



# LEGISLATIVE COVER MEMO

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**Introduction:** September 15, 2025

**Public Hearing:** October 6, 2025

**Effective Date:** November 5, 2025

**Agenda Item:** **Ordinance 2025-24**

APPROVING THE RECORD PLAN FOR THE WILLIAM C. GOOD SUBDIVISION WHICH INCLUDES THE RIGHT OF WAY DEDICATION OF PARTS OF WILLIAM C. GOOD BOULEVARD, STATE ROUTE 123, BEAL ROAD AND CREATES TWO LOTS.

**Submitted by:** Eric Damian, City Engineer

**Scope/Description:** This Record Plan for the William C. Good Subdivision includes the Right of Way Dedication for parts of William C. Good Boulevard, SR 123 and Beal Road and creates two lots. The two lots will be approximately 1.1899 acres and 21.302 acres. The land is owned by the City of Franklin. William C. Good Blvd. was extended to Scholl Road a few years ago.

After holding a public hearing on the request, Planning Commission voted at its September 10, 2025 meeting, unanimously (5-0) 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 recommend that City Council approve the Record Plan for the William C. Good Subdivision.

CITY OF FRANKLIN, OHIO  
ORDINANCE 2025-24

**APPROVING THE RECORD PLAN FOR THE WILLIAM C. GOOD SUBDIVISION WHICH INCLUDES THE RIGHT OF WAY DEDICATION OF PARTS OF WILLIAM C. GOOD BOULEVARD, STATE ROUTE 123, BEAL ROAD AND CREATES TWO LOTS**

WHEREAS, pursuant to Section 1115.06 of the City of Franklin Uniform Development Code (the “UDO”), the City of Franklin Planning Commission, at its September 10, 2025 regular meeting, voted unanimously (7-0) to make a recommendation to Council to approve the Record Plan for the William C. Good Subdivision that includes the Right-of-Way dedication for parts of William C. Good Boulevard, State Route 123, Beal Road and creates two lots of approximately 1.1899 acres and 21.302 acres in PC Case 25-21; 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 the William C. Good Subdivision 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 William C. Good Subdivision.

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 November 5, 2025.

INTRODUCED: September 15, 2025

ADOPTED: October 6, 2025

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 2025-12 passed by that body on October 6, 2025.

\_\_\_\_\_  
Khristi Dunn, Clerk of Council

Approved as to form: \_\_\_\_\_, Ben Yoder, Law Director

# WILLIAM C. GOOD SUBDIVISION

BEING A REPLAT OF LOT 58 OF SYCAMORE GLENN  
PLAT BOOK 71, PG. 43,  
PART OF LOT 2 OF FRANKLIN BUSINESS PARK, SECTION 1  
PLAT BOOK 17, PG. 62 &  
21.6927 ACRES OF UNPLATTED LAND  
LOCATED IN:  
SECTION 30, TOWN 3, RANGE 4, M.Rs.  
FRANKLIN TOWNSHIP  
CITY OF FRANKLIN, WARREN COUNTY, OHIO  
AUGUST, 2025

## OWNERS CONSENT AND DEDICATION

"WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER."

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND TRAILS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES, SIDEWALKS, AND TRAILS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, SIDEWALKS, TRAILS, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD"

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO WARREN COUNTY SEWER AND WATER, CINCINNATI BELL, DUKE ENERGY, AT&T, TIME WARNER CABLE, UNITED TELEPHONE, AND ANY OTHER SERVICE PROVIDERS.

THE CITY OF FRANKLIN, OHIO

JONATHAN WESTENDORF, CITY MANAGER

TITLE

## ACKNOWLEDGMENT

STATE OF OHIO COUNTY OF \_\_\_\_\_, S.S.:

BE IT REMEMBERED, THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME JONATHAN WESTENDORF CITY MANAGER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARY SEAL ON THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

## DEED REFERENCE

SITUATED IN THE STATE OF OHIO, WARREN COUNTY, FRANKLIN TOWNSHIP, CITY OF FRANKLIN, SECTION 30, TOWN 3, RANGE 4, CONTAINING 24.7441 ACRES, ALL OF 21.6927 ACRE TRACT AS CONVEYED TO THE CITY OF FRANKLIN, OHIO AS RECORDED IN O.R. 3632, PG. 263, PART OF LOT 2 (0.0502 AC.) OF FRANKLIN BUSINESS PARK, SECTION 1 AS RECORDED IN P.B. 17, PG. 62 AND SAID LOT BEING CONVEYED TO THE CITY OF FRANKLIN, OHIO AS RECORDED IN D.N. 2022-029007, AND ALL OF LOT 58 (3.0013 AC.) OF SYCAMORE GLENN AS RECORDED IN P.B. 71, PG. 43 AND SAID LOT BEING CONVEYED TO THE CITY OF FRANKLIN, OHIO AS RECORDED IN D.N. 2021-039002.

## SURVEYOR NOTES:

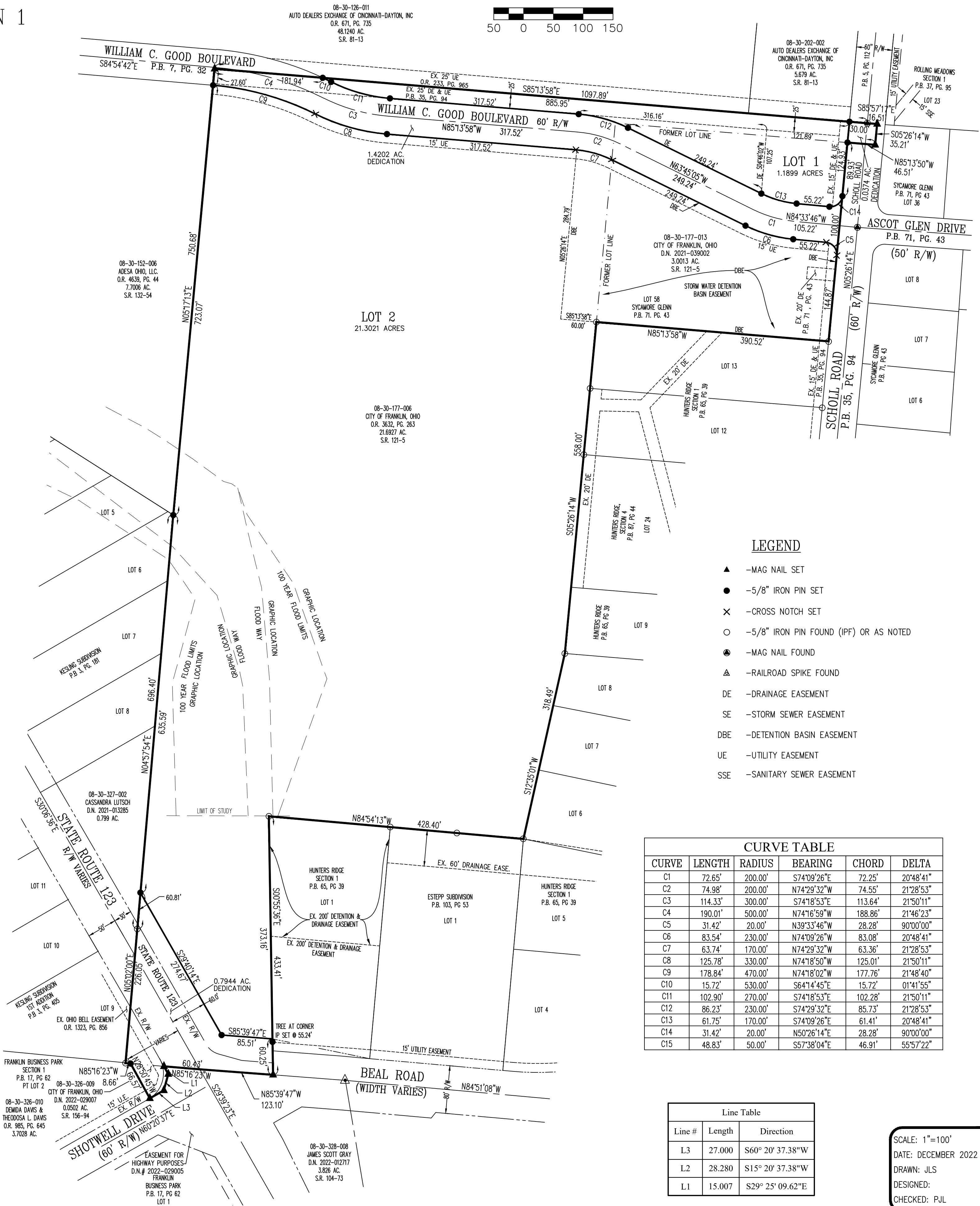
- 1.) OCCUPATION FITS SURVEY AS SHOWN.
  - 2.) MONUMENTATION IN GOOD CONDITION.
  - 3.) SOURCE DOCUMENTS AS NOTED.
  - 4.) BEARINGS BASED ON GPS OBSERVATION USING ODOT'S VRS NETWORK, OHIO SOUTH ZONE.
  - 5.) DEED REFERENCE: AS NOTED.
  - 6.) SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT PROVIDED TO APEX.
- A CURRENT TITLE EXAMINATION/REPORT IS NECESSARY TO DETERMINE ANY ADDITIONAL EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS OR ENCUMBRANCES WHICH MAY AFFECT THE LANDS HEREIN PLATTED.

## FEMA MAP NOTES

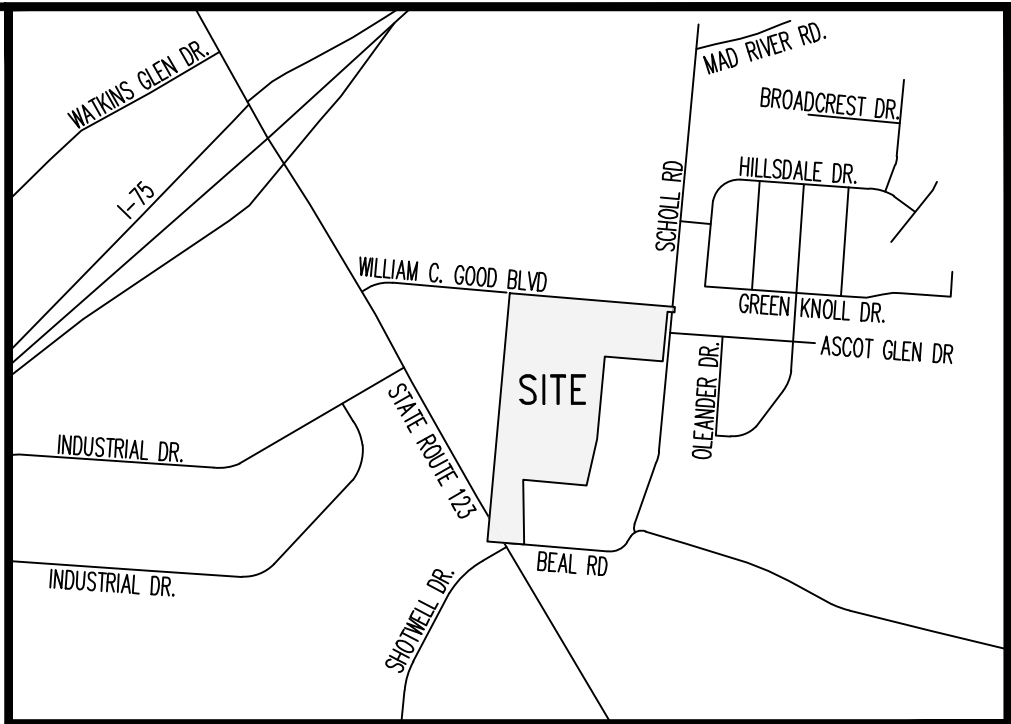
CITY OF FRANKLIN  
WARREN COUNTY  
COMMUNITY # 390556  
MAP PANEL # 39165C001G  
EFF. 4/23/2025

I HEREBY CERTIFY THE ACCOMPANYING PLAT IS A  
CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION.  
ALL IRON PINS AND MONUMENTS WILL BE SET AS SHOWN.

JUSTIN LEE SCHULZ  
OHIO PROFESSIONAL SURVEYOR NO. 8653



ACREAGE TABLE			
	21.6927 AC. TRACT	LOT 58 SYCAMORE GLENN	PT. OF LOT 2 FRANKLIN BUSINESS PARK
LOT 1	0.5799 AC.	0.6100 AC.	-
LOT 2	19.4779 AC.	1.8242 AC.	-
RIGHT-OF-WAY AREA	1.6347 AC.	0.5672 AC.	0.0502 AC.



VICINITY MAP  
NOT TO SCALE

## SUBDIVIDER/OWNERS:

CITY OF FRANKLIN, OHIO  
1 BENJAMIN FRANKLIN  
FRANKLIN, OHIO 45005

## ENGINEER/SURVEYOR:

APEX ENGINEERING & SURVEYING  
1068 N. UNIVERSITY BLVD.  
MIDDLETOWN, OHIO 45042

## RIGHT-OF-WAY TABLE

WILLIAM C. GOOD BLVD. EXTENTION = 1.4202 ACRE  
SCHOLL ROAD DEDICATION = 0.0374 ACRE  
STATE ROUTE 123 & BEAL ROAD DEDICATION=0.7945 ACRE  
TOTAL RIGHT-OF-WAY DEDICATED = 2.2521 ACRE

## ACREAGE TABLE

LOTS = 22.4920 ACRE  
R/W = 2.2521 ACRE  
TOTAL = 24.7441 ACRE

## LEGEND

- ▲ -MAG NAIL SET
- -5/8" IRON PIN SET
- × -CROSS NOTCH SET
- -5/8" IRON PIN FOUND (IPF) OR AS NOTED
- -MAG NAIL FOUND
- ▲ -RAILROAD SPIKE FOUND
- DE -DRAINAGE EASEMENT
- SE -STORM SEWER EASEMENT
- DBE -DETENTION BASIN EASEMENT
- UE -UTILITY EASEMENT
- SSE -SANITARY SEWER EASEMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	72.65'	200.00'	S74°09'26"E	72.25'	20°48'41"
C2	74.98'	200.00'	N74°29'32"W	74.55'	21°28'53"
C3	114.33'	300.00'	S74°18'53"E	113.64'	21°50'11"
C4	190.01'	500.00'	N74°16'59"W	188.86'	21°46'23"
C5	31.42'	20.00'	N39°33'46"W	28.28'	90°00'00"
C6	83.54'	230.00'	N74°08'26"W	83.08'	20°48'41"
C7	63.74'	170.00'	N74°29'32"W	63.36'	21°28'53"
C8	125.78'	330.00'	N74°18'50"W	125.01'	21°50'11"
C9	178.84'	470.00'	N74°18'02"W	177.76'	21°48'40"
C10	15.72'	530.00'	S64°14'45"E	15.72'	01°41'55"
C11	102.90'	270.00'	S74°18'53"E	102.28'	21°50'11"
C12	86.23'	230.00'	S74°29'32"E	85.73'	21°28'53"
C13	61.75'	170.00'	S74°09'26"E	61.41'	20°48'41"
C14	31.42'	20.00'	N50°26'14"E	28.28'	90°00'00"
C15	48.83'	50.00'	S57°38'04"E	46.91'	55°57'22"

Line Table		
Line #	Length	Direction
L3	27.000'	S60° 20' 37.38"W
L2	28.280'	S15° 20' 37.38"W
L1	15.007'	S29° 25' 09.62"E

SCALE: 1"=100'  
DATE: DECEMBER 2022  
DRAWN: JLS  
DESIGNED:  
CHECKED: RJL



REVISIONS:  
1.  
2.  
3.  
4.  
PROJECT: 201024  
DRAWING: 221010A  
SHEET  
1 OF 1