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# DEVELOPMENT REVIEW APPLICANT RESPONSE

# HARRIS AUTOMOTIVE FINAL DEVELOOPMENT PLAN AMENDMENT

1. Identify the proposed setback width off the eastern property line so that compliance with prior approved divergence(s) (ZC Cases 2008-07 and 2018-02) may be confirmed; 50-foot minimum requirement.

**Plan modified to show the proposed setbacks. See plan.**

1. Identify the proposed development setback width off the northern property line on the site plan drawing so that compliance with prior approved divergence(s) may be confirmed (ZC Case No. 2018-02).

**Proposed northern setback is dimensioned. See Plan**

1. The westernmost parking spaces adjacent to the front of the existing building are now shown as being 9 feet in width, one foot shorter than the township’s 10-foot requirement (Section 1903.01). Revise the spaces to the compliant width, which will likely result in the loss of a parking space or request a divergence for the reduced width.

**Proposed parking to remain as is. See Plan**

1. Revise the development plan text to expressly describe and demonstrate compliance with the following sections of the Genoa Township Zoning Resolution:
	1. Section 1304.02.F.4
	2. Section 1304.03
	3. Section 1612.01
	4. Section 1905
	5. Section 1906

**Text is revised in Development Plan Text**

1. The proposal is somewhat unclear as to the fate of the four southernmost existing parking spaces adjacent to the eastern side of the existing building in the vicinity of Site Keynote #16. If these spaces are to be removed, revise Keynote to indicate as such, otherwise, if the spaces are to remain, identify how they will transition to and be protected from vehicle movement in/out of the westernmost service bay on the front of the proposed addition.

**Parking spots are proposed to be removed, pavement to remain. See keynote #15.**

1. Provide typical design details for the proposed dumpster screening called out in Site Keynote #8.

**Proposed dumpster is removed and existing will remain. See keynote #18.**

1. Revise the development plan text and/or site plan drawing to identify that the boxwood shrubs noted in Site Keynote #18 will comply with the minimum planting height restrictions found in Section 2006.01 & 04 of the Genoa Township Zoning Resolution (via Section 1303.09.B).

**Site plan is revised to reflect the code requirement. See Keynote #17.**

1. Provide a sight lighting plan as required by Section 1306.08 that demonstrates compliance with Section 1903.13 and all applicable portions of Article 21.

**Lighting plan has been added including photometric plan.**

1. Revise the building elevation drawing to identify the height of the proposed building and that said height has been measured pursuant to the township’s methodology set forth in Article 4, Section 402 of the Zoning Resolution (see definition of ‘Building Height’ on page 4-2). This number should be consistent with the building height figure provided on site plan drawing 1 of 1.

**Code definition for measuring building height has been added to the plan. See Site Data on Plan**

1. Revise the development plan text to clarify whether the subject application replaces previously approved plans/materials or merely revises and supplements such items. Staff assumes the latter, however, as noted, it should be clarified in the development text to avoid misinterpretation.

**Development plan Text is revised to note plan is revised and supplemented.**

1. Staff recommends any references to business hours in the development text and/or on the plan drawings utilize the term ‘approximately’ or ‘subject to change’ so they aren’t misinterpreted as zoning restrictions (unless that is the applicant’s intent).

**Business hours in Development Plan Text is revised with “subject to change”.**

1. A note on the plan states it is valid for one year. Staff recommends that this note be removed or revised for clarification so as not to be misinterpreted as a zoning restriction. The validity of approved final development plan amendments is covered by Section 2712.19 of the Genoa Township Zoning Resolution.

**Note on plans removed.**

1. All plans must be reviewed and approved by all applicable County and/or State departments and/or agencies. Informational comment only, no response needed.
2. All required permits shall be obtained prior to the commencement of any work. Informational comment only, no response needed.
3. All comments in this development report shall be sufficiently addressed to the satisfaction of Township staff prior to the issuance of any Zoning Permits for the project. Informational comment only, no response needed.
4. If necessary, the applicant shall provide a response to comments letter and a CD with a full set of revised plans in digital format with any revised plan submission which addresses and/or acknowledges all outstanding comments in this report. Informational comment only, no response needed.
5. Should the proposed plan amendment be approved, it shall only constitute approval of those changes which were explicitly proposed by the applicant and approved by the Township. Further changes or alterations that were not specifically proposed and approved as part of the aforementioned application may require additional approval from the Township to be applied for and obtained.

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# DIVERGENCE REVIEW

1. Divergences previously granted on March 14, 2018, as part of ZC Case No. 2018-02 remain applicable and in effect; Sections 1303.03, 1303.09.B, and Section 1306.07. As such, no additional divergences are proposed.

#  SIGN REVIEW

1. It does not appear that any revisions are proposed to existing signage on the site, however, the development text should be revised to clearly state as such.

**No additional signage is proposed. Development PlanText is revised.**

#  ENGINEERING REVIEW

1. Prior to obtaining a Zoning Permit, the Applicant will need to provide proof that the Delaware County Engineer’s Office has approved the proposed Stormwater Management Plan (Section 1303.08).

#  TRAFFIC REVIEW

1. n/a

#  PUBLIC SAFETY REVIEW

1. The Genoa Township Fire Department had no comments.
2. The Genoa Township Police Department did not provide any comments as of the date of this memorandum.

#  MAINTENANCE REVIEW

1. The Genoa Township Maintenance Department did not provide any comments as of the date of this memorandum.

#  ZONING COMMISSION REVIEW

1. The Genoa Township Zoning Commission will consider this application during their regular meeting on Monday, December 9, 2024, at 7 p.m. in the Genoa Township Hall, 5111 South Old 3C Highway, Westerville, OH 43082.