



# LEGISLATIVE COVER MEMO

**Introduction:** June 17, 2024

**Public Hearing:** July 1, 2024

**Agenda Item:** **Ordinance 2024-15**  
AN ORDINANCE TO CONSIDER THE REQUEST OF THE FRANKLIN CITY BOARD OF EDUCATION TO REZONE 6 LOTS ON ANDERSON STREET, SIXTH STREET AND SEVENTH STREET FROM MU-1 MIXED USE DISTRICT TO CV-1 CIVIC DISTRICT.

**Submitted by:** Liz Fields, City Planner & Jonathan Westendorf, City Manager

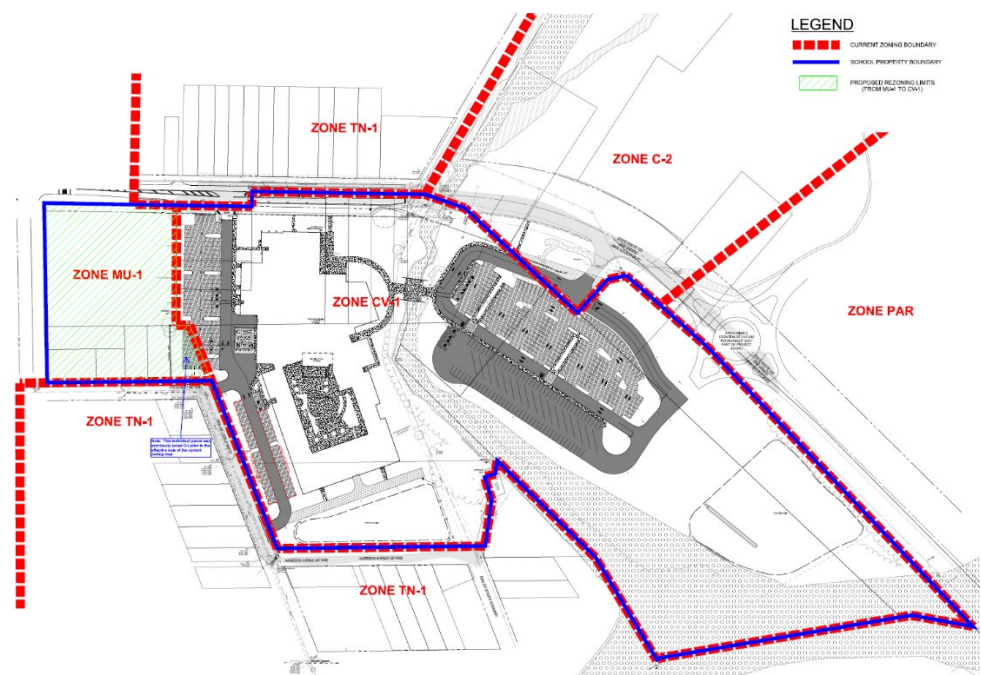
**Scope/Description:**

**Property Information:** Location: E. Sixth Street (Parcels 04-31-178-001, 04-31-178-004, 04-31-178-006, 04-31-178-007, 04-31-178-012, and 04-31-178-013)

Current Zoning: MU-1 Mixed Use District

Proposed Zoning: CV-1 Civic

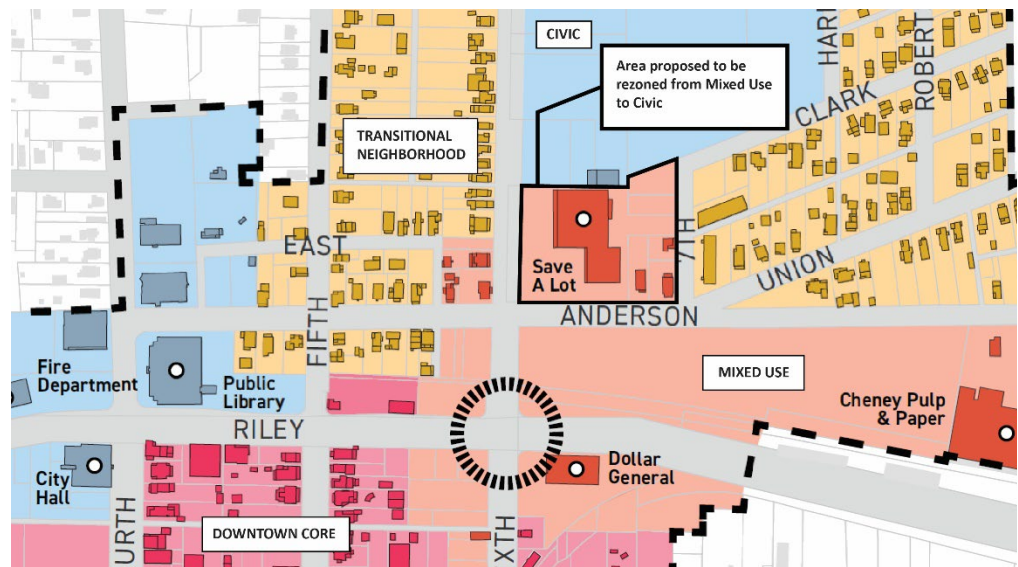
Proposed Uses: Open lawn and parking with landscaping and perimeter fencing.



**Project Overview:** Russell Miller, Architect at SHP, 312 Plum Street, Suite 700 Cincinnati, Ohio 45202, on behalf of the Franklin City School District has requested a rezoning for their 6 lots located on Anderson Street, Sixth Street, and Seventh Street from MU-1, Mixed Use District To CV-1, Civic District.

**Comments:** Downtown Franklin Master Plan:

The properties under this rezoning request are identified in the Downtown Master Plan as Mixed Use, which reflects their current zoning designation (see map). The Downtown Master Plan was adopted in 2023 after two years of research, public engagement, and planning. The Downtown Master Plan reflects a bold and ambitious vision for Downtown Franklin and establishes the framework for how the city can achieve that vision.



*The Planning Area Map from the Downtown Franklin Master Plan*

Throughout the planning process the city engaged with the public in numerous ways. This included a citywide survey (associated with the comprehensive planning effort), attendance at the Citizen Advisory Committee (CAC) meetings, a public open house, and multiple City Council retreats. The feedback overwhelmingly supported the plan's vision and framework.

In order to implement the plan's vision, the City drafted new zoning regulations for Downtown Franklin and rezoned the properties within Downtown to align with the planning boundaries within the Master Plan. This effort was also completed in 2023 and included the rezoning of the subject properties from C-2 to Mixed Use. These properties have historically been used for commercial uses (most recently Save-A-Lot), which informed the recommendations of the Master Plan to include these properties in the Mixed Use Planning Area/Zoning District.

Based on these factors, the proposed rezoning is not consistent with the recommendations and vision set forth in the Downtown Master Plan.

Zoning Amendment Standards for Approval:

The Planning Commission and the City Council shall consider the following criteria in approving all zoning amendments:

1. The proposed zoning district classification and use of the land will not materially endanger the public health or safety; and **The proposed zoning district classification and use of the land will not materially endanger the public health or safety.**
2. The proposed zoning district classification and use of the land is reasonably necessary for the public health or general welfare, such as by enhancing the successful operation of the surrounding area in its basic community function or by providing an essential service to the community or region; and **The proposed zoning district classification and use of the land is not reasonably necessary for the public health or general welfare. Franklin High School will be able to continue to operate successfully without rezoning the parcels.**
3. The proposed zoning district classification and use of the land will not substantially injure the value of the abutting property; and **The proposed zoning district classification and use of the land may impact the value of abutting properties. By taking these parcels out of the Mixed Use District, there is less land available for development at the southeast corner of Sixth Street and Riley Boulevard. The Downtown Master Plan envisioned the former Box Board property and the subject properties as a cohesive mixed use development complete with residential, commercial, office, and service uses. Reducing the amount of land that is zoned Mixed Use will limit the redevelopment potential of this area.**
4. The proposed zoning district classification and use of the land will be in harmony with the scale, bulk, coverage, density, and character of the area of the neighborhood in which it is located; and **The proposed zoning district classification and use of the land are consistent with the school property to the east. The proposed zoning is not consistent with the intended development of the properties to the north and west as those are zoned Mixed Use. This area is envisioned as a high-intensity gateway for downtown with a variety of uses that provide residential opportunities along with commercial, entertainment, and service uses. Expanding the footprint of the Civic zoning district limits the opportunity for mixed use development in this area.**

5. The proposed zoning district classification and use of the land will generally conform with the Comprehensive Land Development Plan and other official plans of the City, unless actual development within the area or changes in the conditions of the area makes conforming to the Comprehensive Development Plan impractical; and **The proposed zoning district classification and use of the land is counter to the recommendations of the Downtown Franklin Master Plan which included the parcels in the Mixed Use Planning Area and were included in the MU-1 “Mixed Use District” as a result of the Plan. Since March 8, 2023 when these parcels were rezoned to MU-1, there has not been actual development in the area or changes in the conditions of the area that would make conforming to the Downtown Franklin Master Plan impractical.**
  
6. The proposed zoning district classification and use of the land are appropriately located with respect to transportation facilities, utilities, fire and police protection, waste disposal, and similar characteristics; and **The proposed zoning district classification and use of the land area are appropriately located in this regard.**
  
7. The proposed zoning district classification and use of the land will not cause undo traffic congestion or create a traffic hazard. **The classification and use will not cause traffic congestion or hazards.**

**Vote Required for Passage:**

Per Section 4.12 of the City Charter, approval of this Ordinance requires the affirmative vote of not less than FOUR members of Council.

**Exhibits:**

Exhibit A: Rezoning Application and Map.

**Recommendation:**

This rezoning request was reviewed by Planning Commission at its June 12, 2024 regularly scheduled meeting. After holding a public hearing on the request, Planning Commission voted 2-2 to approve the rezoning request. Since the motion did not receive a majority vote the motion was denied. Staff recommends that City Council denies the proposed rezoning request.

CITY OF FRANKLIN, OHIO  
ORDINANCE 2024-15

**AN ORDINANCE TO CONSIDER THE REQUEST OF THE FRANKLIN CITY BOARD OF EDUCATION TO REZONE 6 LOTS ON ANDERSON STREET, SIXTH STREET AND SEVENTH STREET FROM MU-1 MIXED USE DISTRICT TO CV-1 CIVIC DISTRICT**

WHEREAS, the Franklin City Board of Education has submitted a request to rezone six lots (Parcel #'s 0431178001, 0431178004, 0431178006, 0431178007, 0431178012, 0431178013) on Anderson Street, Sixth Street and Seventh Street from MU-1 Mixed Use District to CV-1, Civic District, and;

WHEREAS, the Franklin City Planning Commission, at its June 12, 2024 meeting, voted 2-2 to make a recommendation to Council for approval on the submitted rezoning request but did not receive a majority vote, the motion was denied; and;

WHEREAS, this Council, upon receipt of said recommendation, has timely conducted a public hearing in accordance with Section 4.03 of the Charter of the City of Franklin;

WHEREAS, this Council, upon receipt of said recommendation, has conducted a public hearing in accordance with Section 4.12 of the Charter of the City of Franklin; and

THE CITY OF FRANKLIN HEREBY ORDAINS

Section 1. Upon an affirmative vote of at least four (4) of the members of Council present, that:

The rezoning request is denied as recommended by Planning Commission.

OR

Section 1. Upon an affirmative vote of at least four (4) of the members of Council present, that the recommendation of Planning Commission is overruled in the following respects and The Official Zoning Map of the City of Franklin, adopted by Ordinance 2020-01 on February 3, 2020, is hereby amended by changing the zoning from MU-1 Mixed Use District to CV-1 Civic District, on the six parcels (Parcel #'s 0431178001, 0431178004, 0431178006, 0431178007, 0431178012, 0431178013) located on Anderson Street, Sixth Street and Seventh Street in the City of Franklin:

Section 2. All ordinances or parts of ordinances that conflict with this ordinance are hereby repealed.

Section 3. 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 were 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 4. This Ordinance shall become effective on July 31, 2024.

INTRODUCED: June 17, 2024

ADOPTED: July 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 an Ordinance passed by that body on July 1, 2024.

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Khristi Dunn, Clerk of Council

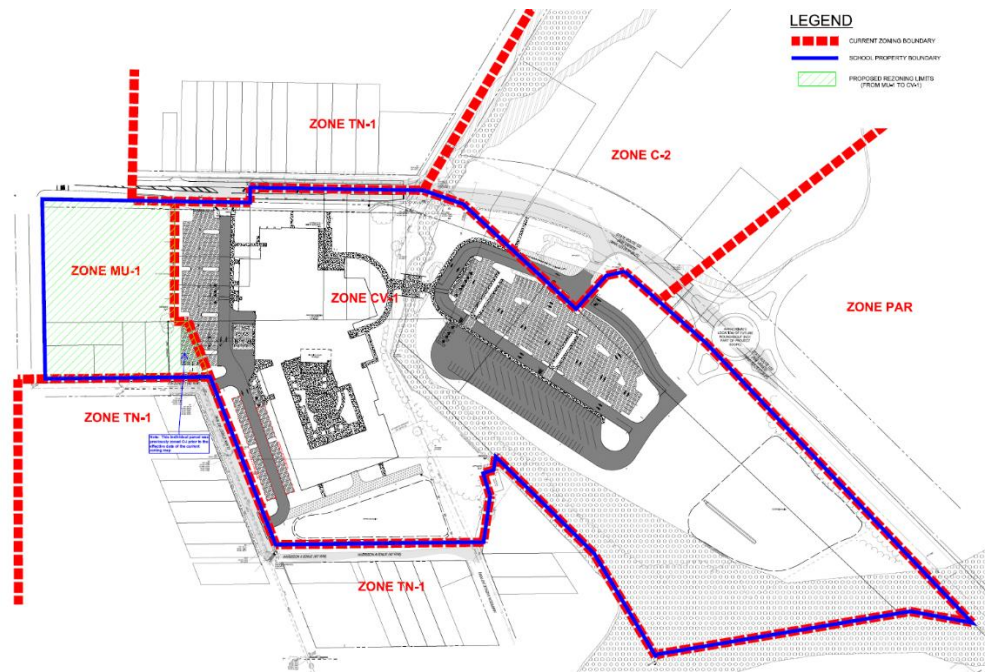


# PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members  
From: Liz Fields, AICP, Planner  
Meeting Date: June 12, 2024

## PC 24-10 Rezoning – Franklin High School

**Property Information:** Location: E. Sixth Street (Parcels 04-31-178-001, 04-31-178-004, 04-31-178-006, 04-31-178-007, 04-31-178-012, and 04-31-178-013)  
Current Zoning: MU-1 Mixed Use District  
Proposed Zoning: CV-1 Civic  
Proposed Uses: Open lawn and parking with landscaping and perimeter fencing.



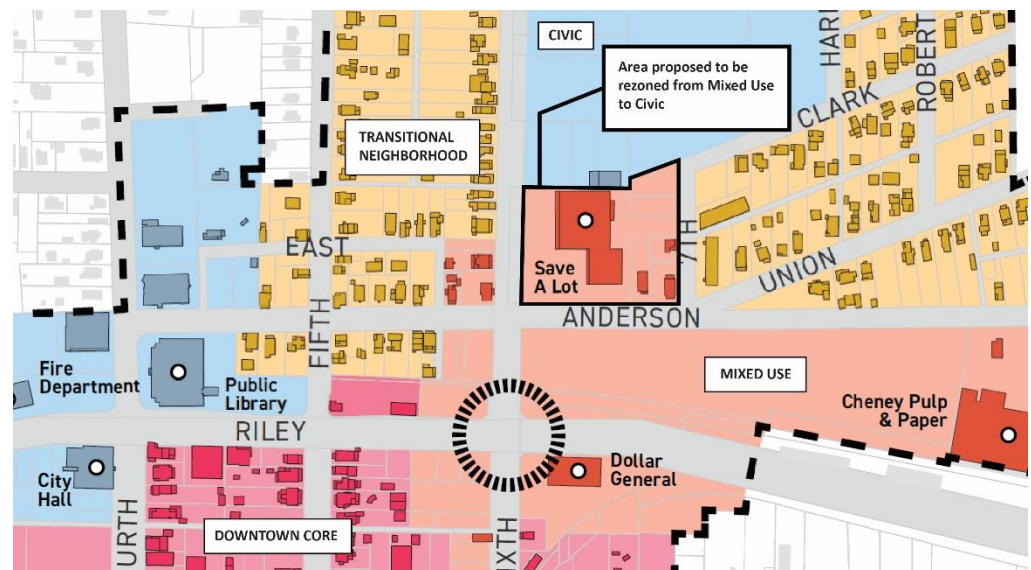
**Project Overview:**

SHP c/o Russell Miller on behalf of the Franklin City School District is requesting that the Planning Commission forward a recommendation of approval for the rezoning of six vacant parcels located along E. Sixth Street, E. Seventh Street, and Anderson Street from MU-1 Mixed Use to CV-1 Civic.

**Comments:**

Downtown Franklin Master Plan:

The properties under this rezoning request are identified in the Downtown Master Plan as Mixed Use, which reflects their current zoning designation (see map). The Downtown Master Plan was adopted in 2023 after two years of research, public engagement, and planning. The Downtown Master Plan reflects a bold and ambitious vision for Downtown Franklin and establishes the framework for how the city can achieve that vision.



*The Planning Area Map from the Downtown Franklin Master Plan*

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In order to implement the plan’s vision, the City drafted new zoning regulations for Downtown Franklin and rezoned the properties within Downtown to align with the planning boundaries within the Master Plan. This effort was also completed in 2023 and included the rezoning of the subject properties from C-2 to Mixed Use. These properties have historically been used for commercial uses (most recently Save-A-Lot), which informed the recommendations of the Master Plan to include these properties in the Mixed Use Planning Area/Zoning District.

Based on these factors, the proposed rezoning is not consistent with the recommendations and vision set forth in the Downtown Master Plan.



Zoning Amendment Standards for Approval:

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**The proposed zoning district classification and use of the land will not materially endanger the public health or safety.**
2. The proposed zoning district classification and use of the land is reasonably necessary for the public health or general welfare, such as by enhancing the successful operation of the surrounding area in its basic community function or by providing an essential service to the community or region; and  
**The proposed zoning district classification and use of the land is not reasonably necessary for the public health or general welfare. Franklin High School will be able to continue to operate successfully without rezoning the parcels.**
3. The proposed zoning district classification and use of the land will not substantially injure the value of the abutting property; and  
**The proposed zoning district classification and use of the land may impact the value of abutting properties. By taking these parcels out of the Mixed Use District, there is less land available for development at the southeast corner of Sixth Street and Riley Boulevard. The Downtown Master Plan envisioned the former Box Board property and the subject properties as a cohesive mixed use development complete with residential, commercial, office, and service uses. Reducing the amount of land that is zoned Mixed Use will limit the redevelopment potential of this area.**
4. The proposed zoning district classification and use of the land will be in harmony with the scale, bulk, coverage, density, and character of the area of the neighborhood in which it is located; and  
**The proposed zoning district classification and use of the land are consistent with the school property to the east. The proposed zoning is not consistent with the intended development of the properties to the north and west as those are zoned Mixed Use. This area is envisioned as a high-intensity gateway for downtown with a variety of uses that provide residential opportunities along with commercial, entertainment, and service uses. Expanding the footprint of the Civic zoning district limits the opportunity for mixed use development in this area.**
5. The proposed zoning district classification and use of the land will generally conform with the Comprehensive Land Development Plan

and other official plans of the City, unless actual development within the area or changes in the conditions of the area makes conforming to the Comprehensive Development Plan impractical; and  
**The proposed zoning district classification and use of the land is counter to the recommendations of the Downtown Franklin Master Plan which included the parcels in the Mixed Use Planning Area and were included in the MU-1 “Mixed Use District” as a result of the Plan. Since March 8, 2023 when these parcels were rezoned to MU-1, there has not been actual development in the area or changes in the conditions of the area that would make conforming to the Downtown Franklin Master Plan impractical.**

6. The proposed zoning district classification and use of the land are appropriately located with respect to transportation facilities, utilities, fire and police protection, waste disposal, and similar characteristics; and  
**The proposed zoning district classification and use of the land area are appropriately located in this regard.**
  
7. The proposed zoning district classification and use of the land will not cause undo traffic congestion or create a traffic hazard.  
**The classification and use will not cause traffic congestion or hazards.**

**Recommendation:** Staff recommends that Planning Commission forward a recommendation of denial for the proposed rezoning to the City Council.

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312 PLUM STREET, SUITE 700 | CINCINNATI, OH 45202 | 513.381.2112

May 31, 2024

Barry Conway, City Engineer  
City of Franklin  
Building and Zoning Division  
1 Benjamin Franklin Way  
Franklin, Ohio 45005

Dear Mr. Conway:

The Franklin City School District respectfully requests that the parcels owned by the district and within the boundaries of East Sixth Street, Anderson Street, and East Seventh Street be rezoned from Downtown District MU-1 to Downtown District CV-1 to match the remainder of the Franklin HS site. This would allow for the future consolidated school parcel to be zoned to a single zoning district while allowing for consistent use across the district's property.

At the new Franklin HS, Franklin City Schools has been aware of the need for additional space for school programs and activities. They have also felt the practical need to provide a buffer space between the new Franklin HS and potential high-density Downtown District MU-1 uses that could include bars, breweries, distilleries, etc. The opportunity for Franklin City Schools to purchase the only remaining parcels of usable size that were adjacent to the new Franklin HS. To address their needs, they proceeded to purchase these parcels.

These parcels were purchased by the district between *September and November of 2021* and at the time were zoned Commercial District C-2 (former Save-A-Lot) and Residential R-3 (parcels on Anderson and Seventh Streets). The significant majority of the total area of these parcels were zoned Commercial District C-2. This district is intended for low intensity retail use and permits Junior/High Schools as a conditional use.

These parcels were rezoned to Downtown District MU-1 with an effective date of *March 8, 2023* following an approval on *February 6, 2023*. For clarity, parcel ID 04-31-178-007 was zoned Office District O-1, prior to the effective date of the current zoning map. This was consistent with the parcels associated with the former Franklin JHS, Hampton Bennett, and transportation facility uses. It has since been rezoned to Downtown District MU-1. It is unclear why this parcel was rezoned when the other existing district parcels were converted to Downtown District CV-1.



312 PLUM STREET, SUITE 700 | CINCINNATI, OH 45202 | 513.381.2112

This specific parcel was included in the approved Major Site Plan and it had been part of the former Franklin City School District's transportation facility.

The rezoning of these parcels from Downtown District MU-1 to Downtown District CV-1 would keep these parcels within the Downtown District, with its general requirements, while allowing for the Franklin City School district to use these parcels consistently across their contiguous property. Junior/Senior High Schools are a permitted use in the Downtown District CV-1.

Franklin City Schools have indicated that they are willing to collaborate with the city on the use of the parcels related to this rezoning request, as well as the remainder of their property. The Downtown Franklin Masterplan encourages parking on the edges of the downtown area and specifically notes Downtown District CV-1 as being an opportunity for, "supplementary parking and event spillover space". The Franklin HS site currently provides parking and open spaces that can be used to support community programming (event overflow, pop up spaces, etc.) as described in the Reinvent Franklin 2040 Comprehensive Plan. This opportunity to collaborate allows for many ways that the Franklin City Schools' property can support the Downtown Districts as a whole.

The proposed rezoning should have no negative impact on public health and safety. It is our opinion that this improves the overall quality of the Franklin HS campus for the community as a whole by promoting efficient and flexible land use. This request will not have a negative impact on the value of abutting properties as, practically, it is not changing the use of Franklin City School property. The parcels included in this request (2.7 acres of a total of 23.8 acres), represent 11% of the overall Franklin HS Campus. As noted above, the proposed rezoning would allow for use of these parcels in support of the existing school use as well as opportunities for collaborative efforts with the City of Franklin in support of the downtown core.

We believe that the request to rezone these parcels is a reasonable request. These parcels involved are not in the middle of the Downtown District MU-1 nor are they surrounded by other parcels zoned MU-1. They are on the edge of this district and the Franklin HS campus is predominantly surrounded by lower intensity districts including Downtown District TN-1, Commercial District C-2, and Residential PAR. The request to be rezoned consistent with the much larger Franklin HS campus parcels which have been consistently used by the Franklin City School District for many decades.

Thank you for your time and consideration

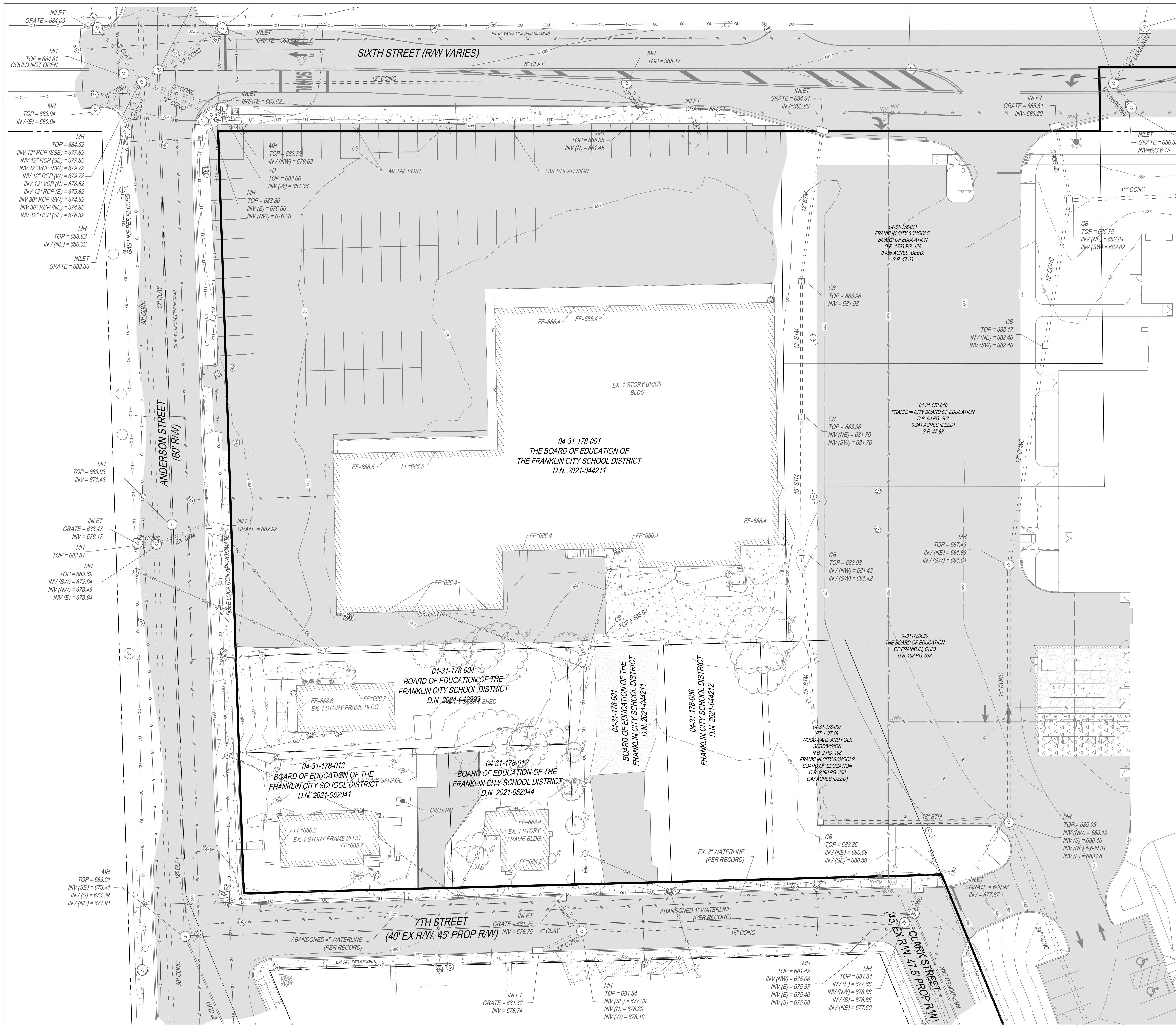


312 PLUM STREET, SUITE 700 | CINCINNATI, OH 45202 | 513.381.2112

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Miller".

Russell Miller, AIA, LEED AP BD+C  
Project Manager  
Phone: 513.381.2112  
Email: [rmiller@shp.com](mailto:rmiller@shp.com)



VICINITY MAP  
N.T.S

**LEGEND**

- IRON PIN FOUND (SIZE AS NOTED)
- CROSS NOTCH FOUND
- PIPE FOUND (SIZE AS NOTED)
- 5/8\"/>
- MAG NAIL SET
- AIR CONDITIONING UNIT
- ELECTRIC BOX
- ELECTRIC METER
- GUY WIRE
- LIGHT POLE
- PULL BOX
- TRANSFORMER
- UTILITY POLE
- TELEPHONE MANHOLE
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- GAS SERVICE
- FIRE HYDRANT
- WATER METER
- WATER SERVICE
- WATER VALVE
- CATCH BASIN
- DOWN SPOUT
- INLET
- STORM MANHOLE
- YARD DRAIN
- CLEAN OUT
- SANITARY MANHOLE
- FENCE POST
- FLAG POLE
- GUARD POST
- SIGN (SINGLE POST)
- CONIFEROUS TREE
- DECIDUOUS TREE
- FENCE LINE
- TREE LINE
- OVERHEAD UTILITY
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- ASPHALT
- CONCRETE
- GRAVEL
- LANDSCAPE

**NOTES:**

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. HORIZONTAL AND VERTICAL DATUM ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC) AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS), (NAD 83) (NAVD 88).
5. SITE BENCHMARK AS SHOWN HEREON.

**ESHP**

233 Fairfield Avenue, Ste. 100  
Franklin, OH 45005  
614.223.2124

312 Plum Street, Ste. 700  
Franklin, OH 45005  
614.223.2124

**FRANKLIN CITY SCHOOLS**  
**FRANKLIN HS - SITE IMPROVEMENTS**  
140 E 6th Street, Franklin, OH 45005  
**FRANKLIN CITY SCHOOLS**  
754 E 4th Street, Franklin, OH 45005

**ISSUANCES**

11-06-23	DESIGN DEVELOPMENT
03-15-24	PLANNING COMMISSION
04-19-24	GMP
05-22-24	PLANNING COMMISSION
	(6/2)

**SURVEY BASEMAP**

DATE 05-22-2024  
COMM NO. 2020108.03

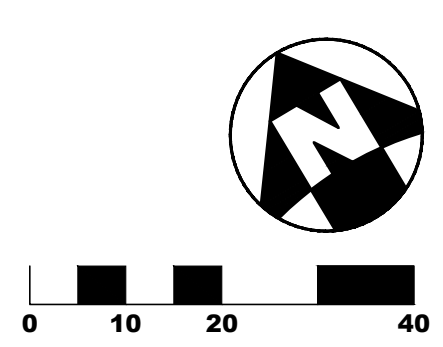
**C110**

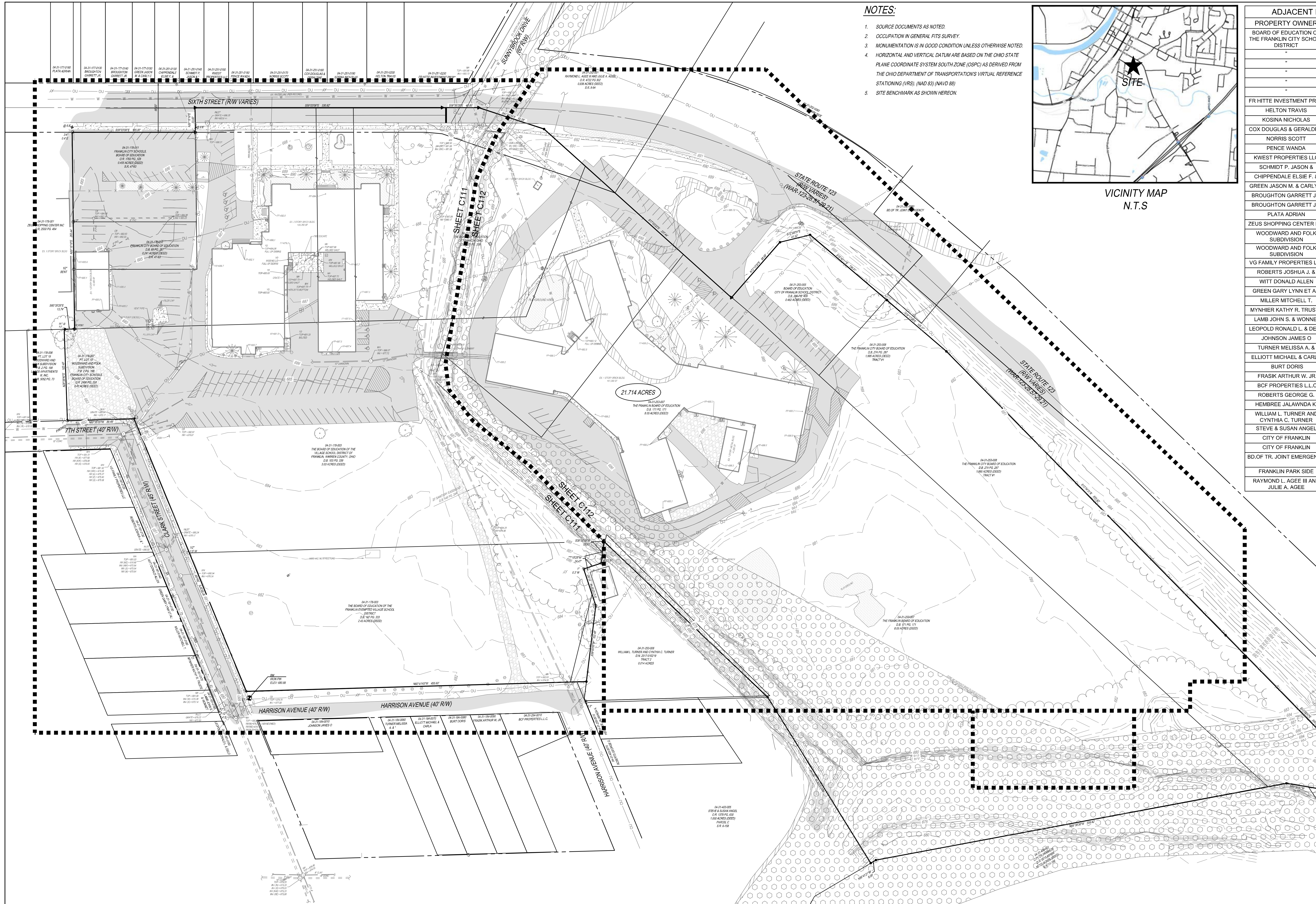
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513.779.7851





**NOTES:**

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
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4. HORIZONTAL AND VERTICAL DATUM ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC) AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS), (NAD 83) (NAVD 88)
5. SITE BENCHMARK AS SHOWN HEREON.



ADJACENT PROPERTIES	
PROPERTY OWNER	PARCEL NUMBER
BOARD OF EDUCATION OF THE FRANKLIN CITY SCHOOL DISTRICT	04-31-178-011
	04-31-178-010
	04-31-178-0030
	04-31-253-007
	04-31-253-008
	04-31-253-005
FR HITTE INVESTMENT PROP	04-31-251-0250
HELTON TRAVIS	04-31-251-0200
KOSINA NICHOLAS	04-31-251-0190
COX DOUGLAS & GERALDINE	04-31-251-0180
NORRIS SCOTT	04-31-251-0170
PENCE WANDA	04-31-251-0160
KWEST PROPERTIES LLC	04-31-251-0150
SCHMIDT P. JASON &	04-31-251-0140
CHIPPENDALE ELSIE F. &	04-31-251-0130
GREEN JASON M. & CARLY C.	04-31-177-0150
BROUGHTON GARRETT JR.	04-31-177-0140
BROUGHTON GARRETT JR.	04-31-177-0130
PLATA ADRIAN	04-31-177-0180
ZEUS SHOPPING CENTER INC	04-31-178-010
WOODWARD AND FOLK SUBDIVISION	04-31-178-006
WOODWARD AND FOLK SUBDIVISION	04-31-178-007
VG FAMILY PROPERTIES LLC	04-31-181-0120
ROBERTS JOSHUA J. &	04-31-181-0130
WITT DONALD ALLEN	04-31-181-0140
GREEN GARY LYNN ET AL.	04-31-181-0150
MILLER MITCHELL T.	04-31-181-0160
MYNHIER KATHY R. TRUSTE	04-31-181-0170
LAMB JOHN S. & WONNET	04-31-181-0180
LEOPOLD RONALD L. & DELO	04-31-181-0190
JOHNSON JAMES O	04-31-184-0010
TURNER MELISSA A. &	04-31-184-0060
ELLIOTT MICHAEL & CARLA	04-31-184-0070
BURT DORIS	04-31-184-0080
FRASK ARTHUR W. JR.	04-31-184-0090
BCF PROPERTIES L.L.C	04-31-254-0010
ROBERTS GEORGE G.	04-31-403-0070
HEMBREE JALAWNDA K.	04-31-255-0010
WILLIAM L. TURNER AND CYNTHIA C. TURNER	04-31-253-006
STEVE & SUSAN ANGEL	04-31-403-005
CITY OF FRANKLIN	04-31-404-0010
CITY OF FRANKLIN	04-31-426-0010
BD.OF TR. JOINT EMERGENCY	04-31-252-0080
FRANKLIN PARK SIDE	04-31-252-0060
RAYMOND L. AGEE III AND JULIE A. AGEE	04-31-252-001



**E S H P**

250 Fairfield Avenue, Ste. 100  
Franklin, Ohio 45005  
Phone: 614.381.1111  
Fax: 614.223.2124  
www.eshp.com

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**FRANKLIN HIGH SCHOOL**  
140 E 6th St., Franklin, OH 45005

**FRANKLIN CITY SCHOOLS**  
150 E 6th St., Franklin, OH 45005

ISSUANCES	
06-24-21	SCHEMATIC DESIGN
08-17-21	DESIGN DEVELOPMENT
12-22-21	PLANNING COMMISSION
03-25-22	GMP/PERMIT

**SURVEY BASEMAP (OVERALL)**

DATE 03-25-22  
COMM NO. 2020108.01

**C110**

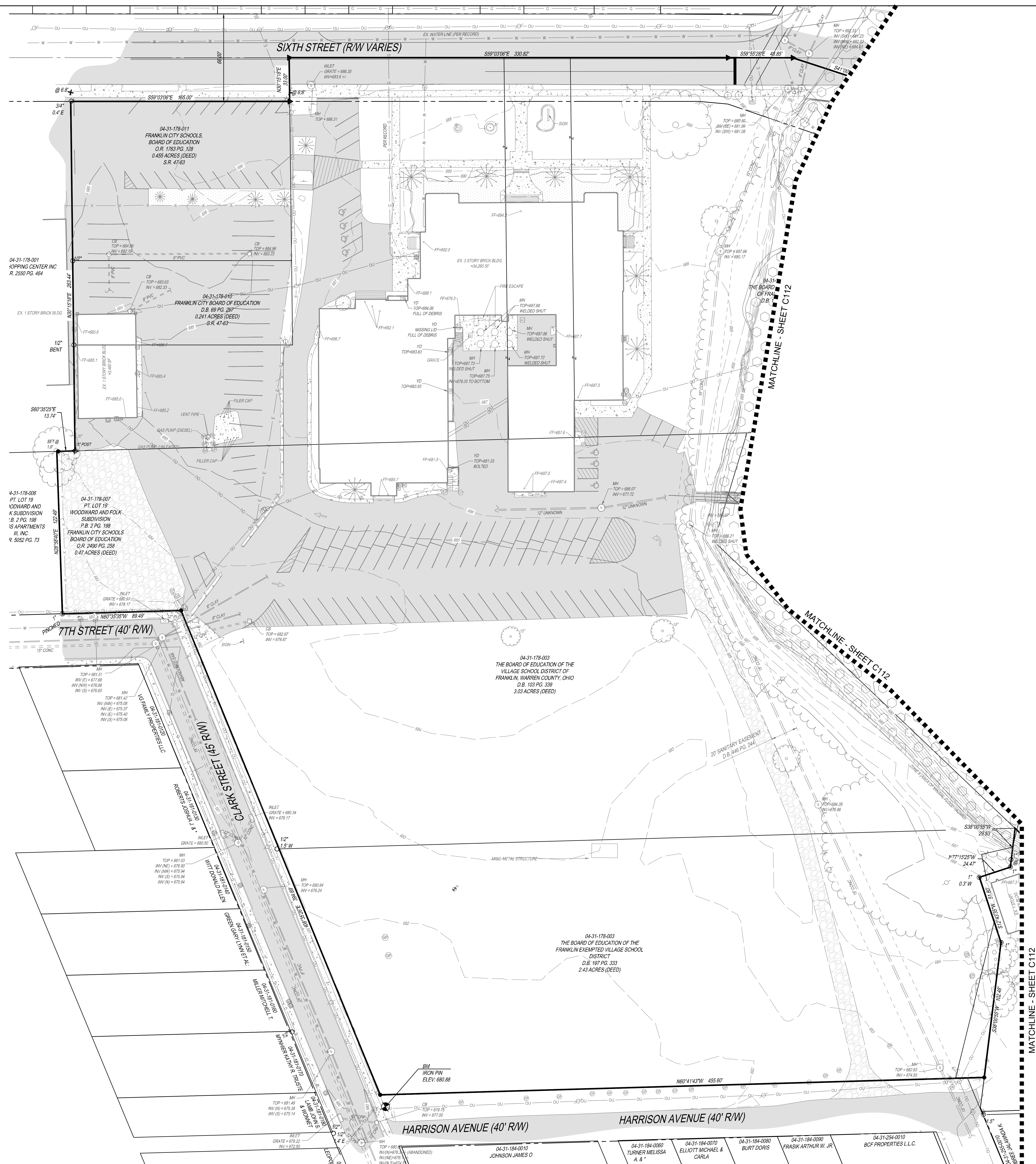
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6219 Centre Park Dr. West Chester, OH 45069  
513.779.7851

**LEGEND**

○ IRON PIN FOUND (SIZE AS NOTED)	⊗ GAS SERVICE	— X — FENCE LINE
✕ CROSS NOTCH FOUND	⊗ FIRE HYDRANT	— ( ) — TREE LINE
⊗ PIPE FOUND (SIZE AS NOTED)	⊗ WATER METER	— ( ) — OVERHEAD UTILITY
● 5/8" IRON PIN SET (KLEINGERS)	⊗ WATER SERVICE	— G — GAS LINE
▲ MAG NAIL SET	⊗ WATER VALVE	— W — WATER LINE
⊗ AIR CONDITIONING UNIT	⊗ CATCH BASIN	— S — SANITARY SEWER
⊗ ELECTRIC BOX	⊗ DOWN SPOUT	— S — STORM SEWER
⊗ ELECTRIC METER	⊗ INLET	ASPHALT
⊗ GUY WIRE	⊗ STORM MANHOLE	CONCRETE
⊗ LIGHT POLE	⊗ YARD DRAIN	GRAVEL
⊗ PULL BOX	⊗ CLEAN OUT	LANDSCAPE
⊗ TRANSFORMER	⊗ SANITARY MANHOLE	RIP RAP
⊗ UTILITY POLE	⊗ FENCE POST	ZONE AE (REGULATORY FLOODWAY)
⊗ TELEPHONE MANHOLE	⊗ GUARD POST	ZONE X (0.2% CHANCE FLOOD HAZARD)
⊗ TELEPHONE BOX	⊗ SIGN (SINGLE POST)	
	⊗ CONIFEROUS TREE	
	⊗ DECIDUOUS TREE	

0 40 80 160



LEGEND

- IRON PIN FOUND (SIZE AS NOTED)
- ✕ CROSS NOTCH FOUND
- PIPE FOUND (SIZE AS NOTED)
- 8" IRON PIN SET (KLEINGERS)
- ▲ MAG NAIL SET
- AIR CONDITIONING UNIT
- ELECTRIC BOX
- ELECTRIC METER
- GUY WIRE
- LIGHT POLE
- PULL BOX
- TRANSFORMER
- UTILITY POLE
- TELEPHONE MANHOLE
- TELEPHONE BOX
- GAS SERVICE
- FIRE HYDRANT
- WATER METER
- WATER SERVICE
- WATER VALVE
- CATCH BASIN
- DOWN SPOUT
- INLET
- STORM MANHOLE
- CLEAN OUT
- SANITARY MANHOLE
- FENCE POST
- FLAG POLE
- GUARD POST
- SIGN (SINGLE POST)
- CONIFEROUS TREE
- DECIDUOUS TREE
- FENCE LINE
- TREE LINE
- OVERHEAD UTILITY
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- ASPHALT
- CONCRETE
- GRAVEL
- LANDSCAPE
- RIP RAP
- ZONE AE (REGULATORY FLOODWAY)
- ZONE X (0.2% CHANCE FLOOD HAZARD)



**SHP**  
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 1805 N. Lincoln St., Ste. 111  
 Columbus, Ohio 43201  
 (614) 223-2124  
 415 Plum Street, Ste. 700  
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**FRANKLIN HIGH SCHOOL**  
 140 E 6th St, Franklin, OH 45005  
**FRANKLIN CITY SCHOOLS**  
 150 E 6th St, Franklin, OH 45005

ISSUANCES

06-04-21	SCHEMATIC DESIGN
08-17-21	DESIGN DEVELOPMENT
12-22-21	PLANNING COMMISSION
03-25-22	GMP/PERMIT

SURVEY  
 BASEMAP (NW)

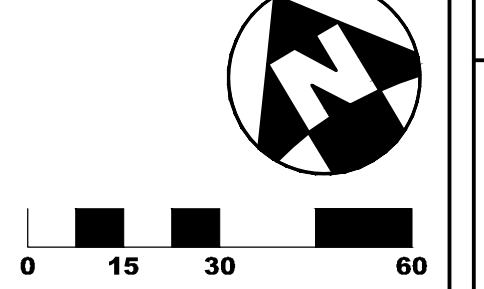
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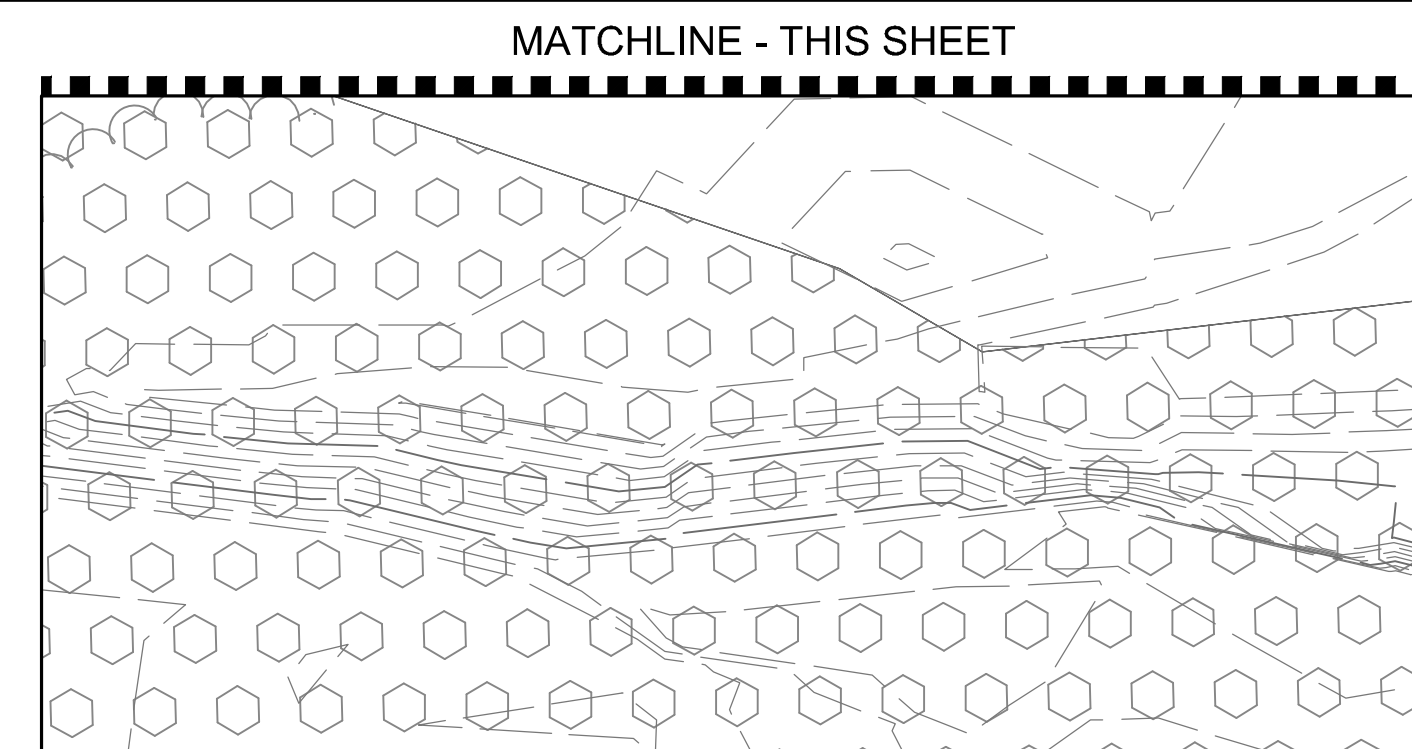
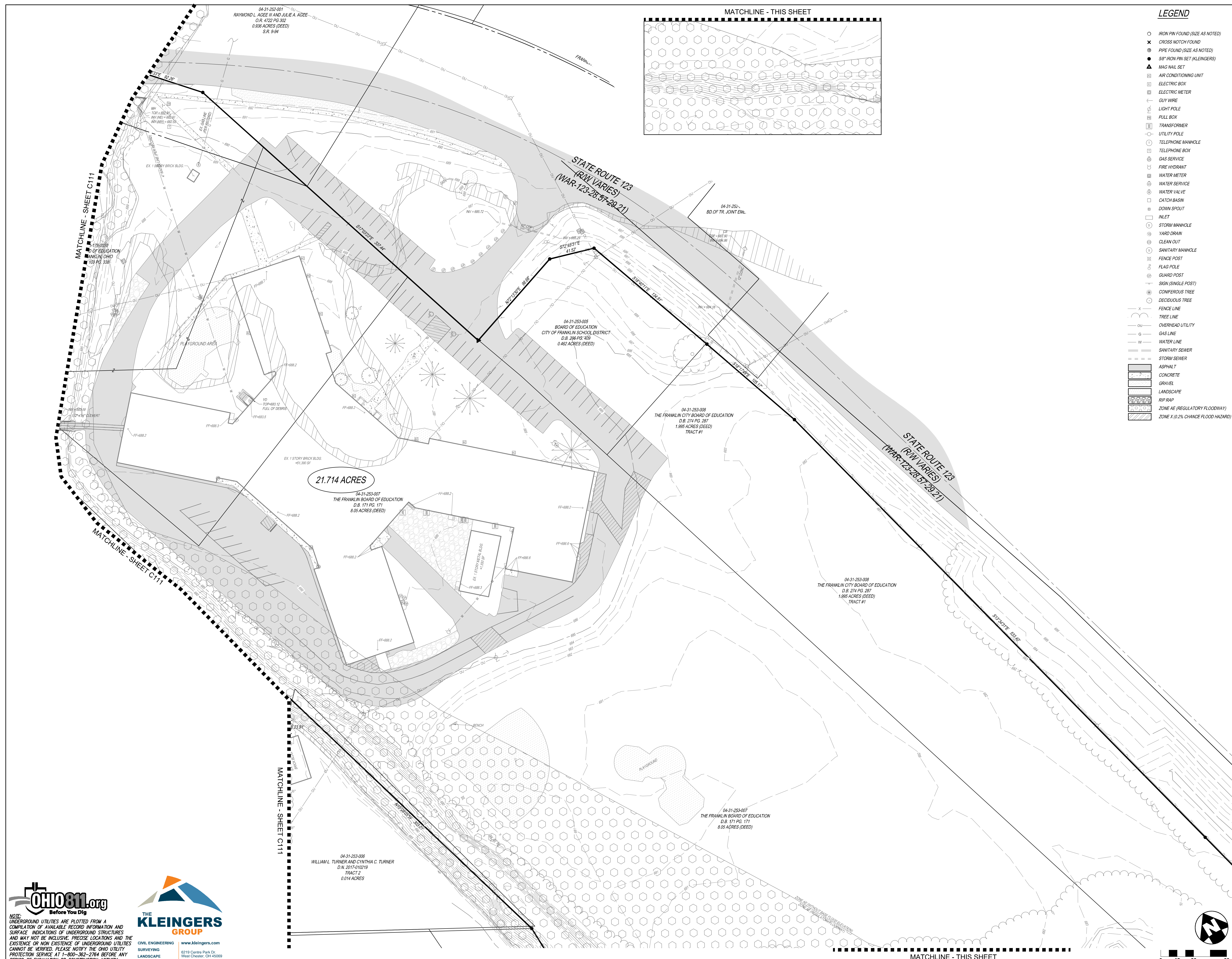
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 CIVIL ENGINEERING www.kleingers.com  
 SURVEYING  
 LANDSCAPE ARCHITECTURE  
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LEGEND

- IRON PIN FOUND (SIZE AS NOTED)
- ✕ CROSS NOTCH FOUND
- ⊖ PIPE FOUND (SIZE AS NOTED)
- 3/8" IRON PIN SET (KLEINGERS)
- ▲ MAG NAIL SET
- ⊠ AIR CONDITIONING UNIT
- ⊞ ELECTRIC BOX
- ⊞ ELECTRIC METER
- ⊞ GUY WIRE
- ⊞ LIGHT POLE
- ⊞ PULL BOX
- ⊞ TRANSFORMER
- ⊞ UTILITY POLE
- ⊞ TELEPHONE MANHOLE
- ⊞ TELEPHONE BOX
- ⊞ GAS SERVICE
- ⊞ FIRE HYDRANT
- ⊞ WATER METER
- ⊞ WATER SERVICE
- ⊞ WATER VALVE
- ⊞ CATCH BASIN
- ⊞ DOWN SPOUT
- ⊞ INLET
- ⊞ STORM MANHOLE
- ⊞ YARD DRAIN
- ⊞ CLEAN OUT
- ⊞ SANITARY MANHOLE
- ⊞ FENCE POST
- ⊞ FLAG POLE
- ⊞ GUARD POST
- ⊞ SIGN (SINGLE POST)
- ⊞ CONIFEROUS TREE
- ⊞ DECIDUOUS TREE
- FENCE LINE
- TREE LINE
- OVERHEAD UTILITY
- GAS LINE
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**E SHP**

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**FRANKLIN CITY SCHOOLS**  
 150 E 6th St, Franklin, OH 45005

ISSUANCES

06-04-21	SCHEMATIC DESIGN
08-17-21	DESIGN DEVELOPMENT
12-22-21	PLANNING COMMISSION
03-25-22	GMP PERMIT

SURVEY  
BASEMAP (SE)

DATE 03-25-22  
COMM NO. 2020108.01

**C112**

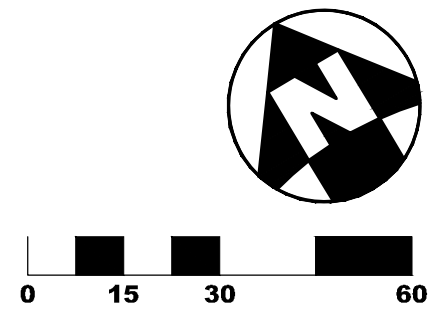
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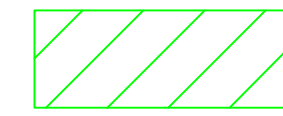
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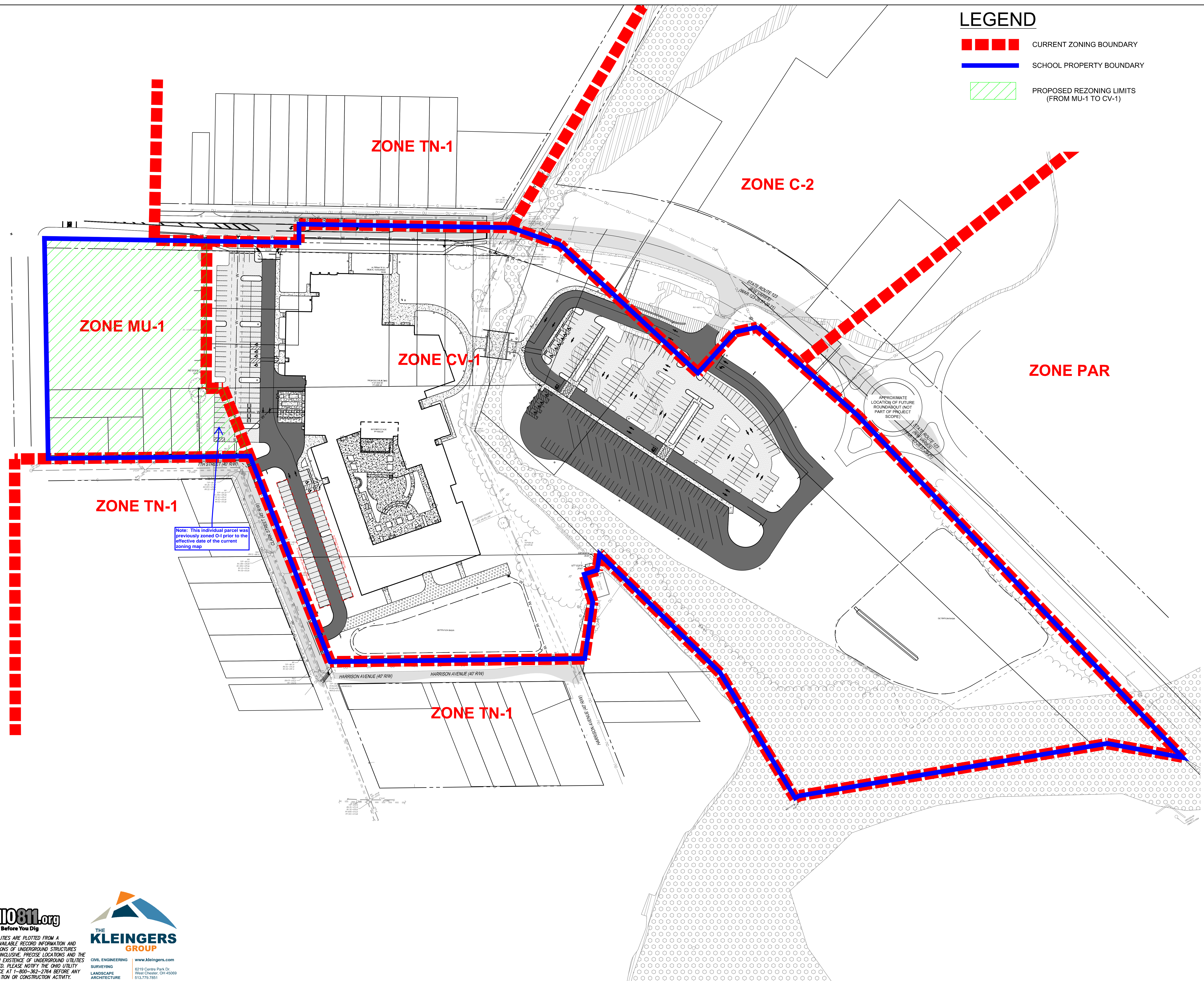
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### LEGEND

-  CURRENT ZONING BOUNDARY
-  SCHOOL PROPERTY BOUNDARY
-  PROPOSED REZONING LIMITS (FROM MU-1 TO CV-1)



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**SH**

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 150 E 6th St, Franklin, OH 45005

ISSUANCES

DATE	DESCRIPTION
06-03-24	PLANNING COMMISSION

ZONING PLAN

DATE 06-03-24  
 COMM NO. 2020108.01

**C131**

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