



LEGISLATIVE COVER MEMO

Introduction: March 18, 2024

Public Hearing: April 1, 2024

Effective Date: May 1, 2024

Agenda Item: **Ordinance 2024-05**

APPROVING THE RECORD PLAN FOR K.O. STORAGE THAT INCLUDES THE RIGHT OF WAY DEDICATION OF NORTH DIXIE HIGHWAY/NORTH MAIN STREET.

Submitted by: Barry Conway, City Engineer

Scope/Description: This Record Plan for K.O. Storage includes the Right of Way Dedication of North Dixie Highway/North Main Street.

After holding a public hearing on the request Planning Commission voted at its March 13, 2024 meeting, unanimously (6-0) to make a recommendation to City Council to approve this Record Plan.

Vote Required for Passage: Per Section 4.12 of the City Charter, the passage, amendment, or rejection of this Ordinance requires the affirmative vote of not less than four members of the Council.

Exhibits: Exhibit A: Record Plan

Recommendation: Staff recommends that City Council approve this Record Plan for K.O. Storage.

CITY OF FRANKLIN, OHIO
ORDINANCE 2024-05

APPROVING THE RECORD PLAN FOR K.O. STORAGE THAT INCLUDES THE RIGHT OF WAY DEDICATION OF NORTH DIXIE HIGHWAY/NORTH MAIN STREET

WHEREAS, pursuant to Section 1115.06 of the City of Franklin Uniform Development Code (the “UDO”), the City of Franklin Planning Commission, at its March 13, 2024 regular meeting, voted unanimously (6-0) to make a recommendation to Council to approve the Record Plan that includes the right-of-way dedication of North Dixie Highway/North Main Street in PC Case 24-04; and

WHEREAS, City Council finds it to be in the best interests of the health, safety and welfare of the City and its residents to accept Planning Commission’s recommendation and accept the Record Plan for K.O. Storage on North Dixie Highway/North Main Street as shown on Exhibit A.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FRANKLIN, WARREN COUNTY, OHIO THAT:

Section 1. Council hereby accepts Planning Commission’s recommendation to approve the Record Plan for K.O. Storage that includes the Right-of-Way dedication of North Dixie Highway/North Main Street.

Section 2. The Mayor, on behalf of Council, the City Manager, City Engineer, Clerk of Council and Planning Commission Chairperson are hereby authorized to endorse the Record Plan and any other documentation necessary to record this record plan with the Warren County Auditor and Warren County Recorder.

Section 3. All ordinances or parts of ordinances that conflict with this Ordinance are hereby repealed.

Section 4. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action occurred in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council.

Section 5. This Ordinance shall become effective on May 1, 2024.

INTRODUCED: March 18, 2024

ADOPTED: April 1, 2024

ATTEST: _____
Khristi Dunn, Clerk of Council

APPROVED: _____
Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council do hereby certify that the foregoing is a true and correct copy of Ordinance 2024-05 passed by that body on April 1, 2024.

Khristi Dunn, Clerk of Council

Approved as to form: _____, Ben Yoder, Law Director

ACCEPTANCE

O-24-05
Exhibit A

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND HEREBY DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER. STORM & DRAINAGE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF THE LOT. THE CITY OF FRANKLIN SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THIS AREA. THIS AREA SHALL BE RESERVED FOR THE DETENTION BASINS AND SHALL BE MAINTAINED AS SUCH.

OWNER / REPRESENTATIVE
KOSF II - FRANKLIN LLC DATE

ACKNOWLEDGEMENT

STATE OF OHIO

COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME _____ WHO THEN AND THERE DID ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT, AND THE SAME IS HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL OF NOTARY ON THE DAY, MONTH AND YEAR AFORESAID:

NOTARY PUBLIC _____

COMMISSION EXPIRY: _____

SURVEYOR'S NOTES

- 1. NORTH AND BEARING SYSTEM BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(12a) AND FURTHER BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION, RTN (REAL TIME NETWORK), AS COLLECTED UTILIZING AND SP90 RECEIVER DURING A FIELD SURVEY PREPARED BY A LAND PROFESSIONALS, AND DATED 02/02/2023. REFERENCE TO THE BEARING SYSTEM IS MADE TO THE FOUND MONUMENTS ON THE CENTERLINE OF MAIN STREET (SOUTH 33°32'19" WEST)
- 2. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE WARREN COUNTY RECORDERS OFFICE ON FILE IN LEBANON, OH.
- 3. SURVEY PREPARED FROM FIELDWORK PERFORMED IN APRIL, 2023. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 4. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH ON THE SUBJECT PARCEL.
- 5. THE LANDS OF THE GRANTOR ARE SHOWN IN THEIR ENTIRETY.

DEED REFERENCE

SITUATE IN SECTION 33, TOWN 2, RANGE 5 M.Rs., CITY OF FRANKLIN, FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO AND CONTAINING 4.2208 ACRES OF LAND BEING ALL OF THE 2.117 AND 2.1031 ACRE TRACTS OF KOSF II - FRANKLIN LLC, DN 2023-001383

FLOOD ZONE STATEMENT

THE PROPERTY AS SURVEYED CURRENTLY LIES WITHIN ZONE "AE" & "SHADED X" - AREA OF FLOOD HAZARD, AS SHOWN ON FIRM 39165C0008F WITH AN EFFECTIVE DATE OF 12/20/2019

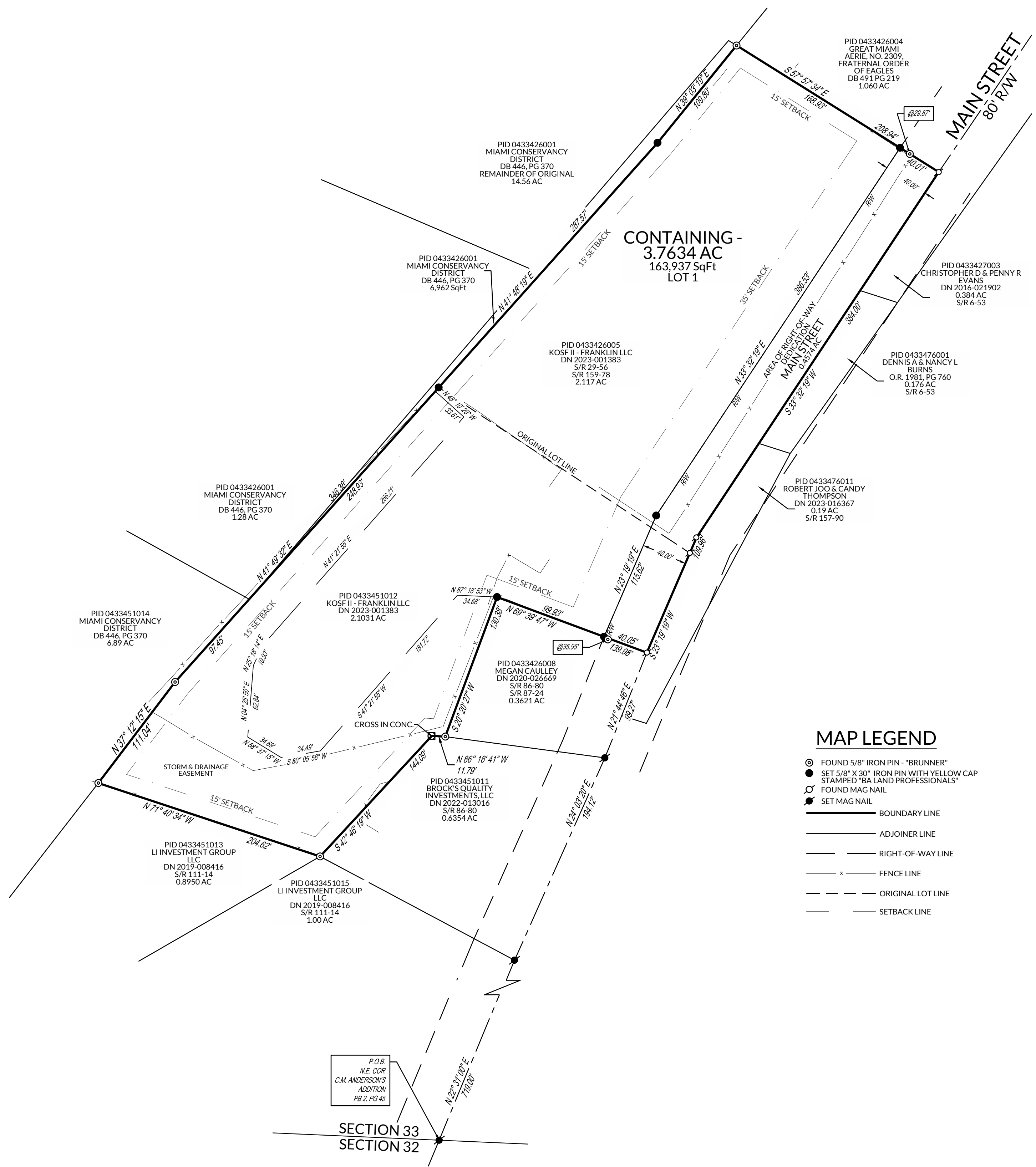
OCCUPATION STATEMENT

NO EXISTING OCCUPATION AS NOTED ALONG THE BOUNDARY LINES AS ASCERTAINED.

PERTINENT DOCUMENTS

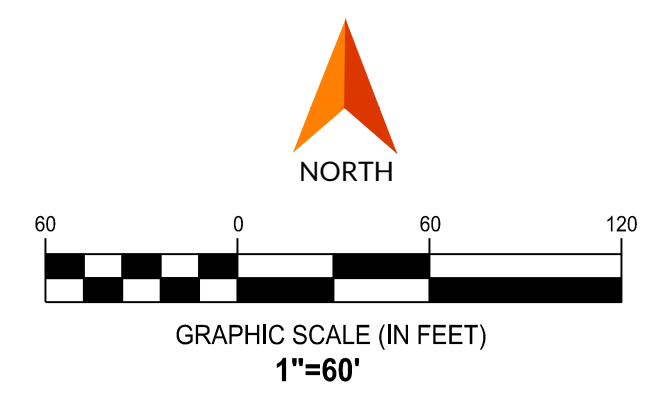
ALL PERTINENT DOCUMENTS USED TO ASCERTAIN THE BOUNDARY AS SHOWN HEREON.

RECORD PLAN
K.O. STORAGE
SECTION 33, TOWN 2, RANGE 5, M.Rs.
CITY OF FRANKLIN, FRANKLIN TOWNSHIP
WARREN COUNTY, STATE OF OHIO
MARCH 2024
4.2208 TOTAL ACRES



MAP LEGEND

- FOUND 5/8" IRON PIN - "BRUNNER"
- SET 5/8" X 30" IRON PIN WITH YELLOW CAP STAMPED "BALAND PROFESSIONALS"
- FOUND MAG NAIL
- SET MAG NAIL
- BOUNDARY LINE
- ADJOINER LINE
- RIGHT-OF-WAY LINE
- x FENCE LINE
- - - ORIGINAL LOT LINE
- - - SETBACK LINE



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY JURISDICTION AND IS PREPARED ACCORDING TO O.A.C. 4733-37 AND ORC 711.01

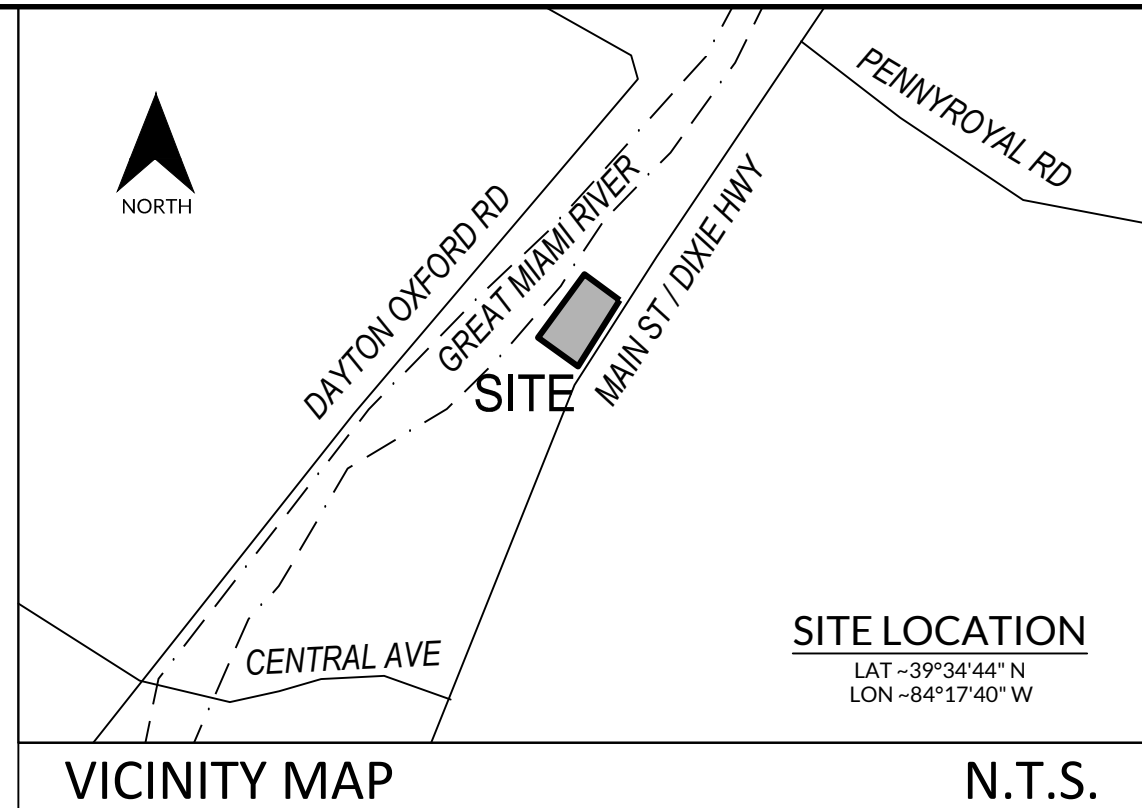
J. BRYANT ABT, PS #8593 DATE

OWNER/DEVELOPER

KOSF II - FRANKLIN LLC
10301 WAYZETE BLVD
MINNETONKA, MN 55505

SURVEYOR

J. BRYANT ABT, PS
OHIO P.S. # 8593
BALAND PROFESSIONALS, LLC
301 BOURBON STREET
BLANCHESTER, OH 45107
937.558.6671
WWW.BALANDPROS.COM
ABT@BALANDPROS.COM



CITY ENGINEER

APPROVED THIS _____ DAY OF _____ OF 2024 AND APPROVED BY: _____

CITY ENGINEER _____

CITY MANAGER

APPROVED THIS _____ DAY OF _____ OF 2024 AND APPROVED BY: _____

CITY MANAGER _____

CITY PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2024

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF FRANKLIN, OH

CHAIRMAN _____

CITY COUNCIL

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2024

THIS PLAT IS APPROVED AND ACCEPTED BY ORDINANCE, 0-24-____ PASSED BY THE COUNCIL OF THE CITY OF FRANKLIN, OHIO

MAYOR _____

CLERK _____

ORDINANCE # _____

WARREN COUNTY OHIO AUDITOR

TRANSFERRED THIS _____ DAY OF _____, 2024 @ _____

WARREN COUNTY AUDITOR _____

DEPUTY AUDITOR _____

WARREN COUNTY OHIO RECORDER

RECEIVED THIS _____ DAY OF _____, 2024 @ _____

RECORDED THIS _____ DAY OF _____, 2024 @ _____

PLAT BOOK _____, PAGE _____

FILE NUMBER _____, FEE OF \$ _____

RECORDER _____

DEPUTY RECORDER _____

RECORD PLAN

K. O. STORAGE

1073 N MAIN ST SECTION 33, TOWN 2, RANGE 5, M.Rs.
CITY OF FRANKLIN, FRANKLIN TOWNSHIP WARREN COUNTY, OHIO

SCALE: 1" = 60' DATE: 01/24/2024 REV 02/29/2024

DESIGN:	N/A	JOB NO.:	23-0133
DRAWN:	DPB	SHEET NO.:	1 OF 1
CHECKED:	JBA		



JOB NO.: 23-0133
SHEET NO.: 1 OF 1