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

Economic Development & Planning Department
James Schimmer, Director

Franklin County Planning Commission

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

Wednesday, September 11, 2013
1:30 pm

1. **Call roll for board members**

2. **Introduction of staff**

3. **Swearing in of witnesses**

4. **Approval of minutes from the August 14, 2013 meeting**

5. **New Business:**

   i. **ZON-13-04 – Anthony Hray**

Applicant:	Mark Snyder, Snyder Masonry Supplies
Township:	Franklin Township
Site:	3180 Valleyview Drive (PID #140-003208)
Acreage:	6.0-acres
Zoning:	Planned Industrial Park (PIP) District
Utilities:	Central water and wastewater
Request:	Requesting approval of an amendment to an existing Planned Industrial Park (PIP) District.

6. **Adjournment of Meeting to October 9, 2013**

150 South Front Street, FSL Suite 10 Columbus, Ohio 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 www.FranklinCountyOhio.gov

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

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MINUTES OF THE
FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, August 14, 2013

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, August 14, 2013.

Present were:
Nancy White, Chairperson
Vince Papsidero, Vice Chairperson
Roxyanne Burrus
Chet Chaney
Ashley Hoye
Sharon Keels
Jason Sanson
Justin Shaw
Kevin Wheeler

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

Chairperson White opened the hearing.

The first order of business being approval of the minutes of the June 12th, 2013, meeting. Mr. Papsidero made a motion to approve the minutes. It was seconded by Mr. Chaney. The motion passed by a nine-to-zero vote.

NEW BUSINESS:

The next order of business being Rezoning Case No. ZON-13-03. The applicant is OMNI Property Companies. The owner is W&D Davis Investment Company, Ltd. The agent is Jeffrey Clayton with Civil & Environmental Consultants, Inc. The township is Blendon Township. The location is 4079 Executive Parkway. It is 4.874 acres. It is in the Select Commercial Planned District with central water and wastewater. And the request is to amend an existing Select Commercial Planned District.

Mr. Scott Ulrich read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve the case with the following Staff's Recommendations:

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.

The motion was seconded by Mr. Hoye. The motion was approved by an eight-to-zero vote.

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

The hearing was adjourned at 2:28 p.m.

Minutes of the August 14, 2013, Franklin County Planning Commission hearing were approved this 9th day of October, 2013.

_____

Signature

Franklin County
Where Government Works

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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
September 11, 2013

Case ZON-13-04

Prepared by: Anthony Hray

Applicant/Owner:	Mark Snyder, Snyder Masonry & Supplies
Township:	Franklin Township
Site:	3180 Valleyview Drive (PID # 140-003208)
Acreage:	6.0-acres
Zoning:	Planned Industrial Park (PIP) District
Utilities:	Central water and wastewater
Request:	Requesting approval of an amendment to an existing Planned Industrial Park (PIP) District.

Summary
The applicant is requesting to amend an existing Planned Industrial Park (PIP) District to allow the construction of a 10,600 +/- square foot building addition. The request is compatible in nature and intensity with other industrial uses in the surrounding area, meets the basis of approval and is consistent with the land use recommendations of the Scioto-Franklin Neighborhood Plan and Greater Hilltop Plan Amendment. Staff recommends ***approval with conditions***.

Background Information and Request
The site is located on the north side of Valleyview Drive, approximately one-third of a mile east of North Wilson Road. The site contains an existing 22,400 +/- square foot, industrial building, 960 square foot service building and a 192 square foot shed, which were constructed in 1961 according to county auditor's records. The applicant successfully rezoned the property in May of 2013 from the Rural District to the Planned Industrial Park (PIP) District under rezoning case ZON-13-01. The applicant was approved to retrofit the existing buildings as well as construct a ground fill hopper, aggregate storage bins, and a cement storage silo and conveyor system to operate a brick and concrete manufacturing, wholesale distribution and retail sales facility. Unknown to the applicant at the time of the original rezoning application, the existing industrial building was not large enough to house all of the equipment needed in the manufacturing process and provide adequate area for storage. Therefore, the applicant is requesting approval of an amendment to the PIP District development plan to allow the construction of a 10,600 +/- square foot addition on the north side of the existing industrial building.

Surrounding Land Use/Zoning

Direction	Zoning	Land-Use
North	Rural	Single-Family Home Norfolk Southern Railroad R/W
East	M-Manufacturing (Columbus)	Freight Transportation and Trucking
South	R2-Residential (Columbus)	Single-Family & Two-Family Homes
West	M-Manufacturing (Columbus)	Custom Sign Center

Comprehensive Plans
The Scioto-Franklin Neighborhood Plan, adopted in August of 2011, recommends this area for light industrial and office land uses. Permitted land uses include office, industrial, storage and warehousing.

The Greater Hilltop Plan Amendment, adopted by the city of Columbus in 2010, also recommends this area for Light Industrial land uses. Recommended land uses include light assembly, fabrication and related uses.

The request is consistent with the land use recommendations of the Scioto-Franklin Neighborhood Plan and the Greater Hilltop Plan Amendment.

Staff Review

Planned Industrial Park District
The Planned Industrial Park (PIP) District is intended for multiple industrial establishments which seek to develop within a unified industrial area. This district allows for any use permitted in a straight industrial district as well as commercial uses associated with a permitted industrial use, provided they can comply with the district regulations and are approved as part of a development plan. The development plan (text and map form) must detail how the development will comply with the applicable standards of the district, which include building layout, parking, access, landscaping, soil types, utilities, lighting, and signage. A compliance waiver (variance) from any standard is permitted only if approved as part of the development plan. Any modification to an approved development plan must complete the amendment process.

Permitted Uses
The applicant was previously approved to allow the subject property to be used for brick and concrete manufacturing, wholesale distribution and retail sales in addition to all uses permitted under the Restricted Industrial (RI) District. No additional uses have been proposed. Examples of permitted uses include:

Manufacturing
- Brick and concrete products (OMB SIC Code 3271)
- Residential building contractors
- Canning and preserving fruits, vegetables and sea foods
- Apparel and textile products
- Luggage
- Glass Products
- Electronic Computers
- Communication Equipment
- Calculating and accounting equipment

Wholesaling

- Brick and concrete products (OMB SIC Code 5032)
- Furniture and home furnishings
- Dry Goods and apparel
- Groceries and related products
- Electrical Goods
- Hardware and plumbing and heating supplies
- Machinery , equipment and supplies
- Paper products
- Tobacco, beer, wine and distilled alcoholic beverages

Retail

- Brick and concrete products (OMB SIC Code 5211)

Access/Traffic

Access is provided by an existing curb cut on Valleyview Drive. Valleyvew Drive is a two-lane roadway maintained by the city of Columbus having a right-of-way width of 60 feet with public sidewalks. The applicant will require deliveries to and from the site, which will be limited to weekdays between the hours of 7:30 a.m. and 5:00 p.m. The applicant anticipates approximately 18 deliveries per day (10 from delivery trucks, five (5) from sand and gravel trucks and three (3) from tractor trailers). Additionally, the applicant estimates receiving between three (3) and five (5) retail customers per hour. These estimates are based on an average of delivery and retail customer traffic produced at the applicant's other locations. No additional traffic will be generated as a result of the proposed addition. The City of Columbus, Division of Planning and Operations, had no concerns with the previous rezoning request and has posed no concerns with the current request.

Parking and Loading Spaces

The site currently provides 22 paved (asphalt) parking spaces and one (1) paved (concrete) loading space. The parking and loading space layout is detailed on the development plan. Based on the number of full time employees (eight (8)) and the gross floor area of the industrial building occupied by each use, 36 parking spaces and four (3) loading spaces are required by code. Both the number of parking and loading spaces required increased as a result of the proposed building addition from 32 spaces and three (3) spaces respectively. The applicant received a waiver with their original request to relieve them of providing the parking and loading spaces initially required. The applicant is again requesting a waiver to relieve them of providing the additional parking and loading spaces required as a result of the building addition. Staff supports the request seeing as the proposed use of the building addition will not generate an increase in traffic or need for additional parking. The City of Columbus, Division of Planning and Operations, has posed no concerns with their request for a waiver from the parking and loading space requirements.

Stormwater Drainage

Stormwater from the existing industrial building and paved parking area is collected and discharged to an existing catch basin and storm sewer system. The aggregate material bins, ground hopper, silo, and conveyor system will be located to the rear of the industrial building and any associated runoff will be controlled and contained on site. Site topography and drainage details are provided on the development plan. The Franklin Soil and Water Conservation District and Franklin County Engineer's Office reviewed the stormwater drainage details of the previous rezoning request and posed no concerns.

The western half of the building addition's roof will be guttered with downspouts which will be connected to the existing storm sewer system. The remaining half of the roof will be guttered with

downspouts diverting the storm water to a 3,100 gallon above ground cistern system which will supply a portion of the water needed in the applicant's manufacturing process. This practice was encouraged by the Franklin Soil and Water Conservation District and Franklin County Engineer's Office in an effort to decrease stormwater volumes entering the storm sewer system, thus resulting in a reduction in the applicant's public water usage. The applicant is urged to consult both agencies on the design and installation of the system and obtain any permits as necessary.

Sewage Disposal and Water Supply
The property is provided public water and sewer by the city of Columbus. The development plan details the location and size of these utilities. The capacities of the existing services are sufficient to supply the proposed addition. However, it is important to note that the applicant is required to obtain all necessary permits and inspections prior to beginning the proposed use or any future change in use.

General Development Character
The applicant will retrofit the existing 22,400 +/- square foot industrial building; 960 square foot service building and 192 square foot shed and construct a ground fill hopper, aggregate storage bins, and a cement storage silo and conveyor system. Approximately 60 percent of the existing industrial building will be used for manufacturing, and the remaining 40 percent of the building will be remodeled to provide office space, lobby and display showroom, miscellaneous storage and a sales area. The prosed addition will also be roughly 60 percent occupied by manufacturing equipment and the remainder will provide a covered outdoor staging area. The location, size and layout of all existing and proposed buildings and structures are detailed on the development plan.

Utilities and Facilities
The proposed addition will be served by existing utilities and facilities. No new utilities or facilities are needed as a result of the request.

Pollution
The request will not create any hazardous levels of smoke, dust, odor, fumes or noise. The manufacturing component of the proposed use does not require the use of any chemicals nor does it produce any hazardous waste or by-product. The aggregate materials are combined in a dry-mix process and heat is applied at relatively low temperatures to create the finished brick and concrete products.

Graphics and Signage
No new signage has been proposed. The applicant will re-face an existing free-standing sign; its location is detailed on the development plan.

Lighting
The site is lit by existing floodlights that are affixed to the existing industrial building. A single floodlight will be mounted on the northeast corner of the proposed addition. Otherwise, no additional lighting is proposed.

Fencing
The site has an existing, non-conforming chain-link fence with barbed wire that surrounds the rear portion of the lot. The fence varies between six (6) and eight (8) feet in height and is detailed on the development plan. The applicant received a waiver to allow fencing in excess of six (6) feet in height and barbed wire to remain with their original request. No additional fencing is proposed.

Screening & Landscaping
The site is adequately screened to the north, east and west by existing vegetation that ranges between 10-15 feet in height and opacity of 50% or more. The proposed building addition will eliminate

approximately 1,200 square feet of green space; thus reducing the site's total green space from 2.92-acres to 2.89-acres. To help off-set the decrease in impervious surface, the applicant has agreed to install am above ground cistern to collect and re-use stormwater generated by the building addition. The outside production and storage area will be screened by adding slats to an existing eight (8) foot chain-link fence and planting six (6) foot arborvitae hedges so that the use is not visible from the public street. Six (6) foot arborvitae hedges will also be planted to help screen the existing loading space. The applicant will maintain an existing 20 foot landscaped easement along the entire perimeter of the tract in compliance with the PIP district requirements. All landscaping and screening improvements previously approved are detailed on the development plan. No additional screening or landscaping is required as a result of the request.

Outdoor Storage and Display

An existing gravel area located behind the industrial building will be used for storage of block products. This area will also contain the proposed aggregate storage bins, ground hopper, silo, and conveyor system. An unlit, outdoor display area consisting of landscaping stone will be located on the east side of the industrial building and is detailed on the development plan. An existing trash dumpster will be relocated to the rear of the industrial building as shown on the development plan. The dumpster is shielded from public view by the building, but is not currently screened an all sides by a fence or landscaping as required by code. The applicant has agreed to provide screening on at least three sides of the dumpster in accordance with the original rezoning approval. No additional outdoor storage has been proposed.

Staff Analysis

The basis for approving a Planned Industrial Park (PIP) District is:

1.) *That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of this Zoning Resolution;*
   - » The proposed development is consistent with the purpose, intent and applicable standards set forth in the Franklin County Zoning Resolution.

2.) *That the proposed development is in conformity with all applicable development policies, community plans or portions thereof;*
   - » The proposed development is in conformance with the Scioto-Franklin Neighborhood Plan and the Greater Hilltop Plan Amendment.

3.) *That the proposed development advances the general welfare of the County and the immediate vicinity;*
   - » The proposed development will benefit and advance the general welfare of the County and the immediate vicinity. The applicant will return an otherwise vacant site into productive use all while creating jobs and providing products and services for consumers in the area.

4.) *That the benefits of improved arrangement and design of the development justifies deviation from the standard requirements for industrial development included in this Zoning Resolution;*
   - » The proposed development justifies deviation from the standard industrial requirements by allowing an industrial, wholesale and commercial retail use to operate simultaneously.

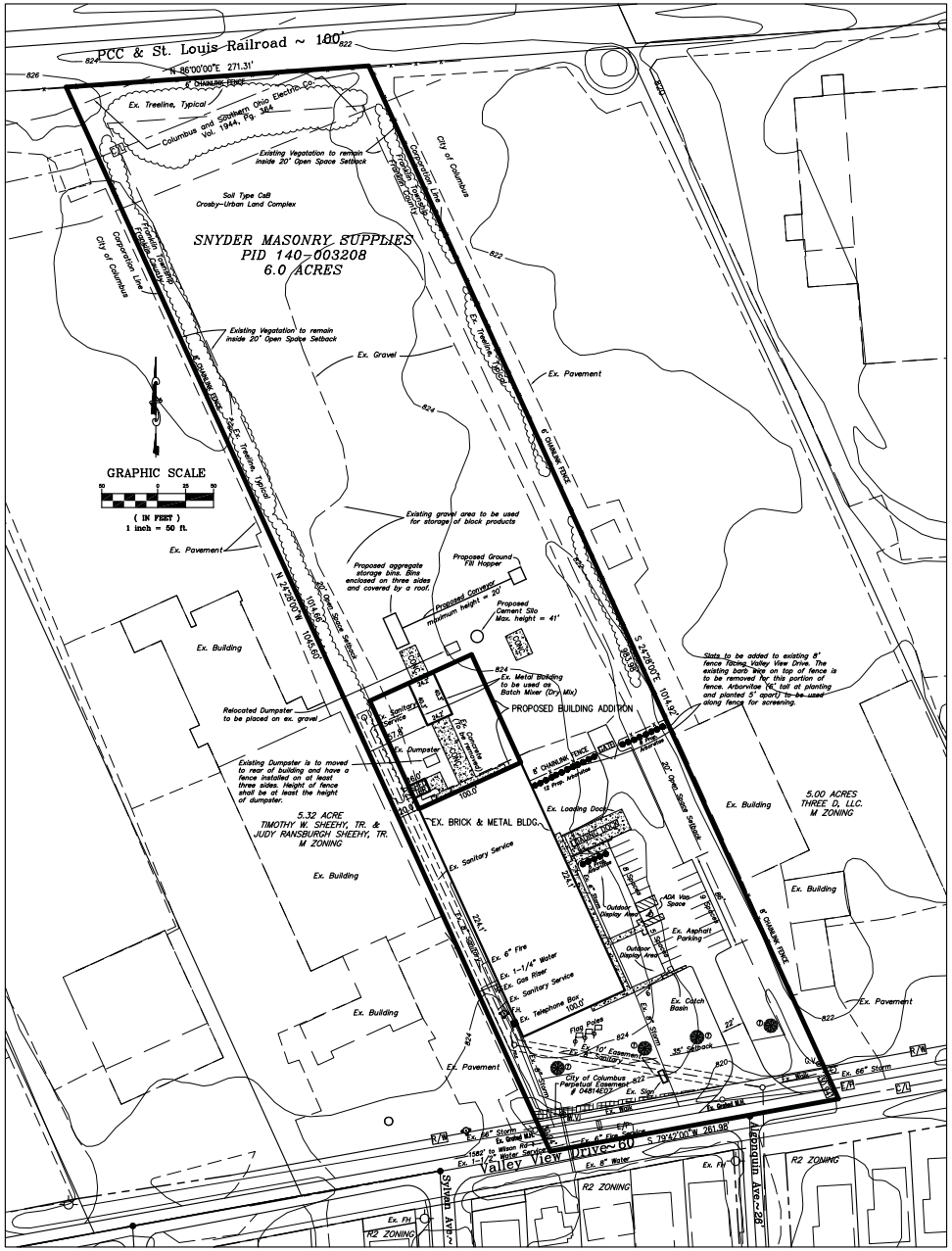
5.) *That a determination is made by the Chemical Emergency Preparedness Advisory Council (CEPAC) finding that the proposed use(s) will not constitute a moderate or severe potential health risk to surrounding residents and land uses;*

» The applicant received a favorable determination from CEPAC at their June 14, 2013 meeting certifying that the proposed use will not use any hazardous materials or chemicals and therefore will not pose a potential health risk to surrounding residents and land uses. CEPAC has reviewed the proposed amendment and stands behind its original determination; finding no cause to further review the proposal seeing as the applicant's manufacturing processes will be unchanged from what was previously reviewed.

Staff Recommendation

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

1. The applicant shall apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant shall obtain all required permits and inspections from the Franklin Township Building Department, Franklin Township Fire Department, and City of Columbus Public Utilities Department prior to beginning construction and/or occupying the site.
3. The applicant shall install fencing, to the height of the existing dumpster, on at least three sides, to provide adequate screening and to prevent trash or debris from blowing onto adjacent properties.
4. The applicant shall install all landscaping and screening as required under rezoning case ZON-13-01.
5. The applicant shall consult with the Franklin Soil and Water Conservation District, Franklin County Engineer's Office, and Franklin Township Building Department on the design and installation of the above ground cistern and roof drainage system. The cistern shall be located to the side or rear of the building addition and shall be screened so that it is not visible from the public right-of-way. The development plan must be updated to include the location of the above ground cistern prior to the issuance of a Certificate of Zoning Compliance.



APPLICANT: SNYDER MASONRY AND SUPPLIES
2301 WEST DOROTHY LANE
DAYTON, OHIO 45439
937-299-7388

SITE ADDRESS: 3180 VALLEYVIEW DRIVE

PARCEL NUMBER: 140-003208

EXISTING ZONING: PIP, PLANNED INDUSTRIAL PARK

PROPOSED USE: MANUFACTURING AND RETAIL OF BRICK AND BLOCK PRODUCTS

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

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

PROPOSED BUILDING ADDITION
100' X 106'- 1 1/2" = 10,613 SQ. FT.
BUILDING HEIGHT = 26' (TO EAVE)
WEST SIDE OF BUILDING ADDITION TO BE CONNECTED TO THE EXISTING BUILDING'S ROOF DRAIN SYSTEM FOR STORM WATER. EAST SIDE OF BUILDING ADDITION WILL HAVE ROOF DRAINS CONNECTED TO ABOVE GROUND CISTERNS. THIS STORM WATER COLLECTED BY THE CISTERNS WILL BE REUSED ON SITE.

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

PROPOSED BUILDING USE FOR BUILDING ADDITION
6,589 SQ. FT FOR COLD STORAGE
4,024 SQ. FT FOR COVERED OUTDOOR STORAGE/STAGING

REQUIRED PARKING SPACES
FOR MANUFACTURING AND WAREHOUSE AREAS = 8 EMPLOYEES + 28,533 SQ. FT./3000= 8 +10 = 18 SPACES
FOR RETAIL AREA = 4,480 SQ. FT./250 = 18 SPACES
TOTAL REQUIRED PARKING = 36 SPACES

PROVIDED PARKING
EXISTING 22 SPACES

AVERAGE DAILY TRAFFIC NUMBERS
SMALL DELIVERY TRUCKS = 10 TRUCKS PER DAY
SAND/GRAVEL DELIVERY TRUCKS = 5 TRUCKS PER DAY
SEMI/TRACTOR TRAILOR TRUCKS = 3 TRUCKS PER DAY
PASSENGER CARS = 45 CARS PER DAY

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

GREEN SPACE
EXISTING GREEN SPACE = 2.92 ACRES OUT OF 6 ACRES = 48.67% GREEN SPACE
PROPOSED BUILDING ADDITION WILL ELIMINATE 1,204 SQUARE FEET (0.03 ACRES) OF GREEN SPACE.
PROPOSED GREEN SPACE AFTER BUILDING ADDITION = 2.89 ACRES OUT OF 6 ACRES = 48.17% GREEN SPACE

CONDITIONS

THE APPLICANT SHALL APPLY FOR AND RECEIVE AN APPROVED CERTIFICATE OF ZONING COMPLIANCE FROM THE FRANKLIN COUNTY ECONOMIC DEVELOPMENT AND PLANNING DEPARTMENT.

THE APPLICANT SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS FROM THE FRANKLIN TOWNSHIP BUILDING DEPARTMENT, FRANKLIN TOWNSHIP FIRE DEPARTMENT, AND THE CITY OF COLUMBUS PUBLIC UTILITIES DEPARTMENT PRIOIR TO BEGINNING CONSTRUCTION AND/OR OCCUPYING THE SITE.

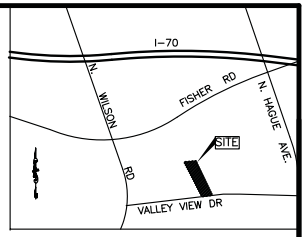
THE APPLICANT SHALL REMOVE THE BARBED WIRE FROM THE SECTION OF EIGHT (8) FOOT CHAIN-FENCE LOCATED BETWEEN THE EXISTING BUILDING AND THE EASTERN PROPERTY LINE.

THE APPLICANT SHALL RECEIVE A FAVORABLE DETERMINATION FROM THE CHEMICAL EMERGENCY PREPAREDNESS ADVISORY COUNCIL (CEPAC) THAT THE PROPOSED USE WILL NOT CONSTITUTE A POTENTIAL HEALTH RISK TO SURROUNDING RESIDENTS AND LAND USES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE.

THE APPLICANT MUST PROVIDE AT LEAST ONE HANDICAPPED PARKING SPACE ON SITE; THIS SPACE MUST BE PROPERLY STRIPPED AND MEET THE CITY OF COLUMBUS SPECIFICATIONS FOR VAN ACCESSIBILITY.

(1) THE APPLICANT SHALL PLANT FOUR (4) SHADE TREES (ONE PER 75 FEET OF ROAD FRONTAGE), TWO (2) INCH CALIPER MINIMUM, PLANTED AT THE 35' SETBACK LINE IN THE SITE'S FRONT YARD. THE TREE SPECIES MUST BE NATIVE TO OHIO AND APPROVED BY THE FRANKLIN COUNTY SOIL AND WATER CONSERVATION DISTRICT PRIOR TO PLANTING.

THE APPLICANT SHALL INSTALL FENCING, TO THE HEIGHT OF THE EXISTING DUMPSTER, ON AT LEAST THREE SIDES, TO PROVIDE ADEQUATE SCREENING AND TO PREVENT TRASH OR DEBRIS FROM BLOWING ONTO ADJACENT PROPERTIES.



Vicinity Map
No Scale

Recieved by EDP 8.29.13

ZON-13-04

STATE OF OHIO
KURT M ZIESSLER
E-6290
REGISTERED PROFESSIONAL ENGINEER

FRANKLIN TOWNSHIP, FRANKLIN COUNTY, OHIO

SITE DEVELOPMENT PLAN
FOR
3180 VALLEY VIEW DRIVE
SNYDER MASONARY AND SUPPLIES

PREPARED BY:
ROCKADEN AND ASSOCIATES, INC.
Consulting Engineers & Surveyors
863 North Cassady Avenue
Columbus, Ohio 43219
Tele.: (614) 252-0993
Fax: (614) 252-0444

SCALE: 1" = 50'
DATE: 8-28-13

1/1

42728/20.1

BUILDING ADDITION AND INTERIOR ALTERATIONS
SNYDER CONCRETE PRODUCTS

3180 VALLEYVIEW DRIVE
COLUMBUS, OHIO 43204

RECEIVED BY EDP
8.14.13
ZON-13-04

PROJECT SITE

LOCATION MAP
NOT TO SCALE

ARCHITECTS
PATRICK HANSFORD ASSOCIATES
193 CHERRY DRIVE
CENTERVILLE, OHIO 45459

GENERAL NOTES

2011 OHIO BUILDING CODE INFORMATION

SCHEMATIC DESIGN

Change of Occupancy
"Conformance. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancies. Subject to the approval of the building official, the use of occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.
(2011 OBC Section 3404.1)

The Occupancy for this building is being reduced in hazard from a Factory F-1 Moderate Hazard to a Factory F-2 Low Hazard.

Alterations
"General. Except as provided by Section 3401.4 or this section, alterations to any building or structure shall comply with the requirements of the code for new construction *to the extent of the alteration*. Alterations shall be such that the existing building or structure is no less complying with the provisions of this code than the existing building or structure was prior to the alteration.

Exceptions:
1. An existing stairway shall not be required to comply with the requirements of Section 1009 where the existing space and construction does not allow a reduction in pitch or slope.
2. Handrails otherwise required to comply with Section 1009.12 shall not be required to comply with the requirements of Section 1012.6 regarding full extension of the handrails where such extensions would be hazardous due to plan configuration."

(2011 OBC Section 3404.1)

Additions
"General. Additions to any building or structure shall comply with the requirements of this code for new construction. Alterations to the existing building ot structure shall be made to ensure the existing building or structure together with the addition are no less conforming with the provisions of this code than the existing building or structure was prior to the addition. An existing building together with its additions shall comply with the requirements of Sections 3403.1.1 or 3403.1.2 depending on the occupancy of the building."
(2011 OBC Section 3403.1)

"Additions to buildings of Groups other than R and I occupancies. Where the combined height and area of the existing building and the new addition exceeds the height and area allowed by Chapter 5, a fire wall that complies with Section 706 or a fire barrier that complies with Section 707 shall be provided between the addition and the existing building when a fire barrier is constructed to separate the existing building from the additions, the combined height and area of the addition and existing building shall be used to determine construction type and fire protection requirements for the addition.
(2011 OBC Section 3403.1.2)

Use Group Classification (EXISTING)
Mixed Use - Unseparated.

Business Group B: Business Group B occupancy includes, among other, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts."
(2011 OBC Section 304.1)

Factory Industrial Group F: Factory Industrial Group F occupancies includes, among others, the use of a building or structure, or a portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy." (2011 OBS Section 306.1)

Factory Industrial F-1 Moderate-hazard Occupancy. Factory industrial uses which are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard.
(2011 OBC Section 306.3)

Use Group Classification (EXISTING)
CONTINUED

NOTE: During a 1996 Renovation of this building, the previous Architect incorrectly identified this building as an F-1 Use Group. Under the 1995 Ohio Basic Building Code, the repair and rebuilding of motor vehicles was considered a Storage S-1 use. The previous Architect also did not account for the B/Business Use Group.

PROPOSED USE GROUP CLASSIFICATION (CHANGE OF OCCUPANCY)

Business Group B: Business Group B occupancy includes, among other, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts."
(2011 OBC Section 304.1)

Factory Industrial Group F: Factory Industrial Group F occupancies includes, among others, the use of a building or structure, or a portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy." (2011 OBS Section 306.1)

Factory Industrial F-2 Low-hazard Occupancy. Factory industrial used that involve the fabrication or manufacturing of non-combustible material which during finishing, packing or processing do not involve a significant fire hazard shall be classified as F-2 occupancies and shall include, but not be limited to, the following:

Brick and masonry"
(2011 OBC Section 306.3)

Construction Classification
Type IIB: NonCombustible/ Unprotected
(2011 OBC Section 602.2 and Table 601)

"Type I and II. Type I and II construction are those types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code." (2011 OBC Section 602.2)

Fire-Resistance rating Requirements for Building Elements:
(2011 OBC Table 601)
Type IIB

Structural Frame	0 Hours
Bearing Walls	
Exterior	0 Hours
Interior	0 Hours
Nonbearing Interior Walls	0 Hours
Nonbearing Exterior Walls	
Based on distance to property lines.	
(2011 OBC Table 602: M Use Group Most Restrictive)	
Less than 5 feet	1 Hours
5 feet to less than 10 feet	1 Hour
Greater than 10 feet	0 Hours
Floor Construction	0 Hours
Roof Construction	0 Hours

Height/Area Limitations (2011 OBC Table 503)
Construction Classification: IIB
Use Groups: B and F-2

B: Business	
Height	55 Feet, 3 stories
Area	23,000 SF
F-2: Low-hazard Factory	
Height	55 Feet, 3 stories
Area	23,000 SF
Actual (Existing):	
Height	23 Feet +/-, 1 story
Area	21,993 SF
Proposed	
Height	23 Feet +/-, 1 story
Area	
Existing Building	21,993 SF
Addition	10,476 SF
TOTAL	32,469 SF

Area Modification
Frontage Increase (2011 OBC 506.2)
"Every building shall adjoin or have access to a public way to received an area increase for frontage. Where a building has more than 25 percent of its perimeter on a public way or open space having a minimum width of 20 feet, the frontage increase shall be determined in accordance to the following:

If = 100 [F/P - 0.25] W/30 (Equation 5.2)

If = Area Increase due to frontage
F = Building perimeter which fronts on a public way or open space having 20 feet open minimum width (feet).
P = Perimeter of entire building (feet)
W = Width of public way or open space (feet) in accordance with Section 506.2.1.

Width Limits: "W" must be at least 20 feet. Where the value of W varies along the perimeter of the building, the calculation performed in accordance with Equation 5.2 shall be based on the weighted average of each portion of exterior wall and open space where the value of W is greater than or equal to 20 feet. Where W exceeds 30 feet, a value of 30 feet shall be used in calculating the weighted average, regardless of the actual width of the open space.
(2011 OBC 506.2.1)

CALCULATE AREA MODIFICATION - Assembly Area

If = 100 [F/P - 0.25] W/30

If = Area Increase due to frontage
F = 860.5 feet
P = 860.5 feet
W = Use 20 feet

If = 100 [860.5/860.5 - 0.25] 20/30
If = 100 [1.0 - 0.25] 0.67
If = 100 [.75] 0.67 = 50% Increase

23,000 SF x 0.50 = 11,500 SF

Allowable Area after Area Increase
23,000 SF + 11,500 SF = 34,500 SF

Automatic Sprinkler Systems
Use Group B: Only required for ambulatory health care facilities. Automatic fire sprinkler system not required for B: Business Use Group within this building. (2013 OBC Section 903.2.2)

Use Group F-2: Automatic fire sprinkler system not required by 2013 OBC for this use group. (2013 OBC Section 903)

An Automatic Sprinkler System is not required. Existing system can remain in place. Building Owner may deactivate system

Fire Alarm and Detection Systems
"Where Required: Group F: A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies where both of the following conditions exist:

1. The Group F Occupancy is two or more stories in height; and
2. The Group F occupancy has a combined occupant load of 500 or more above or below the lowest level of exist discharge"

(2011 OBC Section 907.2.4)

THE BUILDING IS A SINGLE STORY BUILDING AND THE OCCUPANT LOAD IS LESS THAN 500 PERSONS, THEREFORE A FIRE ALARM AND DETECTION SYSTEMS IS NOT REQUIRED.

Occupancy Load
Design occupant load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section. Where occupants from accessory areas egress through a primary space, the calculated occupant load for the primary space shall include the total occupant load of the primary space plus the number of occupants egressing through it from the accessory area.
(2011 OBC Section 1004.1)

Areas without fixed seating. The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.1. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant per unit of area factor assigned to the occupancy as set forth in Table 1004.1.1.
(2011 OBC Section 1004.1.1

Business Areas	100 SF/ Occupant (Gross)
Industrial areas	100 SF/ Occupant (Gross)
Accessory Storage areas	300 SF/ Occupant (Gross)
Mechanical Equipment Room	

SEE FLOOR PLANS FOR OCCUPANCY CALCULATIONS

TOTAL OCCUPANT LOAD = 219 PERSONS

OCCUPANCY BY USE GROUP

Business:	53 Occupants
Factory:	166 Occupants

Number of Exits/Exit Access Travel Distance
Minimum Number of Exits (2007 OBC T. 1019.1)

Occupant Load	Minimum Number of Exits
1-500	2

Exit Access Travel Distance
(2011OBC T. 1016.1)
Occupancy F-2: Without Sprinkler System 300 Feet

SHEET INDEX

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A 1.1	FLOOR PLAN - KEY PLAN EXTERIOR ELEVATIONS	1/16" = 1'0" 1/16" = 1'0"

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NOT FOR CONSTRUCTION

Patrick Hansford #9888
Expiration Date: 12/31/2013

BUILDING ADDITION
SNYDER CONCRETE PRODUCTS
3180 VALLEYVIEW DRIVE
COLUMBUS, OHIO 43204

DATES:
16 July 2013
Design Concepts
19 August 2013
Schematic Design

A 0.0

PROJECT NO. 2013-22

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ABBREVIATIONS

SYMBOLS

&	AND
<	ANGLE
@	AT
CL	CENTERLINE
Ø	DIAMETER
C	CHANNEL

A

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ACOUS	ACOUSTICAL
ADJ	ADJUSTABLE
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
APPROX	APPROXIMATE
ATTEN	ATTENUATION

B

BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BSMT	BASEMENT

C

CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CJ	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CR	COLD ROLLED
CAB	CABINET
CLG	CEILING
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS

D

DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING

E

E	EAST
EJ	EXPANSION JOINT
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EA	EACH
EL	ELEVATION
ELECT	ELECTRICAL
ENAM	ENAMEL
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP	EXPANSION
EXP JT	EXPANSION JOINT
EXT	EXTERIOR

F

FD	FLOOR DRAIN
FH	FLAT HEAD
FDN	FOUNDATION
FIN	FINISH
FLR	FLOOR
FLUOR	FLUORESCENT
FE	FIRE EXTINGUISHER
FPL	FIREPLACE
F.PRG	FIREPROOF
FRM	FRAME
FT	FOOT
FTG	FOOTING

G

GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFI	GROUND FAULT INTERRUPT
GI	GALVANIZED IRON
GL	GLASS
GND	GROUND
GRT	GROUT
GYP	GYPSUM
GYP BD	GYPSUM BOARD

H

HM	HOLLOW METAL
HR	HANDRAIL
HC	HOLLOW CORE
HD	HEAD
HDWD	HARDWOOD
HDWE	HARDWARE
HORIZ	HORIZONTAL
HT	HEIGHT

I

ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
INV	INVERT

J

JAN	JANITOR
JB	JUNCTION BOX
JT	JOINT

K

KIT	KITCHEN
KPL	KICKPLATE

L

LAM	LAMINATE
LAV	LAVATORY
LT WT	LIGHT WEIGHT
LVR	LOUVER

M

MH	MANHOLE
MO	MASONRY OPENING
MACH	MACHINE
MFR	MANUFACTUER
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MUL	MULLION
MIN	MINIMUM

N

N	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE

O

OC	ON CENTER
OH	OVERHEAD
OD	OUTSIDE DIAMETER
OP	OPPOSITE
OPG	OPENING

P

PARTN	PARTITION
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC
PLWD	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PORC	PORCELAIN
PVC	POLYVINYL CHLORIDE

Q

QT	QUARRY TILE

R

R	RISERS
RD	ROOF DRAIN
RO	ROUGH OPENING
RD	RADIUS
REF	REFERENCE
REC	RECESSED
REINF	REINFORCED
REQ'D	REQUIRED
RES	RESISTANT
RESIL	RESILIENT
RET	RETAINING
RM	ROOM

S

S	SOUTH
SS	STAINLESS STEEL
SV	SHEET VINYL
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED

T

T	TREADS
TB	TOP AND BOTTOM
TEL	TELEPHONE
TG	TONGUE AND GROOVE
THRU	THROUGH
TOC	TOP OF CONCRETE
TOM	TOP OF MASONRY
TOW	TOP OF WALL
TYP	TYPICAL

U

UR	URINAL

V

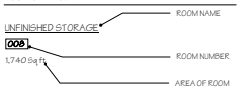
VCP	VITRIFIED CLAY PIPE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL

W

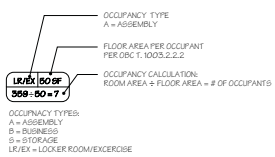
W	WEST
W/	WITH
WC	WATERCLOSET
WF	WIDE FLANGE
WP	WATERPROOF
WWM	WELDED WIRE MESH
WATER RES	WATER -RESISTANT
WD	WOOD

DRAWING SYMBOLS

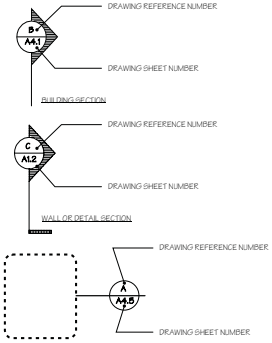
ROOM SYMBOL

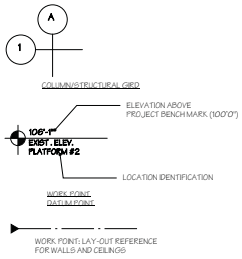


OCCUPANCY CALCULATIONS

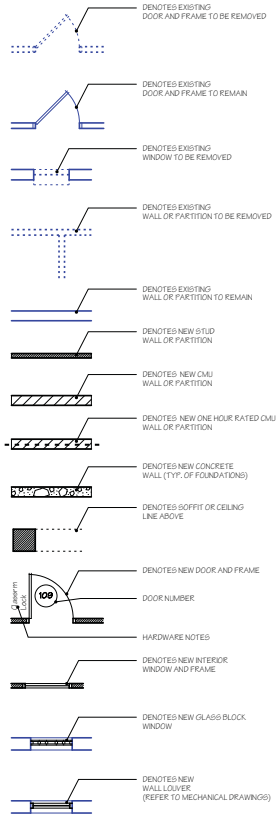


DRAWING SYMBOLS





PLAN LEGEND



ZON-13-04

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Patrick Hansford #9888
Expiration Date: 12/31/2015

BUILDING ADDITION
SNYDER CONCRETE PRODUCTS
3180 VALLEYVIEW DRIVE
COLUMBUS, OHIO 43204

DATES:
16 July 2013
Design Concepts
19 August 2013
Schematic Design

A 0.1

PROJECT NO. 2013-22

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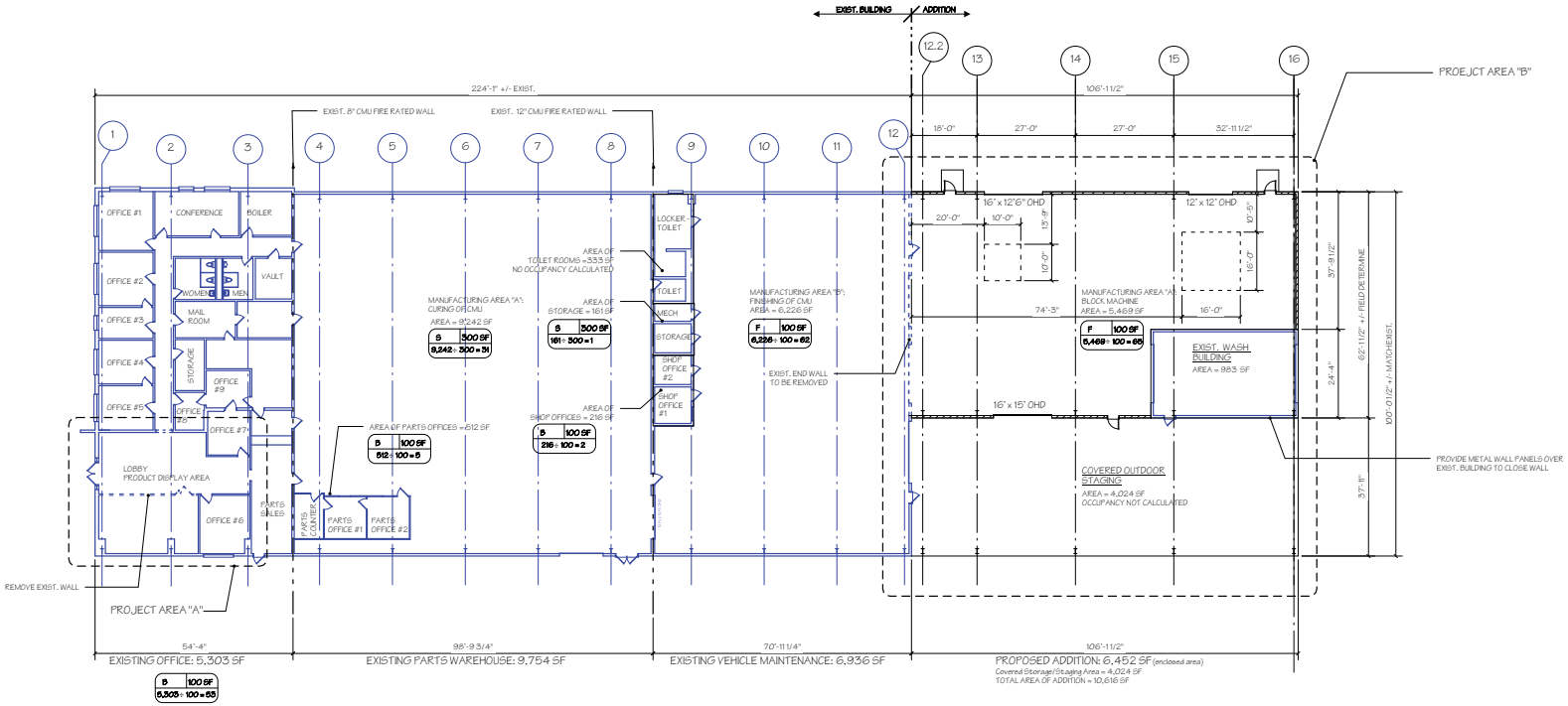
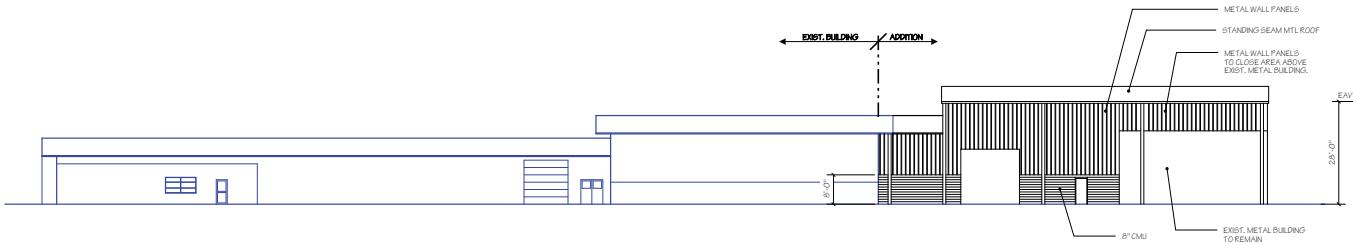
ZON-13-04



FLOOR PLAN - KEY PLAN

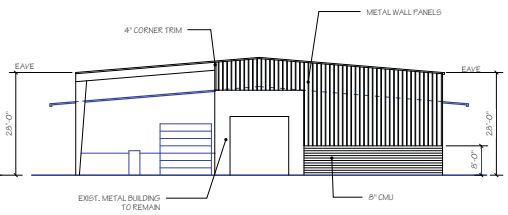
SCALE: 1/16" = 1'-0"

SCHEMATIC DESIGN



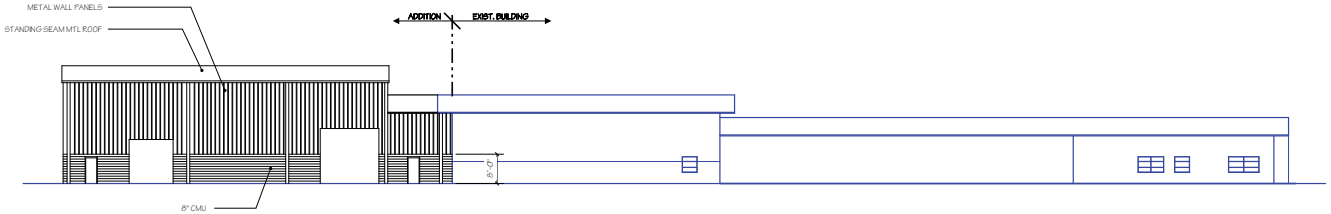
EAST ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

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PROJECT NO. 2013-22

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

PROPERTY ADDRESS:	**3180 Valleyview Drive, Columbus, Ohio 43204**
PARCEL I.D. NUMBER:	**140-003208**
PROPERTY SIZE:	**6 +/- Acres**
CURRENT DISTRICT:	**PIP, Planned Industrial Park**
PROPOSED DISTRICT:	**PIP, Planned Industrial Park**
OWNER:	**Mark Snyder** **Snyder Masonry and Supplies** **2301 West Dorothy Lane** **Dayton, Ohio 45439**
APPLICANT:	**Mark Snyder** **Snyder Masonry and Supplies** **2301 West Dorothy Lane** **Dayton, Ohio 45439**
AGENT:	**Mark Snyder** **Snyder Masonry and Supplies** **2301 West Dorothy Lane** **Dayton Ohio 45439**
DATE OF TEXT:	**August 28, 2013**
APPLICATION:	**ZON-13-04**

1. Introduction

The subject property site ("Site"), PID # 140-003208, is situated in Valleyview Heights, Franklin Township, west Franklin County, Ohio. The Site is located on the north side of Valleyview Drive, between North Wilson Road and North Hague Avenue. The applicant is seeking approval of an amendment (development plan modification) to an existing Planned Industrial Park (PIP) District to allow for the construction of an approximately 10,600 square foot building addition.

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

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

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

are zoned R2 and R2F, Residential. The site is bordered on the north by Franklin Township. The parcels on the north are zoned R, Rural. A railroad easement serves as a buffer between the Site and the parcels on the north. The rear of the Site is buffered on the west, north, and east by trees and bushes that are 10 to 15 feet in height.

The property was rezoned from the Rural District to the Planned Industrial Park (PIP) District under rezoning case ZON-13-01. At the time of the previous application it was not known that additional structure would be required for the operation of the manufacturing plant. To allow any change to the development plan, the applicant must go through the rezoning process. This application and modification is to allow the applicant to construct an approximate. 10,600 sq ft. addition to the existing facility. The applicant has determined by final manufacturers drawings that the equipment needed to operate the concrete masonry manufacturing plant will require a larger structure than what currently exists. The process and design layout for the correct operation of this plant will require the Besser Ultra Pac machine to be located outside of the north end of the existing building. This machinery is required to be under roof and protected from the elements.

EXISTING BUILDING

The existing one-story building is divided into three functional areas. While the existing building is fully sprinklered, the three areas are divided by fire-rated construction. These demising walls are constructed with concrete masonry units. The three areas, from front to back, include an office, parts warehouse, and a vehicle repair shop.

The total fire area of the existing building as defined by the 2011 Ohio Building Code is 21,993 square feet. The area of the three functional areas is as follows:

- Existing Office/Retail Area 5,303 SF
- Existing Parts Warehouse 9,754 SF
- Existing Vehicle Maintenance 6,936 SF

The existing Use Group Classification was defined by the 1995 Ohio Basic Building Code as Factory F-1: Moderate-hazard Occupancy. The Construction Classification was originally listed as 1B. This is incorrect. The Construction Classification was actually 2C. Translated to the 2011 Ohio Building Code, the Use Group Classification remains Factory F-1: Moderate-hazard Occupancy, while the Construction Classification is IIB.

The original building is a pre-engineered steel building with a hybrid envelop. The main facade is face brick, while the sides and rear of the building is a mix of metal wall panels and metal wall panels with a masonry wainscot. The masonry wainscot varies in height throughout the building. The interior construction is concrete masonry walls with minor office areas being constructed with metal studs and gypsum board. There is an office area in the Part Warehouse area that utilizes pre-fabricated wall panels typically used in factory/warehouse applications.

The existing building has two eave heights. The office and parts warehouse has an eave height of 13 feet 9 3/4 inches, while the vehicle maintenance area has an eave height of 16 feet 3 3 /4 inches. The existing roof pitch is 1:12.

BUILDING ADDITION

The proposed building addition will be one-story in height with an eave height of 28 feet. It will be a pre-engineered metal building with an 8 foot concrete masonry wainscot. The upper wall will be metal panels. The roof will be standing seam metal with a roof pitch of 1:12 to match the existing building.

The addition will be the same width as the existing building with a portion of the addition being a covered exterior staging area. The addition will encompass an existing outbuilding which will be converted for use as a batch mixer.

The existing office area will continue to be an office function with the existing Lobby and Conference Room becoming a small display area for masonry products. This display area will be open to the public during normal business hours (Monday through Saturday) for homeowners and builders to view and select building products. The display area gets minor visitation, but affords builders to work with their clients in selecting products for new homes and residential additions. Commercial clients rarely visit the display area. A typical week could see 10 to 20 people visiting the display area.

The former Parts Counter will be used as an area for direct sales to contractors. This area is more of a courtesy for contractors looking to purchase supplies or tools. A typically day might see 10 to 15 contractors visiting this area.

The rest of the existing building and the addition will be used for production of concrete masonry units. This production process is automated with a limited number of employees managing the production machinery.

In terms of the Ohio Building Code, the new proposed use of the building is a lower hazard of use. The Factory F-2: Low- Hazard Use Group does not require the building to be fire sprinklered. It does not require the building to be segregated into fire areas as required by the previous use as a vehicle maintenance shop and parts warehouse. There is no use of solvents, cleaners, or similar materials used in the production of concrete masonry units.

Since the building is not required by the Ohio Building Code to have an automatic fire sprinkler system, the fire sprinkler system will be deactivated.

The proposed use will not change from what was previously approved under rezoning case ZON-13-01. The applicant will manufacture concrete products on-site from raw materials. In addition

to manufacturing, Applicant will sell the concrete products both retail and commercial.

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

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

Roughly 60% of the existing building and proposed addition will be used for manufacturing. The remaining area within the existing industrial building is being remodeled to provide office space, a lobby and display showroom and sales area. The remaining area of the building addition will be used as a covered outdoor staging area and will encompass an existing outbuilding which will be converted to a batch mixer.

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

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

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

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

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

The Site's lighting will be provided by existing floodlights that are attached to the industrial building. An additional floodlight will be installed on the North East corner of addition.

2. Permitted Uses, Section 444.02:

i. Pursuant to Section 444.021, the Site shall permit the proposed use (manufacturing and wholesale/retail sale of brick and concrete products consistent with SIC Codes 3271, 5032 and 5211) as detailed in the approved development plan and be limited to the

permitted uses of Section 342.02 – Restricted Industrial (RI) District and Section 322.02-Suburban Office and Institutional District. Any modification or improvement to the Site not in accordance with the approved development plan and/or a change in use not permitted herein shall constitute and require an amendment to the Planned Industrial park (PIP) District in accordance with the provisions of Section 444 and Article VII of the Franklin County Zoning Resolution.

3. Submission and Application, Section 444.03:

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

4. Development Plan, Section 444.032:

i. The 22,400 +/- square foot industrial building, 960 square foot wash bay service building will remain. The wash bay service building will be converted into a batch mixer building. The concrete products will be manufactured within the industrial building. The industrial building will also contain a showroom, offices, and storage space. Applicant will construct a ground fill hopper, aggregate storage bins, a cement storage silo, and a conveyor system on the tract. A 10,600 square foot metal and masonry addition will be constructed on the North end of the existing building and will encompass the 960 square foot wash bay service building. These elements will be located behind the industrial building, as shown on the Development Plan.

ii. Pursuant to Section 444.021, the Site shall permit the proposed use (manufacturing and wholesale/retail sale of brick and concrete products consistent with SIC Codes 3271, 5032 and 5211) as detailed in the approved development plan and be limited to the permitted uses of Section 342.02 – Restricted Industrial (RI) District and Section 322.02-Suburban Office and Institutional District. Any modification or improvement to the Site not in accordance with the approved development plan and/or a change in use not permitted herein shall constitute and require an amendment to the Planned Industrial Park (PIP) District in accordance with the provisions of Section 444 and Article VII of the Franklin County Zoning Resolution.

iii. Water and sanitary sewer will be provided by the City of Columbus. The provisions for water and sanitary sewer from the City of Columbus are pre-existing, as shown on the Development Plan. Surface drainage facilities are depicted on the Development Plan. The proposed use and any future change in use of the Site must obtain all required permits and approvals from the City of Columbus Public Utilities Department.

iv. The access drives, existing parking arrangements, and pedestrian walks are depicted on the Development Plan. The City of Columbus – Division of Planning and Operations has reviewed the proposed rezoning and has no comments regarding traffic and access. However, they do reserve the right to review any future change in use and may require a traffic analysis and/or improvements at the expense of the applicant.

v. Applicant anticipates 18 deliveries per day to the Site (10 from delivery trucks, 5 from sand/gravel trucks, and 3 from tractor trailers.) Applicant anticipates receiving approximately 3-5 retail customers per hour. The anticipated number of deliveries and customers is based on an average of other Snyder Brick and Block locations.

vi. Provisions for landscaping are depicted on the Development Plan. Applicant will utilize existing lighting and signage space and not add additional lighting and signage.

vii. The soil types, topography, surface water bodies and other natural features are depicted on the Development Plan.

viii. Existing utility easements and surface improvements are depicted on the Development Plan.

ix. Applicant will use the Site as it is already developed. Applicant will construct a ground fill hopper, aggregate storage bins, a cement storage silo, and a conveyor system. Applicant will construct a 10,600 square foot steel and masonry addition to the north end of the exisiting building.

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

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

xi. The applicant does not use, store or distribute any hazardous chemicals or materials.

xii. The required land improvements are pre-existing.

5. Basis of Approval, Section 444.033:

i. Except where indicated by this Text, this proposed development is consistent in all respects with the purpose, intent, and applicable standards of the Franklin County Zoning Resolution.

ii. Except where indicated by this Text, the proposed development is in conformity with all applicable development policies, community plans or portions thereof.

iii. The proposed development advances the general welfare of the County and the immediate vicinity because Applicant will develop a vacant industrial building into a manufacturing business and create jobs.

iv. The benefits of improved arrangement and design of the development justifies deviation from the standard requirements for industrial development included in the Franklin County Zoning Resolution.

6. Planned Industrial Park Development Standards, Section 444.04:

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

A. Intensity of Use, Section 444.041:

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

B. Side Yard, Section 444.043:

i. The industrial building has a pre-existing, non-conforming side yard on its west perimeter of 20 feet. The 10,600 square foot addition will have the same side yard on its west perimeter of 20 feet as the existing building.

C. Improvements Required, Section 444.045:

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

ii. The applicant shall plant four (4) shade trees (one per 75 feet of road frontage), two (2) inch caliper minimum, at the 35 foot setback line in the site's front yard. The tree species must be native to Ohio and approved by the Franklin County Soil and Water Conservation District prior to planting. The location of these trees must be shown on the approved development plan.

7. General Development Standards, Article 5:

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

A. Fence Requirements, Section 501:

i. The Site has a pre-existing, non-conforming chain-link fence around its eastern, northern, and western perimeter that varies between six feet and eight feet in height, as depicted in the Development Plan. Applicant requests a waiver from the maximum fence height of six feet, as contemplated by Section 501.012.

ii. The applicant shall remove the barbed wire from the section of eight (8) foot chain-fence located between the existing industrial building and the eastern property line.

B. Dumpster Screening and Maintenance, Section 505.024:

i. The Site has a pre-existing dumpster. The dumpster will be relocated to the north end of the proposed building addition and will be shielded from public view. The applicant shall install fencing, to the height of the existing dumpster, on at least three sides, to provide adequate screening and to prevent trash or debris from blowing onto adjacent properties. The dumpster recommendations come from a previous approved case ZON-13-01.

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

i. The Site has 22 pre-existing parking spaces and one pre-existing loading space. Based on the building addition the amount of parking required will increase from 32 parking spaces to 36 parking spaces. The addition also increases the total number of loading spaces from three loading spaces to four.

ii The applicant must provide at least one handicapped parking space on site; this space must be properly stripped and meet the city of Columbus specifications for van accessibility.

D. Signs and Billboards, Section 541:

i Applicant will re-face the existing free-standing sign and any additional signage shall only be permitted in accordance with Section 541 and must receive all applicable permits.

E. Public Nuisance, Section 551:

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

F. Other Commitments

i. The applicant shall apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.

ii. The applicant shall obtain all required permits and inspections from the Franklin Township Building Department, Franklin Township Fire Department, and City of Columbus Public Utilities Department prior beginning construction and/or occupying the site.

iii. The applicant has received a favorable determination from the Chemical Emergency Preparedness Advisory Council (CEPAC) that the proposed use will not constitute a potential health risk to surrounding residents and land uses as required with the original rezoning application ZON-13-01.

8. Storm Water Runoff

Down spouts and gutters on the west side of the proposed addition will be tied into the existing storm water catch basin located on the west side of the property. Down spouts and gutters on the east side of the addition will be tied into an above ground 3,100 gallon cistern system. The cistern will act as a source for the water needed in our manufacturing process. It is estimated that an average of 25,000 gallons of water per month will be required. By incorporating the collected storm water runoff into our manufacturing process we are decreasing storm water volumes and advocating attentive solutions to environmental issues.

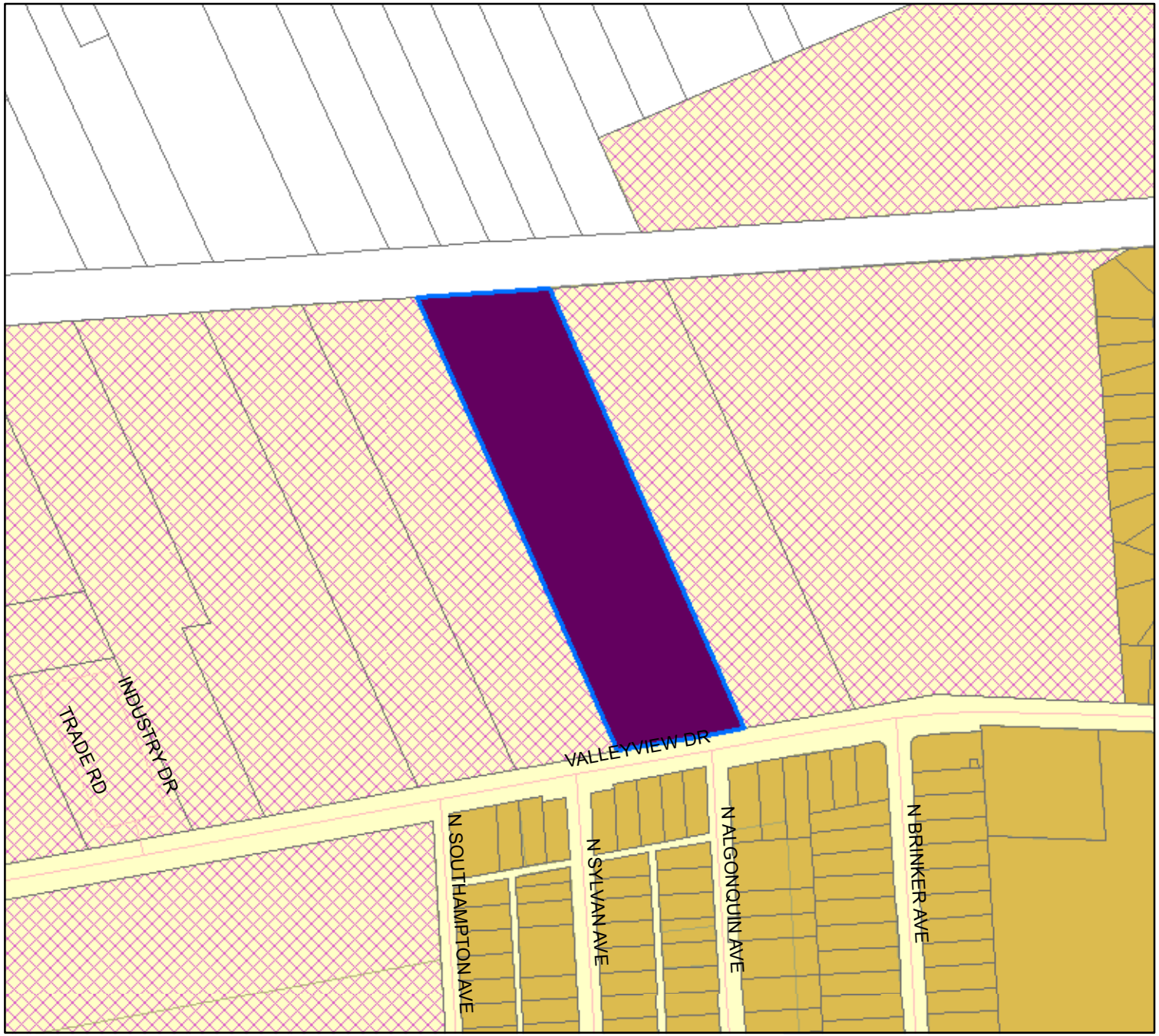
The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments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

Signature:_____ Date:_____

ZON-13-04

Requesting approval of an amendment to an existing Planned Industrial Park (PIP) District.

6.0 acres
Franklin Township



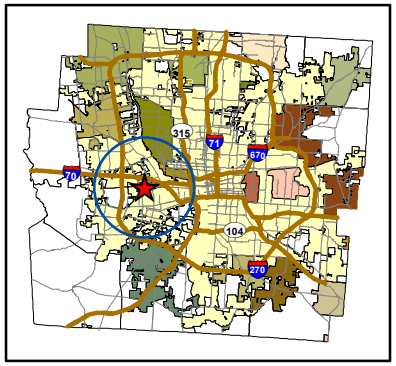
3180 Valleyview Drive
Parcels
Streets

County Zoning

Planned Industrial Park
Rural

Columbus Zoning

Manufacturing
Residential



0 150 300 600 Feet

Franklin County
Where Government Works

ZON-13-04

Requesting approval of an amendment to an existing Planned Industrial Park (PIP) District.

6.0 acres
Franklin Township

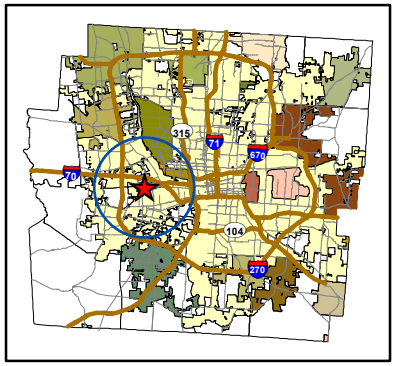
3180 Valleyview Drive

Parcels

Streets

Corporate Boundaries

Columbus



Franklin County
Where Government Works

0 150 300 600
Feet

ZON-13-04

Requesting approval of an amendment to an existing Planned Industrial Park (PIP) District.

6.0 acres
Franklin Township

3180 Valleyview Drive

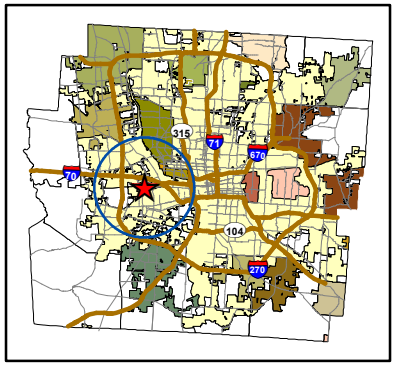
Parcels

Streets

Proposed Addition

Corporate Boundaries

Columbus



Franklin County
Where Government Works

0 75 150 300
Feet