



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

Economic Development & Planning Department
James Schimmer, Director

Franklin County Board of Commissioners Rezoning Hearing
Franklin County Courthouse
373 South High Street – 26th Floor
Columbus, OH 43215

Tuesday, August 12, 2014
10:00 a.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the January 14, 2014 meeting
5. New Business:

A.

Applicant:	JC Lasmanis
Owner:	Paul J. Kunzen, Jr.
Agent:	Jackson B. Reynolds, III
Township:	Franklin Township
Site:	1783 N. Hague Avenue (PID #140-002383)
Acreage:	1.52-acres
Zoning:	Select Commercial Planned District (SCPD)
Utilities:	Public water and private wastewater
Request:	Requesting to amend an existing Select Commercial Planned District (SCPD).

6. Adjournment of Meeting to September 9, 2014



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**MINUTES OF THE
FRANKLIN COUNTY BOARD OF COMMISSIONERS
REZONING HEARING**

Tuesday, January 14, 2014

The Franklin County Board of Commissioners convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Tuesday, January 14, 2014.

Present were:

Paula Brooks, Chairperson
John O'Grady, Commissioner

Franklin County Economic Development and Planning Department members:

Matt Brown, Planner
Anthony Hray, Planner

Chairperson Brooks opened the hearing.

The first order of business being the approval of the October 24, 2013, meeting minutes. Commissioner O'Grady made a motion to approve the October 24th, 2013, meeting minutes. It was seconded by Chairperson Brooks. The minutes were approved by a two-to-zero vote.

NEW BUSINESS:

The next order of business being Zoning Case No. ZON-13-05. The applicant is Franklin County Rural Zoning Commission. The townships are all townships under Franklin County Zoning. The request is to amend Section 444.033(5) of the Franklin County Zoning Resolution to more accurately reflect the duties and responsibilities of the Franklin County Chemical Emergency Preparedness Advisory Council.

Mr. Anthony Hray read and presented the case to the Franklin County Board of Commissioners. Commissioner O'Grady made a motion to approve Case No. ZON-13-05. It was seconded by Chairperson Brooks. The motion was approved by a two-to-zero vote.

The next order of business being Zoning Case No. ZON-13-06. The applicant is M G Abbott, Inc. It is located at 5207 Ebright Road. The township is Madison Township. It is 4.77 acres in size. It is serviced by on-site water and wastewater. The request is to approve an amendment to an existing Select Commercial Planned District.

Mr. Anthony Hray read and presented the case to the Franklin County Board of Commissioners. Commissioner O'Grady made a motion to approve Case No. ZON-13-06 with the following conditions:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance for the Physical Fitness ("CrossFit" Gym) use and any future change in use.

2. The applicant must plant all landscaping in accordance with the landscaping plan within six (6) months of approval. All landscaping shall be maintained as required under the SCPD district regulations.
3. The applicant shall obtain all required permits and inspections from the Village of Groveport Building Department and Madison Township Fire Department for the proposed physical fitness use and any future change in use.
4. All storage buildings as noted and identified on the development plan (existing and proposed), shall be used solely for purposes of public warehousing (SIC Code 422). No commercial or industrial uses shall be permitted in these buildings.
5. The development text is revised to omit SIC Major Groups 16 and 17 (Section 344.022- Manufacturing) from the list of additional permitted uses proposed.
6. The applicant shall install screening, which provides a minimum opacity of 60%, along a portion of the northern property line, adjacent to the neighboring residence. The development plan shall be updated to reflect the method of screening to be used.

It was seconded by Chairperson Brooks. The motion was approved by a two-to-zero vote.

The next order of business being Zoning Case No. ZON-13-07. The applicant is the Franklin County Rural Zoning Commission. The townships are all townships under Franklin County Zoning. The request is to amend Section 531 of the Franklin County Zoning Resolution to more clearly and adequately address off-street parking, loading and access drives and to amend Section 720 to add definitions as needed in association with the amendments to Section 531.

Mr. Matt Brown read and presented the case to the Franklin County Board of Commissioners. Commissioner O'Grady made a motion to approve Case No. ZON-13-07 with the following conditions:

1. Revising Section 531.011(2) to indicate that only motor vehicles are prohibited from parking on grass, mulch, dirt, gravel or combination thereof.
2. Adding a subsection to Section 531.052 stating that: "No boat, camping trailer or other trailer may be parked nearer than three (3) feet to a property line and such vehicle may only be parked, stored, or kept in such a way as to prevent soil erosion and standing water."
3. Revising the definition of "Parking Facility" to read: "Any area used for the parking of motor vehicles, including recreational vehicles."

It was seconded by Chairperson Brooks. The motion was approved by a two-to-zero vote.

There being no further new business to come before the Board of County Commissioners, Commissioner Brooks adjourned the hearing.

And, thereupon, the hearing adjourned at 10:33 a.m.

Minutes of the January 14, 2014, Board of County Commissioners hearing were approved this 12th day of August, 2014.

Signature



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT
Board of County Commissioners
August 12, 2014

Case ZON-14-01
Prepared by: Anthony Hray

Applicant:	JC Lasmanis
Owner:	Paul J. Kunzen Jr.
Agent:	Jackson B. Reynolds III. – Smith and Hale LLC
Township:	Franklin Township
Site:	1783 Hague Avenue (PID # 140-002383)
Acreage:	1.527-acres
Zoning:	Select Commercial Planned District (SCPD)
Utilities:	Central water and on-site wastewater
Request:	Requesting to amend an existing Select Commercial Planned District (SCPD).

Summary

The applicant is requesting an amendment to an existing Select Commercial Planned District (SCPD) to expand the list of permitted uses and to allow the expansion of a principal building. Staff recommends **approval with conditions**.

History:

The site was rezoned in 1998 (ZON-97-16) from the Rural District to the Select Commercial Planned District (SCPD) to allow for a carryout pizza restaurant. This was the sole use approved under the rezoning, thus any change in use requires an amendment to the existing SCPD.

Request:

The site is located at the southwest corner of the intersection of Hague Avenue and Britton Avenue, approximately two-tenths of a mile south of Trabue Road. The site contains an existing 2,100 square foot commercial building (principal building), which previously served as the carryout pizza restaurant, but is currently vacant. The site also contains a 560 square foot accessory building, which previously served as an unapproved ice cream shop, and is also currently vacant. Both buildings were constructed in 1945 according to Franklin County Auditor’s records.

The applicant is requesting an amendment to the existing SCPD to expand the list of permitted uses and to allow a 720 square foot expansion of the existing principal building for indoor or outdoor storage.

Surrounding Land Use/Zoning

The surrounding area is predominately low to medium density residential development, with commercial development concentrated in the vicinity of the intersection of Hague Avenue and Trabue Road; located approximately two-tenths of a mile from the subject site.

Comprehensive Plans:

The Scioto-Franklin Neighborhood Plan (2011) Future Land Use Map recommends this site for limited range commercial or residential land uses. This includes a limited range of neighborhood scale retail uses, offices, and single-and multi-unit housing. Corresponding zoning districts to these land use recommendations include the Suburban Office (SO), Neighborhood Commercial (NC), Suburban Residential (R-4), Restricted Urban Residential (R-8), Urban Residential (R-12) and Multifamily Residential (R-24) Districts.

The plan also incorporates development guidelines aimed at promoting great neighborhoods, designing smarter buildings, incorporating measures for safer travel and implementing techniques for a cleaner environment. These guidelines represent the community's desired future. Some of the key guidelines include preserving existing neighborhoods by supporting appropriate building design and compatible land uses. Additionally, new commercial development should be more inviting and provide better pedestrian and bicycle access. Front yard setbacks should be reduced to promote a more walkable environment and stormwater best management practices should be utilized where possible to reduce stormwater flows and decrease the amount of pollution entering waterways.

The plan also includes a sidewalk priorities map that identifies where new sidewalks should be installed. Areas identified on the map are placed into one of two categories: primary priority (sidewalks should be installed first) and secondary priority (sidewalks should be installed after all primary priorities are installed). According to the sidewalk priorities map, the site is identified in a primary priority area and new sidewalks should be installed the entire width of the lot fronting Hague Avenue with new development.

The requested uses are consistent with the Future Land Use Map. However, to be consistent with the development guidelines of the Neighborhood Plan, the applicant should incorporate a feasible form of pedestrian or bicycle infrastructure and stormwater best management practices as a result of the proposed building expansion.

Staff Analysis

Select Commercial Planned District:

The Select Commercial Planned District (SCPD) is intended to provide for any use permitted in a straight commercial, restricted industrial, and limited industrial zoning district to locate in residential areas with development controls to ensure compatibility with the surrounding environment. As part of the rezoning of an area to the SCPD a development plan showing buildings, parking, landscaping, lighting, signage, etc. is required and must be accompanied by a written development text. Any deviation from the SCPD standards must be requested as a waiver and approved as part of the SCPD. Any change or modification to an approved development plan or change to the list of permitted uses must be approved as an amendment through the rezoning process.

Existing Permitted Use:

The following use is currently permitted:

Carryout pizza restaurant

Proposed Permitted Uses:

In addition to the previously approved permitted use, the applicant’s request would also permit the following uses:

The permitted uses for both buildings on the site shall be those uses permitted in the Neighborhood Commercial District (Section 325.021) excluding drive-in facilities, dine-in eating and drinking establishments, liquor stores (SIC Code 592), tobacco stores (SIC Code 5993), and laundry, cleaning and garment services (SIC Code 721), and the Suburban Office and Institutional District (Section 322.02).

Examples of permitted uses:

<u>Section 322.02 - Administrative, Professional, Institutional, and Business Offices</u>	<u>325.021 – Retail</u>
0742 Veterinary Services , without outdoor pens and runs	523 Paint, wallpaper and glass stores
43 US Postal Services	5251 Hardware Stores
4724 Travel Agencies	54 Food Stores
63 Insurance Carriers	56 Clothing Stores
64 Insurance Brokers	581 Eating and Drinking Places
65 Real Estate	5941 Sporting Goods
67 Investment Companies	5942 Book Stores
73 Business Services / Offices	5944 Jewelry Stores
791 Dance Studios	5992 Florists
81 Legal Services	722 Photography Studios
83 Social Services	724 Barber Shops
87 Engineering, Personnel, Management Serv.	725 Shoe Repair Shops
899 Professional Services not otherwise classified	7291 Tax Return Preparation
91-97 Government, public offices	7299 Miscellaneous personal services

Access/Traffic:

The site has two existing paved access points from Hague Avenue and one gravel access point from Britton Avenue. The Franklin County Engineer’s Office has posed no concerns with the existing layout of the site or the proposed uses. However, the Engineer’s Office reserves the right to require a traffic impact study should a change in use occur in the future that would create a significant increase in traffic. Furthermore, the applicant or owner would be responsible for completing any road improvements deemed necessary as a result of future traffic impact studies.

Parking and Circulation:

The site will provide 17 parking spaces (one of which will be striped for handicap accessibility). Eleven (11) of the spaces will be provided on an existing paved, asphalt surface and the remaining six (6) will be provided on an existing gravel surface. The applicant has requested a waiver to allow the gravel parking area to remain. The parking configuration and layout is provided on the development plan. Based on the most parking intense use permitted (retail store), 13 parking spaces are required. Should the existing parking area need to be expanded, meaning installation of new pavement or anything requiring earth disturbance, then an approved amendment will be required to the development plan and SCPD.

Storm Water/Drainage:

The paved parking area currently drains to a roadside swale and open yard areas to the south and west through sheet flow. Both the commercial building and accessory building are guttered with downspouts that discharge into open yard areas or the roadside swale. The proposed building expansion will also be appropriately guttered with downspouts discharging into open yard areas. The Franklin County Drainage Engineer's Office and Franklin Soil and Water Conservation District posed no concerns.

Sewage Disposal and Water Supply:

The site is served by central water services provided by the City of Columbus Department of Public Utilities. Sewage disposal is provided by an on-site wastewater treatment system located to the west of the existing commercial building. The system was installed by the previous property owner and was approved and inspected in 1996 by the Franklin County Public Health Department (FCPHD) under contract with the Ohio Environmental Protection Agency (OEPA). At the request of FCPH, the applicant obtained a certified soils report verifying that the site has adequate space for a secondary soil absorption area in the event that the primary system should fail. Any future change in use, development or redevelopment of the property, shall not infringe on the existing septic system or reserve area and shall not cause the system to exceed its approved capacity. Additionally, no parking or storage of any kind shall be permitted on the existing septic system or reserve area. Any future change in use, development or redevelopment of the site must receive approval from the Franklin County Public Health Department or Ohio EPA regarding wastewater treatment and the City of Columbus for central water services.

Architectural Design:

Aside from the proposed expansion to the commercial building, no changes are proposed to either building except for some minor exterior maintenance and cosmetic repairs, such as painting. Both building exteriors are compatible with the surrounding area and otherwise comply with the SCPD requirements. The proposed building expansion will be constructed to match the existing architectural design and exterior of the commercial building.

Outdoor Storage:

Outside storage shall be limited to the area identified on the development plan and shall be screened in accordance with the SCPD requirements or Section 531 of the Franklin County Zoning Resolution; whichever is more restrictive.

Utilities and Facilities:

No new utilities or facilities are proposed with this request. Any future development must comply with the SCPD regulations.

Pollution:

The request will not create any hazardous levels of smoke, odor or noise.

Graphics and Signage:

The applicant is requesting the placement of two (2) monument style signs (as indicated on the development plan) and two (2) wall signs; one on each building. All signage shall meet the graphics requirements of the SCPD and Section 420.034(14) of the Franklin County Zoning Resolution.

Lighting:

All lighting on the subject property shall be cut-off type fixtures (down lighting) and limited to the building areas unless located for landscaping and security purposes and will meet all requirements for lighting as required in Section 420.034(15). The exterior lighting for the site shall minimize off-site glare and reflection by utilizing screening, direction of lighting, height of lighting, wattage and type of lighting.

Screening & Landscaping Plan:

The applicant has included screening and landscaping details on the development plan. Landscaping will be used to screen the parking areas from the abutting residential area to the west and existing vegetation currently screens the parking areas from the residential area to the south. The Select Commercial Planned District regulations require that screening be provided along the entire area of abutment to any residential area; the applicant is requesting a waiver from this requirement. An existing dumpster is screened and enclosed by a six (6) foot wood fence. Its location is also identified on the development plan.

Staff Recommendation

Staff recommends approval of the proposed amendment with the following conditions:

1. The applicant shall apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant shall apply for and receive approval of a Building Permit from the Franklin Township Building Department for the proposed expansion.
3. The applicant shall obtain all required permits and inspections from the Franklin Township Fire Department.
4. The landscaping intended to screen the parking areas must achieve a height of six (6) feet within two (2) years and maintain a minimum opacity of sixty percent (60%) or more as provided in Section 420.034(16) of the Franklin County Zoning Resolution. The development plan shall be updated to reflect the exact species to be used of all landscaping prior to the issuance of a Certificate of Zoning Compliance. All plantings shall be native species only and selected in consultation with the Franklin Soil and Water Conservation District.
5. Any landscaping proposed in the public right-of-way must be approved by the Franklin County Engineer's Office. The development plan must be updated to reflect the exact species of plants and the maximum height allowed prior to the issuance of a Certificate of Zoning Compliance.
6. The applicant shall plant all landscaping within six (6) months of approval. All landscaping shall be maintained as required under the SCPD district regulations.
7. The applicant shall update the development plan to include the type, height and location of the screening to be used to screen the proposed indoor or outdoor storage area.
8. The applicant shall install a bike rack, in accordance with Section 670.0814 (Smart Growth Overlay) of the Franklin County Zoning Resolution. The type and location of the bike rack shall be included on the development plan prior to the issuance of a Certificate of Zoning Compliance.
9. The applicant shall incorporate a stormwater best management practice (BMP), consistent with the Scioto-Franklin Neighborhood Plan, to offset the increase in impervious surface created by the proposed building expansion. Details concerning the location, size and type of BMP shall be incorporated on the development plan and approved in consultation with the Franklin Soil and Water Conservation District prior to the issuance of a Certificate of Zoning Compliance.
10. The applicant shall coordinate with the Franklin County Public Health Department to ensure that the proposed building expansion will not impact the existing on-site wastewater treatment system. The applicant shall include details concerning the location, type and size of all components of the existing wastewater treatment system on the development plan and any changes to the system must be approved by the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance.

Planning Commission

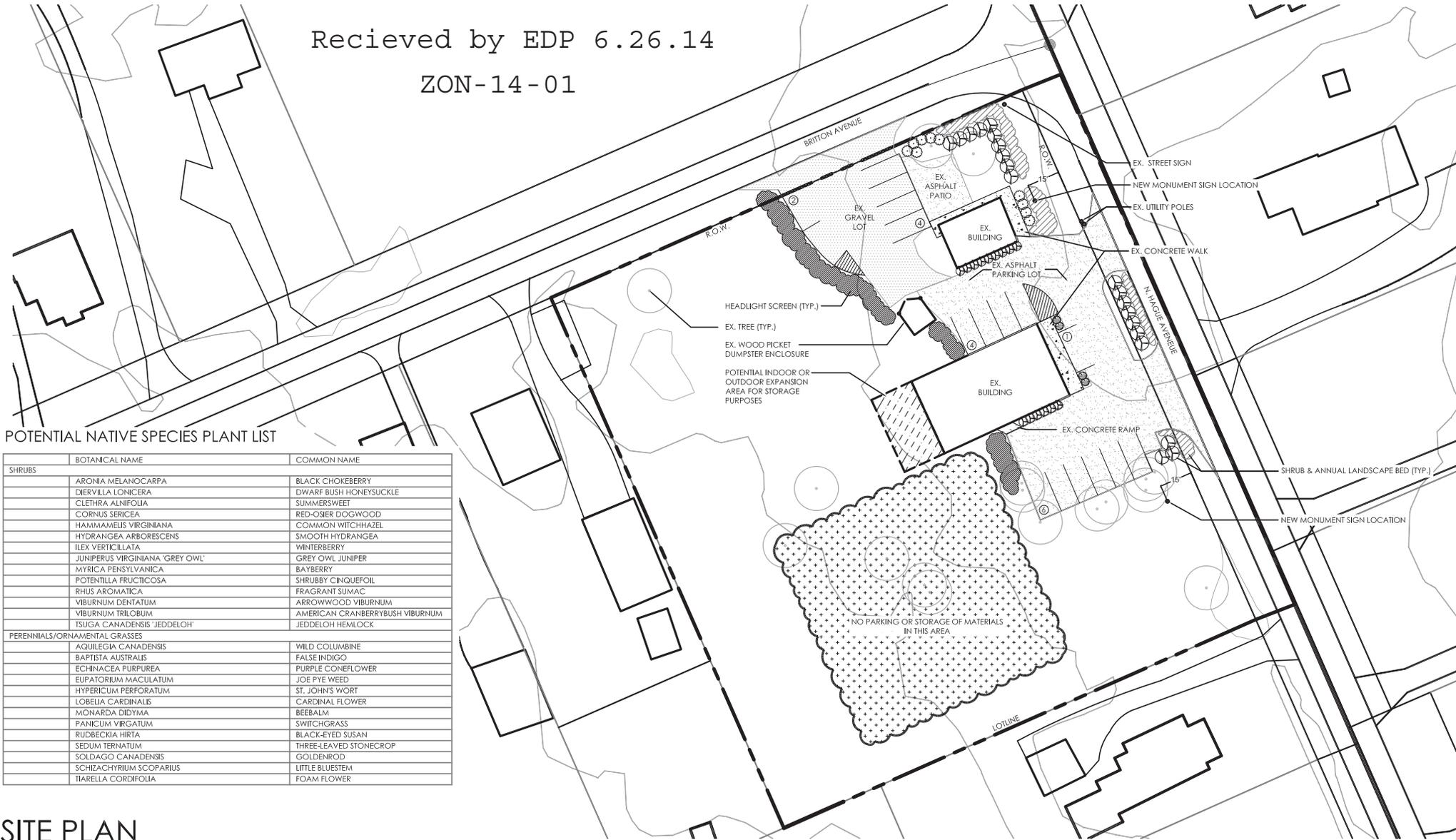
On Wednesday, July 9, 2014, the Franklin County Planning Commission recommended approval of the request with the ten (10) conditions recommended by staff (as written above) and added an additional condition that the hours of operation of any use on the site are limited to between 6 a.m. and 11 p.m.

Rural Zoning Commission

On Thursday, July 17, 2014, the Franklin County Rural Zoning Commission approved the request with the eleven (11) conditions as recommended by the Franklin County Planning Commission.

Recieved by EDP 6.26.14

ZON-14-01



POTENTIAL NATIVE SPECIES PLANT LIST

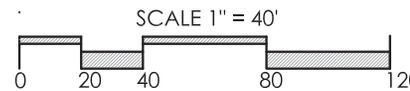
	BOTANICAL NAME	COMMON NAME
SHRUBS	ARONIA MELANOCARPA	BLACK CHOKEBERRY
	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE
	CLETHRA ALNIFOLIA	SUMMERSWEET
	CORNUS SERICEA	RED-OSIER DOGWOOD
	HAMMAMMELIS VIRGINIANA	COMMON WITCHHAZEL
	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA
	ILEX VERTICILLATA	WINTERBERRY
	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER
	MYRICA PENNSYLVANICA	BAYBERRY
	POTENTILLA FRUCTICOSA	SHRUBBY CINQUEFOIL
	RHUS AROMATICA	FRAGRANT SUMAC
	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM
	VIBURNUM TRILOBUM	AMERICAN CRANBERRYBUSH VIBURNUM
	TSUGA CANADENSIS 'JEDDELOH'	JEDDELOH HEMLOCK
PERENNIALS/ORNAMENTAL GRASSES	AGUILEGIA CANADENSIS	WILD COLUMBINE
	BAPTISTA AUSTRALIS	FALSE INDIGO
	ECHINACEA PURPUREA	PURPLE CONEFLOWER
	EUPATORIUM MACULATUM	JOE PYE WEED
	HYPERICUM PERFORATUM	ST. JOHN'S WORT
	LOBELIA CARDINALIS	CARDINAL FLOWER
	MONARDA DIDYMA	BEEBALM
	PANICUM VIRGATUM	SWITCHGRASS
	RUDBECKIA HIRTA	BLACK-EYED SUSAN
	SEDUM TERNATUM	THREE-LEAVED STONECROP
	SOLDAGO CANADENSIS	GOLDENROD
	SCHIZACHYRIUM SCOPARIUS	LITTLE BLUESTEM
	TIARELLA CORDIFOLIA	FOAM FLOWER

SITE PLAN

NORTH HAGUE AND BRITTON AVE

PREPARED FOR SMITH AND HALE, L.L.C.

DATE: 6.10.2014



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
 243 N. 5th Street Suite 401 Columbus, OH 43215
 p (614) 487-1964 www.farisplanninganddesign.com

SELECT COMMERCIAL PLANNED DISTRICT
(SCPD)
FRANKLIN TOWNSHIP
1783 North Hague Avenue
JC's Kitchen LLC & JC's – Just Chili LLC
NO. _____

BACKGROUND:

The subject site is located on the southwest corner of the intersection of Hague Avenue and Britton Avenue. The site is surrounded by single-family residential land uses. The site incorporates approximately 1.527 acres and has one owner. The site has an existing 2,100 square foot commercial building and 560 square foot accessory building; both of which were constructed in 1945. The site was rezoned in 1998 (ZON-97-16) to allow the operation of a carryout pizza restaurant. Subsequently, the existing commercial building was used for the pizza restaurant and the accessory building used as an ice cream shop (not approved under previous rezoning). Both buildings are currently vacant. The applicant is requesting to amend the existing SCPD to expand the list of permitted uses, as the site is currently limited to one use – carryout pizza restaurant.

PERMITTED USES:

The following uses shall be permitted;

The permitted uses for both buildings on the site shall be found in the Neighborhood Commercial District (Section 325.021) excluding drive-in facilities, dine-in eating and drinking establishments, liquor stores (SIC Code 592), tobacco stores (SIC Code 5993) and laundry, cleaning and garment services (SIC Code 721) and the Suburban Office and Institutional District (Section 322.02). Any proposed use must meet all applicable Franklin Board of Health or OEPA regulations concerning septic sewer capacity.

DEVELOPMENT STANDARDS:

The development plan details the existing physical layout of the site and incorporates the proposed expansion to the rear of the commercial building. This expansion is intended to provide additional area for indoor or outdoor storage. Any changes to the physical layout of the site or modifications to the development plan shall require an amendment to the SCPD.

EXISTING VEGETATION

There is very little existing vegetation in front of the site as it is found primarily along the south side of the site. There is green space to the north, south and west of the buildings. Native plantings will be installed within the existing small island in front of the larger building, in front of the small building and along the parking area to the south along Hague Avenue and along Britton Avenue. All existing and proposed landscaping is indicated on the development plan. A list of native shrubs and plants are listed on the development plan and are available for planting in the landscape

and screening areas. The list provides a variety of different native species that can be planted at the discretion of the owner.

LIGHTING:

- a. All lighting on the subject property shall be cut-off type fixtures (down lighting) and limited to the building areas unless located for landscaping and security purposes and will meet all requirements for lighting as required in the Franklin County Zoning Code.
- b. The exterior lighting for the site shall minimize off-site glare and reflection by utilizing screening, direction of lighting, height of lighting, wattage and type of lighting.

ACCESS AND TRAFFIC:

The Franklin County Engineer's office is in support of the current layout of the property and the proposed uses in this text; however, they reserve the right to require a traffic impact study for any future change in use. Any improvements deemed necessary based on the traffic impact study and as a result of the change in use shall be completed at the expense of the property owner.

SCREENING AND LANDSCAPING PLAN

A general landscaping and screening plan has been included on the development plan. The owner has installed a six (6) foot high wooden board on board fence surrounding the dumpster area with a gate to screen it from view. All existing vegetation and landscaping will be maintained which consists of sodded lawn, deciduous trees and mulched beds with evergreen shrubs and annuals/perennials. Additional landscaping will be added as indicated on the development plan to enhance the lot along the property frontage and to screen the parking areas from the neighboring residential areas to the west. A list of native plant species has been included on the development plan as well. A request is made to waive the landscaping requirements along the western and southern property lines as required in Section 430.034(16)(9)(ii) as there is adequate landscaping provided around the building and parking areas to screen the abutting residential lots.

SIGNAGE AND GRAPHICS:

- a. Directional signs for ingress and egress shall be permitted at the curbcut on Hague Avenue and Britton Avenue no larger than two (2) sq.ft. in size per sign.
- b. A maximum of two (2) free standing signs will be erected on the Hague Avenue frontage that will adhere to the signage standards found in Section 420.034(14(b)) of the Franklin County Zoning Code.
- c. No off-premise graphic shall be permitted on site nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.
- d. An illuminated wall sign shall be permitted on the front facades of the small ancillary building

and the main building to advertise the tenants operations that are permitted under code. These signs shall adhere to the wall signage standards found in Section 4020.34(14(a)) of the Franklin County Zoning Code.

ENVIRONMENTAL TREATMENT:

- a. The site shall be landscaped along the Hague Avenue right-of-way with a variety of plantings as shown on the site plan.
- b. No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.
- c. There shall be two (2) curbcuts allowed on Hague Avenue and one curbcut onto Britton Avenue. The parking area in and around the main building will be paved with asphalt. The parking spaces along Britton Avenue (behind the small ancillary building) are nonconforming as they are non-paved but graveled and can continue to be used under this SCPD as a variance to the Zoning Code.
- d. All screen plantings shall be maintained permanently and any plant which does not survive shall be replaced within three months with exceptions made based on the time of year the three months ends due to weather conditions. Plant materials shall meet the specifications of the original planting. Maintenance of the screening materials shall be the responsibility of the owner of the property and failure to replace and maintain the screening materials shall be a violation of the Franklin County Zoning Code.

SITE PLAN:

The property shall be used in accordance with the submitted site plan. The attached site plan illustrates the area where the building and parking areas are located. The general layout and site concept shall, however, conform to the site plan.

PARKING

The existing site, reconfigured to add a handicapped parking space will have 17 spaces. The proposed use of the property will consist of the larger building (56' 8" x 32' 2" in size) requiring 8 parking spaces and the smaller building (26' 8" x 17' 7" in size) that requires 2 parking spaces, for a total of 10 spaces. If the larger building was expanded by the allowable 20' addition the site would require an additional 3 spaces for a total of 13 spaces required on site. The parking layout is non-conforming as the site was developed in the 1950's therefore setback variance is necessary along Britton Avenue to reduce parking to 0' setback and to 15' setback along Hague Avenue.

ARCHITECTURAL DESIGN

The buildings were built in 1945 and there are no planned changes to the architectural design of either building except painting and small aesthetic improvements. The proposed building expansion shall be constructed to match the existing architectural design and exterior of the commercial building.

OUTDOOR STORAGE

Outdoor storage shall be limited to the area identified on the development plan. Such storage shall be screened in accordance with the SCPD requirements or Section 531 of the Franklin County Zoning Resolution; whichever is more restrictive.

STORMWATER DRAINAGE:

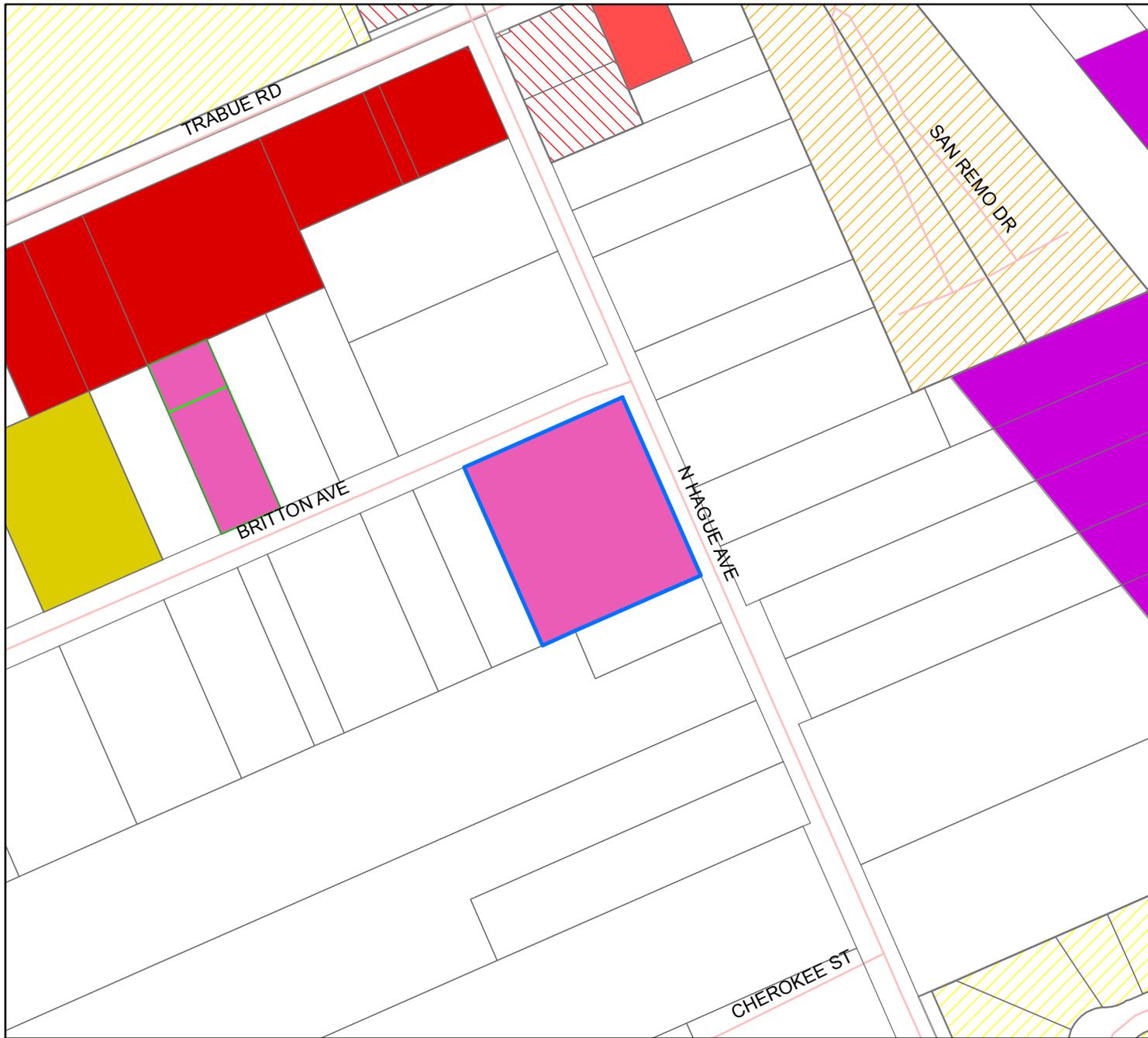
Drainage and run-off from the proposed development shall not cause property damage to off-site areas. All drainage improvements shall be designed in conformance with the requirements of the Franklin County subdivision regulations and Franklin County Stormwater Drainage Manual. The building will be guttered and the down spouts will sheet flow into the roadside swale or the yard located to the south and west of the parking areas.

SEWAGE DISPOSAL AND WATER SUPPLY:

The building is already served by centralized water under contract by the City of Columbus and an onsite sewer treatment facility that is under the Franklin County Public Health Department control for monitoring and inspection. At the request of the Franklin County Public Health Department, the applicant has provided soils analysis certifying that adequate area remains on the site that is viable to be used for a reserve septic system should the primary system fail. Any future change in use, development or redevelopment of the property, shall not infringe on the existing septic system or reserve area and shall not cause the system to exceed its approved capacity. Any future change in use, development or redevelopment of the site must receive approval from the Franklin County Public Health Department or Ohio EPA regarding wastewater treatment and the City of Columbus for centralized water.

POLLUTION:

- a. Smoke: No smoke shall be emitted from any structure in the SPCD.
- b. Noise: The noise level shall be no greater than sixty (60) decibels at the lot line.
- c. Odor: No odorous gases or other odorous matter in any quantities as to be offensive at any point on or beyond the SCPD boundary.

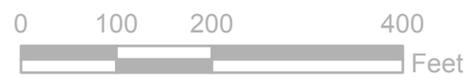
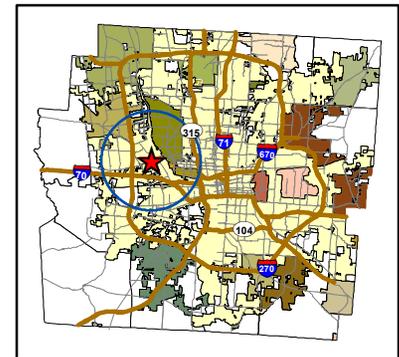


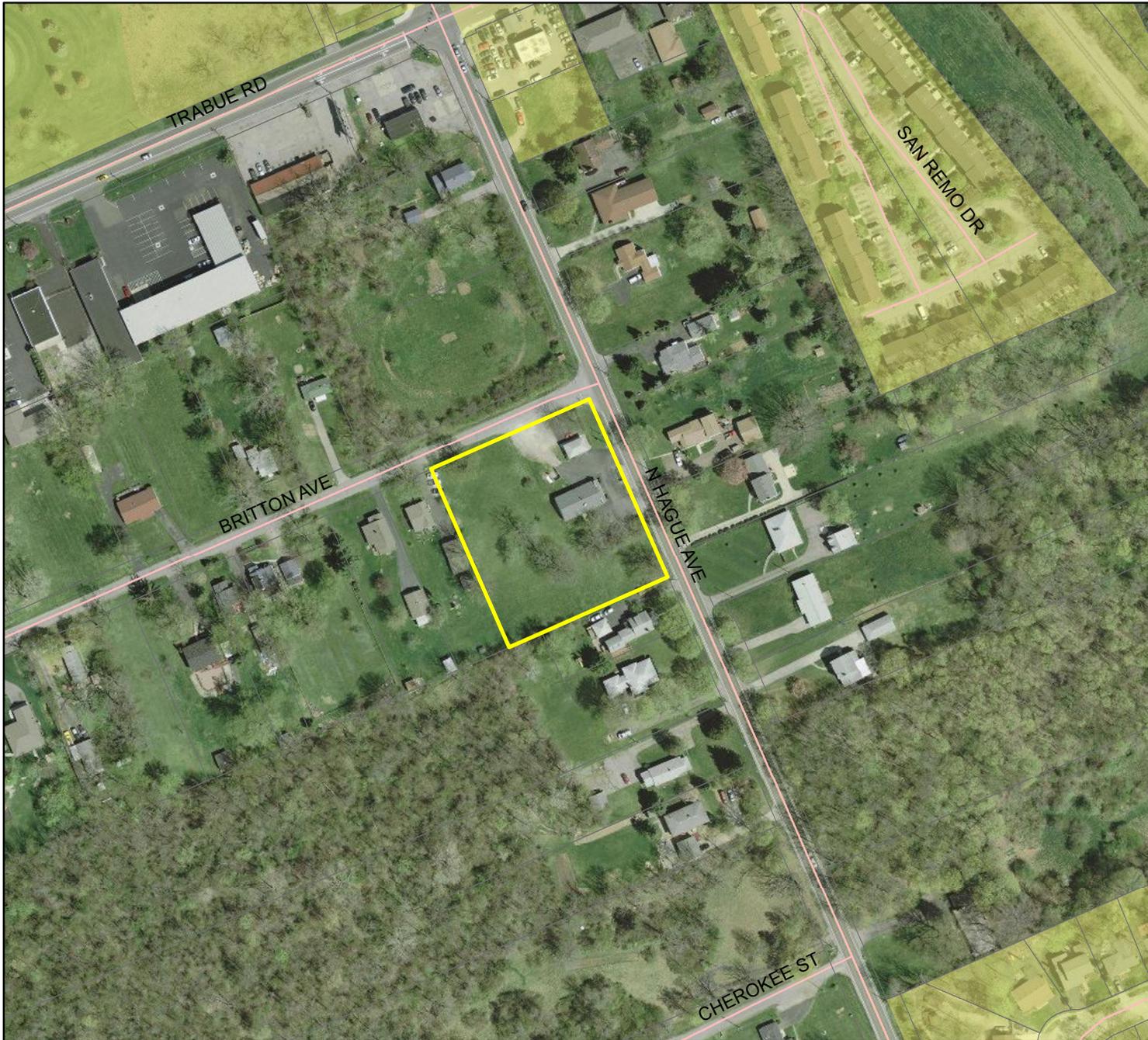
ZON-14-01

Requesting to amend an existing Select Commercial Planned District (SCPD).

1.52 acres
Franklin Township

-  1783 N. Hague
-  Parcels
-  Streets
- Columbus Zoning**
-  Residential
-  Multi-family
-  Commercial
- County Zoning**
-  Rural
-  Urban Res.
-  Community Com.
-  Community Service
-  Limited Industrial
-  Select Com. Planned Dist.



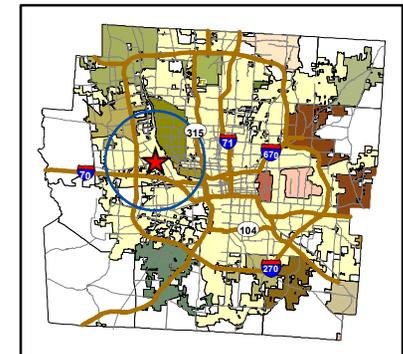


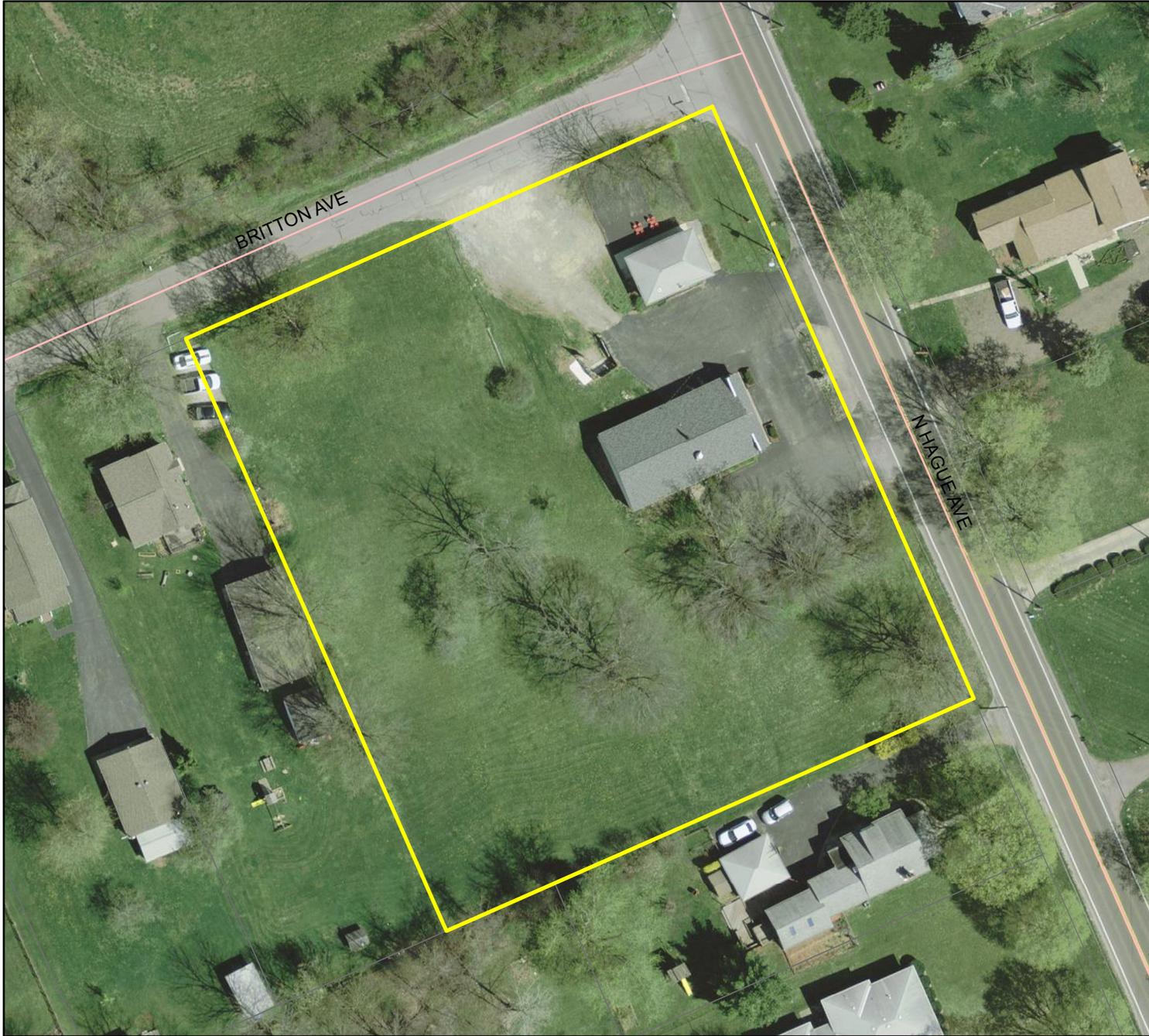
ZON-14-01

Requesting to amend an existing Select Commercial Planned District (SCPD).

1.52 acres
Franklin Township

-  1783 N. Hague
-  Parcels
-  Streets
-  Columbus

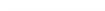




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