



# LEGISLATIVE COVER MEMO

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**Introduction:** May 20, 2024

**Public Hearing:** June 3, 2024

**Effective Date:** July 3, 2024

**Agenda Item:** **Ordinance 2024-12**

APPROVING THE FRANKLIN DOWNTOWN REVITALIZATION PHASE 1 RECORD PLAN FOR THE COMBINATION OF CITY OWNED LOTS AND DEDICATION OF RIGHT OF WAY FOR EAST SIXTH STREET AND RILEY BOULEVARD.

**Submitted by:** Barry Conway, City Engineer

**Scope/Description:** This Record Plan for the Franklin Downtown Revitalization Phase 1 includes the combination of City owned lots and the Right of Way Dedication of East Sixth Street and Riley Boulevard.

After holding a public hearing on the request Planning Commission voted at its May 8, 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 the Franklin Downtown Revitalization Phase 1 Record Plan.

CITY OF FRANKLIN, OHIO  
ORDINANCE 2024-12

**APPROVING THE FRANKLIN DOWNTOWN REVITALIZATION PHASE 1 RECORD PLAN FOR THE COMBINATION OF CITY OWNED LOTS AND DEDICATION OF RIGHT OF WAY FOR EAST SIXTH STREET AND RILEY BOULEVARD.**

WHEREAS, pursuant to Section 1115.06 of the City of Franklin Uniform Development Code (the “UDO”), the City of Franklin Planning Commission, at its May 8, 2024 regular meeting, voted unanimously (6-0) to make a recommendation to Council to approve the Record Plan that includes the combination of City owned lots and the right-of-way dedication of East Sixth Street and Riley Boulevard in PC Case 24-06; 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 Franklin Downtown Revitalization Phase 1 on East Sixth Street and Riley Boulevard 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 Franklin Downtown Revitalization Phase 1 Record Plan on East Sixth Street and Riley Boulevard.

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 July 3, 2024.

INTRODUCED: May 20, 2024

ADOPTED: June 3, 2024

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

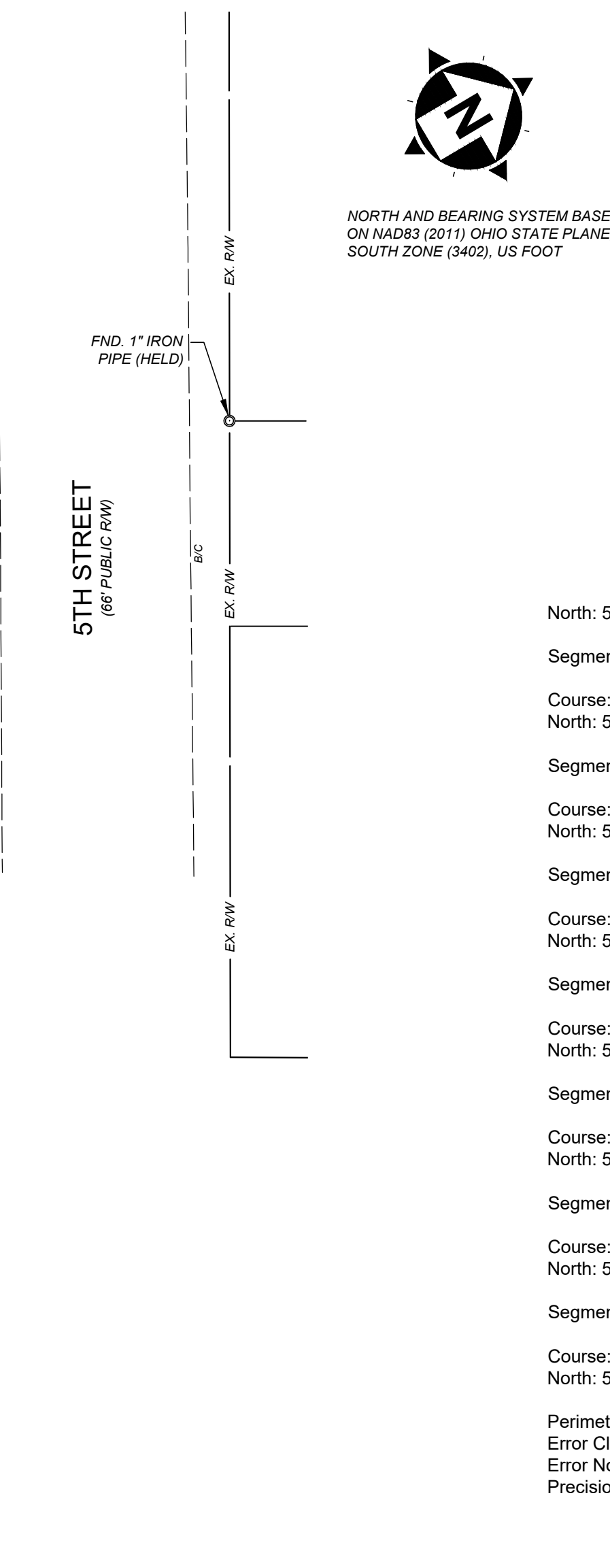
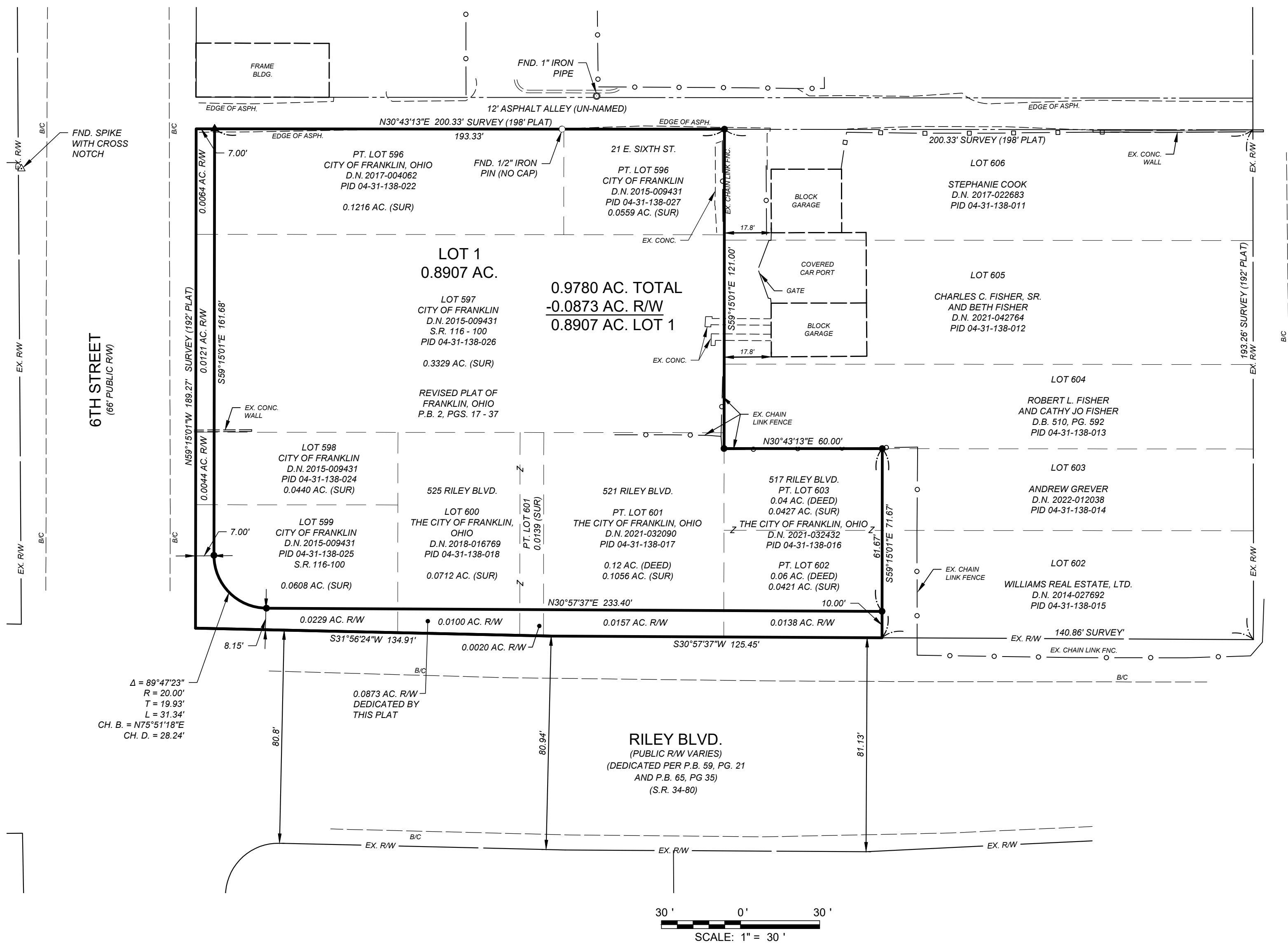
APPROVED: \_\_\_\_\_  
Brent Centers, Mayor

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 2024-06 passed by that body on June 3, 2024.

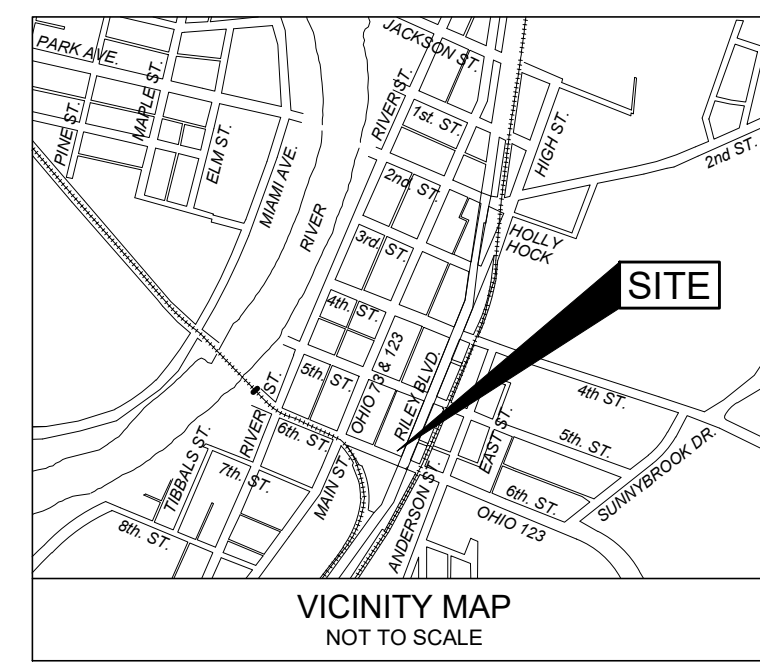
\_\_\_\_\_  
Khristi Dunn, Clerk of Council

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



# FRANKLIN DOWNTOWN REVITALIZATION PHASE 1

BEING A REPLAT OF LOTS 596 THROUGH 601 AND PART OF LOTS 602 AND 603 AS RECORDED IN REVISED PLAT OF FRANKLIN, OHIO, PLAT BOOK 2, PAGES 17 - 37 SITUATED IN: SECTION 31, TOWN 2 EAST, RANGE 5 NORTH, B.T.M. CITY OF FRANKLIN FRANKLIN TOWNSHIP WARREN COUNTY, OHIO APRIL, 2024



### CLOSURE

North: 572227.2427' East: 1459758.4272'

Segment #1 : Line

Course: N59°15'01"W Length: 189.27' North: 572324.0144' East: 1459595.7668'

Segment #2 : Line

Course: N30°43'13"E Length: 200.33' North: 572496.2324' East: 1459698.1049'

Segment #3 : Line

Course: S59°15'01"E Length: 121.00' North: 572434.3664' East: 1459802.0933'

Segment #4 : Line

Course: N30°43'13"E Length: 60.00' North: 572485.9467' East: 1459832.7442'

Segment #5 : Line

Course: S59°15'01"E Length: 71.67' North: 572449.3026' East: 1459894.3380'

Segment #6 : Line

Course: S30°57'37"W Length: 125.45' North: 572341.7262' East: 1459829.8010'

Segment #7 : Line

Course: S31°56'24"W Length: 134.91' North: 572227.2412' East: 1459758.4295'

Perimeter: 902.63' Area: 0.9780acres  
 Error Closure: 0.0027 Course: S57°38'59"E  
 Error North: -0.00147 East: 0.00232  
 Precision 1: 334307.41

### OWNER CONSENT AND DEDICATION

WE THE UNDERSIGNED, BEING ALL OF 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.

PRINTED NAME SIGNATURE

TITLE

### CERTIFICATE OF NOTARY PUBLIC

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

STATE OF OHIO, COUNTY OF WARREN, SS:

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ OF \_\_\_\_\_ WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND AFTER MY NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

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

### R/W CLOSURE

North: 572227.2427' East: 1459758.4272'

Segment #1 : Line

Course: N59°15'01"W Length: 189.27' North: 572324.0144' East: 1459595.7668'

Segment #2 : Line

Course: N30°43'13"E Length: 7.00' North: 572330.0321' East: 1459599.3428'

Segment #3 : Line

Course: S59°15'01"E Length: 161.68' North: 572247.3669' East: 1459738.2920'

Segment #4 : Curve

Length: 31.34' Radius: 20.00'  
 Delta: 89.4723 (dms) Tangent: 19.93'  
 Chord: 28.24' Course: N75°51'18"E  
 Course In: N30°44'59"E Course Out: S59°02'23"E  
 RP North: 572264.5550' East: 1459748.5178'  
 End North: 572254.2681' East: 1459765.6758'

Segment #5 : Line

Course: N30°57'37"E Length: 233.40' North: 572454.4142' East: 1459885.7469'

Segment #6 : Line

Course: S59°15'01"E Length: 10.00' North: 572449.3013' East: 1459894.3410'

Segment #7 : Line

Course: S30°57'37"W Length: 125.45' North: 572341.7249' East: 1459829.8041'

Segment #8 : Line

Course: S31°56'24"W Length: 134.91' North: 572227.2399' East: 1459758.4325'

Perimeter: 893.06' Area: 0.0873acres  
 Error Closure: 0.0060 Course: S62°35'49"E  
 Error North: -0.00277 East: 0.00534  
 Precision 1: 148325.00

### DEED REFERENCE

SITUATED IN SECTION 31, TOWN 2 EAST, RANGE 5 NORTH, CITY OF FRANKLIN, FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO, CONTAINING 0.9780 ACRE AND BEING ALL OF LOTS 596, 597, 598, 599, 600, 601, PART OF LOT 602 (0.06 AC.) AND PART OF LOT 603 (0.04 AC.), REVISED PLAT OF FRANKLIN, OHIO, AS RECORDED IN PLAT BOOK 2, PAGES 17 - 37, AS CONVEYED TO THE CITY OF FRANKLIN, OHIO AND DESCRIBED IN THE DEEDS RECORDED IN D.N. 2017-004062, D.N. 2015-009431, D.N. 2018-016769, D.N. 2021-032090, D.N. 2021-032432.

### ACREAGE SUMMARY

PT. LOT 596	0.1216 AC.	PID 04-31-138-022	D.N. 2017-004062
PT. LOT 596	0.0559 AC.	PID 04-31-138-027	D.N. 2015-009431
LOT 597	0.3329 AC.	PID 04-31-138-026	D.N. 2015-009431
LOT 598	0.0440 AC.	PID 04-31-138-024	D.N. 2015-009431
LOT 599	0.0608 AC.	PID 04-31-138-025	D.N. 2015-009431
LOT 600	0.0712 AC.	PID 04-31-138-018	D.N. 2018-016769
PT. LOT 601 (N)	0.1056 AC.	PID 04-31-138-017	D.N. 2021-032090
PT. LOT 601 (S)	0.0139 AC.	PID 04-31-138-018	D.N. 2018-016769
PT. LOT 602	0.0421 AC.	PID 04-31-138-016	D.N. 2021-032432
PT. LOT 603	0.0427 AC.	PID 04-31-138-016	D.N. 2021-032432
LOT 1	0.8907 AC.		
DEDICATED R/W	0.0873 AC.		
TOTAL	0.9780 AC.		

**WARREN COUNTY AUDITOR**  
 TRANSFERRED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY \_\_\_\_\_  
 DEPUTY WARREN COUNTY AUDITOR

**WARREN COUNTY RECORDER**  
 FILE NUMBER \_\_\_\_\_  
 RECEIVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_\_ M.  
 RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_\_ M.  
 RECORDED IN PLAT BOOK NUMBER \_\_\_\_\_, PAGE \_\_\_\_\_  
 FEE \_\_\_\_\_

BY \_\_\_\_\_  
 DEPUTY WARREN COUNTY RECORDER

**OWNER / CLIENT**  
 CITY OF FRANKLIN,  
 A.K.A. CITY OF FRANKLIN, OHIO  
 1 BENJAMIN FRANKLIN WAY  
 FRANKLIN, OH. 45005

**PROPERTY ADDRESS**  
 SIXTH ST. AND RILEY BLVD.  
 FRANKLIN, OH. 45005

**SURVEYOR'S ADDRESS**  
 CT CONSULTANTS, INC.  
 INTEGRITY TOWER BUILDING  
 4420 COOPER ROAD, SUITE 200  
 CINCINNATI, OH. 45242

- SURVEYOR'S LEGEND**
- 5/8" x 3/32" IRON PIN SET, CAPPED  
 "CT CONS. COOK OH PS 7950"
  - ▲ MAG SPIKE SET
  - IRON PIN FOUND (SIZE NOTED)
  - IRON PIPE FOUND (SIZE NOTED)
  - △ SPIKE FOUND

**CITY ENGINEER**  
 I HEREBY APPROVE THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
 CITY ENGINEER

**CITY MANAGER**  
 I HEREBY APPROVE THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
 CITY MANAGER

**CITY COUNCIL**  
 BENJAMIN FRANKLIN WAY, AS SHOWN HEREON, ACCEPTED BY THE COUNCIL OF THE CITY OF FRANKLIN, OHIO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

ORDINANCE NO. \_\_\_\_\_  
 \_\_\_\_\_  
 CLERK

**PLANNING COMMISSION**  
 I HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF FRANKLIN, OHIO.

\_\_\_\_\_  
 CHAIRMAN

your trusted advisor  
 engineers  
 architects  
 planners

NO.	REVISION	DATE

ISSUED FOR:	PROJECT NO:	DATE:
SCALE:	241154	06/09/2024
DESIGNED BY:	DISCIPLINE:	1" = 30'
DRAWN BY:	SURVEY	JNCE
CHECKED BY:	RE-PLAT	SIFA
		TCOOK

FRANKLIN DOWNTOWN REVITALIZATION  
 PHASE 1  
 THE CITY OF FRANKLIN, OHIO  
 SITUATED IN:  
 SECTION 31, TOWN 2 EAST, RANGE 5 NORTH, B.T.M.  
 CITY OF FRANKLIN, FRANKLIN TOWNSHIP  
 WARREN COUNTY, OHIO

PROJECT NO:	DATE:
241154	
DISCIPLINE:	
SURVEY	
SHEET NAME:	
RE-PLAT	
SHEET:	OF:
1	1

TERRY W. COOK  
 OHIO REGISTERED PROFESSIONAL SURVEYOR  
 NO. 7950 IN THE STATE OF OHIO

DATE \_\_\_\_\_