



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

Economic Development & Planning Department
James Schimmer, Director

Franklin County Rural Zoning Commission

Franklin County Courthouse
373 South High Street – 26th Floor
Commissioners Hearing Room
Columbus, OH 43215

Thursday, August 22, 2013
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the May 23, 2013 meeting
5. James Schimmer, Director, Economic Development and Planning Department
6. New Business:

A. ZON-13-03 – Scott Ulrich

Applicant:	OMNI Property Companies
Owner:	W&D Davis Investment co., Ltd.
Agent:	Civil & Environmental Consultants, Inc.
Township:	Blendon Township
Site:	4079 Executive Parkway (PID's #110-005861 & 110-005890)
Acreage:	4.874-acres
Zoning:	Select Commercial Planned District (SCPD)
Utilities:	Central water and wastewater
Request:	Requesting approval of an amendment to an existing Select Commercial Planned District (SCPD).

7. Adjournment of Meeting to September 19, 2013

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

Economic Development & Planning Department
James Schimmer, Director

**MINUTES OF THE FRANKLIN COUNTY
RURAL ZONING COMMISSION**

Thursday, May 23, 2013

The Franklin County Rural Zoning Commission convened on the 26th Floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Thursday, May 23, 2013.

Present were:

Joe Martin, Chairperson
Jim Daley, Vice Chairperson
Edwin England

Franklin County Economic Development and Planning Department:

Lee Brown, Planning Administrator
Matt Brown, Planner
Lisa Koerner, Assistant Planner

Chairperson Martin opened the meeting.

The first order of business being the approval of the April 22, 2013, meeting minutes. Mr. England made a motion to approve the minutes. It was seconded by Mr. Daley. The motion was approved by a three-to-zero vote.

NEW BUSINESS:

The next order of business being County Zoning Case No. ZON-13-02. The applicant is the Franklin County Rural Zoning Commission. The request is to amend Section 115 to include standards for the keeping of chickens, ducks and rabbits and to exempt the keeping of chickens, ducks and rabbits from the requirements of Section 110.011 of the Franklin County Zoning Resolution and to amend Section 720 to include additional definitions as necessary for the amendment to Section 115.

Mr. Matt Brown read and presented the case to the Franklin County Rural Zoning Commission. Mr. Martin made a motion to approve County Zoning Case No. ZON-13-02 with staff's conditions. It was seconded by Mr. England. The motion was approved by a three-to-zero vote.

There being no further business coming before the Franklin County Rural Zoning Commission, Mr. Martin adjourned the meeting.

And, thereupon, the meeting adjourned at 2:14 p.m.

Minutes of the May 23, 2013, Franklin County Rural Zoning Commission were approved this 18th day of July, 2013.

Signature



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

Economic Development & Planning Department
 James Schimmer, Director

STAFF REPORT

Rural Zoning Commission
 August 22, 2013

Case ZON-13-03

Prepared by: Scott Ulrich

Applicant	OMNI Property Companies
Owner:	W&D Davis Investment Co.
Agent:	Jeff Clayton, Civil & Environmental Consultants
Township:	Blendon Township
Site:	4079 Executive Parkway (PID #110-005861 and #110-005890)
Acreage:	4.874-acres
Zoning:	Select Commercial Planned District (SCPD)
Utilities:	Central water and wastewater
Request:	Requesting to amend an existing Select Commercial Planned District (SCPD).

Summary

The applicant is requesting to amend an existing Select Commercial Planned District (SCPD) in order to expand an existing parking lot onto a currently undeveloped property. The proposal will not be detrimental to the surrounding area but does not fully comply with the recommendations of the Blendon Community Plan. Staff recommends *approval* with conditions.

Request

The subject site includes two properties located on the south side of Executive Parkway in the Sunbury Woods Center, approximately one-half mile west of Sunbury Road in Blendon Township. The northern 2.5-acre wooded property is currently undeveloped and contains a 1.5-acre tree stand. The southern 2.4-acre property at 4079 Executive Parkway contains a vacant 43,000-square-foot office building and 172 parking spaces. The proposal will expand the existing parking lot onto the subject site in order to provide a total of 326 spaces to accommodate a customer support business with upwards of 300 employees.

Surrounding Land Use/Zoning

Direction	Zoning	Land-Use
North	PUD	Single-Family Residential
East	SCPD	Office
South	Rural	SR-161/I-270 Interchange
West	Rural	SR-161/I-270 Interchange

Comprehensive Plans

The Blendon Community Plan, adopted by Franklin County in 2010, recommends this area for Open Space and Park uses. While the proposal is not consistent with this future land use designation, the existing development plan indicates that this parcel was intended for development. In addition, approximately one-third of an acre of the tree stand is intended to be preserved and remain undeveloped.

Staff Analysis

The existing SCPD development plan was approved in 1981 as rezoning case ZON-80-11. Any change to that development plan must be approved through the rezoning process. In addition to SCPD performance standards, the property falls within the Smart Growth Overlay (SGO) district and must meet all parking, landscaping and screening standards. Several waivers have been requested from these standards.

Select Commercial Planned District

The Select Commercial Planned District (SCPD) is intended to provide a flexible approach to commercial developments in unincorporated Franklin County. It is intended to limit non-residential development to a specified type, character and mix, and to provide the controls necessary to ensure compatibility between the select commercial area and the surrounding environment.

Permitted Uses

The applicant is not proposing to change the permitted uses approved in ZON-80-11. Such uses included:

- All permitted uses of the Suburban Office and Institutional (SO) District
- Select retail uses of the Neighborhood Commercial (NC) District, Community Commercial (CC) District, and Community Service (CS) District
(Retail sales limited to 15% of total leasable area)
- Conditional uses of the Community Service (CS) District including Trade Services, Storage and Wholesaling, and Local Processing uses
- Manufacturing and Wholesaling uses of the Limited Industrial (LI) District

Vegetation and Soils

The site is heavily vegetated with trees and brush. The proposed parking lot will require clearing of the existing vegetation within the parking lot footprint. Vegetation outside the parking lot footprint has been preserved to the maximum extent practical.

Wooded areas such as the subject site serve as suitable habitat for the endangered Indiana bat, which roosts during the summer months (May 15 to August 15). Franklin Soil & Water Conservation District recommends no clearing of trees during this time.

Access & Traffic

Access to the proposed parking lot will be provided by the driveway for the existing parking lot at 4079 Executive Parkway. A cross-access easement connecting the new parking lot to this driveway will be required by the Franklin County Engineer at the time of Certificate of Zoning Compliance review.

The subject property is accessed from Executive Parkway with a signalized intersection and multiple turn lanes at Sunbury Road providing access to the SR-161/I-270 interchange. Traffic volume on Executive Parkway is approximately 13,000 vehicles per day. Traffic volume on SR-161 is approximately 81,000 vehicles per day. The subject property is the last undeveloped property in the Sunbury Woods Center and will add approximately 328 trips to the traffic volume.

The applicant has requested a waiver from the SCPD requirement for a traffic study since the added number of trips is negligible. The Franklin County Engineer's Office supports this request.

Parking and Circulation

The existing parking lot at 4079 Executive Parkway contains 172 parking spaces, including 5 handicapped spaces. Restriping to accommodate new drive aisles will result in a loss of 10 spaces. The proposed parking lot expansion will add 164 spaces, including 56 spaces with dimensions of 9'x18' each and 108 spaces with dimensions of 8'x16' each. The proposed combined parking lot will provide a total of 326 spaces, including 8 handicapped spaces.

The applicant has requested a waiver from the Smart Growth Overlay (SGO) maximum number of parking spaces. The SGO limits the number of parking spaces for office uses to one space per 300 square feet of gross floor area. Based on the 43,595 square foot building, the maximum parking allowed is 146 spaces. The applicant is proposing to provide 326 spaces. The Franklin County Engineer supports this request due to regular overflow problems along Executive Parkway as a result of insufficient parking.

The applicant has requested a waiver from the General Development Standard for parking stall dimensions of 9'x18.' The applicant proposes to provide parking stalls with dimensions of 8'x16' in order to lessen the impact of providing parking in excess of the maximum required. The Franklin County Engineer's Office supports this request due to the need for additional parking in this area.

Stormwater & Drainage

An extended detention facility north of the proposed parking lot will be used for control of water quantity. A bioretention facility in the center of the proposed parking lot will be used for treatment of water quality and sediment filtration. All stormwater drainage facilities will be designed, constructed and maintained in accordance with the Franklin County Stormwater Drainage Manual. Final stormwater design will be provided during the Certificate of Zoning Compliance review process. The Franklin County Drainage Engineer and the Franklin Soil and Water Conservation District have no concerns with the proposed stormwater design.

Sewage Disposal and Water Supply

No sewage or water connections will be made as part of the proposed parking lot expansion. Any future development or proposed use which requires such services shall require review and approval from the Franklin County Sanitary Engineer prior to the issuance of a Certificate of Zoning Compliance. The water and sanitary sewer provider for the subject site is Ohio American Water.

Architectural Design

No new buildings or structures are proposed.

Outside Storage

No outside storage is proposed, nor shall any outside storage be permitted.

Utilities and Facilities

Underground circuits will be provided for lighting and power supply to parking lot light poles.

Pollution

No smoke, odor, or noise will be generated by the proposed facility.

Graphics and Signage

No new signage is proposed at this time.

Lighting

Lighting in the existing parking lot is provided by five single light pole fixtures, 28 feet in height, with fully shielded recessed lamps directed downward to prevent glare and shine above the horizontal plane. Lighting in the proposed parking lot will be provided by four double light fixtures that match the existing fixtures in the adjacent lot. The maximum light level along the residentially zoned property will not exceed an average intensity of one-half foot-candle.

Screening & Landscaping Plan

The adjacent residential area north of the proposed parking lot will be screened by the preserved portion of the existing wooded area. Nine additional trees are proposed to be planted at the northeast corner of the site where existing trees cannot be preserved. All proposed plantings are of native species.

As required by the Smart Growth Overlay, the applicant proposes to screen both the existing and proposed parking lots along Executive Parkway with a continuous row of shrubs, composed of a mix of deciduous and evergreen species. The Smart Growth Overlay also requires parking lot landscaping to be provided by an island or peninsula of at least 140 square feet for every 10 spaces, and one tree must be provided in each island or peninsula. The proposed parking lot will add 164 spaces, which would require 17 landscaped islands equal to a total of 2,380 square feet and 17 trees.

The applicant has requested a waiver from the SGO parking lot landscaping standard. Although the plan does not provide the required number of islands, it does provide the required number of trees and provides a greater area of landscaping than required by the Smart Growth Overlay. The proposed plan provides eight islands or peninsulas equal to approximately 4,000 square feet of landscaping and 19 trees.

Bicycle Infrastructure

As required by the Smart Growth Overlay, the applicant proposes to provide bicycle parking within 50 feet of the primary entrance of the building at 4079 Executive Parkway. The SGO requires one bicycle space per 20 car parking spaces. The proposed 164 car parking spaces require a minimum of 9 bicycle spaces; the applicant proposes to install 5 bicycle racks, providing parking for 10 bicycles.

Pedestrian Infrastructure

As required by the Smart Growth Overlay, a sidewalk is proposed along Executive Parkway, extending the breadth of both of the subject parcels. The proposed sidewalk is 5 feet in width and is intended to connect with the adjacent sidewalks to the north. However, the site plan shows the adjacent sidewalk terminating prior to the dividing property line. A pedestrian walkway is also proposed to connect the sidewalk to the primary entrance of the building at 4079 Executive Parkway.

Staff Recommendation

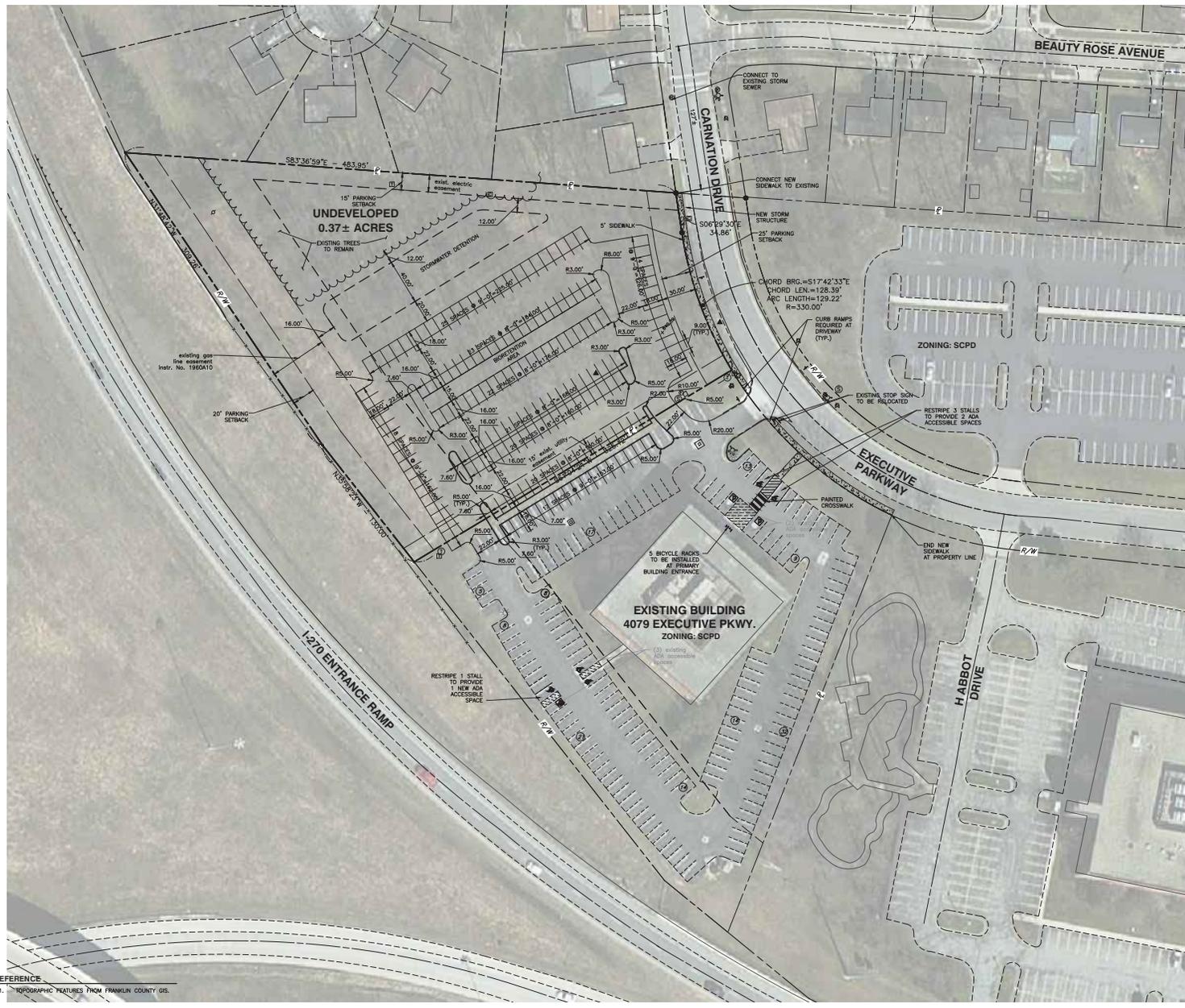
Staff recommends ***approval*** of the proposed rezoning with the following conditions:

1. The applicant must apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to commencing any clearing or construction activities.
2. The applicant shall not clear any trees or vegetation on the site between May 15 and August 15 to prevent potential disturbance of roosting Indiana bats.
3. The applicant must execute a cross-access easement prior to Certificate of Zoning Compliance approval.
4. In keeping with the Blendon Community Plan, the applicant must place a conservation easement on the wooded area remaining undeveloped, protecting it from any future development in perpetuity.
5. The proposed sidewalk must connect to the existing adjacent sidewalk to the north.

Planning Commission Recommendation

On August 14, 2013, the Franklin County Planning Commission recommended *approval* of the proposed rezoning with the following conditions:

1. The applicant must apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to commencing any clearing or construction activities.
2. The applicant shall not clear any trees or vegetation on the site between May 15 and August 15 to prevent potential disturbance of roosting Indiana bats.
3. The applicant must execute a cross-access easement prior to Certificate of Zoning Compliance approval.
4. In keeping with the Blendon Community Plan, the applicant must place a conservation easement on the wooded area remaining undeveloped, protecting it from any future development in perpetuity.
5. The proposed sidewalk must connect to the existing adjacent sidewalk to the north.
6. The applicant must revise the development text to reflect both parcels subject to the rezoning request.
7. The applicant must meet with neighboring residents to discuss potential screening techniques to better protect the residential area from noise and light from the adjacent highway interchange. An EDP staff representative must attend this meeting and the meeting must occur within 30 days.



PROPOSED PARKING SPACES	
PARKING TABLE	NOTES
EXISTING SPACES	172 INCLUDES 5 H.C. SPACES
SPACES REMOVED	10 EXISTING SPACES REMOVED BY RESTRIPEING
PROPOSED 9'X18' SPACES	57
PROPOSED 8'X16' SPACES	106
TOTAL SPACES	325 INCLUDES 8 H.C. SPACES

PROPOSED BICYCLE PARKING
 PROPOSED NEW PARKING SPACES: 164
 BICYCLE PARKING REQUIRED: 9 BICYCLE SPACES (5 RACKS)

LEGAL DESCRIPTION:
 Situated in the Township of Blendon, County of Franklin and State of Ohio:
 And known as being Reserve "D0" as said Reserve is set forth upon the recorded plat of Sunbury Woods Center Phase II, as said plat is of record in Plat Book 63 Pages 69 and 70, Recorder's Office, Franklin County, Ohio,
 EXCEPTING THEREFROM the following described parcel conveyed in Deed Book Volume 12155, Page 610:
 Situated in the Township of Blendon, County of Franklin and State of Ohio:
 And known as being a portion of Reserve "D0" in Sunbury Woods Center Phase Two, as shown on record in Plat Book 63, Pages 69 and 70, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:
 Beginning at a 3/4-inch I.D. iron pipe found in the curved Southwest line of Executive Parkway (60 feet wide) at the Northeast corner of said Reserve "D0" and at the Northeast corner of Reserve "LL" in said Sunbury Woods Center Phase Two;
 Thence South 23 deg. 40' 37" West along the East line of said Reserve "D0" and along the West line of said Reserve "LL" a distance of 392.25 feet to a 3/4-inch I.D. iron pipe found in a Northeast limited access right-of-way line of the East Dublin-Granville Road - Ohio Route 161 and Interstate Route 270 interchange, at the Southwest corner of said Reserve "D0" and at the Southwest corner of said Reserve "LL";
 Thence North 48 deg. 13' 30" West along a portion of a Northeast limited access right-of-way line of the East Dublin-Granville Road - Ohio Route 161 and Interstate Route 270 interchange and along a portion of a Southwest line of said Reserve "D0" a distance of 71.75 feet to a roll set in a 4-inch x 6-inch wood fence on an anchor post assembly at a corner of said Reserve "D0";
 Thence North 35 deg. 58' 33" West along a portion of a Northeast limited access right-of-way line of East Dublin-Granville Road - Ohio Route 161 and Interstate 270 interchange and along a portion of a Southwest line of said Reserve "D0" a distance of 355.00 feet to a 3/4 inch I.D. iron pipe set;
 Thence North 61 deg. 04' 21" East crossing said Reserve "D0" and radial to the curved Southwest line of Executive Parkway a distance of 325.12 feet to a 3/4 inch I.D. iron pipe set in the curved Southwest line of Executive Parkway and in the curved Northeast line of said Reserve "D0";
 Thence Southeasterly along a portion of the curved Southwest line of Executive Parkway, along a portion of the curved Northeast line of said Reserve "D0" and with a curve to the left, data of which is radius = 330.00 feet and sub-tense = 33 deg. 22' 00", a sub-tense distance of 189.47 feet bearing South 45 deg. 36' 39" East to the place of beginning;
 Containing 2.389 acres of land more or less and being subject to all easements and restrictions of record.
 The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723 of C. F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey performed in June, 1988.
 Basis of bearing in the plat of Sunbury Woods Center Phase Two (Plat Book 63, Pages 69 & 70).

SITE DATA:
 ADDRESS: 000 EXECUTIVE PARKWAY
 SITE AREA: 2.0389 Acres (104,065 SQ. FT.)
 ZONING: SCPD
 EXISTING LANDUSE: OPEN SPACE
 PROPOSED LANDUSE: PARKING LOT

DATE	11/15/12
BY	JAC
CHECKED BY	JAC
PROJECT NO.	131397
APPROVED BY	ACH

OMNI PROPERTY COMPANIES
 29256 CHAGRIN BOULEVARD
 PEPPER PIKE, OHIO 44122
 PHONE: 216-514-1950

CEC
 Civil & Environmental Consultants, Inc.
 530 E. Ohio Street - Suite G - Indianapolis, IN 46204
 317-466-7777 / 877-745-0749
 www.cecinc.com

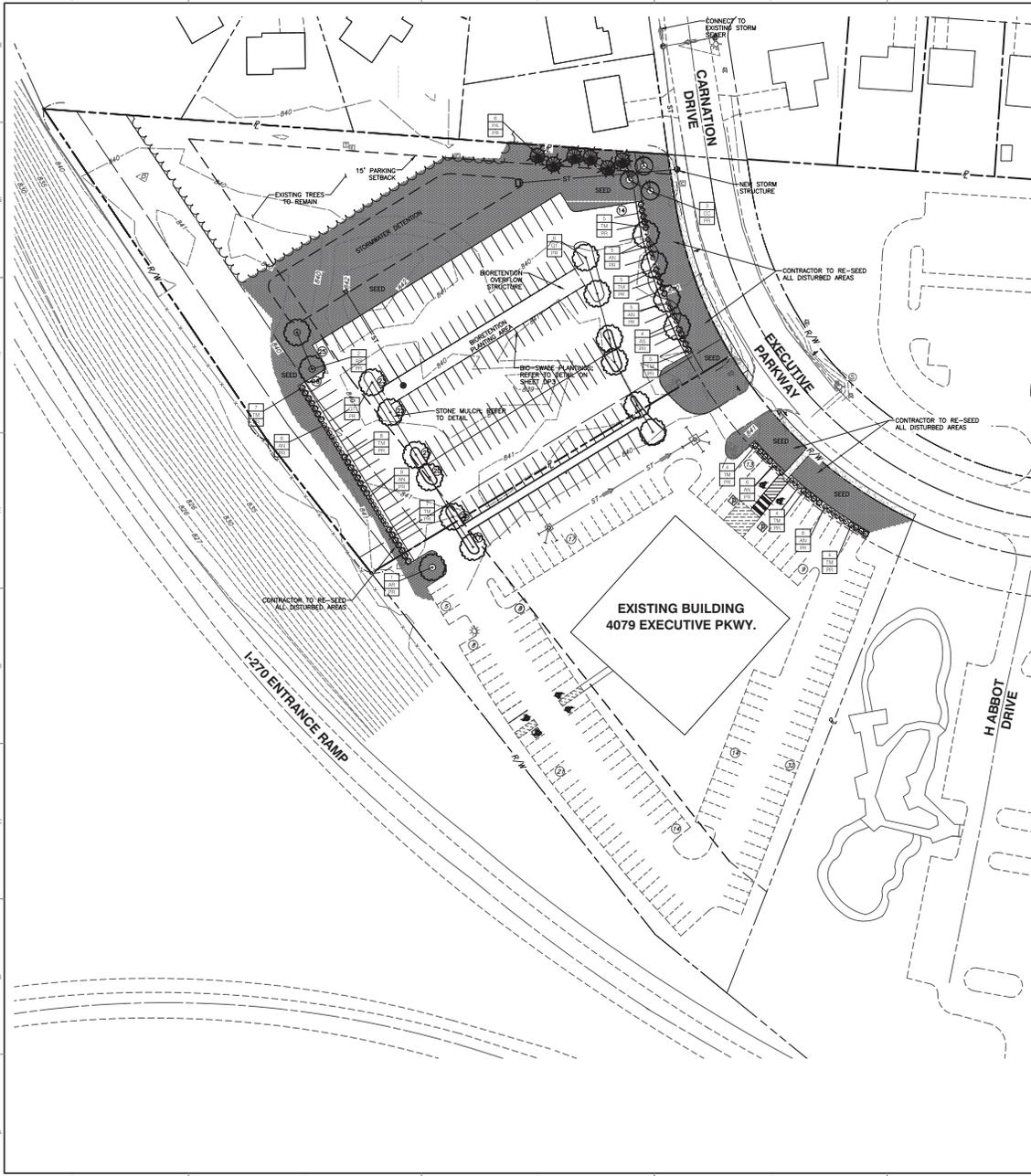
EXECUTIVE PARKWAY
 PARKING LOT
 DEVELOPMENT PLAN
 FRANKLIN COUNTY
 COLUMBUS, OHIO

SITE LAYOUT PLAN
 DATE: 07/23/2013
 DRAWN BY: JAC
 PROJECT NO.: 131397
 CHECKED BY: JAC
 APPROVED BY: ACH

DRAWING NO. DP1
 SHEET OF

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REFERENCE:
 1. TOPOGRAPHIC FEATURES FROM FRANKLIN COUNTY GIS



OVERALL PLANTING SCHEDULE

LOGNO	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	HEIGHT AT MATURITY
AK	3	1	Acer rubrum "Red Sweet"	Red Maple	2 1/2" DB	Deciduous Tree	50'
AK	4	1	Acer saccharum "Green Maple"	Green Maple	2 1/2" DB	Deciduous Tree	50'
AK	18	1	Abies balsamea "Viggo's Beauty"	Viggo's Beauty Black Christmas	2" DB	Deciduous Shrub	7'-8' 2'-3'
OC	3	1	Ornithogalum "White Star"	White Star	2" DB	Perennial	10"
OC	12	1	Ornithogalum "White Star"	White Star	2" DB	Perennial	10"
PA	4	1	Platanus "New York"	New York	2 1/2" DB	Evergreen Tree	20'-30'
TR	48	1	Taxus "Millenium"	Millenium	2" DB	Evergreen Shrub	7'-8' 2'-3'

GENERAL LANDSCAPE NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHOEVER HAS JURISDICTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
- NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN ASSOCIATION OF NURSERY STOCKS AND 2001-1996, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
- NO PLANT SHALL BE PLANTED INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETIC OR PLASTIC SHALL BE REMOVED AT THE TIME OF PLANTING. TRUNKS OR BARK SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE OR SHRUB.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY OWNER(S).
- THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE TIME OF SUBstantial COMPLETION OF PROJECT.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- ALL STAKES AND OR GUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
- ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL SEENED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
- IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT AND CITY OF BLOOMINGTON.

SYMBOL	DESCRIPTION	PLANT QUANTITY	PLANT TYPE	REG. LOCATION
PR	PERIMETER PARKING LOT PLANTING REQUIREMENTS			

PR - PERIMETER PARKING LOT PLANTING TABLE

SYMBOL	NUMBER OF SPACES	TREES REQUIRED	TREES PROVIDED
PR	182	18.2	19

REVISION RECORD

NO.	DATE	DESCRIPTION

OMNI PROPERTY COMPANIES
2925 CHAGRIN BOULEVARD
PEPPER PIKE, OHIO 44122
PHONE: 216-514-1950

CEC
Civil & Environmental Consultants, Inc.
530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-466-7777 - 877-746-0749
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EXECUTIVE PARKWAY
PARKING LOT
DEVELOPMENT PLAN
FRANKLIN COUNTY
COLUMBUS, OHIO

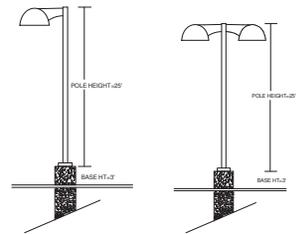
SITE LANDSCAPE PLAN AND DETAILS
DATE: 07/23/2013
DRAWN BY: BDF
PROJECT NO: 131397
CHECKED BY: 1-447
APPROVED BY: ACH



SCALE IN FEET
0 40 80

DRAWING NO. DP2
SHEET 01

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Project: 131397 - 0102 - 0103 - 0104 - 0105 - 0106 - 0107 - 0108 - 0109 - 0110 - 0111 - 0112 - 0113 - 0114 - 0115 - 0116 - 0117 - 0118 - 0119 - 0120 - 0121 - 0122 - 0123 - 0124 - 0125 - 0126 - 0127 - 0128 - 0129 - 0130 - 0131 - 0132 - 0133 - 0134 - 0135 - 0136 - 0137 - 0138 - 0139 - 0140 - 0141 - 0142 - 0143 - 0144 - 0145 - 0146 - 0147 - 0148 - 0149 - 0150 - 0151 - 0152 - 0153 - 0154 - 0155 - 0156 - 0157 - 0158 - 0159 - 0160 - 0161 - 0162 - 0163 - 0164 - 0165 - 0166 - 0167 - 0168 - 0169 - 0170 - 0171 - 0172 - 0173 - 0174 - 0175 - 0176 - 0177 - 0178 - 0179 - 0180 - 0181 - 0182 - 0183 - 0184 - 0185 - 0186 - 0187 - 0188 - 0189 - 0190 - 0191 - 0192 - 0193 - 0194 - 0195 - 0196 - 0197 - 0198 - 0199 - 0200 - 0201 - 0202 - 0203 - 0204 - 0205 - 0206 - 0207 - 0208 - 0209 - 0210 - 0211 - 0212 - 0213 - 0214 - 0215 - 0216 - 0217 - 0218 - 0219 - 0220 - 0221 - 0222 - 0223 - 0224 - 0225 - 0226 - 0227 - 0228 - 0229 - 0230 - 0231 - 0232 - 0233 - 0234 - 0235 - 0236 - 0237 - 0238 - 0239 - 0240 - 0241 - 0242 - 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Pole Schedule
 (5) PS4555C1BZ (25' X 4" STEEL SQUARE POLE)
 (4) PS4555C2BZ (28' X 4" STEEL SQUARE POLE @1180)

Proposed poles meet 100 MPH sustained winds.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Luminaire/Lamp	LLF	Total Watts
	4	AVV32	BACK/BACK	25000	0.750	2304
	5	AVV3	SINGLE	25000	0.750	1440
						Description
						AVV5025-M 250W PSMH
						2888
						AVV30025-M 250W PSMH
						288

Calculation Summary					
Label	Avg	Max	Min	Avg/Mn	Max/Mn
Calc/Ft	1.42	3.3	0.3	4.73	11.00
NORTH PROPERTY LINE	0.01	0.1	0.0	N/A	N/A



Date: 8/2/2013 Scale: 1"=40' Layout by: LINDA SCHALLER
 Project Name: EXECUTIVE PARKWAY Customer No: 66586

Filename: V:\Common\App\Eng\OUT\130820C1\JUS AGI

Footcandles calculated at grade using mean lumen values.
 Illumination results shown on the lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual ground conditions differing from these design parameters may affect final results. The customer is responsible for verifying environmental accuracy along with compliance with all applicable electrical, lighting, or energy codes.

9201 Washington Ave
 Racine, WI 53406
 PH: (800) 236-7000
 FX: (800) 236-7500
 www.ruudlightingdirect.com



Rezoning Development Plan Text for 0000 Executive Parkway and 4079 Executive Parkway**07/23/2013****Property Information:**

Street Address (1): 0000 Executive Parkway
 Street Address (2): 4079 Executive Parkway
 Parcel ID Numbers (1): 110-005861-00
 Parcel ID Numbers (2): 110-005890-00
 Township: Blendon

Description of Property:

Acres to be Rezoned (1): 2.485 acres
 Acres to be Rezoned (2): 2.388 acres
 Current Land Use (1): Open Space
 Current Land Use (2): Office Building
 Surrounding Land Use:
 North- Residential
 South- Office
 East- Interstate 270 right-of-way
 West- Office

Rezoning Request:

Current Zoning: Sunbury/ 161 Select Commercial Planned District Case #80-11
 Proposed Zoning: Sunbury/ 161 Select Commercial Planned District

Applicant/Owner/Agent:

Applicant: Omni Property Companies
 29225 Chagrin Boulevard
 Pepper Pike, Ohio 44122

Property Owner (1): W&D Davis Investment Co., Ltd.
 Two Miranova Place, Suite 700
 Columbus, Ohio 43215

Property Owner (2): Omni Pinebrook Center Two
 29225 Chagrin Boulevard
 Pepper Pike, Ohio 44122

Agent: Jeff Clayton P.E.
 Civil and Environmental Consultants, Inc.
 530 East Ohio Street
 Indianapolis, IN 46204

Narrative Statement:

The subject property is currently undeveloped and designated as Open Space in the township land use plan. The purpose of the proposed Development Plan is to expand the parking facilities serving their 4079 Executive Parkway which lies directly South and adjacent to the subject property. The extent of the proposed facility will be a parking lot capable of holding 164 vehicles.

In accordance with Sections 420.032 and 420.033 of the Franklin County Zoning Resolution (FCZR) the site is subject to all applicable performance standards of the Select Commercial Planned District, Article V – General Development Standards and Section 670 – Smart Growth Overlay. Furthermore, in accordance with Section 420.033, a compliance waiver for any development standard may be approved as part of the development plan provided it is approved by the Board of County Commissioners. Any such waiver shall be requested as part of the development text and an explanation as to why the waiver is necessary shall be included. Any future development or change in use not detailed on the approved development plan and/or described within the approved development text shall constitute a modification to this Select Commercial Planned District requiring approval in accordance with Section 420.036.

Development Plan Requirements:

- 1) Permitted Uses:
As provided in the Sunbury/161 SCPD (see Franklin County Rezoning Case #80-11)
- 2) Site Map:
See Development Plan
- 3) Vegetation:
The site is heavily vegetated with trees and brush. The proposed parking lot will require clearing of the existing vegetation within the paved footprint. Vegetation outside the parking footprint will be preserved to the maximum extent practical.
- 4) Soils:
Soils on the subject parcels are Bennington silt loam (BeB), Alexandria silt loam (AdD2), and Pewamo silty clay loam (Pm).
- 5) Traffic:
Peak Hours (Based on ITE Trip Generation for a General Office Building)
7:00-9:00 am
4:00-6:00 pm
- 6) Access:
See Development Plan. Access will be provided by the existing driveway for 4079 Executive Parkway. An easement connecting the new parking lot to this driveway will be required.
- 7) Parking:
See Development Plan. The maximum number of parking spaces allowed by the Smart Growth ordinance is 1 space per 300 gross square feet. The maximum parking required by code is 146 spaces based on the existing building gsf of 43,595 sf. The proposed parking lot will exceed the maximum allowed by the Smart Growth ordinance. The extra parking is requested so that the tenant in 4079 Executive parkway can add approximately 400 new job opportunities for the people of Franklin County. The new parking lot is proposed to be constructed of asphalt.

The petitioner requests a waiver to provide parking in excess of the maximum allowed by the Smart Growth Ordinance. Permeable pavement for the additional parking spaces is not proposed due to the slow permeability of the soils on the site.

8) Storm Water Drainage:

An extended detention facility will be used for control of water quantity. A bioretention facility will be used for treatment of water quality. All stormwater drainage facilities shall be designed, constructed and maintained in accordance with the Franklin County Stormwater Drainage Manual.

9) Sewage Disposal and Water Supply:

No sewage or water connections will be made as part of the new development. Any future development or proposed use which requires such services shall require review and approval from the appropriate entity prior to the issuance of a Certificate of Zoning Compliance.

The water and sanitary sewer provider is Ohio American Water.

10) Architectural Design:

No new buildings or structures are proposed.

11) Outside Storage:

No outside storage is proposed nor shall any outside storage be permitted.

12) Utilities and Facilities:

Underground circuits will be provided for lighting and power supply to parking lot light poles. No connections will be made to water or sanitary sewers.

13) Pollution:

No smoke, odor, or noise will be generated by the proposed facility.

14) Graphics:

Not applicable.

15) Lighting:

Light fixtures will be equal to match the adjacent parking lots in the Sunbury/161 SCPD.

Light fixtures in excess of 18' shall have fully shielded recessed lamps directed downward to prevent glare and shine above the horizontal plane.

The maximum light level along the residentially zoned property shall not exceed an average intensity of one-half (1/2) foot-candle.

16) Screening and Landscaping Plan:

Screening:

The residential area to the north of the parking lot will be screened by the preserving the existing wooded area outside of the parking lot footprint. The exception is at the northeast corner of the site where it may not be practical to preserve the existing trees. In this location a planted screen will be provided in accordance with the requirements of the code.

Parking Lot Landscaping:

The proposed parking lot will add 164 spaces. The Smart Growth ordinance requires parking lot landscaping to be provided by an island or peninsula for every 10 spaces and one tree for every ten spaces. The minimum size of the islands is 140 square feet. Thus, the code requirement for the proposed 164 spaces in the new parking lot is 17 islands equal to a total of 1,197 square feet and 17 trees.

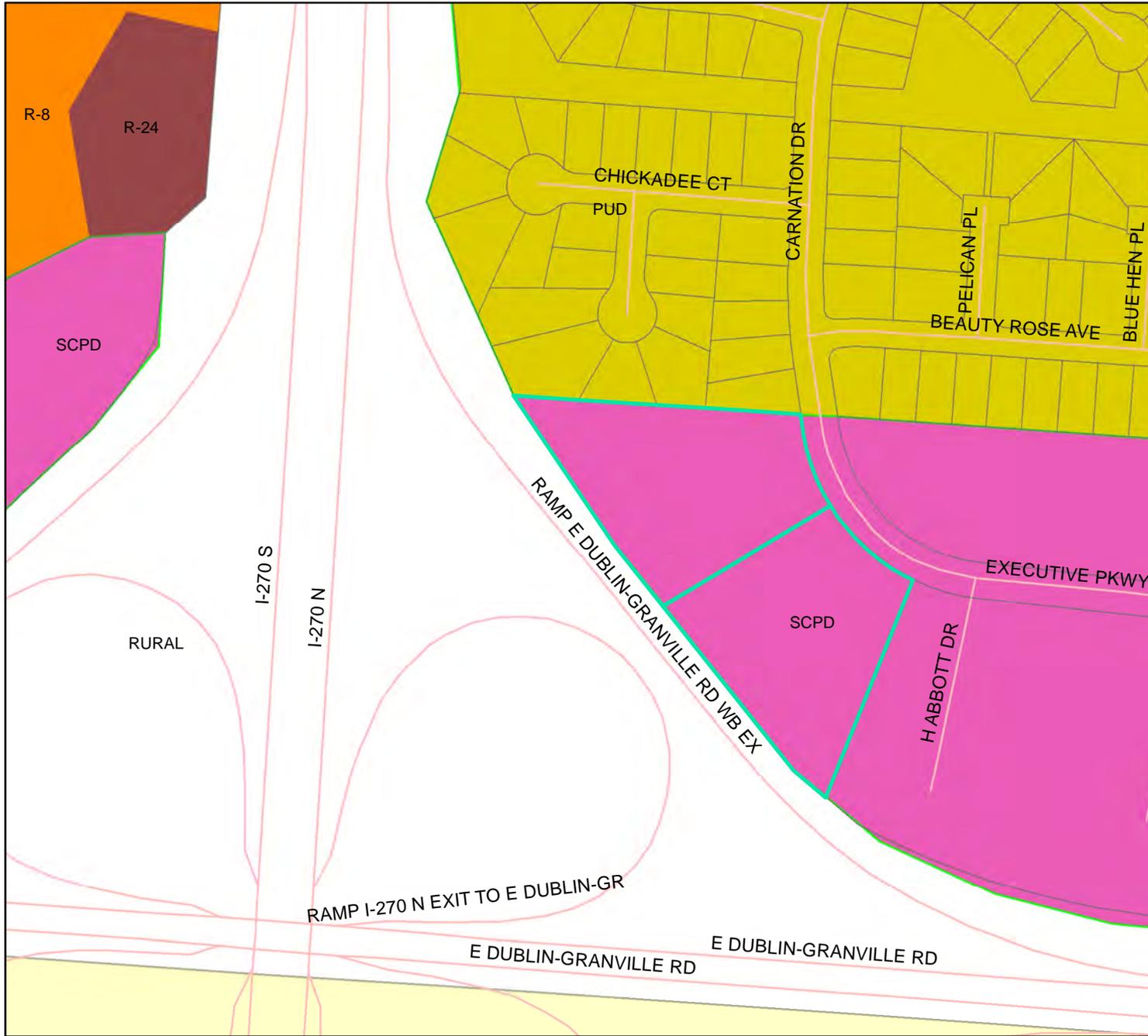
The proposed plan provides approximately 4,000 square feet of landscaping and 19 trees (exclusive of trees used for perimeter screening). The parking lot landscaping will be provided in five islands and three peninsulas. One of the islands will serve a dual purpose as a stormwater quality bioretention facility. Although the plan does not provide the required number of islands, it does provide the required number of trees and provides more than twice the area of landscaping required by the Smart Growth Ordinance.

The petitioner requests a waiver for the number of islands required in the parking lot.

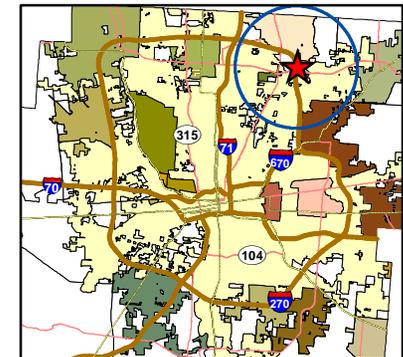
ZON-13-03

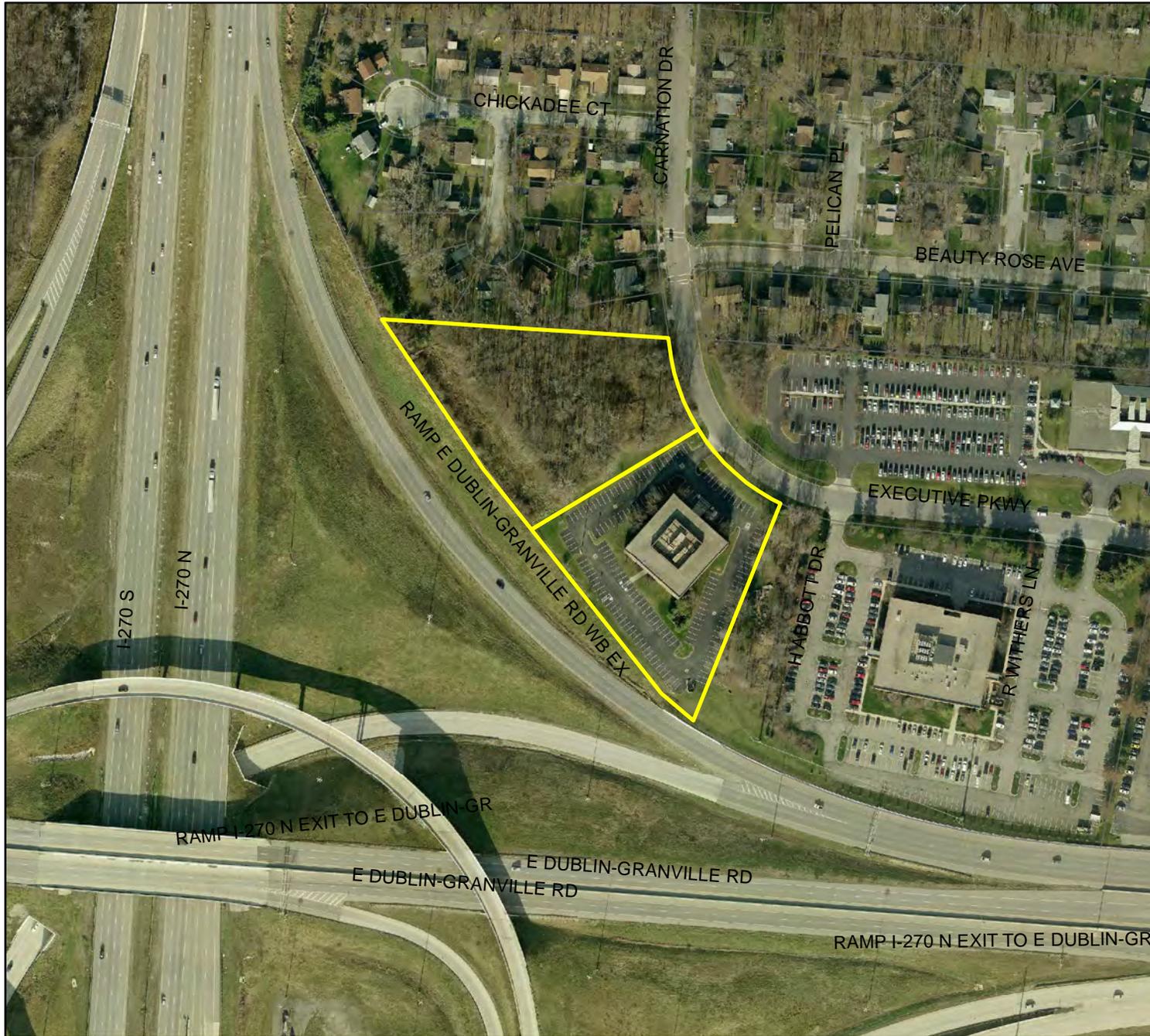
Requesting approval of an amendment to an existing Select Commercial Planned District (SCPD).

4.874 acres
Blendon Township



- 4079 Executive Parkway
- Parcels
- Streets
- Corporate Boundaries**
 - Columbus
- County Zoning**
 - Rural
 - Restricted Urban Res.
 - Suburban Apt. Res.
 - Planned Unit Devp.
 - Select Com. Planned Dist.



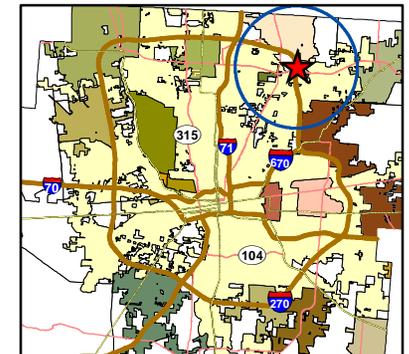


ZON-13-03

Requesting approval of an amendment to an existing Select Commercial Planned District (SCPD).

4.874 acres
Blendon Township

- 4079 Executive Parkway
- Parcels



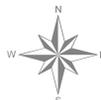
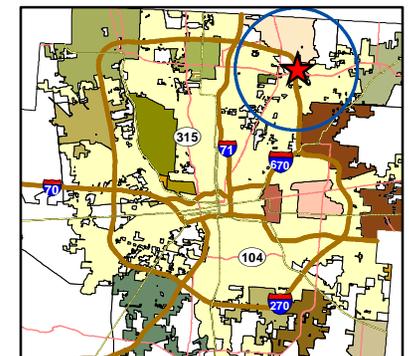


ZON-13-03

Requesting approval of an amendment to an existing Select Commercial Planned District (SCPD).

4.874 acres
Blendon Township

-  4079 Executive Parkway
-  Parcels



Blendon Township

Franklin County Ohio

Board of Trustees

Stewart L. Flaherty Janice D. Heichel James F. Welch

Fiscal Officer
Wade L. Estep

Administrative Offices

6350 Hempstead Road
Westerville, Ohio 43081
Phone: (614) 882-1270
Fax: (614) 839-0048

August 1, 2013

To: Franklin County Planning Commission, Rural Zoning Commission, Franklin County Commissioners

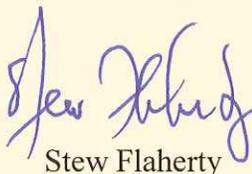
From: Blendon Township Board of Trustees

Subject: 4079 Executive Parkway Zoning

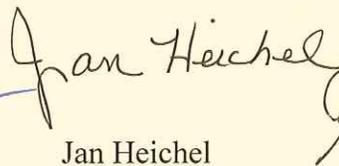
Dear Franklin County Commissioners and Commission Members,

We would like to express our support for the parking lot expansion at 4079 Executive Parkway. Allowing the parking lot expansion will retain 300 jobs in the State of Ohio and the company plans to add 100 – 200 jobs in the near future. The success of this project will show that central Ohio and the surrounding communities offer outstanding services and remain competitive throughout the region.

Respectively,


Stew Flaherty

Chairman


Jan Heichel

Vice-Chairperson


Jim Welch

Trustee


Wade Estep

Fiscal Officer

Mr. & Mrs David Jones

4003 Beauty Rose Ave, Westerville, Ohio 43081 614-899-9319

August 13, 2013

Franklin County Planning Commission
c/o Mr. Scott Ulrich

re: ZON-13-03

To the Honorable Commission Members

We are residents of Beauty Rose Ave., a residential community that is immediately impacted by this zoning change. We own our home, and have lived there for 6 years.

We have spoken to a number of neighbors about this issue. While all express concern, I regret that none of us can attend the commission meeting due to work commitments.

Our primary concern is noise and light pollution emanating from I-270 and the now elevated Route 161, which is immediately south of this planned site.

Currently, our neighborhood is shielded from the noise and light of 270 by approximately 200 feet of dense woods. The proposed plan calls for the removal approximately 15,000 square feet of dense, screening woods and installation of a parking lot with 19 trees and some low shrubs.

The result will be extensive noise and light pollution emanating directly onto our neighborhood from I-270.

We would respectfully request that a more robust and functional screen and or mounded earth be put in place between 270 and the southern/western borders of the site in order to attenuate the noise and light from 270.

Alternatively, we would respectfully request that the number of parking spaces be reduced, and an appropriate amount of the existing forest be left in place, so that it can continue to provide this screen.

Alternatively, the existing sound barrier that ends near the forest could be extended to compensate for the removed forest.

We do not feel that the proposed 19 landscaping trees will in any way provide a comparable screen to the existing forest.

We appreciate the commission's consideration.

Respectfully submitted,
Meghan Madine- Jones