Plan 4 Land
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October 2, 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)

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)

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.

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.

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	October 2, 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 22,950-square-foot indoor batting cage facility. A total of 53 parking spaces are depicted serving the two attached 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 twelve (12) full-length batting cages, arranged in a two rows, 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. Twelve cages require 48 parking spaces (12 × 4), which fits within the 53 spaces depicted for Phase 1, leaving a 5-space margin for the multi-purpose building. This 12-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, 15,450 square feet, along with expanded parking (for a total of 88 spaces across the built-out site, comprising the 53 Phase 1 spaces plus 35 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 twelve (12) as described in Section 4.1, yields a minimum requirement of 48 spaces for the cage building, within the 53 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 twelve (12) cages and the Phase 2 training facility to 15,450 square feet of gross floor area, with total build-out parking of approximately 88 spaces (53 Phase 1 + 35 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 (as depicted on the Development Plan, Phase 1 achieves 51.0% impervious / 49.0% open green space within the 3.099-acre Phase 1 developed area, and full build-out achieves 47.0% impervious / 53.0% open green space site-wide, both compliant); § 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 12-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 (53 spaces) yields a maximum occupancy of approximately 106

persons; Phase 2 (35 spaces) yields approximately 70 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
- Revisions Submitted October 2, 2026
- Application Review for Acceptance: October 8, 2026
- Plain Township Zoning Commission Public Hearing: November 12, 2026
- Franklin County Regional Planning Commission Meeting: October 14, 2026
- Plain Township Zoning Commission Continued Public Hearing: December, 2026
- Plain Township Board of Trustees Public Hearing: January 2027
- Rezoning Effective Date: February 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 (22,950 sf)	Ohio Building Code Table 1004.5, "Exercise rooms", 50 gross sf/occupant	459 occupants	50 gpd/person (Table A-1, club/similar)	22,950
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				22,990

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, ~22,990 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 12 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)	≈ 22,990 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 ≤ 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	12 cages, per § 412.02.1 parking requirement (see Section 4.1)	Section 4.1 of this narrative
Batting Cage Facility, building area	22,950 sf	Development Plan
Multi-Purpose Building, area	4,200 sf	Development Plan
Phase 2 Training Facility, area	15,450 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 (22,950 sf, 12 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)	≈ 9–11 trips	≈ 29 trips	≈ 240–360 trips (estimated)
B — Whole-complex cross-check (495 on 27,150 sf)	≈ 50 trips	≈ 69 trips	See Section E.1

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

Full build-out: Batting Cage Facility (22,950 sf, 12 cages) + Multi-Purpose Building (4,200 sf, ≤ 2 FTE staff) + Phase 2 Training Facility (15,450 sf, estimated via LUC 495).

Method	AM Peak Hour	PM Peak Hour	Average Daily Trips (ADT)
A — Component-based (recommended)	≈ 37–40 trips	≈ 68 trips	≈ 560–850 trips (estimated)
B — Whole-complex cross-check (495 on 42,600 sf)	≈ 79 trips	≈ 108 trips	See Section E.1

E.5 DISCUSSION

The two methods diverge meaningfully (Phase 1 PM peak: 29 trips under Method A vs. 69 under Method B; full build-out PM peak: 68 vs. 108). 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 15,450 square feet, which keeps 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 12 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 ≈68-trip full build-out PM peak estimate is considered the more representative planning-level figure, leaving a ≈12-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 (≈108 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.

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: 1.517 AC
IMPERVIOUS AREA (BUILDINGS, PAVEMENT), WITHIN DEVELOPED AREA: 1.582 AC
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: 2.738 AC - 53.0%
TOTAL SITE IMPERVIOUS COVERAGE: 2.427 AC - 47.0%
MAX. PERMITTED IMPERVIOUS COVERAGE (SEC. 403.04): 70.0%
MIN. REQUIRED OPEN/GREEN SPACE (SEC. 403.04): 30.0%
STATUS: COMPLIANT

PARKING = 88 SPACES
MINIMUM FRONT SETBACK 250 FEET
MINIMUM REAR SETBACK = 95 FEET
MINIMUM SIDE SETBACK = 25 FEET
MINIMUM BUILDING SEPERATION = 65 FEET

PARCEL SURVEY / FIELD-LOCATION

Neff Baseball Training Facility Site

7276 Walnut Street
Plain Township, Franklin County, Ohio

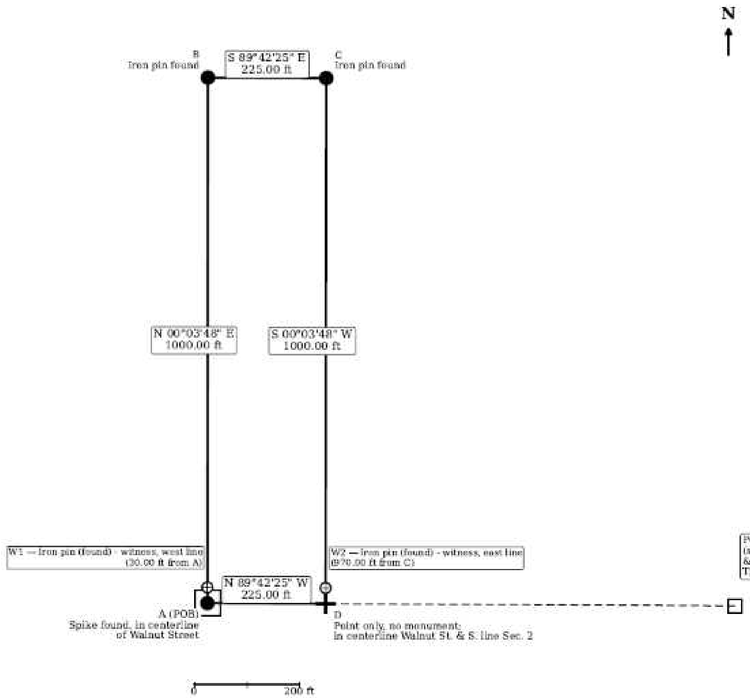
Auditor's Permanent Parcel No. 220-001668-00
5.165 acres, more or less (per deed)

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)



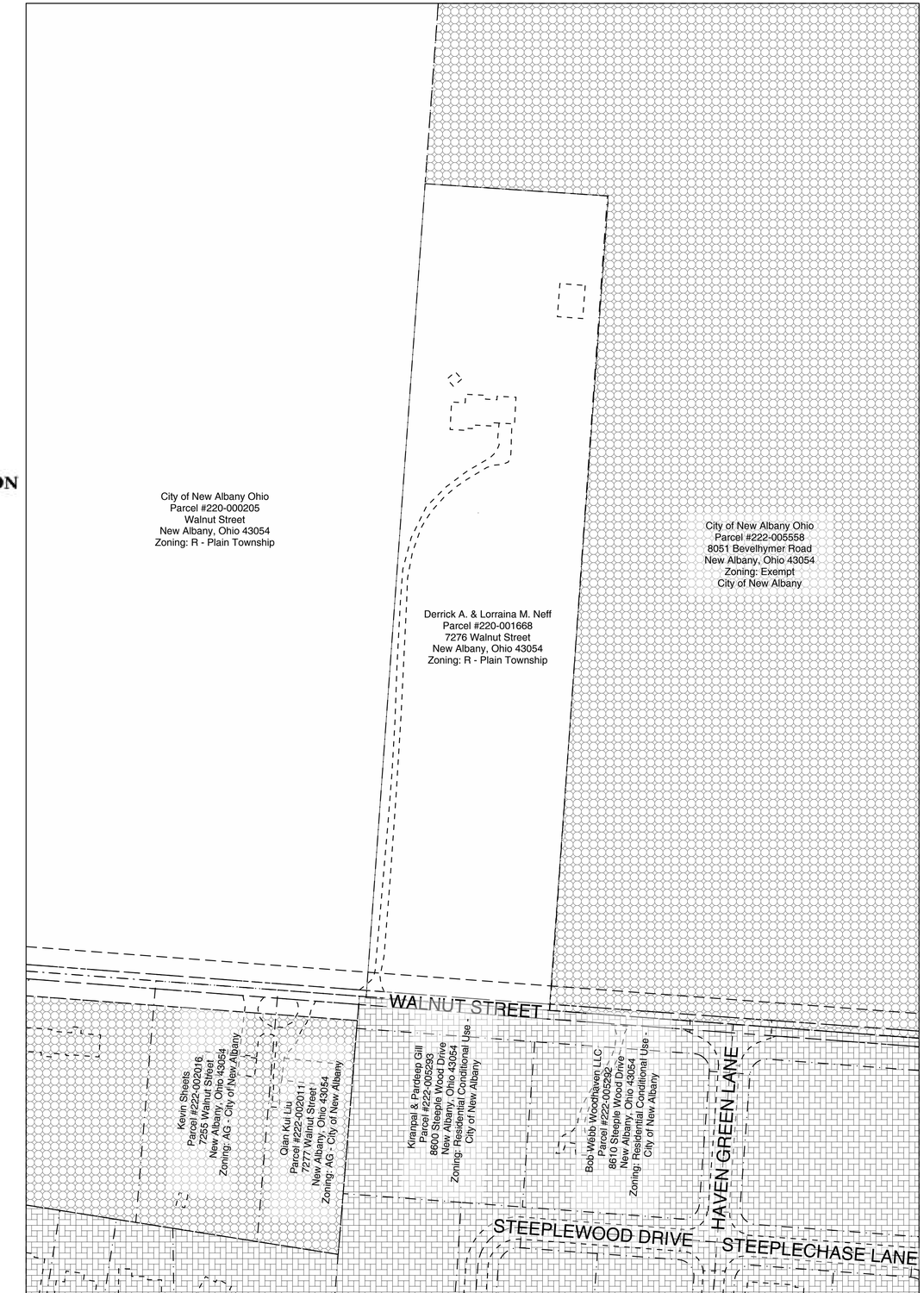
LEGEND

- 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.

Prepared: September 6, 2026 | Job No. 25-0049 | Plan 4 Land, LLC



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

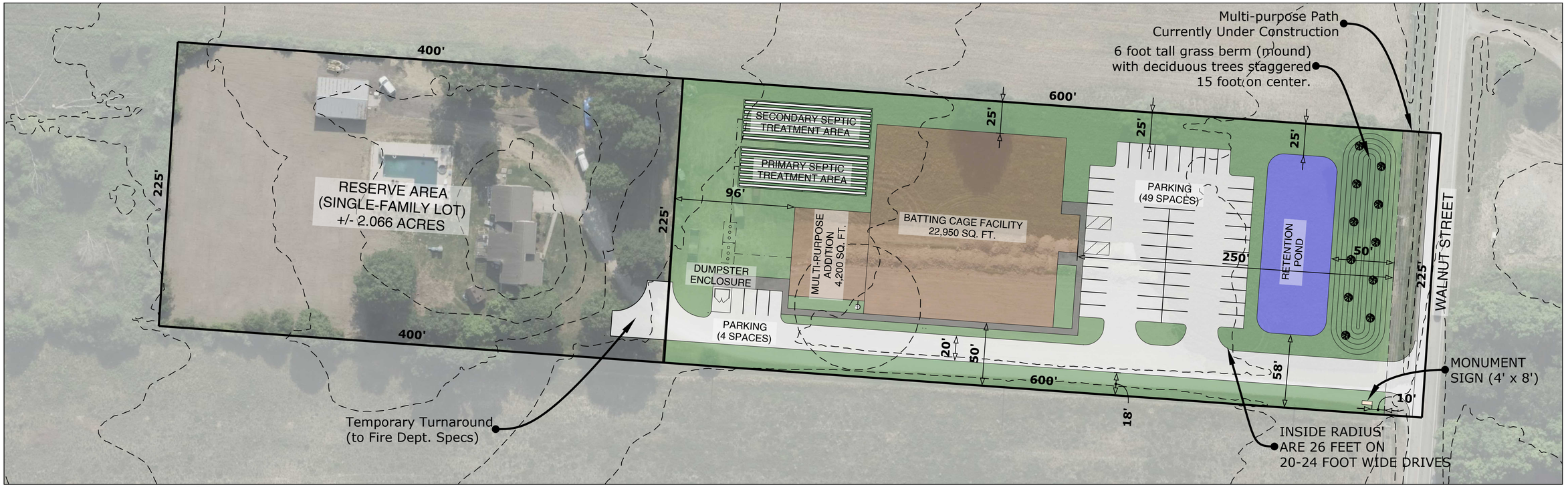
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October 1, 2026

NEFF BASEBALL CAMPUS

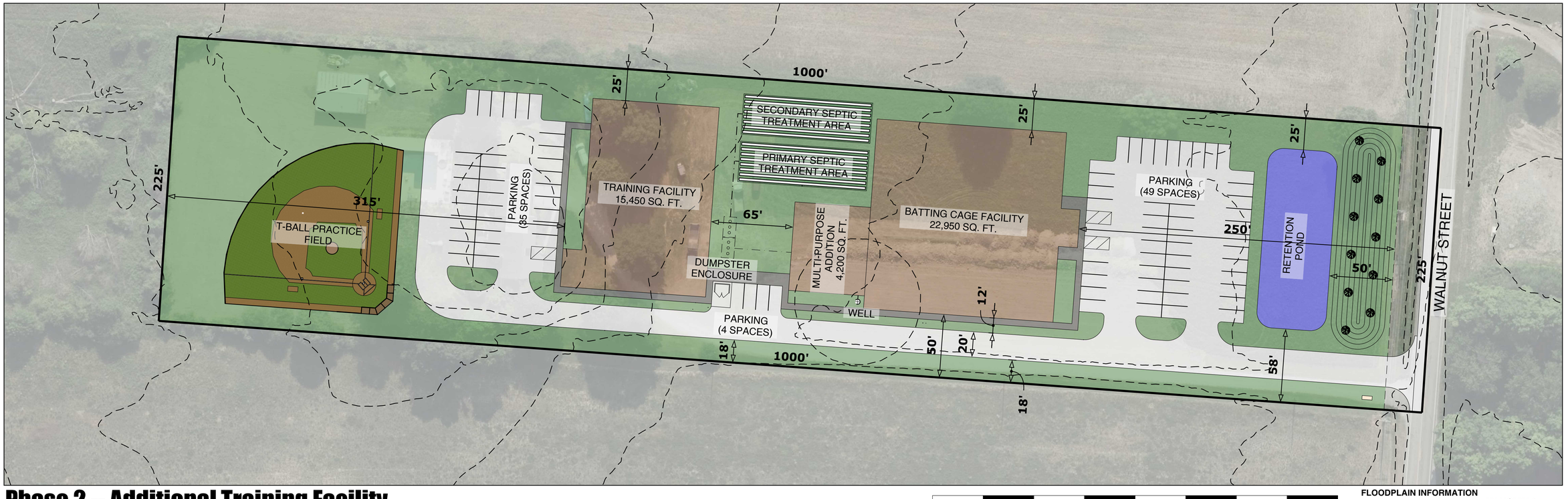
PLOT PLAN & VICINITY MAP

NORTH

01 / 03



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



Phase 2 -- Additional Training Facility

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

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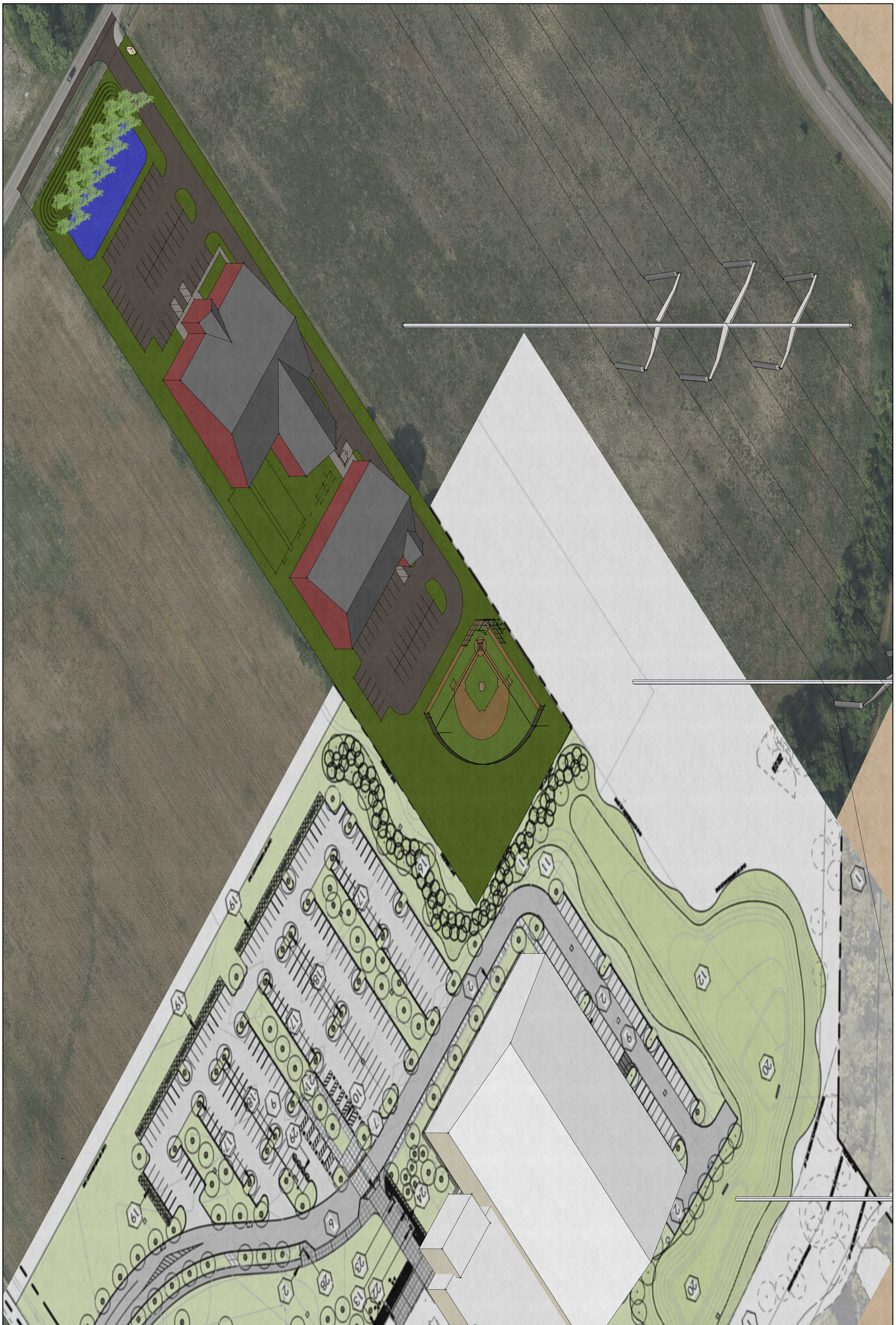
CLIENT
Derrick A. & Lorraina M. Neff
7276 Walnut Street, New Albany, OH 43054

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Plain Township, Franklin County (+/- 5.165 acres)
Parcel Nos. 22O-001668-00

PRINTED
October 1, 2026

NEFF BASEBALL CAMPUS
DEVELOPMENT PLAN

NORTH



03/03

NEFF BASEBALL CAMPUS

SITE RENDERING

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Neff Baseball Campus

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