



Variance Application – Planning Commission

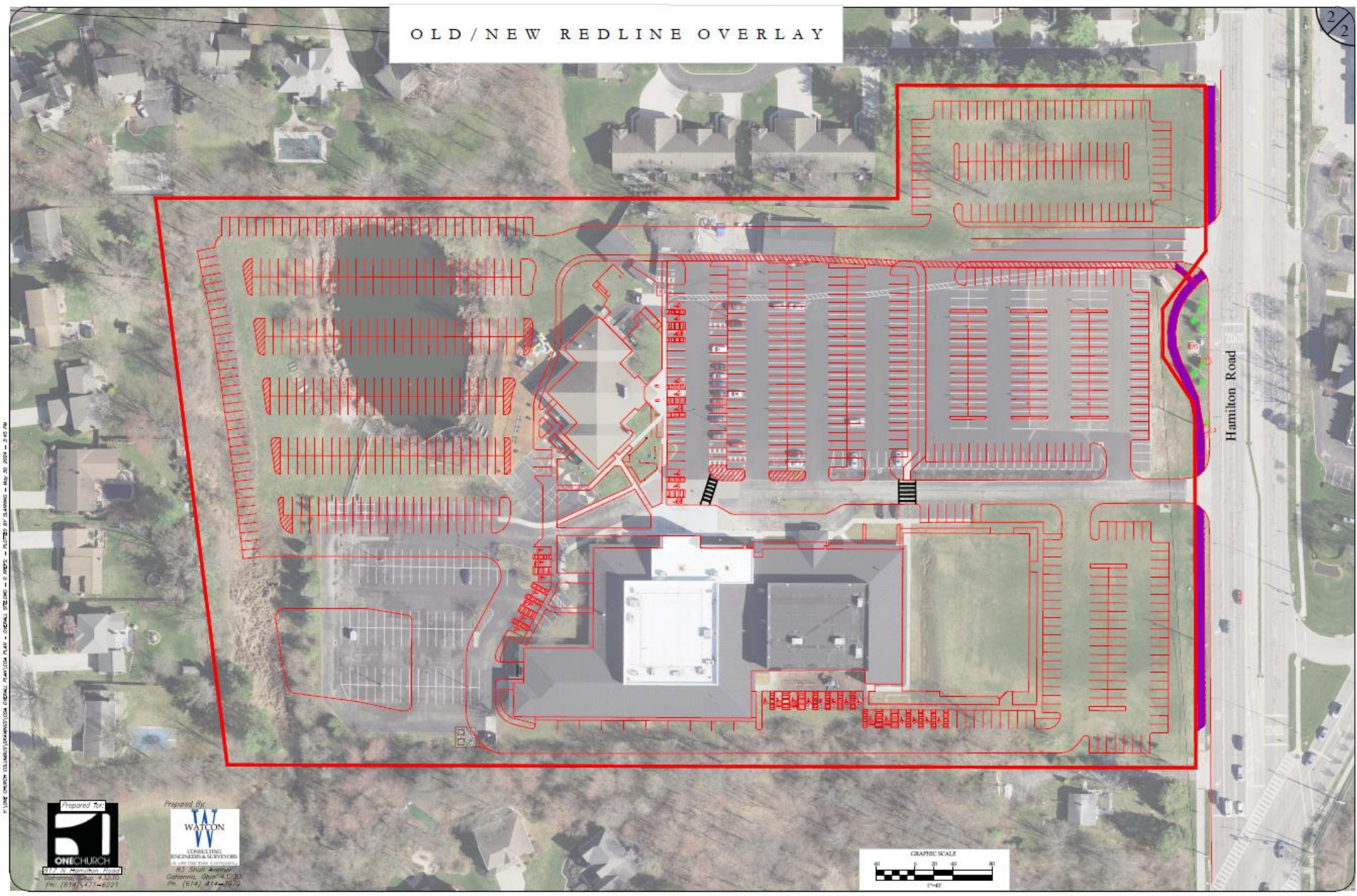
August 28, 2024



Site Plan



Site Plan Overlay



Neighbor Objections and Resolution Summary

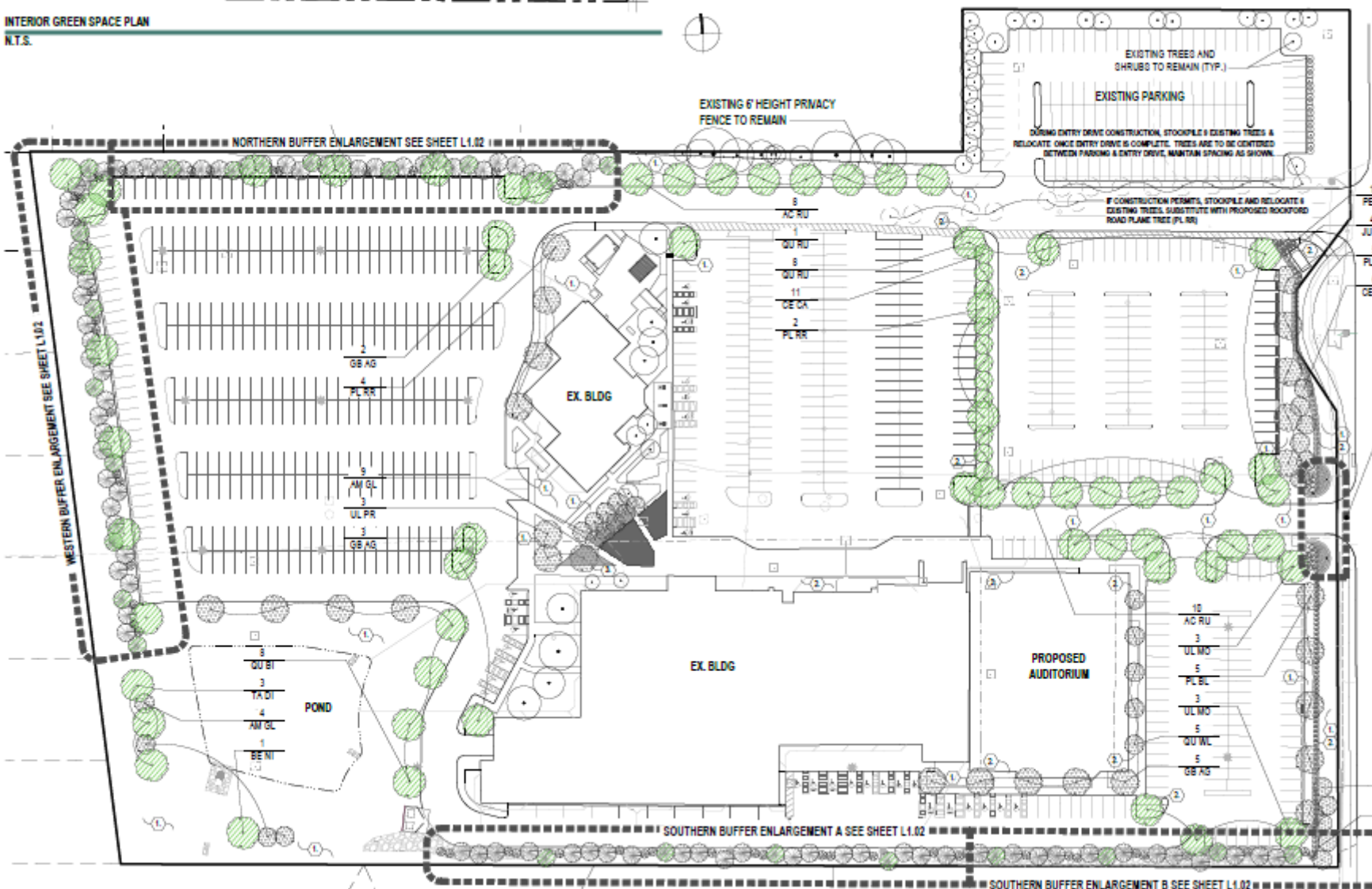
- **Appearance**
 - Maximize setbacks
 - Maximize perimeter trees
 - Improved landscape design
- **Noise**
 - Minimize night time parking
- **Light**
 - Obey noise ordinance
- **Security**
 - Maintain/replace existing fences

- **Drainage**
 - Larger pond at lowest elevation
 - Improved storm water system
 - Perimeter swale
 - Multiple engineer reviews

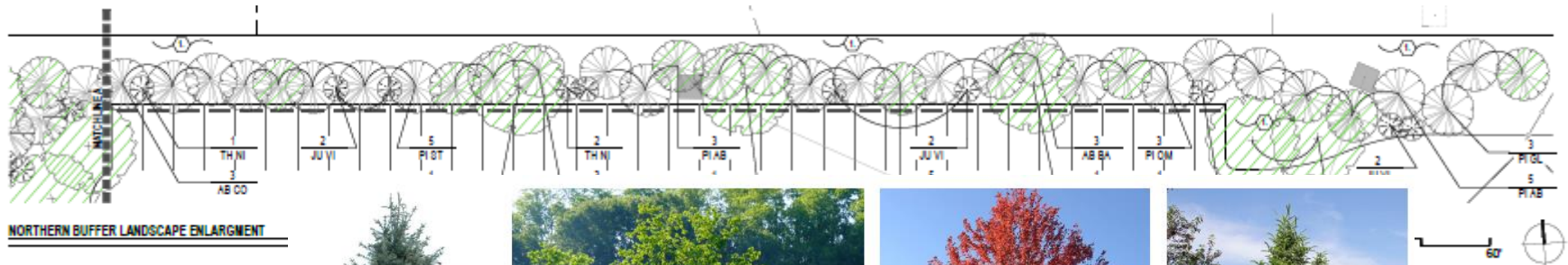
- **Wetlands**
 - Mitigate poor quality wetlands
- **Wildlife**
 - Pond non-jurisdictional
 - USACE permit process followed
 - Confirmed no endangered bats

Screening

INTERIOR GREEN SPACE PLAN
N.T.S.



Screening Detail



CONCOLOR FIR



AMERICAN ELM



AUTUMN BLAZE MAPLE



CANAAN FIR



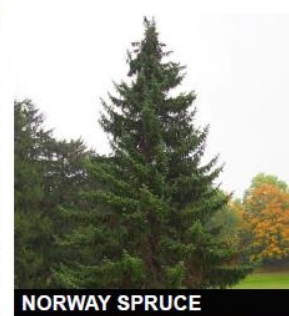
EASTERN WHITE PINE



GREEN GIANT ARBORVITAE



YELLOW BUCKEYE



NORWAY SPRUCE



AMERICAN YELLOWWOOD



DAWN REDWOOD



RIVER BIRCH



SERBIAN SPRUCE

Traffic Impact Study MOU

INTERSECTION	SOURCE	SUN ENT/EXIT PEAK HOUR	SUN EXIT PEAK HOUR
*1668-Johnstown Road (US 62) & Hamilton Road	Smart Services, Inc.	TBD	TBD
Hamilton Road & One Church North Access	Smart Services, Inc.	TBD	TBD
Hamilton Road & One Church South Access	Smart Services, Inc.	TBD	TBD
Hamilton Rd & OSU Physicians	Smart Services, Inc.	TBD	TBD
Johnstown Road (US 62) & Clotts Road	Smart Services, Inc.	TBD	TBD
1721-Johnstown Road (US 62) & Commission Drive	Smart Services, Inc.	TBD	TBD

On-Campus Traffic Improvements

- Increased cueing
- Increased capacity
- Improved control points
- Improved wayfinding
- Minimize pedestrian/Vehicle