



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, February 9, 2016
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 12, 2016 meeting
5. New Business:

i. ZON-15-05 – Matt Brown

Applicant/Owner:	Al Rahma Mosque
Agent:	Dan Heckman, Alpha Architectural Services
Township:	Clinton Township
Site:	2130 Mecca Road (PID #130-004347)
Acreage:	0.25 acres
Zoning:	Rural
Utilities:	Public water and wastewater
Request:	Requesting to rezone from the Rural District to the Suburban Office District.

6. Adjournment of Meeting to March 8, 2016



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

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

Tuesday, January 12, 2016

The Franklin County Board of Commissioners convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Tuesday, October 13, 2016.

Present were:

John O'Grady, President
Marilyn Brown, Commissioner

Franklin County Economic Development and Planning Department members:

Kenneth Wilson, County Administrator
Jenny Snapp, Director
Dave Reutter, Franklin Soil & Water
Matt Brown, Planning Administrator

Commissioner President O'Grady opened the hearing.

The first order of business being approval of the minutes of the October 13, 2015, meeting. Ms. Brown made a motion to approve the October 13, 2015, minutes. It was seconded by Mr. O'Grady. The motion passed by a two-to-zero vote.

NEW BUSINESS:

The next order of business being County Rezoning Case No. ZON-15-03. The applicant is the Franklin County Rural Zoning Commission. The site is the Westbrook Subdivision. The township is Franklin Township. The request is to rezone all lots and reserves within the Westbrook Subdivision, with the exception of lots 74-91, 107-112, 176-186 and Reserve A from the Suburban Apartment Residential (R-24) and Rural Districts to the Urban Residential (R-12) district. Mr. Matthew Brown read and presented the case to the Franklin County Board of Commissioners. Mr. Reutter stated that Franklin Soil and Water holds the conservation easement on the property and has no objection to the rezoning. Ms. Brown made a motion to pass County Rezoning Case ZON-15-03. The motion was seconded by President O'Grady.

There being no further business coming before the Franklin County Rural Zoning Commission, President O'Grady adjourned the meeting.

The hearing was adjourned at 10:16 a.m.

Minutes of the January 12, 2016, Franklin County Board of County Commissioners hearing were approved this 9th day of February, 2016.

Signature



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of County Commissioners
February 9, 2016

Case ZON-15-05

Prepared by: Matt Brown

Applicant/Owner:	Al Rahma Mosque
Agent:	Dan Heckman, Alpha Architectural Services
Township:	Clinton Township
Site:	2130 Mecca Road (PID #130-004347)
Acreage:	0.25 acres
Zoning:	Rural
Utilities:	Public water and wastewater
Request:	Requesting to rezone from the Rural District to the Suburban Office and Institutional (SO) District.

Summary

The applicant is requesting a rezoning from the Rural District to the Suburban Office and Institutional (SO) District. The request is consistent with recommendations of the Clinton-Mifflin Land Use Plan. Staff recommends approval with conditions.

Request

The site is located on the north side of Mecca Road east of Westerville Road in Clinton Township. The site is currently vacant and zoned Rural. The applicant is requesting to rezone the property to the Suburban Office and Institutional (SO) District.

Surrounding Land Use/Zoning

The surrounding area is a mix of land uses and zoning districts in both Clinton Township and the city of Columbus. Land uses include single-family, multi-family, commercial, industrial and religious uses.

Comprehensive Plans

The Clinton-Mifflin Land Use Plan, adopted in January 2009, recommends this property for office and residential uses. Corresponding zoning districts include the Suburban Office and Institutional (SO), Restricted Urban Residential (R-8), Urban Residential (R-12) and Suburban Apartment Residential (R-24) Districts.

The requested zoning district is consistent with the future land use recommendation of the Plan.

Staff Analysis

Suburban Office and Institutional (SO) District:

The Suburban Office and Institutional (SO) district is intended for offices and institutions that may locate independently or in small clusters and that desire buildings or groups of buildings surrounded by landscaped open areas adjacent to, but separated from the concentrations of people and traffic of retail, wholesale and industrial areas in the community. This district also allows for administrative, professional, institutional and business offices. The following are examples of permitted uses:

- Veterinary Services, without outdoor pens or runs
- Animal specialty services without outdoor pens or runs (exclusive of horse breeding)
- US Postal Service
- Travel Agencies
- Telephone and Communication Offices
- Radio and Television Broadcasting
- Cable Television Offices
- Depository Institutions (banks)
- Non Depository Institutions
- Security/ commodity brokers
- Insurance Carriers
- Insurance Brokers
- Real Estate
- Investment Companies
- Business Services/offices
- Motion Picture Distribution services
- Motion Picture Theaters
- Video tape/disc rental
- Dance Studios
- Talent producers, entertainers
- Health and Medical Services
- Legal Services
- Educational Services, libraries, schools
- Social Services
- Museums, Galleries
- Membership Organizations
- Engineering , Personnel, Management Services
- Professional Services not otherwise classified
- Government, public offices

There is no minimum lot size or minimum lot width requirement in the SO district, however all development must comply with development standards including lot coverage, side yards setback, rear yard setback, front building setback, green belt and maximum height.

Technical Agency Review:

Clinton Township, the Franklin Soil & Water Conservation District, Franklin County Engineer's office, and Franklin County Drainage Engineer's Office expressed no concerns with the proposed rezoning. The Franklin County Sanitary Engineer's office has confirmed availability of public water and sewer at the site.

Staff Review

The proposed rezoning keeps with the land use recommendation of the adopted comprehensive plan. In addition, the location proposed for rezoning meets the intent of the Suburban Office and Institutional (SO) District to group office and institutional uses and buildings in areas adjacent to, but separate from higher activity uses such as retail, wholesale and industrial uses. Staff believes that the proposed rezoning advances the general health, safety and welfare of the public by encouraging appropriate use and development of the land affected and the overall development of the surrounding area.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to a change in use, construction or any earth disturbing activities at the site.

Planning Commission Recommendation

On Wednesday, January 13, 2016, the Franklin County Planning Commission recommended approval of the proposed rezoning with the staff's recommended condition.

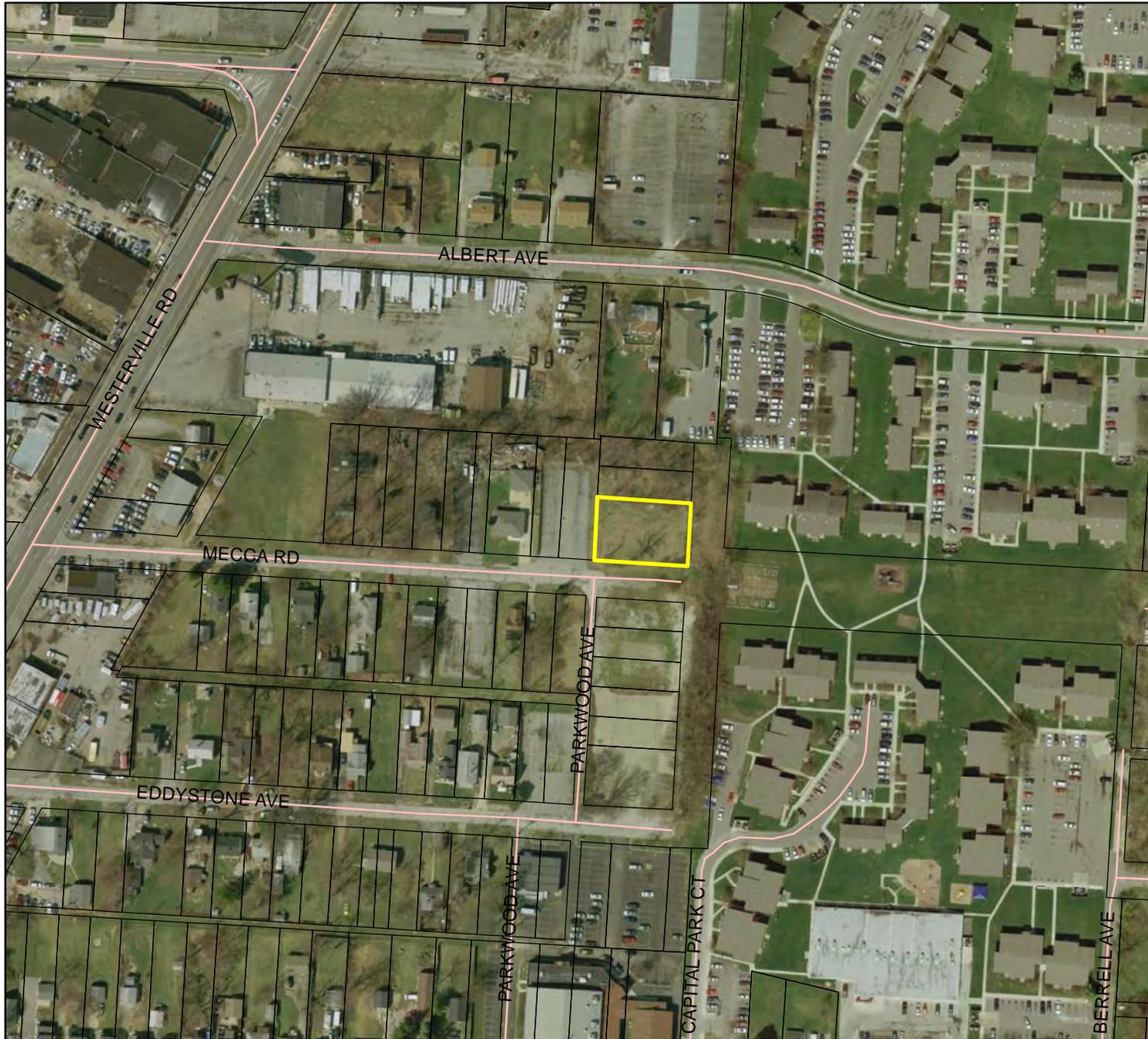
Rural Zoning Commission Recommendation

On Thursday, January 21, 2016, the Franklin County Rural Zoning Commission approved the proposed rezoning with the staff's recommended condition.

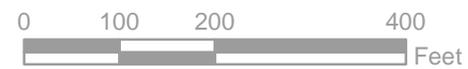
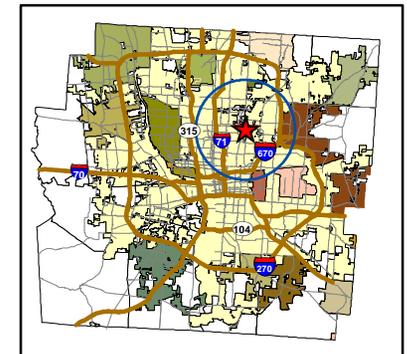
ZON-15-05

Requesting to rezone from
the Rural District to the
Suburban Office District.

0.25 Acres
Clinton Township



-  2130 Mecca Road
-  Parcel
-  Streets



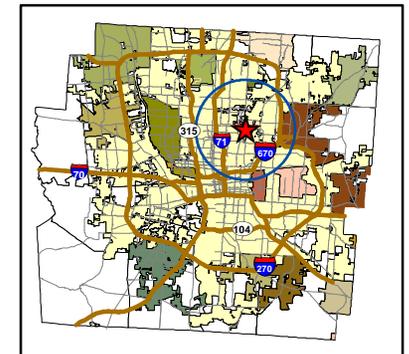


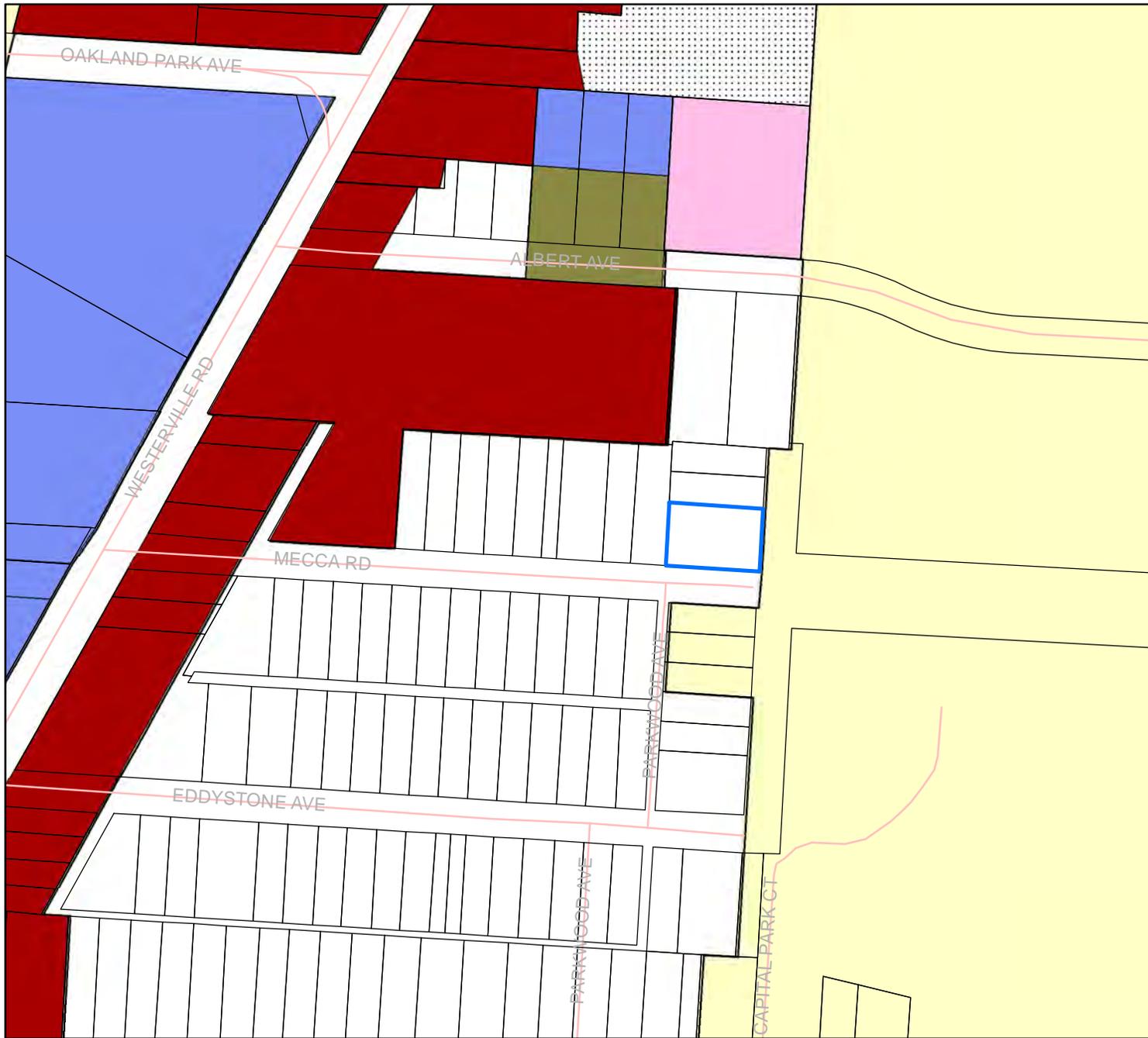
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ZON-15-05

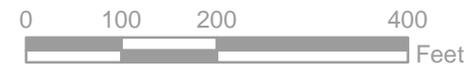
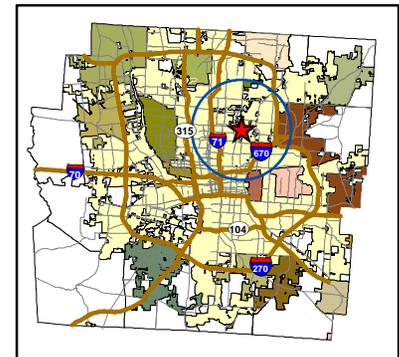
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0.25 Acres
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-  Parcel
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- Zoning**
-  Community Service
 -  Exceptional Use
 -  Limited Industrial
 -  Restricted Industrial
 -  Rural
 -  Urban Residential
 -  Not in Jurisdiction

- Corporate Boundaries**
-  Clinton
 -  Columbus



Franklin County
Application for Rezoning/Text Amendment

Application Number: ZON-15-05	Date Filed: 12/2/15	Received By: Matt Brown	Total Fees: \$1,000.00	Receipt Number: 15-02926
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Subject Property Information

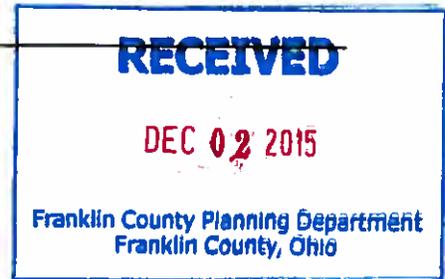
- Street Address: 2130 MECCA RD COLUMBUS, OH 43224
- Parcel ID Number(s): 130 - 004347-00
- Township(s): CLINTON TWP.

Description of Subject Property

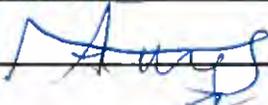
- Acres to be Rezoned: .25
- Current Land Use: 500 - VACANT PLATTED RES. LAND
- Surrounding Land Use:
 - North R - RESIDENTIAL
 - South EXEMPT - OWNED BY CHURCH (PARKING)
 - East R - APARTMENTS
 - West EXEMPT - OWNED BY CHURCH (PARKING)
- Water Supply Source: Public (Central) Private (Onsite)
- Sanitary Sewer Source: Public (Central) Private (Onsite)

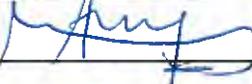
Rezoning Request

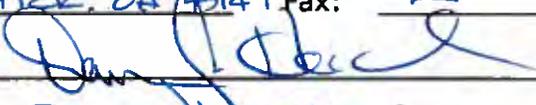
- Current Zoning: RURAL RESIDENTIAL R
- Proposed Zoning: SO - SUBURBAN OFFICE ; INSTITUTIONAL
- Proposed Land Use: FUNERAL HOME FOR CHURCH
- Purpose for Request: EXISTING CHURCH OWNS PROPERTY.
WISH TO BUILD FUNERAL HOME TO SERVICE
CHURCH MEMBERS ONLY. NOT PUBLIC FACILITY.



Applicant/Owner/Agent Information

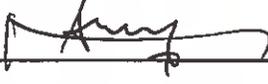
12. Applicant Information: AL R. MOSQUE
 Address: 2205 ALBERT RD
 Phone: 606. OH 43224 Fax: _____
 Interest in Property: OWNER
 Signature: 

13. Property Owner: AL R. MOSQUE
 Address: 2205 ALBERT RD.
 Phone: 606 OH 43224 Fax: _____
 Signature: 

14. Agent Information: ALPHA ARCHITECTURAL SERVICES
 Address: 13130 HARMON RD
 Phone: 614-668-9333 CELL 614-473-9950
PICK. VA 90147 Fax: _____ OFFICE
 Signature: 
DAN HECKMAN

Applicant/Owner/Agent Information

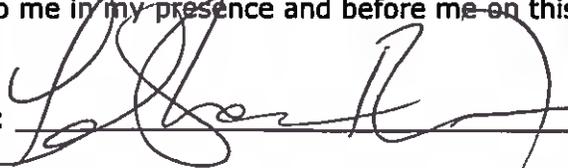
I/we (applicant) Maxammad Xalane swear that I/we am/are the owners/lessees/optionees of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

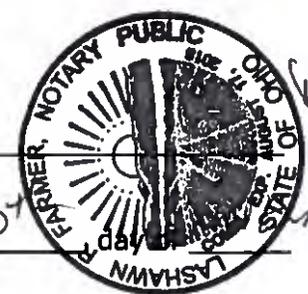
Applicant Signature: 
 (required)

Date: 11/30/15

Property Owner Signature: Al R. Mosque
 (required)

Subscribed and sworn to me in my presence and before me on this 30th day of November 2015.

Notary Public Signature:  11/30/15



Expiring 11/17

Rezoning/Text Amendment Application General Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

Two (2) copies of each of the following items are required with each application:

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the County Engineers Office, 19th Floor, 373 South High Street, 614.482.3030
525
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

Two (2) copies of the Development Plan are required with the following information:

1. Names of the applicant, architect, engineer and contractor with the respective addresses and phone numbers.
2. Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks that would assist in locating and identifying the property.
3. Present zoning, existing use and proposed use.
4. Zoning and use of each adjacent property.
5. North arrow on the site plan.
6. Scale of drawing. Please use a suitable standard scale.
7. Dimensions and locations of:
 - Property lines on all sides,
 - All setback lines,
 - Existing and proposed buildings with size and height,
 - Dumpster locations,
 - Proposed curb cuts and sidewalk locations (if any),
 - Existing sidewalks, curbs, alleys, streets, and service or frontage roads,
 - Any property proposed for dedication or easement,

- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.

8. Parcel and building area in square feet.
9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
10. Existing and proposed traffic circulation pattern.
11. Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

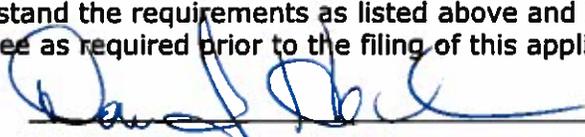
Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

Statement of Understanding

I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

Applicant Signature: _____

Date: _____


11/30/15