



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

Economic Development & Planning Department  
James Schimmer, Director

# Technical Review Committee Agenda

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

Tuesday, March 26, 2013  
1:30 p.m.

## 1. Old Business

### A. Planning Commission

#### i. ZON-12-17 – Anthony Hray

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

## 2. New Business

### A. Planning Commission

#### i. 663-FP(e) - Matt Brown

<b>Applicant:</b>	Fisher Homes
<b>Owner:</b>	Grand Communities Ltd. c/o Fisher Homes
<b>Agent:</b>	John Maston, EMH&T
<b>Township:</b>	Jefferson Township
<b>Subdivision:</b>	Royal Elm
<b>Location:</b>	1459 Waggoner Road (PID #171-000025)
<b>Acreage:</b>	5.021-acres
<b>Proposal:</b>	Requesting Final Plat approval for the creation of twenty-six (26) single-family lots in Section 5 of the Royal Elm Subdivision.

**ii. 660-PP-E – Matt Brown**

<b>Applicant:</b>	Braumiller Development LLC c/o T&R Properties
<b>Agent:</b>	EMH&T – Jeffrey Strung
<b>Township:</b>	Prairie Township (PID #240-000112)
<b>Subdivision:</b>	Villages of Galloway
<b>Site:</b>	West side of Galloway Road
<b>Acreage:</b>	65.2-acres
<b>Request:</b>	Requesting a two- year extension of the approved preliminary plan for the Villages of Galloway.

**iv. ZON-13-01 – Anthony Hray**

<b>Applicant:</b>	Mark Snyder, Snyder Masonry & Supplies
<b>Owner:</b>	Cantwell Machinery Company
<b>Agent:</b>	Michael T. Shannon, Esq.
<b>Township:</b>	Franklin Township
<b>Site:</b>	3180 Valleyview Dr. (PID #140-003208)
<b>Acreage:</b>	6.0-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Public Water and Sewer
<b>Request:</b>	Requesting to rezone from the Rural District to the Planned Industrial Park (PIP) District.

**iii. BLEN-13-05 – Scott Ulrich**

<b>Applicant:</b>	Blendon Township Zoning Commission
<b>Township:</b>	Blendon Township
<b>Request:</b>	Requesting approval of the Blendon Township 2013 Comprehensive Plan.

**B. BZA**

**i. VA-3789 – Anthony Hray**

<b>Applicant:</b>	IForce
<b>Owner:</b>	Rylee, Ltd.
<b>Agent:</b>	David R. Darby, Esq.
<b>Township:</b>	Franklin Township
<b>Site:</b>	3571 West Broad Street (PID #140-000304)
<b>Acreage:</b>	0.38-acres
<b>Zoning:</b>	Neighborhood Commercial (NC) District
<b>Utilities:</b>	Public Water and Sewer
<b>Request:</b>	Requesting a Variance from Section 541.03(2(a)) of the Franklin County Zoning Resolution to legitimize wall signage that exceeds the allowable area in an area zoned Neighborhood Commercial (NC).

**ii. VA-3790 – Anthony Hray**

<b>Applicant/Owner:</b>	Karryen Jones
<b>Township:</b>	Madison Township
<b>Site:</b>	3764 Noe Bixby Road (PID #180-002185)
<b>Acreage:</b>	0.46-acres
<b>Zoning:</b>	Restricted Urban Residential (R-8) District
<b>Utilities:</b>	Public Water and Sewer
<b>Request:</b>	Requesting a Variance from Section 502.021(3) of the Franklin County Zoning Resolution to legitimize the construction of a residential driveway/parking pad that does not meet the minimum three foot setback requirement from a property line in an area zoned Restricted Urban Residential (R-8).

Application Number: ZON-12-17	Date Filed: 10-16-12	Received By: Matt Brown	Total Fees: \$600.00	Receipt Number: 241118
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**Subject Property Information**

1. Street Address: 6281 South High Street, Shadelville, Hamilton Township
2. Parcel ID Number(s): 150 - 001173-00 + 150-001172-00 +
3. Township(s): HAMILTON

150-001174-00  
150-001175-00  
150-001177-00  
150-001179-00

**Description of Subject Property**

4. Acres to be Rezoned: ~~0.14~~ .774 DPM
5. Current Land Use: VACANT
6. Surrounding Land Use: North COMMERCIAL STRIP MALL  
South CONVENANT STORE - GAS STATION  
East U.S. 23  
West RESIDENTIAL HOUSE
7. Water Supply Source:  Public (Central)  Private (Onsite)
8. Sanitary Sewer Source:  Public (Central)  Private (Onsite)

**Rezoning Request**

9. Current Zoning: RESIDENTIAL
- Proposed Zoning: Select Commercial Planned District
10. Proposed Land Use: FAMILY DOLLAR STORE
11. Purpose for Request: TO CHANGE LOT FROM RESIDENTIAL TO COMMERCIAL. THERE IS COMMERCIAL ON THE NORTH & SOUTH SIDES AND INTERSTATE U.S. 23 TO THE EAST. THIS IS A CORNER VACANT LOT ON U.S. 23 AND STATE RT 665.

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OCT 16 2012

**Applicant/Owner/Agent Information**

12. Applicant Information: DOUGLAS P. McELWEE  
Address: P.O. Box 462 Bainbridge, OH 45612  
Phone: 740-634-3363 Fax: 740-634-3213  
Interest in Property: To Build A FAMILY DOLLAR STORE  
Signature: Douglas P. McElwee

13. Property Owner: David + Elizabeth Stephens  
Address: 421 Shanahan Rd Lewis Center OH 43035  
Phone: 614 738 8802 Fax: \_\_\_\_\_  
Signature: David Stephens Elizabeth Stephens

14. Agent Information: Jason Hottinger  
Address: 16254 Maple Street Loveland, Ohio  
Phone: 740-601-3205 Fax: 740-634-3213  
Signature: J. Hottinger

**Applicant/Owner/Agent Information**

I/we (applicant) DAVID + Elizabeth Stephens swear that I/we am/are the owners/lessees/options of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

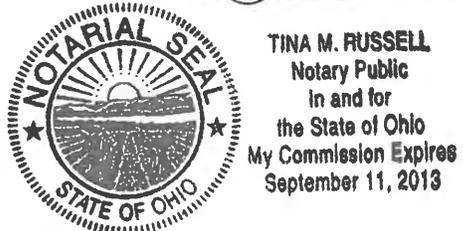
Applicant Signature: (required) Not Available

Date: 8/2/2012

Property Owner Signature: (required) David Stephens Elizabeth Stephens

Subscribed and sworn to me in my presence and before me on this 2<sup>nd</sup> day of Aug 20 12.

Notary Public Signature: Tina M Russell



## Rezoning/Text Amendment Application General Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

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### Two (2) copies of each of the following items are required with each application:

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the County Engineers Office, 19th Floor, 373 South High Street, 614.462.3030 525-3084
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

### Two (2) copies of the Development Plan are required with the following information:

1. Names of the applicant, architect, engineer and contractor with the respective addresses and phone numbers.
2. Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks that would assist in locating and identifying the property.
3. Present zoning, existing use and proposed use.
4. Zoning and use of each adjacent property.
5. North arrow on the site plan.
6. Scale of drawing. Please use a suitable standard scale.
7. Dimensions and locations of:
  - Property lines on all sides,
  - All setback lines,
  - Existing and proposed buildings with size and height,
  - Dumpster locations,
  - Proposed curb cuts and sidewalk locations (if any),
  - Existing sidewalks, curbs, alleys, streets, and service or frontage roads,
  - Any property proposed for dedication or easement,

~~X~~ - All easements, utility poles, fire hydrants, significant tree stands, and obstructions.

8. Parcel and building area in square feet.
9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
10. Existing and proposed traffic circulation pattern.
- ~~11.~~ Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

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#### Statement of Understanding

I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

Applicant Signature: \_\_\_\_\_

*[Handwritten Signature]*

Date: \_\_\_\_\_

*8/9/12*

# HHC LIMITED

HOCKING HILLS COMPANIES

16254 Maple St., PO Box 348, Laurelville, OH, 43135

PH: 740-601-3205

E-Mail: hhclimited@yahoo.com

## SELECT COMMERCIAL PLANNED DISTRICT (SCPD) TEXT

6281 SOUTH HIGH STREET, SHADEVILLE, HAMILTON TOWNSHIP

Proposed District: Select Commercial Planned District  
Property Address: 6281 South High Street, Shadeville, Hamilton Township, Ohio  
Owners: Douglas P. McElwee, DBA W&M of Lockbourne LLC  
Applicant: Jason Hettinger, DBA HHC Limited  
Date of Text: March 12, 2013  
Application Number:

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Franklin County Planning Department  
Franklin County, OH

ZON-12-17

Introduction: The proposed development area is located in Hamilton Township adjacent to Route 23 South in Shadeville. The property is presently vacant and is rezoned to commercial from residential. W&M of Lockbourne LLC proposed to develop the land and build a Family Dollar for the Village of Shadeville and rural residents.

Presently the surrounding uses are as follows: To the west is residential property, to the east is Route 23 South, to the north is a strip mall, to the south is a Marathon Fuel Station/Carry Out.

1. Permitted Uses: The following uses shall be permitted:  
Those used listed in Section 328.021 CC Community Commercial District, of the Franklin County Zoning Resolution including OMB SIC Group Code: #53 General Merchandise Stores.
2. Prohibited Uses:
  - a. Adult Entertainment
  - b. Those uses not in conformance with the CC Community Commercial District of the Franklin County Zoning Resolution. Any future permitted use must provide adequate water and sanitary facilities in compliance with all regulations of the Franklin County Public Health Department and Ohio Environmental Protection Agency (OEPA) (latest regulations).
3. Vegetation:
  - a. There are a few significant trees on the property that will be maintained and incorporated into newly developed design. See Screening & Landscaping.
  - b. New trees will be planted on East and South sides of property.
    1. Tree Species: Ivory Silk Lily Tree
    2. Bush Species: To be determined
    3. Landscaping will provide a minimum 6 feet and 75% opacity buffer between the commercial lot and residential lots.
  - c. All landscaping will be maintained by Family Dollar and will be incorporated into the lease contract.

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E-Mail: hhclimited@yahoo.com

4. Soil Type:  
To be verified before engineered drawings developed
  
5. Traffic Volume:
  - a. No traffic analysis or access study will be required at this time.
  - b. If a use other than a retail store is proposed on this property, the applicant and/or property owner must consult with the ODOT to determine if the proposed use shall warrant a traffic access study. Should a study be required, the applicant/property owner shall prepare and submit its findings to ODOT. Upon review and acceptance of this study by ODOT, the applicant owner shall be responsible for any road improvements determined to be necessary by the performed traffic study.
  
6. Access:
  - a. Property Access
    1. Since the property is adjacent to Route 23 South, as considering traffic entering and exiting Route 23 South, the access and exit to the property will be on the far west side along Jackson Street. Approved access permit will be requested from Ohio Department of Transportation (ODOT).
  - b. Turn Lanes
    1. No other access or turn lanes will be installed.
  - c. Restrictions
    1. No turn restrictions are warranted.
  - d. Secondary Access
    1. There is no secondary access being considered for this location.
  - e. Traffic Analysis
    1. No traffic analysis or access study will be required at this time.
    2. If a use other than a retail store is proposed on this property, the applicant and/or property owner must consult with the ODOT to determine if the proposed use shall warrant a traffic access study. Should a study be required, the applicant/property owner shall prepare and submit its findings to ODOT. Upon review and acceptance of this study by ODOT, the applicant owner shall be responsible for any road improvements determined to be necessary by the performed traffic study.
  - f. Emergency Vehicle Alley Access
    1. The building access plan will be reviewed by the Township Fire Department and a letter of acceptance will be provided to the Franklin County Economic Development and Planning Department when received. (Attachment #1)

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E-Mail: hhclimited@yahoo.com

## 7. Parking:

### a. Parking Spaces

1. 23 Parking spaces shall be provided including 2 handicapped parking spaces.
  - i. The 23 parking spaces do not conform with Franklin County Zoning Section 531.021, Use: Retail that requires 1 space for every 250 sq. feet.
  - ii. Building: 8240 sq. ft., this requires 33 parking spaces. Waiver will be needed for relief on this requirement.

### b. Landscape Medians/Islands

1. The parking areas are buffered from the residential areas by shrubs and existing trees. New trees will be planted in the parking area to divide the parking into smaller spaces located in the 5 feet offset area from along the property line.

### c. Vehicle Lights

1. Parking lot area will be screened with fencing and trees/shrubs to provide an opaqueness of 60% or more.
  - i. The trees will be designed to meet the 5 year or less requirements. This will only be incorporated on the west and north sides of the property.
  - ii. If trees do not meet the opaqueness 60% requirement, then fencing will be installed per the Franklin County Zoning.

### d. Loading Space

1. One (1) loading space is designed for this retail establishment. The loading space is designed to meet the Franklin County Zoning Sections 531.031 and 531.032
2. A waiver will be needed due to Franklin County Zoning Section 531.03 requires two (2) loading spaces and the truck backs into the loading dock.

## 8. Storm water Drainage:

The developed site will be drained via appropriately designed stormwater catch basins that will flow into the newly constructed stormwater piping. (See Grading/Storm water Drainage Plan)

- a. Storm water will incorporate all feasible OEPA Best Management Practices. The present storm water management was approved by ODOT and is detailed in the Storm Water Drainage Plan. A water storage and infiltration system is being used to meet the required regulations.
- b. All storm water has been reviewed and approved by ODOT.

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## 9. Sewage Disposal and Water Supply:

### a. Sewage Disposal

1. Sanitary requirements will be met with a newly installed septic system. This system has been approved by Franklin County Public Health Department (Attachment 2 To Be Supplied). We are waiting on the approval letter which will be forwarded as soon as it is received.

### b. Water Supply

#### 1. Potable Water Well

The site will have an approved OEPA well (Attachment #3) supplying the building.

2. The well is located on the adjacent property. An easement was executed to install the well on the adjacent property (Attachment #4).

3. All OEPA requirements will be met to ensure the well is acceptable for potable water supply. After all tests are met, the OEPA approval letter will be provided to Franklin County Economic Development and Planning Department.

### a. Potable Water Piping

1. The potable water piping will be underground crossing the alley to the north of the subject property.

2. The attached permission adopted by Hamilton Township Board of Trustees allows the proposed potable water pipe to be installed under the alley (Attachment #5).

3. Alley will be returned to Hamilton Township standards after potable water piping is installed.

## 10. Architectural Design

- a. The building shall be metal/block clad single story building with a metal roof.

- b. The entrance to the building will be from front facing Jackson Street.

- c. The building height will not exceed 21'-0" from the finish grade to the building.

- d. Building density will not exceed 35%

## 11. Outside Storage:

- a. A dumpster has been located on the plan with a concrete pad. No other outside storage areas are permitted.

- b. The dumpster will be blocked from view with fencing per Franklin County Zoning.

1. Reference Landscaping Plan for dumpster details

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## 12. Utilities and Facilities:

- a. Electric
  1. Electric service will be provided overhead entering the retail building from the rear (NW) corner.
- b. Sewer
  1. The sanitary sewer will leave the building from the West side of the retail building to the septic system.
  2. A secondary sewer connection will be provided for public sanitary sewer connection when available.
- c. Water
  1. Potable water will enter the building from the rear (North) side of the building underground.

## 13. Pollution:

- a. Smoke – No smoke from an industrial or commercial process shall be emitted from any structure in the SCPD
- 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, service or industrial use shall emit noise greater than sixty (60) decibels at the lot line.

## 14. Graphics:

- a. No sign located within the SCPD shall advertise off-premise activity. All signs shall meet the applicable provisions of SECTION 541 as well as the following:
- b. Wall Signs
  1. Each business may have one (1) sign attached to the structure below roof level, other than identification signs for service areas. Signs for individual businesses may be no greater than ten percent (10%) of the area below the roof of the exterior surface of the wall to which they are attached.
  2. A waiver will be needed to be provide relief for this requirement, due Family Dollar has set corporate sized signs.
- c. Free Standing Signs
  1. Except site identification signs or traffic control signs, all shall be directory in nature. There can be no more than one (1) free standing sign for each building on a lot other than traffic control signs. The total size of a free standing sign shall not exceed forty (40) square feet unless otherwise approved as a part of the Development Plan. Free-standing signs shall be no more than twenty (20) feet in height, unless otherwise approved as a part of the Development Plan submission verifying the need for same.
  2. A waiver will need to be provided to allow the standard Family Dollar “small sign (50 sq. ft.)” to be used. This is a standard sign for Family Dollar and is a corporate mandated.

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# HHC LIMITED

HOCKING HILLS COMPANIES

16254 Maple St., PO Box 348, Laurelville, OH, 43135

PH: 740-601-3205

E-Mail: hhclimited@yahoo.com

- d. Temporary real estate for sale or for lease signs shall not exceed fifty (50) square feet in total area.
- e. A sign may be illuminated provided that no flashing, traveling, animated or intermittent illumination shall be used. Permitted illumination shall be confined to the area of the sign except when such illumination is back lighting for an otherwise non-illuminated sign.

## 15. Lighting:

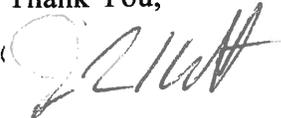
- a. Site lighting shall be provided by building exterior LED directional wall lights in the parking lot area and at the rear of the building.
  1. Reference lighting plan to see exterior lighting details.

## 16. Screening and Landscaping:

- a. Screening of the parking area will be handled with new and existing trees
  1. The existing trees on the west side of the lot will shield the residential areas from any vehicle headlights or building lighting. The newly planted trees on the east side will break up the parking area and provide shade and greenery in the parking area.
- b. Dumpster
  1. In addition the dumpster will be screened on three sides by a 6' fence. Reference Landscaping Drawing for dumpster details.

If there are any questions or if more detailed information is required please contact Jason Hettinger at 740-601-3205.

Thank You,



Jason Hettinger, P.E.



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Franklin County Planning Department  
Franklin County, Ohio

Attachment #1  
Emergency Vehicle Access



**Hamilton Township Fire Department**  
1460 Obetz Road \* Columbus, Ohio 43207  
Station 171\*614-491-1013 Station 172\*614-491-1050  
Fax\* 614-491-3321

**Ralph Shillingburg**  
Fire Chief  
614-491-1700

Gee Drafting Services  
Attn: Mr. Jeffery Gee  
1896 Hartwood Road  
Chillicothe, Ohio 45601

RE:Family Dollar Store

Mr. Gee,

In reference to the site location of the store as shown on your drawings, I see no issues for us as far as us having access to this property. If you have any question please let me know.

Sincerely,

*Ralph Shillingburg*  
Chief  
Ralph Shillingburg

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Franklin County Planning Department  
Franklin County, Ohio



John R. Kasich, Governor  
Mary Taylor, Lt. Governor  
Scott J. Nally, Director

February 5, 2013

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Franklin County Planning Department  
Franklin County, Ohio

Attachment #3  
OEPA Potable Water

**Re: Franklin County  
Family Dollar - Shadeville  
Proposed Transient Non-  
Community Water System  
PWS ID: OH2569112  
Plan ID: 920541**

D & K Construction  
Attn: Douglas P. Mcelwee  
130 East Main Street  
Bainbridge, OH 45612

Dear Mr. Mcelwee:

On January 23, 2013, this office received a Plan Approval Application for the proposed Transient Non-Community Water System, referenced above. Please be advised that this Plan Approval Application is for the well and well system components, only. A separate Plan Approval Application will be required for the distribution and water treatment systems. We have reviewed this application and have the following comments:

1. Provide a brief description of the current configuration of this system. Indicate any components that are not installed in their final configuration. Indicate how the system is being protected from potential contamination due to temporary/incomplete conditions of construction.
2. Provide proof of ownership or easement adequate for the sanitary isolation radius required by Ohio Administrative Code Section 3745-9-04. The sanitary isolation radius for this well shall include all land within a fifty foot radius of the proposed well, as indicated in the Well Siting Letter dated October 10, 2012.
3. Raw water sampling and analysis in accordance with Ohio Administrative Code Section 3745-9-09(C)(1) is required for all new well construction. Our records include no test results for Gross Beta. Ensure that sampling and analysis is completed for this contaminant and that test results are submitted to this office.
4. On the Water Supply Data Sheet:
  - a. The name, address, and phone number for the water system is required.
  - b. The name and address of the person preparing the plans is required.
  - c. Many questions are not completed. All questions must be completed.

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D & K Construction  
Attn: Douglas P. Mcelwee  
Page -2-

Franklin County Planning Department  
Franklin County, Ohio

5. On the Well Log and Drilling Report:
  - a. The information supplied under the "Well Test" section does not match the "24-Hour Pumping Test Report". It appears to pertain to well development, rather than the pumping test. Correct this information and provide this office with a revised Well Log and Drilling Report.
  - b. There is no information provided under the "Pump/Pitless" section of the form. However, pump and adapter information are provided on the Well Profile and Construction Form. Provide this information and provide this office with a revised Well Log and Drilling Report.
  - c. Please note that changes to this document will require updates to be completed through ODNR.
6. On the Well Profile and Construction Form, the many portions of the form have not been completed. Complete all portions of the form and provide this office with a revised Well Profile and Construction Form.
7. Appropriate specifications in accordance with Ohio Administrative Code (OAC) 3745-91-04 were not provided for all equipment and materials required for this project. In order to confirm and document that all equipment and materials comply with OAC, we require enough detailed information to accurately identify each component and/or material, ensure appropriate certification (i.e. NSF, ANSI, AWWA, etc.), and assess the suitability for the intended use.

This can usually be accomplished by providing complete manufacturer and model information (or other component identification information), along with the manufacturers web address. However, if this information is not available online, we require that catalogue sheets, specifications documents, or other appropriate information is provided in order to accomplish this review.

You have provided sufficient information for us to identify and ensure appropriate certifications exist for the Merrill MB50 Pitless Adapter and the Schaefer 10LD05P4-2W230, 10 gpm, ½ Horsepower, 6 stage, 230 Volt, Submersible Pump. However, complete identification information and appropriate certifications are required for all other well components.

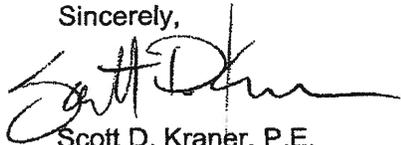
This application is not approvable as submitted. Please provide all of the information requested. Upon receipt of this information, we will continue our review of this application.

In accordance with the OEPA plan approval procedures, please be advised applications for plan approval may be closed ninety days after the initial date of receipt.

D & K Construction  
Attn: Douglas P. Mcelwee  
Page -3-

Should you have any questions, please do not hesitate to call me at (614) 728-3866 or email me at [Scott.Kraner@epa.state.oh.us](mailto:Scott.Kraner@epa.state.oh.us).

Sincerely,



Scott D. Kraner, P.E.  
Environmental Engineer II  
Division of Drinking and Ground Waters  
Central District Office

c: Franklin County Health Department  
Cantrell Well Drilling  
Engineering and Operations, DDAGW/CO  
CDO File

SK/cl 920541 - 1<sup>st</sup> Review Letter

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Franklin County Planning Department  
Franklin County, Ohio

Attachment #5  
Potable Water Underground  
Crossing Permission

# Hamilton Township

(Franklin County)  
6400 LOCKBOURNE ROAD  
LOCKBOURNE, OHIO 43137

TEL. (614) 491-3963

FAX (614) 491-1320

## TRUSTEES

Shannon Bush  
Howard Hahn  
Charles C. Hann

## CLERK

Karen Schutte

November 29, 2012

Douglas P. McElwee  
P.O. Box 462  
Bainbridge, Ohio 45612

Dear Mr. McElwee:

Please be advised that at the Hamilton Township Board of Trustees Meeting held November 28, 2012, a resolution was submitted to grant permission for an alley cut in order to install a water line in the vicinity of the north-west corner of State Route 665 and 23. We request that the pavement in the alley be resurfaced and replaced to the Township's satisfaction.

Should you have any questions or concerns, feel free to contact our Chairman, Shannon Bush, at 374-5120.

Sincerely,



Karen A, Schutte, Clerk  
Fiscal Officer

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MAR 13 2013

Franklin County Planning Department  
Franklin County, Ohio



# TY R. PELL & ASSOCIATES



PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street  
West Union, Ohio 45693  
937-544-5262

TONYA ROSE MACDONALD  
15' WIDE UTILITY EASEMENT

BEING SITUATED IN HAMILTON TOWNSHIP, COUNTY OF FRANKLIN, & STATE OF OHIO, AND ALSO BEING IN THE TOWN OF SHADEVILLE, BEING PART OF LOTS 8, 10 & 12, OWNED BY JUDY W. BRANDENBURG IN DEED REF 200701050003286 BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR SET AND BEING THE SOUTHEAST CORNER TO LOT 14 OWNED BY MICHAEL P. HOOFFSTETTER IN DEED REF: 200907160104297 AND BEING THE SOUTHWEST CORNER TO LOT 12 OWNED BY TONYA ROSE MACDONALD IN DEED REF: 20070105000386 AND ALSO BEING THE NORTH LINE OF A 20' WIDE ALLEY; THENCE WITH SAID NORTH LINE OF 20' WIDE ALLEY AND WITH SAID MACDONALD S 86°33'04" E A DISTANCE OF 50.00' TO A 5/8" REBAR SET; THENCE S 86°33'04" E A DISTANCE OF 35.19' TO A 5/8" REBAR SET AND BEING THE NEW 15' WIDE UTILITY EASEMENT HEREBY GRANTED AND RETAINED; THENCE WITH THE CENTERLINE OF A NEW 15' WIDE EASEMENT N 17°38'12" E A DISTANCE OF 126.86' TO A 5/8" REBAR SET BEING THE TERMINATION OF SAID EASEMENT, AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESRICTIONS OF RECORD.

BEARINGS ARE BASED UPON THE S86DEG 33'04"E LINE.

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R. PELL, REGISTERED LAND SURVEYOR NO. 7524, ON NOVEMBER 29, 2012 AS FOUND IN FILE NO. 12-218.

Exhibit A

Deed easement and legal description

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MAR 13 2013

Franklin County Planning Department  
Franklin County, Ohio



201211300183585

Pgs: 3 \$56.00 T20120092171  
11/30/2012 2:49PM MLDOUGLAS P M  
Daphne Hawk  
Franklin County Recorder

Contract for Easement for Water Well

Tonya McDonald (landowner) agrees to convey to W&M of Lockbourne LLC (easement holder) an interest allowing for the placement of water well, easement to run water, water lines, and all other accessories necessary for the movement of water from the site to Family Dollar Site. This easement shall run for an indefinite term and shall be paid for as follows: 1300.00 paid down 500.00 PER YR thereafter. The easement shall be placed on the property commonly known as 29 Cottage St Lockbourne, Ohio.

Signed this 13<sup>TH</sup> day of Sept 2012 **TRANSFERRED**

NOV 30 2012

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

Tonya McDonald

CONVEYANCE TAX  
EXEMPT  
P OF  
CLARENCE E. MINGO II  
FRANKLIN COUNTY AUDITOR

Douglas P. McElwee

Managing Member of W&M of Lockbourne LLC

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MAR 13 2013

Franklin County Planning Department  
Franklin County, Ohio

See attached Exhibit A fo 15 Foot Easement Description.

**Certified Mail: # 7002 3150 0006 0607 7439**

**COPY**

February 20, 2013

Doug McElwee (dba: W&M Lockbourne LLC)  
1098 State Route 41  
Bainbridge, OH 45612

Re: 6281 South High Street, Hamilton Township  
Tax District 150, Parcel No. 001172, 001173, 001174, 001175, 001177, and 001179

Dear Mr. McElwee:

The Franklin County Board of Health, at their regularly scheduled monthly meeting held **February 12, 2013**, discussed a variance request for the property referenced above. It was their understanding you wish to obtain a variance to install a small flows on-site sewage treatment system for construction of a Family Dollar store on the property with a reduced design flow calculation of 215 gallons per day. This would be a variance from Franklin County District Board of Health Sanitary Regulation 720-10 (B)(4).

The Board approved the variance in Hearing 13-003. The Board found that this variance will not be contrary to the public interest and that the applicant did show practical difficulties or other special conditions, and that the strict application of this rule will cause unusual or unnecessary hardship to the applicants.

This order shall be in full force and effect from and immediately upon adoption. If you have any questions, please feel free to contact Gary Young at (614) 525-3909.

Sincerely,

  
Susan A. Tilgner, MS, RD, LD, RS

cc: Gary Young, Supervisor  
Rebecca Fugitt, ODH  
Hamilton Township Trustees

Enclosure

# RECORD OF PROCEEDINGS

Minutes of

Meeting

Dayton Legal Blank, Inc.

Form No 7617

Held Franklin County Public Health, \_\_\_\_\_, \_\_\_\_\_ (YEAR)  
Journalized on:

FEB 12 2013

**COPY**

HEARING 13-003

February 12, 2013

**BEFORE THE  
FRANKLIN COUNTY DISTRICT BOARD OF HEALTH  
COLUMBUS, OHIO**

**FINDINGS AND ORDERS**

**WHEREAS**, W&M of Lockbourne LLC has contracted to purchase the property known as 6281 South High Street, Hamilton Township, Franklin County, Ohio (tax district 150, parcel numbers 001172, 001173, 001174, 001175, 001177, and 001179) and owned by David and Elizabeth Stephens. W&M of Lockbourne LLC (member Doug McElwee) wishes to obtain a variance to install a small flows on-site sewage treatment system for construction of a Family Dollar store on the property with a reduced design flow calculation of 215 gallons per day. The Ohio Environmental Protection Agency design flow requirements are 306 gallons per day. W&M of Lockbourne requests a variance from Franklin County District Board of Health Sanitary Regulation 720-10 (B)(4) (application admitted into record); and

**WHEREAS**, Amended Substitute House Bill 119, passed by the 127<sup>th</sup> Ohio General Assembly, contained substantial amendments to Chapter 3718 of the Ohio Revised Code and Section 3701-29 of the Ohio Administrative Code regulating household and small flow on-site sewage treatment systems ("STS"); and

**WHEREAS**, in compliance with Am. Sub. HB 119, the Director of Health adopted statewide interim sewage rules that were adopted by the Public Health Council which became effective on July 2, 2007; and

**WHEREAS**, under Am. Sub. HB 119, the interim sewage rules were set to expire on July 1, 2009; and

**WHEREAS**, during the interim time period, local health districts including the Franklin County Public Health were to be responsible for code enforcement, and were permitted to adopt more stringent rules than the statewide interim rules; and

**WHEREAS**, the Franklin County Board of Health adopted Regulation 720, Sewage Treatment Systems, on October 18, 2007, and amended such Regulation on January 8, 2008, June, 2010 and September 14, 2010; and

# RECORD OF PROCEEDINGS

Minutes of

Meeting

Dayton Legal Blank, Inc.

Form No 7617

Held \_\_\_\_\_

Franklin County Public Health (YEAR)  
Journalized on:

FEB 12 2013

Hearing 13-003  
Page 2

**WHEREAS**, House Bill 1 of the 128<sup>th</sup> Ohio General Assembly extended the interim sewage rules to January 1, 2010, House Bill 363 again extended the interim rules, and subsequent legislation has addressed Chapter 3718 of the Ohio Revised Code and Section 3701-29 of the Ohio Administrative Code regulating household and small flow on-site sewage treatment systems ("STS"); and

**WHEREAS**, according to the Ohio Department of Health, "local health districts should continue to use their current adopted local rules until new state rules are adopted after Jan. 1, 2012. This includes all standards and operation/maintenance/or current inspection programs being conducted..."

**WHEREAS**, the board of health may grant a variance from the requirements of this regulation and the board of health shall consider the economic impact of the system on the property owner, the state of available technology, the nature and economics of the available alternatives, and ensure that the system to be used under the variance will not create a public health nuisance. No variance shall be granted that will defeat the spirit and general intent of this regulation, or be otherwise contrary to the public interest or adversely affect the public health or cause contamination of the environment; and

**WHEREAS**, the Board heard testimony from Gary Young, Jason Hettinger and Douglas McElwee; and

Doug McElwee was present, and W&M of Lockbourne LLC, a limited liability company, was/was not represented by counsel; and

The following evidence was presented and fully incorporated into the administrative hearing on February 12, 2013:

- a. Ohio Environmental Protection Agency Design Flow Requirements;
- b. Variance Application;
- c. Secretary of State Articles of Organization for W&M of Lockbourne, LLC;
- d. Franklin County Auditor Property Summary; and
- e. Regulation 720-10 and 720-18.

Now, therefore, upon motion of Board Member McDaniel seconded by Board Member Sommer,

# RECORD OF PROCEEDINGS

Minutes of

Meeting

Dayton Legal Blank, Inc.

Form No 7617

Held \_\_\_\_\_

Franklin County Public Health

Journalized on: \_\_\_\_\_

(YEAR)

FEB 12 2013

Hearing 13-003

Page 3

BE IT RESOLVED BY THE FRANKLIN COUNTY BOARD OF HEALTH,  
BOARD MEMBERS:

1. That the Board of Health approves the request for a variance to install a small flow on-site sewage treatment system for a Family Dollar store located at 6281 South High Street, Hamilton Township, tax district 150, parcel numbers 001172, 001173, 001174, 001175, 001177, and 001179 with a reduced design flow calculation of 215 gallons per day. The Ohio Environmental Protection Agency design flow requirements would be 306 gallons per day.
2. Pursuant to Regulation 720-10(B)(4), a reduction in daily design flow may be approved by the board of health when the information submitted indicates conditions that justify reduced flow such as limited fixtures, waterless toilets, in-house graywater recycling, or other circumstances that may warrant a reduction in daily design flow. Justification for a proposed reduction in daily design flow shall be included in the site review application and, if approved, shall be documented on the installation permit and operation permit.
3. That specifically, the Franklin County Board of Health finds that a variance will not be contrary to the public interest and that the applicant did show that the strict application of this rule will cause unusual or unnecessary hardship to the applicants and that the variance for the reduced daily design flow is justified from the information presented in the variance application.
4. That this order shall be in full force and effect from and immediately upon its adoption.
5. This order may be appealed pursuant to Ohio Revised Code Chapter 3718.11 by filing a notice of appeal with Franklin County Public Health, the Franklin County Sewage System Appeals Board, or the Franklin County Court of Common Pleas. In addition, the Franklin County Municipal Court, Environmental Division, may have jurisdiction for such an appeal, pursuant to Ohio Revised Code section 1901.181. This notification does not in any way preclude Franklin County Public Health from arguing any jurisdictional matters.

# RECORD OF PROCEEDINGS

Minutes of

Meeting

Dayton Legal Blank, Inc.

Form No 7617

Held \_\_\_\_\_

Franklin County Public Health  
Journalized on: \_\_\_\_\_<sup>(YEAR)</sup>

FEB 12 2013

Hearing 13-003  
Page 4

**IT IS SO ORDERED.**

**Franklin County Board of Health  
Board Members**

*A. Soume, W*

\_\_\_\_\_  
*J. B. Boyd*  
\_\_\_\_\_  
*Jay Luff*  
\_\_\_\_\_  
*[Signature]*  
\_\_\_\_\_  
*[Signature]*  
\_\_\_\_\_



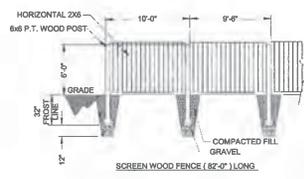
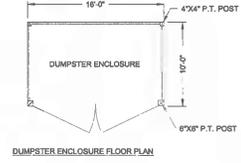
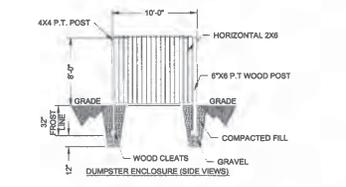
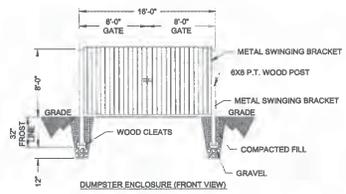
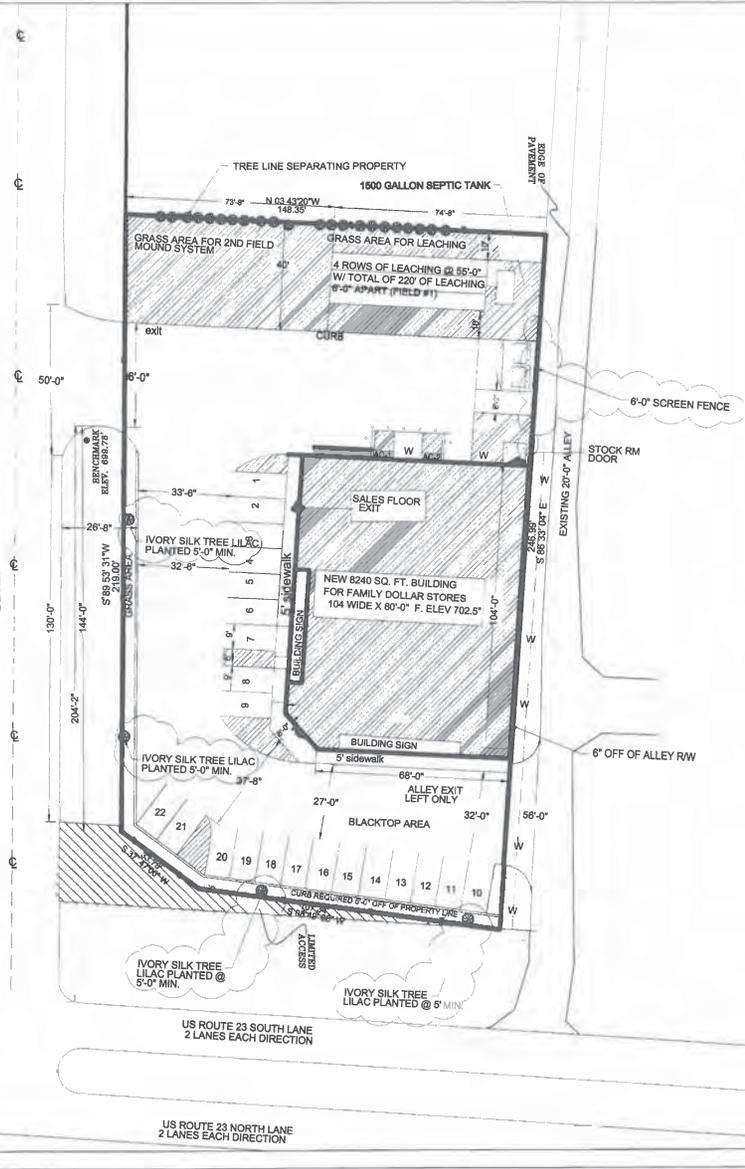
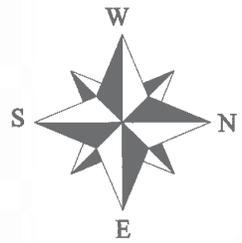


MAR 13 2013

Franklin County Planning Department  
Franklin County, Ohio

2013-12-17

**HHC LIMITED**  
HOCKING HILL COMPACTOR  
16254 MAPLE STREET  
LAUREVILLE, OHIO 43135  
EMAIL: HHCLIMITED@YAHOO.COM  
PHONE # (740)801-3205



REVISIONS	
NO.	DESCRIPTION



NEW BUILDING FOR:  
FAMILY DOLLAR STORES  
US ROUTE 23 AND 865 ( 6281 SOUTH HIGH STREET)  
LAUREVILLE, OHIO  
SCREENING AND LANDSCAPING PLAN  
DRAWN: GIB SHIPPING SERVICES DATE: 5-13-09  
ENGINEER: JASON HETTINGER SCALE: 1/8"=1'-0"

REG. NO.  
**3/8**

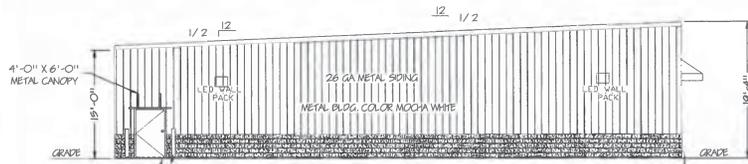
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MAR 13 2013

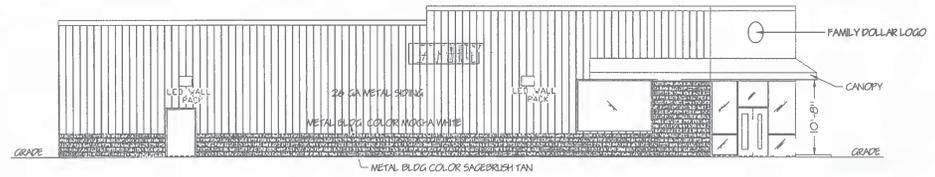
Franklin County Planning Department  
Franklin County, Ohio

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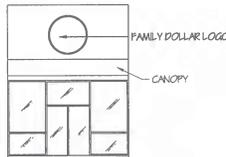
HHC LIMITED HICKING HILL COMPANIES  
16754 MAPLE STREET  
LAUREL VILLAGE, OHIO 43137  
PHONE # (740) 601-3205  
EMAIL: HCLIMITED@YAHOO.COM



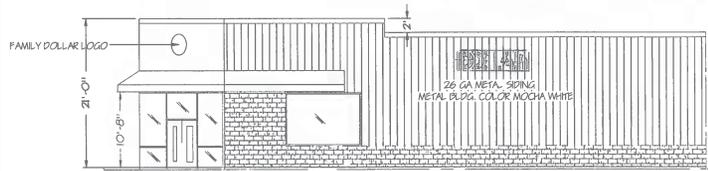
WEST ELEVATION  
SCALE: 1/8" = 1'-0"



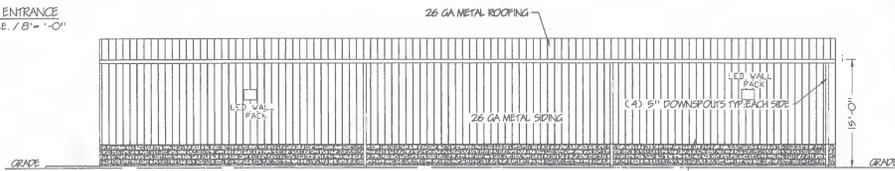
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ENTRANCE  
SCALE: 1/8" = 1'-0"

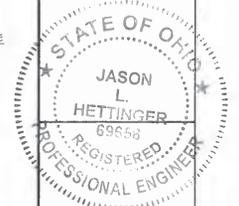


EAST ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

NO.	DATE	BY	DESCRIPTION



A NEW BUILDING FOR  
FAMILY DOLLAR  
6281 SOUTH HIGH STREET  
LOCKBOURNE, OHIO 43137  
EXTERIOR ELEVATIONS  
DRAWN: ENGINEER: JASON HETTINGER  
DATE: 3-12-2013  
SCALE: 1/8" = 1'-0"

DWG. NO.  
4/8

THE FIELD

MAR 13 2013

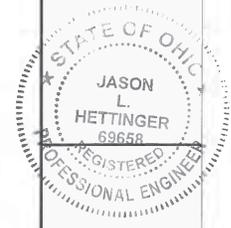
ranklin County Plannin Dep  
Franklin County, Oh

ZON-12-17

HHC LIMITED HOCKING HILL COMPANIES  
16254 MAPLE STREET LAUREVILLE, OHIO 43135  
PHONE # (740)601-3205 EMAIL: HCLIMITED@YAHOO.COM

REVISIONS

NO.	DATE	BY	DESCRIPTION



SEAL

DWG. NO.

5/8

LAND AREA

- GRASS AREA SEPTIC SYSTEM = 5603 SQ.FT.
- A/C, CONDENSER PADS = 316 SQ.FT.
- POURIOUS ACC PARKING LOT = 10,148.8 SQ.FT.
- ACC PARKING LOT & ENTRY DR. = 8,682.2 SQ.FT.
- RECEIVING, DUMPSTER PAD = 694 SQ.FT.
- SIDEWALK = 958 SQ.FT.
- BUILDING = 8240 SQ.FT.
- 5'-0" SETBACK AREA GRASS = 1214 SQ.FT.
- ALL BUILDING DOWN SPOUTS GOING TO (1) CATCH BASIN STORAGE ARE 6-7 (OTHER LOAD)
- 4'-0" WIDE X 4'-0" DEEP X 60'-0" = 960 FT<sup>3</sup>
- PARCEL (DEVELOPED) = 33623.9 SQFT

PARCEL WATERSHEDS

- ODOT CB#1 = 0 SQFT (0%)
- ODOT CB#2 = 0 SQFT (0%)
- ODOT CB#3 = 0 SQFT (0%)
- ODOT CB#4 = 14179.4 SQFT (41.9%)
- NORTHWEST SHEETFLOW = 11947.2 SQFT (34.1%)
- POURIOUS PAVEMENT INFILTR. = 8097.3 SQFT (24.0%)

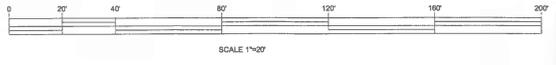
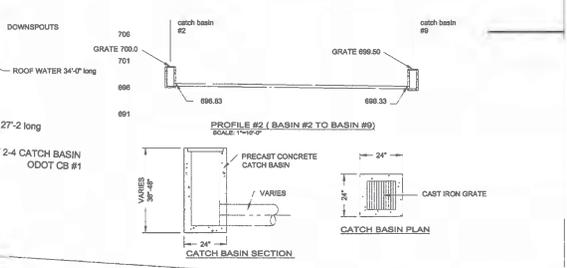
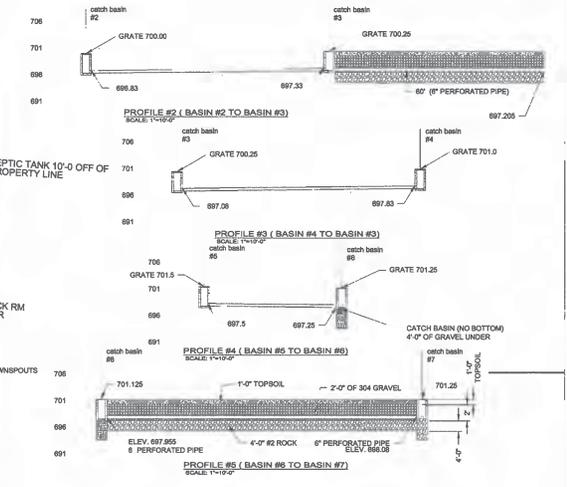
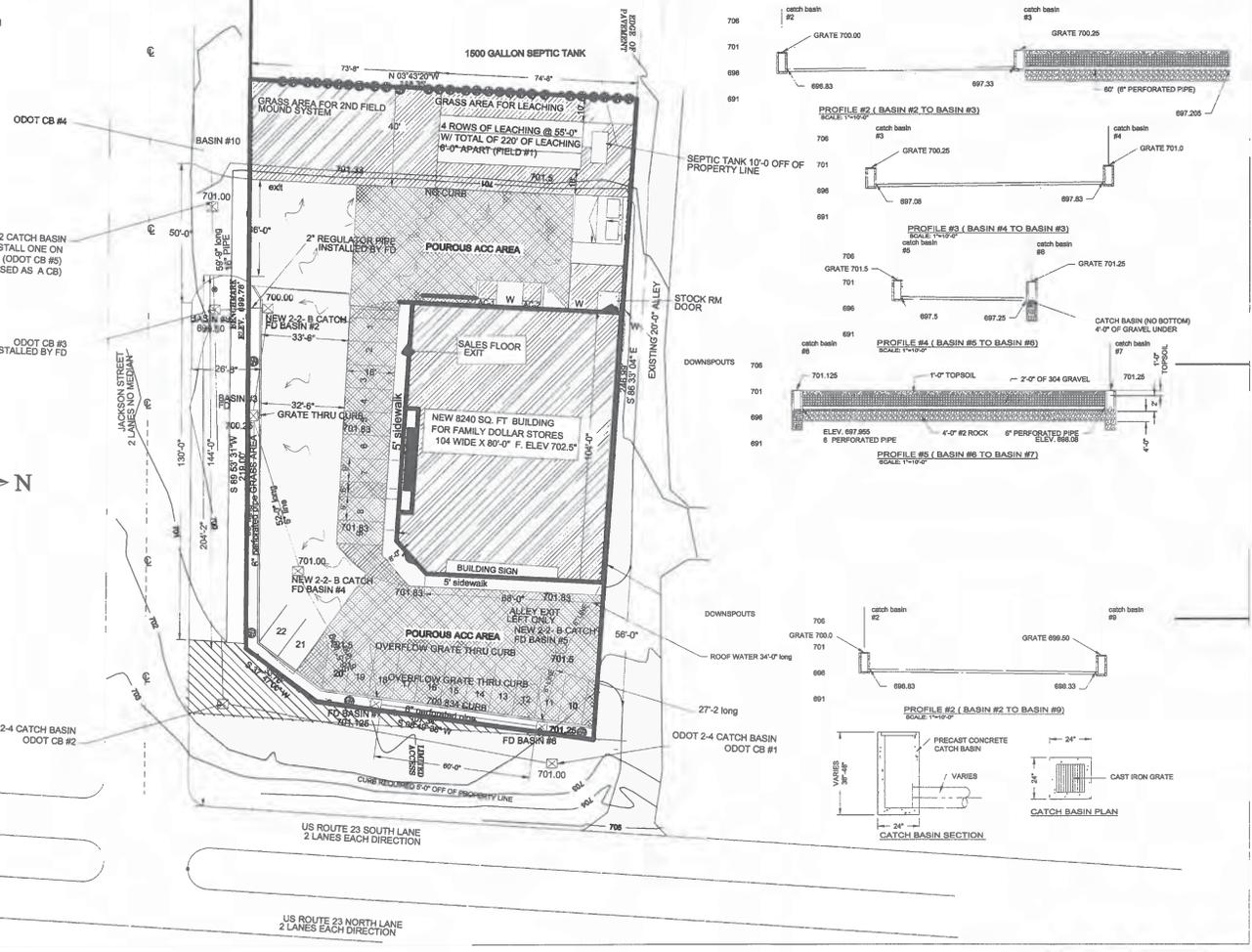


ODOT CB #4

ODOT 2-2 CATCH BASIN  
CAP AND INSTALL ONE ON  
EACH SIDE OF DRIVE (ODOT CB #5)  
(WILL NOT BE USED AS A CB)

ODOT CB #3  
INSTALLED BY FD

ODOT 2-4 CATCH BASIN  
ODOT CB #2



NEW BUILDING FOR:  
FAMILY DOLLAR STORES  
US ROUTE 23 AND 865 (E81 SOUTH HIGH STREET)  
LOOBCOURNE, OH 43137  
POST-CONSTRUCTION STORM WATER PLAN

DRAWN: GISEL DRAFTER SERVICES DATE: 3-15-2013  
ENGINEER: JASON HETTINGER SCALE: 1/4"=1'-0"

US ROUTE 23 SOUTH LANE  
2 LANES EACH DIRECTION

US ROUTE 23 NORTH LANE  
2 LANES EACH DIRECTION

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Franklin County Planning Department  
Franklin County, Ohio

ZON-12-17

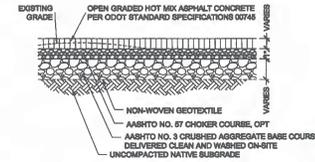
HHC LIMITED HOCKING HILL COMPANIES  
16254 MAPLE STREET LAUREVILLE, OHIO 43135  
PHONE # (740)801-3205 EMAIL: HHC.LIMITED@YAHOO.COM

LAND AREA

PARCEL (GRASS & BRUSH) = 33823.9 SQFT  
DRAINAGE AREA 1 = 2417.8 SQFT  
DRAINAGE AREA 2 = 9006.3 SQFT

PARCEL WATERSHEDS

ODOT CB#1 = 0 SQFT (0%)  
ODOT CB#2 = 0 SQFT (0%)  
ODOT CB#3 = 0 SQFT (0%)  
ODOT CB#4 = 24817.6 SQFT (73.4%)  
NORTHWEST SHEETFLOW = 9006.3 SQFT (26.6%)



POROUS ASPHALT PAVEMENT NOTES

- 1. TO PREVENT LONG-TERM CLOGGING, GRADING PLAN SHALL REFLECT THAT LANDSCAPE AREAS DO NOT DRAIN TOWARDS PERVIOUS PAVEMENT AREA.
- 2. A FIELD TEST SHOWING THAT NATIVE SOILS WILL HAVE MINIMUM DESIGN INFILTRATION RATE OF 0.1 INCH/ HOUR SHALL BE SUBMITTED.
- 3. CONSULT A GEOTECHNICAL ENGINEER TO RECOMMEND A THICKNESS OF ASPHALT AND AGGREGATE BASE COURSE BASED ON THE NATIVE SOILS IN A WET, UNCOMPACTED STATE AND THE TRAFFIC LOADING AND VOLUME.
- 4. DESIGN AND INSTALLATION OF PERVIOUS ASPHALT SHALL BE PER ODOT STANDARD SPECIFICATIONS SECTION 02746 FOR OPEN GRADED IMAC.
- 5. THE GENERAL CONTRACTOR SHALL SUBMIT A NARRATIVE IDENTIFYING HOW PERVIOUS PAVEMENT SURFACES WILL BE PROTECTED FROM RECEIVING SEDIMENT DURING THE ENTIRE CONSTRUCTION PROJECT.
- 6. THE FULL EXTENT OF THE POROUS PAVEMENT SHALL BE FENCED OFF FROM THE FIRST DAY OF EARTH MOVING UNTIL PROJECT COMPLETION TO PREVENT COMPACTION OF THE SURFACE. TRACKING OF DIRTY ONTO ANY LAYER OF THE FACILITY, AND STOCKPILING OF CONSTRUCTION MATERIALS THAT MAY CLOG THE SURFACE.
- 7. DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY, RAINFALL MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
- 8. CALL THE CIVIL ENGINEER, (ENTER NAME HERE) AT (ENTER PHONE NUMBER HERE) 24 HOURS IN ADVANCE OF CONSTRUCTING THIS FACILITY SO CONSTRUCTION OBSERVATION MAY BE PERFORMED TO IDENTIFY VARIATIONS IN THE FIELD THAT MAY AFFECT DESIGN AND VERIFY PROPER CONSTRUCTION.
- 9. AGGREGATE BASE COURSE SHALL BE DELIVERED CLEAN (2% WASH LOSS) AND WASHED ON-SITE TO REDUCE WASH LOSS TO 0.5%. THIS MAY BE DONE BY HOISING THE ROCK OFF WHILE STILL IN THE DELIVERY TRUCK OR AFTER STOCKPILING. SCOOP FROM THE TOP AND PLACE ROCK, HOSE OFF AS NEEDED AS THE PILE DIMINISHES SINCE FINES WILL MIGRATE TO LOWER LEVELS OF THE PILE.

MATERIALS SPECIFICATIONS

Base Course

- 1. All aggregate beneath the pavement surface shall meet the following:
  - a. Maximum Wash Loss of 0.5%
  - b. Minimum Densities Index of 95
  - c. Maximum Abrasion of 10% for 100 revolutions and maximum of 60% for 800 revolutions
- 2. Unless otherwise approved by the Engineer, coarse aggregate for the groundwater infiltration rock trenches shall be uniformly graded with the following gradation (AASHTO number 9):

U.S. Standard Sieve Size	Percent Passing
2 1/2" (63 mm)	100
1 1/2" (38 mm)	100
1 1/8" (31.5 mm)	90-100
1" (25 mm)	75-100
3/4" (19 mm)	45-85
3/8" (9.5 mm)	5-45

If the above gradation cannot be met, the following gradation (AASHTO size number 6) is acceptable with the approval of the Engineer and minimum void space of 55%:

U.S. Standard Sieve Size	Percent Passing
1 1/2" (37.5 mm)	100
1" (25 mm)	90-100
3/4" (19 mm)	20-80
3/8" (9.5 mm)	5-70
3/16" (4.75 mm)	5-45

3. Choker base coarse aggregate shall have the following gradation (AASHTO number 87):

U.S. Standard Sieve Size	Percent Passing
1 1/2" (37.5 mm)	100
1" (25 mm)	90-100
3/4" (19 mm)	25-80
3/8" (9.5 mm)	5-70
3/16" (4.75 mm)	5-45

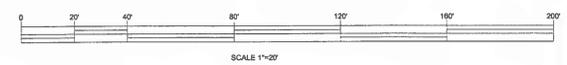
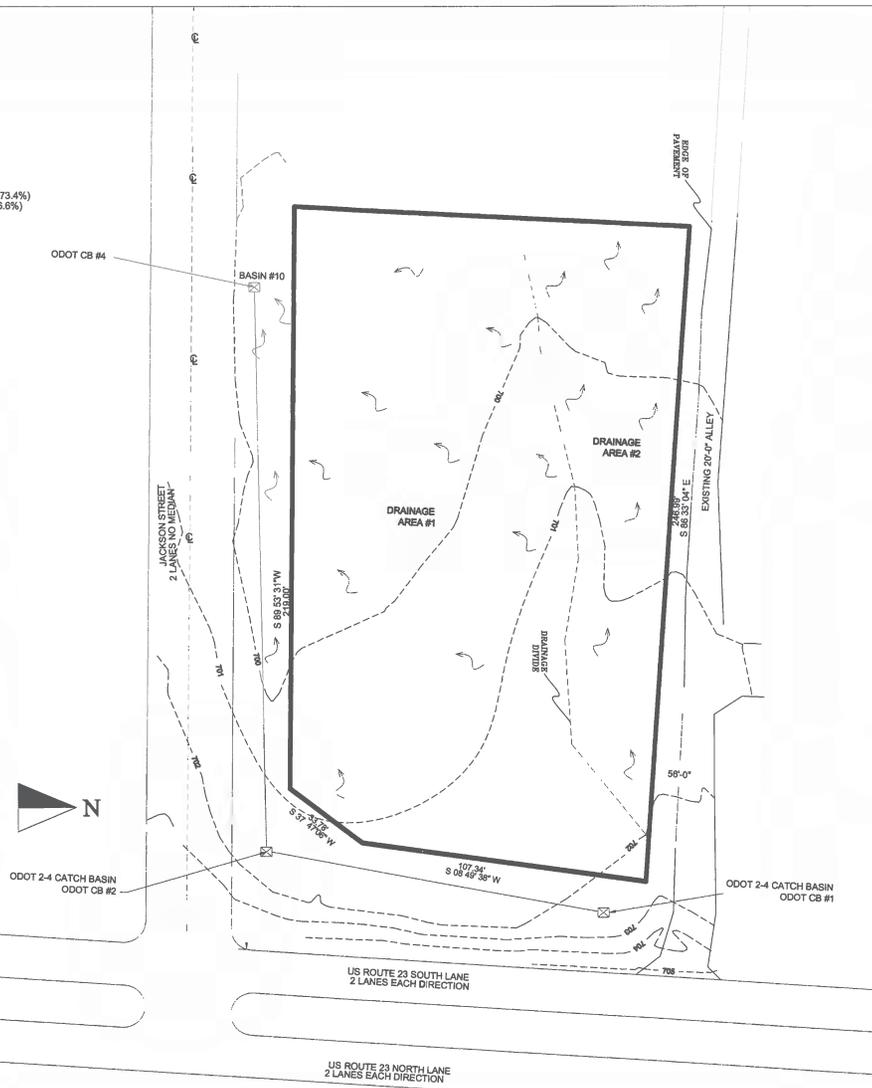
4. Non woven geotextile (drainage filter fabric) shall conform to the following:

- 1. Minimum flow rate of 85 gallons/24 ASTM D-4491-85
- 2. Crust tensile strength min 115 lb ASTM D-6882-89
- 3. Burst strength min 150 psi ASTM D-5780-90a
- 4. Puncture resistance min 45 lb ASTM D-6820-89
- 5. Apparent opening size 90-90 U.S. Standard Sieve
- 6. Non-woven geotextile shall be fitted 100% or approved eqvt.

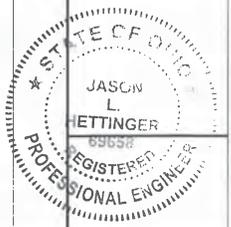
MATERIALS SPECIFICATIONS CONT...

C. Porous Bituminous Asphalt

- 1. In accordance with ODOT Section 02746, 1/2" Open Grade Level 3 HMAC mix except as modified by the following:
  - a. Bituminous surface course for porous paving shall be two and one-half (2.5) inches thick with a minimum mix of 0.5% to 0% by weight dry aggregate.
  - b. In accordance with ASTM D692, equivalent of the binder shall be no greater than 0.5%. If more absorptive aggregate, such as limestone, are used in the mix than the amount of binder to be based on the testing procedures outlined in the National Asphalt Pavement Association's Information Series 191 - "Porous Asphalt Pavement" (2003) or ODOT equivalent.
- 3. For traffic bearing purposes, use neat asphalt binder modified with an elastomeric polymer to produce a binder meeting the requirements of PG 70-22 in accordance with ODOT Section 02744.11. The elastomeric polymer shall be styrene-butadiene-styrene (SBS), or approved equal, applied at a rate of 3% by total weight of the binder. The composite material shall be thoroughly blended at the asphalt refinery or central plant prior to being loaded into the transport vehicles. The polymer modified asphalt binder shall be hot and storage stable.
- 4. The manufacturer shall submit a certification letter from the polymer-modified asphalt supplier to the Engineer before the mix is placed on the project. The certification letter from the supplier will include the following:
  - a. Type of elastomer polymer used to modify the asphalt.
  - b. Quality control sampling and testing procedures used to certify the polymer modified asphalt prior to shipping to the Contractor's asphalt plant.
  - c. Information on the storage and stability of the polymer modified asphalt.
  - d. Recommended mixing and compaction temperatures.
  - e. A statement saying that the polymer modified asphalt will comply with these specifications.
- 6. The asphalt mix shall be tested for its resistance to stripping by water in accordance with ASTM D-6924. If the estimated coating rate is not above 88 percent, anti-stripping agents shall be added to the asphalt.



REVISIONS	
NO.	DESCRIPTION



NEW BUILDING FOR:  
FAMILY DOLLAR STORES  
US ROUTE 23 AND 885 (E281 SOUTH HIGH STREET)  
LOCKBOURNE, OH 43137  
PRE-CONSTRUCTION GRADING/STORM WATER PLAN  
DRAWN: JASON L. HETTINGER DATE: 3-13-2013  
ENGINEER: JASON HETTINGER SCALE: 1"=20'-0"

DWG. NO.  
**6/8**



**NOTES:**

THE BELOW LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT WORK.

ALL MONUMENTS SET OR FOUND ARE IN GOOD CONDITION UNLESS NOTED.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES UNLESS NOTED.

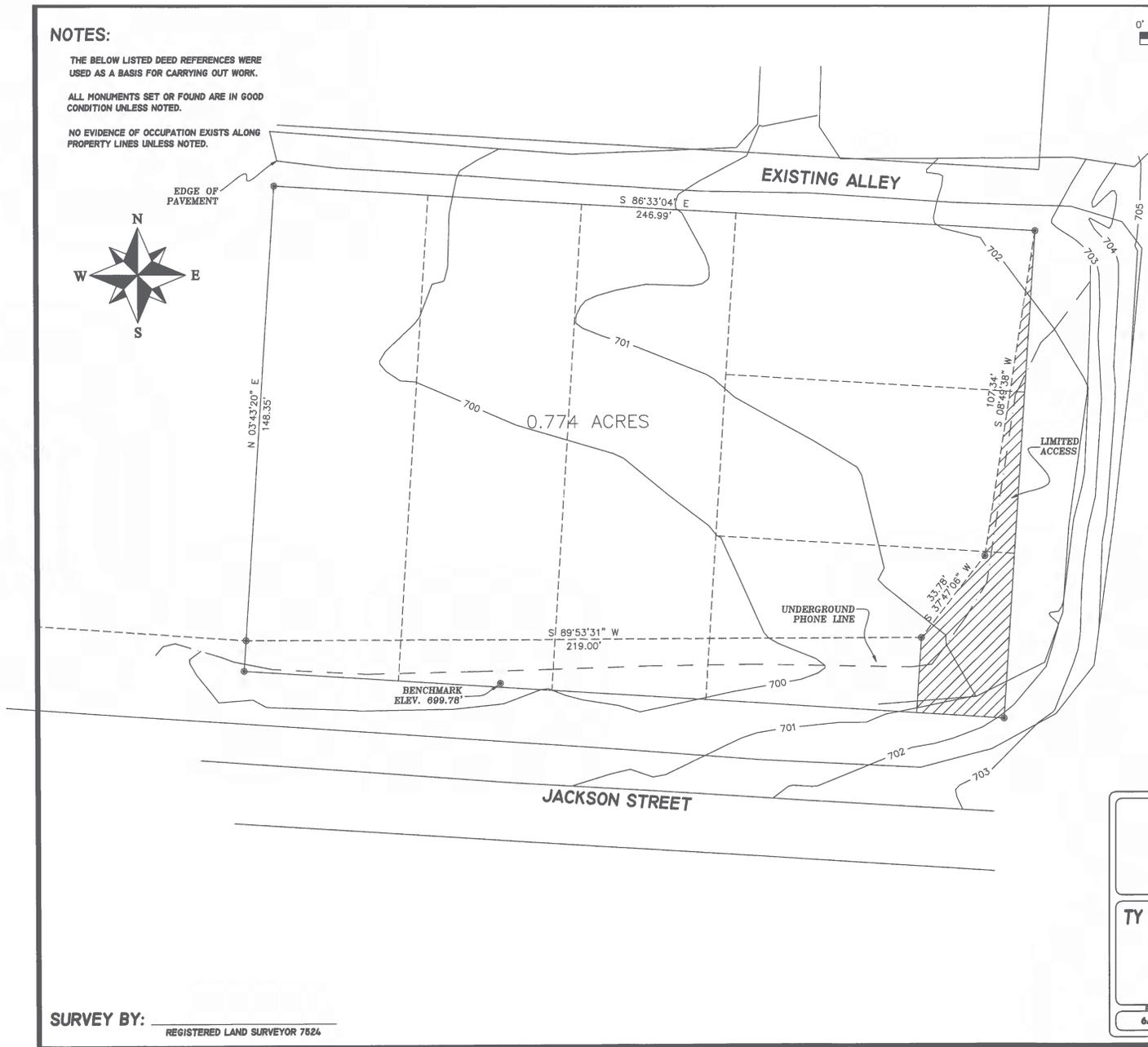


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MAR 13 2013

Franklin County Planning Department  
Franklin County, Ohio

ZON-12-17

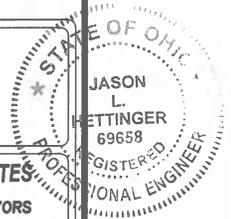


U.S. ROUTE 23

**LEGEND**

- THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
- SPIKE SET
  - SPIKE FOUND
  - ⊙ 5/8" REBAR SET
  - ▲ 5/8" REBAR FOUND
  - ◆ PIPE FOUND
  - ⊞ STONE FOUND
  - ⊠ CONCRETE MONUMENT FOUND
  - × POINT IN CREEK

STAMP FOR



**TY R. PELL & ASSOCIATES**  
PROFESSIONAL SURVEYORS

115 E. MAIN  
WEST UNION, OHIO 43083  
(937) 544-5555  
FAX (937) 544-2779

SURVEY BY: \_\_\_\_\_  
REGISTERED LAND SURVEYOR 7524

DATE	REVISION NO.	FILE NAME
6/2/10	10-100	





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MAR 13 2013

# *Syringa reticulata* 'Ivory Silk' 'Ivory Silk' Japanese Tree Lilac<sup>1</sup>

Franklin County Planning Department  
Franklin County, OH

ZON-12-17

Edward F. Gilman and Dennis G. Watson<sup>2</sup>

## INTRODUCTION

Although a Lilac, this member of the species is quite different in appearance than those with which gardeners are more familiar (Fig. 1). Its upright habit varies from symmetrical to irregular but is more consistent than the species. Cultivars including 'Ivory Silk' and 'Summer Snow' could be used instead of the species due to the more consistent habit and more flowers. 'Ivory Silk' grows well only in USDA hardiness zones 3 through six (perhaps into 7) and has an oval or pyramidal form when young but spreads to a rounded shape as it grows older. This is a very large shrub or small tree, reaching a height of about 20 to 30 feet with a 15-foot-spread. The huge clusters of creamy white flowers, borne in early summer for about two weeks, are the main ornamental feature but lack the fragrance of the spring-blooming Lilacs -- this Lilac's fragrance is more suggestive of Privet.

## GENERAL INFORMATION

**Scientific name:** *Syringa reticulata* 'Ivory Silk'

**Pronunciation:** sih-RING-guh reh-tick-yoo-LAY-tuh

**Common name(s):** 'Ivory Silk' Japanese Tree Lilac

**Family:** *Oleaceae*

**USDA hardiness zones:** 3A through 7A (Fig. 2)

**Origin:** not native to North America

**Uses:** container or above-ground planter; large parking lot islands (> 200 square feet in size); wide tree lawns (>6 feet wide); medium-sized tree lawns (4-6 feet wide); recommended for buffer strips around parking lots or for median strip plantings in the highway; near a deck or patio; screen; trainable as a standard; narrow tree lawns (3-4 feet wide); specimen;

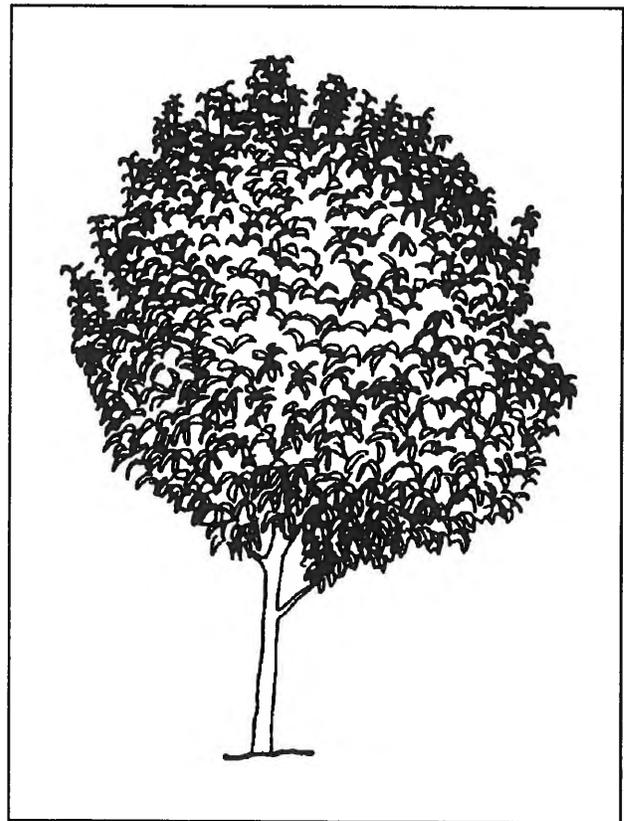


Figure 1. Mature 'Ivory Silk' Japanese Tree Lilac.

sidewalk cutout (tree pit); residential street tree; tree has been successfully grown in urban areas where air pollution, poor drainage, compacted soil, and/or drought are common

**Availability:** somewhat available, may have to go out of the region to find the tree

1. This document is adapted from Fact Sheet ST-611, a series of the Environmental Horticulture Department, Florida Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida. Publication date: October 1994.  
2. Edward F. Gilman, associate professor, Environmental Horticulture Department; Dennis G. Watson, associate professor, Agricultural Engineering Department, Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida, Gainesville FL 32611.

MAR 13 2013

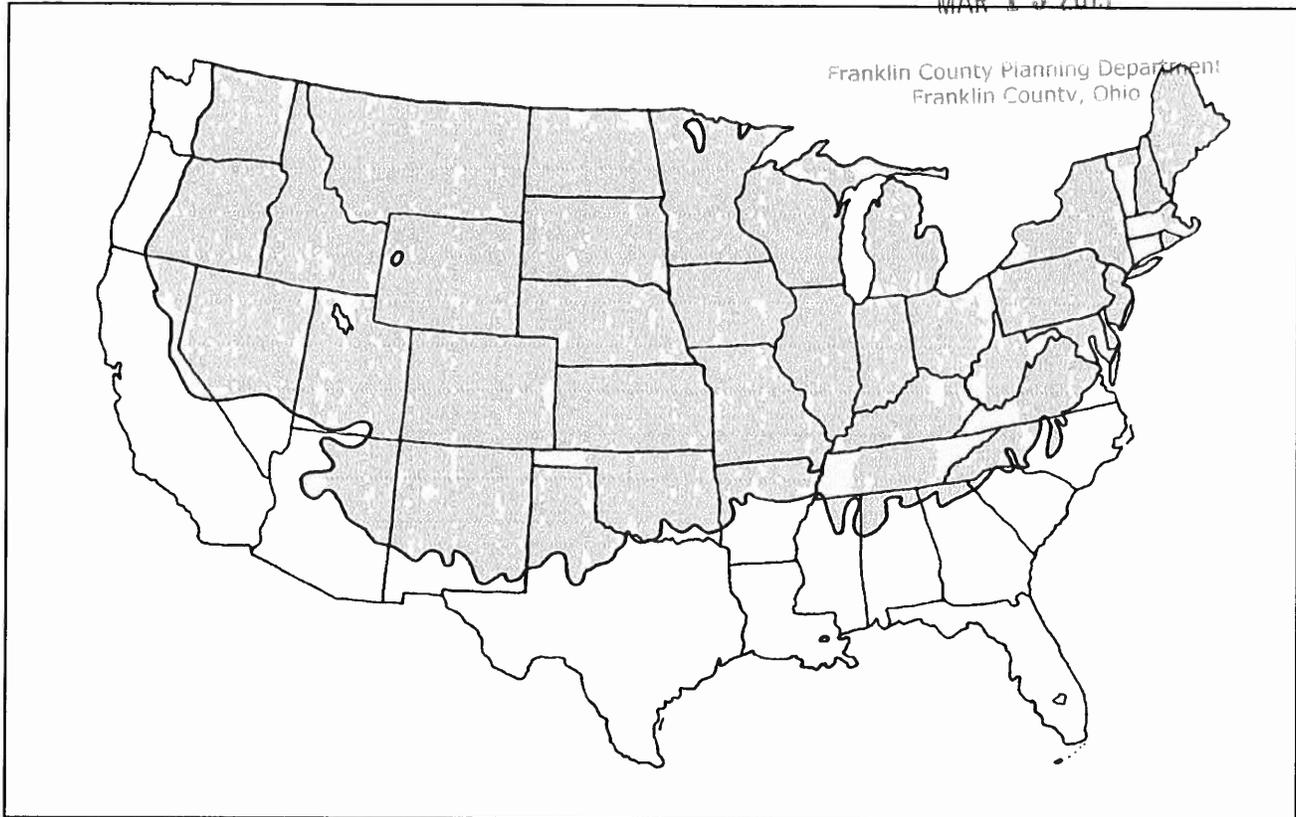


Figure 2. Shaded area represents potential planting range.

## DESCRIPTION

**Height:** 20 to 30 feet  
**Spread:** 15 to 18 feet  
**Crown uniformity:** irregular outline or silhouette  
**Crown shape:** oval; round; upright; vase shape  
**Crown density:** dense  
**Growth rate:** medium  
**Texture:** medium

## Foliage

**Leaf arrangement:** opposite/subopposite (Fig. 3)  
**Leaf type:** simple  
**Leaf margin:** entire; undulate  
**Leaf shape:** ovate  
**Leaf venation:** banchidodrome; pinnate  
**Leaf type and persistence:** deciduous  
**Leaf blade length:** 4 to 8 inches; 2 to 4 inches  
**Leaf color:** green  
**Fall color:** no fall color change  
**Fall characteristic:** not showy

## Flower

**Flower color:** white  
**Flower characteristics:** summer flowering; very showy

## Fruit

**Fruit shape:** elongated; oval  
**Fruit length:** .5 to 1 inch  
**Fruit covering:** dry or hard  
**Fruit color:** green; yellow  
**Fruit characteristics:** does not attract wildlife; no significant litter problem; persistent on the tree; showy

## Trunk and Branches

**Trunk/bark/branches:** routinely grown with, or trainable to be grown with, multiple trunks; grow mostly upright and will not droop; showy trunk; tree wants to grow with several trunks but can be trained to grow with a single trunk; no thorns  
**Pruning requirement:** needs little pruning to develop a strong structure  
**Breakage:** resistant  
**Current year twig color:** brown

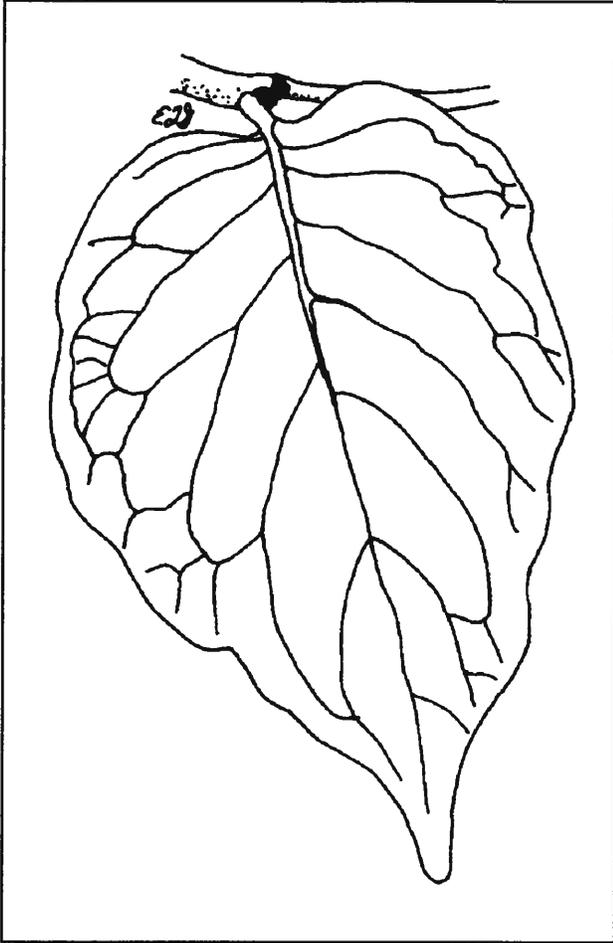


Figure 3. Foliage of 'Ivory Silk' Japanese Tree Lilac.

**Current year twig thickness:** thick

### Culture

**Light requirement:** tree grows in full sun

**Soil tolerances:** clay; loam; sand; slightly alkaline; acidic; well-drained

**Drought tolerance:** moderate

**Aerosol salt tolerance:** high

**Soil salt tolerance:** moderate

### Other

**Roots:** surface roots are usually not a problem

**Winter interest:** tree has winter interest due to unusual form, nice persistent fruits, showy winter trunk, or winter flowers

**Outstanding tree:** tree has outstanding ornamental features and could be planted more

**Invasive potential:** little, if any, potential at this time

**Verticillium wilt susceptibility:** susceptible

**Pest resistance:** long-term health usually not affected by pests  
Franklin County, Ohio

### USE AND MANAGEMENT

It is being used as a street tree in some parts of the country, particularly in areas with overhead power lines. Japanese Tree Lilac is also popular as a garden specimen or as an accent in a shrub border. It deserves to be in any landscape. It provides shade to a small area and a colorful spring show for a deck or patio area. Green fruit clusters are somewhat showy when viewed from close range. Trees may not flower heavily each year.

The tree is sold as a multi-stemmed specimen or as a single-trunked street tree. The trunk is often trained fairly straight to 10 feet and then it branches into a stiff, upright, rounded head of foliage. The bark is somewhat showy with prominent lenticels, being reminiscent of Black Cherry. As with other Lilacs, when the plant is used as a shrub it may need rejuvenation by pruning every few years as it becomes overgrown. It is perhaps the most pest-resistant Lilac, but that does not mean it is pest-free. Regular irrigation during dry spells help make this a pest-resistant tree.

Japanese Tree Lilac is tolerant of urban conditions, growing in poor, clay or alkaline soil. The gorgeous flowers are most showy and prolific when the tree is located in full sun with good drainage. Plants in partial shade can be infected with powdery mildew which can cause some defoliation.

Another available cultivar is 'Summer Snow' which grows in USDA hardiness zones 3 to 6 into an upright, round shape, and has persistent seed pods.

### Pests

If properly located on an appropriate site, there are few problems, but borers can severely affect trees in certain areas.

Lilac borer larvae tunnel in the branches, causing wilting, particularly on drought-stressed trees. Severely infested branches may break off. Remove and destroy infested stems. Keep plants healthy with regular waterings during dry weather and by fertilizing.

Lilac leaf miner tunnels in the leaves in early summer. After mining the leaf, the caterpillars emerge

and web leaves together and skeletonize the foliage. Light infestation can be controlled by hand picking.

Scales are most often found infesting the lower stems and often blend in with the bark. Inspect unhealthy-looking plants for scale infestations.

### **Diseases**

Usually free of serious disease, but can be affected in certain regions by disease.

Bacterial blight is most serious on white flowered varieties. The young shoots develop black stripes or one side of the shoot turns black. Spots develop on the leaves, forming a water-soaked blotch. Young leaves turn black and die quickly. On older shoots, the spots enlarge more slowly. The flowers wilt and darken. The disease is worse when wet weather occurs as the new shoots are developing. Thin plants to increase air circulation. Remove and destroy diseased shoots and avoid excessive nitrogen fertilizer.

Phytophthora blight kills stems to the ground. The leaves turn black and shoots have brown lesions on them.

Leaf blotch causes zoned, brown spots. The infected area drops out, leaving a hole in the leaf.

Many fungi cause leaf spots.

Powdery mildew coats the leaves with white powder. During wet weather, Lilacs mildew easily. Mildew is especially severe on shade-grown plants. Ignore late season infections.

Verticillium wilt causes wilting and premature leaf drop. The disease may kill one, several or all the branches. Try fertilizing regularly to help prevent diseases.

Bacterial crown gall causes round, warty galls on the stems near the soil line. Remove infected plants and do not replant in the same spot.

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MAR 13 2013

Franklin County Planning Department  
Franklin County, Ohio

RECEIVED

MAR 19 2013

**SUBDIVISION FINAL PLAT APPLICATION**

for unincorporated Franklin County

Franklin County Planning Department  
Franklin County, OH

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

to be completed by FCPC Staff:

Date Submitted: 3/19/13

Received By: DAH: RL13

Date Accepted / Rejected   /  /  

By: \_\_\_\_\_

Application No.: 663-FP(c) Fee: \$3,150  
26 lots & Reserve

FCPC Date: 4/10/13

I, \_\_\_\_\_, being the owner of the lands within the  
(print or type landowner's name)

proposed subdivision, hereby request the Franklin County Planning Commission (FCPC) to approve the accompanying subdivision plat named Royal Elm section 5, located in Jefferson Township. The plat contains 26 lots, 0 reserves and 5.021 total acres. I understand approval action by the FCPC must be ratified by the full FCPC board prior to the plat being signed by the executive director of FCPC.

Twenty (20) copies of the plat signed by the subdivider and engineer/surveyor, the original Subdivider's Agreement signed by the subdivider, and one copy of the engineering and construction plans signed by the county are submitted in support of this request. To the best of my knowledge and belief, information and materials submitted to FCPC for the purposes of obtaining approval of this plat are complete, true and correct.

**Property Owner/Subdivider**

Signature: EMH+Tas Agent  Date: 3/19/13

Name: Grand Communities LTD.

Address: 2670 Chancellor Drive

City, State, Zip: Crestview Hills Ky 41017 Phone No.: (859) 344-3126

**Engineer/Surveyor**

Signature: \_\_\_\_\_ Date: 3/19/13

Name: EMH+T

Address: 5500 New Albany Rd Columbus OH 43054

City, State, Zip: \_\_\_\_\_ Phone No.: (614) 775-4104

RECEIVED

MAR 19 2013

Franklin County Planning Department  
Franklin County, Ohio

Appendix B

SUBDIVIDER'S AGREEMENT – COUNTY OF FRANKLIN, OHIO

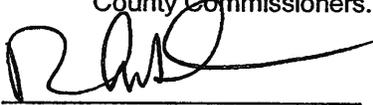
663-FP(e)

To be signed and submitted with the Construction Plan

NOTE: The county engineer must approve form and content of actual agreement.

This Agreement, between Grand Communities, Ltd. the subdivider, and the County of Franklin concerning the Royal Elm Section 5 subdivision plat, shall set out conditions, requirements and considerations relative to the construction of required improvements and the issuance of county zoning, building and health permits for lots and reserves in the above named subdivision. This Agreement shall be binding on the subdivider(s) and his/her/their personal representatives, heirs and assigns, upon the submission and approval of the construction plan and shall be subject to the following:

- A. All improvement plans (street, drainage, storm water management, sanitary, water, erosion and sedimentation control, grading, etc.) shall be signed by the subdivider's engineer. Improvement plans approved by the county engineer, county drainage engineer, county sanitary engineer, or Franklin County Public Health shall be a part of this Agreement.
- B. Requirements and provisions of the subdivision plat and Subdivision Regulations of Franklin County, Ohio shall be a part of this Agreement.
- C. No county zoning, building or health permits shall be issued for development of lots or reserves in this subdivision until all required improvements have been properly completed to the satisfaction of the county engineer and the Franklin County Economic Development and Planning Department.
- D. The Subdivider further agrees that any violation of, or unsatisfactory compliance with, any provision, stipulation, or requirement of this Agreement, the subdivision plat, or the Subdivision Regulations of Franklin County, Ohio shall constitute a breach of contract and may subject the Subdivider and subdivision to enforcement measures such as, but not limited to: stop work orders, use of surety, forfeiture of deposited funds, moratoria on development permits, fines, revocation of approvals or permits, plat recall, etc.
- E. All work shall be performed within a 9/2013 period from the approval date of the Final Plat. However, an extension of time may be granted if approved by the Board of Franklin County Commissioners.

  
\_\_\_\_\_  
First Witness

  
\_\_\_\_\_  
Subdivider

8/14/12  
\_\_\_\_\_  
Date

\_\_\_\_\_  
First Witness

\_\_\_\_\_  
Subdivider

\_\_\_\_\_  
Date

\_\_\_\_\_  
Franklin County Engineer

\_\_\_\_\_  
Date

# ROYAL ELM SECTION 5

Situated in the State of Ohio, County of Franklin, Township of Jefferson, and located in Quarter Township 4, Township 1, Range 16, United States Military District, containing 5.021 acres of land, more or less, said 5.021 acres being part of that tract of land conveyed to **GRAND COMMUNITIES, LTD.** by deed of record in Instrument Number 20080110005715 being of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, **GRAND COMMUNITIES, LTD.**, a Kentucky limited partnership by **FISHER DEVELOPMENT COMPANY**, a Kentucky corporation, its General Partner, by **TODD E. HUSS**, President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "ROYAL ELM SECTION 5", a subdivision containing Lots numbered 178 to 203, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or part of the Drive and Street shown hereon and not heretofore dedicated.

In consideration of approval of this plat, the undersigned understands and agrees to fulfill their obligations and responsibilities reflected in the subdivision'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.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Franklin County Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

Prior to issuance of building, zoning and health permits for development of these lots, iron pins shall be set at lot corners as directed by building, zoning or health authorities.

Approved this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_, Engineer, Franklin County, Ohio

Approved this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_, Director  
Jefferson Water and Sewer District

Approved this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_, Jefferson Township Zoning Inspector

Approved this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_, Franklin County Planning Commission  
Franklin County, Ohio

Approved and accepted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, wherein all of Drive and Street (1.062 Acres more or less) shown dedicated hereon are accepted by the Commissioners for the County of Franklin, Ohio.

Franklin County Commissioners

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 \_\_\_\_\_

In Witness Whereof, **TODD E. HUSS**, President of **FISHER DEVELOPMENT COMPANY**, General Partner of said **GRAND COMMUNITIES, LTD.**, has heretunto set his hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed and Acknowledged **GRAND COMMUNITIES, LTD.**  
In the presence of: By: **FISHER DEVELOPMENT COMPANY**  
General Partner

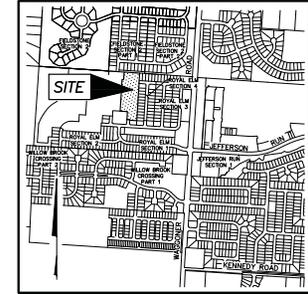
By: **TODD E. HUSS** President

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ ss:

Before me, a Notary Public in and for said State, personally appeared **TODD E. HUSS**, President of **FISHER DEVELOPMENT COMPANY**, General Partner of **GRAND COMMUNITIES, LTD.** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **FISHER DEVELOPMENT COMPANY**, for the uses and purposes expressed herein.

In Witness Whereof, I have heretunto set my hand and affixed my official seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires \_\_\_\_\_ Notary Public, State of Ohio



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1" = 1000'

### SURVEY DATA:

**BASIS OF BEARINGS:** The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "Royal Elm Section 3" of record in Plat Book 107, Pages 57 and 58, Recorder's Office, Franklin County, Ohio. On said plat of record, a portion of the centerline of Biltmore Drive has a bearing of South 86°28'34" East.

**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 centerline, 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



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)

By \_\_\_\_\_ Professional Surveyor No. 8250 Date \_\_\_\_\_



# ROYAL ELM SECTION 5

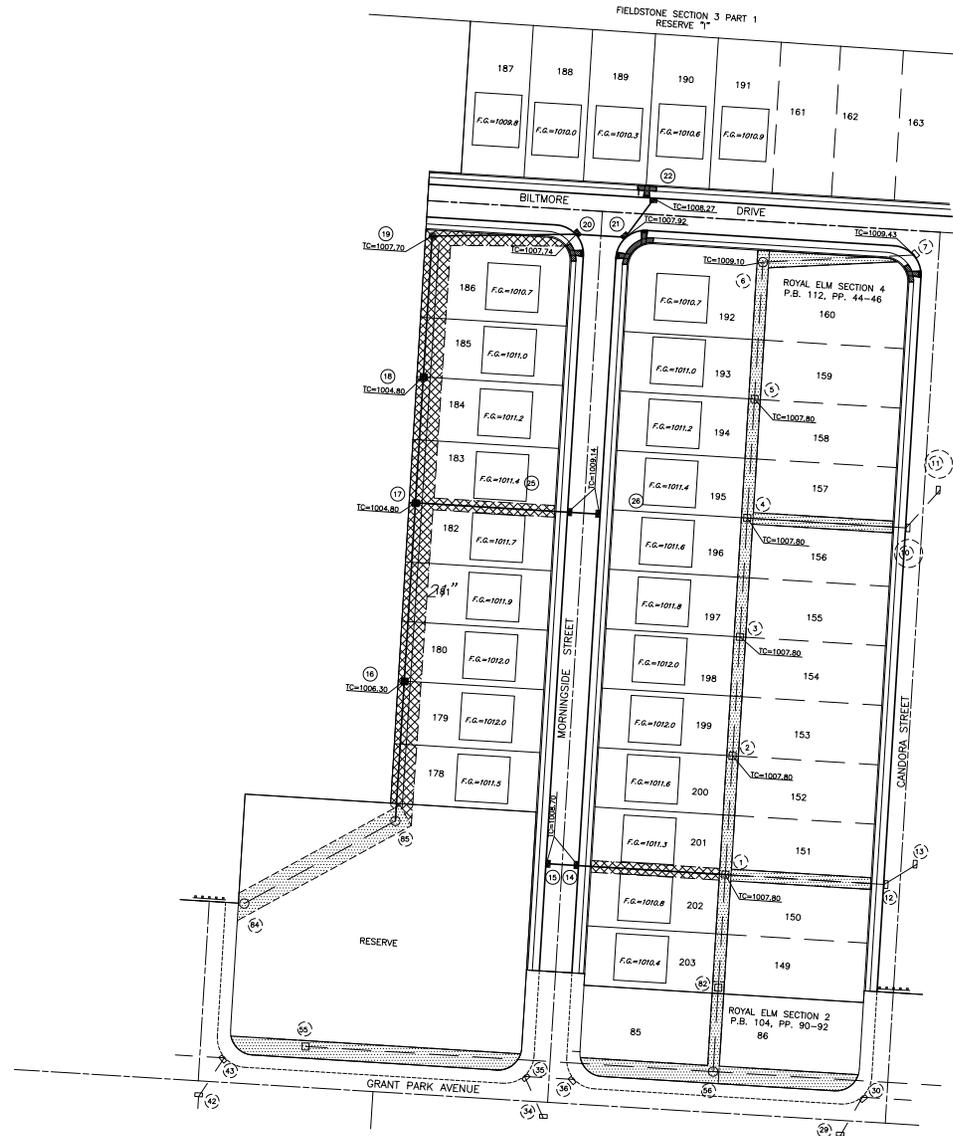
### DRAINAGE EASEMENT FRANKLIN COUNTY DRAINAGE ENGINEER

1. The shaded area (designated the Storm Water Maintenance Easement) has been granted to the Franklin County Commissioners so that the Franklin County Drainage Engineer can maintain the Storm Sewers, Subsurface Drains, Structures and Culverts.
2. No structure or improvements of any kind, including sheds, fences, flower beds, rock gardens and trees (but excluding grass and approved bank protection), shall be erected or planted within the easement provided for the watercourse unless reviewed and approved by the Franklin County Drainage Engineer.
3. Every owner of property within the storm water maintenance easement shall maintain the portion of said storm water easement in their property and keep the same free of debris and obstruction of all kinds. Said maintenance shall be limited to mowing, removal of debris and turf maintenance. All other maintenance of the grassed waterways, drainage channels, subsurface drains and storm sewers shall be performed at the direction of the Franklin County Drainage Engineer.
4. The property owner will maintain the drainage structures, swales, underdrains and storm sewers along the side and back lot lines.
5. These restrictions and agreements shall run with the land and shall bind the owner, his successors and assigns unless and until a modification or change thereto is agreed to and approved by Franklin County.
6. All areas disturbed during maintenance operations will be reestablished with grass; tree removal will not be replanted.

This sheet is for information purposes only and is not intended to create plat restrictions. More information required regarding the Ditch Maintenance Plan can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio

#### HATCH LEGEND

-  Hatching for ditch maintenance areas are shown here at constant widths. However actual widths of allowable maintenance areas vary based on size of pipe and easement. Ditch maintenance allows ingress/egress to all areas requiring maintenance and will require funding sufficient to maintain adequate drainage.
-  Denotes areas/sewers added to Ditch Maintenance Program with Royal Elm Section 1, 2, 3 and 4.





February 25, 2013

Mr. Lee Brown, AICP  
Planning Administrator  
Franklin County Economic Development and Planning Department  
150 South Front Street  
Columbus, Ohio 43215

RECEIVED

Subject: Villages at Galloway (Case #660-PP)

FEB 28 2013

Matt Brown  
660-PP-E

Dear Mr. Brown,

On behalf of our client, Mr. Ron Sabatino, we are respectfully requesting a two year extension of the approved preliminary plat for the Villages at Galloway on the May 8, 2013 Planning Commission meeting. The preliminary plat was conditional approved by the Franklin County Planning Commission on May 9, 2012. The preliminary plat was approved under the previous Subdivision Regulations that allowed only a one year approval.

It is the intention of the developer to move forward with the project. We have been looking at the off-site infrastructure improvements that need to be implemented to service the site with sanitary sewer and water. Attached hereto is the original approval letter dated May 9, 2012 and the preliminary plat extension fee, \$350.00.

Please feel free to give me a call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey Adam Strung', is written over a large, light-colored scribble.

Jeffrey Adam Strung, PLA, ASLA  
Director of Planning and Landscape Architecture

Enclosures: 1

Copies: Mr. Ron Sabatino



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

Economic Development & Planning Department  
James Schimmer, Director

May 9, 2012

Jeffrey A. Strung  
EMH&T  
5500 New Albany Road  
Columbus, Ohio 43054

RE: Subdivision Case 660-PP

Mr. Strung:

This letter is to inform you that on Wednesday, May 9, 2012 subdivision case #660-PP was presented to the Franklin County Planning Commission for consideration.

The Franklin County Planning Commission **conditionally approved** the Preliminary Plan for the Villages at Galloway to allow for the creation of a 92 lot single-family subdivision with 1.2-acres of open space and an 11.5-acre reserve for 72 units of future multi-family.

The Preliminary Plan will expire on May 9, 2013 if a Final Plat application is not accepted by that time.

The conditions of approval are as follows:

1. The applicant will be required to participate in the Big Darby Revenue Program; the details will need to be worked out prior to the applicant applying for Final Plat for the proposed development.
2. The applicant will be required to meet all the conditions outlined in the letter from Ohio EPA concerning the ground water recharge credits prior to applying for Construction Plan approval for the proposed development.
3. The applicant will be required to meet all Ohio EPA Standards as stated in the Big Darby Creek Watershed Construction Permit.
4. The applicant will be required to place the stormwater infrastructure under the Ditch Petition Process for future maintenance.
5. The applicant will be required to complete a Traffic Study prior to Planning Commission approving the Final Plat for the proposed development.
6. The applicant will be required to dedicate additional right-of-way along Galloway Road, O'Harra Road and Alkire Road in accordance with the Franklin County Thoroughfare Plan.
7. The applicant explores additional storm water treatment options (i.e. treatment train options) to reduce the impact on the Big Darby Watershed in accordance with the Big Darby Accord Watershed Master Plan where feasible.
  - a. Utilize the BMP Toolkit provided in the Accord Plan
8. The applicant will be required to install sidewalks within the development.
9. The applicant will be required to pay \$2,450 for their NPDES Phase II review prior to filing for Final Plat approval.

10. Fencing will be required along the property line of all lots adjacent to the open space and include signage at the midpoint of each rear lot line indicating that the area is a no disturb natural area.
11. Prior to Final Plat approval the ownership and maintenance responsibility of the 1.2-acres of open space will need to be identified.
12. Prior to filing for Final Plat the sidewalk/bike path issue along the west side of Galloway Road must be resolved.
13. Work with Prairie Township to design an acceptable street lighting plan for the development.

**Please keep this letter for your records.** If you have any questions, please do not hesitate to contact me by phone at 614-525-5629 or via email [rlbrown@franklincountyohio.gov](mailto:rlbrown@franklincountyohio.gov)

Sincerely,



R. Lee Brown  
Planning Administrator

C: Connie Swisher, Prairie Township  
Braumiller Development LLC c/o T&R Properties  
File



Franklin County
Application for Rezoning/Text Amendment

Table with 5 columns: Application Number (ZON-13-01), Date Filed (3/19/13), Received By (DAM), Total Fees (\$1,100), Receipt Number (1051)

Subject Property Information

- 1. Street Address: 3180 Valleyview Drive, Columbus, OH 43204
2. Parcel ID Number(s): 140 - 003208
3. Township(s): Franklin

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Description of Subject Property

- 4. Acres to be Rezoned: 6 +/- acres
5. Current Land Use: Wholesale Machinery
6. Surrounding Land Use: North R, Rural (Franklin Township); South R2 and R2F, Residential (Columbus); East M, Manufacturing (Columbus); West M, Manufacturing (Columbus)

Franklin County Planning Department
Franklin County, Ohio

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- 7. Water Supply Source: [X] Public (Central) [ ] Private (Onsite)
8. Sanitary Sewer Source: [X] Public (Central) [ ] Private (Onsite)

Rezoning Request

- 9. Current Zoning: R, Rural
Proposed Zoning: PIP, Planned Industrial Park
10. Proposed Land Use: Manufacture and sale of concrete products
11. Purpose for Request: To rezone the site to PIP, Planned Industrial Park, to allow the manufacture and sale of concrete products.

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Economic Development & Planning  
Franklin County, Ohio

Franklin County  
Application for Rezoning/Text Amendment

~~2013-01~~

**Applicant/Owner/Agent Information**

12. Applicant Information: Mark Snyder, Snyder ~~Block and Block~~ Masonary & Supplies  
Address: 2301 W. Dorothy Lane, Dayton, Ohio 45439  
~~XXXX Industrial Estates Dr., Dayton, Ohio 45409~~

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Interest in Property: Manufacture and sale of concrete products.

Signature: *Mark Snyder*

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13. Property Owner: Mark Cantwell, Cantwell Machinery

Address: P.O. Box 44130, Columbus, Ohio 43204

Phone: 614-402-3681 Fax: N/A

Signature: *Mark Cantwell, Pres.*  
CANTWELL MACHINERY CO.

14. Agent Information: Michael Shannon, Esq.

Address: 500 S. Front St., Ste. 1200, Columbus, Ohio 43215

Phone: 614-229-4506 Fax: 614-229-4559

Signature: *Michael Shannon* 3/18/13

**Applicant/Owner/Agent Information**

I/we (applicant) Snyder Masonary and Supplies, Mark Snyder swear that I/we am/are the owners/lessees/options of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

Applicant Signature: *Mark Snyder*  
(required)

Date: 3-14-13

Property Owner Signature: *Mark Cantwell, Pres.*  
(required)  
CANTWELL MACHINERY CO.

Subscribed and sworn to me in my presence and before me on this 14<sup>th</sup> day of March 2013.

Notary Public Signature: *Sharon L Powers*

SHARON L. POWERS, Notary Public  
In and for the State of Ohio  
My Commission Expires Feb. 9, 2015

## **Rezoning/Text Amendment Application General Application Requirements**

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

---

### **Two (2) copies of each of the following items are required with each application:**

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the County Engineers Office, 19th Floor, 373 South High Street, 614.462.3030
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

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### **Two (2) copies of the Development Plan are required with the following information:**

1. Names of the applicant, architect, engineer and contractor with the respective addresses and phone numbers.
2. Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks that would assist in locating and identifying the property.
3. Present zoning, existing use and proposed use.
4. Zoning and use of each adjacent property.
5. North arrow on the site plan.
6. Scale of drawing. Please use a suitable standard scale.
7. Dimensions and locations of:
  - Property lines on all sides,
  - All setback lines,
  - Existing and proposed buildings with size and height,
  - Dumpster locations,
  - Proposed curb cuts and sidewalk locations (if any),
  - Existing sidewalks, curbs, alleys, streets, and service or frontage roads,
  - Any property proposed for dedication or easement,

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Franklin County, Ohio

20N-13-01

- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.
- 8. Parcel and building area in square feet.
- 9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
- 10. Existing and proposed traffic circulation pattern.
- 11. Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
- 12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

---

### Statement of Understanding

I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

Applicant Signature: \_\_\_\_\_

*Michael J. Stearns*

Date: \_\_\_\_\_

3/18/13

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Franklin County, Ohio

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Revised 8/14/08  
Franklin County Economic Development and Planning  
150 S. Front Street, Suite FSL 10, Columbus, Ohio 43215  
Phone: (614) 462-3094  
[www.franklincountyohio.gov/edp](http://www.franklincountyohio.gov/edp)

- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.
- 8. Parcel and building area in square feet.
- 9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
- 10. Existing and proposed traffic circulation pattern.
- 11. Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
- 12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

---

**Statement of Understanding**

I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application..

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*[Handwritten Signature]*  
3-14-13

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Franklin County, Ohio

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Franklin County Economic Development and Planning  
150 S. Front Street, Suite FSL 10, Columbus, Ohio 43215  
Phone: (614) 462-3094  
[www.franklincountyohio.gov/edp](http://www.franklincountyohio.gov/edp)

**PLANNED INDUSTRIAL PARK DEVELOPMENT TEXT**  
**3180 Valleyview Drive, Columbus, Ohio 43204**  
**6 +/- Acres**

**PROPERTY ADDRESS:** 3180 Valleyview Drive, Columbus, Ohio 43204  
**PARCEL I.D. NUMBER:** 140-003208  
**PROPERTY SIZE:** 6 +/- Acres  
**CURRENT DISTRICT:** R, Rural  
**PROPOSED DISTRICT:** PIP, Planned Industrial Park  
**OWNER:** Mark Cantwell  
Cantwell Machinery Company  
P.O. Box 44130  
Columbus, Ohio 43204

**APPLICANT:** Mark Snyder  
Snyder Masonry and Supplies  
2301 West Dorothy Lane  
Dayton, Ohio 45439

**AGENT:** Michael T. Shannon, Esq.  
Crabbe, Brown & James, LLP  
500 S. Front St.  
Columbus, OH 43215  
mshannon@cbjlawyers.com

**DATE OF TEXT:** March 18, 2013

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Franklin County, Ohio

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**APPLICATION:** \_\_\_\_\_

**1. Introduction:**

The subject property site ("Site"), PID # 140-003208, is situated in Valleyview Heights, Franklin Township, west Franklin County, Ohio. The Site is located on the north side of Valleyview Drive, between North Wilson Road and North Hague Ave.

The Site is subject to the Scioto-Franklin Neighborhood Plan. Pursuant to the Scioto-Franklin Neighborhood Plan, the future planned use for the Site is "Light Industrial + Office." The Light Industrial + Office land use category corresponds with "Suburban Office," "Limited Industrial," and "Restricted Industrial" Zoning Districts.

The Site is 6 +/- acres. On the Site stands a 22,400 +/- square foot industrial building, a 960 square foot wash bay service building, and a 192 square foot utility shed. The industrial building, built in 1961, includes a 5,400 +/- square foot office space with reception and lobby area, a 10,000 +/- square foot warehouse and production area, and a 7,000 +/- square foot service and production area. The industrial building is less than 25 feet in height.

The Site is bordered on the east, west, and south by the City of Columbus. The parcels on the east and west are zoned M, Manufacturing. The parcels on the south, across Valley View Drive,

are zoned R2 and R2F, Residential. The site is bordered on the north by Franklin Township. The parcels on the north are zoned R, Rural. A railroad easement serves as a buffer between the Site and the parcels on the north.

Applicant is seeking to rezone the Site from R, Rural, to PIP, Planned Industrial Park. The purpose of the rezoning is to allow manufacturing and sale on the Site. Applicant will manufacture concrete products on-site from raw materials. In addition to manufacturing, Applicant will sell the concrete products both retail and commercial.

The existing industrial building will remain once the Site is rezoned. The concrete products will be manufactured within the industrial building. The industrial building will also contain a showroom, offices, and storage space. Approximately 60% of the industrial building will be used for manufacturing. Approximately 20% of the industrial building will be used for retail showroom. Approximately 20% of the industrial building will be for warehouse storage. The existing wash bay service building and utility shed will also remain once the Site is rezoned.

Applicant's operation will require the construction of a ground fill hopper, aggregate storage bins, a cement storage silo, and a conveyor system. The silo will not exceed 41 feet in height. The aggregate storage bins are enclosed on three sides and covered by a roof. The conveyor system will not exceed 20 feet in height and will not exceed 20 degrees of incline. The conveyor system produces minimal sound and will not cause a noise nuisance. Aggregate raw materials will travel, via conveyor system, from the ground fill hopper, to the aggregate storage bins, into the wash building, mix with cement from the silo, and then travel into the industrial building.

Chemicals are not added to the aggregate raw material and chemicals are not used to mix the concrete. The aggregate raw material is a dry mix. Accordingly, there is no chemical runoff.

As part of the operation, deliveries will occur periodically throughout the workday. These deliveries will be limited to weekdays between 7:30 a.m. and 5:00 p.m. Applicant anticipates receiving approximately 18 deliveries per day (10 from delivery trucks, 5 from sand/gravel trucks, and 3 from tractor trailers). In addition, Applicant anticipates receiving approximately 3-5 retail customers per hour. The anticipated number of deliveries and customers is based on an average of other Snyder Brick and Block locations.

Applicant anticipates that the operation will require full-time eight employees.

The rear of the lot will be improved with gravel and will serve as open storage for concrete blocks.

The Site will receive water and sewer services from the City of Columbus.

The Site will have an outdoor display consisting of landscaping stone. The display will be located on the east side of the industrial building, between the building and the parking lot. No lights will be added for the outdoor display.

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The Site's lighting will be provided by existing floodlights that are attached to the industrial building. No additional lights will be added to the Site.

**2. Permitted Uses, Section 444.02:**

- i. The Site shall permit all uses set forth in Section 444.021, Planned Industrial Park, and Section 342, Restricted Industrial District.

**3. Submission and Application, Section 444.03:**

- i. Applicant requests a reduction of the 25 acre minimum lot area pursuant to Section 444.031. The Applicant proposes a manufacturing operation. This operation does not conflict with surrounding existing or planned land uses.

**4. Development Plan, Section 444.032:**

- i. In general, the tract will remain as already developed. The 22,400 +/- square foot industrial building, 960 square foot wash bay service building, and 192 square foot utility shed will remain. The concrete products will be manufactured within the industrial building. The industrial building will also contain a showroom, offices, and storage space. Applicant will construct a ground fill hopper, aggregate storage bins, a cement storage silo, and a conveyor system on the tract. These elements will be located behind the industrial building, as shown on the Development Plan.
- ii. Specifically, Applicant will manufacture and sell, both retail and commercial, concrete products on the Site. However, the Site shall permit all uses set forth in Section 444.021, Planned Industrial Park, and Section 342, Restricted Industrial District.
- iii. Water and sanitary sewer will be provided by the City of Columbus. The provisions for water and sanitary sewer from the City of Columbus are pre-existing, as shown on the Development Plan. Surface drainage facilities are depicted on the Development Plan.
- iv. The access drives, existing parking arrangements, and pedestrian walks are depicted on the Development Plan.
- v. Applicant anticipates 18 deliveries per day to the Site (10 from delivery trucks, 5 from sand/gravel trucks, and 3 from tractor trailers. Applicant anticipates receiving approximately 3-5 retail customers per hour. The anticipated number of deliveries and customers is based on an average of other Snyder Brick and Block locations.
- vi. Provisions for landscaping are depicted on the Development Plan. Applicant will utilize existing lighting and signage space and not add additional lighting and signage.
- vii. The soil types, topography, surface water bodies and other natural features are depicted on the Development Plan.

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- viii. Existing utility easements and surface improvements are depicted on the Development Plan.
- ix. Applicant will use the Site as it is already developed. Applicant will construct a ground fill hopper, aggregate storage bins, a cement storage silo, and a conveyor system immediately once Applicant owns the Site, pending approval of rezoning application.
- x. The Site is subject to the Scioto-Franklin Neighborhood Plan. Pursuant to the Scioto-Franklin Neighborhood Plan, the future planned use for the Site is "Light Industrial + Office." The Light Industrial + Office land use category corresponds with "Suburban Office," "Limited Industrial," and "Restricted Industrial" Zoning Districts.

The Site is bordered on the east, west, and south by the City of Columbus. The parcels on the east and west are zoned M, Manufacturing. The parcels on the south, across Valley View Drive, are zoned R2 and R2F, Residential. The site is bordered on the north by Franklin Township. The parcels on the north are zoned R, Rural. A railroad easement serves as a buffer between the Site and the parcels on the north.

- xi. Applicant does not anticipated use of any hazardous chemicals.
- xii. The required land improvements are pre-existing.

**5. Basis of Approval, Section 444.033:**

- i. Except where indicated by this Text, this proposed development is consistent in all respects with the purpose, intent, and applicable standards of the Franklin County Zoning Resolution.
- ii. Except where indicated by this Text, the proposed development is in conformity with all applicable development policies, community plans or portions thereof.
- iii. The proposed development advances the general welfare of the County and the immediate vicinity because Applicant will develop a vacant industrial building into a manufacturing business and created jobs.
- iv. The benefits of improved arrangement and design of the development justifies deviation from the standard requirements for industrial development included in the Franklin County Zoning Resolution.
- v. Applicant anticipates the Chemical Emergency Preparedness Advisory Counsel will determine that the proposed use will not constitute a moderate or severe potential health risk to surrounding residents and land uses.

**4. Planned Industrial Park Development Standards, Section 444.04:**

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Franklin County, Ohio

ZON-13-01

i. Unless otherwise indicated herein, the development standards of Section 444.04, Planned Industrial Park shall apply.

**A. Intensity of Use, Section 444.041:**

i. The Site's primary operation will be entirely enclosed with the industrial building. The open storage and service areas will be screened by an eight foot slatted chain link fence with opaqueness of 90% or more. The loading dock will be screened by arborvitae at least six feet in height.

**B. Side Yard, Section 444.043:**

i. The industrial building has a pre-existing, non-conforming side yard on its west perimeter of 20 feet.

**C. Improvements Required, Section 444.045:**

i. Applicant will provide an easement of 25 feet or more in width around the northern and southern boundaries. This easement will include plantings which achieve a height of ten feet or more and an opaqueness of at least 75% within five years of normal growth. The 25 foot easement is not applicable to the western and eastern boundaries because they are adjacent or industrial zoning districts. Accordingly, the easement will be reduced to 15 feet, a 50% opaqueness, and two feet in height.

**5. General Development Standards, Article 5:**

i. Unless otherwise indicated herein, the development standards of Article 5 shall apply where applicable.

**A. Fence Height, Section 501.012:**

i. The Site has a pre-existing, non-conforming chain-link fence around its eastern, northern, and western perimeter that varies between six feet and eight feet in height, as depicted in the Development Plan.

**B. Dumpsters, Section 505**

i. The Site has a pre-existing dumpster. The dumpster is located on a concrete pad located behind the industrial building and shielded from public view. Applicant requests that it be permitted to use a dumpster without a permanent screen, as contemplated by Section 505.

**C. Off-Street Parking and Loading, Section 531**

i. The Site has 22 pre-existing parking spaces and one pre-existing loading space. The

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Franklin County, Ohio

2013 01

Franklin County Zoning Resolution requires 32 parking spaces and three loading spaces.

**D. Signs and Billboards, Section 541**

- i. Applicant will comply with the sign and billboard regulations of Section 541.

**E. Public Nuisance, Section 551:**

- i. Applicant will not create any public nuisance as defined under the regulations of Section 551.

*The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property, and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Franklin County Zoning Resolution..*

Signature:  Date: 3-18-13

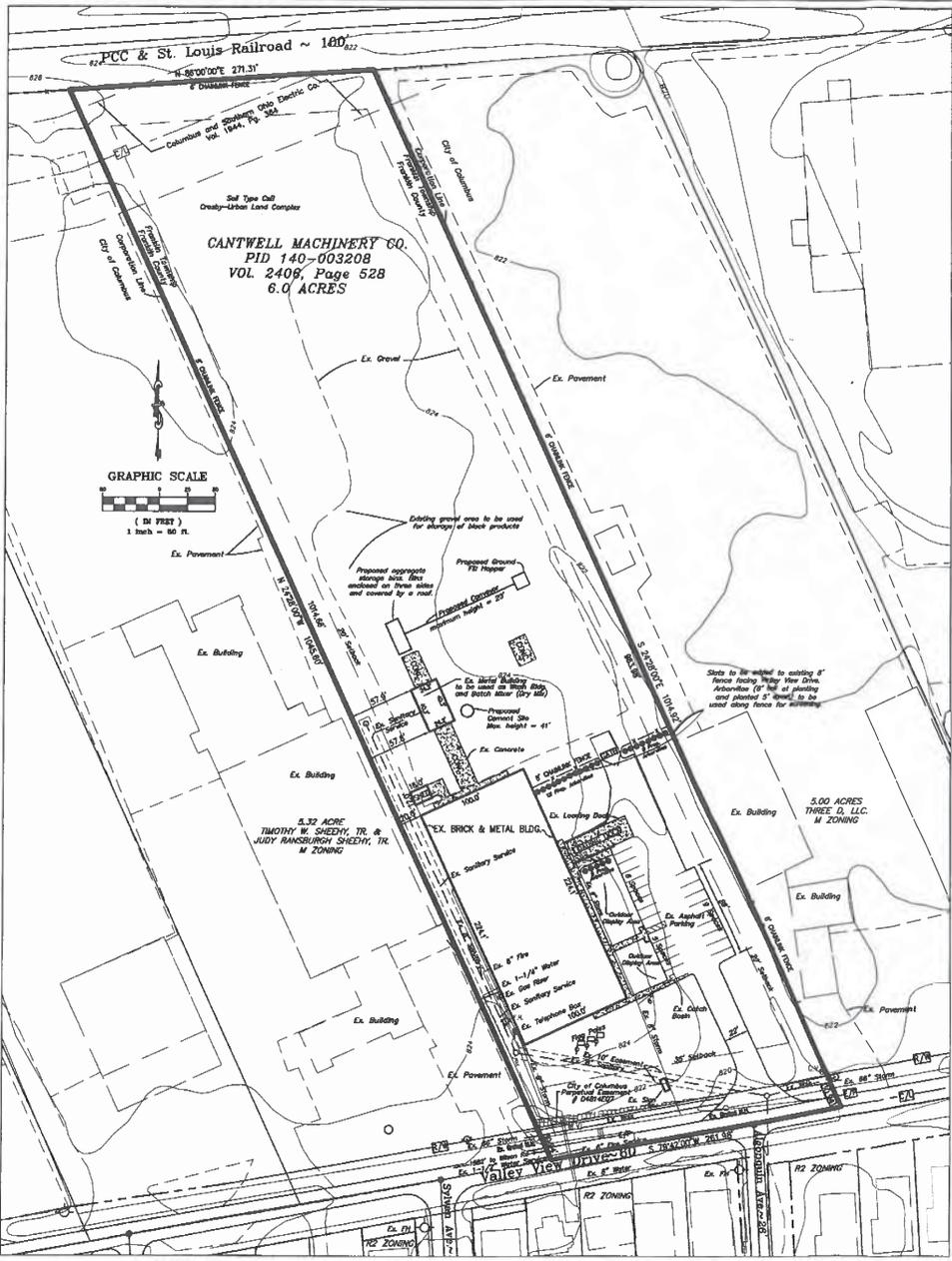
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Franklin County, Ohio

ZON-13-01

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APPLICANT: SNYDER MASONRY AND SUPPLIES  
 2301 WEST DOROTHY LANE  
 DAYTON, OHIO 45428  
 937-299-7368  
 SITE ADDRESS: 3180 VALLEY VIEW DRIVE  
 PARCEL NUMBER: 140-003208  
 EXISTING ZONING: R, RURAL  
 EXISTING USE: FORMER CANTWELL, MACHINERY COMPANY, BUILDING VACANT  
 PROPOSED ZONING: PIP, PLANNED INDUSTRIAL PARK  
 PROPOSED USE: MANUFACTURING AND RETAIL OF BRICK AND BLOCK PRODUCTS

**BUILDING SETBACKS**  
 SIDE YARD, EXISTING = 20'  
 FRONT YARD, 35' SETBACK

**EXISTING BUILDING**  
 100' X 224' = 22,400 SQ. FT.  
 BUILDING HEIGHT = 24'-5 3/4"

**PROPOSED BUILDING USE**  
 13,440 SQ. FT. FOR MANUFACTURING  
 4,480 SQ. FT. FOR WAREHOUSE  
 4,480 SQ. FT. FOR RETAIL  
 NUMBER OF PROPOSED EMPLOYEES = 8

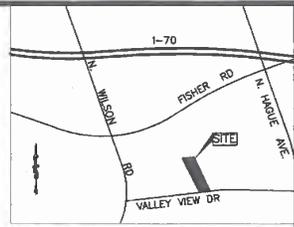
**REQUIRED PARKING SPACES**  
 FOR MANUFACTURING AND WAREHOUSE AREAS = 8 EMPLOYEES + 17,920 SQ. FT./3000 = 8 + 6 = 14 SPACES  
 FOR RETAIL AREA = 4,480 SQ. FT./250 = 18 SPACES  
 TOTAL REQUIRED PARKING = 32 SPACES

**PROVIDED PARKING**  
 EXISTING 22 SPACES

**AVERAGE DAILY TRAFFIC NUMBERS**  
 SMALL DELIVERY TRUCKS = 5 TRUCKS PER DAY  
 SAND/GRAVEL DELIVERY TRUCKS = 5 TRUCKS PER DAY  
 SEMI/TRACTOR TRAILOR TRUCKS = 3 TRUCKS PER DAY  
 PASSENGER CARS = 45 CARS PER DAY

**EXISTING SANITARY AND WATER SERVICES**  
 SANITARY- SITE IS SERVED BY AN EXISTING 8" SANITARY. BUILDINGS HAVE THREE EXISTING SERVICES  
 WATER- SITE IS SERVED BY AN EXISTING 1-1/2" DOMESTIC LINE AND A 6" FIRE LINE

**GREEN SPACE**  
 EXISTING GREEN SPACE = 2.92 ACRES OUT OF 8 ACRES = 48% GREEN SPACE



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 Franklin County, Ohio

ZON-13-01

FRANKLIN TOWNSHIP, FRANKLIN COUNTY, OHIO

**REZONING DEVELOPMENT PLAN**

FOR

**3180 VALLEY VIEW DRIVE**

**SNYDER MASONRY AND SUPPLIES**

PREPARED BY

**ROCKEFELDER AND ASSOCIATES, INC.**

Consulting Engineers & Surveyors

883 North Cassady Avenue  
 Columbus, Ohio 43219  
 Tele: (614) 252-0993  
 Fax: (614) 252-0444

SCALE: 1" = 50'





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

Economic Development & Planning Department  
James Schimmer, Director

Proposal for  
**Land Use Plan**  
Adoption or amendment

Plan Information and applicability
Plan title <a href="#">Blendon Township 2013 Draft Comprehensive Plan Update</a>
Applies to the following township(s): <a href="#">Blendon Township</a>

Case Number
<a href="#">BLEN-13-05</a>

Meeting Dates	
Review Body	Date
Planning Commission	<a href="#">April 10, 2013</a>
Rural Zoning Commission	<a href="#">N/A</a>
Board of Commissioners	<a href="#">N/A</a>

Type of Adoption	
Amendment type	Title
<input type="checkbox"/> Replaces the following plan(s):	
<input checked="" type="checkbox"/> Amends the following plan(s):	<a href="#">Blendon Community Plan – June 8, 2010</a>
<input type="checkbox"/> Applies in addition to other plans	
<input type="checkbox"/> Jurisdiction's first plan	
Notes	

Township Contact Information	
Name <a href="#">Bryan Rhoads</a>	
Address <a href="#">6350 Hempstead Road</a> <a href="#">Westerville, Ohio 43081</a>	
Phone # <a href="#">614-839-2013</a>	Fax #
Email <a href="mailto:bryan.rhoads@blendontwp.org">bryan.rhoads@blendontwp.org</a>	

# Blendon Township

Franklin County Ohio

Office of Township Administrator

Bryan E. Rhoads

Administrative Offices  
6350 Hempstead Road  
Westerville, Ohio 43081  
Phone: (614) 839-2013  
Fax: (614) 839-0048

March 8, 2013

Franklin County Planning Commission

150 South Front Street

FSL, Suite 10

Columbus, Ohio 43215

Re: Blendon Township Community Plan

Dear Madam or Sir:

On March 4, 2013, at a regularly scheduled meeting, the Blendon Township Zoning Commission passed a motion to initiate the adoption of amendments to the Blendon Community Plan. Accompanied with this letter is a draft plan which incorporates the proposed amendments into the Blendon Community Plan for your review and comment. Your recommendation of approval or denial of the proposed amendments or the approval of some modification will be considered at a public hearing regarding the amendments. The public hearing is scheduled for April 8, 2013 at 8:00p.m.

If you have any questions regarding the amendments as submitted, please feel free to contact me at any time.

Thank you,

Bryan E. Rhoads

Township Administrator

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Franklin County Planning Department  
Franklin County, Ohio

### Background and Changes

The Blendon Township Trustees formed the Blendon Township Zoning Commission in January of 2013. The zoning commission desires to use the Blendon Community Plan which the Township Trustees and County Commissioners created a few years ago as the comprehensive plan for township zoning. The submitted plan for review has minor changes to the text. Throughout the past several years the residents of Blendon Township have been asking the Township Trustees to take control of the unincorporated areas of the township and help revitalize the township. The Trustees believe that having a local zoning code would allow them to increase enforcement by hiring several more inspectors. They also believe in the idea of bringing zoning control to the local level. The Trustees created a JEDZ, adopted limited-home rule, created a commercial building department, and now desire to finish the process with zoning. Throughout last year the Trustees engaged citizens about creating a zoning text for the township and making slight modifications to the community plan in order to pair it with the zoning text and map.

The following changes were made to the document for the purposes of the zoning commission:

1. Changing the document from a “community plan” to a “comprehensive plan.”
2. Removal of the smart-growth overlay suggestions. The zoning commission intends on creating a new overlay for business areas along Westerville Rd, Cleveland Ave and Morse Road.
3. Removal of some language pertaining to regulations along Alum and Big Walnut Creek. The zoning commission will have language in their text protecting these streams and tributaries but the language in the comprehensive plan did not match.
4. Removal of a section which indicated who was responsible to carry out goals in the document. This section referred to Franklin County to perform a variety of tasks. Removing this section changes to the document to reflect what Blendon Township will need to do.

The overall document is untouched. The hard work the county commissioners, county planning staff, township employees, and the residents of Blendon Township brought to the document remain unchanged.



# BLENDON Township Comprehensive PLAN

Blendon Township, Franklin County, Ohio





# **BLENDON Township Comprehensive Plan Update**

Blendon Township, Franklin County, Ohio

DRAFT March 2013

Produced by:

Blendon Township Zoning  
Commission

**Blendon Comprehensive Plan Update**

*Project manager*  
**Bryan Rhoads**

**Disclaimer:** We produced the maps, figures, tables and other information in this document only for Franklin County business purposes. While we made every effort to include complete information, the maps, figures, tables and other information are not guaranteed to be accurate. The content of this plan is for reference purposes only and shouldn't be used for any survey, engineering or commercial purpose.

# CONTENTS

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## INTRODUCTION

Plan summary  
Planning area maps  
About this plan  
Policy statements

---

## CURRENT CONDITIONS

People and Housing  
Current Conditions maps  
Public Meeting Results

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## RECOMMENDATIONS

Land Use  
Housing, Recreation and Environment  
Mobility

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## IMPLEMENTATION

Implementation tables  
New development checklist  
Acknowledgements

Land Use



Housing, Recreation and Environment



Mobility



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## SECTION 1 INTRODUCTION

Need a quick overview of the Blendon Comprehensive plan? In this section you'll find a summary of the plan's recommendations, a map of the planning area, and the process we used to develop the plan.

Here's what you'll find in this section:

### **Plan Summary**

The Plan Summary highlights the key recommendations of the Blendon Comprehensive plan.

### **Planning Area map**

The Blendon Comprehensive plan will guide future development and redevelopment in unincorporated Blendon Township, Franklin County, Ohio. The regional context map shows the location of the planning area in central Ohio.

The planning area map shows the detailed boundaries of the planning area. The maps show you where the Blendon Comprehensive plan's recommendations apply.

### **About this plan**

What is a comprehensive plan? This part of the introduction explains what a plan is, how it's created, and how recommendations are developed.

### **Policy statements**

Policy statements are the guiding principles we used to develop the Blendon Comprehensive plan. The Franklin County Commissioners endorse these principles as best practices that form the foundation of comprehensive plans.



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# PLAN SUMMARY

BLENDON Comprehensive plan

The Blendon Comprehensive plan is a guide for future development in Blendon Township. The plan includes recommendations for the community's future: where houses are built, what kind of businesses are allowed, how new buildings look and locations of parks and trails. The plan also includes desired public improvements such as streetscape enhancements and place making features.

Recommendations follow the plan's three themes:  
Land Use, Housing, recreation and Environment and Mobility

## Land Use

Land Use focuses on preserving natural lands, protecting the environment and reusing already-developed land. Smart growth choices make vibrant places that are economically competitive. Recommendations for growing smart include:

- Improving development standards for new commercial buildings
- Implementing the Westerville Road Streetscape Improvement Plan
- Installing gateway signage
- Using conservation-style development to preserve natural features while accommodating future growth and development



## Housing, Recreation Environment



Housing, recreation and environment focuses on having a high quality of life. Parks and trails, a healthy environment and a variety of housing types support a high quality of life for everyone. Recommendations for living well include:

- Allow for a variety of housing types to provide options for residents a varying age of the age and socio-economic spectrum
- Carefully plan parks and trails to serve residents of all ages
- Improving the appearance of rental properties

## Mobility



A complete transportation system allows people to travel safely and efficiently by car, foot, bicycle and transit. Recommendations help establish this system and include:

- Installing sidewalks in priority areas
- Providing connections to existing bicycle trails
- Adding amenities at bus stops
- Plan trails and pathways to connect key destinations within the community
- Designing streets to accommodate all users

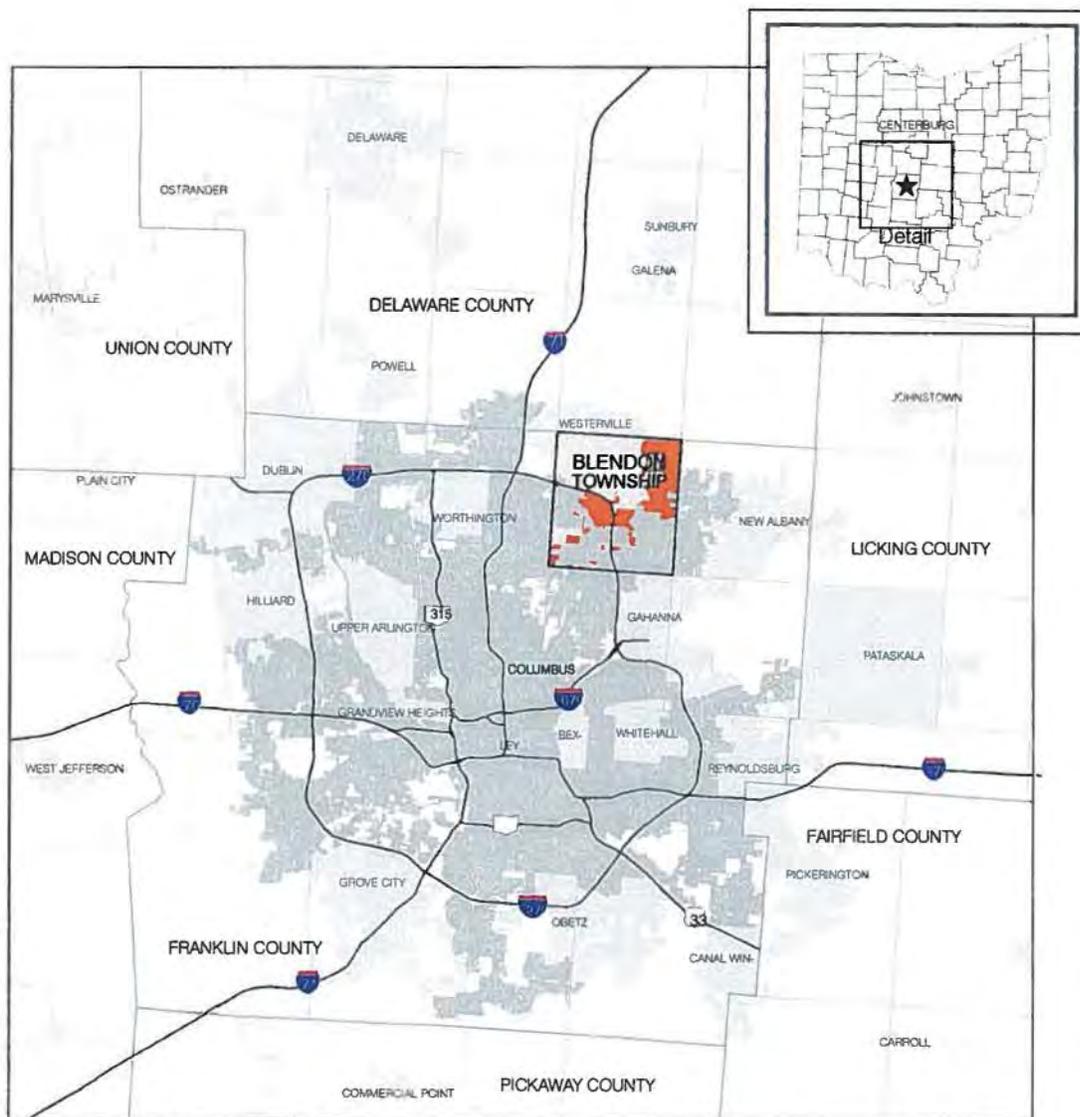
# PLAN SUMMARY

BLENDON Comprehensive plan

Land Use  
Housing, Recreation and Environment  
Mobility

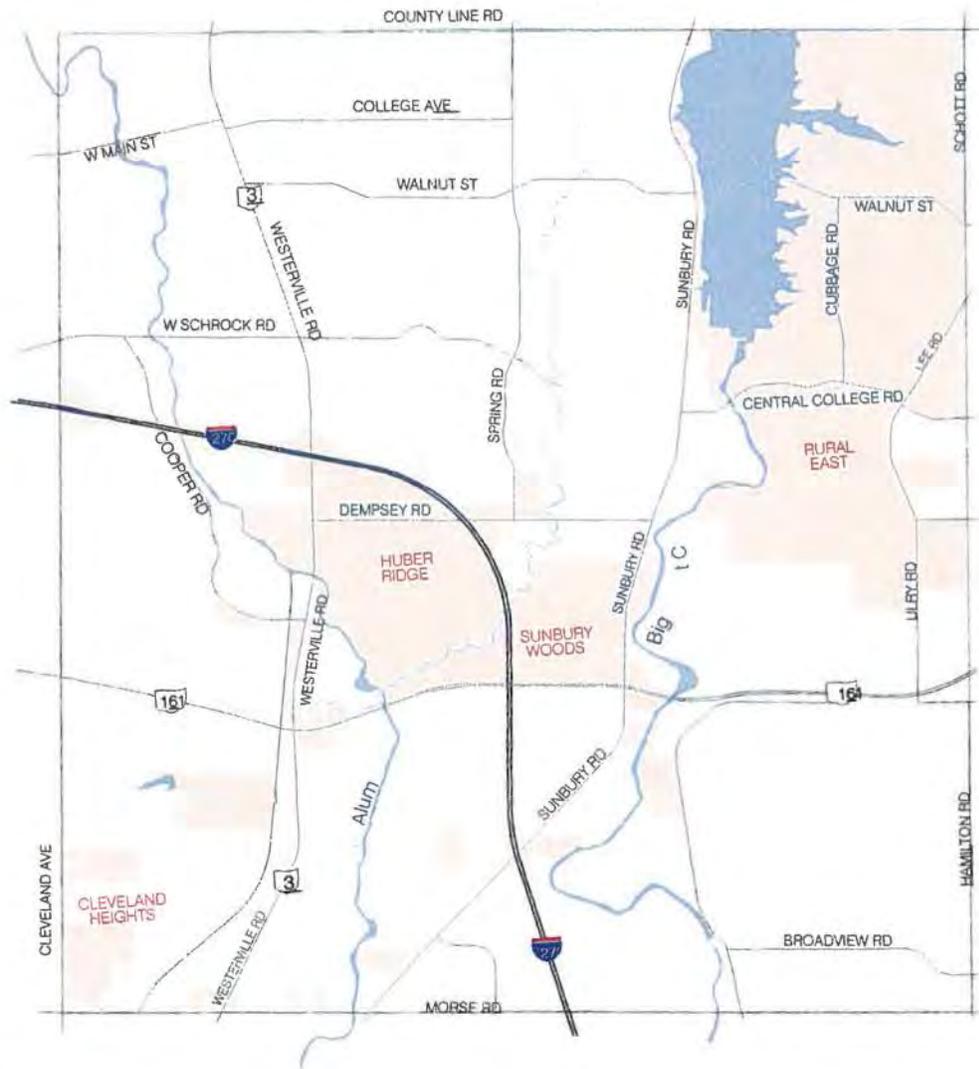
# REGIONAL MAP

## PLANNING AREA LOCATION



Blendon Township is bordered by multiple jurisdictions in two counties

# PLANNING AREA



Blendon Township consists of 3,520 acres in northeastern Franklin County, Ohio

Unincorporated Areas

# ABOUT THIS PLAN

## What is a plan?

A land use plan represents a community's desires for the future: how land is used, what new buildings look like and how people travel around and through the community.

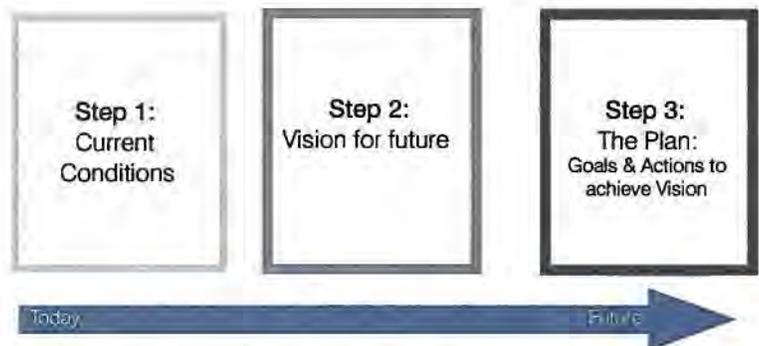
## Steps in creating a plan

A plan begins by assessing a community's existing state—the current conditions of land use, building appearance, shopping areas and transportation network. The second step is deciding on a vision—a view of the community at a point 10 to 20 years in the future. The third step is developing the bridge from the present to the future: the plan's recommendations. The recommendations explain in detail how the community, starting in the present, achieves its desired vision for the future.

## The recommendations: goals and action items

To develop the plan's recommendations, a community takes the desired vision for the future and divides it into smaller pieces, called goals. Each goal is a piece of the vision. Here's an example:

A community has a main street with a large shopping center. The shopping center is in poor condition and is only half-occupied. Arriving by car is the only convenient travel method. For its land use plan, the community imagines the future: the vision for the shopping center is an



attractive, fully-occupied shopping center with housing near or above the stores and convenient transportation for pedestrians. Taking its vision, the community breaks it down into goals for each vision and action items that explain what's needed to achieve each goal.

Just like the example, the Blendon Community Plan sets an overall vision and divides the vision into goals. The plan then lists action steps to achieve each goal. Each goal works both separately and together with the other goals to achieve the desired future for the planning area.

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# PEOPLE AND HOUSING

## PEOPLE

**Population:** Blendon Township's population was 7,905 in 2000. Projections from the MidOhio Regional Planning Commission show a population growth of 9.5 percent from 2000 to 2030, compared to a 25 percent projected county-wide increase. This table shows the projected population change for the township.

**Population density:** Net population density for the township is 1,437 people per square mile, lower than Franklin County's overall density of 1,980 people per square mile. This means that Blendon Township's population is more dispersed than the county as a whole.

**Households:** 3,386 total households exist in Blendon Township. The township has a higher percentage of the population in family households than Franklin County, 90 percent compared to 77 percent. The average household size for the township is higher than that for the nation, state and county.

**Age:** Minors and middle-aged people make up a larger percentage of the population than in Franklin County as a whole. The high percentage of family households in the township likely contributes to this age distribution.

**Race:** The township's racial make-up differs from the county, with a higher percentage of whites and a lower percentage of all other races than the county as a whole.

2000\*            7,905            3,481

### Population and Housing Trends

	Population	Housing Units
2005†	8,251	3,102
2030†	8,657	3,610
<b>% Change</b>	<b>9.5%</b>	<b>3.7%</b>

Sources: \*2000 U.S. Census †Estimates, MORPC

### Demographics

Race	Blendon Township		Franklin County	
	Number	Percent	Number	Percent
White	7,243	91.6%	806,851	75.5%
Black	394	5.0%	191,196	17.9%
Asian	76	1.0%	32,784	3.1%
Other/ Multiple <sup>192</sup>		2.4%	38,147	3.5%
<b>Age</b>				
Under 18	2,391	30.3%	268,321	25.1%
18 to 34	1,783	22.6%	308,545	28.9%
35 to 59	2,873	36.3%	353,461	33.1%
60 & above		10.8%	138,651	13.0%
<b>Total</b>	<b>7,905</b>		<b>1,068,978</b>	

Source: 2000 U.S. Census

## HOUSING

### Geographic areas

We divided housing characteristics into the following geographic areas:

- Cleveland Heights
- Huber Ridge
- Sunbury Woods
- Area east of Big Walnut Creek

### Housing age

Median year of housing construction shows the basic development progression over time. Median years of construction are:

- Cleveland Heights, 1953
- Huber Ridge, 1969
- Sunbury Woods, 1983
- Area east of Big Walnut Creek, 1971

This information shows a common trend seen throughout the United States. Populations have moved away from central-city areas since the end of World War II.

### Occupancy

The occupancy rate for Blendon Township, 97.3 percent, is higher than Franklin County's 93.2 percent. Blendon Township has a lower proportion of vacant housing compared to Franklin County overall.

### Housing types

Common housing types are single-family, town-homes and apartments. Huber Ridge contains the largest apartment complex in Blendon township. A 120-unit extended-stay hotel was recently constructed on Executive Parkway.

*Rental Units:* The table below shows the proportion of renter- and owner-occupied housing units by geographic area. While Huber Ridge has a higher number of rental units than Sunbury Woods, rentals account for a larger share of the overall housing in Sunbury Woods.

*Housing units:* In 2000, Blendon Township contained 3,481 housing units. Mid-Ohio Regional Planning Commission projections predict an increase of 3.7 percent from 2000 to 2030.

## EMPLOYMENT

*Jobs in Blendon Township:* Data from the MidOhio Regional Planning Commission shows approximately 3,000 people work in Blendon Township.

*Blendon Township residents:* According to the 2000 census, most residents work in these industries: Professional, scientific/technical services, retail, education, and health/social services.

Approximately 194 businesses operate in Blendon Township. Business information was obtained from ReferenceUSA.

### Primary Business Locations:

- Westerville Road from State Route 161 to Interstate 270
- Sunbury Road and Executive Parkway Area
- Areas along Morse Road and Cleveland Avenue

### Most common business types:

- Retail, 46 businesses
- Other services (including personal and auto repair services), 38 businesses
- Real Estate, 17 businesses

Owner and Renter Occupied Housing Units

	Huber Ridge	Cleveland Heights*	Sunbury Woods
Owner occupied	1,287 74.1%	791 91.4%	754 71.5%
Renter occupied	449 25.9%	74 8.6%	301 28.5%
<b>Total</b>	<b>1,736</b>	<b>865</b>	<b>1,055</b>

Source: 2000 U.S. Census \*Includes portions of Columbus

# CURRENT CONDITIONS MAPS

Maps on the following pages show geographic information about Blendon Township.

## Current Land Use map

Shows how land within the township is currently being used.

## Zoning map

Shows existing zoning districts, which determines the range of permitted land uses.

**Roads and Transit map, p. 38** Shows major roads and bus routes connecting people to destinations.

## Sidewalks map

Shows locations of existing sidewalks connecting pedestrians to schools and businesses.

## Bikeways and Paths map

Shows existing and proposed locations of bikeways and paths.

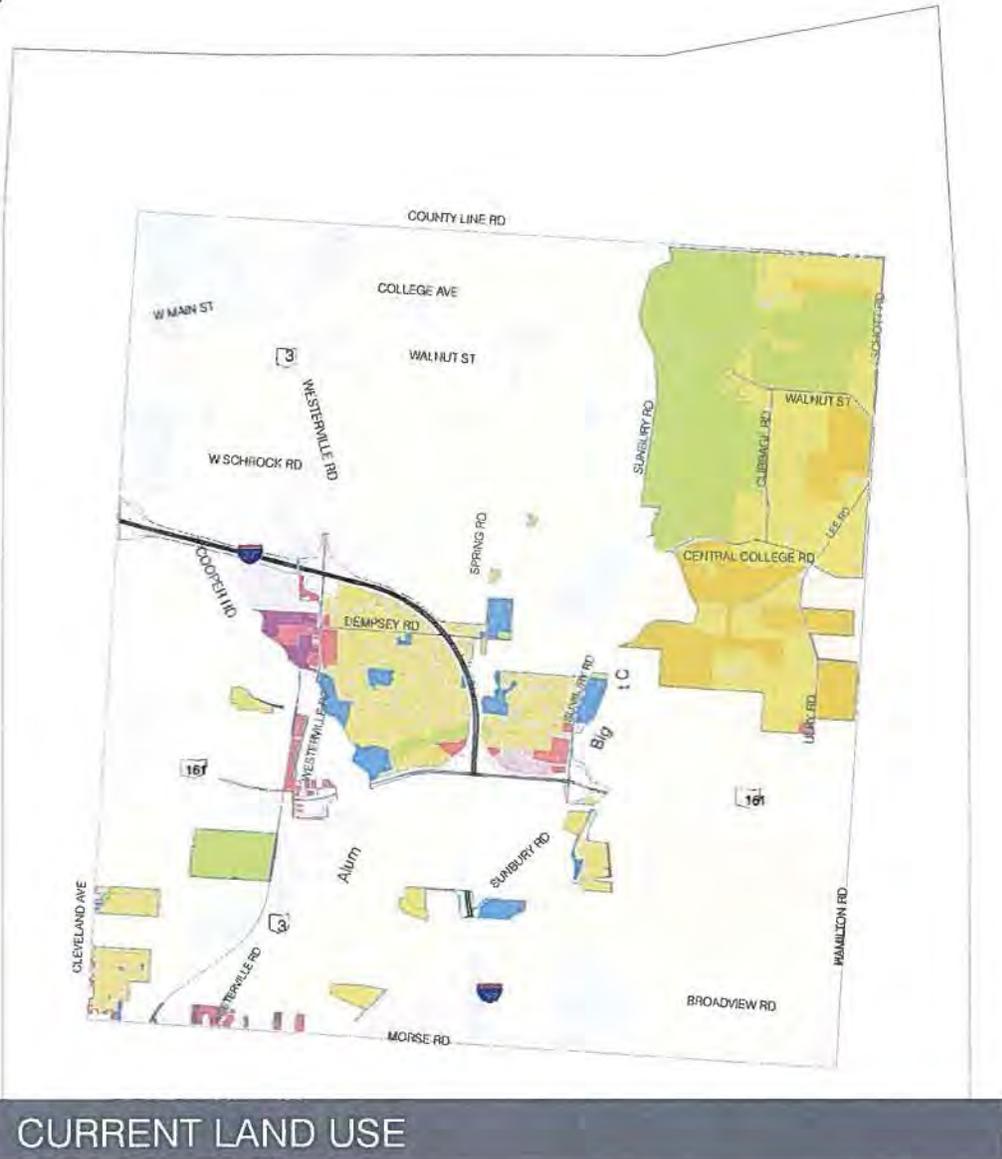
## Community Facilities map

Shows places residents rely upon for community services that enhance the quality of life.

## Township Identity map

Shows the areas and corridors that help to define Blendon Township.





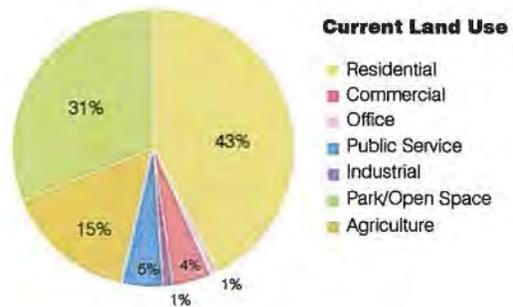
**CURRENT LAND USE**

The current land uses in Blendon Township are shown in this map and figure. Land in Blendon Township is predominately used for residential purposes. Parks and open space is the second most common land use.

Commercial uses make up approximately 4 percent of the planning area. Commercial uses are primarily found along main roads, especially Cleveland Avenue, Westerville Road and Sunbury Road.

There is a significant amount of office space in Blendon Township, but office uses represent less than 1 percent of the overall land area.

When planning for an area's future land use, it is important to ensure compatibility with existing land uses.





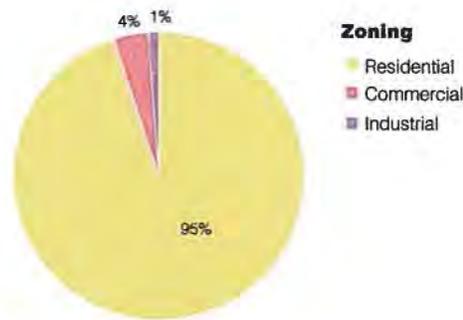
- Current Zoning**
- Residential
  - Multi-Family Residential
  - Commercial
  - Office
  - Industrial
  - Mixed-Use Open
  - Space

## ZONING

Nearly 95 percent of land in Blendon Township is zoned for residential and agricultural uses. The figure at right shows the percent of land in Blendon Township zoned for residential, commercial and industrial uses.

Existing zoning tells how land can currently be used and therefore is considered when making recommendations for future land uses.

The map above shows the generalized zoning in the planning area. The generalized zoning map consolidates zoning classifications into general categories for residential, commercial and industrial zoning districts. Generalized zoning maps allow us to quickly see the permitted uses for an area.



- Zoning**
- Residential
  - Commercial
  - Industrial



**ROADS AND TRANSIT**

**Highways, Road and Streets**

The planning area has easy access to major highways.

Interstate 270 curves through the center of Blendon Township with four interchanges to the planning area. State Route 161 runs east to west through the center of Blendon Township. Major non-freeway roads include Morse Road, Cleveland Avenue, Westerville Road and Sunbury Road.

Planned road improvement projects include intersection improvements at Westerville Road and Dempsey Road, road widening and resurfacing on Dempsey Road from Interstate 270 to Sunbury Road, and a bridge-replacement project

on Central College Road at Big Walnut Creek. The Mid-Ohio Regional Planning Commission is conducting a study for Westerville Road, from State Route 161 to Interstate 270, to identify solutions for reducing traffic congestion.

**Transit**

The Central Ohio Transit Authority serves the Blendon Township area with five express routes, two local routes and one crosstown route. Bus routes are shown on the map above.

The express routes provide transportation for the morning and evening commutes from Huber Ridge and Sunbury Woods to downtown Columbus. COTA is satisfied with the express



## SIDEWALKS

routes' ridership, except bus route 38 which serves the Huber Ridge neighborhood.

The Delaware Area Transit Agency's service boundary extends into Franklin County, however no bus routes serve Blendon Township.

Public transportation is an essential part of a complete transportation network. Buses provide transportation for a wide range of people: those that do not want to drive, those without access to a vehicle and those unable to drive.

**Rail**

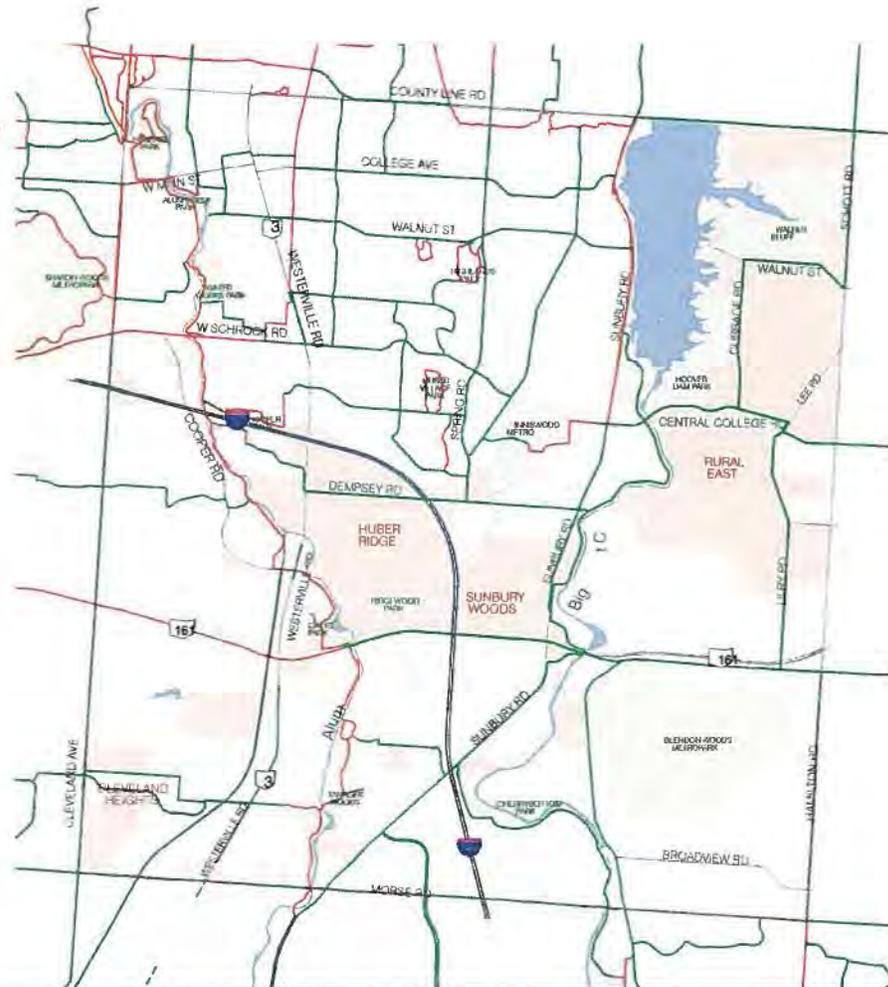
There are no active rail lines in the planning area. There is an abandoned railroad right-of-way located west of Westerville Road.

Abandoned railroad rights-of-way have a number of potential uses, including the installation of bike paths. The Columbus Bicentennial Bikeways Plan proposes a bikeway in this location.

**Sidewalks and Multi-Purpose Trails**

Sidewalks and trails serve important functions for communities. Sidewalks connect neighborhood residents to services, children to schools, provide opportunities for exercise and serve as an alternative mode of transportation.

The sidewalks map on the above page shows the presence of sidewalks along main roads, whether on both sides, one side, or absent



**Bikeways**  
 Proposed  
 Existing

**BIKEWAYS AND PATHS**

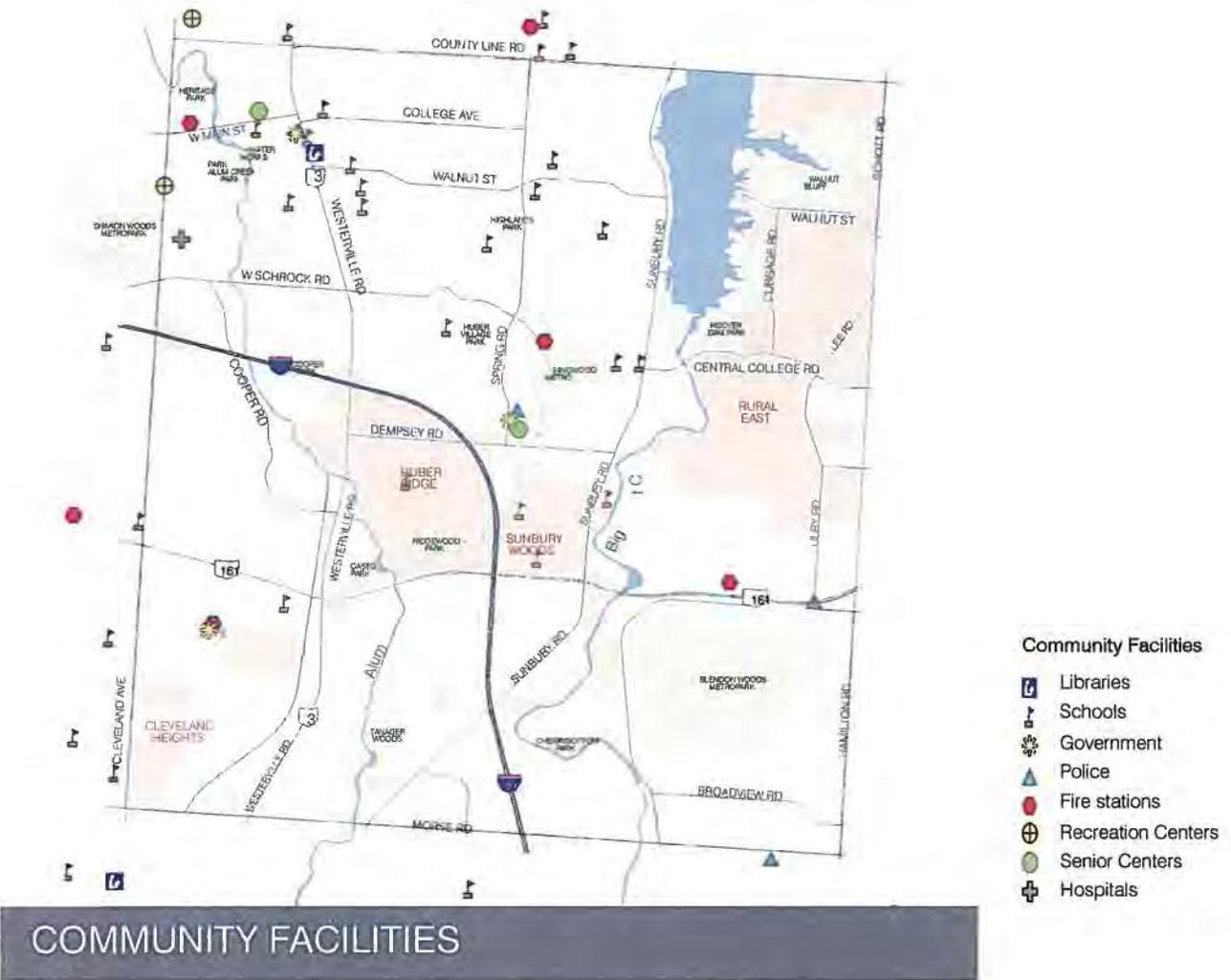
altogether. The Huber Ridge and Sunbury Woods neighborhoods have sidewalks throughout. The commercial corridors of Westerville Road, Sunbury Road and Executive Parkway are in the greatest need of sidewalks to allow residents from neighborhoods to access commercial destinations. Sidewalks exist on both sides of Cleveland Avenue.

**Bikeways**

This map shows the location of existing and planned bikeways in Blendon Township. Existing bikeways are intermittent and typically

connected. The longest lengths of connected trails near the planning area are along Alum Creek and west of Hoover Reservoir. No bikeways directly serve Blendon Township. The Alum Creek Bikeway runs west of Huber Ridge, but the neighborhoods in the planning area do not have access.

Bikeways are proposed along many roads in the area east of Hoover Reservoir that would help connect parks and neighborhoods. Bikeway types can include shared roadway lanes, bicycle lanes along roadway shoulders and separate bicycle paths.



**Parks and Recreation Facilities**

*Parks:* Approximately 1,040 acres of park, parkland and recreational space exist in Blendon Township. Hoover Reservoir, Hoover Dam Park and Walnut Bluff Park account for 1,010 acres. Three metro parks and numerous neighborhood parks are located near Blendon Township.

*Recreation facilities:* The Blendon Township Board of Trustees owns and maintains Ridgewood Park in Huber Ridge and a commons area in Sunbury Woods. The Ridgewood Park includes three baseball fields and the commons two play areas.

The Huber Ridge elementary school has basketball courts and a baseball field. Township residents also use recreation facilities located in Westerville.

Recreation facilities are important to community health by allowing individuals the opportunity to be physically active.

**Schools**

Three school districts serve Blendon Township: New Albany-Plain Local Schools, Columbus City Schools and Westerville City Schools.

The planning area contains two Westerville schools.

*Huber Ridge Elementary School:* Huber Ridge Elementary serves the Huber Ridge neighborhood with an enrollment of approximately 550 students in grades K-5. Approximately 400 students walk to school each day. Two school buses provide transportation.

The school is located on a one-way street with parking on both sides which has led to motorist-pedestrian conflicts.

*Wilder Elementary School:* Wilder Elementary serves the Sunbury Woods neighborhood. Attendance is approximately 460 students. Wilder Elementary provides schooling for grades K-5 and offers a special needs preschool program.

Both schools offer after-school programs and are open to various groups.

One private school, Eastwood Junior Academy, is located in Blendon Township on Sunbury Road. The academy provides schooling for grades K-8. The school is operated by the Seventh-day Adventist Church.

Three schools of higher education are located in the planning area: Franklin University, Bohecker College and Hondros College. All three schools are located on Executive Parkway.

**Safety services**

*Fire:* The Westerville Fire Division provides fire suppression and emergency medical service to Blendon Township through a 20-year contract. Three fire stations serve Blendon Township,

providing a 4-minute average response time. Stations are located on West Main Street, East Schrock Road and North Spring Street.

*Police:* Blendon Township provides police services with a 20-member staff that includes 18 officers. The Blendon Township Police Department is located at the township complex on Hempstead Road.

**Other Community Facilities**

*Blendon Township Senior Center:* Located at the township complex, the center is open to anyone in the surrounding area that is 55 and over. There are approximately 140 members from Blendon Township. Most members drive to the center although transportation is provided to those unable to drive. The center offers programs Monday through Friday from 8:30 a.m. to 4:30 p.m.

*Postal Service:* A post office is located at Glen-gary Shopping Center.

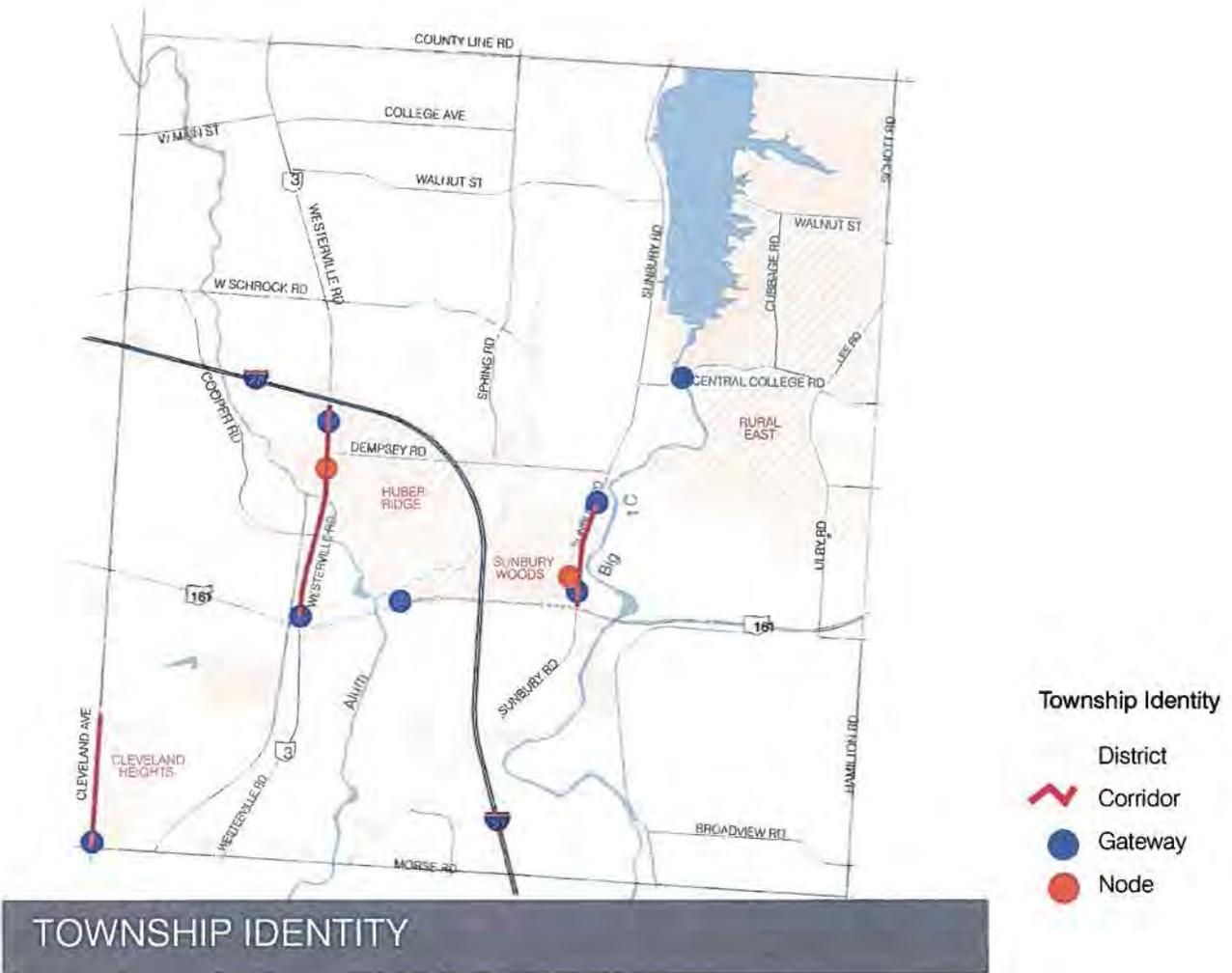
No libraries are located in the planning area. The Westerville Public Library is located on South State Street and the Northern Lights Branch of the Columbus Metropolitan Library is located on Cleveland Avenue south of Morse Road.

The preceding map shows the location of community facilities in the planning area.

Wilder Elementary School, located in the Sunbury Woods neighborhood



Franklin County



**Gateways**

Gateways are major entry points to the community and offer a community’s first impression to newcomers. Blendon Township’s gateways lack distinguishing features such as welcome signage or landscape treatments that inform travelers they are entering the area. There are seven main gateways to the planning area, as shown on the map above.

**Corridors**

Corridors also convey a community’s image. Corridors are lengths of roadways that have similar characteristics and business activity.

*Cleveland Avenue:* A north-south road on the western edge of Blendon Township. The corridor has sidewalks on both sides of the road. Commercial properties lack street presence and many lack green space and landscaping.

*Westerville Road:* A north-south road through the western half of Blendon Township. Large volumes of traffic travel the corridor. The Mid-Ohio Regional Planning Commission is conducting a capacity study for the portion between State Route 161 and Interstate 270.

Businesses on Westerville Road include restaurants, auto-related uses and construction contractors. There are no sidewalks. High traffic speeds make travel unsafe for pedestrians.

Commercial properties have limited landscaping and buildings are set back far from the road with parking in front.

*Sunbury Road:* A north-south road located east of Sunbury Woods. Sunbury Plaza is located here. A concrete barrier separates the road and the shopping center. Sidewalks do not exist and buildings lack street presence.

**Nodes**

Nodes are centers of attraction and activity. Glengary Shopping Center and Sunbury Plaza are nodes.

*Glengary Shopping Center:* The center has been a shopping destination for residents since the 1970s. The center is in a prime location and is fully occupied. Glengary Shopping Center occupies approximately 15 acres with limited landscaping. The shopping center lacks a pedestrian-friendly design. No bike racks or designated walking areas exist.

Landscaping reduces storm water runoff and helps reduce temperatures in urban environments. Bike racks encourage cycling. Designated walking areas allow safe pedestrian access to stores.

*Sunbury Plaza area:* The development of the shopping plaza and Executive Parkway began in the 1980s. This is a prime commercial area with access to the interstate system. Sixteen properties including Sunbury Plaza and businesses along Executive Parkway occupy approximately 45 acres.

One undeveloped property remains along Executive Parkway that serves as a buffer to the Sunbury Woods district. The property is zoned for commercial use. Businesses have an abundance of parking and there are no sidewalks. Most properties lack designated walking areas



Franklin County

Sunbury Plaza shopping center, a node located near the Sunbury Woods neighborhood

from parking lots to buildings.

**Districts**

Cleveland Heights, Sunbury Woods, Huber Ridge and the Rural East are districts, or areas with common design characteristics.

*Cleveland Heights:* Residential neighborhood platted in 1924 and 1925. The neighborhood contains approximately 480 properties of which approximately 370 are undeveloped. No sidewalks exist in the district. A public sewer system is scheduled to serve all existing homes and businesses by mid-2011.

The neighborhood has a large amount of undeveloped land. Further utility service extension may be required for future development. Attention should be given to this area to ensure appropriate future development.

*Huber Ridge:* Residential neighborhood platted between 1960 and 1971. The neighborhood has approximately 1,500 developed properties. Neighborhood sidewalks connect residents to Huber Ridge Elementary and Ridgewood Park.

*Sunbury Woods:* Residential neighborhood platted between 1972 and 1981. There are approximately 1,100 developed properties. Sidewalks exist throughout the neighborhood. Roadways in the neighborhood are wide and contribute to speeding.

*Rural East:* The rural area east of Big Walnut Creek has areas of low to medium-density residential development. There are seven platted subdivisions in this district. A large amount of undeveloped land remains. Central sewer and water is not available. Natural features such as steep slopes, erodible soils and floodplains need attention when determining how the area should develop.

There are no sidewalks and no bikeways. Bikeways are planned for most of the major roads that will help connect residents to parks.

The map on the previous page shows gateways, corridors, nodes and districts in Blendon Township.

# PUBLIC MEETING RESULTS



www.jacksonreges.org / Dan Burden

Public meetings allow community members to provide input on their community's future. For the purposes of the Blendon Comprehensive plan, the future includes how land is used, how buildings look and how people get around.

## First public meeting

We held the first of four Blendon Community Plan public meetings on July 13, 2009 at the Blendon Township Senior Center, 6330 Hempstead Road.

Over 150 residents, property owners, business representatives and other interested individuals attended the meeting.

## Gathering input

After our project team gave a brief presentation, we divided meeting attendees into four groups according to where they live: Cleveland Heights, Sunbury Woods, Huber Ridge, and the rural area east of Big Walnut Creek.

We conducted the following three exercises to gather detailed feedback from attendees.

1. **Feedback form:** Each attendee filled out a form, composed of two types of questions: questions to answer on a five-point scale from strongly agree to strongly disagree and open-ended questions asking attendees to list their general likes and dislikes about the community.
2. **Group discussion:** Within the small groups, attendees discussed their likes and dislikes then grouped their comments by general topic, to see which likes and dislikes are most common.
3. **Favorite places maps:** For the final exercise, attendees placed green and red dots on a map to show their top three favorite and least favorite places.

## Using the results

We used the results from this meeting to establish a community vision for the future. After understanding what people like and what they want to see changed, we then begin to help shape policies and actions to achieve that future.

You can see the results of the public meeting on the following pages. In addition to the graphs, we also listed written and oral comments provided by attendees.

All images: Franklin County



## LAND USE: RESIDENTIAL

### In general

Attendees reported a sufficient range of housing options and a desire to remain in their neighborhoods as they grow older.

Overall, attendees are satisfied with the current residential densities in their respective areas. Most attendees desire to see farmland preserved east of Big Walnut Creek.

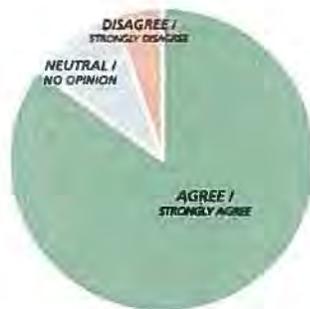
### By area

*Cleveland Heights:* People enjoy nearby undeveloped land, open space and overall lower-density development.

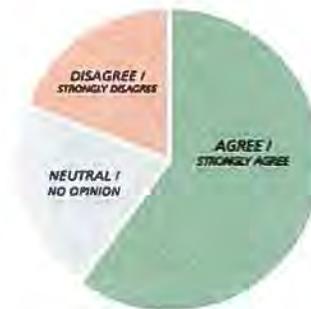
*Huber Ridge:* People enjoy Ridgewood Park and Huber Ridge Elementary School. People believe rental unit properties need better maintenance.

*Sunbury Woods:* People enjoy the two nearby parks, known as the large and small commons, and Wilder Elementary School. People do not desire increasing residential density.

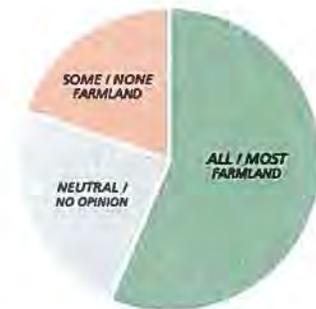
*Rural East:* People enjoy the area's low density, rural character. Some expressed worry about future development.



**Staying in my neighborhood is important to me/my family as we get older**



**There are enough housing options available in my neighborhood to allow me to remain as I get older**



**How much farmland should be preserved in the area east of Big Walnut Creek?**



All images: Franklin County

## LAND USE: COMMERCIAL

### In general

Attendees report that a consistent visual appearance is important in commercial areas. Overall, attendees are satisfied with the number and variety of businesses.

### By area

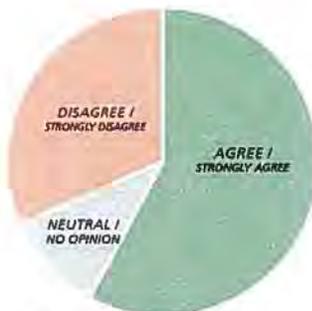
*Cleveland Heights:* Most people believe that nearby businesses have a poor appearance. Many said there are too many auto-related businesses along Cleveland Avenue.

*Huber Ridge:* Most people believe that businesses along Westerville Road have a poor overall appearance, especially a lack of landscaping.

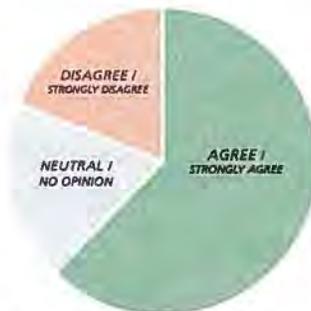
Similar to Cleveland Heights, many said there are too many auto-related businesses.

*Sunbury Woods:* People are satisfied with the appearance of most businesses. Many said the recently-installed concrete barrier in front of Sunbury Plaza shopping center is unattractive.

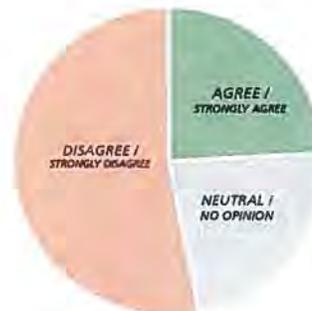
*Rural East:* People report satisfaction with the number, variety and appearance of nearby businesses. Most people shop for everyday items at Sunbury Plaza, in Westerville or New Albany.



**The number and variety of businesses along commercial corridors nearby meet my needs**



**In commercial areas it's important to have a consistent appearance such as welcome signs, decorative street lights and building design**



**Commercial properties nearby look nice**



All images: Franklin County

## PARKS AND NATURE

### In general

Attendees overwhelmingly believe that clean streams, wooded areas and natural areas are important to the community.

Most attendees report a sufficient amount of parks, playgrounds and ball fields. The one clear exception is in the Cleveland Heights area where attendees strongly believe more natural areas and recreational opportunities would be beneficial.

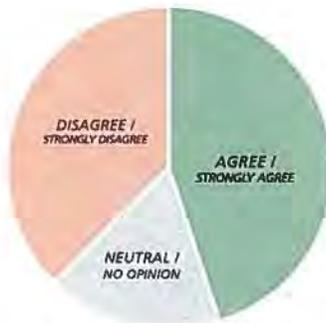
### By area

*Cleveland Heights:* People visit parks on a regular basis and enjoy the trees and wildlife in their area.

*Huber Ridge:* Most people visit parks on a regular basis. Many desire additional youth recreational facilities.

*Sunbury Woods:* Most people visit parks less than once a month. Many would like to see better maintenance of the commons.

*Rural East:* Most people visit parks less than once a month but enjoy the nearby trees and wildlife.



**There are enough parks, playgrounds, ball fields and other places to play in my neighborhood**



**How often do you/your family visit parks?**



**Having clean streams, wooded areas and natural areas is important to me**



All images: Franklin County

# COMMUNITY

## In general

Attendees would like to see a consistent appearance within their neighborhoods or general area. Most report that future residential development should be mostly single-family homes.

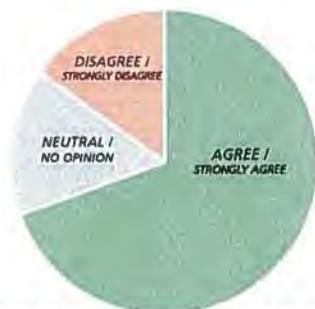
*Sunbury Woods:* People enjoy the friendliness and safety of the neighborhood.

*Rural East:* People enjoy the open, rural character of the area with large, single-family properties.

## By area

*Cleveland Heights:* People enjoy their neighbors and the prevalence of single-family homes.

*Huber Ridge:* People enjoy the active neighborhood association, friendly neighbors and the safety of the area.



Having a consistent neighborhood look/feel such as neighborhood entrance signs, decorative street lights and uniform street signs is important to me



What type of housing would you like to see in your area?

All images: Franklin County



## PUBLIC SERVICES

### In general

Attendees are pleased with township services including police, fire and snow removal. Most are satisfied with the effectiveness of Blendon Township's property maintenance code, except for some residents living in Cleveland Heights and Sunbury Woods.

Attendees believe parks and playgrounds are well maintained and safe.

### By area

*Cleveland Heights:* People feel that the Blendon Township property maintenance code could be more effective. People, whose homes use

on-site aerators or septic systems, desire central sewer service but are apprehensive about the cost to install new sewers.

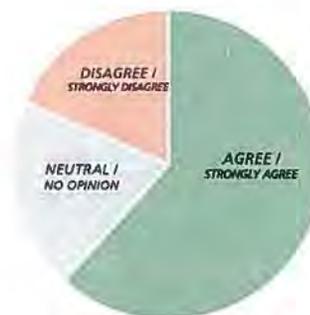
*Huber Ridge:* People are dissatisfied with costly water service.

*Sunbury Woods:* People feel that the township property maintenance code could be more effective. Most are dissatisfied with the cost of water service.

*Rural East:* Power outages and the lack of central water and sewer service concerns attendees.



**The township's property maintenance code is working**



**Parks and playgrounds are well maintained and safe**



All images: Franklin County

# TRANSPORTATION: WALKING

## In general

Attendees reported it being easy to walk around their neighborhood, whether there were sidewalks or not. Walking to commercial areas presents a greater challenge.

Once they arrive at commercial areas, attendees find it difficult to walk, largely due to a lack of sidewalks.

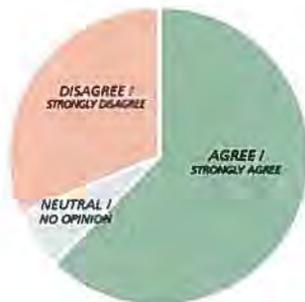
## By area

*Cleveland Heights:* Low vehicle traffic makes walking generally safe, even though there are no sidewalks on residential streets.

*Huber Ridge:* Sidewalks throughout the neighborhood makes walking generally safe. There are gaps in sidewalks between residential and commercial areas.

*Sunbury Woods:* Sidewalks throughout the neighborhood make walking generally safe. There are gaps in sidewalks between residential and commercial areas.

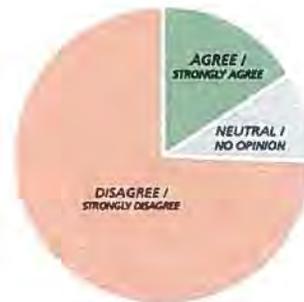
*Rural East:* Walking on some residential streets is safe, but walking longer distances is difficult since there are no sidewalks



**It is easy and safe to walk around my neighborhood**



**I can easily walk to commercial areas near my neighborhood**



**It is easy and safe to walk along main roads**



## TRANSPORTATION: BICYCLING

### In general

Attendees reported it being easy to bicycle around their neighborhood. Adults mainly bicycle on the road, while children bicycle on sidewalks.

Accessing commercial areas is difficult on a bicycle. Attendees expressed a strong desire for better connectivity with bicycle trails. Several trails pass near Blendon Township neighborhoods, but a lack of connection forces bicyclists to travel long distances via highly-trafficked main roads to access the trails.

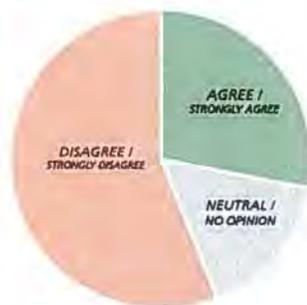
### By area

*Cleveland Heights:* Bicycling to commercial areas is difficult. People desire an easy connection to the bicycle trail along Alum Creek.

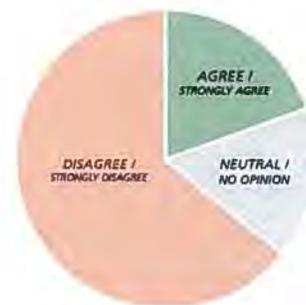
*Huber Ridge:* Bicycling to commercial areas is challenging. People strongly desire an easy connection to the bicycle trail along Alum Creek.

*Sunbury Woods:* People desire a connection to trails near Hoover Reservoir and to trails along Big Walnut Creek that connect to Blendon Woods Metro Park.

*Rural East:* Shopping is located too far to make bicycling practical. People desire connection to trails near Hoover Reservoir.



**It is easy to ride a bicycle to commercial areas**



**It is easy to get to bicycle trails**



All images: Franklin County

# TRANSPORTATION: TRANSIT

## In general

Public transit opportunities are important to attendees in all four areas to connect people to jobs, shopping and recreation.

With the exception of some residents of Cleveland Heights, attendees do not believe bus stop upgrades would increase their use of public transit.

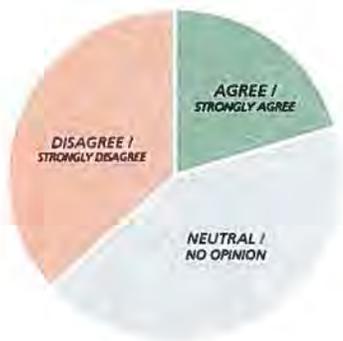
*Huber Ridge:* People feel a lack of transit routes exists and a wider variety of destinations is desired.

*Sunbury Woods:* People are generally satisfied with the number of bus routes.

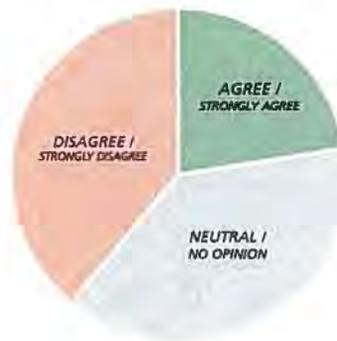
*Rural East:* People believe there is a lack of transit routes in the area east of Big Walnut Creek.

## By area

*Cleveland Heights:* People believe sufficient public transit routes exist however upgrades to bus stops would increase ridership.



**There are enough bus routes in my area to get where I need to go**



**Bus stop upgrades (benches, shelters, etc.) would increase my use of buses**



All images: Franklin County

## TRANSPORTATION: CAR

### In general

Attendees from all four areas enjoy the good access to main roads. Speeding is a safety concern in residential neighborhoods and along rural roadways.

Attendees do not support the use of speed bumps to slow traffic in neighborhoods.

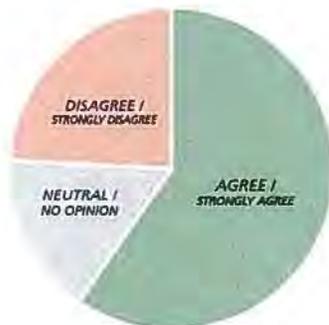
### By area

*Cleveland Heights:* People enjoy low traffic volumes experienced along residential streets. Speeding cars are a problem along Cleveland Avenue, Sharon Road and Chester Road.

*Huber Ridge:* Speeding cars are a problem along Dempsey Road, Paris Boulevard and Buenos Aires Boulevard.

*Sunbury Woods:* Speeding cars are a problem along Sunbury Road, Executive Parkway and Valley Quail Boulevard.

*Rural East:* People note speeding cars on all main roads in the area.



**Speeding is a problem in my neighborhood**

### Top speeding concerns:

- Cleveland Avenue
- Buenos Aires Boulevard
- Dempsey Road
- Paris Boulevard
- Executive Parkway
- Sunbury Road
- Valley Quail Boulevard
- Lee Road
- Smothers Road
- Utry Road

## SECTION 4 RECOMMENDATIONS

The *Recommendations* section includes:

- The community's vision for the future
- Goals to help achieve the vision
- Action items to reach each specific goal

*How they were developed:* We combined the data in the Current Conditions analysis with the results from our first public input meeting. Public meeting attendees told us what they want the future of Blendon Township to look like. Over the next 10 to 20 years, the recommendations help achieve that future vision.

*How they are used:* Community members can use the recommendations to improve their neighborhoods. Government officials and others will use the recommendations when making decisions on land use proposals and capital improvements, all directed at realizing a unified community vision.

The recommendations are divided into three themes, *Land Use, Housing, Recreation and Environment, and Mobility*.

### **Land Use, p. 57**

These recommendations address future development and desired community identity and streetscape improvements. The recommended *smart growth*-oriented actions will help the community become an attractive and economically vibrant area with a strong sense of community pride.

### **Housing, Recreation and Environment, p. 75**

Recommendations in this chapter address housing, recreation and the environment. The actions help protect a sensitive environment, develop an accessible, well-maintained park and recreation system, and foster a community with a variety of housing types for all people.

### **Mobility, p. 85**

*Mobility* means developing a complete transportation network that allows anyone regardless of physical ability or socio-economic status to travel to, from and within Blendon Township. The goals and actions will allow people to travel safely and easily by foot, bicycle, transit and car.



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# Land Use



## VISION FOR THE FUTURE

Land uses that support and respect current areas, maintain quiet neighborhoods and support vibrant, economically prosperous commercial areas that are with a strong sense of place.

### Achieve this vision by:

- Following the Future Land Use map for new development
- Keeping neighborhoods nearly exclusively residential
- Using conservation-style development to preserve natural features
- Implementing the Westerville Road Streetscape Improvement Plan
- Installing gateway signage

House size, type and lot placement contribute to community character



**Goal A**  
**Maintain residential character of existing neighborhoods**

Cleveland Heights, Huber Ridge and Sunbury Woods are residential neighborhoods with a variety of housing types. The area east of Big Walnut Creek is characterized by low-density housing, farmland and scenic waterways.

**Action 1**  
**Follow the Future Land Use map**

The Future Land Use map shows the types of land uses the community wants to see in the future. Townships staff will reference the Future Land Use map when any new development

or redevelopment is proposed. A rezoning or variance for a property should only be granted when the proposed use is consistent with the Future Land Use map.

**Action 2**  
**Discontinue conditional use home occupations**

Certain types of home occupations are currently allowed. *Permitted use* home occupations must occur within the home and allow just one non-resident employee. More-intense *conditional use* home occupations allow three non-resident employees, business activity in accessory buildings and commercial vehicle parking.

Conditional use home occupations are more likely to change the residential character of neighborhoods and make it difficult for legitimate business owners renting commercial space to remain competitive.

Conditional use home occupations should not be permitted in residential neighborhoods. The Township should pursue an amendment to the Franklin County Zoning Resolution to discontinue conditional use home occupations in these neighborhoods.

**CONSERVATION DEVELOPMENT**

Conservation-style development rearranges development to preserve natural resources. In a conventional development, land is divided into lots, with small amounts of open space on each lot. Most trees are cut down and there is no common open space.

In a conservation development, areas with trees and open spaces are set aside before land is

divided into lots. Each lot is slightly smaller, resulting in larger open spaces the whole community can enjoy.

By making each lot slightly smaller, developers can build the same number of homes while protecting natural areas. Studies show homes in developments with protected open space sell for higher prices and better retain their value.

Conventional development clears away natural resources



CONSERVATION DEVELOPMENT



All images: Massachusetts Office of Coastal Zone Management

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Well-designed commercial development looks nice and attracts customers

Action 4

**Facilitate the creation of a neighborhood association in Cleveland Heights**

A neighborhood association is a group of residents and property owners who advocate for and organize activities in a neighborhood. Associations elect their own leaders and may have voluntary dues. A neighborhood association in Cleveland Heights would give residents a collective voice in the future of their neighborhood.

Action 5

**Use site design techniques that preserve rural character**

Using site design techniques helps prevent negative impacts on the rural landscape in the area east of Big Walnut Creek. Recommended site design techniques include:

- Setting back new development from rural corridors to preserve scenic vistas and minimize visual impact to passers-by
- Building away from environmentally sensitive features such as streams, ponds, wetlands, trees and steep slopes
- Using shared access drives Developers and builders should consult with the Township during the development review process to ensure quality site design is used.



Goal B

**Encourage attractive and economically sustainable commercial development**

New commercial development should have street presence and inviting design to attract and retain business and investment, providing a strong, sustainable tax base for Blendon Township.

Action 6

**Auto-related businesses should strictly adhere to development standards**

The Westerville Road and Cleveland Avenue corridors have a high number of unattractive auto-related businesses. Variances to

Franklin County



Proper site design techniques help preserve rural character

development standards should not be approved for any auto-related business. New auto-related businesses along these corridors will be required to develop using Smart Growth Overlay standards.

**Action 7**

**Limit the number of access points along commercial corridors**

A road with many access points is dangerous for pedestrians, bicyclists and motorists alike. Common access points and shared parking arrangements consolidate and limit access points to

make a safe, well-functioning street. In coordination with the Township, regulations requiring these practices should be adopted.

**Action 8**

**Implement recommendations of the Westerville Road Streetscape Improvement Plan**

The Westerville Road Streetscape Improvement Plan makes design recommendations for streetscape improvements and identity-building features. Recommendations include adding

**WESTERVILLE ROAD STREETScape IMPROVEMENT PLAN**

The Blendon Comprehensive plan includes recommendations from a streetscape improvement plan for Westerville Road. This plan makes both short- and long-term recommendations for improving the streetscape along Westerville Road and adding community identity features throughout Blendon Township.

The recommendations focus on the Westerville Road corridor between State Route 161 and Interstate 270.

The following goals guided the vision for this corridor:

- Create an attractive streetscape
- Improve sidewalk and crosswalk connectivity
- Make travel easier for pedestrians and bicyclists
- Incorporate trees and green areas
- Provide community gathering space
- Enhance views of Alum Creek
- Buffer auto-related businesses

Public input we received led to the development of a series of design concepts showing possible improvements to the streetscape such as sidewalks, bicycle facilities, planted medians, improved landscaping, benches and improved signage.

The second part of the streetscape improvement plan involves community identity features such as gateway signs, street signs and logos for the four areas of Blendon Township: Cleveland Heights, Huber Ridge, Sunbury Woods and the area east of Big Walnut Creek.

All Images: Franklin County / Neighborhood Design Center



sidewalks, bicycle facilities, planted medians, improved landscaping, benches, gateways and street signs. Franklin County and Blendon Township should work closely with the Ohio Department of Transportation and the Mid-Ohio Regional Planning Commission to seek funding sources to implement recommendations of the plan.

**Action 9**  
**Reserved for future use**

**Action 10**  
**Support small business development**

Small businesses are critical to local economies. The Franklin County Economic Development and Planning Department administers several programs to help small businesses. Commercial corridors along Cleveland Avenue, Sunbury Road and Westerville Road should be targets for investment in the area's economic future.

**Action 11**  
**Establish a façade improvement program**

Attractive building façades support and encourage local business development. Matching grants and low-interest loans are incentives for business owners to reinvest in existing commercial areas that are otherwise healthy. The Township will work with local banks and business owners to establish a façade improvement program and locate funds for these improvements.

**Action 12**  
**Require installation of sidewalks and bicycle parking for new development**

New office, commercial, industrial and multi-unit residential developments should be required to install sidewalks and bicycle parking. Sidewalks should be along roadways and provide a connection to the primary building entrance. Bicycle parking should be near a building's primary entrance. This will create a network that pedestrians and bicyclists can navigate safely while increasing business activity.

## FACADE AND LANDSCAPING IMPROVEMENTS

A major component of the Westerville Road Streetscape Improvement Plan involves improving the appearance of existing businesses. The Plan recommends doing this by buffering parking lots, adding landscape features, improving

signage and making facade improvements. Minor improvements in property appearance can draw more customers and in turn increase sales.

All Images: Franklin County / Neighborhood Design Center



**Action 13**

**Encourage installation of sidewalks and bicycle parking on public and private property**

Convenient access to destinations by foot and bicycle reduces traffic congestion, promotes public health, improves safety and increases business activity. Public agencies in collaboration with bicycle advocacy groups should encourage existing business owners to provide sidewalks and bicycle parking.



Franklin County / Neighborhood Design Center

Goal C

Gateway signs help build pride and a sense of community

**Nurture a sense of place in neighborhoods and along commercial corridors**

Features such as gateway signs, street signs and decorative streetlights give neighborhoods a common visual identity, which builds pride and ownership within a community.

**GATEWAYS AND STREET SIGNS**

The Westerville Road Streetscape Improvement Plan recommends decorative gateways and street signs for each of the four areas of Blendon Township: Cleveland Heights, Huber Ridge, Sunbury Woods and the area east of Big Walnut Creek.

Gateways and street signs have consistent design elements while also including features specific to each area.

At public meetings, residents chose among several design possibilities. The preferred designs for gateways, street signs and logos are shown below.



Proposed gateway sign

Proposed street signs



Proposed neighborhood banners

All images: Franklin County/Neighborhood Design Center

**Action 15**

**Install gateway signs in priority areas**

Consistent gateway signs tell residents and visitors when they enter a community and also create a consistent visual identity. The Westerville Road Streetscape Improvement Plan includes design recommendations for gateway signs throughout Blendon Township.

Important gateways to the community include the following intersections:

**Cleveland Heights**

- Cleveland Avenue and Morse Road

**Huber Ridge**

- Buenos Aires Boulevard and State Route 161
- Westerville Road and State Route 161
- Westerville Road and Interstate 270

**Sunbury Woods**

- Sunbury Road and State Route 161
- Sunbury Road and Valley Quail Boulevard North

**Rural East**

- Central College Road and Big Walnut Creek

**Action 16**

**Install decorative street signs**

Installing decorative street signs builds visual consistency in a community. Priority areas for these signs include commercial corridors and neighborhood streets with higher traffic volumes. The Westerville Road Streetscape Improvement Plan includes design recommendations for street signs which reflect the unique characteristics of each neighborhood while maintaining consistency throughout. Blendon Township should partner with the Franklin County Engineer's Office to install these street signs. For more detail see page 63.

**Action 17**

**Install consistent streetlights in priority areas**

Streetlights can improve public safety and build a community's visual identity. Blendon Township should work with utility providers to install streetlights in priority areas such as commercial corridors and residential neighborhoods. Streetlights should have an attractive, consistent design.

Since streetlights impose both up-front and long term costs, residents and township officials should agree on a funding plan prior to installing new streetlights.

**WESTERVILLE ROAD NORTH GATEWAY**

The Westerville Road Streetscape Improvement Plan provides design concepts for the North Gateway located at Interstate 270 and Westerville Road. The concepts use gateway features and landscaping to establish a welcoming

environment. Improvements at this location provide a subtle transition from the South Main Street corridor in Westerville to Blendon Township.

All Images: Franklin County / Neighborhood Design Center



## WESTERVILLE ROAD INVITING STREETSCAPE

The Westerville Road Streetscape Improvement Plan makes recommendations for enhancing the street's appearance and functionality.

Recommendations include installing sidewalks, bicycle parking, street trees, rain gardens, decorative street signs, community banners, benches, street lights and trash cans.

These elements help local economies by creating an attractive streetscape that encourages people to walk, bike and frequent area businesses.

The Glengary Shopping Center has a large, underutilized parking lot. The plan recommends using this space as a farmers market or other community gathering space.

Several auto-related businesses currently line Westerville Road. Adding buffers between the sidewalk and businesses will create a more pedestrian-friendly environment. Low walls or plants can serve as buffers.

All Images: Franklin County / Neighborhood Design Center



### Action 18 Convert the concrete barrier on Sunbury Road to a community amenity

The concrete barrier is a highly visible, under-utilized space. It should be converted to a use that benefits the community such as a mural or vertical garden. Murals add visual interest and help define a community's identity. Vertical gardens are an attractive, low-maintenance landscaping feature that grow on walls and provide visual interest.

Blendon Township should work with the Sunbury Woods Neighborhood Association, Ohio Department of Transportation and owners

of Sunbury Plaza to determine the best use of the wall.

### ON THE NEXT PAGES

The maps on the following pages show desired future land uses for Blendon Township.

The Future Land Use map shows what types of land uses the community wants to see in the future.

## LAND USE CATEGORY DESCRIPTIONS

Use this page in conjunction with the Corresponding Zoning Districts on page 68

 Low Density Residential  
 Allowed land uses: Single-family homes  
 Density: Maximum of 1 unit per acre

 Medium Density Residential  
 Allowed land uses: Single-family and two-family homes  
 Density: Minimum of 2 units per acre, maximum of 8 units per acre

 High Density Residential  
 Allowed land uses: Townhomes and multi-unit buildings  
 Density: Minimum of 8 units per acre, maximum of 24 units per acre

 Office + Residential  
 Allowed land uses: Offices, single- and multi-unit housing. Uses may mix within the same building.  
 Density: For buildings without offices, minimum residential density of 4 units per acre. For all buildings, maximum residential density of 24 units per acre

 Commercial: Limited range + Multifamily  
 Allowed land uses: Limited range of retail uses, mostly neighborhood-scale, plus offices and multi-unit housing and townhomes.  
 Density: Maximum residential density of 24 units per acre

 Commercial: Full range + Multifamily  
 Allowed land uses: Full range of retail and office uses, plus multi-unit housing and townhomes.  
 Density: Maximum residential density of 24 units per acre

 Light Industrial + Office  
 Allowed land uses: Range of uses including office, industrial, storage and warehousing.

 Parks/Open Space  
 Intended for nature or recreation with minimal buildings.

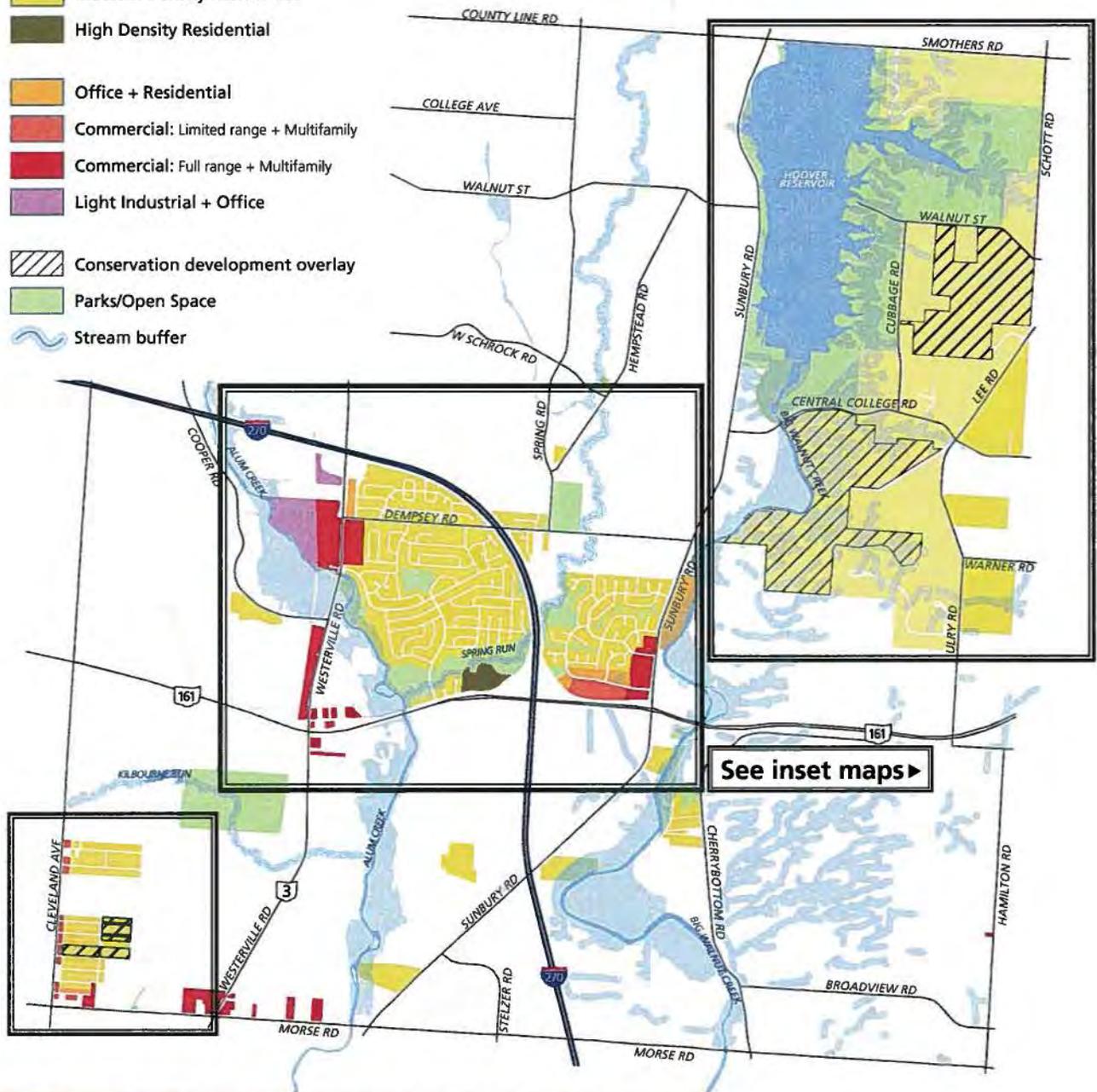
 Stream buffer  
 Environmentally-sensitive area that includes streamways and 100-year floodplain.  
 Prohibited land uses: construction, parking lots, and dredging or filling.  
 Allowed land uses: passive recreation and trails.

 Conservation development overlay  
 Preservation of natural features including trees and steep slopes is required for all new developments.  
 The dedicated open space requirement for Cleveland Heights is 25 percent and in the area east of Big Walnut Creek, 50 percent.  
 Dedicated open space consists of undisturbed woodlands, other natural areas or disturbed areas returned to a natural state. Open space may be used for recreation and trails with limited environmental impact.

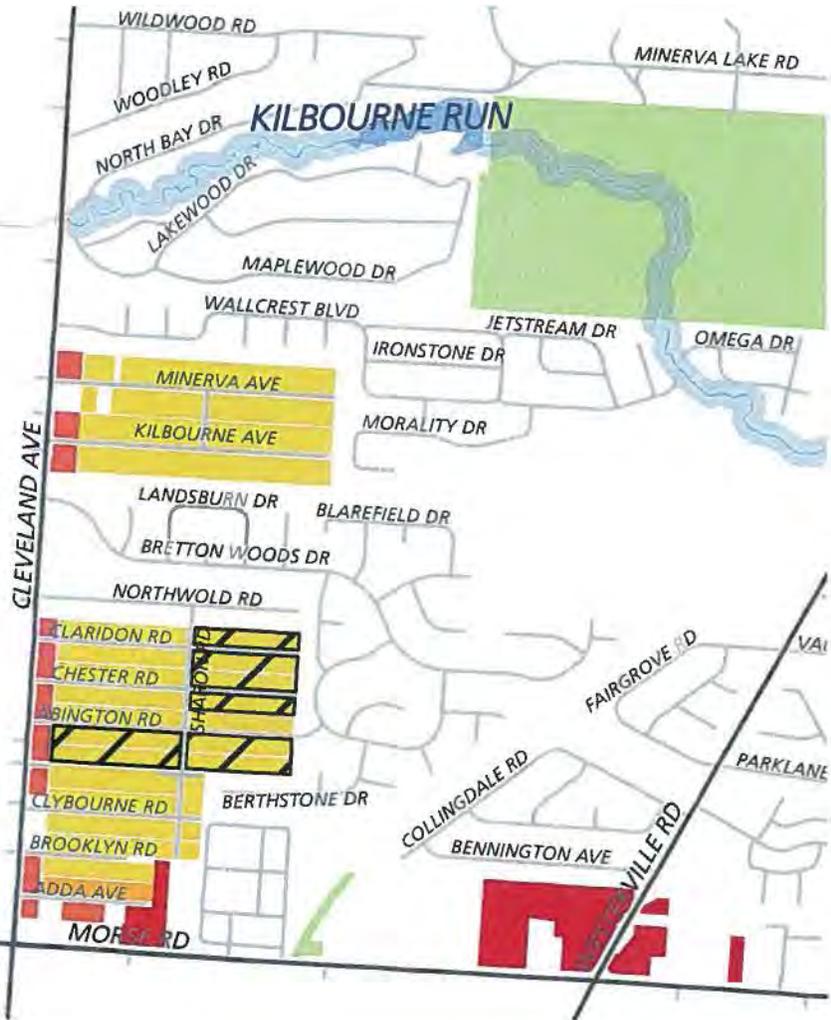
Overall density not to exceed maximum density permitted in underlying district.

**Future land use**

- Low Density Residential
- Medium Density Residential
- High Density Residential
  
- Office + Residential
- Commercial: Limited range + Multifamily
- Commercial: Full range + Multifamily
- Light Industrial + Office
  
- Conservation development overlay
- Parks/Open Space
- Stream buffer



**FUTURE LAND USE MAP**



**Future land use**

- Medium Density Residential
- Office + Residential
- Commercial: Limited range + Multifamily
- Commercial: Full range + Multifamily
- Conservation development overlay
- Parks/Open Space
- Stream buffer

**CLEVELAND HEIGHTS**

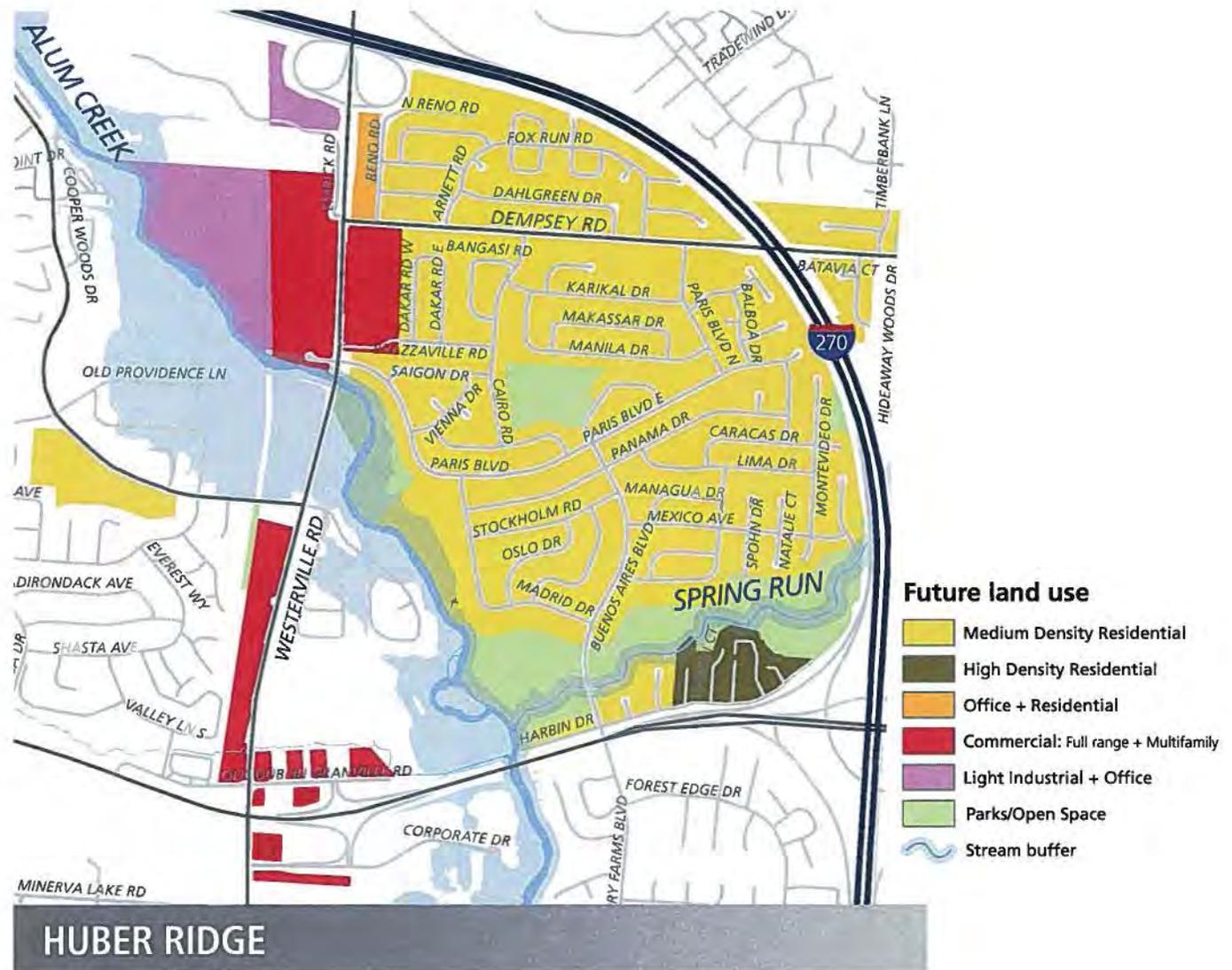
**Cleveland Heights Conservation Area**

The conservation area is intended to preserve undeveloped wooded areas by clustering new homes. Recommended housing types include townhouses and condominiums, with a maximum 3-story height.

The minimum project size for a conservation development should be 5 acres, with a maximum overall density of 8 units per acre. Twenty-five percent of the project site should be dedicated open space.

**Cleveland Avenue**

This corridor is intended to provide neighborhood-scale retail and office opportunities. This complements an abundance of regionally-targeted retail establishments on Morse Road. Multi-unit residential development is permitted with a maximum density of 24 units per acre.



**Spring Run Open Space**

The undeveloped areas along Spring Run should remain open space that will provide recreational opportunities to residents.

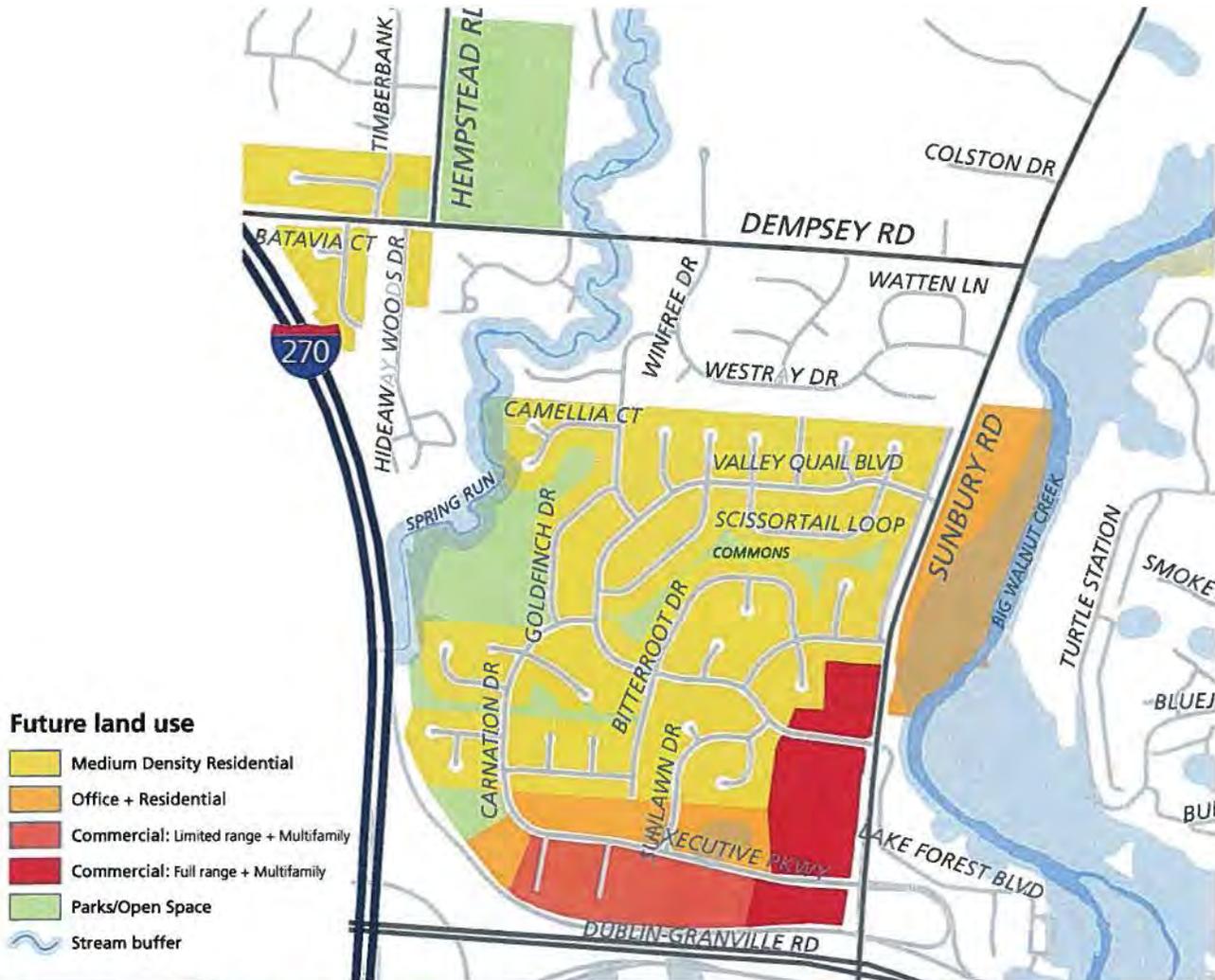
**Westerville Road Office and Residential**

The area north of Dempsey Road and east of Westerville Road is intended for office and residential uses that will buffer the medium-density residential neighborhood to the east.

**Westerville Road Commercial**

Businesses along the Westerville Road corridor attract local and regional customers. The corridor should be mixed-use in nature with a range of commercial and residential uses.

The area west of the Westerville Road and Dempsey Road intersection employs many people. Proposals for multi-unit residential uses in this area warrant special consideration.



## SUNBURY WOODS

### Executive Parkway

Land uses along Executive Parkway should provide a transition from large-scale retail along Sunbury Road to residences in Sunbury Woods.

Buildings on the north side of Executive Parkway should be built closer to the road in order to buffer the adjoining residential uses.

New buildings should not exceed 3 stories in height and residences should be of the townhouse or condominium design.

### Sunbury Open Space

The undeveloped parcel on the west end of Executive Parkway is recommended for open space to buffer the neighborhood from commercial uses along the roadway.

### Sunbury Road Office and Residential

The area east of Sunbury Road is recommended for office and residential uses. Development in this area must

consider steep slopes and floodplain in site design.

### Wilder Elementary and Blendon Township Complex Open Space

Future land uses should be limited to open space, community recreation facilities and other park-type uses.

**Rural East Conservation Area**

The conservation area is intended to preserve undeveloped wooded areas and farmland by clustering new homes.

The minimum project size for a conservation development should be 20 acres, with a maximum overall density of 1 unit per acre. Fifty percent of the project site should be dedicated open space.

**Medium-Density Residential**

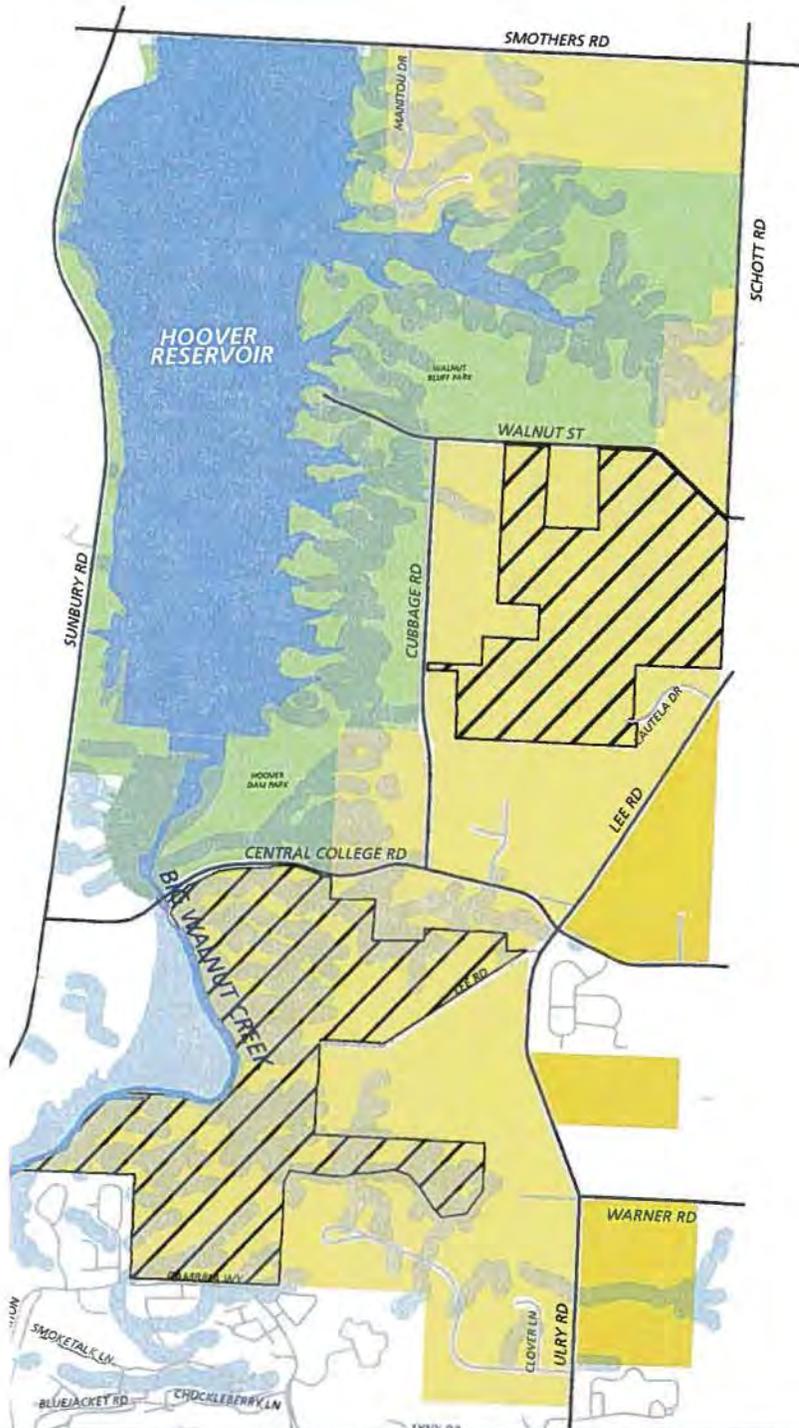
The area east of Uly and Lee Roads is recommended for medium density residential development. Recommended housing types are single-family and two-family homes. The density is not to exceed 8 units per acre.

The areas north of Warner Road should develop with densities between 2 and 4 units per acre.

Development proposals should be comparable in density to the adjoining city of Columbus areas. Availability of public water and sewer will also effect acceptable development density.

**Future land use**

-  Low Density Residential
-  Medium Density Residential
-  Conservation development overlay
-  Parks/Open Space
-  Stream buffer



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# HOUSING, RECREATION AND ENVIRONMENT



## VISION FOR THE FUTURE

A variety of housing types that respect existing development patterns and allow people to age in place

An accessible, well-maintained park and recreation system

A healthy and protected environment

### Achieve this vision by:

- Using universal design elements to make housing accessible to all
- Improving the appearance of rental properties
- Conducting a parks master plan
- Providing connections to bikeways
- Take steps to protect environmentally sensitive areas

No-step entryways ensure accessibility for all people regardless of physical ability



**Goal A**

**Promote sustainable housing that facilitates aging in place**

Sustainable and accessible housing is environmentally sensitive and allows seniors to maintain their quality of life by growing older in their familiar surroundings. Growing older in one's home requires additional senior service coordination among multiple groups.

**Action 1**

**Reserved for future use**

**Action 2**

**Reserved for future use**

**Action 3**

**Facilitate conversion and construction of accessory apartments**

Accessory apartments are additional housing units secondary to a main residence. They are ideal for extended families and make home ownership more affordable.

Currently, regulations allow accessory apartments in one residential district and require a special permit. The Township should revise applicable sections of the Zoning Resolution to encourage more of this housing type.

**Action 4**

**Provide information regarding energy efficiency programs**

Reducing household energy consumption is environmentally friendly and reduces utility costs. Utility companies and public agencies offer a variety of financial incentives to retrofit buildings and purchase energy-efficient appliances, equipment and lighting.

The Home Weatherization Assistance Program replaces electric appliances, light fixtures, furnaces, water heaters, and gas cooking stoves which in turn reduces energy consumption and utility costs. The program is administered by the Mid-Ohio Regional Planning Commission. Services are free to income-eligible residents.

**Action 5**

**Support the use of alternative energy sources such as solar, wind and geothermal**

Alternative energy sources have no emissions, can reduce energy costs and reduce reliance on non-renewable resources. The Township can support the use of solar, wind and geothermal energy by providing information, incentives and referrals to public, private or nonprofit organizations. The Zoning Code should accommodate green energy equipment such as solar panels.

## AGING IN PLACE

Older adults are finding it increasingly difficult staying in their homes as they grow older. In suburban communities throughout central Ohio, seniors face difficulty getting up and down



U.S. Environmental Protection Agency

stairs, traveling through their neighborhood and connecting to social services.

Aging in place is a concept aimed at overcoming challenges to staying at home as you grow older. Studies show that enabling seniors to stay in their homes improves health, supports diversity, builds neighborhood cohesion and saves money on medical care.

In addition to the Blendon Comprehensive plan's recommendations, Franklin County and Blendon Township can further support aging in place through the following initiatives:

*continued on next page*

## AGING IN PLACE *continued from previous page*

**Virtual retirement community:** These non-profit, membership-based organizations negotiate and obtain services and programs for their members that allow them to stay in their homes as they age.

**Kind Call program:** Designed to help individuals who live alone or who are primary caregivers for a family member. Each day at a time designated by the member, a phone call is placed to the home via computer at the local government offices. The member picks up the phone, listens to the message and presses "9" if everything is OK. If the member does not answer the phone, the computer calls back. If there is still no response a member-designated "key-holder" is contacted. If a key holder can-not be reached, then safety forces are notified.

**Volunteer network for helping seniors:** Groups of teens willing to help seniors with programming DVD players, heavy housekeeping, yard work, changing hard-to-reach light bulbs, teaching computer skills or other needs.

**Home-sharing programs:** Pairs people who want or need to share their homes for economic, service or companionship reasons with people who need affordable housing.

Blendon Township can explore the aging-in-place options above or numerous other senior-supportive initiatives. Social service agencies such as the Franklin County Office on Aging are an important partner in caring for residents as they grow older.

Well-kept homes support quality neighborhoods and maintain property values



Church of St. Martin

**Goal B**  
**Maintain quality neighborhoods by improving the housing stock**

New development should complement the use, density, setback and scale of existing development. Existing development should be maintained and improved to retain property values and the quality of the neighborhood.

**Action 6**

**Facilitate home rehabilitation and compatible infill housing**

Well-maintained housing supports neighborhood stability. Building in existing neighborhoods is an efficient use of land. Regulatory and financial assistance should be directed to vacant lots and homes in need of rehabilitation to provide quality housing and maintain the neighborhood's character.

**Action 7**

**Turn around neglected properties**

Vacant, abandoned, tax-delinquent and foreclosed properties bring down the image and value of neighborhoods. The Franklin County Treasurer's Office pursues properties for overdue taxes. Blendon Township officials should keep the Treasurer's Office informed of vacant and abandoned properties and partner with them to return them to productive use.

The Franklin County Economic Development and Planning Department administers the Neighborhood Stabilization Program which assists in acquiring and redeveloping foreclosed properties. The Township should work with the County to identify foreclosed homes and apply for funds to acquire and rehabilitate these properties.

**Action 8**

**Reserved for future use**

**Action 9**

**Improve the appearance of rental homes**

Rental housing is an affordable option for singles, young families and seniors. Affordable rental housing should be preserved and rehabilitated to appear consistent with the surrounding housing. The curb appeal of rental homes can be improved through landscaping and home improvements. Franklin County, Blendon Township and local rental agencies should work collaboratively to target resources at improving the appearance of rental homes.



Parks are community assets, providing recreational opportunities for residents

**Action 11**  
**Continue enforcement of the Blendon Township Property Maintenance Code**

A property maintenance code establishes minimum standards for the maintenance of residential properties. Key requirements of Blendon Township’s maintenance code include: no inoperable vehicles, keeping trash in approved containers, maintaining homes, gutters and roofs, and cutting grass. Continued code enforcement is essential to maintaining a safe environment and property values.

**Action 12**  
**Reserved for future use**



Well-maintained rental housing supports housing diversity

Franklin County

Franklin County



**Goal C**  
**Maintain, improve and expand township parks and recreational facilities**

Blendon Township’s parks and recreational facilities are assets to township residents providing opportunities to be physically active.

**Action 13**  
**Conduct a parks and recreation master plan**

A master plan evaluates existing park and recreation facilities and outlines the community’s desires for park and recreation improvements. The master plan helps prioritize any future investment to ensure all Blendon Township residents have access to quality parks and recreation opportunities.

Public input is essential during the planning process to ensure the vision for the parks system is consistent with residents’ wishes. The Township should seek outside consulting services to conduct the parks master plan.

**Action 14**  
**Establish a parks advisory board**

A citizen-led advisory board should be established to oversee the maintenance and development of the parks system. The parks advisory board would be responsible for making recommendations to the Blendon Township Board of Trustees on the distribution of parks funds and the implementation of the parks master plan.

Members should be appointed by the Blendon Township Trustees and should represent all areas of the township.

**Action 15****Continue to set aside general maintenance funds for each park**

Residents enjoy visiting well-maintained parks. Without regular maintenance, parks fall into disrepair, eventually requiring large sums to restore damage.

By continuing to dedicate funds each year specifically for maintenance, Blendon Township can ensure the upkeep of parks and facilities.

**Action 16****Consider a levy for parks**

A property tax levy for parks is one option to generate more funds. If approved by voters, dedicated funds could be used for general maintenance, capital improvements or land acquisition.

**Action 17****Establish a park in the Cleveland Heights neighborhood**

Cleveland Heights residents expressed the need for a park in their neighborhood. There is a large amount of open space in the neighborhood that could be converted to a park.

A park gives residents opportunities to be physically active and facilitates more interaction between residents. Future development in the neighborhood should provide open space for public use.

**Action 18****Explore the feasibility of installing a wellness garden at the Blendon Township Senior Center**

A wellness garden is handicapped-accessible green space that enables residents to engage in physical and mental activity. Amenities include exercise stations, walking trails and meditation gardens.

The wellness garden should also function as a rain garden, which is an area planted with natural vegetation that reduces stormwater runoff to storm sewers and waterways. Installation in a high-profile area can encourage residents to

install their own rain gardens at home.

**Action 19****Add sufficient bicycle parking at parks**

Bicycle parking is limited at Blendon Township parks. Providing bicycle parking reduces vehicle parking demands and encourages more bicycling.

Blendon Township should provide at least one bicycle space for every 20 parking spaces. Temporary parking solutions such as a bike corral or portable bicycle racks could be used during peak bicycle parking periods such as special events.

**Action 20****Provide connections to the existing trail system**

The Alum Creek and Big Walnut Creek trails provide many recreational opportunities. Neither is easily accessible, however, from the residential neighborhoods. Connections to trails give residents access to more recreational opportunities.

The Bikeways map shows proposed links from neighborhoods to the existing trail system. Signage consistent with the design standards created by the Central Ohio Greenways committee should be installed where needed to direct bicyclists to nearby trails.

**Action 21****Work with local agencies to add land to the park system**

Additional parkland will provide public access to nature and expand recreational opportunities for residents. Blendon Township will work with local agencies to facilitate the addition of land including stream side areas to the parks system consistent with the Future Land Use map.

Alum Creek and Big Walnut Creek are home to diverse fish and wildlife species



Franklin County

**Goal D  
Protect Alum Creek, Big Walnut Creek and their tributaries**

The scenic Alum Creek and Big Walnut Creeks are biologically diverse aquatic systems which are assets to Blendon Township.

**Action 22  
Reserved for future use**

**Action 23  
Promote the use of stormwater best management practices**

Stormwater best management practices such as rain gardens, bioswales, pervious surfaces and other techniques control stormwater runoff and stabilize soil to reduce pollution that runs off hard surfaces such as rooftops, driveways and parking lots.

The Township can work with environmental partners to promote the use of stormwater best management practices.

**Action 24  
Require dedication along Alum Creek, Big Walnut Creek and Spring Run for public use**

Development along waterways should work to protect environmentally sensitive land. This will ensure that the environmentally sensitive land near the creeks is protected.

**Action 25  
Support acquisition of scenic and sensitive land located along the creeks**

Lands along waterways are habitats for plants and animals, filter water and prevent pollution. Blendon Township should support public acquisition of these areas through grants and other resources to ensure their protection and

Rain garden accepting runoff—a stormwater best management practice

future conservation.

**Action 26  
Build and maintain relationships with local watershed groups**

Friends of Alum Creek and Tributaries and Friends of Big Walnut Creek are non-profit organizations that support watershed protection and stewardship. Collaboration among these groups and public agencies will help protect the creeks and their watersheds.



Franklin Soil and Water Conservation District



Hudson Library, Hudson, Ohio

### Goal E

#### Promote environmental awareness and stewardship

Public awareness of environmental issues promotes the responsible use of natural resources.

#### Action 27

##### Sign the Central Ohio Green Pact

The Central Ohio Green Pact is a multi-jurisdictional commitment to make our region more sustainable. Sustainability means meeting our economic and environmental needs today while ensuring that future generations can also meet their own needs.

The Green Pact outlines policies that enhance quality of life, protect the environment and facilitate economic development. By signing this agreement the Blendon Township Trustees affirm the community's commitment to a sustainable future.

#### Action 28

##### Promote backyard conservation

Common backyard conservation practices include composting, tree planting, using native plants and water conservation. These practices both beautify and protect the environment.

Blendon Township will work with the Franklin Soil and Water Conservation District and area watershed groups to promote backyard conservation.

#### Action 29

##### Conduct an energy audit of buildings at the Blendon Township Complex

An energy audit assesses a building's energy use to identify opportunities to reduce consumption. Blendon Township can save money and promote

energy efficiency by performing an energy audit and reducing energy consumption.

#### Action 30

##### Support participation in the GreenSpot program

The GreenSpot program is administered by the City of Columbus recognizes residents, businesses and community groups for their work to promote a sustainable future. It also provides resources to help people meet their goals of sustainability through conserving energy, water and recycling. Residents and businesses in Blendon Township should be encouraged to participate in the GreenSpot program.

Community projects such as rain garden installations increase the public's awareness of environmental issues. Community gardens are a good use of undeveloped lots and help promote healthy eating.



Community Garden Gazette

### Goal F

#### Support a sustainable local food system

A local food system is a network of farmers, consumers and communities that partner to create a more locally based, self-reliant food system.

#### Action 31

##### Establish a farmers market

Access to fresh food leads to better eating habits and a healthier community. Farmers markets connect producers and consumers of local foods. A farmers market could be located in the parking lot of Glengary Shopping Center, Sunbury Plaza or the Blendon Township Complex. A farmers market could be supported through Community Supported Agriculture, where customers buy a share of a farm's harvest and receive food throughout the season. This arrangement gives farmers capital up-front and enables consumers to receive a variety of fresh food.

Action 32

**Reserved for future use**

**Revise zoning regulations to allow community gardens** Currently, zoning regulations do not allow community gardens on lots smaller than one acre. The Township should pursue an amendment to permit community gardens on these smaller lots with reasonable regulations to protect public health and neighborhood stability.

Action 33

**Reserved for future use**

Action 34

**Support the transition of yards, window boxes and rooftops into food production areas**

Urban gardening creates independence from corporate food systems, fosters community involvement and gets people closer to the natural environment. The Township will provide information on resources to start gardens and education on urban gardening practices.

Action 35

**Reserved for future use**

Action 36

**Support local food production and processing enterprises**

Franklin County has recently funded the *Growing Entrepreneurs Initiative*. The initiative will develop and expand food service enterprises by providing training, technical assistance and loans to income-eligible residents.

The initiative gives entrepreneurs access to the Ohio State University Food Industries Center for product development and marketing training. Participants work with local grocers, farmers markets and other distributors in selling their product. Information should be provided to Blendon Township to inform residents of this opportunity for entrepreneurship.



City of Newton, Mass.

Farmers markets bring ingredients for healthy meals directly to neighborhoods

# MOBILITY



## VISION FOR THE FUTURE

A complete transportation system where people can easily travel by foot, bicycle, transit and car

### Achieve this vision by:

- Installing sidewalks in priority areas
- Connecting to existing bicycle trails
- Adding amenities at existing bus stops
- Designing streets to accommodate all users

Sidewalks allow residents to travel safely to nearby destinations



City of Sammamish, Washington

**Goal A**  
**Create and maintain a complete network for pedestrian traffic**

Walking has environmental, social and health benefits. A complete network for pedestrians means that people can get to destinations safely on foot.

**Action 1**  
**Install new sidewalks and improve crossings in targeted areas according to the Sidewalk Priorities map**

Sidewalks are essential to public safety and beneficial to neighborhood stability. They encourage people to walk, promoting public health while reducing traffic congestion and energy use. Sidewalks connect people to jobs, shopping and other destinations.

Blendon Township in collaboration with the Ohio Department of Transportation should plan for sidewalk installation according to the Sidewalk Priorities map. Road improvements should include sidewalk installation and sidewalks should be at least 5 feet wide.

**Action 2**  
**Maintain and improve existing sidewalks**

The majority of streets in the existing residential neighborhoods have sidewalks. Sidewalks in disrepair are unattractive and dangerous to pedestrians. Sidewalks should be properly maintained to ensure safety and their continued use.

**Action 3**  
**Require sidewalks for new development**

New office, commercial, industrial, and multi-unit residential developments should be required to install sidewalks. This will create a network which pedestrians can navigate safely.

**Action 4**  
**Use pedestrian-friendly design for major intersections**

Pedestrians and automobiles primarily come into contact at intersections. Features such as crosswalks, warning signs and overhead street lights make intersections safer, decreasing accidents and encouraging more people to walk.

A PedFlag program is one affordable tool to make neighborhood intersections safer. It involves the placement of flags at each end of a cross walk. Pedestrians use them while crossing to increase their visibility therefore making crossing the street faster, safer and more pleasant.

**Action 5**  
**Use pedestrian-friendly design within shopping centers and along commercial corridors**

In large shopping centers with lots of automobile traffic, defining walkways for pedestrians can prevent accidents. In turn, better pedestrian friendliness can lead to more people traveling on foot. Any redevelopment of existing shopping centers should include both pedestrian connections from the street to the shops and connections within the parking lot once people leave their cars. These connections should be accompanied by improved landscaping.

**Action 6**  
**Complete a Safe Routes to Schools Plan**

A Safe Routes to School Plan aims to make walking and bicycling to school safer for children. Walking and bicycling enhances children's health, ease traffic congestion and improve the quality of life in a community. A Safe Routes to School Plan can be completed as an amendment to the Blendon Comprehensive plan with input from stakeholders and the public.



Dakota County, Minnesota

**Action 7**

**Use the Bikeways map to guide development of an area-wide bicycle network**

The Bikeways map is a compilation of area and regional bikeways plans and specific recommendations for Blendon Township. Blendon Township should consult the Bikeways map when expanding bicycle facilities or reviewing development proposals. This ensures the creation of a well-connected bikeway system.

Bikeways provide transportation and recreation opportunities

**Goal B**

**Create a complete bicycle network for recreation and transportation**

Bicycling has environmental, social and health benefits. A complete network allows bicyclists to travel safely to destinations.

**WESTERVILLE ROAD COMPLETE TRANSPORTATION NETWORK**

The Westerville Road Streetscape Improvement Plan makes recommendations supporting a complete transportation system where people can easily travel by foot, bicycle, transit and car.

Walking and bicycling along Westerville Road is dangerous due to a lack of sidewalks and bicycle facilities. The plan recommends a new pedestrian and bicycle bridge across Alum Creek to improve connectivity and safety.

A new bridge will also open up views to Alum Creek.

Several bus routes serve Westerville Road, however, none have shelters. The plan recommends installing new bus shelters that have a unique design. It also recommends installing sidewalks, bicycle facilities and improved landscaping to make walking, bicycling and transit more attractive transportation options.

All Images: Franklin County / Neighborhood Design Center



Alum Creek Bridge before



Alum Creek Bridge after



Existing transit facilities



Proposed transit facilities

**Action 8**

**Provide connections to existing bikeways**

There are existing bikeway facilities near Blendon Township including the Big Walnut Creek and Alum Creek trails. However, neither is easily accessible from the residential neighborhoods. Connections to trails give residents access to more recreational opportunities. The Bikeways map shows proposed links from neighborhoods to the existing trail system.

**Action 9**

**Require new development to provide rights-of-way to accommodate shared use paths**

New development along bicycle corridors should dedicate rights-of-way for bikeways in addition. These rights-of-way should be a minimum of 20 feet to accommodate future shared-use paths as designated on the Bikeways map.

**Action 10**

**Establish bicycle routes through the Huber Ridge and Sunbury Woods neighborhoods**

Bicycle-friendly street design and signage direct bicyclists safely through a neighborhood.

Recommended bicycle routes include:

**Huber Ridge**

- Buenos Aires Boulevard
- Paris Boulevard

**Sunbury Woods**

- Executive Parkway
- Valley Quail Drive

**Action 11**

**Improve bicycle parking on public and private property**

Convenient bicycle parking near destinations encourages bicycling. Existing business owners should be encouraged to provide bicycle parking. One bicycle space should be installed for every 20 parking spaces.

**Action 12**

**Locate buildings outside the railway corridor near Westerville Road**

The abandoned railway right-of-way has the opportunity to become part of the regional bikeway system. The proposed Westerville to Arena District Bikeway would connect existing trails, parks, schools, universities and places of interest. It will be a safe, convenient and fast way for commuting by bicycle. Locating buildings outside of this corridor ensures that it will be available for a future regional bikeway.



**Goal C**

**Support a transit network that offers sufficient destinations and frequent service**

Transit complements other modes of transportation and provides options to those who do not drive.

**Action 13**

**Improve pedestrian infrastructure near bus stops**

Using transit is more attractive with better pedestrian infrastructure. A safe path to a bus stop encourages transit use. Blendon Township, and the Central Ohio Transit Authority should partner to install sidewalks and pedestrian infrastructure to encourage more travel by transit.

**Action 14**

**Improve existing bus stops**

COTA provides shelters at bus stops to protect transit users from weather and provide a place to sit. The presence of bus shelters encourages more people to use transit. In areas without shelters, installing trash cans, recycling bins,

Amenities like benches make the use of transit services more appealing to residents

benches and schedule displays can decrease litter and increase convenience for transit users.

The Blendon Township should work with COTA to install bus shelters and other amenities at existing bus stops.

#### Action 15

##### **Investigate the possibility of locating a Park and Ride in the Sunbury Woods area**

Park and Ride facilities allow commuters to avoid driving during the most congested times of the day. The Central Ohio Transit Authority long range plan recommends the addition of a park and ride facility in the Sunbury Woods area.

The Franklin County Economic Development and Planning Department, Blendon Township and COTA should work together in planning and constructing Park and Ride facilities.

#### Action 16

##### **Ensure the proposed Westerville LINK route serves Huber Ridge and Sunbury Woods**

LINK routes provide bus service within neighborhoods and activity centers using smaller buses. COTA's long range plan recommends a LINK route in the Westerville area which could be extended to include Huber Ridge and Sunbury Woods.

The Franklin County Economic Development and Planning Department, Blendon Township and COTA should work together to ensure the LINK route serves Huber Ridge and Sunbury Woods.

## COTA LONG-RANGE TRANSIT PLAN

In 2005–2006 the Central Ohio Transit Authority hosted a series of public meetings seeking input on improving transit service in the region. Key stakeholders such as state and regional planning agencies, local municipalities, and business and community leaders provided additional input in identifying transit needs and possible solutions.

The long range plan makes recommendations to meet immediate transit needs and also create a viable, responsive and modern transit system for the future.

Key recommendations include:



- Using the newest technology to enhance the transit experience
- Increasing access, convenience and reliability for people with limited mobility
- Improving passenger convenience by providing real-time information at major bus stops and transit centers
- Expanding service to employment and activity centers
- Calling for strategic transit investments
- Adding several neighborhood-oriented, circular LINK routes

One proposed LINK route serves many areas of Westerville. The Blendon Comprehensive plan recommends extending the LINK route to serve the Huber Ridge and Sunbury Woods neighborhoods.

Physical treatments help calm traffic along neighborhood streets



**Goal D**

**Maintain a safe, well-connected automobile network**

The road network is the primary means of transportation within the planning area. Blendon Township’s easy access to freeways and major roads is a community asset.

**Action 17**

**Adopt a complete streets policy for future road improvements**

A complete street is one designed for all users including pedestrians, bicyclists, transit users and motorists. A network of complete streets is safer, more livable and welcoming to everyone. Adopting a complete streets policy ensures

that future road projects are designed and constructed with all users in mind.

**Action 18**

**Improve damaged roads and roadside drainage infrastructure**

Damaged roads and poor drainage pose a threat to motorists, bicyclists and pedestrians. Blendon Township and Franklin County agencies can work together to improve the condition of these roads. Streets needing immediate attention include:

**Cleveland Heights**

- Abington Road
- Adda Avenue
- Brooklyn Drive
- Chester Road
- Claridon Road
- Clybourne Road

**Huber Ridge:**

- Brazzaville Road
- Paris Boulevard

**COMPLETE STREETS**

A complete street is designed to balance safety and convenience for everyone using the roads. Communities that adopt a Complete Streets policy make a commitment to consider and provide appropriate facilities for motorists, pedestrians, bicyclists and transit users during new and retrofit road projects.

By adopting a complete streets policy, a community can:

- Support economic growth by providing accessible and efficient connections between residences, schools, parks and businesses
- Reduce crashes and improve safety through safety improvements
- Ease traffic congestion by increasing travel options such as walking and bicycling
- Help children get physical activity and

gain independence through bicycling and walking

- Reduce carbon dioxide emissions by riding a bicycle or walking
- Save costs for retrofitting streets later by integrating sidewalks, bike lanes, transit amenities and safe crossings into the initial design of a project



**Action 19****Install traffic calming devices in priority areas**

Traffic calming devices reduce vehicle speeds. They can also be visual amenities that beautify neighborhoods. Traffic calming devices should incorporate landscaping elements in their design. Blendon Township will work with the Franklin County Engineer's Office to install and maintain traffic calming measures, with the exception of speed bumps, in the following high speeding areas:

**Huber Ridge**

- Buenos Aires Boulevard
- Karikal Drive
- Paris Boulevard

**Sunbury Woods**

- Executive Parkway
- Valley Quail Drive
- Ulry Road
- Walnut Street

**Action 20****Encourage safety improvements along high-accident roads**

High-accident roads and intersections were identified through accident data and reports by residents. Although Blendon Township has limited authority on Franklin County roads and state routes, it is recommended that Franklin County and the Ohio Department of Transportation consider safety improvements and speed limit reductions along the following roads:

**Cleveland Heights**

- Cleveland Avenue

**Huber Ridge**

- Dempsey Road
- Westerville Road

**Sunbury Woods**

- Sunbury Road

**Rural East**

- Central College Road
- Cabbage Road
- Lee Road
- Schott Road
- Smothers Road
- Ulry Road
- Walnut Street

**ON THE NEXT PAGES**

The maps on the following pages show the bikeways plan and sidewalk installation priorities.

The Bikeways map shows locations of current and proposed bikeways in Columbus, Westerville and Blendon Township.

The Sidewalk Priorities map shows where sidewalks should be installed in Blendon Township.

## TYPES OF PROPOSED BIKEWAYS

### Bikeways map

*What it is:* The bikeways map shows locations of existing and proposed bikeways. The proposals support a bikeway network for transportation and recreation.

*Why we need it:* Since bikeways allow people to cover wide distances, communities plan for bikeways on a regional basis. This ensures we connect destinations for people in Blendon Township and throughout central Ohio.

In addition to Blendon Township bikeways recommendations, the map contains information from these sources: Columbus Bicentennial Bikeways Plan, Westerville Parks, Recreation and Open Space Plan, MORPC Regional Bikeways Plan and Metroparks Trail Plan.



A path for bicycles and pedestrians, separate from a road. Generally 8 to 12 feet wide.



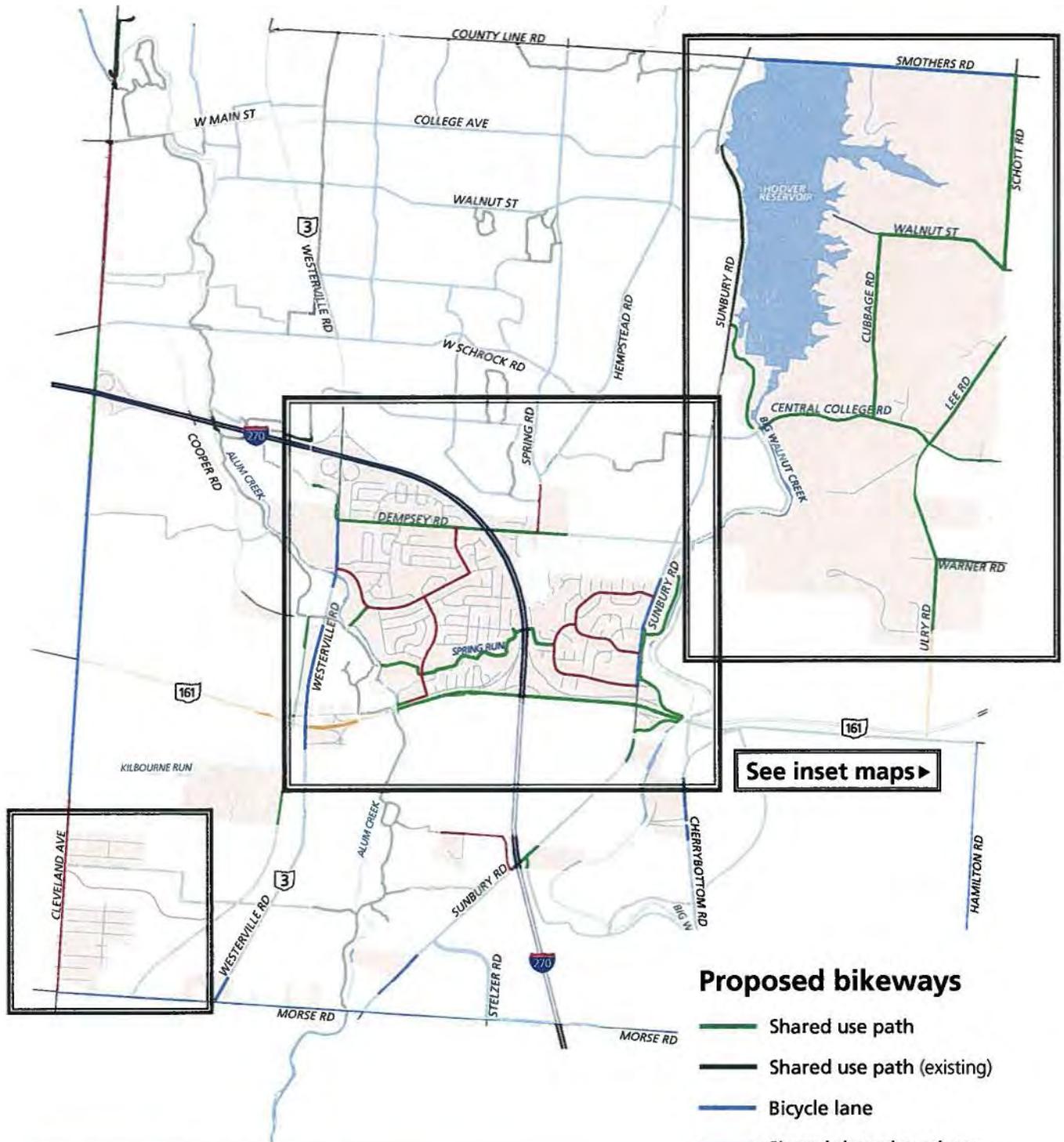
On-street striped lane for bicycles, 4 to 6 feet wide, usually next to the outermost travel lanes.



A paved area beyond outside travel lanes, 4 feet wide. Common on narrow rural roads.



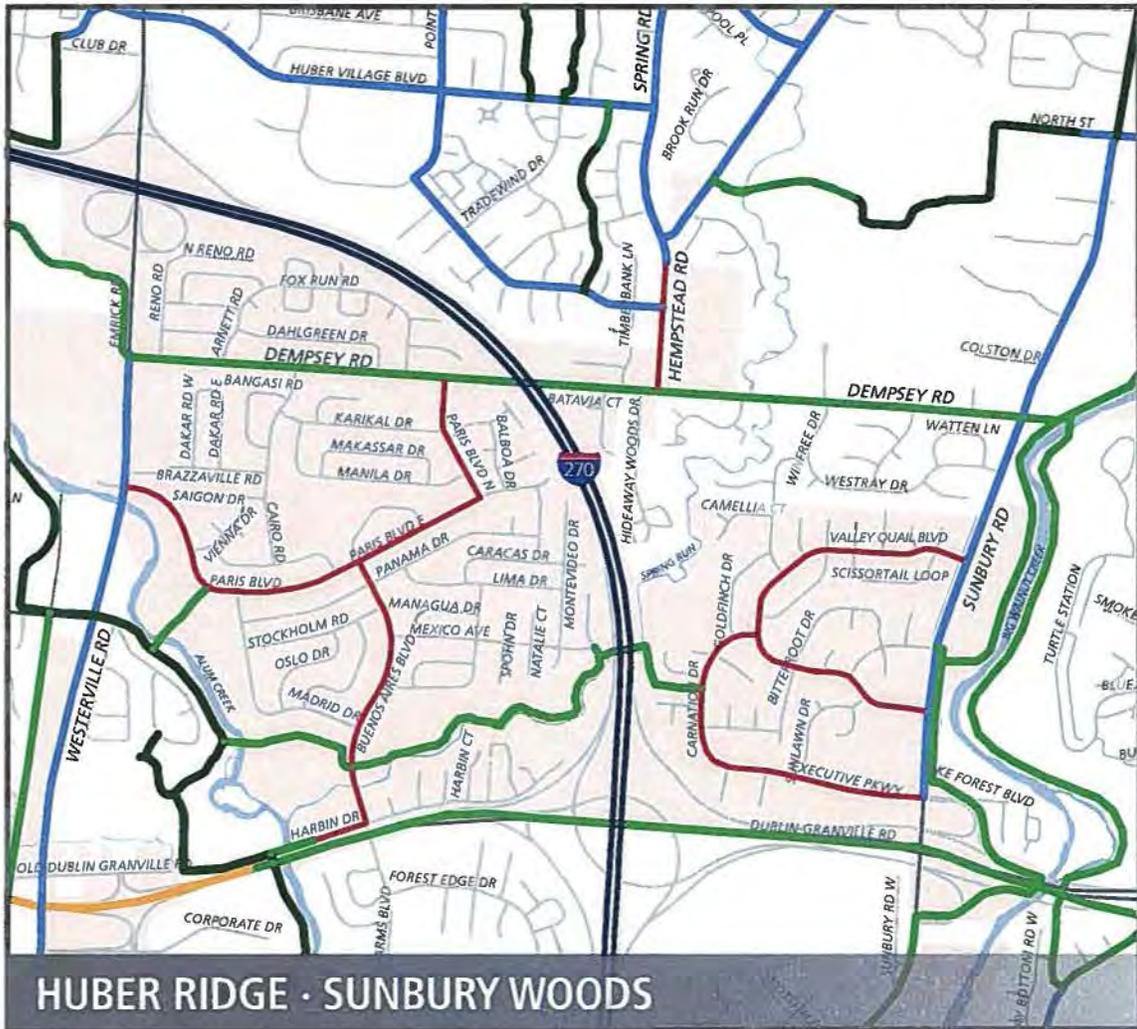
Standard road with a combination of traffic calming, signage and "sharrows" (shown at right), or a high-volume road with 14-foot or wider outside lanes.



# BIKEWAYS MAP

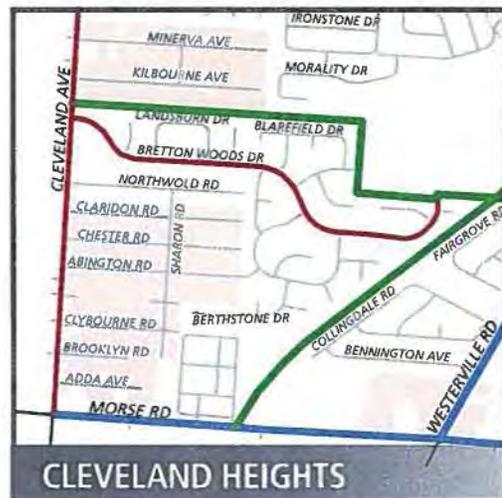
## Proposed bikeways

- Shared use path
- Shared use path (existing)
- Bicycle lane
- Signed shared roadway
- Paved shoulder



### Proposed bikeways

- Shared use path
- Shared use path (existing)
- Bicycle lane
- Signed shared roadway
- Paved shoulder





### Proposed bikeways

- Shared use path
- Shared use path (existing)
- Bicycle lane
- Paved shoulder

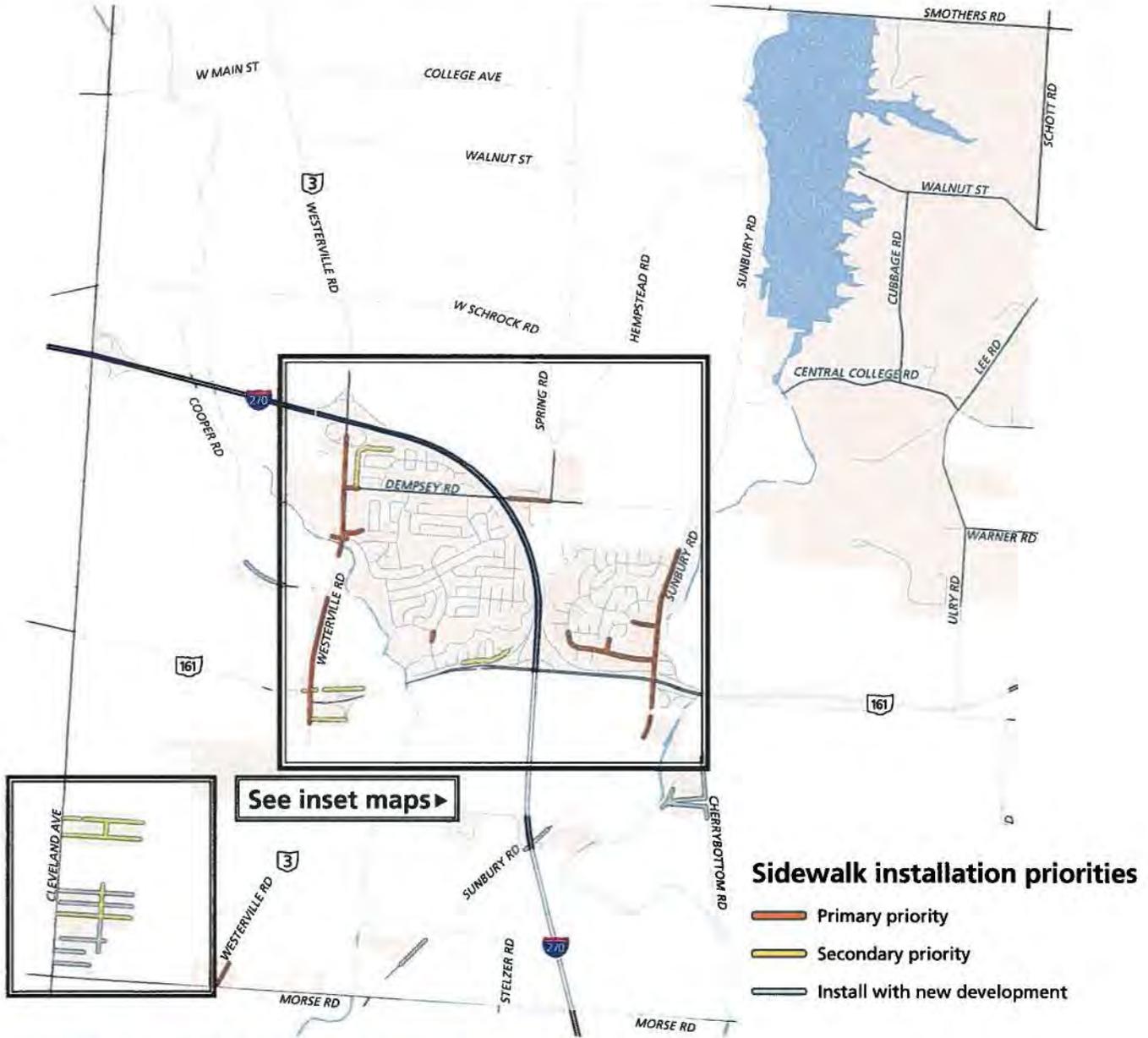
**Sidewalk priorities**

*What it is:* This map shows areas where the community would like new sidewalks.

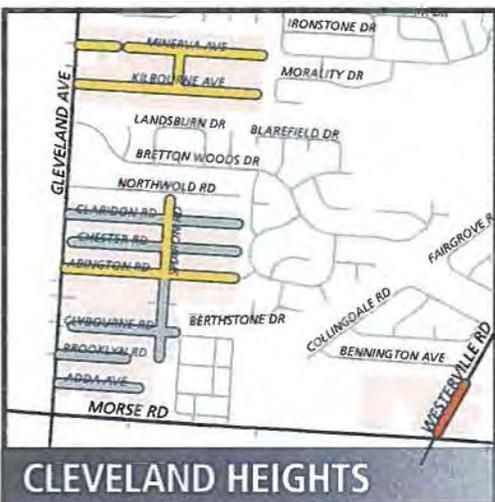
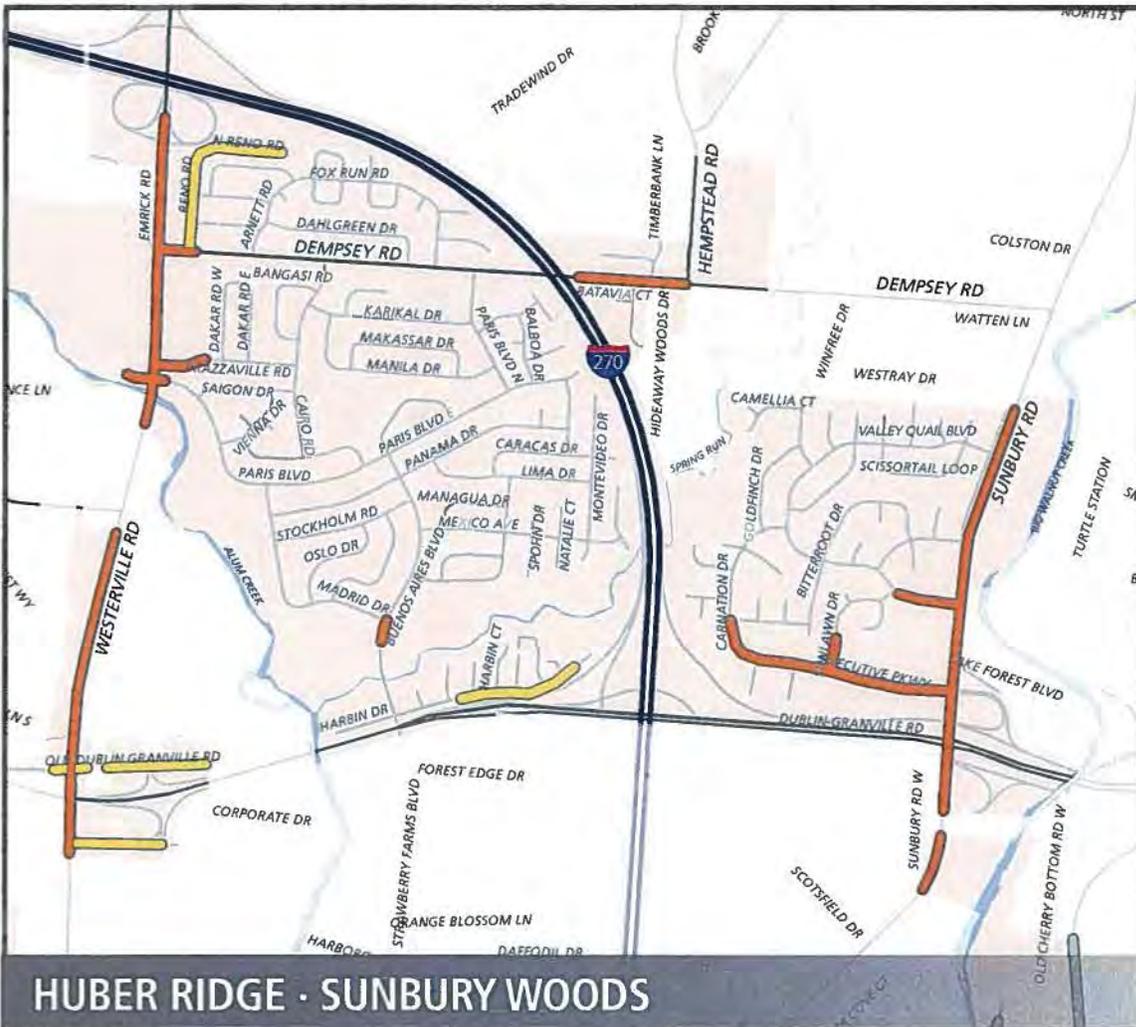
*Why we need it:* Installing sidewalks costs money. Realizing that funds are limited, the sidewalk maps prioritize sidewalks: primary priorities are sidewalks that should be

installed first. Secondary priorities are sidewalks that should be installed after all the primary priorities are installed. Sidewalks shown as “Install with new development” should be provided at any time new development or redevelopment is occurring.

The primary and secondary priorities reflect the community’s stated desires for new sidewalks.



**SIDEWALK PRIORITIES MAP**



**Sidewalk installation priorities**

- Primary priority
- Secondary priority
- Install with new development

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## SECTION 5 IMPLEMENTATION

How will the recommendations outlined in the previous section be achieved? This section contains recommendations to ensure the plan is carried out. This section:

- Assigns responsibilities for carrying out each action
- Establishes clear lines of communication among community stakeholders
- Lays out a predictable review process to ensure new development follows the plan

These items will ensure actions are completed to achieve the community's agreed-upon vision.

### Implementation Tables

Here, we identify the organizations involved in each action recommendation. The tables are an easy way to see the main parties involved in the actions.

### New Development Checklist, p. 111

This checklist will ensure that new development proposals comply with the plan's recommendations.

Once a developer completes the checklist, officials with decision-making responsibilities make sure development proposals follow the community's wishes as described in the Blendon Comprehensive plan.



## Comprehensive plan SUCCESS

Successful implementation of the Blendon Comprehensive Plan's recommendations is essential in achieving the community's shared vision. This will be made possible by:

1. Assigning responsibility
2. Establishing clear lines of communication
3. Being accountable
4. Updating the plan

### Assign Responsibility

Responsible parties for each action item are listed in the implementation table. This section clearly identifies the specific government, non-profit and private sector entities responsible for implementing each action.

Development proposals should be reviewed for consistency with the plan's recommendations. The new development checklist helps ensure that a proposed development is in line with the plan's recommendations. It should be used by:

- Applicants for a rezoning or variance
- Agencies and stakeholders for development review
- Township staff during internal review of zoning and variance applications
- Franklin County and Blendon Township offices as community facilities and infrastructure investments are made

### Communication

Clear lines of communication between Blendon Township and community residents is essential for the successful implementation of the plan's recommendations. This can be achieved by:

- Designating a township official for transmittal of development and zoning-related information
- Designating staff member to be responsible for monitoring and implementing the plan

### Accountability

Public involvement is key to successful implementation of a plan.

In order to track the progress of the plan's implementation, each year a staff member from the Township staff should prepare a brief report to be presented to the Board of Trustees. This report should list the year's development proposals and their conformance with the plan. It should also track progress on implementation of the plan's proactive recommendations.

### Plan updates

The Blendon Comprehensive Plan will guide development for the next 10-20 years. It should be revisited in 4 to 5 years and amended as applicable to ensure that the document continues to represent the vision of township residents. Minor updates of the Blendon Comprehensive Plan may be completed as necessary.



Franklin County



# NEW DEVELOPMENT CHECKLIST

BLENDON Comprehensive plan

## PURPOSE

This checklist helps developers and property owners comply with the plan. A completed checklist also informs appointed board members and planning staff whether a proposal complies with the Blendon Township Comprehensive plan.

## DIRECTIONS

- 1 Fill out the first section for all new developments
- 2 Fill out the appropriate area for either residential or commercial development
- 3 Fill out the Project Information box and return it to us with your development application

## ALL NEW DEVELOPMENT:

	Yes	No	n/a	Notes
Matches Future Land Use map	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Includes sidewalks where indicated on the Sidewalk Priorities map	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Provides sufficient rights-of-way for bikeways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Is set back from environmentally sensitive areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Provides dedication along waterways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Uses stormwater best management practices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Provides a connection to existing bikeways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Locates buildings outside of the railway corridor Com- plies with the <i>AWARE</i> standards	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Uses building materials that promote healthy indoor air	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

**NEW RESIDENTIAL DEVELOPMENT:**

	Yes	No	n/a	Notes
Is clustered to protect open space/environmental features	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Is set back from scenic corridors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Uses shared-access points	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Uses site design techniques to preserve rural character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

**NEW COMMERCIAL DEVELOPMENT:**

	Yes	No	n/a	Notes
Conforms to the Smart Growth Overlay	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Is in line with the Westerville Road Streetscape Improvement Plan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Accommodates pedestrians	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Accommodates bicyclists	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Accommodates transit users	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Provides appropriate buffering, setbacks or screening from adjacent residential uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

PROJECT INFORMATION	
Case No.	
Project name	
Address	
Phone	Fax
Email address	
Checklist completed by:	
Signature	



**Produced by:**

This Plan was an update prepared by Blendon Township in 2013 based on the original plan prepared by the Franklin County Economic Development and Planning Department



**Commissioners**  
 Marilyn Brown, President  
 Paula Brooks  
 John O'Grady

**Economic Development & Planning Department**  
 James Schlimmer, Director

Application for  
**Zoning  
 Variance**

Revised January 1, 2009

RECEIVED

MAR 8 2013



Franklin County Planning Department  
 Franklin County, OH

Property Information	
Site Address <b>3571 West Broad St, Columbus, OH</b>	
Parcel ID(s) <b>140-000340-00</b>	Zoning <b>NC</b>
Township <b>Franklin</b>	Acreage <b>.387</b>
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name <b>I Force</b>	
Address <b>3571 W. Broad St. Columbus, OH 43228</b>	
Phone # <b>614-275-2300</b>	Fax #
Email	

Property Owner Information	
Name/Company Name <b>Rylee, Ltd.</b>	
Address <b>P.O. Box 2201 Westerville, OH 43086</b>	
Phone # <b>614-781-1100</b>	Fax #
Email <b>fFlais@masonequitygroup.com</b>	

Agent Information (if applicable)	
Name/Company Name <b>David R. Darby, Esq.</b>	
Address <b>383 N. Front St. Lower Level Columbus, OH 43215</b>	
Phone # <b>614-344-4806</b>	Fax # <b>614-344-4801</b>
Email <b>ddarby@koopermangillespie.com</b>	

Staff Use Only
Case # <b>VA-3789</b>
Date filed: <b>Mar 8, 2013</b>
Fee paid <b>\$650.00</b>
Receipt # <b>1038</b>
Received by <b>LMK</b>
Hearing date: <b>4/15/13</b>
Zoning Compliance <b>-ign permit 13-4265</b>

Document Submission
The following documents must accompany this application:
<input type="checkbox"/> Completed application
<input type="checkbox"/> Fee Payment (Checks only)
<input type="checkbox"/> Auditor's map (8 1/2" x 11")
<input type="checkbox"/> Site Map (max 11" x 17")
<input type="checkbox"/> Covenants and deed
<input type="checkbox"/> Notarized signatures
<input type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Case #  
VA-3789

<b>Variance(s) Requested</b>	
Section	541.03
Description	Limitations for On-Premises Signs - Allowable signage area.
Section	
Description	
Section	
Description	

**Describe the project**

Applicant desires variance to permit additional square footage for wall signs on building. Existing sign monument faces east and west therefore requiring signage on both sides. Please see attached renderings and photographs. Variance is requested to bring current signage as shown into zoning compliance. Current signage exceeds maximum square footage based on building area and mass factor.

**NOTE:** To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

Existing sign monument on roof of building faces east/west such that two signs are needed to identify business from both directions along W. Broad St.

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

Due to proximity of building to the right-of-way, owner must utilize a wall sign on the building, rather than a free standing sign. As such, owner is limited in signage options and is therefore deprived the same signage rights enjoyed by other properties.

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

Subject Building used to be an adult-video store. Sign monument on roof existed at the time current owner bought the building. See attached photograph. Current owner/applicant trying to make best of odd building height and set-back.

Case #  
VA-3780

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

~~With the exception of the variance~~ Approving the requested variance will not confer applicant any special privileges. Proposed sign is not out of character with nearby properties.

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

No.

6. Can there be any beneficial use of the property without the variance?

Yes - but dimensions of building and proximity to right-of-way prevent placement of a free standing sign that could display the on-premises business like other nearby properties

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

Current allowable sign area = ~65'. Need variance of at least ~24'.

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

No. Current owner improved overall appearance and use of building.

9. How would the variance adversely affect the delivery of governmental services? (e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

N/A. Variance as to allowable sign area would have no effect.

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

Not specific knowledge, but Zoning Resolution in effect at time of purchase.

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

No. Due to dimensions of building, variance is necessary.

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

Yes. Because sign monument faces east-to-west, only one side of the sign is observable from either direction.

\* Please see attached proposed sign permit application for sign info. Current and pending sign application also attached.

Case #  
VA-3789

**Affidavit**

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

[Signature]  
Applicant, On behalf of Force.

3/7/13  
Date

[Signature]  
Property Owner (Signature must be notarized), manager  
Rysee, Ltd.

March 7, 2013  
Date

\_\_\_\_\_  
Property Owner (Signature must be notarized)

\_\_\_\_\_  
Date

Sworn + subscribed before me on 3/7/13.

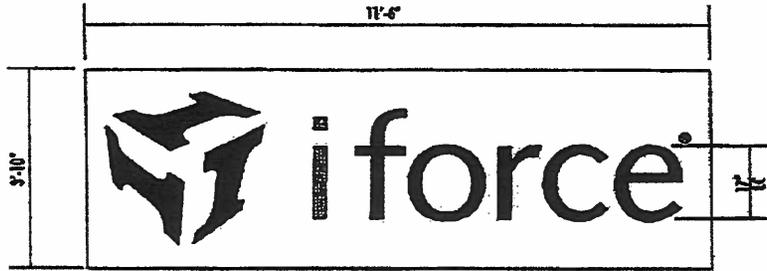
[Signature]



JULIE BABBIST, Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration date.  
Section 147.03 O. R. C.

\*Agent must provide documentation that they are legally representing the property owner.

\*\*Approval does not invalidate any restrictions and/or covenants that are on the property.



ELEVATION 1/2" = 1'-0"  
 THIS IS A NON-ILLUMINATED PANELS BY PSY COPY  
 INSTALLED ON EITHER SIDE OF EXISTING PER

APPROVED BY  
 Franklin County Planning Department  
 Franklin County, OH

MAR 01 2013

By: LMK

Case # 13-4265

**DaNite Sign Co.**

1012 Harmon Ave Columbus, Ohio 43223  
 (614) 244-0333 (FAX) (614) 244-0330  
 www.danite.com



APPROVED-CUSTOMER \_\_\_\_\_ DATE \_\_\_\_\_

SIGN DESIGN CONSULTANT \_\_\_\_\_ DATE \_\_\_\_\_



PROJECT: **IFORCE #1822**  
 STREET: **3571 WEST BROAD STREET**  
 CITY/STATE: **COLUMBUS, OHIO**  
 LOCATION: **WALL SIGN**  
 SKETCH: **11-456**  
 DATE: **07/11**  
 DRAWING: **IFORCE#1822.CAD**  
 DWG. NO.: **011**

MADE IN THE USA WITH MATERIALS FROM THE USA

VA-3789

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MAR 8 2013

Franklin County Planning Department  
Franklin County, Ort



Winforce

8/17/2011 3:25

VA-3789

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Franklin County Planning Department  
Franklin County, OH

**Shiloh**

1/5/2012 1:53

Clarence E. Mingo, II  
Franklin County Auditor

MAP(GIS)

Generated on 02/28/13 at 08:33:51 AM

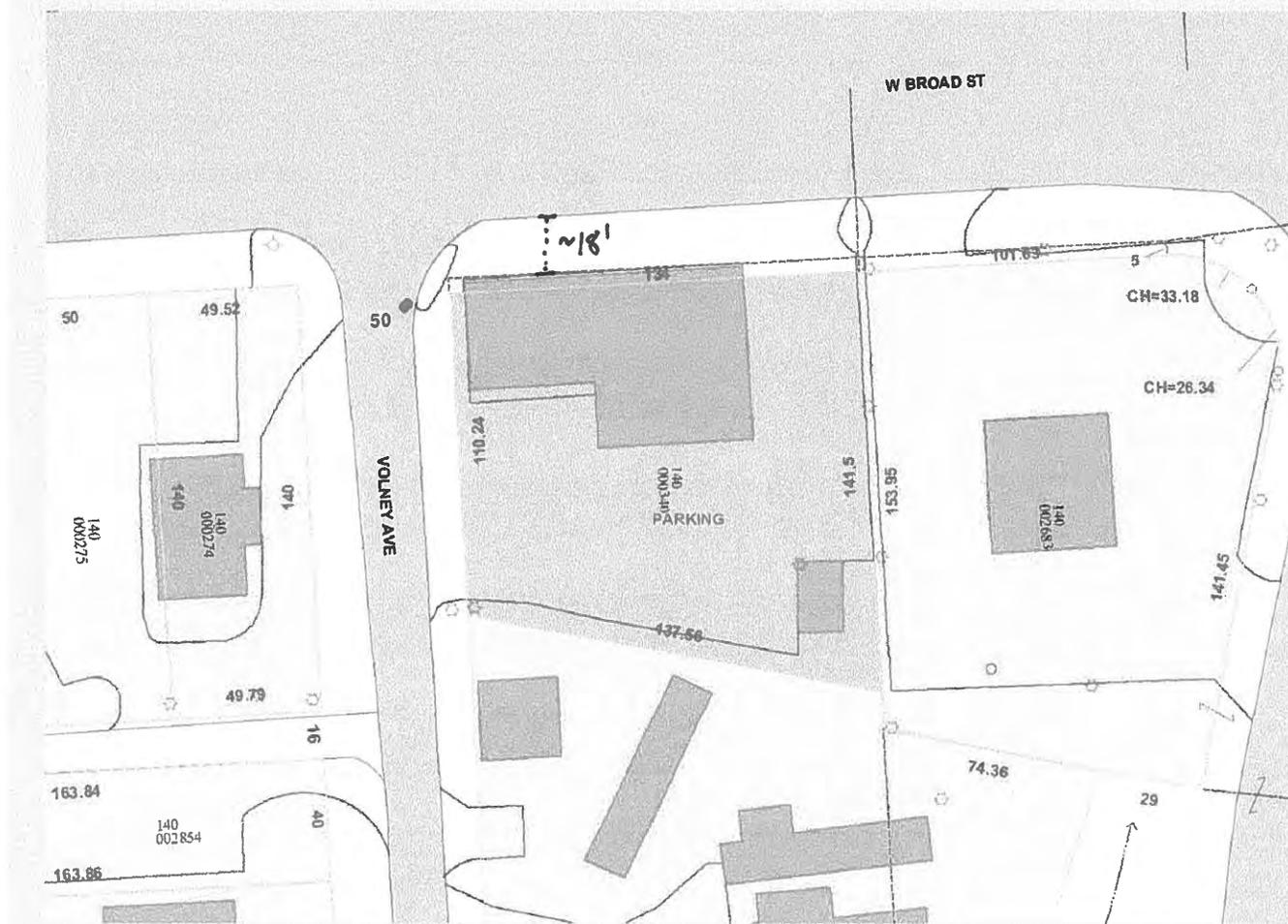
Parcel ID  
140-000340-00

Map Routing No  
140-M170P -001-00

Card No  
1

Location  
3571 W BROAD ST

GIS



Disclaimer

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

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Franklin County Planning Department  
Franklin County, OH



**Commissioners**  
 Marilyn Brown, President  
 Paula Brooks  
 John O'Grady

**Economic Development & Planning Department**  
 James Schlimmer, Director

# Application for Zoning Variance

Revised January 1, 2009

RECEIVED

MAR 18 2013

*REB*



Franklin County Planning Department  
 Franklin County, OH

Property Information	
Site Address <i>3764 NOE BIXBY RD</i>	
Parcel ID(s) <i>180-002185-00</i>	Zoning <i>R-8</i>
Township <i>MADISON</i>	Acreage <i>0.463</i>
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name <i>KARRIYEN JONES</i>	
Address <i>3764 NOE BIXBY RD COLUMBUS OH 43232</i>	
Phone # <i>614 834-4624</i>	Fax #
Email <i>Kariyenj@aol.com</i>	

Property Owner Information	
Name/Company Name	
Address <i>Same as above</i>	
Phone #	Fax #
Email	

Agent Information (If applicable)	
Name/Company Name	
Address <i>N/A</i>	
Phone #	Fax #
Email	

Staff Use Only
Case # <i>VA-3790</i>
Date filed: <i>3/18/13</i>
Fee paid <i>\$350.00</i>
Receipt # <i>1047</i>
Received by: <i>REB</i>
Hearing date: <i>5/20/13</i>
Zoning Compliance:

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Case #

Variance(s) Requested	
Section	502.021(3)
Description	Parking pad
Section	
Description	
Section	
Description	

Describe the project
Parking area on the south side (garage) 12'ft wide x 26'ft long x 4" inches thick with 4" inches of aggregated base. Remove and replace deteriorated garage floor lip; 16' long x 2' wide x 4" inches thick. Concrete is "S" grade strength x medium aggregate base materials.

**NOTE: To receive a variance, you must meet all the variance requirements** in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

No

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

Yes

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

N/A

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

No

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

No

6. Can there be any beneficial use of the property without the variance?

No

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

See description (12 feet x 26 feet)

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

No

9. How would the variance adversely affect the delivery of governmental services?  
(e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

No

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

No

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

No - (Told I only need a permit prior to work done)

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

Yes

Case #

**Affidavit**

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Karr'yan Jones  
Applicant

18 Mar 2013  
Date

Karr'yan Jones  
Property Owner (Signature must be notarized)

18 Mar 2013  
Date

\_\_\_\_\_  
Property Owner (Signature must be notarized)

\_\_\_\_\_  
Date

**\*Agent must provide documentation that they are legally representing the property owner.**

**\*\*Approval does not invalidate any restrictions and/or covenants that are on the property.**

Joe B Bailey  
JOE B. BAILEY  
Notary Public, State of Ohio  
My Commission Expires 12-16-2017  
March 18, 2013

# Auditors Tax Map



VA-3790

## Property Report

Generated on 03/17/13 at 02:29:47 PM

Parcel ID **180-002185-00** Map Routing No **180-N122S -015-00** Card No **1** Location **03764 NOE BIXBY RD**

GIS



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# BAUER, DAVIDSON & MERCHANT, INC.

CONSULTING ENGINEERS

255 GREEN MEADOWS DRIVE SOUTH SUITE B P.O. BOX 152 POWELL, OHIO 43065

## LOT SURVEY MAP

LOT NOS. 328, 327 and PART OF 326

PLATBOOK 34

PAGE 68

BLACKLICK ESTATES NO. 1

MADISON TOWNSHIP

FRANKLIN COUNTY, OHIO

Scale 1" = 30'

