

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

Economic Development & Planning Department
James Schimmer, Director

Franklin County Planning Commission

Franklin County Courthouse
373 South High Street - Lobby
Meeting Room A
Columbus, OH 43215

Wednesday, June 12, 2013
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the May 8, 2013 meeting
5. New Business:

A. 666-PP – Matt Brown

Applicant/Owner:	M/I Homes of Central Ohio, c/o Jason Francis
Agent:	Jeffrey Strung, EMH&T
Township:	Jefferson Township
Subdivision:	Parkwood
Site:	7664 Clark State Road (PID #170-000018)
Acreage:	76.255-acres
Request:	Requesting Preliminary Plan approval to allow for the creation of 76 single-family lots with 33-acres of open space.

B. 666-FP(a) – Matt Brown

Applicant/Owner:	M/I Homes of Central Ohio, c/o Jason Francis
Agent:	Jeffrey Strung, EMH&T
Township:	Jefferson Township
Subdivision:	Parkwood – Phase 1
Site:	7664 Clark State Road (PID #170-000018)
Acreage:	23.222-acres (Phase 1)
Request:	Requesting Final Plat approval to allow for the creation of 34 single-family lots and 4 reserves with 4.199-acres of open space.

C. JEFF-13-07 – Matt Brown

Applicant:	Redwood Acquisitions LLC, c/o John Lateulere
Owner:	Kennedy Road LTD LLC, c/o SAR Companies
Agent:	David Hodge, Esq., Smith & Hale LLC
Township:	Jefferson Township
Site:	Kennedy Road (PID #171-000004 & 171-000564)
Acreage:	25.15-acres
Request:	Requesting approval of a new development plan in an existing Suburban Periphery Residential District (SPRD) to allow for the creation of 116 one story residential units.

6. Adjournment of Meeting to July 10, 2013



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

Economic Development & Planning Department
James Schimmer, Director

MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, May 8, 2013

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, May 8, 2013.

Present were:

Tim Guyton
Kevin Wheeler
Vince Papsidero, Chairperson
Stephen Salay
Sharon Keels
Chet Chaney
Roxyanne Burrus

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

Chairperson Papsidero opened the meeting.

The first order of business being approval of the meeting minutes for the April 10, 2013, meeting. Mr. Chaney made a motion to approve the minutes from the April 10, 2013, meeting. It was seconded by Mr. Salay. The minutes were approved by a seven-to-zero vote.

Mr. Lee Brown swore in all witnesses.

OLD BUSINESS:

The next order of business being Blendon Township Case 13-05. The applicant is the Blendon Township Zoning Commission. The request is approval of the Blendon Township 2013 Comprehensive Plan. Mr. Guyton made a motion to bring Blendon Township Case 13-05 off the table. It was seconded by Mr. Chaney. The motion was approved by a seven-to-zero vote.

Mr. Scott Ulrich read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to conditionally approve Blendon Township Case 13-05. It was seconded by Mr. Wheeler. The motion was approved by a seven-to-zero vote.

NEW BUSINESS:

The next order of business being Blendon Township Case 13-06. The applicant is the Blendon Township Zoning Commission. The request is approval of the Blendon Township Zoning Resolution.

Mr. Scott Ulrich read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to conditionally approve Blendon Township Case 13-06. It was seconded by Mr. Guyton. The motion was approved by a seven-to-zero vote.

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

Mr. Matt Brown read and presented the case to the Franklin County Planning Commission. Mr. Guyton made a motion to conditionally approve Case No. ZON-13-02. It was seconded by Mr. Salay. The motion was approved by a seven-to-zero vote.

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

And, thereupon, the hearing was adjourned at 2:58 p.m.

Minutes of the May 8, 2013, Franklin County Planning Commission were approved this 12th day of June, 2013.

Signature

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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
June 12, 2013

Case 666-PP

Prepared by: Matt Brown

Applicant:	Jason Francis, M/I Homes of Central Ohio
Owner:	M/I Homes of Central Ohio
Agent:	Jeffrey Strung, EMH&T
Township:	Jefferson Township
Subdivision:	Parkwood
Site:	7664 Clark State Road (PID #170-000018)
Acreage:	76.25-acres
Utilities:	Public Water and Sewer
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 request is a revision to a preliminary plan, case number 665-PP, approved in January 2013. 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.

The revisions include:

- Changing phase boundaries
- Adding a note indicating the no build zone enforcement entity
- Relocating a storm sewer
- Renumbering lots
- Changes to the boulevard entrance
- Adding maintenance access points to reserves

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 "E" and "G" to manage stormwater. All stormwater infrastructure will be required to 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 44 and 45 to provide access to reserve "F".

The islands in the proposed boulevard entrance will be in reserves "C", and "D" and will be owned and maintained by the homeowners association.

There are two (2) existing access drives to the area indicated as reserve "E"; one access drive will be closed and the other drive will be used as a maintenance drive to the retention/detention basin.

Reserve "G" containing a retention/detention basin will have access to Clark State Road by a maintenance access.

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 prepared and submitted a Traffic Impact Study and the Franklin County Engineer's office has determined that a left turn lane on Clark State Road is warranted.

Open Space & Conservation Efforts

The subdivision provides 33-acres of open space contained within reserves. The open space accounts for 43.4% 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 two 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 on the development's east side, is intended to provide a buffer to the Woods at Swisher Creek subdivision. The no build zone will be enforced by Jefferson Township.

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.

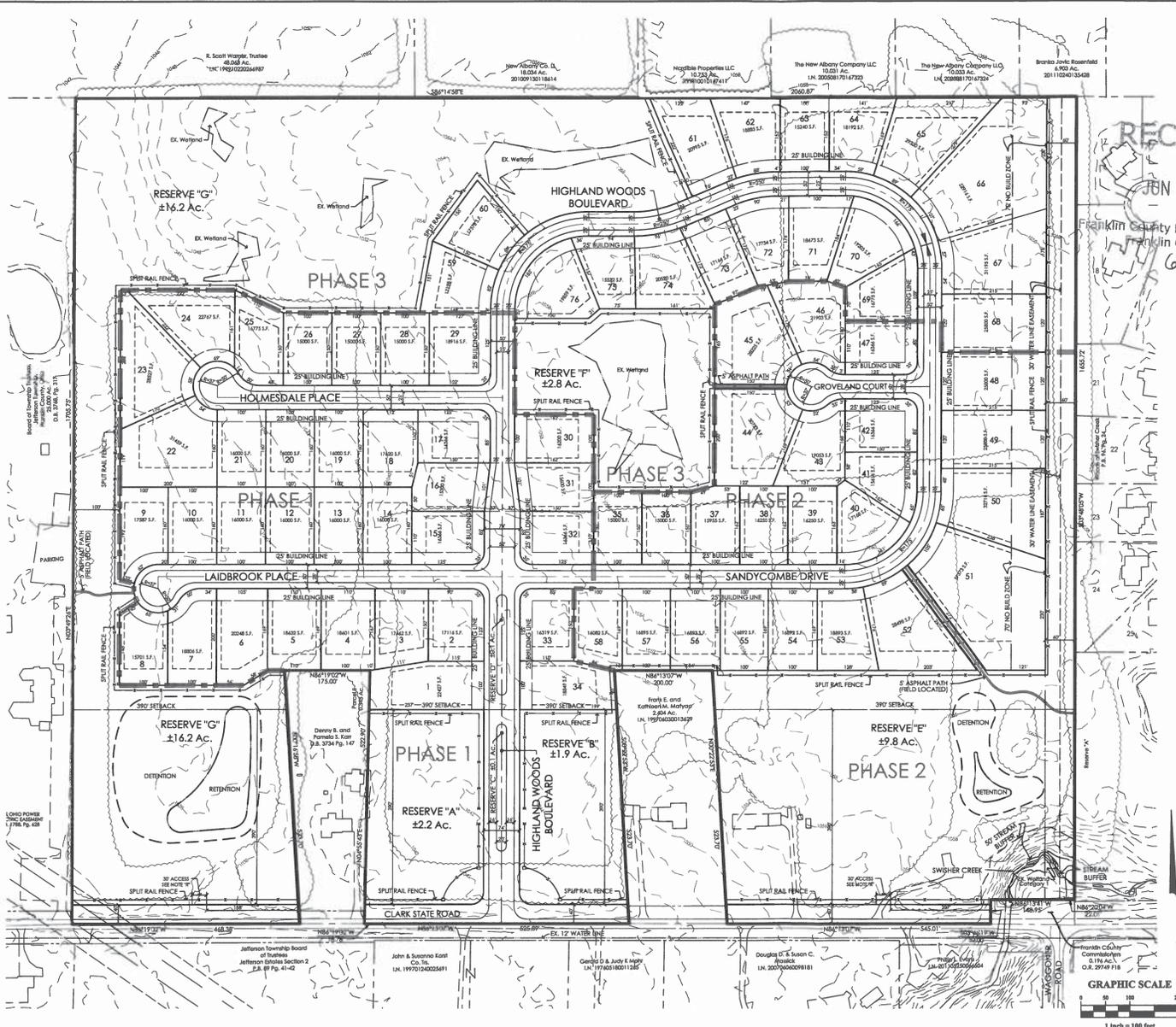
The conditions of approval are as follows:

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



RECEIVED
JUN 3 2013

Franklin County Planning Department
Franklin County, Ohio
666-PP



SITE STATISTICS:

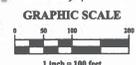
TOTAL ACREAGE:	276.255 ACRES
NUMBER OF LOTS:	74
TYPICAL 100'X150':	69 (LOTS 1-47, 52-45 AND 69-74)
TYPICAL 120'X215':	7 (LOTS 48-51 AND 66-68)
GROSS DENSITY:	21.01 LOTS/ACRE
TOTAL OPEN SPACE:	233.1 ACRES (43.4%)
ZONING CLASSIFICATION:	FRSD
Reserve "A":	2.26 Acres
Reserve "B":	1.94 Acres
Reserve "C":	0.18 Acres
Reserve "D":	0.18 Acres
Reserve "E":	9.88 Acres
Reserve "F":	2.88 Acres
Reserve "G":	16.26 Acres

DEVELOPMENT STANDARDS

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

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 3904C0216K effective date June 17, 2008.
- NOTE "B":** Reserves "A", "B", "E" through "G" shall be owned by Jefferson Township and maintained by the Parkwood Homeowners' Association as Passive Park / Open Space and Detention / Retention. Reserves "C" and "D" shall be owned and maintained by the Parkwood Homeowners Association.
- NOTE "C":** All contours 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 rail 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 space. A three rail split rail fence shall be installed along Clark State Road, the entry road and on the south side of Lots 1 and 76.
- NOTE "G":** Prior to construction of the footing/foundation for the residential building to be constructed on each of the lots 1-3, 5, 6, 9, 12, 21-25, 33, 34, 38, and 62-67, 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":** All stream Buffer Zones and wetlands shall be completely within the open spaces and not a part of the lots.
- NOTE "L":** The subject site for Parkwood is owned by M/I Homes of Central Ohio. Parcel Number 170-00018-00.
- NOTE "M":** 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 "N":** Parkwood is located within the Pollution Potential Index Range from 113-125 in the following Hydrological Settings: 7Aa-113, 7C-1125 as shown in the CONNE Division of Soil & Water Resources Franklin County, Ohio.
- NOTE "O":** All existing underground drain files within the development shall be connected to the proposed storm sewer system.
- NOTE "P":** All stormwater facilities BMP's shall be a part of the Franklin County Ohio Maintenance Program and will be maintained by the Franklin County Drainage Engineers Office. Appropriate flood routing and drainage assessments will be provided on the final plan.
- NOTE "Q":** 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 "R":** No Build Zone shall remain free of the following structures: drives, walks, buildings and outbuildings, sheds, decks and satellite dish antennas. Nothing herein shall prohibit over lot grading and drainage facilities, utility structures and landscaping. No Build Zone Restrictions shall be enforced by Jefferson Township.
- NOTE "S":** A drainage maintenance assessment will be provided over and along Swisher Creek.
- NOTE "T":** This access point is for the purpose of the retention basin maintenance only.



REVISIONS

DATE	DESCRIPTION
06/21/13	SUBMITTED
06/21/13	REVISED FOR TECHNICAL REVIEW MEETING ON 06/20/13

PREPARED BY:

EMHT
Brent, Macdonald, Williamson & Tison, Inc.
Engineers - Surveyors - Planners - Scientists
1800 New Albany Road, Columbus, OH 43264
Phone: 614.775.4830 Fax: 614.775.3548
www.emht.com

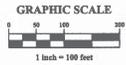
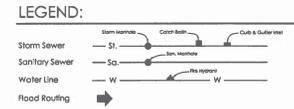
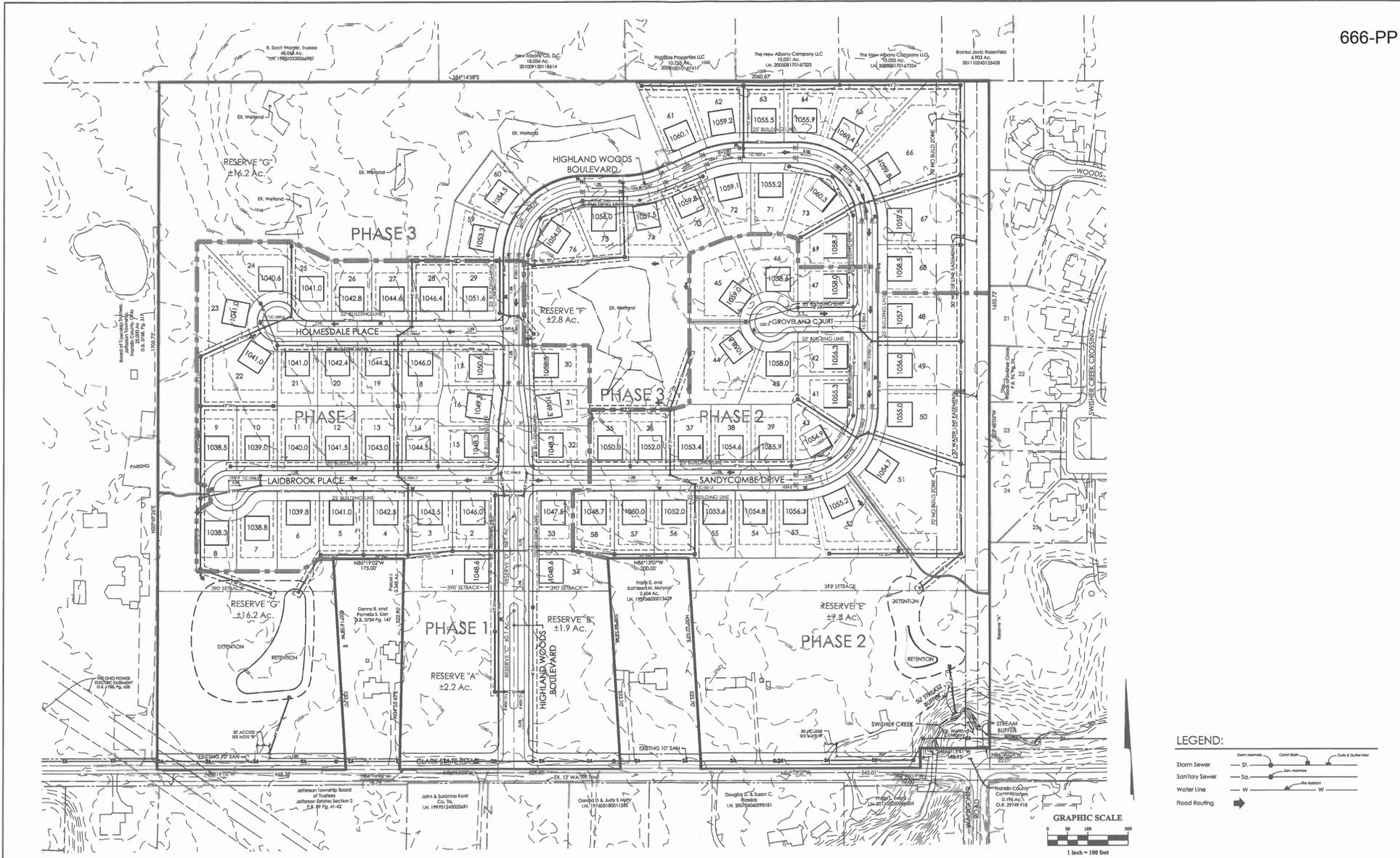
PREPARED FOR:

M/I HOMES
illhomes.com
3 Gates Circle, 6th Floor
Columbus, OH 43217

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	JUNE 3, 2013	Job No.	2012-1216
Scale	1" = 100'	Sheet	1/4



REVISIONS	
DATE	DESCRIPTION
08/21/12	SUBMITTED
08/22/12	REVISED PER TECHNICAL REVIEW MEETING ON 08/20/12

PREPARED BY:

EMHT
 Evans, Mischel, Hornblower & Tilley, Inc.
 Engineers - Surveyors - Planners - Scientists
 200 New Albany Road, Columbus, OH 43204
 Phone: 614.775.4300 Fax: 614.775.3458
 emht.com

PREPARED FOR:

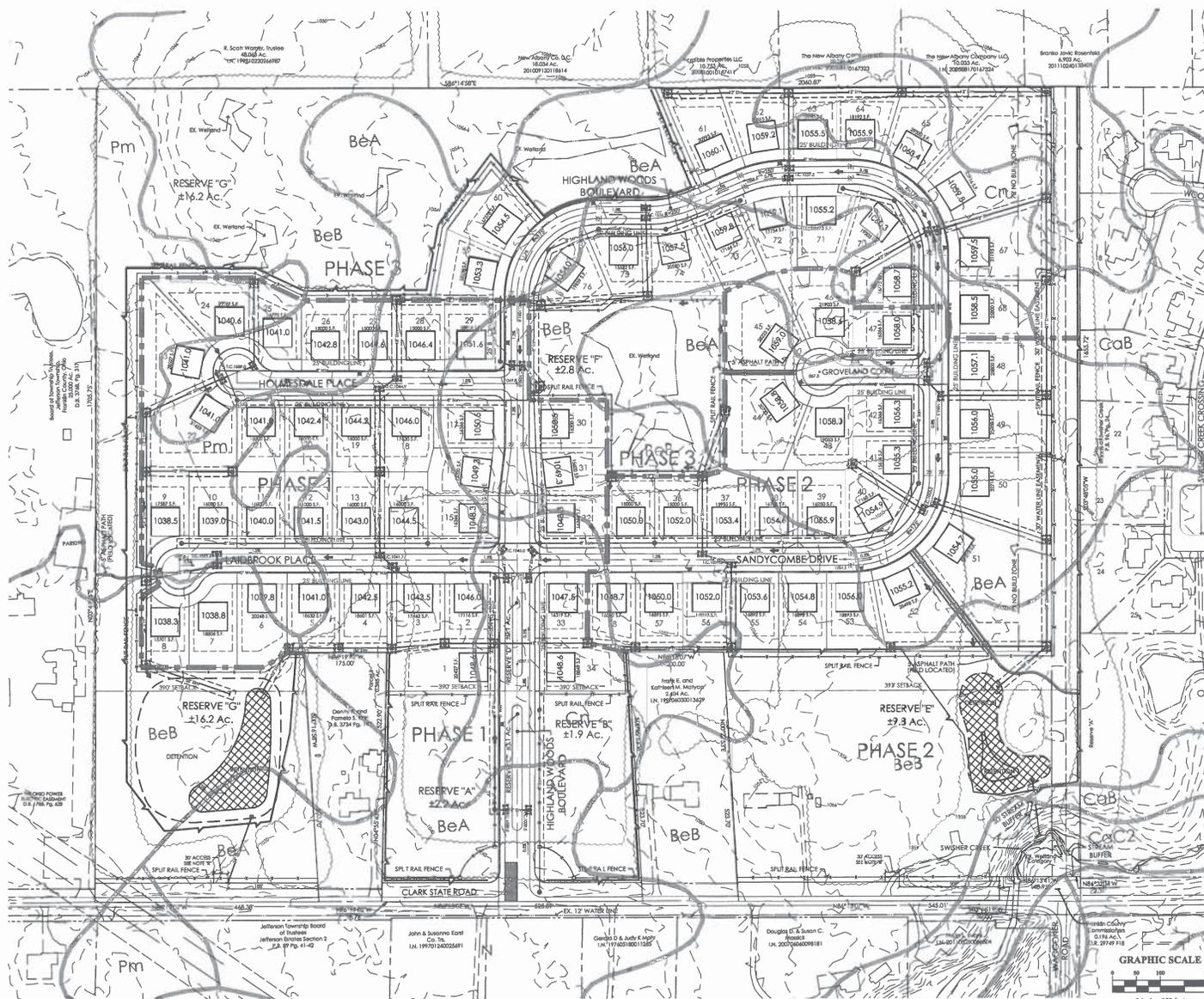
MI HOMES
 millhomes.com
 3 Eastern Oval, Suite 500
 Columbus, OH 43217

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
 PRELIMINARY PLAN
 FOR
PARK WOOD
 COMPOSITE UTILITY PLAN

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

Date	Job No.
JUNE 3, 2013	2012-1216
Scale	Sheet
1" = 100'	2/4

2012-1216-PP-01 PRELIMINARY PLAN FOR PARK WOOD, FRANKLIN COUNTY, OHIO, PREPARED BY EVANS, MISCH, HORNBLOWER & TILLEY, INC. ON BEHALF OF MI HOMES. THE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN THE CLIENT AND THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER.

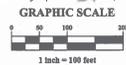


LEGEND:

- Storm Sewer
- Sanitary Sewer
- Water Line
- Flood Routing
- Sediment Fence:
- Dandy Bag:
- Inlet Protection:
- Beaver Dam Sediment Filter:
- Curb Inlet Protection:
- Stabilized Construction Entrance:
- Temporary Sediment Basin:

SOILS LEGEND:

- BeA: BENNINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES
- BeB: BENNINGTON SILT LOAM, 2 TO 4 PERCENT SLOPES
- CaB: CARINGTON SILT LOAM, 2 TO 4 PERCENT SLOPES
- Cn: CORNELL SILT LOAM
- Pm: PEWAMAU SILTY CLAY LOAM



REVISIONS	
DATE	DESCRIPTION
05/21/12	SUBMITTED
06/02/12	REVISED PER TECHNICAL REVIEW MEETING ON 05/28/12

PREPARED BY

EMHT
Erosion, Machwork, Hamilton & Tibon, Inc.
Engineers • Surveyors • Planners • Scientists
2800 New Albany Road, Columbus, OH 43264
Phone: 614.775.2600 Fax: 614.775.2606
emht.com

PREPARED FOR

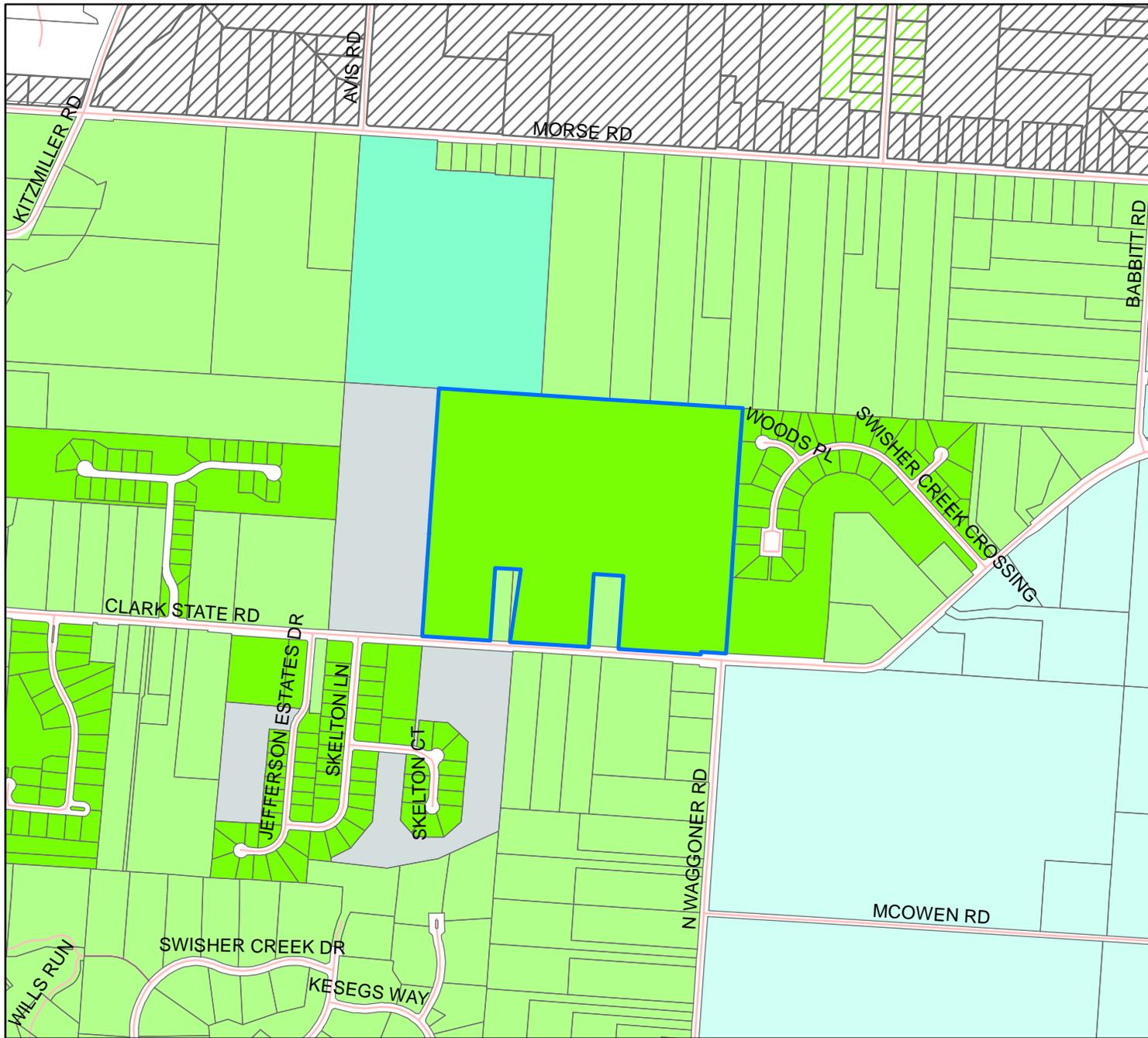
M/I HOMES
mihomes.com
3 Egon Drive, Suite 200
Columbus, OH 43217

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR
PARKWOOD
EROSION AND SEDIMENT CONTROL PLAN

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

Date	JUNE 3, 2013	Job No.	2012-1216
Scale	1" = 100'	Sheet	3/4

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 2: Rev: 20121216-PP-01.dwg, 05/20/12, 10:27 AM, Prepared by: D. H. Brown, 12/17/2012 8:40 AM
 3: Rev: 20121216-PP-01.dwg, 05/20/12, 10:27 AM, Prepared by: D. H. Brown, 12/17/2012 8:40 AM



666-PP

Requesting Preliminary Plan approval to allow for the creation of 76 single-family lots with 33-acres of open space.

76.255 acres
Jefferson Township

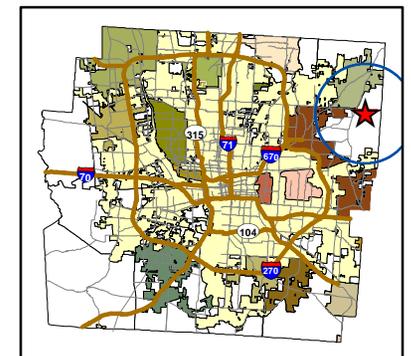
- Parkwood
- Parcels
- Streets

Plain Township Zoning

- Rural
- Suburban Estate Residential

Jefferson Township Zoning

- Countryside Residential
- Restricted Suburban
- Planned Res. District
- Planned Suburban Res.
- Government

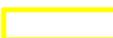


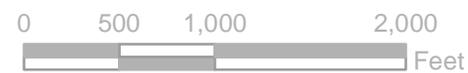
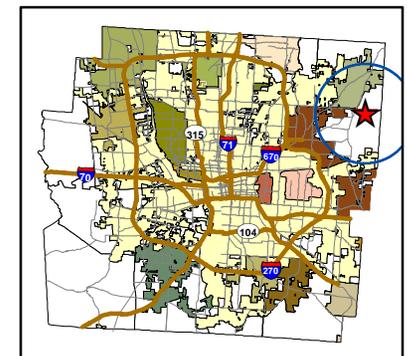


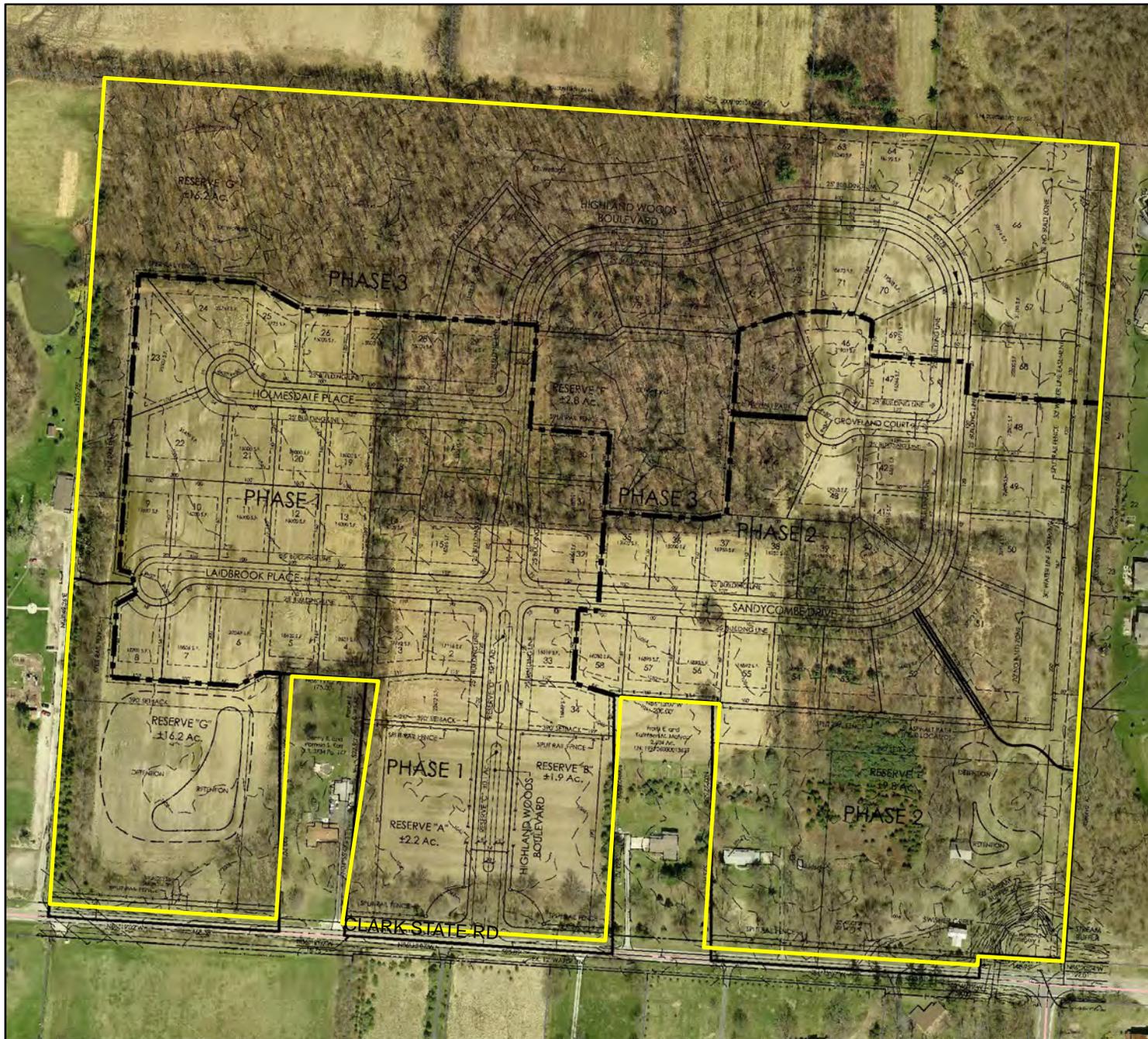
666-PP

Requesting Preliminary Plan approval to allow for the creation of 76 single-family lots with 33-acres of open space.

76.255 acres
Jefferson Township

-  Parkwood
-  Parcels
-  Streets



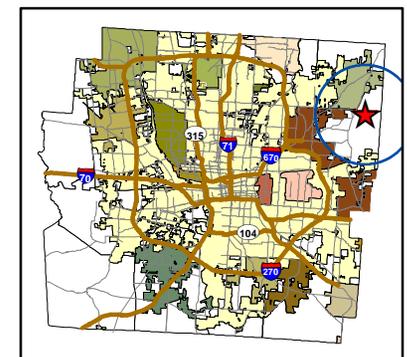


666-PP

Requesting Preliminary Plan approval to allow for the creation of 76 single-family lots with 33-acres of open space.

76.255 acres
Jefferson Township

- Parkwood
- Parcels
- Streets



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
June 12, 2013

Case 666-FP(a)

Prepared by: Matt Brown

Applicant:	Jason Francis, M/I Homes of Central Ohio
Owner:	M/I Homes of Central Ohio
Agent:	Jeffrey Strung, EMH&T
Township:	Jefferson Township
Subdivision:	Parkwood
Site:	7664 Clark State Road (PID #170-000018)
Acreage:	23.22-acres
Utilities	Public Water and Sewer
Request:	Requesting Final Plat approval to allow the creation of 34 single-family lots and 4 reserves with 4.2-acres of open space in Phase 1 of the Parkwood Subdivision.

Background Information

Request:

The applicant is requesting Final Plat approval of Parkwood Subdivision, Phase 1 that will create 34 single-family lots and 4 reserves.

Overview and Analysis

Phase 1 is the first of three planned phases for the Parkwood subdivision. The Final Plat conforms to the approved Preliminary Plan.

Staff Recommendation

Staff recommends ***approval*** of the Final Plat for Parkwood Subdivision, Phase 1.

As per Section 205.25 of the Franklin County Subdivision Regulations, the final plat must be recorded within 6 months of the date of approval, December 12, 2013.

As per Section 508.01 of the Franklin County Subdivision Regulations, the applicant must establish a homeowners association prior to the Franklin County Planning Commission signing the final plat.

PARKWOOD

PHASE 1

666-FP(a)

Received 6-5-2013

Situate in the County of Franklin, Township of Jefferson, State of Ohio, and being of Lot 1, Section 1, Township 1, Range 16 U.S. Military Lands containing 23.2252 acres and being the same tract as conveyed to MI HOMES OF CENTRAL OHIO, LLC and described in deed recorded in instrument Number 201212270199291, Recorder's Office, Franklin Ohio.

I, the undersigned, being all the owner of the land planted herein, certify that the attached plat correctly represents its "PARKWOOD PHASE 1", a subdivision of Lots 1 to 34 inclusive, and Reserve "A", Reserve "B", Reserve "C" and Reserve "D", do hereby accept this plat of same, do voluntarily consent to the execution of said plat. The county engineer shall not accept streets for public use until construction is satisfactorily completed.

In consideration of approval of this plat, I understand and agree to fulfill our obligations and responsibilities reflected in the Subdivider's Agreement and the Subdivision Regulations of Franklin County, Ohio. Zoning, building and health permits may be withheld in this subdivision until the subdivider has complied with the Subdivider's Agreement.

Utility Easements are granted to the public and to all owners of lots and reserves in the subdivision, and are reserved for the construction, operation and maintenance of public and private utilities above and beneath the surface of the ground and where necessary, the construction, operation and maintenance of service connections or subsurface drainage outlets, storm sewers and surface drainage features. Conservation Easements are also granted to the public and to all owners of lots and reserves in the subdivision and are reserved for the construction, operation, usage and maintenance of walking trails, sidewalks, bridle paths and similar type non-motorized ways.

The undersigned hereby certifies that this subdivision plat conforms to applicable zoning regulations.

Approved this ___ Day of _____, 20__
Jefferson Township Zoning Inspector

The undersigned hereby certifies adequate and legal water and sanitary sewer plant capacities exist to serve this subdivision.

Approved this ___ Day of _____, 20__
Director
Jefferson Water and Sewer District

The undersigned hereby certifies that this subdivision plat conforms to applicable subdivision regulations.

Approved this ___ Day of _____, 20__
Franklin County Planning Commission

Approved this ___ Day of _____, 20__
Franklin County Engineer

Approved this ___ Day of _____, 20__
Franklin County Drainage Engineer

This ___ day of _____, 20__, rights-of-way for all roads, boulevards, etc., herein dedicated to public use are hereby approved and accepted as such for the County of Franklin, State of Ohio

Franklin County Commissioners

In Witness thereto I have hereunto set my hand this ___ day of _____, 20__.

Witness _____ Subdivider
TIMOTHY C. HALL
AREA PRESIDENT

STATE OF OHIO, COUNTY OF FRANKLIN
Before me a Notary Public in and for said county personally came **TIMOTHY C. HALL, JR.**, Area President of MI HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this ___ day of _____, 20__.

My commission expires _____, Notary Public, State of Ohio

This plat shall not be transferred or recorded until all required signatures are secured.

Transferred this ___ day of _____, 20__
Auditor, Franklin County, Ohio

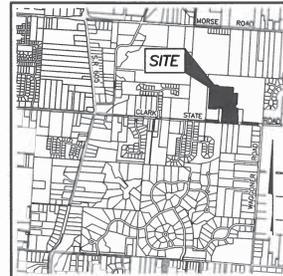
Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of _____, 20__ at _____ M. Fee \$_____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ___ day of _____, 20__
Deputy Recorder, Franklin County, Ohio

Plat Book _____ Pages _____



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System, South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments 5341 and 6612, having a bearing of South 86° 22' 41" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron Pins where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.

Permanent markers, where indicated hereon in positions other than in the public street centerlines, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY



Frank, Macchwart, Hornblower & Thorn, Inc.
Engineers, Surveyors, Planners & Scientists
200 West Dryden Street, Columbus, OH 43204
Phone: 614.778.4200 Fax: 614.778.3442
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊗ = Permanent Marker (See Survey Data)

RECEIVED

JUN 5 2013

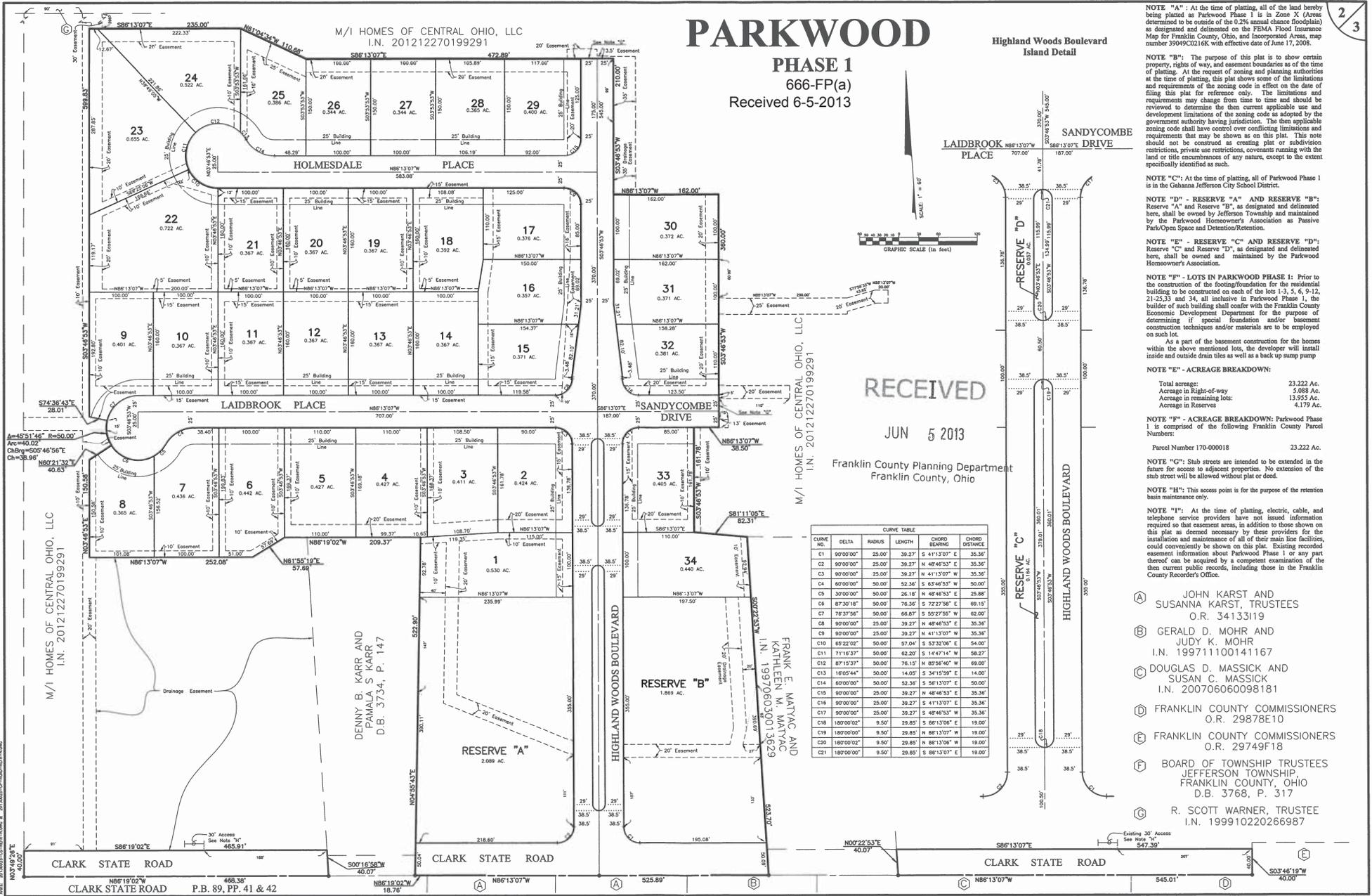
Franklin County Planning Department
Franklin County, Ohio

By _____ Professional Surveyor No. 8250 Date _____

PARKWOOD

PHASE 1 666-FP(a) Received 6-5-2013

Highland Woods Boulevard
Island Detail



RECEIVED
JUN 5 2013

Franklin County Planning Department
Franklin County, Ohio

M/I HOMES OF CENTRAL OHIO, LLC
I.N. 201212270199291

M/I HOMES OF CENTRAL OHIO, LLC
I.N. 201212270199291

DENNY B. KARR AND
PAMALA S. KARR
D.B. 3734, P. 147

FRANK E. MATTAC AND
KATHLEEN M. MATTAC
I.N. 199706030013629

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	25.00'	39.27'	S 41°13'07" E	35.36'
C2	90°00'00"	25.00'	39.27'	N 48°46'53" E	35.36'
C3	90°00'00"	25.00'	39.27'	N 41°13'07" W	35.36'
C4	90°00'00"	50.00'	52.36'	S 63°48'53" W	50.00'
C5	307°00'00"	50.00'	26.18'	N 48°46'53" E	25.68'
C6	87°30'18"	50.00'	76.36'	S 72°27'58" E	69.15'
C7	76°37'56"	50.00'	66.87'	S 59°27'55" W	62.00'
C8	90°00'00"	25.00'	39.27'	N 48°46'53" E	35.36'
C9	90°00'00"	25.00'	39.27'	N 41°13'07" W	35.36'
C10	89°22'02"	50.00'	57.64'	S 53°32'06" E	54.00'
C11	71°12'37"	50.00'	42.30'	S 14°47'14" W	58.27'
C12	87°15'33"	50.00'	76.15'	N 82°56'40" W	69.02'
C13	18°05'44"	50.00'	14.00'	S 34°15'58" W	14.00'
C14	60°00'00"	50.00'	52.36'	S 56°13'07" E	50.00'
C15	90°00'00"	25.00'	39.27'	N 48°46'53" E	35.36'
C16	90°00'00"	25.00'	39.27'	S 41°13'07" E	35.36'
C17	90°00'00"	25.00'	39.27'	S 48°46'53" W	35.36'
C18	180°00'00"	9.50'	29.85'	S 86°13'08" E	19.00'
C19	180°00'00"	9.50'	29.85'	N 86°13'08" W	19.00'
C20	180°00'00"	9.50'	29.85'	N 86°13'08" W	19.00'
C21	180°00'00"	9.50'	29.85'	S 86°13'07" E	19.00'

NOTE "A": At the time of platting, all of the land hereby being platted as Parkwood Phase 1 is in Zone X (Areas determined to be outside of the 0.2% annual chance floodplain) as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and incorporated Annex, map number 39049C0216K with effective date of June 17, 2008.

NOTE "B": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": At the time of platting, all of Parkwood Phase 1 is in the Gahanna Jefferson City School District.

NOTE "D" - RESERVE "A" AND RESERVE "B": Reserve "A" and Reserve "B", as designated and delineated here, shall be owned by Jefferson Township and maintained by the Parkwood Homeowner's Association as Passive Park/Open Space and Detention/Retention.

NOTE "E" - RESERVE "C" AND RESERVE "D": Reserve "C" and Reserve "D", as designated and delineated here, shall be owned and maintained by the Parkwood Homeowner's Association.

NOTE "F" - LOTS IN PARKWOOD PHASE 1: Prior to the construction of the footing/foundation for the residential buildings to be constructed on each of the lots 1-3, 5, 6, 9-12, 21-23, 33 and 34, all inclusive in Parkwood Phase 1, the builder of such building shall work 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.

As a part of the basement construction for the homes within the above mentioned lots, the developer will install inside and outside drain tiles as well as a back up sump pump

NOTE "E" - ACREAGE BREAKDOWN:

Total acreage: 23.222 Ac.
Acres in Right-of-way: 5.088 Ac.
Acres in remaining lots: 13.955 Ac.
Acres in Reserves: 4.179 Ac.

NOTE "F" - ACREAGE BREAKDOWN: Parkwood Phase 1 is comprised of the following Franklin County Parcel Numbers:

Parcel Number 170-000018 23.222 Ac.

NOTE "G": Sub streets are intended to be extended in the future for access to adjacent properties. No extension of the sub street will be allowed without plat or deed.

NOTE "H": This access point is for the purpose of the retention basin maintenance only.

NOTE "I": At the time of platting, electric, cable, and telephone services providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Parkwood Phase 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

(A) JOHN KARST AND
SUSANNA KARST, TRUSTEES
O.R. 34133119

(B) GERALD D. MOHR AND
JUDY K. MOHR
I.N. 199711100141167

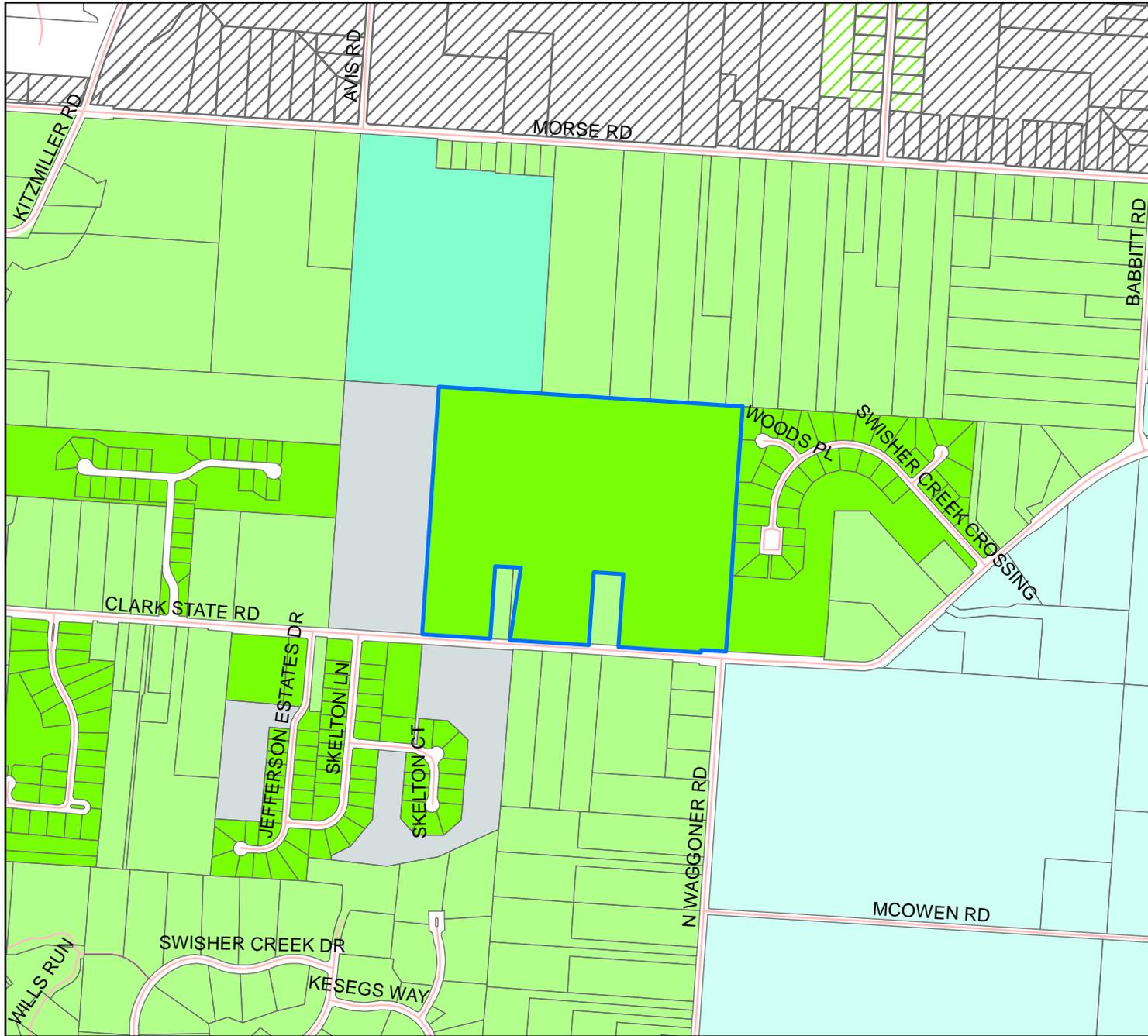
(C) DOUGLAS D. MASSICK AND
SUSAN C. MASSICK
I.N. 200706060098181

(D) FRANKLIN COUNTY COMMISSIONERS
O.R. 29878E10

(E) FRANKLIN COUNTY COMMISSIONERS
O.R. 29749F18

(F) BOARD OF TOWNSHIP TRUSTEES
JEFFERSON TOWNSHIP,
FRANKLIN COUNTY, OHIO
D.B. 3768, P. 317

(G) R. SCOTT WARNER, TRUSTEE
I.N. 199910220266987

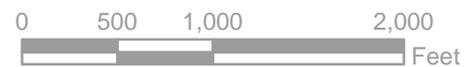
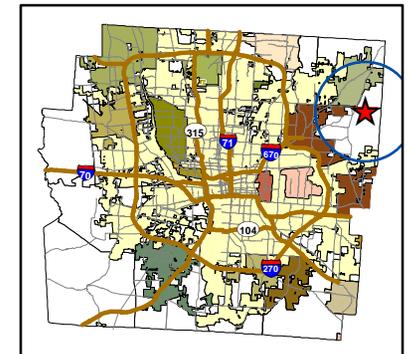


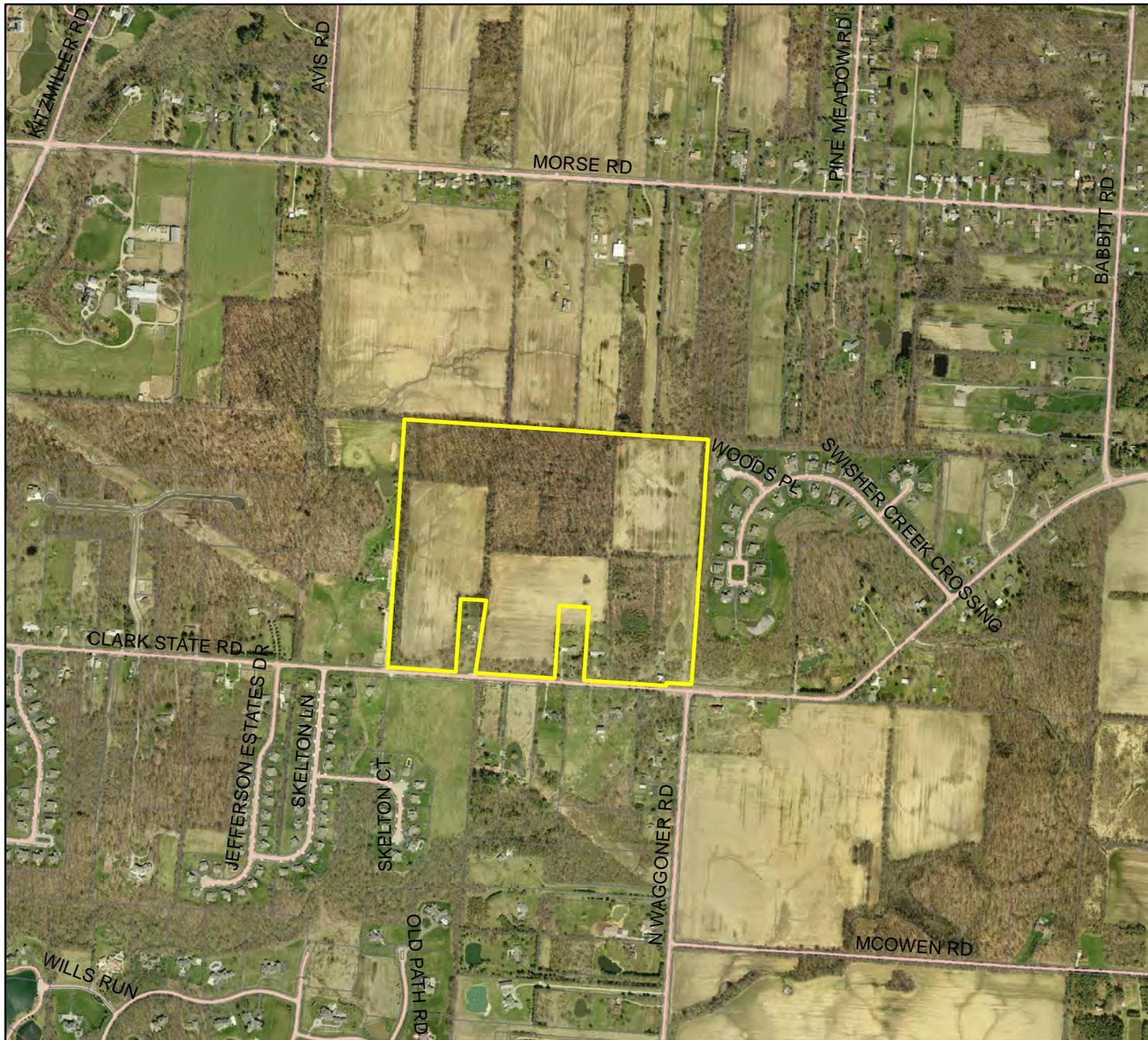
666-FP(a)

Requesting Final Plat approval to allow for the creation of 34 single-family lots and 4 reserves with 4.2-acres of open space.

23.222 acres (Phase I)
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



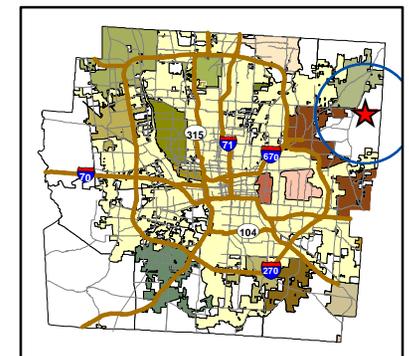


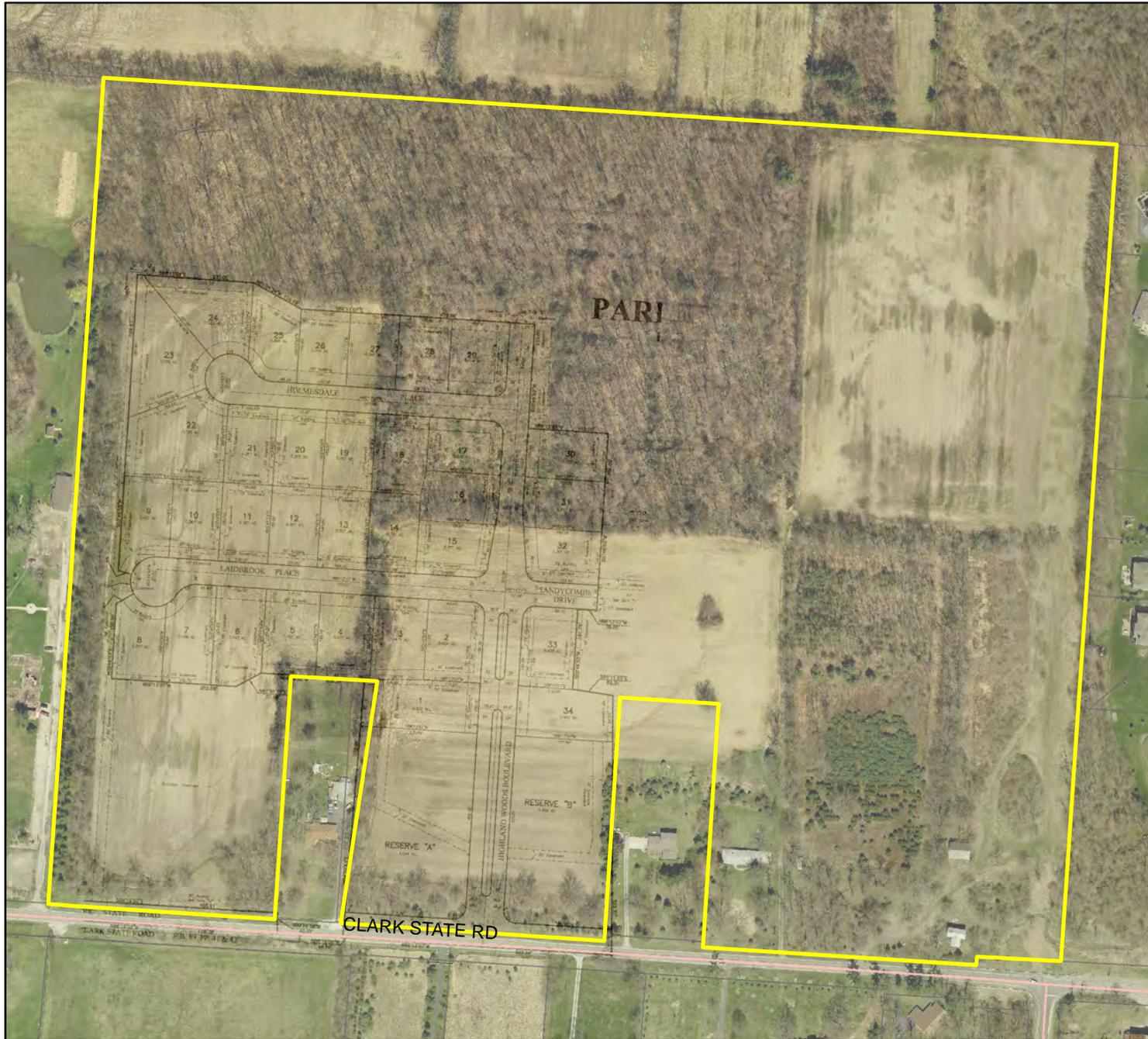
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23.222 acres (Phase I)
Jefferson Township

- Parkwood
- Parcels
- Streets



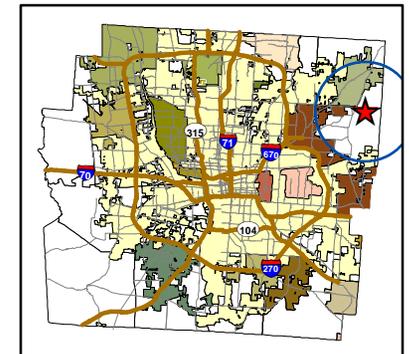


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Requesting Final Plat approval to allow for the creation of 34 single-family lots and 4 reserves with 4.2-acres of open space.

23.222 acres (Phase I)
Jefferson Township

- Parkwood
- Parcels
- Streets





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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
June 12, 2013

Case #JEFF-13-07

Prepared by: Matt Brown

Applicant:	Redwood Acquisitions LLC, c/o John Lateulere
Owner:	Kennedy Road LTD LLC, c/o SAR Companies
Agent:	David Hodge, Esq., Smith & Hale LLC
Township:	Jefferson Township
Site:	Kennedy Road (PID #171-000004 & 171-000564)
Acreage:	25.15-acres
Request:	Requesting approval of a new development plan in an existing Suburban Periphery Residential District (SPRD) to allow for the creation of 116 one story residential units.

Summary

The applicant is seeking approval of a new development plan in an existing Suburban Periphery Residential District (SPRD) to allow for the construction of 116 one story apartment units. The proposal complies with the intent of the Jefferson Township Zoning Resolution and keeps with the township land use map. Staff recommends ***approval with conditions.***

Project overview

The request will allow the applicant to construct 116 one story attached apartment units in 15 buildings. The units will be constructed around a central yard area and accessed by a private loop drive. The proposal includes mulched walking paths within the central yard but no sidewalks along the loop drive. In addition to the residential units the site will include a leasing office/garage, a mail center, bulk storage and compactor, and a gazebo. Each residential unit will be approximately 1,300 square feet in size with an attached 2 car garage. In addition to the 2 car garages, each driveway can accommodate 2 vehicles and additional parking is provided along the loop drive at a ratio of 1 space per 3 units.

Existing Zoning District

The property is currently located in the Suburban Periphery Residential District (SPRD). This district is intended for “extra high” density residential developments that are appropriate for peripheral areas of the township. These areas act as a buffer to and transition from parcels in other political jurisdictions that have similar high density residential development.

Permitted uses in the district include single-family, two-family and multi-family dwellings.

The previously approved zoning for the site was to allow 121 single-family homes as part of the Jefferson Pond Section 2 subdivision. Jefferson Pond Section 2 was never constructed.

Proposed Zoning District

The request is for approval of a new development plan in the Suburban Periphery Residential District. The new development plan will allow the construction of 116 one story apartment units with an overall density of 4.6 dwelling units per acre.

Comprehensive Plan

Jefferson Township's land use plan was adopted in 1996 and the land use map has been updated occasionally since that time. The township's future land use map recommends the subject property for Extra High Density Residential uses. The proposed residential density keeps with the future land use map recommendation

Surrounding Zoning and Land Use

Direction	Zoning	Land Use
North	Planned Suburban Residential	Vacant/Proposed Single-Family Subdivision
East	Planned Residential	Single-Family Subdivision (Pataskala)
South	Countryside Residential	Single-Family
West	Suburban Periphery Residential	Single-Family Subdivision

Zoning District Requirements

The development plan shall include the following in text and/or map form:

Development Plan

- The proposed size and location of the parcel included in the application and the relationship of the proposed development to the surrounding areas.*
 - The proposal includes two parcels totaling approximately 25 acres of land. The subject area is surrounded by land used or zoned for single-family purposes.
- Description of the proposed general development character of the tract.*
 - The development plan and text provide sufficient information regarding the proposed development.
- The proposed provision of water, sanitary sewer and surface discharge.*
 - Water and sewer services will be provided to the proposed development by connection to existing utility lines supplied by the Jefferson Township Water and Sewer District.
 - The applicant has proposed to use an existing stormwater basin in the Jefferson Pond Section 1 subdivision to meet stormwater management standards.
- The proposed traffic access points showing locations and their relationship to existing streets.*
 - The site will be accessed from an existing public roadway stub street, Wigeon Street, by a private drive. The entrance drive will be 28 feet in width, reducing to 20 feet in each direction in the boulevard area. The circulation drive around the development will be 25 feet in width.
- The proposed size, location and use of the non-residential portion of the tract, including schools, parks or other public facilities.*
 - The proposal includes approximately 11 acres, 44%, of open space within perimeter yards, a central yard and a boulevard island. All open space is to be owned and maintained by the owner for the benefit and enjoyment of residents
- The proposed time schedule for development of the site.*
 - The proposal is planned for two phases with construction of the first phase beginning within six months of rezoning approval.
- Evidence that the applicant has sufficient control over the land to effectuate the proposed Development Plan.*
 - The subject property is currently in receivership and the applicant has supplied evidence that they have entered into a purchase agreement with the court appointed receiver.

8. *Signed statement of commitment to provide proposed deed restrictions, protective covenants and other legal statements or devises to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained by the Township prior to submittal of the final plat.*
 - The proposed development does not require final plat approval however the applicant has indicated in the development plan text that the property owner will maintain open space areas.
9. *A map indicating topographical contours, soils information, information on wooded areas, floodplains and wetlands.*
 - Topographical contours and existing vegetation has been shown on the conceptual plan and no regulatory floodplain areas affect the site. The applicant did not provide information related to soils or wetlands.

Development Standards

1. *Lot Area*

- Multi-family dwelling structures require a lot area of 3,300 square feet per dwelling unit. The 116 proposed units require a lot area of 382,800 square feet or 8.8 acres.
 - The proposed site is approximately 25 acres in size.

2. *Tract and Development Density*

- Development tracts in the Suburban Periphery Residential District (SPRD) must be at least 25 acres in size and cannot be developed at a higher density than 4.5 dwelling units per acre
 - The SPRD zoning was put in place on the subject site as part of the Jefferson Pond subdivision rezoning approval
 - The proposed development will have a density of 4.64 dwelling units per acre but when looked at as part of the original Jefferson Pond development the density is approximately 4 dwelling units per acre

3. *Lot Width and Frontage on a Public Right-of-Way*

- Multi-family developments require a lot width of 120 feet at both the public right-of-way and at the building setback line
 - The proposed site has a lot width of 250 feet at the right-of-way and over 700 feet of width at the building setback

4. *Front Yard Setback*

- Front yard setback is 25 feet measured from the edge of the right-of-way
 - The proposed development has a front yard setback of over 400 feet

5. *Side Yards*

- No side yard setback requirements for multi-family developments
 - The proposed development will provide a minimum setback of 20 feet between buildings

6. *Rear Yards*

- A perimeter yard of 25 feet is required for multi-family structures
 - The proposed development has a minimum perimeter yard on the north, south and west of 100 feet and a minimum perimeter yard on the east of 65 feet

7. *Open Space*

- A minimum of 20% of the development tract must be designated as Open Space or Public Use organized, arranged and restricted by easement, covenant, deed or dedication, or by approved plan.
 - The proposed development provides approximately 44% open space and the development plan text includes maintenance standards for the open space

8. *Lot Arrangement*

- No dwelling unit may back up to a publicly dedicated street
 - The proposed development's building arrangement does not back on a public street

Staff review

Water supply and Wastewater disposal: The Jefferson Water and Sewer District (JWSD) provided a letter indicating the ability to service the proposed development.

Access and Parking: The proposed use will have access from the Wigeon Street stub to the west. A private drive with a minimum width of 25 feet, with the exception of the entry boulevard which will have a width of 20 feet in each direction, will serve the residential units. Each residential unit will accommodate 4 vehicles and guest parking will be provided at a ratio of 1 space per 3 units.

Franklin County Engineer

A traffic impact study was not submitted as part of the application. The County Engineer's office has requested a traffic impact study to determine if any offsite improvements are needed at the Wigeon Street and Goldeneye Drive and Goldeneye Drive and Kennedy Road intersections.

Franklin County Drainage Engineer

The applicant proposes to connect the site's stormwater infrastructure to an existing stormwater basin that was developed as part of the Jefferson Pond subdivision. The applicant indicates that they will provide any necessary upgrades to the existing stormwater infrastructure. The proposed development will be required to comply with the Franklin County Stormwater Drainage Manual. The applicant did not submit sufficient information related to the site's stormwater management to determine if the standards of the Manual will be met.

Franklin Soil and Water Conservation District

The Franklin Soil and Water Conservation District has indicated no concerns with the proposed development.

Staff analysis

Basis of Approval

1. *The location and physical character of the site shall be suitable for development in the manner proposed and the site is shown on the Township master plan as "extra-high density".*
 - The site is suitable for the proposed development and is compatible with the surrounding area.
2. *The site is contiguous to parcels used or zoned at similar residential densities in other political jurisdictions.*
 - The site is bordered to the east and west by existing residential subdivisions with similar densities. A slightly lower density residential subdivision has been proposed north of the subject site. Low density, unplatted residential lots are located to the south.
3. *Existing and proposed utility services are adequate to serve the proposed area.*
 - The Jefferson Water and Sewer District provided a letter indicating the ability to service the proposed development.
4. *The benefits, improvements and the design of the proposed development justify the deviation from the residential development requirements included in the zoning resolution.*
 - The overall site design respects existing development and the proposed development will provide housing options that are currently lacking in the area.

The proposed development plan complies with the purpose and intent of the Jefferson Township Zoning Resolution. The proposed development plan keeps with the intent of the township land use map. The proposed development plan advances the general welfare of the township and will allow for an appropriate use of land in the area.

Staff Recommendation

Staff recommends *approval* of the proposed development plan in an existing Suburban Periphery Residential District (SPRD) with the following conditions:

1. The applicant must provide evidence to the satisfaction of the Franklin County Drainage Engineer that the project can comply with the standards of the Franklin County Stormwater Drainage Manual prior to final zoning approval.
2. The applicant must complete a traffic impact study and agree to provide any needed offsite improvements warranted by the study to the satisfaction of the Franklin County Engineer prior to final zoning approval.
3. The applicant must revise the development plan text and site plan indicating that sidewalks, a minimum of 4 feet in width, will be installed on both sides of the private drive.
4. The development site plan must be revised to include additional tree plantings on the north, south and east to provide screening to existing and proposed residential development.
5. The applicant must revise the development plan text and site plan to indicate the location and type of any lighting proposed on the site. Any lighting should be of a cutoff lighting fixtures should be used to prevent unwanted light spillover.
6. The applicant must revise the development plan text and site plan to indicate that the private drive is not a public street and will not be maintained by Jefferson Township or Franklin County.



Commissioners
 John O'Grady, President
 Paula Brooks
 Marilyn Brown

Economic Development & Planning Department
 James Schimmer, Director

Request for

Township Zoning Recommendation

Franklin County Planning Commission

Township	
<input type="checkbox"/> Jackson	<input type="checkbox"/> Plain
<input checked="" type="checkbox"/> Jefferson	<input type="checkbox"/> Prairie
<input type="checkbox"/> Perry	<input type="checkbox"/> Washington

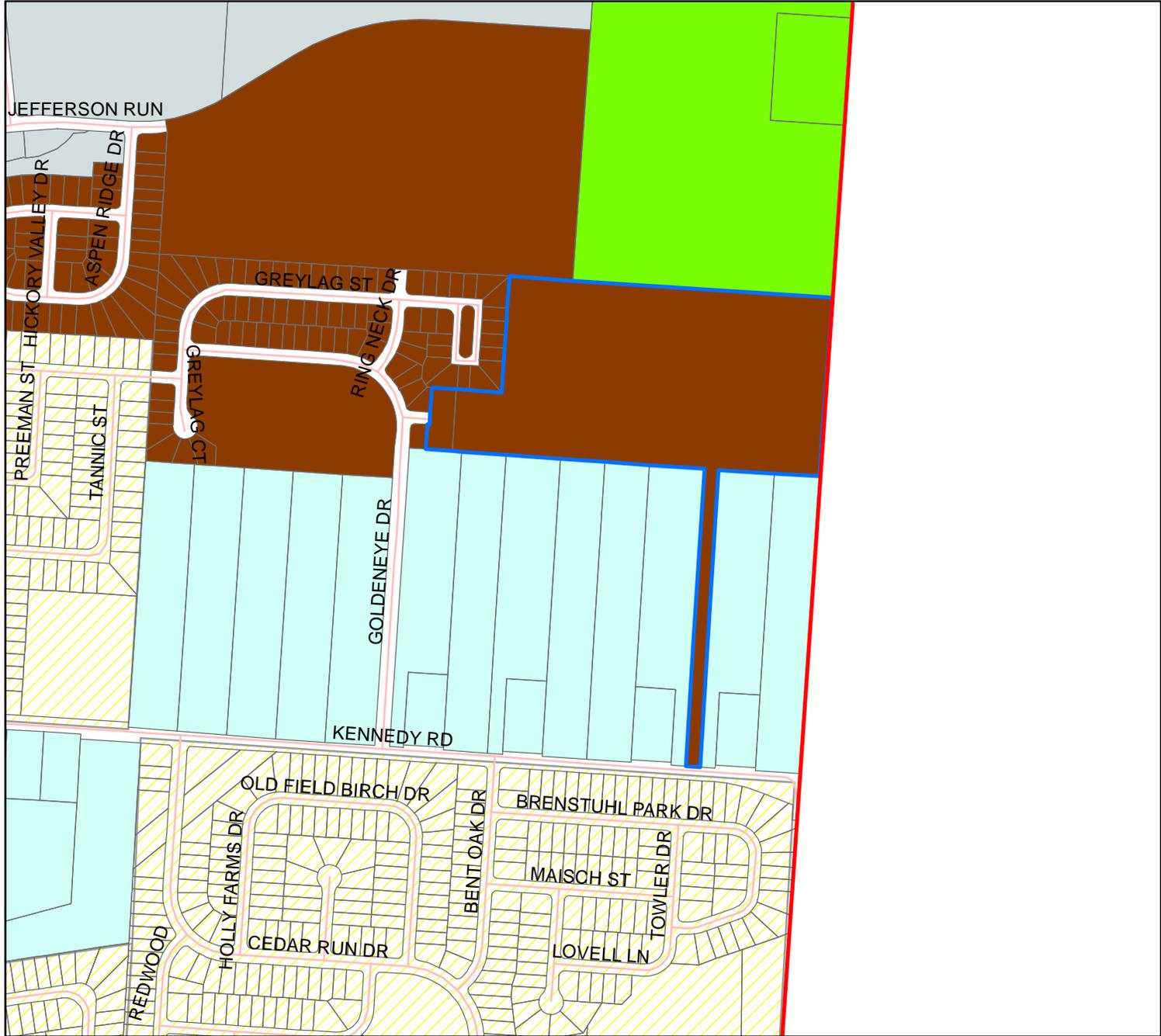
Case Number
JEFF-13-07

Amendment Type	
<input checked="" type="checkbox"/> Map amendment	
<input type="checkbox"/> Text amendment	
<input type="checkbox"/> Land use plan amendment	

Meeting Dates	
Review Body	Date
Tech Review	5/28/13
Planning Commission	6/12/13
Board of Commissioners:	n/a

Amendment information		
Amendment type	Information required	
Map amendment:	List all parcel IDs to be amended 171-000004 & 171-000564	Zoning district Current: SPRD Proposed: Amend an existing SPRD
Text amendment	List sections of zoning resolution to be amended	
Plan amendment	Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name:	

Township Zoning Inspector Contact Information	
Name Charles McCroskey	
Address 6545 Havens Road Blacklick, OH 43004	
Phone # 614-855-4265	Fax # 614-855-1759
Email cmccroskey@jeffersontownship.org	



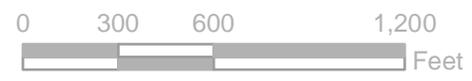
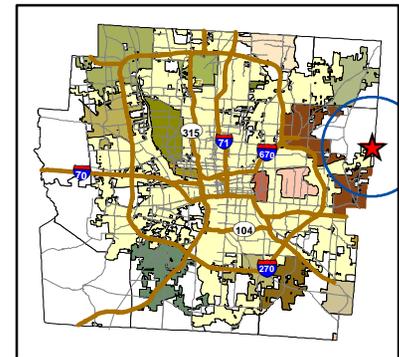
JEFF-13-07

Requesting to amend an existing Suburban Periphery Residential District (SPRD) to allow for the creation of 116 one story residential units.

25.15 acres
Jefferson Township

-  Kennedy Road
-  Parcels
-  Streets
-  Franklin County Boundary

- Jefferson Zoning**
-  Countryside Residential
 -  Planned Suburban Res.
 -  Suburban Periphery Res.
 -  Government
- Columbus Zoning**
-  Residential



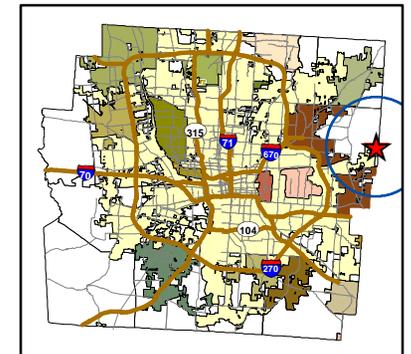


JEFF-13-07

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25.15 acres
Jefferson Township

-  Kennedy Road
-  Parcels
-  Streets





JEFF-13-07

Requesting to amend an existing Suburban Periphery Residential District (SPRD) to allow for the creation of 116 one story residential units.

25.15 acres
Jefferson Township

- Kennedy Road
- Parcels
- Streets

