

EXCEPTIONAL USE DISTRICT
JACKSON TOWNSHIP
1700 DYER ROAD
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO
KICKMASTER FOOTGOLF
NO. *1-RZ-15

BACKGROUND:

The subject site is located on the north side of Dyer Road east of Brown Road. The site is surrounded by single-family residential land uses. The site incorporates approximately 12± acres and has one owner. The site has an existing 2,161 square foot residential building and a detached garage; both of which were constructed in 1947. The site is zoned Suburban Residential District. The applicant is requesting to rezone the property to the Exceptional Use District to permit recreational and amusement activities both indoors and outdoors on the site. A new 12,800 square foot building will be erected on the property to provide for indoor activities.

PERMITTED USES:

The following shall be permitted:

- Single family residence
- Exterior:

Year-round foot golf, weather permitting; Friday night glow-in-the-dark foot golf with balls that glow, t-markers that glow, reflective vests, holes that have LED beams of light shining up from the cup; Pro-Am tournaments, corporate sponsored outings/events, charitable functions/outings. Food trucks shall be permitted on the parking lot as a temporary activity. The outdoor activities will operate seven (7) days a week starting at 6 a.m. and on certain nights of the week will continue until midnight (on Friday and Saturdays) and 8 p.m. on the other nights.

- Interior – Within the 12,800 sq. ft. building

Activities include: workout facilities or sports training, including but not limited to, soccer and baseball training and practice, a clubhouse with retail space indoor/outdoor seating with televisions and vending machines. The indoor activities will operate seven days a week starting at 6 a.m. and on certain nights of the week will continue until midnight.

DEVELOPMENT STANDARDS:

Unless otherwise indicated in the submitted drawing or in the written text, the applicable standards for the site shall be those standards contained in Section 203 General Provisions of the Jackson County Zoning Code.

LIGHTING:

- a. All lighting on the subject property shall be cut-off type fixtures (down lighting) and limited to the building, golf course area, patio and parking areas unless located for landscaping and security purposes.
- b. All types of parking, building and other exterior lighting to be on poles shall be from the same "family" from the same manufacturer's type and style.
- c. All lighting poles will be either of wood or bronzed colored metal construction.
- d. Parking lot lighting shall not exceed twelve (12) feet in height.
- e. The exterior lighting for the site shall minimize off-site glare and reflection by utilizing screening, direction of lighting, height of lighting, wattage and type of lighting.

SIGNAGE AND GRAPHICS:

- a. One freestanding graphic shall be allowed along the Dyer Road frontage. The total size of the sign shall not exceed fifty (50) square feet and shall not be any higher than ten (10) feet. The sign design is included in the Exceptional Use application.
- b. Black, dark walnut, dark charcoal, dark rust, dark green or dark bronze in color sign frame shall be utilized for the sign with cream colored lettering and border. The signage may be internally or external illuminated. The sign will have a stone base.
- c. Directional signs for ingress and egress shall be permitted at the curbcuts on Dyer Road to direct traffic in and out of the site.
- d. No off-premise graphic shall be permitted on site nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.
- e. Signage will be permitted throughout the course and placards will be located around the outer perimeters of the course area.

ENVIRONMENTAL TREATMENT:

- a. The parking lot shall be landscaped along the eastern and southern edge with a variety of shrubs and other landscaping materials to produce a height of three (3) feet with a 60% opacity within two (2) years.
- b. An earthen berm and an eight (8) foot tall white board on board fence shall be erected around the rear play area as shown on the site plan.
- c. There shall be only two (2) curbcuts allowed for along Dyer Road, one for the house and one to serve the proposed parking lot and that curb cut shall have a maximum width of thirty-five (35) feet. The parking area and access lanes will be paved and maintained in order to prevent any dust problems.
- e. The screening and landscaping plan for the development of the site shall conform to the submitted drawings and such screening shall provide a buffer to the areas to the west, south and east. All screen plantings shall be maintained permanently and any plant which does not survive shall be replaced within one year with material meeting the specifications of the original planting. Maintenance of the screening materials shall be the responsibility of the owner of the property and failure to replace and maintain the screening materials shall be a violation of the Jackson County Zoning Code.

SITE PLAN:

- a. The property shall be used in accordance with the submitted site plan. The attached site plan illustrates the area where the building and parking areas will be located. This site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and approved by the Zoning Officer or his designee, upon submission of the appropriate data regarding the proposed adjustment. The general layout and site concept shall, however, conform to the site plan.
- b. Parking requirements shall conform to those found in Section 531 of the Jackson County Zoning Code.

BUILDING ELEVATIONS:

- a. The new building shall conform to the submitted elevations.

STORMWATER DRAINAGE:

- a. Drainage and run-off from the proposed development shall not cause property damage to off-site areas. All drainage improvements shall be designed in conformance with the requirements for the Franklin County development regulations. The new building will be guttered and the down spouts will tie into a drainage system that routes the surface drainage into the catch basins located on the site. If necessary, additional catch basin will be located on the parking lot and sized to permit on-site detention in the parking areas and then provide for a gradual release of surface water into the existing catch basin. EP Ferris and Associates confirms the ability of the detention pond to handle proposed stormwater run-offs as it is the consulting engineer for the project.
- b. The building will also conform to the requirements of the Franklin County development regulations and will utilize the detention basin used for stormwater drainage. The stormwater detention plan will accompany the site plan for detailing the methods to be used to handle stormwater drainage off the site.

SEWAGE DISPOSAL AND WATER SUPPLY:

Centralized water is available to serve the site and new onsite septic system is proposed to serve the various utilities that are permitted on the property.

POLLUTION:

- a. Smoke: No smoke shall be emitted from any structure in the Exceptional Use District.
- b. Noise: The noise level shall be no greater than sixty (60) decibels at the lot line.
- c. Odor: No odorous gases or other odorous matter in any quantities as to be offensive at any point on or beyond the Exceptional Use District boundary.

ARCHITECTURAL DESIGN:

- a. The building lot coverage shall not exceed 35% of the lot and parking lot coverage (excluding access drives to the storage units) shall not exceed an additional 30% coverage for a total of 65% lot coverage of the site.
- b. No outside storage shall be permitted on the lot. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the lot.

- c. All utilities shall be placed underground.
- d. The 80' x 160' new building will be constructed of steel and have a roof pitch of 3/12.

guzzo-dyerrd.txt (nct)
2/27/15 S:Docs/s&htxts/2015