**HARRIS AUTOMOTIVE REPAIR ADDITION**

**6319 MAXTOWN ROAD**

**FINAL DEVELOPMENT PLAN AMENDMENT TEXT**

## BACKGROUND AND INTRODUCTION

Brian Harris, (Applicant) is the Owner/Operator of Harris Automotive Repair currently located at 6319 Maxtown Road in Genoa Township, Delaware County, Ohio.

Applicant is proposing a 6,000 SF addition to the existing 4,608 SF facility. The entire 6,000 SF will operate as service bays adding 11 bays. The addition will not require any new water, sanitary sewers or signage.

In August of 1988, the parcel was rezoned to Planned Industrial and Warehouse District (PIO). In 2018, a Final Development Plan was approved by the Township for the development of the existing Harris Automotive Repair.

Applicant is submitting an application for approval of a "Final Development Plan Amendment" under *Section 2711: Final Development Plan Amendment Submission Requirements.* Included with the application is the required Development Plan Text and Final Development Plan Amendments.

Applicant is **not** requesting any variances or divergences from the Township Zoning Code or from the previously approved Final Development Plan.

The Final Development Plan Amendment revises and supplements the previously approved Final development Plan (ZC Cases 2008-07 and 2018-02) and shall support the following requirements:

**Hours of Operation:** The facility is proposing their approximate hours of operation as Monday through Friday 8am to 6pm and Saturday 9am to 2pm.

The Final Development Plan submitted shall support the following requirements:

**1301 Intent and Purpose:**

The proposed development comports with the standards, intents and purposes of the Planned Industrial District (PID).

**1302 Contiguity of Land and Project Ownership:**

1302.01 The parcel is contiguous and is not divided by a state or federal highway or railroad right-of-way.

1302.02 The planned development is currently owned by a single entity (the applicant).

**1303 General Requirements:**

1303.01 Parcel is currently zoned Planned Industrial District (PID).

 Parcel is not wholly or partially within the Hoover Reservoir Watershed; therefore, Article 7 does not apply.

1303.02 Proposed structure will be an addition to the existing building and the existing access will be maintained and no new accesses are proposed.

1303.03 A) 25-foot green space is provided where lot lines are adjacent to PRD per the previously approved development plan.

 B) A Mechanical Barrier (Fencing) is provided adjacent to the parking.

1303.04 Reserved

1303.05 Reserved

1303.06 Total impervious area including buildings and parking

1303.07 Total building floor area is 10,608 SF significantly less than the maximum code allowable 65,000 SF.

1303.08 Stormwater management will be designed and submitted to Delaware County Engineer for approval prior to construction.

1303.09 Parking and Loading Areas

1. Reserved
2. Automobile parking is screened per Article 20.
3. No parking is closer than 25 feet to contiguous street Right-of-Way
4. Parking spaces are provided in accordance with Article 19.

1303.10 No streets are proposed

1303.11 All walkways are constructed of hard surface material.

1303.12 Trees

1. Minimal clearing is required
2. No healthy trees more than 15 feet from any foundation will be removed.

1303.13 Landscaping plan is in accordance with Article 20.

## 1304 Permitted Principal Uses:

## The proposed development is an auto repair facility and complies with Article 1304.02, F. Automobile Service Station.

## 1) No fuel products are proposed for selling or dispensing.

## 2) Accessory uses are proposed including sale and installation of lubricants, tires, batteries, accessories and supplies necessary for auto repair, tune ups and brake repair.

## 3) No outdoor dismantling, wrecking or long term storage of automotive vehicles will be permitted.

## 4) No outdoor storage or rental of trucks, trailers, or passenger vehicles shall be permitted.

## 1304.03 Outdoor Storage which shall be wholly enclosed by a continuous visual and mechanical barrier eight (8) feet in height. Material so stored shall not extend over or project above such enclosure.

## 1305 Permitted Accessory Uses:

## No accessory or buildings are proposed.

## 1306 Required Standards:

## All activities related to the use of the development will be conducted in the buildings.

## Proposed development will create no noises that will disturb adjacent property owners.

## No emissions of toxic or noxious matter will be permitted.

## No emissions of odors or vibrations which can be detected without the use of an instrument is proposed.

## All exterior lighting is down cast and wall mounted on the exterior of building. No parking lot site lighting is proposed.

## No residential uses are proposed.

## No raw materials are proposed for processing.

## All exterior hard surfaces are either concrete or paved asphalt.

## The storage and utilization of solid, liquid and gaseous chemicals and other materials will comply with Article 1306.12.

## No radioactive material use or handling is proposed.

## All trash will be contained in a screened dumpster in accordance with Section 2003.

## 1307 Prohibited Uses:

## Applicant is not proposing any of the prohibited uses in Article 1307.

## 1308 Dimensional Requirements:

## No building is closer than 50 feet to adjacent buildings or within 100 feet from adjacent right-of-way.

## Building height will not exceed 35 (thirty-five) feet.

## 1612.01 The occupation or Use of any Lot, Building, or Structure in any District shall be in violation of this Resolution if one or more of the following conditions is found to exist at any time: A) Noise or vibration which, at the Lot Line of the Lot on which such noise or vibration is produced, exceeds a level that is normally perceptible from other activities in the area, significantly out of character for the area, and/or poses a direct and immediate threat to public health, safety, or general welfare. B) Direct or reflected glare exists that is in violation of Article 21

## 1905: Off-Street Loading:

##  Off-Street loading zone is provided and will be compliant with code 1905.

## 1906: Parking and Storage of Vehicles Other Than Passenger Cars:

## Development will be compliant with Section 1906 of the Code.

**Final Development Plan General Requirements:**

**1. The physical character of the site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the site from probability of flooding, erosion, subsidence, or slipping of the soil or other dangers, annoyances, or inconveniences.**

The property is relatively flat with no known environmental restrictions to development. The proposed stormwater management and grading will be designed in full compliance with the Delaware County Engineer's Drainage, Sediment and Erosion Control DESC program including submittal for necessary and required permits.

**2. Any Divergence from the Zoning Resolution requirements is warranted per plan by the design and amenities incorporated in the development plan and each requested Divergence shall specifically and separately be listed in the 2018 Final Development Text in accordance with Section 1313.**

**Divergences:**

Applicant was granted the following divergences from the 2018 application 1303.09.B, 1306.07 and Section 1303.03

All three sections are related to screening of adjacent residential along the entire 300' northern property line and a 39' section on the northeast corner.

Screening along the entire property line with fencing, mounding and/or landscaping is not necessary for the following reasons

1.     The property line currently has mounding and landscaping that provide screening.

2.     An existing utility easement along the property line prevents installing trees, fencing and significant landscaping.

3.     The applicant is installing board-on-board fencing along the perimeter of the parking area to provide 100 opacity screening.

Additional mounding will be provided at the northeast corner including three trees.

**3. Land surrounding the proposed development can be planned in coordination with the proposed development and that it be compatible in Use.**

All adjacent parcels are currently developed; therefore, the proposed plan will have no impact on any future planned development.

**4. The proposed change to a Planned Development District is in conformance with the standards, objectives, and policies of the Genoa Township Comprehensive Plan.**

The proposed development is in conformance with the latest Genoa Township Comprehensive Plan.

**5. The site must have direct access to a major street without creating traffic on minor residential streets outside the District.**

The development will be provided direct access to Maxtown Road using the existing access drive. (See City of Westerville approval letter).

**6. Existing and proposed utility services are adequate for the proposed development.**

Proposed addition will not require water or sanitary sewer.

**7. Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and suitable environment.**

The project will be developed in one phase and should completed in one (1) year. Applicant is providing the necessary parking, landscaping and utilities for a desirable and suitable environment.

**8. The proposed Planned Development including all proposed parking spaces, and landscape areas and utilities can be substantially developed, and all construction for public benefit has been approved by the Delaware County Engineer, within three (3) years of the establishment of the Planned Development District unless a different time schedule is set forth in the approved development plan.**

The proposed project will be completely developed including parking, landscaping, utilities and approval from Delaware County within three (3) years.

**9. The developer either possesses or has access to sufficient funds for the initiation and completion of the project as described in the Final Development Plan.**

The applicant has secured the necessary funds for the imitation and completion of the proposed development.