

Commissioner Paula Brooks • Commissioner Marilyn Brown • Commissioner John O'Grady
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 9, 2013
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Approval of By-Laws
4. Election of Chair and Vice-Chair
5. Swearing in of witnesses
6. Approval of minutes from the November 7, 2012 meeting
7. Old Business:

A. ZON-12-16 – Anthony Hray

Applicant:	Joseph L. & Stella Bentley
Owner:	Joseph L. & Stella Bentley
Agent:	Laura MacGregor Comek, Esq.
Township:	Franklin Township
Site:	727 Harrisburg Pike (PID #140-001338)
Acreage:	0.35-acres
Request:	Requesting to rezone from the Community Commercial (CC) District to the Select Commercial Planned District (SCPD).

B. ZON-12-17 – Anthony Hray – Requesting to table until February 13, 2013

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

8. New Business:

C. 663-PP – Matt Brown

Applicant:	Fisher Homes
Owner:	Grand Communities Ltd. c/o Fisher Homes
Agent:	Jeffrey Strung, EMH&T
Township:	Jefferson Township
Subdivision:	Royal Elm
Site:	1459 Waggoner Road (PID #171-000025)
Acreage:	16.5-acres
Request:	Requesting Preliminary Plan approval to allow for the creation of an 82 lot single-family home subdivision.

D. 665-PP – Matt Brown

Applicant:	Jason Francis, M/I Homes of Central Ohio
Owner:	DSM Holdings, LLC
Agent:	Jeffrey Strung, EMH&T
Township:	Jefferson Township
Subdivision:	Parkwood
Site:	7664 Clark State Road (PID#170-000018)
Acreage:	76.25-acres
Request:	Requesting Preliminary Plan approval to allow for the creation of a 76 lot single-family home subdivision with 33-acres of open space.

9. Adjournment of Meeting to February 13, 2013



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

Economic Development & Planning Department
James Schimmer, Director

**MINUTES OF THE
FRANKLIN COUNTY PLANNING COMMISSION**

Wednesday, November 7, 2012

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday November 7, 2012.

Present were:

Tim Guyton
Nancy White
Vince Papsidero
Kevin Wheeler
Stephen Salay
Marty Wicks
Nicole Schlosser
Gary Collins
Sharon Keels

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

Chairperson White opened the hearing, which was followed by the swearing in of all witnesses by Mr. Brown.

The first order of business being approval of the minutes of the October 10, 2012, meeting. Mr. Collins made a motion to approve the minutes. It was seconded by Mr. Guyton. The minutes were approved by a vote of seven yeases with two abstentions by Mr. Salay and Ms. Schlosser.

NEW BUSINESS:

The next order of business being Case No.ZON-12-15. The applicant and owner is Weston Town Center. The agent is Jackson Reynolds. The township is Franklin Township. The sites are 4279 West Broad Street, 185 Georgesville Road and 4311 Shoppers Lane. The request is to rezone 67 acres from the General Industrial District to the Community Service District.

Mr. Anthony Hray read and presented the case to the Franklin County Planning Commission. Ms. Schlosser made a motion to approve Case No. ZON-12-15 with the following staff condition:

1. The applicant must combine the landlocked lots (parcels 140-007414 & 007413) with parcel 140-003370 to obtain the required public street abutment under the Community Service (CS) District regulations.

It was seconded by Mr. Papsidero. The motion was approved by a nine-to-zero vote.

The next order of business being Case No. ZON-12-16. The applicant is Joseph and Stella Bentley. The township is Franklin Township. The location is 727 Harrisburg Pike. The request is to rezone from the Community Service District to the Select Commercial Planned District. Mr. Collins made a motion to table Case No. ZON-12-16. It was seconded by Mr. Guyton. The motion was approved by a nine-to-zero vote.

The next order of business being Case No. ZON-12-17. The applicant is Douglas McElwee. The township is Hamilton Township. The address is the intersection of South High Street and Jackson Street. The request is to rezone from the Rural District to the Select Commercial Planned District. Mr. Collins made a motion to table Case No. ZON-12-17. It was seconded by Mr. Wicks. The motion was approved by a nine-to-zero vote.

The next order of business being Variance Case 664-V. The owner/applicant is Fischer Homes. It's located in Jefferson Township. The subdivision is Royal Elm. The location is 1459 Waggoner Road. It is 16.5 acres in size. The applicant is requesting a variance from Section 502.13 Subsection (B)(10) and Section 502.13 Subsection (D) of the Franklin County Subdivision Regulations requiring street connections to stub streets.

Mr. Matt Brown read and presented the case to the Franklin County Planning Commission. Mr. Guyton made a motion to approve Variance Case 664-V with staff conditions.

It was seconded by Mr. Papsidero. The motion was denied with seven no's, one yes and one abstention.

There being no further business coming before the Franklin County Planning Commission, Mr. Wheeler made a motion to adjourn the meeting.

And, thereupon, the meeting adjourned at 3:35 p.m.

Minutes of the November 7, 2012, Franklin County Planning Commission were approved this 9th day of January, 2013.

Signature



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
January 9, 2013

Case ZON-12-16

Prepared by: Anthony Hray

Applicant/Owner:	Joseph L. & Stella Bentley
Agent:	Laura MacGregor Comek, Esq.
Township:	Franklin Township
Utilities:	Public Water and Sewer
Location:	727 Harrisburg Pike (PID # 140-001338)
Acreage:	0.35-acres
Request:	Requesting a rezoning from the Community Commercial (CC) District to the Select Commercial Planned District (SCPD).

Summary

The applicant is requesting to rezone the subject property to the Select Commercial Planned District (SCPD) to permit the retail sale of used automobiles. The request is comparable to other uses in the surrounding area; however, the proposed use directly conflicts with recommendations of the Southwest Area Plan. Staff recommends *denial*.

History

The site was rezoned in 2011 (County Rezoning Case #ZON-11-04) from the Rural District to the Community Commercial (CC) District to legitimize an existing automotive repair shop. Shortly following the rezoning of the property, staff discovered that the tenant at that time had begun selling used cars off of the lot. In speaking with the applicant/owner, they were unaware that the retail sale of used automobiles is not a permitted use in the Community Commercial (CC) District. Staff informed the applicant/owner that the property would need to again be rezoned to allow the auto sales use.

Request

The site is located on the north side of Humphrey Avenue at the intersection of Harrisburg Pike (US-62). The site contains a 3,026 square foot vehicle repair garage which was constructed in 1972. The garage has five (5) bays, one (1) on the east side of the building facing Harrisburg Pike, and four (4) on the south side of the building facing Humphrey Avenue. Paved areas for storage, display and parking are provided adjacent to the garage to the north and to the east of the garage along Harrisburg Pike.

Surrounding Land Use/Zoning

Direction	Zoning	Land-Use
North	C4 – General Commercial (Columbus)	Central Point Shopping Center
East	Community Service (CS)	Speedway gas station
South	Community Commercial (CC)	Central Point Motor used car lot
West	Suburban Apartment Residential (R-24)	Single-family home

Comprehensive Plans:

The Southwest Area Plan, a collaborative effort between Franklin Township, Jackson Township, the City of Columbus and Franklin County, was adopted in April 2009. The Plan recommends the applicant’s property for Community Commercial land uses; such as neighborhood shopping centers, offices with professional and business services, and other public and semi-public uses.

The Plan makes additional recommendations focusing on specific corridors. Recommendations for the Harrisburg Pike corridor include concentrating more intense commercial uses around Central Point (Harrisburg Pike and Mound) and the Southwest Square shopping center (Harrisburg Pike between Eakin and Briggs). However, auto-oriented uses, such as auto-repair, drive through commercial and vehicular sales are strongly discouraged.

The proposed rezoning conflicts with the Southwest Area Plan.

Staff Analysis

Select Commercial Planned District:

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

Permitted Uses:

The applicants request would allow the subject property to be used for used car sales in addition to all uses permitted under the Community Commercial (CC) District. Examples of permitted uses include:

- Used Car Sales (OMB SIC Code 5521)
- Automotive Services (OMB SIC Code 75)
- Eating and Drinking Establishments
- Gasoline Service Stations
- Hardware Stores
- Food Stores
- Jewelry Stores
- US Postal Services
- Veterinary Services
- Health and Medical Services
- Social Services
- Legal Services
- Educational Services
- Schools
- Libraries
- Membership Organizations
- Insurance Brokers
- Sporting Goods Stores
- Building Material/Garden Supply Sales
- General Merchandise Stores
- Retail stores
- Clothing Stores

Access/Traffic:

Access is provided by Humphrey Avenue which is a township maintained roadway having a right-of-way width of 40 feet. All access points to Harrisburg Pike (US-62) were removed and replaced with a landscaped greenbelt as a condition of approval of the 2011 rezoning. Sidewalks are recommended in the Southwest Area Plan along Harrisburg Pike (US-62), however, the Ohio Department of Transportation (ODOT) has previously stated that there is currently a feasibility study to extend sidewalks to this section of US-62 and having the applicant put in sidewalks now would be counter-productive. Any future sidewalks would be installed by ODOT within the ODOT right-of-way.

Parking and Circulation:

The site will provide eight (8) parking spaces for vehicle display and one (1) space for customer parking in the paved lot adjacent to Harrisburg Pike. An unspecified number of parking is provided in the paved lot to the north of the garage. This area is intended for employees of the auto repair and auto sales uses and for storage and parking of vehicles being repaired. Vehicles entering and exiting the site from Humphrey Avenue must travel in a forward direction at all times. No vehicles shall be permitted to back up directly onto the roadway.

Storm Water/Drainage:

Storm water produced on-site is managed in two ways. The paved parking areas on the north and east side of the garage divert storm water by sheet flow to the landscaped greenbelt along Harrisburg Pike. Storm water produced by the building and access point are diverted by sheet flow to a catch basin located within the right-of-way of Humphrey Avenue. No development and/or impervious area is proposed as part of this request.

Sewage Disposal and Water Supply:

The property is connected to public sewer and water, provided by the city of Columbus

Architectural Design:

The garage is approximately 15 feet in height and is constructed of concrete-block that has been painted white. The garage's design and exterior materials are compatible with the surrounding environment.

Outdoor Storage:

Aside from vehicles being displayed for sale; vehicles being stored for repair are to be parked within the enclosed lot on the north side of the garage. The applicant is requesting a waiver from the requirement that vehicles being repaired must be 100% opaquely screened so that they are not visible to within 300 feet of a public roadway.

Utilities and Facilities:

No new utilities or facilities are proposed with this request. Any future development must comply with the SCPD regulations.

Pollution:

The request will not create any hazardous levels of smoke, odor or noise.

Graphics and Signage:

No signage has been proposed at this time. The applicant has suggested that any signage proposed in the future should be addressed as a development plan amendment. This would require the applicant to successfully complete the rezoning process.

Lighting:

The site is lit by four exterior light fixtures which are attached at the roof line of the garage; two of which are located on the southern wall of the building and two on the north wall. The development plan fails to address the type of lighting fixtures and their architectural compatibility to the existing building as required under the SCPD regulations. Lighting was addressed during the 2011 rezoning request at which time the applicant was directed to replace the existing lighting with downcast fixtures to prevent any glare from affecting neighbors and motorists. At the time of this report, the requested fixtures have not been installed per the 2011 rezoning.

Screening & Landscaping Plan:

The parking lot located to the north of the garage is screened from the residential uses to the west by a 100 percent, six-foot wooden fence. The remaining three sides of the lot are enclosed by a six-foot chain-link fence with an access gate. A row of arborvitae trees line the eastern perimeter of the chain-link fence, however, they do not provide the screening that is required of articles or materials that are being stored and repaired. Such items must be 100% opaquely screened so that the activity is not visible from the public street to within 300 feet of the lot. The applicant has requested a waiver from this requirement. Additionally, the applicant has requested a waiver from the landscaping regulations which require that for every ten parking spaces on an individual lot, at least one (1) tree (3" caliper or larger) be provided. This is in addition to any screening requirements.

The 15 foot landscaped greenbelt along the frontage of Harrisburg Pike is planted with grass. Small shrubs had been planted as part of the 2011 rezoning but were removed because they were unhealthy. The applicant has agreed to replant the greenbelt with native shrubs at the same density during the next planting season. Any plantings on site not surviving shall be replaced within one (1) year and all planting species shall be native to Ohio.

Staff Recommendation

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

1. The request directly conflicts with the recommendation of the Southwest Area Plan which discourages auto-oriented uses, specifically vehicular sales, along Harrisburg Pike.

Southwest Area Commission Recommendation

On November 28, 2012, the Southwest Area Commission recommended approval of the proposed rezoning.

SELECT PLANNED COMMERCIAL DISTRICT DEVELOPMENT TEXT
727 Harrisburg Pike (Franklin Twp.)
.354 Acres

CURRENT ZONING: CC, Community Commercial District
PROPOSED DISTRICT: SCPD, Select Commercial Planned District
PROPERTY ADDRESS: 727 Harrisburg Pike
PARCEL NUMBERS: 140-001338

OWNERS: Joseph L and Stella L Bentley c/o Laura MacGregor Comek, Esq.
500 S. Front Street, Suite 1200, Columbus, Ohio 43215

APPLICANT: Laura MacGregor Comek, Esq.
CRABBE, BROWN & JAMES, LLP
500 S. Front Street, Suite 1200, Columbus, Ohio 43215
Ph: (614) 229-4557; Fax: (614) 229-4559
lcomek@cbjlawyers.com

RECEIVED

DEC 28 2012

Franklin County Planning Department
Franklin County, Ohio

DATE: December 6, 2012

ZON-12-16

APP. No.: ZON-12-16

1. INTRODUCTION:

The subject property ("Site") is located at the southeast corner of Harrisburg Pike and Humphrey Avenue, and consists of .354+/- acres. The Site lies within the boundaries of the Southwest Area Plan ("Area Plan").

The Site was re-zoned in 2011 to the Community Commercial district (see rezoning case #ZON-11-04) and has operated as an automobile repair shop as permitted and defined under SIC code 753.. The owners are seeking to rezone, to allow the specific additional use of car sales, as defined under SIC Code 5521, on site.

Immediately to the south is an existing used car sale business, that does not currently have a green-belt setback, striped parking or landscaping

The site is surrounded by a variety of land uses, mostly commercial:

- To the north is a variety of commercial zoning and uses including a large commercial plaza (in City of Columbus)
- Immediately east, across Harrisburg Pike is a gas station and other commercial development zoned Community Commercial /Community Service
- To the South is the above mentioned used car lot, zoned Community Service. That site has no screening, no setbacks, no green belt.
- To the west is a small pocket of single family homes zoned in the Suburban Apartment Residential district (R-24).

Just outside the immediate properties are a host of industrial/manufacturing zonings and uses.

2. SECTION 420 SELECT COMMERCIAL PLANNED DISTRICT (SCPD) REGULATIONS.

SECTION 420.02 - PERMITTED USES:

The following uses shall be permitted for the Site:

- i). The existing uses within the CC, Community Commercial District; and
- ii). Used Car Sales as defined under SIC Code 5521 within the CS Community Service District

3. DEVELOPMENT STANDARDS:

A. The development standards of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, shall apply to the SELECT COMMERCIAL PLANNED DISTRICT according to the specific zoning district and use selected in accordance with SECTION 420.02, Permitted Use and SECTION 420.033, Performance Standards, unless specifically set forth herein. Although this request is to allow for a change in use, it is important to note that any future development (as defined under Section 720) of the Site, is subject to the requirements of Section 670 - Smart Growth Overlay, in addition to the standards mentioned above.

B. DEVELOPMENT PLAN (§420.034):

- i). A Development Plan, Site Map and Legal Description are submitted herewith.

Access to the Site is provided via an existing curb cut from Humphrey Avenue (Township Maintained). No additional access points are proposed.

ii). Parking:

a). The existing curb cut along Humphrey Avenue shall service this Site. Note – access was addressed during the 2011 rezoning, resulting in the elimination of the curb cut along Harrisburg Pike.

b). Parking shall be provided as depicted on the attached Site Plan. *

Assuming the more intense parking calculation required by automobile sales, and including all outdoor area as display for worst case scenario, only 12 spaces are required by code. The current site plan provides 11.

All Parking of vehicles, whether for sale, use or customers shall occur within designated areas.

iii). Storm Water Drainage:

Storm water is currently managed by an existing catch basin located within the public right-of-way of Humphrey Avenue and sheet flow to existing landscaped areas. The

proposed use will have no negative impacts to the existing storm water drainage.

iv). Sewage Disposal and Water Supply:

The Site has existing public water and sewer services provided by the city of Columbus.

v). Architectural Design:

The Site was zoned in 2011, at which time site layout was determined, fencing, landscaping installed. The building will remain as depicted on the Site Plan.

The building is a well maintained commercial building, consistent in materials (cement block) as surrounding commercial properties. The Site sits at the rear of the adjacent commercial strip mall and generally reflects the era of its construction, does not occupy more than 35% of the lot area nor does it exceed the 25ft height restriction.

vi). Outside Storage:

Other than cars for sale, the outdoor storage of vehicles (not junk) for repair, shall be limited to within the enclosed fenced area. *Variance is sought to allow opacity at approximately 90 percent along the chain link portion of the fence. This 90 percent is to be comprised of the existing arbor vitae hedges (approx 6 ft in height currently) and slats in the fence gate.

vii). Utilities and Facilities:

No new utilities and/or facilities are proposed with this plan. Any future storage facility not below the ground floor of structures must be illustrated on the development plan.

viii). Pollution:

a) Smoke – No existing, proposed or future use and/or structure shall emit smoke.

b) Odor - No use shall emit odorous gases or other odorous matter in such quantities as to be offensive at any point on or beyond the SCPD boundary.

c) Noise - No commercial or service use shall emit noise greater than sixty (60) decibels at the lot line.

ix). Graphics:

Any future proposed signage must be compatible to the overall architectural design of the building and must comply with all requirements of Sections 420.034(14), 541 and 670 of the Franklin County Zoning Resolution. Any graphics that require variances to Article V or section 420 shall be presented in the form of a development plan amendment.

x). Lighting:

During the 2011 re zoning of this property, staff requested cut off down lighting. Those fixtures are already on site (height of 18 feet) and zoning clearance was issued. No additional lighting is proposed with this plan.

xi). Screening and Landscaping Plan:

In accordance with the re zoning of the property from 2011, a general plan for screening and landscaping was provided. At the time of filing this rezoning request, all

recommendations and installations of fencing and landscaping have been done.

In the late fall of 2012, the front greenbelt plantings (shrubs 10 feet on center) were removed. These will be replaced during the next planting season.

*Applicant requests a variance to Section 420.034 (16(a)(v))'s requirement for one tree per 10 parking spaces. In lieu of the trees, Applicant has planted tall arbor vitae type hedges along the fence and smaller shrubs 15 feet on center along the Harrisburg Pike frontage (within green belt).

xii). Fencing:*

See site plan for location, height and materials of fencing. Variance is requested to allow the chain link fence internal to the Site as currently depicted. The wood privacy fence shall remain where adjacent to the residential property to the west.

xiii). Abutting Residential Areas:

There is an existing six(6) foot, wood, privacy fence that abuts the adjacent residential property for screening.

xiv). Plantings:

All plantings shall be comprised of native species and maintained permanently. Any plant material that does not survive shall be replaced within one (1) year with material meeting the specifications of the original planting. Please see site plan for additional landscaping details.

During late Fall 2012 the front shrubs were not in good condition and were removed. Those plantings will be replaced during the next planting season.

During the 2011 zoning process, the owners agreed to (and installed to obtain zoning clearance) a detailed list of staff recommendations relating to site appearance, landscaping and buffers (natural and fencings). The site adheres to these recommendations today, which provide ample consideration of the residential apartments to the west. Please see site plan which depicts the current plantings of:

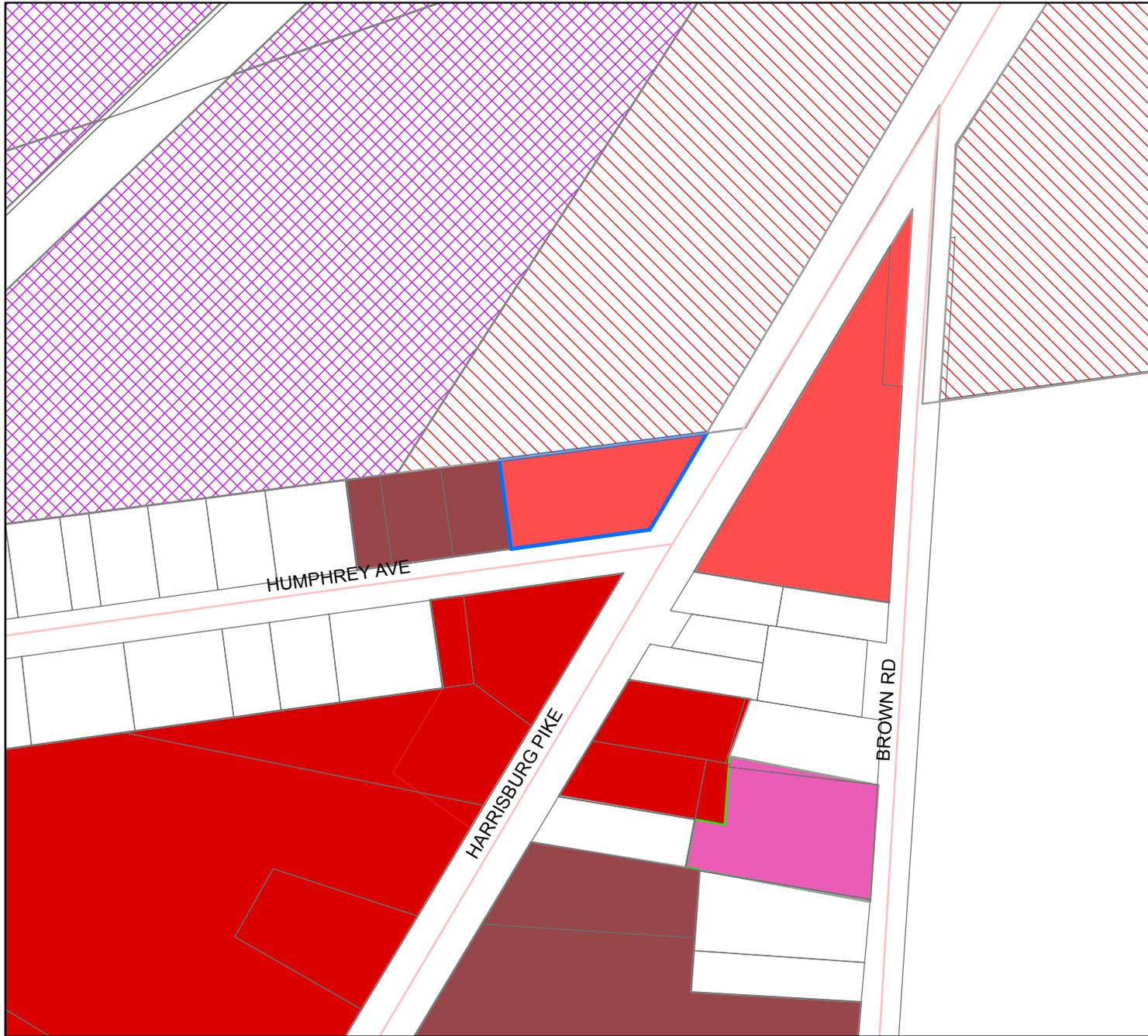
Arbor vitae hedges along the fence, additional corner arborvitae hedges (in lieu of deciduous trees), greenbelt and native shrubs 1:15 feet.

Minimum opacity of landscaping (as currently exists) is approximately 60 percent. Opacity will be increased to almost 100 percent with installation of slats for the fence gate at the time of zoning clearance.

Signature: _____

Date: _____

*denotes items for variance.



ZON-12-16

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

0.35-acres
Franklin Township

727 Harrisburg Pike

Parcels

Streets

County Zoning

Rural

Suburban Apt. Res.

Community Com.

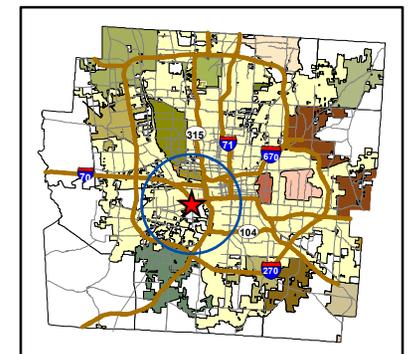
Community Service

Select Com. Planned Dist.

Columbus Zoning

Commercial

Manufacturing



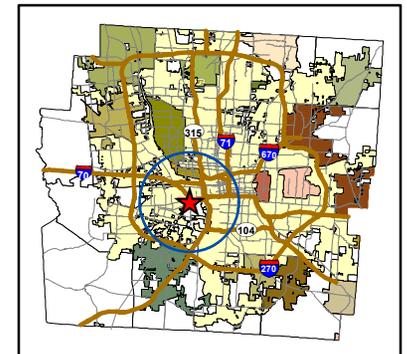


ZON-12-16

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

0.35-acres
Franklin Township

-  727 Harrisburg Pike
-  Parcels
-  Streets
- City of Columbus**
- 





ZON-12-16

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

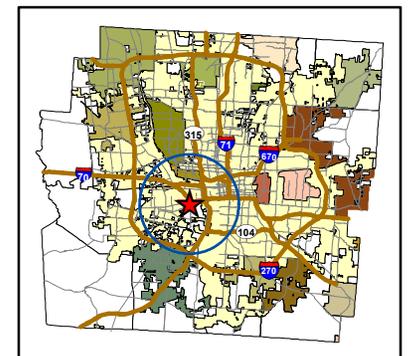
0.35-acres
Franklin Township

 727 Harrisburg Pike

 Parcels

 Streets

City of Columbus



From: [Jeffery Gee](#)
To: [Hray, David A.](#)
Cc: [hhclimited@yahoo.com](#); [douglaspmcelwee@yahoo.com](#)
Subject: Re: Shadeville Family Dollar - 2nd Tabling Request
Date: Friday, December 14, 2012 6:13:28 AM

We would like to request a tabling for the family dollar store plans in the village of shadeville for the review board on february 13th 2013 thanks Jeffery Gee

From: "Hray, David A." <dahray@franklincountyohio.gov>
To: "geedraftingservices@yahoo.com" <geedraftingservices@yahoo.com>
Cc: "hhclimited@yahoo.com" <hhclimited@yahoo.com>; "douglaspmcelwee@yahoo.com" <douglaspmcelwee@yahoo.com>
Sent: Wednesday, December 12, 2012 5:52 AM
Subject: Shadeville Family Dollar - 2nd Tabling Request

Good Morning Jeff-

In response to our phone conversation yesterday, a fee of \$350 is required for each subsequent tabling for a rezoning case. See attached fee schedule. The fee (check or money order) must be made payable to the Franklin County Treasurer and paid by Dec. 21st.

As with the first request to table, I will need a written request (email will suffice) to a date certain. For your reference, I have provided a copy of the 2013 Rezoning Schedule. You will want to reference the Planning Commission meeting dates shown in column two.

I need the request as soon as possible, but no later than this Friday, Dec. 14th at noon. Should you have any questions or concerns, please feel free to contact me directly.

Sincerely,

D. Anthony Hray
Planner

Franklin County
Economic Development & Planning Department
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Commissioner Paula Brooks • Commissioner Marilyn Brown • Commissioner John O'Grady
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James Schimmer, Director

STAFF REPORT

Planning Commission
January 9, 2013

Case 663-PP

Prepared by: Matt Brown

Applicant:	Fisher Homes
Owner:	Grand Communities Ltd. c/o Fisher Homes
Agent:	Jeffrey Strung, EMH&T
Township:	Jefferson Township
Subdivision:	Royal Elm
Location:	1459 Waggoner Road (PID #171-000025)
Acreage:	16.5-acres
Proposal:	Requesting Preliminary Plan approval to allow for the creation of an 82 lot single-family home subdivision.

Background Information

Proposal:

The applicant is requesting the re-approval of the Royal Elm preliminary plan that will have 82 single-family lots with a gross density of 4.91 units per acre. The subdivision will be completed in phases consisting of Sections 5, 6 and 7. These are the final sections of the Royal Elm subdivision.

History:

- Jefferson Township approved the rezoning in December 2003
- The Preliminary Plan for Royal Elm was conditionally approved in February 2004
- The Final Plat for Royal Elm Sections 1, 2 and 3 were approved in May 2004
- The Preliminary Plan was approved for a 1-year extension in September 2006 and expired in September 2007
- The Preliminary Plan for Sections 4 and 5 was conditionally approved in December 2007
- The Final Plat for Section 4 was approved in May 2008
- The Preliminary Plan was approved for a 2-year extension in November 2008 and expired in December 2010

Overview and Analysis

Zoning

The property is subject to Jefferson Township zoning requirements and is located in the Suburban Periphery Residential District. The Township Zoning Inspector raised no concerns regarding the preliminary plan at the December 2012 Technical Review Committee meeting.

School district

The site is located in the Licking Heights School District.

Water and Wastewater Treatment

Water and wastewater treatment are provided to the site by the Jefferson Water and Sewer District.

Emergency Services

The Jefferson Township Fire Department provides fire and emergency medical services to the site and the Franklin County Sheriff's office provides police protection.

Stormwater Management

The site will use curbs and gutters to direct stormwater to a retention basin located in Reserve "E" to manage stormwater. The applicant is working with the Drainage Engineer's office to meet the requirements of the Franklin County Stormwater Drainage Manual.

Traffic and Access Management

The Franklin County Engineer's office has no comments regarding the proposed subdivision street system. The proposed subdivision street system will be located in a public right-of-way 50 feet in width and include streets with 25 feet of pavement width. The subdivision will include sidewalks 4 feet wide throughout. The site will have multiple points of access to the existing Royal Elm subdivision to the south and also an access to the Fieldstone subdivision to the north.

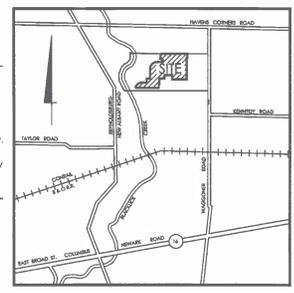
Open Space

No open space is provided in Sections 5, 6 or 7. These are the final sections of the Royal Elm subdivision and open space was provided in the previous sections of development. There are approximately 19 acres of open space within the Royal Elm subdivision, accounting for approximately 22.5% of the total subdivision land area. Sections 6 and 7 are located adjacent to Reserve "E" and will use a two rail split rail fence along the property line to protect and delineate the open space area.

Staff Recommendation

Staff recommends ***approval*** of the preliminary plan for Sections 5, 6 and 7 of the Royal Elm subdivision.

The Preliminary Plan will **expire** in two years if a Final Plat application is not accepted within that timeframe.

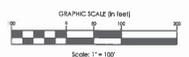


LOCATION MAP
NO SCALE

SITE STATISTICS:

TOTAL ACREAGE:	16.6 ACS
NUMBER OF LOTS:	82
GROSS DENSITY:	4.91 Units per Acre
ZONING:	SPRD

- NOTES:**
- NOTE "A": All of Royal Elm is in the Flood Hazard Zone "1" and AE as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 3904R0218K, effective date June 17, 2008 and as defined on the Flood Study prepared by EM&T Inc.
- NOTE "B": All contours shown hereon are two foot intervals.
- NOTE "C": Prior to construction on lots 1, 7-12, 24-28, 42-51 and 76-81 the footing/foundation for the residential building to be constructed on each of the lots, 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 materials are to be employed on such lot.
- NOTE "D": All of Royal Elm is located in Licking Heights School District and is in the Jefferson Township taxing district.
- NOTE "E": Pavement widths as shown hereon are from edge of pavement to edge of pavement. It does not include the curb & gutter.
- NOTE "F": The developer shall install plastic orange construction fencing prior to the commencement of construction and a minimum two foot split 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 lots from the open spaces.
- NOTE "G": The developer shall obtain all required environmental permits.
- NOTE "H": The subject site for Royal Elm is owned by Grand Communities Ltd, parcel number 171-000235-00.
- NOTE "I": Four foot sidewalks will be constructed within the road right-of-ways throughout the development on both sides of the street.
- NOTE "J": Royal Elm is located within the Pollution Potential Index Range from 100-120 in the following Hydrogeological Setting: 7540 103, 7419 115 and 7403 112 as shown in the Ohio Division of Soil & Water Resources Franklin County, Ohio.
- NOTE "K": Section 5 as shown hereon will be constructed in the spring of 2013 with the two remaining sections, Sections 6 and 7, to be constructed the following two years subject to market conditions.
- NOTE "L": As a part of the final plat all necessary easements for the storm sewer, sanitary sewer, private utilities and flood routing will be provided. All stormwater facilities shall be a part of the Franklin County Ditch Maintenance Program and will be maintained by the Franklin County Engineer's Office with the exception of the existing retention basin west of section 7 that will be maintained by the homeowners' association. A retention basin access drive shall be constructed off of Grant Park Avenue in conformance with the Franklin County Drainage Manual section 4.1.1. Due to existing constraints the proposed storm sewer easement between lots 15 and 16 and lots 50 and 51 will be a lot of ten feet.
- NOTE "M": We have not encountered any existing agricultural files as a part of the development of Royal Elm Sections 1-4. However if we encounter any files as a part of the future development, they will be connected to the proposed storm sewer system.

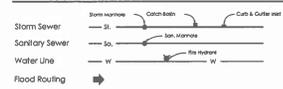


DEVELOPMENT STANDARDS

SETBACKS:

FRONT YARD:	20'-25' MIN. AS SHOWN HEREON
SIDE YARD:	5' MIN. EACH SIDE
REAR YARD:	25'

LEGEND:



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663-AP
DEC 21 2012

Franklin County Planning Department
Franklin County, Ohio

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR

**ROYAL ELM
SECTIONS 5, 6 & 7**

LOCATED IN:
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
TOWNSHIP OF JEFFERSON, FRANKLIN COUNTY, OHIO

Date	NOVEMBER 21, 2012	Job No.	2012-1141
Scale	1"=100'	Sheet	1/4

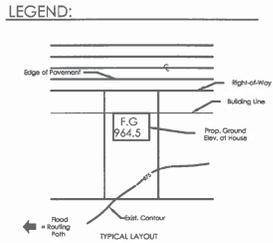
PRELIMINARY PLAT FOR ROYAL ELM

REVISIONS

DATE	DESCRIPTION
12/21/12	REVISED FOR TECHNICAL REVIEW MEETING 12/18/12

EM&T
Dustin Machowick, Registration & Title, Inc.
Engineers + Surveyors + Planners + Scientists
1820 New Albany Road, Columbus, OH 43244
Phone: 614.775.4200 Fax: 614.775.8200

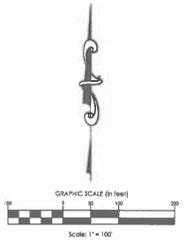
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DEC 21 2012

Franklin County Planning Department
Franklin County, Ohio
663-PP



DATE	DESCRIPTION
12/7/12	REVISED PER TECHNICAL REVIEW MEETING 12/18/12

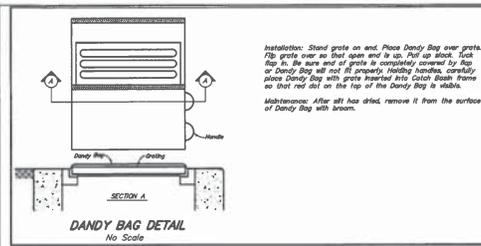


JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
GRADING PLAN
FOR

ROYAL ELM
SECTIONS 5, 6 & 7

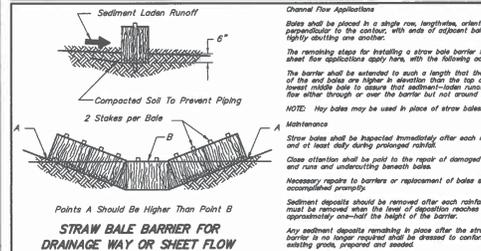
LOCATED IN:
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
TOWNSHIP OF JEFFERSON, FRANKLIN COUNTY, OHIO

Date	Job No.
NOVEMBER 21, 2012	2012-1161
1"=100'	Sheet 2/4



Installation: Stand grate on end. Place Dandy Bag over grate. Fill grate over so that water will spill to side. Push bag in. Be sure end of grate is completely covered by bag. After filling with gravel, place Dandy Bag over grate. Place Dandy Bag with grate inserted into Catch Basin Frame so that it sits on the top of the Dandy Bag in place.

Maintenance: After lift has dried, remove it from the surface of Dandy Bag with broom.



Channel Flow Applications
Bales shall be placed in a single row, lengthwise, oriented perpendicular to the channel with ends of adjacent bales tightly abutting one another.

The remaining steps for installing a straw bale barrier for sheet flow applications apply here, with the following addition:
The barrier shall be extended to such a length that the bottom of the end bales are higher in elevation than the top of the lowest middle bale to ensure that sediment-water runoff will flow either through or over the barrier and not under it.

NOTE: Hay bales may be used in place of straw bales.

Maintenance: Straw bales should be inspected immediately after each rainfall and at least daily during prolonged rainfalls.

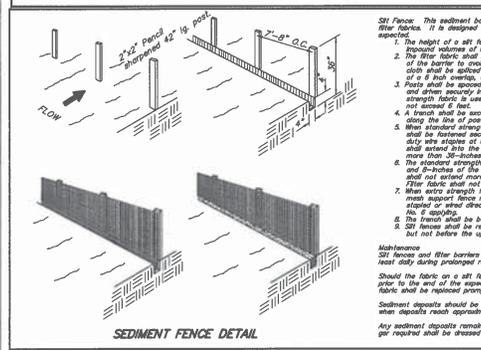
Close attention shall be paid to the repair of damaged bales, and runs and undercuts beneath bales.

Necessary repairs to barriers or replacement of bales shall be accomplished promptly.

Sediment deposits should be removed after each rainfall. They must be removed when they have stored their useful purpose approximately one-half the height of the barrier.

Any sediment deposits remaining in place after the straw bale barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

Points A Should Be Higher Than Point B



Silt Fence: This sediment barrier utilizes standard strength or extra strength synthetic filter fabric. It is designed for situations in which only sheet or overland flows are expected.

The height of a silt fence shall not exceed 36-inches (higher fences may be required where water velocities are excessive or the structure is exposed).

The filter fabric shall be purchased in a continuous roll out to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be sewed together only at a support post, with a minimum of a 4-foot overlap, and necessary sealing.

Filter fabric shall be supported by a minimum of 12-foot long, 1/2-inch diameter wire mesh and driven securely into the ground (minimum of 12-inches). When extra strength fabric is used without the wire support fabric, mesh spacing shall not exceed 8 feet.

A trench about the expected application 4-inches wide and 4 inches deep along the line of posts and outside from the barrier.

When standard strength filter fabric is used, a wire mesh support fabric shall be fastened securely to the outside side of the posts using heavy duty wire staples at least 1-foot long, 1/2-inch diameter. The wire mesh shall be placed in a trench about 2-inches deep that not exceed more than 36-inches above the original ground surface.

The standard strength filter fabric shall be stapled or tied to the fence, and 8-inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36-inches above the original ground surface.

Filter fabric shall not be stapled to existing trees.

When extra strength filter fabric and closed joint splices are used, the wire mesh support fabric may be eliminated. In such a case, the filter fabric is stapled or tied directly to the posts with all other provisions of item 2.

The trench shall be backfilled and soil compacted over the filter fabric.

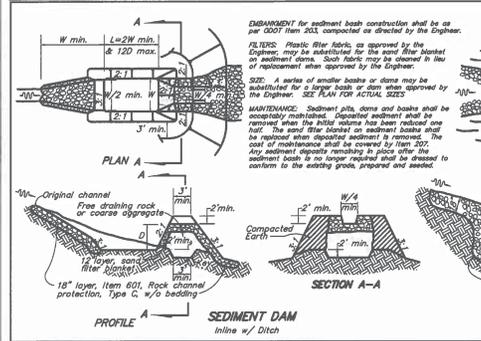
Silt fence shall be removed when they have stored their useful purpose, but not before the upstate area has been permanently stabilized.

Maintenance: Silt fences and filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfalls. Any required repairs shall be made immediately.

The filter fabric will self clean after filter barrier installation or remains ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly.

Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.

Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

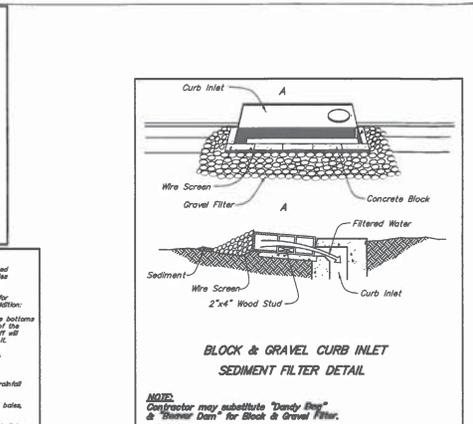


EMBANKMENT for sediment basin construction shall be as per GDOT Item 503, compacted as directed by the Engineer.

FILTERS: Plastic filter fabric, as approved by the Engineer, shall be installed on sediment basin. Such fabric may be cleaned in lieu of replacement when approved by the Engineer.

SIZE: A series of smaller basins or dams may be substituted for a larger basin or dam when approved by the Engineer. SEE PLAN FOR ACTUAL SIZE.

MAINTENANCE: Sediment pits, dams and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfalls. Any required repairs shall be made immediately. The sand filter located on sediment basins shall be replaced when deposited sediment is removed. The cost of maintenance shall be covered by Item 207. Any sediment deposits remaining in place after the sediment basin is no longer required shall be dressed to conform to the existing grade, prepared and seeded.



CONTRACTOR RESPONSIBILITY: Details have been provided on the plans in an effort to help the Contractor provide erosion and sedimentation control. The details shown on the plans shall be considered a minimum. Additional or alternate details may be found in the S.C.S. Manual "Water Management and Sediment Control for Urbanizing Areas". 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 Water Discharges Associated with Construction Activity.

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.

The Contractor shall place field protection for the erosion control immediately after construction of the catch basins or inlets which are not fully to a sediment basin or dam.

It may become necessary to remove portions of the barrier during construction to facilitate the grading operations in certain areas. However, the barrier shall be in place in the evening or during any inclement weather.

The limits of seeding and mulching are as shown within the plan. Seeding has been assumed to be 5'-0" outside the work limits or the right-of-way, whichever is greater. 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 45 days shall be seeded within 7 days of termination work. If permanent seeding is not applied in the time, temporary seeding shall be done which shall consist of fertilizing, watering and seeding at the rates indicated under Item 659. Seed shall be sown from December 1 to June 1 and annual eye from June 1 to December 1.

Permanent seeding shall be done between March 15 and September 15. If seeding is done between September 15 and March 15, it shall be classified as "Temporary Seeding." Permanent seed shall be 40% Kentucky Bluegrass, 40% Creeping Red Fescue, 20% Annual Ryegrass. Permanent seeding shall consist of fertilizing, watering and seeding rates indicated under item 659.

Notes of application of Item 659:
Seed: 2 lbs./1,000 Sq. Ft.
Fertilizer: 20 lbs./1,000 Sq. Ft.
Mulch (Straw or Hay): 2 tons/acre

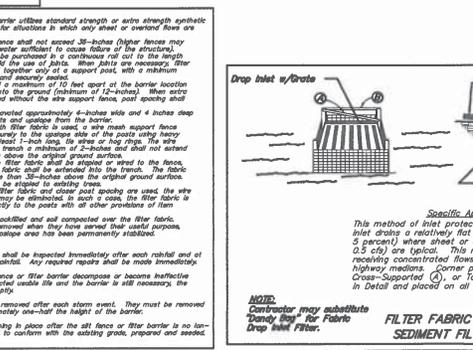
The cost for temporary channels, sediment dams, sediment basins, and other appurtenant earth-moving operations shall be included in the price bid for erosion and sedimentation control quantities.

MAINTENANCE: It is the Contractor's responsibility to maintain the sediment control features used on this project. The site shall be inspected periodically and within 24 hours of a significant rainfall. Records of these inspections shall be kept and made available to jurisdictional agencies if requested. Any sediment or debris which has reduced the efficiency of a structure shall be removed immediately. Should a structure or feature become damaged, the Contractor shall repair or replace at no additional cost to the Owner.

Not all details shown on this sheet may be required for this project.

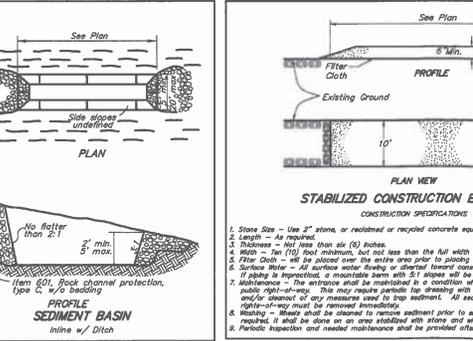
Reference Sediment Control Plan.

NOTE: Contractor may substitute "Dandy Bag" or "Beaver Dam" for Block & Gravel Filter.



Specific Application
This method of inlet protection is applicable where the inlet drains a relatively flat area (slopes no greater than 5 percent) where sheet or overland flows (not exceeding 0.5 cfs) are typical. This method shall not apply to inlets receiving concentrated flows, such as in street and highway medians. Corner posts shall be either Cross-Supported (C) or Top-Supported (T), as shown in detail and placed on all 4 sides.

NOTE: Contractor may substitute "Dandy Bag" for Fabric Filter Inlet Filter.



1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.

2. Length - As required.

3. Thickness - Not less than 6(6) inches.

4. Mesh - 1/2" (10) Mesh minimum, but not less than the full width of points where ingress or egress occurs.

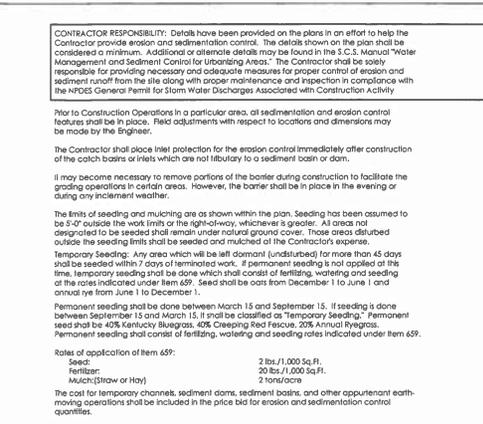
5. Filter Cloth - All surface water flowing or diverted through construction entrances shall be piped across the entrance. If piping is impractical, a reusable berm with 5:1 slope will be permitted.

6. Surface Water - All surface water flowing or diverted through construction entrances shall be piped across the entrance.

7. 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 or concrete and repair and/or cleaning of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right-of-way must be removed immediately.

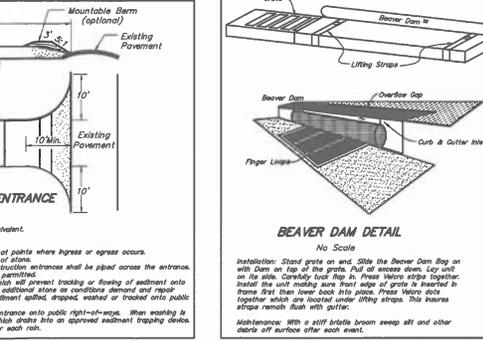
8. Washing - Trucks shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

9. Periodic inspection and needed maintenance shall be provided after each rain.



Installation: Stand grate on end. Place the Beaver Dam Bag on top of grate on top of the grate. Fill all spaces down. Lay and install the unit making sure that the grate is seated in place. Do not touch the filter fabric. Press down the filter fabric together which are located under lifting straps. This beaver dam remains with the filter fabric.

Maintenance: With a stiff broom broom sweep all other debris off surface after each event.



JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
GRADING PLAN
FOR
ROYAL ELM
SECTIONS 5, 6 & 7

All erosion and sedimentation controls shall be installed per specifications of: Ohio Department of Natural Resources, *Estimate and Land Development and Urban Stream Protection*, Columbus, Ohio; Ohio Department of Natural Resources, 1976, *Sedimentation Notes*.

Erosion and sedimentation controls shall be installed as a first step in the construction sequence and shall be functional throughout earth disturbing activities of the development phase.

All trench dewatering effluent shall be discharged through a sedimentation basin or other settling device approved by Franklin Soil and Water Conservation District.

A pre-construction meeting of the proposed site shall be arranged between the developer, site engineer, and Franklin Soil and Water Conservation District no less than 7 days prior to beginning of activities associated with the development phase. At this meeting an absolute construction sequence, site control and erosion and sedimentation control plan shall be submitted to the Franklin Soil and Water Conservation District Representative.

Temporary/permanent seed applied to denuded areas within 7 days if they are to remain dormant for more than 45 days.

Temporary/permanent seed shall be applied to denuded areas within 7 days after final grade is reached on any portion of the site.

Sheet flow runoff denuded areas shall be diverted to an approved seeding structure.

No-build zones and tree preservation areas shall be clearly identified by high-visibility orange perimeter fencing.

Calculations to utilize the stormwater management ponds as sedimentation basins shall be furnished to Franklin Soil and Water Conservation District.

Personnel from Franklin Soil and Water Conservation District shall make routine inspections to ensure the erosion and sedimentation plan compliance.

Additional or alternate erosion and sedimentation control practices, not indicated on the plan, may be required due to unforeseen environmental and/or changes in drainage patterns caused by earth moving activities. Franklin Soil and Water Conservation District shall contact the site contact indicated at the pre-construction meeting, to address the amendments to the erosion and sedimentation control plan.

Right of ways, critical areas, and denuded areas to remain dormant >45 days or final grade shall be seeded prior to being considered for substantial completion.

- Prohibited Construction Activities
- The contractor shall not use construction procedures, activities, or operations that may unnecessarily impact the natural environment or the public health and safety. Prohibited construction procedures, activities, or operations included but not limited to:
1. Dumping of excess or unsuitable excavated material in wetlands or floodplains, even with the permission of the property owner.
 2. Indiscriminate, arbitrary, or capricious operation of equipment in any stream corridors, waters, and wetlands, or any area outside of the proposed work areas.
 3. Pumping of sediment-laden water from trenches or other excavations into any surface waters, stream corridors, wetlands, or any outside of the proposed work areas.
 4. Discharging pollutants such as chemicals, fuel, lubricants, bituminous materials, raw sewage, and other harmful waste into or alongside of rivers, streams, impoundments, or into natural or man-made channels leading thereto.
 5. Permanent or unspecified alteration of flow line of a stream.
 6. Damaging vegetation outside of the proposed work limits, inside no-build zones, and tree protection areas.
 7. Disposal of trees, brush and other debris in any stream corridor, wetlands, surface waters, or any other unspecified location.
 8. Open burning of project debris without a permit.
 9. Storing of construction equipment and vehicles and/or stockpiling construction materials on property, public or private, not previously specified for said purpose.
 10. Disposal of chip wood in such a manner that would allow chip wood leach water to flow to any surface water, stream corridor, or wetland.
 11. Tracking of mud and other construction debris onto roadway.

ESTIMATE OF QUANTITIES			
ITEM	QUANT	UNIT	DESCRIPTION
207	42	Each	Dandy Bag or Sediment Fence Filter
207	5330	Lin. Ft.	Filter Fabric Fence
207	58	Each	Beaver Dam Sediment Filter
659	Lump	Sum	Seeding and Mulching (Outside R/W)

SCHEDULE: The Contractor shall provide a schedule of operations to the Owner. Sedimentation and erosion control features shall be placed in accordance with the schedule.

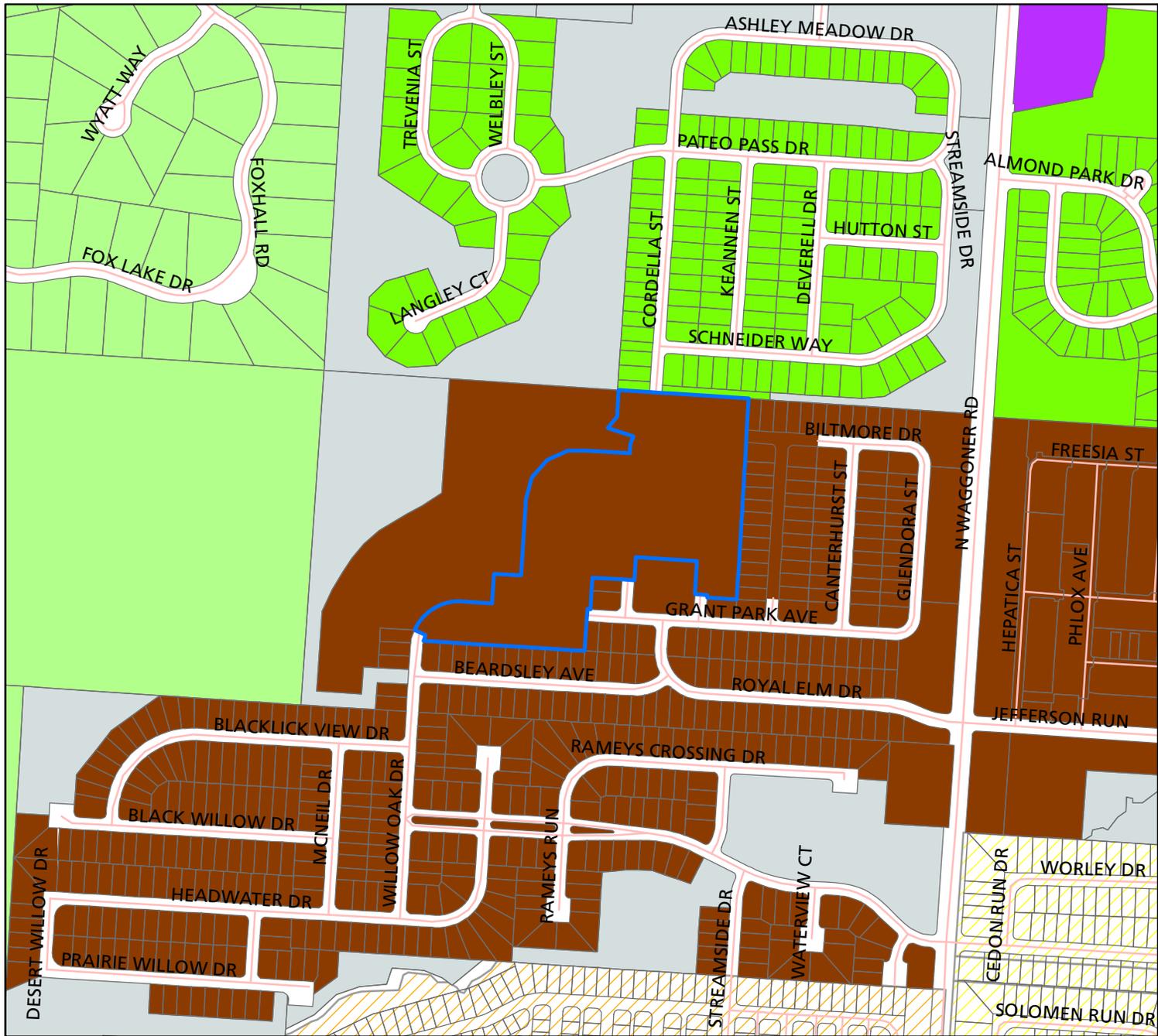
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DEC 21 2012
Franklin County Planning Department
Franklin County, Ohio
603-PP

DATE	DESCRIPTION
12/17/12	REVISED PER TECHNICAL REVIEW MEETING 12/18/12

EMHT
Engineering - Maintenance - Inspection & Training, Inc.
1000 New Albany Road, Columbus, Ohio 43206
Phone: 614.775.4200 Fax: 614.775.4200

LOCATED IN:
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
TOWNSHIP OF JEFFERSON, FRANKLIN COUNTY, OHIO

DATE	DESCRIPTION	DATE	DESCRIPTION
NOVEMBER 21, 2012		2012-11-61	
			Sheet
			4/4



663-PP

Requesting Preliminary Plan approval to allow for the creation of an 82 lot single family home subdivision.

83.4-acres
Jefferson Township

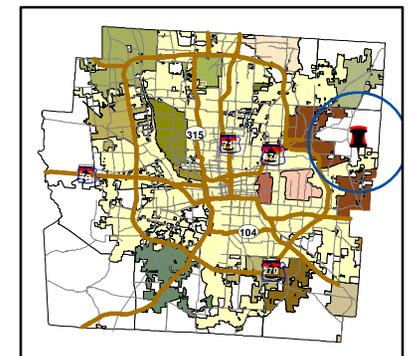
- Royal Elm
- Parcels
- Streets

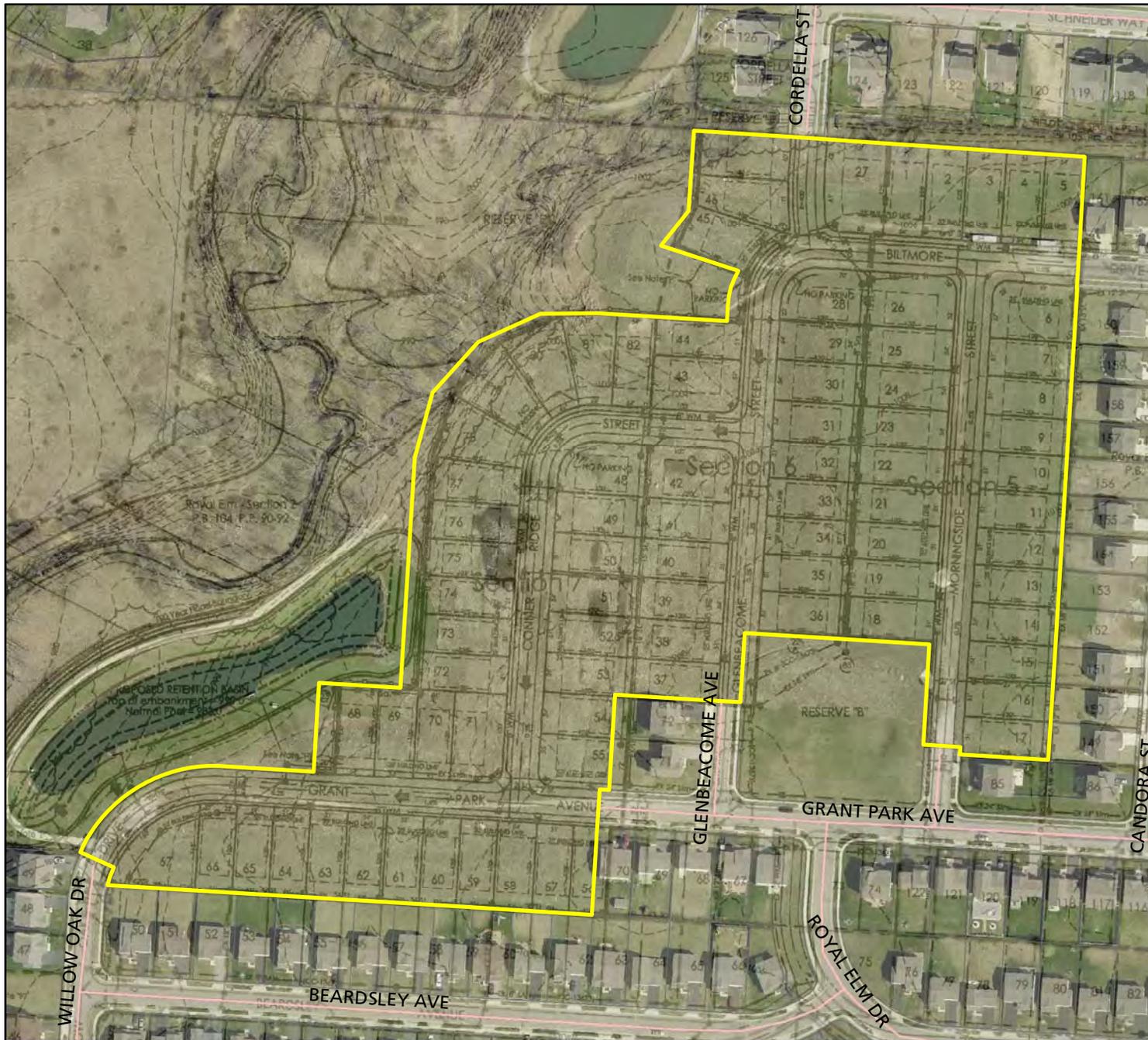
Jefferson Zoning

- Restricted Suburban
- Planned Suburban Res.
- Suburban Periphery Res.
- Suburban Office & Inst.
- Government

Columbus Zoning

- Residential
- Multi-family



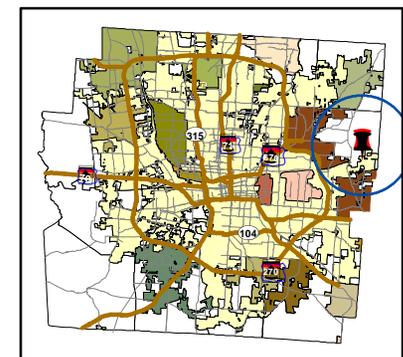


663-PP

Requesting Preliminary Plan approval to allow for the creation of an 82 lot single family home subdivision.

83.4-acres
Jefferson Township

- Royal Elm
- Parcels
- Streets



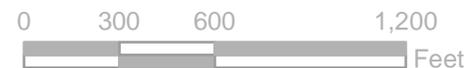
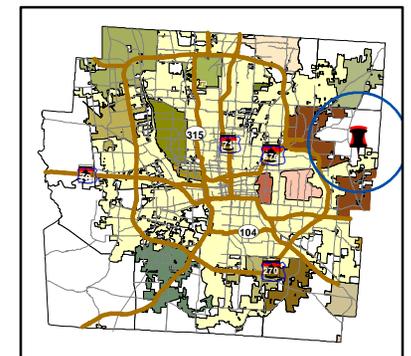


663-PP

Requesting Preliminary Plan approval to allow for the creation of an 82 lot single family home subdivision.

83.4-acres
Jefferson Township

- Royal Elm
- Parcels
- Streets



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
January 9, 2013

Case 665-PP

Prepared by: Matt Brown

Applicant:	Jason Francis, M/I Homes of Central Ohio
Owner:	DSM Holdings, LLC
Agent:	Jeffrey Strung, EMH&T
Township:	Jefferson Township
Subdivision:	Parkwood
Site:	7664 Clark State Road (PID #170-000018)
Acreage:	76.25-acres
Request:	Requesting Preliminary Plan approval to allow for the creation of a 76 lot single-family home subdivision with 33-acres of open space.

Proposal

The applicant is requesting approval of the Parkwood subdivision preliminary plan. The subdivision will have 76 single-family lots and 33-acres of open space with a gross density of 1 unit per acre. The subdivision will be constructed in three phases with the construction of phase 1 anticipated to begin in the summer of 2013.

Overview and Analysis

Zoning

The site was rezoned to the Planned Suburban Residential District (PSRD) in 2006 and the development plan approved at that time expired in 2011. The applicant received a new development plan approval on December 11, 2012. The proposed preliminary plan complies with the approved zoning development plan.

Water and Wastewater Treatment

Water and wastewater treatment will be provided to the site by the Jefferson Water and Sewer District.

School District

The site is located in the Gahanna-Jefferson Public School District.

Emergency Services

The Jefferson Township Fire Department provides fire and emergency medical service to the site and police protection is provided by the Franklin County Sheriff's Office

Stormwater Management

The site will use curbs and gutters to direct stormwater to two retention/detention basins located within reserves "B" and "D" to manage stormwater. All stormwater infrastructure will comply with the Franklin County Stormwater Drainage Manual.

Traffic and Access Management

The proposed development will have one single access point to Clark State Road with a boulevard entrance. There will be an internal loop road with three (3) cul-de-sacs as well as sidewalks, 5 feet wide, throughout the development. Asphalt paths, 5 feet in width, will be installed on the eastern and western sides of the development to provide access to the 28-acre Jefferson Community Park to the west. An asphalt path is also proposed between lots 42 and 43 to provide access to reserve "C".

The islands in the proposed boulevard entrance will be in reserves "F", "G", and "H" and will be owned and maintained by the homeowners association.

There are two (2) existing access drives to the site, these access drives will be closed in coordination with the Franklin County Engineer's Office.

The development will be served with public roads having a dedicated right-of-way width of 50 feet and pavement width of 25 feet.

The Franklin County 2020 Thoroughfare Plan designates Clark State Road as a Collector street with a proposed right-of-way of 80 feet. The Franklin County Engineer's Office has requested right-of-way dedication of 40 feet from the centerline of Clark State Road along the property's frontage, this is shown on the preliminary plan.

Clark State Road is part of the Ohio Scenic Byways Program due to its rural and natural character. The applicant has indicated a setback of 390 feet from the future right-of-way to the first private lots and the Jefferson Township zoning approval requires this area to be planted with 40 trees. The proposed setback and tree plantings will maintain the roadway's rural and natural character.

The applicant has prepared a Traffic Impact Study and is working with the Franklin County Engineer's Office to determine if any offsite roadway improvements are warranted.

Open Space & Conservation Efforts

The subdivision provides 33-acres of open space contained within reserves. The open space accounts for 43.5% of the entire development site. The proposed development site includes a stream and five wetlands. The stream and wetlands are wholly contained in reserves and will remain undisturbed.

All reserves, with the exception of the three reserves located in the boulevard entrance, will be owned by Jefferson Township and maintained by the homeowners association as passive park/open space. These reserves will be delineated from private lots by split rail fencing.

A no build zone 70 feet in width located at the rear of lots 61-67 was approved as part of the zoning development plan. The area is intended to provide a buffer to the Woods at Swisher Creek subdivision. The no build zone should be delineated with fencing and signage to alert potential buyers that the area is a no build zone. Such fencing is not indicated on the approved zoning development plan and may require a modification to the zoning plan.

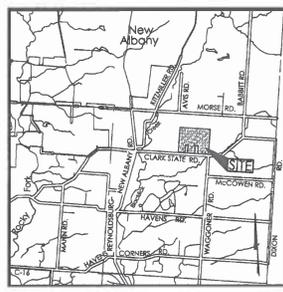
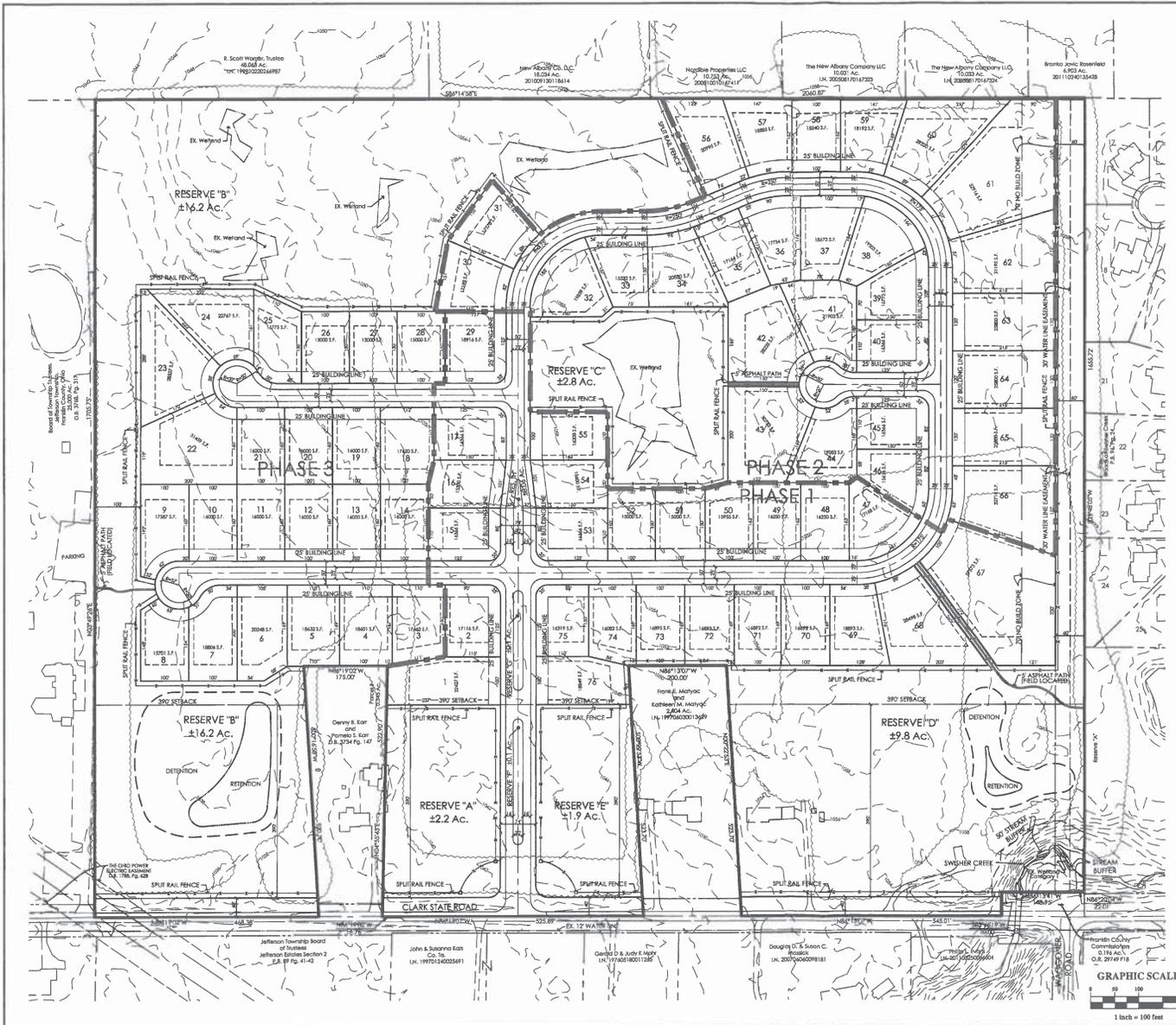
Staff Recommendation

Staff recommends **conditional approval** of the preliminary plan to allow the creation of a 76 lot single-family subdivision with 33-acres of open space.

The conditions of approval are as follows:

1. The applicant must pay \$2,000 for their NPDES Phase II Review at the time of filing for construction plan approval.
2. The applicant must provide a maintenance easement on the final plat for access to the retention/detention ponds located in reserves "B" and "D".
3. The stream buffer zone label along Swisher Creek must be revised on the final plat to be a stream buffer zone/drainage easement.

4. The house located in reserve "D" must be removed and the septic and well properly abandoned in accordance with Franklin County Public Health requirements during construction of Phase 1.
5. The applicant must pay for any off-site improvements deemed necessary by the Franklin County Engineer's office based on the Traffic Impact Study.
6. Forty (40) feet of right-of-way from the centerline along the property frontage on Clark State Road must be dedicated to the Board of County Commissioners.
7. The two existing access drives to reserve "D" must be closed in coordination with the County Engineer's Office.
8. The applicant must execute a maintenance bond to be in effect for a period of 5 year from the date of public street acceptance by the Franklin County Board of Commissioners. The bond must be executed following the Franklin County Engineer's office final inspection and prior to the public street acceptance.
9. All stormwater infrastructure must comply with the Franklin County Stormwater Drainage Manual.
10. All landscaping planted as part of the subdivision construction must be of species native to central Ohio.
11. The applicant must do one of the following in relation to the no build zone at the rear of lots 61-67:
 - a. Install split rail fencing, or bollards, and signage along the no build zone indicating that the area is a no build zone. Openings may be provided in the fencing to allow lawn maintenance equipment access to the area. Or,
 - b. Remove the no build zone label from the plans submitted for Final Plat approval.



SITE STATISTICS:

TOTAL ACREAGE:	576.255 ACRES
NUMBER OF LOTS:	74
TYPICAL 100X150':	49 (LOTS 1-60 AND 68-74)
TYPICAL 100X215':	7 (LOTS 41-47)
GROSS DENSITY:	51.0 LOTS/ACRE
TOTAL OPEN SPACE:	253.16 ACRES (43.4%)
ZONING CLASSIFICATION:	PSR2
Reserve "A":	2.22 Acres
Reserve "B":	16.22 Acres
Reserve "C":	2.82 Acres
Reserve "D":	9.82 Acres
Reserve "E":	1.82 Acres
Reserve "F":	0.12 Acres
Reserve "G":	0.12 Acres
Reserve "H":	0.06 Acres

DEVELOPMENT STANDARDS

BUILDING LINE:	25 FEET
SIDE YARD SETBACK:	10 FEET
REAR YARD SETBACK:	20% TOTAL LOT DEPTH
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	150 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET

RECEIVED

DEC 21 2012
665-PP
Franklin County Planning Department
Franklin County, Ohio

NOTES

- NOTE "A": All of Parkwood is in the Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 3904PC021 6K, effective date June 17, 2008.
- NOTE "B": Reserves "A" through "E" shall be owned by Jefferson Township and maintained by the Parkwood Homeowners' Association as Passive Park / Open Space and Detention/Retention. Reserves "F", "G" and "H" shall be owned and maintained by the Parkwood Homeowners' Association.
- NOTE "C": All courtyards shown hereon are set in two foot intervals.
- NOTE "D": The development is located in Gahanna School District.
- NOTE "E": Pavement widths as shown hereon are from edge of pavement to edge of pavement. It does not include the curb & gutter.
- NOTE "F": The developer shall install plastic orange construction fencing prior to the commencement of construction and a minimum two roll spill roll fence after the completion of construction which will be located along the property line within the open spaces, in order to separate the private lots from the open space. A three roll spill roll fence shall be installed along Clark State Road, the entry road and on the south side of lots 1 and 74.
- NOTE "G": Prior to construction of the footing/foundation for the residential building to be constructed on each of the lots 1, 2, 3, 6, 9, 12, 21-25, 27-42 and 74, 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 materials are to be employed on such lot.
- NOTE "H": As a part of the basement construction for the homes within the above mentioned lots, the developer will install inside and outside foundation drain tiles as well as a back up sump pump.
- NOTE "I": The developer shall obtain all required environmental permits.
- NOTE "J": STREAM BUFFER ZONE: The "Stream Buffer Zone" shall forever be restricted from development with buildings, structures, and uses and the natural state of said zone shall remain undisturbed. It is also the intent and purpose of the Stream Buffer Zone to restrict and forbid any activity or use which would as a natural consequence of such, impede or make more difficult the accomplishment of the purpose of which the said zone was created.
- NOTE "K": The subject site for Parkwood is owned by DSM Holdings LLC, Parcel Number: 170-00001840.
- NOTE "L": 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.
- NOTE "M": Parkwood is located within the Pollution Potential Index Range from 113-125 in the following Hydrogeological Settings: 7A-4 113, 7B-10 125 as shown in the ODNR Division of Soil & Water Resources Franklin County, Ohio.
- NOTE "N": All existing underground drain lines within the development shall be connected to the proposed storm sewer system.
- NOTE "O": All stormwater facilities/ BMP's shall be a part of the Franklin County Ditch Maintenance Program and will be maintained by the Franklin County Drainage Engineers Office. Appropriate flood routing and drainage easements will be provided on the final plat.
- NOTE "P": Phase 1 as shown hereon will be constructed in the summer of 2013 with the two remaining phases, Phase 2 and 3, to be constructed within five years subject to market conditions.
- NOTE "Q": No Build Zone shall remain free of the following structures: drives, walks, buildings and outbuildings, sheds, decks and satellite dish antennae. Nothing herein shall prohibit over lot grading and drainage facilities, utility structures and landscaping.
- NOTE "R": A drainage maintenance easement will be provided over and along Swisher Creek.



REVISIONS	
DATE	DESCRIPTION
12/21/12	REVISOR FOR TECHNICAL REVIEW MEETING ON 12/18/12

PREPARED BY: **EMHT**
Ernie, Mechwart, Hornbaker & Tron, Inc.
Engineers - Surveyors - Planners - Scientists
200 New Albany Road, Columbus, OH 43264
Phone: 614-774-6500 Fax: 614-774-6548
emht.com

PREPARED FOR: **M/I HOMES**
3 Station One, Suite 500
Columbus, OH 43219

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR
PARKWOOD
PRELIMINARY PLAN

LOCATED IN:
QUARTER TOWNSHIPS 1 & 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
TOWNSHIP OF JEFFERSON, FRANKLIN COUNTY, OHIO

Date	2012-12-14
Job No.	2012-1214
Scale	1" = 100'
Sheet	1/4

NOTE: All erosion and sedimentation control practices are to be installed to meet multi-jurisdictional approval of the City of Columbus and/or the Ohio EPA.

SITE NARRATIVE

PLAN DESIGNER:
EMHT, Inc.
5500 New Albany Road
Columbus, OH 43229
Phone: 614-775-4500
Fax: 614-775-4500

OWNER:
M/I Homes of Central Ohio
14 Easton Road, Suite 500
Columbus, OH 43219
Phone: 614-418-8033
Fax: 614-418-8377

DEVELOPER:
Same

PROJECT DESCRIPTION:
The site consists of approximately 70 acres of open field and wooded areas. Activities will include the construction of approximately 1,000 single-family units, streets, storm sewer, sanitary sewer and water lines. 75% of the site will be disturbed.

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

REGULATORY STREAM ADJACENCY AREAS:
Steadick Creek

SOILS:
The soil on the site consists of Blm - Bennington silt loam, 0 to 2% slopes
Blm - Bennington silt loam, 2 to 3% slopes
Cl - Claridon silt loam, 3 to 1% slopes
Cl - Claridon silt loam, 1% to 3% slopes
Cl - Claridon silt loam, 1% to 3% slopes

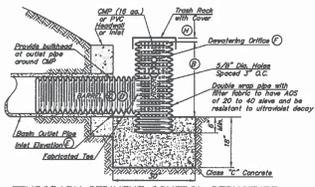
GRADING REQUIREMENTS:
The site will be prepared of unsuitable material and will require 10' over the site to bring grade up to suitable. Most of the site will be graded to drain back onto the site. All earthwork will be conducted through the site and storm system with excess above parking storm system with excess above parking volume being discharged through emergency overpass.

EROSION AND SEDIMENT MEASUREMENTS:
Erosion and sediment will be controlled by the use of best practices of proposed items. Temporary sediment basins with control structures and filter fabric fence will be constructed on site.

PERMANENT STABILIZATION MAINTENANCE:
The site will be stabilized by the use of seeding or sodding to control erosion.

CONSTRUCTION SEEDING:
All erosion control devices are to be inspected by the construction superintendent only and after significant rainfall. Any damaged devices are to be replaced/adjusted immediately as they are necessary.

CONSTRUCTION SEEDING:
The contractor shall construct the stabilized construction entrances as shown on this sheet and sheet 3 prior to commencement of construction activities. Erosion control devices will be installed prior to grading, constructing the temporary sediment control basins and structures as early as possible in the construction sequence. Storm sewer will be installed with sheet protection provided at all structures. Only after areas have been paved and sealed/landscaped will the erosion control devices be removed and storm sewer pipe and inlets closed at all sediment basins during construction.



TEMPORARY SEDIMENT CONTROL STRUCTURE
No Scale

TEMPORARY SEDIMENT BASIN SCHEDULE

Location	Area (Ac)	Flow (cfs)	Volume (cu ft)						
West	35.8 AC	7.8 AC-FT	7.8 AC-FT	15'	60"	15'	60"	15'	60"
East	17.8 AC	3.4 AC-FT	3.4 AC-FT	15'	60"	15'	60"	15'	60"

*to be installed during final earthwork

- GENERAL NOTES:**
- Sediment basins shall be constructed and operational before sitegrade and disturbance begins.
 - ROCK FINE GADE: The river pipe shall be set at a minimum of 6 in. in the concrete base.
 - TRASH RACKS: The top of the rack shall be fitted with trash racks firmly fastened to the river pipe.
 - SEDIMENT CLEANOUT: Sediment shall be removed and the sediment basin restored to its original dimensions when the sediment has filled to one-half the height of the river. Sediment removed from the basin shall be placed so that it will not erode and stabilized similar to other fill material placed on the site.
 - FINAL REMOVAL: The sediment control structure shall be removed only after the upstream drainage area is stabilized. Dewatering and removal shall occur as sediment to be discharged.

TEMPORARY AND PERMANENT SEEDING

The limits of seeding and mulching are as shown within the plan. Seeding is to be applied to all areas within the work limits or the right-of-way, whichever is greater. All areas not designated to be seeded shall remain under natural ground cover. These 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 45 days shall be seeded within 7 days of disturbed work. Disturbed areas within 50 feet of a stream, first order or larger, shall be stabilized within 3 days of finality. Temporary seeding consists of seeded preparation and application of seed, fertilizer, and water. Soil test is recommended to determine proper application rate of fertilizer and if time is necessary, seed conditions for permanent seeding in March 1-15 and 31 and 1-15-April 30.

Material	12-15-12	12 1/2 cu. yds. sq. ft.
Straw Mulch	2 tons/acre	
Water	300 gal/1000 sq. ft.	

PERMANENT SEEDING: Any area that is left grade shall be seeded within 7 days of finality. Permanent seeding consists of seeded preparation and application of seed, fertilizer, and water. Soil test is recommended to determine proper application rate of fertilizer and if time is necessary, seed conditions for permanent seeding in March 1-15 and 31 and 1-15-April 30.

SEDIMENT AND EROSION 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 an 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 2" storm event or greater. Reports of the site inspections shall be kept and made available to jurisdictional agencies if requested.

CONTRACTOR'S 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 plans shall be considered a minimum. Additional or alternate details may be found in the G.D.A.R. Manual "Erosion and Land Development." 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 catch basins or inlets which are not tributary to a sediment basin or dam.

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 sheet protection for the sedimentation control immediately after construction of the catch basins or inlets which are not tributary to a sediment basin or dam.

If it may become necessary to remove portions of sedimentation controls during construction to facilitate the grading operations in certain areas, the controls shall be replaced using grading or during any subsequent weather.

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

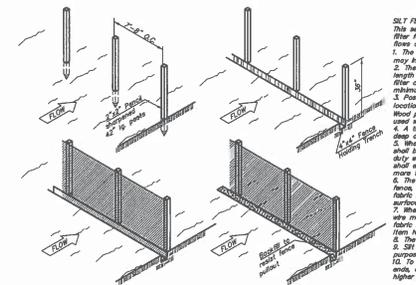
The Contractor shall be responsible to ensure that no solid or liquid waste is discharged into storm water runoff. Uncontrolled sediment-laden runoff shall not flow off of site without being directed through a control structure. Concrete inlets will not be allowed to receive soil or discharge surplus concrete into or along-side drains, stormwater, or creeks or into natural or man-made channels or water loading facilities. Concrete wash water and surplus concrete shall be confined to approved areas; other activities these waste materials shall be removed from the site.

30' FENCE:
This sediment barrier utilizes standard strength or extra strength synthetic filter fabric. It is designed for installation in which only sheet or control fabric are applicable. Material Properties are listed in the provided fabric.

- The height of all fence shall not exceed 30-inches (higher fences may require volume of water, subject to review of the structure).
- The filter fabric shall be contained in a continuous roll out to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be sealed together with a support post, with a minimum of a 6 inch overlap, and securely sealed.
- Fabric shall be spaced a maximum of 15 feet apart of the barrier location and driven securely into the ground (minimum of 12-inches). Wood posts shall be a minimum of 2" dia when wire strength fabric is used without the wire support fence, post spacing shall not exceed 8 feet. If the wire support fence is used, the posts shall be spaced 4 to 6 inches deep along the line of posts and upstream from the barrier.
- When exposed through filter fabric, the wire or mesh support fence shall be fastened securely to the upstream side of the posts using heavy duty wire staples at least 1-inch long. The wire or mesh support fence shall extend into the trench a minimum of 2-inches and shall not extend more than 30-inches above the original ground surface.
- The standard strength filter fabric shall be stapled or sewed to the fence and 4-inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30-inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
- When wire strength filter fabric and mesh support fencing are used, the wire mesh support fence may be substituted in such a case, the filter fabric is stapled or sewed directly to the posts with all other provisions of Item No. 8 applying.
- 30' Fences shall be removed when they have served their useful purpose, but not before the upstream area has been permanently stabilized.
- To prevent water ponding by the all fence from flowing around the ends, each end shall be constructed upstream so that the ends are of a higher elevation.

MAINTENANCE:
30' Fences and filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately. Should the fabric on a all fence or filter barrier decompose or become ineffective prior to the end of the specified useful life and the barrier is still necessary, the fabric shall be replaced promptly.

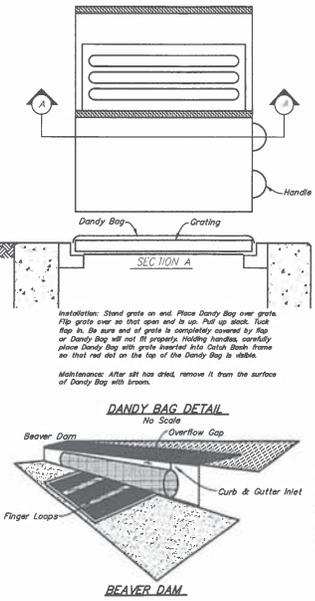
Sediment deposits remaining in place after the all fence or filter barrier is no longer required shall be placed to conform with the existing grade, prepared and seeded.



DANDY BAG DETAIL
No Scale

BEAVER DAM
No Scale

SEDIMENT FENCE DETAIL
No Scale



TEMPORARY SEEDING

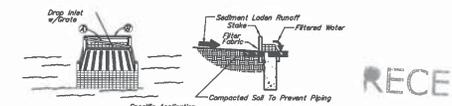
SEEDING DATES	SPECIES	lb./1000 sq. ft.	Per acre
March 1 to August 15	Orchardgrass	3	4 bu/acre
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
August 16 to November 1	Fescue	3	2 bu/acre
	Annual Ryegrass	1	40 lb.
	Tall Fescue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

NOTE: Other approved seed species may be substituted.

PERMANENT SEEDING

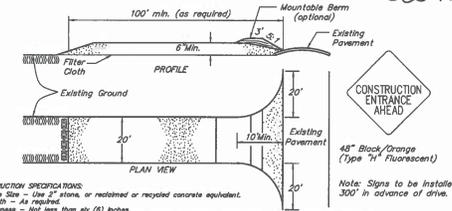
SEED MIX	SEEDING RATE	NOTES
	R/acre	lb./1000 sq.ft.
GENERAL USE		
Orchardgrass/Tall Fescue	20-40	1/2-1
Dormant Ryegrass	10-20	1/4-1/2
Kentucky Bluegrass	10-20	1/4-1/2
Tall Fescue	40	1
Dwarf Fescue	40	1
STEPPED BANKS or SOIL COVERS		
Tall Fescue	40	1
Dormant Ryegrass	10	1/4
Tall Fescue	20	1/2
Perennial Ryegrass	20	1/2
Tall Fescue	20	1/2
ROAD DITCHES and STRIPES		
Tall Fescue	40	1
Dwarf Fescue	40	2 1/4
LAWNS		
Kentucky Bluegrass	60	1 1/2
Perennial Ryegrass	60	1 1/2
Kentucky Bluegrass	60	1 1/2
Orchardgrass/Tall Fescue	60	1 1/2

NOTE: Other approved seed species may be substituted.



Specific Application:
This method of filter protection is applicable where the filter drains a relatively flat area (slopes no greater than 5 percent) where there is no or a minimal flow (less than 0.5 cfs) are typical. This method shall not apply to steeply sloping concentrated flows or high velocity flows. Other points shall be reviewed in Detail and placed on at 4 sites.

SEDIMENT FENCE DROP INLET PROTECTION
No Scale



CONSTRUCTION SPECIFICATIONS:

- Stone Size - Use 2" stones, or recycled or recycled concrete equivalent.
- Length - As required.
- Thickness - Not less than 6" (6) inches.
- Width - Filter (15) feet minimum, but not less than the full width of points where bypass or seepage occurs.
- Filter Cloth - Will be placed over the entire area prior to assembly of structure.
- Surface Water - All surface water flowing or directed toward construction entrances shall be piped across the entrance.
- 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 law grading with additional stone as conditions demand and repair and/or cleaning of any measure used to trap or sediment applied, dropped, washed or treated onto public rights of way must be removed immediately.
- Beakling - Means shall be chosen to remove sediment prior to entrance onto public right-of-way. 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.

STABILIZED CONSTRUCTION ENTRANCE
(See notes, sheet 3)
No Scale

REVISIONS

DATE	DESCRIPTION
10/11/11	REVISED PER TECHNICAL REVIEW MEETING ON 10/11/11

PREPARED BY:
EMHT, Inc.
Engineers & Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43229
Phone: 614.775.4500 • Fax: 614.775.4500
www.emht.com

PREPARED FOR:
M/I HOMES
Columbus, OH 43219

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

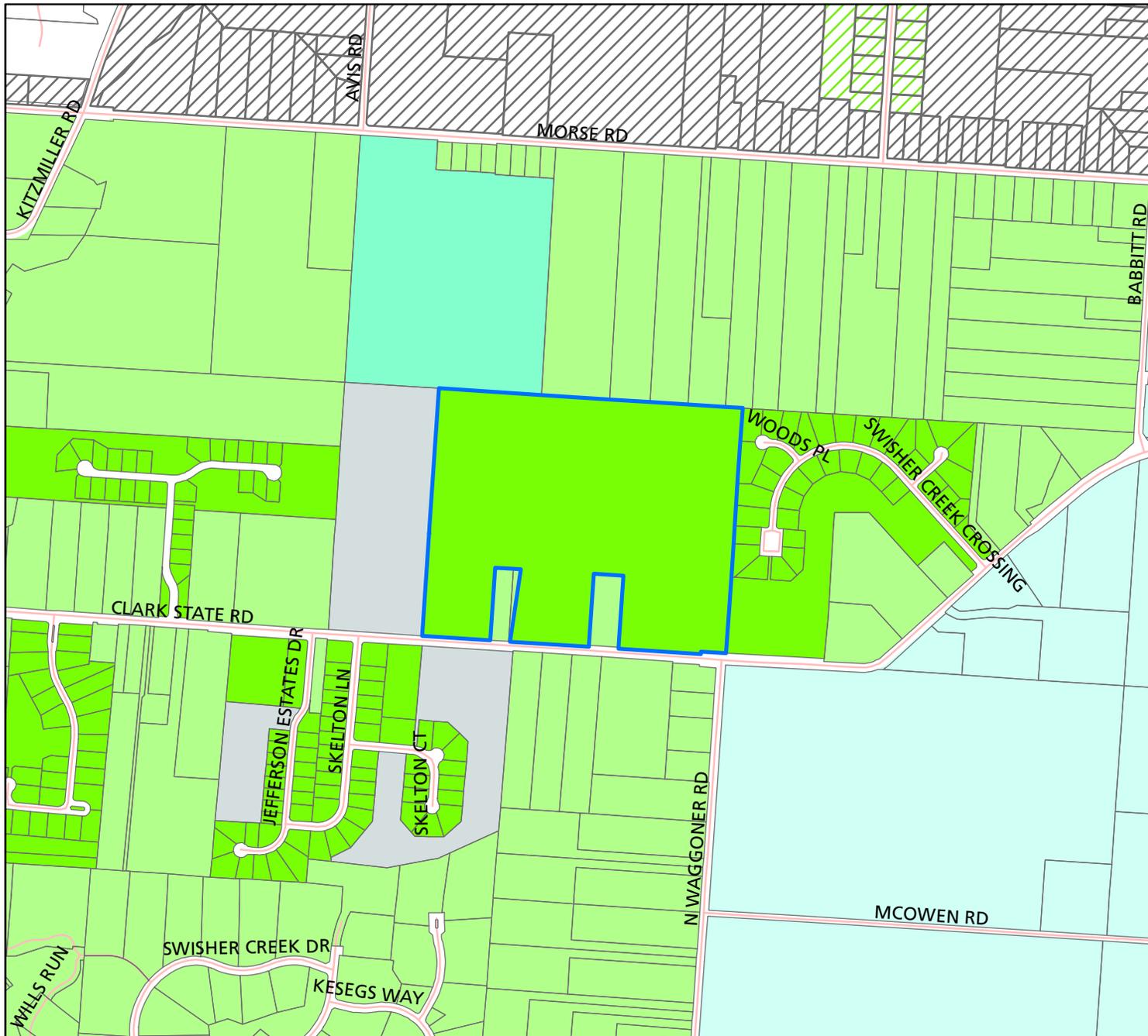
PRELIMINARY PLAN FOR **PARKWOOD** EROSION AND SEDIMENT CONTROL DETAILS

LOCATED IN: QUARTER TOWNSHIPS 1 & 4, TOWNSHIP 1, RANGE 16 UNITED STATES MILITARY LANDS TOWNSHIP OF JEFFERSON, FRANKLIN COUNTY, OHIO

Date: DECEMBER 10, 2012
Scale: 1"=40'

Job No.: 2012-1216
Sheet: 4/4

PRELIMINARY PLAN FOR PARKWOOD 2012-1216



665-PP

Requesting Preliminary Plan approval to allow for the creation of a 76 lot singlefamily home subdivision with 33-acres of open space.

76.25-acres
Jefferson Township

Parkwood

Parcels

Streets

Plain Township Zoning

Rural

Suburban Estate Residential

Jefferson Township Zoning

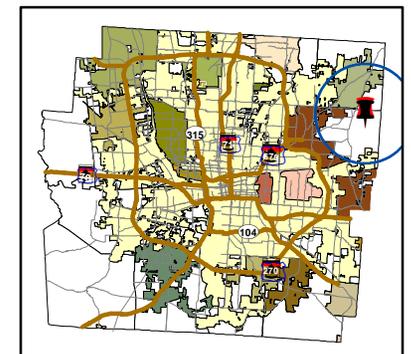
Countryside Residential

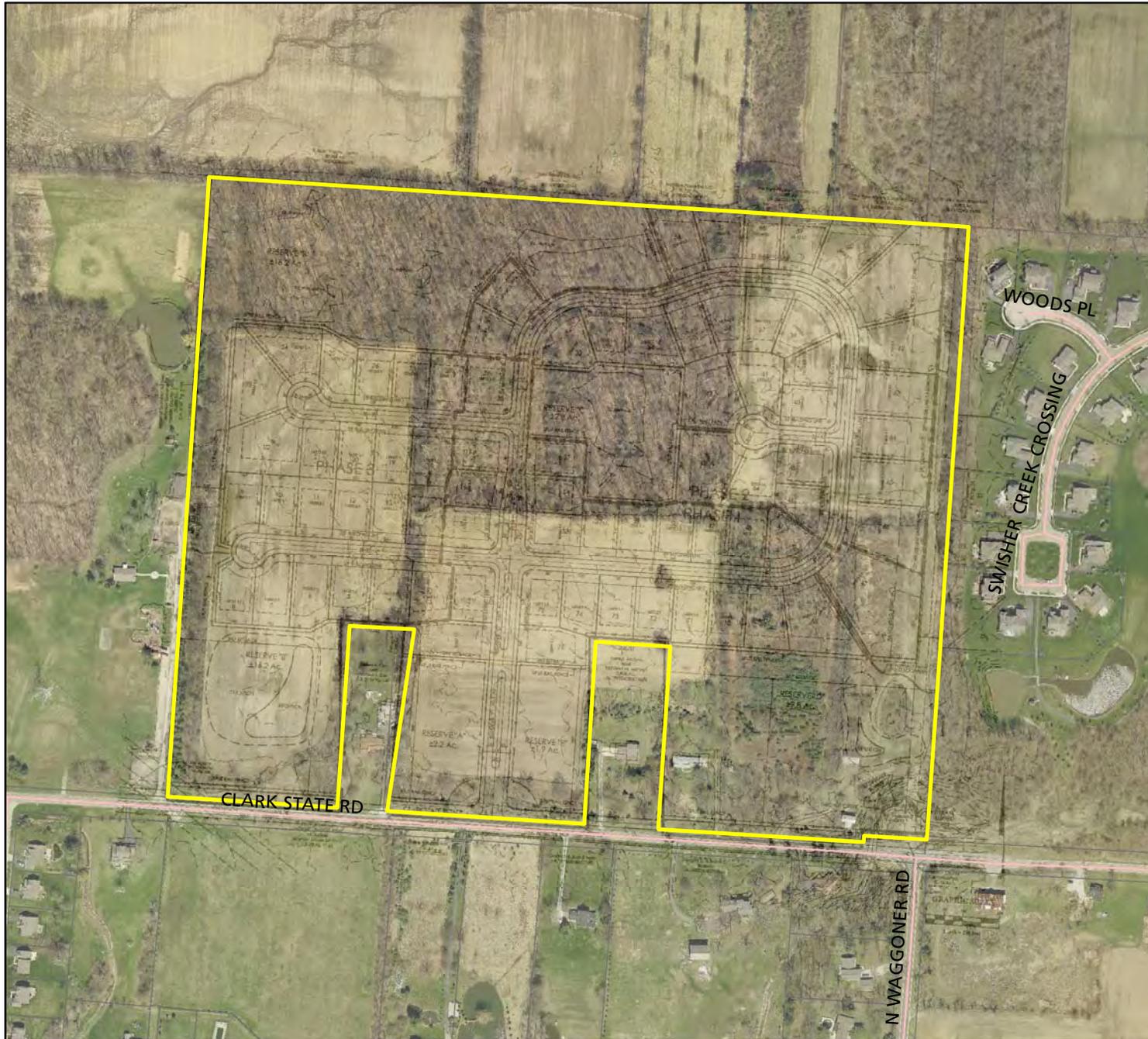
Restricted Suburban

Planned Res. District

Planned Suburban Res.

Government



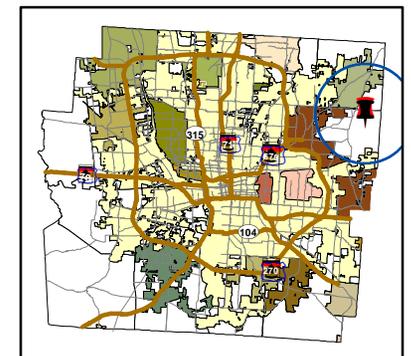


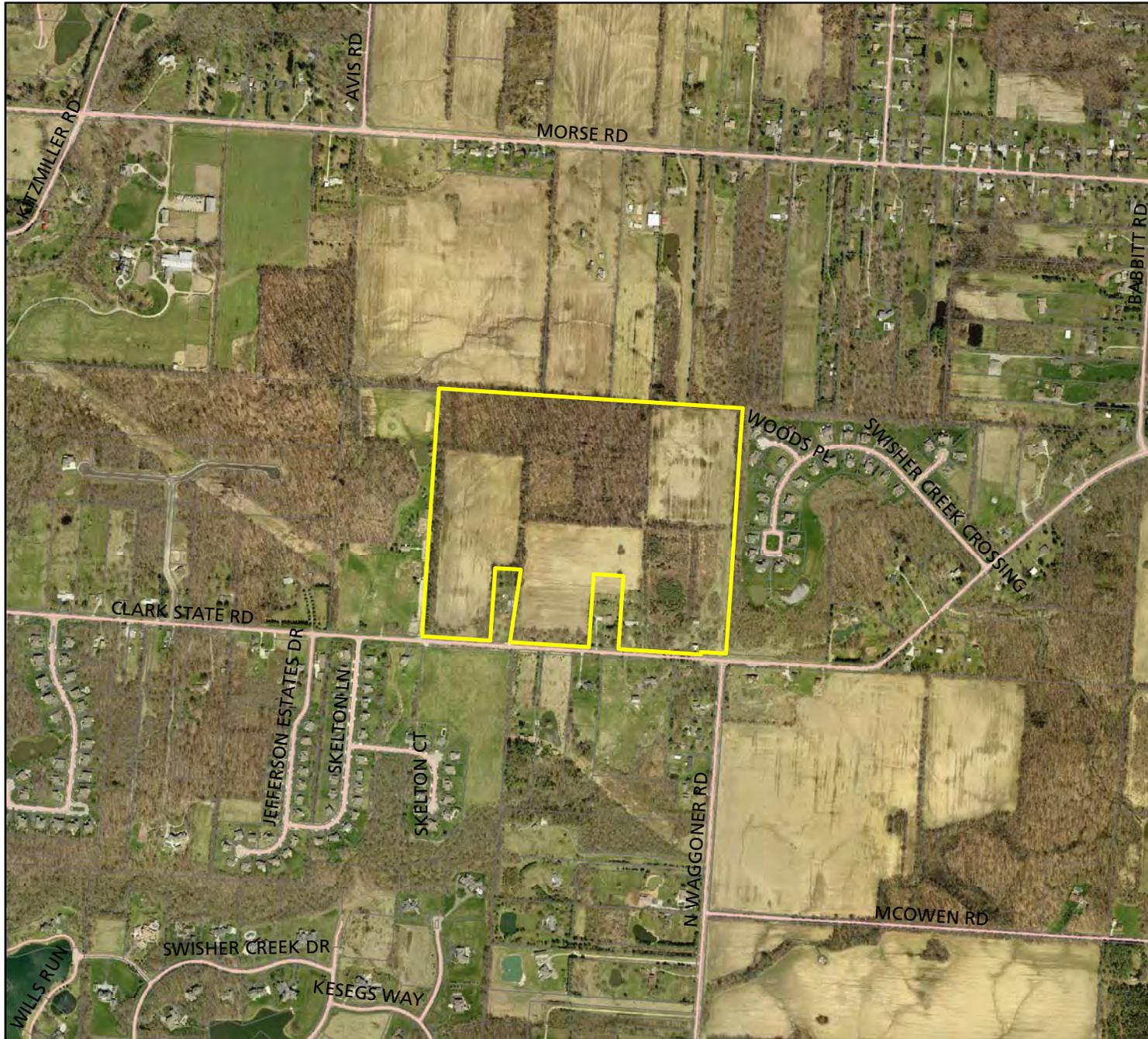
665-PP

Requesting Preliminary Plan approval to allow for the creation of a 76 lot singlefamily home subdivision with 33-acres of open space.

76.25-acres
Jefferson Township

- Parkwood
- Parcels
- Streets





665-PP

Requesting Preliminary Plan approval to allow for the creation of a 76 lot singlefamily home subdivision with 33-acres of open space.

76.25-acres
Jefferson Township

- Parkwood
- Parcels
- Streets

