

APPLICATION FOR ZONING MAP AMENDMENT
Wayne Township Zoning Office
P.O. Box 89—6050 N. Clarksville Rd.—Waynesville, OH 45068

Application for (check one):

- Zoning Change
- PUD
- Variance
- Conditional Use
- Temporary Zoning Permit

Office Use ONLY: Name of Applicant: _____ Date Filed: _____

1. Property Owner/Legal Title Holder (Name and Address):

KRF Holdings, LLC, an Ohio limited liability company

Primary Phone: () _____ Mobile Phone: () _____

2. Agent for the Property Owner (if Applicable):

Primary Phone: _____ Mobile Phone: _____

3. Legal Description of Property to be Reclassified (include acreage and road frontage):

40.381 acres of land located at 7392 E. St. Rt. 73, Waynesville, OH 45068, identified as
Parcel No. 1030100007, with 250 ft. of road frontage on St. Rt. 73. (See attached
legal description.)

THIS APPLICATION MUST BE EITHER ELECTRONICALLY OR LEGIBLY COMPLETED AND FILED IN TRIPPLICATE WITH THE TOWNSHIP ZONING INSPECTOR FOR PRESENTATION TO THE TOWNSHIP ZONING COMMISSION; THIS APPLICATION MUST BE ACCOMPANIED BY THE APPROPRIATE FEE (SEE FEE SCHEDULE)

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4. Property Fronts on the Following Roads:

St. Rt. 73

5. Property is Currently Zoned For: Special C / RECREATION

6. Request Property to be Changed to Zone: B-3

7. Reason for this Application:

This application is being sought, generally, to promote and implement the goals for land use identified in the Wayne Township Comprehensive Plan. (See Comprehensive Plan at pg. x)
The specific purpose of this application is to promote development of the Property for the land uses of Agritourism, Event/Recreational Facility (Indoor), Park/Recreational Facility - Outdoor Active, Driving Range/Golf Course and the play set (all three of which grandfathered in

8. FULL List of Adjoining Property Owners (within 500 ft. of property): (see continuation page)

NAME	Mailing Address
<u>Baker Holdings Group, Inc.</u>	<u>3915 O'Neal Road, Waynesville, OH 45068</u>
<u>Baker Holdings Group, Inc.</u>	<u>P. O. Box 837, Waynesville, OH 45068</u>
<u>Eric J. & Amanda Dahlinghaus</u>	<u>6653 Anvil Court, Waynesville, OH 45068</u>
<u>Richard B. Furnas</u>	<u>7143 E. St. Rt. 73, Waynesville, OH 45068</u>
<u>Kenneth O. & Barbara Gray</u>	<u>7550 E. St. Rt. 73, Waynesville, OH 45068</u>
<u>Cynthia E. Kohler</u>	<u>7140 E. St. Rt. 73, Waynesville, OH 45068</u>
<u>KRF Holdings, LLC</u>	<u>7392 E. St. Rt. 73, Waynesville, OH 45068</u>

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Stanley K. & Deborah J. Merris 6657 Anvil Court, Waynesville, OH 45068

Southwestern Ohio Development P. O. Box 613, Waynesville, OH 45068

Waynesville Church of the Nazarene 7272 E. St. Rt. 73, Waynesville, OH 45068

9. I, the undersigned, attest that no previous application for zoning map amendment has been made during the 12-month period preceding the submission of this request and, affirm that all information is supplied by me, is true and correct.

KRF Holdings, LLC

Print Name: By Dean Fowler, Member Check: Owner Agent

Signature:  Date: 10/4/18

For Zoning Commission Use Only:	
Date of Legal Notice: _____	Date Forwarded to WCRPC: _____
Action of Planning Commission:	

Date of Public Hearing: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Date Forwarded to Township Trustees: _____	
Action of Township Trustees:	

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Continuation of Section 7 – Reason for this application.

pursuant to Wayne Township Zoning Code Section 1.310.4), Administrative, Business and Professional Offices, and Wholesale Business.

EXHIBIT "A"

10-30-100-0078

Situated in the Township of Wayne, County of Warren, State of Ohio, being a part of V.M.S. No. 399, and being further bounded and described as follows: Commencing at a Mag nail (set) in the centerline of State Route 73, said Mag nail being in the line between Wayne Township and Massey Township and between V.M.S. Nos. 399 and 3820, said Mag nail also being the westerlymost corner of a 4.66 acre "Tract 5" as conveyed to Mary H. Hartstock (O.R. 336, Page 105); thence with the centerline of State Route 73 N 77 deg. 06 min. 25 sec. W, a distance of 634.29 ft. to a Mag nail (set), said Mag nail being the southwesterly corner to a 5.000 acres tract as conveyed to Gene Rice, Trustee, et al (O.R. 1985, Page 275); thence continuing with the centerline of State Route 73 N 76 deg. 51 min. 06 sec. W, a distance of 682.24 ft. to a Mag nail (set) marking the true point of beginning of the tract of land herein described; thence continuing with the centerline of State Route 73 N 76 deg. 51 min. 06 sec. W, a distance of 250.00 ft. to a Mag nail (found), said Mag nail being a corner to a 5.100 acres tract as conveyed to Douglas Forrest, et al, Trustee (O.R. 1950, Page 870) and being Survey Record 110, Plat 55 of the Warren County Engineer's Record of Land Surveys; thence with Forrest's line N 05 deg. 17 min. 09 sec. E, passing a 1/2" iron pin (found) at 27.81 ft., a total distance of 299.97 ft. to a 12" x 6" stone (found); thence continuing with Forrest's line N 40 deg. 14 min. 33 sec. W, passing a 5/8" iron pin (found) at 581.73 ft. marking Forrest's northerlymost corner and continuing with a 178.546 acres tract as conveyed to Richard B. Furnas (O.R. 327, Page 616) and being Survey Record 57, Plat 2 of the Warren County Engineer's Record of Land Surveys, a total distance of 1050.58 ft. to an 8" x 4" stone (found); thence continuing with Furnas' line N 74 deg. 34 min. 25 sec. W, a distance of 437.45 ft. to a 6" round stone (found); thence continuing with Furnas' line N 50 deg. 03 min. 29 sec. E, a distance of 1559.24 ft. to a 5/8" iron pin (set); thence with a new division line for the next six calls: (1) S 33 deg. 11 min. 51 sec. E, a distance of 788.17 ft. to a 5/8" iron pin (set); (2) S 10 deg. 14 min. 24 sec. W, a distance of 291.40 ft. to a 5/8" iron pin (set); (3) S 24 deg. 17 min. 47 sec. E, a distance of 301.57 ft. to a 5/8" iron pin (set); (4) S 26 deg. 46 min. 35 sec. W, a distance of 590.05 ft. to a 5/8" iron pin (set); (5) S 15 deg. 28 min. 13 sec. W, a distance of 352.20 ft. to a 5/8" iron pin (set); (6) S 07 deg. 05 min. 15 sec. W, passing a 5/8" iron pin (set) at 162.92 ft., a total distance of 188.98 ft. to the true point of beginning, containing 40.381 acres of land. Subject to all legal easements and rights-of-way of record. Bearings are based upon the record bearing (N 40 deg. 14 min. 33 sec. W) of the northeasterly line of the 5.100 acres tract as found in Survey Record 110, Plat 55 of the Warren County Engineer's Record of Land Surveys. The above description is part of the 99.32 acres "Tract No. 1" as conveyed to The James E. Rich and John B. Rich Partnership and recorded in Official 345, Page 158 of the Warren County Recorder's Office. Land surveyed in January 2003, under the direction of Eric N. Lutz, Registered Professional Surveyor No. 7232, the survey plat of which is on file in Surveyor's Record 119, Plat 90 of the Warren County Engineer's Record of Land Surveys and is referred to as Drawing No. S00-338B on file in the office of McCarty Associates, Hillsboro, Ohio. Permanent Parcel No.: 10301000070

Wayne Township Comprehensive Plan

Land Use

Land Use planning is a key component of the Comprehensive Plan that helps ensure the high quality of life and long-term health of the Township. The existing conditions, land use suitability analysis, issues, and opportunities of the Township were analyzed to develop the future land use plan.

As of 2012, agricultural/undeveloped land makes up the largest portion of the Township's land at 57 percent, followed by residential (23.2 percent) and parks/open space (15.0 percent). Nearly all commercial uses in the Township are located in the Village of Waynesville.

The future land uses of Wayne Township were largely determined by the land use suitability analysis, which evaluated different areas in the Township according to different criteria including interstate access, floodways, slopes, agricultural potential, and access to sewer and water. With all of these factors in mind, the PAC determined that the northwestern portion of the Township is most suitable for suburban residential development while commercial and industrial uses are most suitable along S.R. 73. Other areas of the Township that are suitable for development (if onsite septic systems are installed) include land immediately northwest of Waynesville; northeast of Corwin; along Township Line Road near S.R. 73 and around Lytle; and near US 42 in the southwest quadrant.

Goals for Land Use include:

1. Land use practices that maintain the rural and agricultural character of the Township that still encourage limited development.
2. Development that is compatible with the surrounding area and protects the Township's rural character.
3. Land use practices that preserve natural resources.

Transportation

Wayne Township is served by two arterial roadways, US 42 and S.R. 73 and is situated between two major highways, I-75 and I-71. The remainder of the Township consists primarily of rural collector roads. Wayne Township residents also have access to the Little Miami Scenic Trail and Warren County Transit Services, a curb-to-curb demand responsive transit system.

Township residents, the PAC, and the County Engineer have expressed a need to improve the connectivity and safety of the transportation network. Intersection improvements are needed at several locations along Township Line Rd and along US 42 among other locations. Road widening has been proposed along Ferry Rd, Lytle Ferry Rd, Gard Rd, O'Neill Rd, County Rd 36, Middletown Rd, and Waynesville Rd. Improvements to several bridges in the Township have also been proposed. Road extensions of Laura Marie Dr, Twin Creek Dr, Cierra Way, and Henderson Rd and a new road connecting Kendrick Rd to Lytle Ferry Rd have been proposed, as well.

Transportation goals include:

1. A safe and effective roadway network.
2. Improved connectivity of road network as development occurs.
3. A transportation system that incorporates alternative modes of transportation, including biking and carpooling.

KRF Holdings, LLC.

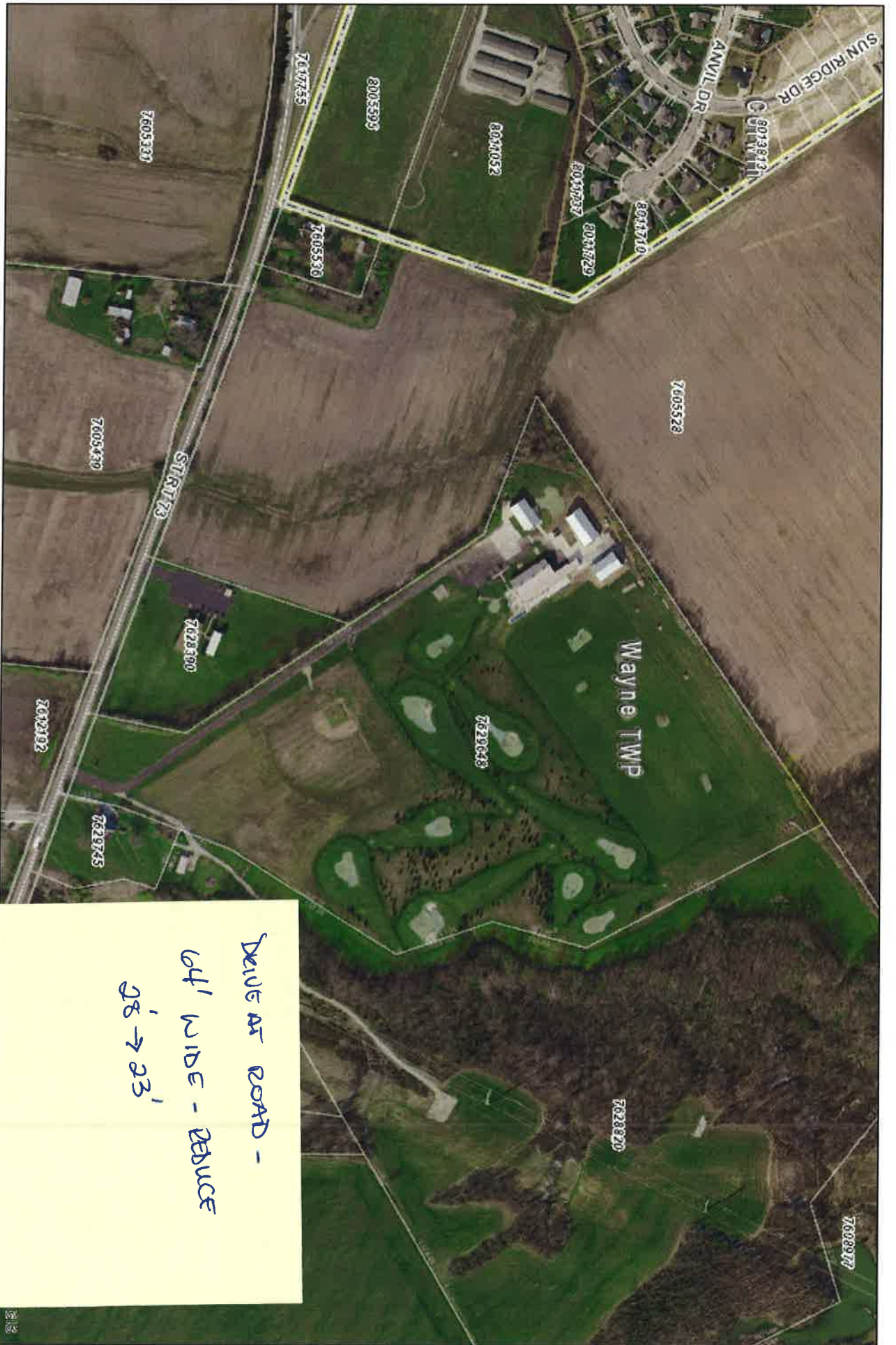
Rezoning Request: Site Detail

Site Location: 7392 East State Route 73 Waynesville, Ohio 45068

Parcel ID # 1030100007

Parcel Account # 7629648

Request Date: 10/4/2018



Cadastral Lines		Utility Lines		Other Lines	
Corporate Line	County Line	Permit Line	ROW Unknown	Water Line	Water Road Line
all other utility	Farm Lot Line	Subdivision Id Line	Subdivision Id Line	Swath and Blimp Line	
Line Type	Overpass Line	Road ROW	School Line	MS Line	
Autism Trail Line	Subdivision Line	Section Line			
Outlot Line					

1 inch = 400 Feet



Warren Co

The provider makes no warranty or representation with respect to this information. This information is provided AS IS, and the requester assumes the entire risk as liable for direct, indirect, incidental, or consequential damages resulting from an error. The provider shall have no liability for any other information, programs or data including the cost of recovering information, programs or data.

DEWEAR ROAD -
 64' WIDE - REDUCE
 28' → 23'



70'

60'

120'

55' x 100'

50' x 80'

60'

130'

60'

50' x 80'

50' x 120'

110'

235'

55'

510'

485'

275'

135'



32x84 Pavilion

130'

60'

19'6" x 80

50' x 120'

55'

142'

19'6" x 118'

35'

70'

70'

72'

80'

96'

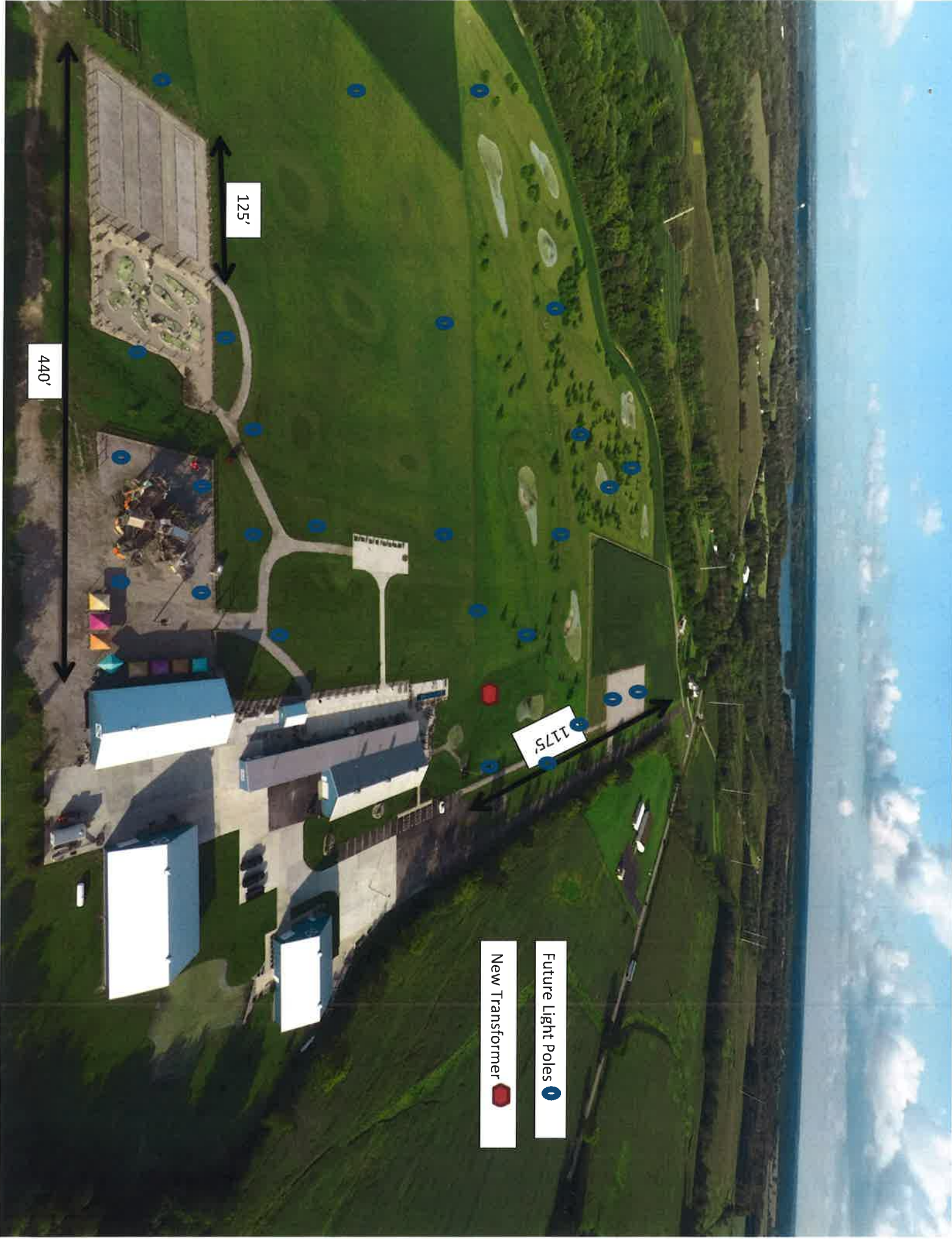
185'

65'

80'

85'

69'



Future Light Poles 

New Transformer 

1175'

125'

440'

RICHARD B. FURNAS
O.R. 327, PAGE 616
178.546 Ac.
S.R. 57, PLAT 2

5/8" IRON PIN (SET) ● 29.

54.471 Ac.

TRACT No. 1
99.32 Ac.

40.381 Ac.

DOUGLAS FORREST
ET AL
TRUSTEE
O.R. 1950, PAGE 870
5.100 Ac.
S.R. 110, PLAT 55

STATE ROUTE 73 (60')

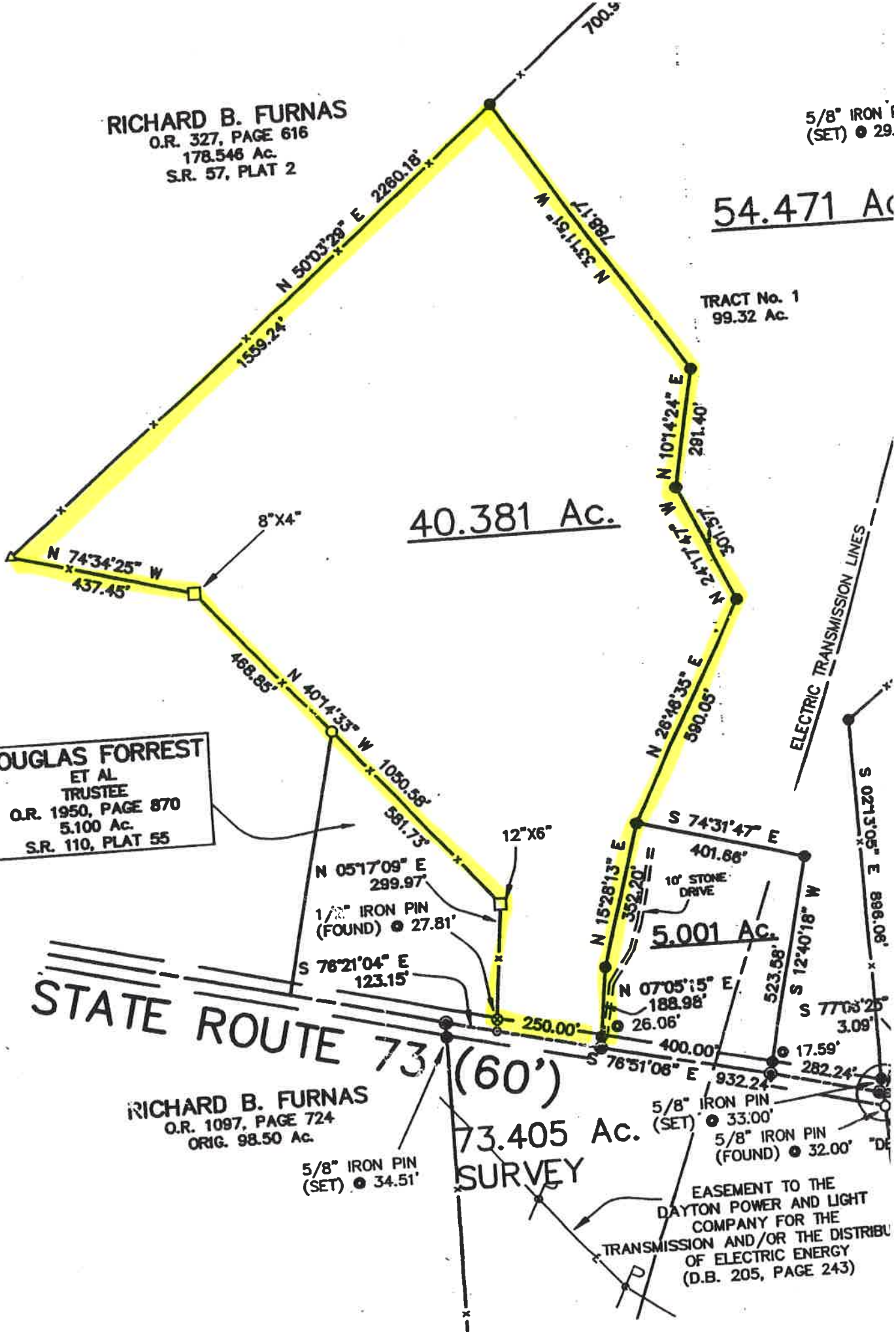
RICHARD B. FURNAS
O.R. 1097, PAGE 724
ORIG. 98.50 Ac.

73.405 Ac.
SURVEY

5/8" IRON PIN (SET) ● 34.51'

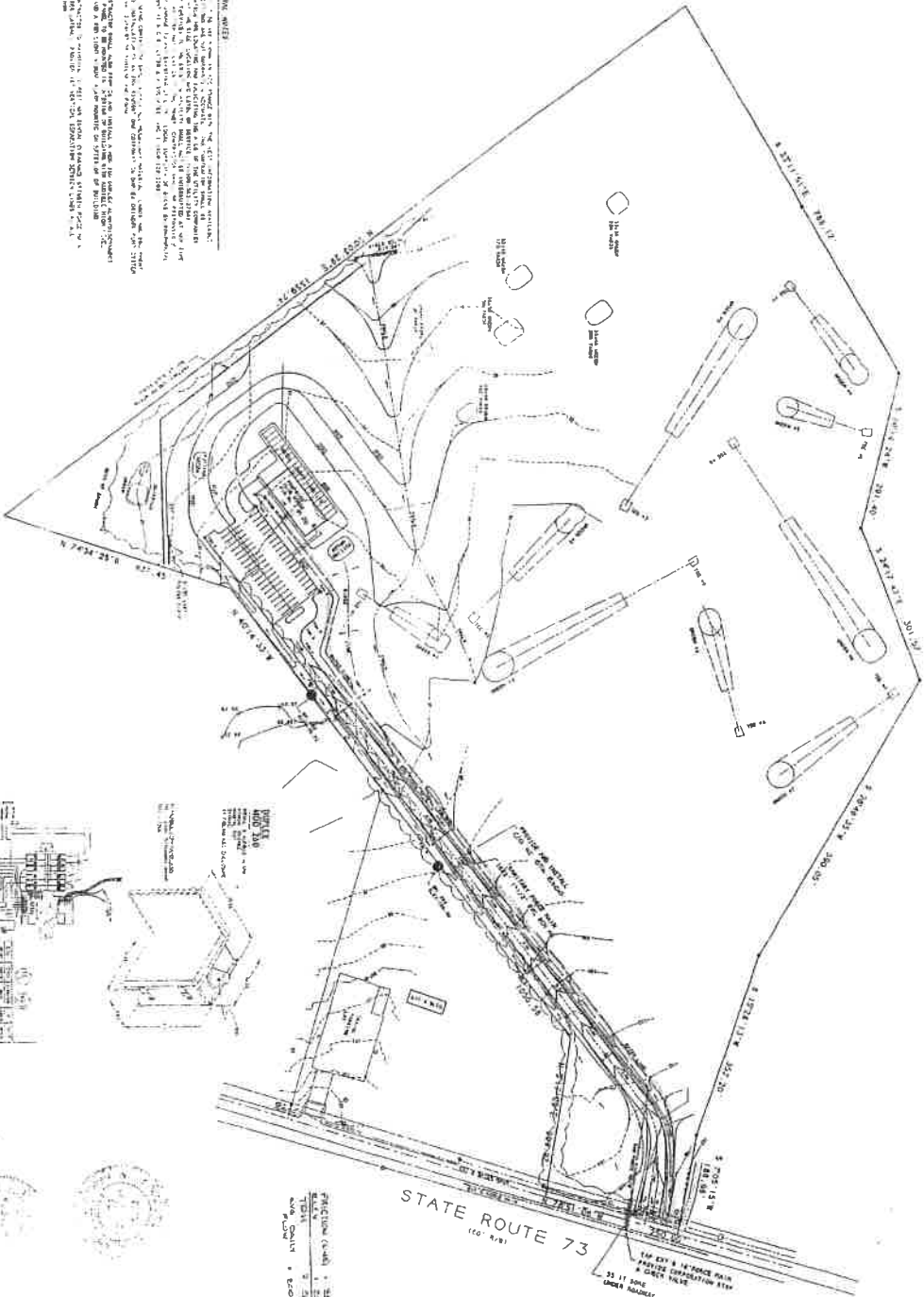
5/8" IRON PIN (SET) ● 33.00'
5/8" IRON PIN (FOUND) ● 32.00'

EASEMENT TO THE DAYTON POWER AND LIGHT COMPANY FOR THE TRANSMISSION AND/OR THE DISTRIBUTION OF ELECTRIC ENERGY (D.B. 205, PAGE 243)



NOTES:

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE OHIO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES AND THE LATEST EDITIONS OF THE OHIO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR STRUCTURES.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE OHIO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES AND THE LATEST EDITIONS OF THE OHIO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR STRUCTURES.
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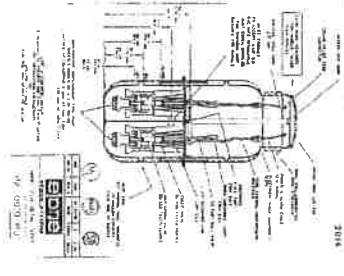
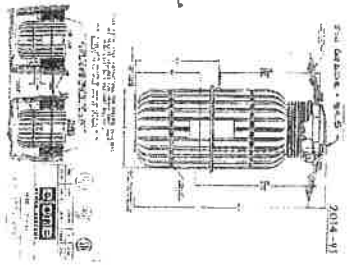
STATE ROUTE 73
(10' R/W)

14" DIA. 14' TENSILE PIPE
PRESSURE COMPENSATING AIR
VALVE
33' 11" SOLE
UNDER ROADWAY

PROTECTION (6" DIA.) 1" DIA.
TUBES
TUBES
TUBES



399
V.M.S.
WAYNE
TOWNSHIP
WARREN
COUNTY



THOMAS WINEMILLER & ASSOCIATES, INC.
DAVID R. WINEMILLER
OHIO REG. LAND SURVEYOR No. 7197
OHIO REG. ENGINEER No. 52305

SEWAGE DISPOSAL PLAN
DOUBLE EAGLE GOLF COURSE
WAYNESVILLE, OHIO

THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL ENGINEERS STRUCTURAL ENGINEERS LAND SURVEYORS
600 WEST MAIN STREET
MICHIGAN ROOM 42274
14955-066-0274
21 EAST NATIONAL ROAD
WARREN, OHIO 45327
H217-173-5862
E-MAIL: TWINEMILL@AOL.COM

SHEET No.
3
3

JUL 14 2003

No.	DATE	REVISIONS
1	02/25/03	DRIVE PILE FOUNDATION
2	07/25/03	PAVEMENT THICKNESS