



# City of Canal Winchester

36 South High Street  
Canal Winchester, Ohio 43110  
Development Department  
Phone (614) 837-7501 Fax (614) 837-0145

## ZONING CODE AND MAP AMENDMENT APPLICATION

rev. 9/24/2013

### PROPERTY OWNER

Name Hsing hua Cheng  
Address 7515 Hill Road (PID 037-02099) & PID 042-03947  
Daytime Phone \_\_\_\_\_ Email \_\_\_\_\_

### APPLICANT

Name City of Canal Winchester  
Address 36 S High St  
Daytime Phone 614-395-2676 Email lharre@canalwinchesterohio.gov  
Address or Location of Subject Property PID 037-02099 & 042-03947  
Requested Rezone 8.668 acres from EU & Future Violet Township zoning to a PID (Planned Industrial District)

Attach a current survey (within 2 years) and legal description along with supporting materials required per Section 1143.02 (c) (see attachment). Additional information may be required by the Planning & Zoning Administrator, the Planning & Zoning Commission or Village Council.

I certify that the information provided with this application is correct and accurate to the best of my ability.

[Signature]  
Property Owner's or Authorize Agent's Signature

2/28/19  
Date

DO NOT WRITE BELOW THIS LINE

Date Received: 2/18/19 Fee: \$ ✓  
Paid

Tracking Number: 2M-19-002

P&Z Public Hearing: \_\_\_/\_\_\_/\_\_\_  
Recommendation \_\_\_ Approval \_\_\_ Denial

Council Public Hearing: \_\_\_/\_\_\_/\_\_\_  
Action \_\_\_ Approval \_\_\_ Denial

Expiration Date: \_\_\_/\_\_\_/\_\_\_

Council Ordinance No.: \_\_\_\_\_

## EXHIBIT C

### DESCRIPTION

#### ANNEXATION OF 7.838 ACRES FROM VIOLET TOWNSHIP TO THE CITY OF CANAL WINCHESTER

Situated in Section 28, Township 15 North, Range 20 West, Congress Lands, Violet Township, County of Fairfield, State of Ohio, and being part of the Hsing hua Cheng parcel, as conveyed in Volume 1780, Page 2218 of the Official Records, all references are the Records of the Fairfield County Recorder, said parcel being further described as follows:

Commencing at the centerline intersection of King's Crossing NW and Hill Road;

Thence, North 47° 34' West, 30.0 feet, along the centerline of Hill Road, to a point;

Thence, South 42° 26' West, 69.8 feet, to the **True Point of Beginning**, for the parcel herein described;

Thence, South 42° 26' West, 551.8 feet, along the westerly right-of-way line of Hill Road to a point on the northerly line of the VBCMWC LLC, parcel, as recorded in the Volume 1589 at Page 2807 of the Official Records;

Thence, North 65° 42' West, 320.6 feet, along said northerly line of the VBCMWC parcel, to the northwest corner of said VBCMWC parcel;

Thence, South 25° 51' West, 130.0 feet, along the westerly line of said VBCMWC parcel, to a point;

Thence, South 25° 48' West, 130.0 feet, continuing along the westerly line of said VBCMWC parcel, to the southwest corner of said VBCMWC parcel, said point being on the northerly Limited Access Right of Way of U.S. Route 33, as described in the State of Ohio Deed, recorded in Volume 1323 at page 3378, of the Official Records, aka, Ohio Department of Transportation parcel 5-WL;

Thence, North 73° 01' West, 83.7 feet, along said northerly Limited right of way of U.S. Route 33, to a point on the easterly Limited Access Right of Way of Diley Road, as recorded in Volume 1323 at page 3378, of the Official Records, aka, Ohio Department of Transportation parcel 5-WL;

Thence, North 01° 45' West, 507.1 feet, along said easterly Limited right of way of Diley Road, to the southwest corner of the City of Canal Winchester parcel, as recorded in Volume 1716 at Page 1791 of the Official Records;

Thence along the existing Corporation line of Canal Winchester the following six courses;

South 85° 23' East, 275.0 feet, along the southerly line of said City of Canal Winchester parcel, to a point;

South 84° 22' East, 10.1 feet, continuing along the southerly line of said City of Canal Winchester parcel, to a point

North 04° 46' East, 125.1 feet, along the easterly line of said City of Canal Winchester parcel, to a point on the southerly line of the McDonalds Real Estate Company LLC., parcel as recorded in Volume 1641 at page 2982 of the Official Records;

South 85° 22' East, 103.2 feet, along the southerly line of said McDonalds Real Estate Company LLC parcel, to a point;

North 26° 21' East, 163.5 feet, along the easterly line of said McDonalds Real Estate Company LLC., parcel, to a point, said point being on the southerly right of way line of said King's Crossing NW, and Board of Fairfield County Commissioners parcel, as recorded in Volume 1327 at page 137 of the Official Records;

South 85° 41' East, 277.5 feet, along said southerly right of way line of King's Crossing NW to a point at the northwest corner of the Board of Fairfield County Commissioners parcel, as recorded in Volume 1323 at page 3378, of the Official Records;

Thence, South 47° 58' East, 227.8 feet, along the southwesterly line of said Board of Fairfield County Commissioners parcel, to the **True Point of Beginning**.

Containing 7.838 acres, more or less, subject to all legal highways, all limitations of public access o highways, leases, zoning regulations, easements of record and restrictive covenants.

Part of PN 037-02099.00

Bearings are based on State Plane Grid, South Zone NAD83(2011).

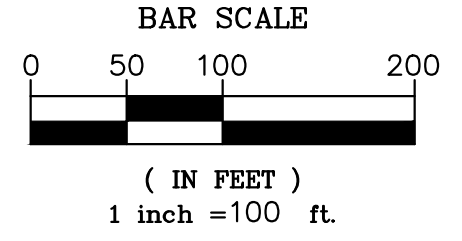
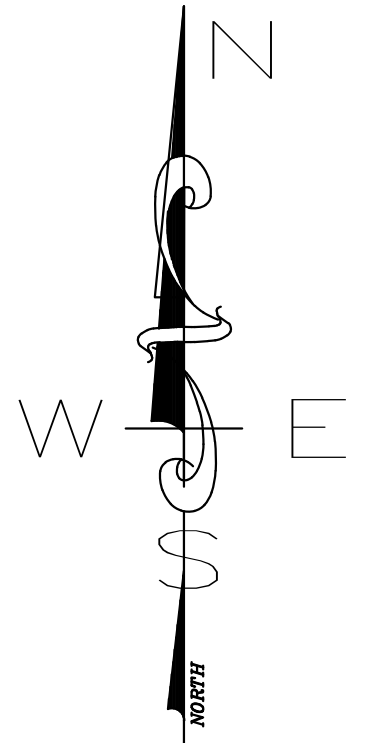
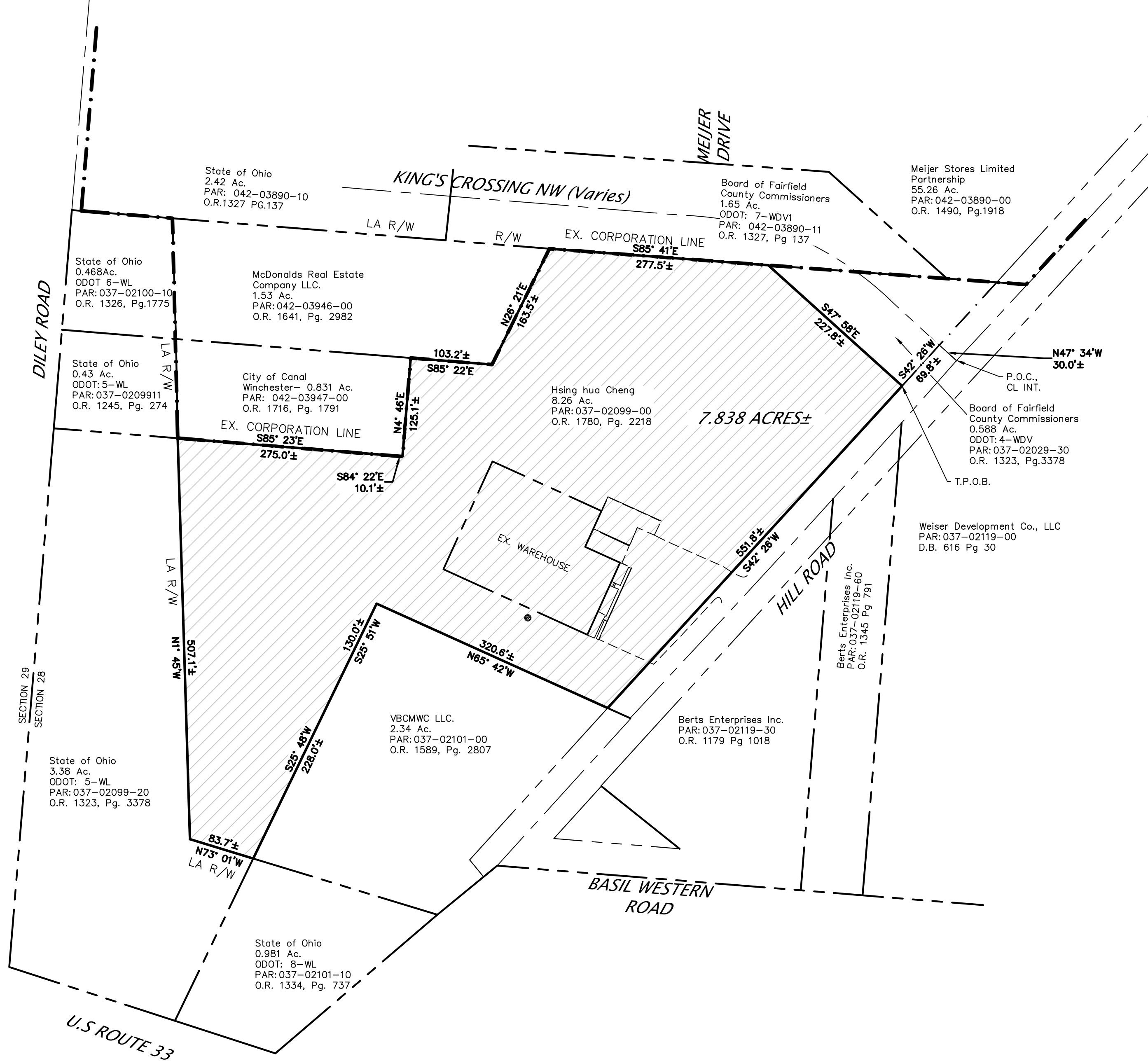
This Description is based on a survey made by Todd D. Willis in January, 2019, Reg. Surveyor No. 7996.

Phone No. 740-739-4030, Willis Engineering & Surveying.

# ANNEXATION PLAT

7.838 ACRES FROM VIOLET TOWNSHIP TO THE CITY OF CANAL WINCHESTER

SITUATED IN SEC 28, TOWNSHIP 15 NORTH, RANGE 20 WEST, CONGRESS LANDS, VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO



- LEGEND**
- Existing Corp. Line
  - ▨ Area to be Annexed
  - 5/8" Dia. Iron Pin Found
  - Iron Pin Set 5/8" Dia x 30" L rebar w/Org ID Cap

**BASIS OF BEARINGS**  
Ohio State Plane Grid, South Zone, NAD83(2011)

I hereby certify that this plat represents a true and accurate survey made under my direct supervision of the parcel herein shown and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code.

Todd D. Willis, PS  
Reg. No. S-7996  
Willis Engineering & Surveying  
740-739-4030

**WILLIS ENGINEERING & SURVEYING**  
12512 West Bank Dr.  
Millersport, OH 43046  
740-739-4030

Exhibit A

Pid: 13281  
Fai-33-0.41  
Page 1 of 2

**PARCEL NO. 5-E**  
**FAI-33-0.41**  
**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE**  
**IN THE FOLLOWING DESCRIBED PROPERTY**

Situated in the State of Ohio, County of Fairfield, Township of Violet, Section 28, Township 15N, Range 20W and bounded and described as follows:

Being a parcel of land lying on the right side of the centerline of a survey of existing Diley Rd. for Fai-33-0.41, made by the Ohio Department of Transportation and being located within the following described points in the boundary thereof:

Beginning at a Monument Box with 2" Iron Pin stamped "ODOT CL CONTSTRUCTION" found at the northwest corner of Section 28 of Violet Township. Thence along the west line of Section 28, South 04 degrees 43 minutes 56 seconds West a distance of 2,016.71 feet to a point on the southerly property line of a State of Ohio R/W 0.468 acre tract of land (1326/1775), thence, South 85 degrees 23 minutes 14 seconds East a distance of 142.94 feet to a found  $\frac{3}{4}$  inch rebar with cap marked "ODOT DIST 5", said pin being located 141.33 feet right of centerline station 55+62.32 of the centerline of Diley Rd., said pin also being **THE TRUE POINT OF BEGINNING.**

Thence, **South 85 degrees 23 minutes 14 seconds East** a distance of **297.63 feet** along the southerly property line of Posey Holdings LLC (1325/1142) to a  $\frac{3}{4}$  inch pinched top iron pin found, said pin being located 438.97' Rt. of Sta. 55+62.95 of the centerline of Diley Rd.;

Thence, **South 04 degrees 45 minutes 47 seconds West** a distance of **125.06 feet** along the westerly property line of Paul H. Fletcher Jr. Trustee of Paul H. Fletcher Jr. Rev Trust (692/560) to a  $\frac{3}{4}$  inch pinched top iron pin found, said pin being located 437.65' Rt. of Sta. 54+26.13 of the centerline of Diley Rd.;

Thence, **North 85 degrees 23 minutes 13 seconds West** a distance of **10.14 feet** continuing along the above mentioned Fletcher's land, to a  $\frac{5}{8}$  inch rebar found, said rebar being located 427.52' Rt. of Sta. 54+26.41 of the centerline of Diley Rd.;

Thence, **North 85 degrees 22 minutes 32 seconds West** a distance of **273.23 feet** continuing along the above mentioned Fletcher's land to a found  $\frac{3}{4}$  inch rebar with cap marked "ODOT DIST 5", said rebar being located 154.37' Rt. of 54+33.48 of the centerline of Diley Rd.;

Thence, **North 01 degrees 44 minutes 57 seconds West** a distance of **125.78 feet** along the Limited Access Right of Way line to the place of beginning.

The above described parcel contains 0.831 acres, and is all of Auditor's Parcel No. 037-02099-10.

All set iron pins are  $\frac{3}{4}$ " x 30" solid steel rods with 2" aluminum caps stamped "ODOT R/W - District 5". Bearings are shown for project use only and are from the Ohio State Plane Coordinate System, South Zone, NAD 83 as established by GPS measurements in 1999.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Ohio Department of Transportation, Columbus Ohio.

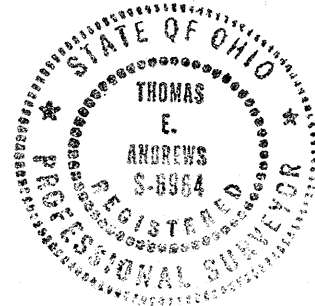
Description prepared from an actual field survey by The Ohio Department of Transportation under the supervision of Thomas E. Andrews, P.S. #6964, October 31, 2007.

Grantor claims title by instrument(s) of record in Deed Book 1245, Page 274, Fairfield County Recorder's Office.

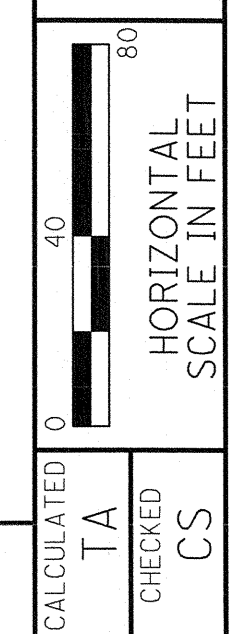
Thomas E. Andrews 01-23-08  
Thomas E. Andrews, P.S. 6964 Date

LEGAL DESCRIPTION AND PLAT  
MEETS MINIMUM STANDARDS FOR  
BOUNDARY SURVEYS. FAIRFIELD  
COUNTY ENGINEER.

BY Thomas E. Andrews DATE 1/23/08



State of Ohio  
Fairfield County  
Violet Twp.  
Twp. 15 N, Range 20 W  
Section 28



Pertinent data used as shown on plat of survey

PRIOR REFERENCE

OR 1245, Page 274  
DB 547, PG 545

LEGEND

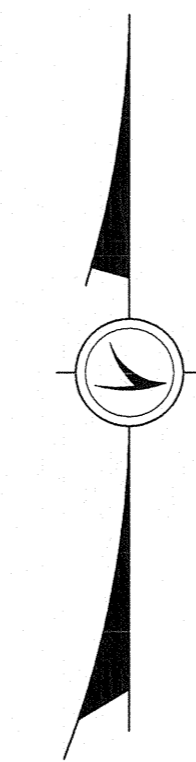
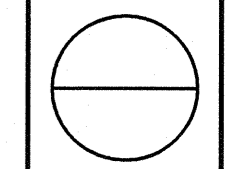
- I.P. SET
- I.P. FOUND
- ⊙ R.R. Spike Set

NOTE: BEARINGS BASED ON GRID NORTH, SPC, SOUTH ZONE, FROM GPS OBSERVATIONS TAKEN AT THE SITE IN 1999

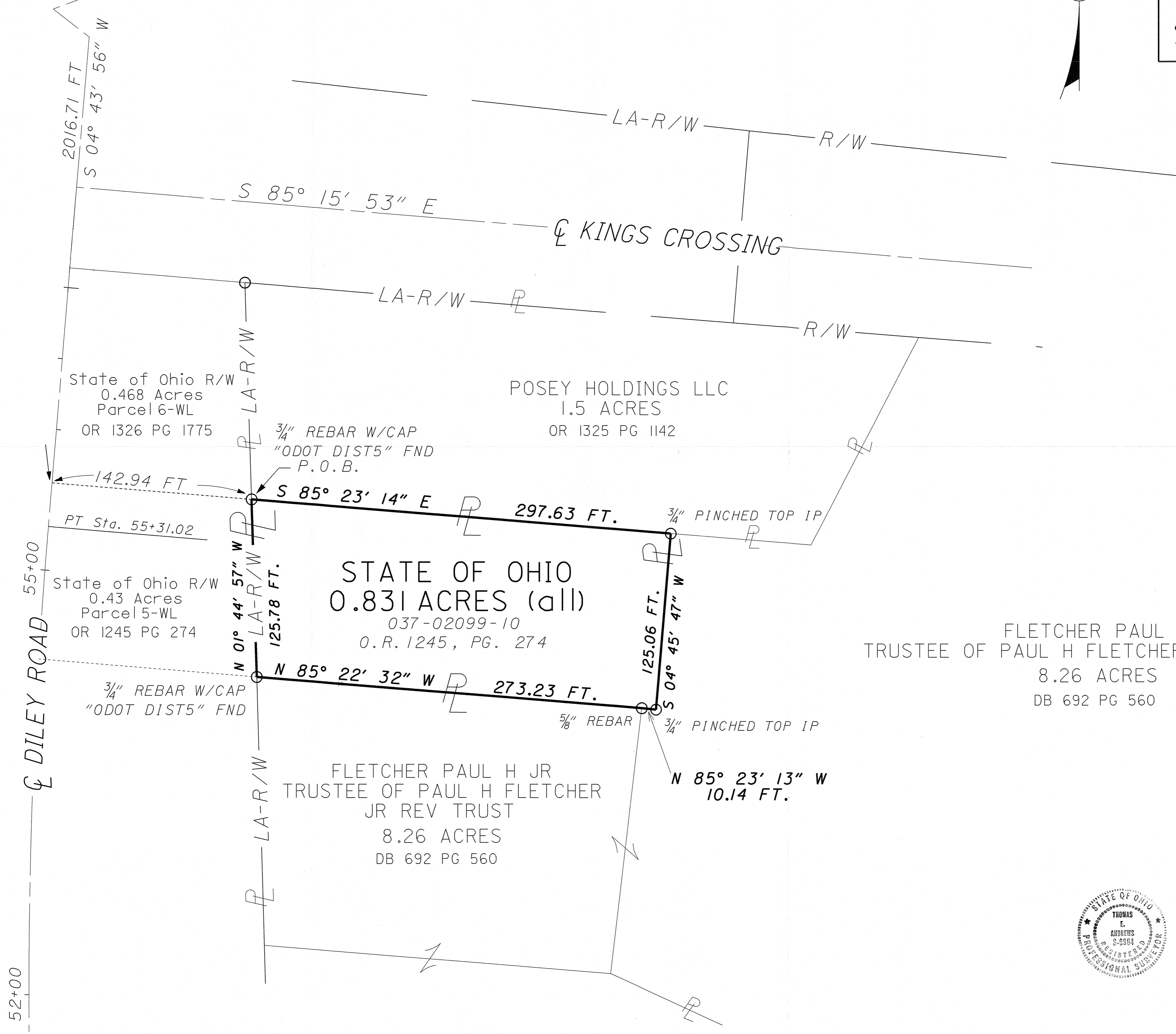
CENTERLINE OF ROADS DETERMINED FROM FAI-33-0.41 PLAN ON FILE AT ODOT D-5 JACKSONTOWN, OH

SURVEY OF 0.831 ACRES  
FAI-33-0.41 PARCEL 5-E

FAIRFIELD COUNTY



MON BOX FND WITH 2" PIN  
"ODOT CL CONSTRUCTION"  
AT NW COR SECTION 28

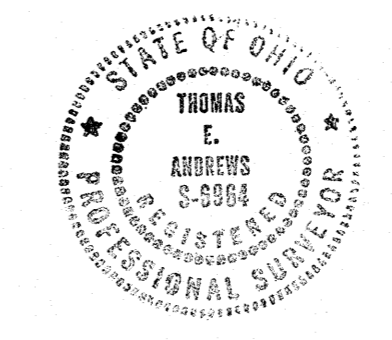


FLETCHER PAUL H JR  
TRUSTEE OF PAUL H FLETCHER JR REV TRUST  
8.26 ACRES  
DB 692 PG 560

79/17756

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE  
DELINEATION OF A SURVEY PERFORMED FOR THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION

IN            OCTOBER 2007            BY  
DISTRICT 5, OHIO DEPARTMENT OF TRANSPORTATION



*Thomas E. Andrews* 01-30-08  
THOMAS E. ANDREWS S-6964 01-30-08  
REGISTERED SURVEYOR NO. DATE

**Exhibit C**

## Adjacent Parcel Owners List

Annexation of 7.838 acres from Violet Township to the City of Canal Winchester

<u>Parcel Number</u>	<u>Name</u>	<u>Street Address</u>
037-02099-11	State of Ohio	C/O ODOT SE Region Real Estate, 1980 W Broad Street, 3rd Floor, Columbus, OH 43216
042-03947-00	City of Canal Winchester	36 S. High Street, Canal Winchester, OH 43110
042-03890-11	Board of Fairfield County Commissioners	210 E Main Street, Lancaster, OH 43130
042-03890-00	Meijer Stores Limited Partnership	Attn: Property Tax Division, 2929 Walker Ave NW, Grand Rapids, MI 49544
037-02099-30	Board of Fairfield County Commissioners	210 E Main Street, Lancaster, OH 43130
037-02119-00	Weiser Development Co. LLC	360 W Waterloo Street, Canal Winchester, OH 43110
037-02119-30	Berts Enterprises Inc.	7470 Hill Road, Canal Winchester, OH 43110
037-02101-00	VBCMWC LLC	13840 Leone Court NW, Pickerington, OH 43147
037-02101-10	State of Ohio	C/O ODOT SE Region Real Estate, 1980 W Broad Street, 3rd Floor, Columbus, OH 43216
037-02099-20	State of Ohio	C/O ODOT SE Region Real Estate, 1980 W Broad Street, 3rd Floor, Columbus, OH 43216
042-0394600	McDonalds Real Estate Company	One McDonalds Plaza, Oak Brook, IL 60523



## Introduction

The Applicant, the City of Canal Winchester, is requesting the rezoning of approximately 8.668 acres from EU (Exceptional Use) and its former Violet Township zoning to a PID (Planned Industrial District). 7.838 acres of the subject property (PID 037-0209900) is being annexed from Violet Township to the City of Canal Winchester. See Exhibit B.

Where a particular item is not covered below, the Zoning Code or other applicable provisions of the city's Codified Ordinances shall govern.

Note: All references to the "City of Canal Winchester Zoning Code", or the "Zoning Code" are references to the City of Canal Winchester Zoning Code as adopted on June 18, 1990, as amended, through February 4, 2019.

## Location

The subject properties are located at 7515 Hill Road (PID 037-0209900) and 7600 Diley Road (PID 042-0394700), a vacant parcel along Diley Road. The property is bound by Kings Crossing to the north. Bound by McDonald's Real Estate Company, and Diley Road to the east and VBCMWC LLC to the south. See Exhibit B.

## Permitted Uses

All of the permitted and conditional uses listed in the Limited Manufacturing District (LM) and General Commercial District (GC) of the City of Canal Winchester Zoning Code, except the following: Wholesaling, Warehousing and Transportation Services; Automobile Convenience Markets, Automobile Repair and Services, and Automobile Service Stations; Automobile Car Wash; Mini-warehouses.

## Development Standards

### Sidewalks and Crosswalks

A five foot concrete sidewalk shall be constructed along the right of way of Kings Crossing and Hill Road, for any newly developed properties created after the adoption of this zoning text. All sidewalks shall comply with current American's with Disability Act (ADA) requirements.

### Signage

All signage shall meet the criteria in Chapter 1189 of the zoning code. An overall sign package shall be prepared and submitted for the City's approval as part of the Final Development Plan review process.

### Building Location

The uses set forth in the Final Development Plan shall have a maximum lot coverage of seventy-five (75) percent, including building and parking surfaces, and provided for adequate yard space as follows:

A. Front Yard: The front setback line along Diley Road and Hill Road shall be twenty-five (25) feet. The front setback line along Kings Crossing shall be fifty (50) feet.

Zoning Text for Hill-Diley  
Planned Industrial District

- B. Side Yard: The side yard setback shall be a minimum of twenty (20) feet.
- C. Rear Yard: The rear yard setback shall be a minimum of twenty-five (25) feet for principal structures. Rear yard setbacks shall be eight (8) feet for accessory structures.
- D. Future Roadway Plans: All building locations shall be reviewed by the municipal engineer for compliance with future roadway plans.

Building Height

Buildings shall not exceed the height of sixty (60) feet and/or four (4) stories. Architectural elements such as chimneys, parapets and cupolas may exceed this height limitation by no more than ten (10) feet.

Architecture Standards

The Hill-Diley PID is an essential gateway to the City of Canal Winchester from US 33. Due to the high visibility of the site, building design and architecture are of upmost importance as they influence the first visual impact of the community. This site sets a tone for the high quality development expected along this corridor.

All newly constructed buildings shall be designed to meet the standards listed in the Violet Pointe Overlay District for Office and Commercial Architectural Standards, Section 1175.02(f)(4). If any existing structure is expanded or altered, the addition or alteration must comply with these architectural requirements when the alteration encompasses more than fifty percent (50%) of the Ground Floor Area (square feet), or the ground floor area is expanded by more than fifty percent (50%).

- A. All Buildings and additions on a single property, whether attached or detached, shall be of similar design, materials and construction.
- B. All sides of the building shall express consistent architectural detail and character. All site screen and screen walls shall be architecturally integrated with the building.
- C. All building shall be constructed on a continuous, permanent foundation.
- D. Building materials shall be traditional and natural in appearance such as brick, pre-cast stone, wood and glass. E.I.F.S. and other manufactured synthetic materials are permitted as accent materials as long as they are natural in appearance. Prefabricated metal buildings, treated or untreated masonry block structures and buildings featuring an exterior finish entirely of glass are not permitted. Poured concrete exterior walls are not permitted.
- E. All external and rooftop mechanical equipment, including satellite antennas, shall be screened from view from all property lines and road right-of-ways on which the building is located. Screening materials shall be complimentary to those used on the majority of the building and shall be designed to be architecturally integrated with the building.

Building Orientation

Due to the unique site layout with frontage on Kings Crossing, Hill Road, Diley Road and US 33, the following orientation considerations shall apply for all future buildings.

- A. All buildings shall be designed to be placed towards the primary street right-of-way line. Unless noted below, buildings shall be oriented to face the primary street right-of-way and an entryway shall be located on the front of the building

Zoning Text for Hill-Diley  
Planned Industrial District

B. If a building site has frontage on Kings Crossing and Hill Road, Kings Crossing shall be considered the primary street.

C. If a building site has frontage on Diley Road and US 33, Diley Road shall be considered the primary street. Buildings fronting Diley Road may have the main entry facing the interior of the site.

Landscaping, buffering, and screening

All landscape plans shall comply with Section 1191 of the Zoning Code.

Mechanical units, production, and storage areas shall be concealed from adjoining and existing public rights-of-ways and properties by walls, fences or landscaping in accordance with Section 1175.02(e)(2) of the Zoning Code.

Utilities

The design of the utilities (sanitary sewer, storm sewer, water and street lighting) shall follow the requirements and design standards of the City of Canal Winchester. All utilities shall be placed underground. All dumpsters will be enclosed and screened as required by the Zoning Code. All lighting plans for streets and parking areas will be submitted for approval with the final Development Plans.

All ponds, whether they are for aesthetic or storm drainage purpose, shall include a fountain(s), depending on the size of the pond, to ensure the water is aerated.

**Parking, Lanes, and Streets**

Parking

All parking layouts shall comply with the standards listed in the Violet Pointe Overlay District for Office and Commercial Standards, Section 1175.02(f)(3), except for where the parking lot islands and associated landscaping conflict with Section 1191, Landscaping and Screening.

The schedule of parking spaces shall be determined by Section 1185, Off-street Parking and Loading. However, the need for loading spaces will be determined by the specific user of the site and shall not be required by code for any development.