



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Franklin County Planning Commission

**Michael J. Dorrian Building
369 South High Street
1st Floor, Commissioners Hearing Room
Columbus, OH 43215**

**August 12, 2026
1:30**

- 1. Call to Order (Chair)**
- 2. Call roll for Board Members (Planning Admin Assistant)**
 - a. Board of Commissioner Members/Alternate Designee(s)**
 - b. Regular Planning Commission Members**
 - c. Acknowledgement of Quorum**
- 3. Introduction of Staff (Planning Administrator)**
- 4. Approval of minutes of the July 8, 2026, meeting**
 - a. Motion to Approve Minutes (Chair)**
 - b. Discussion of Minutes**
 - c. Roll Call on Vote to Approve Minutes (Planning Admin Assistant)**
- 5. New Business**

i. Administrative Matter [800-SUB-V]

Owner/Applicant:	Robert Riddle and Johnna Evans
Township:	Plain Township
Site:	7896 Peter Hoover Rd
Acreage:	22.88 Ac
Utilities:	Private Utilities
Zoning:	R - Rural
Request:	Requesting a variance from Franklin County Subdivision Regulations Section 501.05 for a lot split that will exceed the 4:1 maximum lot depth to width ratio.

- a. Swear in Staff (Attorney)**
- b. Staff Presentation**
- c. Request for Applicant Presentation (Chair)**
- d. Swear in Applicant (Attorney)**
- e. Applicant Testimony**
- f. Call for Motion to Accept Staff's Report and Presentation and Applicant Testimony into Record (Chair)**
- g. Roll Call on Motion / Vote (Planning Admin Assistant)**
- h. Call for Motion to Recommend Approval (Chair)**
- i. Roll Call on Motion / Vote (Planning Admin Assistant)**

150 South Front Street, FSL Suite 10 Columbus, Ohio 43215-7104

Tel: 614-525-3094 Fax: 614-525-7155 Development.FranklinCountyOhio.gov

- j. Call for Motion on Findings of Facts (Chair)**
- k. Roll Call on Motion/Vote (Planning Admin Assistant)**

ii. Legislative Matter [JEFF-26-03]

Owner/Applicant:	Dow Voelker, Trustee / Paul Hackman c/o Jack Reynolds
Township:	Jefferson Township
Site:	570-596 Reynoldsburg New Albany Rd
Acreage:	4.678 Ac
Utilities:	Private Utilities
Zoning:	RI – Restricted Industrial
Request:	Requesting recommendation from Franklin County Planning Commission to the Jefferson Township Zoning Commission to rezone 4.678 acres from the Restricted Industrial (RI) District to the Planning Commercial District (PCD) for an office and an automobile impound lot in Jefferson Township.

- a. Staff Presentation (Staff)**
 - b. Applicant Presentation**
 - c. Call for Motion to Recommend Approval (Chair)**
 - d. Roll Call on Motion/Vote (Planning Admin Assistant)**
- 5. Motion to Adjourn Meeting to September 9, 2026 (Chair)**
- a. Roll Call (Planning Admin Assistant)**

MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, July 8, 2026

The Franklin County Planning Commission convened at the Franklin County Government Center, Board of Commissioners' Hearing Room, 369 South High Street, First Floor, Columbus, Ohio 43215, on Wednesday, July 8, 2026, at 1:30 p.m.

Members' Present

- Chet Chaney, Chair
- Daniel Blechschmidt, Vice Chair
- Roxyanne Burrus
- James Leezer
- David Mitchell
- Katherine Page, designee for Commissioner Kevin L. Boyce
- Annie Ryznar, designee for Commissioner John O'Grady
- Arion Owens, designee for Commissioner Erica C. Crawley

Members' Absent

- Ashley Hoyer

Staff and Counsel Present

- Raimere Fitzpatrick, Planning Administrator, Franklin County Economic Development and Planning Department
- Tamara Ennist, Planning Administrator
- Kayla Johnson, Planner
- Austin Workman, Planner
- Michael Bickley, Administrative Assistant
- Adria Fields, Assistant Prosecuting Attorney, Franklin County Prosecutor's Office

Also Present

- Eric Moore, Zoning Director for Blendon Township

Chair Chaney called the meeting of the Franklin County Planning Commission to order at 1:30 p.m. Roll call was conducted, and quorum was established. Ms. Ashley Hoyer was absent and had requested to be excused. Mr. Fitzpatrick introduced staff. Assistant Prosecuting Attorney Adria Fields represented the Franklin County Prosecutor's Office.

Prior to consideration of the agenda, Chairman Chaney addressed a scrivener's error contained in the approved minutes of the April 8, 2026, Planning Commission meeting regarding the vote count for the 1877 Kinney Road matter. The approved minutes incorrectly reflected five affirmative votes and one negative vote. The correct vote was six affirmative votes, one negative vote, and zero abstentions.

Upon advice from Assistant Prosecuting Attorney Fields that the correction constituted a scrivener's error, Mr. Blechschmidt moved to amend the April 8, 2026, minutes, seconded by Mr. Leezer. The motion was carried by a vote of 7-0-1, with Ms. Page abstaining.

The Commission next considered the minutes of the June 10, 2026, meeting. Mr. Blechschmidt moved for approval of the minutes, seconded by Ms. Page. During the roll call vote, it was determined that Mr. Leezer had not been present at the June meeting and therefore changed his vote from "yes" to "abstain." The minutes of the June 10, 2026, meeting were approved by a vote of 6-0-2, with Ms. Burrus and Mr. Leezer abstaining.

The next order of business was to hear Zoning Case BLEN-26-04.

Planning staff, represented by Ms. Kayla Johnson, presented Zoning Case BLEN-26-04, a request to rezone approximately 0.5746 acres located at 6100 Reno Road from the Suburban Office and Institutional (SOI) District to the Restricted Urban Residential (R-8) District.

Staff explained that the property contains an existing residence constructed in 1960 and that the requested zoning is consistent with the Blendon Township Comprehensive Plan, which recommends a mix of office and residential land uses, including R-8 zoning.

Staff further reported that the existing lot satisfies the development standards for the R-8 district and that no comments or objections were received from reviewing technical agencies. Based upon its review, staff recommended approval of the rezoning request.

Chairman Chaney invited testimony from the applicant. Mr. Eric Moore, Zoning Director for Blendon Township, appeared on behalf of the Township.

Mr. Moore explained that the subject property, along with the adjacent residence, has functioned as residential property for many years despite its office zoning designation. He stated that the purchaser relied upon the Franklin County Auditor's records identifying the property as residential and completed substantial improvements with the intent of selling it as a residence. Blendon Township concluded that the request met the applicable zoning requirements and supported approval of the rezoning.

Chairman Chaney opened the public hearing for additional testimony. No members of the public appeared to speak for or against the application, and the public hearing was closed.

Mr. Blechschmidt moved to recommend approval of Zoning Case BLEN-26-04. The motion was seconded by Ms. Ryznar. Following roll call, the motion was approved unanimously by a vote of 8-0-0.

There being no further business before the Commission, Mr. Leezer moved to adjourn the meeting. The motion was approved by voice vote of all members present. Chairman Chaney declared the meeting adjourned at 1:43 p.m.

The minutes of the July 8, 2026, meeting of the Franklin County Planning Commission were approved this _____ day of _____, 2026.

_____.

Planning Commission Chair / Vice Chair

STAFF REPORT
Planning Commission
8/12/26

Case: 800-V
Prepared by: Kayla Johnson

I. Summary

Owner/Applicant:	Robert Riddle and Johnna Evans/Charlie Wagner
Township:	Plain Township
Site:	7896 Peter Hoover Road (PID #220-000039)
Acreage:	22.88 acres (2.058 acres and 12.584 acres)
Utilities:	Private water and wastewater
Request:	Requesting a Subdivision Variance from Section 501.05 of the Subdivision Regulations for a lot split that exceeds the maximum depth to width ratio permitted.
Recommendation:	Staff recommends <u>approval</u>

The request is to subdivide a 2.058 -acre and 12.584 -acre lot within an irregular (flag) shaped lot. A shared driveway is proposed. The 2.058-acre lot includes the existing structures.

II. Property Background/History

- In 1956, the Subdivision Regulations required an average of 100 feet in width and a minimum area of 20,000 square feet for a lot.
- In between 1970 and 1972, the lot was split from within ten (10) separate proposals starting from approximately 63 acres in size.
- In 1976, Plain Township adopted their own Zoning Ordinance.
- In 1993, the existing residence was built on site. Potentially around this time, the previously separated parcels were combined for the development of the residence.
- In 2001, the amended and readopted Subdivision regulations created a standard for a lot's maximum depth to width ratio.
- Around 2025, the current owners obtained the lot.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Plain Twp.	Rural	Single-family residential
South	Plain Twp.	Rural	Single-family residential
East	Plain Twp.	Rural	Single-family residential
West	New Albany	Community Facilities, Agricultural	Single-family residential, Recreational

IV. Comprehensive Plan

The Plain Township Comprehensive Plan recommends Planned Residential Conservation Development (PRCD). The subject property is included within the *Metro Parks* area of this district category. The Plan recommends a maximum density of 1 dwelling unit per acre and a minimum of 50% of open space.

The proposal generally meets the recommendations of the Plan.

V. Subdivision Regulation Review

Section 501.05 – Lot Geometry:

Lot depth to width ratio shall not exceed 4 to 1 Depth shall be measured from the rear lot line to the street centerline. Width shall be measured parallel or tangent to the street centerline, 100 feet back from the street centerline.

- The 12.584-acre lot has a 30:1 depth to width ratio whereas the 2.058-acre lot has a 7.35:1 depth to width ratio.
- A Variance is required to exceed the maximum depth to width ratio permitted.

VI. Technical Agency Review:

No comments were received from any agencies.

VII. Staff Analysis

Section 701.01 - General Variance Procedure. In case of hardship or exceptional practical difficulties resulting from the strict compliance with the requirements of these Subdivision Regulations, or to better serve the purpose of these Regulations, the FCPC may grant variances from subdivision requirements, or resolve appeals so that substantial justice may be done and the public interest secured; provided, however, that such variance shall not have the effect of nullifying the intent and purpose of these Subdivision Regulations, applicable zoning resolution or the Regulations of any other office or agency having jurisdiction over these Subdivision Regulations. The following shall govern the granting of a variance:

- A. It shall not be detrimental to public health or safety or be injurious to other property;
 - a. Applicant: The parcel was originally subdivided as two approximately 10-acre flag lots. It was combined by the prior owner. The lot split is supported by all adjacent neighbors.
 - b. Staff: No concerns were raised by any regulatory authority to determine the proposal injurious to other property or persons.
- B. Circumstances of the request are unique to the property and not generally applicable to others;

- a. Applicant: As identified on the survey, the property was previously subdivided into two separate flag or irregular lots. The goal is to return the property to two separate parcels, one of which will be a flag lot as it once was.
 - b. Staff: The subject lot is affected by historical minor subdivision (lot splits) that created its current configuration and a creek that has a flood zone on it. Areas east of the creek, over 80% of the site (~20 acres), have remained undeveloped. The proposal will reestablish a separate buildable area east of the creek.
- C. Due to physical surroundings, shape, or characteristics of the property, a hardship would result, as distinguished from an inconvenience, if the strict letter of these Regulations were enforced.
 - a. Applicant: Approvals have been received from Franklin County Public Health and Plain Township for the proposal. The applicant is prepared to implement the necessary infrastructure to create access to the developable portion of the proposed lot located east of the creek.
 - b. Staff: The lot currently does not meet the depth to width ratio of the Subdivision Regulations. The hardship exists in that any subdividing proposal will likely require a Subdivision Variance due to this characteristic even if the lot was determined buildable based on all other applicable regulations.

Staff recommend approval of the request for a Subdivision Variance from Section 501.05 of the Subdivision Regulations for a lot split that exceeds the maximum depth to width ratio permitted.

VIII. 701.07 General Standards for Variances.

The FCPC shall not grant variations to these Regulations unless it shall make written findings of fact based upon the evidence presented by each specific case that:

- A. The particular physical surroundings, environmental constraints, shape, topographical or other exceptional condition of the specific property involved would cause extraordinary hardship or exceptional practical difficulty to the applicant, as distinguished from a mere inconvenience, if the provisions of these Subdivision Regulations were strictly enforced; and
- B. The conditions upon which the request for a variance is based are unusual to the property for which the variation is sought and are not applicable generally to other property; and
- C. The purpose of the variance is not based exclusively upon a desire to obtain additional income from the property; and
- D. The granting of the variance will not be detrimental to the public health, safety or general welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- E. The special circumstances or conditions are created by the provisions or requirements of these regulations and have not resulted from any act of the applicant or applicant's predecessor in interest; and
- F. The variance requested is the minimum adjustment necessary for the reasonable use of the land.

IX. Motion

For your convenience, the following is a proposed motion:

Proposed Motion for Request:

_____ moves to approve a Variance from Section 501.05 of the Franklin County Subdivision Regulations as outlined in the request for the applicant identified in Case No. 800-V.

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following are proposed findings of fact:

_____ move that the basis for approving/denying the applicant's request for the Variance from Section 501.05 of the Franklin County Subdivision Regulations as outlined in the request for the applicant identified in Case No. 800-V results from the applicant satisfying/failing to satisfy the criteria for granting a Variance under Section 701.07.

Seconded by: _____

Voting:



800-V

Requesting a Subdivision
Variance from Section
501.05 of the Subdivision
Regulations for a lot split
that exceeds the
maximum depth to width
ratio permitted.

Township: Plain Twp.

Address: 7896 Peter
Hoover Road

Acreage: 22.88 acres

Legend

- Parcel IDs
- R-O-W Centerlines

FLD_ZONE

- AE
- X
- NFHL 100-Year
Floodplain

Case File: 800-V



Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**

Esri, NASA, NGA, USGS, FEMA, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS, Esri Community Maps
Contributors, New Albany GIS, Franklin County Auditor, Ohio Rail Development Commission, © OpenStreetMap,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



0 350 700
Feet



800-V

Requesting a Subdivision
Variance from Section
501.05 of the Subdivision
Regulations for a lot split
that exceeds the
maximum depth to width
ratio permitted.

Township: Plain Twp.

Address: 7896 Peter
Hoover Road

Acreage: 22.88 acres

Legend

- Parcel IDs
- R-O-W Centerlines

FLD_ZONE

- AE
- X
- NFHL 100-Year
Floodplain

Plain



Case File: 800-V



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri, TomTom, Garmin, FAO, NOAA,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



0 225 450
Feet



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Subdivision Variance Page 1

RECEIVED

JUL 14 2026

Franklin County Planning Department
Franklin County, OH



Property Information

Site Address:

7896 Peter Hoover Rd., New Albany, OH 43054

Parcel ID(s):

220-000039-00

Total Acreage:

22.88

Current Zoning:

R- Residential

Township:

Plain Township

Subdivision:

N/A

Staff Use Only

Case #

800-V

Date Filed: 7/14/26

Fee Paid: \$350

Receipt # 26-02240

Hearing Date: 8/12/26

Received By: Tyler O.

Requested Variances/Decision or Interpretation Appealed

Section Number(s) of the county subdivision regulations and a brief description of variance(s) requested:

Section	Description
501.05	Irregular lot shape - exceeds the depth to width ratio of 4:1
Section	Description
Section	Description

The following shall govern the granting of the variance: (Provide explanation, use separate sheet if needed)

Is the variance detrimental to the public health or safety or is it injurious to other property?

☐ Yes

☒ No

Parcel was originally platted as two ~10 acre flag lots. It was combined by the prior owner. Lot split is supported by all adjacent neighbors.

Are the circumstances of the request unique to the property and not generally applicable to others?

☒ Yes

☐ No

As seen on the survey, this property was previously platted as two separate flag or irregular lots. I am seeking to return this property back to two separate parcels, one of which will be a 'flag lot' as it once was.

Due to physical surroundings, shape or characteristics of the property, would a hardship result, as distinguished from an inconvenience, if the strict letter of the Subdivision Regulations were enforced?

☒ Yes

☐ No

With the approval of the lot split by Plain Township and Franklin County Health Department, we have invested in infrastructure (bridge, driveway, pond, building pad, etc.) in preparation to build a single family home on the split parcel.



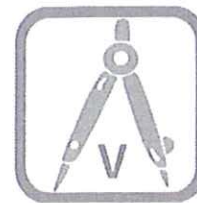
Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Subdivision Variance

Page 2



Property Owner Information

Name: Robert Riddle and Johanna Evans

Address: 7896 Peter Hoover Rd.
New Albany, OH 43054

Phone # 614-578-4199

Fax #

Email: robr@thomasriddle.com

Engineer/Surveyor Information

Name: Charlie Wagner - CW Design Group, LLC

Address: 972 Linkfield Drive
Worthington, OH 43085

Phone # 614-846-9279

Fax #

Email: charlie.wagner@cwdg.net

Applicant Information

☒ Same as property owner

☐ Same as engineer/surveyor

Name:

Address:

Phone #

Fax #

Email:

Water & Wastewater

Water Supply

☐ Public (Central)

☒ Private (On-site)

☐ Other:

Wastewater Treatment

☐ Public (Central)

☒ Private (On-site)

☐ Other:

Checklist

☐ Completed Application

☐ Fee Payment (checks only)

☐ Copy of denied application, if applicable

☐ Site plan, max. size 11"x17"

☐ Proof of Water/Wastewater



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Subdivision Variance

Page 3



Applicant Signature

To the best of my/our knowledge and belief, information and materials submitted as a part of this Variance application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes.


Applicant

7/9/2026
Date

Charles Wagner

Digitally signed by Charles Wagner
DN: C=US, E=charlie.wagner@cwdg.net,
O="CW Design Group, LLC", CN=Charles
Wagner
Location: Worthington, Ohio
Contact Info: Charles Wagner, P.E. P.S. -
Owner
Date: 2026.07.09 13:44:58-04'00'

07/09/2026
Date


Property Owner (Signature must be notarized)

7/9/2026
Date


Property Owner (Signature must be notarized)

7/9/2026
Date

 7/9/26



ANDREA IACOVETTA
Notary Public
State of Ohio
My Comm. Expires
May 17, 2027



**BEFORE THE BOARD OF ZONING APPEALS
PLAIN TOWNSHIP, FRANKLIN COUNTY, OHIO**

**IN THE MATTER OF THE APPLICATION FOR
VARIANCES**

CASE NO. 02-10-2026-01

Rob Riddle
(Name)

220-002107-00
(Parcel Identification Number)

7896 Peter Hoover Road
(Address)

7896 Peter Hoover Road
(Address of subject property)

New Albany, OH 43054

New Albany, OH 43054

ORDER APPROVING VARIANCE

This matter came before the Board of Zoning Appeals seeking Variances under Section 206.04.1 and 206.01.2 of the Plain Township Zoning Resolution, Case Number 02-10-2026-01. The Variances, if approved, would allow the owner, Rob Riddle, to reduce the required lot size to 1.98 acres instead of the required 2.5 acres; and to reduce the required 200' of ROW to 50' and 110' to allow for a lot split at 7896 Peter Hoover Road.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, **Val Jorgensen** made a Motion to Approve Variance Application 02-10-2026-03 – 7896 Peter Hoover Road – requesting variances under Section 206.04.1 and 206.01.2 to reduce the required lot size to 1.98 acres instead of the required 2.5 acres; and to reduce the required 200' of ROW to 50' and 110' to allow for a lot split at 7896 Peter Hoover Road.

Brad Martin seconded the motion; a roll call vote was taken:

Brad Martin	Yes
Valerie Jorgensen	Yes
Shane Clapham	Abstain
John Andres	Abstain
Richard Martin	Yes

The motion to approve the application as stated above has Passed.

March 10, 2026

Date of Action

Brad Martin

Board of Zoning Appeals Chair, Brad Martin

SITUATED IN
SECTION 1
TOWNSHIP 2 NORTH, RANGE 16 WEST
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF PLAIN
COUNTY OF FRANKLIN
STATE OF OHIO

LEGEND

- MONUMENT BOX
- OWNERSHIP HOOK
- PK NAIL SET
- IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET

LINEWORK

- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY LINE

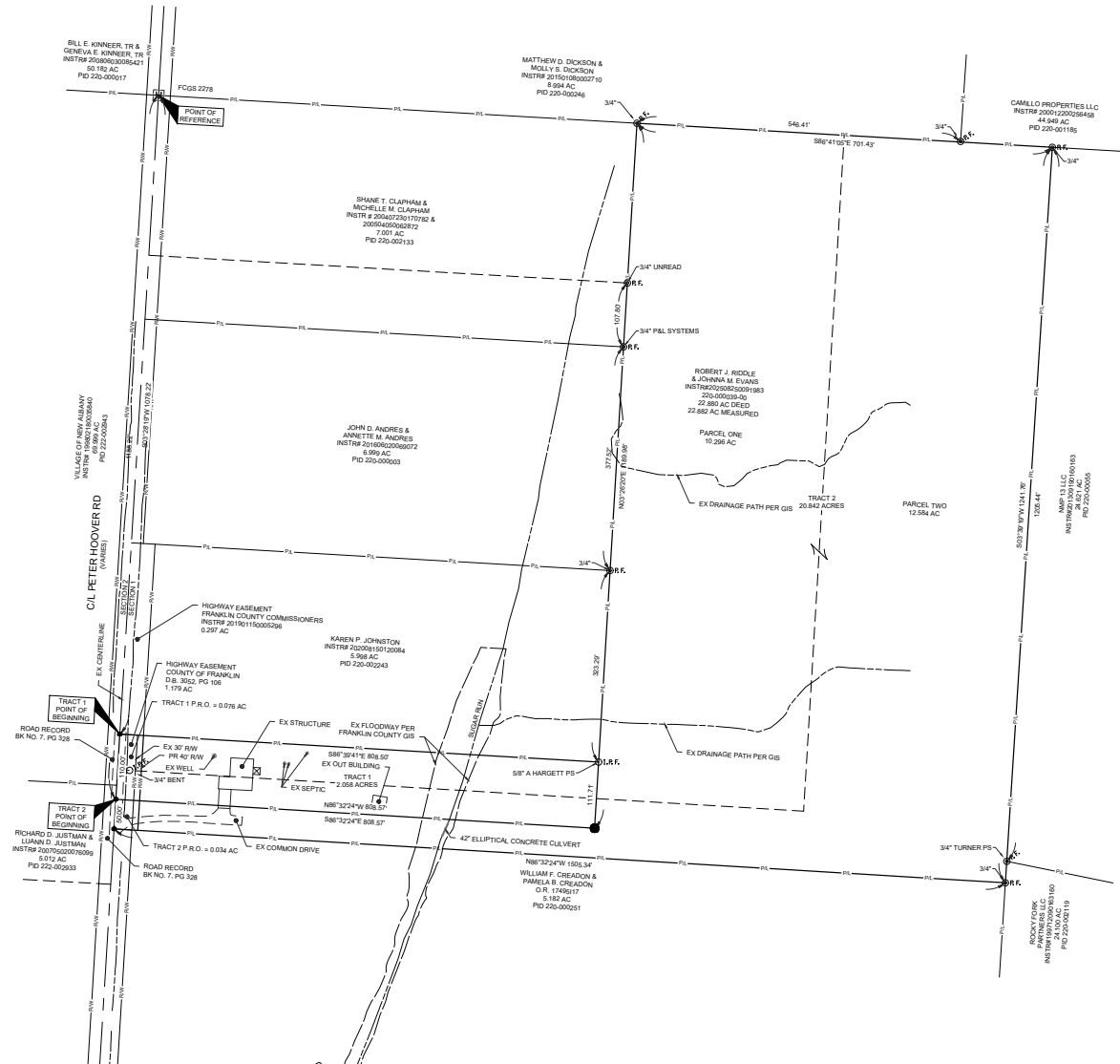
BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010.00. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAD COORDINATE SYSTEM BY GNSS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK. THE PORTION OF THE CENTERLINE OF PETER HOOVER ROAD, HAVING A BEARING OF NORTH 03°28'19" EAST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

SOURCE DOCUMENTS AND THE AUDITOR'S PARCEL NUMBERS ARE SHOWN ON THE PLAT.

THIS PLAT WAS BASED ON A FIELD SURVEY CONDUCTED BY CW DESIGN GROUP, LLC UNDER IN SEPTEMBER 2025.

CW Design Group
INCORPORATED
PHONE: 614-645-9279
972 Linkfield Drive
Worthington, Ohio 43085



50' 1\"/>

EXHIBIT

7896 PETER HOOVER RD
NEW ALBANY, OH

1
1

Ohio Utilities Protection Service
Call before you dig

STAFF REPORT
Planning Commission
August 12, 2026

Case: ZON – JEFF-26-03
Prepared by: Raimere Fitzpatrick, Planning Administrator

I. Summary

Owner/Applicant:	Dow Voelker, Trustee/Paul Hackman c/o Jack Reynolds
Township:	Jefferson Township
Site:	570-596 Reynoldsburg-New Albany Rd (PID # 170-000458)
Acreage:	4.678 acres
Utilities:	Private water and Wastewater
Request:	Requesting a recommendation from the Franklin County Planning Commission to the Jefferson Township Zoning Commission to rezone from the Jefferson Township Restricted Industrial (RI) to the Planned Commercial (PC) District.
Recommendation:	Staff is recommending denial .

II. Property Background/History

The 4.678 parcel, under the Jefferson Township zoning authority, is zoned Restricted Industrial (RI). The property has been developed with a single-family dwelling and accessory structures which were constructed between 1900 and 1924 on the northern half of the site. Commercial structures were built in the southwestern portion of the site circa 1947 and 1969. There is an active zoning enforcement case against the property for the operation of commercial uses not permitted by the underlying RI zoning district and for which no certificate of zoning compliance has been issued by the Township. The applicant has identified existing uses as personal service activities within the existing commercial structure and auto recovery and storage yard, both of which may be subject to discontinuance and/or removal pending the resolution of the enforcement case.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Jefferson Township	Countryside Residential	Single-family Residential
South	Jefferson Township	Limited Industrial	Public Storage
East	Jefferson Township	Countryside Residential; Planned Suburban Residential	Residential; Agricultural
West	Jefferson Township	Community Service, Neighborhood Commercial, Restricted Industrial	Veterinary Clinic, Single-family Residential

IV. Comprehensive Plan

The Jefferson Township Comprehensive Plan (2025) identifies properties in categories by character types. The Plan identifies the subject property as an ‘Established Commercial’ character type. Guidelines for this Character Type include uses that are identified within the Suburban Office (SO) or Neighborhood Commercial (NC) Zoning Districts [as] appropriate for this character type; In some instances, a Planned Commercial development may be appropriate; Open Space will be determined by assigned zoning development standards; Parking requirements will be determined by assigned zoning; Dense screening should be utilized when adjacent to a residential use.

The proposed development plan does not incorporate these details; however, the development text does address these requirements and refers to the development standards for the Planned Commercial District in Section 640.04 A – L, of the Jefferson Township Zoning Resolution, except where modified, to be implemented with required zoning compliance for any change in use and any required modification to the development plan.

The proposed uses are generally consistent with the recommendations of the Plan.

V. Zoning District Review

Existing zoning – Jefferson Township Restricted Industrial District:

The RI District is provided for industrial uses, which require minimal public services and facilities, generate little industrial traffic, and have little or no nuisance impact on adjacent land. Industrial operations in the RI must occur within an enclosed structure. The development standards of the RI are intended to encourage architecturally attractive structures which are surrounded by landscaped yards.

The RI may be used as a transitional area between commercial areas and more intense industrial uses. In some cases, the RI may abut lower-intensity uses (i.e. Residential Districts or Commercial Uses) provided the applicant can demonstrate that the RI use will be compatible with adjacent land uses.

Proposed zoning – Planned Commercial (PC) District:

The Planned Commercial (PC) District seeks to address and coordinate the special needs created by highway and arterial road-oriented commercial development. It also provides a zoning district and appropriate controls for commercial and recreation-for-fee uses, which are not specifically permitted in any other commercial zoning district. The PC district recognizes the peculiar operational characteristics and traffic congestion connected with automobile-oriented and other intense commercial uses. It requires preparation of a detailed plan and provides performance criteria to coordinate and control these characteristics.

Land and buildings within the PC district shall be used only for those specifically selected uses identified by an applicant for zoning plan amendment and found within the Suburban Office, Neighborhood Commercial, and Community Service zoning district. Proposed uses shall be enumerated in the application as being appropriate to provide compatibility with the neighborhood and community character and for compliance with the Comprehensive Plan. All

permitted uses shall be specifically approved by the Board of Township Trustees as part of the Development Plan required for the subject tract. Said permitted uses shall run with the land as long as the PC zoning as approved remains in effect.

The submitted development plan and text identify two use areas identified as subareas. Subarea A is a ± 2.75 acre area which will accommodate the existing residential use of the property and allow the permitted uses identified in the Restricted Suburban Residential (RSR) district. Subarea B (± 1.8 acres) will permit a range of commercial retail, personal and professional service, repair (including automotive), and contractor trade offices/businesses.

VI. Development Standards

The PC district has development standards for access, parking, screening, landscaping, stormwater drainage, sewage disposal and water supply, architectural design, graphics (signage), and lighting that are required to be graphically depicted on the development plan and accompanying development text. The complete details of the proposed development standards are included in the development text included as an attachment to this report. At this time, the applicant does not have a detailed plan for future development but rather intends to use the site as it is currently developed and incorporate additional details as changes in use or occupancy require through either the zoning compliance process or as modifications to the development plan.

The following is a summary and review of the development standards for a PC district as proposed by the applicant:

- A. Lot Width – A 200 ft minimum lot width is required in the PC district. The applicant is not proposing the subdivision of the existing parcel. The parcel has a 368.99 ft width along Reynoldsburg-New Albany Rd.
- B. Side Yards – A 50 ft side yard is required. The applicant is proposing a 50 ft side yard along the northern edge of the property within the proposed residential Subarea A and a 1 ft side yard along the southern edge of the commercial Subarea B. The existing building has a minimum setback of ± 4.33 ft, which can be considered non-conforming and accommodated by the PC development plan. New construction and/or expansion of the existing structure should not create additional encroachment into the prescribed 50 ft setback than what currently exists. A divergence from these criteria will be needed to allow a reduced side yard setback.
- C. Rear Yards – Rear yards shall be 20% of the lot depth but not more than 50 ft. The property is irregularly shaped with an average depth of 552 ft. Application of this rule would require a 50 ft rear yard setback. The applicant is proposing a rear yard setback of 25 ft in the residential Subarea A and 20 ft in commercial Subarea B. There are no identified reasons and/or justification for this reduction in the required setbacks; therefore, Staff recommends the required 50 ft rear yard setback be provided.

- D. Access – Access to the existing and planned uses are from existing driveways to Reynoldsburg-New Albany Road. Separate access locations are depicted on the plan. These, however, will be subject to the Franklin County Access Management Plan. A traffic study will be required with any zoning compliance and/or detailed development plan amendment.
- E. Parking – The development plan as submitted does not delineate a designated parking facility (lot) that reflects the existing square footage of the commercial building. Rather, it depicts the unimproved non-approved parking area where automobiles have been stored associated with an auto-oriented use (towing and recovery business). The development text proposes the application of the references compliance with the parking requirements of Section 840 of the Jefferson Township Zoning Resolution.

Per discussion provided later in this report, staff recommends a minimum parking ratio be provided for retail sales identified in Section 840.02.A of the Jefferson Township Zoning Resolution. Retail Sales requires three (3) spaces for the first 1,000 sf of gross floor area, plus one (1) space per additional 250 sf of gross floor area. The existing commercial structure is ±4,954.99 sf, which would require 19 spaces. Administrative Offices require one (1) space per 200 sf, or 25 spaces. Staff recommends the development plan be revised to include these details.

- F. Screening – The development text proposes screening of parking areas of five (5) or more spaces or parking areas greater than 1,000 SF. Also, no screening is proposed in the commercial Subarea B against the residential uses in Subarea A.
- G. Landscaping – No landscape details identifying screening and buffering were provided on the development plan.
- H. Stormwater Drainage – The development text does not narrate how drainage will be managed on the site. It acknowledges the requirement to conform with County stormwater regulations. It does need to be revised to properly reference the County Stormwater rather than the Subdivision regulations.
- I. Sewage Disposal and Water Supply – The application does not detail the existing or planned methods of service.
- J. Architectural Design – The development text states the development plan shall include general exterior design and potential materials. Buildings shall be constructed with materials compatible with the surrounding environment and design character of adjacent buildings. Building height would be limited to 50 ft., utilities would be placed underground, and the property kept free from trash and rubbish.
- K. Graphics – The development text references/summarizes the sign regulations of the zoning resolution.

- L. Lighting – Development plans (zoning compliance) must indicate the types and height of lighting fixing and be arranged to reflect light away from residential properties. Architectural design subject to Zoning Commission approval.
- M. Administration – The development text highlights the divergence process to vary development or performance standards of the Planned District and Planned Commercial District. Per the Zoning Resolution, any divergence must be approved by the Jefferson Township Board of Trustees.

Section 600.03 (C), Procedures, Rules of Application, PROCEDURES AND REGULATIONS FOR PLANNED DISTRICTS ADOPTED, of the Jefferson Township Zoning Resolution, permits variation of the procedures and conditions (requirements) governing Planned District approval if the applicant can clearly show that such procedures or conditions do not apply to that specific application.

Section 640.05 (H), Divergences, provides a mechanism whereby development standards or other procedural requirements for a PC district can be customized to diverge from the established criteria.

An applicant for [the]PC [district] approval may request a divergence from any development standard or other requirement set forth in this Section 640. An applicant making such a request shall specifically and separately list each requested divergence and the justification therefore on the development plan submittals, with a request that the proposed divergence be approved as part of and as shown on the development plan.

The applicant does not currently have a plan for development, rather, they are seeking to obtain approval of identified uses which will allow a broad range of future tenancy. Per the guidance of the Township, the applicant has submitted an application to the Planned District instead of a standard commercial zoning district. The applicant intends to use the site as currently developed to accommodate any of the listed proposed uses. The applicant intends to resubmit the development plan for approval of a modification should any proposed use(s) require additional structural or physical site improvements.

Per Staff review, divergences from the following Development Plan Submission requirements of Section 640.05 (C) of the Jefferson Township Zoning Resolution would be required:

1. The preliminary plan requirements of the Franklin County Subdivision Regulations, as amended and adopted by the Franklin County Commissioners on January 16, 2001, and as may be amended in the future. Such requirements include, but are not limited to, topographical contours at one (1) foot or two (2) foot intervals, soils information at a 1" = 100' scale, information on wooded areas, floodplains, and engineering feasibility studies for proposed sewage disposal, water supply, and stormwater drainage systems.
6. The proposed schedule of site development, construction of structures, and associated facilities, including sketches and other materials indicating design principles and concepts to be followed in site development, construction, landscaping, and other

features. Such schedule shall include the proposed use or reuse of existing features such as topography, structures, streets, and easements.

VII. Technical Agency Review:

Because the applicant is attempting to rezone to the PC district to provide flexibility for the owner to find suitable tenants within an approved range of permitted uses, the detail typically required and/or provided with a planned district submittal has not been provided. It is the applicant's intent that the site be used as it currently exists and as specific tenant uses are proposed, additional site development and performance details would be provided with subsequent zoning compliance applications or required modifications to the development plan which would require approval by the Township Board of Trustees.

The Technical Review Committee met on May 20 and May 26, 2026, to review this case. The following summary is included below:

1. Franklin County Engineer's Office:

- a. This application lacks sufficient detail to allow a thorough review of the appropriateness of the request. Any future change in use of the site will be subject to the Franklin County Access Management Regulation and Franklin County Stormwater Drainage Manual.
- b. Per FCEO Access Management Regulations, the number of driveways afforded any one site shall be minimized. The need for more than one driveway must be substantiated by a Traffic Impact Study. Also, depending on the ultimate end user, several uses could warrant a study based on the number of trips generated alone. This study will need to be performed and any improvements need to be constructed or bonded prior to approval of zoning compliance.
- c. New driveways would have to meet FCEO driveway standards
- d. Right of way dedication of 60' measured from the centerline required per Franklin County Thoroughfare Plan. Shall be shown on zoning compliance plan and dedicated at the time of zoning compliance approval.
- e. Do not put shall into your development text as that could be changed by the traffic study. It may be determined that the best access for this parcel is one single access point opposite of Walnut St. This is a single parcel and will be evaluated as such.
- f. This access is approximately 50' in width currently and needs to be reduced to no greater than 32' based on the proposed commercial uses. The reconfiguration of the drive must comply with FCEO driveway standards for composition and geometry.

2. Franklin County Planning Department:

- a. Existing residential uses may be permitted if approved by the Zoning Commission. Applicants need to provide justification to permit within the

PC district. Staff will recommend screening be provided within the PC district between these commercial uses and the residential uses.

- b. Commercial side yard setback allowances in the PC district are 50 ft.
- c. Additional Planning Comments have been provided outside of the TRC meeting and reflected in the comments of this staff report

3. *Franklin Soil & Water Conservation District*

The district expressed concerns with prevention of erosion of the creek channel and protection of the steep slopes at the eastern edge of the property. Stormwater runoff from existing and/or future improved surfaces should be managed to minimize impacts to Blacklick Creek and in conformance with the requirements of all applicable state and local permits and regulations.

VIII. Staff Analysis

The property is currently under zoning enforcement by the Township to abate existing uses which did not receive zoning compliance. An unauthorized massage business and auto towing service business and tow yard have been operating on the site without receiving zoning compliance from the Township.

The proposed rezoning to the Planned Commercial district is intended by the applicant to provide the property owner flexibility in the types of uses which may occur on the site. Per Township policy, to implement the Jefferson Township Comprehensive Plan (2025), the Planned Commercial district is strongly recommended, as opposed to rezoning to a standard base zoning district, such as the Commercial Service (CS), Suburban Office (SO), or Neighborhood Commercial (NC) districts. Rezoning to a standard district would not require submission of a development plan.

Per the Jefferson Township Zoning Resolution, the Planned District requires a development plan that provides details of the proposed development. In this case, the owner does not have a “plan” for the development of the site. Rather, the owner seeks to obtain approval of a range of uses without any specific future development plan details for the site. The owner intends to allow uses to operate under the proposed PC district which may not require significant alteration and/or modification of the site. Surface parking improvements such as paving and buffering and screening are proposed to be implemented with subsequent zoning compliance applications. Additionally, stormwater improvements would be designed and submitted for review at such time as a proposed change of use would trigger compliance with County stormwater requirements.

While this approach establishes permitted commercial uses, it does not meet the intent of a planned district. With this approach, any use requiring additional site improvements such as, but not limited to, building expansions or new construction, parking improvements, stormwater facilities, and/or additional buffering and screening, would require submittal of a modified plan for review pursuant to the development plan modification procedures of the Jefferson Township Zoning Resolution.

The development text, submitted in support of the development plan, identifies 62 uses that would be permitted in the commercial Subarea B. Of those uses, staff recommends approval of specific uses which may not require much site improvement to meet parking and screening requirements, such as, retail (clothing, electronics, books, gifts, etc...), travel agencies, business or professional organizations, or professional services. Per previous discussion, a parking lot that supported 19 to 25 spaces, depending on whether retail sales (19 spaces) or business offices (25 spaces) would need to be shown on the development plan with the required parking lot screening identified. This identification could be conceptual to be refined with subsequent zoning compliance applications, if this approach is approved by the Township Trustees.

Proposed uses including, but not limited to, restaurants, bars, groceries/markets, medical offices, auto repair, and contractor's businesses, may require higher parking ratios, generate increased traffic volume, require outdoor storage areas, have greater environmental impacts, or may need stormwater improvements to capture and treat developed flows. Such uses would require modification of the development plan to evaluate potential impacts and proposed mitigation. The proposed development plan does not provide an evaluation of the higher impact uses.

Per review comments and discussion provided by the Technical Review Committee, the development plan submitted does not contain adequate information for a "planned development", as required by the Jefferson Township Zoning Resolution, for a Planned Commercial district, to make any substantive recommendations. What is provided is a depiction of existing conditions which would be subject to change with any changes of use on the property.

While it is recognized that there is a need to amend the zoning from the Restricted Industrial district to reflect the proposed commercial use (existing and/or desired) and to allow the continuation of a residential use, the Township will have to determine if the process proposed by the owner is sufficient to address their zoning administration needs. Staff believes the proposed development plan and review schema to provide a vehicle for the applicant to accommodate a range of commercial uses to attract viable tenancy is achievable. The applicant should revise the development plan to identify a paved parking area and two-way circulation drive that meets the driveway access width criteria of the County Engineer at the right of way.

IX. Staff Recommendation

Staff recommends a recommendation of **denial** of the request to rezone from Restricted Industrial to the Planned Commercial district. Should the Planning Commission choose to recommend approval Staff recommends the Planning Commission adopt the following conditions:

1. Existing uses on the site that are subject to zoning enforcement shall be discontinued within 30 days of approval of map amendment request. The applicant/owner shall provide documentation to the Township of discontinuance and complete removal of these uses for verification by the Township.
2. Any future change in use of the site will be subject to Jefferson Township Zoning, the Franklin County Access Management Regulations and the Franklin County Stormwater Drainage Manual.

3. A 50 ft side and rear yard setback shall be required for any new structures within the approved Planned Commercial District. Existing structures shall be considered non-conforming. The accompanying development text shall be revised accordingly. Any deviation from these criteria would require approval of a modification of the development plan.
4. Prior to consideration by the Jefferson Township Board of Trustees, the development plan shall be revised to include a parking lot that meets either the requirements for retail sales or administrative/business office provided in Section 840.02 (A) of the Jefferson Township Zoning Resolution. Any reduction of required parking for the selected land use category, or an increase in required parking to meet the requirements for a more intense use, shall require modification of the development plan. Parking lot buffering and screening meeting the requirements of the Jefferson Township Zoning Resolution shall be identified on any modified development plans.
5. The development plan shall be revised to include data on the square footage of commercial buildings and parking areas.
6. The development text shall be revised to provide details regarding permitted residential accessory uses and dimensional requirements which may occur in Subarea A.
7. A traffic study meeting the requirements of the Franklin County Engineer shall be submitted with any change of use requiring zoning compliance approval by Jefferson Township.
8. Uses which do not require traffic or drainage improvements may be implemented with approval of a zoning compliance and accompanying site plan. Any use requiring such improvements will require approval of a modification to the development plan prior to approval of any zoning compliance. The Franklin County Engineer may require submittal of a drainage report, stormwater management plan, Stormwater Pollution Prevention Plan, a traffic study and/or Operation and Maintenance Manual in support of the development plan modification submittal.
9. Retail and Office uses approved by the Jefferson Township Board of Trustees may be implemented without modification to the development plan unless additional stormwater and access improvements are warranted at the time of zoning compliance review.
10. The location of existing on site water and wastewater systems or public service connections shall be identified on the development plan.
11. Buffering and screening meeting the requirements of the Jefferson Township Zoning Resolution shall be provided against the residential Subarea A to screen against the extent of any commercial impact or disturbance in the commercial Subarea B on any zoning compliance site plan or development plan modification.
12. The applicant shall clearly identify all requested divergences from the Jefferson Township Zoning Resolution for consideration by the Jefferson Township Zoning Commission and Board of Trustees, for all development standards and administration procedures intended to be varied by the development plan.



JEFF-26-03



Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**

2026



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Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



JEFF-26-03



Franklin County
Board of Commissioners

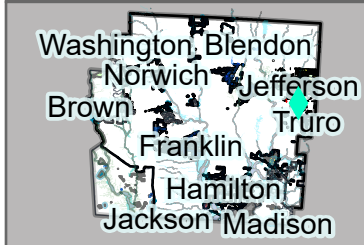
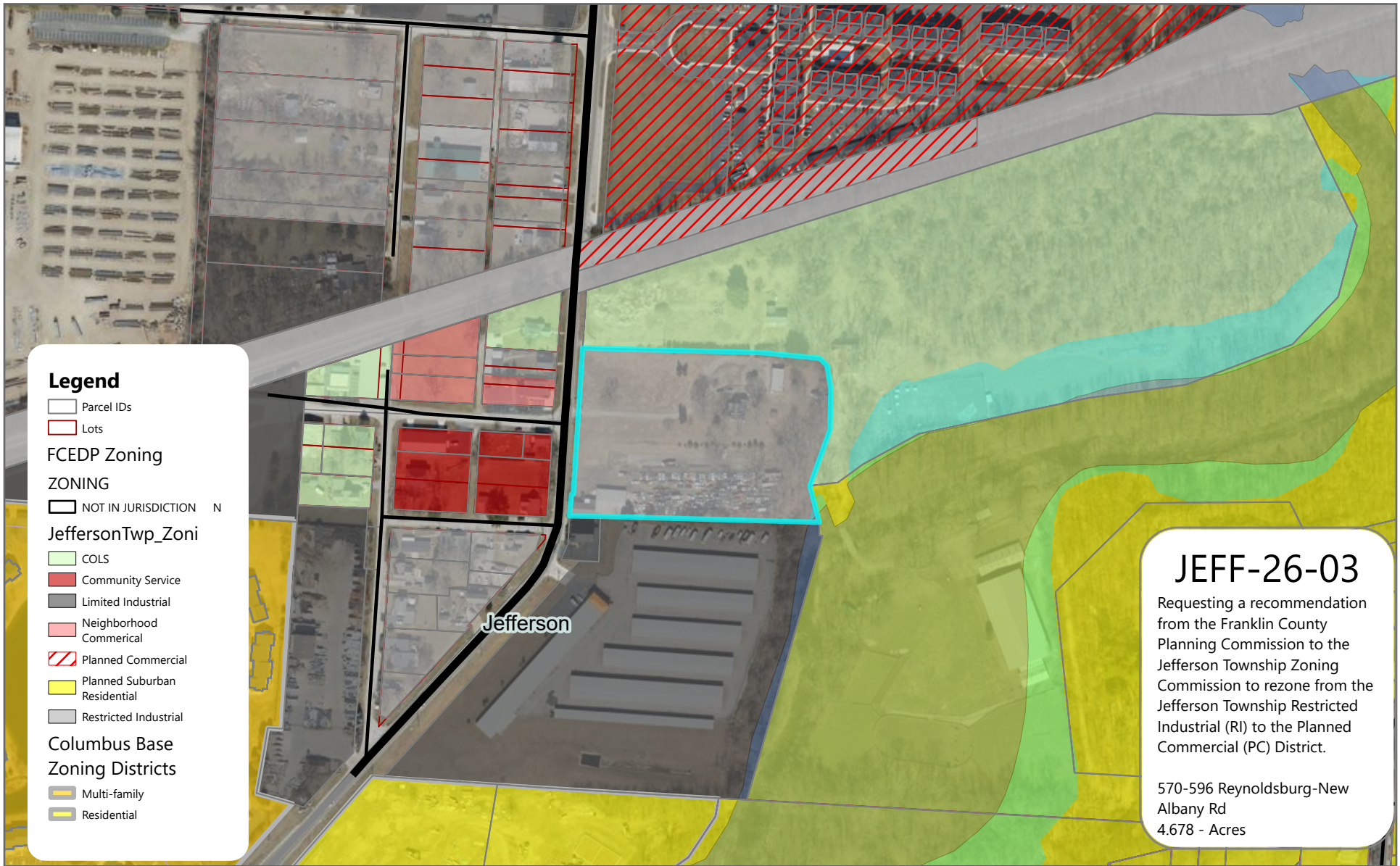
**ECONOMIC DEVELOPMENT
& PLANNING**

2026



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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



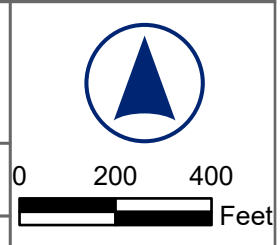
Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

JEFF-26-03

2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



**JEFFERSON TOWNSHIP
ZONING COMMISSION**



TEL: (614) 855-4265
www.jeffersontownship.org
Email: cmccroskey@jeffersontownship.org

APPLICATION FOR ZONING CHANGE

RZ26-001

Case Number:

Date: May 14, 2026

Applicant: Paul Hackmann c/o Jack Reynolds Property Owner: Dow Voelker Trustee

Street Address: 172 E. State St., Suite 550 Street Address: 1670 W. First Avenue

City: Columbus State: OH Zip: 43215 City: Columbus State: OH Zip: 43212

Phone Number: (614) 221-4255 Phone Number: (614) 464-4444

E-Mail Address: JReynolds@smithandhale.com E-Mail Address: dvoelker@tv-t-title.com

*In accordance with the provisions of Article IX, Section 920 of the Jefferson Township Zoning Resolution,
I hereby apply to the Zoning Commission and the Township Trustees for a rezoning from the
R-I Zoning District to the PCD Zoning District for property located at:*

Street Address: 570 - 596 Reynoldsburg-New Albany Rd. Parcel #: 170-000458

Acres to be rezoned: 4.678 acres

--- Please type or print information ---

--- Please answer the following questions thoroughly and completely ---

--- If additional space is needed, attach extra sheets ---

1. The proposed use of the property is: There is an existing commercial building on the property as well as a storage area and one (1) single family home. The commercial portion of the lot will be used for a variety of commercial activities that are provided for it the PCD text as Subarea "B". The one (1) single family home will be located in Subarea "A".

2. The property is currently being used for: The commercial building is currently being used for office/personal service activities and the rear area is being used as an auto impoundment lot. The one (1) single family home will remain as well as the ancillary

buildings which service the. single family use .

3. The legal description of the property for which the rezoning is requested: The lot contains 4.678 acres and the legal description is attached to the application which will be divided in Subarea A and Subarea B for zoning purposes.

4. The property is outlined on the attached engineer drawn **map.**

Type of Official Map

5. Statement of the relation of the proposed zoning change to the general health, safety and welfare in terms of need or appropriateness within the area, by reason of changed or changing conditions; and the relation to changing conditions and the relation to appropriate plans of the area. Also approval by the controlling health agency and where applicable the Franklin County Engineer: The property is currently zoned R-I under the Jefferson Township Zoning Code.

The owner has not been able to attract any users listed in the R-I district therefore the request for a rezoning to the PCD. The Village of Blacklick has a variety of different activities located within its boundaries. The change to PCD will not have any negative impact on the general health, safety nor welfare and would be appropriate for the area as this area of Blacklick has had a variety of different activities over the years. The use of the PCD district will allow the owner to identify the permitted uses within the PCD district as well as the lay out of current and future tenants on the property. One can look at the Zoning map and see Community Service, Planned Commercial, Limited Industrial districts and Neighborhood Commercial districts in the area to discern that the requested PCD is an appropriate Zoning district for the area. Subarea A uses Township water and onsite septic systems while Subarea B is on centralized sewer and utilizes Township water as well. Given the restrictive nature of the uses listed in the R-I District is appropriate for the owner to pursue the PCD district as a vehicle to make the property attractive to potential tenants.

6. Attachments and additional information required:

- A. Complete and sign application
- B. One (1) copies of the legal description of the property. Current property survey to include acreage, and all bearings and distances, referencing an establishing beginning point.
- C. One (1) list of property owners within two hundred and fifty (250) feet of subject property, the address of the property and the mailing address of the property owners. This list must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.
- D. One (1) set of mailing labels for property owners within two hundred and fifty (250) feet of subject property.
- E. One (1) A-size map showing properties within two hundred and fifty (250) feet of subject property. This map must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.
- F. A recent photograph of the property to be rezoned must accompany the application.
- G. All information that pertains to sanitary services and water supply must be provided. This includes the location of any on-lot septic system(s) and/or well(s). If services are to be provided by a private or public entity, a letter must be provided verifying that the services exists *and* that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or the appropriate agency) must be provided.
- H. Any other information that may be deemed reasonably necessary by the Jefferson Township Zoning Department.
- I. Application filing fee payable to Jefferson Township. (*Fee \$500 + \$25 per acre/Residential; \$1,000 + \$50 per acre/Planned District, Commercial or Industrial*)

Fee to request a modification to an Approved Development Plan

\$500 + 50 Notice

If request is to rezone to a Planned District, please refer to the Jefferson Township Zoning Resolution for additional development plan submission requirements. Eight (8) copies of all required information must be submitted with this application.

7. Statement of Understanding:

I, Jackson B. Reynolds, III (applicant / owner / agent) understand that this application must be filed with all pertinent information, as required by the Jefferson Township Zoning Resolution and any other information by Jefferson Township Zoning Department. I understand that my application will not be filed until all information has been received and that the Jefferson Township Zoning Department reserves the right to delay any request until such information has been received. I have been informed of my right to meet with staff prior to the submission of my application and have

either met with staff, through a scheduled appointment, or have waived my right to do so.

Applicant / Agent Signature:

Date:

8. Certification:

Before completing this application and executing the following certification, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.

APPLICANT'S CERTIFICATION

I / WE Paul Hackman certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

Signature of Property Owner:

Please Print: Paul Hackman

Mailing Address: P.O. Box 6209

City, State, and Zip: Columbus, OH 43206

Phone Number: ()

Cell #: (614) 464-4444

E-Mail Address: brysonbuilding@gmail.com

Signature of Applicant:

Please Print: Jackson B. Reynolds, III

Mailing Address: 172 E. State Street, Suite 550 (if different than property owner)

City, State, and Zip: Columbus, OH 43215

Phone Number: (614) 221-4255 x15

Cell #: ()

E-Mail Address: JReynolds@smithandhale.com

either met with staff, through a scheduled appointment, or have waived my right to do so.

Applicant / Agent Signature:

Date:

8. Certification:

Before completing this application and executing the following certification, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.

APPLICANT'S CERTIFICATION

I / WE Paul Hackmann certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

Signature of Property Owner:

Please Print: Paul Hackmann

Mailing Address: P.O. Box 6209

City, State, and Zip: Columbus, OH 43206

Phone Number: ()

Cell #: (614) 464- 4444

E-Mail Address: brysonbuilding@gmail.com

Signature of Applicant:

Please Print: Jackson B. Reynolds, III

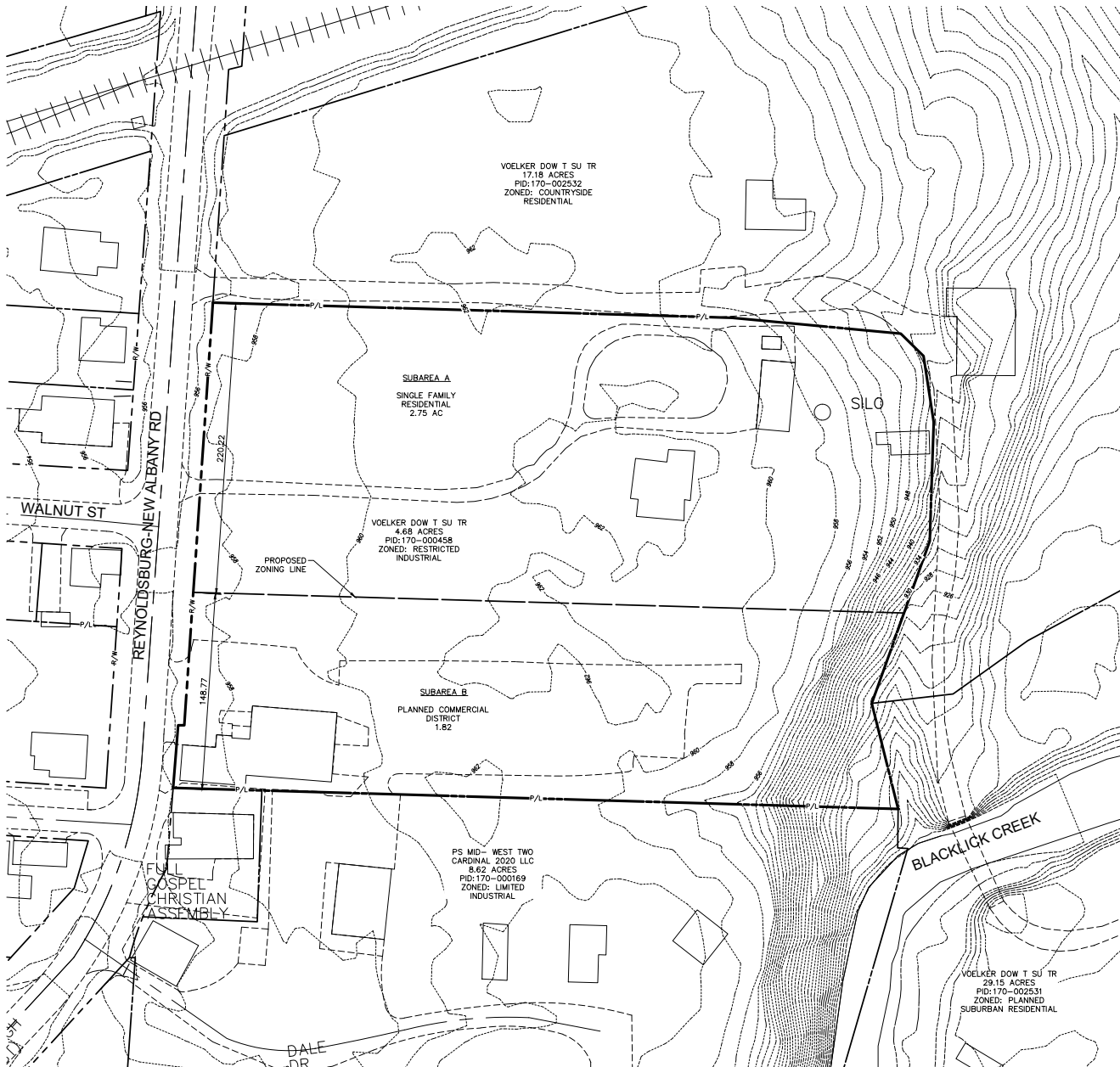
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E-Mail Address: JReynolds@smithandhale.com



ENGINEER/SURVEYOR
V3 COMPANIES
550 POLARIS PARKWAY, STE. 250
WESTERVILLE, OHIO 43082
PHONE: 614-323-8183
CONTACT: STEVE FOX, PE
E-MAIL: SFOX@V3CO.COM

SITE DEVELOPMENT INFORMATION

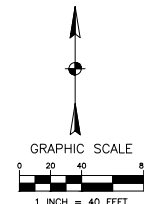
TOTAL EXISTING SITE AREA: 4.68 AC. +/-
PID: 170-002531

PROPERTY OWNER: VOELKER DOW T SU TR
EXISTING PROPERTY ZONING: RESTRICTED INDUSTRIAL
PROPOSED PROPERTY ZONING:

PARKING: EATING/DRINKING ESTABLISHMENT (1/75 SF)
528 SF/75 = 8 REQUIRED
STORAGE (1/1000 SF)
1100 SF/1000 = 2 REQUIRED
ACTIVITY AREA (3/AREAS)
2 AREAS = 6 REQUIRED
16 PARKING SPACES REQUIRED
22 PARKING SPACES PROVIDED

NOTES

NEW PARKING/DRIVEWAY AREAS TO BE RECLAIMED ASPHALT MILLINGS



570-596 REYNOLDSBURG-NEW
ALBANY RD

ZONING SITE PLAN

JEFFERSON TOWNSHIP 502

550 Polaris Parkway,
Westerville, OH 43082
614.761.1661 phone
www.v3co.com



DRAWING NO.

1/1

REVISIONS

PROJECT NO.	280375	ORIGINAL ISSUE DATE:	7/30/2025
PROJECT MANAGER	NO.	DATE	DESCRIPTION
	1	7/30/25	170-002531
	2	7/30/25	170-002531
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	99	7/30/25	170-002531
	100	7/30/25	170-002531

Planned Commercial District (PCD) Text

570 – 596 Reynoldsburg – New Albany Road

Purpose

The 4.68 acre tract is located on the east side of Reynoldsburg - New Albany Road directly across from its intersection with Walnut Street. The parcel contains two (2) distinct activities: a commercial component and a single – family component. The PCD site plan and text will recognize two (2) subareas to describe the two (2) activity areas. Subarea A will identify the residential use (approximately 2.75 acres) and Subarea B will identify the commercial area (approximately 1.8 acres). The two (2) subareas will still be one auditor's parcel (#170-000458) for identification purposes but each will stand along for use purposes under the proposed zoning district.

Permitted Uses

- Subarea A will permit the uses described in 520 of Jefferson Township Zoning Code including outbuildings as they exist on the site. The residential use identified in this Subarea requires a waiver for its use as the use is not allowed in the PCD district.
- Subarea B will permit the following uses found in the Suburban Office, Neighborhood Commercial and Community Service Districts. These uses are appropriate for the site and the area:

- | | |
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| 1. Retail Trade Stores | 31. Schools and Education Services |
| 2. Clothing and Accessory Stores | 32. Health and Medical Services |
| 3. Electronic Stores | 33. Support Activities for Animal Production |
| 4. Supermarkets and Other Grocery
(except convenience) Stores | 34. Libraries and Archives |
| 5. Meat Markets | 35. Veterinary Services |
| 6. Fish and Seafood Markets | 36. Travel Agencies |
| 7. Fruit and Vegetable Markets | 37. Dance Companies |
| 8. Baked Goods Stores | 38. Musical Groups |
| 9. All Other Specialty Food Stores | 39. Agents and Managers for Artists, Athletes,
Entertainers, and Other Public Figures |
| 10. Beer, Wine and Liquor Stores | 40. Museums |
| 11. Pharmacies and Drug Stores | 41. Pet Care (except veterinary) Services |
| 12. Cosmetics, Beauty Supplies and Perfume Stores | 42. Civic and Social Organizations |
| 13. Book Stores | 43. Business Associations |
| 14. Florists | 44. Professional Organizations |
| 15. Gift, Novelty and Souvenir Stores | 45. Barber Shops |
| 16. Art Dealers | 46. Beauty Salons |
| 17. Consumer Electronics Repair and Maintenance | 47. Nail Salons |
| 18. Computer and Office Machine Repair and Maintenance | |
| 19. Footwear and Leather Goods Repair | 48. Diet and Weight Reducing Center |
| 20. Other Personal and Household Goods Repair and
Maintenance | 49. Other Personal Care Services |
| 21. Nursery, Garden Center and Farm Supply Stores | 50. Building Materials Dealers |
| 22. Drinking Places | 51. Publishing |
| 23. Full-Service Restaurants | 52. Gasoline Stations with Convenience Stores |
| 24. Limited-Service Restaurants | 53. General Automotive Repair |
| | 54. Retail Stores which exceed the maximum |

25. Cafeterias, Grill Buffets and Buffets
26. Dry-cleaning and Laundry Services
27. Finance and Insurance
28. Professional, Scientific and Technical Services
29. Management of Companies and Enterprises
30. Public Administration

55. square footage limits of the NC District
General Building Contractors
56. Masonry Contractors
57. Electrical Contractors and Other Wiring
Installation Contractors
58. Plumbing, Heating and Air-Conditioning
59. Carpentry Work (except framing)
60. All Other Specialty Trade Contractors
61. Landscaping Services
62. Car Washes

Tract Size Criteria

- Subarea A is 2.75 acres in size.
- Subarea B is 1.8 acres in size.

Development Standards

A) Lot Width:

- Subarea A shall have a lot width of 220'.
- Subarea B shall have a lot width of 148'.

B) Sideyards:

- Subarea A shall have a side yard not less than 50'.
- Subarea B shall have a side yard of 1'.

C) Rearyard:

- Subarea A shall have a rear yard of 25'.
- Subarea B shall have a rear yard of 20'.

D) Access:

- Subarea A shall have one curbcut onto Reynoldsburg – New Albany Road.
- Subarea B shall have one curbcut onto Reynoldsburg – New Albany Road.

E) Parking:

- Subarea A – The parking requirements to those described in Section 520 of the Jefferson Township Zoning Code.

- Subarea B – The parking for Subarea B shall be provided in accordance with Article VIII of the Jefferson Township Zoning Code.

F) Screening:

- Subarea A – No screening is required by this Subarea as it is a residential use.
- Subarea B – No screening is required toward Subarea A as it is part of the property. No screening is required to abutting properties zoned for commercial use. All open off street parking or areas consisting of five (5) or more parking spaces or one thousand (1,000) square feet or more shall be screened from view of residential uses. Grass plantings or other acceptable surface materials shall be provided for all areas bordering the parking area. Plant materials shall be of a size and species suitable which together will provide a minimum five (5) foot high screen. All screen plant material, which does not survive shall be replaced within one (1) year with material meeting the specifications of the original planting.

G) Landscaping:

- Landscaping shall mean the improvement of the natural beauty of the land by grading, clearing and decorative planting or grass to create a pleasant and functional environment. Landscaping of a lot shall be installed within six (6) months after the building is completed. All shrubs, trees, grass, ground covers, and planting of every kind or type, shall be well maintained, properly cultivated and free from trash and other unsightly material and/or debris.

H) Stormwater Drainage:

- Drainage and runoff from the proposed development shall not cause property damage. All drainage improvements shall be designed in conformance with the requirements of the Franklin County Subdivision Regulations.

I) Sewage Disposal and Water Supply:

- Information regarding sewage disposal and water supply techniques to be utilized will be provided in the application for the proposed PCD, together with letters of approval from the pertinent local, state and, if applicable, private agencies. The letters shall be submitted with the development plan.

J) Architectural Design:

1. The development plan shall indicate general exterior design and potential materials. All buildings shall be constructed with materials compatible with the surrounding environment and with the design character of adjacent buildings.

2. Building height shall not exceed fifty (50) feet unless otherwise indicated and approved as a part of the development plan as appropriate to the specific site and neighborhood character.
3. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the parcel or lot so as to render any portion of the property unsanitary, unsightly or detrimental to the public health, safety convenience, comfort, prosperity and general welfare. Trash dumpsters shall have lids and shall be screened from view on all sides.
4. All utilities shall be placed underground.

K) Graphics:

1. The development plan shall specify the signage concept indicating the general locations and sizes of all exterior signs and the relationship of signs to overall architectural design of the development. No sign located within the PCD shall advertise off-premise activity. The detailed site plan illustrate sign materials and composition.
2. Each business may have one (1) sign attached to the structure below roof level, other than identification signs for service areas. No sign attached to the structure in which the business is located shall be located above roof level. No sign shall project more than two (2) feet from the exterior surface to which it is attached.
3. Prior to the installation of any signage, an application for zoning compliance and an application for commercial plan review must be submitted and approved.
4. Wall mounted signs for individual businesses shall be limited to one (1) square foot of sign area for each linear foot of building face which the sign is mounted upon and may be greater than fifty (50) square feet. Signs not on a single plane surface or on an irregularly shaped building shall be considered on an individual basis.
5. One (1) development area identification sign shall be permitted within the PCD as part of the development plan submission. More than one (1) development area identification sign may be approved based upon information submitted as a part of the development plan submission verifying the need for same.

Any development area identification sign proposed shall be constructed with durable material and shall conform to the overall design concept proposed and be compatible with the surrounding uses and environment.

Total maximum area permitted for one (1) development area identification sign shall not exceed the following:

- a) One (1) square foot of additional sign area per lineal foot of lot abutment on a public right-of-way for the first fifty (50) feet.

- b) One-half (1/2) square foot of additional sign area per lineal foot of lot abutment on a public right-of-way for the second fifty (50) feet.
 - c) One-fourth (1/4) square foot of additional sign area per lineal foot of a lot abutment on a public right-of-way exceeding one hundred (100) feet.
 - d) No development area identification sign shall exceed one hundred (100) square feet in area unless otherwise indicated and approved as a part of the development plan as being appropriate to the specific site and neighborhood character.
- 6) Freestanding signs shall be no more than ten (10) feet in height, unless otherwise approved as a part of the development plan.
 - 7) Temporary real estate for sale or for lease signs shall not exceed thirty-two (32) square feet in total area, and shall meet all sign setbacks.
 - 8) A sign may be illuminated provided that no flashing, traveling, animated or intermittent illumination shall be used. Such illumination shall be confined to the area of the sign except when such illumination is backlighting for an otherwise non-illuminated sign.

L) Lighting:

- 1) The development plan must indicate the type of lamps and lighting fixtures, and the height of lighting fixtures to be used and the relationship of lighting fixtures to overall architectural design of the development, subject to Jefferson Township Zoning Commission approval.
- 2) Light sources outside the public right-of-way shall be located and arranged to provide good visibility and reflect the light away from adjacent residential properties or any streets.

M) Administration - Divergence:

- 1) An applicant for PC approval may request a divergence from any development standard or other requirement set forth in this Section 640. An applicant making such a request shall specifically and separately list each requested divergence and the justification therefore on the development plan submittals, with a request that the proposed divergence be approved as part of and as shown on the development plan.
- 2) Any waiver or divergence to the PCD as adopted by the Township must be reviewed and approved by the Township Planning and the Township Trustees.

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, in the Township of Jefferson, and described as follows:

Being in Lot 22, Quarter Twp. 4, Tp. 1, Range 16, U. S. M. Lands and bounded and described as follows:

Beginning at a point in the center line of the Reynoldsburg New Albany Road at the Northwest corner of the Blacklick Presbyterian Church tract (being the southwest corner of the Alice Cornell tract); thence along said road, North 0° 10' West 368.5 feet to a railroad spike that is South 0° 10' East 118 feet from the south right of way of the B. and O. Railroad; thence North 88° 37' East (passing an iron pipe at 32.6 feet) 420.4 feet to an iron pipe; thence South 88° 29' East 128.3 feet to an iron pipe; thence South 50° 27' East 25.7 feet to an iron pipe; thence South 11° 16' East 53.4 feet to an iron pipe; thence South 1° 09' East 89 feet to an iron pipe; thence South 13° 07' West 122.7 feet to an iron pipe; thence South 12° 39' East 86.5 feet to an iron pipe in the Northeast corner of the Dale Cornell 7.5 acre tract; thence along the North line of said tract, South 88° 25' West (passing a steel post at 560.6 feet) 570.6 feet to the place of beginning, containing 4.884 acres, more or less. Subject to all legal highways or rights of way. For reference, see Volume 2701, page 292 of the Deed Records of Franklin County, Ohio.

Excepting therefrom the following real estate:

Situated in Lot 22, Township 4, Range 16-W, and bounded and described as follows:

Parcel No. 26WD, Being a parcel of land lying on the right side of the centerline of a survey, made by the Franklin County Engineer, and being located within the following described points in the boundary thereof: Being part of a 4.884 acre tract of land as the same is described in Deed Book 2701, page 292, of the records of Franklin County, and being further described as follows:

Beginning at a point on the existing centerline of Reynoldsburg-New Albany Road said point being at Station 55+27.46 as delineated on the aforementioned survey, and also being on the Northwest corner of said 4.884 acre tract; thence South 87° 02' 16" East a distance of 25.01 feet to a point on the existing centerline of Reynoldsburg-New Albany Road, said point being 25.00 feet right of Station 55+27.99; thence South 4° 10' 44" West along the existing East right of way line a distance of 317.99 feet to a point; thence North 85° 49' 16" West a distance of 5.00 feet to a point; thence South 4° 10' 44" West a distance of 50.33 feet to a point on the south line of said 4.884 acre tract, said point being 20.00 feet right of Station 51+59.67; thence North 87° 47' 35" West a distance of 20.01 feet to a point on the existing centerline, said point being at station 51+58.96; thence North 4° 10' 44" East along the existing centerline a distance of 368.50 feet to the place of beginning containing 0.206 acres, more or less, all of which lies in the present road. For reference to this exception, see Volume 3331, page 633 of the Deed Records of Franklin County, Ohio. Leaving contained herein 4.678 acres, more or less.
Parcel No: 170-000458

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