



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

Economic Development & Planning Department
James Schimmer, Director

Technical Review Committee Agenda

Franklin County Engineer’s Office
970 Dublin Road
Columbus, OH 43215

Tuesday, February 25, 2014
1:30 p.m.

1. Planning Commission

A. Old Business

i. JEFF-13-09 – Anthony Hray

Applicant:	Scioto Properties SP-16 LLC
Owner:	Brookwood Construction Co. Inc.
Township:	Jefferson Township
Site:	5378 Clark State Road (PID # 170-000613 and 170-000854)
Acreage:	1.463-acres
Zoning:	Restricted Suburban Residential (RSR) District
Utilities:	Onsite water and wastewater
Request:	Requesting to rezone from the Restricted Suburban Residential (RSR) District to the Exceptional Use (EU) District.

B. New Business

i. 668-V – Anthony Hray

Applicant/Owner:	Franklin Ventures
Agent:	Mike Dinneen
Township:	Franklin Township
Site:	2300 Brown Road (PID #140-007418)
Acreage:	9.4-acres
Zoning:	Limited Industrial (LI) District
Utilities:	Central water and wastewater
Request:	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of a lot line that fails to remain within five (5) degrees of being perpendicular to the street centerline.

1. Adjournment of Meeting to March 25, 2014

JEFFERSON TOWNSHIP ZONING COMMISSION
6545 Havens Road, Blacklick, Ohio 43004
TEL: (614) 855-4265
FAX: (614) 855-1759
www.jeffersontownship.org
Email: cmccroskey@jeffersontownship.org

APPLICATION FOR ZONING CHANGE

ZC.2014.01

Case Number: _____ Date: 12-12-13

Applicant: Scioto Properties SP-16 LLC Property Owner: Brookwood Construction

Street Address: 5940 Wilcox Place, Suite A Street Address: 120 N High Street

City: Dublin State: Oh Zip: 43016 City: Gahanna State: OH Zip: 43230

Phone Number: (614) 889-5191 Phone Number: (614) 475-5511

E-Mail Address: szdroik@scioto.com E-Mail Address: _____

In accordance with the provisions of Article IX, Section 920 of the Jefferson Township Zoning Resolution,

I hereby apply to the Zoning Commission and the Township Trustees for a rezoning from the

RSR

~~Single Family~~ Zoning District to the Exceptional Use Zoning District for property located at:

(EU)

Street Address: 5400 Clark State Road Parcel #: 170-000613-00

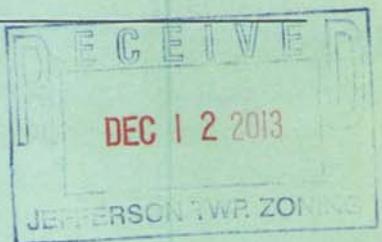
170-000854-00

Acreage to be rezoned: 2.1016 ~~1.4~~ Acres

--- Please type or print information ---
--- Please answer the following questions thoroughly and completely ---
--- If additional space is needed, attach extra sheets ---

1. The proposed use of the property is: To construct a single family dwelling.

2. The property is currently being used for: The property is currently vacant.



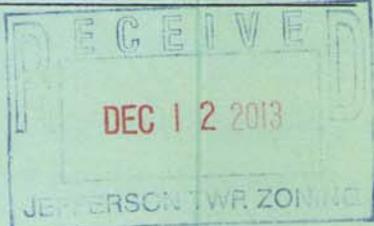
3. The legal description of the property for which the rezoning is requested:

Parcel #1 170-000613-00
Parcel #3 170-000854-00

4. The property is outlined on the attached survey map.
Type of Official Map

5. Statement of the relation of the proposed zoning change to the general health, safety and welfare in terms of need or appropriateness within the area, by reason of changed or changing conditions; and the relation to changing conditions and the relation to appropriate plans of the area. Also approval by the controlling health agency and where applicable the Franklin County Engineer:

Please see attached.



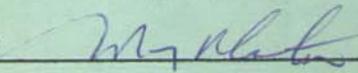
6. Attachments and additional information required:

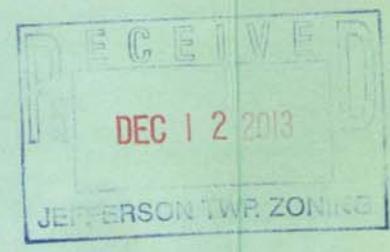
- A. Complete and sign application
- B. ^{One} ~~Eight (8)~~ copies of the legal description of the property. Current property survey to include acreage, and all bearings and distances, referencing an establishing beginning point.
- C. One (1) list of property owners within one thousand (1,000) feet of subject property, the address of the property and the mailing address of the property owners. This list must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 20th floor.
- D. One (1) set of mailing labels for property owners within one thousand (1,000) feet of subject property.
- E. One (1) ^{A size} ~~E-size~~ map showing properties within one thousand (1,000) feet of subject property. This map must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 20th floor.
- F. A recent photograph of the property to be rezoned must accompany the application.
- G. All information that pertains to sanitary services and water supply must be provided. This includes the location of any on-lot septic system(s) and/or well(s). If services are to be provided by a private or public entity, a letter must be provided verifying that the services exists *and* that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or the appropriate agency) must be provided.
- H. Any other information that may be deemed reasonably necessary by the Jefferson Township Zoning Department.
- I. Application filing fee payable to Jefferson Township. (Fee \$500 + \$25 per acre/Residential; \$1,000 + \$50 per acre/Planned District, Commercial or Industrial) ^{\$110}

If request is to rezone to a Planned District, please refer to the Jefferson Township Zoning Resolution for additional development plan submission requirements. Eight (8) copies of all required information must be submitted with this application.

7. Statement of Understanding:

I, Scioto Properties SP-16 LLC (applicant / owner / agent) understand that this application must be filed with all pertinent information, as required by the Jefferson Township Zoning Resolution and any other information by Jefferson Township Zoning Department. I understand that my application will not be filed until all information has been received and that the Jefferson Township Zoning Department reserves the right to delay any request until such information has been received. I have been informed of my right to meet with staff prior to the submission of my application and have either met with staff, through a scheduled appointment, or have waived my right to do so.

Applicant / Agent Signature:  Date: 12/11/13



8. Certification:

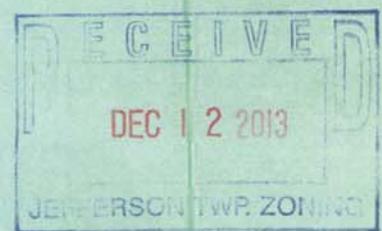
Before completing this application and executing the following certification, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.

APPLICANT'S CERTIFICATION

I/WE Scioto Properties SP-16 LLC certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

Signature of Property Owner: [Signature] Please Print: DAVE MADDY
Mailing Address: 120 N HIGH ST
City, State, and Zip: CANTON OHIO 43230
Phone Number: (614) 475-5511 Cell #: (614) 402-4411
E-Mail Address: DAVE@BROOKWOODBUILDERS.COM

Signature of Applicant: [Signature] Please Print: Mary Bea Eaton, COO
(If different than property owner)
Mailing Address: 5940 Wilcox Place Suite A
City, State, and Zip: Dublin, Ohio 43016
Phone Number: (614) 889-5191 Cell #: (567) 224-2308
E-Mail Address: szdroik@scioto.com





JEFFERSON TOWNSHIP ZONING COMMISSION

6545 Havens Road, Blacklick, Ohio, 43004

APPLICATION FOR ZONING CHANGE

Reference: Item 5, page 2 of application

5. Statement of the relation of the proposed zoning change to the general health, safety and welfare in terms of need or appropriateness within the area, by reason of changed or changing conditions; and the relation to changing conditions and the relation to appropriate plans of the area. Also approval by the controlling health agency and where applicable the Franklin County Engineer:

The NeuroRestorative business model is to bring community-based, residential rehabilitation services to the point of need. Scioto properties, a Ohio based company that solely provides affordable and appropriate housing for persons with disabilities, is a national partner with NeuroRestorative and The MENTOR Network of companies and other providers of services to people living with disabilities. We are proposing the changed use of the property at 5400 Clark State Road as a joint venture, with Scioto Properties as developer and owner of the home site, and NeuroRestorative as provider of services to persons that have an acquired brain injury post-birth. The relationship between Scioto Properties and NeuroRestorative is as property owner/ lessor and tenant/ leasee.

Across the United States and in most every state, there is a serious lack of housing that is appropriate for persons living with the debilitating results of TBI (Traumatic Brain Injury). Too frequently, people that have suffered TBI are sent home to family that are not at all prepared to care for them or work with them to receive treatments that will better their lives, or TBI survivors are inappropriately placed in nursing homes and in some cases institutions for the mentally ill, where they have no advocates or options for services that can enhance their life. The influx of wounded warriors and veterans into the ranks of the civilian population exacerbates the problem with lack of appropriate housing in many venues, as well as challenges the services available in the residential rehabilitation model.

NeuroRestorative's core business model is to bring therapies to the individual in a community-based, home-style environment. Though the provider does offer some campus-type and hospital based services in a few states, the vast majority of the treatment option is focused on developing family living environments in homes that blend well into residential neighborhoods, nestled into community life much like residents lived in prior to their injury. People with TBI are no different than their neighbors; they are workers that have been injured on the job, warriors that have been wounded in service to the nation, grandparents and parents that have suffered strokes, and children that have been injured in accidents. Some TBI is the result of a debilitating illness that has caused the brain injury that will impact that person for the rest of their lives.

NeuroRestorative as a provider recognizes the value of progressive treatment options in a home environment for our program participants. We use the term "program" because that is exactly what is offered; a personalized and intensive care plan developed by individual case managers and medical staff that knows the exact needs of each participant. Those that come to us for these rehabilitative services

are referred to as "participants" because that is exactly their status; they participate willingly and voluntarily in the prescribed course of treatment, with measurable outcomes and a means of determining progress within the regimen of treatment. No one that we serve comes to us as an alternative to incarceration or criminal adjudication. The purpose of providing a home to live in while in the rehabilitation phase of recovery is multi-purposed:

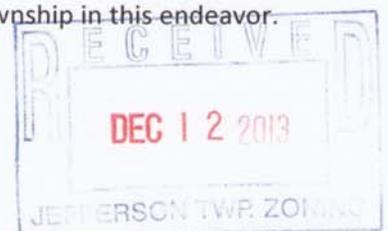
- The primary goal is to prepare the injured person the return to their own home as soon as they are able. Living in a home is obviously different than staying in a hospital or other institution. There is a process to relearning life skills after a brain injury; often the most basic skills are forgotten and have to be relearned. Having skilled and professional staff on-site and available around the clock to assist participants in learning and relearning is best done in a home environment, where everyday living is also the practice needed to return to a former life when possible.
- Having a smaller group of people that share a family home environment helps the injured to relearn social skills which might be impacted by their injury as well. Therapy sessions and learning opportunities can be held in the home that allow interactions between trainers and program participants at a level that is common to all participants. There is no way to expect the same outcomes if the participant were to return home to family without supports, or be institutionalized with bare necessities for recovery.
- Healing transitions are notably improved when there is a close-knit, family environment that allows a highly-trained staff the opportunity to know each participant individually. Such proximity and oversight offers the advantage of seeing notable changes in each participant because they live as a family would. These changes allow for greater flexibility in program needs that are individually based, bringing a more immediate response to the subtleties of brain injury rehabilitation.
- Community involvement is a great assist in returning injured people to community life. Though the injury may impact mobility or certain cognitive skills for the rest of the person's life, with proper skills retraining and therapies there is an excellent chance for TBI survivors to return to community life, as there is with other illnesses that might debilitate as much. By living in a community environment, participants are able to relearn community relations, participate in community activities, and are often involved in program initiatives that take them afield for interaction with other members of the community. Being able to shop, attend movies, in many cases attend college classes and in general interact with the non-injured population is therapeutic for both the participants and the community surrounding them.
- Community integration is healthy for the rest of the neighborhood as well. There is frequently a strong misconception of TBI, usually from lack of personal experience with those that have such an injury. A community that opens its arms and hearts to be inclusive of those that have suffered in their lives is a community enriched by its own largess and compassion.
- NeuroRestorative is the largest provider of community-based TBI rehabilitation in the United States, currently providing services in twenty-two states. Scioto Properties is based in Dublin Ohio, and specifically offers accessible housing for persons with disabilities in thirty-six states and counting. This partnership currently owns and operates the rehabilitative residence in Westerville, Ohio. State market demands are such that more beds for such services are needed for Ohio citizens as quickly as they can be provided.

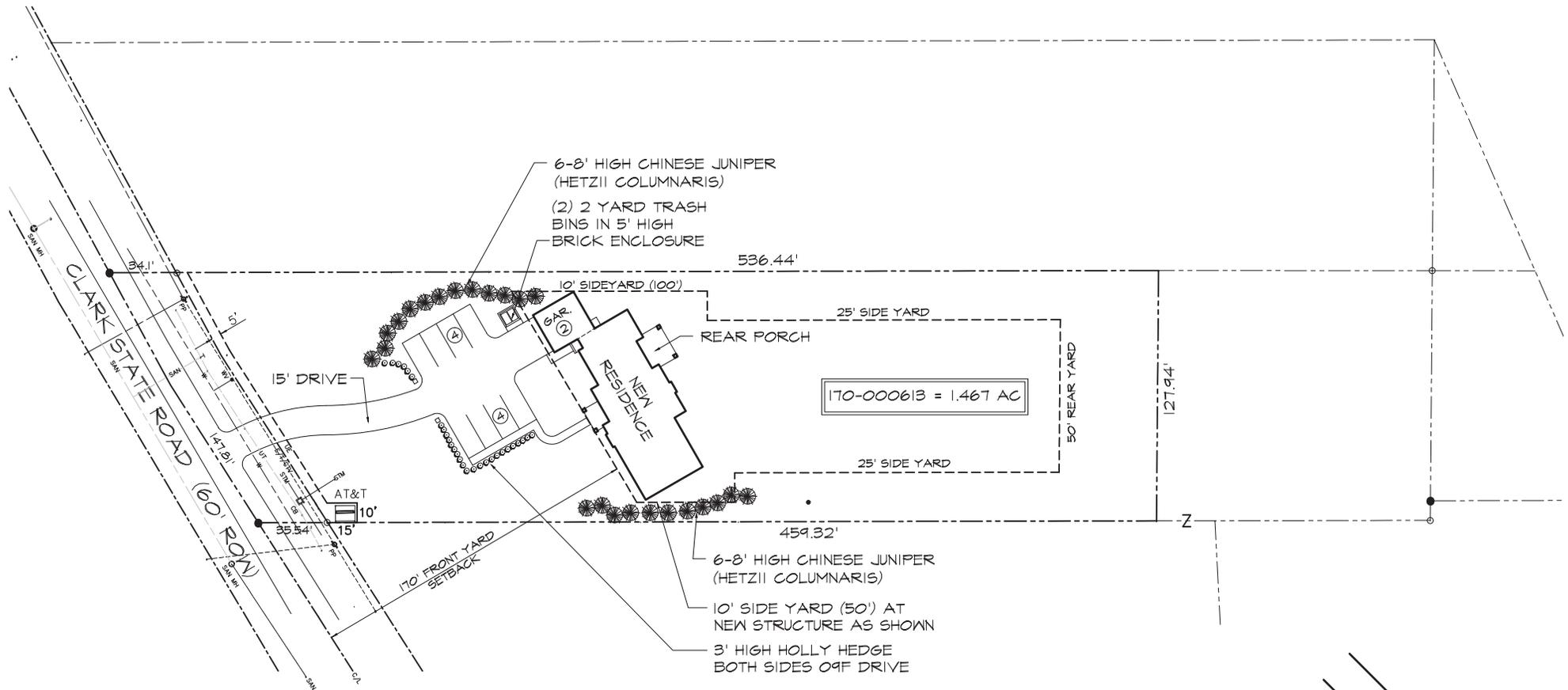


The proposed property is located in an area primarily residential in nature. There are wooded properties nearby, with a scattering of subdivisions immediately behind the selected property. Clark State Road is a major thoroughfare and this property fronts on that passage. Most directly across the highway is a country club. Within a half mile distance one would find the downtown establishments with shopping, light commercial and retail. The property selected for this development is approximately 1.5 acre, heavily wooded on the back of the lot, which is ideal for maintaining the privacy of all stakeholders. This proposal incorporates a single entry point, with construction that blends well into the surrounding neighborhood. The proposed residence will look completely at-home in the midst of this setting, following in-line with the most ideal environment for residential rehabilitation. All indications are that the Township/ County master plan for the area is to continue to allow development as family dwelling sites in a somewhat rural environment of wooded lots and adjacent subdivision living. This residence will not stand out at all from surrounding homes; intense effort is put into developing sites that are as much like the surrounding neighborhoods as possible. The residents of the home will live and participate in family-style activities, dining together as would any family of similar size, taking care of house-hold chores as part of their routine and participating in the on-site and off-site therapies required to meet their personal goals of recovery.

In the summer, neighbors might find the residents working in gardens that they plant and tend themselves at their home. They might see them in the community, or might meet them in the evening while out for a walk. The home will be licensed under the Ohio Department of Mental Health; licensure inspection and renewal is required every two years, but each home so licensed in the state is also subject to random inspections by the governing body at any time. (The State Department of Mental Health currently licenses all group home and provider services for the Developmentally Disabled, brain injured, mental illness and addicted populations in the state). The home will also be CARF (Commission on Accreditation of Rehabilitation Facilities) certified as is the Westerville home. That certification is a 3-year certification that involves a multi-day, multi-discipline survey every three years. The home will be fully sprinkled to NFPA requirements, have a centrally monitored alarm system, and will also have an emergency generator set to support the home in the event of power outage of the local grid. We take very seriously our responsibility to provide ultra-safe environments, and pay much attention to details of self-reliance. We expressly want to be part of solutions in communities and never a burden to local resources.

In summary, this application for zoning change for Exceptional Use is mandated by local code definition of "family" composition. In today's world view the traditional definition of family is challenging to pin down, but family is really the best description of how we view the healing and rehabilitative process after brain injury. As a duplicate of the Westerville, OH site, this home will open as a 5-bedroom home serving adults with brain injuries acquired after birth. Although there are other facilities and institutions that serve brain injured persons within the state, NeuroRestorative brings a different model to the market, and there is a lack of such bed space available in Ohio. The market is there to serve injured citizens of the state, and NeuroRestorative is well-positioned to fill that need. Scioto Properties is expert providers of accessible living homes for the disabled, and the local firm of Birardi Architectural Design and Engineering has much experience and expertise in design criteria to meet all applicable standards. Community-based services and community integration is the newest model for accessing independent living for disabled persons. Local people are hired to fill staffing needs, and medical providers are all local providers as well. Not only is community inclusion and integration the law of the land, it is the right thing to do in compassionate society. This is good for the citizens of Ohio, the residents of Jefferson Township, and especially for those injured citizens of the state wanting to stay close to home. We look forward to the opportunity to partner with Jefferson Township in this endeavor.





site plan

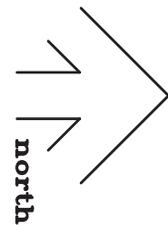
1" = 50'-0"

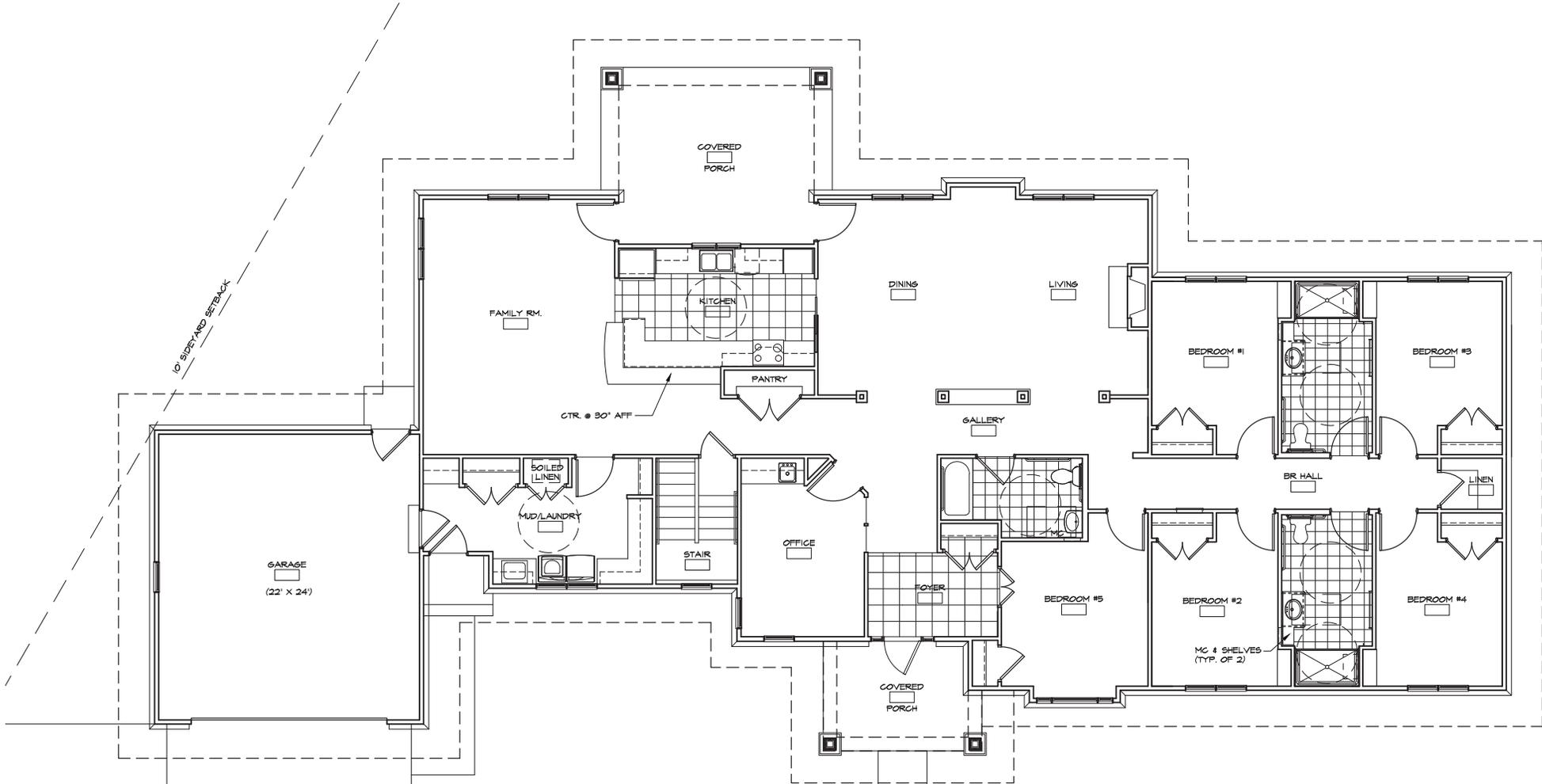
PARKING - (8) + (2) @ GARAGE = 10 TOTAL

Scioto Properties - NeuroRestorative

5400 Clark State Road, Gahanna OH

REV. 02-17-14



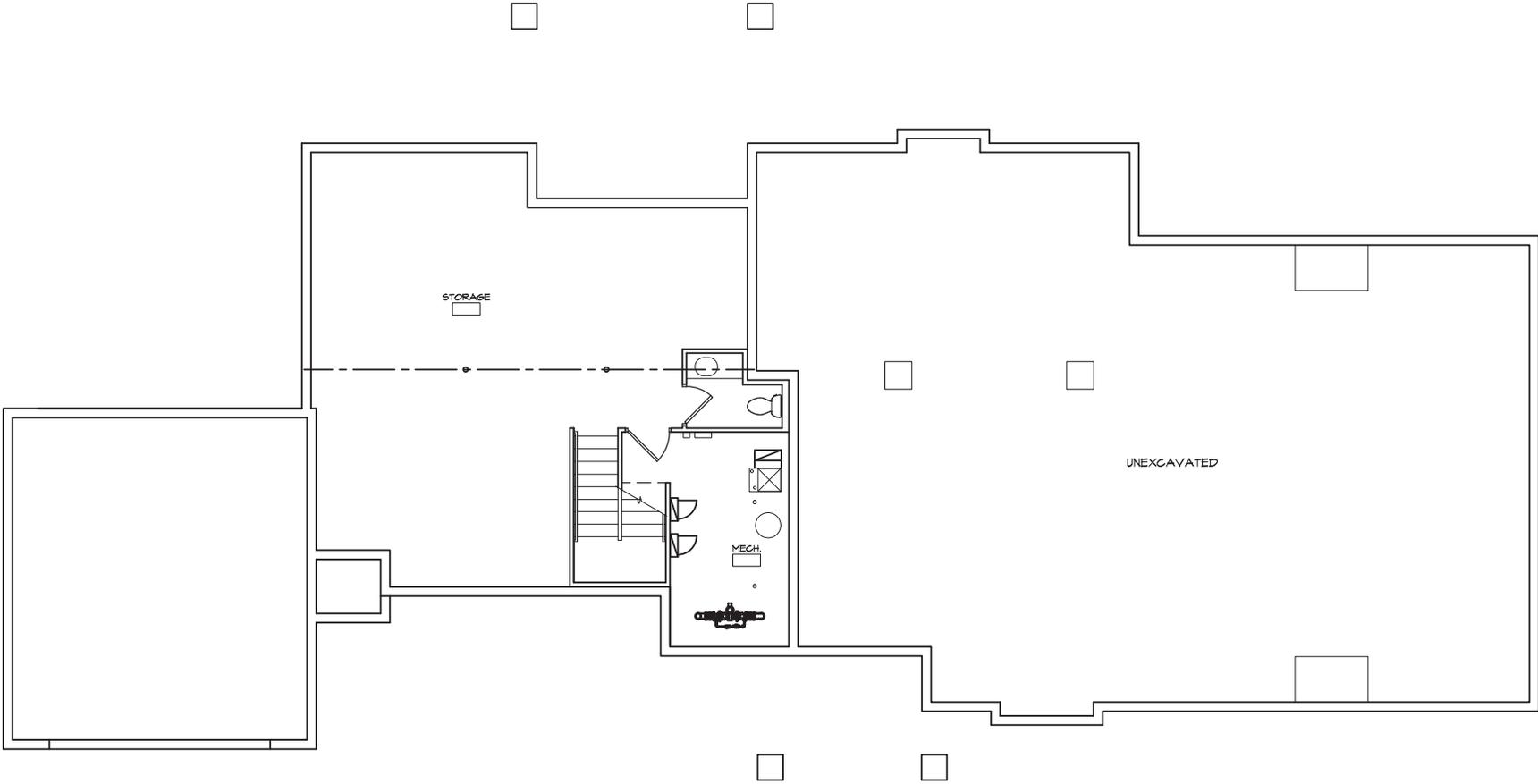


first floor plan 1/8"=1'-0"
3,050 GSF

Scioto Properties - NeuroRestorative

5400 Clark State Road, Gahanna OH
02-03-14





basement plan

1/8" = 1'-0"

1,008 NSF HEATED

Scioto Properties - NeuroRestorative

5400 Clark State Road, Gahanna OH

02-03-14



JEFF-13-09 - 2.18.14



right - east $1/8'' = 1'-0''$

general notes:

1. ROOF SHINGLES - THREE TAB DIMENSIONAL, 25 YEAR
2. BRICK VENEER WAINSCOT & ROWLOCK CAP
3. VINYL SIDING - 8" EXPOSURE W/ DOUBLE 4" DUTCHLAP STYLE
4. WINDOWS - SINGLE HUNG AND FIXED THERMAL BREAK VINYL
5. GUTTERS & DOWNSPOUTS - PRE FINISHED ALUM. OGEE PROFILE
6. TRIMS - 1X & $5/8$ PAINTED MDF
7. GARAGE DOOR - FLUSH PANEL WITH OVERLAY MDF TRIMS

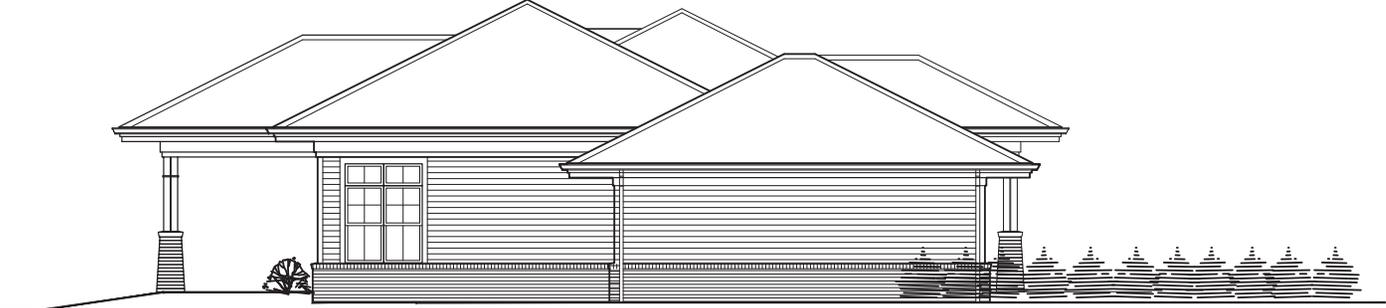


front - south $1/8'' = 1'-0''$

Scioto Properties - NeuroRestorative

5400 Clark State Road, Gahanna OH

02-03-14



left - west 1/8" = 1'-0"

general notes:

- 1. ROOF SHINGLES - THREE TAB DIMENSIONAL, 25 YEAR
- 2. BRICK VENEER WAINSCOT & ROWLOCK CAP
- 3. VINYL SIDING - 8" EXPOSURE W/ DOUBLE 4" DUTCHLAP STYLE
- 4. WINDOWS - SINGLE HUNG AND FIXED THERMAL BREAK VINYL
- 5. GUTTERS & DOWNSPOUTS - PRE FINISHED ALUM. OGEE PROFILE
- 6. TRIMS - 1X & 2" PAINTED MDF
- 7. GARAGE DOOR - FLUSH PANEL WITH OVERLAY MDF TRIMS



rear - north 1/8" = 1'-0"

Scioto Properties - NeuroRestorative

5400 Clark State Road, Gahanna OH

02-03-14



DEVELOPMENT PLAN TEXT

5400 Clark State Road

Gahanna, OH 43230

February 18, 2014

INTRODUCTION-The subject property is located at 5400 Clark State Rd, Jefferson Township, Gahanna, OH 43230. The parcel number is 170-000613. The initial application, ZC-2014-01 was submitted to Jefferson Township on December 11, 2013.

The property consists of approximately 1.467 acres, currently zoned Restricted Suburban Residential District (RSR) R1. The subject property is currently vacant and has an existing curb cut and access drive to Clark State Road. The lot is wooded with a few cleared areas.

The Development Plan for the property is construction of a home for disabled individuals, including U.S. Military Veterans and other individuals, who have sustained traumatic brain injuries or similar life altering accidents. The best-practice option for those affected by brain injuries is based on case-by-case treatment Plans with goals that return the injured person to a more independent life, as experienced before their injury, by receiving rehabilitation in a home-like setting. The program objective is to provide a residential setting that blends perfectly with the community in form and function as a neighborhood residence, with special adaptive applications in the construction process that meet the needs of people with physical limitations, specific to their injury. Design applications allow inclusion of approach and access modifications to the interior and exterior of the home, while maintaining the general use and aesthetics of the surrounding properties. Because of its size, access, and wooded-nature, this home offers privacy to the residents, as well as their neighbors.

Day-to-day function of the home is also much what one would expect of any family living in the community. Though the residents do have challenges due to their injuries, they also have planned strategies that form the basis of their healing process and eventual return to independent living. Therapies are specific to the status of the individual and personal goals, but healing is a process, and individuals and staff work on that process daily. Those who are capable of employment spend time in appropriate work-place settings. Residents receive daily treatment and support, based on individual needs, and go with staff to shop, buy groceries, attend movies, go to the library, go on Planned field trips and attend learning and cultural events. The schedule for any given day is individualized to fit the needs and capabilities of the individual, and trained staff works directly with residents to accomplish daily objectives. The program goal is to replicate family living in a family environment, so those who receive support from NeuroRestorative have such an environment to relearn skill sets before returning to family and community.

NeuroRestorative is the largest national provider of residential rehabilitation specific to people with acquired (post-birth) brain injuries. The company currently operates in twenty-two states and is a partner of The MENTOR Network. The mission of The MENTOR Network is to provide appropriate housing and life-skills assistance to people who have acquired brain injuries, spinal cord injuries and stroke victims, as well as programs specific to supporting developmentally disabled individuals across

the nation. Though there are many institution and hospital environments available to these particular populations in every state, there are very little services available in many states to serve people in a home-like environment using spaces that are designed to meet their specific needs, while blending into the surrounding community. It is important to understand that all who go to NeuroRestorative for support services lived in a home in a community before their injury and have goals of being able to return home and live as independently as possible. It is the NeuroRestorative mission to provide these opportunities within the states where people live, to assist them and their families during the rehabilitation process, as close to home as possible. A hospital is an appropriate place to be repaired; a home is an appropriate place to heal. Rehabilitation to prior life skills is a critical part of the healing process.

1) PERMITTED USES

As defined in the Jefferson Township Zoning Resolution (“Resolution”), the Permitted Uses for the subject property are as follows:

- a. The Permitted Uses listed in section 520, RESTRICTED SUBURBAN RESIDENTIAL DISTRICT (RSR) R1, of the Resolution.
- b. The Exceptional Uses listed below, as defined in section 740.02 # (3) of the Resolution,
 - D) Convalescent or Nursing Home
 - E) Group Home
 - F) Home for the Children or Aged (rest)
- c. The home will provide a residence for individuals with intellectual disabilities, Developmental disabilities, acquired brain injuries and similar conditions.

2) DEVELOPMENT PLAN AND SETBACKS

- 1. The minimum setbacks for the property shall be as follows, except as otherwise shown on the attached Development Plan.
 - a. The front yard setback shall be 170’ from the centerline of Clark State Road.
 - b. The required rear yard setback from the North property line will be 50’. The proposed building will maintain a rear yard setback of 230 +/- feet.
 - c. The side yard setback from the East property line shall be 10’, established at the front yard setback for a distance of 50’. Thence, a setback of 25’ for the remainder of the property line.
 - d. The side yard setback from the West property Line shall be 10’, established at the front yard setback for a distance of 100’. Thence, a setback of 25’ for the remainder of the property line.

3) VEGETATION

Please refer to attached Development Plan and section 14 below.

4) TRAFFIC

No impact to the existing traffic patterns is anticipated.

5) ACCESS

Access will be provided by an existing curb cut on Clark State Road, as shown on the Site Plan. No additional access points have been proposed. If any alterations, repairs or changes to the access point are deemed necessary, should a change in use occur in the future, the applicant shall obtain all required permits and approvals from the appropriate regulating entity.

6) PARKING

See attached Development Plan. Adequate parking will be provided at all times for the property, pursuant to the Development Plan (see attached Development Plan for parking lot screening). 3.5 parking spaces will be provided per 1,000 square feet of building area.

None of the NeuroRestorative program participants operate motor vehicles while living in the home, so parking is specific to staff and visitor parking, and a program vehicle, typically stored in the garage and kept on-site to support the needs of residents and the operation of the home.

7) STORMWATER DRAINAGE

Stormwater management for the property will be accomplished through on-site surface drainage. The first floor will be elevated 16"+ above the existing grades, which are currently very flat. New grades will be provided to achieve positive drainage away from the building on all sides. Drainage shall be maintained in a fashion as to not negatively impact neighboring properties and residences

8) SEWAGE DISPOSAL

Central sewage disposal will be provided by an 8" gravity feed located on the south side of Clark State Road adjacent to the existing driveway. The Jefferson Township Water and Sewer District has confirmed that adequate capacity exists to service the site.

9) SEWAGE DISPOSAL

Central sewage disposal will be provided by an 8" gravity feed located on the south side of Clark State Road adjacent to the existing driveway. The Jefferson Township Water and Sewer District has confirmed that adequate capacity exists to service the site.

10) WATER SUPPLY

Central water service will be provided to the site via an existing water line on the North side of Clark State Road. The Jefferson Township Water and Sewer District has confirmed that adequate capacity exists to service the site. See email attached.

11) ARCHITECTURAL DESIGN-

- a) Building density is .056% of lot area (63,902 gsf = 1.467 Ac)
- b) Residence – 3,050 gsf heated
- c) Garage – 530 gsf unheated
- d) Covered porches and walks – 760 gsf
- e) Drive and parking area – 4,905 gsf
- f) Building heights do not exceed (22) feet, main building ridge height at plus or minus (2) feet.
- g) General design - Contemporary Ranch with hipped roof, and wood/brick siding.

12) UTILITIES AND FACILITIES

See item #7 and #8 for stormwater, sanitary and water supply provisions; private utilities will be coordinated with the selected provider and installed pursuant to applicable codes.

NeuroRestorative will contract with and use services of providers that are commonly used by the neighbors for waste, refuse, and recycling.

13) POLLUTION

Smoke - No smoke from an industrial or commercial process shall be emitted from the property;

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 property; Noise – there shall not be any noise from the property that is not considered normal for a home in this residential setting.

14) GRAPHICS

- a) Wall signs not applicable – there shall be no wall signs on any structures on the property.
- b) Ground sign not applicable – there shall be no monument or other similar ground signage on the property.

15) OUTSIDE STORAGE

Solid waste and trash management will be handled by local contract and will be typical to what is available and most common for surrounding residential properties.

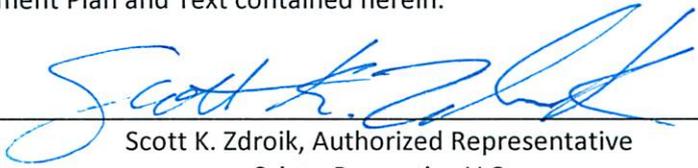
16) LIGHTING

- a) All site lighting is building-mounted except for ground-mounted 'landscape' lights at the front entrance walk (height not to exceed 2'). All lighting is downcast and does not produce any light trespass or nuisance to neighboring properties or motorists.
- b) Street lights are not applicable.

17) SCREENING AND LANDSCAPING PLAN

- a) All existing vegetation on site will be maintained to the extent practicable. Any mature trees not requiring removal to allow for the proposed Development shall be protected and maintained during construction. All proposed landscaping and screening shall use only Ohio Native species and shall be appropriately maintained at all times. Any dead or diseased species shall be replanted within one (1) year. Please refer to landscape plan for species and location.
- b) During and after completion of the construction process, outside the building and site improvement footprint, all existing and future landscaping will be maintained subject to any mandated utility crossings. In the event of such a crossing the property owner will minimize unnecessary impacts to vegetation adjacent to the subject utility crossing.

The undersigned, being the applicant for the subject application, does hereby agree to abide by the above restrictions, conditions, and commitments regarding Development of the subject property upon adoption of the Development Plan and Text contained herein.


 Scott K. Zdroik, Authorized Representative
 Scioto Properties LLC

Scott Zdroik

From: Nancy Merchant <NMerchant@jwsd.org>
Sent: Tuesday, January 07, 2014 2:45 PM
To: Scott Zdroik
Cc: Bob Stewart; Russell SeEVERS
Subject: Water and Sewer Service at 5400 Clark State Road (Scott Zdroik, 614-889-5191)

Mr. Zdroik,

As per your request, this e-mail is confirmation that water and sewer service is available from Jefferson Water and Sewer District at the above referenced address. Water service is available on the north side of Clark State Road. Sewer service is available on the south side of Clark State Road with either a 4" force main with grinder station required or with an 8" gravity main (preferable).

If you have any questions or concerns, please feel free to contact Russ SeEVERS, Superintendent, of JWSD at 614-264-0740, ext. 206.

Thank you.

Nancy J. Merchant
Customer Service Representative II
Jefferson Water & Sewer District
6455 Taylor Road
Blacklick, OH 43004
614-864-0740, Ext. 201
614—864-9192 Fax
nmerchant@jwsd.org

RECEIVED

FEB 18 2014

Franklin County Planning Department
Franklin County, Ohio

VARIANCE or APPEAL APPLICATION
for unincorporated Franklin County

Franklin County Development Department – Franklin County Planning Commission
150 S. Front Street, FSL Suite 10 Columbus, OH 43215 Phone: (614) 525-3094

to be completed by FCPC Staff

Date Submitted: 2/18/14 Received By: DAH
Application No.: 668-V Fee: \$350.00 FCPC Date: 3/12/14
Receipt # 1946

Property Owner/Subdivider/or Agent

Signature:  (M. Dinneen) Date: 02/14/14

Applicant/owner

Name: Franklin Ventures

Address: 2300 Brown Road

City, State, Zip: Grove City, Ohio 43123 Phone No: (614) 875 - 5500

Parcel ID # 140-007418 Lot Split Case # 9751-14-LS

Section numbers(s) of the county subdivision regulations and a brief description of variance(s) or appeal(s) requested:

501.05 Lot Geometry – Franklin Ventures is requesting a variance to the lot geometry requirement to be within five degrees of perpendicular to the street centerline. The lot split is being requested so that the property to the north of the Scioto Big Run can be sold, along with the property to the east of the subject parcel. These properties should remain as separate lots due to the difference in zoning classification between General Industrial and Light Industrial, which was created at the request of the zoning board through case Number 76-47. The variance should be granted based upon the following reasons;

- A. This variance is to align the property line with the natural property boundary through the meanders of Scioto Big Run Creek. Following this regulation would present hardship, splitting the property while following 501.05 would result in extremely difficult accessible through Scioto Big Run for a portion of the property. Following the regulation would also result in including portions of a FEMA certified class one levee on a parcel that is not protected by the levee.
- B. The location of Scioto Big Run Creek is uncommon to many lot splits. However in this area the meanders of Scioto Big Run are used as a lot line in many of the surrounding lots. Please see the attached map depicting the local lot lines following Scioto Big Run.
- C. No income will be generated as a result of the variance request.
- D. The variance will improve the property by allowing the property owner ease of access to the property for maintenance purposes.
- E. All uniqueness of this application is as a result of the Franklin County Subdivision Regulation. The current regulation does not define the difference between a side lot line and a rear lot line. Due to this definition in the regulation, the lot line is less than five degrees off of perpendicular with Brown Road for approximately 180 feet but does not deviate in direction in a great enough degree to distinguish the side and rear lot lines past that.
- F. The proposed lot line is the best location to separate the responsibilities of maintenance to each respective side of the Scioto Big Run Creek.

Use a separate sheet to present additional description or information explaining why you feel the FCPC should grant the requested variance(s) or appeal(s).

2300 Brown Road
Local Lot Line Depiction



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-  SCEOTO BIG RUN LOT LINES
-  PROPOSED LOT SPLIT THROUGH SCEOTO BIG RUN

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FEB 18 2014
Franklin County Planning Department
Franklin County, Ohio

668-V

**Property Report**

Generated on 02/03/14 at 11:08:29 AM

Parcel ID
140-007418-00Map Routing No
140-0021E -023-01Card No
1Location
02300 BROWN RD

GIS

**Disclaimer**

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

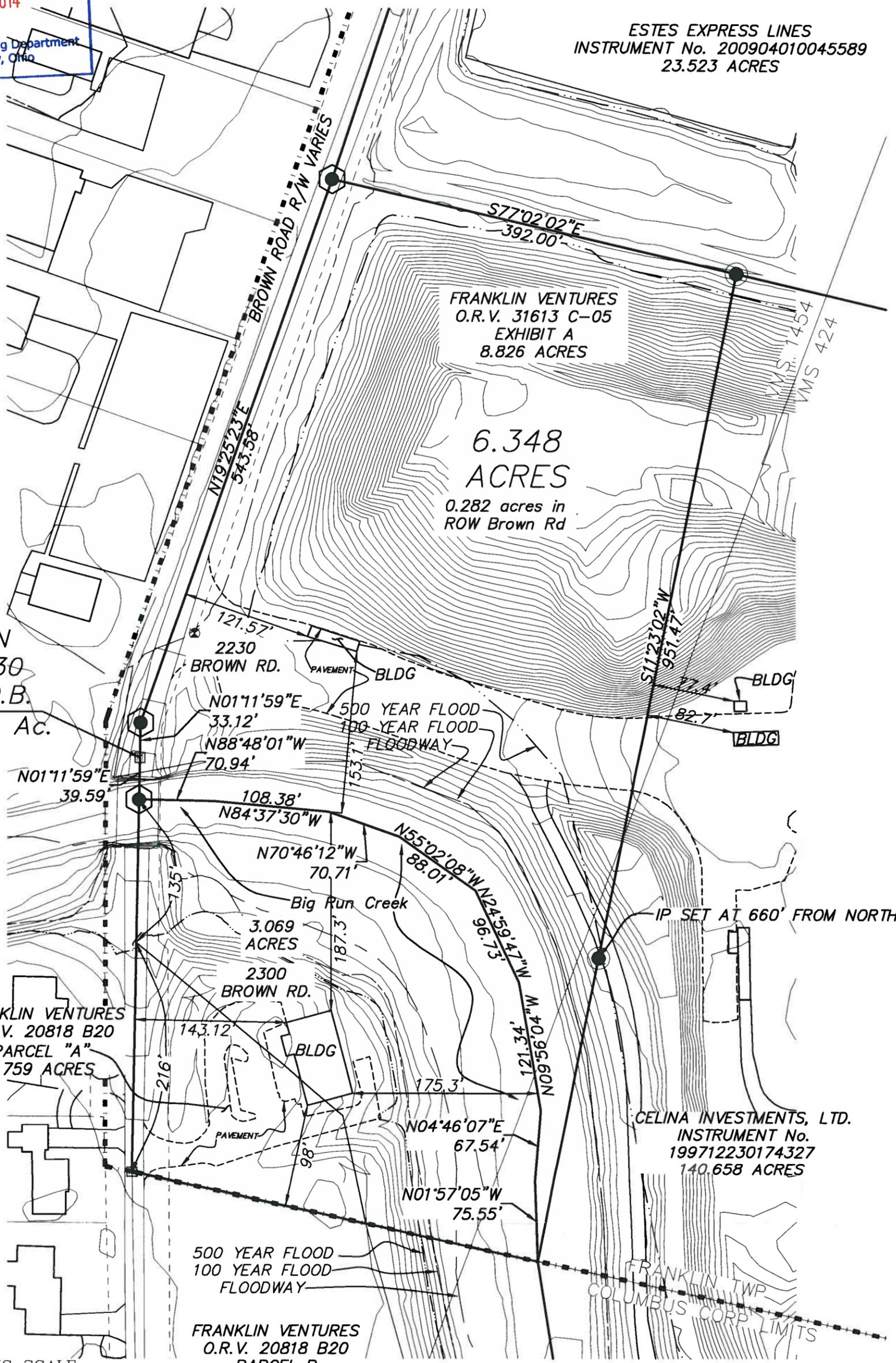
The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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JAN 31 2014

Franklin County Planning Department
Franklin County, Ohio

ESTES EXPRESS LINES
INSTRUMENT No. 200904010045589
23.523 ACRES



FCE MON
FCGS 1230
P.O.B.
6.348 Ac.



SOUTH PARCEL
 3.069 ACRES TOTAL
 0.383 ACRES IMPERVIOUS 12.5%

NORTH PARCEL
 6.348 ACRES TOTAL
 0.756 ACRES IMPERVIOUS 12%



Robert W. Martin 1/31/14
Robert W. Martin, P.S. 8114 DATE

Prepared By:
WATCON
 CONSULTING ENGINEERS & SURVEYORS
 83 Shull Avenue
 Gahanna, Ohio 43230
 Ph. (614) 414-7979
 Fax (614) 414-7980
 Email info@watconeng.com

6.348 Acre LOT SPLIT
ISSUE DATE: 01/31/2014
DRAWN BY: RWM
JAM
SCALE: 1" = 100'
PROJECT NAME: AGG ROK

C:\CIVIL 3D PROJECTS\AGG ROK 2013\DRAWINGS\AGG ROK 2013 LOT SPLIT GROUND REVISED FOR BROWN RD SPLIT.DWG - O XREFS: - PLOTTED BY BO - January 31, 2014 - 1:33 PM