

**Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio
Case #ZON-13-03(Economic Development & Planning)**

WHEREAS, Case #ZON-13-03 The owner is W&D Davis Investment Co. and the applicant is OMNI Property Companies. The request is to amend an existing Select Commercial Planned District (SCPD) of 4.874 acres.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

Section 1. That the action of the Franklin County Rural Zoning Commission is hereby sustained and the application of OMNI Property Companies (Applicant), 4079 Executive Parkway (Parcels #110-005861 and #110-005890), Westerville, Ohio, 43081 being application number ZON-13-03 hereby is approved with the following conditions:

1. The applicant must apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to commencing any clearing or construction activities.
2. The applicant shall not clear any trees or vegetation on the site between May 15 and August 15 to prevent potential disturbance of roosting Indiana bats.
3. The applicant must execute a cross-access easement prior to Certificate of Zoning Compliance approval.
4. In keeping with the Blendon Community Plan, the applicant must place a conservation easement on the wooded area remaining undeveloped, protecting it from any future development.
5. The proposed sidewalk must connect to the existing adjacent sidewalk to the north.
6. The applicant must ensure that screening along the northeast corner of the subject site must maintain an opacity of no less than 75% when in leaf.

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Cc: Franklin County Economic Development and Planning Department