SECTION 435 - (PHS) PLANNED HIGHWAY SERVICE DISTRICT REGULATIONS

435.02 **- PERMITTED USE -** Land and buildings in the PLANNED HIGHWAY SERVICE DISTRICT shall be used only for the following purposes:

Commercial establishments normally associated with and intended to service the traveling public. These establishments include motels, restaurants, gasoline service stations, automotive repair and trailer parks provided for overnight parking.

435.03 **- PROCEDURE -** The following procedure shall be followed in the PLANNED HIGHWAY SERVICE DISTRICT.

435.31 - Submission of Application - The owner or owners of a tract of land three (3) acres or more in area may request that the Zoning District Map be amended to include such tract in the PLANNED COMMERCIAL DISTRICT in accordance with the provisions of ARTICLE VII and the following requirements:

435.32 - Development Plan - Three (3) copies of a Development Plan prepared and sealed by an architect licensed to practice in the state of Ohio shall be submitted with the application to amend the Zoning District Map. The plan shall include in text or map form:

1.) The proposed location and size of structures and ancillary uses, indicating tenant types (uses) and total square feet in buildings.

2.) The proposed size, location, and use of other portions of the tract, including landscaped, parking, loading, service, maintenance, and other areas or spaces.

3.) The proposed provision of water, sanitary sewer, and surface drainage facilities, including engineering feasibility studies or other evidence ofreasonableness.

4.) The proposed traffic circulation pattern, including access drives, parking arrangement, pedestrian walks, safety areas, and the relationship to existing and proposed external streets and traffic patterns with evidence of reasonableness as may be necessary.

5.) An analysis of potential traffic impacts that will result from the proposed development using standard traffic assessment techniques and references, including an estimate of street and/or other traffic improvements necessitated by the development.

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 reuse or existing features such as topography, structures, streets and easements.

7.) Provisions for landscaping, lighting, and signage associated with the development, including location, appearance, size and other details as necessary.

8.) The relationship of the proposed development to existing and future land use in the surrounding area, community facilities, services, and other public improvements.

9.) Depiction of soil types, site topography in two (2) foot contour intervals, watercourses, surface water bodies, mature vegetation, wetlands and other natural features as they currently exist.

10.) Depiction of existing utility easements, surface and subsurface drainage improvements, well and/or wastewater facilities and other site improvements.

11.) Evidence that the applicant has sufficient control over the land to effectuate the proposed Development Plan. Evidence of control includes property rights and the engineering feasibility data which may be necessary and the economic feasibility studies (market analysis or other data justifying the proposeddevelopment).

435.33 - Basis of Approval - The basis for approving a PLANNED HIGHWAY SERVICE DISTRICT application shall be:

1.) That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of this Zoning Resolution;

2.) That the proposed development is in conformity all applicable development policies, community plans or portion(s) thereof as it may apply;

3.) That the proposed development advances the general welfare of Blendon Township and the immediatevicinity;

4.) That the overall project design and site arrangement are of a quality which justifies the departure from standard commercial districts and that they further justify the location and size proposed in the development.

5.) That the presence of and convenient access to state or federal highways makes the site an appropriate location for uses permitted within this district.

435.34- Effect of Approval - The Development Plan as approved by the Blendon Township Board of Trustees shall constitute an amendment to the Planned Highway Service District regulations as they apply to the land included in the approved amendment.

The approval of the Development Plan shall be for a period of three (3) years to allow for the submission of a Certificated of Zoning Compliance in accordance with Section 705.02, Article VII, submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been properly submitted and approved within this approval period and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be construction until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria for the approval of the initial Development Plan.

435.34 - Zoning Compliance Required - In the PLANNED HIGHWAY SERVICE DISTRICT, no use may be established or changed and no structure may be constructed or altered until the required zoning compliance has been approved in accordance with Section 705.02 of this resolution and the **Subdivision Regulations for Franklin County, Ohio.** The zoning compliance shall be in accordance with the approved Development Plan and illustrate or include:

1.) Site arrangement, including building setback line and buildable space within the site; water, sewer and other public utility installations, including sanitary sewage, surface drainage, and waste disposal facilities, easements, access points to public rights-of-way, parking areas, and pedestrian ways; and land reserved for non-highway service use with indication of the nature of the use.

2.) The nature and extent of earthwork required for site preparation and development.

3.) Deed restrictions, covenants, easements and encumbrances to be used to control the use, development and maintenance of the land, the improvements thereon, and the operation of tenants, including those applicable to areas within the tract to be developed for non- highway service uses.

435.35 - Extension of Time or Modification - An extension of the time limit or a modification of the approved Development Plan may be approved by the Board of County Blendon Township Board of Trustees. Approval is based upon the purpose and necessity for such extension or modification and evidence of reasonable efforts to implement the original Development Plan. Extensions or modifications shall not conflict with the general health, safety and welfare of the public or the Development Standards of the PLANNED HIGHWAY SERVICE DISTRICT.

435.04 **- DEVELOPMENT STANDARDS -** In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the PLANNED HIGHWAY SERVICE DISTRICT.

435.41 - Intensity of Use - Open storage, service, and loading areas shall be screened by walls, fences, or other enclosures at least six (6) feet but not more than eight (8) feet in height. These walls, fences, or enclosures shall have an opaqueness of ninety percent (90%) or more, so as to effectively conceal storage, service, and loading operations from a Residential Zoning District or Planned Residential District as listed in SECTION 201, ARTICLE II.

435.42 - Lot Width - A minimum lot width of three hundred (300) feet is required at the front setback line; however, adequate lot width shall be provided to achieve the yard space required by these DEVELOPMENT STANDARDS.

The width or the depth of the lot shall not be more than two (2) times the other.

435.43 - Side Yards - A side yard is required adjacent to a Residential Zoning District or another Planned Development District as listed in SECTION 201, ARTICLE II. Such required side yards shall equal one-fourth (1/4) the sum of the height and depth of the structures, but in no case shall be less than thirty-five (35) feet.

435.44 - Rear Yards - A rear yard shall be required adjacent to a Residential Zoning District or another Planned Development District as listed in SECTION 201, ARTICLE II. Such required rear yards shall equal one-fourth (1/4) the sum of the height and width of the structure, but in no case shall be less than thirty-five (35) feet.

435.45 - Arrangement of Areas - The location and arrangement of structures, parking, access drives, outdoor lighting, signs, and other uses and developments within the PLANNED HIGHWAY SERVICE DISTRICT, in addition to achieving these Development Standards, shall be accomplished in accordance with an approved Development Plan established to assure compatibility with the existing and future land use development in the vicinity. The Development Plan should include walks, fences, landscaping, and other devices which will meet the purpose and intent of the PLANNED HIGHWAY SERVICE DISTRICT.

435.46 - Reserve Areas - All areas designated for future expansion or not intended for immediate improvement or development shall be specified as Reserve Areas. The future use and the limitations on future use of such areas shall also be specified, although the use of such areas may later be reconsidered in accordance with 435.031. Reserve Areas shall be landscaped or otherwise maintained in a neat and orderly manner.

435.47 - Parking and Loading - Off-street parking, loading, and service areas shall be provided in accordance with SECTION 531, ARTICLE V. These areas shall be arranged for an internal traffic circulation pattern adapted to the site and the structural arrangement set forth in the Development Plan.