

**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, August 14, 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 June 12, 2013 meeting**
- 5. New Business:**

**i. ZON-13-03 – Scott Ulrich**

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

- 6. Adjournment of Meeting to September 11, 2013**



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## MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

**Wednesday, June 12, 2013**

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, June 12, 2013.

Present were:

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

Franklin County Economic Development and Planning Department:  
Lee Brown, Planning Administrator  
Matt Brown, Planner/Floodplain Manager

Chairperson White opened the hearing.

The first order of business being approval of the minutes of the May 8th, 2013 meeting. Mr. Papsidero made a motion to approve the minutes. It was seconded by Ms. Burrus. The motion passed by a vote of eight yeases and two abstentions by Mr. Wicks and Ms. White.

### **NEW BUSINESS:**

The next order of business being Case No. 666-PP. The applicant is M/I Homes of Central Ohio. The agent is Jeffrey Strung/Ed Miller with EMH&T. The Subdivision is Parkwood. The township is Jefferson. The location is 7664 Clark State Road. It is 76.255 acres. And the request is for Preliminary Plan approval to allow for the creation of 76 single-family lots with 33 acres of open space.

Mr. Matt Brown read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve the case with the following Staff's Recommendations:

1. The applicant must pay \$2,000 for their NPDES Phase II Review at the time of filing for construction plan approval.
2. The applicant must provide a maintenance easement on the final plat for access to the retention/detention ponds located in reserves "E" and "G".

3. The stream buffer zone label along Swisher Creek must be revised on the Final Plat to be a stream buffer zone/drainage easement.
4. Note "I" addressing the stream buffer zone must be revised and included on the final plat for Phase 2. The revision includes adding "Drainage Easement" to the note's title and adding language in the note that drainage maintenance activities are permitted in the buffer zone.
5. The applicant must pay for any off-site improvements deemed necessary by the Franklin County Engineer's office based on the Traffic Impact Study.
6. Forty (40) feet of right-of-way from the centerline along the property frontage on Clark State Road must be dedicated to the Board of County Commissioners.
7. The existing access drive to reserve "E" that is not indicated as a maintenance drive must be closed to in coordination with the County Engineer's Office.
8. The drive to reserve "E" indicated as a maintenance drive and the maintenance drive proposed for reserve "G" must be permitted by the County Engineer's Office and gated to prevent unauthorized access.
9. The applicant must execute a maintenance bond to be in effect for a period of 5 year from the date of public street acceptance by the Franklin County Board of Commissioners. The bond must be executed following the Franklin County Engineer's office final inspection and prior to the public street acceptance.
10. All stormwater infrastructure must comply with the Franklin County Stormwater Drainage Manual.
11. All landscaping planted as part of the subdivision construction must be of species native to central Ohio.
12. As required by Section 508.01 of the Franklin County Subdivision Regulations, the applicant must establish a homeowners association prior to the Franklin County Planning Commission signing the final plat.
13. The applicant must apply for and receive Preliminary Plan extensions within 2 years of Preliminary Plan approval unless Final Plats for all phases have been accepted within that timeframe. Two years from the date of Preliminary Plan approval will be June 12, 2015. This condition is required by Section 205.13 of the Franklin County Subdivision Regulations.

The motion was seconded by Mr. Wheeler. The motion was approved by an 11-to-zero vote.

The next order of business being Case No. 666-FP(a). The applicant is M/I Homes of. Central Ohio. The agents are Jeffrey Strung/Ed Miller with EMH&T. The township is Jefferson Township. It is the Parkwood Subdivision Phase I. It is located at 7664 Clark State Road. It is 23.222 acres. And the request is for Final Plat approval to allow for the creation of 34 single-family lots and 4 reserves with 4.199 acres of open space.

Mr. Matt Brown read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. 666-FP(a). It was seconded by Mr. Papsidero. The motion was approved by an 11-to-zero vote.

The next order of business being Case JEFF-13-07. The applicant is Redwood Acquisitions, LLC. The owner is Kennedy Road, LTD, LLC. The agent is David Hodge. The township is Jefferson Township. The location is Kennedy Road. It is 25.15 acres. And request is for approval of a new development in an existing Suburban Periphery Residential District to allow for the creation of 116 one-story residential units.

Mr. Matt Brown read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve the case with the following Staff's Recommendations,

1. The applicant must provide evidence to the satisfaction of the Franklin County Drainage Engineer that the project can comply with the standards of the Franklin County Stormwater Drainage Manual prior to final zoning approval.
2. The applicant must complete a traffic impact study and agree to provide any needed offsite improvements warranted by the study to the satisfaction of the Franklin County Engineer prior to final zoning approval.
3. The development plan text, section 5, subsection f, must be revised to read "Along the property perimeter, healthy trees shall be maintained with the exception of any removal made necessary for utility installation and maintenance."
4. The applicant must revise the development plan text and site plan to indicate the location and type of any lighting proposed on the site. Any lighting should be of a cutoff lighting fixtures should be used to prevent unwanted light spillover.
5. The applicant must revise the development plan text and site plan to indicate that the private drive is not a public street and will not be maintained by Jefferson Township or Franklin County.

with the removal of Item No. 3 regarding sidewalks and a change to the language of Item No. 4 removing the phrase "where feasible," and adding "unless for utility crossings as necessary."

The motion was seconded by Mr. Wicks. The motion was approved by an 11-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Mr. Papsidero made a motion to adjourn the hearing, and it was seconded by Mr. Wicks.

The hearing was adjourned at 2:44 o'clock p.m.

Minutes of the June 12, 2013, Franklin County Planning Commission hearing were approved this 14th day of August, 2013.

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*Signature*



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

Economic Development & Planning Department  
 James Schimmer, Director

## ***STAFF REPORT***

Planning Commission  
 August 14, 2013

### **Case ZON-13-03**

Prepared by: Scott Ulrich

<b>Applicant</b>	OMNI Property Companies
<b>Owner:</b>	W&D Davis Investment Co.
<b>Agent:</b>	Jeff Clayton, Civil & Environmental Consultants
<b>Township:</b>	Blendon Township
<b>Site:</b>	4079 Executive Parkway (PID #110-005861 and #110-005890)
<b>Acreage:</b>	4.874-acres
<b>Zoning:</b>	Select Commercial Planned District (SCPD)
<b>Utilities:</b>	Central water and wastewater
<b>Request:</b>	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 has always been intended for development. In addition, one-half-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.

### Storm Water/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 existing 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.

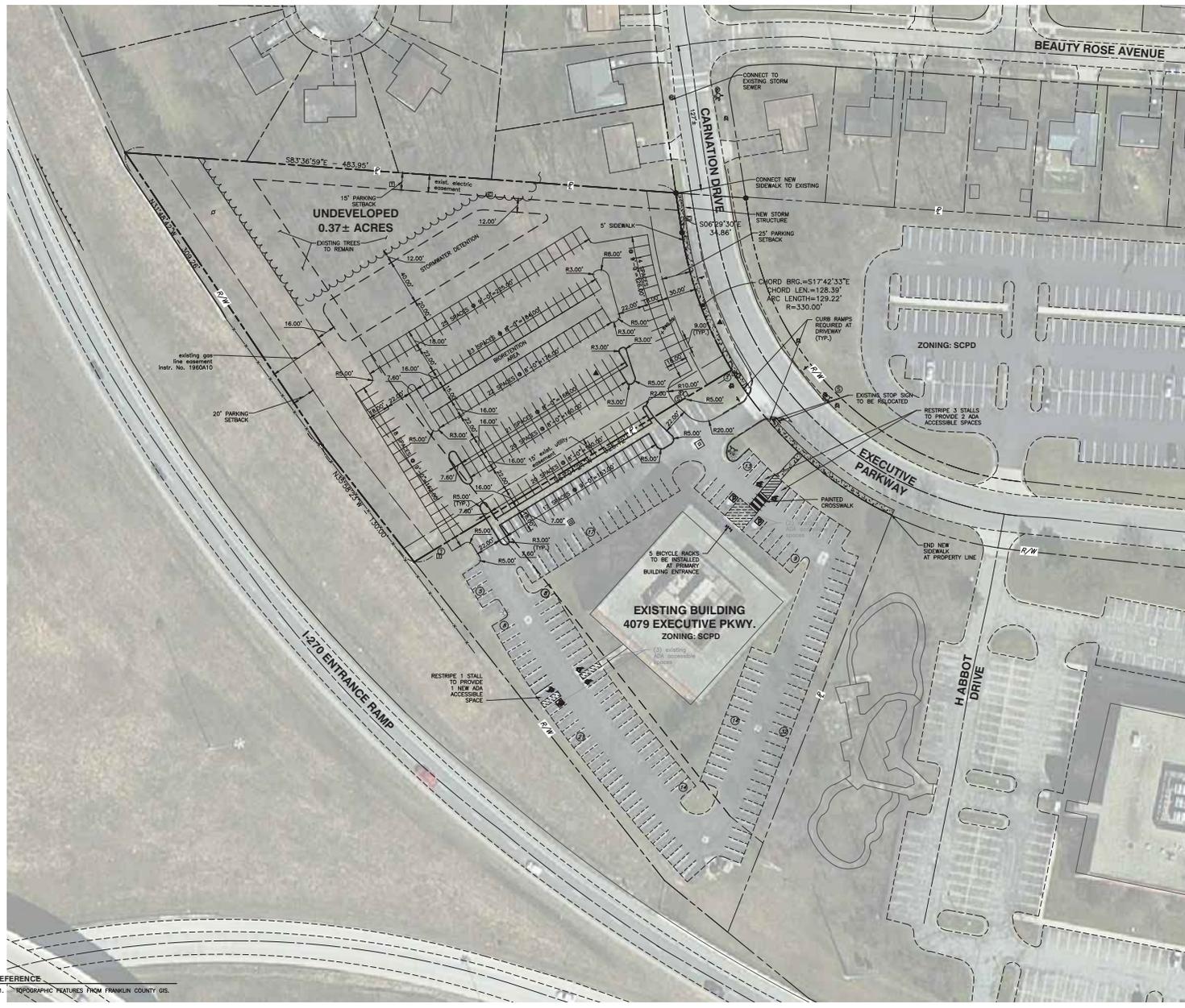
### Pedestrian Infrastructure

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.
6. The applicant must revise the development text to reflect both parcels subject to the rezoning request.



PROPOSED PARKING SPACES	
PARKING TABLE	NOTES
EXISTING SPACES	172 INCLUDES 5 H.C. SPACES
SPACES REMOVED	10 EXISTING SPACES REMOVED BY RESTRIPEING
PROPOSED 9'X11'8" SPACES	57
PROPOSED 8'X11'6" SPACES	106
TOTAL SPACES	328 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 Northwest 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-tangents = 33 deg. 22' 00", a sub-chord 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



SCALE IN FEET  
 0 40 80

REFERENCE:  
 1. TOPOGRAPHIC FEATURES FROM FRANKLIN COUNTY GIS

DATE	BY	REVISION
08/02/2013	JAC	1. INITIAL DESIGN
	JAC	2. PERMISSIVE REVIEW
	JAC	3. PERMISSIVE REVIEW
	JAC	4. PERMISSIVE REVIEW

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

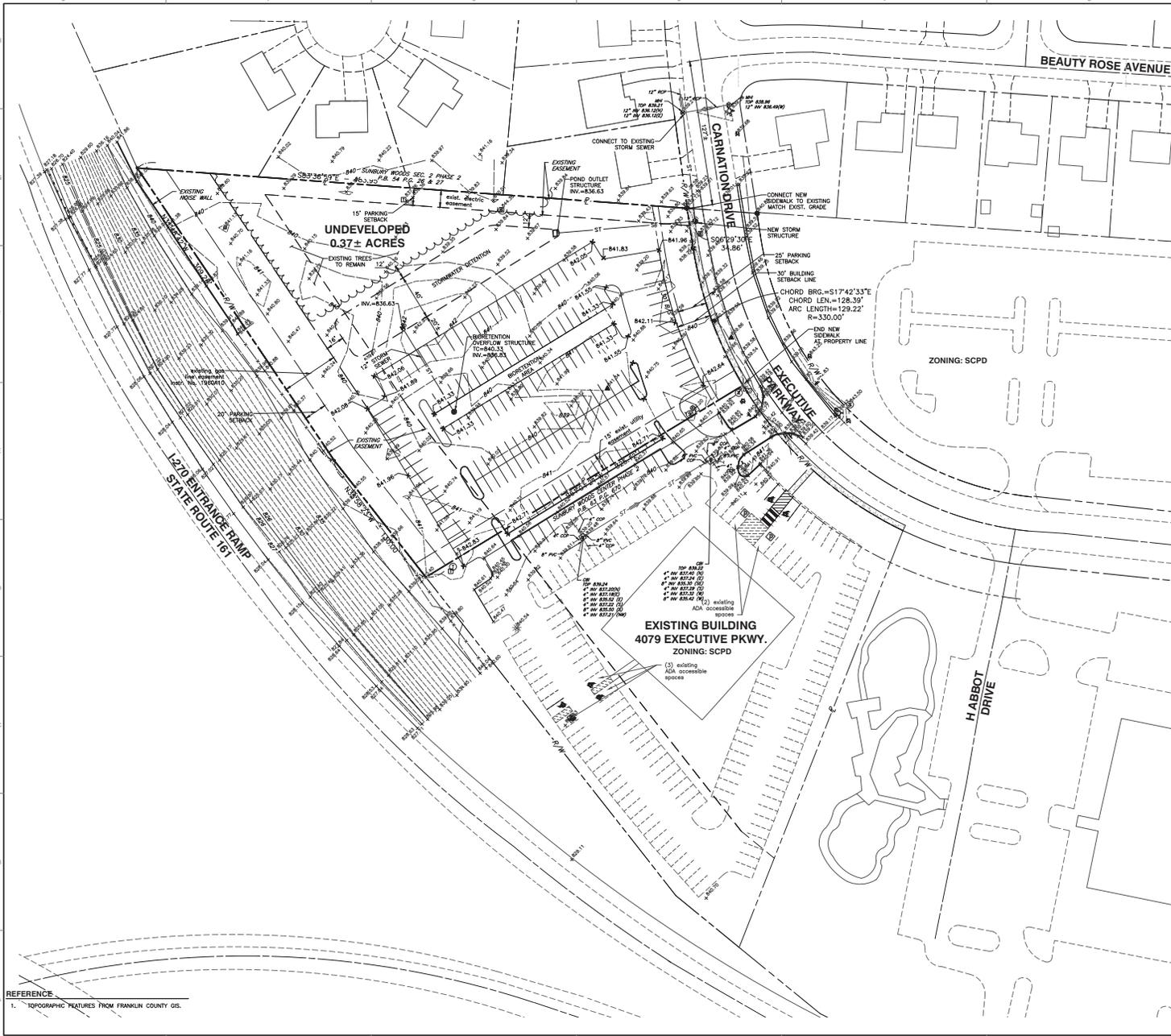
Chad & Mary Ann...  
 530 E. Ohio Street - Suite G - Indianapolis, IN 46204  
 317-466-7777 - 877-745-0749  
 www.cabco.com

EXECUTIVE PARKWAY  
 PARKING LOT  
 DEVELOPMENT PLAN  
 FRANKLIN COUNTY  
 COLUMBUS, OHIO

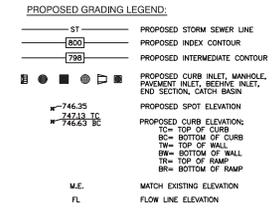
SITE LAYOUT PLAN  
 DATE: 07/23/2013  
 DRAWN BY: JAC  
 PROJECT NO: 131397  
 CHECKED BY: JAC  
 APPROVED BY: JAC

DRAWING NO. DP1  
 SHEET 01



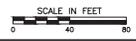


- GRADING GENERAL NOTES:**
- CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION CONTROL MEASURES PREPARED FOR THIS PROJECT.
  - EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPIILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
  - CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
  - PLACE TOPSOIL OVER THE SURFACE OF UNPAVED, DISTURBED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (6" MINIMUM).
  - ALL SLOPES SHALL BE 3:1 (HORIZONTAL/VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
  - ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION CONTROL PLAN, UNLESS NOTED OTHERWISE.
  - ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
  - CONTRACTOR SHALL PERPETUATE ALL DRAINS AND TILES DISCONTINUED DURING CONSTRUCTION. COORDINATE WITH ENGINEER OF RECORD REGARDING THE CONNECTION TO THE PROPOSED STORM SEWER SYSTEM.



**UTILITY NOTE:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**BEFORE ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.**



**REFERENCE**  
1. TOPOGRAPHIC FEATURES FROM FRANKLIN COUNTY GIS.

NO.	DATE	REVISION RECORD
1	08-02-2013	ISSUED FOR PERMIT

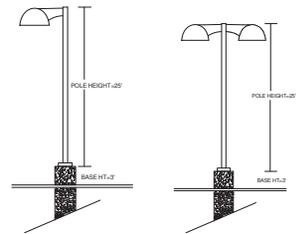
**OMNI PROPERTY COMPANIES**  
2925E CHAGRIN BOULEVARD  
PEPPER PIKE, OHIO 44122  
PHONE: 216-514-1950

**Chyl & Associates, Inc.**  
530 E. Ohio Street - Suite G - Indianapolis, IN 46204  
317-4562777 / 877-745-0749  
www.chyl.com

**EXECUTIVE PARKWAY PARKING LOT DEVELOPMENT PLAN**  
FRANKLIN COUNTY  
COLUMBUS, OHIO

DATE	DESIGNED BY	CHECKED BY	PROJECT NO.	APPROVED BY
07/23/2013	JAMES JAC	JAMES JAC	131397	JAC

**SHEET**  
DRAWING NO. **DP4**  
OF



Pole Schedule  
 (5) PS4555CHZ (25' X 4" STEEL SQUARE POLE)  
 (4) PS4555CBZ (25' X 4" STEEL SQUARE POLE @1180)

Proposed poles meet 100 MPH sustained winds.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Luminaire/Lamp	LLF	Total Watts	Description	Lum. Watts
1	4	AVV32	BACK/BACK	25000	0.750	2304	AVV5025-M 250W PSMH	288
2	5	AVV3	SINGLE	25000	0.750	1440	AVV3025-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



**Rezoning Development Plan Text for 0000 Executive Parkway**

**07/23/2013**

**Property Information:**

Street Address: 0000 Executive Parkway  
Parcel ID Numbers: 110-005861-00  
Township: Blendon

**Description of Property:**

Acres to be Rezoned: 2.485  
Current Land Use: Open Space  
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: Omni Property Companies  
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 Planed 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

The subject property is located adjacent to the SR 161/ I-270 interchange with access to the highway ramp system via a signalized intersection and multiple turn lanes. 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 proposed property is the last undeveloped property in the Sunbury/161 SCPD and will add approximately 328 trips to the traffic volume (assuming 164 new parking stalls and two trips each). The petitioner requests a waiver of the requirements for a traffic study since the added number of trips is negligible.

- 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.

The petitioner requests a waiver of the minimum parking stall dimensions for 108 compact car parking spaces. The compact car parking spaces are proposed to be 8 feet wide by 16 feet in length. Compact car spaces are allowed by the City of Columbus for parking lots that contain more spaces than required by code. The compact car spaces are allowed by the city for the excess parking. The requested waiver is in accordance with accepted practice in the city and this practice is requested to be applied to this proposed parking lot.

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 2,380 square feet and 17 trees.

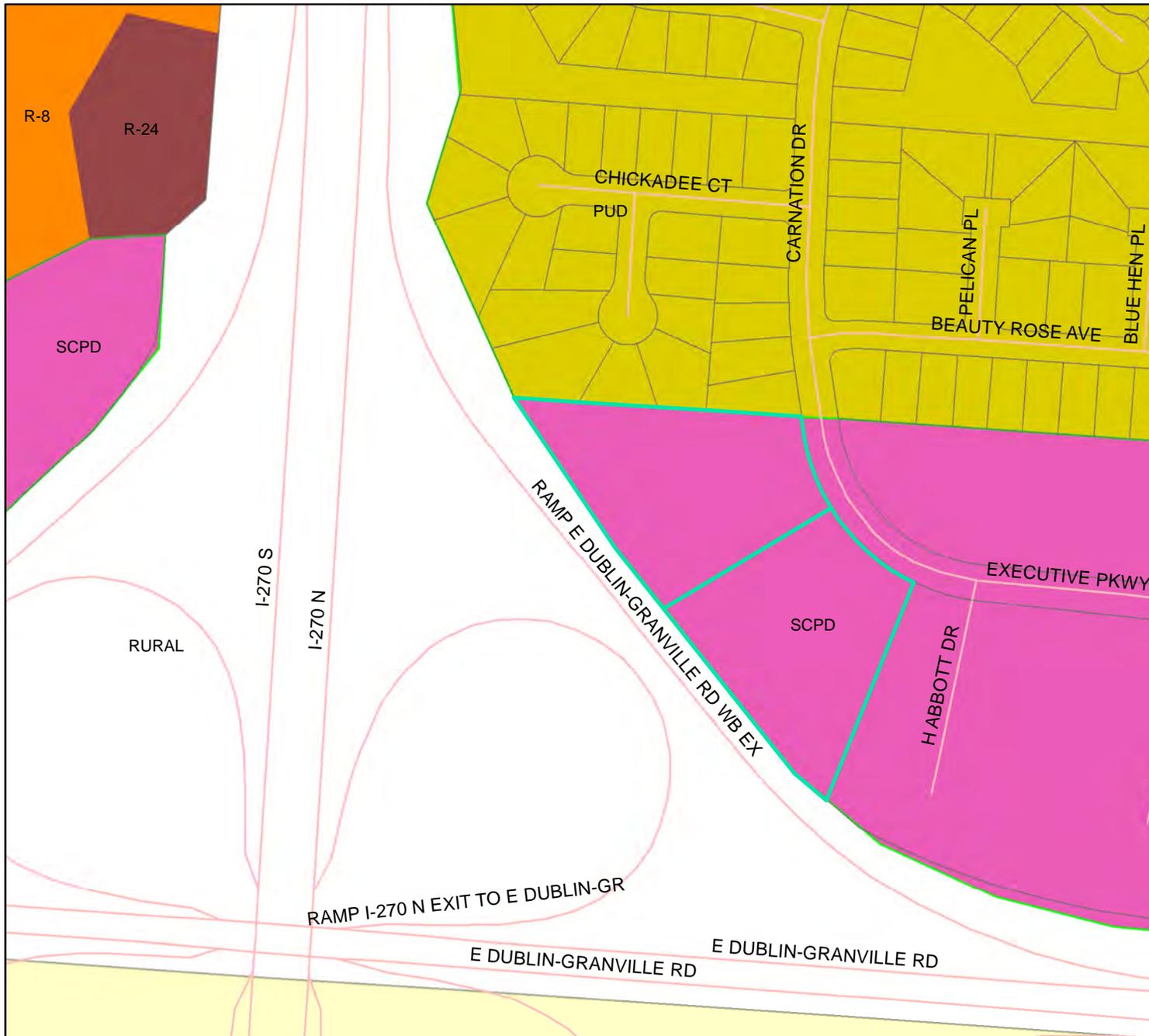
The proposed plan provides approximately 4,000 square feet of landscaping and 19 trees (exclusive of trees used for perimeter screening). The parking lot landscaping will be provided in five islands and three peninsulas. One of the islands will serve a dual purpose as a stormwater quality bioretention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

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

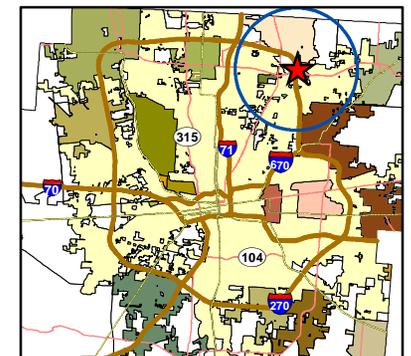
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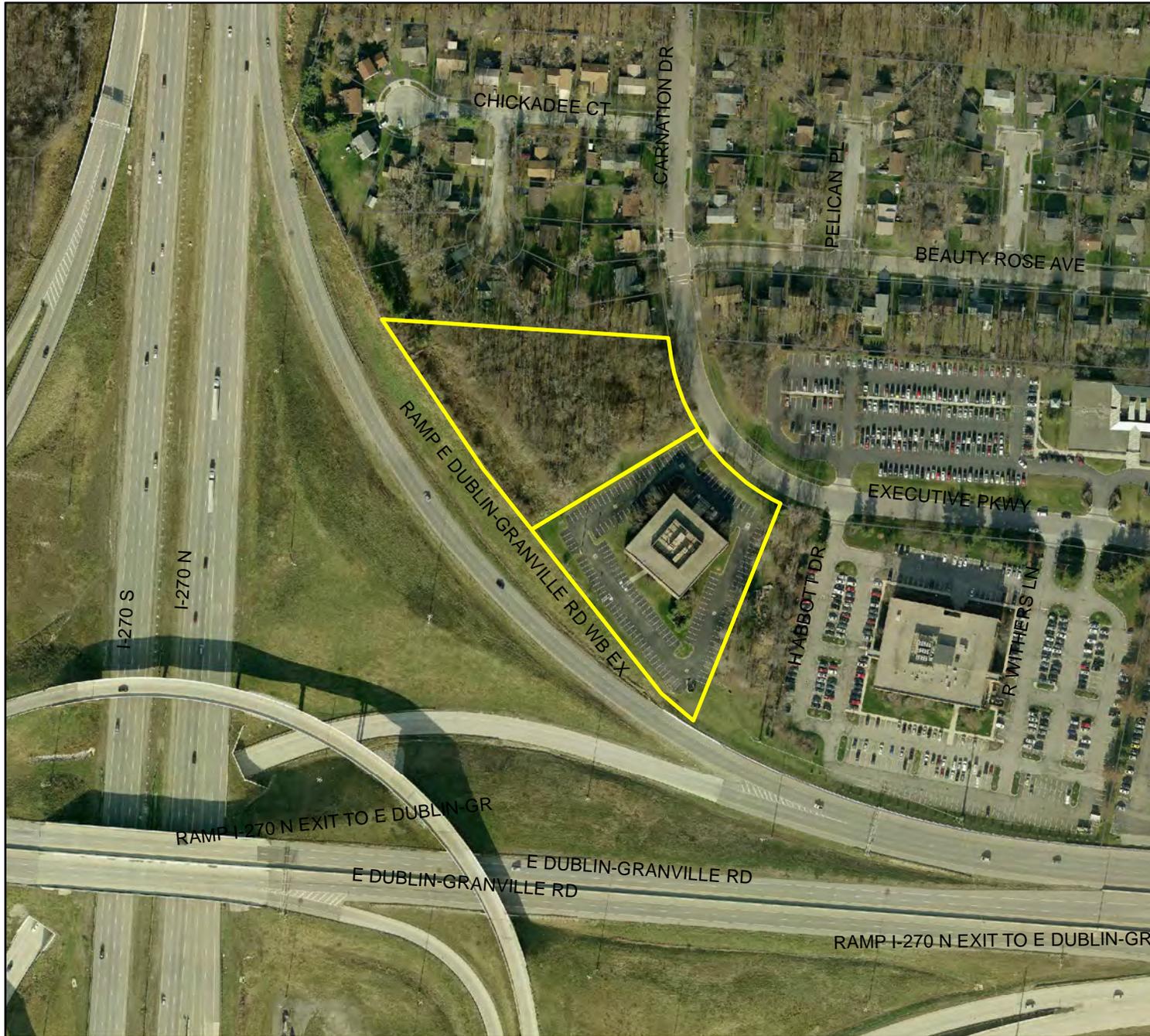
Requesting approval of an amendment to an existing Select Commercial Planned District (SCPD).

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.



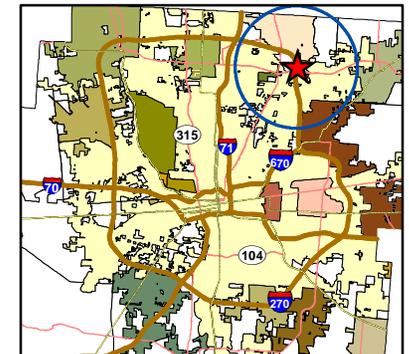


## ZON-13-03

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4.874 acres  
Blendon Township

- 4079 Executive Parkway
- Parcels





## ZON-13-03

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4.874 acres  
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