



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

Economic Development & Planning Department
James Schimmer, Director

Franklin County Rural Zoning Commission

Franklin County Courthouse
373 South High Street – 26th Floor
Columbus, OH 43215

Thursday, June 16, 2016
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the February 18, 2016 meeting
5. New Business:

i. ZON-16-01 – Brad Fisher

Applicant/Owner:	William McQuirt
Township:	Hamilton Township
Site:	4635 Obetz Reese (150-000117)
Acreage:	3.64 acres
Zoning:	SCPD
Request:	Requesting to amend an existing Select Commercial Planned District (SCPD)

ii. ZON-16-02 – Matt Brown

Owner/Applicant:	Sun Valley Oil Company
Township:	Pleasant Township
Site:	6950 Harrisburg Pike (PID #230-000084)
Acreage:	0.54 acres
Zoning:	Rural District
Utilities:	Private waste water
Request:	Requesting to rezone from the Rural District to the Select Commercial Planned District.

6. Adjournment of Meeting to July 21, 2016



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

Economic Development & Planning Department
James Schimmer, Director

MINUTES OF THE FRANKLIN COUNTY RURAL ZONING COMMISSION

Thursday, February 18, 2016

The Franklin County Rural Zoning Commission convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Thursday, February 18, 2016.

Present were,

Joe Martin, Chairperson
Glen Taylor, Vice Chairperson
Ralph Horn

Franklin County Economic Development and Planning Department:

Jenny Snapp, Assistant Director
Matt Brown, Planning Administrator

Chairperson Martin opened the hearing, which was followed by the roll call of members, the introduction of Staff, and the swearing in of all witnesses by Mr. Brown.

The first order of business being approval of the minutes of the January 21st, 2016, Franklin County Rural Zoning Commission hearing. Mr. Horn made a motion to approve the minutes. It was seconded by Mr. Taylor. The minutes were approved by a three-to-zero vote.

NEW BUSINESS:

The next order of business being Case No. ZON-15-04. The applicant is George Brobst, Jr. The owner is The Old Blue Rooster, LLC. The site is located at 5952 London-Lancaster Road. The township is Madison Township. It is 13.45 acres. It is in the Rural District and is served by private water and wastewater. The request is to rezone two parcels from the Rural District to the Select Commercial Planned District, (SCPD). Mr. Brown read and presented the case to the Franklin County Rural Zoning Commission. Mr. Taylor made a motion to amend Staff's recommended Condition No. 6 to read, "No more than one tent may be used at any time." It was seconded by Mr. Martin. The motion was approved by a three-to-zero vote.

Mr. Horn made a motion to approve Case ZON-15-04 with Staff's recommended conditions, including amended Condition No. 6. The motion was seconded by Mr. Taylor. The motion was approved by a three-to-zero vote.

There being no further new business to come before the Rural Zoning Commission, Chairperson Martin adjourned the hearing. And, thereupon, the hearing adjourned at 3:18 p.m.

Minutes of the February 18th, 2016, Rural Zoning Commission hearing were approved this 16th day of June, 2016.

Signature



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT
Rural Zoning Commission
June 16, 2016

Case ZON-16-01
Prepared by: Brad Fisher

Applicant/Owner:	William "Rusty" McQuirt
Agent:	Jackson B. Reynolds, III c/s Smith & Hale LLC
Township:	Hamilton Township
Site:	4845 Obetz-Reese Road (PID #150-000117)
Acreage:	3.64 acres
Zoning:	Rural
Utilities:	Private water and wastewater
Request:	Requesting to amend an existing Select Commercial Planned (SCPD) District.

Summary

The applicant is requesting to amend an existing Select Commercial Planned District (SCPD) to allow the site to be used consistent with Standard Industrial Code (SIC) 75, including truck and automotive services and Standard Industrial Code (SIC) 3713, including the assembly and manufacturing of truck bodies and cabs. Staff recommends approval with conditions.

Request

The site is comprised of one parcel located at the northwest corner of the intersection of Obetz-Reese Road and Daugherty Avenue. Interstate 270 is approximately 580 feet north of the site. Daugherty Avenue ends approximately 1,640 feet west of the Obetz-Reese Road intersection. The site is developed with one (1) building, a gravel parking lot and fueling station. The building is 9,600 square feet and used for the storage and maintenance of trailers and tow trucks, as well as truck assembly. The parking area is approximately 2.35 acres in size and surfaced with crushed gravel. The site only has access to Obetz-Reese Road.

The applicant is requesting the zoning amendment to allow the property to be used for truck and automotive services and the manufacturing of truck bodies and cabs. The amendment has also been submitted to update the development plan with a loading dock and fueling station with canopy.

History:

The site was initially rezoned from the Rural District to Select Commercial Planned District (SCPD) in 2001 to allow for the construction of an accessory building in order to store trucks. The applicant requested to amend the Select Commercial Planned District (SCPD) in January, 2008 to legitimize the construction of a storage building and allow for onsite storage.

Surrounding Land Use/Zoning

The area is characterized by residential and industrial land uses.

North: Interstate 270 & zoned Exceptional Use (EU) District – Agricultural – Village of Obetz

South: Walnut Heights – Zoned Rural Residential – Unincorporated community of Reese – Hamilton Twp.

West: Zoned Old Town Residential District – Agricultural – Village of Obetz

East: Norfolk Southern Railroad & zoned Planned Industrial District – Village of Obetz

Comprehensive Plan

The subject site is located in the planning area of the Obetz & Hamilton Township Comprehensive Plan, adopted October 1998. The plan provides land use, site design and transportation recommendations within the planning area.

The Obetz & Hamilton Township Comprehensive Plan recommends the subject site to be developed as Single-Family Residential and Rural/Agricultural. The land to the west is recommended to be developed as Rural/Agricultural. The land to the east is recommended to be developed as Industrial, and the land to the south is recommended to be developed as Single-Family Residential. Interstate 270 is located directly north of the site, and further north is recommended to be developed as Public. The communities Goal Statements contained within the Plan set forth principles for future growth and development that preserve the quality of living and orderly growth of Obetz/Hamilton Township while encouraging development in designated Commercial areas. These areas of development are encouraged with land use controls in place, to require buffer areas where economic development abuts residential land uses.

Staff Analysis

Select Commercial Planned District:

The Select Commercial Planned District (SCPD) is intended to provide for any use permitted in a straight commercial, restricted industrial, and limited industrial zoning district to locate in residential areas with development controls to ensure compatibility with the surrounding environment. As part of the rezoning of an area to the SCPD a development plan showing buildings, parking, landscaping, lighting, signage, etc. is required and must be accompanied by a written development text. Any deviation from the SCPD standards must be requested as a waiver and approved as part of the SCPD. Any change or modification to an approved development plan or change to the list of permitted uses must be approved as an amendment through the rezoning process.

Proposed Permitted Uses in SCPD:

The proposed use of the property is for truck and automotive services and the assembly and manufacturing of truck bodies and cabs. These uses are identified in Standard Industrial Code (SIC) 75 – Automotive Services and (SIC) 3713 – Truck and Bus Bodies, Not Elsewhere Classified.

Access/Traffic:

The site has one (1) access point along Obetz-Reese Road that is approximately 153 feet wide. There will not be an increase in truck traffic to the site over what is already being generated by the site. The trailer storage, truck pickup and impound operations will remain the same.

Parking:

There is an existing gravel parking lot on the site; the applicant would like to continue to utilize gravel due to the possible damage caused to asphalt by the large number of internal truck traffic coming to and from the site.

The proposed development plan shows four (4) parking spaces for the employees and one (1) handicap space for the storage building. There are also an additional twelve (12) parking spaces for employees that will park their personal vehicles while driving the company trucks.

The development plan shows an additional thirty-four (34) spaces that are currently used for trailer storage and thirty-nine (39) spaces used for automobile impound.

There is an existing fuel tank located on the site; this fuel tank is utilized for company trucks only and is proposed to include a canopy.

The automobile impound area on the northern portion of the site is accessed from the gravel parking lot, this impound area is completely gated. There are currently thirty-nine (39) spaces for automobiles.

Storm Water/Drainage:

No new development is proposed on the site and the applicant has complied with storm water requirements for the past development activity on the site.

Sewage Disposal and Water Supply:

Sewage disposal will consist of a 1000 gallon holding tank located at the southeast corner of the property.

Architectural Design:

There are no plans to alter the existing building layout. There is one (1) proposed canopy above the fueling station to provide protection from the elements while fueling trucks.

Outside Storage:

The proposed site plan shows the areas designated for outside storage and the automobile impound area. No additional outside storage has been proposed at this time.

Pollution:

No smoke or odor will be emitted or produced on the property. Noise level will be no greater than sixty (60) decibels at property lines.

Graphics and Signage:

One (1) free standing sign may be placed along Obez-Reese Road. The total sized of the proposed sign will not exceed forty (40) square feet per face and shall not be higher than seven (7) feet from grade.

Lighting:

All lighting on the site that is visible from neighboring residential properties will be cut-off fixtures (down lights) and limited to the building and parking areas unless located for landscaping and security purposes. The exterior lighting of the site will minimize off-site glare and reflections by utilizing screening, direction of lighting, height of lighting, wattage and type

of lighting.

Screening & Landscaping Plan:

Screening has been proposed along the loading dock, at the southwest corner of the site. Trees indicated in the landscape green space on the Site Plan will be replaced within thirty (30) days after their death or destruction, weather permitting.

The property to the west of the site is zoned Residential and currently used for agricultural purposes. If the property develops residentially the western lot line will be screened to provide a buffer with a height of six (6) feet and an opacity of 60% within one year of initial residential construction. There is currently a six (6) foot chain link fence around the perimeter of the property with a one (1) foot addition of barbed wire. The applicant previously received a waiver to exceed the maximum six (6) foot fence height with barbed wire, and requests the waiver with this rezoning amendment.

Technical Agency Review

Franklin County Engineer's Office – Identified the need for additional highway easement along Obetz-Reese Road.

Franklin County Drainage Engineer's Office – Indicated that property owner has addressed all stormwater requirements.

Franklin County Public Health – Expressed no concerns.

Franklin Soil & Water Conservation District – Expressed no concerns.

Ohio EPA – Expressed concerns that water and sewer will not be available on the site.

Staff Review

The proposed zoning amendment does not keep with the land use recommendation of the Obetz & Hamilton Township Area Plan however; the proposed amendment does not change how the site operates and does not increase the intensity of use on the site that has been operating for approximately fifteen (15) years.

Staff believes that the proposed amendment advances the general health, safety and welfare of the public by encouraging appropriate use and development of the land affected and the overall development of the surrounding area.

Staff Recommendation

Staff recommends **approval** of the proposed rezoning with the following conditions:

1. The applicant must apply for and receive a certificate of zoning compliance.
2. The applicant must dedicate a highway easement to the satisfaction of the Franklin County Engineers office.
3. The applicant must describe in more detail the proposed use of the site under SIC code 3713.
4. The applicant must receive approval from the Ohio EPA for the holding tank used for sewage disposal.

Planning Commission Recommendation

On Wednesday, June 8, 2016, the Franklin County Planning Commission recommended **approval** of the request with the following conditions:

1. The applicant shall install a fence that is 100% opaque in order to screen the loading dock to the south and west, bordering the residential neighborhood.
2. The fence that is intended to screen the loading dock is not to include chain link fence slats to reach the required 100% opaqueness.

SELECT COMMERCIAL PLANNED DISTRICT
(SCPD)
HAMILTON TOWNSHIP
4635 OBETZ-REESE ROAD
WILLIAM McQUIRT (RUSTY'S TOWING)
ZON No. 16-01

BACKGROUND:

Rusty's Towing Service, hereinafter applicant, owns one parcel as part of this development plan, the parcel is 3.64 acres in size. The site is currently zoned Select Commercial Planned District (SCPD), with an existing gravel parking lot that is used for tractor trailer storage on the southern portion of the site and a small amount of automobile impound storage on the north side of the site.

The applicant purchased the property in 1999 and rezoned the property to Select Commercial Planned District in 2001. At the time, the applicant had proposed two buildings on site. These were never constructed, thus, many of the design elements in the original zoning application were never performed. The applicant in 2008 submitted a revised development plan for the Select Commercial Planned District (SCPD) property, it included a new storage building for wrecked trucks and parts storage, a modified entrance for the site to control access onto Obetz-Reese Road, a revised landscaping and lighting plan, while maintaining outdoor storage for tow trucks, trailers and impound cars. The applicant has made some modifications to the existing site development and like to add additional other elements including a loading dock (with two code compliant loading spaces), additional fueling station with canopy and additional screening for the site. The single family home that was a part of the previous plan has been removed. The onsite sewage tank was abandoned and subsequently filled with gravel and crushed.

PERMITTED USES:

The site is currently being used for tractor-trailer storage and tow truck parking, automobile storage, a storage building a temporary storage building (equipment and material storage) for trailer repair and a fueling station. The site has limited access along Obetz-Reese Road due to an existing fence that was installed for security purposes. The existing site contains one property, with AEP maintaining a 20' easement in the gravel truck lot for maintenance of the power poles that are onsite. The uses permitted on the site include those for truck and automotive services (SIC Code Sections 75 and 3713) of Section 328.021 of the Franklin County Zoning Code.

The site is currently being used as two separate areas. The existing fenced in area (with privacy slats) to the north is used as an impound lot for cars. This area is locked and secured by two gates and up to 7 ft. high chain link fence with barbed wire (a waiver is requested to keep the barb wire) along the top of the fence.

The area south of the automobile impound lot is used as a storage area for trailers, tow trucks and employee vehicles that are parked while the employees are driving the company trucks during the day and for trucks that are awaiting repair and an 80' x 120' building that was approved in

2008. A fueling area for the company trucks is located along the western site of the parcel. The existing building is being used for vehicle maintenance and storage of parts and materials. There is a small temporary outbuilding (to provide storage of equipment and materials for trailer repair) located on top of the loading dock to provide storage space for off-loading tractor trailers. Also on the dock is an electric generator to provide backup power to the facility if power is lost. The site also includes two (2) fuel tanks that were installed, then on the site inspected and approved in the Hamilton Township Fire Department.

DEVELOPMENT STANDARDS:

Unless otherwise indicated in the submitted drawing or in the written text, the applicable standards for the site shall be those standards contained in Section 332.04 Community Services (CS) of the Franklin County Zoning Code. Trees indicated in the landscape green space on the Site Plan shall be replaced within thirty (30) days after their death or destruction, weather permitting. Likewise, trees planted in the future to comply with the opacity requirements as stated herein shall be replaced within thirty (30) days after their death or destruction, weather permitting. The property to the west of the site is zoned residential in the Village of Obetz and currently is used for agricultural purposes, however if the property develops residentially then the western lot line will be screened to provide a buffer with a height of six (6) feet and an opacity of 60% within one year of initial residential construction.

LIGHTING:

All lighting on the subject property that is visible from residentially used neighboring property shall be a cut-off type fixtures (down lighting) and limited to the building and parking areas unless located for landscaping and security purposes. The exterior lighting of the site shall minimize off-site glare and reflection by utilizing screening, direction of lighting, height of lighting, wattage and type of lighting for the purpose of screening off-site glare to neighboring residentially used properties.

SIGNAGE AND GRAPHICS:

- A. One freestanding graphics shall be allowed to be placed along Obetz-Reese Road. The total size of the sign shall not exceed forty (40) square feet per face and shall not be any higher than seven (7) feet from grade. All wall graphics shall be permitted only in conformity with the Franklin County Zoning Code.
- B. No off-premise graphics shall be permitted on-site, nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.

ENVIRONMENTAL TREATMENT:

- A. The premises shall be landscaped along the Obetz-Reese Road and Daugherty Road frontages with a planting of evergreens or deciduous shade trees as depicted on the site plan. The depicted fencing on the site plan shall be maintained in its current height for

security purposes.

- B. No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.
- C. There shall be only one curb cuts allowed on this site, off Obetz-Reese Road, and is 148' in width.

SITE PLAN:

- A. The property shall be developed and used in accordance with the submitted site plan. The attached site plan illustrates where the building and parking areas are located. This site plan may be slightly adjusted to reflect the engineering, topographical or other site data. Any slight adjustment to the site plan shall be reviewed and approved by the Zoning Officer or his designee upon submission of the appropriate data regarding the proposed adjustment. The general layout of the site plan concept shall conform to the site plan.
- B. A waiver is requested to allow the existing gravel areas to remain and non-paved in those areas identified on the site plan as those areas have historically been used for graveled and storage areas. The gravel lot will be maintained in a manner that no dust will be produced by continuous use. A waiver is also requested to omit the parking lot trees required in the parking lot areas.

BUILDING ELEVATIONS:

The existing structures shall remain on the premises. A canopy is proposed over the existing fuel station and elevations are included in this application.

STORMWATER DRAINAGE:

Drainage and run-off from the proposed development shall not cause property damage to off-site areas. The current site drainage shall be maintained as shown on the development plan.

SEWAGE DISPOSAL AND WATER SUPPLY:

The sewage disposal will consist of a 1000 gallon holding tank that will be approved and monitored by the OEPA and an onsite well will provide water to the building. The sewage disposal and water supply facility shall be properly maintained and operational in accordance with pertinent state and local regulations.

POLLUTION:

- A. Smoke: No smoke shall be emitted from any structure in the SCPD.
- B. Noise: The noise level shall be no greater than sixty (60) decibels at the lot line.

- C. Odor: No odorous gases or other obnoxious odor shall be permitted at any point beyond the SCPD boundary.

ARCHITECTURAL DESIGN:

- A. The site plan layout and footprint of the building shall not be altered without the prior written consent of the zoning officer. At no time may alterations exceed an expansion of fifteen percent (15%) of the existing square footage of the gross aggregate building area.
- B. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the lot except in any enclosed dumpster or enclosed storage area.

TRAFFIC & CIRCULATION:

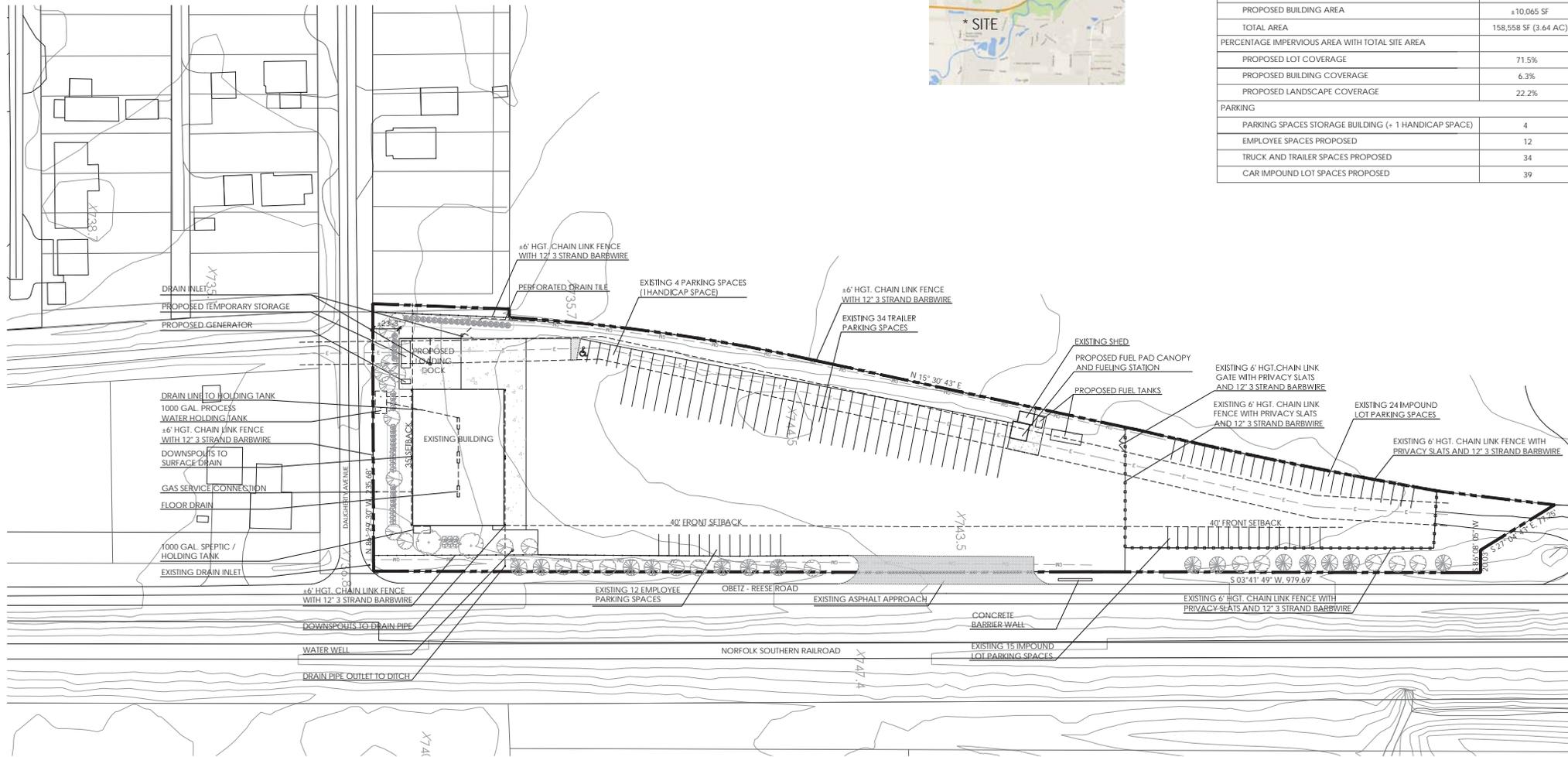
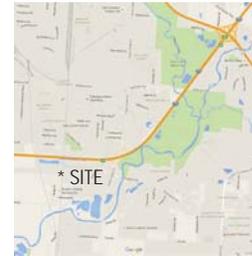
The subject property shall have one curb cuts which is existing today and as shown on the Site Plan. The location of the curb cut shall not be altered without the prior written consent of the Franklin County Economic Development Director. It is contemplated by the applicant that no increase in traffic will be generated as a result of this zoning and applicant's use due to the nature of applicant's business, customers seldom, if not at all, come to applicant's place of business.

Jackson B. Reynolds, III
Attorney for _____
(614) 221-4255

SITE DATA

	TOTALS
TOTAL SITE AREA	3.64 AC
SITE ZONING	SCPD
SURFACE AREA	
GRAVEL PARKING AREA	±102,440 SF
PAVED AREA (CONCRETE AND ASPHALT)	±10,956 SF
LANDSCAPE AREA	±35,097 SF
PROPOSED BUILDING AREA	±10,065 SF
TOTAL AREA	158,558 SF (3.64 AC)
PERCENTAGE IMPERVIOUS AREA WITH TOTAL SITE AREA	
PROPOSED LOT COVERAGE	71.5%
PROPOSED BUILDING COVERAGE	6.3%
PROPOSED LANDSCAPE COVERAGE	22.2%
PARKING	
PARKING SPACES STORAGE BUILDING (+ 1 HANDICAP SPACE)	4
EMPLOYEE SPACES PROPOSED	12
TRUCK AND TRAILER SPACES PROPOSED	34
CAR IMPOUND LOT SPACES PROPOSED	39

VICINITY MAP - N.T.S.

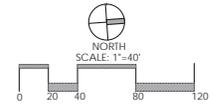


DEVELOPMENT PLAN

RUSTY'S TOWING, 4635 OBETZ-REESE ROAD

PREPARED FOR RUSTY'S TOWING

DATE: 5/24/16



PLANT LIST

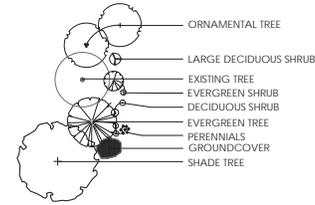
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
3	GLA	PICEA GLAUCA	WHITE SPRUCE	5-6' HGT	B&B	
3	PIC	PICEA ABIES	NORWAY SPRUCE	5-6' HGT	B&B	
SHRUBS						
24	ARB	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	4-5' HGT	B&B	5' ON CENTER

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

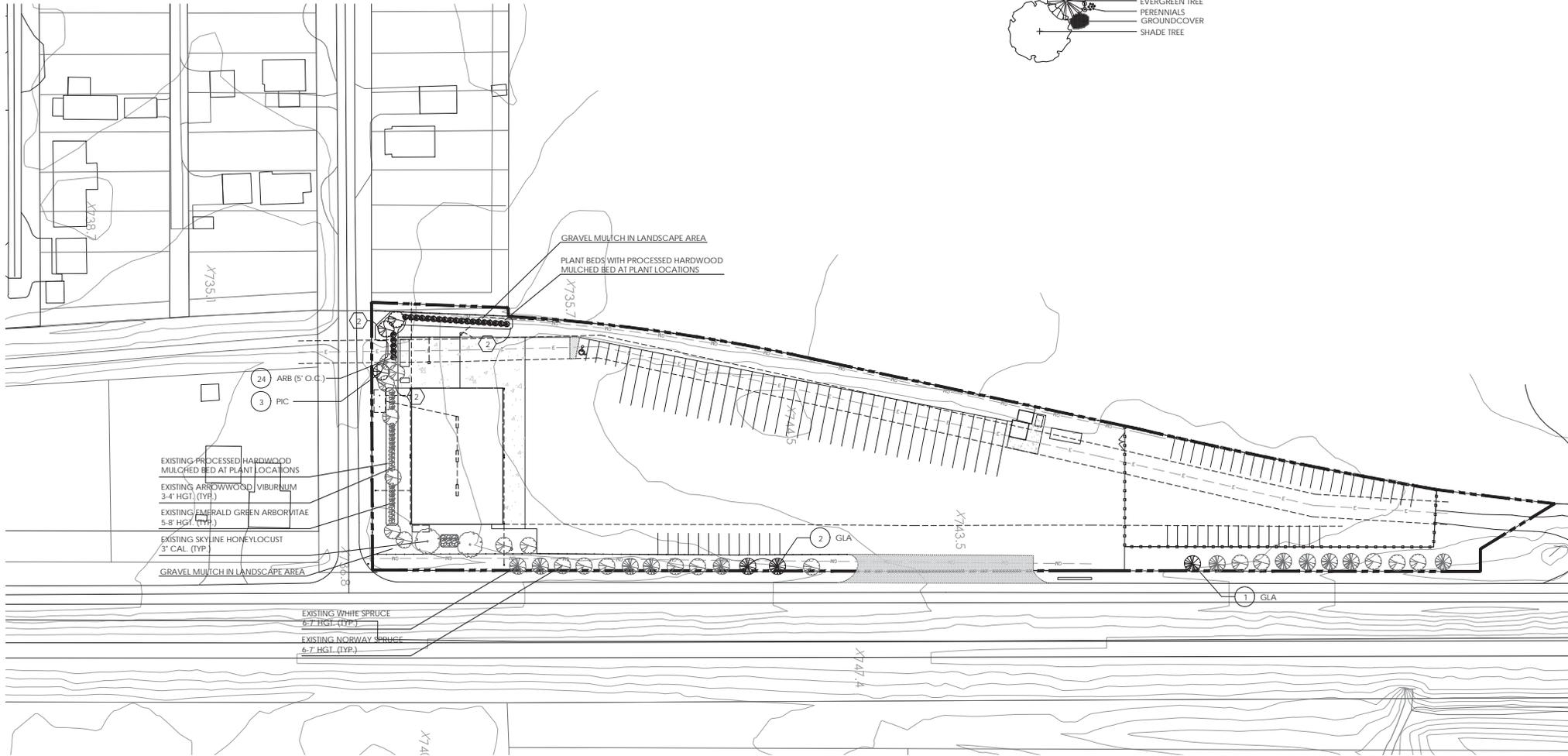
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CONSTRUCTION NOTES:

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

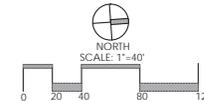


LANDSCAPE PLAN

RUSTY'S TOWING, 4635 OBETZ-REESE ROAD

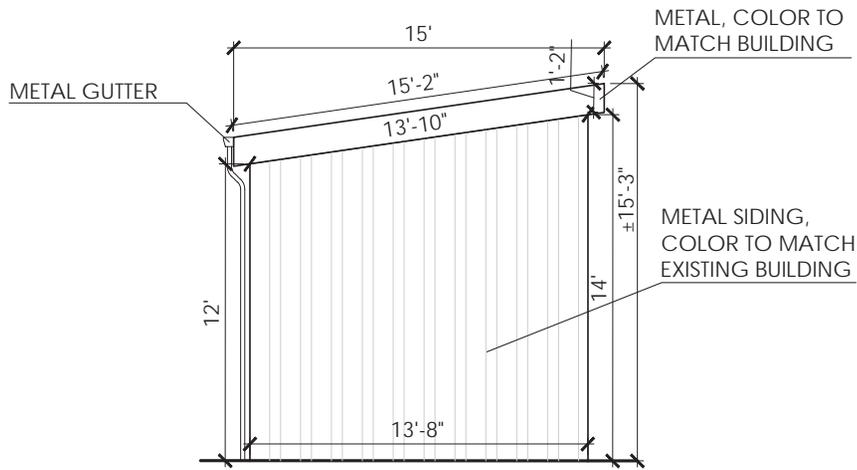
PREPARED FOR RUSTY'S TOWING

DATE: 5/24/16

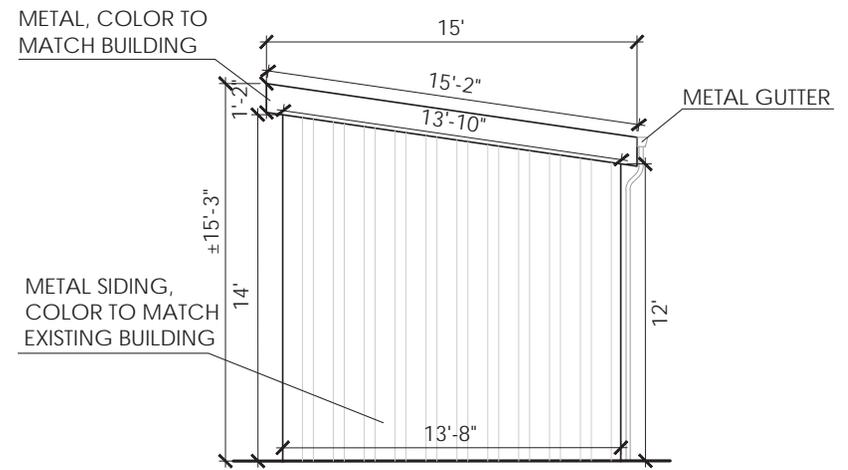


Faris Planning & Design

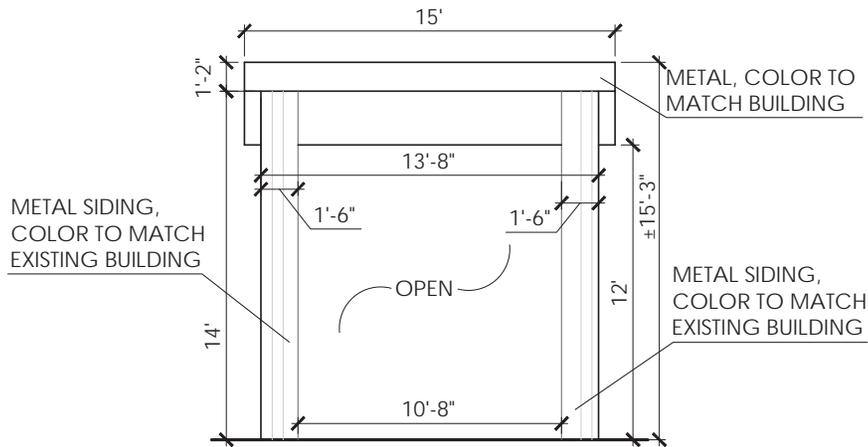
LAND PLANNING + LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p. (614) 487-1964 www.farisplanninganddesign.com



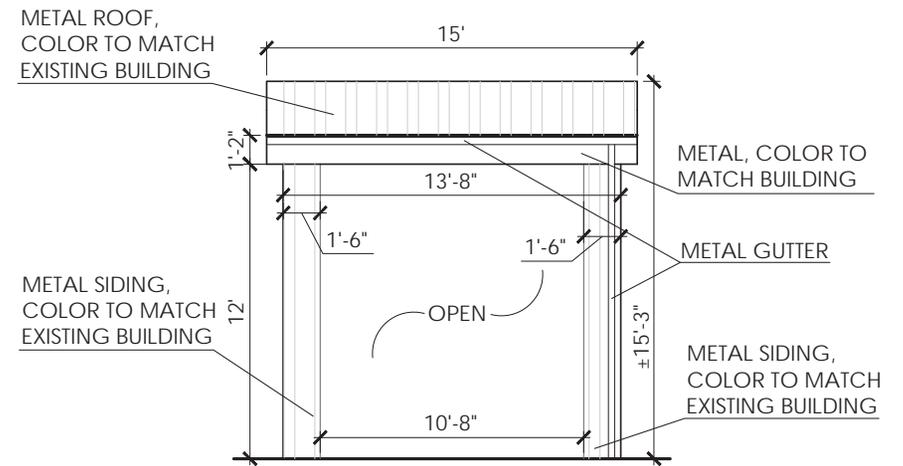
1 LEFT ELEVATION
SCALE: 1" = 5'



3 RIGHT ELEVATION
SCALE: 1" = 5'



2 FRONT ELEVATION
SCALE: 1" = 5'

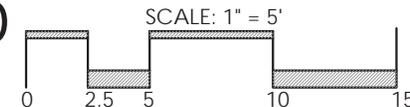


4 REAR ELEVATION
SCALE: 1" = 5'

FUELING STATION CANOPY ELEVATIONS

RUSTY'S TOWING, 4635 OBETZ-REESE ROAD

PREPARED FOR RUSTY'S TOWING
DATE: 5/24/16



Faris Planning & Design

LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

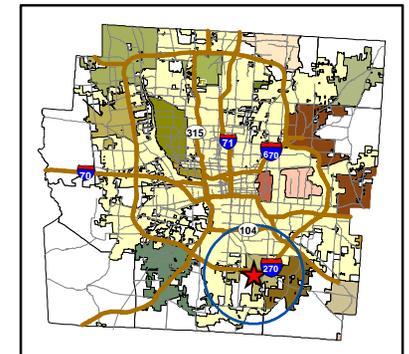


ZON-16-01

Requesting to amend an existing Select Commercial Planned District (SCPD).

3.64 Acres
Hamilton Township

- 4635 Obetz-Reese Road
- Parcel
- Streets



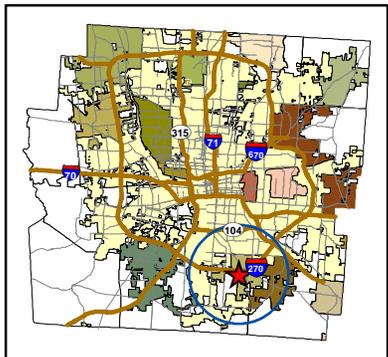


ZON-16-01

Requesting to amend an existing Select Commercial Planned District (SCPD).

3.64 Acres
Hamilton Township

-  4635 Obetz-Reese Road
-  Parcel
-  Streets
-  Floodway Fringe





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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT
Rural Zoning Commission
June 16, 2016

Case ZON-16-02
Prepared by: Matt Brown

Owner/Applicant:	Sun Valley Oil Company
Township:	Pleasant Township
Site:	6950 Harrisburg Pike (PID #230-000084)
Acreage:	0.54 acres
Zoning:	Rural District
Utilities:	Private waste water
Request:	Requesting to rezone from the Rural District to the Select Commercial Planned District.

Summary

The applicant is requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD) to allow the site to be used for Automotive Services and Miscellaneous Repair Shops consistent with Standard Industrial Code (SIC) 75 and 76, respectively. Staff recommends approval with conditions.

Request

The subject property is located on the east side of Harrisburg Pike, just north of the Interstate 71 south exit ramp to Harrisburg Pike. The property contains a vacant commercial building previously used as a gasoline service station and for automobile sales. The gasoline service station was established in approximately 1945 and the site has been vacant since approximately 2008. The applicant proposes to utilize the existing building and paved areas for parking and circulation. Native vegetation will be installed along the northern property line to satisfy screening requirements and a front greenbelt will be provided. The existing building is 1,560 square feet in size with 2 service bays and an attached 1,428 square foot canopy. Fueling pumps and underground storage tanks have been removed from the site.

The applicant is requesting the rezoning to allow the property to be used for automotive services and miscellaneous repair shops. The automotive repair shop will employ approximately 5 employees. Hours of operation will be Monday to Saturday from 7:00 AM to 6:30 PM.

Surrounding Land Use/Zoning

The land use and zoning in the surrounding area is a mix of commercial and residential uses. Directly to the north is a single-family home zoned Rural and a home converted to an office zoned Select Commercial Planned District (SCPD). To the east is a vacant commercial property zoned Neighborhood Commercial (NC). To the south an automotive services use zoned

Community Service (CS) and Interstate 71. To the west is vacant drive-thru zoned Neighborhood Commercial (NC), a fueling station zoned Community Service (CS), and a retail use selling lawn mowers, golf carts and utility vehicles zoned Community Service (CS).

Comprehensive Plans

The subject site is located in the planning area of both the Pleasant Township Comprehensive Plan and the Big Darby Accord Watershed Master Plan.

The Pleasant Township Comprehensive Plan, adopted in 2009, includes a Future Land Use Map and Conservation Strategy Tiers Map to guide development. The Future Land Use Map recommends the area for a full range of commercial uses. The Conservation Strategy Tiers Map identifies no tiered land on the site. The Township Comprehensive Plan also recommends the Select Commercial Planned District for any rezonings of land without access to public water and wastewater.

The Big Darby Accord Watershed Master Plan, adopted in 2006, includes a Proposed General Land Use Map and a Conservation Strategy Map. The Proposed General Land Use Map designates the area as existing development and recommends the area for Commercial Uses. The Conservation Strategy Map shows the site as existing development and outside of tiered areas.

The site has been developed and used commercially for over 60 years. The request will not increase the intensity of the commercial nature of the property and will allow the property to be returned to beneficial use. The request is consistent with both land use planning documents.

Staff Analysis

Select Commercial Planned District:

The Select Commercial Planned District (SCPD) is intended to provide for any use permitted in a straight commercial, restricted industrial, and limited industrial zoning district to locate in residential areas with development controls to ensure compatibility with the surrounding environment. As part of the rezoning of an area to the SCPD a development plan showing buildings, parking, landscaping, lighting, signage, etc. is required and must be accompanied by a written development text. Any deviation from the SCPD standards must be requested as a waiver and approved as part of the SCPD. Any change or modification to an approved development plan or change to the list of permitted uses must be approved as an amendment through the rezoning process.

Existing Permitted Uses in Rural district:

Single-family dwellings, home occupations, accessory uses, Schools and Parks, Religious Uses

Proposed Permitted Uses in SCPD:

The proposed permitted uses include Automotive Services (SIC 75) and Miscellaneous Repair Shops (SIC 76). Automotive Services (SIC 75) is a permitted use in the Community Commercial (CC) zoning district and Miscellaneous Repair Shops (SIC 76) are permitted in the Community Service (CS) zoning district.

Access/Traffic:

The site has an undefined access across the entire property frontage onto Harrisburg Pike, State Route 62. The applicant proposes to create a defined access point meeting the requirements of the Franklin County Zoning Resolution and Ohio Department of Transportation standards.

The applicant has requested a waiver from the requirement in the SCPD for a traffic analysis.

Parking:

A total of 4 parking spaces will be provided on the property's existing asphalt area meeting the requirements of the Franklin County Zoning Resolution of 2 parking spaces per service bay.

Storm Water/Drainage:

No new impervious surfaces are proposed on the site and the site drains to existing catch basins. The applicant has requested a waiver from the SCPD requirement to complete a drainage plan.

Sewage Disposal and Water Supply:

The site is served by an onsite septic system and no information was provided related to water supply.

Architectural Design:

No new buildings are proposed. The applicant has requested a waiver from the SCPD requirement to indicate exterior design, building elevations and potential materials. The applicant provided photographs of the existing building which addresses this requirement. The existing building is 1,560 square feet in size with an attached canopy of 1,428 square feet. The total building size on the property represents 12.7 percent of the property size which is below the maximum lot coverage of 35 percent in the SCPD. The existing building is approximately 16 feet in height, also within the permitted 25 feet permitted height in the SCPD.

Outside Storage:

The proposal includes limited outdoor storage within the existing enclosure to the rear of the building. No rubbish or debris shall be placed or permitted to accumulate on any portion of the property so as to render it unsanitary, unsightly, or detrimental to the public health, safety, or welfare.

Pollution:

No smoke or odor will be emitted or produced on the property. Noise level will be no greater than sixty (60) decibels at property lines.

Graphics and Signage:

The proposal will include signage in compliance with Sections 420.034(14) – SCPD Graphics and Section 541 – Sign and Billboard Regulations of the Zoning Resolution.

Lighting:

Site lighting is limited to lighting under the existing canopy. No changes to existing site lighting are planned. Any future changes to lighting will comply with Section 420.034(15) – SCPD Lighting of the Zoning Resolution.

Screening & Landscaping Plan:

The proposal will include the installation of evergreens along the northern property line to screen the adjacent residential property with a 60 percent opacity. In addition, a greenbelt 15 feet in width will be provided along the existing right-of-way with a tree between the proposed parking spaces and the right-of-way.

Technical Agency Review

Ohio Department of Transportation – Indicated no concerns with the requested waiver for a traffic analysis or of the proposed defined access drive.

Franklin County Drainage Engineer's Office – Indicated no concerns with the requested waiver of the drainage plan requirement or concerns about the proposed rezoning.

Franklin County Public Health – Indicated that the onsite septic system was designed for a fueling station with limited usage. Public Health recommended that the septic tank should be pumped out and inspected for its integrity.

Franklin Soil & Water Conservation District – No concerns

Staff Review

The proposed rezoning keeps with the recommendations of both the Pleasant Township Comprehensive Plan and the Big Darby Accord Watershed Master Plan. The site developed commercially over 60 years ago and the rezoning will allow it to return to a productive use.

Staff believes that the proposed rezoning advances the general health, safety and welfare of the public by encouraging appropriate use and development of the land affected and the overall development of the surrounding area.

Big Darby Accord Advisory Panel

On May 10, 2016, the Big Darby Accord Advisory Panel recommended approval of the proposed rezoning with the following conditions:

1. The applicant shall apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant must update the development plan to show a defined curb cut meeting ODOT and Franklin County Zoning standards prior to the issuance of a Certificate of Zoning Compliance.
3. The applicant must provide proof of compliance with State of Ohio requirements for underground storage tanks
4. All vehicle maintenance shall be performed in accordance with all federal, state, and local regulations. Additionally, all vehicle fluids shall be stored and/or disposed of in accordance with all federal, state, and local regulations.
5. The applicant must update the development plan to include the location of the wastewater treatment system and well. This information must be included prior to the issuance of a Certificate of Zoning Compliance.
6. The applicant shall receive approval from the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance that the existing sewage disposal and water supply systems are functioning in accordance with all federal, state and local regulations. Furthermore, any future change in use must receive approval from the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning

Compliance to ensure that the sewage disposal and water supply systems are capable of serving the proposed use.

Staff Recommendation

Staff recommends approval of the proposed rezoning with the following conditions:

1. The applicant shall apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant must receive approval from ODOT for the revised access drive prior to the issuance of a Certificate of Zoning Compliance.
3. All vehicle maintenance shall be performed in accordance with all federal, state, and local regulations. Additionally, all vehicle fluids shall be stored and/or disposed of in accordance with all federal, state, and local regulations.
4. The applicant must update the development plan to include the location of the wastewater treatment system and well. This information must be included prior to the issuance of a Certificate of Zoning Compliance.
5. The applicant must have the septic tank pumped out by a registered septic company and have the tank inspected prior to the issuance of a Certificate of Zoning Compliance.
6. The applicant shall receive approval from the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance that the existing sewage disposal and water supply systems are functioning in accordance with all federal, state and local regulations. Furthermore, any future change in use must receive approval from the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance to ensure that the sewage disposal and water supply systems are capable of serving the proposed use.
7. All existing sign poles must be removed from the site and any new signage must meet the requirements for signs outlined in Section 670 Smart Growth Overlay. The development text and plan must be updated at the time of applying for a Certificate of Zoning Compliance indicating that this condition is satisfied.
8. All vegetation installed for the purposes of screening and landscaping must be of native species and must be installed within 6 months of receiving approval of a Certificate of Zoning Compliance.
9. The applicant must receive all necessary permits and inspections from the Pleasant Township Fire Department and State of Ohio Department of Commerce.

Planning Commission Recommendation

On Wednesday, June 8, 2016, the Franklin County Planning Commission recommended approval of the proposed rezoning with the following conditions:

1. The applicant shall apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant must receive approval from ODOT for the revised access drive prior to the issuance of a Certificate of Zoning Compliance.
3. All vehicle maintenance shall be performed in accordance with all federal, state, and local regulations. Additionally, all vehicle fluids shall be stored and/or disposed of in accordance with all federal, state, and local regulations.

4. The applicant must update the development plan to include the location of the wastewater treatment system and well. This information must be included prior to the issuance of a Certificate of Zoning Compliance.
5. The applicant must have the septic tank pumped out by a registered septic company and have the tank inspected prior to the issuance of a Certificate of Zoning Compliance.
6. The applicant shall receive approval from the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance that the existing sewage disposal and water supply systems are functioning in accordance with all federal, state and local regulations. Furthermore, any future change in use must receive approval from the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance to ensure that the sewage disposal and water supply systems are capable of serving the proposed use.
7. All existing sign poles must be removed from the site and any new signage must meet the requirements for signs outlined in the Franklin County Zoning Resolution. The development text and plan must be updated at the time of applying for a Certificate of Zoning Compliance indicating that this condition is satisfied.
8. All vegetation installed for the purposes of screening and landscaping must be of native species and must be installed within 6 months of receiving approval of a Certificate of Zoning Compliance.
9. The applicant must receive all necessary permits and inspections from the Pleasant Township Fire Department and State of Ohio Department of Commerce.
10. The applicant must add additional stripped parking spaces along the southern property line.
11. The existing yard space provided along the northern property line is of sufficient width and a waiver of the 5 feet wide perimeter yard requirement is permitted.
12. The existing access between the subject property and the residential property to the north must be eliminated by extending the landscaping and screening along the northern property line to the eastern property line.
13. A cross access easement must be executed between the subject property and the commercial property to the east.

DEVELOPMENT PLAN TEXT
Franklin County Rezoning App. ZON-16-02
6950 Harrisburg Pike, Orient, OH
Parcel 230-000084

May 16, 2016

Applicant, Sunvalley Oil Company ("Sunvalley"), has applied for a rezoning of the property located at 6950 Harrisburg Pike, Orient, Ohio 43123 being permanent parcel 230-000084 located in Pleasant Township, from Rural to the Select Commercial Planned District (SCPD). Applicant's intention is to utilize existing structures and improvements on the site, with the minimal changes noted on the site plan (defining paved and striped parking area; and addition of screening along a portion of northeastern property line), for automotive repair services. The primary structure existing on the property is a building used for various businesses including originally a gasoline service station and a car lot business. Applicant will be making no physical changes to the interior or exterior of the property to accommodate the proposed use, except as noted herein. Pursuant to Applicant's site plan, the property provides adequate parking and on-site vehicular circulation, and has an existing driveway/curb cut onto State Route 62 (Harrisburg Pike). The existing access apron across the entire frontage of the property is open. The applicant will work in conjunction with the Ohio Department of Transportation ("ODOT") to provide a more limited access to the property in accordance with current ODOT requirements.

The proposed automotive repair service use involves approximately 5 employees. Other than the employees, customers will visit the site to receive automotive services at the two service bays. The automotive repair service station will operate Monday through Saturday 7:00 AM to 6:30 PM, generating traffic volumes consistent with the use. Applicant is requesting a compliance waiver by the Franklin County Commissioners pursuant to Section 420.032 of the Franklin County Zoning Resolution, of the requirements of Sections 420.034(5), (8) and (10), since there is obviously no traffic impact to justify a traffic study, no changes proposed that will affect storm water drainage from the site, and no material changes to any structure proposed that necessitate any architectural review. Pictures of the existing structures, "as is", and the submitted site plan, depict everything that needs to be known about the design of the site. No removal of existing plant material is proposed. Other than planting on the northeastern property line to establish parking lot/SCPD screening, no installation of new plant material is proposed.

Pursuant to Section 420.034 of the Franklin County Zoning Resolution (the "Resolution"), Applicant offers the following information in support of its Application:

1. Permitted Uses: Within this SCPD, the following Uses will be permitted:

75	Automotive Services
76	Miscellaneous Repair Shops

2. Site Map: Applicant has submitted a site plan and mapping materials as required by the Resolution, including an aerial photograph of the site showing existing conditions.
3. Vegetation: Existing vegetation is shown by the aerial photograph provided by Applicant. The large trees northeast of the main structure will remain on the property and help meet the SCPD screening requirements.
4. Soils: Applicant has obtained and provided a map from the County Auditor showing the soils layer of the County's GIS information. Since no new construction activity is contemplated, no excavation of any sort will occur, and no new storm water issues are presented, Applicant believes the on-site soils issue is irrelevant to this Application.
5. Traffic: The lack of traffic intensity above what is anticipated along this type of a commercial corridor results in there being no need for a traffic study of any sort. The applicant requests a waiver of the traffic analysis requirement.
6. Access: As shown on the mapping materials submitted by Applicant, access to the site is obtained through an existing curb cut/driveway. This access will be modified to comply with current ODOT standards, and be subject to their review and approval.
7. Parking: The site plan shows proposed improvements to provide for paved parking. One handicap accessible parking space will be designated on-site. Further, the site plan meets the Section 531.02 minimum number of parking spaces for automotive repair garages.
8. Storm Water Drainage: No changes are proposed for site drainage. All of the downspouts on the structures on-site direct water from rooftops into the paved areas, with sheet flows into existing inlets. The applicant requests a waiver from the drainage plan requirement, the improvements proposed do not trigger the storm water manual.
9. Sewage Disposal: Water Supply: The property is served by an on-site septic system with a leach bed east of the main structure. Health Department report is attached.
10. Architectural Design: See pictures; plan. As this site is currently developed the applicant requests a waiver from the architectural design, elevations, and materials requirements.
11. Outside Storage: Limited outdoor storage may occur within the existing enclosure to the rear of the building; no rubbish or debris shall be placed or permitted to accumulate on any portion of the parcel so as to render it unsanitary, unsightly or detrimental to the public health, safety or welfare.
12. Utilities and Facilities: Telephone, electric and cable services are provided by overhead lines.
13. Pollution: Applicant meets the requirements delineated in Section 420.034(13). Underground storage tanks have been removed and the site remediated in

accordance with state requirements. The state has determined that o further action is necessary.

- 14.** Graphics: Signage will comply with the requirements of Sections 420.034 (14) and Section 541 of the Resolution.
- 15.** Lighting: Site lighting is limited to lighting under the existing canopy. No changes to existing site lighting are planned. In the event additional lighting for the site is installed, the same will comply with the requirements of Section 420.034(15) of the Resolution.
- 16.** Screening and Landscaping Plan: Excepting proposed evergreens adjacent to the home on the residential lot northeast of Applicant's site, designed to attain sixty percent (60%) opacity, all landscaping and screening are already installed on site. Any plant material that does not survive will be replaced by the property owner within one year with material meeting the specifications of the original planting.

Respectfully Submitted,

Sunvalley Oil Company, Applicant

By: _____

Date: _____

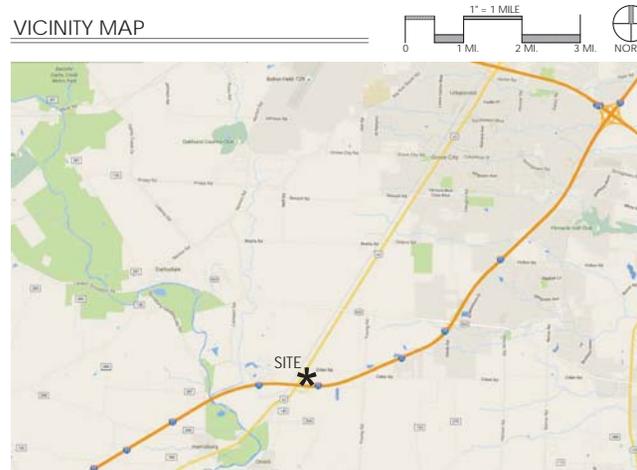
GENERAL LAYOUT NOTES

1. BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY WAS PREPARED BY:
2. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL LAYOUT AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
5. BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
6. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
7. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CODED NOTES:

- ① LAWN AREA - PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.

VICINITY MAP



DEVELOPMENT PLAN FOR:

6950 HARRISBURG PIKE

ORIENT, OH 43146
PLEASANT TOWNSHIP
FRANKLIN COUNTY

PREPARED FOR
SUNVALLEY OIL CO.
6997 HARRISBURG PIKE
ORIENT, OH 43146
PH: 1.443.804.3737

SUBMISSION DATE:

MAY 26, 2016

REVISION DATES:

PREPARED BY

Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

PACKAGE CONTENTS

- EX. A - LEGAL DESCRIPTION
- EX. B - EXISTING CONDITIONS PLAN
- EX. C - DEVELOPMENT PLAN
- EX. D - LANDSCAPE PLAN
- EX. E - SEWER LETTER
- EX. F - ARCHITECTURE



ZON-16-02
Received 5/26/2016

533378

PARCEL NOS.: 230-000049; 230-000084; 230-000397;

KNOWN AS: 6946, 6948 and 6950 Harrisburg Pike

PRIOR
INSTRUMENT REFERENCE: Official Record 33396, Page G02
Franklin County Recorder's Office

Situated in the County of Franklin, in the State of Ohio and in the Township of Pleasant.

[SEE ATTACHED LEGAL]:

NOT A CERTIFIED COPY

EXHIBIT A

33396003

ZON-16-02
Received 5/26/2016
533378

FILE NO. 81106880

EXHIBIT "A" - LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin and in the Township of Pleasant:

Parcel 1:

Being in Virginia Military Survey #947 and bounded and described as follows:

Beginning at a point in the center line of the CCC Highway at the southwest corner of W.D. Worthington and Emma L. Worthington tract of 5.574 acres, thence South 55 deg. 05' east 200 feet to an iron pipe, thence South 34 deg. 55' West 80 feet to a point, thence North 55 deg. 05' West 200 feet to the said center line of the CCC Highway, thence north 34 deg. 55' East 80 feet to the place of beginning, containing .378 acres of land, more or less.

*All of A1
Case 230
10/22/96*

*Parcel 1
0-87-H
Allot
(230)
49*

Parcel 2:

Being in Virginia Military Survey 6178 and bounded as follows:

Beginning at the NW corner of Tract #4 (80 feet N. 34 deg. 55' from the NW corner of W.R. and Helen M. Hill); thence S. 34 deg. 55' West, 435 feet to the corner of Larry R. and Elaine Hill; thence N. 55 deg. 5' West 400 feet to the line of J.W. and Mary L. Davis; thence with said line of J.W. and Mary L. Davis S. 34 deg. 55' West, to an iron pipe in said line at 435 feet; thence N. 55 deg. 5' West, 400 feet to the place of beginning, containing 3.965 acres, more or less.

Being in Virginia Military Survey 6178 and 947 and bounded and described as follows:

Beginning at a point in the centerline of the CCC Highway at the NE corner of the W.R. and Helen M. Hill Tract; thence along the north line of said tract, south 55 deg. 5' east, (passing an iron pipe at 40.2 feet) 200 feet to an iron pipe; thence along the east line of said tract, produced South 34 deg. 55' West 193.4 feet to an iron pipe in the north line of the Theresa L. Miller tract; thence along said line, south 56 deg. 59' East, 200.11 feet, to the southwest corner of the J.W. and Mary L. Davis tract; thence along the west line of said tract, North 34 deg. 5' east, 267.8 feet to an iron pipe; thence North 55 deg. 5' West (passing an iron pipe at 369.9 feet) 400 feet to a point in the centerline of the CCC Highway; thence along the center line of said highway, south 34 deg. 55' West, 80 feet to the place of beginning, containing 1.609 acres, more or less. Subject to an easement of highway uses over the south corner 42 feet to the West and 18 feet to the north of said South corner, and being 0.008 acres.

*All of A1
Case 230
10/22/96*

EXCEPTING THEREFROM THE FOLLOWING:

Being a part of the Virginia Military Survey 6178 also being part of the 3.965 acre tract of land conveyed to Larry R. Hill Sr., as described in Official Record 10801, page H-08, and being more particularly bounded and described as follows:

Beginning at a point in the center of Harrisburg Pike (State Route 62) right of way 80' said point being S. 34 deg. 55' 00" W. a distance of 285.00 feet from the intersection of said St. Route. 62 with Zuber Road;

thence S. 55 deg. 24' 09" E. with the south line of a tract of land conveyed to Catherine A. McDonald as recorded in Official Record 1143, page C-09, passing a 5/8 rebar and cap set at a distance of 40.00 feet a total distance of 339.74 feet to a 5/8" continued on next page

EXHIBIT A

33396604

ZON-16-02
Received 5/26/2016
533378

FILE NO. 81106880

EXHIBIT "A" CONTINUED

iron rebar and cap set on the west line of a tract of land conveyed to Donald R. Hintor&Helen L. Winkler as recorded in Official Record 1143, page J-9)

thence S. 34 deg. 52' 55" W. with the west line of said without lands, a distance of 235.00 feet to a 5/8 in rebar and cap set;

thence N. 55 deg. 24' 08" W. with a new line running entirely within the subject tract passing a 5/8 inch rebar and cap set at a distance of 359.87 Feet, a d total distance of 399.87 feet to a point in the center of the des. 55' 06" E. with the center of road St. Route. 62 a distance of 235, page feet to the place of beginning and continuing 2.156 acres or less.

Parcel 3:

Being in Virginia Military Survey 947 and bounded and described as follows:

Beginning at an iron pin in the centerline of the CCC's Highway at the Northwest corner of the Theresa L. Miller tract southwest corner of the W.D. and Emma Worthington tract); thence along the center line of said Highway North 34 deg. 55' East, 120 feet to the southwest corner of the W. R. and Helen M. Hill tract; thence along the south line of said tract, South 55 deg. 05' East, (passing an iron pipe at 40.1 feet) 200 feet to a point at the southeast corner of produced, South 34 deg. 35' West 113.4 feet to an iron pipe said tract north line of the Theresa L. Miller tract; thence along at 159.91 feet) 200.11 feet to the place of beginning, containing 0.535 acres, more or less.

Parcel 2
Allot
(230)
397

Parcel 3
Allot
(230)
84

~~Allot 797~~
~~ODE 230~~
~~10/22/96~~

6950
HARRISBURG PIKE

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: *[Signature]*
DATE: 01/10/2012

Deposition
Witness
John C. Ringle, P.E., P.S.
Professional Engineer
10/10/2012

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: *MS*
DATE: 6/4/12

EXHIBIT A

SITE DATA

TOTAL ACRES	+/- 0.535 ACRES TOTAL (+/- 23,305 S.F.)
ZONING	R - RURAL
LAND USE	VACANT

REVISIONS

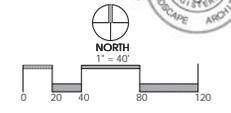
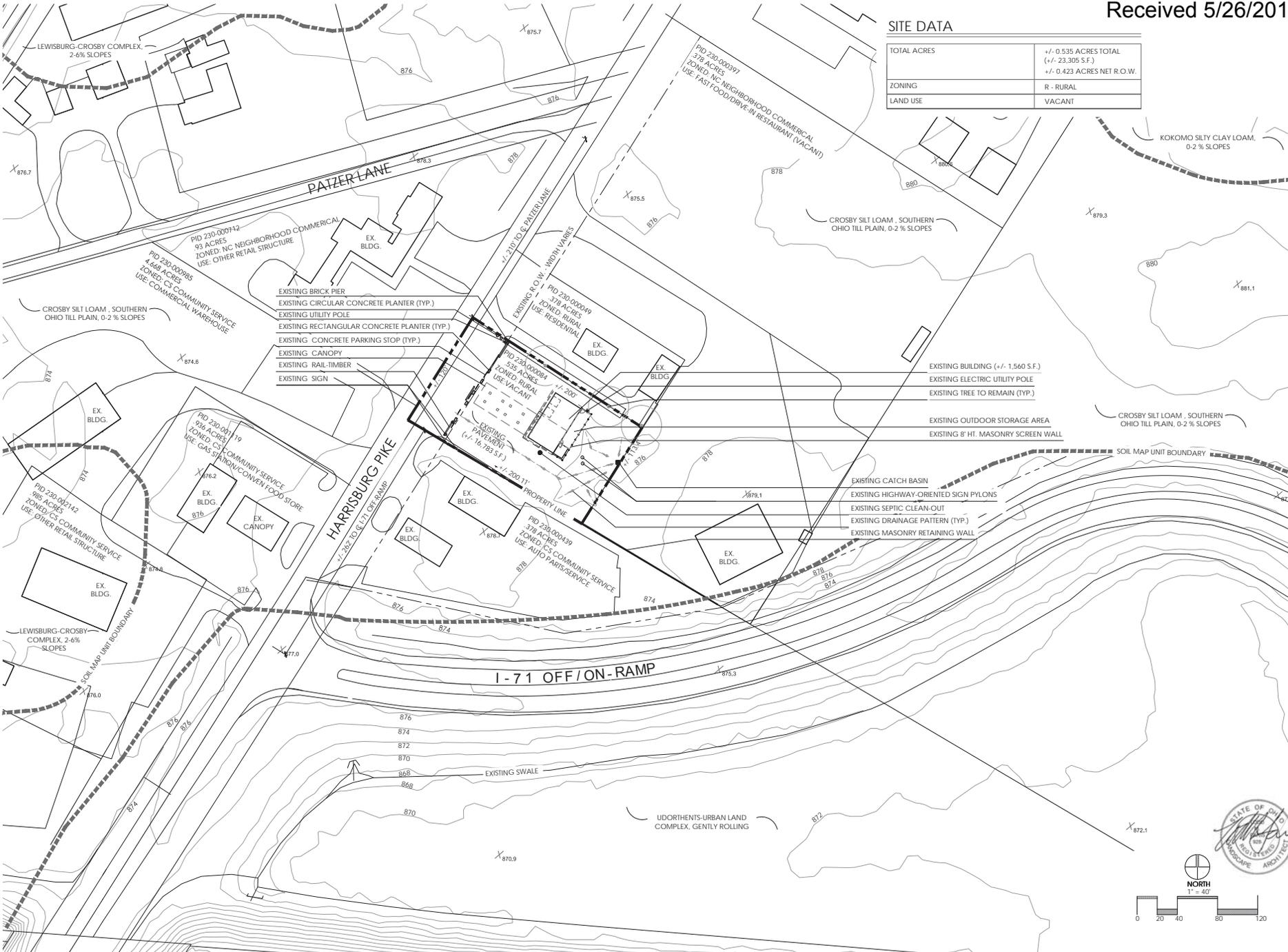
EXISTING CONDITIONS
 PLAN

6950 HARRISBURG PIKE
 SUNVALLEY OIL CO.
 6950 HARRISBURG PIKE
 COLUMBUS, OH 43246

Faris Planning & Design
 LANDSCAPE ARCHITECTURE
 245 N. 9th Street
 Columbus, OH 43215
 p. 614.487.7864
 www.farisplanninganddesign.com

DATE	5/24/16
PROJECT	16014
SHEET	

EX-B



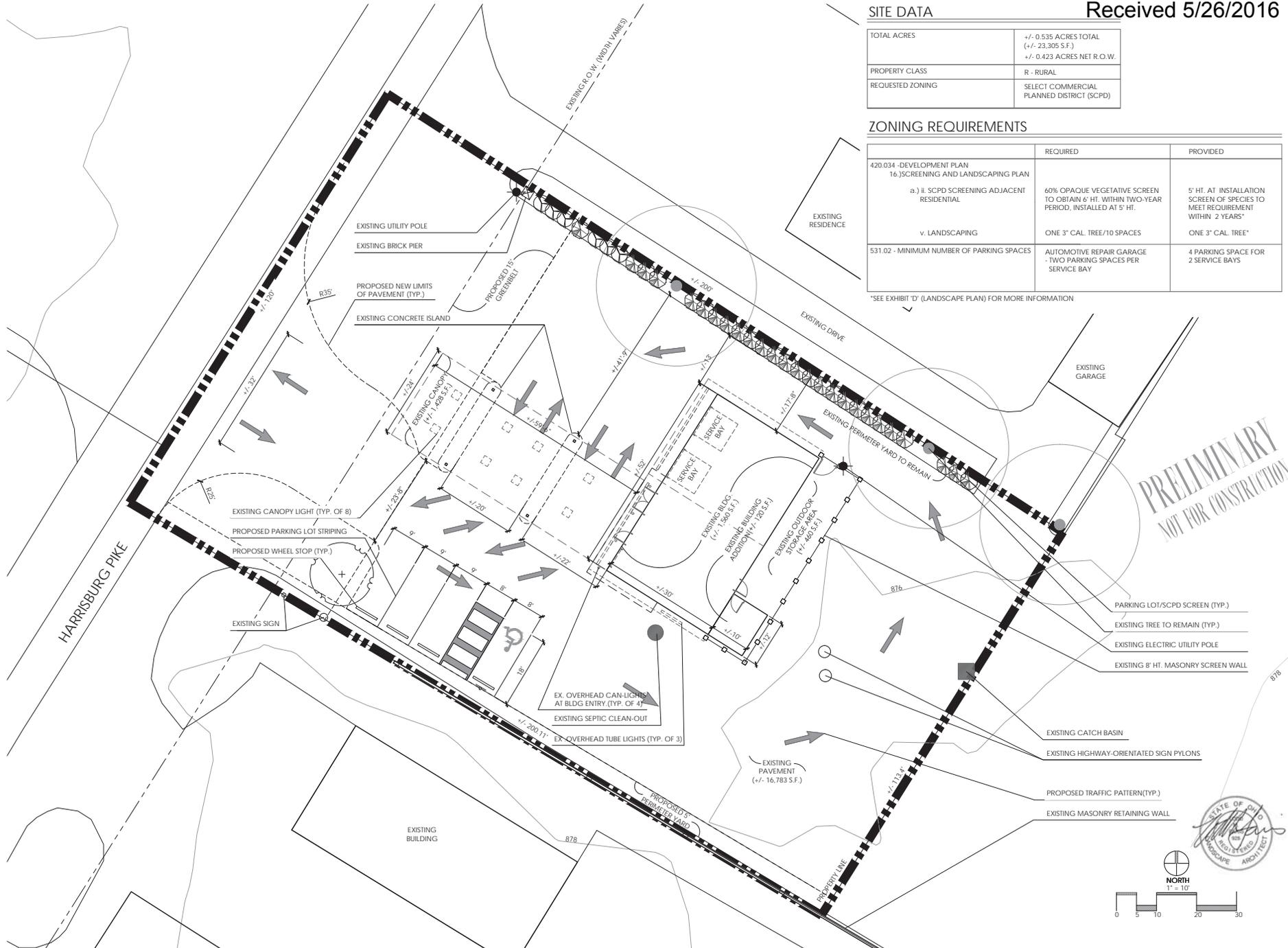
SITE DATA

TOTAL ACRES	+/- 0.535 ACRES TOTAL (+/- 23,305 S.F.) +/- 0.423 ACRES NET R.O.W.
PROPERTY CLASS	R - RURAL
REQUESTED ZONING	SELECT COMMERCIAL PLANNED DISTRICT (SCPD)

ZONING REQUIREMENTS

	REQUIRED	PROVIDED
420.034 - DEVELOPMENT PLAN 16.) SCREENING AND LANDSCAPING PLAN a.) ii. SCPD SCREENING ADJACENT RESIDENTIAL	60% OPAQUE VEGETATIVE SCREEN TO OBTAIN 6' HT. WITHIN TWO-YEAR PERIOD, INSTALLED AT 5' HT.	5' HT. AT INSTALLATION SCREEN OF SPECIES TO MEET REQUIREMENT WITHIN 2 YEARS*
v. LANDSCAPING	ONE 3" CAL. TREE/10 SPACES	ONE 3" CAL. TREE*
531.02 - MINIMUM NUMBER OF PARKING SPACES	AUTOMOTIVE REPAIR GARAGE - TWO PARKING SPACES PER SERVICE BAY	4 PARKING SPACE FOR 2 SERVICE BAYS

*SEE EXHIBIT 'D' (LANDSCAPE PLAN) FOR MORE INFORMATION



REVISIONS	

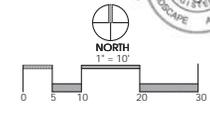
DEVELOPMENT
PLAN

6950 HARRISBURG PIKE
SUNVALLEY OIL CO.
6950 HARRISBURG PIKE
COLUMBUS, OH 43246

PRELIMINARY
NOT FOR CONSTRUCTION

Faris Planning & Design
LAND PLANNING
LANDSCAPE ARCHITECTURE
243 N. 9th Street
Columbus, OH 43215
p. (614) 487-1944
www.farisplanninganddesign.com

DATE	5/24/16
PROJECT	16014
SHEET	



EX-C

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE WILL BE REPLACED BY THE PROPERTY OWNER WITHIN 1-YEAR WITH MATERIAL MEETING THE SPECIFICATIONS OF THE ORIGINAL PLANTING

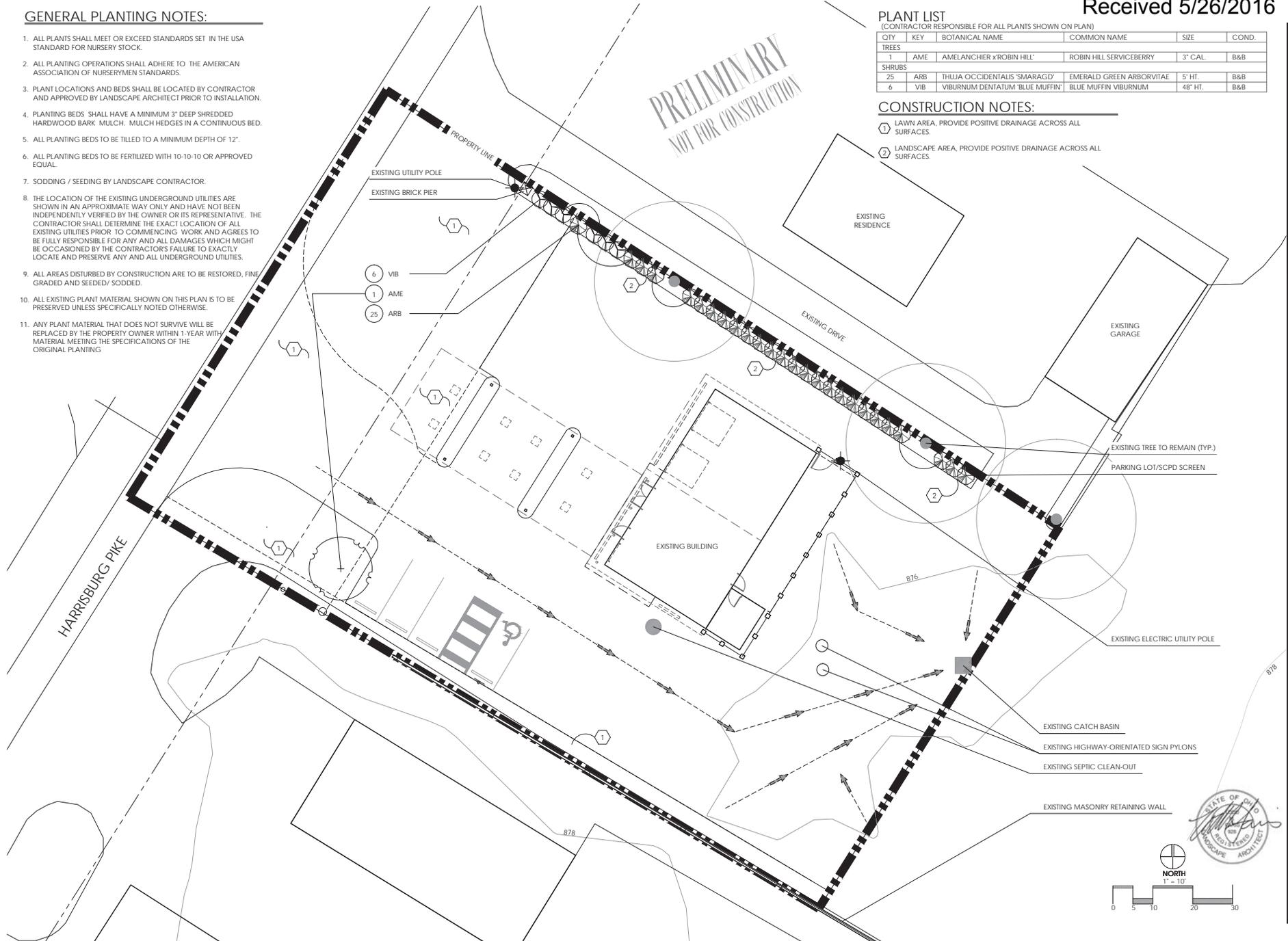
PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
TREES					
1	AME	AMELANCHIER x'ROBIN HILL'	ROBIN HILL SERVICEBERRY	3" CAL.	B&B
SHRUBS					
25	ARB	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5' HT.	B&B
6	VIB	VIBURNUM DENIATUM 'BLUE MUFFIN'	BLUE MUFFIN VIBURNUM	48" HT.	B&B

CONSTRUCTION NOTES:

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.



REVISIONS	

LANDSCAPE PLAN

6950 HARRISBURG PIKE
 PREPARED BY
SUNVALLEY OIL CO.
 6950 HARRISBURG PIKE
 COLUMBUS, OH 43246

Faris Planning & Design
 LANDSCAPE ARCHITECTURE
 243 N. 9th Street
 Columbus, OH 43215
 p. (614) 487-1944
 www.farisplanninganddesign.com

DATE	5/24/16
PROJECT	16014
SHEET	

EX-D





Franklin County Public Health
 280 East Broad Street
 Columbus, Ohio 43215-4562
 (614) 525-3160
 www.myfcph.org

Semi-Public Sewage System Inspection
 Received 5/26/2016
 Water Quality Program

Record # 4589	<input checked="" type="checkbox"/> Routine Inspection <input type="checkbox"/> Re-inspection	<input type="checkbox"/> Complaint <input type="checkbox"/> Real Estate
Area/Township Pleasant		
Facility Name Stacy's Used Cars		
Facility Address 6950 Harrisburg Pike, Grove City, Ohio 43123		
Owner Christina Smith	Owner's Phone Number 614-226-9411	
Owner's Address 29160 Logan Elm Road, Circleville, Ohio 43113		
Location of System Side of building steel lid		

Sewage System Components

<input type="checkbox"/> Holding tank	<input type="checkbox"/> Evapotranspiration mound	<input type="checkbox"/> Distribution box	<input type="checkbox"/> Chlorinator
<input type="checkbox"/> Aerobic tank	<input checked="" type="checkbox"/> Leach system	<input type="checkbox"/> Inspection box	<input type="checkbox"/> Trees
<input checked="" type="checkbox"/> Septic tank	<input type="checkbox"/> Risers	<input type="checkbox"/> Vents	
<input type="checkbox"/> Lift station	<input type="checkbox"/> Filter	<input type="checkbox"/> Curtain drain	

Aeration System

Tank color	Odor		
Effluent color	Odor		
Dissolved oxygen	<input type="checkbox"/> 0 to 1 mg./L	<input type="checkbox"/> 1 to 2 mg./L	<input type="checkbox"/> 2 plus mg./L

System Operation

<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory
Comments Lid is located on right side in blacktop. Property is vacant but getting ready to lease out.	
Inspector Robert DeLoraine, RS.	Date 11-18-15

EXHIBIT E



3 EAST ELEVATION
 SCALE: N.T.S.



1 WEST ELEVATION
 SCALE: N.T.S.



4 NORTH ELEVATION
 SCALE: N.T.S.



2 SOUTH ELEVATION
 SCALE: N.T.S.

REVISIONS	

ARCHITECTURE

6950 HARRISBURG PIKE
 PREPARED FOR
 SUNVALLEY OIL CO.
 6977 HARRISBURG PIKE
 COLUMBUS, OH 43214

Paris Planning & Design
 LAND PLANNING • LANDSCAPE ARCHITECTURE
 Suite 401 • Columbus, OH 43215
 343 N. 9th Street • www.parisplanninganddesign.com
 D 614.487.1344

DATE	5/26/16
PROJECT	16014
SHEET	

EX-F

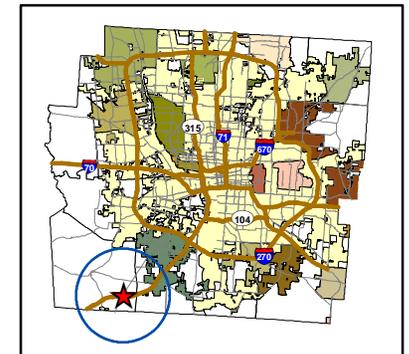


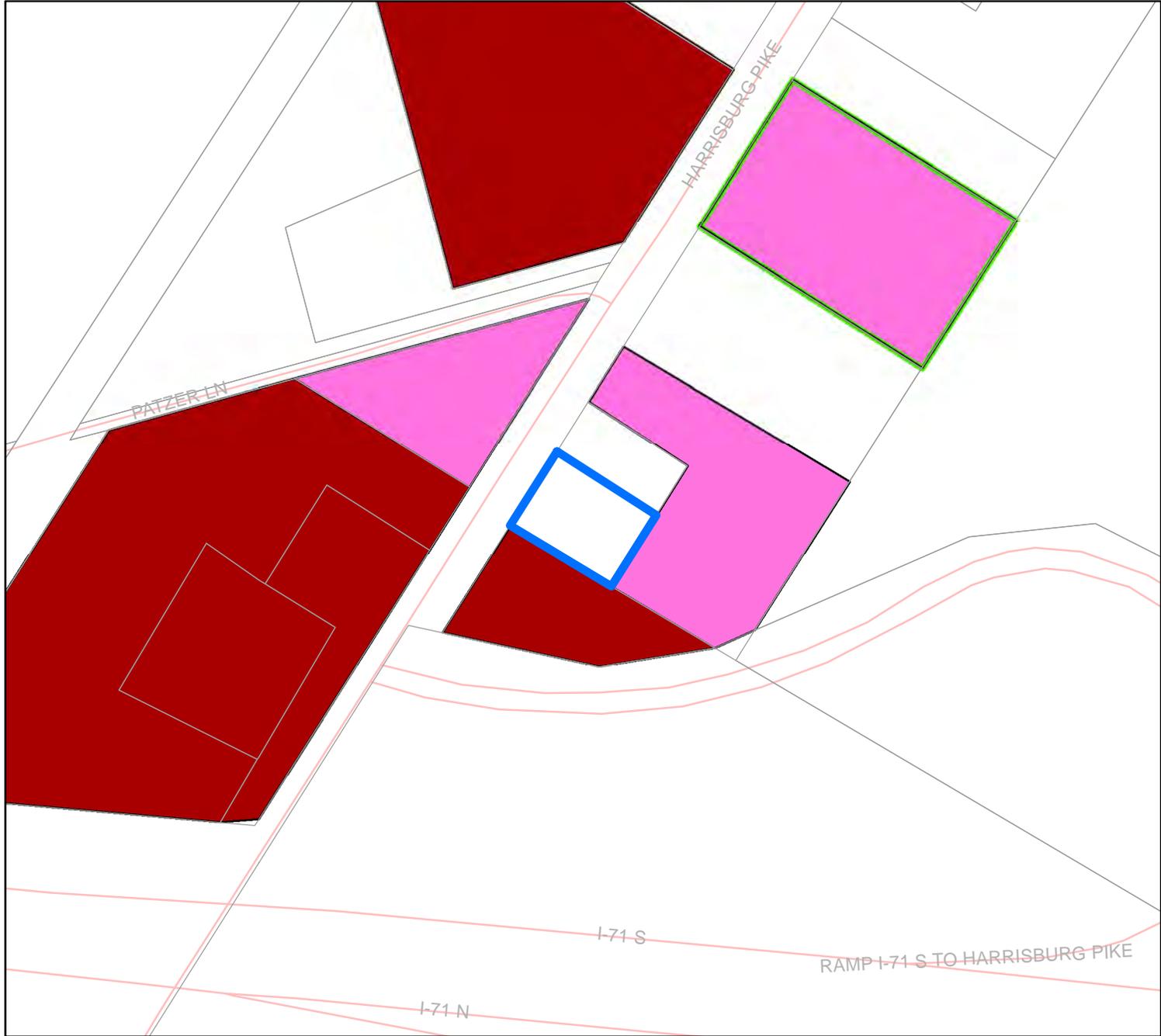
ZON-16-02

Requesting to rezone from the Rural District to the Select Commercial Planned District.

0.54 Acres
Pleasant Township

-  6950 Harrisburg Pike
-  Parcels
-  Streets
-  Big Darby Creek Setbacks



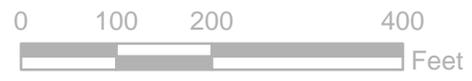
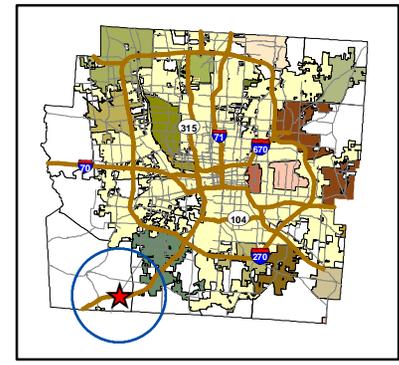


ZON-16-02

Requesting to rezone from the Rural District to the Select Commercial Planned District.

0.54 Acres
Pleasant Township

-  6950 Harrisburg Pike
-  Parcels
-  Streets
- Zoning**
-  Community Service
-  Neighborhood Commercial
-  Select Commercial Planned District
-  Rural



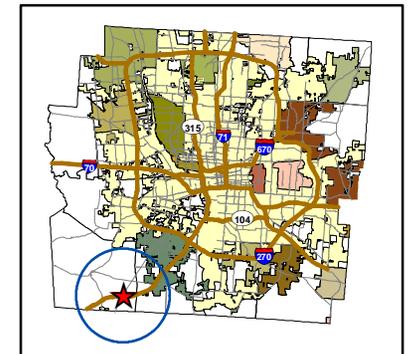


ZON-16-02

Requesting to rezone from
the Rural District to the
Select Commercial
Planned District.

0.54 Acres
Pleasant Township

-  6950 Harrisburg Pike
-  Parcels
-  Streets





New development checklist

Pleasant Township 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 Pleasant Township Comprehensive Plan.

Directions

- 1 Fill out Section 1 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

1 All New Developments

	Yes	No	n/a	Notes
Proposed land use matches future land use map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development is setback from environmentally sensitive areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Low Impact Development techniques are used	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site is developed
Sidewalks indicated for priority areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Appropriate right-of-way for bicycles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Development preserves agricultural uses	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

2 Residential Development

Development is clustered to protect open space/environmental features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Development is set back from scenic corridors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential shared-access points are used	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	n/a	Notes
Residential Development (continued)				
Development meets threshold for density bonuses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Commercial Development				
Building is oriented toward the road	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Building is architecturally compatible with surrounding buildings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Sufficient landscaping is present	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Parking is oriented to the side and rear of the building	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	

3 Project information

Case No. _____

Project name 6950 Harrisburg Pike

Address 6950 Harrisburg Pike, Orient, OH 43146

c/o David Hodge

8000 Walton Parkway, suite 260, New Albany, OH 43054

Phone (614) 366-4649 Fax (614) 335-9329

Email address David@UHLawFirm.Com

Checklist completed by: David Hodge

Signature David Hodge