



Commissioner John O'Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

Franklin County Rural Zoning Commission

Franklin County Courthouse
373 South High Street – 1st Floor
Meeting Room A
Columbus, OH 43215

Monday, April 22, 2013
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the November 29, 2012 meeting
5. Old Business:

A. ZON-12-16 – Anthony Hray – *Requesting to withdraw*

Applicant:	Joseph L. & Stella Bentley
Owner:	Joseph L. & Stella Bentley
Agent:	Laura MacGregor Comek, Esq.
Township:	Franklin Township
Site:	727 Harrisburg Pike (PID #140-001338)
Acreage:	0.35-acres
Request:	Requesting to rezone from the Community Commercial (CC) District to the Select Commercial Planned District (SCPD).

6. New Business:

A. ZON-13-01 – Anthony Hray

Applicant:	Mark Snyder, Snyder Masonry & Supplies
Owner:	Cantwell Machinery Company
Agent:	Michael T. Shannon, Esq.
Township:	Franklin Township
Site:	3180 Valleyview Dr. (PID #140-003208)
Acreage:	6.0-acres
Zoning:	Rural District
Utilities:	Public Water and Sewer
Request:	Requesting to rezone from the Rural District to the Planned Industrial Park (PIP) District.

- 7. Requesting a motion to amend Section 115 of the Franklin County Zoning Resolution to exempt the keeping of chickens, ducks and rabbits from the requirements of Section 110.011 of the Franklin County Zoning Resolution.**
- 8. Approval of By-Laws**
- 9. Election of Chair and Vice-Chair**
- 10. Adjournment of Meeting to May 16, 2013**



Commissioner Paula Brooks • **Commissioner** Marilyn Brown • **Commissioner** John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

MINUTES OF THE FRANKLIN COUNTY RURAL ZONING COMMISSION

Thursday, November 29, 2012

The Franklin County Rural Zoning Commission convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Thursday, November 29, 2012.

Present were:

Joe Martin, Chairperson
Jim Daley
Edwin England

Franklin County Economic Development and Planning Department:

Lee Brown, Planning Administrator
Anthony Hray, Planner

Chairperson Martin opened the hearing, which was followed by the swearing in of all witnesses by Mr. Lee Brown.

The first order of business being the approval of the October 18th, 2012, meeting minutes. Mr. Daley made a motion that the minutes be approved. It was seconded by Mr. England. The motion was approved by a three-to-zero vote.

NEW BUSINESS:

The next order of business being Zoning Case ZON-12-15. The owner/applicant is Weston Town Center, Plaza Properties. The township is Franklin. It is located at 4279 West Broad Street, 185 Georgesville Road, and 4311 Shoppers Lane. It is 67.7 acres. The request is to rezone from the General Industrial District to the Community Services District.

Mr. Anthony Hray read and presented the case to the Franklin County Rural Zoning Commission. Mr. England made a motion to conditionally approve the case with the following condition:

1. The applicant must combine the landlocked lots (parcels 140-007414 & 007413) with parcel 140-003370 to obtain the required public street abutment under the Community Service (CS) District regulations.

It was seconded by Mr. Daley. The motion was approved by a three-to-zero vote.

There being no further new business to come before the Rural Zoning Commission, Mr. Martin adjourned the hearing.

And, thereupon, the hearing adjourned at 1:46 p.m.

Minutes of the November 29th, 2012, Franklin County Rural Zoning Commission hearing were approved this 22nd day of April, 2013.

Signature

LAW OFFICES

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WRITER'S DIRECT DIAL NUMBER

229.4557

March 27, 2013

J. ROTH CRABBE (1906-1989)
CHARLES E. BROWN (1927-2004)VINCENT J. LODICO
JEFFREY M. BROWN
LARRY H. JAMES
JOHN P. KENNEDY
BRIAN E. HURLEY
RICHARD D. WETZEL, JR.
JOHN C. ALBERT
GEORGE R. McCUE, III
MICHAEL R. HENRY
ROBERT C. BUCHBINDER
STEVEN A. DAVIS
MICHAEL T. SHANNON
ROBERT J. GEHRING+
CHRISTINA L. CORL*
DANIEL J. HURLEY
LAURA MacGREGOR COMEK
STEVEN E. MILLERPHILLIP A. TEMPLETON
MATTHEW R. PLANEY
JEFFREY D. HOUSER~
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ANDY DOUGLAS
THOMAS H. GERKEN
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+Also Admitted in Kentucky
*Also Admitted in Michigan & Georgia
^Also Admitted in California & Louisiana
#Also Admitted in FloridaVIA EMAIL (dahray@franklincountyohio.gov)D. Anthony Hray
Economic Development & Planning Department
Lazarus Building
150 South Front Street, FSL Suite 10
Columbus, OH 43215-7104Re: ZON-12-16
727 Harrisburg Pike

Dear Anthony:

Please allow this correspondence to serve as a follow-up to our various discussions regarding the above-captioned zoning. At the request of the property owner, I am hereby withdrawing the pending zoning case #ZON12-16. Please withdraw the item from your docket and cancel any further meetings with regard to this matter.

As always, thank you for your assistance.

Very truly yours,

CRABBE, BROWN & JAMES, LLP


 Laura MacGregor Comek, Esq.

LMC:jab



Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Rural Zoning Commission
April 22, 2013

Case ZON-13-01

Prepared by: Anthony Hray

Applicant:	Mark Snyder, Snyder Masonry & Supplies
Owner:	Cantwell Machinery Company
Agent:	Michael T. Shannon, Esq.
Township:	Franklin Township
Site:	3180 Valleyview Drive (PID # 140-003208)
Acreage:	6.0-acres
Zoning:	Rural District
Utilities:	Public Water and Sewer
Request:	Requesting to rezone from the Rural District to the Planned Industrial Park (PIP) District.

Summary

The applicant is requesting to rezone the subject property to the Planned Industrial Park (PIP) District to permit the operation of a brick and concrete manufacturing, wholesale distribution and retail sales facility. The request is compatible in nature and intensity with other industrial uses in the surrounding area, meets the basis of approval and is consistent with the land use recommendations of the Scioto-Franklin Neighborhood Plan and Greater Hilltop Plan Amendment. Staff recommends **approval with conditions**.

Request

The site is located on the north side of Valleyview Drive, approximately one-third of a mile east of North Wilson Road. The site contains an existing 22,400 +/- square foot, industrial building, 960 square foot service building and a 192 square foot shed, which were constructed in 1961 according to county auditor's records. The applicant wishes to retrofit these existing buildings as well as construct a ground fill hopper, aggregate storage bins, and a cement storage silo and conveyor system to operate a brick and concrete manufacturing, wholesale distribution and retail sales facility.

Surrounding Land Use/Zoning

Direction	Zoning	Land-Use
North	Rural	Single-Family Home Norfolk Southern Railroad R/W
East	M-Manufacturing (Columbus)	Freight Transportation and Trucking
South	R2-Residential (Columbus)	Single-Family & Two-Family Homes
West	M-Manufacturing (Columbus)	Custom Sign Center

Comprehensive Plans

The Scioto-Franklin Neighborhood Plan, adopted in August of 2011, recommends this area for light industrial and office land uses. Permitted land uses include office, industrial, storage and warehousing.

The Greater Hilltop Plan Amendment, adopted by the city of Columbus in 2010, also recommends this area for Light Industrial land uses. Recommended land uses include light assembly, fabrication and related uses.

The request and proposed use is consistent with the land use recommendations of the Scioto-Franklin Neighborhood Plan and the Greater Hilltop Plan Amendment.

Staff Review

Rural District

The current Rural District zoning designation does not support the pre-existing or proposed industrial use of the site. The Rural District is intended for agricultural and residential development where conservation of resources is important and urban services are not available. Permitted uses include single-family dwellings, accessory buildings, schools and parks, religious uses, home occupations, and adult family homes.

Planned Industrial Park District

The Planned Industrial Park (PIP) District is intended for multiple industrial establishments which seek to develop within a unified industrial area. This district allows for any use permitted in a straight industrial district as well as commercial uses associated with a permitted industrial use, provided they can comply with the district regulations and are approved as part of a development plan. The development plan (text and map form) must detail how the development will comply with the applicable standards of the district, which include building layout, parking, access, landscaping, soil types, utilities, lighting, and signage. A compliance waiver (variance) from any standard is permitted only if approved as part of the development plan. Any change/modification to an approved development plan must complete the amendment process.

Permitted Uses

The applicant's request will allow the subject property to be used for brick and concrete manufacturing, wholesale distribution and retail sales in addition to all uses permitted under the Restricted Industrial (RI) District. Examples of permitted uses include:

Manufacturing

- Brick and concrete products (OMB SIC Code 3271)
- Residential building contractors
- Canning and preserving fruits, vegetables and sea foods
- Apparel and textile products

- Luggage
- Glass Products
- Electronic Computers
- Communication Equipment
- Calculating and accounting equipment

Wholesaling

- Brick and concrete products (OMB SIC Code 5032)
- Furniture and home furnishings
- Dry Goods and apparel
- Groceries and related products
- Electrical Goods
- Hardware and plumbing and heating supplies
- Machinery , equipment and supplies
- Paper products
- Tobacco, beer, wine and distilled alcoholic beverages

Retail

- Brick and concrete products (OMB SIC Code 5211)

Access/Traffic

Access is provided by an existing curb cut on Valleyview Drive. Valleyview Drive is a two-lane roadway maintained by the city of Columbus having a right-of-way width of 60 feet with public sidewalks. The applicant will require deliveries to and from the site, which will be limited to weekdays between the hours of 7:30 a.m. and 5:00 p.m. The applicant anticipates approximately 18 deliveries per day (10 from delivery trucks, five (5) from sand and gravel trucks and three (3) from tractor trailers). Additionally, the applicant estimates receiving between three (3) and five (5) retail customers per hour. These estimates are based on an average of delivery and retail customer traffic produced at the applicant's other locations. The City of Columbus, Division of Planning and Operations has no concerns with this request.

Parking and Loading Spaces

The site currently provides 22 paved (asphalt) parking spaces and one (1) paved (concrete) loading space. The parking and loading space layout is detailed on the development plan. Based on the number of full time employees (eight (8)) and the proposed use, 32 parking spaces and three (3) loading spaces are required by code. The applicant has requested a waiver to relieve them from providing the additional parking and loading spaces required.

Storm Water Drainage

Stormwater from the industrial building and paved parking area is diverted to an existing catch basin and storm sewer system. The aggregate material bins, ground hopper, silo, and conveyor system will be located to the rear of the industrial building and any associated runoff will be controlled and contained on site. Site topography and drainage details are provided on the development plan. The Franklin County Soil and Water Conservation District and Franklin County Engineer's Office has no concerns with the request.

Sewage Disposal and Water Supply

The property is provided public sewer and water by the city of Columbus and is required to obtain all necessary permits and inspections prior to beginning the proposed use or any future change in use. The development plan details the location and size of these utilities.

General Development Character

The applicant will retrofit the existing 22,400 +/- square foot industrial building; 960 square foot service building and 192 square foot shed and construct a ground fill hopper, aggregate storage bins, and a cement storage silo and conveyor system. Approximately 60 percent of the existing industrial building will be used for manufacturing, and the remaining 40 percent of the building will be equally divided between a retail showroom and warehouse storage. The location, size and layout of all existing and proposed buildings and structures are detailed on the development plan.

Utilities and Facilities

No new utilities or facilities are proposed with this request.

Pollution

The request will not create any hazardous levels of smoke, dust, odor, fumes or noise. The manufacturing component of the proposed use does not require the use of any chemicals nor does it produce any hazardous waste or by-product. The aggregate materials are combined in a dry-mix process and heat is applied at relatively low temperatures to create the finished brick and concrete products.

Graphics and Signage

No new signage has been proposed. The applicant will re-face an existing free-standing sign; its location is detailed on the development plan. The applicant will be responsible for obtaining all required permits.

Lighting

The site is lit by existing floodlights that are affixed to the existing industrial building. No additional lighting will be added.

Fencing

The site has an existing, non-conforming chain-link fence with barbed wire that surrounds the rear portion of the lot. The fence varies between six (6) and eight (8) feet in height and is detailed on the development plan. The applicant has requested a waiver to allow fencing in excess of six (6) feet in height and barbed wire to remain. No additional fencing is proposed.

Screening & Landscaping

The site is adequately screened to the north, east and west by existing vegetation that ranges between 10-15 feet in height and opacity of 50% or more. Approximately 2.92-acres or 48 percent of the site is green space. The outside production and storage area will be screened by adding slats to an existing eight (8) foot chain-link fence and planting six (6) foot arborvitae hedges so that the use is not visible from the public street. Six (6) foot arborvitae hedges will also be planted to help screen the existing loading space. The applicant will maintain an existing 20 foot landscaped easement along the entire perimeter of the tract in compliance with the PIP district requirements. All existing and proposed screening and landscaping is detailed on the development plan.

Outdoor Storage and Display

An existing gravel area located behind the industrial building will be used for storage of block products. This area will also contain the proposed aggregate storage bins, ground hopper, silo, and conveyor system. An unlit, outdoor display area consisting of landscaping stone will be located on the east side of the industrial building and is detailed on the development plan. An existing trash dumpster is located to the rear of the industrial building as shown on the development plan. The dumpster is shielded from public view by the building, but is not currently screened on all sides by a fence or landscaping as required by code. The applicant has requested a waiver to relieve them from screening the dumpster as required.

Staff Analysis

The basis for approving a Planned Industrial Park (PIP) District is:

- 1.) *That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of this Zoning Resolution;*
 - » The proposed development is consistent with the purpose, intent and applicable standards set forth in the Franklin County Zoning Resolution.
- 2.) *That the proposed development is in conformity with all applicable development policies, community plans or portions thereof;*
 - » The proposed development is in conformance with the Scioto-Franklin Neighborhood Plan and the Greater Hilltop Plan Amendment.
- 3.) *That the proposed development advances the general welfare of the County and the immediate vicinity;*
 - » The proposed development will benefit and advance the general welfare of the County and the immediate vicinity. The applicant will return an otherwise vacant site into productive use all while creating jobs and providing products and services for consumers in the area.
- 4.) *That the benefits of improved arrangement and design of the development justifies deviation from the standard requirements for industrial development included in this Zoning Resolution;*
 - » The proposed development justifies deviation from the standard industrial requirements by allowing an industrial, wholesale and commercial retail use to operate together.
- 5.) *That a determination is made by the Chemical Emergency Preparedness Advisory Council (CEPAC) finding that the proposed use(s) will not constitute a moderate or severe potential health risk to surrounding residents and land uses;*
 - » The applicant will coordinate with the Chemical Emergency Preparedness Advisory Council (CEPAC) to reach a determination on whether the proposed use will constitute a moderate or severe potential health risk to surrounding residents and land uses. Considering that the proposed use requires no chemicals and produces no hazardous waste, the applicant anticipates that the proposed use will not constitute such a risk.

Staff Recommendation

Staff recommends *approval* of the proposed rezoning with the following conditions:

1. The applicant shall apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant shall obtain all required permits and inspections from the Franklin Township Building Department, Franklin Township Fire Department, and City of Columbus Public Utilities Department prior beginning construction and/or occupying the site.
3. The applicant shall remove the barbed wire from the section of eight (8) foot chain-fence located between the existing industrial building and the eastern property line.
4. The applicant shall receive a favorable determination from the Chemical Emergency Preparedness Advisory Council (CEPAC) that the proposed use will not constitute a potential health risk to surrounding residents and land uses prior to the issuance of a Certificate of Zoning Compliance.

5. The applicant must provide at least one handicapped parking space on site; this space must be properly stripped and meet the city of Columbus specifications for van accessibility.
6. The applicant shall plant four (4) shade trees (one per 75 feet of road frontage), two (2) inch caliper minimum, at the 35 foot setback line in the site's front yard. The tree species must be native to Ohio and approved by the Franklin County Soil and Water Conservation District prior to planting. The location of these trees must be shown on the approved development plan.
7. The applicant shall install fencing, to the height of the existing dumpster, on at least three sides, to provide adequate screening and to prevent trash or debris from blowing onto adjacent properties.

Planning Commission

On Wednesday, April 10, 2013, the Franklin County Planning Commission recommended approval of the request with the following conditions:

1. The applicant shall apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant shall obtain all required permits and inspections from the Franklin Township Building Department, Franklin Township Fire Department, and City of Columbus Public Utilities Department prior beginning construction and/or occupying the site.
3. The applicant shall remove the barbed wire from the section of eight (8) foot chain-fence located between the existing industrial building and the eastern property line.
4. The applicant shall receive a favorable determination from the Chemical Emergency Preparedness Advisory Council (CEPAC) that the proposed use will not constitute a potential health risk to surrounding residents and land uses prior to the issuance of a Certificate of Zoning Compliance.
5. The applicant must provide at least one handicapped parking space on site; this space must be properly stripped and meet the city of Columbus specifications for van accessibility.
6. The applicant shall plant four (4) shade trees (one per 75 feet of road frontage), two (2) inch caliper minimum, at the 35 foot setback line in the site's front yard. The tree species must be native to Ohio and approved by the Franklin County Soil and Water Conservation District prior to planting. The location of these trees must be shown on the approved development plan.
7. The applicant shall install fencing, to the height of the existing dumpster, on at least three sides, to provide adequate screening and to prevent trash or debris from blowing onto adjacent properties.

PLANNED INDUSTRIAL PARK DEVELOPMENT TEXT
3180 Valleyview Drive, Columbus, Ohio 43204
6 +/- Acres

PROPERTY ADDRESS: 3180 Valleyview Drive, Columbus, Ohio 43204
PARCEL I.D. NUMBER: 140-003208
PROPERTY SIZE: 6 +/- Acres
CURRENT DISTRICT: R, Rural
PROPOSED DISTRICT: PIP, Planned Industrial Park

OWNER: Mark Cantwell
Cantwell Machinery Company
P.O. Box 44130
Columbus, Ohio 43204

APPLICANT: Mark Snyder
Snyder Masonry and Supplies
2301 West Dorothy Lane
Dayton, Ohio 45439

AGENT: Michael T. Shannon, Esq.
Crabbe, Brown & James, LLP
500 S. Front St.
Columbus, OH 43215
mshannon@cbjlawyers.com

DATE OF TEXT: March 28, 2013

APPLICATION: _____

1. Introduction:

The subject property site (“Site”), PID # 140-003208, is situated in Valleyview Heights, Franklin Township, west Franklin County, Ohio. The Site is located on the north side of Valleyview Drive, between North Wilson Road and North Hague Avenue.

The Site is subject to the Scioto-Franklin Neighborhood Plan. Pursuant to the Scioto-Franklin Neighborhood Plan, the future planned use for the Site is “Light Industrial + Office.” The Light Industrial + Office land use category corresponds with “Suburban Office,” “Limited Industrial,” and “Restricted Industrial” Zoning Districts.

The Site is 6 +/- acres. On the Site stands a 22,400 +/- square foot industrial building, a 960 square foot wash bay service building, and a 192 square foot utility shed. The industrial building, built in 1961, includes a 5,400 +/- square foot office space with reception and lobby area, a 10,000 +/- square foot warehouse and production area, and a 7,000 +/- square foot service and

production area. The industrial building is less than 25 feet in height.

The Site is bordered on the east, west, and south by the City of Columbus. The parcels on the east and west are zoned M, Manufacturing. The parcels on the south, across Valley View Drive, are zoned R2 and R2F, Residential. The site is bordered on the north by Franklin Township. The parcels on the north are zoned R, Rural. A railroad easement serves as a buffer between the Site and the parcels on the north. The rear of the Site is buffered on the west, north, and east by trees and bushes that are 10 to 15 feet in height.

Applicant is seeking to rezone the Site from R, Rural, to PIP, Planned Industrial Park. The purpose of the rezoning is to allow manufacturing and sale on the Site. Applicant will manufacture concrete products on-site from raw materials. In addition to manufacturing, Applicant will sell the concrete products both retail and commercial.

The existing industrial building will remain once the Site is rezoned. The concrete products will be manufactured within the industrial building. The industrial building will also contain a showroom, offices, and storage space. Approximately 60% of the industrial building will be used for manufacturing. Approximately 20% of the industrial building will be used for retail showroom. Approximately 20% of the industrial building will be for warehouse storage. The existing wash bay service building and utility shed will also remain once the Site is rezoned. The wash bay service building will be converted into a batch mixer building.

Applicant's operation will require the construction of a ground fill hopper, aggregate storage bins, a cement storage silo, and a conveyor system. The silo will not exceed 41 feet in height. The aggregate storage bins are enclosed on three sides and covered by a roof. The conveyor system will not exceed 20 feet in height and will not exceed 20 degrees of incline. The conveyor system produces minimal sound and will not cause a noise nuisance. Aggregate raw materials will travel, via conveyor system, from the ground fill hopper, to the aggregate storage bins, into the batch mixer building, mix with cement from the silo, and then travel into the industrial building.

Chemicals are not added to the aggregate raw material and chemicals are not used to mix the concrete. The aggregate raw material is a dry mix. Accordingly, there is no chemical runoff.

As part of the operation, deliveries will occur periodically throughout the workday. These deliveries will be limited to weekdays between 7:30 a.m. and 5:00 p.m. Applicant anticipates receiving approximately 18 deliveries per day (10 from delivery trucks, 5 from sand/gravel trucks, and 3 from tractor trailers). In addition, Applicant anticipates receiving approximately 3-5 retail customers per hour. The anticipated number of deliveries and customers is based on an average of other Snyder Brick and Block locations.

Applicant anticipates that the operation will require full-time eight employees.

The rear of the lot will be improved with gravel and will serve as open storage for concrete blocks.

The Site will receive water and sewer services from the City of Columbus.

The Site will have an outdoor display consisting of landscaping stone. The display will be located on the east side of the industrial building, between the building and the parking lot. No lights will be added for the outdoor display.

The Site's lighting will be provided by existing floodlights that are attached to the industrial building. No additional lights will be added to the Site.

2. Permitted Uses, Section 444.02:

- i. Pursuant to Section 444.021, the Site shall permit the proposed use (manufacturing and wholesale/retail sale of brick and concrete products consistent with SIC Codes 3271, 5032 and 5211) as detailed in the approved development plan and be limited to the permitted uses of Section 342.02 - Restricted Industrial (RI) District and Section 322.02 – Suburban Office and Institutional District. Any modification or improvement to the Site not in accordance with the approved development plan and/or a change in use not permitted herein shall constitute and require an amendment to the Planned Industrial Park (PIP) District in accordance with the provisions of Section 444 and Article VII of the Franklin County Zoning Resolution.

3. Submission and Application, Section 444.03:

- i. Applicant requests a reduction of the 25 acre minimum lot area pursuant to Section 444.031. The Applicant proposes a manufacturing operation. This operation does not conflict with surrounding existing or planned land uses.

4. Development Plan, Section 444.032:

- i. In general, the tract will remain as already developed. The 22,400 +/- square foot industrial building, 960 square foot wash bay service building, and 192 square foot utility shed will remain. The wash bay service building will be converted into a batch mixer building. The concrete products will be manufactured within the industrial building. The industrial building will also contain a showroom, offices, and storage space. Applicant will construct a ground fill hopper, aggregate storage bins, a cement storage silo, and a conveyor system on the tract. These elements will be located behind the industrial building, as shown on the Development Plan.
- ii. Pursuant to Section 444.021, the Site shall permit the proposed use (manufacturing and wholesale/retail sale of brick and concrete products consistent with SIC Codes 3271, 5032 and 5211) as detailed in the approved development plan and be limited to the permitted uses of Section 342.02 - Restricted Industrial (RI) District and Section 322.02 – Suburban Office and Institutional District. Any modification or improvement to the Site not in accordance with the approved development plan and/or a change in use not

permitted herein shall constitute and require an amendment to the Planned Industrial Park (PIP) District in accordance with the provisions of Section 444 and Article VII of the Franklin County Zoning Resolution.

- iii. Water and sanitary sewer will be provided by the City of Columbus. The provisions for water and sanitary sewer from the City of Columbus are pre-existing, as shown on the Development Plan. Surface drainage facilities are depicted on the Development Plan. The proposed use and any future change in use of the Site must obtain all required permits and approvals from the City of Columbus Public Utilities Department.
- iv. The access drives, existing parking arrangements, and pedestrian walks are depicted on the Development Plan. The City of Columbus – Division of Planning and Operations has reviewed the proposed rezoning and has no comments regarding traffic and access. However, they do reserve the right to review any future change in use and may require a traffic analysis and/or improvements at the expense of the applicant.
- v. Applicant anticipates 18 deliveries per day to the Site (10 from delivery trucks, 5 from sand/gravel trucks, and 3 from tractor trailers. Applicant anticipates receiving approximately 3-5 retail customers per hour. The anticipated number of deliveries and customers is based on an average of other Snyder Brick and Block locations.
- vi. Provisions for landscaping are depicted on the Development Plan. Applicant will utilize existing lighting and signage space and not add additional lighting and signage.
- vii. The soil types, topography, surface water bodies and other natural features are depicted on the Development Plan.
- viii. Existing utility easements and surface improvements are depicted on the Development Plan.
- ix. Applicant will use the Site as it is already developed. Applicant will construct a ground fill hopper, aggregate storage bins, a cement storage silo, and a conveyor system immediately once Applicant owns the Site, pending approval of rezoning application.
- x. The Site is subject to the Scioto-Franklin Neighborhood Plan. Pursuant to the Scioto-Franklin Neighborhood Plan, the future planned use for the Site is “Light Industrial + Office.” The Light Industrial + Office land use category corresponds with “Suburban Office,” “Limited Industrial,” and “Restricted Industrial” Zoning Districts.

The Site is bordered on the east, west, and south by the City of Columbus. The parcels on the east and west are zoned M, Manufacturing. The parcels on the south, across Valley View Drive, are zoned R2 and R2F, Residential. The site is bordered on the north by Franklin Township. The parcels on the north are zoned R, Rural. A railroad easement serves as a buffer between the Site and the parcels on the north.

- xi. Applicant does not anticipate use of any hazardous chemicals.
- xii. The required land improvements are pre-existing.

5. Basis of Approval, Section 444.033:

- i. Except where indicated by this Text, this proposed development is consistent in all respects with the purpose, intent, and applicable standards of the Franklin County Zoning Resolution.
- ii. Except where indicated by this Text, the proposed development is in conformity with all applicable development policies, community plans or portions thereof.
- iii. The proposed development advances the general welfare of the County and the immediate vicinity because Applicant will develop a vacant industrial building into a manufacturing business and create jobs.
- iv. The benefits of improved arrangement and design of the development justifies deviation from the standard requirements for industrial development included in the Franklin County Zoning Resolution.
- v. Applicant will coordinate with the Chemical Emergency Preparedness Advisory Council (CEPAC) to reach a determination whether the proposed use will constitute a moderate or severe potential health risk to surrounding residents and land uses. Applicant anticipates that the proposed use will not constitute such a risk.

6. Planned Industrial Park Development Standards, Section 444.04:

- i. Unless otherwise indicated herein, the development standards of Section 444.04, Planned Industrial Park shall apply.

A. Intensity of Use, Section 444.041:

- i. The Site's primary operation will be entirely enclosed within the industrial building. The open storage and service areas will be screened by an eight foot slatted chain link fence with opaqueness of 90% or more. The loading dock will be screened by arborvitae at least six feet in height.

B. Side Yard, Section 444.043:

- i. The industrial building has a pre-existing, non-conforming side yard on its west perimeter of 20 feet.

C. Improvements Required, Section 444.045:

- i. Applicant will provide an easement of 25 feet or more in width around the northern and southern boundaries. This easement will include plantings which achieve a height of ten feet or more and an opaqueness of at least 75% within five years of normal growth. The 25 foot easement is not applicable to the western and eastern boundaries because they are adjacent to industrial zoning districts. Accordingly, the easement will be reduced to 15 feet and provide plantings of 50% opaqueness at two feet in height.

7. General Development Standards, Article 5:

- i. Unless otherwise indicated herein, the development standards of Article 5 shall apply where applicable.

A. Fence Requirements, Section 501:

- i. The Site has a pre-existing, non-conforming chain-link fence around its eastern, northern, and western perimeter that varies between six feet and eight feet in height, as depicted in the Development Plan. Applicant requests a waiver from the maximum fence height of six feet, as contemplated by Section 501.012.
- ii. The Site has a pre-existing, non-conforming chain-link fence with barbed wire, which separates the parking lot from the rear of the property. Applicant requests a waiver from the prohibition of barbed wire, as contemplated by Section 501.013.

B. Dumpster Screening and Maintenance, Section 505.024:

- i. The Site has a pre-existing dumpster. The dumpster is located on a concrete pad located behind the industrial building and shielded from public view. Applicant requests a waiver so that it is permitted to use a dumpster without a permanent screen, as contemplated by Section 505.024.

C. Off-Street Parking and Loading, Section 531:

- i. The Site has 22 pre-existing parking spaces and one pre-existing loading space. The Franklin County Zoning Resolution requires 32 parking spaces and three loading spaces.

D. Signs and Billboards, Section 541:

- i. Applicant will re-face the existing free-standing sign and any additional signage shall only be permitted in accordance with Section 541 and must receive all applicable permits.

E. Public Nuisance, Section 551:

- i. Applicant will not create any public nuisance as defined under the regulations of Section 551.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property, and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Franklin County Zoning Resolution..

Signature: _____ Date: _____

Hray, David A.

From: Blechschmidt, Daniel R. <DRBlechschmidt@columbus.gov>
Sent: Tuesday, March 26, 2013 2:36 PM
To: Hray, David A.
Cc: Welch,Brent
Subject: RE: 3180 Valleyview Drive - Rezoning Proposal (PID 140-003208)

Follow Up Flag: Follow up
Flag Status: Flagged

Anthony,

The City of Columbus, Division of Planning and Operations has no comments on this rezoning application.

If you have any questions or need any additional information, please let me know. Thank you for your assistance.

Daniel R. Blechschmidt, P.E.
Transportation Planning Engineer
Planning Section
Division of Planning & Operations
Department of Public Service
109 N. Front St.
Columbus, OH 43215

Work: (614) 645-1694
Fax: (614) 645-7921
Email: dblechschmidt@columbus.gov



DEPARTMENT OF
PUBLIC SERVICE

From: Hray, David A. [<mailto:dahray@franklincountyohio.gov>]
Sent: Thursday, March 21, 2013 9:43 AM
To: Blechschmidt, Daniel R.
Cc: Welch,Brent
Subject: 3180 Valleyview Drive - Rezoning Proposal (PID 140-003208)

Good Morning Dan-

We have received a rezoning request at the subject address to allow for a manufacturing and retail operation. The applicant specializes in the manufacturing of brick pavers and concrete block, traditionally used in landscaping applications.

The existing industrial facility will be retrofitted to accommodate the manufacturing component of the business, as well as a retail showroom and office space. I've attached a copy of the development text that details what their anticipated traffic levels might be based on a comparison of another facility that they operate. They do anticipate delivery of raw materials as well as traffic engendered from retail/commercial customers and deliveries.

As the proposal currently stands, their rezoning request would allow for the proposed use in addition to all other permitted uses in the Restricted Industrial Zoning District. I've attached a copy of this section for your reference which outlines these permitted uses.

At your earliest convenience, could you please review this proposal and let me know if you have any concerns/questions/comments. We will be meeting next Tuesday, March 26th at 1:30 p.m. at the Franklin County Engineer's office for our monthly Technical Review Committee meeting. I would like to invite you to attend if you are available. If not, I'd respectfully request that you please provide me with written comment prior to the meeting so that I may pass this information along to the applicant and acquire any additional information that you may need.

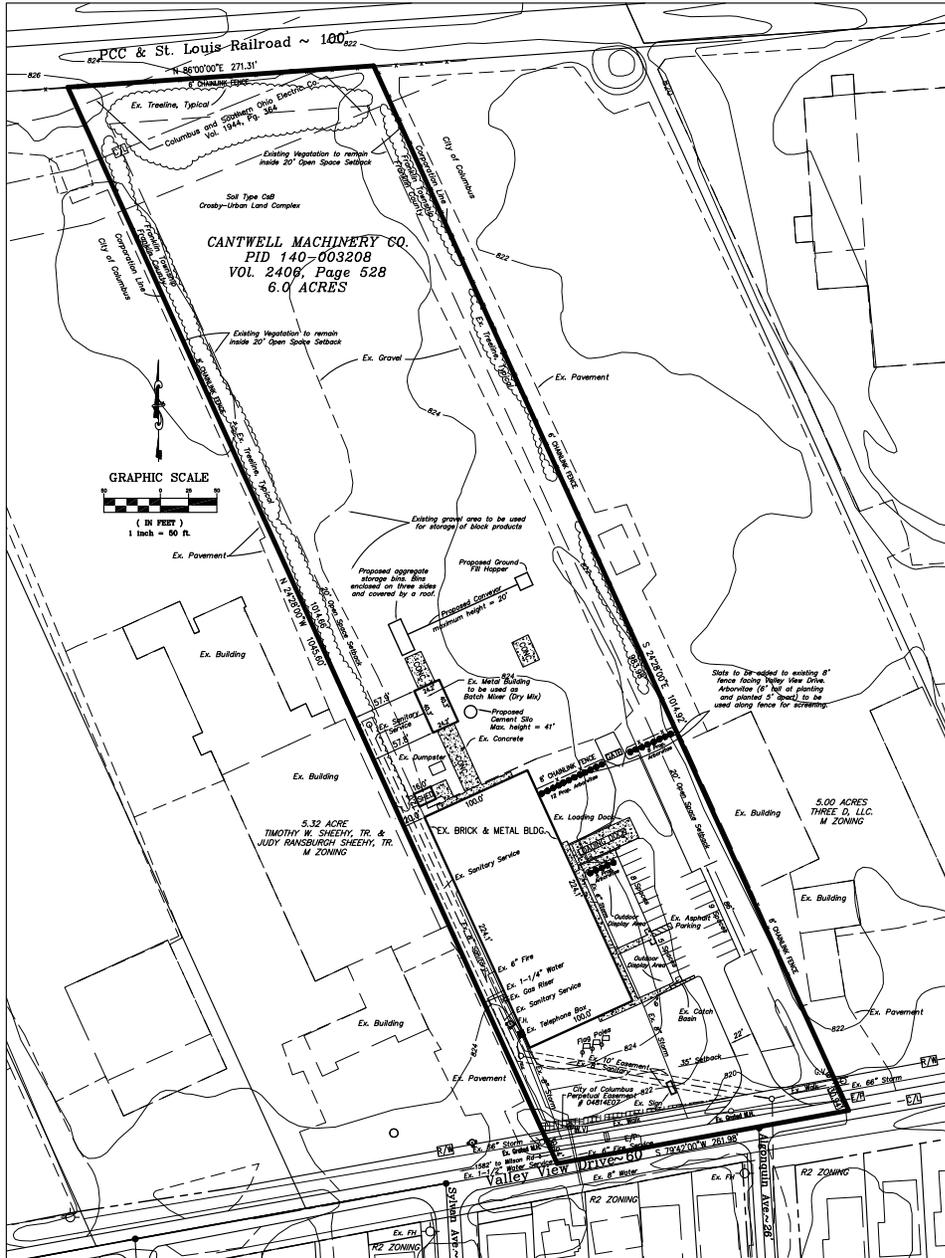
Should you have any questions or require any additional information in the meantime, please feel free to contact me.

Thank you for your assistance.

Sincerely,

D. Anthony Hray
Planner

Franklin County
Economic Development & Planning Department
Lazarus Building
150 South Front Street, FSL Suite 10
Columbus, Ohio 43215-7104
Tel: 614-525-4684
Fax: 614-525-7155



APPLICANT: SNYDER MASONRY AND SUPPLIES
 2301 WEST DOROTHY LANE
 DAYTON, OHIO 45429
 937-299-7388
SITE ADDRESS: 3180 VALLEY VIEW DRIVE
PARCEL NUMBERS: 140-003208
EXISTING ZONING: R, RURAL
EXISTING USE: FORMER CANTWELL MACHINERY COMPANY, BUILDING VACANT
PROPOSED ZONING: PIP, PLANNED INDUSTRIAL PARK
PROPOSED USE: MANUFACTURING AND RETAIL OF BRICK AND BLOCK PRODUCTS

BUILDING SETBACKS:
 SIDE YARD, EXISTING = 20'
 FRONT YARD, 35' SETBACK
EXISTING BUILDING:
 100' X 224' = 22,400 SQ. FT.
 BUILDING HEIGHT = 24'-5 3/4"

PROPOSED BUILDING USE:
 13,440 SQ. FT. FOR MANUFACTURING
 4,480 SQ. FT. FOR WAREHOUSE
 4,480 SQ. FT. FOR RETAIL
 NUMBER OF PROPOSED EMPLOYEES = 8

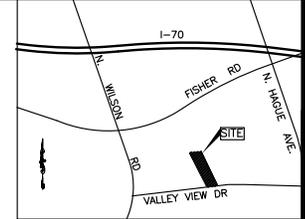
REQUIRED PARKING SPACES:
 FOR MANUFACTURING AND WAREHOUSE AREAS = 8 EMPLOYEES + 17,920 SQ. FT./3000 = 8 + 6 = 14 SPACES
 FOR RETAIL AREA = 4,480 SQ. FT./250 = 18 SPACES
TOTAL REQUIRED PARKING = 32 SPACES

PROVIDED PARKING:
 EXISTING 22 SPACES

AVERAGE DAILY TRAFFIC NUMBERS:
 SMALL DELIVERY TRUCKS = 10 TRUCKS PER DAY
 SAND/GRAVEL DELIVERY TRUCKS = 5 TRUCKS PER DAY
 SEMI/TRACTOR TRAILOR TRUCKS = 3 TRUCKS PER DAY
 PASSENGER CARS = 45 CARS PER DAY

EXISTING SANITARY AND WATER SERVICES:
 SANITARY- SITE IS SERVED BY AN EXISTING 8" SANITARY. BUILDINGS HAVE THREE EXISTING SERVICES
 WATER- SITE IS SERVED BY AN EXISTING 1-1/2" DOMESTIC LINE AND A 6" FIRE LINE

GREEN SPACE:
 EXISTING GREEN SPACE = 2.92 ACRES OUT OF 6 ACRES = 48% GREEN SPACE

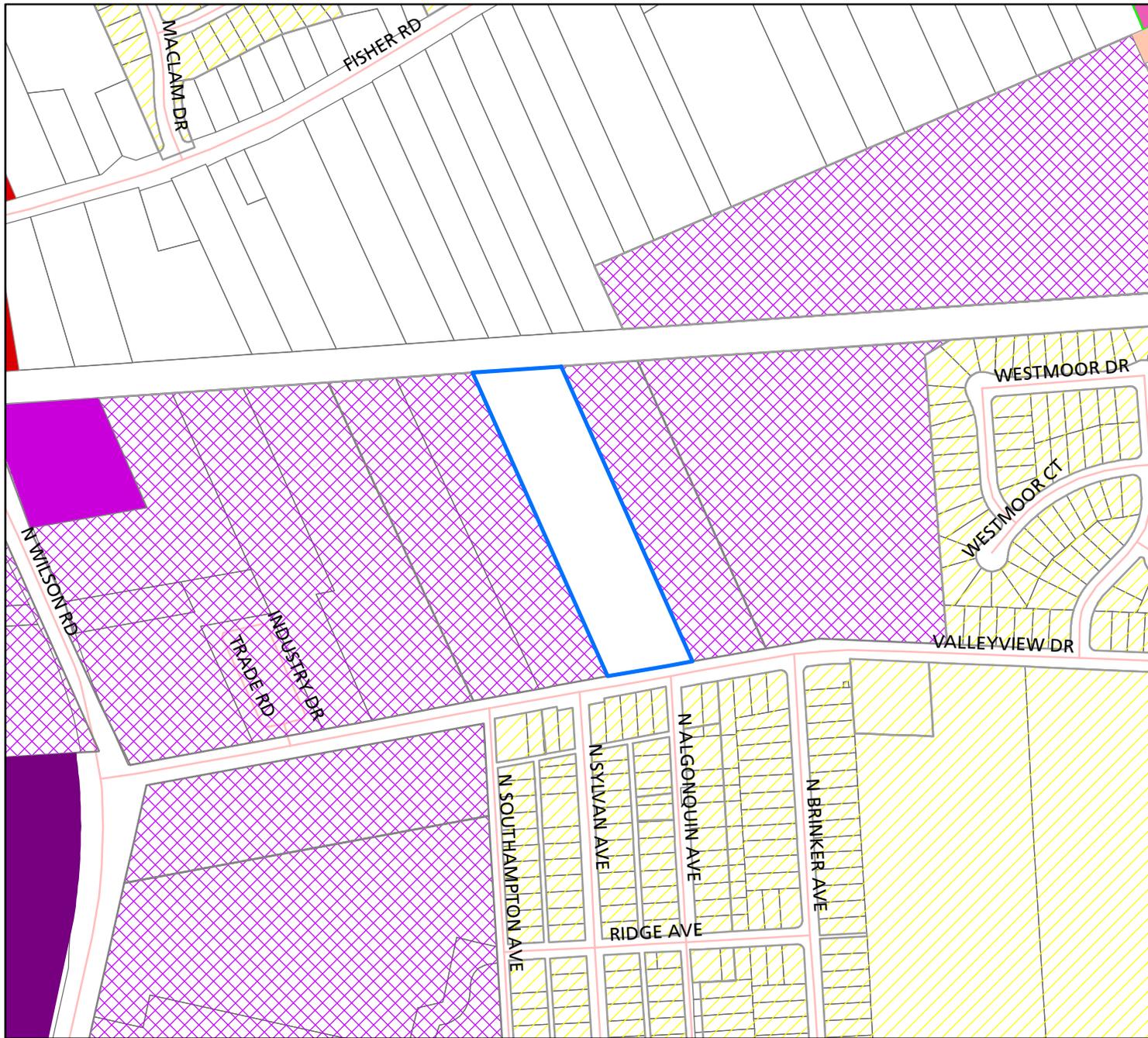


ZON-13-01
 Received: 3.28.13

FRANKLIN TOWNSHIP, FRANKLIN COUNTY, OHIO
REZONING DEVELOPMENT PLAN
 FOR
3180 VALLEY VIEW DRIVE
SNYDER MASONRY AND SUPPLIES
 PREPARED BY
HOCKADAY AND ASSOCIATES, INC.
 Consulting Engineers & Surveyors
 887 North Conroy Avenue
 Columbus, Ohio 43219
 Tele: (614) 252-0985
 Fax: (614) 252-0444



SCALE: 1" = 50'

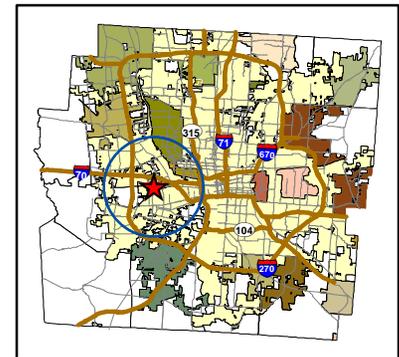


ZON-13-01

Requesting to rezone from the Rural District to the Planned Industrial Park (PIP) District.

6.0-acres
Franklin Township

- 3180 Valleyview Dr.
- Parcels
- Streets
- County Zoning**
- Rural
- Suburban Office/Institutional
- Community Service
- Limited Industrial
- General Industrial
- Select Com. Planned Dist.
- Columbus Zoning**
- Residential
- Multi-family
- Manufacturing





ZON-13-01

Requesting to rezone from the Rural District to the Planned Industrial Park (PIP) District.

6.0-acres
Franklin Township

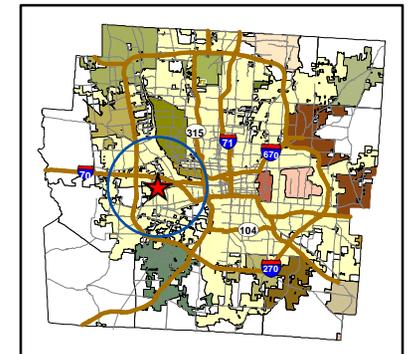
 3180 Valleyview Dr.

 Parcels

 Streets

Corporate Boundaries

 Columbus





ZON-13-01

Requesting to rezone from the Rural District to the Planned Industrial Park (PIP) District.

6.0-acres
Franklin Township

-  3180 Valleyview Dr.
-  Parcels
-  Streets
- Corporate Boundaries**
-  Columbus

