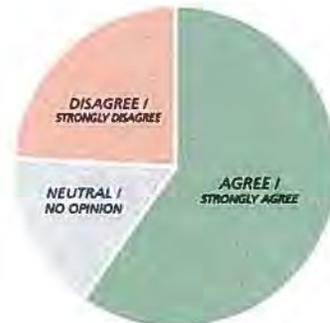
### By area

*Cleveland Heights:* People enjoy low traffic volumes experienced along residential streets. Speeding cars are a problem along Cleveland Avenue, Sharon Road and Chester Road.

*Huber Ridge:* Speeding cars are a problem along Dempsey Road, Paris Boulevard and Buenos Aires Boulevard.

*Sunbury Woods:* Speeding cars are a problem along Sunbury Road, Executive Parkway and Valley Quail Boulevard.

*Rural East:* People note speeding cars on all main roads in the area.



**Speeding is a problem in my neighborhood**

### Top speeding concerns:

- Cleveland Avenue
- Buenos Aires Boulevard
- Dempsey Road
- Paris Boulevard
- Executive Parkway
- Sunbury Road
- Valley Quail Boulevard
- Lee Road
- Smothers Road
- Utry Road

## SECTION 4 RECOMMENDATIONS

The *Recommendations* section includes:

- The community's vision for the future
- Goals to help achieve the vision
- Action items to reach each specific goal

*How they were developed:* We combined the data in the Current Conditions analysis with the results from our first public input meeting. Public meeting attendees told us what they want the future of Blendon Township to look like. Over the next 10 to 20 years, the recommendations help achieve that future vision.

*How they are used:* Community members can use the recommendations to improve their neighborhoods. Government officials and others will use the recommendations when making decisions on land use proposals and capital improvements, all directed at realizing a unified community vision.

The recommendations are divided into three themes, *Land Use, Housing, Recreation and Environment, and Mobility*.

### Land Use, p. 57

These recommendations address future development and desired community identity and streetscape improvements. The recommended *smart growth*-oriented actions will help the community become an attractive and economically vibrant area with a strong sense of community pride.

### Housing, Recreation and Environment, p. 75

Recommendations in this chapter address housing, recreation and the environment. The actions help protect a sensitive environment, develop an accessible, well-maintained park and recreation system, and foster a community with a variety of housing types for all people.

### Mobility, p. 85

*Mobility* means developing a complete transportation network that allows anyone regardless of physical ability or socio-economic status to travel to, from and within Blendon Township. The goals and actions will allow people to travel safely and easily by foot, bicycle, transit and car.



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# Land Use



## VISION FOR THE FUTURE

Land uses that support and respect current areas, maintain quiet neighborhoods and support vibrant, economically prosperous commercial areas that are with a strong sense of place.

### Achieve this vision by:

- Following the Future Land Use map for new development
- Keeping neighborhoods nearly exclusively residential
- Using conservation-style development to preserve natural features
- Implementing the Westerville Road Streetscape Improvement Plan
- Installing gateway signage

House size, type and lot placement contribute to community character



**Goal A**  
**Maintain residential character of existing neighborhoods**

Cleveland Heights, Huber Ridge and Sunbury Woods are residential neighborhoods with a variety of housing types. The area east of Big Walnut Creek is characterized by low-density housing, farmland and scenic waterways.

**Action 1**  
**Follow the Future Land Use map**

The Future Land Use map shows the types of land uses the community wants to see in the future. Townships staff will reference the Future Land Use map when any new development

or redevelopment is proposed. A rezoning or variance for a property should only be granted when the proposed use is consistent with the Future Land Use map.

**Action 2**  
**Discontinue conditional use home occupations**

Certain types of home occupations are currently allowed. *Permitted use* home occupations must occur within the home and allow just one non-resident employee. More-intense *conditional use* home occupations allow three non-resident employees, business activity in accessory buildings and commercial vehicle parking.

Conditional use home occupations are more likely to change the residential character of neighborhoods and make it difficult for legitimate business owners renting commercial space to remain competitive.

Conditional use home occupations should not be permitted in residential neighborhoods. The Township should pursue an amendment to the Franklin County Zoning Resolution to discontinue conditional use home occupations in these neighborhoods.

**CONSERVATION DEVELOPMENT**

Conservation-style development rearranges development to preserve natural resources. In a conventional development, land is divided into lots, with small amounts of open space on each lot. Most trees are cut down and there is no common open space.

In a conservation development, areas with trees and open spaces are set aside before land is

divided into lots. Each lot is slightly smaller, resulting in larger open spaces the whole community can enjoy.

By making each lot slightly smaller, developers can build the same number of homes while protecting natural areas. Studies show homes in developments with protected open space sell for higher prices and better retain their value.

Conventional development clears away natural resources



CONSERVATION DEVELOPMENT



Adapted from Massachusetts Office of Coastal Zone Management

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Well-designed commercial development looks nice and attracts customers

**Action 4**

**Facilitate the creation of a neighborhood association in Cleveland Heights**

A neighborhood association is a group of residents and property owners who advocate for and organize activities in a neighborhood. Associations elect their own leaders and may have voluntary dues. A neighborhood association in Cleveland Heights would give residents a collective voice in the future of their neighborhood.

**Action 5**

**Use site design techniques that preserve rural character**

Using site design techniques helps prevent negative impacts on the rural landscape in the area east of Big Walnut Creek. Recommended site design techniques include:

- Setting back new development from rural corridors to preserve scenic vistas and minimize visual impact to passers-by
- Building away from environmentally sensitive features such as streams, ponds, wetlands, trees and steep slopes
- Using shared access drives Developers and builders should consult with the Township during the development review process to ensure quality site design is used.



**Goal B**

**Encourage attractive and economically sustainable commercial development**

New commercial development should have street presence and inviting design to attract and retain business and investment, providing a strong, sustainable tax base for Blendon Township.

**Action 6**

**Auto-related businesses should strictly adhere to development standards**

The Westerville Road and Cleveland Avenue corridors have a high number of unattractive auto-related businesses. Variances to

Franklin County



Proper site design techniques help preserve rural character

development standards should not be approved for any auto-related business. New auto-related businesses along these corridors will be required to develop using Smart Growth Overlay standards.

**Action 7**

**Limit the number of access points along commercial corridors**

A road with many access points is dangerous for pedestrians, bicyclists and motorists alike. Common access points and shared parking arrangements consolidate and limit access points to

make a safe, well-functioning street. In coordination with the Township, regulations requiring these practices should be adopted.

**Action 8**

**Implement recommendations of the Westerville Road Streetscape Improvement Plan**

The Westerville Road Streetscape Improvement Plan makes design recommendations for streetscape improvements and identity-building features. Recommendations include adding

**WESTERVILLE ROAD STREETScape IMPROVEMENT PLAN**

The Blendon Comprehensive plan includes recommendations from a streetscape improvement plan for Westerville Road. This plan makes both short- and long-term recommendations for improving the streetscape along Westerville Road and adding community identity features throughout Blendon Township.

The recommendations focus on the Westerville Road corridor between State Route 161 and Interstate 270.

The following goals guided the vision for this corridor:

- Create an attractive streetscape
- Improve sidewalk and crosswalk connectivity
- Make travel easier for pedestrians and bicyclists
- Incorporate trees and green areas
- Provide community gathering space
- Enhance views of Alum Creek
- Buffer auto-related businesses

Public input we received led to the development of a series of design concepts showing possible improvements to the streetscape such as sidewalks, bicycle facilities, planted medians, improved landscaping, benches and improved signage.

The second part of the streetscape improvement plan involves community identity features such as gateway signs, street signs and logos for the four areas of Blendon Township: Cleveland Heights, Huber Ridge, Sunbury Woods and the area east of Big Walnut Creek.

All Images: Franklin County / Neighborhood Design Center



sidewalks, bicycle facilities, planted medians, improved landscaping, benches, gateways and street signs. Franklin County and Blendon Township should work closely with the Ohio Department of Transportation and the Mid-Ohio Regional Planning Commission to seek funding sources to implement recommendations of the plan.

**Action 9**  
**Reserved for future use**

**Action 10**  
**Support small business development**

Small businesses are critical to local economies. The Franklin County Economic Development and Planning Department administers several programs to help small businesses. Commercial corridors along Cleveland Avenue, Sunbury Road and Westerville Road should be targets for investment in the area’s economic future.

**Action 11**  
**Establish a façade improvement program**

Attractive building façades support and encourage local business development. Matching grants and low-interest loans are incentives for business owners to reinvest in existing commercial areas that are otherwise healthy. The Township will work with local banks and business owners to establish a façade improvement program and locate funds for these improvements.

**Action 12**  
**Require installation of sidewalks and bicycle parking for new development**

New office, commercial, industrial and multi-unit residential developments should be required to install sidewalks and bicycle parking. Sidewalks should be along roadways and provide a connection to the primary building entrance. Bicycle parking should be near a building’s primary entrance. This will create a network that pedestrians and bicyclists can navigate safely while increasing business activity.

## FACADE AND LANDSCAPING IMPROVEMENTS

A major component of the Westerville Road Streetscape Improvement Plan involves improving the appearance of existing businesses. The Plan recommends doing this by buffering parking lots, adding landscape features, improving

signage and making facade improvements. Minor improvements in property appearance can draw more customers and in turn increase sales.

All Images: Franklin County / Neighborhood Design Center



Business before improvement



Business after improvement

**Action 13**

**Encourage installation of sidewalks and bicycle parking on public and private property**

Convenient access to destinations by foot and bicycle reduces traffic congestion, promotes public health, improves safety and increases business activity. Public agencies in collaboration with bicycle advocacy groups should encourage existing business owners to provide sidewalks and bicycle parking.



Franklin County / Neighborhood Design Center

Goal C

Gateway signs help build pride and a sense of community

**Nurture a sense of place in neighborhoods and along commercial corridors**

Features such as gateway signs, street signs and decorative streetlights give neighborhoods a common visual identity, which builds pride and ownership within a community.

**GATEWAYS AND STREET SIGNS**

The Westerville Road Streetscape Improvement Plan recommends decorative gateways and street signs for each of the four areas of Blendon Township: Cleveland Heights, Huber Ridge, Sunbury Woods and the area east of Big Walnut Creek.

Gateways and street signs have consistent design elements while also including features specific to each area.

At public meetings, residents chose among several design possibilities. The preferred designs for gateways, street signs and logos are shown below.



Proposed gateway sign



Proposed street signs



Proposed neighborhood banners

All images: Franklin County/Neighborhood Design Center

**Action 15**

**Install gateway signs in priority areas**

Consistent gateway signs tell residents and visitors when they enter a community and also create a consistent visual identity. The Westerville Road Streetscape Improvement Plan includes design recommendations for gateway signs throughout Blendon Township.

Important gateways to the community include the following intersections:

**Cleveland Heights**

- Cleveland Avenue and Morse Road

**Huber Ridge**

- Buenos Aires Boulevard and State Route 161
- Westerville Road and State Route 161
- Westerville Road and Interstate 270

**Sunbury Woods**

- Sunbury Road and State Route 161
- Sunbury Road and Valley Quail Boulevard North

**Rural East**

- Central College Road and Big Walnut Creek

**Action 16**

**Install decorative street signs**

Installing decorative street signs builds visual consistency in a community. Priority areas for these signs include commercial corridors and neighborhood streets with higher traffic volumes. The Westerville Road Streetscape Improvement Plan includes design recommendations for street signs which reflect the unique characteristics of each neighborhood while maintaining consistency throughout. Blendon Township should partner with the Franklin County Engineer's Office to install these street signs. For more detail see page 63.

**Action 17**

**Install consistent streetlights in priority areas**

Streetlights can improve public safety and build a community's visual identity. Blendon Township should work with utility providers to install streetlights in priority areas such as commercial corridors and residential neighborhoods. Streetlights should have an attractive, consistent design.

Since streetlights impose both up-front and long term costs, residents and township officials should agree on a funding plan prior to installing new streetlights.

**WESTERVILLE ROAD NORTH GATEWAY**

The Westerville Road Streetscape Improvement Plan provides design concepts for the North Gateway located at Interstate 270 and Westerville Road. The concepts use gateway features and landscaping to establish a welcoming

environment. Improvements at this location provide a subtle transition from the South Main Street corridor in Westerville to Blendon Township.

All Images: Franklin County / Neighborhood Design Center



## WESTERVILLE ROAD INVITING STREETSCAPE

The Westerville Road Streetscape Improvement Plan makes recommendations for enhancing the street's appearance and functionality.

Recommendations include installing sidewalks, bicycle parking, street trees, rain gardens, decorative street signs, community banners, benches, street lights and trash cans.

These elements help local economies by creating an attractive streetscape that encourages people to walk, bike and frequent area businesses.

The Glengary Shopping Center has a large, underutilized parking lot. The plan recommends using this space as a farmers market or other community gathering space.

Several auto-related businesses currently line Westerville Road. Adding buffers between the sidewalk and businesses will create a more pedestrian-friendly environment. Low walls or plants can serve as buffers.

All Images: Franklin County / Neighborhood Design Center



Glengary Shopping Center before



Glengary Shopping Center after



Auto business before



Auto business after

### Action 18 Convert the concrete barrier on Sunbury Road to a community amenity

The concrete barrier is a highly visible, under-utilized space. It should be converted to a use that benefits the community such as a mural or vertical garden. Murals add visual interest and help define a community's identity. Vertical gardens are an attractive, low-maintenance landscaping feature that grow on walls and provide visual interest.

Blendon Township should work with the Sunbury Woods Neighborhood Association, Ohio Department of Transportation and owners

of Sunbury Plaza to determine the best use of the wall.

### ON THE NEXT PAGES

The maps on the following pages show desired future land uses for Blendon Township.

The Future Land Use map shows what types of land uses the community wants to see in the future.

## LAND USE CATEGORY DESCRIPTIONS

Use this page in conjunction with the Corresponding Zoning Districts on page 68

 Low Density Residential  
 Allowed land uses: Single-family homes  
 Density: Maximum of 1 unit per acre

 Medium Density Residential  
 Allowed land uses: Single-family and two-family homes  
 Density: Minimum of 2 units per acre, maximum of 8 units per acre

 High Density Residential  
 Allowed land uses: Townhomes and multi-unit buildings  
 Density: Minimum of 8 units per acre, maximum of 24 units per acre

 Office + Residential  
 Allowed land uses: Offices, single- and multi-unit housing. Uses may mix within the same building.  
 Density: For buildings without offices, minimum residential density of 4 units per acre. For all buildings, maximum residential density of 24 units per acre

 Commercial: Limited range + Multifamily  
 Allowed land uses: Limited range of retail uses, mostly neighborhood-scale, plus offices and multi-unit housing and townhomes.  
 Density: Maximum residential density of 24 units per acre

 Commercial: Full range + Multifamily  
 Allowed land uses: Full range of retail and office uses, plus multi-unit housing and townhomes.  
 Density: Maximum residential density of 24 units per acre

 Light Industrial + Office  
 Allowed land uses: Range of uses including office, industrial, storage and warehousing.

 Parks/Open Space  
 Intended for nature or recreation with minimal buildings.

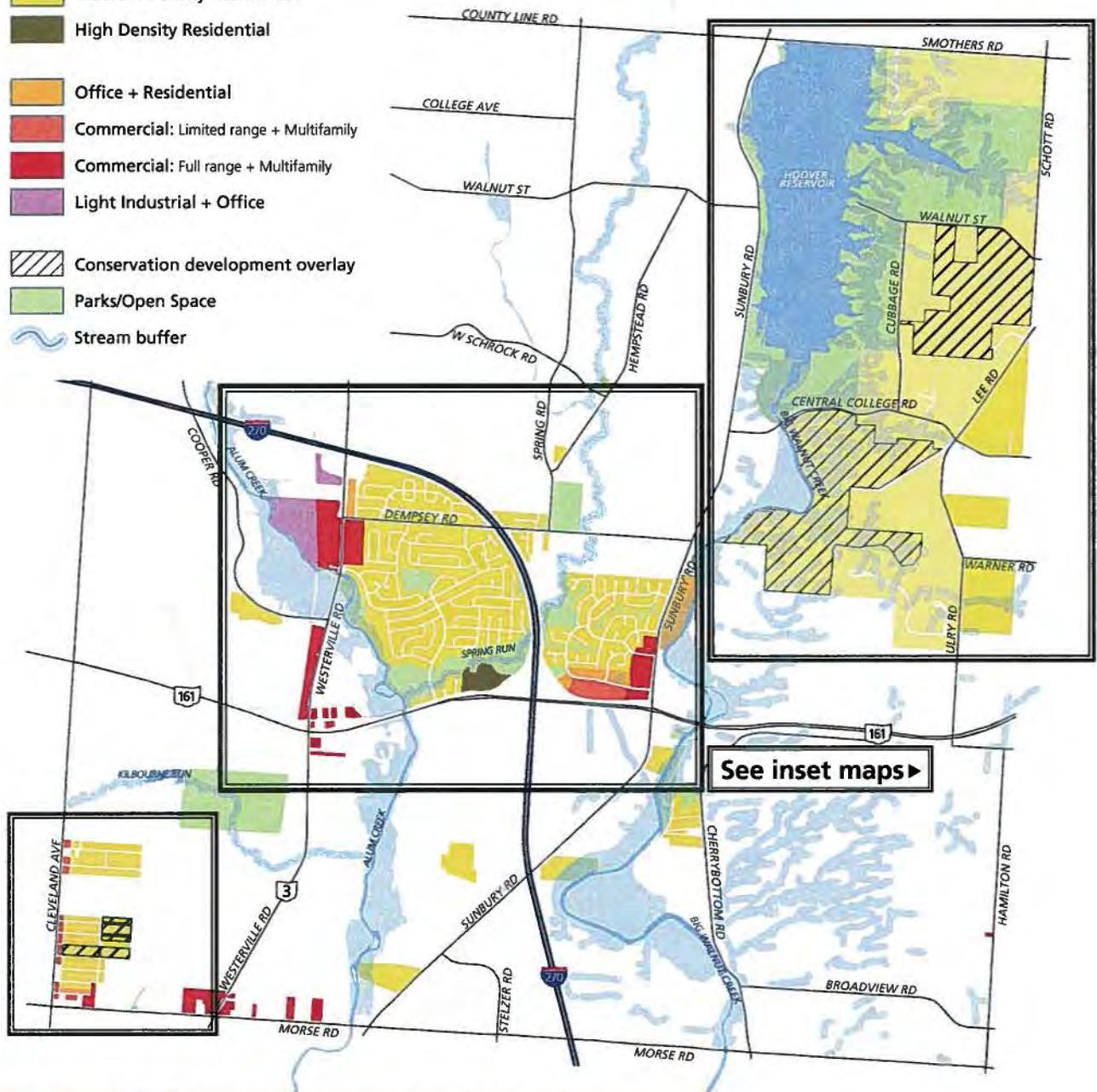
 Stream buffer  
 Environmentally-sensitive area that includes streamways and 100-year floodplain.  
 Prohibited land uses: construction, parking lots, and dredging or filling.  
 Allowed land uses: passive recreation and trails.

 Conservation development overlay  
 Preservation of natural features including trees and steep slopes is required for all new developments.  
 The dedicated open space requirement for Cleveland Heights is 25 percent and in the area east of Big Walnut Creek, 50 percent.  
 Dedicated open space consists of undisturbed woodlands, other natural areas or disturbed areas returned to a natural state. Open space may be used for recreation and trails with limited environmental impact.

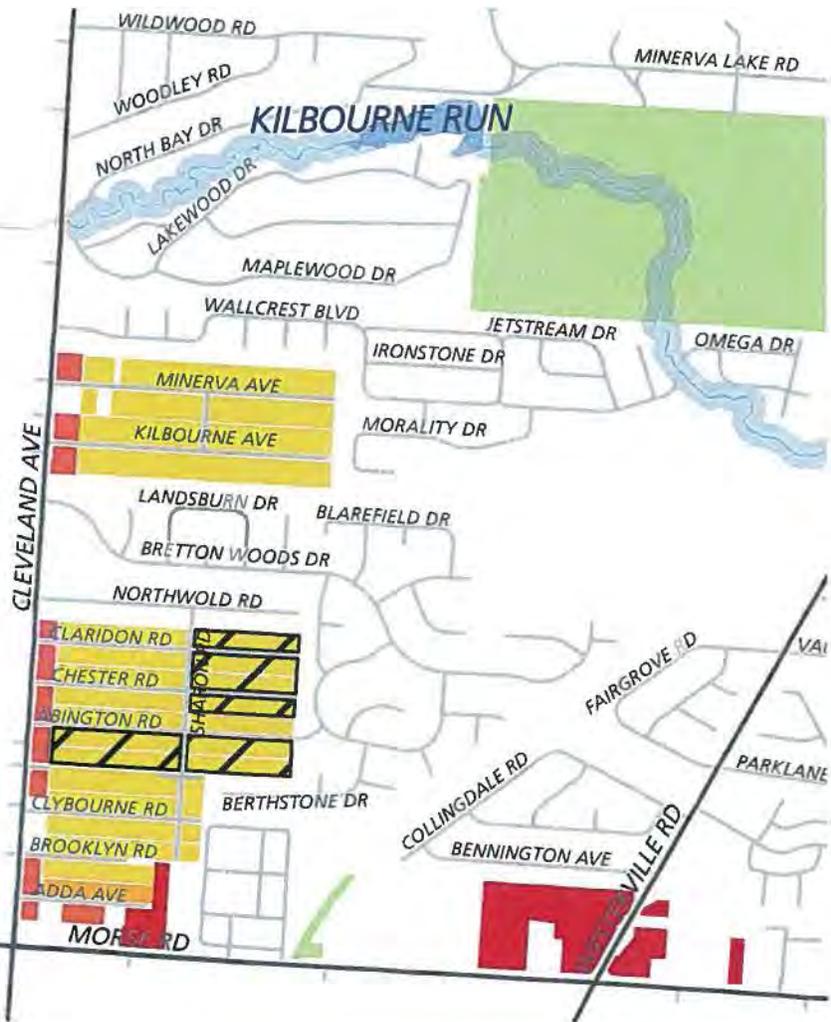
Overall density not to exceed maximum density permitted in underlying district.

**Future land use**

- Low Density Residential
- Medium Density Residential
- High Density Residential
  
- Office + Residential
- Commercial: Limited range + Multifamily
- Commercial: Full range + Multifamily
- Light Industrial + Office
  
- Conservation development overlay
- Parks/Open Space
- Stream buffer



**FUTURE LAND USE MAP**



**Future land use**

- Medium Density Residential
- Office + Residential
- Commercial: Limited range + Multifamily
- Commercial: Full range + Multifamily
- Conservation development overlay
- Parks/Open Space
- Stream buffer

**CLEVELAND HEIGHTS**

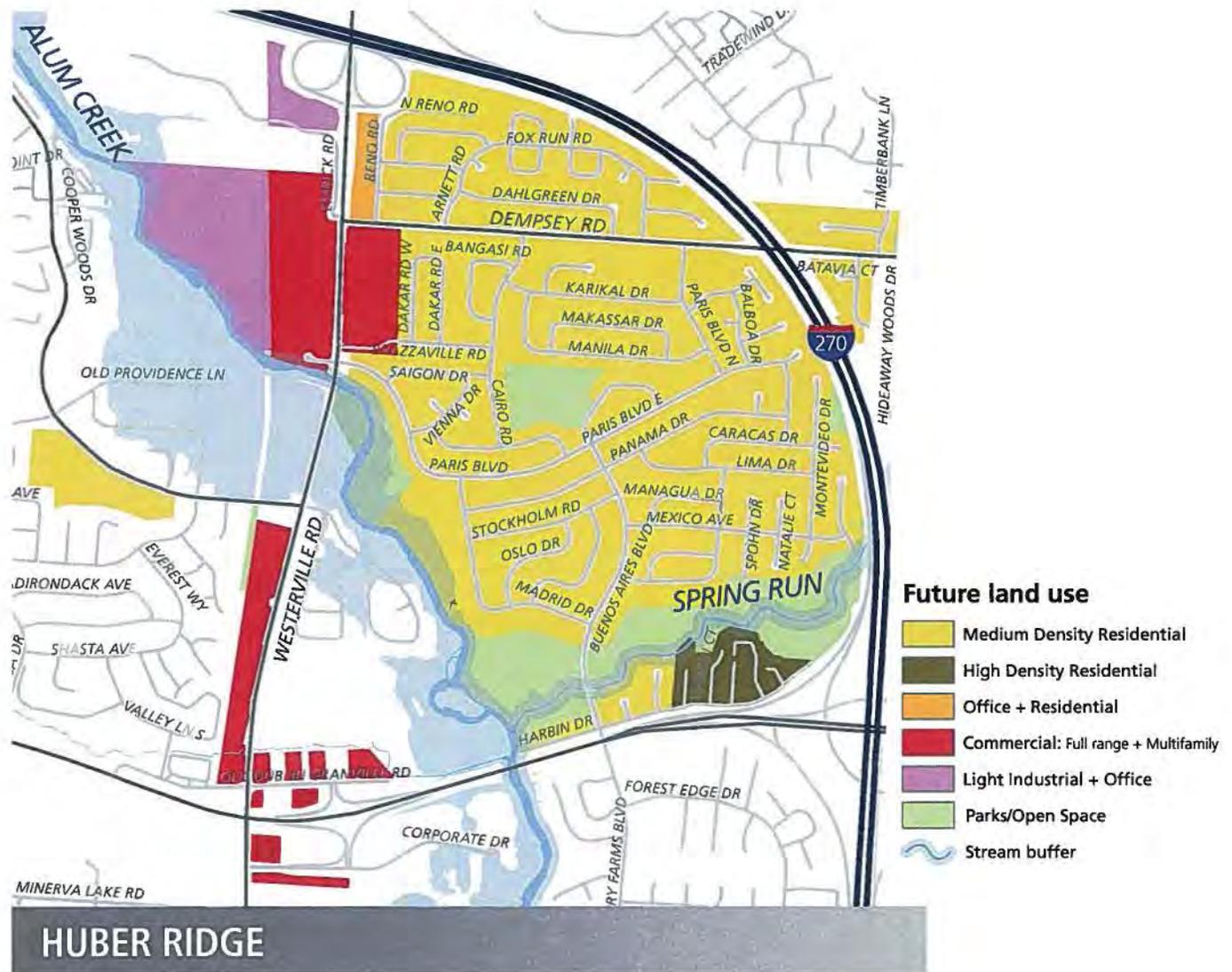
**Cleveland Heights Conservation Area**

The conservation area is intended to preserve undeveloped wooded areas by clustering new homes. Recommended housing types include townhouses and condominiums, with a maximum 3-story height.

The minimum project size for a conservation development should be 5 acres, with a maximum overall density of 8 units per acre. Twenty-five percent of the project site should be dedicated open space.

**Cleveland Avenue**

This corridor is intended to provide neighborhood-scale retail and office opportunities. This complements an abundance of regionally-targeted retail establishments on Morse Road. Multi-unit residential development is permitted with a maximum density of 24 units per acre.



**Spring Run Open Space**

The undeveloped areas along Spring Run should remain open space that will provide recreational opportunities to residents.

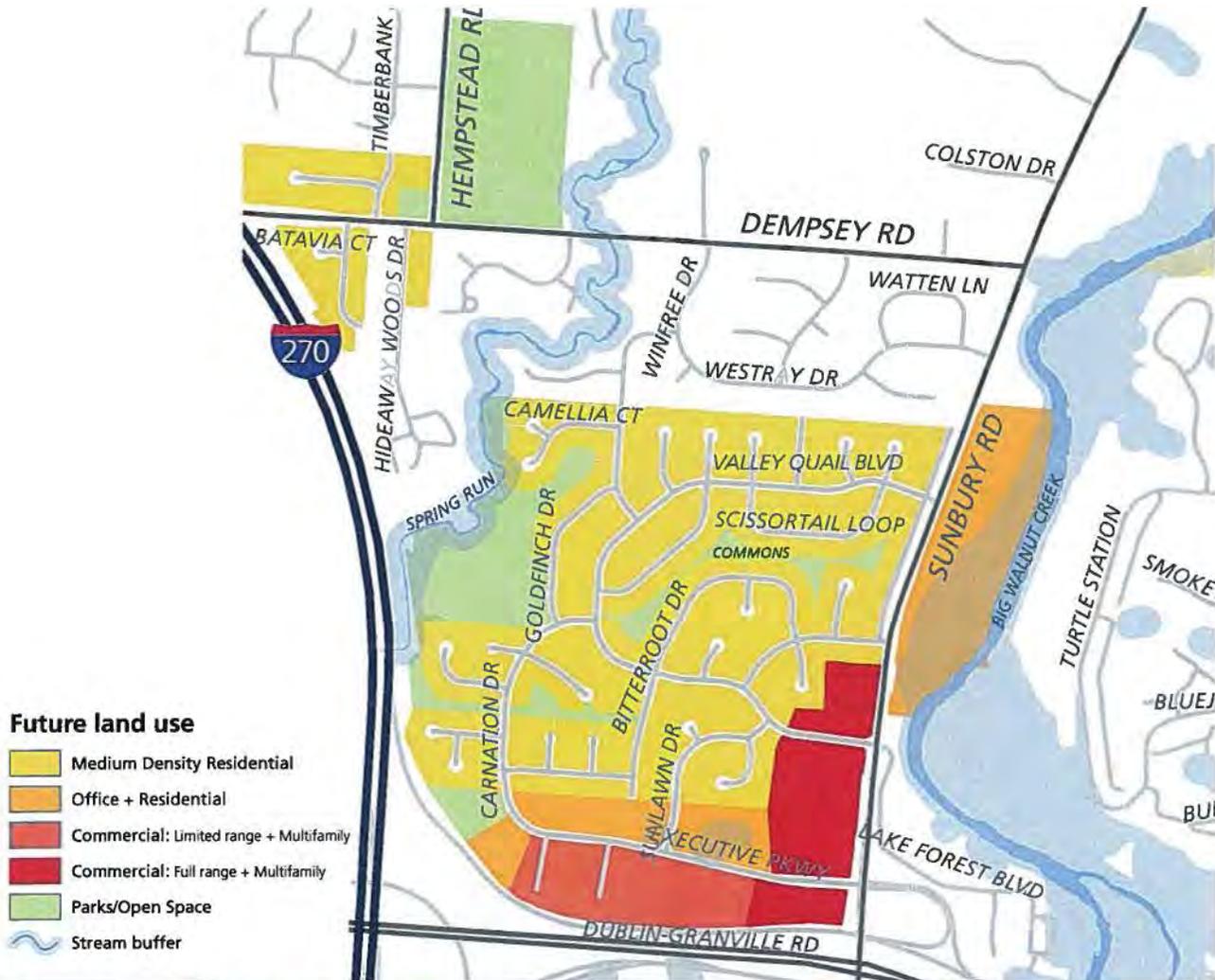
**Westerville Road Office and Residential**

The area north of Dempsey Road and east of Westerville Road is intended for office and residential uses that will buffer the medium-density residential neighborhood to the east.

**Westerville Road Commercial**

Businesses along the Westerville Road corridor attract local and regional customers. The corridor should be mixed-use in nature with a range of commercial and residential uses.

The area west of the Westerville Road and Dempsey Road intersection employs many people. Proposals for multi-unit residential uses in this area warrant special consideration.



## SUNBURY WOODS

### Executive Parkway

Land uses along Executive Parkway should provide a transition from large-scale retail along Sunbury Road to residences in Sunbury Woods.

Buildings on the north side of Executive Parkway should be built closer to the road in order to buffer the adjoining residential uses.

New buildings should not exceed 3 stories in height and residences should be of the townhouse or condominium design.

### Sunbury Open Space

The undeveloped parcel on the west end of Executive Parkway is recommended for open space to buffer the neighborhood from commercial uses along the roadway.

### Sunbury Road Office and Residential

The area east of Sunbury Road is recommended for office and residential uses. Development in this area must

consider steep slopes and floodplain in site design.

### Wilder Elementary and Blendon Township Complex Open Space

Future land uses should be limited to open space, community recreation facilities and other park-type uses.

**Rural East Conservation Area**

The conservation area is intended to preserve undeveloped wooded areas and farmland by clustering new homes.

The minimum project size for a conservation development should be 20 acres, with a maximum overall density of 1 unit per acre. Fifty percent of the project site should be dedicated open space.

**Medium-Density Residential**

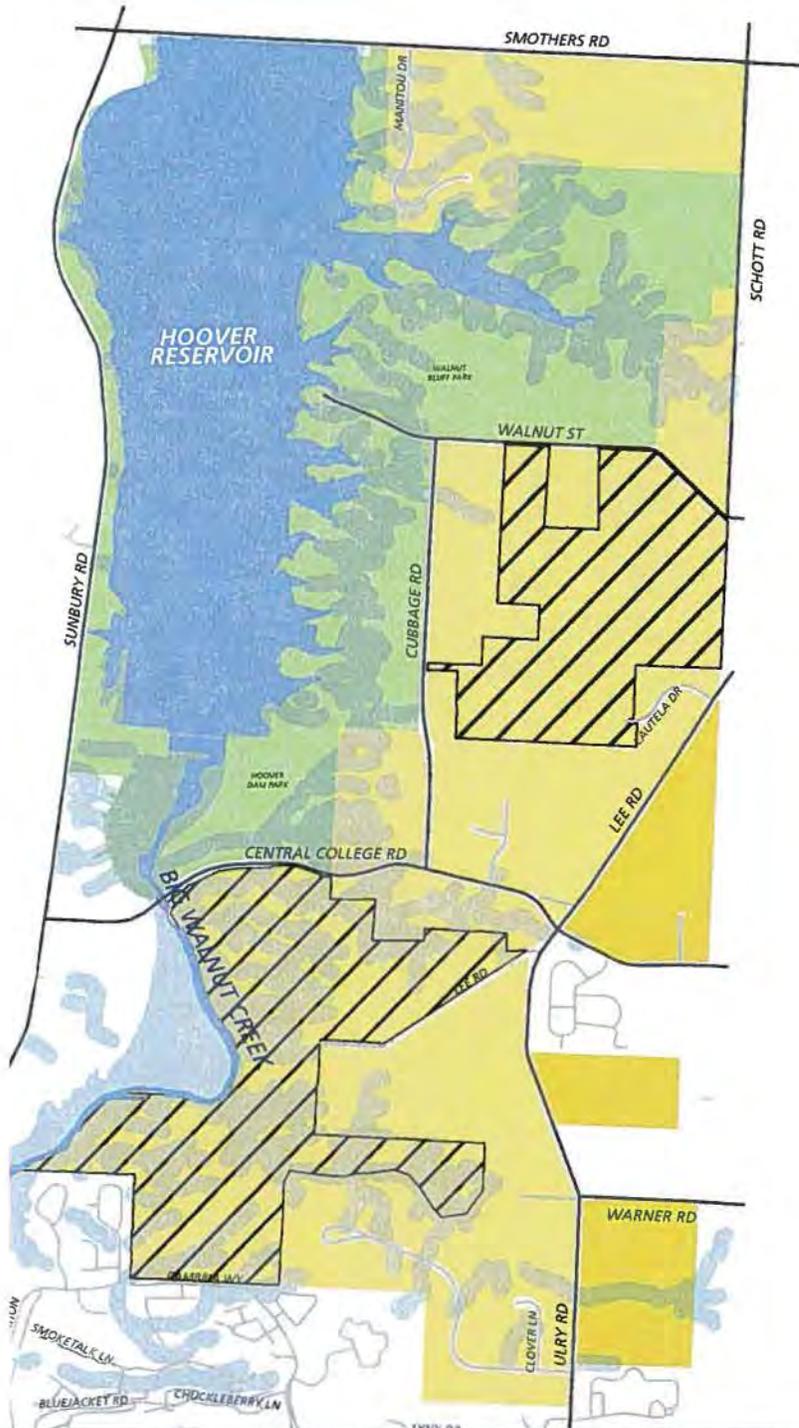
The area east of Ury and Lee Roads is recommended for medium density residential development. Recommended housing types are single-family and two-family homes. The density is not to exceed 8 units per acre.

The areas north of Warner Road should develop with densities between 2 and 4 units per acre.

Development proposals should be comparable in density to the adjoining city of Columbus areas. Availability of public water and sewer will also effect acceptable development density.

**Future land use**

-  Low Density Residential
-  Medium Density Residential
-  Conservation development overlay
-  Parks/Open Space
-  Stream buffer



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# HOUSING, RECREATION AND ENVIRONMENT



## VISION FOR THE FUTURE

A variety of housing types that respect existing development patterns and allow people to age in place

An accessible, well-maintained park and recreation system

A healthy and protected environment

### Achieve this vision by:

- Using universal design elements to make housing accessible to all
- Improving the appearance of rental properties
- Conducting a parks master plan
- Providing connections to bikeways
- Take steps to protect environmentally sensitive areas

No-step entryways ensure accessibility for all people regardless of physical ability



**Goal A**

**Promote sustainable housing that facilitates aging in place**

Sustainable and accessible housing is environmentally sensitive and allows seniors to maintain their quality of life by growing older in their familiar surroundings. Growing older in one's home requires additional senior service coordination among multiple groups.

**Action 1**

**Reserved for future use**

**Action 2**

**Reserved for future use**

**Action 3**

**Facilitate conversion and construction of accessory apartments**

Accessory apartments are additional housing units secondary to a main residence. They are ideal for extended families and make home ownership more affordable.

Currently, regulations allow accessory apartments in one residential district and require a special permit. The Township should revise applicable sections of the Zoning Resolution to encourage more of this housing type.

**Action 4**

**Provide information regarding energy efficiency programs**

Reducing household energy consumption is environmentally friendly and reduces utility costs. Utility companies and public agencies offer a variety of financial incentives to retrofit buildings and purchase energy-efficient appliances, equipment and lighting.

The Home Weatherization Assistance Program replaces electric appliances, light fixtures, furnaces, water heaters, and gas cooking stoves which in turn reduces energy consumption and utility costs. The program is administered by the Mid-Ohio Regional Planning Commission. Services are free to income-eligible residents.

**Action 5**

**Support the use of alternative energy sources such as solar, wind and geothermal**

Alternative energy sources have no emissions, can reduce energy costs and reduce reliance on non-renewable resources. The Township can support the use of solar, wind and geothermal energy by providing information, incentives and referrals to public, private or nonprofit organizations. The Zoning Code should accommodate green energy equipment such as solar panels.

## AGING IN PLACE

Older adults are finding it increasingly difficult staying in their homes as they grow older. In suburban communities throughout central Ohio, seniors face difficulty getting up and down



U.S. Environmental Protection Agency

stairs, traveling through their neighborhood and connecting to social services.

Aging in place is a concept aimed at overcoming challenges to staying at home as you grow older. Studies show that enabling seniors to stay in their homes improves health, supports diversity, builds neighborhood cohesion and saves money on medical care.

In addition to the Blendon Comprehensive plan's recommendations, Franklin County and Blendon Township can further support aging in place through the following initiatives:

*continued on next page*

## AGING IN PLACE *continued from previous page*

**Virtual retirement community:** These non-profit, membership-based organizations negotiate and obtain services and programs for their members that allow them to stay in their homes as they age.

**Kind Call program:** Designed to help individuals who live alone or who are primary caregivers for a family member. Each day at a time designated by the member, a phone call is placed to the home via computer at the local government offices. The member picks up the phone, listens to the message and presses "9" if everything is OK. If the member does not answer the phone, the computer calls back. If there is still no response a member-designated "key-holder" is contacted. If a key holder can-not be reached, then safety forces are notified.

**Volunteer network for helping seniors:** Groups of teens willing to help seniors with programming DVD players, heavy housekeeping, yard work, changing hard-to-reach light bulbs, teaching computer skills or other needs.

**Home-sharing programs:** Pairs people who want or need to share their homes for economic, service or companionship reasons with people who need affordable housing.

Blendon Township can explore the aging-in-place options above or numerous other senior-supportive initiatives. Social service agencies such as the Franklin County Office on Aging are an important partner in caring for residents as they grow older.

Well-kept homes support quality neighborhoods and maintain property values



Church of St. Martin

**Goal B**  
**Maintain quality neighborhoods by improving the housing stock**

New development should complement the use, density, setback and scale of existing development. Existing development should be maintained and improved to retain property values and the quality of the neighborhood.

**Action 6**

**Facilitate home rehabilitation and compatible infill housing**

Well-maintained housing supports neighborhood stability. Building in existing neighborhoods is an efficient use of land. Regulatory and financial assistance should be directed to vacant lots and homes in need of rehabilitation to provide quality housing and maintain the neighborhood's character.

**Action 7**

**Turn around neglected properties**

Vacant, abandoned, tax-delinquent and foreclosed properties bring down the image and value of neighborhoods. The Franklin County Treasurer's Office pursues properties for overdue taxes. Blendon Township officials should keep the Treasurer's Office informed of vacant and abandoned properties and partner with them to return them to productive use.

The Franklin County Economic Development and Planning Department administers the Neighborhood Stabilization Program which assists in acquiring and redeveloping foreclosed properties. The Township should work with the County to identify foreclosed homes and apply for funds to acquire and rehabilitate these properties.

**Action 8**

**Reserved for future use**

**Action 9**

**Improve the appearance of rental homes**

Rental housing is an affordable option for singles, young families and seniors. Affordable rental housing should be preserved and rehabilitated to appear consistent with the surrounding housing. The curb appeal of rental homes can be improved through landscaping and home improvements. Franklin County, Blendon Township and local rental agencies should work collaboratively to target resources at improving the appearance of rental homes.



Parks are community assets, providing recreational opportunities for residents

**Action 11**  
**Continue enforcement of the Blendon Township Property Maintenance Code**

A property maintenance code establishes minimum standards for the maintenance of residential properties. Key requirements of Blendon Township’s maintenance code include: no inoperable vehicles, keeping trash in approved containers, maintaining homes, gutters and roofs, and cutting grass. Continued code enforcement is essential to maintaining a safe environment and property values.

**Action 12**  
**Reserved for future use**



Well-maintained rental housing supports housing diversity

Franklin County

Franklin County



**Goal C**  
**Maintain, improve and expand township parks and recreational facilities**

Blendon Township’s parks and recreational facilities are assets to township residents providing opportunities to be physically active.

**Action 13**  
**Conduct a parks and recreation master plan**

A master plan evaluates existing park and recreation facilities and outlines the community’s desires for park and recreation improvements. The master plan helps prioritize any future investment to ensure all Blendon Township residents have access to quality parks and recreation opportunities.

Public input is essential during the planning process to ensure the vision for the parks system is consistent with residents’ wishes. The Township should seek outside consulting services to conduct the parks master plan.

**Action 14**  
**Establish a parks advisory board**

A citizen-led advisory board should be established to oversee the maintenance and development of the parks system. The parks advisory board would be responsible for making recommendations to the Blendon Township Board of Trustees on the distribution of parks funds and the implementation of the parks master plan.

Members should be appointed by the Blendon Township Trustees and should represent all areas of the township.

**Action 15****Continue to set aside general maintenance funds for each park**

Residents enjoy visiting well-maintained parks. Without regular maintenance, parks fall into disrepair, eventually requiring large sums to restore damage.

By continuing to dedicate funds each year specifically for maintenance, Blendon Township can ensure the upkeep of parks and facilities.

**Action 16****Consider a levy for parks**

A property tax levy for parks is one option to generate more funds. If approved by voters, dedicated funds could be used for general maintenance, capital improvements or land acquisition.

**Action 17****Establish a park in the Cleveland Heights neighborhood**

Cleveland Heights residents expressed the need for a park in their neighborhood. There is a large amount of open space in the neighborhood that could be converted to a park.

A park gives residents opportunities to be physically active and facilitates more interaction between residents. Future development in the neighborhood should provide open space for public use.

**Action 18****Explore the feasibility of installing a wellness garden at the Blendon Township Senior Center**

A wellness garden is handicapped-accessible green space that enables residents to engage in physical and mental activity. Amenities include exercise stations, walking trails and meditation gardens.

The wellness garden should also function as a rain garden, which is an area planted with natural vegetation that reduces stormwater runoff to storm sewers and waterways. Installation in a high-profile area can encourage residents to

install their own rain gardens at home.

**Action 19****Add sufficient bicycle parking at parks**

Bicycle parking is limited at Blendon Township parks. Providing bicycle parking reduces vehicle parking demands and encourages more bicycling.

Blendon Township should provide at least one bicycle space for every 20 parking spaces. Temporary parking solutions such as a bike corral or portable bicycle racks could be used during peak bicycle parking periods such as special events.

**Action 20****Provide connections to the existing trail system**

The Alum Creek and Big Walnut Creek trails provide many recreational opportunities. Neither is easily accessible, however, from the residential neighborhoods. Connections to trails give residents access to more recreational opportunities.

The Bikeways map shows proposed links from neighborhoods to the existing trail system. Signage consistent with the design standards created by the Central Ohio Greenways committee should be installed where needed to direct bicyclists to nearby trails.

**Action 21****Work with local agencies to add land to the park system**

Additional parkland will provide public access to nature and expand recreational opportunities for residents. Blendon Township will work with local agencies to facilitate the addition of land including stream side areas to the parks system consistent with the Future Land Use map.

Alum Creek and Big Walnut Creek are home to diverse fish and wildlife species



Franklin County

**Goal D**  
**Protect Alum Creek, Big Walnut Creek and their tributaries**

The scenic Alum Creek and Big Walnut Creeks are biologically diverse aquatic systems which are assets to Blendon Township.

**Action 22**  
**Reserved for future use**

**Action 23**  
**Promote the use of stormwater best management practices**

Stormwater best management practices such as rain gardens, bioswales, pervious surfaces and other techniques control stormwater runoff and stabilize soil to reduce pollution that runs off hard surfaces such as rooftops, driveways and parking lots.

The Township can work with environmental partners to promote the use of stormwater best management practices.

**Action 24**  
**Require dedication along Alum Creek, Big Walnut Creek and Spring Run for public use**

Development along waterways should work to protect environmentally sensitive land. This will ensure that the environmentally sensitive land near the creeks is protected.

**Action 25**  
**Support acquisition of scenic and sensitive land located along the creeks**

Lands along waterways are habitats for plants and animals, filter water and prevent pollution. Blendon Township should support public acquisition of these areas through grants and other resources to ensure their protection and

Rain garden accepting runoff—a stormwater best management practice

future conservation.

**Action 26**  
**Build and maintain relationships with local watershed groups**

Friends of Alum Creek and Tributaries and Friends of Big Walnut Creek are non-profit organizations that support watershed protection and stewardship. Collaboration among these groups and public agencies will help protect the creeks and their watersheds.



Franklin Soil and Water Conservation District



Hudson Library, Hudson, Ohio

### Goal E

#### Promote environmental awareness and stewardship

Public awareness of environmental issues promotes the responsible use of natural resources.

#### Action 27

##### Sign the Central Ohio Green Pact

The Central Ohio Green Pact is a multi-jurisdictional commitment to make our region more sustainable. Sustainability means meeting our economic and environmental needs today while ensuring that future generations can also meet their own needs.

The Green Pact outlines policies that enhance quality of life, protect the environment and facilitate economic development. By signing this agreement the Blendon Township Trustees affirm the community's commitment to a sustainable future.

#### Action 28

##### Promote backyard conservation

Common backyard conservation practices include composting, tree planting, using native plants and water conservation. These practices both beautify and protect the environment.

Blendon Township will work with the Franklin Soil and Water Conservation District and area watershed groups to promote backyard conservation.

#### Action 29

##### Conduct an energy audit of buildings at the Blendon Township Complex

An energy audit assesses a building's energy use to identify opportunities to reduce consumption. Blendon Township can save money and promote

energy efficiency by performing an energy audit and reducing energy consumption.

#### Action 30

##### Support participation in the GreenSpot program

The GreenSpot program is administered by the City of Columbus recognizes residents, businesses and community groups for their work to promote a sustainable future. It also provides resources to help people meet their goals of sustainability through conserving energy, water and recycling. Residents and businesses in Blendon Township should be encouraged to participate in the GreenSpot program.

Community projects such as rain garden installations increase the public's awareness of environmental issues. Community gardens are a good use of undeveloped lots and help promote healthy eating.



Community Garden Gazette

### Goal F

#### Support a sustainable local food system

A local food system is a network of farmers, consumers and communities that partner to create a more locally based, self-reliant food system.

#### Action 31

##### Establish a farmers market

Access to fresh food leads to better eating habits and a healthier community. Farmers markets connect producers and consumers of local foods. A farmers market could be located in the parking lot of Glengary Shopping Center, Sunbury Plaza or the Blendon Township Complex. A farmers market could be supported through Community Supported Agriculture, where customers buy a share of a farm's harvest and receive food throughout the season. This arrangement gives farmers capital up-front and enables consumers to receive a variety of fresh food.

Action 32

**Reserved for future use**

Revise zoning regulations to allow community gardens. Currently, zoning regulations do not allow community gardens on lots smaller than one acre. The Township should pursue an amendment to permit community gardens on these smaller lots with reasonable regulations to protect public health and neighborhood stability.

Action 33

**Reserved for future use**

Action 34

**Support the transition of yards, window boxes and rooftops into food production areas**

Urban gardening creates independence from corporate food systems, fosters community involvement and gets people closer to the natural environment. The Township will provide information on resources to start gardens and education on urban gardening practices.

Action 35

**Reserved for future use**

Action 36

**Support local food production and processing enterprises**

Franklin County has recently funded the *Growing Entrepreneurs Initiative*. The initiative will develop and expand food service enterprises by providing training, technical assistance and loans to income-eligible residents.

The initiative gives entrepreneurs access to the Ohio State University Food Industries Center for product development and marketing training. Participants work with local grocers, farmers markets and other distributors in selling their product. Information should be provided to Blendon Township to inform residents of this opportunity for entrepreneurship.



City of Newton, Mass.

Farmers markets bring ingredients for healthy meals directly to neighborhoods

# MOBILITY



## VISION FOR THE FUTURE

A complete transportation system where people can easily travel by foot, bicycle, transit and car

### Achieve this vision by:

- Installing sidewalks in priority areas
- Connecting to existing bicycle trails
- Adding amenities at existing bus stops
- Designing streets to accommodate all users

Sidewalks allow residents to travel safely to nearby destinations



City of Sammamish, Washington

**Goal A**  
**Create and maintain a complete network for pedestrian traffic**

Walking has environmental, social and health benefits. A complete network for pedestrians means that people can get to destinations safely on foot.

**Action 1**  
**Install new sidewalks and improve crossings in targeted areas according to the Sidewalk Priorities map**

Sidewalks are essential to public safety and beneficial to neighborhood stability. They encourage people to walk, promoting public health while reducing traffic congestion and energy use. Sidewalks connect people to jobs, shopping and other destinations.

Blendon Township in collaboration with the Ohio Department of Transportation should plan for sidewalk installation according to the Sidewalk Priorities map. Road improvements should include sidewalk installation and sidewalks should be at least 5 feet wide.

**Action 2**  
**Maintain and improve existing sidewalks**

The majority of streets in the existing residential neighborhoods have sidewalks. Sidewalks in disrepair are unattractive and dangerous to pedestrians. Sidewalks should be properly maintained to ensure safety and their continued use.

**Action 3**  
**Require sidewalks for new development**

New office, commercial, industrial, and multi-unit residential developments should be required to install sidewalks. This will create a network which pedestrians can navigate safely.

**Action 4**  
**Use pedestrian-friendly design for major intersections**

Pedestrians and automobiles primarily come into contact at intersections. Features such as crosswalks, warning signs and overhead street lights make intersections safer, decreasing accidents and encouraging more people to walk.

A PedFlag program is one affordable tool to make neighborhood intersections safer. It involves the placement of flags at each end of a cross walk. Pedestrians use them while crossing to increase their visibility therefore making crossing the street faster, safer and more pleasant.

**Action 5**  
**Use pedestrian-friendly design within shopping centers and along commercial corridors**

In large shopping centers with lots of automobile traffic, defining walkways for pedestrians can prevent accidents. In turn, better pedestrian friendliness can lead to more people traveling on foot. Any redevelopment of existing shopping centers should include both pedestrian connections from the street to the shops and connections within the parking lot once people leave their cars. These connections should be accompanied by improved landscaping.

**Action 6**  
**Complete a Safe Routes to Schools Plan**

A Safe Routes to School Plan aims to make walking and bicycling to school safer for children. Walking and bicycling enhances children's health, ease traffic congestion and improve the quality of life in a community. A Safe Routes to School Plan can be completed as an amendment to the Blendon Comprehensive plan with input from stakeholders and the public.



Dakota County, Minnesota

**Action 7**

**Use the Bikeways map to guide development of an area-wide bicycle network**

The Bikeways map is a compilation of area and regional bikeways plans and specific recommendations for Blendon Township. Blendon Township should consult the Bikeways map when expanding bicycle facilities or reviewing development proposals. This ensures the creation of a well-connected bikeway system.

Bikeways provide transportation and recreation opportunities

**Goal B**

**Create a complete bicycle network for recreation and transportation**

Bicycling has environmental, social and health benefits. A complete network allows bicyclists to travel safely to destinations.

**WESTERVILLE ROAD COMPLETE TRANSPORTATION NETWORK**

The Westerville Road Streetscape Improvement Plan makes recommendations supporting a complete transportation system where people can easily travel by foot, bicycle, transit and car.

Walking and bicycling along Westerville Road is dangerous due to a lack of sidewalks and bicycle facilities. The plan recommends a new pedestrian and bicycle bridge across Alum Creek to improve connectivity and safety.

A new bridge will also open up views to Alum Creek.

Several bus routes serve Westerville Road, however, none have shelters. The plan recommends installing new bus shelters that have a unique design. It also recommends installing sidewalks, bicycle facilities and improved landscaping to make walking, bicycling and transit more attractive transportation options.

All Images: Franklin County / Neighborhood Design Center



Alum Creek Bridge before



Alum Creek Bridge after



Existing transit facilities



Proposed transit facilities

**Action 8**

**Provide connections to existing bikeways**

There are existing bikeway facilities near Blendon Township including the Big Walnut Creek and Alum Creek trails. However, neither is easily accessible from the residential neighborhoods. Connections to trails give residents access to more recreational opportunities. The Bikeways map shows proposed links from neighborhoods to the existing trail system.

**Action 9**

**Require new development to provide rights-of-way to accommodate shared use paths**

New development along bicycle corridors should dedicate rights-of-way for bikeways in addition. These rights-of-way should be a minimum of 20 feet to accommodate future shared-use paths as designated on the Bikeways map.

**Action 10**

**Establish bicycle routes through the Huber Ridge and Sunbury Woods neighborhoods**

Bicycle-friendly street design and signage direct bicyclists safely through a neighborhood.

Recommended bicycle routes include:

**Huber Ridge**

- Buenos Aires Boulevard
- Paris Boulevard

**Sunbury Woods**

- Executive Parkway
- Valley Quail Drive

**Action 11**

**Improve bicycle parking on public and private property**

Convenient bicycle parking near destinations encourages bicycling. Existing business owners should be encouraged to provide bicycle parking. One bicycle space should be installed for every 20 parking spaces.

**Action 12**

**Locate buildings outside the railway corridor near Westerville Road**

The abandoned railway right-of-way has the opportunity to become part of the regional bikeway system. The proposed Westerville to Arena District Bikeway would connect existing trails, parks, schools, universities and places of interest. It will be a safe, convenient and fast way for commuting by bicycle. Locating buildings outside of this corridor ensures that it will be available for a future regional bikeway.



**Goal C**

**Support a transit network that offers sufficient destinations and frequent service**

Transit complements other modes of transportation and provides options to those who do not drive.

**Action 13**

**Improve pedestrian infrastructure near bus stops**

Using transit is more attractive with better pedestrian infrastructure. A safe path to a bus stop encourages transit use. Blendon Township, and the Central Ohio Transit Authority should partner to install sidewalks and pedestrian infrastructure to encourage more travel by transit.

**Action 14**

**Improve existing bus stops**

COTA provides shelters at bus stops to protect transit users from weather and provide a place to sit. The presence of bus shelters encourages more people to use transit. In areas without shelters, installing trash cans, recycling bins,

Amenities like benches make the use of transit services more appealing to residents

benches and schedule displays can decrease litter and increase convenience for transit users.

The Blendon Township should work with COTA to install bus shelters and other amenities at existing bus stops.

#### Action 15

##### **Investigate the possibility of locating a Park and Ride in the Sunbury Woods area**

Park and Ride facilities allow commuters to avoid driving during the most congested times of the day. The Central Ohio Transit Authority long range plan recommends the addition of a park and ride facility in the Sunbury Woods area.

The Franklin County Economic Development and Planning Department, Blendon Township and COTA should work together in planning and constructing Park and Ride facilities.

#### Action 16

##### **Ensure the proposed Westerville LINK route serves Huber Ridge and Sunbury Woods**

LINK routes provide bus service within neighborhoods and activity centers using smaller buses. COTA's long range plan recommends a LINK route in the Westerville area which could be extended to include Huber Ridge and Sunbury Woods.

The Franklin County Economic Development and Planning Department, Blendon Township and COTA should work together to ensure the LINK route serves Huber Ridge and Sunbury Woods.

## COTA LONG-RANGE TRANSIT PLAN

In 2005–2006 the Central Ohio Transit Authority hosted a series of public meetings seeking input on improving transit service in the region. Key stakeholders such as state and regional planning agencies, local municipalities, and business and community leaders provided additional input in identifying transit needs and possible solutions.

The long range plan makes recommendations to meet immediate transit needs and also create a viable, responsive and modern transit system for the future.

Key recommendations include:



- Using the newest technology to enhance the transit experience
- Increasing access, convenience and reliability for people with limited mobility
- Improving passenger convenience by providing real-time information at major bus stops and transit centers
- Expanding service to employment and activity centers
- Calling for strategic transit investments
- Adding several neighborhood-oriented, circular LINK routes

One proposed LINK route serves many areas of Westerville. The Blendon Comprehensive plan recommends extending the LINK route to serve the Huber Ridge and Sunbury Woods neighborhoods.

Physical treatments help calm traffic along neighborhood streets



**Goal D**

**Maintain a safe, well-connected automobile network**

The road network is the primary means of transportation within the planning area. Blendon Township’s easy access to freeways and major roads is a community asset.

**Action 17**

**Adopt a complete streets policy for future road improvements**

A complete street is one designed for all users including pedestrians, bicyclists, transit users and motorists. A network of complete streets is safer, more livable and welcoming to everyone. Adopting a complete streets policy ensures

that future road projects are designed and constructed with all users in mind.

**Action 18**

**Improve damaged roads and roadside drainage infrastructure**

Damaged roads and poor drainage pose a threat to motorists, bicyclists and pedestrians. Blendon Township and Franklin County agencies can work together to improve the condition of these roads. Streets needing immediate attention include:

**Cleveland Heights**

- Abington Road
- Adda Avenue
- Brooklyn Drive
- Chester Road
- Claridon Road
- Clybourne Road

**Huber Ridge:**

- Brazzaville Road
- Paris Boulevard

**COMPLETE STREETS**

A complete street is designed to balance safety and convenience for everyone using the roads. Communities that adopt a Complete Streets policy make a commitment to consider and provide appropriate facilities for motorists, pedestrians, bicyclists and transit users during new and retrofit road projects.

By adopting a complete streets policy, a community can:

- Support economic growth by providing accessible and efficient connections between residences, schools, parks and businesses
- Reduce crashes and improve safety through safety improvements
- Ease traffic congestion by increasing travel options such as walking and bicycling
- Help children get physical activity and

gain independence through bicycling and walking

- Reduce carbon dioxide emissions by riding a bicycle or walking
- Save costs for retrofitting streets later by integrating sidewalks, bike lanes, transit amenities and safe crossings into the initial design of a project



**Action 19****Install traffic calming devices in priority areas**

Traffic calming devices reduce vehicle speeds. They can also be visual amenities that beautify neighborhoods. Traffic calming devices should incorporate landscaping elements in their design. Blendon Township will work with the Franklin County Engineer's Office to install and maintain traffic calming measures, with the exception of speed bumps, in the following high speeding areas:

**Huber Ridge**

- Buenos Aires Boulevard
- Karikal Drive
- Paris Boulevard

**Sunbury Woods**

- Executive Parkway
- Valley Quail Drive
- Ulry Road
- Walnut Street

**Action 20****Encourage safety improvements along high-accident roads**

High-accident roads and intersections were identified through accident data and reports by residents. Although Blendon Township has limited authority on Franklin County roads and state routes, it is recommended that Franklin County and the Ohio Department of Transportation consider safety improvements and speed limit reductions along the following roads:

**Cleveland Heights**

- Cleveland Avenue

**Huber Ridge**

- Dempsey Road
- Westerville Road

**Sunbury Woods**

- Sunbury Road

**Rural East**

- Central College Road
- Cabbage Road
- Lee Road
- Schott Road
- Smothers Road
- Ulry Road
- Walnut Street

**ON THE NEXT PAGES**

The maps on the following pages show the bikeways plan and sidewalk installation priorities.

The Bikeways map shows locations of current and proposed bikeways in Columbus, Westerville and Blendon Township.

The Sidewalk Priorities map shows where sidewalks should be installed in Blendon Township.

## TYPES OF PROPOSED BIKEWAYS

### Bikeways map

*What it is:* The bikeways map shows locations of existing and proposed bikeways. The proposals support a bikeway network for transportation and recreation.

*Why we need it:* Since bikeways allow people to cover wide distances, communities plan for bikeways on a regional basis. This ensures we connect destinations for people in Blendon Township and throughout central Ohio.

In addition to Blendon Township bikeways recommendations, the map contains information from these sources: Columbus Bicentennial Bikeways Plan, Westerville Parks, Recreation and Open Space Plan, MORPC Regional Bikeways Plan and Metroparks Trail Plan.



A path for bicycles and pedestrians, separate from a road. Generally 8 to 12 feet wide.



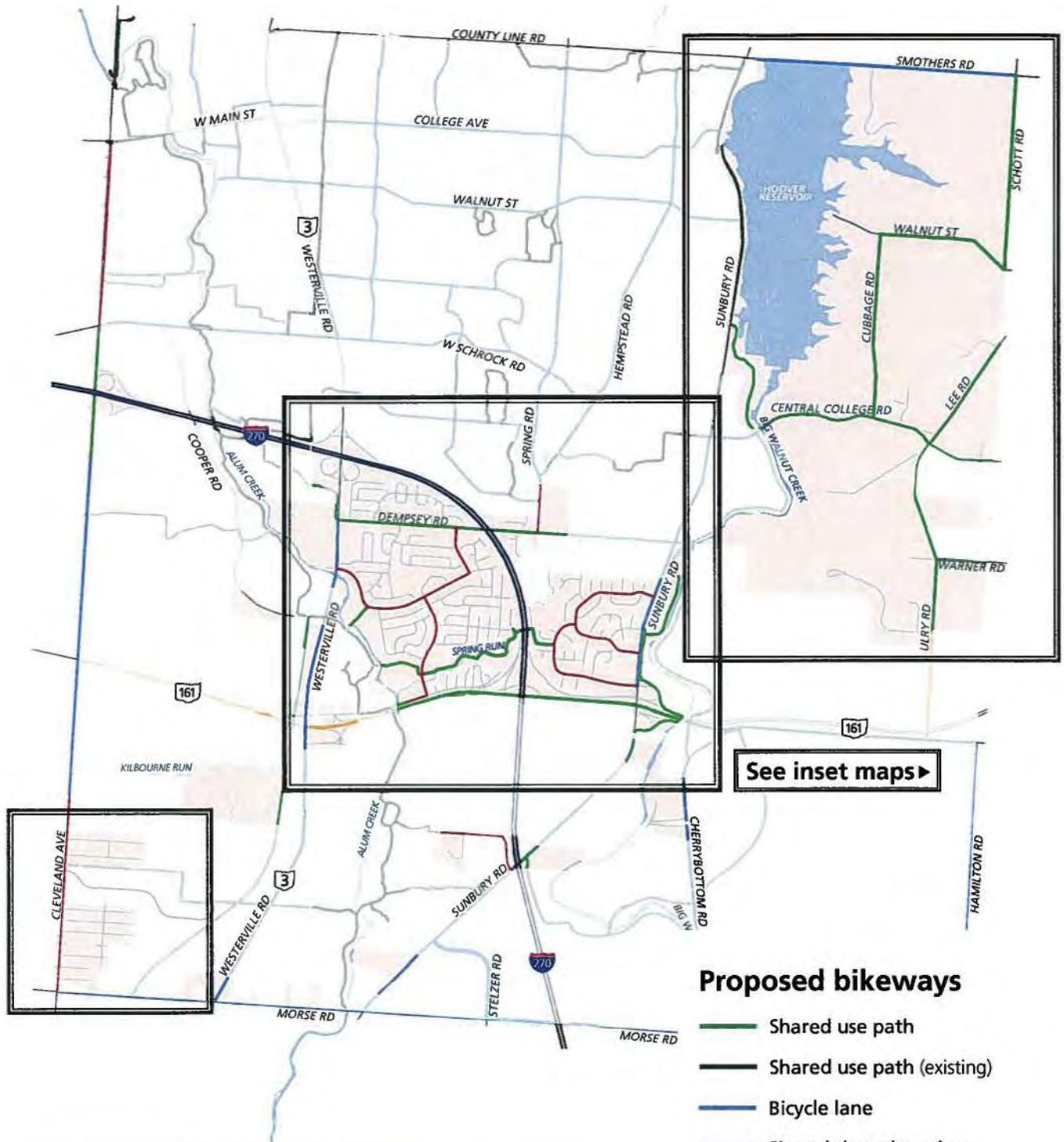
On-street striped lane for bicycles, 4 to 6 feet wide, usually next to the outermost travel lanes.



A paved area beyond outside travel lanes, 4 feet wide. Common on narrow rural roads.



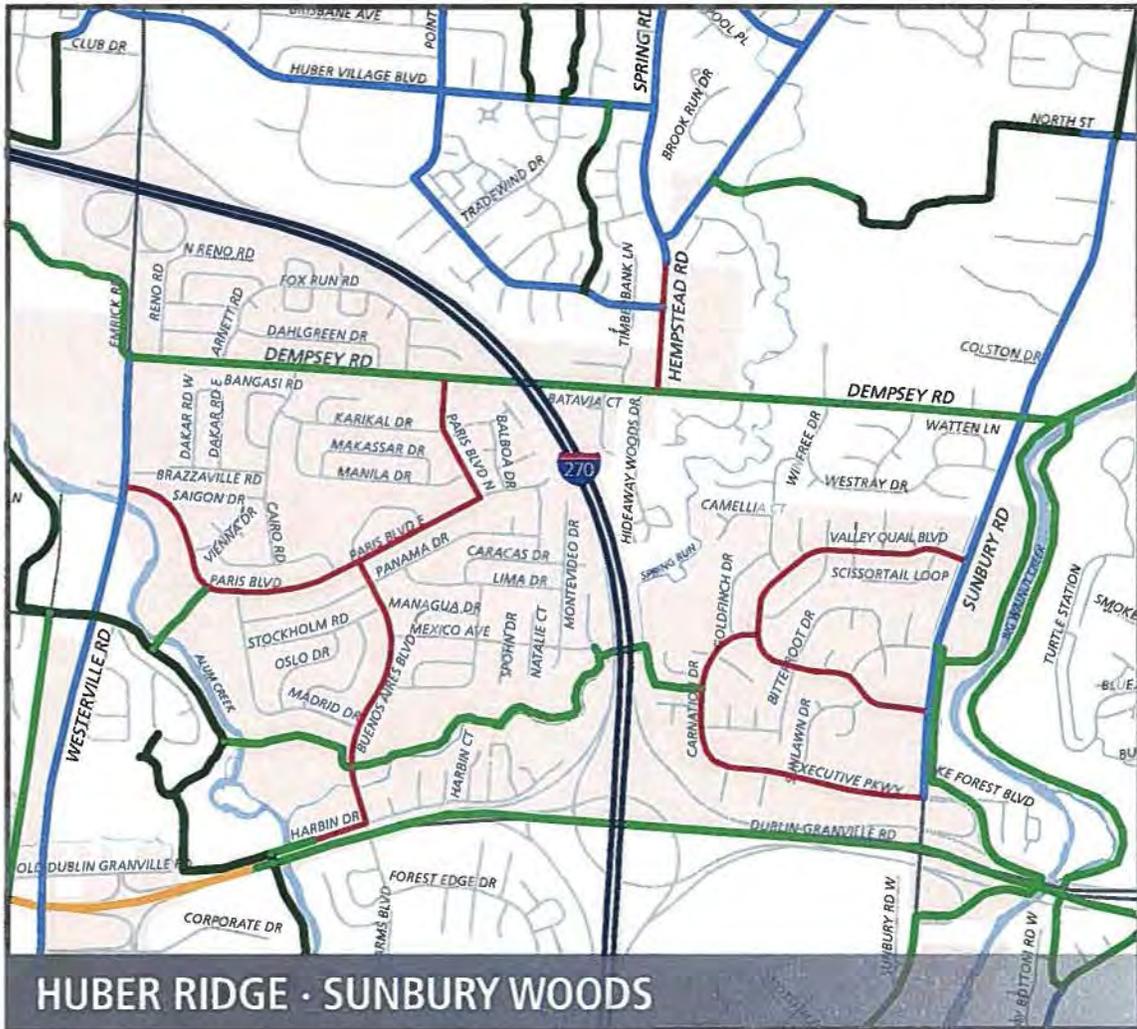
Standard road with a combination of traffic calming, signage and "sharrows" (shown at right), or a high-volume road with 14-foot or wider outside lanes.



# BIKEWAYS MAP

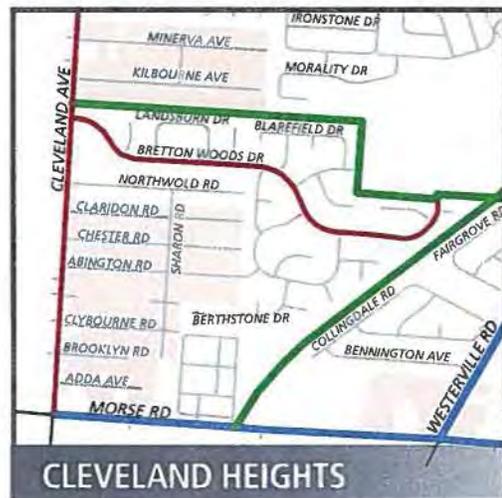
## Proposed bikeways

- Shared use path
- Shared use path (existing)
- Bicycle lane
- Signed shared roadway
- Paved shoulder



### Proposed bikeways

- Shared use path
- Shared use path (existing)
- Bicycle lane
- Signed shared roadway
- Paved shoulder





### Proposed bikeways

- Shared use path
- Shared use path (existing)
- Bicycle lane
- Paved shoulder

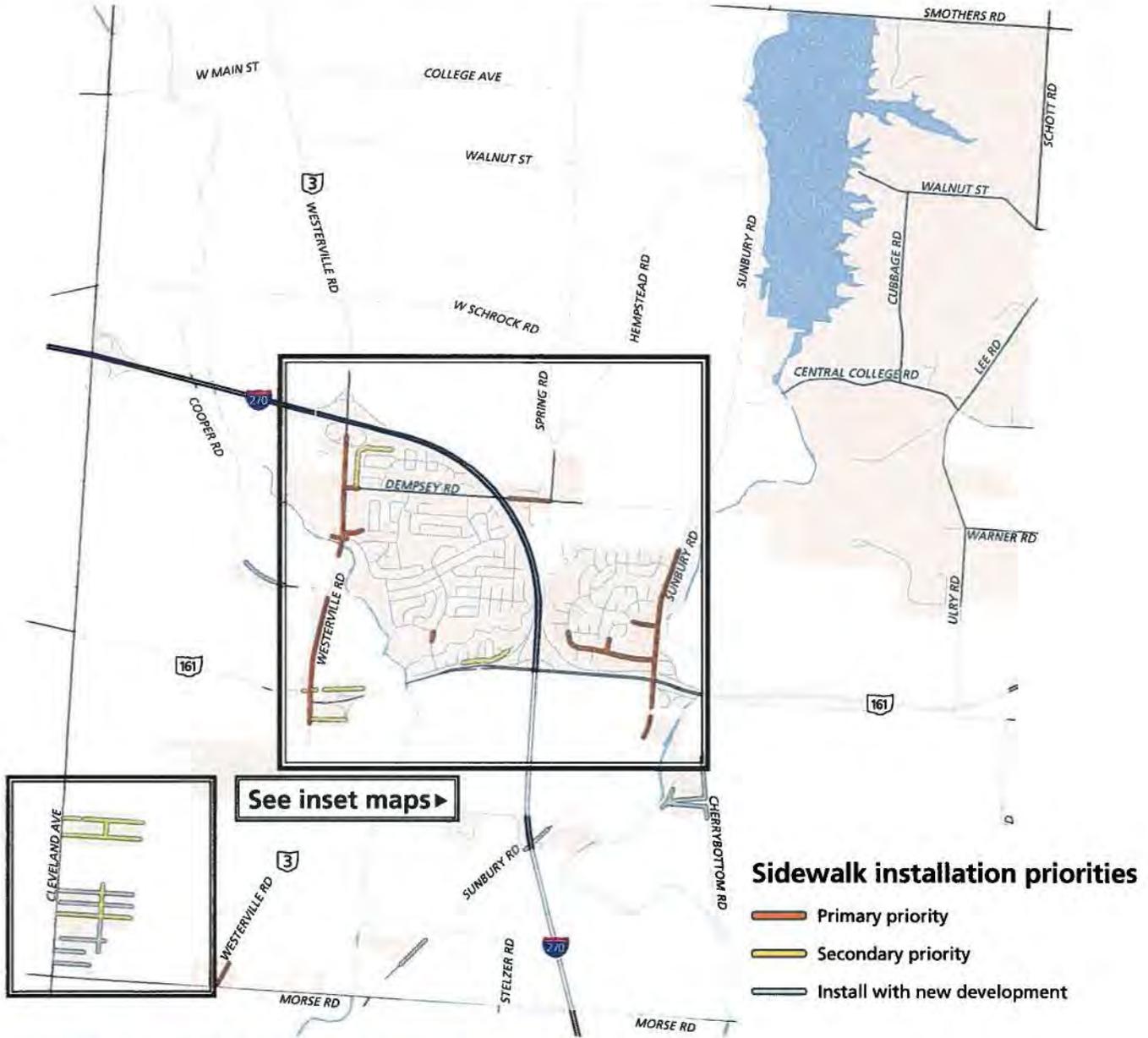
**Sidewalk priorities**

*What it is:* This map shows areas where the community would like new sidewalks.

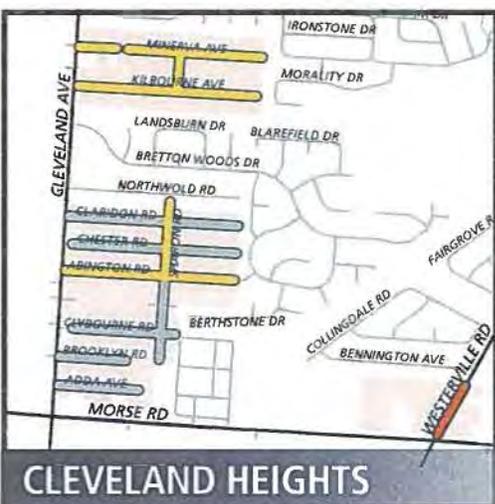
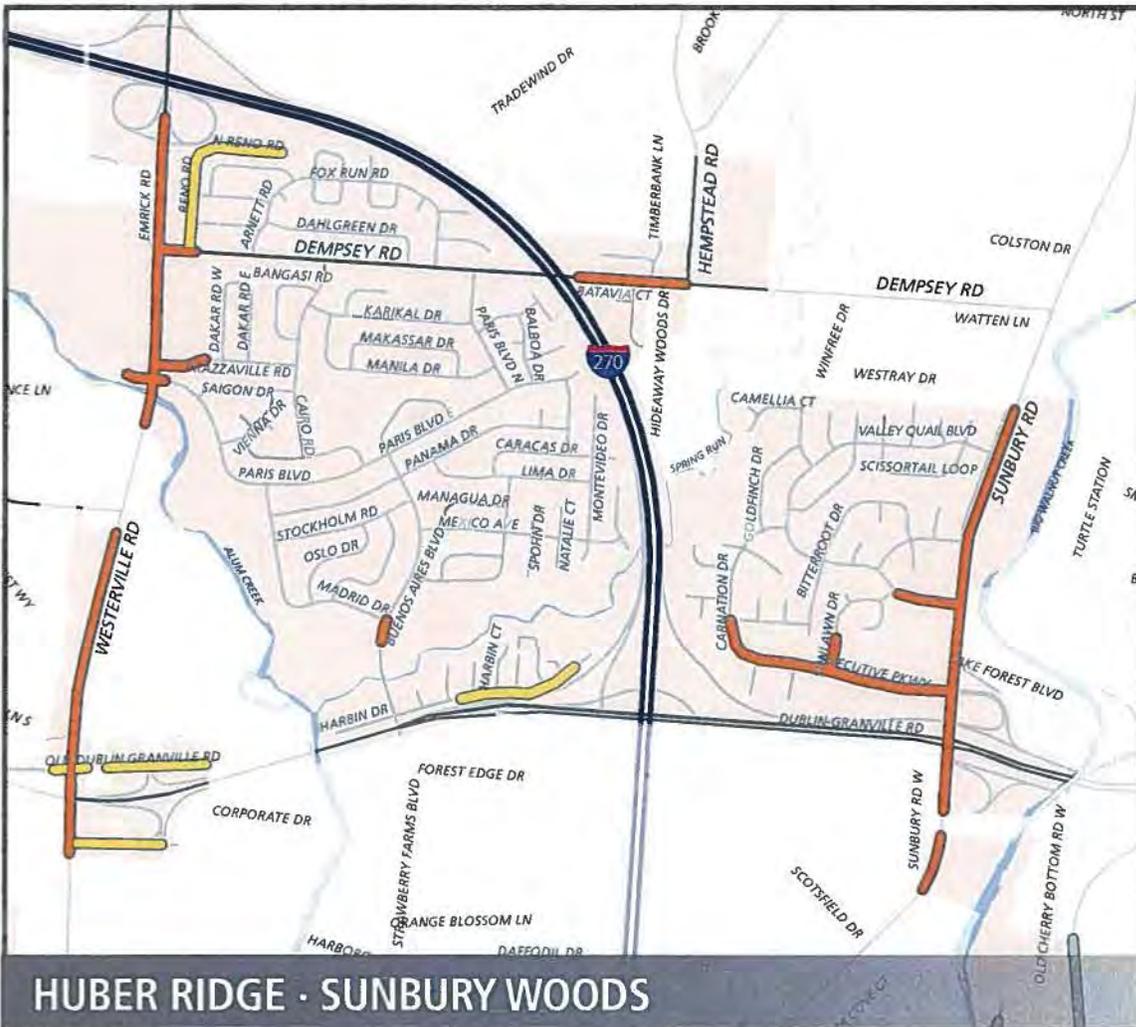
*Why we need it:* Installing sidewalks costs money. Realizing that funds are limited, the sidewalk maps prioritize sidewalks: primary priorities are sidewalks that should be

installed first. Secondary priorities are sidewalks that should be installed after all the primary priorities are installed. Sidewalks shown as “Install with new development” should be provided at any time new development or redevelopment is occurring.

The primary and secondary priorities reflect the community’s stated desires for new sidewalks.



**SIDEWALK PRIORITIES MAP**



**Sidewalk installation priorities**

- Primary priority
- Secondary priority
- Install with new development

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## SECTION 5 IMPLEMENTATION

How will the recommendations outlined in the previous section be achieved? This section contains recommendations to ensure the plan is carried out. This section:

- Assigns responsibilities for carrying out each action
- Establishes clear lines of communication among community stakeholders
- Lays out a predictable review process to ensure new development follows the plan

These items will ensure actions are completed to achieve the community's agreed-upon vision.

### Implementation Tables

Here, we identify the organizations involved in each action recommendation. The tables are an easy way to see the main parties involved in the actions.

### New Development Checklist, p. 111

This checklist will ensure that new development proposals comply with the plan's recommendations.

Once a developer completes the checklist, officials with decision-making responsibilities make sure development proposals follow the community's wishes as described in the Blendon Comprehensive plan.



## Comprehensive plan SUCCESS

Successful implementation of the Blendon Comprehensive Plan's recommendations is essential in achieving the community's shared vision. This will be made possible by:

1. Assigning responsibility
2. Establishing clear lines of communication
3. Being accountable
4. Updating the plan

### Assign Responsibility

Responsible parties for each action item are listed in the implementation table. This section clearly identifies the specific government, non-profit and private sector entities responsible for implementing each action.

Development proposals should be reviewed for consistency with the plan's recommendations. The new development checklist helps ensure that a proposed development is in line with the plan's recommendations. It should be used by:

- Applicants for a rezoning or variance
- Agencies and stakeholders for development review
- Township staff during internal review of zoning and variance applications
- Franklin County and Blendon Township offices as community facilities and infrastructure investments are made

### Communication

Clear lines of communication between Blendon Township and community residents is essential for the successful implementation of the plan's recommendations. This can be achieved by:

- Designating a township official for transmittal of development and zoning-related information
- Designating staff member to be responsible for monitoring and implementing the plan

### Accountability

Public involvement is key to successful implementation of a plan.

In order to track the progress of the plan's implementation, each year a staff member from the Township staff should prepare a brief report to be presented to the Board of Trustees. This report should list the year's development proposals and their conformance with the plan. It should also track progress on implementation of the plan's proactive recommendations.

### Plan updates

The Blendon Comprehensive Plan will guide development for the next 10-20 years. It should be revisited in 4 to 5 years and amended as applicable to ensure that the document continues to represent the vision of township residents. Minor updates of the Blendon Comprehensive Plan may be completed as necessary.



Franklin County



# NEW DEVELOPMENT CHECKLIST

BLENDON Comprehensive plan

## PURPOSE

This checklist helps developers and property owners comply with the plan. A completed checklist also informs appointed board members and planning staff whether a proposal complies with the Blendon Township Comprehensive plan.

## DIRECTIONS

- 1 Fill out the first section for all new developments
- 2 Fill out the appropriate area for either residential or commercial development
- 3 Fill out the Project Information box and return it to us with your development application

## ALL NEW DEVELOPMENT:

	Yes	No	n/a	Notes
Matches Future Land Use map	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Includes sidewalks where indicated on the Sidewalk Priorities map	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Provides sufficient rights-of-way for bikeways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Is set back from environmentally sensitive areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Provides dedication along waterways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Uses stormwater best management practices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Provides a connection to existing bikeways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Locates buildings outside of the railway corridor Complies with the <i>AWARE</i> standards	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Uses building materials that promote healthy indoor air	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

**NEW RESIDENTIAL DEVELOPMENT:**

	Yes	No	n/a	Notes
Is clustered to protect open space/environmental features	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Is set back from scenic corridors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Uses shared-access points	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Uses site design techniques to preserve rural character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

**NEW COMMERCIAL DEVELOPMENT:**

	Yes	No	n/a	Notes
Conforms to the Smart Growth Overlay	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Is in line with the Westerville Road Streetscape Improvement Plan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Accommodates pedestrians	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Accommodates bicyclists	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Accommodates transit users	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Provides appropriate buffering, setbacks or screening from adjacent residential uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

**PROJECT INFORMATION**

Case No.

Project name

Address

Phone

Fax

Email address

Checklist completed by:

Signature



**Produced by:**

This Plan was an update prepared by Blendon Township in 2013 based on the original plan prepared by the Franklin County Economic Development and Planning Department