



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

**Economic Development & Planning Department**  
James Schimmer, Director

**Franklin County Board of Commissioners Rezoning Hearing**  
**Franklin County Courthouse**  
**373 South High Street – 26<sup>th</sup> Floor**  
**Columbus, OH 43215**

**Tuesday, September 10, 2013**  
**10:00 a.m.**

- 1. Call roll for board members**
- 2. Introduction of staff**
- 3. Swearing in of witnesses**
- 4. Approval of minutes from the July 9, 2013 meeting**
- 5. New Business:**

**A. ZON-13-03 – Scott Ulrich**

<b>Applicant:</b>	OMNI Property Companies
<b>Owner:</b>	W&D Davis Investment co., Ltd.
<b>Agent:</b>	Civil & Environmental Consultants, Inc.
<b>Township:</b>	Blendon Township
<b>Site:</b>	4079 Executive Parkway (PID’s #110-005861 & 110-005890)
<b>Acreage:</b>	4.874-acres
<b>Zoning:</b>	Select Commercial Planned District (SCPD)
<b>Utilities:</b>	Central water and wastewater
<b>Request:</b>	Requesting approval of an amendment to an existing Select Commercial Planned District (SCPD).

- 6. Adjournment of Meeting to October 8, 2013**



**Commissioner** John O'Grady • **Commissioner** Paula Brooks • **Commissioner** Marilyn Brown  
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## MINUTES OF THE FRANKLIN COUNTY BOARD OF COMMISSIONERS

**Tuesday, July 9, 2013**

The Franklin County Board of Commissioners convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Tuesday, July 9, 2013.

Present were:

John O'Grady, Chairperson  
Paula Brooks, Commissioner

Franklin County Economic Development and Planning Department members:

Lee Brown, Planning Administrator  
Matt Brown, Planner  
Jim Schimmer, Director, Franklin County Economic Planning and Development Department

Chairperson O'Grady opened the hearing.

The first order of business being the approval of the May 14th, 2013, meeting minutes. Commissioner Brooks made a motion to approve the May 14th, 2013, meeting minutes. It was seconded by Chairperson O'Grady. The minutes were approved by a two-to-zero vote.

### **NEW BUSINESS:**

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

Mr. Matt Brown read and presented the case to the Franklin County Board of Commissioners. Commissioner Brooks made a motion to approve Case No. ZON-13-02 with the following recommendations:

1. A report regarding the number of cases and violations is provided to the Planning Commission, Rural Zoning Commission and Board of Commissioners 1 year after enactment.
2. Amend the allowed densities in Section 115.086(b) as follows:
  - a. Smaller than 0.5 acres – 4 points maximum
  - b. 0.5 acres to less than 1.0 acres – 8 points maximum
  - c. 1.0 acres to less than 2.5 acres – 16 points maximum
  - d. 2.5 acres to 5.0 acres – 24 points maximum

3. Add a definition for “predator-proof sheltering structure” as follows: a structure, not necessarily attached to the ground, with a top and sides that provides shelter and protection for small animals or birds and which, by design, will prevent predator or other animals from gaining access.
4. The Economic Development and Planning Department receive a letter from the Franklin County Health Department Director supporting the case
5. To review the case in one year regarding the fee structure and compliance with all health laws.

The motion was seconded by Chairperson O'Grady. The motion was approved by a two-to-zero vote.

There being no further new business to come before the Board of County Commissioners, Chairperson O'Grady adjourned the hearing.

And, thereupon, the hearing adjourned at 10:55 a.m.

Minutes of the July 9th, 2013, Board of County Commissioners hearing were approved this 10<sup>th</sup> day of September, 2013.

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*Signature*



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

**Economic Development & Planning Department**  
James Schimmer, Director

## ***STAFF REPORT***

Board of County Commissioners  
September 10, 2013

### **Case ZON-13-03**

Prepared by: Scott Ulrich

<b>Applicant</b>	OMNI Property Companies
<b>Owner:</b>	W&D Davis Investment Co.
<b>Agent:</b>	Jeff Clayton, Civil & Environmental Consultants
<b>Township:</b>	Blendon Township
<b>Site:</b>	4079 Executive Parkway (PID #110-005861 and #110-005890)
<b>Acreage:</b>	4.874-acres
<b>Zoning:</b>	Select Commercial Planned District (SCPD)
<b>Utilities:</b>	Central water and wastewater
<b>Request:</b>	Requesting to amend an existing Select Commercial Planned District (SCPD).

### **Summary**

The applicant is requesting to amend an existing Select Commercial Planned District (SCPD) in order to expand an existing parking lot onto a currently undeveloped property. The proposal will not be detrimental to the surrounding area but does not fully comply with the recommendations of the Blendon Community Plan. Staff recommends *approval* with conditions.

### **Request**

The subject site includes two properties located on the south side of Executive Parkway in the Sunbury Woods Center, approximately one-half mile west of Sunbury Road in Blendon Township. The northern 2.5-acre wooded property is currently undeveloped and contains a 1.5-acre tree stand. The southern 2.4-acre property at 4079 Executive Parkway contains a vacant 43,000-square-foot office building and 172 parking spaces. The proposal will expand the existing parking lot onto the subject site in order to provide a total of 326 spaces to accommodate a customer support business with upwards of 300 employees.

### **Surrounding Land Use/Zoning**

Direction	Zoning	Land-Use
North	PUD	Single-Family Residential
East	SCPD	Office
South	Rural	SR-161/I-270 Interchange
West	Rural	SR-161/I-270 Interchange

### **Comprehensive Plans**

The Blendon Community Plan, adopted by Franklin County in 2010, recommends this area for Open Space and Park uses. While the proposal is not consistent with this future land use designation, the existing development plan indicates that this parcel was intended for development. In addition, approximately one-third of an acre of the tree stand is intended to be preserved and remain undeveloped.

### **Staff Analysis**

The existing SCPD development plan was approved in 1981 as rezoning case ZON-80-11. Any change to that development plan must be approved through the rezoning process. In addition to SCPD performance standards, the property falls within the Smart Growth Overlay (SGO) district and must meet all parking, landscaping and screening standards. Several waivers have been requested from these standards.

### Select Commercial Planned District

The Select Commercial Planned District (SCPD) is intended to provide a flexible approach to commercial developments in unincorporated Franklin County. It is intended to limit non-residential development to a specified type, character and mix, and to provide the controls necessary to ensure compatibility between the select commercial area and the surrounding environment.

### Permitted Uses

The applicant is not proposing to change the permitted uses approved in ZON-80-11. Such uses included:

- All permitted uses of the Suburban Office and Institutional (SO) District
- Select retail uses of the Neighborhood Commercial (NC) District, Community Commercial (CC) District, and Community Service (CS) District  
*(Retail sales limited to 15% of total leasable area)*
- Conditional uses of the Community Service (CS) District including Trade Services, Storage and Wholesaling, and Local Processing uses
- Manufacturing and Wholesaling uses of the Limited Industrial (LI) District

### Vegetation and Soils

The site is heavily vegetated with trees and brush. The proposed parking lot will require clearing of the existing vegetation within the parking lot footprint. Vegetation outside the parking lot footprint has been preserved to the maximum extent practical.

Wooded areas such as the subject site serve as suitable habitat for the endangered Indiana bat, which roosts during the summer months (May 15 to August 15). Franklin Soil & Water Conservation District recommends no clearing of trees during this time.

### Access & Traffic

Access to the proposed parking lot will be provided by the driveway for the existing parking lot at 4079 Executive Parkway. A cross-access easement connecting the new parking lot to this driveway will be required by the Franklin County Engineer at the time of Certificate of Zoning Compliance review.

The subject property is accessed from Executive Parkway with a signalized intersection and multiple turn lanes at Sunbury Road providing access to the SR-161/I-270 interchange. Traffic volume on Executive Parkway is approximately 13,000 vehicles per day. Traffic volume on SR-161 is approximately 81,000 vehicles per day. The subject property is the last undeveloped property in the Sunbury Woods Center and will add approximately 328 trips to the traffic volume.

***The applicant has requested a waiver from the SCPD requirement for a traffic study since the added number of trips is negligible.*** The Franklin County Engineer's Office supports this request.

### Parking and Circulation

The existing parking lot at 4079 Executive Parkway contains 172 parking spaces, including 5 handicapped spaces. Restriping to accommodate new drive aisles will result in a loss of 10 spaces. The proposed parking lot expansion will add 164 spaces, including 56 spaces with dimensions of 9'x18' each and 108 spaces with dimensions of 8'x16' each. The proposed combined parking lot will provide a total of 326 spaces, including 8 handicapped spaces.

***The applicant has requested a waiver from the Smart Growth Overlay (SGO) maximum number of parking spaces.*** The SGO limits the number of parking spaces for office uses to one space per 300 square feet of gross floor area. Based on the 43,595 square foot building, the maximum parking allowed is 146 spaces. The applicant is proposing to provide 326 spaces. The Franklin County Engineer supports this request due to regular overflow problems along Executive Parkway as a result of insufficient parking.

***The applicant has requested a waiver from the General Development Standard for parking stall dimensions of 9'x18.'*** The applicant proposes to provide parking stalls with dimensions of 8'x16' in order to lessen the impact of providing parking in excess of the maximum required. The Franklin County Engineer's Office supports this request due to the need for additional parking in this area.

### Stormwater & Drainage

An extended detention facility north of the proposed parking lot will be used for control of water quantity. A bioretention facility in the center of the proposed parking lot will be used for treatment of water quality and sediment filtration. All stormwater drainage facilities will be designed, constructed and maintained in accordance with the Franklin County Stormwater Drainage Manual. Final stormwater design will be provided during the Certificate of Zoning Compliance review process. The Franklin County Drainage Engineer and the Franklin Soil and Water Conservation District have no concerns with the proposed stormwater design.

### Sewage Disposal and Water Supply

No sewage or water connections will be made as part of the proposed parking lot expansion. Any future development or proposed use which requires such services shall require review and approval from the Franklin County Sanitary Engineer prior to the issuance of a Certificate of Zoning Compliance. The water and sanitary sewer provider for the subject site is Ohio American Water.

### Architectural Design

No new buildings or structures are proposed.

### Outside Storage

No outside storage is proposed, nor shall any outside storage be permitted.

### Utilities and Facilities

Underground circuits will be provided for lighting and power supply to parking lot light poles.

### Pollution

No smoke, odor, or noise will be generated by the proposed facility.

### Graphics and Signage

No new signage is proposed at this time.

### Lighting

Lighting in the existing parking lot is provided by five single light pole fixtures, 28 feet in height, with fully shielded recessed lamps directed downward to prevent glare and shine above the horizontal plane. Lighting in the proposed parking lot will be provided by four double light fixtures that match the existing fixtures in the adjacent lot. The maximum light level along the residentially zoned property will not exceed an average intensity of one-half foot-candle.

### Screening & Landscaping Plan

The adjacent residential area north of the proposed parking lot will be screened by the preserved portion of the existing wooded area. Nine additional evergreen trees will be planted at the northeast corner of the site where existing trees cannot be preserved. All proposed plantings are of native species.

As required by the Smart Growth Overlay, the applicant proposes to screen both the existing and proposed parking lots along Executive Parkway. The existing parking lot will be screened with a continuous row of shrubs, composed of a mix of deciduous and evergreen species, to complement existing street trees along the frontage. The proposed parking lot will be screened with mounding up to five (5) feet in height along with new street trees for both shade and screening.

The Smart Growth Overlay also requires parking lot landscaping to be provided by an island or peninsula of at least 140 square feet for every 10 spaces, and one tree must be provided in each island or peninsula. The proposed parking lot will add 164 spaces, which would require 17 landscaped islands equal to a total of 2,380 square feet and 17 trees.

***The applicant has requested a waiver from the SGO parking lot landscaping standard.*** Although the plan does not provide the required number of islands, it does provide the required number of trees and provides a greater area of landscaping than required by the Smart Growth Overlay. The proposed plan provides eight islands or peninsulas equal to approximately 4,000 square feet of landscaping and 19 trees.

### Bicycle Infrastructure

As required by the Smart Growth Overlay, the applicant proposes to provide bicycle parking within 50 feet of the primary entrance of the building at 4079 Executive Parkway. The SGO requires one bicycle space per 20 car parking spaces. The proposed 164 car parking spaces require a minimum of 9 bicycle spaces; the applicant proposes to install 5 bicycle racks, providing parking for 10 bicycles.

### Pedestrian Infrastructure

As required by the Smart Growth Overlay, a sidewalk is proposed along Executive Parkway, extending the breadth of both of the subject parcels. The proposed sidewalk is 5 feet in width and is intended to connect with the adjacent sidewalks to the north. However, the site plan shows the adjacent sidewalk terminating prior to the dividing property line. A pedestrian walkway is also proposed to connect the sidewalk to the primary entrance of the building at 4079 Executive Parkway.

### **Public Comments**

Neighboring residents have expressed significant concern over the loss of the densely wooded area, which provided the residents with a visual screen and sound barrier from the adjacent highway interchange. On August 29, at the recommendation of the Franklin County Planning Commission, a meeting was held at the subject site to discuss screening options. The applicant, neighbors, and representatives from Franklin County and Blendon Township were in attendance. The applicant agreed to explore the feasibility of an alternative landscaping plan, composed of replacing the proposed deciduous street trees with evergreen species for a more dense and year-round screen and replacing the proposed evergreen shrubs at the rear of the site with evergreen trees (as long as they do not interfere with overhead electric lines).

### **Staff Recommendation**

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

1. The applicant must apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to commencing any clearing or construction activities.
2. The applicant shall not clear any trees or vegetation on the site between May 15 and August 15 to prevent potential disturbance of roosting Indiana bats.
3. The applicant must execute a cross-access easement prior to Certificate of Zoning Compliance approval.
4. In keeping with the Blendon Community Plan, the applicant must place a conservation easement on the wooded area remaining undeveloped, protecting it from any future development in perpetuity.
5. The proposed sidewalk must connect to the existing adjacent sidewalk to the north.
6. The applicant must ensure that screening along the northeast corner of the subject site must maintain an opacity of no less than 75% when in leaf.

### **Planning Commission Recommendation**

On August 14, 2013, the Franklin County Planning Commission recommended **approval** of the proposed rezoning with the following conditions:

1. The applicant must apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to commencing any clearing or construction activities.
2. The applicant shall not clear any trees or vegetation on the site between May 15 and August 15 to prevent potential disturbance of roosting Indiana bats.
3. The applicant must execute a cross-access easement prior to Certificate of Zoning Compliance approval.
4. In keeping with the Blendon Community Plan, the applicant must place a conservation easement on the wooded area remaining undeveloped, protecting it from any future development in perpetuity.
5. The proposed sidewalk must connect to the existing adjacent sidewalk to the north.
6. The applicant must revise the development text to reflect both parcels subject to the rezoning request.
7. The applicant must meet with neighboring residents to discuss potential screening techniques to better protect the residential area from noise and light from the adjacent highway interchange. An EDP staff representative must attend this meeting and the meeting must occur within 30 days.

### **Rural Zoning Commission Recommendation**

On August 22, 2013, the Franklin County Rural Zoning Commission **approved** the proposed rezoning with the following conditions:

1. The applicant must apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to commencing any clearing or construction activities.
2. The applicant shall not clear any trees or vegetation on the site between May 15 and August 15 to prevent potential disturbance of roosting Indiana bats.
3. The applicant must execute a cross-access easement prior to Certificate of Zoning Compliance approval.
4. In keeping with the Blendon Community Plan, the applicant must place a conservation easement on the wooded area remaining undeveloped, protecting it from any future development in perpetuity.
5. The proposed sidewalk must connect to the existing adjacent sidewalk to the north.
6. The applicant must ensure that screening along the northeast corner of the subject site must maintain an opacity of no less than 75% when in leaf.





**Rezoning Development Plan Text for 0000 Executive Parkway and 4079 Executive Parkway****07/23/2013****Property Information:**

Street Address (1): 0000 Executive Parkway  
 Street Address (2): 4079 Executive Parkway  
 Parcel ID Numbers (1): 110-005861-00  
 Parcel ID Numbers (2): 110-005890-00  
 Township: Blendon

**Description of Property:**

Acres to be Rezoned (1): 2.485 acres  
 Acres to be Rezoned (2): 2.388 acres  
 Current Land Use (1): Open Space  
 Current Land Use (2): Office Building  
 Surrounding Land Use:  
 North- Residential  
 South- Office  
 East- Interstate 270 right-of-way  
 West- Office

**Rezoning Request:**

Current Zoning: Sunbury/ 161 Select Commercial Planned District Case #80-11  
 Proposed Zoning: Sunbury/ 161 Select Commercial Planned District

**Applicant/Owner/Agent:**

Applicant: Omni Property Companies  
 29225 Chagrin Boulevard  
 Pepper Pike, Ohio 44122

Property Owner (1): W&D Davis Investment Co., Ltd.  
 Two Miranova Place, Suite 700  
 Columbus, Ohio 43215

Property Owner (2): Omni Pinebrook Center Two  
 29225 Chagrin Boulevard  
 Pepper Pike, Ohio 44122

Agent: Jeff Clayton P.E.  
 Civil and Environmental Consultants, Inc.  
 530 East Ohio Street  
 Indianapolis, IN 46204

**Narrative Statement:**

The subject property is currently undeveloped and designated as Open Space in the township land use plan. The purpose of the proposed Development Plan is to expand the parking facilities serving their 4079 Executive Parkway which lies directly South and adjacent to the subject property. The extent of the proposed facility will be a parking lot capable of holding 164 vehicles.

In accordance with Sections 420.032 and 420.033 of the Franklin County Zoning Resolution (FCZR) the site is subject to all applicable performance standards of the Select Commercial Planned District, Article V – General Development Standards and Section 670 – Smart Growth Overlay. Furthermore, in accordance with Section 420.033, a compliance waiver for any development standard may be approved as part of the development plan provided it is approved by the Board of County Commissioners. Any such waiver shall be requested as part of the development text and an explanation as to why the waiver is necessary shall be included. Any future development or change in use not detailed on the approved development plan and/or described within the approved development text shall constitute a modification to this Select Commercial Planned District requiring approval in accordance with Section 420.036.

#### **Development Plan Requirements:**

- 1) Permitted Uses:  
As provided in the Sunbury/161 SCPD (see Franklin County Rezoning Case #80-11)
- 2) Site Map:  
See Development Plan
- 3) Vegetation:  
The site is heavily vegetated with trees and brush. The proposed parking lot will require clearing of the existing vegetation within the paved footprint. Vegetation outside the parking footprint will be preserved to the maximum extent practical.
- 4) Soils:  
Soils on the subject parcels are Bennington silt loam (BeB), Alexandria silt loam (AdD2), and Pewamo silty clay loam (Pm).
- 5) Traffic:  
Peak Hours (Based on ITE Trip Generation for a General Office Building)  
7:00-9:00 am  
4:00-6:00 pm
- 6) Access:  
See Development Plan. Access will be provided by the existing driveway for 4079 Executive Parkway. An easement connecting the new parking lot to this driveway will be required.
- 7) Parking:  
See Development Plan. The maximum number of parking spaces allowed by the Smart Growth ordinance is 1 space per 300 gross square feet. The maximum parking required by code is 146 spaces based on the existing building gsf of 43,595 sf. The proposed parking lot will exceed the maximum allowed by the Smart Growth ordinance. The extra parking is requested so that the tenant in 4079 Executive parkway can add approximately 400 new job opportunities for the people of Franklin County. The new parking lot is proposed to be constructed of asphalt.

The petitioner requests a waiver to provide parking in excess of the maximum allowed by the Smart Growth Ordinance. Permeable pavement for the additional parking spaces is not proposed due to the slow permeability of the soils on the site.

- 8) Storm Water Drainage:  
An extended detention facility will be used for control of water quantity. A bioretention facility will be used for treatment of water quality. All stormwater drainage facilities shall be designed, constructed and maintained in accordance with the Franklin County Stormwater Drainage Manual.
- 9) Sewage Disposal and Water Supply:  
No sewage or water connections will be made as part of the new development. Any future development or proposed use which requires such services shall require review and approval from the appropriate entity prior to the issuance of a Certificate of Zoning Compliance.  
The water and sanitary sewer provider is Ohio American Water.
- 10) Architectural Design:  
No new buildings or structures are proposed.
- 11) Outside Storage:  
No outside storage is proposed nor shall any outside storage be permitted.
- 12) Utilities and Facilities:  
Underground circuits will be provided for lighting and power supply to parking lot light poles. No connections will be made to water or sanitary sewers.
- 13) Pollution:  
No smoke, odor, or noise will be generated by the proposed facility.
- 14) Graphics:  
Not applicable.
- 15) Lighting:  
Light fixtures will be equal to match the adjacent parking lots in the Sunbury/161 SCPD.  
Light fixtures in excess of 18' shall have fully shielded recessed lamps directed downward to prevent glare and shine above the horizontal plane.  
The maximum light level along the residentially zoned property shall not exceed an average intensity of one-half (1/2) foot-candle.
- 16) Screening and Landscaping Plan:  
Screening:  
The residential area to the north of the parking lot will be screened by the preserving the existing wooded area outside of the parking lot footprint. The exception is at the northeast corner of the site where it may not be practical to preserve the existing trees. In this location a planted screen will be provided in accordance with the requirements of the code.  
  
Parking Lot Landscaping:  
The proposed parking lot will add 164 spaces. The Smart Growth ordinance requires parking lot landscaping to be provided by an island or peninsula for every 10 spaces and one tree for every ten spaces. The minimum size of the islands is 140 square feet. Thus, the code requirement for the proposed 164 spaces in the new parking lot is 17 islands equal to a total of 1,197 square feet and 17 trees.

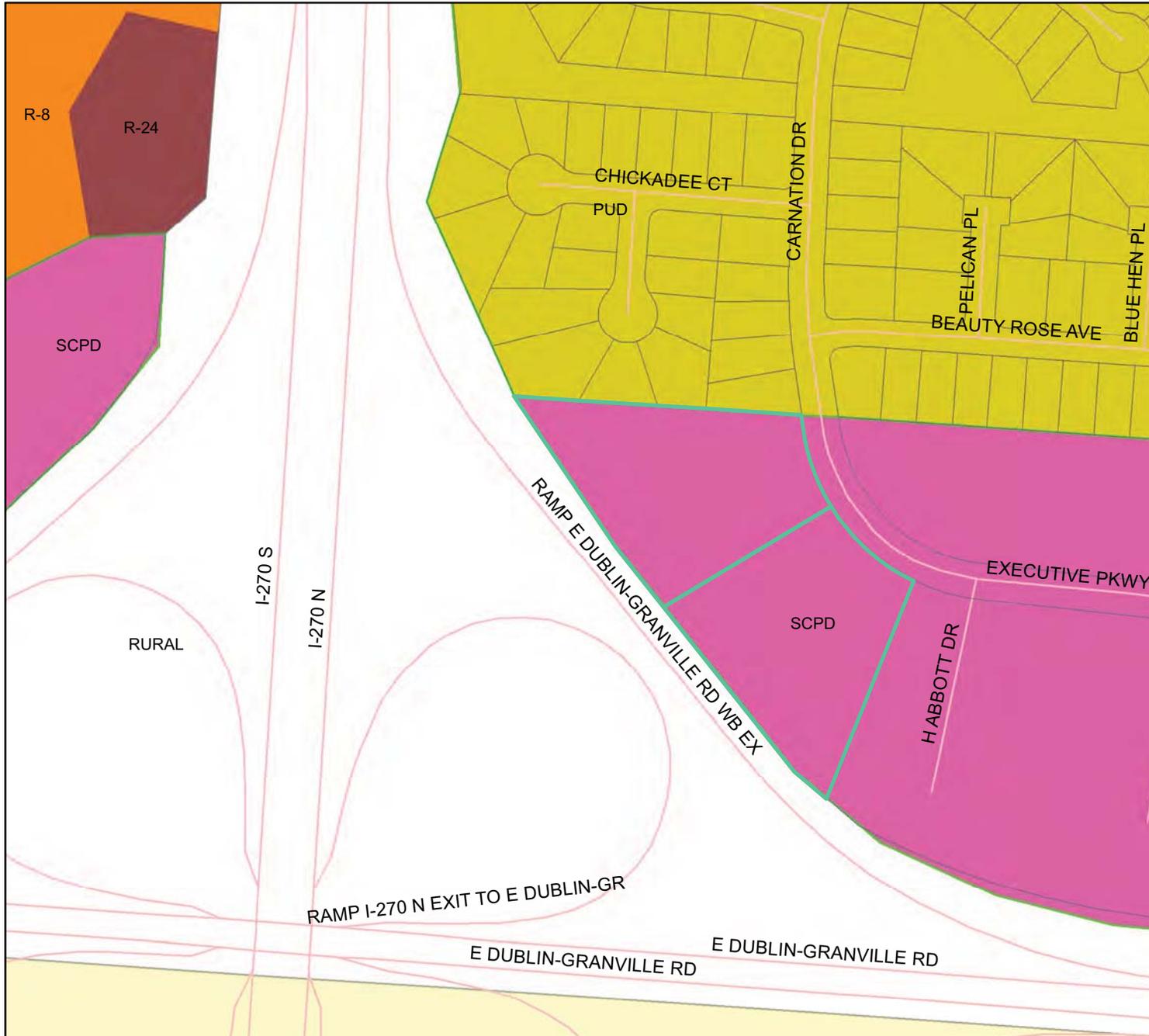
The proposed plan provides approximately 4,000 square feet of landscaping and 19 trees (exclusive of trees used for perimeter screening). The parking lot landscaping will be provided in five islands and three peninsulas. One of the islands will serve a dual purpose as a stormwater quality bioretention facility. Although the plan does not provide the required number of islands, it does provide the required number of trees and provides more than twice the area of landscaping required by the Smart Growth Ordinance.

The petitioner requests a waiver for the number of islands required in the parking lot.

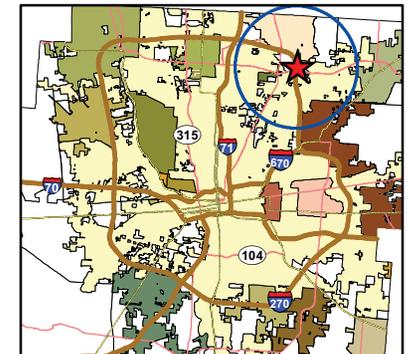
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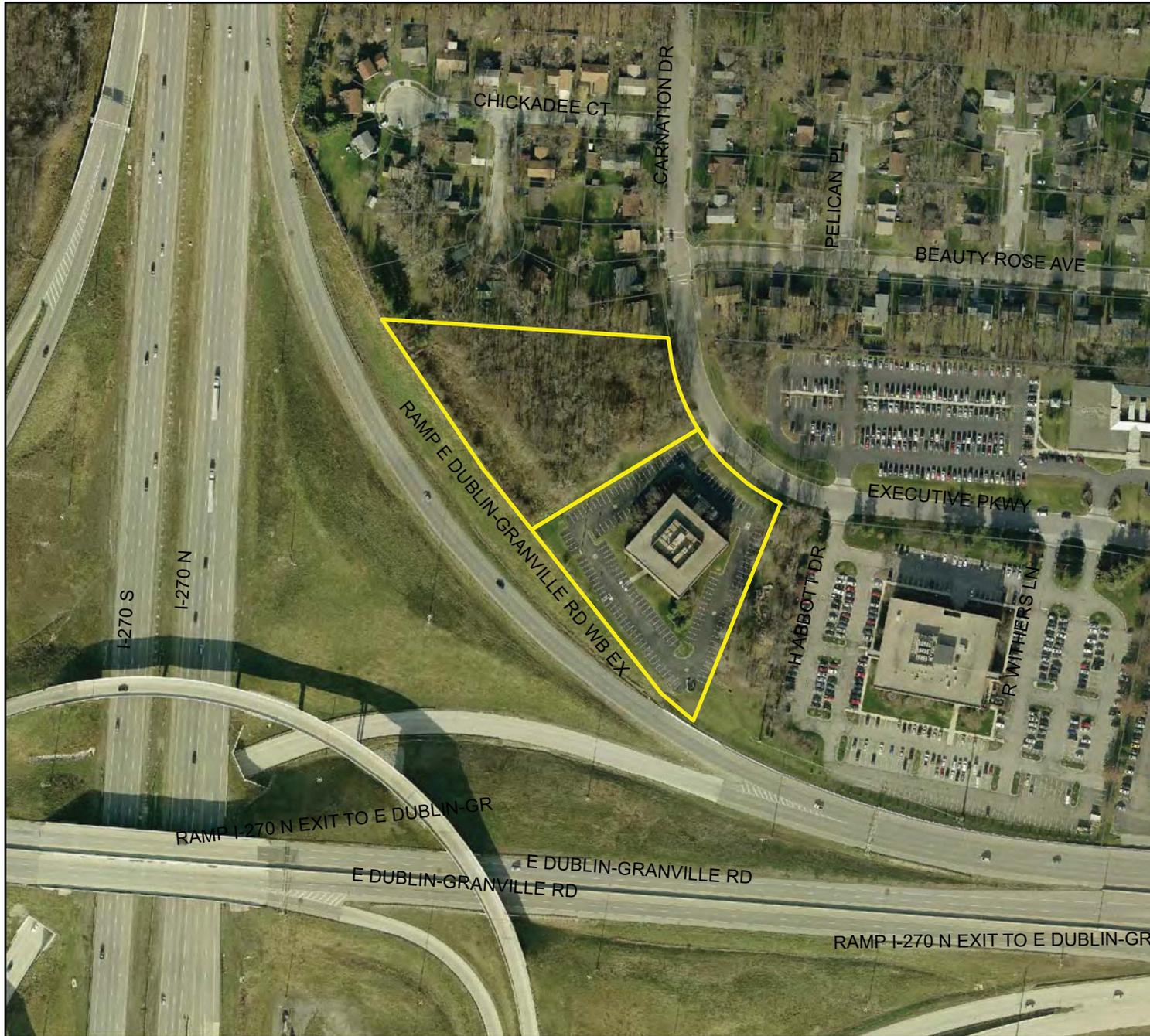
Requesting approval of an amendment to an existing Select Commercial Planned District (SCPD).

4.874 acres  
Blendon Township



- 4079 Executive Parkway
- Parcels
- Streets
- Corporate Boundaries**
  - Columbus
- County Zoning**
  - Rural
  - Restricted Urban Res.
  - Suburban Apt. Res.
  - Planned Unit Devp.
  - Select Com. Planned Dist.



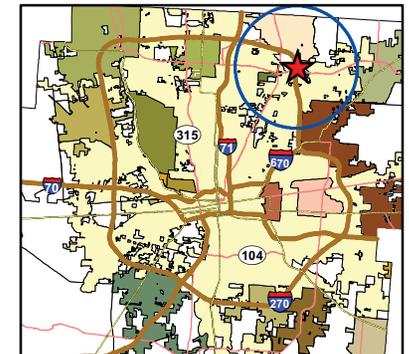


## ZON-13-03

Requesting approval of an amendment to an existing Select Commercial Planned District (SCPD).

4.874 acres  
Blendon Township

- 4079 Executive Parkway
- Parcels



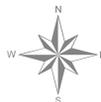
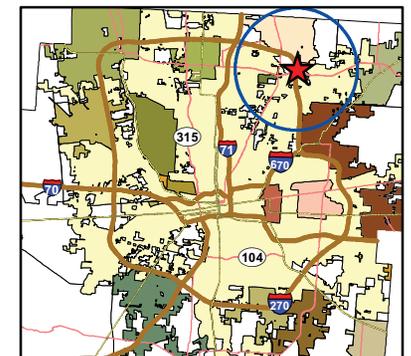


## ZON-13-03

Requesting approval of an amendment to an existing Select Commercial Planned District (SCPD).

4.874 acres  
Blendon Township

-  4079 Executive Parkway
-  Parcels



**Mr. & Mrs David Jones**

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**4003 Beauty Rose Ave, Westerville, Ohio 43081 614-899-9319**

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August 13, 2013

Franklin County Planning Commission  
c/o Mr. Scott Ulrich

re: ZON-13-03

To the Honorable Commission Members

We are residents of Beauty Rose Ave., a residential community that is immediately impacted by this zoning change. We own our home, and have lived there for 6 years.

We have spoken to a number of neighbors about this issue. While all express concern, I regret that none of us can attend the commission meeting due to work commitments.

Our primary concern is noise and light pollution emanating from I-270 and the now elevated Route 161, which is immediately south of this planned site.

Currently, our neighborhood is shielded from the noise and light of 270 by approximately 200 feet of dense woods. The proposed plan calls for the removal approximately 15,000 square feet of dense, screening woods and installation of a parking lot with 19 trees and some low shrubs.

The result will be extensive noise and light pollution emanating directly onto our neighborhood from I-270.

We would respectfully request that a more robust and functional screen and or mounded earth be put in place between 270 and the southern/western borders of the site in order to attenuate the noise and light from 270.

Alternatively, we would respectfully request that the number of parking spaces be reduced, and an appropriate amount of the existing forest be left in place, so that it can continue to provide this screen.

Alternatively, the existing sound barrier that ends near the forest could be extended to compensate for the removed forest.

We do not feel that the proposed 19 landscaping trees will in any way provide a comparable screen to the existing forest.

We appreciate the commission's consideration.

Respectfully submitted,  
Meghan Madine- Jones

3969 Chickadee Ct  
Westerville, OH 43081  
August 16, 2013

Franklin County Rural Zoning Commission  
ATTN: Case #ZON-13-03  
Franklin County Economic Development and Planning Department  
150 S. Front St., FSL Suite 10  
Columbus, OH 43215

RECEIVED

AUG 19 2013

Franklin County Planning Department  
Franklin County, Ohio

Gentlemen:

Regarding the proposed zoning changes in the case we would like to make the following comments:

1. Overall, this proposal is considerably better than other developments that could take place on this parcel.
2. The removal of so many of the large existing trees will significantly impact the quality of life for us and for our neighbors. Unfortunately, it would be impractical, if not impossible, to save the trees with the extent of soil disturbance that will take place constructing the parking lot and storm water detention area.
3. Therefore, we request that additional new trees be planted so that future residents may enjoy a return of the natural buffer that exists today. There appears to be ample room for additional trees along Executive Parkway and extending south to the existing driveway cut. It also appears there would be ample room between the parking lot and the storm water detention area for more trees to be planted.

We do not believe these are unreasonable requests and would not result in a significant increase in costs by comparison to the overall costs of such a project.

Sincerely,



Deborah A. Kramer



Richard G. Kramer, PE

RECEIVED

August 22, 2013

AUG 29 2013

From: William Terry Mack

Franklin County Planning Department  
Franklin County, Ohio

To: Franklin County Planning Commission  
C/o Mr. Scott Ulrich

Re: ZON-13-03

To the Commission Members,

I am a resident of 4028 Beauty Rose Ave, Westerville, OH 43081 and was just informed of the proposed changes to 4079 Executive Parkway. (PID #110-005861 and #110-005890)

While I understand the need of W&D Davis Investment Co. to expand the parking area to accommodate a new tenant; it should not be done in such a way to degrade the property values of the residents in the immediate vicinity. We already have noise pollution from I-270 and that is with the shielding of approximately 200' of densely populated woods. Stripping what shielding we have without offering an alternative that would at least equal what we have now is not reasonable. Meghan Madine- Jones clearly outlined in her letter dated August 13, 2013 some sound barrier alternatives that should be considered. The best solution for many of us would be to extend the existing sound barrier that ends near the forest. Mounding of earth along with planting a row of trees along the back and front of the lot would further assist to suppress the noise and hide the barrier.

It is also not completely clear whether this expansion would call for the removal and relocation of the existing stop sign at the intersection of Beauty Rose Ave and Executive Parkway/Carnation Drive. If this is the case, that is a very bad idea. Blendon Township Police can attest to the problem we already have with speeding vehicles going thru that stop sign. We have many school age children whose school bus stops at or near that intersection and vehicles blasting through at 35-40 miles an hour is a severe danger to all.

The following residents on Beauty Rose Ave and Carnation Dr. agree with what is written here and the letter from Meghan Madine-Jones.

Wm. Terry Mack - 4028 Beauty Rose Ave.

Beth Lane 4027 Beauty Rose Ave.

Shay Otterbach 6087 Blue Hen Pl

Shay Wilson 6006 Carnation Dr

JB General Ballinger 6022 Carnation Drive

Judith Taniguchi 6032 Carnation Dr

Erin Lee 6062 Pelican Place

Tom Shrider 6076 Pelican Pl Thom Shid

Deidra Hudson Clark 6075 Pelican Place.

Daniel S. Cunningham D.S.C. 4039 Beauty Rose Ave

Carrie V. Thompson " "

Ginger Bruce 4015 Beauty Rose Ave.

Meghan Mallico 4003 Beauty Rose Ave.

David H. Jones 4003 Beauty Rose Ave.

# Blendon Township

Franklin County Ohio

## Board of Trustees

Stewart L. Flaherty    Janice D. Heichel    James F. Welch

Fiscal Officer  
Wade L. Estep

### Administrative Offices

6350 Hempstead Road  
Westerville, Ohio 43081  
Phone: (614) 882-1270  
Fax: (614) 839-0048

August 1, 2013

To: Franklin County Planning Commission, Rural Zoning Commission, Franklin County Commissioners

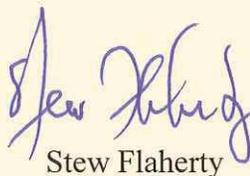
From: Blendon Township Board of Trustees

Subject: 4079 Executive Parkway Zoning

Dear Franklin County Commissioners and Commission Members,

We would like to express our support for the parking lot expansion at 4079 Executive Parkway. Allowing the parking lot expansion will retain 300 jobs in the State of Ohio and the company plans to add 100 – 200 jobs in the near future. The success of this project will show that central Ohio and the surrounding communities offer outstanding services and remain competitive throughout the region.

Respectively,



Stew Flaherty

Chairman



Jan Heichel

Vice-Chairperson



Jim Welch

Trustee



Wade Estep

Fiscal Officer