

D. Statement for Proposed Conditional Use

The proposed property for conditional use is located within a C-1 zoning district and is surrounded by businesses in C-1 and I-1 zoning districts, as well as an interstate. There are no residential areas in proximity to the property. The location is situated at the end of a dead-end road, ensuring minimal to no impact on traffic flow in the surrounding area.

The property spans nearly 6 acres, with over 3 acres of open space available for ample parking to accommodate event attendees. This configuration ensures that parking will not overflow into neighboring properties or roadways.

To address noise concerns, all renters of the property will be required to adhere to the local noise control ordinance, restricting noise levels during the hours of 10:00 PM to 6:00 AM, except for Friday and Saturday till 11:30 pm. Additionally, the property is designed to avoid light intrusion on neighboring properties. Exterior lighting will be limited to motion-activated fixtures, and existing landscaping further mitigates potential light disturbances.

E. Narrative Statement

The proposed use satisfies the general standards for approval of conditional uses as follows:

1. Consistency with Zoning District Requirements:

The proposed use is identified as a conditional use within the designated zoning district. As such, it aligns with the permissible land uses outlined in the city's zoning ordinance for this district.

2. Alignment with Comprehensive Development Plan:

The proposed use supports the general and specific objectives of the city's comprehensive development plan by promoting compatible development, enhancing community resources, and contributing to orderly growth within the area.

3. Harmonious Design and Neighborhood Compatibility:

The proposed development will be designed, constructed, and operated in a manner that harmonizes with the existing and intended character of the surrounding neighborhood. The design will incorporate appropriate materials, landscaping, and architectural features to ensure visual and functional compatibility.

4. Minimized Neighborhood Impact:

The proposed use will not create hazards or unreasonable disturbances to existing or future neighborhood uses. Measures will be implemented to mitigate any potential impacts, ensuring the proposed use integrates seamlessly into the neighborhood environment.

5. Adequate Public Facilities and Services:

Essential public facilities and services, such as water, sewer, electricity, and road access, are available to serve the proposed use. Coordination with the responsible agencies will ensure ongoing provision of these services.

6. Economic and Fiscal Responsibility:

The proposed use will not create excessive public costs for infrastructure or services. Instead, it will contribute positively to the local economy without detriment to the community's fiscal health.

7. Minimized Detrimental Impacts:

The proposed use will avoid activities or operations that generate excessive traffic, noise, smoke, fumes, glare, or odors. Appropriate design and operational strategies will minimize any potential negative effects on persons or property.

8. Traffic Safety and Accessibility:

Vehicular access to the property will be designed to ensure safe and efficient traffic flow. Approaches and entrances will be located to avoid interference with surrounding public thoroughfares and minimize traffic congestion.

9. Preservation of Natural and Historical Features:

The proposed use will respect the natural, scenic, and historical features of the site and surrounding area. Development will be planned to preserve these features and ensure they remain integral to the community's character and heritage.

In summary, the proposed use adheres to the standards of conditional use approval by ensuring compatibility with zoning regulations, alignment with the city's comprehensive development plan, harmonious integration with the neighborhood, and minimal impact on public resources and the environment.

H. Conditional Use: Commercial Recreational

The proposed use of this property aligns with the purpose of Commercial Recreational zoning and aims to provide a versatile, open-air venue for various community activities. Located on nearly 6 acres, the property features over 3.5 acres of open field, with an additional 2+ acres developed with amenities including a pavilion, restrooms, and two sheds. The venue is designed to host a wide range of events, such as wedding receptions, open-air vintage markets, church camps, family reunions, birthday celebrations, and team building serving as a valuable resource for the community.

Site Features and Compatibility

The property is located at the end of a dead-end road, minimizing traffic impact on surrounding areas. It is not situated near any residential zones, eliminating concerns about compatibility with residential uses or the need for privacy fencing.

Lighting on the property is designed to avoid any intrusion on surrounding areas. Cut off lights will be strategically placed to prevent unnecessary illumination beyond the property boundaries.

The lot provides ample off-street parking, with over 3 acres of open space designated for smooth and conflict-free vehicle access and maneuvering. A designated parking spot for an employee ensuring efficient operations before, during and after events.

Structure and Facility Improvements

The property's pavilion and restroom facilities are undergoing upgrades, including a new roof and siding, to ensure a safe, attractive, and functional environment for visitors.

Operational Details

The proposed hours of operation are:

- **Sunday through Thursday:** 8:00 AM to 10:00 PM
- **Friday and Saturday:** 8:00 AM to 11:30 PM

All operations will comply with the local noise ordinance, maintaining a peaceful environment during nighttime hours.

Summary

This proposed Commercial Recreational use offers a well-designed, flexible venue that will enhance the community by providing space for diverse activities. The property's size, location, and thoughtful design ensure minimal impact on traffic, noise, and lighting while fostering a wide range of community-oriented events.

I. Monument Sign

In accordance with current regulations, the proposed property will install a monument sign with a total area of 36 square feet or less. The design and placement of the sign will fully conform to all applicable landscaping and zoning requirements.

The monument sign will serve as an attractive and functional feature, complementing the property's overall aesthetic and ensuring clear visibility for visitors without causing any visual obstruction or disruption to the surrounding area. Landscaping around the base of the sign will adhere to all guidelines, providing a well-maintained and visually appealing setting that aligns with the property's commitment to enhancing the community.

All necessary permits will be obtained, and the installation will be conducted in compliance with local codes and ordinances. This ensures the sign remains consistent with the regulatory standards for properties in this zoning district.

J. Landscaping Compliance and Preservation

The proposed use of the property will fully comply with all landscaping requirements, emphasizing the preservation of existing trees and the strategic use of landscaping to enhance the property's functionality and aesthetic appeal.

The property's landscaping plan is designed to minimize potential nuisances by incorporating natural buffers, such as trees and shrubs, to reduce noise,

control light spillover, and create a visually appealing barrier between different areas of the site. These measures aim to harmonize the property with its surroundings while maintaining its usability for various activities.

Efforts will be made to protect and preserve mature trees on the property to contribute to environmental sustainability and maintain the natural character of the site.

By prioritizing tree preservation and appropriate landscaping, the property will not only meet but exceed the standards for aesthetic appeal, contributing positively to the surrounding area and ensuring a harmonious integration with the natural and built environment.

Estate of Pearl OWENS
28.45 Acres Vol. 402, Pg. 270

Section 26, T.2E, R.5N

N 4° 43' 19" E
212.01'

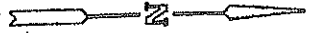
Section 20, T.2E, R.5N

5.807
ACRES

5.509 AC IN CITY OF FRANKLIN

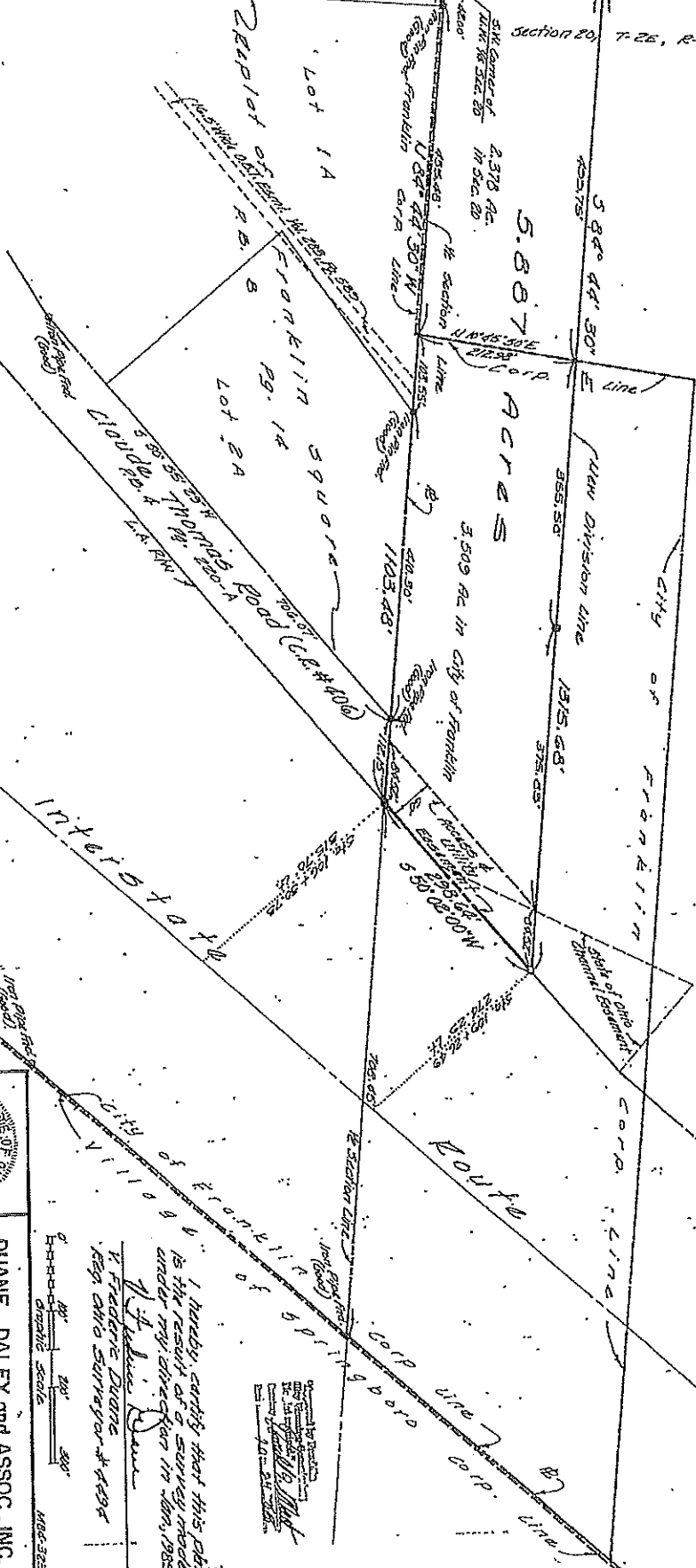
Address of Claude Thomas - ORIGINAL 157.5 AC.
Vol. 175 Pg. 558

- Notes:
1. Bearing system taken from the Right of Franklin Square.
 2. Dead Reeds as shown on Plat are Source Documents.
 3. Occupation in general this survey.
 4. - denotes a 1/2" iron pin set



Volume 63, Plat No. 14
Warren County Engineers
Record of Land Division

10-30-86



Section 20, T.2E, R.5N, Franklin Twp., City of Franklin, Warren County, Ohio
5.807 Acre Tract
Survey of Division
For: Franklin W.F.W.



DUANE, DALEY and ASSOC., INC.
SURVEYING and ENGINEERING CONSULTANTS
1323 FIRST AVENUE, MIDDLETOWN, OHIO 45044
PHONE (513) 763-2321

DATE: January 21, 1985
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
PROJECT: [Name]

I hereby certify that this plat is the result of a survey made under my direction in 1985.

[Signature]
K. Eugene Duane
Reg. Ohio Surveyor # 4434



Date: 11/21/2024

Warren County Map

1 inch = 375 feet

Line Type	Color	Description
Corporate Line	Black	Corporate Line
County Line	Black	County Line
Farm Lot Line	Blue	Farm Lot Line
Overpass Line	Red	Overpass Line
Subdivision Lot Line	Green	Subdivision Lot Line
Out Township Line	Yellow	Out Township Line
Parcel Line	Grey	Parcel Line
ROW Unknown	Black	Right of Way Unknown
Subdivision Lot Line	Black	Subdivision Lot Line
Township and Range Line	Black	Township and Range Line
Road ROW	Black	Road Right of Way
School Line	Black	School Line
Tract Line	Black	Tract Line
VMS Line	Black	Village Municipal Street Line
Vetted Road Line	Black	Vetted Road Line

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Warren County Map

1 inch = 376 feet

- | | | | |
|------------------------|----------------------|--------------|-------------------------|
| Cadastral Lines | Concrete Line | Parcel Line | Hardware |
| all other walls | County Line | ROW Unknown | Subdivision Lot Line |
| Line Type | Farm Lot Line | Road ROW | Township and Range Line |
| Address Trid Line | Outparcel Line | Section Line | Trail Line |
| Outlot Township Line | Subdivision Lot Line | Section Line | MS Line |
| | | | Master Road Line |

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