NEW ALBANY
COMMUNITY CONNECTS US

ROCKY FORK-BLACKLICK ACCORD IMPLEMENTATION PANEL
MEETING AGENDA
Thursday, October 15, 2026
4:00 p.m.
New Albany Village Hall

Members of the public must attend the meeting in-person to participate and provide comments at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via the city website at https://newalbanyohio.org/answers/streaming-meetings/

I. Call to order

II. Roll call

III. Action on minutes:

IV. Additions or corrections to the agenda

V. Oath
Administration of oath to all witnesses/applicants/staff who plan to speak regarding an application on the agenda. "Do you swear to tell the truth and nothing but the truth."

V. Hearing of visitors for items not on this agenda

VI. Cases:

ZC-10-08-2026-01 Exceptional Use Rezoning
Review and action regarding a Plain Township application to rezone 13.792 +/- acres from Rural District (R) to Exceptional Use District (EU), to allow for a soccer field facility and parking.
Parcel ID(s): 220-000877
Acreage: 13.792 ac +/-
Current Zoning: Rural District (R)
RFBA District: Rural Residential, Park/Open Space
Proposed Zoning: Exceptional Use (EU)
Applicant(s): Jacob Osbrone
Property Owner(s): Blockchain Properties VII LLC

ZC-10-08-2026-02 Exceptional Use Rezoning
Review and action regarding a Plain Township application to rezone 5.165 +/- acres from Rural District (R) to Exceptional Use District (EU), to allow for an indoor baseball training facility, baseball field, and parking.
Parcel ID(s): 220-001668
Acreage: 5.165 ac +/-
Current Zoning: Rural District (R)
RFBA District: Park Zone, Park/Open Space
Proposed Zoning: Exceptional Use (EU)

Applicant(s): Plan 4 Land, LLC c/o Joe Clase and Lexus Cain
Property Owner(s): Derrick Neff

5481 Walnut Street
Conceptual review of City of Columbus application to develop multiunit residential.
Parcel ID(s): 010-323038
Request: Conceptual review of a multiunit residential proposal for 1,344 units to be built on the 84.2 acre site across four phases.
Current Zoning: R, Rural District
Proposed Use: Multi-unit residential
Applicant: David Ruma, WUMA Predevelopment, LLC c/o Dave Perry, David Perry Company, Inc.
Owner: WALNUT STREET LLC

VII. Other business

1. Babbitt Road Strategic Plan Addendum

VIII. Adjournment

THE ROCKY FORK-BLACKLICK ACCORD

STAFF REPORT

October 15, 2026 Meeting

Plain Township Rezoning Application Case No: ZC-10-08-2026-02

Review and Action on the Plain Township rezoning application for 5.165 +/- acres generally located west of the intersection of E Walnut Street and Bevelhymer Road (Parcel ID 220-001668)

Request: Rezone R (Rural District) to EU (Exceptional Use)

Proposed Use: Proposal to rezone to allow for a baseball training facility and outdoor baseball field.

Applicant: Plan 4 Land, LLC c/o Joe Clase and Lexus Cain

INTRODUCTION/PROPOSAL SUMMARY:

This request is for review and recommendation to the Plain Township Zoning Commission to rezone 5.165+/- acres from Rural District (R) to Exceptional Use (EU). The proposed zoning allows for a baseball training facility and an outdoor baseball field. This proposed development is between the New Albany Field House site and Rocky Fork Park.

The site is located in the Accord's Park Zone District. The proposed rezoning will allow for proper zoning classification for recreational uses. The township proposes continued expansion of recreational uses.

While the baseball training facility may not strictly fall within the Accord's Metro Park classification, this area is an established recreation area, including the field house, Bevelhymer Park, pickleball facilities, and Rocky Fork Metro Park. The Accord's permitted land use allows Parkland or Single-Family Residential.

The rezoning from R to EU allows for the continued expansion of recreational facilities. The baseball training facility adds a needed recreational facility for the surrounding jurisdictional areas given the local interest in baseball and softball, and could support the New Albany Plain Local Schools state title winning baseball team.

CONSIDERATIONS:

• The site is located within the Accord's Park Zone district. Adjacent existing recreational facilities include Bevelhymer Park, pickleball courts, Rocky Fork Metro Park, and the New Albany Field House currently under construction. The Plain Township Comprehensive Land

Use Plan designates the area as the Metro Park Zone in the future land use category. Recreational uses are not a specific land use category identified in the comprehensive plan. As such, these uses are intended to be integrated throughout the community. This rezoning supports integration while ensuring that the use is connected to the community through the leisure trail system. The baseball facility provides a needed recreational facility for the community. The rezoning is appropriate for the site, considering the existing and surrounding uses for a recreational facility.

Accord plan (hereinafter, "Accord plan") identifies the areas north of Walnut Street as a likely location for a future Metro Park, which aligns with the proposed site location.

• Page 38 of the Accord plan notes that community growth creates a need for more parks and open space, and the planning area is in need of more active recreational facilities. The rezoning will serve this goal for more recreational facilities.

• One of the Accord's key principles is to create a center focus that combines civic, cultural, and recreational uses. The rezoning serves that principle by providing additional recreational facilities combined with adjacent civic and recreational uses.

• The baseball facility will be accessed from Walnut Street, with leisure trail connectivity making it accessible from Bevelhymer Park, adjacent neighborhoods, and the surrounding community.

• The Accord plan encourages retention basins to control runoff and prevent localized flooding. The proposal includes a retention basin.

• The proposed baseball facility meets the Exceptional Use zoning district's 25-foot side and rear yard requirements, and the 250-foot front setback contributes to maintaining the rural character of the corridor. The facility meets the lot coverage requirement with 56% total coverage at full buildout.

STAFF COMMENTS:

The proposed rezoning to Exceptional Use allows for the addition of needed recreational facilities within the existing recreation cluster and is compatible with the Accord's key principles and goals. This proposal scores 91.7% on the report card for the Accord's Office development standards.

EVALUATION CHECKLIST

PROJECT: 7276 WALNUT STREET (43054)

EVALUATED ON: OCTOBER 4, 2026

BY: BEN COLLINS

APPLICANT: PLAN 4 LAND - JOE CLASE/DERRICK NEFF (APPLICANT)/(OWNER)
CURRENT ZONING: RURAL (R)
RFBA DISTRICT: PARK ZONE/OFFICE DISTRICT
PROPOSED ZONING: EXCEPTIONAL USE (EU)

Checklist is intended to convey how the proposed development addresses the intent and criteria of the Accord plan.

SUB-AREA	REQUESTED ZONING	RFBA DISTRICT	USE TYPE	SIZE (# OF UNITS OR SQ. FT.)	ACREAGE	PROPOSED DENSITY (DU/AC)	PERMITTED DENSITY		PARKLAND /OPEN SPACE/ GREEN AC/CIVIC SPACE	
							BASE	BONUS	PROVIDED	REQUIRED
							10k/acre	12k/acre		
	Exceptional Use	Office District	Recreation Facility	49,200 SQ FT	5.165 +/-	9,526 SQ FT/AC	51,650 SF	61,980 SF	Yes	N/A
TOTAL RESIDENTIAL DEVELOPMENT										
TOTAL OFFICE SPACE				49,200 SQ FT	5.165 +/-	9,526 SQ FT/AC	10,000 SF			
TOTAL DEVELOPMENT				49,200 SQ FT	5.165 +/-	9,526 SQ FT/AC	10,000 SF			

EVALUATION SUMMARY	YES	PARTIAL	NO	NA	COMMENTS
1.0 Key Principles	7	0	0	0	
2.0 Strategies	5	0	0	0	
3.0 General Development Standards	10	0	1	0	
4.0 District Development Standards	36	5	0	0	
TOTAL	**36**	**5**	**1**	**0**	91.7% compliant [38.5/42 including met and half for partials]

p = partially met ? = cannot determine (-) N/A = not applicable

1.0 KEY PRINCIPLES (NON-NEGOTIABLE)	YES	NO	COMMENTS
1.1 Maintain aesthetic character of rural roads.	✓		200-foot setback with mounding retains rural aesthetic.
1.2 Use open space as an organization element.	✓		The site uses open space to create a hierarchy of space.
1.3 Use a compact form of development in town and village clusters with defined edges such as green belts and natural corridors.	-		N/A
1.4 Develop mixed uses in town and village centers.	-		N/A
1.5 Develop diversity in housing prices and types.	-		N/A
1.6 Create a center focus that combines civic, cultural, and recreational uses.	✓		The site will add to the recreational uses in the park zone.
1.7 Create an ample supply of squares, greens, parks and landscaping.	✓		Setbacks, mounding, and a baseball field will provide these.
1.8 Guarantee permanent protection of greenbelts, streams, creeks, woodlands, grasslands, wetlands, and historic sites.	✓		The site will maintain open space and add 11 new trees.
1.9 Development in town must be located within easy walking or biking distances of other neighborhoods, schools, retail centers and transit stops.	✓		The site will be connected by the leisure trail on the site.
1.10 Development must pay its own way.	✓		(No criteria to review this standard.)

2.0 STRATEGIES	YES	NO	COMMENTS
2.1 Development should be compatible with the rural landscape.	✓		The site will maintain a 200-foot setback with ROW screening.
2.2 Higher density residential should be located adjacent to open space.	-		N/A
2.3 Natural features should be preserved.	✓		The applicant will replace any trees impacted by development.
2.4 Retail development should be community-based.	-		N/A
2.5 Developers should be encouraged to mix uses and housing types where appropriate.	-		N/A
2.6 Historic and cultural resources should be protected and preserved.	-		N/A
2.7 Scenic qualities along roadways should be maintained.	✓		Large setbacks, mounding, and trees at the ROW will preserve this.
2.8 Rural character of the land along regional roads should be maintained.	✓		Large setbacks, mounding, and trees at the ROW will preserve this.
2.9 Density bonuses and design flexibility are encouraged to allow cluster development.	-		N/A
2.10 Confine neighborhood commercial uses to community centers or plazas.	-		N/A
2.11 Future development should have adequate facilities such as parkland, schools, and police protection, to support the new development. *(Community-wide strategy.)*	✓		The site will add to the recreational facilities for the community to support a growing population.
2.12 Land that has direct access to the expressway should be designated for light industry, office or commercial use.	-		N/A

p = partially met ? = cannot determine (-) N/A = not applicable

3.0 GENERAL DEVELOPMENT STANDARDS	YES	NO	COMMENTS
3.1 Open Space			
3.1.1 Strategies to preserve and maximize open space.	✓		Large setbacks, green space, and a baseball field.
3.1.2 Maintain major stream corridors in their natural state or allow such state over time.	-		N/A
3.1.3 Construct pathways through stream corridors.	-		N/A
3.1.4 Rural road open space should be left in its natural wooded state, be allowed to revert to that state, or remain as farmland or grassland.	-		N/A
3.1.5 Open space should connect with stream and rural road spaces and with each other.	-		N/A
3.1.6 Maximum lot coverage of buildings and parking lots shall not exceed 70%.	✓		Lot coverage is 56.1% at full build out.
3.2 General Landscape, Screening, & Buffering			

3.2.1 Street trees on both sides of new public and private streets at a maximum separation of 30 feet apart, unless tree groupings are more practical.	✓		Screening trees will be added along the ROW.
3.2.2 Preserve or replace hedgerows on rural roads and arterials. Within rural road setback, provide 4 trees/100 lineal feet in natural hedgerow manner.	✓		11 trees will be staggered along the 225 foot ROW.
3.2.3 Landscaping within the setback along roadways should appear natural in character.	✓		Mounding with trees will be natural in appearance.
3.2.4 Site layout should avoid unnecessary destruction of wooded areas. Attempt to preserve existing trees and tree rows.	✓		The site will replace existing trees 1 for 1.
3.2.5 Landscape designs reviewed by registered landscape designer or architect.		✓	
3.2.6 Headlight screening in parking lots a minimum of 4 feet.	✓		The site uses the building, mounding, and layout as primary headlight screening.
3.2.7 Mounding if used for screening, shall have a maximum 3:1 slope with landscaping.	✓		
3.3 Lighting			
3.3.1 Fully shielded, cut-off lighting used.	✓		Exterior lighting shall be downcast, shielded, dark-sky-compliant fixtures
3.3.2 Security lighting is "motion sensor" type.	-		N/A
3.3.3 Outdoor light poles do not exceed 30 feet.	-		N/A
3.3.4 All wiring is underground.	-		N/A
3.3.5 All external outdoor lighting fixtures are similar.	✓		
3.3.6 Ground mounted lighting is shielded and landscaped.	-		N/A
3.4 Roadways			
3.4.1 Roadways should follow the Roadway Plan.	-		N/A
3.4.2 Appropriateness of street light fixture, type, and light level of the luminaire.	-		N/A
3.4.3 Size and use of streets should be consistent with Accord.	-		N/A

p = partially met ? = cannot determine (-) N/A = not applicable

4.0 District Development Standards	**Yes**	**No**	**Details**
4.1 Office			
4.1.1 The office zones are envisioned as campus-style suburban office development where greens and landscaping play a prominent role in public open space delineation	✓		Green setbacks from adjacent properties and roadways are proposed with the addition of significant park and open space in the area.
4.1.2 Office uses and other significant employment and revenue producing uses are permitted in this district.	✓		The baseball facility is a recreational use that will generate revenue.
4.1.3 Buildings should front major roadways with parking located behind the buildings.	**P**		The building fronts East Walnut Street and includes some parking behind the building. Proposed parking is in front of the building; however, there is a significant setback from East Walnut Street, and the building fronts the major roadway.
4.1.4 Building arrangements should provide convenient and safe pedestrian Connections between buildings and parking lots, and other civic or public uses.	✓		The development provides an internal sidewalk system that provides safe pedestrian connections from the parking lot to the building
4.1.5 Permitted Base Density is 10,000 sq ft per acre; with bonus up to 12,000 sf.	✓		The development complies with the density limits.
Streets			
4.1.6 Streets within the Office District should be two-way.	-		N/A
4.1.7 On-street parking is discouraged.	-		N/A
4.1.8 Street trees should be provided on both sides of the street at a minimum of 40 feet	-		N/A

on center.			
4.1.9 Streets should connect with each other. Cul-de-sacs are discouraged	-		N/A
Parking			
4.1.10 Primary parking should be located behind office buildings and not between the primary street and the office buildings. Minimal short-term visitor and "drop-off" parking can be provided at the front of the building.	**P**		Most of the parking is in front of the building, but the setback is 250 feet from the street. Some of the parking is behind the building.
4.1.11 Parking lots between buildings should be interconnected to encourage parking areas shared among buildings to reduce paved areas.	**P**		Parking is shared among multiple buildings connected by pedestrian walkways.
4.1.12 Parking areas should be screened from view by evergreen landscape materials or masonry walls to a height of no less than four feet.	✓		The parking lot is screened from the ROW by a 6-foot-tall mound with deciduous trees.
4.1.13 Parking areas located behind buildings should include curbed landscape spaces with deciduous trees. These landscaped areas shall amount to not less than five percent of the vehicular use area and be evenly distributed throughout the parking area to minimize the visual impact of the parking areas.	**P**		The proposed site plan shows existing leisure trails to encourage walking and biking along the frontage.
4.1.14 Use of non-automotive transportation such as walking and bicycling is encouraged. Bicycle parking should be convenient, covered and located near all building entrances.	**P**		The proposed site plan shows existing leisure trails to encourage walking and biking along the frontage.
4.1.15 The maximum amount of parking permitted is one space per 250 square feet.	✓		88 parking spaces are proposed out of the maximum 191.
Civic / Public Space			
4.1.16 Office buildings should be setback from the primary street right-of-way a minimum of 50 feet to maintain a natural greenway as a visual amenity	✓		The building is setback 250 feet from the Walnut Street.
4.1.17 Common open spaces or greens that are framed by buildings and that create a "campus-stye" arrangement.	✓		The buildings create a campus style arrangement connected by walkways.
Site Orientation			
4.1.18 Buildings should be oriented to front the primary public roadways.	✓		The building fronts onto Walnut Street to the extent the lot geometry allows.
4.1.19 All lots should front on public or private roads.	✓		
4.1.20 When open space between buildings occurs, pedestrian connections shall be established between the rear parking area and the sidewalk in the front of the building.	✓		All parking areas are connected by pedestrian walkways.
Architecture			
4.1.21 Office buildings should be sited in a campus-like manner that will produce a clear sense of place, identity, and encourage interaction and "community" among the users. Buildings should be sited in relationship to each other to provide convenient pedestrian connections between each building, to parking, and to any other civic or public uses within convenient walking distances.	✓		The buildings create a campus-style arrangement and will be connected to other recreational uses in the area by walking paths.
4.1.22 The maximum building height is three stories, not to exceed 65 feet in height.	✓		
4.1.23 Any side of a building which faces a public right-of-way or green shall be of compatible materials and style as the other sides of the building.	✓		

Plain Township Zoning Commission

Rezoning Application

45 Second Street
P.O. Box 273
New Albany, Ohio 43054
Phone 614.855.7770
Fax 614.855.2087

PLAIN TOWNSHIP ZONING USE ONLY

ZC Case Number _____ Fee Paid _____ Date Received _____

APPLICANT

Applicant Lexus Cain Company Plan 4 Land, LLC.

Address 1 South Harrison Street, Ashley, OH 43003

Phone Number (740) 413-4084 Email Lexus@plan4land.net

PROPERTY LOCATION DESCRIPTION

Property Type ☑ Residential ☐ Commercial Owner Derrick A. & Lorraina M. Neff

Subdivision Name N/A (Legal Description Appendix A) (If not a platted sub-division, attach a legal description)

Address 7276 Walnut Street, New Albany, Ohio 43054

Phone Number 614-604-5195 Email dneff11h4l@yahoo.com

Parcel Number 220-001668-00 Property Zoned R- residential Total Acres 5.165

EXISTING AND PROPOSED - ZONING AND USE

Current Zoning R - Rural Existing Use Single- Family Residential

Proposed Zoning EU - Exceptional Use Proposed Use Recreational Facility

Plain Township Zoning Resolution Section for Proposed Zoning Section 520

REQUIRED TO SUBMIT WITH APPLICATION

Six (6) sets of the following items:

1. A Vicinity Map showing property lines, streets, and existing and proposed zoning.
2. A statement of how the proposed rezoning relates to the Comprehensive Plan.
3. List of all property owners including mailing addresses within 200 feet of the proposed rezoning.
4. The proposed amendment to the zoning map or text in resolution form.
5. Fee as established according to section 710.02 of the Plain Township Zoning Resolution, non-refundable.
6. A current legal description of the property proposed for zoning amendment.
7. Supporting documentation for sanitary services.
8. Plot Plan drawn to an appropriate scale showing the following:
   - A. The boundaries and dimensions of the lot.
   - B. The size and location of existing and proposed structures.
   - C. The proposed use of all parts of the lot and structures, including access ways, walks, off street parking and loading spaces, storm water runoff, and landscaping.
   - D. The use of land and location of structures on adjacent parcels.

I certify that the information contained in this application and its supplements is accurate and true. The Owner/ Applicant, as signed below, hereby authorizes Plain Township representatives to visit, photograph, and post a notice on the property described in this application.

_____ 09/08/2026

(Applicant Signature) (Date)

Plan 4 Land
WWW.PLAN4LAND.NET
1 S. Harrison St., P.O. Box 306, Ashley, OH 43003
(740) 413-4084 | team@plan4land.net | www.plan4land.net

September 8, 2026

Ben Collins, Zoning Officer
Plain Township Zoning Office
45 Second Street
New Albany, OH 43054

RE: Zoning Commission Application — Rezoning from Rural (R) District to Exceptional Use (EU) District — Neff Baseball Training Facility — 7276 Walnut Street, New Albany, Ohio 43054 — Auditor's Permanent Parcel No. 220-001668-00 (Job No. 25-0049)

Dear Mr. Collins:

On behalf of property owners Derrick A. and Lorraina M. Neff, Plan 4 Land, LLC is pleased to submit the enclosed Zoning Commission Rezoning Application, Narrative Statement in Support of Development Plan, and accompanying Development Plan (Sheets 01/03 through 03/03) requesting that the ±5.165-acre parcel at 7276 Walnut Street be reclassified from the Rural (R) District to the Exceptional Use (EU) District under Section 520 of the Zoning Resolution, to allow development and operation of an indoor baseball and softball training facility.

This submittal is intended to provide the Zoning Commission and the public with a complete picture of the project at a preliminary level of detail sufficient for meaningful review at the initial public hearing: the two-phase building program, site layout, parking, circulation, setbacks, buffering, septic and water supply approach, hours of operation, and other proposed development commitments are all addressed in the enclosed narrative and Development Plan.

Several categories of more detailed technical documentation are intentionally not included at this stage, and are instead intended to be submitted following the initial public hearing, so that any comments or direction from the public and the Zoning Commission or Board of Township Trustees can be incorporated before those details are finalized. These include:

- Full site grading and utility plans;
- Architectural plans and building elevations;
- Detailed sign plans;
- Stormwater management analysis; and

- Exterior lighting plans and fixture cut sheets.

We respectfully request that the Zoning Commission accept this submittal as sufficient for the purpose of scheduling the required public hearing, with the understanding that the applicant will supplement the record with the items above prior to final Development Plan approval and Certificate of Zoning Compliance. We are happy to discuss this approach further at your convenience.

Please contact our office with any questions regarding this submittal, or if any additional information is needed to deem the application complete.

Sincerely,

Lexus Cain, Partner
Partner, Plan 4 Land, LLC

Enclosures: Zoning Commission Rezoning Application; Draft Resolution; Narrative Statement in Support of Development Plan (with Appendices A–D); Development Plan (Sheets 01–03)

ZONING COMMISSION

1. Review Application
   A. Rezoning
   B. Legal description
   C. Plot plan/ vicinity map including location of water well and septic system/ sewer services
   D. Statement or letter of proposed Rezoning
   E. Current list of property owners within 200 feet contiguous to, directly across, or around property
   F. Fees paid
   G. Vote to accept or deny the application
2. Set hearing date and time (at least fifteen not more than thirty (30) days)
3. Assign Case Number
4. Request Planning Commission Opinion or Full Report

NOTICES

1. Planning Commission - Five days after acceptance of applications
2. Newspaper - Ten days prior to hearing dates
3. Property Owners - Ten days prior to hearing dates

REZONING CONSIDERATION FACTORS

The Township Zoning Commission shall consider the approval, denial, or some modification, if the modification is requested by the applicant, of the proposed change or amendment as such proposal in the Commission's judgment advances the general health, safety and morals of the public by encouraging appropriate use and development of the land affected and the comprehensive or overall development of the surrounding area.

LIST OF NEIGHBORING PROPERTY OWNERS

The following is a list of the names and mailing addresses of all the owners of record of property within 200 feet of the exterior boundaries of the property, for which the application for a Rezoning is being filed with the Plain Township Zoning Officer.

Property Address 7276 Walnut Street, New Albany, Ohio 43054

Property Owner's Name(s)	Mailing Address and Property Address including Zip Code
City of New Albany Ohio	8051 Bevelhymer Road, New Albany, Ohio 43054
City of New Albany Ohio	99 West Main Street, New Albany, Ohio 43054
Kevin Sheets	7255 Walnut Street, New Albany, Ohio 43054
Qian Kui Liu	7277 Walnut Street, New Albany, Ohio 43054
Kiranpal & Pardeep Gill	8600 Steeple Wood Drive, New Albany, Ohio 43054
Kiranpal & Pardeep Gill	9801 Hilltop Drive, Saint Louis, Missouri 63128
Bob Webb Woodhaven LLC	8610 Steeple Wood Drive, New Albany, Ohio 43054
Bob Webb Woodhaven LLC	7662 North Central Drive, Lewis Center, Ohio 43035

ZC REZONING REQUEST CHECKLIST

- [x] Application
- [x] Application Fee
- [x] Six (6) sets of:
  - [x] A Vicinity Map showing property lines, streets, and existing and proposed zoning.
  - [x] A statement of how the proposed rezoning relates to the Comprehensive Plan.
  - [x] List of all property owners and their mailing addresses within 200 feet of the exterior boundaries of the proposed rezoning.
  - [x] The proposed amendment to the zoning map or text in resolution form.
  - [x] Fee as established according to section 710.02 of the Plain Township Zoning Resolution, non-refundable.
  - [x] A current legal description of the property proposed for zoning amendment.
  - [x] Supporting documentation for sanitary services.
  - [x] Plot Plan drawn to an appropriate scale showing the following:
    - [x] The boundaries and dimensions of the lot.
    - [x] The size and location of existing and proposed structures.
    - [x] The proposed use of all parts of the lot and structures, including access ways, walks, off-street parking and loading spaces, storm water runoff, and landscaping.
    - [x] The use of land and location of structures on adjacent parcels.

PLAIN TOWNSHIP ZONING COMMISSION

Franklin County, Ohio

EXCEPTIONAL USE (EU) DISTRICT REZONING

Narrative Statement in Support of Development Plan

NEFF BASEBALL TRAINING FACILITY

(business name subject to change)

Site Address	7276 Walnut Street, New Albany, Ohio 43054
Jurisdiction	Plain Township, Franklin County, Ohio
Parcel Number	220-001668-00
Site Area	± 5.165 acres
Current Zoning	R-Rural
Requested Zoning	Exceptional Use (EU) District — Plain Township Zoning Resolution § 520
Property Owners	Derrick A. Neff & Lorraina M. Neff
Applicant of Record	Plan 4 Land, LLC (per Rezoning Application)
Application Prepared By	Lexus Cain and Joe Clase, AICP, Partners, Plan 4 Land, LLC
Applicant Address	1 S. Harrison St., P.O. Box 306, Ashley, OH 43003, (740) 413-4084, team@plan4land.net
Job Number	25-0049
Date	September 8, 2026

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1. INTRODUCTION AND SUMMARY OF REQUEST

This narrative statement is submitted in support of a Development Plan and accompanying Rezoning Application requesting that Plain Township reclassify the ±5.165-acre parcel at 7276 Walnut Street (Parcel No. 220-001668-00) from its current R-Rural designation to the Exceptional Use (EU) District, as provided in Section 520 of the Plain Township Zoning Resolution. The rezoning is requested to allow development and operation of an indoor baseball and softball training facility (referred to herein as "Neff Baseball Training Facility," a name subject to change) on behalf of property owners Derrick A. and Lorraina M. Neff.

The Exceptional Use District is the appropriate mechanism for this request because the proposed use — a membership- and admission-based indoor athletic training facility — falls within the Recreation and Amusement category of permitted Exceptional Uses at Section 520.01.2, specifically as a "similar recreational facility operated on an admission fee or membership basis" and/or a "similar sports facility not otherwise allowed by the provisions of this Zoning Resolution."

The project is proposed to be developed in two phases, with the existing single-family residence retained temporarily as an on-site watchman's quarters during Phase 1 and demolished at the outset of Phase 2 to make way for a third training building. This narrative describes the project, the proposed business operations, applicable Zoning Resolution standards, proposed development commitments, consistency with the Plain Township Land Use Master Plan, and an itemized response to the Basis of Approval criteria in Section 520.02.2 and the Rezoning Consideration Factors identified on the Township's Rezoning Application.

2. APPLICANT AND OWNERSHIP INFORMATION

Property Owners	Derrick A. Neff and Lorraina M. Neff, 7276 Walnut Street, New Albany, OH 43054
Owner Contact	(614) 604-5195, dneff11h4l@yahoo.com
Applicant / Agent	Lexus Cain, Partner, Plan 4 Land, LLC, 1 S. Harrison St., P.O. Box 306, Ashley, OH 43003, (740) 413-4084
Narrative & Development Plan Prepared By	Lexus Cain and Joe Clase, AICP, Plan 4 Land, LLC, on behalf of the property owners

3. SITE DESCRIPTION AND EXISTING CONDITIONS

- The subject property is a ±5.165-acre parcel fronting Walnut Street, addressed 7276 Walnut Street, New Albany, OH 43054, located within unincorporated Plain Township, Franklin County.

- The site is currently improved with a single-family residence and appears to include an in-ground pool, surrounded by open/wooded land, per the aerial base map on the Development Plan.
- The site is located within FEMA Flood Zone X (minimal flood hazard) per FIRM Panel No. 39049C0206K, dated June 17, 2008.
- The property is not served by public sanitary sewer; an on-site septic system is proposed to serve the minimal restroom fixtures associated with the training facility (see Section 6). The property is likewise not served by public water; a private well will serve the facility, located near the multi-purpose building. A soil evaluation, to be conducted in connection with the septic system design (Appendix D), will confirm that no wetlands are present onsite.
- Overhead electric transmission lines run along the west side of the property, on the adjacent city-owned parcel, as depicted on the Site Rendering.
- The site is located directly adjacent to the New Albany Recreation Center, reinforcing the corridor's existing character as a recreation-oriented node along Walnut Street (see Section 9).

4. PROJECT DESCRIPTION — TWO-PHASE DEVELOPMENT

4.1 PHASE 1: MULTI-PURPOSE BUILDING AND BATTING CAGE FACILITY

Phase 1 consists of the construction of two buildings along the Walnut Street frontage of the site: a 4,200-square-foot multi-purpose building and a 30,000-square-foot indoor batting cage facility. A total of 62 parking spaces are depicted serving the two buildings. A septic treatment area and a stormwater retention pond are located between and adjacent to the buildings, and a temporary vehicle turnaround built to Fire Department specifications is provided near the existing residence.

The existing single-family residence and pool are proposed to remain in place during Phase 1, repurposed as an on-site watchman's/caretaker's quarters. This preserves an on-site presence for facility security and off-hours monitoring while minimizing initial site disturbance, demolition, and construction cost, consistent with a phased approach to development.

Estimated batting cage count (Phase 1):

The Phase 1 facility is designed for fifteen (15) full-length batting cages, arranged in a single row along the building's long axis, with the remaining floor area allocated to circulation, a turf/fielding work area, storage, and the multi-purpose building's separate restrooms and offices. This cage count reflects Section 412.02.1 of the Zoning Resolution's off-street parking schedule, which requires four (4) parking spaces per lane, court, or similar activity area for establishments providing facilities for intensive public participation in sports activity, the applicable category for a batting cage facility in the absence of a more specific listed use. Fifteen cages require 60 parking spaces (15 × 4), which fits within the 62 spaces depicted for Phase 1, leaving a 2-space margin for the multi-purpose building. This 15-cage figure is carried forward into the Appendix E trip generation projections.

4.2 PHASE 2: ADDITIONAL TRAINING FACILITY

Phase 2 consists of demolishing the existing residence (ending its interim use as a watchman's quarters) and constructing a third building, up to 15,000 square feet, along with expanded parking (for a total of 88 spaces across the built-out site, comprising the 62 Phase 1 spaces plus roughly 26

additional Phase 2 spaces). The Phase 2 building is intended to house additional indoor, baseball-related training opportunities beyond batting practice.

Because specific tenant improvements for Phase 2 have not yet been finalized, the following low-impact, indoor uses are anticipated and are offered here for planning purposes; all would occur entirely within the enclosed building with no exterior activity, lighting, or noise beyond that already contemplated for Phase 1:

- Technology-assisted hitting and pitching instruction bays (e.g., video analysis, radar/exit-velocity or pitch-tracking equipment) for individual and small-group lessons
- Indoor sports performance / strength-and-conditioning space with turf flooring for baseball-specific agility, mobility, and injury-prevention training
- Classroom or meeting space for team instruction, parent orientations, and video/film review sessions
- A small retail counter or pro-shop area for baseball/softball equipment and apparel, accessory to the training use
- Administrative office space and player/parent viewing or lounge area

All primary activity associated with both phases, batting practice, pitching, fielding drills, strength training, lessons, camps, and special events, will occur indoors. The sole exception is a small, t-ball-scaled outdoor practice field proposed at the rear (north end) of the property, described in Section 4.3; no other outdoor batting cages, pitching mounds, playing fields, or practice areas are proposed at any phase.

Within this building program, the retail/pro-shop counter, administrative office, and viewing/lounge area are anticipated to be minimized in size or consolidated with comparable space already provided in the Phase 1 multi-purpose building, preserving adequate area for the more space-intensive components of the program, particularly sprinting/agility lanes and open catch-play area within the turf performance space, and the technology-assisted instruction bays.

4.3 OUTDOOR PRACTICE FIELD

In addition to the enclosed Phase 1 and Phase 2 buildings, a small, t-ball-scaled outdoor practice field is proposed at the rear (north end) of the property, the location farthest from neighboring residences, which adjoin the site to the south. The field is intended for fair-weather, seasonal training use only, substituting for indoor turf/cage time already reflected in the operational, septic, and trip generation figures elsewhere in this narrative, rather than adding new patron capacity or additional visits. No lighting, bleachers, spectator seating, amplified sound, or other spectator infrastructure is proposed for the outdoor field, consistent with the lighting and noise commitments in Section 6.2. Because outdoor use substitutes for, rather than adds to, indoor programming, the septic design population (Appendix D) and trip generation projections (Appendix E) are not expected to change as a result of this feature.

5. BUSINESS PLAN — MEMBERSHIP AND PROGRAMMING

The facility is intended to operate as a family-oriented recreational and athletic training business built around a membership and structured-access model, similar in character to other privately

operated indoor sports training facilities in central Ohio. Anticipated revenue and access streams include:

- Monthly and annual memberships providing scheduled or open-access cage/turf time
- Hourly or punch-card cage rentals for individuals, families, and travel/school teams not holding a membership
- Private and small-group lessons with instructional staff
- Youth camps and clinics scheduled during school breaks and weekday after-school hours
- Rental of the facility to local school, travel, and recreation-league baseball and softball teams for practices, particularly during winter and inclement-weather months when outdoor fields are unusable
- Indoor tournaments, showcases, or skills-competition special events held periodically, entirely within the enclosed buildings
- Fair-weather, seasonal use of the outdoor practice field (Section 4.3) as a supplement to indoor turf/cage training
- Accessory retail sales of baseball/softball equipment and apparel
- Concessions limited to pre-packaged food and beverage items (e.g., vending machines or a small sales counter); no on-site food preparation, cooking, or commercial kitchen is proposed at any phase (food truck potentially used for occasional special events).

This model generates most of its trip activity in the after-school, evening, and weekend periods, hours that fall outside the weekday commuter peak that the Township's Land Use Master Plan identifies as the primary source of traffic pressure on Walnut Street and Central College Road. The membership structure also allows the owners to manage on-site occupancy and parking demand predictably rather than relying on unscheduled walk-in traffic.

6. HOURS OF OPERATION AND BUSINESS OPERATIONS

The following operational parameters are proposed as commitments to accompany the Development Plan.

6.1 HOURS OF OPERATION

- Monday – Friday: 9:00 a.m. – 9:00 p.m.
- Saturday: 8:00 a.m. – 8:00 p.m.
- Sunday: 10:00 a.m. – 6:00 p.m.
- Special indoor events (camps, tournaments, showcases) may extend to 10:00 p.m.

6.2 GENERAL OPERATIONS COMMITMENTS

- All athletic activity (batting, pitching, fielding, training, lessons, and special events) shall occur within enclosed buildings, with the exception of fair-weather, seasonal use of the outdoor practice field described in Section 4.3; no other outdoor cages, mounds, or fields are proposed, and no lighting, amplified sound, or spectator infrastructure is proposed for the outdoor field.
- No on-site food preparation or commercial kitchen; concessions limited to pre-packaged food and beverage items dispensed by vending machine or attended sales counter.
- No outdoor public address system, amplified sound, or speakers audible beyond the property line.

- Exterior lighting shall be downcast, shielded, dark-sky-compliant fixtures, consistent with the rural/dark-sky character goals identified in the Township Land Use Master Plan; light fixtures shall be limited to the points of egress on the buildings.
- Signage shall conform to Section 425 of the Zoning Resolution, limited to one permitted wall sign and one free-standing sign as described in Section 8, with no illuminated sign employing flashing, rotating, or moving light.
- Trash and recycling shall be stored in a screened dumpster enclosure located along the main drive on the west side of the Phase 2 Training Facility, not visible from Walnut Street or adjoining residential properties; during Phase 1, prior to construction of the Phase 2 building, the enclosure will be temporarily located at the Phase 1 vehicle turnaround near the existing residence.
- No outdoor storage of equipment, materials, or vehicles, and no overnight camping, lodging, or recreational-vehicle parking.
- A traffic and parking management plan (staggered start times, staff-directed overflow parking) will be implemented for camps, tournaments, and other special events expected to exceed routine daily attendance.
- The septic system serving the restroom facilities will be designed, permitted, and maintained in accordance with Franklin County Public Health regulations for the anticipated fixture count and occupancy.

7. APPLICABLE STANDARDS — PLAIN TOWNSHIP ZONING RESOLUTION, SECTION 520 (EXCEPTIONAL USE DISTRICT)

The following Zoning Resolution provisions are directly applicable to this request:

7.1 PERMITTED USE CATEGORY (§ 520.01)

- § 520.01.2, Recreation and Amusement — "Similar recreational facility operated on an admission fee or membership basis" and "Similar sports facility not otherwise allowed by the provisions of this Zoning Resolution."

7.2 PROCEDURE (§ 520.02)

- § 520.02.1, Development Plan — requires six (6) copies of a Development Plan addressing: (1) proposed location/size/type of structures; (2) location, size, and use of open/landscaped areas and proposed ownership; (3) proposed water, sanitary sewer, and drainage facilities with engineering feasibility; (4) circulation pattern (streets, parking, walks, accessways); (5) schedule of site development/construction phasing; and (6) evidence of applicant control over the land sufficient to effectuate the plan within three (3) years.
- § 520.02.2, Basis of Approval — three criteria addressed in Section 10 below.
- § 520.02.3, Effect of Approval — an approved Development Plan constitutes an amendment to the Zoning District Map and is valid for three (3) years to complete platting (if required) or obtain a Certificate of Zoning Compliance, after which unused approvals revert to the prior zoning district absent an approved time extension.
- § 520.02.4, Extension of Time or Modification — governs both time extensions and future modification of the approved Development Plan (relevant to refining the Phase 2 program described in Section 4.2).

7.3 DEVELOPMENT STANDARDS (§ 520.03)

Section 520.03 provides that the General Development Standards of Article IV of the Zoning Resolution apply to the Exceptional Use District, since the unique nature of exceptional uses precludes fixed numeric standards within Section 520 itself.

The Article IV provisions reviewed for this narrative include Section 402 (Lot and Yard Space Requirements), Section 403 (Lot Area and Yard Space Preserved, including maximum lot coverage and required-yard maintenance), Section 404 (Building Lines, Setbacks, and Sight Triangle), Section 405 (Home Occupation — not applicable to this commercial use), Section 406 (Accessory Uses, Structures and Buildings), Section 410 (Screening and Buffering Requirements), Section 412 (Off-Street Parking and Loading), Section 413 (Pond Regulations, applicable to the proposed stormwater retention pond), and Section 425 (Sign and Billboard Regulations).

Section 412.02.1 does not list a specific parking rate for indoor batting cage or sports-training facilities; the closest listed category is "Tennis Court, Bowling Alley or Similar Establishment Providing Facilities for Intensive Public Participation in Sports Activity," which requires four (4) parking spaces per lane, court, or similar activity area, plus additional spaces for supplementary uses. Applying this rate to the Phase 1 batting cage facility, and capping the cage count at fifteen (15) as described in Section 4.1, yields a minimum requirement of 60 spaces for the cage building, within the 62 spaces depicted for Phase 1. Section 425 permits, subject to a permit, one flat or wall on-premises sign per business (area up to 1.5 square feet per lineal foot of building width, maximum 100 square feet) and a free-standing on-premises sign (maximum 100 square feet per display face, maximum 30 feet in height, minimum 10-foot setback from the street right-of-way and 30-foot setback from adjoining lot lines); these standards are incorporated by reference into the signage commitment in Section 6.2.

Section 410's Table 2 (Required Buffer Locations) does not include the Exceptional Use District as a subject-use row, since EU is a floating district applied by Development Plan rather than a mapped district. In the absence of an explicit table entry, the applicant proposes the most conservative buffer standard, Type A (50-foot building setback, 40-foot buffer width, 100% opaque from ground to 6 feet, per Table 1), along the south property line, which abuts Walnut Street and residential properties across the right-of-way, where approximately 50 feet is available. The east, north, and west property lines abut non-residential, city-owned recreational and utility-corridor land (the City of New Albany's field house, soccer field, and retention basin to the east and north, and undeveloped, city-owned land encumbered by high-tension transmission lines to the west) and, on that basis, are not believed to trigger Section 410's residential-adjacency buffering requirement.

8. PROPOSED DEVELOPMENT PLAN COMMITMENTS

In addition to the operational commitments in Section 6, the owners propose the following site development commitments as part of the EU Development Plan:

- Retain and repurpose the existing residence as a watchman's/caretaker's quarters through the end of Phase 1, to be demolished at the commencement of Phase 2 as depicted.

- Construct a fire-department-compliant temporary turnaround during Phase 1, to be replaced by permanent circulation improvements at Phase 2.
- Provide a stormwater retention pond sized to applicable Franklin County/Township drainage standards, to be engineered and detailed in the final construction plans.
- Serve restroom facilities with an on-site septic system approved by Franklin County Public Health, sized for the anticipated (minimal) fixture count given the absence of on-site food preparation.
- Provide a Type A buffer (per Section 410, Table 1, 50-foot building setback, 40-foot buffer width, 100% opaque from ground to 6 feet) along the south property line abutting Walnut Street and the residential properties across the right-of-way, to be detailed on the final landscape plan; approximately 50 feet is available along this boundary, comfortably accommodating the Type A standard.
- Limit exterior lighting to downcast, shielded, dark-sky-compliant fixtures at the points of egress on the buildings.
- Comply with the presented phasing schedule identifying anticipated Phase 1 and Phase 2 construction start and completion dates.
- Limit the Phase 1 batting cage facility to fifteen (15) cages and the Phase 2 training facility to approximately 15,000 square feet of gross floor area, with total build-out parking of approximately 88 spaces (62 Phase 1 + 26 Phase 2), consistent with Section 412.02.1's off-street parking schedule and the trip generation projections in Appendix E.
- Comply with the applicable Article IV General Development Standards, including: § 403.04 maximum lot coverage of seventy (70) percent, with a minimum of thirty (30) percent of the site devoted to open green space; § 404.01–404.01.2 building line setback along the Walnut Street frontage, within which parking may extend no closer than forty (40) percent of the required setback distance; § 404.02–404.02.1 preservation of a clear sight triangle at the Walnut Street access drive, free of parking or obstructions between two-and-one-half (2.5) and ten (10) feet in height; and § 412.02.1's requirement of four (4) parking spaces per cage/activity area, addressed by the 15-cage cap described above.
- The Development Plan depicts a building setback of 25 feet along the side and rear property lines and a pavement setback of 18 feet along those same lines; along the Walnut Street right-of-way, the Development Plan depicts a 50-foot pavement setback and a 180-foot front yard building setback.
- The Multi-Purpose Building, Batting Cage Facility, and Phase 2 Training Facility are proposed at 42 feet in height, the maximum building height permitted.
- Provide signage in accordance with Section 425 of the Zoning Resolution, including the permitted wall sign (up to 1.5 square feet per lineal foot of building width, maximum 100 square feet) and one free-standing sign (maximum 100 square feet per display face, maximum 30 feet in height, minimum 10-foot street setback and 30-foot side-lot-line setback), subject to permit.
- Anticipated maximum occupancy is derived from the site's parking supply, using two (2) persons per vehicle as a reasonable planning-level assumption for a family-oriented youth sports/training use: Phase 1 (62 spaces) yields a maximum occupancy of approximately 124 persons; Phase 2 (26 spaces) yields approximately 52 persons; for a full build-out maximum occupancy of approximately 176 persons across the 88 total depicted spaces. This maximum-occupancy condition, representing a fully occupied parking lot, is expected to occur only during

occasional weekend tournaments, camps, or similar special events, and typically for no more than a few hours at a time; routine weekday operations are expected to run well below this level. The equalization tank included in the septic system design (Appendix D, Section D.6) is specifically intended to accommodate such short-duration peak-usage surges. Total staffing is confirmed at 2 FTE (Appendix D, Section D.2), anticipated to comprise one full-time Facility Manager, responsible for daily operations, scheduling, membership administration, and retail sales, and three part-time, seasonal staff whose combined hours complete the second FTE: a Front Desk/Membership Attendant, an Instructor/Coach for lessons and camps, and a Facility Maintenance Attendant. These roles are offered for planning purposes only and are not a binding operational commitment.

9. CONSISTENCY WITH THE PLAIN TOWNSHIP LAND USE MASTER PLAN

The proposed indoor athletic training facility is well suited to this Walnut Street corridor location and advances several goals articulated in the Plain Township Land Use Master Plan (October 29, 2008):

- Locally serving, low-impact business use. The Land Use Master Plan's Defining Principles addressing Commercial Uses direct the Township to "create opportunities for strategic economic development while being sensitive to the sustainability of existing businesses" and to "promote local retail uses within close proximity to residential neighborhoods to reduce trips to regional retail uses." An indoor, family-oriented training facility serving Plain Township and New Albany households is precisely this type of locally serving use, rather than a regional retail draw.
- Responds to a community-identified desire for recreation. During the 2008 planning process, township residents and leaders repeatedly ranked open space, recreation, and "Joint Parks" opportunities among their most preferred land uses and cited "Better Recreation Opportunities" among the important issues facing the Township. A year-round, weather-independent indoor training facility directly serves that community-identified need.
- Complements the adjacent New Albany Recreation Center. The site's location directly next to the New Albany Recreation Center reinforces an emerging recreation-oriented node along Walnut Street. Locating a complementary, privately operated indoor athletic use immediately adjacent to the public recreation center creates an efficient shared destination for families, rather than introducing an incompatible use into an otherwise residential or rural stretch of the corridor.
- Low utility and infrastructure demand. The Master Plan repeatedly notes that Plain Township lacks public sewer service and that new development is generally expected to rely on county-approved on-site septic systems (or annexation). Because the proposed use requires only minimal restroom-fixture wastewater capacity, with no food preparation, no showers, and no other high-flow plumbing fixtures, it is well matched to on-site septic capacity and does not create pressure for sewer extension or annexation.
- Off-peak traffic pattern. The Master Plan's Transportation chapter identifies weekday a.m./p.m. commuter traffic on Walnut Street and Central College Road as the Township's principal traffic concern. The facility's membership- and lesson-based business model generates most of its

activity in evening and weekend periods, outside the commuter peak, and therefore adds comparatively little pressure to the corridor's most sensitive traffic windows.

- Preserves rural character through predominantly indoor, enclosed activity and phased construction. By locating nearly all athletic activity inside enclosed buildings, limiting outdoor use to a single small, unlit, t-ball-scaled practice field at the rear of the property (Section 4.3), sited farthest from neighboring residences, retaining the existing residence through Phase 1, and buffering/landscaping the Walnut Street frontage, the project avoids the large-scale grading, lighting, and visual change associated with lighted outdoor athletic fields, tournament complexes, or spectator facilities, consistent with the Master Plan's repeated emphasis on preserving the Township's rural character and "freedom from light pollution."

10. ITEMIZED RESPONSE TO APPROVAL CRITERIA

10.1 BASIS OF APPROVAL — ZONING RESOLUTION § 520.02.2

1. Consistency with the purpose, intent, and applicable standards of the Zoning Resolution. The proposed use is expressly identified as an eligible Exceptional Use at § 520.01.2 (recreational facility operated on an admission fee/membership basis; similar sports facility). The accompanying Development Plan addresses the required elements of § 520.02.1, and the commitments in Sections 6 and 8 above are offered to ensure the project meets the Article IV General Development Standards applicable under § 520.03.
2. Conformity with the Township Comprehensive Plan. As detailed in Section 9, the project advances the Land Use Master Plan's Defining Principles on strategic, locally serving economic development; responds directly to community-identified goals for additional recreational opportunities; complements the adjacent New Albany Recreation Center; and is consistent with the Plan's utility and traffic-pattern findings for the corridor.
3. Advancement of the general welfare; benefits justifying the change in land use character. The project provides a year-round, weather-independent athletic training resource for Township and area families; generates traffic predominantly in off-peak evening/weekend windows; requires no extension of public utilities; retains substantial open area, a stormwater retention pond, and (through Phase 1) the existing residence to minimize initial disturbance; and creates local employment and recreational programming that benefits the surrounding community.

10.2 REZONING CONSIDERATION FACTORS (REZONING APPLICATION)

The Rezoning Application further directs the Zoning Commission to consider whether the proposed change "advances the general health, safety and morals of the public by encouraging appropriate use and development of the land affected and the comprehensive or overall development of the surrounding area." The project responds to this standard as follows:

- Health and safety: all activity occurs indoors under controlled supervision; the septic system will be permitted through Franklin County Public Health; site access includes a fire-department-compliant turnaround; and lighting, signage, and screening commitments are proposed to minimize off-site impacts.
- Appropriate use and development of the land: the phased program allows the site to transition from a single residential use to an active recreational use gradually, retaining the existing home as a watchman's quarters during the initial phase rather than clearing the site all at once.

- Comprehensive/overall development of the surrounding area: the use reinforces the recreation-oriented character already established by the adjacent New Albany Recreation Center and is a locally serving, off-peak-traffic use consistent with the Township's stated preference for local, community-serving businesses over regional commercial draws.

11. PROJECT TIMELINE

The following schedule represents the applicant's expected timeline for project entitlement and construction:

- Application Submitted September 8, 2026
- Application Review for Acceptance: September 10, 2026
- Plain Township Zoning Commission Public Hearing: October 8, 2026
- Franklin County Regional Planning Commission Meeting: October 14, 2026
- Plain Township Zoning Commission Continued Public Hearing: November, 2026
- Plain Township Board of Trustees Public Hearing: December 2026
- Rezoning Effective Date: January 2027
- Franklin County Engineer's Office Construction Plan approval: Summer 2027
- Groundbreaking of Phase 1: Fall 2027
- Occupancy of Phase 1: Spring 2028
- Groundbreaking of Phase 2: Fall 2029
- Occupancy of Phase 2: Spring 2030

12. CONCLUSION

The proposed Neff Baseball Training Facility represents a well-suited, community-serving use of this Walnut Street property. Rezoning to the Exceptional Use District under Section 520 of the Plain Township Zoning Resolution is the appropriate procedural path for this admission/membership-based recreational facility, and the phased, entirely-indoor development program is designed to minimize impacts on the surrounding rural and residential character while complementing the adjacent New Albany Recreation Center. Plan 4 Land respectfully requests that the Zoning Commission and Board of Township Trustees favorably consider this Development Plan and accompanying Rezoning Application.

The property owners explored annexation to the City of New Albany during early planning for this project. That option was not pursued for this application, primarily because development costs within the City would be materially higher than under the Township's Exceptional Use process — including city infrastructure connection, permitting, and review requirements that do not apply to a Township approval of this kind. The resulting development in the Township, will have a positive economic development impact and allow for this phased approach that is desired to allow for the residence to be maintained until the site is fully developed. Because the proposed use generates only minimal restroom-fixture wastewater demand, includes no food service or other high-flow component, and is fully served by the on-site septic system and private well described in Appendix D and Section 3, extension of public sanitary sewer and public water is not critical to this project. The owners may reconsider annexation in connection with Phase 2, once that building's program and

any associated utility needs are further defined, but do not intend to pursue it as part of this Phase 1 request.

Remaining in the Township also fits the character and intent of this project. As discussed in Section 9, the Land Use Master Plan identifies recreation and open space among the community's priorities, and the Township's rural, lower-intensity development pattern suits a phased, predominantly indoor training facility of this scale better than a more intensive municipal setting would. Developing under the Township's Exceptional Use process allows the project to proceed on a timeline and cost structure appropriate to its size, without the additional infrastructure obligations, fees, and review layers that would come with development in the City of New Albany. Because the Township's existing on-site septic and well framework fully supports the proposed use at both Phase 1 and full build-out, there is no practical need for municipal utility extension to make this project work.

Plan 4 Land respectfully requests that the Zoning Commission and Board of Township Trustees favorably consider this Development Plan and accompanying Rezoning Application.

APPENDIX A - LEGAL DESCRIPTION

The following legal description is transcribed from the Quit Claim Deed recorded as Instrument No. 200608240168763 in the records of the Franklin County Recorder (Robert G. Montgomery), recorded August 24, 2006, conveying the property to Nick Iliev. Auditor's Permanent Parcel No. 220-001668-00.

"Being a tract of land situated in the Southwest Quarter of Section 2, Range 15, Township 2, Quarter Township 1, of the United States Military Lands, Plain Township, Franklin County, State of Ohio and being part of that tract of land deeded to Donald E. Lortz and recorded in Deed Volume 2429, Page 88 in the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at a spike in the centerline of Walnut Street being North 89° 42' 25" West a distance of 1004.43 feet from a spike at the intersection of the centerline of Walnut Street (County Road 19) and the centerline of Bevelheimer Road (Township Road 192), said intersection being the southeast corner of the southeast quarter of Section 2, thence from said place of beginning North 0° 03' 48" East a distance of 1,000.00 feet (passing over an iron pin at 30.00 feet) to an iron pin; thence South 89° 42' 25" East a distance of 225.00 feet to an iron pin; thence South 0° 03' 48" West, a distance of 1,000.00 feet (passing over an iron pin at 970.00 feet) to a point in the centerline of Walnut Street and the southerly boundary of Section 2; thence North 89° 42' 25" West along the centerline of Walnut Street and the southerly boundary of Section 2; a distance of 225.00 feet to the place of beginning, containing 5.165 acres, more or less."

Last Deed Reference: Official Record Volume 27478, Page D06, of the Franklin County Recorder's Office.

Auditor's Permanent Parcel No.: 220-001668-00

APPENDIX B - PROPERTY OWNERS WITHIN 200 FEET

#1	**Owner Name(s)**	Derrick A. & Lorraina M. Neff (Parcel #220-001668)
	Property Address	7276 Walnut Street, New Albany, Ohio 43054
	Mailing Address	Same
#2	**Owner Name(s)**	City of New Albany Ohio (Parcel #222-005558)
	Property Address	8051 Bevelhymer Road, New Albany, Ohio 43054
	Mailing Address	99 West Main Street, New Albany, Ohio 43054
#3	**Owner Name(s)**	City of New Albany Ohio (Parcel #220-000205)
	Property Address	Walnut Street, New Albany, Ohio 43054
	Mailing Address	99 West Main Street, New Albany, Ohio 43054
#4	**Owner Name(s)**	Kevin Sheets (Parcel #222-002016)
	Property Address	7255 Walnut Street, New Albany, Ohio 43054
	Mailing Address	Same
#5	**Owner Name(s)**	Qian Kui Liu (Parcel #222-002011)
	Property Address	7277 Walnut Street, New Albany, Ohio 43054
	Mailing Address	Same
#6	**Owner Name(s)**	Kiranpal & Pardeep Gill (Parcel #222-005293)
	Property Address	8600 Steeple Wood Drive, New Albany, Ohio 43054
	Mailing Address	9801 Hilltop Drive, Saint Louis, Missouri 63128
#7	**Owner Name(s)**	Bob Webb Woodhaven LLC (Parcel #222-005292)
	Property Address	8610 Steeple Wood Drive, New Albany, Ohio 43054
	Mailing Address	7662 North Central Drive, Lewis Center, Ohio 43035
	Applicant	Plan 4 Land LLC
	Property Address	1 S. Harrison Street, Ashley, Ohio 43003
	Mailing Address	P.O. Box 306, Ashley, Ohio 43003

APPENDIX C – DRAFT RESOLUTION

The following is the draft Resolution to be considered by the Plain Township Board of Township Trustees to amend the Zoning District Map and approve the Development Plan for this project, prepared for reference in connection with this Rezoning Application.

BOARD OF TOWNSHIP TRUSTEES
PLAIN TOWNSHIP, FRANKLIN COUNTY, OHIO
RESOLUTION NO. ____-2026

A RESOLUTION AMENDING THE PLAIN TOWNSHIP ZONING RESOLUTION AND ZONING DISTRICT MAP TO REZONE APPROXIMATELY 5.165 ACRES LOCATED AT 7276 WALNUT STREET (AUDITOR'S PARCEL NO. 220-001668-00) FROM THE RURAL (R) DISTRICT TO THE EXCEPTIONAL USE (EU) DISTRICT UNDER SECTION 520 OF THE ZONING RESOLUTION, AND APPROVING THE ASSOCIATED DEVELOPMENT PLAN, SUBJECT TO CONDITIONS

WHEREAS, an application for a zoning map amendment (Zoning Commission Case No. _____) was duly filed with the Plain Township Zoning Office by Lexus Cain of Plan 4 Land, LLC, as agent for property owners Derrick A. Neff and Lorraina M. Neff, requesting that the ±5.165-acre parcel identified as Auditor's Permanent Parcel No. 220-001668-00 and located at 7276 Walnut Street, Plain Township, Franklin County, Ohio, and more particularly described in the legal description attached hereto as Exhibit A, be rezoned from the Rural (R) District to the Exceptional Use (EU) District established under Section 520 of the Plain Township Zoning Resolution, to permit development and operation of an indoor baseball and softball training facility together with an accompanying Development Plan; and

WHEREAS, the application was accompanied by a Development Plan titled "Neff Baseball Campus" (Job No. 25-0049, Sheets 01/03 – Plot Plan & Vicinity Map, 02/03 – Development Plan, and 03/03 – Site Rendering), prepared by Plan 4 Land, LLC and dated September 8, 2026, depicting a two-phase development consisting of a multi-purpose building and batting cage facility together with retention of the existing residence as an interim watchman's quarters (Phase 1), and an additional training facility together with a small outdoor practice field (Phase 2), following demolition of the existing residence, attached hereto as Exhibit B; and

WHEREAS, the Plain Township Zoning Commission reviewed the application for completeness, accepted the application, assigned Case No. _____, and, pursuant to Section 520.02 of the Zoning Resolution, requested an opinion from the Franklin County Regional Planning Commission and set a public hearing for _____, 2026, with notice published in a newspaper of general circulation and mailed to property owners of record within 200 feet of the subject property not less than ten (10) days prior to the hearing; and

WHEREAS, following its public hearing, the Zoning Commission, on _____, 2026, recommended [approval / approval with modifications / denial] of the requested amendment to this Board of Township Trustees; and

WHEREAS, this Board of Township Trustees, after notice as required by law, held its own public hearing on _____, 2026, at which all interested parties were given the opportunity to be heard; and

WHEREAS, this Board has considered the Basis of Approval criteria set forth in Section 520.02.2 of the Zoning Resolution and finds that: (1) the proposed Exceptional Use District designation and accompanying Development Plan are consistent with the purpose, intent, and applicable standards of the Zoning Resolution, the proposed use being expressly identified as an eligible Exceptional Use at Section 520.01.2; (2) the proposed amendment is in conformity with the Plain Township Land Use Master Plan; and (3) the proposed amendment advances the general welfare of the Township and the benefits derived from the proposed use justify the change in land use character of the affected area; and

WHEREAS, this Board further finds that the proposed change advances the general health, safety, and morals of the public by encouraging appropriate use and development of the land affected and the comprehensive or overall development of the surrounding area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TOWNSHIP TRUSTEES OF PLAIN TOWNSHIP, FRANKLIN COUNTY, OHIO, THAT:

Section 1. Zoning Map Amendment.

The Plain Township Zoning District Map is hereby amended to reclassify the real property described in Exhibit A and depicted in Exhibit B (Auditor's Parcel No. 220-001668-00, ±5.165 acres, 7276 Walnut Street) from the Rural (R) District to the Exceptional Use (EU) District, as authorized under Section 520 of the Plain Township Zoning Resolution.

Section 2. Approval of Development Plan.

The Development Plan attached hereto as Exhibit B, consisting of the "Neff Baseball Campus" plan set (Sheets 01/03, 02/03, and 03/03, Job No. 25-0049, prepared by Plan 4 Land, LLC, dated September 8, 2026), is hereby approved as the Development Plan required under Section 520.02.1 of the Zoning Resolution, and, upon this approval, constitutes an amendment to the Zoning District Map and a supplement to the Exceptional Use District Regulations as applied to the subject property, subject to the conditions set forth in Section 3 below.

Section 3. Conditions of Approval.

This rezoning and Development Plan approval are subject to the following conditions, which shall run with the land and be binding upon the owners and their successors and assigns:

- All batting, pitching, fielding, training, lesson, camp, and special-event activity shall occur within enclosed buildings, except for fair-weather, seasonal training use of the small outdoor practice field depicted at the rear (north end) of the property on the Development Plan; no lighting, bleachers, spectator seating, amplified sound, or other spectator infrastructure is permitted at the outdoor field, and no other outdoor batting cages, pitching mounds, playing fields, or practice areas are permitted.

- The existing single-family residence may be retained and occupied as an on-site watchman's/caretaker's quarters through the duration of Phase 1 only, and shall be removed at the commencement of Phase 2 construction as depicted on the Development Plan.
- Hours of operation shall not exceed Monday–Friday 9:00 a.m. to 9:00 p.m., Saturday 8:00 a.m. to 8:00 p.m., and Sunday 10:00 a.m. to 6:00 p.m., except that special indoor events may extend to 10:00 p.m.
- No on-site food preparation or commercial kitchen shall be permitted; concessions shall be limited to pre-packaged food and beverage items dispensed by vending machine or attended counter.
- No outdoor public address system, amplified sound, or speakers audible beyond the property line shall be permitted.
- All exterior lighting shall consist of downcast, shielded, dark-sky-compliant fixtures limited to the points of egress on the buildings; no separate parking-area light poles or fixtures are permitted.
- Sanitary service shall be provided by an on-site septic system designed, permitted, and maintained in accordance with Franklin County Public Health requirements for the approved fixture count and occupancy; no public sanitary sewer connection is approved by this Resolution. Potable water shall be provided by an on-site private well located near the multi-purpose building, as depicted on the Development Plan; no public water connection is approved by this Resolution.
- A Type A buffer (per Section 410, Table 1 of the Zoning Resolution: 50-foot building setback, 40-foot buffer width, 100% opaque from ground to 6 feet) shall be provided along the south property line abutting Walnut Street and the residential properties across the right-of-way; landscaping shall likewise be provided along the Walnut Street frontage, as detailed on the final landscape plan submitted with the Certificate of Zoning Compliance application. No buffer is required along the east, north, or west property lines, which abut non-residential property.
- Trash and recycling shall be stored in a screened dumpster enclosure located along the main drive on the west side of the Phase 2 Training Facility, not visible from Walnut Street or adjoining residential properties; during Phase 1, prior to construction of the Phase 2 building, the enclosure may be temporarily located at the Phase 1 vehicle turnaround near the existing residence.
- No outdoor storage of equipment, materials, or vehicles, and no overnight camping, lodging, or recreational-vehicle parking, shall be permitted.
- Building and pavement setbacks shall be no less than those depicted on the Development Plan: a 25-foot building setback and an 18-foot pavement setback along the side and rear property lines, and a 180-foot front yard building setback and a 50-foot pavement setback along the Walnut Street right-of-way.
- Building height shall not exceed 42 feet for the Multi-Purpose Building, Batting Cage Facility, or Phase 2 Training Facility.
- Signage shall conform to Section 425 of the Zoning Resolution and shall be limited to one wall sign (not to exceed 1.5 square feet per lineal foot of building width, maximum 100 square feet) and one free-standing sign (maximum 100 square feet per display face, maximum 30 feet in height, and set back consistent with Section 425.04, including the increased setback required for signs exceeding 50 square feet), subject to permit.

- Any material change to the Development Plan, including the Phase 2 building program described in the applicant's narrative, shall require a Final Development Plan Amendment approved by the Board of Township Trustees pursuant to Section 520.02.4 of the Zoning Resolution prior to construction.

Section 4. Duration of Approval.

Pursuant to Section 520.02.3 of the Zoning Resolution, this approval shall be valid for a period of three (3) years from the effective date of this Resolution, within which time the owners shall complete any required subdivision platting and apply for a Certificate of Zoning Compliance. If such plat is not filed, or such Certificate is not applied for and used, within that three-year period, this approval shall become void and the subject property shall revert to the Rural (R) District, except as such period may be extended by the Board of Township Trustees under Section 520.02.4.

Section 5. Filing and Notice to Zoning Inspector.

The Fiscal Officer is directed to forward a certified copy of this Resolution, together with Exhibits A and B, to the Plain Township Zoning Inspector for recording on the Zoning District Map and inclusion in the permanent zoning records of the Township.

Section 6. Severability.

If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Resolution.

Section 7. Effective Date.

This Resolution shall take effect and be in force from and after the earliest date allowed by law.

ADOPTED this _____ day of _____, 2026.

Trustee	**Aye**	**Nay**	**Abstain**
Kerri Mollard	☐	☐	☐
Jill Beckett-Hill	☐	☐	☐
Hans Schell	☐	☐	☐

ATTEST:

_____

Bud Zappitelli, Fiscal Officer, Plain Township

APPENDIX D – SUPPORTING DOCUMENTATION FOR SANITARY SERVICES

The following is a planning-level design narrative addressing the "supporting documentation for sanitary services" required by Rezoning Application checklist item 7. It was prepared at the Township's design criteria as supplied by the project's STS Designer, and has since been updated to reflect the Designer's confirmations below.

D.1 PURPOSE AND REGULATORY BASIS

Ohio classifies non-residential soil-based systems of this kind as a Small Flow On-Site Sewage Treatment System (SFOSTS) when the treated/dispersed flow does not exceed 1,000 gallons per day (gpd) on an average basis (OAC 3701-29-01(RRRR)). SFOSTS are typically permitted by the local board of health (here, Franklin County Public Health) where that health district has an SFOSTS agreement with Ohio EPA; otherwise, Ohio EPA's district office issues the permit directly.

D.2 DESIGN FLOW DETERMINATION

Scenario A — Full Legal Occupant Capacity (as originally requested). This scenario values the projected flow at full capacity of the batting cage facility, plus support staff in the multi-purpose building, using the Ohio EPA design-flow table (OAC 3745-42-05, Table A-1). No use in that table exactly matches an indoor batting-cage/sports-training facility; the closest analog is "Country club, sportsman club or gun club," which the table values at 50 gpd per individual "based on occupancy capacity", a membership/admission-based recreational use, consistent with the facility's business model described in this narrative.

Component	Basis	Occupants / Units	Rate	Flow (gpd)
Batting Cage Facility (30,000 sf)	Ohio Building Code Table 1004.5, "Exercise rooms", 50 gross sf/occupant	600 occupants	50 gpd/person (Table A-1, club/similar)	30,000
Multi-Purpose Building, staff	Confirmed staffing, no more than 2 Full Time Equivalent (FTE) employees	2 FTE	20 gpd/employee (Table A-1, office building)	40
TOTAL — Scenario A				30,040

SFOSTS Regulatory Ceiling. OAC 3701-29-11(B)(2) allows a SFOSTS to store effluent in order to avoid exceeding the 1,000 gpd treatment/dispersal limit, provided peak design flow does not exceed 3,500 gpd, using time-dosing to release stored flow gradually. This is precisely the function of the equalization tank described in this narrative, it allows short bursts of higher usage (camps,

tournaments, weekend peaks) to be captured and metered out to the field over time, so the field itself only ever sees a flow at or below its designed average, but the underlying average dispersal to the soil still cannot exceed 1,000 gpd, and peak captured flow cannot exceed 3,500 gpd/day.

Field-Constrained Capacity — What a 35 ft × 110 ft Field Can Actually Support. Using the loading criteria provided, an infiltrative loading rate of 0.6 gal/day/sq. ft. (applicable where effluent BOD5 is treated to less than 30 mg/L) and a Hydraulic Linear Loading Rate (HLR) of 2.4 gpd per linear foot, appropriate to 0–4% slope, the field's capacity depends on how the infiltrative surface is configured within a 35 ft × 110 ft (3,850 sf) envelope:

Check	Basis	Result
Infiltrative area (LTAR), whole footprint	3,850 sf × 0.6 gpd/sf	2,310 gpd
HLR, whole-footprint edge, 110-ft dimension along contour	110 ft × 2.4 gpd/lf	264 gpd
HLR, whole-footprint edge, 35-ft dimension along contour	35 ft × 2.4 gpd/lf	84 gpd

Treating the field as one continuous infiltrative surface (a "bed"), the HLR check governs and is highly restrictive (84–264 gpd), far below even the SFOSTS ceiling. A conventional TRENCH configuration (multiple parallel trenches separated by undisturbed native soil, rather than one continuous bed) is the standard way to increase usable linear footage within a limited footprint, because each trench contributes its own contour-parallel edge for lateral dispersal. The illustrative options below use this approach:

Trench Option	Configuration	Field Footprint Used	LTAR Capacity	HLR Capacity	Governing Capacity
A (conservative)	5 trenches, 24 in. wide, 6 ft O.C., 100 ft long	26 ft × 100 ft (of 35 × 110 available)	600 gpd	1,200 gpd	600 gpd
B (moderate)	6 trenches, 24 in. wide, 5 ft O.C., 100 ft long	27 ft × 100 ft (of 35 × 110 available)	720 gpd	1,440 gpd	720 gpd
C (tightest)	8 trenches, 24 in. wide, 4 ft O.C., 100 ft long	30 ft × 100 ft (of 35 × 110 available)	960 gpd	1,920 gpd	960 gpd

In all three illustrative options, the infiltrative-area (LTAR) check governs, not HLR, which is the typical outcome for nearly flat ground (0–4% slope, as here). Option C, using tighter (4-ft) trench

spacing, comes closest to fully using the SFOSTS 1,000 gpd ceiling within the given 35 ft × 110 ft footprint, leaving roughly 5 ft of width and 10 ft of length as edge buffer / distribution header and observation-port clearance.

Recommended Design Basis. Rather than sizing the system to the building's full legal occupant capacity (Scenario A, ~30,040 gpd, not achievable on this site by any soil-based system), Plan 4 Land recommends defining the STS design population as the facility's anticipated peak concurrent use, which Table A-1's own note (j) permits ("total capacity for number of persons should be confirmed by occupancy license or total occupancy capacity") but which is, in practice, negotiated with the health district based on realistic usage rather than fire-code maximum occupant load.

At the Trench Option C capacity of 960 gpd, and applying the same 50 gpd/person club-type rate, the field could support approximately 19 concurrent persons. With staffing now confirmed at 2 FTE, that leaves capacity for roughly 17 concurrent patrons, comfortably above the facility's anticipated usage described elsewhere in this narrative (the Phase 1 facility is designed for 15 cages, see Section 4.1), rather than the building's 600-person fire-code occupant load, which assumes standing-room-only exercise-room density never actually expected at a membership/appointment-based training facility.

D.3 EFFLUENT QUALITY — PRETREATMENT REQUIREMENT

The 0.6 gal/day/sq. ft. loading rate specified is only appropriate where effluent BOD5 is reduced to less than 30 mg/L before it reaches the soil absorption field. A conventional septic tank alone provides only primary (settling) treatment and typically produces effluent BOD5 in the range of 140–250 mg/L, it does not achieve a <30 mg/L BOD5 standard on its own.

Recommended treatment train, in sequence: (1) primary septic tank(s) for solids settling and scum retention; (2) an ATU or equivalent secondary treatment component sized to consistently achieve <30 mg/L BOD5 effluent; (3) the equalization/dosing tank, providing time-dosed release to manage peak-to-average flow variation per OAC 3701-29-11(B)(2); and (4) the soil absorption field (trench configuration per Section D.5).

D.4 DESIGN FLOW SUMMARY

Item	Value
Recommended design flow (average)	≤ 960 gpd (Trench Option C)
Confirmed staffing	≤ 2 FTE employees
Shower facilities	None proposed, either phase
SFOSTS regulatory ceiling (average)	1,000 gpd
SFOSTS peak allowance (with equalization storage)	3,500 gpd/day

Item	Value
Full legal occupant capacity flow (Scenario A)	≈ 30,040 gpd
Required effluent quality for 0.6 gpd/sf loading rate	< 30 mg/L BOD5 (requires ATU / secondary treatment)
Confirmed Vertical Separation Distance (VSD)	18 inches minimum
Confirmed maximum chamber width available	24 inches

D.5 SOIL ABSORPTION (STS) FIELD SIZING

Design criteria, as provided: infiltrative loading rate 0.6 gal/day/sq. ft. (applicable at <30 mg/L BOD5 effluent); Hydraulic Linear Loading Rate 2.4 gpd/linear ft; ground slope 0–4%; Vertical Separation Distance 18 inches minimum; primary field area constrained to 35 ft × 110 ft (3,850 sf).

Design Flow Target	Required Infiltrative Area (÷ 0.6 gpd/sf)	Required Linear Footage (÷ 2.4 gpd/lf)	Fits in 35 × 110 field?
500 gpd	833 sf	208 lf	Yes — comfortably (e.g., Option A layout, under-loaded)
720 gpd (Option B)	1,200 sf	300 lf	Yes — Option B trench layout above
960 gpd (Option C)	1,600 sf	400 lf	Yes — Option C trench layout above; recommended target
1,000 gpd (SFOSTS ceiling)	1,667 sf	417 lf	Marginal — requires trench spacing tighter than Option C.

Recommended primary field layout (illustrative — Trench Option C): 8 trenches, each 24 inches wide by 100 ft long, spaced 4 ft on center, oriented with their long axis along the 110-ft field dimension (recommended to run parallel to existing ground contours, given the 0–4% slope). This uses approximately 30 ft of the available 35-ft width and 100 ft of the available 110-ft length, leaving roughly 5 ft of side buffer and a 10-ft allowance at one end for a distribution box / header line and observation ports. Minimum 18-inch Vertical Separation Distance to any limiting layer or seasonal water table applies to this layout, per Section D.4.

D.6 EQUALIZATION TANK / PEAK FLOW MANAGEMENT

An equalization (dosing) tank ahead of the soil absorption field is an appropriate and code-recognized strategy for this use. Per OAC 3701-29-11(B)(2), a SFOSTS may store effluent to avoid exceeding the 1,000 gpd treatment/dispersal limit, provided peak design flow does not exceed 3,500 gpd/day, with time-dosing used to release the stored volume gradually to the field. This allows the facility to accommodate short-term peak usage, tournaments, camps, or weekend surges, without oversizing the field itself, so long as (a) the field continues to receive no more than its designed average flow (recommended $\leq$ 960 gpd, per Section D.5) over any 24-hour dosing cycle, and (b) total captured peak flow on the heaviest day does not exceed 3,500 gpd.

The equalization tank should be sized with input from the STS Designer based on the anticipated weekly usage pattern (e.g., heavier weekend tournament/camp attendance vs. lighter weekday evening lesson traffic), following the same storage-to-average methodology contemplated by OAC 3701-29-11(B)(2).

APPENDIX E — TRIP GENERATION PROJECTIONS

The following projects Average Daily Trips (ADT) and AM/PM peak-hour trips for Phase 1 and for the completed, full build-out development (Phase 1 + Phase 2), using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (2021).

E.1 METHODOLOGY AND ITE LAND USE CODE SELECTION

Two methods are presented and cross-checked against each other, consistent with standard practice when a development does not cleanly match a single ITE code:

- Method A — Component-Based (recommended). Applies ITE Land Use Code 433, "Batting Cages" (unit of measure: cages), directly to the batting cage facility, the most specific code available and a direct match to the primary activity. The multi-purpose building's trip generation is calculated directly from confirmed staffing (≤ 2 FTE) rather than an office building rate, since the building is not a conventional staffed office space. The Phase 2 training facility (no more specific code available for its mixed technology-bay/turf-performance/classroom program) is estimated using ITE Land Use Code 495, "Recreational Community Center" (unit of measure: 1,000 sf gross floor area).
- Method B — Whole-Complex Cross-Check. Applies ITE Land Use Code 495, "Recreational Community Center," to the entire building gross floor area (all buildings combined), as a single-code sanity check and conservative upper bound.

E.2 BASIS OF ESTIMATE

Input	Value	Source
Batting Cage Facility, cage count	15 cages, per § 412.02.1 parking requirement (see Section 4.1)	Section 4.1 of this narrative
Batting Cage Facility, building area	30,000 sf	Development Plan
Multi-Purpose Building, area	4,200 sf	Development Plan
Phase 2 Training Facility, area	≈15,000 sf (see Section 4.2)	Development Plan / Section 4.2
Confirmed staffing	≤ 2 FTE employees	Appendix D, Section D.2
AM peak estimate ratio (batting cages)	25–35% of PM peak rate	Planning-level assumption, evening/weekend-weighted usage per Section 6.1 hours of operation; not an ITE-published ratio
Daily (ADT) estimate ratio (batting cages, Phase 2 building)	PM peak assumed to represent 8–12% of daily total	General planning rule of thumb used across many ITE

Input	Value	Source
		recreational/commercial codes; not a code-specific published ITE ratio

E.3 PHASE 1 TRIP GENERATION

Phase 1: Batting Cage Facility (30,000 sf, 15 cages, see Section 4.1) + Multi-Purpose Building (4,200 sf, ≤ 2 FTE staff, no public-facing use).

Method	AM Peak Hour	PM Peak Hour	Average Daily Trips (ADT)
A — Component-based (recommended)	≈ 10–13 trips	≈ 35 trips	≈ 280–425 trips (estimated)
B — Whole-complex cross-check (495 on 34,200 sf)	≈ 63 trips	≈ 87 trips	See Section E.1

E.4 FULL BUILD-OUT TRIP GENERATION (PHASE 1 + PHASE 2)

Full build-out: Batting Cage Facility (30,000 sf, 15 cages) + Multi-Purpose Building (4,200 sf, ≤ 2 FTE staff) + Phase 2 Training Facility (≈15,000 sf, estimated via LUC 495).

Method	AM Peak Hour	PM Peak Hour	Average Daily Trips (ADT)
A — Component-based (recommended)	≈ 38–41 trips	≈ 73 trips	≈ 595–898 trips (estimated)
B — Whole-complex cross-check (495 on 49,200 sf)	≈ 91 trips	≈ 125 trips	See Section E.1

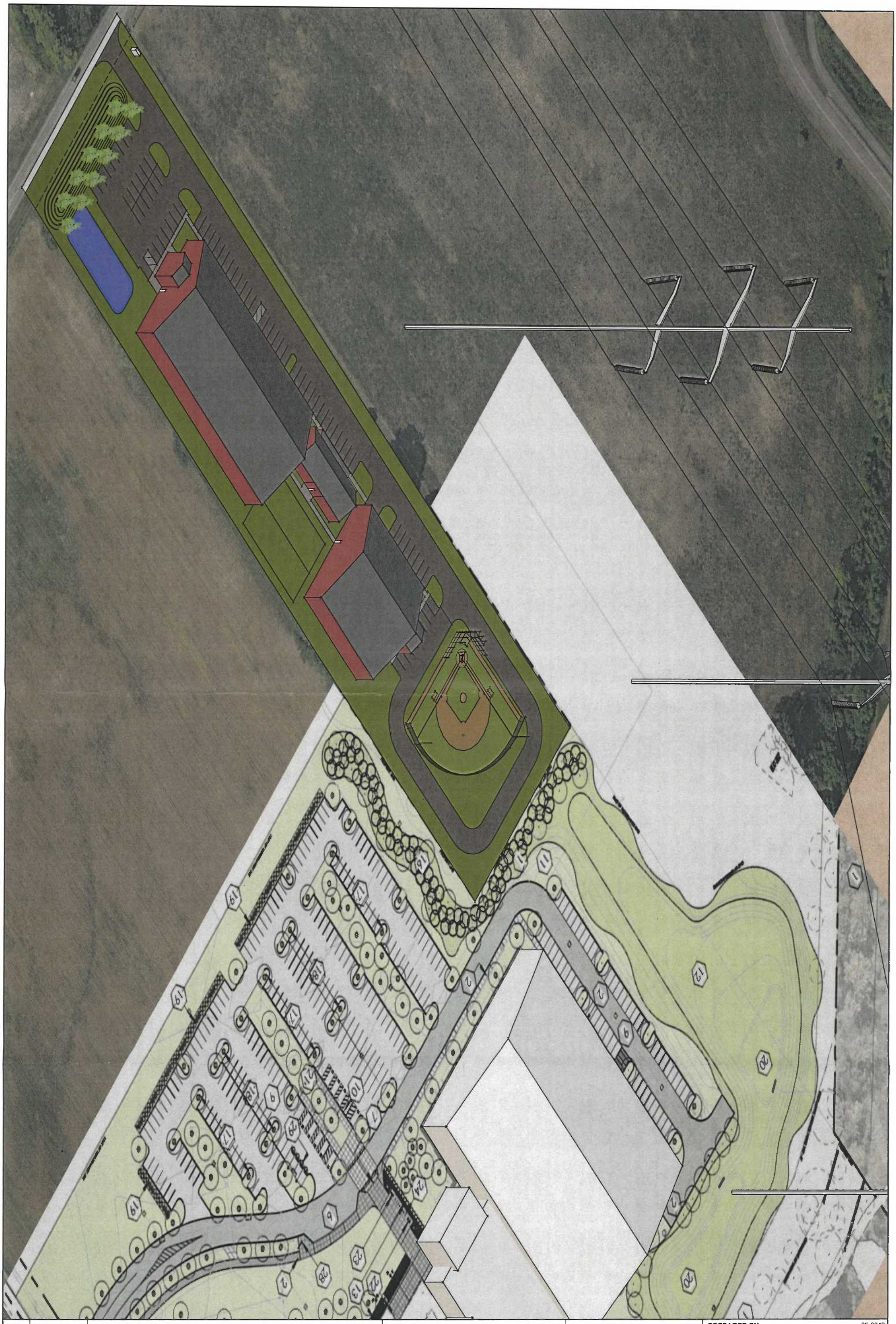
E.5 DISCUSSION

The two methods diverge meaningfully (Phase 1 PM peak: 35 trips under Method A vs. 87 under Method B; full build-out PM peak: 73 vs. 125). This is expected and typical when bracketing an uncommon land use: Method A, built from the cage-specific ITE code and actual confirmed staffing, is likely the more representative estimate for an appointment/membership-based training facility with a defined, bookable number of hitting stations. Method B, based on a generic "recreational community center" rate applied to total floor area, is a reasonable conservative upper bound but tends to assume a broader mix of simultaneous programming (pools, courts, meeting rooms) than this facility offers.

The Phase 2 building is sized at approximately 15,000 square feet specifically to keep the full build-out estimate under Method A below approximately 80 trips in the PM peak hour, since gross floor area (not parking count) is the operative variable in both ITE-based methods. The Phase 1 cage

count of 15 similarly reflects the Section 412.02.1 parking schedule described in Section 4.1. Because much of the Phase 2 program is intended to function similarly to Phase 1, appointment/membership-based, rather than simultaneous open-facility use, Method A's ≈73-trip full build-out PM peak estimate is considered the more representative planning-level figure, leaving a ≈7-trip margin below the 80-trip target. That said, this margin still rests on planning-level, not licensed-engineer-verified, ITE rates, and Method B's cross-check remains meaningfully higher (≈125 trips).

The outdoor practice field described in Section 4.3 is not expected to change these figures, since fair-weather outdoor use substitutes for indoor turf/cage time rather than adding new patron visits or septic demand.



03/03

NEFF BASEBALL CAMPUS

SITE RENDERING

SITE INFORMATION
7276 Walnut Street, New Albany, OH 43054
Plain Township, Franklin County (+/- 5.165 acres)
Parcel Nos. 220-001668-00

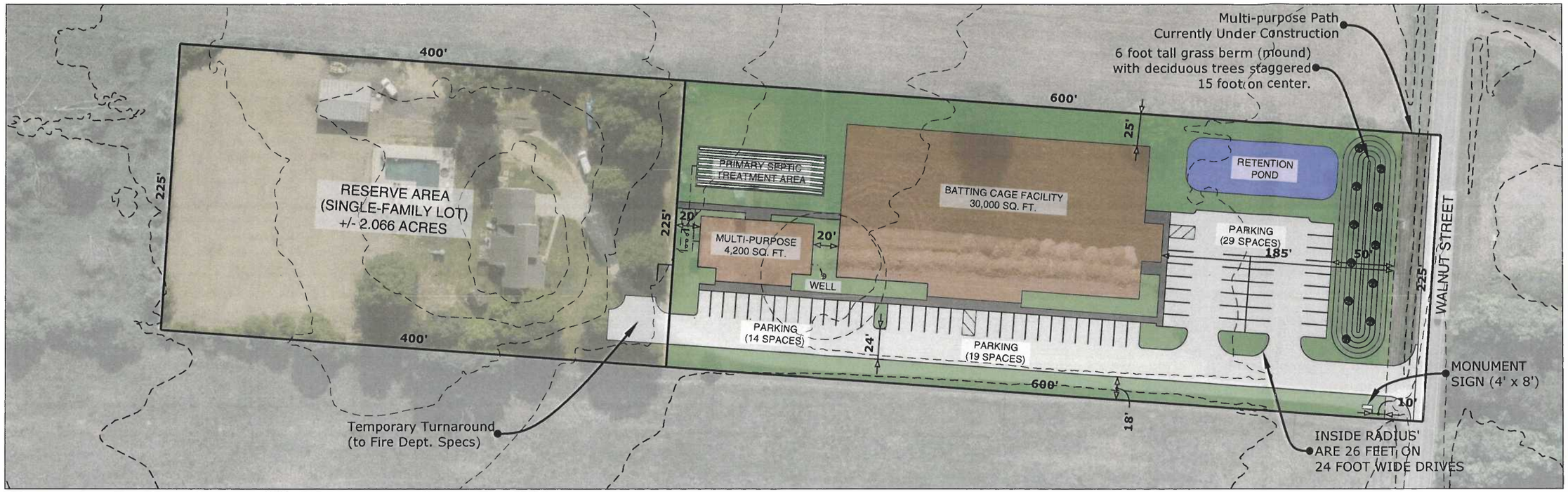
PRINTED
September 8, 2026

PROJECT NAME
Neff Baseball Campus

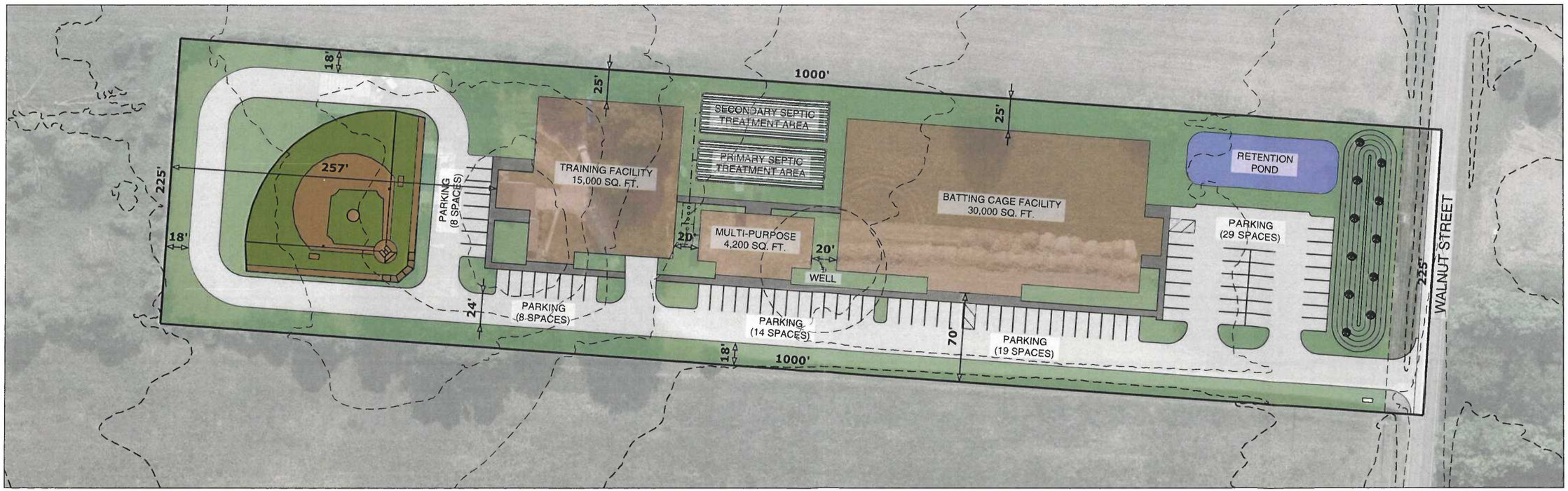
CLIENT
Derrick A. & Lorraina M. Neff
7276 Walnut Street, New Albany, OH 43054

PREPARED BY
25-0049

Plan 4 Land
WWW.PLAN4LAND.NET
Plan 4 Land, LLC, Joe Clase, AICP, Principal
1 S. Harrison St., P.O. Box 306, Ashley, OH 43003
(740) 413-4084 | joe@plan4land.net | www.plan4land.net



Phase 1 -- Batting Cage & Multi-purpose Cage Facilities



Phase 2 -- Additional Training Facility

0 40' 80' 120' 160' 200' 240' 280' 320'

FLOODPLAIN INFORMATION
Located in Zone X, FIRM Panel No. 39049C0206K, dated 06/17/2008.

25-0049

PREPARED BY
Plan4Land
WWW.PLAN4LAND.NET
Plan 4 Land, LLC., Joe Class, AICP, Principal
15 S. Harrison St., P.O. Box 306, Ashley, OH 43003
(740) 413-4084 | joe@plan4land.net | www.plan4land.net

PROJECT NAME
Neff Baseball Campus

CLIENT
Derrick A. & Lorraina M. Neff
7276 Walnut Street, New Albany, OH 43054

SITE INFORMATION
7276 Walnut Street, New Albany, OH 43054
Plain Township, Franklin County (+/- 5.165 acres)
Parcel Nos. 220-001668-00

PRINTED
September 8, 2026

NEFF BASEBALL CAMPUS
DEVELOPMENT PLAN

NORTH

02 / 03

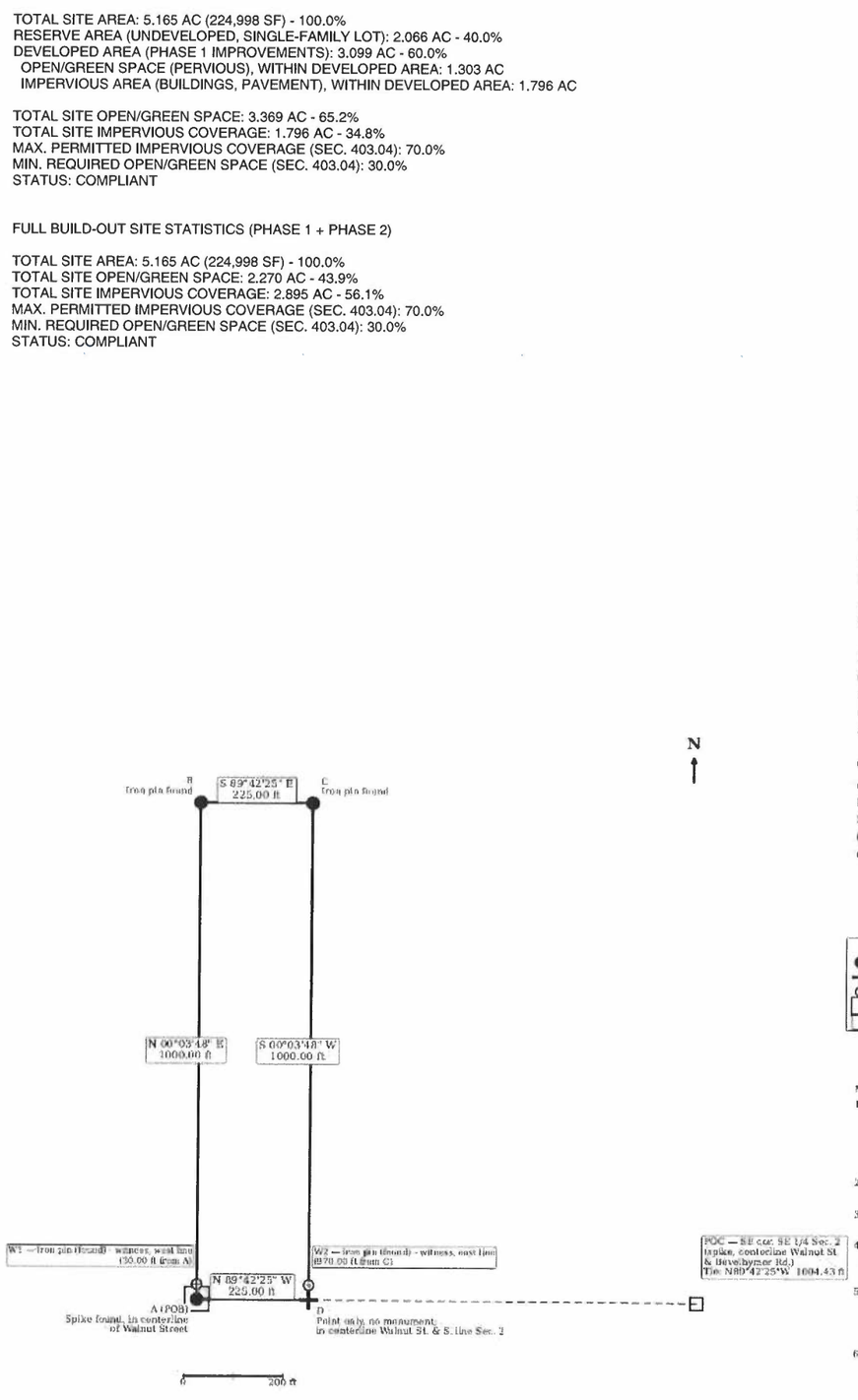
PHASE 1 SITE STATISTICS

TOTAL SITE AREA: 5.165 AC (224,998 SF) - 100.0%
RESERVE AREA (UNDEVELOPED, SINGLE-FAMILY LOT): 2.066 AC - 40.0%
DEVELOPED AREA (PHASE 1 IMPROVEMENTS): 3.099 AC - 60.0%
OPEN/GREEN SPACE (PERVIOUS), WITHIN DEVELOPED AREA: 1.303 AC
IMPERVIOUS AREA (BUILDINGS, PAVEMENT), WITHIN DEVELOPED AREA: 1.796 AC

TOTAL SITE OPEN/GREEN SPACE: 3.369 AC - 65.2%
TOTAL SITE IMPERVIOUS COVERAGE: 1.796 AC - 34.8%
MAX. PERMITTED IMPERVIOUS COVERAGE (SEC. 403.04): 70.0%
MIN. REQUIRED OPEN/GREEN SPACE (SEC. 403.04): 30.0%
STATUS: COMPLIANT

FULL BUILD-OUT SITE STATISTICS (PHASE 1 + PHASE 2)

TOTAL SITE AREA: 5.165 AC (224,998 SF) - 100.0%
TOTAL SITE OPEN/GREEN SPACE: 2.270 AC - 43.9%
TOTAL SITE IMPERVIOUS COVERAGE: 2.895 AC - 56.1%
MAX. PERMITTED IMPERVIOUS COVERAGE (SEC. 403.04): 70.0%
MIN. REQUIRED OPEN/GREEN SPACE (SEC. 403.04): 30.0%
STATUS: COMPLIANT



PARCEL SURVEY / FIELD-LOCATION

Neff Baseball Training Facility Site

7276 Walnut Street
Plain Township, Franklin County, Ohio

Auditor's Permanent Parcel No. 220-001668-00
5.165 acres, more or less (per deed)

DEED REFERENCE

Quit Claim Deed, Instrument No. 200608240168763,
Franklin County Recorder rec. 08/24/2006
(Michele L. Iliev to Nick Iliev)
Prior ref.: O.R. 27478, Pg. D06

COMPUTATION / QC

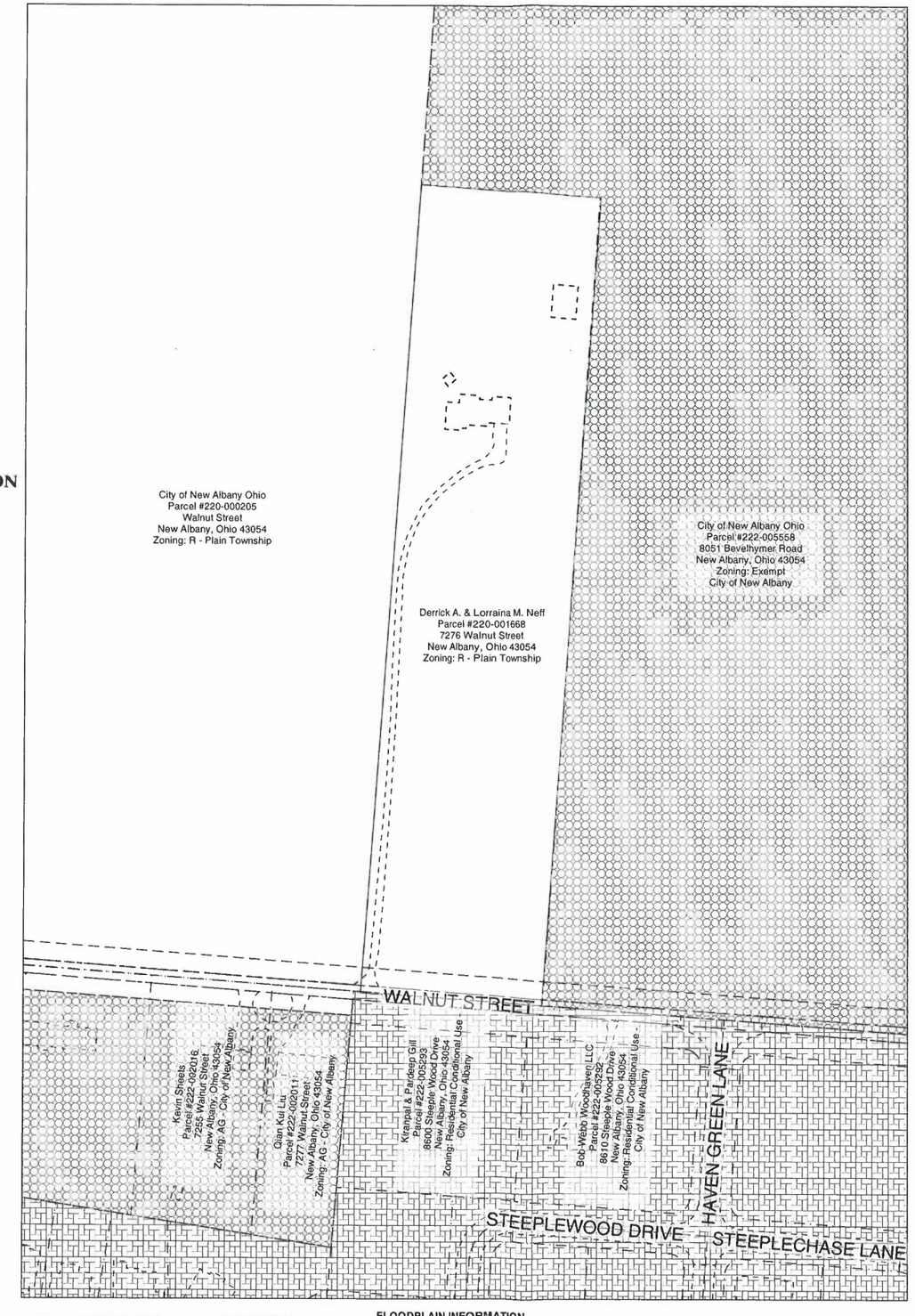
Computed Area: 224,998.2 sq. ft. (5.1652 ac.)
Deed states: 5.165 ac.
Mathematical Closure: 0.0000 ft.
(traverse closes exactly per record bearings/
distances — a rectangular parcel)

N

LEGEND
- Corner monument FOUND (iron pin / spike)
- Corner – no monument found (point only)
- Witness / passed monument (offset along line)
- Point of Beginning (POB)
- Reference point (POC)

NOTES:

1. Prepared strictly from the bearings, distances, and monument calls in the deed referenced above. Reference tool for field-locating record monuments only — NOT a field run boundary survey and NOT for construction staking or as a survey plat of record.
2. Basis of bearings is that recited in the referenced deed; no field verification of bearing basis was performed.
3. Coordinates on local arbitrary datum; reference point (POC) held at Northing/Easting (0,0).
4. Corners A, B, C called as monumented (spike or iron pin); Corner D called only as "a point" — no monument referenced, and it falls within the traveled way of Walnut Street.
5. Witness/passed iron pins W1 & W2 are each offset 30.00 ft from the Walnut St. centerline corners along the side lines — these may be more readily field-locatable than corners A and D, which lie within the road.
6. Prepared by Plan 4 Land, LLC, 1 S. Harrison St., P.O. Box 306, Ashley, OH 43003. (740) 413-4084.



FLOODPLAIN INFORMATION
Located in Zone X, FIRM Panel No. 39049C0206K, dated 06/17/2008.

25-0049

PREPARED BY
Plan 4 Land
www.plan4land.net
Plan 4 Land, LLC, Joe Clase, AICP, Principal
1 S. Harrison St., P.O. Box 306, Ashley, OH 43003
(740) 413-4084 | joe@plan4land.net | www.plan4land.net

PROJECT NAME
Neff Baseball Campus

CLIENT
Derrick A. & Lorraina M. Neff
7276 Walnut Street, New Albany, OH 43054

SITE INFORMATION
7276 Walnut Street, New Albany, OH 43054
Plain Township, Franklin County (+/- 5.165 acres)
Parcel Nos. 220-001668-00

PRINTED
September 8, 2026

NEFF BASEBALL CAMPUS

PLOT PLAN & VICINITY MAP

NORTH

01 / 03

Plain Township Zoning Commission

Rezoning Application

45 Second Street
P.O. Box 273
New Albany, Ohio 43054
Phone 614.855.7770
Fax 614.855.2087

PLAIN TOWNSHIP ZONING USE ONLY

ZC Case Number_____ Fee Paid_____ Date Received_____

APPLICANT

Applicant Jacob Osborn Company Blockchain Properties VIII LLC

Address 5 Highgrove Farms, New Albany, OH 43054

Phone Number 614-323-1530 Email jacob.r.osborn@gmail.com

PROPERTY LOCATION DESCRIPTION

Property Type ☐ Residential ■ Commercial Owner Blockchain Properties VIII LLC

Subdivision Name Morse Rd. R16 T2/4T4 Lot 16 (If not a platted sub-division, attach a legal description)

Address Morse Rd.

Phone Number 614-323-1530 Email jacob.r.osborn@gmail.com

Parcel Number 220-000877-00 Property Zoned Agricultural Total Acres 13.792

EXISTING AND PROPOSED - ZONING AND USE

Current Zoning A - Agricultural Existing Use 100 - AGR VACANT LAND

Proposed Zoning Exceptional Use Proposed Use Athletic Field

Plain Township Zoning Resolution Section for Proposed Zoning 520.01.2

REQUIRED TO SUBMIT WITH APPLICATION

Six (6) sets of the following items:

1. A Vicinity Map showing property lines, streets, and existing and proposed zoning.
2. A statement of how the proposed rezoning relates to the Comprehensive Plan.
3. List of all property owners including mailing addresses within 200 feet of the proposed rezoning.
4. The proposed amendment to the zoning map or text in resolution form.
5. Fee as established according to section 710.02 of the Plain Township Zoning Resolution, non-refundable.
6. A current legal description of the property proposed for zoning amendment.
7. Supporting documentation for sanitary services.
8. Plot Plan drawn to an appropriate scale showing the following:
   A. The boundaries and dimensions of the lot.
   B. The size and location of existing and proposed structures.
   C. The proposed use of all parts of the lot and structures, including access ways, walks, off street parking and loading spaces, storm water runoff, and landscaping.
   D. The use of land and location of structures on adjacent parcels.

I certify that the information contained in this application and its supplements is accurate and true. The Owner/ Applicant, as signed below, hereby authorizes Plain Township representatives to visit, photograph, and post a notice on the property described in this application.

_____ 9/4/2026

(Applicant Signature) (Date)

LIST OF NEIGHBORING PROPERTY OWNERS

The following is a list of the names and mailing addresses of all the owners of record of property within 200 feet of the exterior boundaries of the property, for which the application for a Rezoning is being filed with the Plain Township Zoning Officer.

Property Address 0 Morse Rd.

Property Owner's Name(s)	Mailing Address and Property Address including Zip Code
Matthew & Amy Bitler	7680 Morse Rd., New Albany, OH 43054
John & Betty Haughey	7690 Morse Rd., New Albany, OH 43054
Donald & Carol Phillips	7700 Morse Rd., New Albany, OH 43054
James & Georgia Watson	7714 Morse Rd., New Albany, OH 43054
Thomas & Denise Carey	7726 Morse Rd., New Albany, OH 43054
Mark Ruff TR	3755 Pine Meadow Rd., New Albany, OH 43054
Richard & Lana Spaulding	7737 Pine Meadow Dr., New Albany, OH 43054
Thelma Spaulding	7736 Pine Meadow Dr., New Albany, OH 43054
The New Albany Company LLC	Babbitt Rd. (8000 Walton Parkway Ste 120, New Albany, OH 43054)
The New Albany Company LLC	Avis Rd. (8000 Walton Parkway Ste 120, New Albany, OH 43054)
Susan Prescott	7699 Morse Rd., New Albany, OH 43054
Mario Montanez	7709 Morse Rd., New Albany, OH 43054
Frederick & Roland Kenimer	7719 Morse Rd., New Albany, OH 43054

ZC REZONING REQUEST CHECKLIST

- ☐ Application
- ☐ Application Fee
- ☐ Six (6) sets of:
  - ☐ A Vicinity Map showing property lines, streets, and existing and proposed zoning.
  - ☐ A statement of how the proposed rezoning relates to the Comprehensive Plan.
  - ☐ List of all property owners and their mailing addresses within 200 feet of the exterior boundaries of the proposed rezoning.
  - ☐ The proposed amendment to the zoning map or text in resolution form.
  - ☐ Fee as established according to section 710.02 of the Plain Township Zoning Resolution, non-refundable.
  - ☐ A current legal description of the property proposed for zoning amendment.
  - ☐ Supporting documentation for sanitary services.
  - ☐ Plot Plan drawn to an appropriate scale showing the following:
    - ☐ The boundaries and dimensions of the lot.
    - ☐ The size and location of existing and proposed structures.
    - ☐ The proposed use of all parts of the lot and structures, including access ways, walks, off-street parking and loading spaces, storm water runoff, and landscaping.
    - ☐ The use of land and location of structures on adjacent parcels.

ZONING COMMISSION

1. Review Application
    A. Rezoning
    B. Legal description
    C. Plot plan/ vicinity map including location of water well and septic system/ sewer services
    D. Statement or letter of proposed Rezoning
    E. Current list of property owners within 200 feet contiguous to, directly across, or around property
    F. Fees paid
    G. Vote to accept or deny the application
2. Set hearing date and time (at least fifteen not more than thirty (30) days)
3. Assign Case Number
4. Request Planning Commission Opinion or Full Report

NOTICES

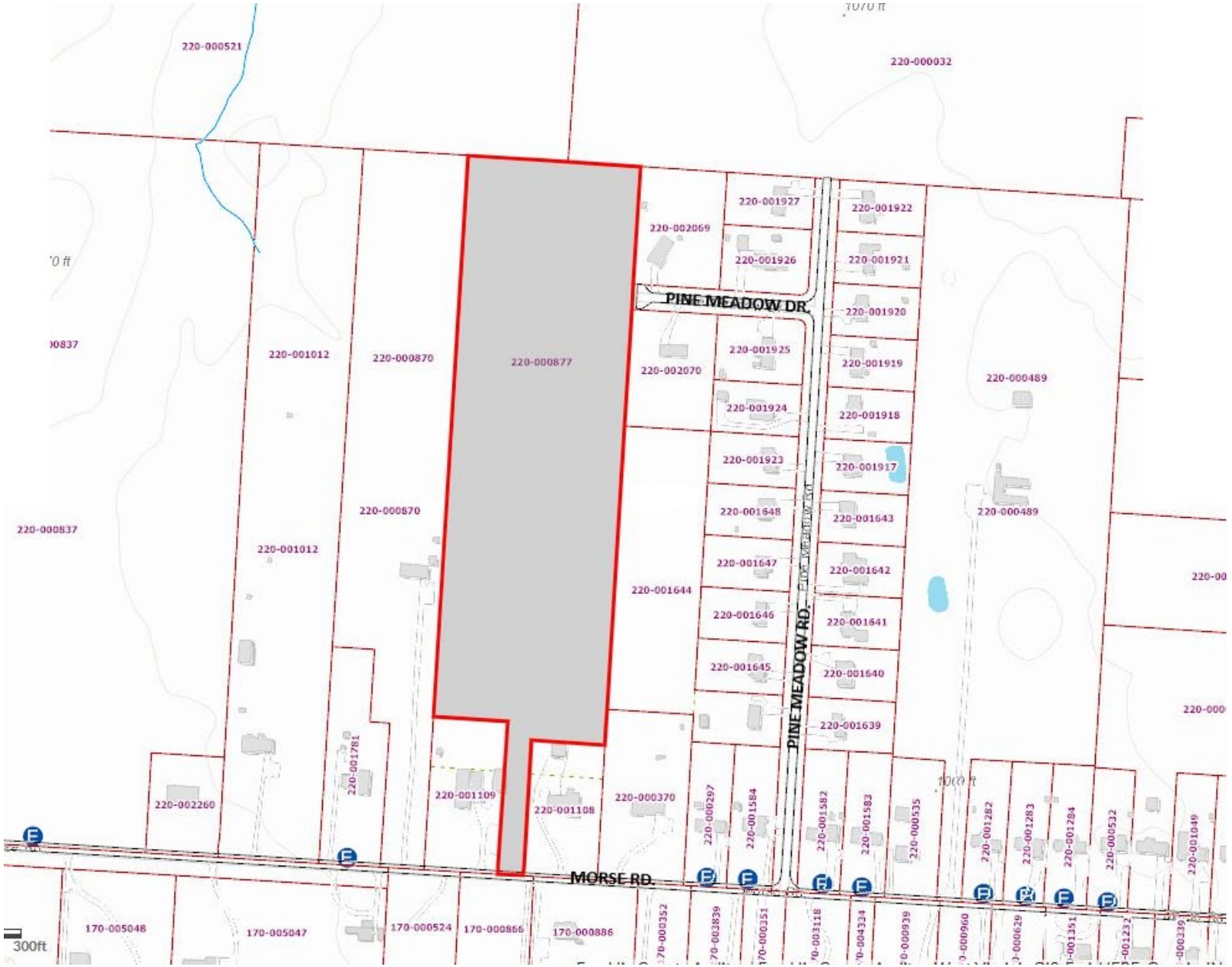
1. Planning Commission - Five days after acceptance of applications
2. Newspaper - Ten days prior to hearing dates
3. Property Owners - Ten days prior to hearing dates

REZONING CONSIDERATION FACTORS

The Township Zoning Commission shall consider the approval, denial, or some modification, if the modification is requested by the applicant, of the proposed change or amendment as such proposal in the Commission's judgment advances the general health, safety and morals of the public by encouraging appropriate use and development of the land affected and the comprehensive or overall development of the surrounding area.

Vicinity Map

Parcel Id. No. 220-000877 Existing Zoning: Agricultural Proposed Re-Zoning: Exceptional Use (Athletic Fields)



Blockchain Properties VIII LLC
Jacob Osborn
5 Highgrove Farms
New Albany, OH 43054
E: jacob.r.osborn@gmail.com
M: 614-323-1530

September 4, 2026

To the Plain Township Zoning Board:

My name is Jacob Osborn, and I am the owner of Blockchain Properties VIII LLC ("**Applicant**"), an Ohio limited liability company that owns the 13.792-acre property located in Plain Township just west of the Pine Meadow neighborhood (having Parcel ID No. 220-000877-00, herein "**the Property**"). The Property is situated on the north side of Morse Rd., between 7700 Morse Rd. and 7714 Morse Rd. The Property does not yet have an address other than "0 Morse Rd."

Background

My family has resided in New Albany for nearly a decade. My wife (Lindsey) and I have five children spanning ages 5-11. We are heavily involved in our local New Albany community through sports, church, volunteer activities, and other community organizations. I am a practicing attorney at a large national law firm, and I volunteer as a wrestling and soccer coach for New Albany youth sports.

I originally purchased the Property in late 2025 with the goal of further developing the Property into soccer fields that could be used by local youth soccer organizations. Having children involved in youth soccer for many years, we have discovered a shortage of high-quality soccer training facilities in the northeast suburbs of Columbus.

The private soccer clubs that train at both Thompson Park and Bevelhymer Park are routinely required to cancel soccer practices due to wet grass all throughout the spring months, and increasingly through the fall months with more rainfall in August this year. One recent year, my son's soccer club cancelled nearly half the practices due to wet grass. Recreational leagues in New Albany fare no better. (Soccer clubs are hesitant to offer training on wet grass due to the damage it causes to the playing fields.)

There remains a shortage of turf fields in New Albany due to the growing number of soccer clubs and children involved with soccer due to a recent expansion of the sport in the region. New Albany Schools has recognized the shortage of turf available for athletic training of its students, and the City of New Albany recently announced a project to purchase the old Discover building

at 6500 New Albany Road E., to redevelop the property and support expanding athletic opportunities for students. Likewise, New Albany Parks & Recreation has sought to develop a multi-purpose indoor fieldhouse and community center at Bevelhymer Park, expected to be open to the public in January 2027. These endeavors will support public access to high-quality training facilities, but do little to address the need for the private soccer clubs which offer the top-tier training that our community deserves. Hundreds of New Albany youth are enrolled with these clubs, because they offer the best training and talent for competitive soccer. And hundreds of New Albany residents are required to travel to Lewis Center (Jennings Sports Park), Olentangy (Columbus Soccer Academy), Bexley (SFA Training Center), Dublin (Club Ohio Training Facility), Plain City (Ohio Premier), Westerville (Kilbourne Run Sports Park), Easton (Resolute), Harvest Prep, Groveport, and elsewhere across the city for daily turf soccer practices.

Vision

Accordingly, Applicant's vision is to develop the Property into two full-sized turf soccer fields, and then partner with local, private soccer clubs to bring top-tier athletic training to our community. The Property is situated in an ideal location for this use, on 13.792-acres readily accessible from Morse Rd. and tucked away near the Pine Meadow neighborhood. Although historically zoned for Agricultural use, the Property is an ideal candidate for rezoning to Exceptional Use as an Athletic Field. Only a handful of single-family homes are proximate to the Property, and I have spoken individually with many of the proximate residents to ensure that they are supportive of the rezoning efforts and that we execute the development with minimal inconvenience to the neighbors and neighborhood. Everyone with whom I have spoken in the neighborhood seems supportive at worst, and enthusiastic at best with the proposed rezoning of the Property.

The Morse Rd. and Pine Meadow residents have recently been negatively affected by the installation of data centers in New Albany to the east. While they recognize that Plain Township is changing and that continued development is making the area increasingly different from what it was decades ago, their general sentiment is that a proposed athletic field for this location would be a much better alternative to high-density housing or other, commercial uses.

To support the vision, Applicant has retained OSPORTS Design (a division of Osborn Engineering), the best-in-class engineering firm for soccer turf installations based in Cleveland. OSPORTS has engineered dozens, if not hundreds, of best-in-class turf fields throughout the Midwest.

Addressing Community Considerations

Applicant recognizes that community support is paramount for a project like this. Accordingly, Applicant proposes to take various steps to proactively address potential community concerns with the development of the turf soccer fields.

- **Community Engagement**

I have spent hours knocking on doors and speaking with residents to introduce myself and the project to the community. This includes conversations with James Watson (7714 Morse Rd.), John Haughey (7690 Morse Rd.), Richard & Lana Spaulding (7737 Pine Meadow Rd.), Bradford Sibley (7764 Pine Meadow Dr.), Donald Kuts (3898 Pine Meadow Rd.), Don and Chris Phillips (7700 Morse Rd.), Bryan Leffler (7833 Morse Rd.), and Thomas Leukart (3790 Pine Meadow Rd.). As explained above, community engagement is critical and I am committed to addressing any neighborhood concerns.

- **Environmental Issues**

Advances in modern turf technology can ensure that, as long as high-quality materials are used, the proposed soccer fields are developed under sustainable environmental standards and with minimal impact on neighboring properties and residents. This requires significant financial investment for the project, but I am committed to bringing high-quality fields and environmentally sustainable practices to execution of the project.

- **Lighting**

Lighting is a critical element to any turf field development. Given the cost of the development, this project does not make sense without some form of lighting system. Fortunately, modern advances in lighting technology permit shorter light poles, and shielded and directed lighting that will not bleed over into the residential areas. Instead of using the standard number of light poles and heights, Applicant is proposing to use shorter light poles and the minimum number of acceptable light poles, such that light quality on the fields will be much lower than ordinarily approved by other townships in similar circumstances. This will result in reduced lighting visibility on the fields, but my belief is that this dim lighting will still be acceptable for most trainings and Applicant proposes to err on the side of caution to engender community support. Lighting cutoff times are also proposed (10:00 p.m.) to ensure that use of the fields does not cause any evening concerns for the neighbors.

- **Screening**

To further assist with lighting efforts, Applicant proposes to shield the parking area from neighbors with a privacy fence and landscaped evergreen trees, which with further screen headlights, lighting from the field, and the Property in general from the neighbors.

- **Parking**

A primary goal of this project is to ensure that parking for the turf soccer fields is well supported by the number of spaces in the parking lot to ensure that field attendees park only within the on-site parking areas at the Property. For this reason, Applicant proposes that the Property should not connect the driveway or parking access to Pine Meadow Drive, but instead should have sufficient spaces to ensure that parking overflow is not an issue. Note that Applicant currently plans to support parking with asphalt parking spots for nearly all of the time (weekday practices,

weekend games, and occasional weekday games). In the rare event of a weekend tournament with multiple games which requires support for additional visitors and parking needs, Applicant intends the open greenspace to the south of the fields to be available for overflow parking on the grass. Under any conceivable scenario, the Property supports sufficient parking on-site with the section of the lot reserved for overflow grass parking.

- **Traffic**

Applicant has retained a Traffic Study consultant, Todd Stanhope with Smart Services, who is working with Franklin County on questions related to whether a turn lane is required for the project. Franklin County has preliminarily indicated that no turn lane is required, and that no traffic study is necessary, for only two soccer fields at this site. Instead, Franklin County has requested that Applicant submit a survey (with intersection sight distances) and a "Trip Generation Memo" to ensure that attendees can enter and leave the Property without any obstructions to their view. Applicant understands that it is possible Franklin County will request a full Traffic Study upon receipt of the Trip Generation Memo, although Franklin County has already indicated to Applicant that this is likely unnecessary.

Applicant understands that the traffic question will be important for the Township. Applicant also understands that traffic circles have been installed at the intersection of Morse Rd. and Reynoldsburg-New Albany Rd. and at the intersection of Morse Rd. and Kitzmiller Rd., directly west of the Property entrance on Morse Rd. A new traffic circle has also been installed at Morse Rd. and Babbitt Rd., directly east of the Property entrance on Morse Rd. Applicant believes that these traffic circles will help to collectively mitigate potential traffic concerns for the Property.

For games, Applicant expects that the Property will be most heavily utilized on weekends, not during the weekday rush hour times when the traffic would most likely present a concern. This is a general rule for the top, competitive soccer clubs, but not a strict rule. To be clear, some games are occasionally played on weekday nights too, although not nearly as often as they are played on weekends. For a given soccer season, Applicant estimates that roughly 80% of the games for the more competitive leagues are played in the weekend.

This is generally true because: (1) the turf field games are most often reserved for the older age groups and higher-caliber teams; and (2) the more competitive leagues comprise teams from across the Midwest, not just central Ohio, which makes scheduling away games very difficult during a weekday. For example, my 11-year-old's competitive league schedule is against teams from Louisville, Cincinnati, Cleveland, Indianapolis, etc. Accordingly, most of the turf games for any given team take place on the weekend, not on weekdays.

During the weekday, a soccer field is typically used for team training sessions, and usually for the older ages. This is because it is more common for the older ages play their league games on turf fields. The weekday soccer team trainings will naturally involve fewer spectators and fewer cars. Applicant has observed this trend at nearly every soccer training facility and park. At all ages, many kids carpool from other Columbus areas for the weekday soccer training sessions. For example, 3-4 kids from Bexley carpool for weekday soccer training sessions on my 11-year-old son's competitive club team. The point here is that weekday, rush hour soccer turf field use

will inevitably involve fewer spectators and fewer cars than what could be expected for weekend turf field use.

In addition, Applicant expects that traffic visiting the field during weekday rush hour times (usually after school from about 5:00pm-7:00pm) will more often involve cars arriving to the Property from the west (*i.e.*, traveling eastbound on Morse Rd.). This will be with the flow of traffic commuters driving home, away from the city, after work. Accordingly, Applicant does not expect there to be any issues with a left turn into the Property since there is unlikely to be much traffic flowing westbound on Morse Rd. during these hours. Applicant understands that the traffic flow on Morse Rd. is mostly westbound into the city during the morning weekday hours, when the turf field will not be used at all. Applicant has spent many trips traveling to the Property during weekday rush hour times and is always able to easily turn left onto the Property.

In short, Applicant does not anticipate that the Property will create significant traffic concerns for the area, based on Applicant's own observations of the area. Of course, these observations will be verified with the relevant data and Trip Generation Memo, and Applicant intends to work with Franklin County to ensure that any traffic concerns are adequately addressed.

- **Noise**

Some amount of noise is unavoidable (kids playing, fans cheering, referee whistles), but this noise will generally be background noise for the community that is unobtrusive. Many residents throughout Columbus live closer in proximity to soccer fields, and Applicant is unaware of soccer field noise as a material complaint for soccer field development.

For example, at Thompson Park, many homes sit much closer to those soccer fields than what is being proposed for this Property. I have personal experience with this: my own home is located near the soccer fields at Thompson Park, and we can hear the games and cheering on weekends. This noise is not a burden or a nuisance, unlike the data center noise and vibrations with which the community is already suffering.

- **Water Management**

Water management will be a significant concern for this project and require substantial investment. However, advancements in turf technology and under-field water storage permit sufficient water management techniques to address any water management concerns, both for the soccer turf and the parking area. Applicant is also proposing a water detention area for overflow, and is confident with the engineering expertise provided by OSPORTS to adequately address any water management concerns. Of course, any water management plan will need to satisfy Franklin County, so Plain Township can be assured that the project will adequately support any water management issues.

- **<u>Open Green Space</u>**

According to the development standards (Section 403.04 Lot Coverage), "Unless otherwise specified, maximum lot coverage shall not exceed seventy percent (70%) including buildings and parking lots. Thirty percent (30%) of the site shall be devoted to open green space."

Applicant respectfully submits that under any interpretation of "open green space," the proposed site development meets the Township's open green space requirements. Here, even if the artificial turf fields are not considered open green space, the total development area (including turf fields, asphalt parking lot, asphalt walk, concrete field curb, and concrete pad) totals slightly over 50% of the lot.

Applicant understands that the Township intends to take the position that the artificial turf fields would be included in the 70% maximum lot coverage, but that open bodies of water would not be included in the 70% maximum lot coverage. Applicant respectfully disagrees with this position. The Plain Township Zoning Resolution does not define the term "open green space," nor does it specify that such space must be natural grass, pervious soil, or otherwise exclude synthetic turf athletic fields. Because the term is undefined, it is inherently ambiguous. Under well-established Ohio law, zoning regulations–being in derogation of private property rights–must be strictly construed in favor of the property owner. *See Saunders v. Clark Cty. Zoning Dept.*, 66 Ohio St.2d 259 (1981). Additionally, where zoning terms are not defined, they must be interpreted according to their ordinary meaning and in favor of the proposed use. *See Cavileer v. Danbury Twp. Bd. Of Zoning Appeals*, 2009-Ohio-5616.

The proposed soccer fields satisfy the ordinary meaning of "open green space." They are open and unobstructed by structures; recreational in nature, consistent with traditional uses of green space; green in appearance and function; and accessible and usable for outdoor activity. Nothing in the Zoning Resolution expressly excludes synthetic turf fields from qualifying as green space. The Township's proposed interpretation effectively adds a requirement—that green space must be natural or pervious—which does not appear in the text of the Zoning Resolution. Such an interpretation goes beyond construction of the ordinance and instead constitutes an unwritten restriction.

Further, Applicant understands that comparable developments in nearby jurisdictions, including within Delaware County, have not classified synthetic turf athletic fields as impervious coverage for purposes of similar zoning limitations. While those determinations are not binding on the Township, they demonstrate that reasonable interpretations of similar regulatory language differ among jurisdictions. This further supports the conclusion that the term "open green space," as used in Section 403.04, is ambiguous and subject to interpretation in favor of the property owner under Ohio law.

While the Township may have policy preferences regarding stormwater management or surface permeability, those concerns are more appropriately addressed through applicable engineering and drainage regulations, not by imposing additional limitations within Section 403.04 that are not stated. At a minimum, the proposed turf fields should not be classified equivalently to impervious surfaces such as parking lots for purposes of lot coverage. Modern synthetic turf

systems are engineered with subsurface drainage and permeability characteristics that distinguish them from traditional impervious surfaces, and their functional and recreational characteristics align more closely with open space than with built infrastructure.

In any event, because the proposed lot coverage does not exceed the development coverage under any interpretation, this issue should not present an "open green space" issue for Applicant with the proposed development plan.

How the Proposed Rezoning Relates to the Comprehensive Plan

The Plain Township Land Use Master Plan ("**Master Plan**"), adopted October 29, 2008, has not been updated for nearly two decades. In any event, the Master Plan recognizes that future land-use decisions should balance the desires of Plain Township residents, the needs of Plain Township, environmental considerations, and the goal of creating a sustainable and desirable future for the community. The Master Plan also identifies preservation of natural resources and the rural character of the remaining portions of Plain Township as important community goals, while providing residents with opportunities for quality of life and health.

The proposed athletic-field use advances several of these objectives. Rather than introducing a dense residential, commercial, or other intensive development onto the Property, the proposal would preserve the majority of the Property as an open recreational use consisting of two soccer fields. The Master Plan recognizes that open space is an important community resource that contributes to the quality of life and health of residents.

The proposed development has also been intentionally designed to minimize its impact on the surrounding community and preserve the character of the area. Applicant is proposing limited field lighting with shielded and directed fixtures, a 10:00 p.m. lighting cutoff, landscaped evergreen screening and fencing, adequate on-site parking without access to Pine Meadow Drive, and engineered stormwater management. These measures are intended to allow the Property to provide a valuable recreational use while minimizing impacts to neighboring properties. The Master Plan also emphasizes the importance of community involvement in land-use planning. Applicant has proactively engaged with nearby residents and intends to continue working with the surrounding community as the project moves through the zoning and development process.

Applicant recognizes that the 2008 Plan's Future Land Use Map is an important consideration in evaluating a rezoning application. The Master Plan itself explains that the map is intended to serve as a broad guide for Plain Township leaders and that the broader goals and defining principles of the Master Plan should be weighed when evaluating the suitability of individual rezoning applications.

For these reasons, Applicant respectfully submits that the proposed rezoning represents an appropriate and beneficial land use for the Property that advances the broader goals of the Master Plan, provides a meaningful recreational resource for area families, and allows the Property to develop in a manner that minimizes impacts to the surrounding community.

Proposed Timeline and Economic Resources

Assuming the Property is rezoned within the next few months, Applicant intends to begin preparation of construction documents and the stormwater model as soon as November or December 2026. Permitting would then begin in earnest in early 2027. Ideally, parking lot and field construction at the Property could begin in Spring 2027 and be completed by Summer 2027. Applicant understands that construction of the fields is a relatively short process and takes approximately 2-3 months to complete. Therefore, Applicant has sufficient control over the land to effectuate the proposed development within the required three years.

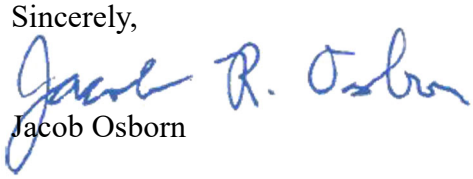
Applicant has invested approximately $1.3M in the project to date. Applicant is financially able to self-fund the remainder of the project, which is expected to cost an additional $3M-$4M. Applicant is also considering whether to engage with other partners to fund the project, although this is not necessary for completion of the project.

Summary

I have been spearheading this project for nearly a year, and am now asking for your support and the support of the Plain Township community. Our kids deserve the same opportunities afforded by other communities to have top-tier turf training facilities utilized by top clubs.

The proposed athletic-field use represents a substantially less intensive land use than many other developments that could occur on the Property under future zoning classifications, while providing a meaningful recreational benefit to local families.

Sincerely,



Jacob Osborn

Proposed Amendment to the Zoning Map or Text in Resolution Form

PROPOSED RESOLUTION NO. _____

A RESOLUTION AMENDING THE OFFICIAL ZONING DISTRICT MAP OF PLAIN TOWNSHIP, FRANKLIN COUNTY, OHIO, BY REZONING APPROXIMATELY 13.792 ACRES IDENTIFIED AS FRANKLIN COUNTY AUDITOR PARCEL NO. 220-000877-00 FROM THE AGRICULTURAL (A) DISTRICT TO THE EXCEPTIONAL USE (EU) DISTRICT FOR AN ATHLETIC FIELD

WHEREAS, Chapter 519 of the Ohio Revised Code and Sections 700 and 710 of the Plain Township Zoning Resolution authorize the Board of Township Trustees of Plain Township, Franklin County, Ohio, to amend the Official Zoning District Map; and

WHEREAS, Blockchain Properties VIII LLC through its owner, Jacob Osborn, has submitted an application requesting that the property identified as Franklin County Auditor Parcel No. 220-000877-00, containing approximately 13.792 acres and located on Morse Road in Plain Township, Franklin County, Ohio, be rezoned from the Agricultural (A) District to the Exceptional Use (EU) District; and

WHEREAS, the property subject to this amendment is more particularly described in the legal description attached as Exhibit A and depicted on the zoning amendment map attached as Exhibit B, both of which are incorporated herein; and

WHEREAS, the requested Exceptional Use is an “Athletic Field,” a recreation use expressly identified in Section 520.01.2 of the Plain Township Zoning Resolution; and

WHEREAS, the applicant has submitted a Development Plan for the property, attached as Exhibit C and incorporated herein, describing the proposed athletic-field use, structures, open areas, landscaping, utilities, drainage, circulation, access, parking, walks, development schedule, and other site improvements; and

WHEREAS, following the required review and public hearings, the Board of Township Trustees finds that the proposed rezoning and Development Plan:

1. Are consistent with the purpose, intent, and applicable standards of the Plain Township Zoning Resolution;

2. Are in substantial conformity with the applicable comprehensive and area plans, or provide benefits and an improved arrangement and design sufficient to justify any deviation;

3. Advance the general welfare of Plain Township and provide benefits that justify the proposed change in the land-use character of the property;

4. Provide for an appropriate recreational use of the property while reasonably addressing access, traffic, parking, drainage, utilities, lighting, noise, screening, landscaping, and compatibility with surrounding properties; and

5. Promote the public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees of Plain Township, Franklin County, Ohio:

SECTION 1. ZONING MAP AMENDMENT

The Official Zoning District Map of Plain Township is hereby amended by changing the zoning classification of the approximately 13.792-acre property identified as Franklin County Auditor Parcel No. 220-000877-00 and legally described in Exhibit A from the Agricultural (A) District to the Exceptional Use (EU) District.

SECTION 2. APPROVED EXCEPTIONAL USE

The approved Exceptional Use shall be limited to an Athletic Field and those accessory uses, structures, facilities, and improvements specifically shown or described in the approved Development Plan attached as Exhibit C.

SECTION 3. DEVELOPMENT PLAN

In accordance with Section 520.02.3 of the Plain Township Zoning Resolution, the approved Development Plan constitutes a supplement to the Exceptional Use District Regulations as applied to the property. Development and use of the property shall substantially conform to the approved Development Plan and any conditions imposed as part of the approval.

SECTION 4. APPLICABLE REGULATIONS

Except as specifically provided by the approved Development Plan or this Resolution, the property and its use shall comply with Section 520, Article IV, and all other applicable provisions of the Plain Township Zoning Resolution, together with all applicable county, state, and federal requirements.

SECTION 5. CONDITIONS OF APPROVAL

Approval is subject to the following conditions:

1. The property shall be developed and operated substantially in accordance with the approved Development Plan.

2. Any material modification of the approved Development Plan shall require approval in accordance with Section 520.02.4 of the Plain Township Zoning Resolution.

3. All required zoning-compliance certificates, building permits, access approvals, drainage approvals, health approvals, and other governmental permits shall be obtained before construction or operation.

SECTION 6. TIME LIMIT

The approval shall be indefinite and not subject to the three-year time limitation contained in Section 520.02.3 of the Plain Township Zoning Resolution, since this extension is approved in accordance with the Zoning Resolution.

SECTION 7. ZONING MAP REVISION

The Plain Township Zoning Officer is authorized and directed to revise the Official Zoning District Map to reflect this amendment following its effective date.

SECTION 8. EFFECTIVE DATE

This Resolution shall take effect at the earliest time permitted by law.

Adopted this _____ day of _____***, 2026***.

PLAIN TOWNSHIP BOARD OF TRUSTEES

Exhibit A

Situated in the State of Ohio, County of Franklin and in the Township of Plain:

Bounded and described as follows: Being a part of two tracts of land owned by William Belknap, one tract containing 50 acres and the other tract 45 acres, and was willed to Elsie Belknap by the said William Belknap. Commencing in the center of the lot in the Southeast corner of the tract of land formerly owned by J.M. Myer for a corner;

Thence North along the line of said J.M. Myer land, 104.73 rods for a corner;

Thence East 38.2 rods for a corner;

Thence South 104.73 rods for a corner;

Thence West along the center of the road to the place of beginning, 38.2 rods, containing 25 acres of land.

EXCEPTING 8.312 acres of land out of the above-described tract and more particularly described as follows:

Beginning at a point in the southeasterly corner of the said Lewis Morgan et al tract the southwesterly corner of the Helen B. Folk 19.28 acre tract as described in Deed Book 1440, Page 493, Franklin County Recorder's Office, said point being also in the center-line of Morse Road;

Thence S 89 deg. 59' W., with the southerly line of the said Lewis Morgan e tal tract, the centerline of said Morse Road, a distance of 209.90 feet to a point;

Thence N 0 deg. 01' 40" W, parallel to the easterly line of the said Lewis Morgan et al tract, and 209.90 westerly therefrom, a distance 1725.44' to a point in the northerly line of said Lewis Morgan et al tract:

Thence S 89 deg. 52' 20" E, with the northerly line of said Lewis Morgan et al Tract, a distance of 209.90 feet to a point in the northeasterly corner of said Lewis Morgan et al tract, the northwesterly corner of the said Helen B. Folk 19.28 acre tract acre tract;

Thence S 0 deg. 01'4" E, with the easterly line of the said Lewis Morgan et al tract, the westerly line of the said Helen B. Folk 19.28 acre tract, a distance of 1724.91 feet to the place of beginning and containing 8.312 acres of land, more or less.

ALSO EXCEPTING a 1.633 acre tract convey to Alberta A. Cochenour by deed recorded in Deed Book 2667, page 83, described as follows:

Situated in the County of Franklin, State of Ohio, and Township of Plain:

Being in Quarter Township 4, Township 2 Range 16, United States Military Lands, and being out of the southwesterly part of a 25 acre tract described in Deed Book 2477, Page 597, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the centerline of Morse Road at the southwest corner of the said 25 acre tract, being also the southeast corner of the William and Juanita Shipra tract:

Thence along the west line of the said 25 acre tract, NORTH, (passing an iron pin at 30 feet), 250.0 feet to an iron pin;

Thence North 89 deg. 59' 30" East, 179.95 feet to an iron pin;

Thence South, (passing an iron pin at 220.0 feet), 250.0 feet to a point in the centerline of Morse Road;

Thence along the centerline of the road, South 89 deg. 59' 30" West, 179.95 feet to the place of beginning, containing 1.033 acres, more or less. Subject to a thirty (30) foot Highway Easement along the south end of the above described tract.

ALSO EXCEPTING a 1.033 acre tract convey to Catherine M. Cochenour by deed recorded in Deed Book 2667, page 85, described as follows:

Situated in the County of Franklin, State of Ohio, and Township of Plain:

Being in Quarter Township 4, Township 2 Range 16, United States Military Lands, and being out of the southwesterly part of a 25 acre tract described in Deed Book 2477, Page 597, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the centerline of Morse Road at the southwest corner of the said 25 acre tract, being also the southeast corner of the William and Juanita Shipra tract:

Thence along the centerline of Morse Road North 89 deg. 59' 30" East, 239.95 feet to a point, being the true place of beginning and the southwest corner of the tract herein intended to be described;

Thence NORTH, (passing an iron pin at 30 feet), 250.0 feet to an iron pin;

Thence North 89 deg. 59' 30" East, 179.95 feet to an iron pin;

Thence South, (passing an iron pin at 220.0 feet), 250.0 feet to a point in the centerline of Morse Road;

Thence along the centerline of the road, South 89 deg. 59' 30" West, 179.95 feet to the place of beginning, containing 1.033 acres, more or less. Subject to a thirty (30) foot Highway Easement along the south end of the above described tract.

ALSO EXCEPTING a 0.50 acre tract convey to John Sterling and Cecelia Sterling by deed recorded in Deed Book 3391, page 440, described as follows:

Situated in the County of Franklin, State of Ohio and Township of Plain, being located in Quarter Township 4, Township 2, Range 16, United States Military Lands, and being 0.5 acre out of the tract conveyed to Fred B. and Marlene Hall by deed of Record in Deed Book 3199, page 220, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning at an iron pin at the southwesterly corner of the said Fred B. And Marlene Hall tract being the northwesterly corner of the 1.033 acre tract conveyed to John and Cecelia Sterling by deed of record in Deed Book 2844, page 373, said iron pin being also located NORTH, 250.0 feet from the southwesterly corner of the Sterling 1.033 acre tract in the centerline of Morse Road.

Thence along the westerly line of the Hall tract and the easterly line of the William and Juanita Shipe 10.0 acre tract, NORTH, 121.03 feet to an iron pin;

Thence North 89 deg. 59' 30" East, (parallel to the northerly line of the Sterling 1.033 acre tract), 179.95 feet to an iron pin;

Thence SOUTH 121.03 feet to an iron pin at the northeasterly corner of the said Sterling 1.033 acre tract;

Thence along the northerly line of said 1.033 acre tract, South 89 deg. 59' 30" West, 179.95 tract to the place of beginning, containing 0.50 acres, more or less.

ALSO EXCEPTING a 0.330 acre portion of the 1.363 acre tract convey to David P. Belli and Patricia J. Belli by deed recorded in Deed Book 3491, page 797, described as follows:

Situated in the County of Franklin State of Ohio and Township of Plain:

Being in Quarter Township 4, Township 2, Range 16, United States Military Lands, and being out of the southwesterly part of a 25 acre tract described in Deed Book 2477, page 597.

Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at a point in the centerline of Morse Road at the southwest corner of said 25 acre tract, being also the southeast corner of William and Juanita Shipa tract;

Thence along the centerline of Morse Road, North 89 deg. 59' 30" East, 239.95 feet to a point, being the true place of beginning, and the southwest corner of the tract herein intended to be described;

Thence NORTH, (passing an iron pin at 30 feet), 330.0 feet to an iron pin;

Thence north 89 deg. 56' 30" East, 179.95 feet to an iron pin in the west line of an 8.312 acre tract;

Thence along said line, SOUTH, (passing an iron pin at 220.0 feet), 330.0 feet to a point in the centerline of Morse Road;

Thence along the centerline of the road, South 89 deg. 59' 30" West, 179.95 feet to the place of beginning, containing 1.363 acres, more or less.

Subject to a thirty (30) foot Highway Easement along the south end of the above described tract.

Auditor's Parcel No.: 220-000877-00
Prior Recording Reference: Instrument No. 201212120190971

DESCRIPTION VERIFIED
ADAM W. FOWLER, P.E, P.S.
BY: RJN
DATE: Jan 28, 2026

All of
(220)
877

ALL OF
(220)
000877
OF RECORD

DESCRIPTION VERIFIED
ADAM W. FOWLER, P.E., P.S.
ajhilbert
12/09/2025 10:00:35 AM
*Submitted via Digital Format
* Of Record ajs:09dec25

DESCRIPTION VERIFIED
ADAM W. FOWLER, P.E, P.S.
BY: RJN
DATE: Feb 05, 2026

Supporting Documentation for Sanity Services

The current plan does not require sanitary services other than Port-a-Johns installed on the premises. The Property does not have sewage or septic services available; however, it is common for turf soccer facilities to have Port-a-Johns, and we propose that this is sufficient for the facilities at this time.

If any sanitary services are required in the future, we would appropriately obtain permission from Plain Township through a re-zoning request or otherwise.

MORSE TRAINING CENTER
BLOCKCHAIN PROPERTIES

PARCEL ID: 220-000877-00
PLAIN TOWNSHIP, OH 43054

PREPARED BY:

OSPORTS - A DIVISION OF OSBORN ENGINEERING

ISSUED FOR: ZONING REVIEW

SEPTEMBER 4, 2026



DRAWING INDEX

G-001	TITLE SHEET
C-001	PLOT PLAN
CD-101	DEMO PLAN 1
CD-102	DEMO PLAN 2
C-100	STRIPING PLAN 1
C-101	SITE PLAN 1
C-102	SITE PLAN 2
C-201	UTILITY PLAN 1
C-202	UTILITY PLAN 2
C-301	GRADING PLAN 1
C-302	GRADING PLAN 2
C-801	DETAILS
C-802	DETAILS
C-803	DETAILS

PROJECT SUMMARY

THIS PROJECT CONSISTS OF REMOVING THE EXISTING NATURAL GRASS FIELD & TREE LINE AND REPLACING WITH A NEW SYNTHETIC TURF FIELD & PARKING LOT.

VICINITY MAP



THIRD PARTY SUPPORT DOCUMENTS

SURVEY
TOPOGRAPHIC SURVEY DATED 07/03/26 BY SILVA SURVEYING. ADDITIONAL SURVEY INFO PROVIDED BY SILVA SURVEYING DATED 8/19/2026 AND 8/2/2026.
INFO@SILVASURVEYING.COM | P:(419) 705-6819

SUBSURFACE
SOIL SAMPLES COLLECTED ON FEBRUARY 25, 2026.
LARRY TORRES - TORRES SOIL INVESTIGATIONS
P: (740) 965-3254

ODNR WELL LOGS:
#0010945, 00227952, #00228193,
#00220971, #00229105

NRCS SOIL REPORT

RECORD PLANS
PINE MEADOW SUBDIVISION STREET IMPROVEMENT PLAN - 1976

LIGHTING
GEO SPORT LIGHTING
BILL SMITH | B.SMITH@GEOSPORTLIGHITING.COM
P: (517) 607-5360

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1111 Superior Avenue, Suite 2100 | Cleveland, OH 44114
(216) 861-2020
www.osborn-eng.com

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ENGINEER OF RECORD:

LICENSE NUMBER:

EXPIRATION DATE:

MORSE TRAINING CENTER

BLOCKCHAIN PROPERTIES

PARCEL ID: 220-000877-00

TAG	ISSUED	DATE
	SCHEMATIC DESIGN	7/22/26
	50% DD SET	8/31/26
	ZONING	9/04/26

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TITLE SHEET

DRAWING NO.

G-001

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PROPOSED IMPROVEMENTS AREA BREAKDOWN

TOTAL PROPERTY: 600,942.95 SQ FT

SYNTHETIC TURF: 192446.14 SQ FT - 32.0%

ASPHALT PARKING LOT / DRIVE: 99298.01 SQ FT - 16.5%

ASPHALT WALK: 10,539.48 SQ FT - 1.8%

CONCRETE FIELD CURB: 1,013.20 SQ FT - 0.17%

CONCRETE PAD: 355.00 SQ FT - 0.06%

TOTAL GREEN SPACE: 297286.48 SQ FT - 49.47%

TOTAL DEVELOPMENT AREA: 303656.47 SQ FT - 50.53%

LEGEND

- PR SYNTHETIC TURF
- PR ASPHALT
- PR CONCRETE

NORTH

60 0 30 60

(IN FEET)
1 inch = 30 ft.

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PLOT PLAN

DRAWING NO.

C-001

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EX P/L

EX TYP.

APPROX. BOUNDARY LINE

EX STORM EASEMENT

EX STRUCTURE #9 & ASSOCIATED DRAINAGE TO REMAIN

EX NATURAL GRASS SURFACE **TO BE REMOVED**

EX TREELINE 10' FROM PROPERTY LINE **TO REMAIN**

MATCHLINE: SEE SHEET CD-102

DEMO NOTES:

1. GENERAL PROJECT CONDITIONS INCLUDING THE INSTALLATION OF TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, COORDINATION OF MATERIAL STAGING AREAS, PROCUREMENT OF DUMPSTERS AND PROTECTION OF ACCESS DRIVES SHALL BE PROVIDED BY THE CONTRACTOR.
2. SURVEY PROVIDED BY SILVA SURVEYING ON 7/3/26, WITH ADDITIONAL SURVEY UPDATES ON 8/19/2026 AND 9/2/2026.
   SILVA SURVEYING - THOMAS SILVA
   PHONE:(419)705-6819
   EMAIL: INFO@SILVASURVEYING.COM
3. UTILITY LOCATIONS AS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATIONS IN FIELD AND NOTIFY THE OWNER AND ENGINEER OF ANY DEVIATIONS FROM THE PLANS.
4. OWNER AND CONTRACTOR TO DOCUMENT EXISTING CONDITIONS WITH PHOTOGRAPHS AND NOTES AS A BASIS FOR RESTORATION.

LEGEND

- EXISTING GRASS TO BE REMOVED
- EXISTING TREELINE TO REMAIN

NORTH

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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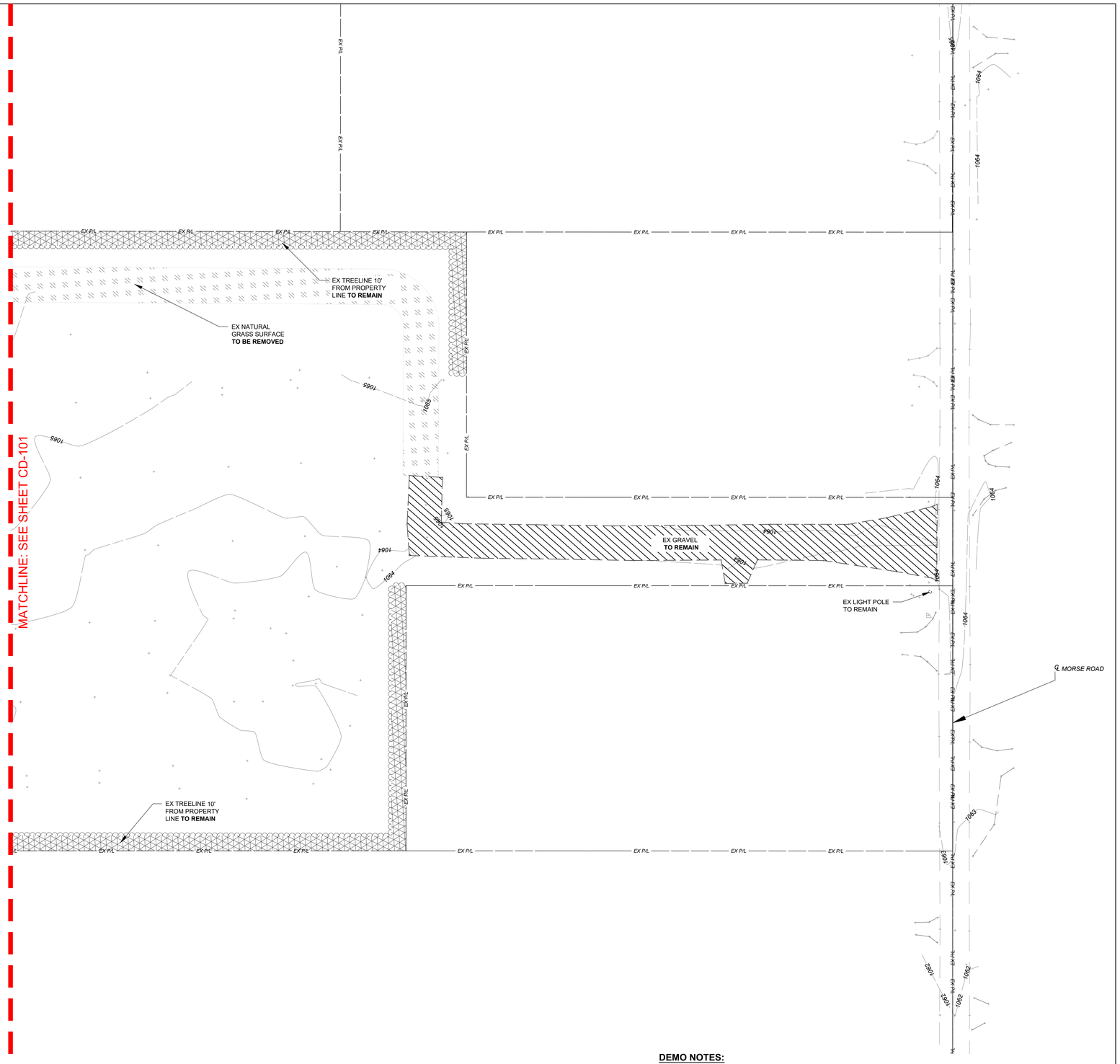
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DEMO PLAN 1

DRAWING NO.

CD-101

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DEMO NOTES:

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4. OWNER AND CONTRACTOR TO DOCUMENT EXISTING CONDITIONS WITH PHOTOGRAPHS AND NOTES AS A BASIS FOR RESTORATION.

LEGEND

- EXISTING GRASS TO BE REMOVED
- EXISTING TREELINE TO BE REMOVED
- EXISTING GRAVEL TO BE REMAIN

NORTH

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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DEMO PLAN 2

DRAWING NO.

CD-102

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220-002069
SPAULDING
7736 PINE MEADOW DR

220-002070
SPAULDING
7737 PINE MEADOW DR

THUJA GREEN GIANT
SPACED 6.5' APART (5' - 8' RECOMMENDED)

6' PRIVACY FENCE

EX P/L

26.5 SETBACK
(25.00 REQUIRED)

14.50

24.50

PR ASPHALT PARKING LOT
194 REGULAR, 2 VAN ACCESSIBLE, 5 ACCESSIBLE SPOTS

9.00 | 8.00 | 20.00 | 5.00

24.00

24.00

12.50

5.0

PR ASPHALT WALK

12.00

20.00

6' BLACK CHAIN LINK FENCE

PR CONCRETE PAD

30.00
SETBACK

PR
DETENTION
POND

PR POLE TO POLE 270LF - 20'H
INTEGRATED TENSION
NETTING SYSTEM

PR POLE TO POLE 180LF - 20'H
INTEGRATED TENSION
NETTING SYSTEM

PR POLE TO POLE 120LF - 20'H
INTEGRATED TENSION
NETTING SYSTEM

OVERFLOW
PARKING
AREA

36.00

R30.00

PR SYNTHETIC TURF FIELD

R20.00

18.00

54.00

240.00
OUT TO OUT

132.00

60.00

20.00

PR SYNTHETIC TURF FIELD

8.00 (TYP.)

30.00
SETBACK

6" CONCRETE CURB

GATE SIZE AND LOCATION - TBD
(TYP.)

6' BLACK CHAIN LINK FENCE

4.00

220-000870
HAUGHEY
7690 MORSE RD

STRIPING PLAN NOTES:

1. ALL FIELD MARKINGS SHALL ADHERE TO NFHS GUIDELINES
2. ALL SOCCER MARKINGS SHALL BE 4" IN WIDTH AND WHITE IN COLOR
3. ANY FINAL LOGOS OR ADDITIONAL MARKING WILL BE COORDINATED DURING THE SHOP SUBMITTAL PROCESS WITH TURF MANUFACTURER.

LEGEND

PR SYNTHETIC TURF

NORTH

60 0 30 60

(IN FEET)
1 inch = 30 ft.

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MORSE TRAINING CENTER

BLOCKCHAIN PROPERTIES

PARCEL ID: 220-000877-00

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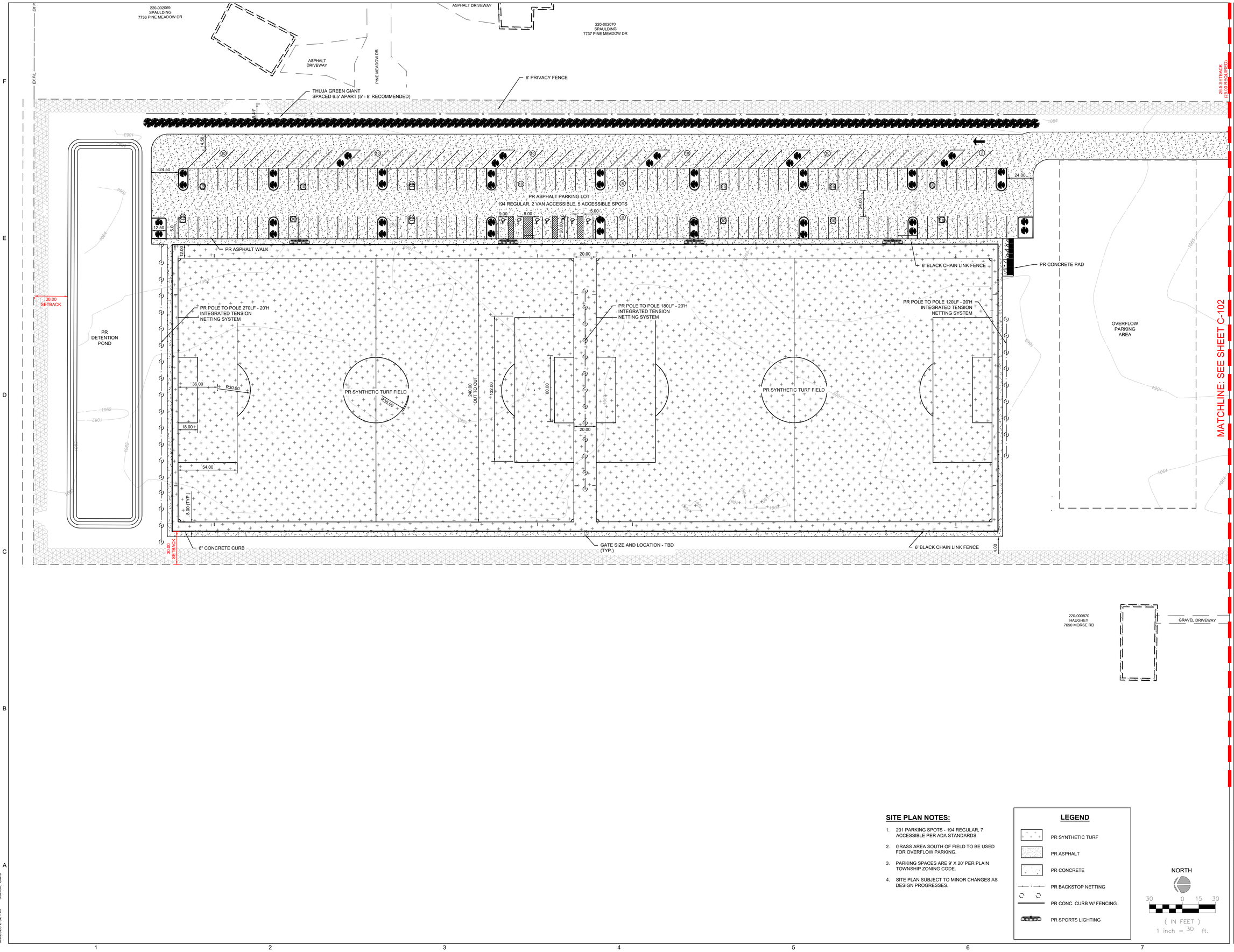
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STRIPING PLAN 1

DRAWING NO.

C-100

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SITE PLAN NOTES:

1. 201 PARKING SPOTS - 194 REGULAR, 7 ACCESSIBLE PER ADA STANDARDS.
2. GRASS AREA SOUTH OF FIELD TO BE USED FOR OVERFLOW PARKING.
3. PARKING SPACES ARE 9' X 20' PER PLAIN TOWNSHIP ZONING CODE.
4. SITE PLAN SUBJECT TO MINOR CHANGES AS DESIGN PROGRESSES.

LEGEND

- PR SYNTHETIC TURF
- PR ASPHALT
- PR CONCRETE
- PR BACKSTOP NETTING
- PR CONC. CURB W/ FENCING
- PR SPORTS LIGHTING

NORTH

30 0 15 30

(IN FEET)

1 inch = 30 ft.

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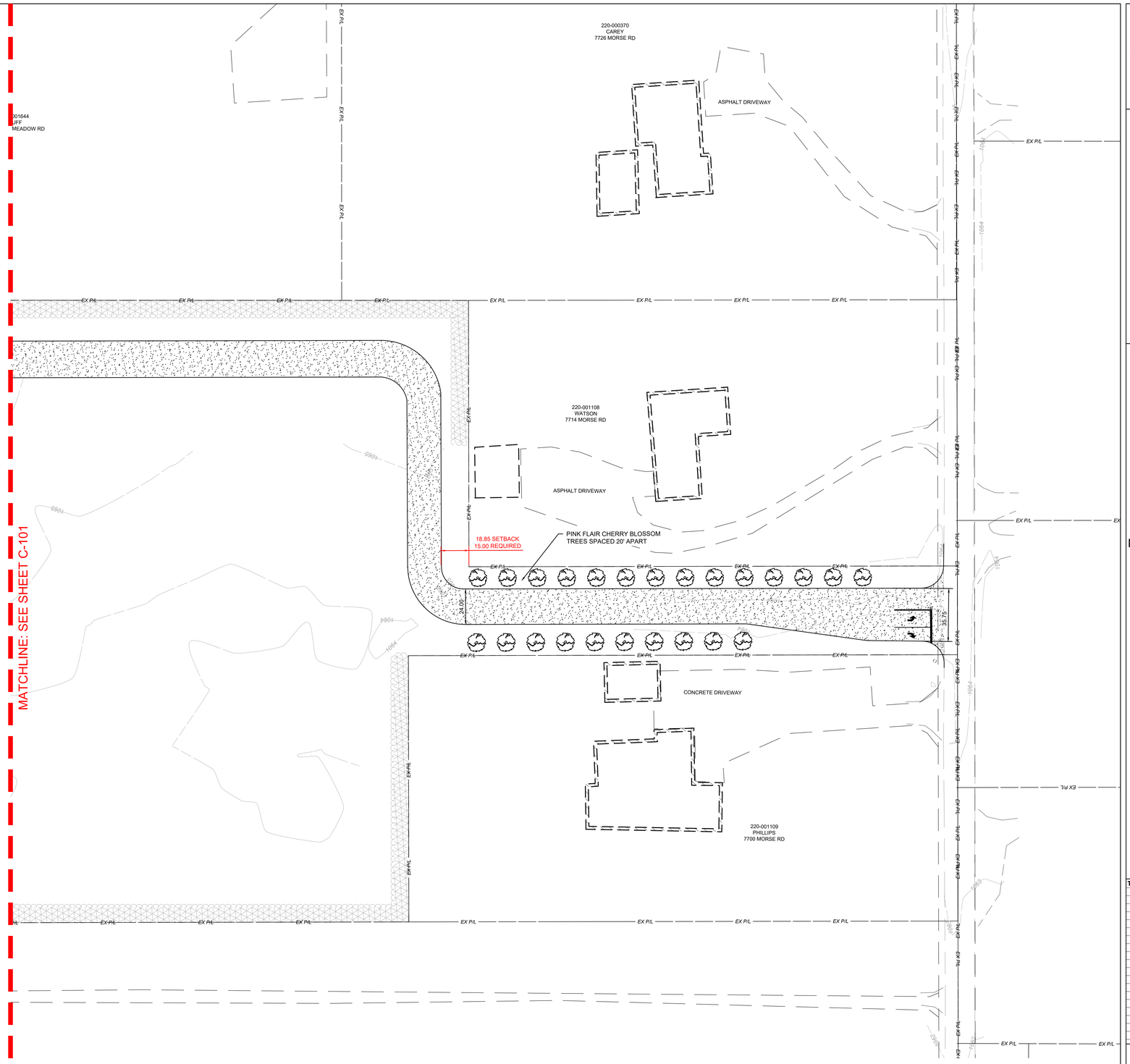
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SITE PLAN 1

DRAWING NO.

C-101

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SITE PLAN NOTES:

1. MINOR SITE PLAN CHANGES EXPECTED AS DESIGN PROGRESSES AND IS REFINED.

LEGEND

PR ASPHALT

NORTH

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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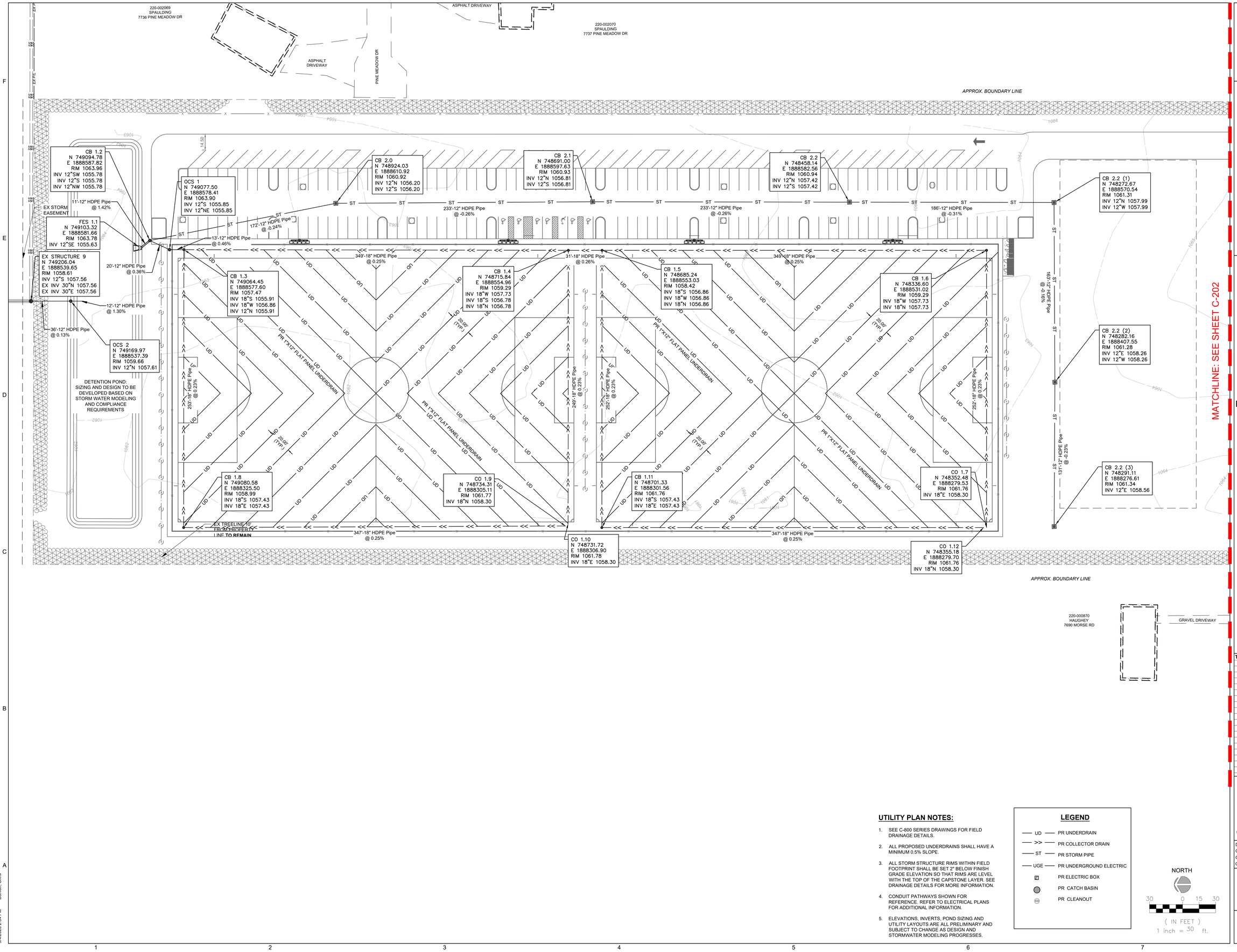
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SITE PLAN 2

DRAWING NO.

C-102

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9/4/2026 2:53 PM Donlon, Chris



UTILITY PLAN NOTES:

1. SEE C-800 SERIES DRAWINGS FOR FIELD DRAINAGE DETAILS.
2. ALL PROPOSED UNDERDRAINS SHALL HAVE A MINIMUM 0.5% SLOPE.
3. ALL STORM STRUCTURE RIMS WITHIN FIELD FOOTPRINT SHALL BE SET 2" BELOW FINISH GRADE ELEVATION SO THAT RIMS ARE LEVEL WITH THE TOP OF THE CAPSTONE LAYER. SEE DRAINAGE DETAILS FOR MORE INFORMATION.
4. CONDUIT PATHWAYS SHOWN FOR REFERENCE. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
5. ELEVATIONS, INVERTS, POND SIZING AND UTILITY LAYOUTS ARE ALL PRELIMINARY AND SUBJECT TO CHANGE AS DESIGN AND STORMWATER MODELING PROGRESSES.

LEGEND

- UD — PR UNDERDRAIN
- >> — PR COLLECTOR DRAIN
- ST — PR STORM PIPE
- UGE — PR UNDERGROUND ELECTRIC
- PR ELECTRIC BOX
- PR CATCH BASIN
- CO PR CLEANOUT

NORTH

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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	50% DD SET	8/31/26
	ZONING	9/04/26

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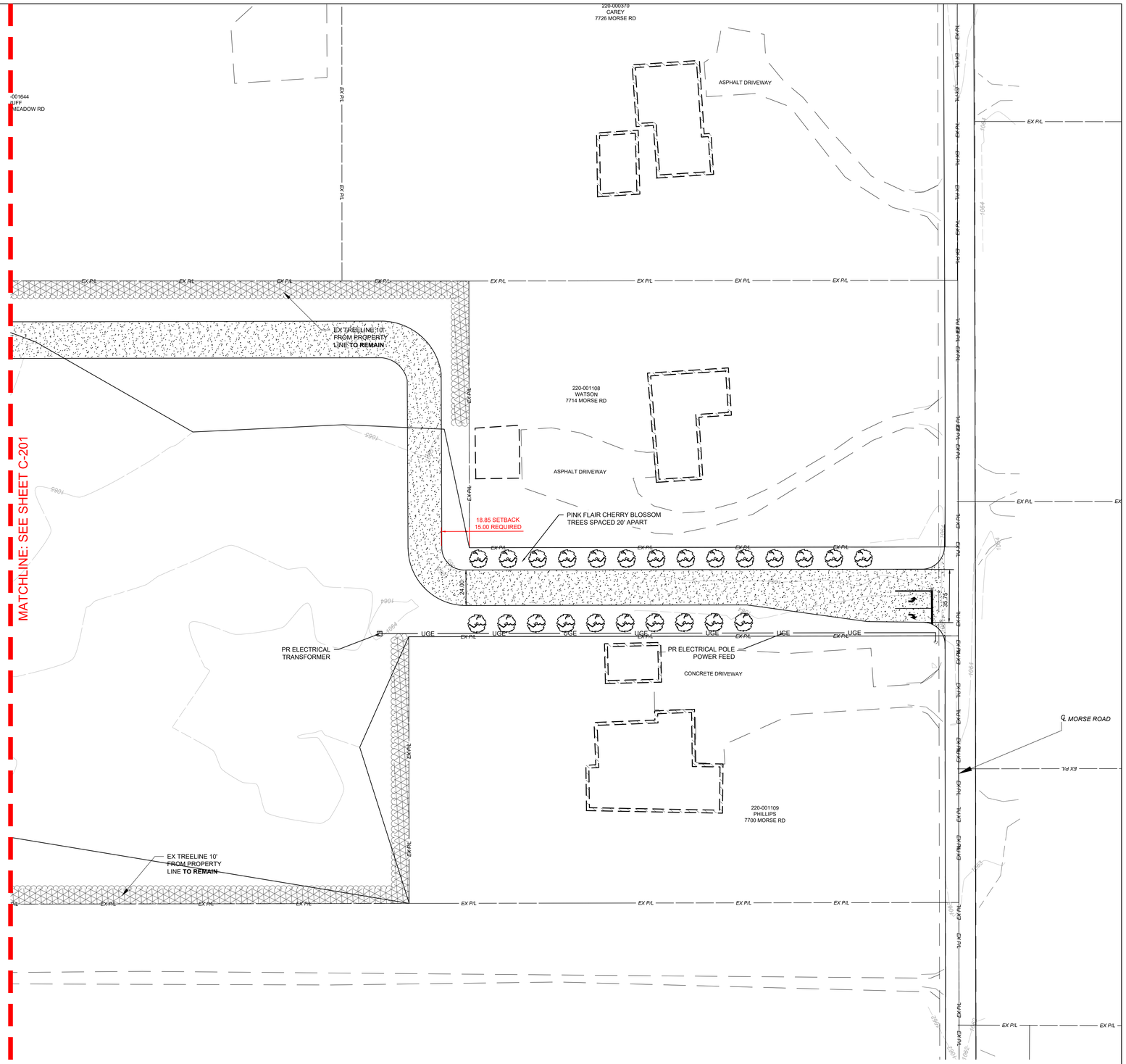
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CLIENT PROJ NO	
OSBORN PROJ NO	J20260867.000

UTILITY PLAN 1

DRAWING NO.

C-201

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9/4/2026 2:54 PM Donton, Chris



UTILITY PLAN NOTES:

1. SEE C-800 SERIES DRAWINGS FOR FIELD DRAINAGE DETAILS.
2. ALL PROPOSED UNDERDRAINS SHALL HAVE A MINIMUM 0.5% SLOPE.
3. ALL STORM STRUCTURE RIMS WITHIN FIELD FOOTPRINT SHALL BE SET 2" BELOW FINISH GRADE ELEVATION SO THAT RIMS ARE LEVEL WITH THE TOP OF THE CAPSTONE LAYER. SEE DRAINAGE DETAILS FOR MORE INFORMATION.
4. CONDUIT PATHWAYS SHOWN FOR REFERENCE. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

LEGEND

- UD — PR UNDERDRAIN
- >> — PR COLLECTOR DRAIN
- ST — PR STORM PIPE
- UGE — PR UNDERGROUND ELECTRIC
- PR ELECTRIC BOX
- PR CATCH BASIN
- PR CLEANOUT

NORTH

30 0 15 30

(IN FEET)

1 inch = 30 ft.

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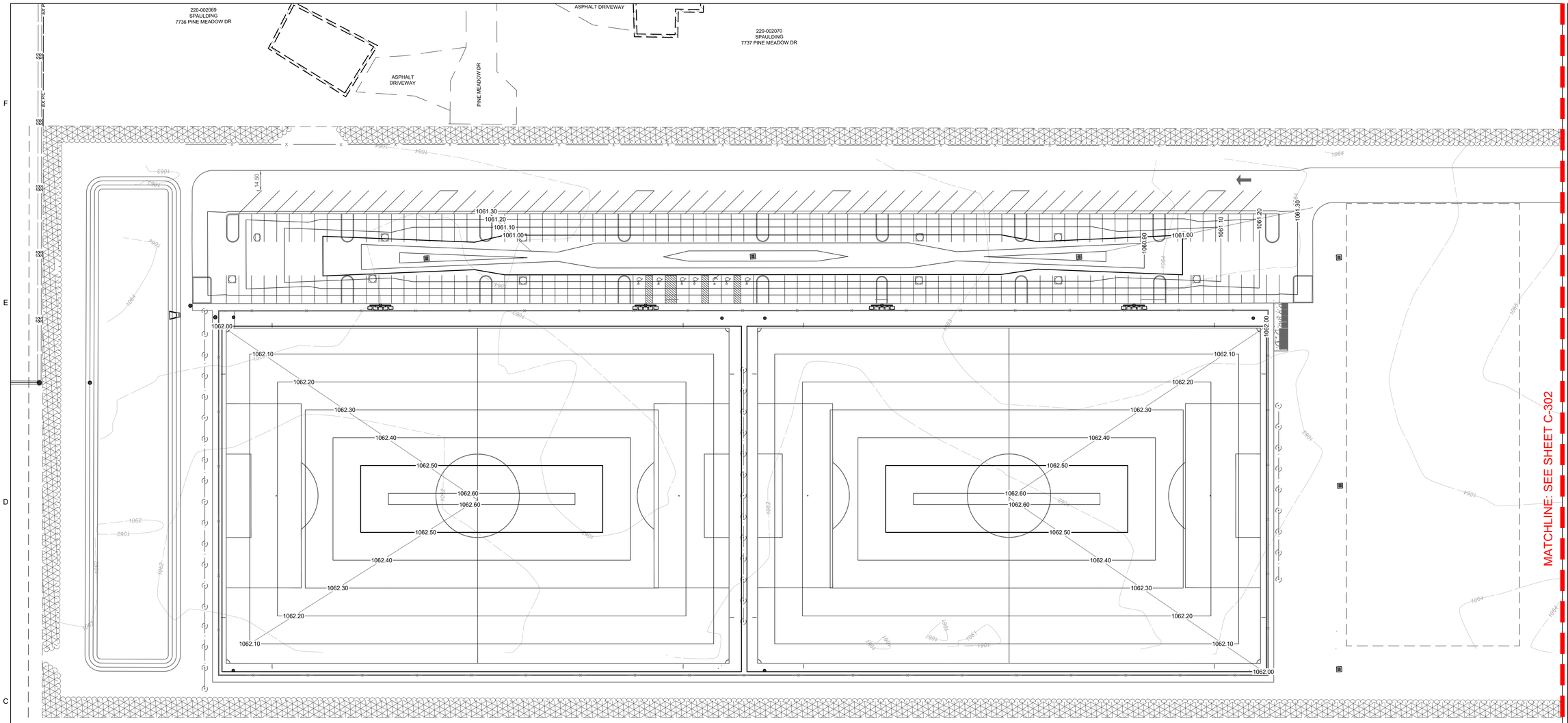
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OSBORN PROJ NO	J20260867.000

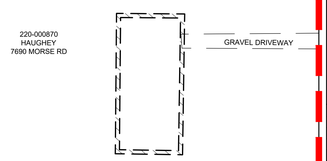
UTILITY PLAN 2

DRAWING NO.

C-202

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9/4/2026 2:54 PM Donton, Chris





GRADING PLAN NOTES:

1. REFER TO THE DEMOLITION PLAN FOR THE HORIZONTAL AND VERTICAL CONTROL INFORMATION.
2. ALL STORM STRUCTURE RIMS WITHIN FIELD FOOTPRINT SHALL BE SET 2" BELOW FINISH GRADE ELEVATION SO THAT RIMS ARE LEVEL WITH THE TOP OF THE CAPSTONE LAYER. SEE DRAINAGE DETAILS FOR MORE INFORMATION.
3. GRADING PLAN, ELEVATIONS, FIELD FINAL ELEVATION WILL BE ADJUSTED AS DESIGN AND STORMWATER MODELING PROGRESS.

LEGEND

- 1059.96 — PR SPOT ELEVATION
- *ME 1059.96* — MATCH EXISTING ELEVATION
- *TC: 1059.96* / *G: 1059.96* — TOP OF CURB / GUTTER
- 0.50% — PR SLOPE
- 140 — PR SITE CONTOUR
- *140* — EXISTING CONTOUR
- PR SLOPE DIRECTION

NORTH

30 0 15 30

(IN FEET)

1 inch = 30 ft.

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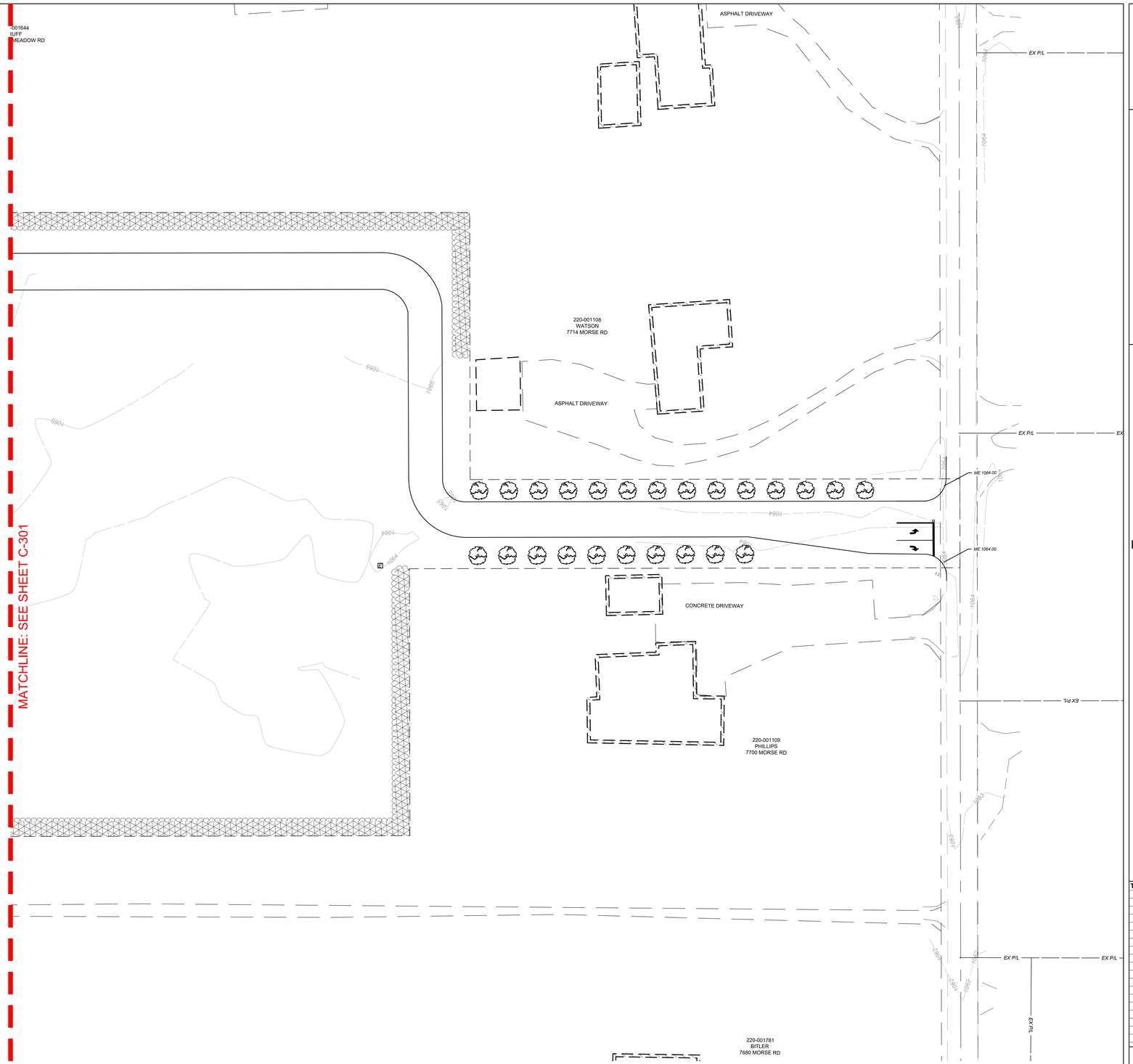
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GRADING PLAN 1

DRAWING NO.

C-301

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9/4/2026 2:55 PM Donton, Chris



GRADING PLAN NOTES:

1. REFER TO THE DEMOLITION PLAN FOR THE HORIZONTAL AND VERTICAL CONTROL INFORMATION.
2. ALL STORM STRUCTURE RIMS WITHIN FIELD FOOTPRINT SHALL BE SET 2" BELOW FINISH GRADE ELEVATION SO THAT RIMS ARE LEVEL WITH THE TOP OF THE CAPSTONE LAYER. SEE DRAINAGE DETAILS FOR MORE INFORMATION.
3. GRADING PLAN, ELEVATIONS, FIELD FINAL ELEVATION WILL BE ADJUSTED AS DESIGN AND STORMWATER MODELING PROGRESS.

LEGEND

- 1059.96 — PR SPOT ELEVATION
- ME 1059.96 — MATCH EXISTING ELEVATION
- TC: 1059.96 / G: 1059.96 — TOP OF CURB / GUTTER
- 0.50% — PR SLOPE
- 140 — PR SITE CONTOUR
- 140 — EXISTING CONTOUR
- PR SLOPE DIRECTION

NORTH

30 0 15 30

(IN FEET)

1 inch = 30 ft.

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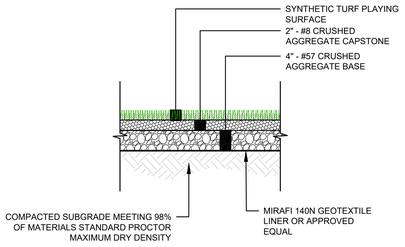
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CLIENT PROJ NO	
OSBORN PROJ NO	J20260867.000

GRADING PLAN 2

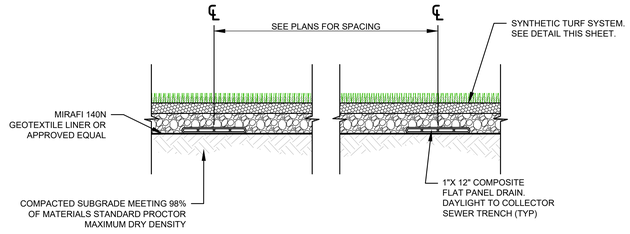
DRAWING NO.

C-302

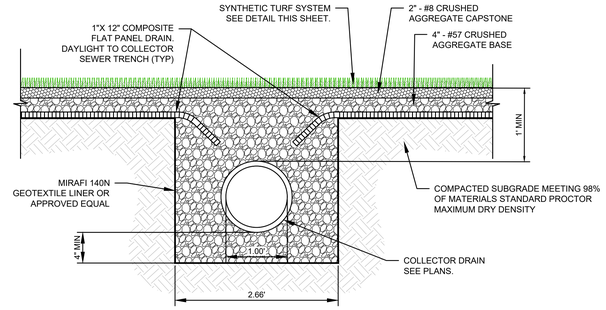
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9/4/2026 2:58 PM Donlon, Chris



1 SYNTHETIC TURF SYSTEM DETAIL
NOT TO SCALE



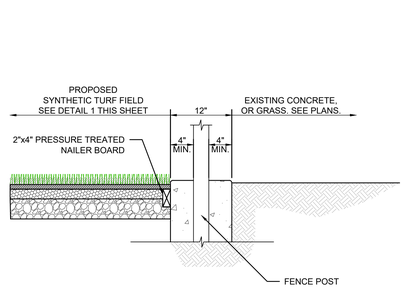
2 FLAT PANEL DRAIN SECTION
NOT TO SCALE



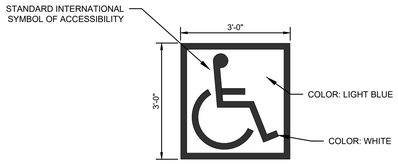
3 FLAT PANEL DRAIN OUTLET TO COLLECTOR SEWER DETAIL
NOT TO SCALE

NOTES:

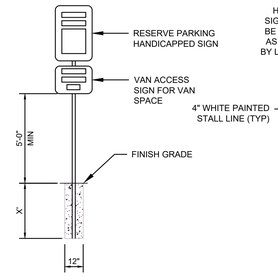
1. TRENCH AND PIPE DIMENSIONS SUBJECT TO CHANGE BASED ON STORMWATER MODELING.



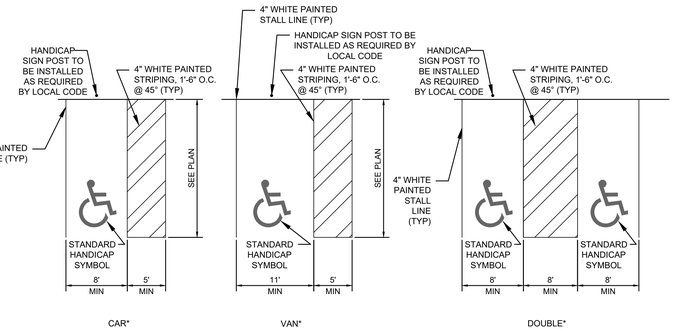
4 CONCRETE CURB DETAIL AT FENCE POSTS
NOT TO SCALE



5 ADA SYMBOL DETAIL
NOT TO SCALE



6 ADA PARKING SIGN DETAIL
NOT TO SCALE



*SEE PLAN FOR LOCATION AND TYPE(S) TO BE USED.

7 ADA PARKING DETAIL
NOT TO SCALE

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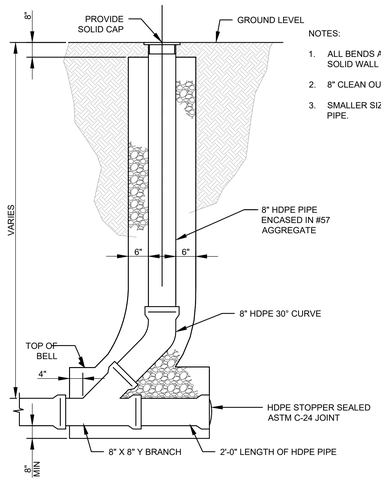
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DETAILS

DRAWING NO.

C-801

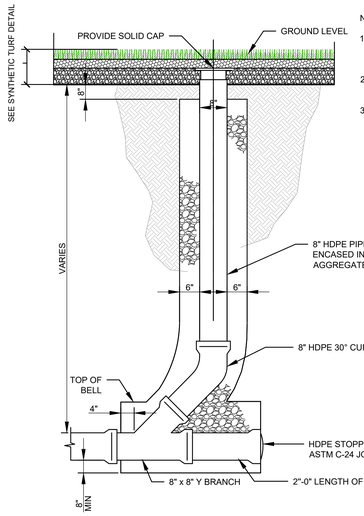
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9/4/2026 2:56 PM Donlon, Chris



NOTES:

1. ALL BENDS AND FITTINGS AND ALL VERTICAL PIPE SHALL BE SOLID WALL HDPE.
2. 8" CLEAN OUT SHALL BE USED FOR 8" SEWER AND LARGER.
3. SMALLER SIZE SEWERS AND LAMP SHALL HAVE SAME SIZE PIPE.

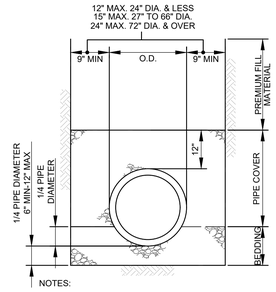
1 TYPICAL CLEANOUT DETAIL (AT GRADE)
NOT TO SCALE



NOTES:

1. ALL BENDS AND FITTINGS AND ALL VERTICAL PIPE SHALL BE SOLID WALL HDPE.
2. 8" CLEAN OUT SHALL BE USED FOR 8" SEWER AND LARGER.
3. SMALLER SIZE SEWERS AND LAMP SHALL HAVE SAME SIZE PIPE.

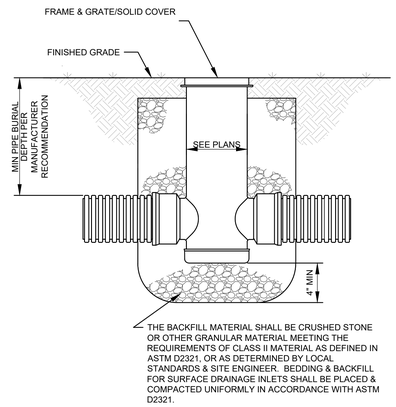
2 TYPICAL CLEANOUT DETAIL (BELOW GRADE)
NOT TO SCALE



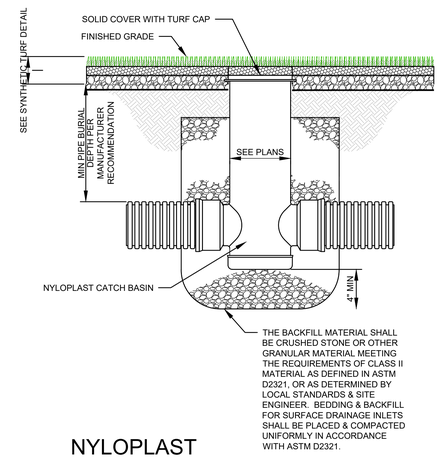
NOTES:

1. PREMIUM FILL MATERIALS SHALL CONSIST OF AGGREGATE MATERIAL PER SPECIFICATION SECTION 312333 AND SHALL BE PLACED IN ALL LOCATIONS UNDER OR WITHIN TWO (2) FEET OF PAVEMENT AND WITHIN TWENTY (20) FEET OF BUILDINGS.
2. COMMON FILL MATERIAL MAY BE USED IN OTHER AREAS
3. PIPE COVER SHALL CONSIST OF COARSE INTERLOCKING AGGREGATE No. 6, 67, 68, 7, 78 OR 8
4. BEDDING SHALL CONSIST OF COARSE INTERLOCKING AGGREGATE No. 6, 67, 68, 7, 78 OR 8

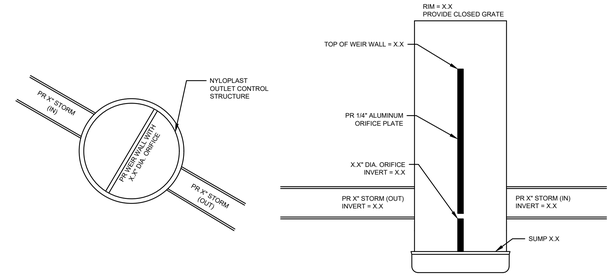
3 TYPICAL UTILITY TRENCH DETAIL
NOT TO SCALE



4 NYLOPLAST CATCH BASIN DETAIL (AT GRADE)
NOT TO SCALE



5 NYLOPLAST CATCH BASIN DETAIL (BELOW GRADE)
NOT TO SCALE



6 OUTLET CONTROL STRUCTURE #1
NOT TO SCALE

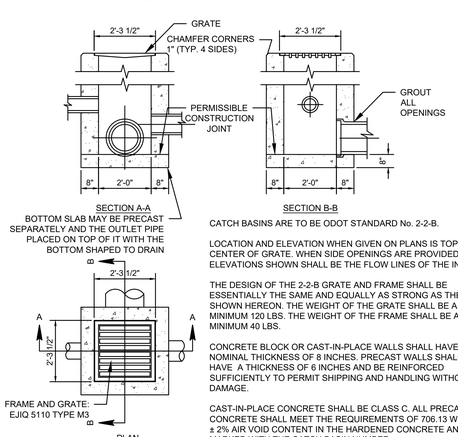
NOTES:

1. BASIS OF DESIGN IS ADS 24" DIAMETER NYLOPLAST OUTLET STRUCTURE.
2. ALL INLET AND OUTLET PIPE PENETRATIONS SHALL BE WATERTIGHT.
3. ALL WEIR WALL JOINITS AND WALL-TO-STRUCTURE JOINTS (3 SIDES) SHALL BE WATERTIGHT.

7 OUTLET CONTROL STRUCTURE #2
NOT TO SCALE

NOTES:

1. BASIS OF DESIGN IS ADS 24" DIAMETER NYLOPLAST OUTLET STRUCTURE.
2. ALL INLET AND OUTLET PIPE PENETRATIONS SHALL BE WATERTIGHT.
3. ALL WEIR WALL JOINITS AND WALL-TO-STRUCTURE JOINTS (3 SIDES) SHALL BE WATERTIGHT.



CATCH BASINS ARE TO BE ODOT STANDARD No. 2-2-B.

LOCATION AND ELEVATION WHEN GIVEN ON PLANS IS TOP CENTER OF GRATE. WHEN SIDE OPENINGS ARE PROVIDED, ELEVATIONS SHOWN SHALL BE THE FLOW LINES OF THE INLETS.

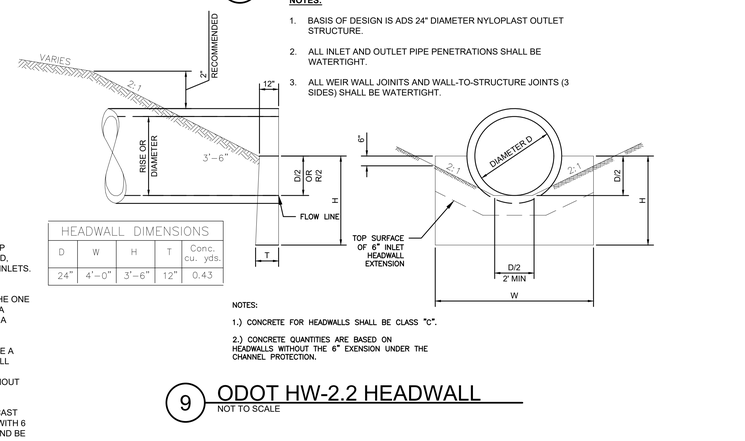
THE DESIGN OF THE 2-2-B GRATE AND FRAME SHALL BE ESSENTIALLY THE SAME AND EQUALLY AS STRONG AS THE ONE SHOWN HEREON. THE WEIGHT OF THE GRATE SHALL BE A MINIMUM 120 LBS. THE WEIGHT OF THE FRAME SHALL BE A MINIMUM 40 LBS.

CONCRETE BLOCK OR CAST-IN-PLACE WALLS SHALL HAVE A NOMINAL THICKNESS OF 8 INCHES. PRECAST WALLS SHALL HAVE A THICKNESS OF 6 INCHES AND BE REINFORCED SUFFICIENTLY TO PERMIT SHIPPING AND HANDLING WITHOUT DAMAGE.

CAST-IN-PLACE CONCRETE SHALL BE CLASS C. ALL PRECAST CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13 WITH 6 ± 2% AIR VOID CONTENT IN THE HARDENED CONCRETE AND BE MARKED WITH THE CATCH BASIN NUMBER.

OPENINGS FOR PIPES SHALL BE O.D. + 2 INCHES WHEN FABRICATED OR FIELD CUT.

8 2-2-B CATCH BASIN DETAIL
NOT TO SCALE



NOTES:

1.) CONCRETE FOR HEADWALLS SHALL BE CLASS "C".

2.) CONCRETE QUANTITIES ARE BASED ON HEADWALLS WITHOUT THE 6" EXENSION UNDER THE CHANNEL PROTECTION.

9 ODOT HW-2.2 HEADWALL
NOT TO SCALE

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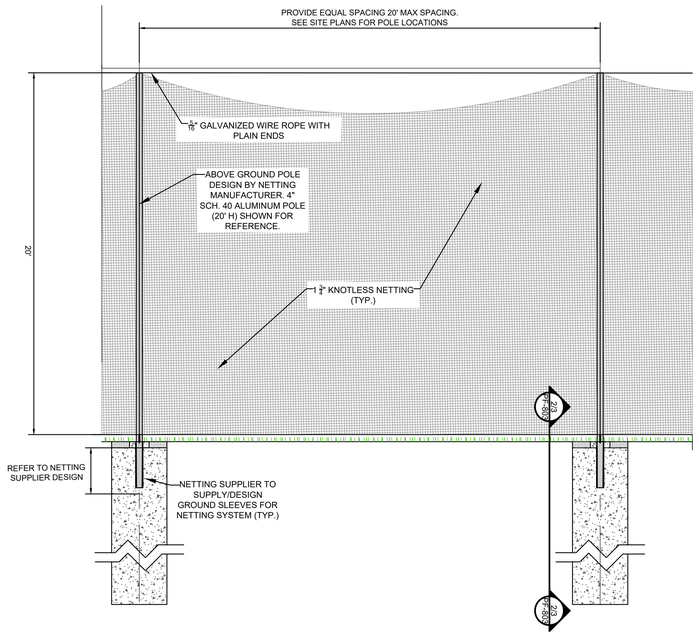
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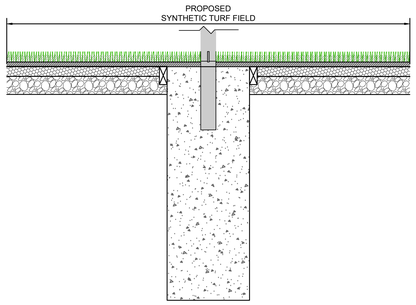
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C-802

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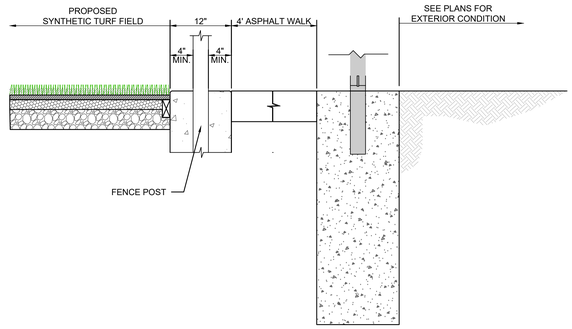
1 20' MULTISPORT NETTING SYSTEM
NOT TO SCALE



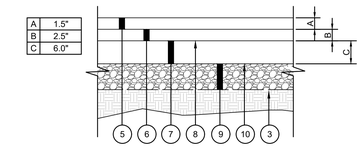
2 SECTION VIEW OF MULTISPORT NET WITHIN SYNTHETIC TURF FOOTPRINT
NOT TO SCALE

NOTE:

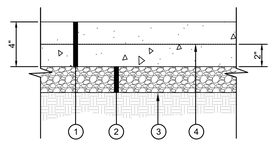
1. DESIGNED BY OTHERS



3 SECTION VIEW OF MULTISPORT NET OUTSIDE SYNTHETIC TURF FOOTPRINT
NOT TO SCALE



4 ASPHALT PAVEMENT SECTION
NOT TO SCALE



5 CONCRETE WALK SECTION
NOT TO SCALE

LEGEND:

1 REINFORCED CONCRETE
2 4" AGGREGATE BASE
3 SUBGRADE COMPACTION
4 WELDED WIRE FABRIC MAT REINFORCEMENT
5 ASPHALT SURFACE COURSE (ODOT ITEM 404)
6 ASPHALT INTERMEDIATE COURSE (ODOT ITEM 402)
7 BITUMINOUS BASE COURSE (ODOT ITEM 301)
8 TACK COAT (0.10 GAL/SQ YD) (ODOT ITEM 407)
9 6" AGGREGATE BASE (ODOT ITEM 304)
10 PRIME COAT (0.35 GAL/SQ YD) (ODOT ITEM 408)

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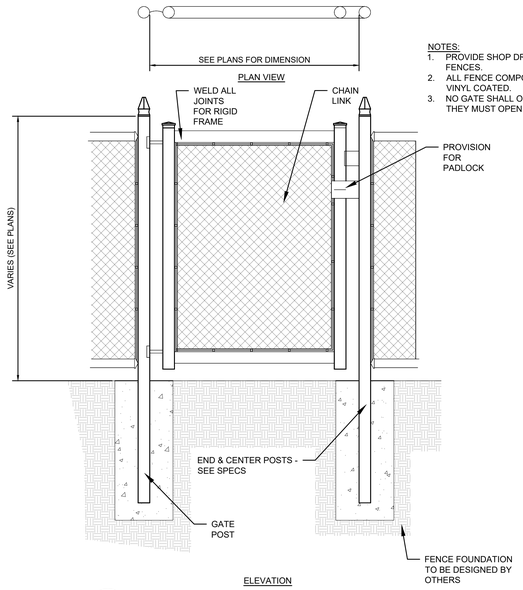
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CLIENT PROJ NO	
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DETAILS

DRAWING NO.

C-803

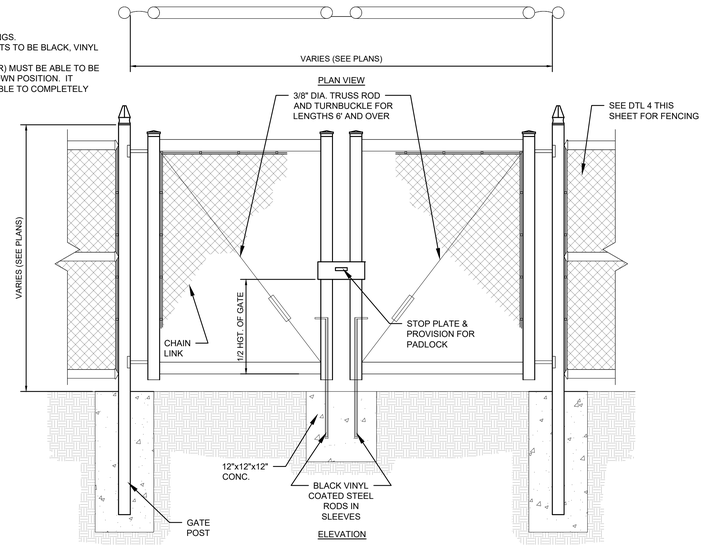
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9/4/2026 2:57 PM Donlon, Chris



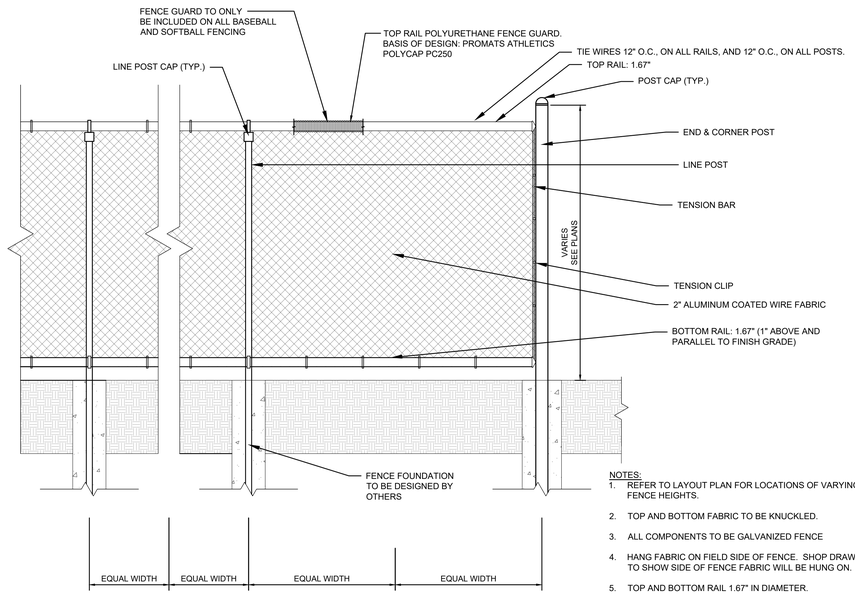
NOTES:
1. PROVIDE SHOP DRAWINGS FOR ALL FENCES.
2. ALL FENCE COMPONENTS TO BE BLACK, VINYL COATED.
3. NO GATE SHALL OPEN ONTO THE FIELD. THEY MUST OPEN AWAY FROM THE FIELD.

1 SINGLE LEAF GATE DETAIL
NOT TO SCALE

NOTES:
1. PROVIDE SHOP DRAWINGS.
2. ALL FENCE COMPONENTS TO BE BLACK, VINYL COATED.
3. STEEL RODS (DROP BAR) MUST BE ABLE TO BE FASTENED IN UP OR DOWN POSITION. IT SHOULD NOT BE POSSIBLE TO COMPLETELY REMOVE DROP BAR.



2 DOUBLE LEAF GATE DETAIL
NOT TO SCALE



NOTES:
1. REFER TO LAYOUT PLAN FOR LOCATIONS OF VARYING FENCE HEIGHTS.
2. TOP AND BOTTOM FABRIC TO BE KNUCKLED.
3. ALL COMPONENTS TO BE GALVANIZED FENCE
4. HANG FABRIC ON FIELD SIDE OF FENCE. SHOP DRAWINGS TO SHOW SIDE OF FENCE FABRIC WILL BE HUNG ON.
5. TOP AND BOTTOM RAIL 1.67" IN DIAMETER.
6. SAWCUT $\frac{1}{4}$" - CONTROL JOINT AT FENCE POST
7. ALL LINE AND CORNER POST SIZING SHALL BE DESIGNED BY OTHERS

3 TYPICAL FIELD FENCE DETAIL
NOT TO SCALE

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ENGINEER OF RECORD:

LICENSE NUMBER:

EXPIRATION DATE:

MORSE TRAINING CENTER

BLOCKCHAIN PROPERTIES

PARCEL ID: 220-000877-00

TAG	ISSUED	DATE
	SCHEMATIC DESIGN	7/22/26
	50% DD SET	8/31/26
	ZONING	9/04/26

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DRAWN BY	TES
CHECKED BY	CRD
CLIENT PROJ NO	
OSBORN PROJ NO	J20260867.000

DETAILS

DRAWING NO.

C-804

J:\2026\J20260867.000 - Blockchain - Morse Training Center\Civil\Plans & Prints\Civil DWGs\Model\Sheet Drawings\C-804.dwg
9/4/2026 2:57 PM Dorton, Chris

GEO SPORT LIGHTING
A TENCATE COMPANY

ASSUMES WORST CASE SCENARIO WITH NO FENCING OR FOLIAGE

Pole	x-loc	y-loc	height	N15	M20	W40	Total	kw
S1	125	90	70ft	11	3	2	16	10.1
S3	125	-90	70ft	11	3	2	16	10.1
S5	125	-274	70ft	11	3	2	16	10.1
S6	125	-454	70ft	11	3	2	16	10.1
Total				44	12	8	64	40.4

NEW POLES

330' x 210' Soccer 1
77 points at z=3, sp 30ft by 30ft
HORIZONTAL FOOTCANDLES

Average	27
Maximum	40
Minimum	8
Avg:Min	3.42
Max:Min	5.00
Coef Var	0.37
UnifGrad	1.89

SOCCER 1

330' x 210' Soccer 2
77 points at z=3, sp 30ft by 30ft
HORIZONTAL FOOTCANDLES

Average	27
Maximum	40
Minimum	8
Avg:Min	3.40
Max:Min	5.00
Coef Var	0.35
UnifGrad	1.87

SOCCER 2

S1 125,90 70

S3 70 125,-90

S5 125,-274 70

S6 125,-454 70

N15
CLIR TSL SV 650W
Light Loss Factor = 0.950
Watts per luminaire = 629
Number luminaires used = 44
kw these luminaires = 27.7

W40
CLIR TSL SV 650W
Light Loss Factor = 0.950
Watts per luminaire = 640
Number luminaires used = 8
kw these luminaires = 5.1

M20
CLIR TSL SV 650W
Light Loss Factor = 0.950
Watts per luminaire = 637
Number luminaires used = 12
kw these luminaires = 7.6

Pine Meadow Dr

GEOSPORT LIGHTING
A TENCATE COMPANY

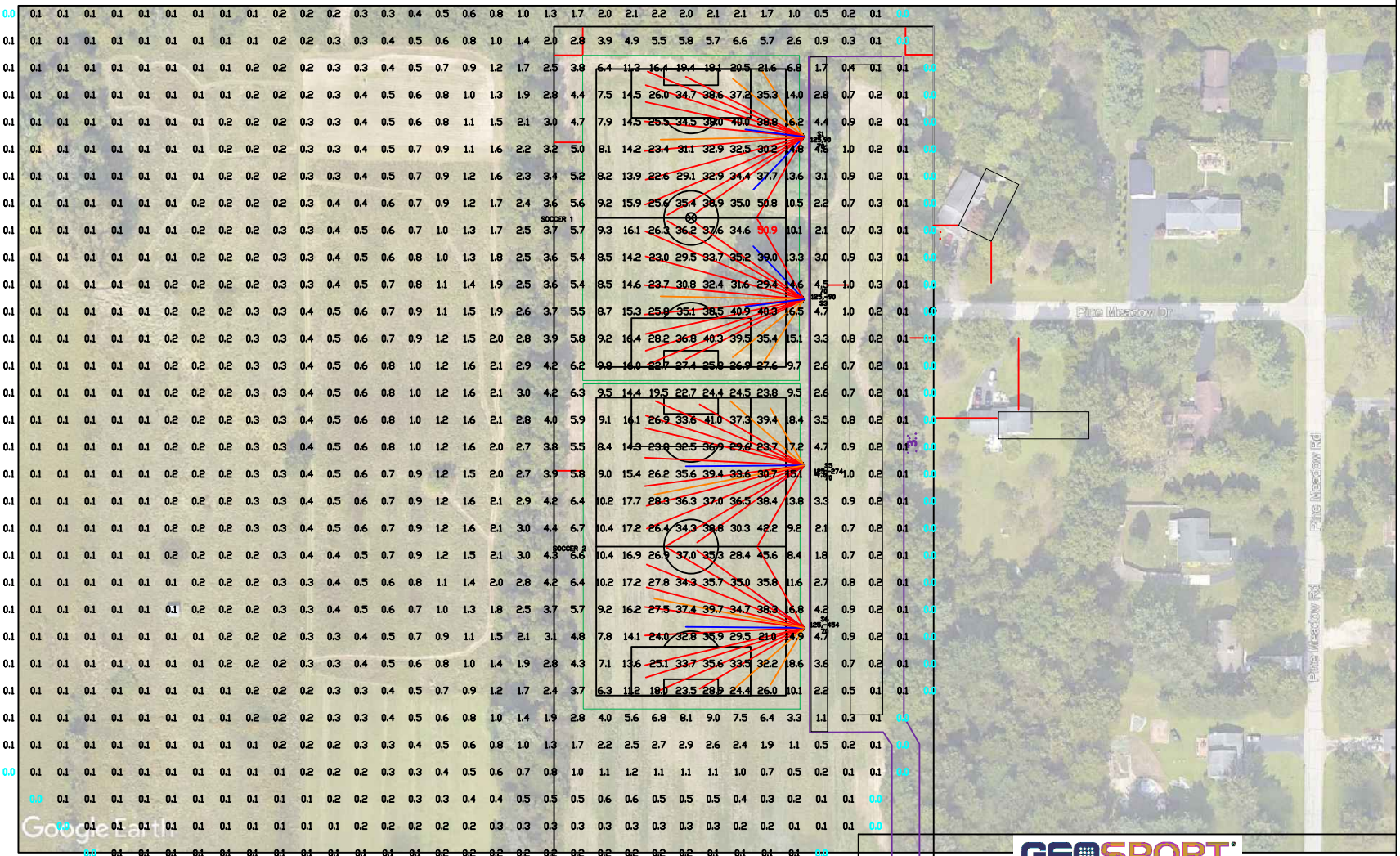
OSBORN SOCCER FIELDS, NEW ALBANY, OH, D1

Revision 1	03/31/26	Drawing 1 of 2	877-663-5968 WWW.GEOSPORTLIGHTING.COM

GEO SPORT LIGHTING
A TENCATE COMPANY

Blanket Spill
1458 points at z=3, sp 30ft by 30ft
HORIZONTAL FOOTCANDLES
Average 3.8
Maximum 50.9
Minimum 0.0

ASSUMES WORST CASE SCENARIO WITH NO FENCING OR FOLIAGE



GEOSPORT LIGHTING
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OSBORN SOCCER FIELDS, NEW ALBANY, OH, D2

Revision 1	03/31/26	Drawing 2 of 2	877-663-5968 WWW.GEOSPORTLIGHTING.COM

THE ROCKY FORK-BLACKLICK ACCORD

STAFF REPORT

October 15, 2026 Meeting

Plain Township Rezoning Application Case No: ZC-10-08-2026-02

Review and Action on the Plain Township rezoning application for 13.792 +/- acres generally located west of the intersection of Pine Meadow Road and Morse Road (Parcel ID 220-000877)

Request: Rezone R (Rural District) to EU (Exceptional Use)

Proposed Use: Proposal to rezone to allow for an outdoor soccer facility.

Applicant: Blockchain Properties VIII, LLC c/o Jacob Osbrone

INTRODUCTION/PROPOSAL SUMMARY:

This request is for review and recommendation to the Plain Township Zoning Commission to rezone 13.792+/- acres from Rural District (R) to Exceptional Use (EU). The proposed zoning allows for an outdoor soccer facility. This proposed development is adjacent to the Pine Meadows subdivision and Rural residential.

The site is located in the Accord's Rural Residential District. The proposed rezoning will allow for proper zoning classification for recreational uses. The township proposes continued expansion of recreational uses that preserve rural road corridors.

While the outdoor soccer facility may not strictly fall within the Accord's Rural Residential District classification, this use will preserve the rural road corridor and open space while providing recreational uses. The Accord's Rural Residential district is intended to include low-density residential development within a context of large open spaces and agricultural uses. The proposed use complies with the Rural Residential District by maintaining large open spaces, reducing density, and preserving the rural road corridor.

The rezoning from R to EU allows for the continued expansion of recreational facilities. The outdoor soccer facility adds a needed recreational facility for the surrounding jurisdictional areas given the local interest in soccer.

CONSIDERATIONS:

• The site is located within the Accord's Rural Residential district. Adjacent existing uses include residential and open fields. The Plain Township Comprehensive Land Use Plan

designates the area as Residential Planned Unit Development. Recreational uses are not a specific land use category identified in the comprehensive plan. As such, these uses are intended to be integrated throughout the community. The outdoor soccer facility provides a needed recreational facility for the community. The rezoning is appropriate for the site, considering the surrounding residential uses and open fields.

The Rocky Fork Blacklick Accord plan (hereinafter, "Accord plan") identifies the areas along Morse Road as Rural residential.

• Page 38 of the Accord plan notes that community growth creates a need for more parks and open space, and the planning area is in need of more active recreational facilities. The rezoning will serve this goal for more open space and recreational facilities and will remove 13 acres from future development.

• One of the Accord's key principles is to create a center focus that combines civic, cultural, and recreational uses. The rezoning serves that principle by providing additional recreational facilities.

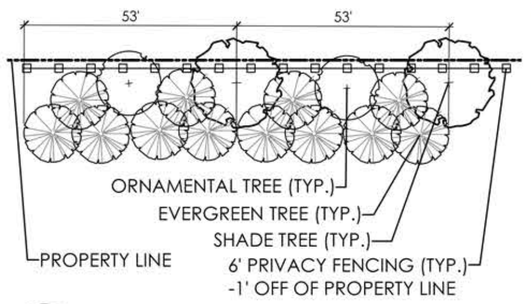
• The Accord plan encourages retention basins to control runoff and prevent localized flooding. The proposal includes a retention basin.

• The proposed outdoor soccer facility meets the Exceptional Use zoning district's 25-foot side and rear yard requirements, and the 600-foot setback from Morse Road contributes to maintaining the rural character of the corridor. The facility meets the lot coverage requirement with 50.5% total coverage at full buildout, including paved surfaces, concrete, and the synthetic turf field.

STAFF COMMENTS:

The proposed rezoning to Exceptional Use allows for the addition of needed recreational facilities within the planning area and is compatible with the Accord's key principles and goals by preserving open space, reducing density, and maintaining the rural road corridor.

Staff did not find that the proposed use fit within any of the Accord districts for review by way of the evaluation checklist. Staff notes that the proposed development density of the synthetic turf fields equates to 13,954 square feet per acre, whereas the allowed density of the office district is 10,000 square feet per acre, with a bonus density of 12,000 square feet per acre.



1 BUFFER ENLARGEMENT
SCALE: N.T.S.

PERIMETER BUFFER LANDSCAPING (TYP.)
(SEE DETAIL 1 FOR ENLARGEMENT)

ACCESS LOCATION
WALNUT ROAD
ACCESS LOCATION
PROPOSED 100' ROW PER THOROUGHFARE PLAN
25' BUILDING AND PARKING SETBACK
25' PERIMETER YARD SETBACK
25' BUILDING AND PARKING SETBACK
25' PERIMETER YARD SETBACK
25' BUILDING AND PARKING SETBACK
25' PERIMETER YARD SETBACK
25' PERIMETER YARD SETBACK
OPEN SPACE CORRIDOR
PARKLAND ZONE
25' PERIMETER YARD SETBACK
OPEN SPACE CORRIDOR
PRIVATE OPEN SPACE ZONE
25' PERIMETER YARD SETBACK
25' BUILDING AND PARKING SETBACK
25' BUILDING AND PARKING SETBACK
ACCESS LOCATION
25' BUILDING AND PARKING SETBACK
HAMILTON ROAD EXTENSION 120' ROW
ACCESS LOCATION
25' BUILDING AND PARKING SETBACK
25' PERIMETER YARD SETBACK
OPEN SPACE CORRIDOR
PRIVATE OPEN SPACE ZONE
±1.91 ACRES
ACCESS LOCATION
PRIVATE OPEN SPACE ZONE
4 STORY HEIGHT ZONE
OPEN SPACE/ BOULEVARD ENTRY ROAD
4 STORY HEIGHT ZONE
PARKLAND ZONE
25' BUILDING AND PARKING SETBACK
FLOODWAY
ROCKY FORK CREEK
DETENTION
ACCESS LOCATION
75' SINGLE STORY SETBACK LINE
25' PERIMETER YARD SETBACK
EXISTING HAMILTON ROAD

SITE DATA

TOTAL ACREAGE	± 84.22 ACRES
TOTAL UNITS	1,344 UNITS
TOTAL OPEN SPACE	± 27.8 ACRES
PRIVATE OPEN SPACE	± 12.05 ACRES
PUBLIC PARKLAND	± 15.74 ACRES

DEVELOPMENT PLAN

HAMILTON ROAD EXTENSION

PREPARED FOR WUMA PREDEVELOPMENT LLC

DATE: 9.16.26

NORTH
SCALE: 1"=100'
0 50' 100' 200' 300'

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p (614) 487-1964
Hilliard, OH 43026
www.farisplanninganddesign.com



NORTH HAMILTON ROAD MULTI-FAMILY

COLUMBUS, OHIO

AUGUST 14, 2026

-BEAN ARCHITECTS

DC BUILDING COMPANY



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NORTH HAMILTON ROAD MULTI-FAMILY

COLUMBUS, OHIO

AUGUST 14, 2026

-BEAN ARCHITECTS

DC BUILDING COMPANY

PHASE 3
372 UNITS
84 GARAGE
614 SURFACE
698 TOTAL SPACES
±1.88 SP/UNIT

PHASE 4
300 UNITS
66 GARAGE
425 SURFACE
491 TOTAL SPACES
±1.64 SP/UNIT

PHASE 2
312 UNITS
66 GARAGE
457 SURFACE
523 TOTAL SPACES
±1.68 SP/UNIT

PHASE 1
360 UNITS
78 GARAGE
594 SURFACE
672 TOTAL SPACES
±1.87 SP/UNIT

TOTAL
1344 UNITS
294 GARAGE
2,090 SURFACE
2,384 TOTAL SPACES
±1.77 SP/UNIT

EXISTING R.O.W.
PROPSED R.O.W.
WALNUT ST
EXISTING HAMILTON RD

DEVELOPMENT PLAN

HAMILTON ROAD EXTENSION

PREPARED FOR WUMA PREDEVELOPMENT LLC

DATE: 9.4.26

NORTH
SCALE: 1"=100'
0 50' 100' 200' 300'

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Drawing Number: 1 / 1	Project Number: 26-0052-768	Drawn By: TLM	Checked By: MJM
Date: 7/13/2026	Scale: 1" = 150'		

Issue Dates:
XX/XX/XX: Issued For

CITY OF COLUMBUS, OHIO

5481 WALNUT STREET

ROADWAY ALIGNMENT EXHIBIT
FOR
DC COMMERCIAL DEVELOPMENT

HAMILTON ROAD ALIGNMENT

PLAN PREPARED FOR:

DEVELOPER'S LOGO

DEVELOPER ADDRESS 1
DEVELOPER ADDRESS 2

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

THE ROCKY FORK-BLACKLICK ACCORD
STAFF REPORT

Meeting Date: October 15th, 2026

5481 Walnut St
Conceptual review regarding a potential Columbus rezoning application for multiunit residential located along Walnut St, west of Harlem Rd

Proposed Uses: Multiunit residential
Applicant: WUMA Predevelopment LLC/DC Commercial Development c/o Dave Perry, Attny
Staff Recommendation: No Recommendation (Conceptual)

Introduction/Proposal Summary:
The site consists of a portion of one undeveloped parcel in the R, Rural District. The conceptual proposal will allow multi-unit residential development of 1,344 units. The development plan includes standards that address unit count, building setbacks, perimeter yard, private open space zones, parkland zones/open space corridors, perimeter buffer landscaping, and 4 story height zones. The proposed Hamilton Road Extension bisects the site into two areas. A section of the Rocky Fork Creek runs through the southeast corner of the site.

Considerations:
The site is within the planning area of the Rocky Fork-Blacklick Accord (2003), which recommends "West Village - Neighborhood" land uses for this location. The Rocky Fork Blacklick Accord Appendix (2003) permits multi-family residential within "West Village – Neighborhood".

Staff Comments:

Staff find the proposed use to be appropriate based on location and surrounding development patterns to the west and south. Staff note the proposal is consistent with the Rocky Fork Blacklick Accord development standards and is compatible with surrounding residential development. Staff note the proposal preserves natural resources within the floodway of the Rocky Fork and activates it with a trail system.

Staff recommend naturalized stormwater facility with no fountain, potential for wetland shelving, and a naturalized shape. Staff request a landscape plan to review with street trees throughout. Staff recommend a mix of unit typology, such as owner-occupied townhomes.

Although presented at a higher density than the Plan recommendation, staff recognize its compatibility with multi-unit developments within "West Village – Neighborhood", preservation of natural resources, creation of a connected greenway/trail system and adherence to regional transportation goals via future Hamilton Rd extension right-of-way, as mitigating factors for support of the use.

This application was submitted for conceptual review. As such, staff is not offering a recommendation at this time.

NEIGHBORHOOD – WEST VILLAGE - EVALUATION CHECKLIST

PROJECT: 5481 WALNUT ST
APPLICANT: WUMA PREDEVELOPMENT LLC/DC COMMERCIAL DEVELOPMENT C/O DAVE PERRY, ATTY
RFBA DISTRICT: NEIGHBORHOOD – WEST VILLAGE (RFBA) / NEIGHBORHOOD GENERAL (NG -- TND CODE)
EXISTING ZONING: R, RURAL DISTRICT
PROPOSED ZONING: TBD

EVALUATED ON: OCTOBER 14, 2026
BY: HUNTER RAYFIELD, AICP

Checklist is intended to convey how the proposed development addresses the intent and criteria of the Accord and any pertinent zoning regulations.

SUB-AREA	REQUESTED ZONING	RFBA DISTRICT	USE TYPE	SIZE (# OF UNITS OR SQ. FT.)	ACREAGE	PROPOSED DENSITY (DU/AC)	PERMITTED DENSITY		OPEN SPACE	
							W/O INCENTIVES	W INCENTIVES	PROVIDED	PARKLAND REQUIRED
	TBD	Neighborhood – West Village	Multi-unit Residential	1,344	84.22	16	2	5	27.8 acres	
TOTAL RESIDENTIAL DEVELOPMENT				1,344	84.22	16	2	5	**27.8 acres**	
TOTAL COMMERCIAL DEVELOPMENT				**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

√= met p = partially met ? = cannot determine (-) = not applicable

1.0 KEY PRINCIPLES (NON-NEGOTIABLE)		YES	NO	COMMENTS
1.1	Maintain aesthetic character of rural roads.	√		
1.2	Use open space as an organization element.	√		
1.3	Use a compact form of development in town and village clusters with defined edges such as green belts and natural corridors.	p		
1.4	Develop mixed uses in town and village centers.	-	-	
1.5	Develop diversity in housing prices and types.	**?**	**?**	
1.6	Create a center focus that combines civic, cultural, and recreational uses.	√		
1.7	Create an ample supply of squares, greens, parks and landscaping.	√		
1.8	Guarantee permanent protection of greenbelts, streams, creeks, woodlands, grasslands, wetlands, and historic sites.	√		
1.9	Development in town must be located within easy walking or biking distances of other neighborhoods, schools, retail centers and transit stops.	√		
1.10	Development must pay its own way.	√		
	Total (1.0 Key Principles)	(7) √; **(1) p; (1) ?**	(0) √	

2.0 STRATEGIES		YES	NO	COMMENTS
2.1	Development should be compatible with the rural landscape.	√		
2.2	Higher density residential should be located adjacent to open space.	√		
2.3	Natural features should be preserved.	√		
2.4	Retail development should be community-based.	-	-	
2.5	Developers should be encouraged to mix uses and housing types where appropriate.	√		
2.6	Historic and cultural resources should be protected and preserved.	-	-	
2.7	Scenic qualities along roadways should be maintained.	√		
2.8	Rural character of the land along regional roads should be maintained.	√		
2.9	Density bonuses and design flexibility are encouraged to allow cluster development.	√		
2.10	Neighborhood commercial uses should be confined to the community centers or plazas.	-	-	
2.11	Future development should have adequate facilities such as parkland, schools, and police protection, to support the new development.	√		
2.12	Land that has direct access to the expressway should be designated for light industry, office or commercial use.	-	-	
	Total (2.0 Strategies)	(8) √		

√= met p = partially met ? = cannot determine (-) = not applicable

3.0 GENERAL DEVELOPMENT STANDARDS	YES	NO	COMMENTS
3.1 Open Space			
3.1.1 Strategies to preserve and maximize open space.	√		
3.1.2 Maintain major stream corridors in their natural state or allow such state over time.	√		
3.1.3 Construct pathways through stream corridors.	√		
3.1.4 Rural road open space should be left in its natural wooded state, be allowed to revert to that state, or remain as farmland or grassland.	?	**?**	
3.1.5 Open space should be connected with the stream and rural road spaces and with each other.	√		
3.1.6 Maximum lot coverage of buildings and parking lots shall not exceed 70%.	√		
3.2 General Landscape, Screening, & Buffering	(4) √; **(1) ?**	(0) √	
3.2.1 Street trees on both sides of new public and private streets at a maximum separation of 30 feet apart, unless tree groupings are more practical.	**?**	?	
3.2.2 Preserve or replace hedgerows on rural roads and arterials. Within rural road setback, provide 4 trees/100 lineal feet in natural hedgerow manner.	**?**	?	
3.2.3 Landscaping within the setback along roadways should appear natural in character.	**?**	?	
3.2.4 Site layout should avoid unnecessary destruction of wooded areas. Attempt to preserve existing trees and tree rows.	√		
3.2.5 Landscape designs reviewed by registered landscape designer or architect.	√		
3.2.6 Headlight screening in parking lots a minimum of 4 feet.	√		
3.2.7 Mounding if used for screening, shall have a maximum 3:1 slope with landscaping.	-	-	
3.3 Lighting	(6) √		
3.3.1 Fully shielded, cut-off lighting used.	√		Most likely will happen
3.3.2 Security lighting is “motion sensor” type.	√		Most likely will happen
3.3.3 Outdoor light poles do not exceed 30 feet.	√		Most likely will happen
3.3.4 All wiring is underground.	√		Most likely will happen
3.3.5 All external outdoor lighting fixtures are similar.	√		Most likely will happen
3.3.6 Ground mounted lighting is shielded and landscaped.	√		Most likely will happen
3.4 Roadways	(6) √		
3.4.1 Roadways should follow the Roadway Plan.	√		
3.4.2 Appropriateness of street light fixture, type, and light level of the luminaire.	√		Most likely will happen
3.4.3 Size and use of streets should be consistent with Accord.	√		
Total (3.0 General Development)	(3) √		

√= met p = partially met ? = cannot determine (-) = not applicable

4.0 District Development Standards	Yes	No	Details
4.1 NEIGHBORHOOD (VILLAGE RESIDENTIAL- STANDARDS)			
4.1.1 The village district is to provide the community the civic benefits of traditional neighborhood planning and design.	√		
4.1.2 Permitted land-use single family residential.	-	-	
4.1.3 Permitted base density (Columbus) 2 unit per acre, bonus of 5.		√	
4.2 Streets			
4.2.1 There is a hierarchy of streets	-	-	
4.2.2 Sidewalks and street trees (30 ft on center)	√		
4.3 Parking			
4.3.1 Rear lot garages accessible by alleys.	-	-	
4.4 Civic Space			
4.4.1 Neighborhood parks (1-10 acres) within 1200 feet of houses.	√		
4.4.2 Hierarchy of open spaces, one large near center of development.		√	
4.5 Site Orientation			
4.5.1 Single-family houses should front onto public open spaces and not back onto public parks or roads.	-	-	
4.5.2 The average single-family lot width should not exceed 90 feet.	-	-	
4.5.3 The average single-family lot area should not exceed 12,500 square feet.	-	-	
4.5.4 Build to lines established for neighborhood streets.	-	-	
4.6 Architecture			
4.6.1 The massing of each house should be simple and traditional.	-	-	
4.6.2 Sloped and pitched roofs are encouraged. Flat roofs are allowed only with highly detailed or decorative cornices.	√		
4.6.3 Side loaded garages are encouraged. When a garage faces the street, the front façade of the garage must set back a minimum of three feet from the front façade of the house.	-	-	
4.6.4 The maximum width of a garage door which faces the street is ten feet.	-	-	
4.6.5 Building materials should be traditional and natural in appearance, such as brick, stone, wood, and glass.	√		
4.6.6 The maximum building height should be two and one-half stories and the minimum building height should be one and one-half story in appearance.		√	
4.6.7 Building design shall be based on traditional American styles found in the Field Guide to American Architecture, excluding 20th Century.		√	
Total (4.0 District Development: Neighborhood Village Residential)	**(5)** √	**(4)** √	