



Commissioner John O'Grady • **Commissioner** Marilyn Brown • **Commissioner** Kevin L. Boyce
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, January 11, 2017
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of By-Laws
5. Election of Chair and Vice-Chair
6. Approval of minutes from the November 9, 2016 meeting
7. New Business:

i. 679-V – Brad Fisher

Applicant/Owner:	Thomas J. Bonasera
Agent:	Ryan Aiello
Township:	Blendon Township
Site:	Sunbury Rd. (PID #110-000510)
Acreage:	16.00-acres
Utilities:	N/A
Request:	Requesting a Variance from Sections 204.01(A) and 204.11(A) of the Franklin County Subdivision Regulations to allow for a lot with no road frontage and not provide for a household sewage treatment system.

ii. 680-PP – Matt Brown

Applicant:	M/I Homes of Central Ohio
Engineer:	Jeff Strung
Township:	Jefferson Township
Site:	2865 Darling Rd. (PID #170-000010), 2631 Reynoldsburg New Albany Rd. (PID #170-000746), 2860 Darling Rd. (PID #170-000767), 2583 Reynoldsburg New Albany Rd. (PID #170-001851), 2635 NW Reynoldsburg New Albany Rd. (PID #170-001910), 2860 Darling Rd. (PID #170-003876)
Acreage:	62.100-acres
Utilities:	Public water and wastewater
Request:	Requesting Preliminary Plan approval of a 78 lot single-family subdivision with 31.6-acres of open space.

8. Adjournment of meeting to February 8, 2017



Commissioner John O'Grady • **Commissioner** Marilyn Brown • **Commissioner** Kevin L. Boyce
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MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, November 9, 2016

The Franklin County Planning Commission convened in Meeting Room B, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, November 9, 2016.

Present were:

Nancy White, Chairperson
Dan Blechschmidt
Chet Chaney
Ashley Hoyer
Debbie Johnson
Annie Ryznar
Jason Sanson
Kevin Wheeler

Franklin County Economic Development and Planning Department:

Jenny Snapp, Assistant Director
Brad Fisher, Planner

Chairperson White opened the hearing.

The first order of business being the roll call of members, the introduction of staff, and the swearing in of witnesses.

The next order of business being the approval of the minutes from the October 12, 2016, meeting. Mr. Wheeler made a motion to approve the minutes from the October 12, 2016, meeting. It was seconded by Mr. Blechschmidt. The motion was approved by a vote of six yeases and two abstentions.

NEW BUSINESS:

The next item of business being Case No. 678-V. The Applicant is Lennox Town Center, Ltd. The agent is Steven Hermiller, Mannick & Smith Group. The township is Clinton Township. The site is located at 1665 Olentangy River Road. It is 5.76 acres in size and is serviced by public water and wastewater. The applicant is requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that results in a side lot line more than 5 degrees from perpendicular to Olentangy River Road. Mr. Fisher read and presented the case to the Franklin County Planning Commission. Mr. Blechschmidt made a motion to approve Case No. 678-V. It was seconded by Mr. Chaney. The motion was approved by an eight-to-zero vote.

The next item of business being approval of the Findings of Fact in Case No. 678-V. Mr. Chaney made a motion to adopt Findings of Fact in that the applicant has satisfied the seven standards for granting a Variance under Section 701.07. The motion was seconded by Ms. Johnson. The motion was approved by an eight-to-zero vote.

The next item of business being Case No. ZON-16-04. The applicants are Ibnu Taymiyah Masjid and Islamic Center. The townships are Clinton and Mifflin Townships. The sites are located at 3251 Westerville Road and 3269 Westerville Road. The site is approximately 27.465 acres in size and is serviced by public water and wastewater. The applicant is requesting to rezone from the Limited Industrial District to the Community Service District. Mr. Fisher read and presented the case to the Franklin County Planning Commission. Ms. Johnson made a motion to approve Case No. ZON-16-04 with Staff's conditions. It was seconded by Mr. Blechschmidt. The motion was approved by a vote seven-to-one vote.

The next item of business being Case No. ZON-16-05. The applicant is Jerry A. Schmittauer. The township is Hamilton Township. The site is located at 6445 South High Street. The site is approximately 3.5 acres in size and is serviced by public water and wastewater. The applicant is requesting to rezone from the Rural District to the Community Service District. Mr. Fisher read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. ZON-16-05 with Staff's conditions. It was seconded by Ms. Johnson. The motion was approved by a vote of seven yeses with one abstention.

There being no further business coming before the Franklin County Planning Commission, Ms. Johnson made a motion to adjourn the meeting. It was seconded by Mr. Blechschmidt.

The meeting was adjourned at 2:23 p.m. until December 14, 2016.

Minutes of the November 9, 2016, Franklin County Planning Commission hearing were approved this 11th day of January, 2017.

Signature

FRANKLIN COUNTY, OHIO
COUNTY PLANNING COMMISSION
(By Laws)

A. MEMBERS AND OFFICERS

1. The County Planning Commission, herein after referred to as the CPC, shall consist of eleven (11) members, which include the three members of the Franklin County Board of Commissioners, as well as eight persons who shall be appointed by the Franklin County Board of Commissioners as provided by Section 713.22 of the Ohio Revised Code. Each member and/or successor shall serve a term for a period of three (3) years with terms that expire each year, except that of the eight members first appointed, three (3) shall be appointed for a term of three (3) years, three (3) shall be appointed for a term of two (2) years, and two (2) shall be appointed for a term of one (1) year.
2. At the first meeting of each year, the CPC shall organize by electing a Chairperson and Vice-Chairperson. Officers shall serve one (1) year or until a successor is appointed. Officers are entitled to vote. (*amended 3/11/15*)
3. Upon expiration of a CPC member's term, such member may continue to serve until a successor is appointed.
4. The Chairperson shall encourage regular and timely attendance by each CPC member. Each CPC member is responsible for attending each meeting or notifying the Director of the Franklin County Economic Development and Planning Department or the Director's staff person of the inability to attend. Four (4) total unexcused absences in one year or three (3) consecutive unexcused absences may be grounds for removal of a member by a majority vote of the Board, or, at their discretion, grounds for the attending majority of the Board to request the offending member's resignation. The Chairperson shall determine what constitutes an unexcused absence. Grounds to be considered an unexcused absence would be failure to notify the Director and/or designee (Franklin County Economic and Planning Department) before the meeting of an inability to attend, or repeated absences without medical or appropriate personal excuses.
5. The Planning Administrator of the Franklin County Economic Development and Planning Department or the Planning Administrator's designee shall serve as secretary of the CPC.
6. Members shall have the right to appoint alternatives as follows:

To designate an alternate for a county commissioner, the member shall send a letter of appointment to the alternate and deliver a copy of that letter to the Clerk of the Franklin County Board of Commissioners. At the next regular meeting of the Board, the Clerk shall inform the Board of the designation of the alternate, and the Board shall have the designation entered on the journal.

To designate an alternate for any other member of the CPC, the member shall send a letter of appointment to the Clerk of the Franklin County Board of Commissioners designating an individual to serve as that member's alternate. At the next regular

meeting of the Board, the Clerk shall inform the board of the designation of the alternate, which designation the Board may either approve or disapprove. The Board shall enter its decision on the board's journal and, if the alternate is approved, designate the name of the alternate on the journal. The Clerk of the Board shall notify the member of the board's action, and the member shall inform the alternate.

A designated alternate shall serve at the pleasure of the member who makes the designation. Removal of an alternate shall be made by a letter of removal, delivered and journalized by the same method that the alternate was designated.

Once an alternate is designated for a member of the CPC, if that member is absent from a CPC meeting, the alternate has the right to vote and participate in all proceedings and actions of the CPC at that meeting as if the alternate were the member.

B. MEETINGS

1. The CPC shall meet on the second Wednesday of each month, or such other date as approved by the Commission. If the second Wednesday is a holiday, the meeting shall be on the Tuesday preceding. If there are no applications scheduled for consideration no meeting will be held. (*amended 3/11/15*)
2. Each regular meeting shall be held at 1:30 PM in an appropriate room of the Franklin County Courthouse.
3. The CPC shall publish and mail notice as required by the Ohio Revised Code.
4. All meetings of the CPC shall be open to the public and no action shall take place in Executive Session or by vote prior to any meeting.
5. All meetings shall be conducted in accordance with Roberts Rules of Order, newly revised. A quorum shall consist of six (6) members of the CPC. Once a quorum has been established, the continued presence of a quorum is required throughout the meeting. (2/12/08) If a quorum is lacking, the meeting shall be postponed or canceled. The County Planning Commission is unable to guarantee full attendance at each hearing. As such, any decision made by a quorum of CPC members is final. The CPC shall consider and deliberate upon any request for delay should an applicant desire to do so, but because of the dynamic development issues present in Franklin County, such request for delay shall only be considered to a date certain not to exceed six months. This does not, however, guarantee that the delay will be granted nor does it guarantee full board participation at any future meeting.
6. All motions shall be presented in the following manner:
 - i. Preliminary Plan and Final Plat - you must make a motion to reject, approve or approve with conditions.
 - I.e. for a final plat to be denied you must make a motion to reject and this must pass for it to be denied. For a final plat to be approved you must make a motion for approval and this must pass for it to be approved.
 - ii. Variances from the Subdivision Regulations, County Rezoning and Township Rezoning – all motions shall be presented in the affirmative (to approve). You may

approve with conditions. If a motion is defeated, this constitutes a denial of the application.

- iii. Unless otherwise provided by these By-laws, a motion shall pass upon the affirmative vote of a simple majority of the members present. (6/10/09)
7. Unless otherwise provided by these by-laws, a motion shall pass upon the vote of a simple majority of the members present.
8. The Chairperson may limit the number of persons who wish to speak regarding any agenda item to not fewer than three (3) for and three (3) persons against. The Chairperson may limit the total amount of time for support of an agenda item to fifteen (15) minutes and the total amount of time for the opposition to fifteen (15) minutes.
9. All persons wishing to speak at a meeting must register to do so with the secretary of the CPC prior to the meeting. Speaker slips may be required.
10. Applications with motions to continue or dismiss shall be heard first. Applications requiring a full presentation to the CPC shall be heard in the order of filing.

C. POWERS AND DUTIES

1. The CPC shall exercise all powers and perform all duties as permitted under Sections 713.22 and 713.23 of the Ohio Revised Code.

D. CPC STAFF

1. The Franklin County Economic Development and Planning Department shall serve as staff to the CPC, and shall receive, process, and present applications to the CPC.
2. The Franklin County Economic Development and Planning Department shall maintain a record of CPC proceedings.

E. SUSPENSION OR AMENDMENT OF RULES

1. These rules and regulations may be suspended only upon the affirmative vote of no fewer than eight (8) members.
2. These rules and regulations may be amended from time to time by a majority vote of the CPC membership. Such amendments shall be affective thirty (30) days after an affirmative vote.

SIGNATURE PAGE

Chairperson

Vice-Chairperson

Member

Date Adopted



Commissioner John O’Grady • Commissioner Marilyn Brown • Commissioner Kevin L. Boyce
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
January 11, 2017

Case: 679-V

Prepared by: Brad Fisher

Applicant/Owner:	Thomas Bonasera
Agent:	Ryan Aiello, Dinsmore & Shohl LLP
Township:	Blendon Township
Site:	Sunbury Rd. (PID 110-000510)
Acreage:	16-acres
Request:	Requesting a Variance from Sections 204.01(A) and 204.11(A) of the Franklin County Subdivision Regulations to allow for a lot with no road frontage and not provide proof of a household sewage treatment system.

Summary:

The applicant is requesting a variance to allow for a lot split that will not provide road frontage or a household sewage treatment system. The application satisfies the criteria necessary to grant a variance. Staff recommends approval with conditions.

Request:

The site is located north of Cambria Way and bordered to the north and west by Big Walnut Creek in Blendon Township. The applicant is proposing to split 16 acres from an 88.7 acre parcel that is intended to be deeded to the Little Turtle Golf Course which is adjacent to the subject property. The applicant is unable to combine the subject site with the adjacent property because it is incorporated in the City of Columbus. The subject site is completely wooded, partially located in the floodway and not intended to be developed for residential purposes.

Surrounding Zoning and Land Use:

The surrounding area is zoned for residential use. The property to the east is zoned Restricted Suburban Residential (R-1) in Blendon Township and developed as low-density residential. The property to the south is zoned Multi-Family in the City of Columbus and developed as medium-density residential and Big Walnut Creek is located immediately to the north and west.

Area Plans:

The Blendon Community Plan, adopted in 2010, contains a Future Land Use Map that identifies the site as Conservation Development Overlay, intended for the protection and preservation of trees and steep slopes. The Plan also contains Policy Statements that recommend for the protection and preservation of land and streams located along Big Walnut Creek and intends to establish a no-build zone in order to provide for that protection. Staff has identified multiple streams on the subject site.

The proposal keeps with the recommended future land use map and policy statements of the adopted community plan by providing deed restrictions that will protect the natural features on the site.

Technical Review Agencies

Franklin County Drainage Engineer, Franklin County Engineer and Franklin Soil & Water Conservation District

Indicated no concerns with the proposal.

Blendon Township

Indicated no concerns with the proposal, however, if development were to occur on the site in the future a variance would be required to allow for zero (0) feet of road frontage.

Staff Analysis

Variance Criteria from Section 701.01:

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

- 1. It shall not be detrimental to public health or safety or be injurious to other property.*
Staff believes the proposal will have no impact on public health or safety or be injurious to other property.
- 2. Circumstances of the request are unique to the property and not generally applicable to others.*
The applicant stated that the request is unique to the property because it is located in a non-developable floodway and is unable to be combined with the adjacent parcel due to conflicting jurisdictions.

Staff agrees that the request is unique to the property because the subject site is partially located in the floodway and is unable to be combined with the adjacent parcel.

- 3. Due to physical surroundings, shape or characteristics of the property, a hardship would result, as distinguished from an inconvenience, if the strict letter of these Regulations were enforced.*
The applicant stated that a large portion of the proposed lot is located in a non-developable floodway and contains a ravine that would make it difficult to develop for residential purposes.

Due to the characteristics of the property, the applicant has proposed deed restrictions limiting the possible uses of the site to Public Park or Golf Course uses.

Staff Recommendation

Based on Staff's analysis, staff recommends **approval** with conditions of the variance from Sections 204.01(A) and 204.11(A) of the Franklin County Subdivision Regulations to allow for a lot with no road frontage and not provide for a household sewage treatment system. The conditions of approval are as follows:

1. The applicant must apply for and receive approval of a lot split from the Franklin County Economic Development and Planning Department.
2. The applicant must provide a recorded copy of the deed restrictions as described in the variance application at the time of applying for the lot split.
3. The legal description submitted for approval must be stamped by the Franklin County Economic Development and Planning Department with a notation that the site has not been reviewed as a buildable site.
4. Prior to any future development of the site, the owner must obtain zoning, floodplain and any other necessary permits and approvals.

Findings of Fact

For your convenience, the following are proposed findings of fact if the variance is granted:

_____ moves that the basis for approving the applicant's request for the Variance from Sections 204.01(A) and 204.11(A) of the Franklin County Subdivision Regulations as outlined in the request above for the applicant identified in Case No. 679-V results from the applicant satisfying the standards for granting a variance under Section 701.07.

Seconded by: _____

Voting:

701.07 General Standards for Variances. The FCPC shall not grant variations to these Regulations unless it shall make written findings of fact based upon the evidence presented by each specific case that:

- A. The particular physical surroundings, environmental constraints, shape, topographical or other exceptional condition of the specific property involved would cause extraordinary hardship or exceptional practical difficulty to the applicant, as distinguished from a mere inconvenience, if the provisions of these Subdivision Regulations were strictly enforced; and
- B. The conditions upon which the request for a variance is based are unusual to the property for which the variation is sought and are not applicable generally to other property; and
- C. The purpose of the variance is not based exclusively upon a desire to obtain additional income from the property; and
- D. The granting of the variance will not be detrimental to the public health, safety or general welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- E. The special circumstances or conditions are created by the provisions or requirements of these regulations and have not resulted from any act of the applicant or applicant's predecessor in interest; and
- F. The variance requested is the minimum adjustment necessary for the reasonable use of the land.

LOT SPLIT
6720 Lee Road

Situate in the State of Ohio, County of Franklin, Township of Blendon, in Lot 18, Quarter Township 1 and Lot 13 as delineated in Chancery Record 4, Page 295 of the Court of Common Pleas, Quarter Township 4, Township 2, Range 17, United States Military Lands, being part of the 88.678 acre tract conveyed to Thomas J. Bonasera, Trustee, in Instrument Number 200808250128888, Parcel No. 2, all records being of the Recorder's Office, Franklin County, Ohio

BASIS OF BEARINGS

The bearings on this plan are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). The bearings originated from a field traverse which was tied to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The south line of Quarter Township 1 and the north line of Quarter Township 4, Township 2, Range 17, United States Military Lands having a bearing of **North 86 degrees 15 minutes 40 seconds West** is designated the basis of bearings for this description.

All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 6027" inscribed on top.

Field survey was conducted on 09-22-16. We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.



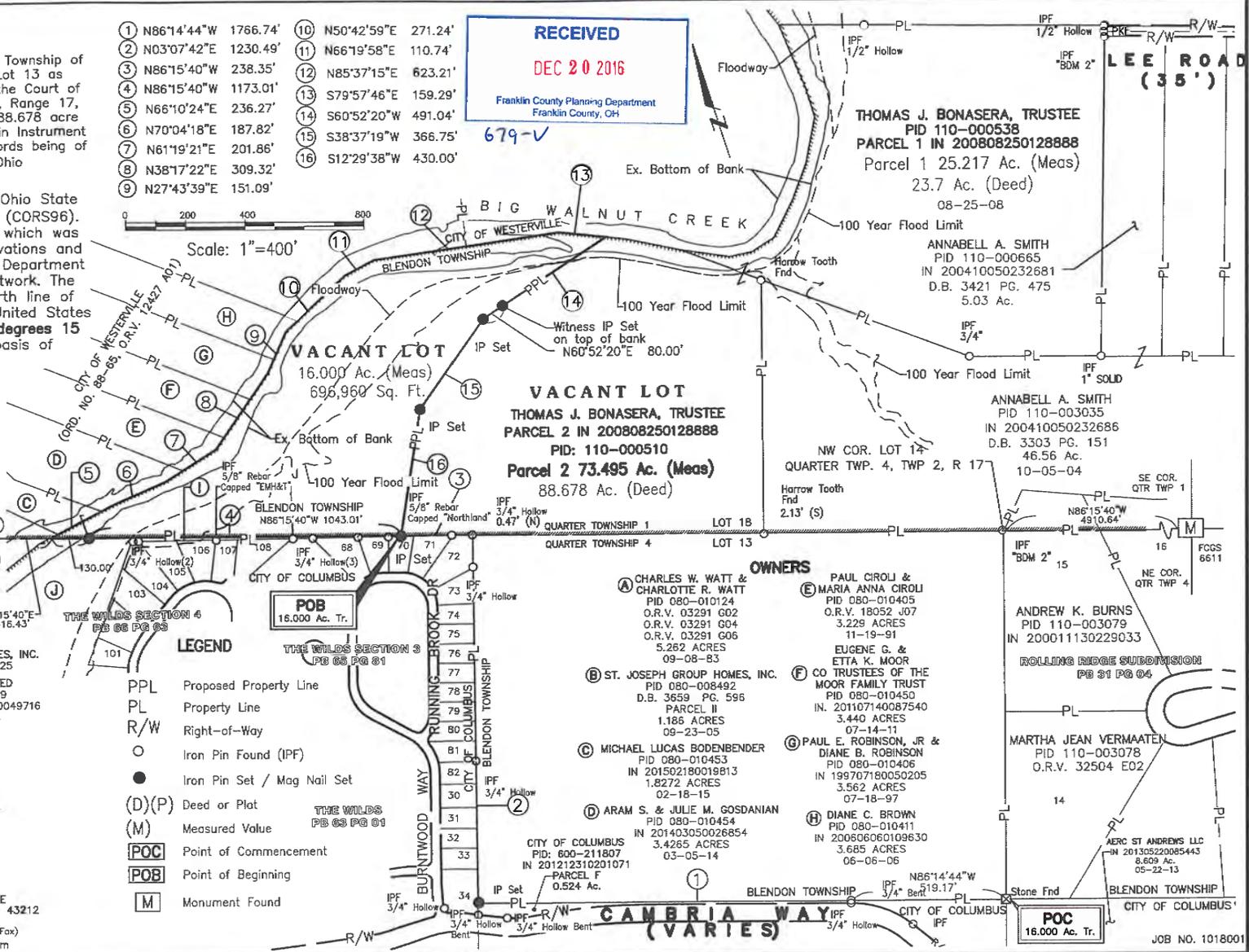
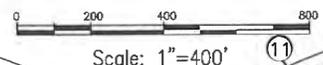
BY: *Matthew E. Ferris* 12-19-16 Date
Matthew E. Ferris, P.E., P.S.
Registered Surveyor No. 8230

E. P. FERRIS
AND ASSOCIATES
INC.

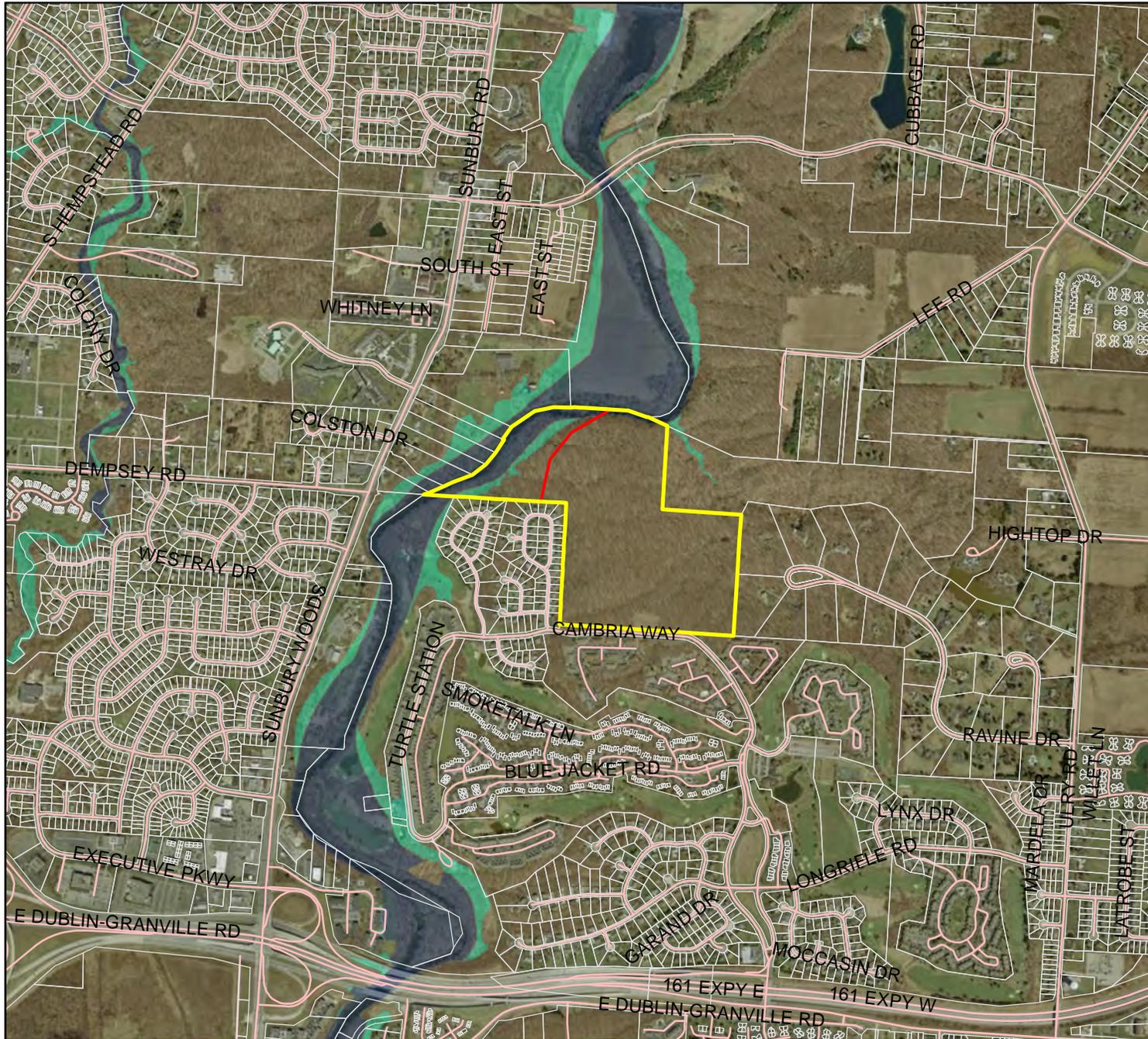
Consulting Civil Engineers and Surveyors

CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

- ① N86°14'44"W 1766.74'
- ② N03°07'42"E 1230.49'
- ③ N86°15'40"W 238.35'
- ④ N86°15'40"W 1173.01'
- ⑤ N66°10'24"E 236.27'
- ⑥ N70°04'18"E 187.82'
- ⑦ N61°19'21"E 201.86'
- ⑧ N38°17'22"E 309.32'
- ⑨ N27°43'39"E 151.09'
- ⑩ N50°42'59"E 271.24'
- ⑪ N66°19'58"E 110.74'
- ⑫ N85°37'15"E 623.21'
- ⑬ S79°57'46"E 159.29'
- ⑭ S60°52'20"W 491.04'
- ⑮ S38°37'19"W 366.75'
- ⑯ S12°29'38"W 430.00'



JOB NO. 1018001

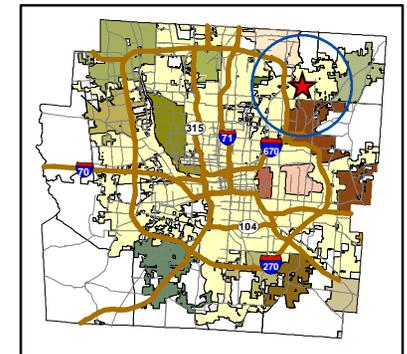


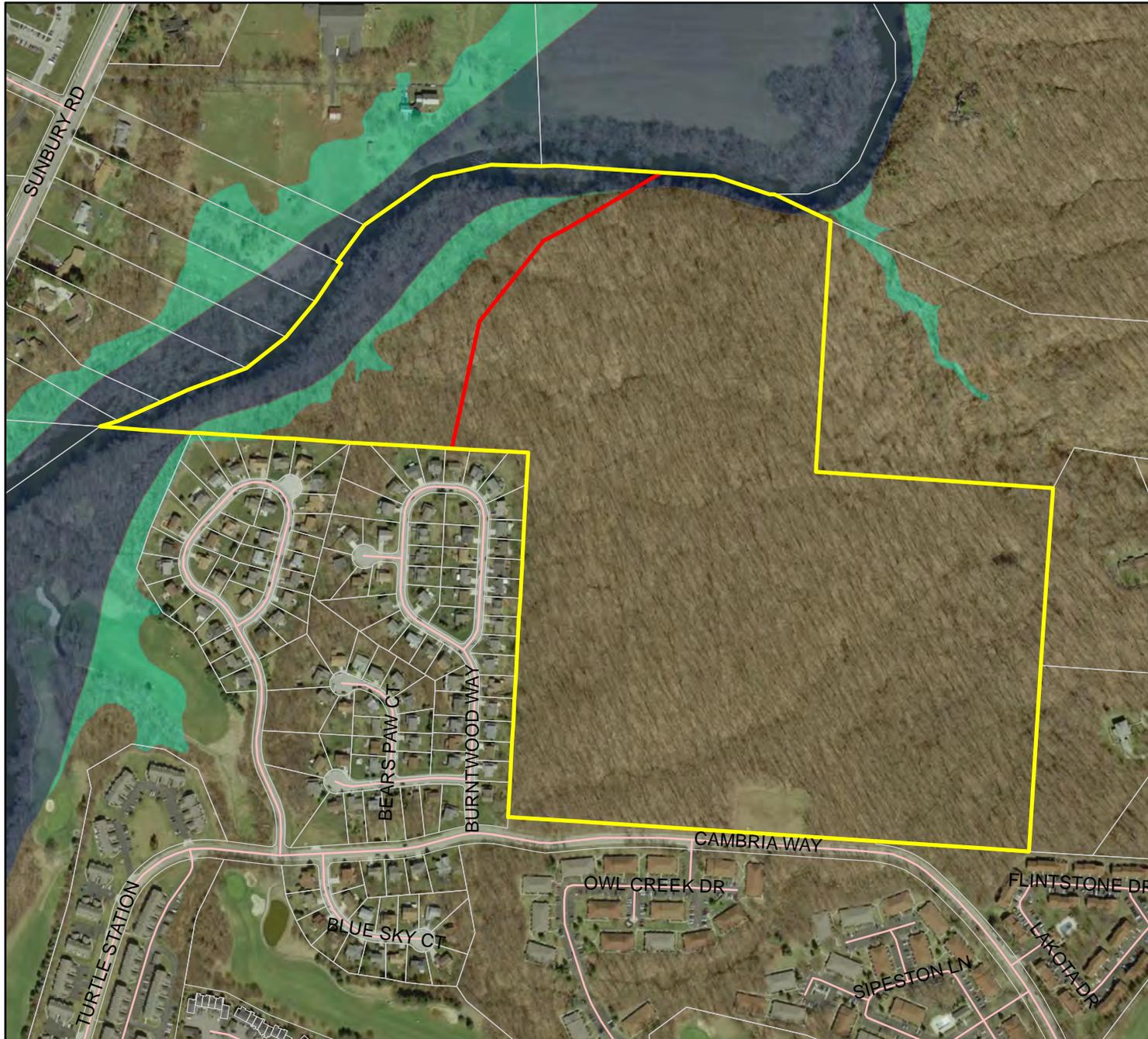
679-V

Requesting a Variance from Sections 204.01(A) and 204.11(A) of the Franklin County Subdivision Regulations to allow for a lot with no road frontage and not provide for a household sewage treatment system.

Acres:16.00
Township:Blendon

-  Sunbury Rd
-  Lot Split
-  Parcels
-  Streets
-  Floodway Fringe
-  Floodway



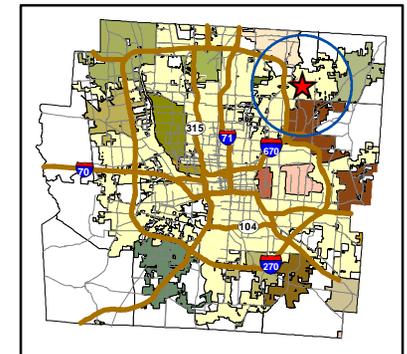


679-V

Requesting a Variance from Sections 204.01(A) and 204.11(A) of the Franklin County Subdivision Regulations to allow for a lot with no road frontage and not provide for a household sewage treatment system.

Acres:16.00
Township:Blendon

-  Sunbury Rd
-  Lot Split
-  Parcels
-  Streets
-  Floodway Fringe
-  Floodway





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Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
January 11, 2017

Case 680-PP

Prepared by: Matt Brown

Applicant:	M/I Homes of Central Ohio
Engineer:	Jeff Strung
Subdivision:	Weldon
Township:	Jefferson Township
Site:	2865 Darling Rd. (PID #170-000010) 2631 Reynoldsburg New Albany Rd. (PID #170-000746) 2860 Darling Rd. (PID #170-000767) 2583 Reynoldsburg New Albany Rd. (PID #170-001851) 2635 NW Reynoldsburg New Albany Rd. (PID #170-001910) 2860 Darling Rd. (PID #170-003876)
Acreage:	62.10-acres
Request:	Requesting Preliminary Plan approval of a 78 lot single-family subdivision with 31.6-acres of open space.

Proposal

The applicant is requesting Preliminary Plan approval of a 78 lot single-family subdivision with 31.6-acres of open space. The subdivision will be developed in two phases and will gain access from Reynoldsburg-New Albany Road and Darling Road.

Though not requested in the application, a variance is needed from Section 402.01(B) of the Franklin County Subdivision Regulations to allow the construction of homes with basements in soils identified as poorly drained. Note "L" on the Preliminary Plan provides appropriate language and safeguards to ensure the homes constructed on the lots impacted by the poorly drained soils will not be negatively impacted.

Overview and Analysis

Services:

- **Water and Wastewater Treatment** – The Jefferson Water and Sewer District has indicated that the proposal will require services in excess of their planned capacities and that a Variance will be required to determine to what extent additional or supplemental capacity fees will impact the development.
- **Fire and Emergency Medical Services** – Provided by the Jefferson Township Fire Department
- **Law Enforcement** – Provided by the Franklin County Sheriff's office

Stormwater Management

The site will use storm sewers to direct stormwater to three stormwater detention basins contained in reserves. All existing below grade drain tiles in the development will be connected to the proposed storm

sewer system so as to prevent impacts to offsite areas. All stormwater infrastructure will comply with the Franklin County Stormwater Drainage Manual and all stormwater facilities will be made part of the Franklin County Ditch Maintenance Program.

Traffic and Access Management

The proposed development site is located on both the east and west sides of Darling Road, north of Havens Road and west of Reynoldsburg-New Albany Road. The site will include one access point to Reynoldsburg-New Albany Road and two access points on both the east and west sides of Darling Road.

Darling Road through the development site is approximately 12 feet wide and contained in a 30 foot wide right-of-way. The proposal will improve Darling Road from the ninety degree bend on the north to the intersection with Rovilla Road to the south. This improvement will be to widen the roadway to a 22 foot open ditch section contained in a 60 foot wide right-of-way. The applicant has also agreed to provide an asphalt overlay on the remaining sections of Darling Road both north and south of the development, and on Rovilla Road from Darling Road to Reynoldsburg-New Albany Road.

All new roadways within the subdivision will be 28 feet wide curb and gutter sections of roadway in a 50 foot wide right-of-way with the exception of the entry road from Reynoldsburg-New Albany Road. This entry road will be a 36 foot wide section in a 60 foot wide right-of-way.

The development will include sidewalks 5 feet in width throughout the subdivision with the exception of on the north side of the entry road from Reynoldsburg-New Albany Road adjacent to Reserve "G" and along Darling Road. An 8 foot wide asphalt path is proposed on the north side of the development to allow residents to access the Hannah Farms Park.

The applicant submitted a Traffic Access Study with the Preliminary Plan application and the Study is currently being reviewed by the Franklin County Engineer's office.

Open Space & Conservation Efforts

The proposed subdivision will include 31.6 acres of open space contained in 7 reserves. This open space represents 50.8% of the total development site area. Three-rail split rail fencing will be installed along the side and rear of all lots abutting open space. The development site includes two wetlands which will be contained in a reserve. The site includes no streams or floodplain areas. The applicant will install a double row of trees along Darling Road of species identified in the Jefferson Township Scenic Byways Plan.

Zoning

The development site was rezoned by Jefferson Township on November 30, 2016 to the Planned Suburban Residential District (PSRD) which allows a housing density of 2.5 units per acre and requires 40% open space. The proposed subdivision complies with these requirements having a gross density of 1.26 units per acre and 50.8% open space.

The proposed subdivision complies with the adopted zoning for the site.

Staff Recommendation

Variance:

Staff recommends ***conditional approval*** of a variance from Section 402.01(B) to allow the construction of homes with below grade floor elevations in soils identified as being poorly drained.

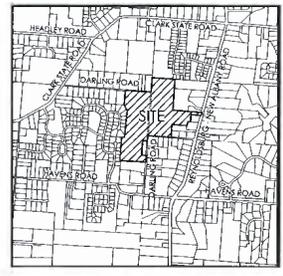
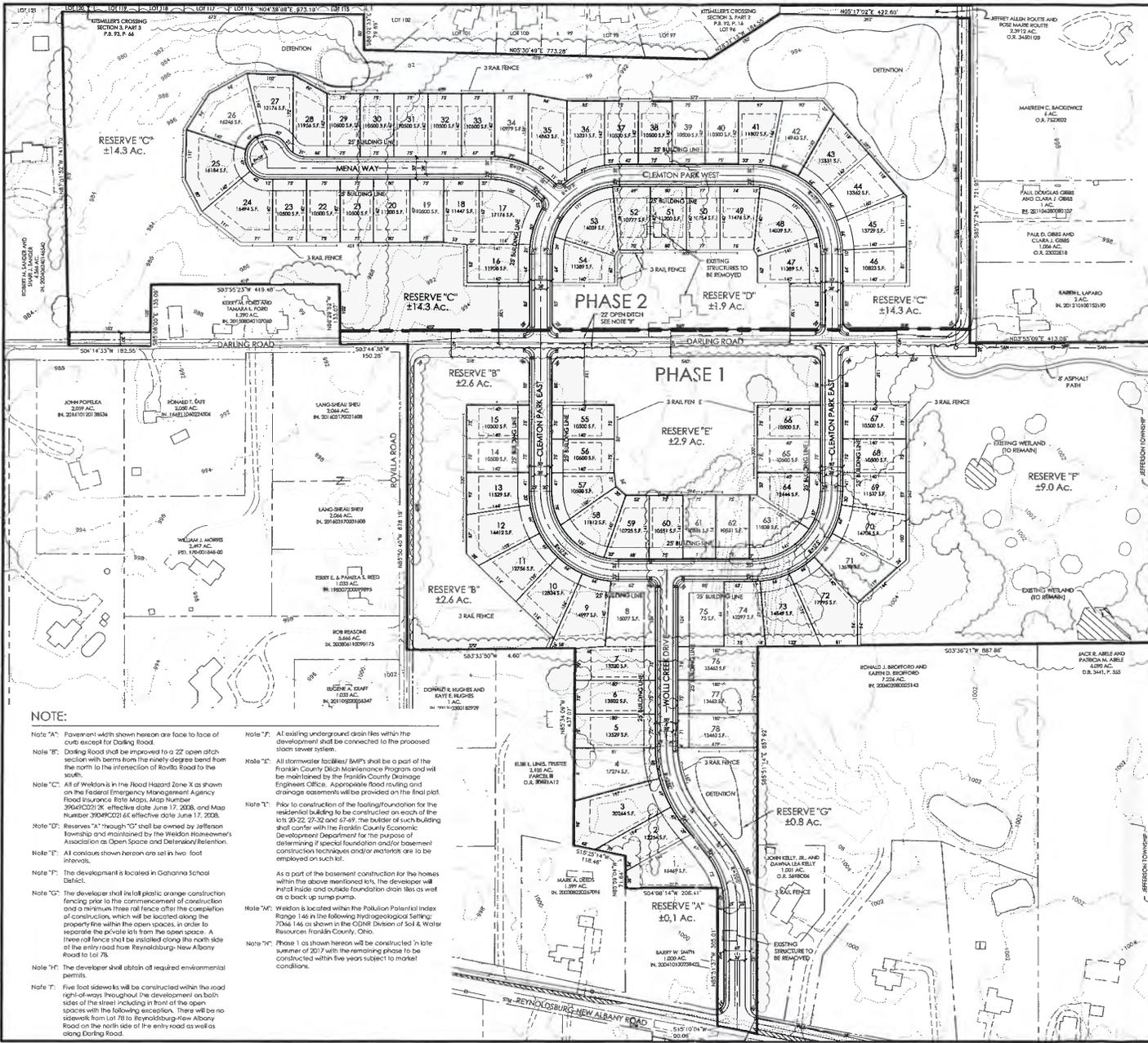
The condition of approval is that Note "L" must be included on the Final Plats and updated to include Lot 23 as a lot impacted by the poorly drained soils.

Preliminary Plan:

Staff recommends ***conditional approval*** of the preliminary plan to allow the construction of a 78 lot single-family subdivision with 31.6-acres of open space.

The conditions of approval are as follows:

1. The applicant must apply for, receive approval of, and effectuate a lot line adjustment for the properties along Reynoldsburg-New Albany Road prior to submitting for Final Plat approval.
 2. The applicant must complete the identified improvements to Darling Road during construction of Phase 1 as shown on the phasing plan.
 3. The applicant must receive all necessary approvals from the Jefferson Water and Sewer District and the Jefferson Water and Sewer District must confirm that it has sufficient excess capacity to serve the proposed development prior to the applicant submitting for Final Plat approval.
 4. The applicant must complete any off-site improvements deemed necessary by the FCEO based on the results of the submitted Traffic Access Study.
 5. The proposed 8 foot wide asphalt path must be extended to the south through Reserve "F" to connect to the proposed sidewalks along the northern portion of Clemton Park East.
 6. The applicant must pay \$2,050 for their NPDES Phase II review at the time of submitting construction plans for approval.
 7. All reserve areas containing stormwater detention facilities serving Phase 1 of the subdivision must be included on the Final Plat for Phase 1.
 8. In consultation with the Franklin County Engineer's Tax Map office, the applicant must ensure that lots and reserves are properly numbered and lettered prior to submitting for Final Plat approval.
- Note to the applicant: Per Section 205.13 of the Franklin County Subdivision Regulations, the Preliminary Plan for the Weldon Subdivision will expire on **January 11, 2019**.



LOCATION MAP
No Scale

SITE STATISTICS:

Total Acreage:	492.1 Acres
Number of Lots:	68
Gross Density:	41.26 (LOT/ACRE)
Open Space:	126.8 Acres (25.8%)
Provided:	43.1 Acres (8.8%)
Reserve "A":	2.6 Acres
Reserve "B":	11.4 Acres
Reserve "C":	11.9 Acres
Reserve "D":	12.9 Acres
Reserve "E":	19.0 Acres
Reserve "F":	10.8 Acres

DESIGN STANDARDS (LOTS):

Minimum Lot Frontage (Building Line):	75 Feet
Minimum Lot Area:	10,500 S.F.
Minimum Front Setback:	25 Feet (Building Line)
Minimum Side Yard Setback:	7.5 Feet (Total 15 Feet)
Minimum Rear Yard Setback:	20% of the Lot Depth

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 Franklin County Planning Department
 Franklin County, OH
 680-PP



NOTE:

- Note "A": Pavement width shown hereon are face to face of curb except for Darling Road.
- Note "B": Darling Road shall be improved to a 22' open ditch section with berms from the runway degree bend from the north to the intersection of Revolta Road to the south.
- Note "C": All of Weldon is in the Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 300622D effective date June 17, 2008, and Map Number 300622D-65 effective date June 17, 2008.
- Note "D": Reserves "A" through "F" shall be owned by Jefferson Township and maintained by the Weldon Homeowners Association as Open Space and Detention/Retention.
- Note "E": All contours shown hereon are set in two-foot intervals.
- Note "F": The development is located in Gahanna School District.
- Note "G": The developer shall install plastic orange construction fencing prior to the commencement of construction and a minimum three rail fence after the completion of construction, which will be located along the property line within the open spaces, in order to separate the private lot from the open space. A three rail fence shall be installed along the north side of the entry road from Reynoldsburg-New Albany Road to Lot 76.
- Note "H": The developer shall obtain all required environmental permits.
- Note "I": Five foot sidewalks will be constructed within the road right-of-ways throughout the development on both sides of the street including in front of the open spaces with the following exceptions. There will be no sidewalk from Lot 78 to Reynoldsburg-New Albany Road on the north side of the entry road as well as along Darling Road.
- Note "J": All existing underground drain lines within the development shall be connected to the proposed storm sewer system.
- Note "K": All stormwater facilities (SWMF) shall be a part of the Franklin County Ditch Maintenance Program and will be maintained by the Franklin County Drainage Engineer's Office. Appropriate flood routing and drainage assessments will be provided on the final plat.
- Note "L": Prior to construction of the footing/foundation for the residential building to be constructed on each of the lots 20-22, 23-32 and 57-61, the builder of such building shall confer with the Franklin County Economic Development Department for the purpose of determining if special foundation and/or basement construction techniques and/or practices are to be employed on such lot.
- Note "M": As a part of the basement construction for the homes within the above mentioned lots, the developer will install inside and outside foundation drain lines as well as a back up sump pump.
- Note "N": Weldon is located within the Pollution Potential Index Range 146 in the following Hydrogeological Setting: 706c 146 as shown in the CDRII, Division of Soil & Water Resources, Franklin County, Ohio.
- Note "O": Phase 1 as shown hereon will be constructed in late summer of 2017 with the remaining phase to be constructed within five years subject to market conditions.

REVISIONS
 MAKE, DATE, DESCRIPTION
 M/I HOMES
 MOVE UP WITH
 COUNTY BOARD
 QUARTERS TOWNSHIP 16.2 TOWNSHIP 1 RANGE 4 N
 UNITED STATES MILITARY LANDS
 COUNTY OF FRANKLIN, STATE OF OHIO
 PRELIMINARY PLAN FOR WELDON PRELIMINARY PLAN
 DATE: DECEMBER 30, 2016
 SCALE: 1" = 100'
 JOB NO.: 20161414
 SHEET: 1/4

12/30/16 11:51 AM (Day) (5/25/2016) Preliminary Planning, Latt Speed, Sr. Manager, 12/29/2016 8:26 AM last printed By: D'neen, Shamus, 12/29/2016 10:13 AM (Site View)

SITE DATA

OWNER/DEVELOPER
M/J Homes of Central Ohio, LLC
3 Easton Oval, Suite 540
Columbus, Ohio 43219
Phone: 614-418-9000
Fax: 614-418-9033

PLAN DESIGNER:
EMHIT, Inc.
5500 New Albany Road
Columbus, Ohio 43254
Phone: 614-775-4500
Fax: 614-775-4800

DEVELOPMENT TYPE: Single Family

PROJECT DESCRIPTION: The site consists of approximately 46 acres of open space and existing single family homes. Activities will include the construction of single-family units, street, storm sewer, sanitary sewer and water lines.

EXISTING SITE CONDITIONS: The site area drains south to an unnamed tributary and towards Blacklick Creek.

RECEIVING STREAM: Blacklick Creek

ADJACENT AREAS: The development is bordered by Rlynsoldburg-Nlw Albany Road to the east and single family residential development on all other sides.

SOILS: The soil on the site consists of:
A2C2: Alexandria Silt Loam, 5 to 12 Percent Slopes, Eroded
A2C2: Alexandria Silt Loam, 12 to 18 Percent Slopes,
Eroded

Eroded
B&B: Bennington Silt Loam, 2 to 6 Percent Slopes
C&B: Cardington Silt Loam, 2 to 8 Percent Slopes
Cn: Condit Silt Loam
Pm: Peewee Silt Clay Loam

GRADING REQUIREMENTS
The site will be stripped of unsuitable material and will require fill over the site to bring grade up to sub-base. Most of the site will be graded to drain back onto the site. All off-site areas will be conducted through the site and storm system with excess above ponding storm system with excess above ponding volume being discharged through emergency overflow.

EROSION AND SEDIMENT MEASURES
Erosion and sediment will be controlled by the use of inlet protection at proposed inlets, temporary sediment basins with control structures, and filter fabric fences will be constructed as per plan.

PERMANENT STABILIZATION
The site will be stabilized by the use of seeding or sodding in over-ripped areas.

MAINTENANCE
All erosion control devices are to be inspected by the construction superintendent daily and after significant rainfalls. Any damaged facilities are to be replaced/repaired immediately as may be necessary.

SEQUENCE OF CONSTRUCTION
1. Install substantial construction entrances & concrete washout area.
2. Install perimeter sediment fence.
3. Install proposed sediment basins complete with outlet & skimmer.
4. Begin proposed earthwork activities.
5. Install storm sewer inlet protection on all proposed inlets.
6. Disturbed areas that will remain for more than 14 days shall be temporarily stabilized through construction activities.
7. Upon permanent stabilization of the site, remove temporary erosion & sediment controls including skimmer & riser from basins.

TEMPORARY AND PERMANENT SEEDING
The limits of seeding and mulching are as shown within the plan as indicated by the limits of disturbance. All areas not designated to be seeded shall remain under natural ground cover. Those areas disturbed outside the seeding limits shall be seeded and mulched at the Contractor's expense.

TEMPORARY SEEDING
Any area which will be left dormant (undisturbed) for more than 14 days shall be seeded within 7 days of terminated work. Disturbed areas within 50 feet of a stream, first erod or larger, shall be stabilized within 2 days of inactivity. Temporary seeding consists of seedbed preparation and application of seed, fertilizer, and water. Soil test is recommended to determine proper application rate of fertilizer and if lime is necessary.

Fertilizer 12-12-12	25 lb/1000 sq. ft.
Straw Mulch	2 tons/acre
Water	300 G/1000 sq. ft.

SEEDING DATES	TEMPORARY SEEDING		
	SPECIES	lb./1000 sq. ft.	Per acre
March 1 to August 15	Octo	3	4 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
August 16 to November 1	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
Nov. 1 to Spring Seeding	Use mulch only, sodding practices or dormant seeding		

PERMANENT SEEDING
Any area that is at final grade shall be seeded within 7 days of terminated work. Permanent seeding consists of seedbed preparation and application of seed, fertilizer, and water. Soil test is recommended to determine proper application rate of fertilizer and if lime is necessary. Ideal conditions for permanent seeding are from March 1-May 31 and August 1-October 15.

SEED MIX	SEEDING RATE lb/1000 sq. ft.	GENUS	NOTES
Crimping Red Fescue	1.5		
Kentucky Bluegrass	1.5		
Annual Ryegrass	0.8		

EROSION & SEDIMENT CONTROL NOTES

MAINTENANCE:
It is the Contractor's responsibility to maintain the sedimentation and erosion control features on this project. Any sediment or debris which has reduced the efficiency of a control shall be removed immediately. Should a structure or feature become damaged, the contractor shall repair or replace at no additional cost to the owner.

INSPECTIONS:
The NPDES permit holder shall provide qualified personnel to conduct site inspections ensuring proper functionality of the erosion and sedimentation controls. All erosion and sedimentation controls are to be inspected once per every seven calendar days or within 24 hours of a 5" storm event or greater. Records of the site inspections shall be kept and made available to jurisdictional agencies if requested.

CONTRACTOR RESPONSIBILITIES:
Details have been provided on the plans in an effort to help the Contractor provide erosion and sedimentation control. The details shown on the plan shall be considered a minimum. Additional or alternate details may be found in the O.D.N.R. Manual "Erosion and Sediment Control." The Contractor shall be solely responsible for providing necessary and adequate measures for proper control of erosion and sediment runoff from the site along with proper maintenance and inspection in compliance with the NPDES General Permit for Storm Discharges Associated with Construction Activity.

The Contractor shall provide a schedule of operations to the owner. The schedule should include a sequence of the placement of the sedimentation and erosion control measures that provides for continual protection of the site throughout the earth moving activities.

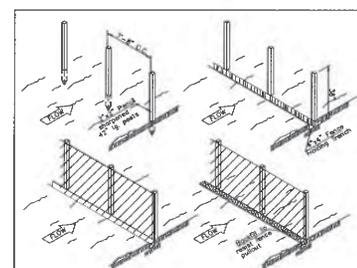
Prior to Construction Operations in a particular area, all sedimentation and erosion control features shall be in place. Field adjustments with respect to locations and dimensions may be made by the Engineer and the Ohio EPA. The Contractor shall place inlet protection for the sedimentation control immediately after construction of the catch basins or inlets which are not tributary to a sediment basin or dam.

It may become necessary to remove portions of sedimentation controls during construction to facilitate the grading operations in certain areas. However, the controls shall be replaced upon grading or during any inclement weather.

The Contractor shall be responsible to have the current Storm Water Pollution Prevention Plan immediately available or posted on site.

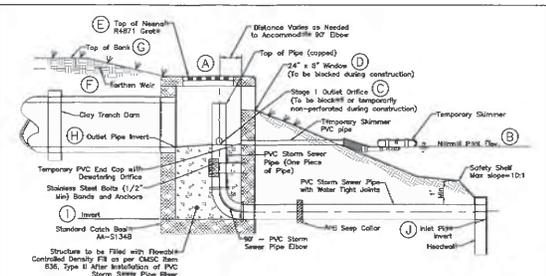
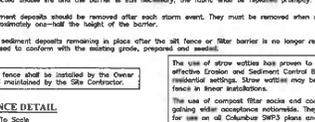
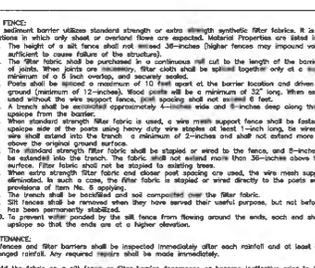
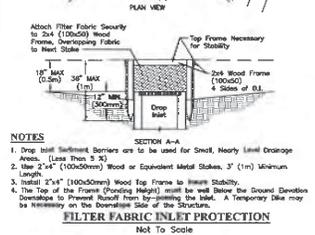
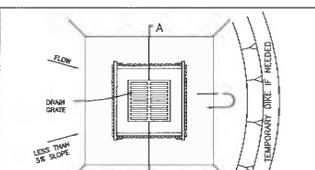
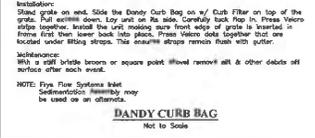
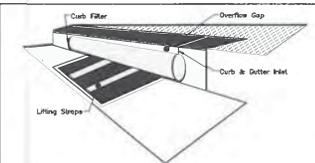
The Contractor shall be responsible to ensure that all off-site tracking of sediments by vehicles and equipment is minimized. All such off-site sediment shall be cleaned up daily.

The Contractor shall be responsible to ensure that no solid or liquid waste is discharged into storm water runoff. Untreated sediment-ridden runoff shall not flow off of site without being directed through a control practice. Concrete trucks will not be allowed to wash out or discharge surplus concrete into or along-side rivers, streams, or creeks or into natural or man-made channels or swales leading thereto. Concrete wash water and surplus concrete shall be confined to approved areas; after solidifying, these waste materials shall be removed from the site.

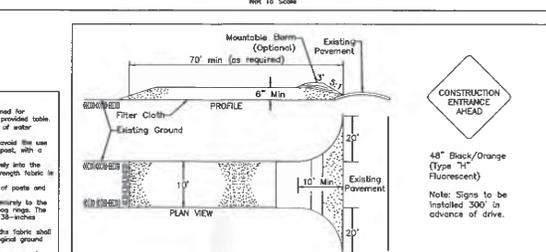
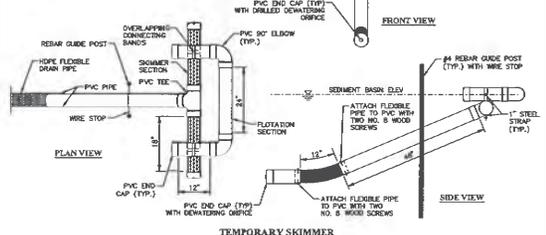
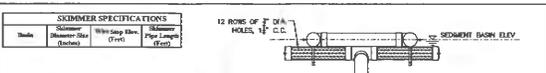


Silt Fence fabric shall be 600T, Type C Geotextile fabric or the equivalent to the following properties:

PROPERTY	MINIMUM VALUE
Maximum Tensile Strength	130 lb
Minimum Tensile Strength	50 lb
Minimum Puncture Strength	40 lb
Minimum Tear Strength	200 lb
Minimum Burst Strength	1000 lb
Minimum Permeability	1 x 10 ⁻² sec-1
Ultimate Exposure Strength Retention	70%



Catch Basin No.	Normal Pool Elev.	Outlet Stage	Stage 2 Outlet	Grate Top of Casting	Earthen Weir	Top of Basin	Outlet Pipe	Structure Invert	Inlet Pipe	Inlet Pipe Size
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)



CONSTRUCTION SPECIFICATIONS:

- Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
- Length - 70' minimum
- Thickness - Not less than six (6) inches.
- Width - Fifteen (15) foot minimum, but not less than the full width of points where ingress or egress occurs.
- Filter Cloth - will be placed over the entire area prior to placing of stone.
- Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanup of any measure used to trap all sediment spilled, dropped, washed or tracked onto public rights of way must be removed immediately.
- Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public right-of-ways. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each rain.



REVISIONS

NO.	DATE	DESCRIPTION
1	12/27/2016	ISSUED FOR PERMITS

MT HOMES
4100 WOODLAND DRIVE
COLUMBUS, OHIO 43232
614-418-9000

EMHIT
5500 NEW ALBANY ROAD
COLUMBUS, OHIO 43254
614-775-4500

PRELIMINARY PLAN FOR WELDON EROSION AND SEDIMENT CONTROL DETAILS

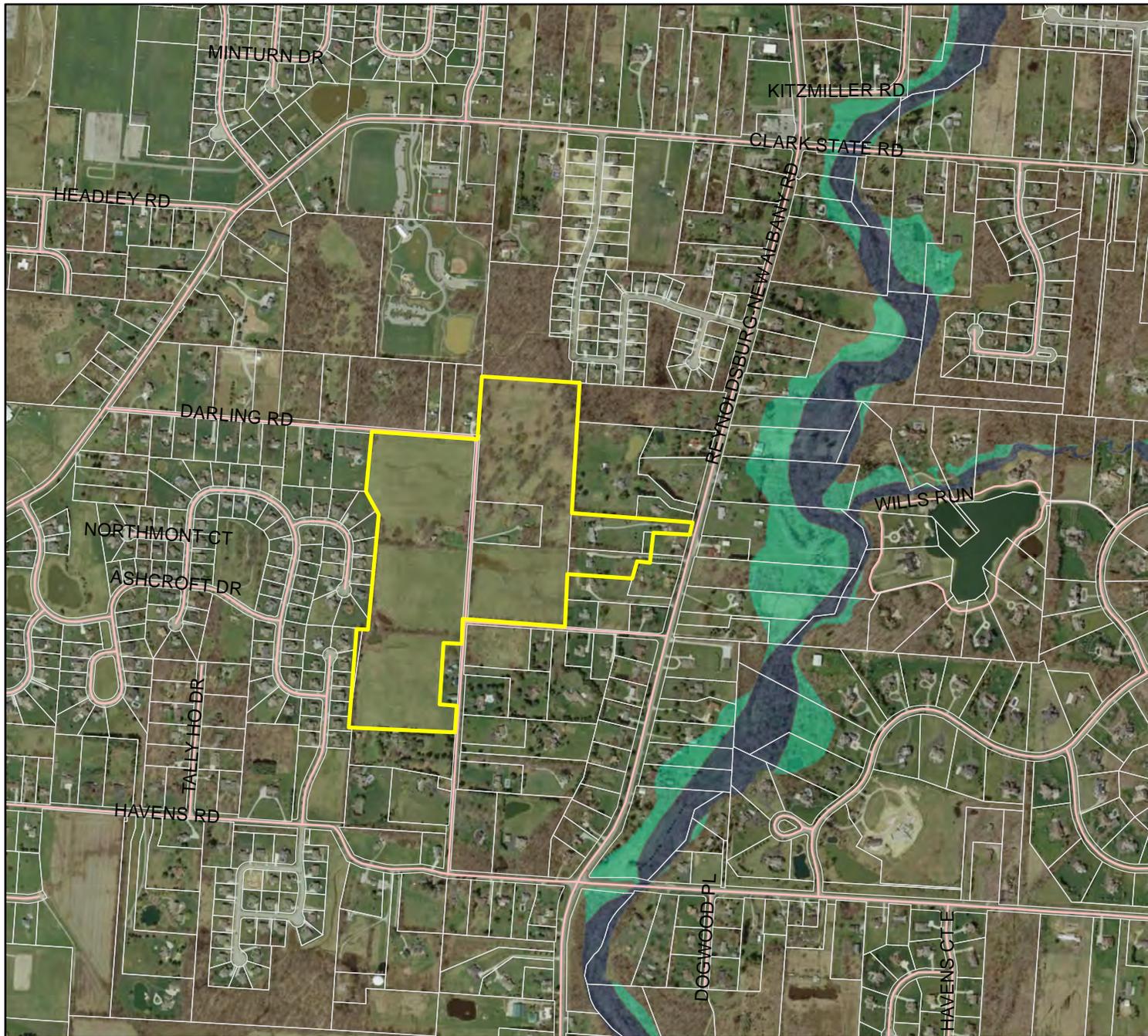
QUARTER TOWNSHIP 6 & 7 TOWNSHIP 16 RANGE 16
UNITED STATES MILITARY LANDS
COLUMBUS, OHIO
COUNTY OF FRANKLIN, STATE OF OHIO

DATE DECEMBER 29, 2016

SCALE None

JOB NO. 2016444

SHEET 4/4

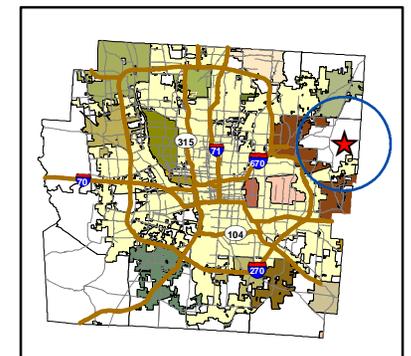


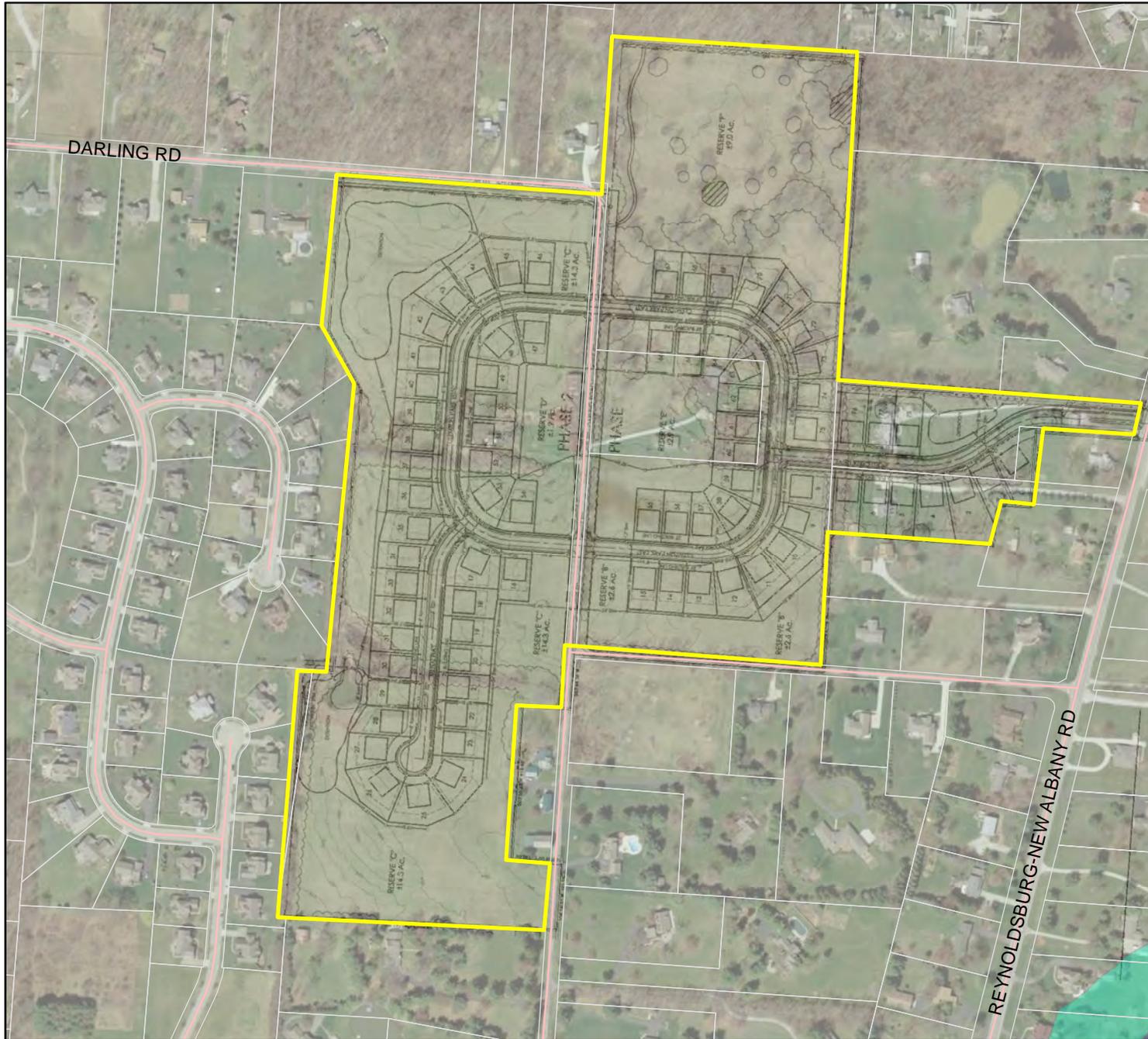
680-PP

Requesting Preliminary Plan approval of a 78 lot single-family subdivision with 31.6-acres of open space.

Acres: 62.1
Township: Jefferson

-  Parcels
-  Proposed Site
-  Streets



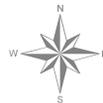
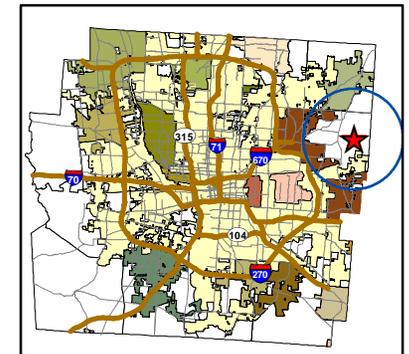


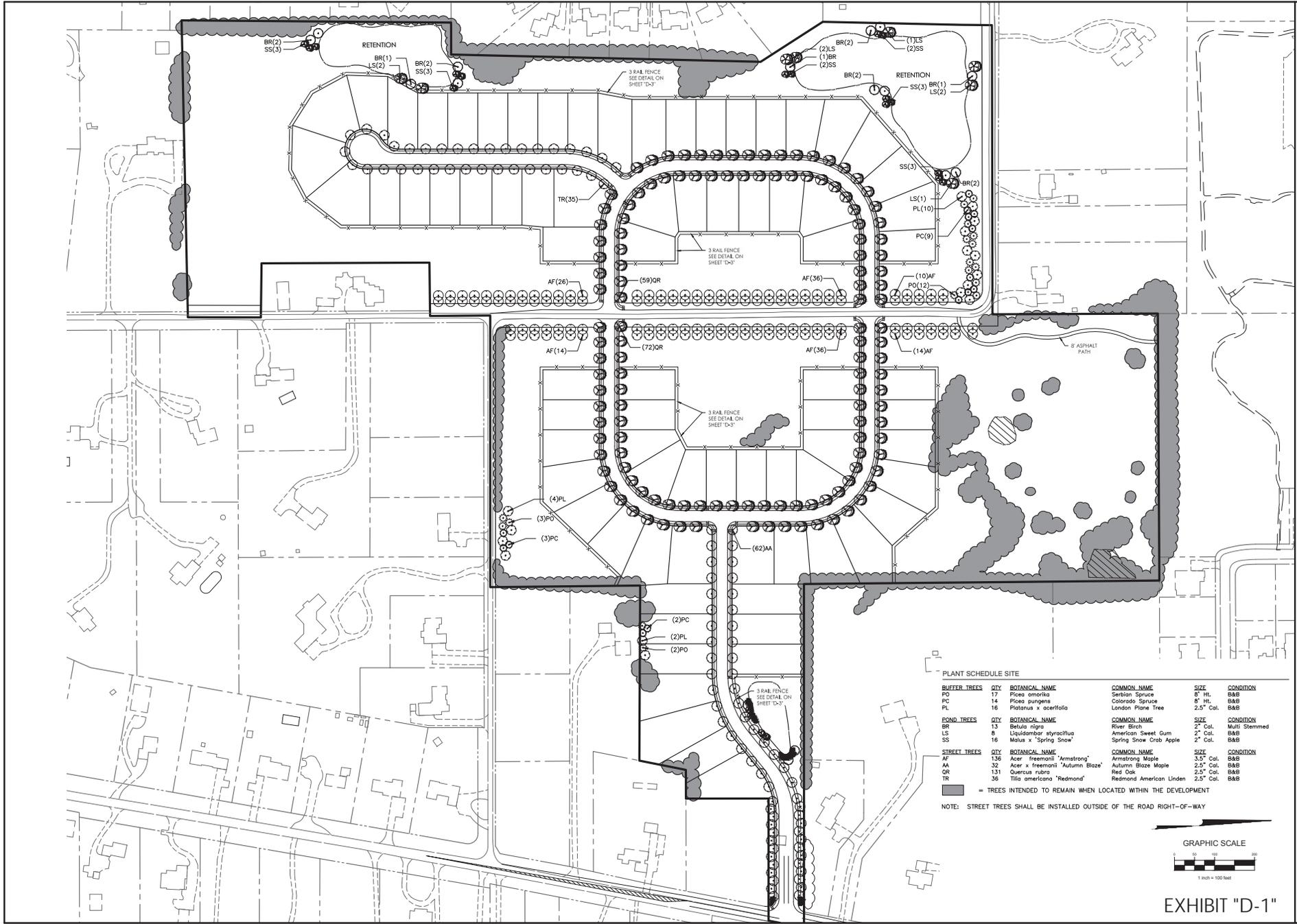
680-PP

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Acres: 62.1
Township: Jefferson

-  Proposed Site
-  Parcels
-  Streets
-  Floodway Fringe
-  Floodway





PLANT SCHEDULE SITE

TYPE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
BUFFER TREES					
PC	17	Ficus ornorika	Serbian Spruce	8" HL	B&B
PC	14	Ficus purgens	Colorado Spruce	8" HL	B&B
PL	16	Platanus x acerifolia	London Plane Tree	2.5" Cal.	B&B
POND TREES					
BR	13	Betula nigra	River Birch	2" Col.	Multi Stemmed
LS	8	Liquidambar styraciflua	American Sweet Gum	2" Col.	B&B
SS	16	Malus x 'Spring Snow'	Spring Snow Crab Apple	2" Col.	B&B
STREET TREES					
AF	136	Acer freemanii 'Armstrong'	Armstrong Maple	3.5" Cal.	B&B
AA	32	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5" Cal.	B&B
QR	131	Quercus rubra	Red Oak	2.5" Cal.	B&B
TR	36	Tilia americana 'Redmond'	Redmond American Linden	2.5" Cal.	B&B

■ = TREES INTENDED TO REMAIN WHEN LOCATED WITHIN THE DEVELOPMENT

NOTE: STREET TREES SHALL BE INSTALLED OUTSIDE OF THE ROAD RIGHT-OF-WAY

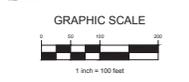


EXHIBIT "D-1"

DATE	APPROVED BY	REVISION



OVERALL LANDSCAPE PLAN

WELDON
JEFFERSON TOWNSHIP, FRANKLIN, OHIO