



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

Economic Development & Planning Department
James Schimmer, Director

Franklin County Planning Commission

Franklin County Courthouse
373 South High Street - Lobby
Meeting Room A
Columbus, OH 43215

Wednesday, January 13, 2016
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of By-Laws
5. Election of Chair and Vice-Chair
6. Approval of minutes from the December 9, 2015 meeting
7. Old Business:

i. 672-V – Matt Brown

Applicant/Owner:	Rhea Chung & Hong Dong HWA
Township:	Plain Township
Site:	4915 Babbitt Rd. (PID #220-000487)
Acreage:	8.563 acres
Utilities:	Private water and wastewater
Request:	Requesting a variance from Section 501.05 and 204.07(A) of the Franklin County Subdivision Regulations to allow the creation of a lot that will fail to meet the maximum depth to width ratio and fail to meet the minimum road frontage requirement.

8. 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 and Institutional (SO) District.

9. Adjournment of meeting to February 10, 2016

FRANKLIN COUNTY, OHIO
COUNTY PLANNING COMMISSION
(By Laws)

A. MEMBERS AND OFFICERS

1. The County Planning Commission, herein after referred to as the CPC, shall consist of eleven (11) members, which include the three members of the Franklin County Board of Commissioners, as well as eight persons who shall be appointed by the Franklin County Board of Commissioners as provided by Section 713.22 of the Ohio Revised Code. Each member and/or successor shall serve a term for a period of three (3) years with terms that expire each year, except that of the eight members first appointed, three (3) shall be appointed for a term of three (3) years, three (3) shall be appointed for a term of two (2) years, and two (2) shall be appointed for a term of one (1) year.
2. Each January, the CPC shall organize by electing a Chairperson and Vice-Chairperson. Officers shall serve one (1) year or until a successor is appointed. Officers are entitled to vote.
3. Upon expiration of a CPC member's term, such member may continue to serve until a successor is appointed.
4. The Chairperson shall encourage regular and timely attendance by each CPC member. Each CPC member is responsible for attending each meeting or notifying the Director of the Franklin County Economic Development and Planning Department or the Director's staff person of the inability to attend. Four (4) total unexcused absences in one year or three (3) consecutive unexcused absences may be grounds for removal of a member by a majority vote of the Board, or, at their discretion, grounds for the attending majority of the Board to request the offending member's resignation. The Chairperson shall determine what constitutes an unexcused absence. Grounds to be considered an unexcused absence would be failure to notify the Director and/or designee (Franklin County Economic and Planning Department) before the meeting of an inability to attend, or repeated absences without medical or appropriate personal excuses.
5. The Planning Administrator of the Franklin County Economic Development and Planning Department or the Planning Administrator's designee shall serve as secretary of the CPC.
6. Members shall have the right to appoint alternatives as follows:

To designate an alternate for a county commissioner, the member shall send a letter of appointment to the alternate and deliver a copy of that letter to the Clerk of the Franklin County Board of Commissioners. At the next regular meeting of the Board, the Clerk shall inform the Board of the designation of the alternate, and the Board shall have the designation entered on the journal.

To designate an alternate for any other member of the CPC, the member shall send a letter of appointment to the Clerk of the Franklin County Board of Commissioners designating an individual to serve as that member's alternate. At the next regular

meeting of the Board, the Clerk shall inform the board of the designation of the alternate, which designation the Board may either approve or disapprove. The Board shall enter its decision on the board's journal and, if the alternate is approved, designate the name of the alternate on the journal. The Clerk of the Board shall notify the member of the board's action, and the member shall inform the alternate.

A designated alternate shall serve at the pleasure of the member who makes the designation. Removal of an alternate shall be made by a letter of removal, delivered and journalized by the same method that the alternate was designated.

Once an alternate is designated for a member of the CPC, if that member is absent from a CPC meeting, the alternate has the right to vote and participate in all proceedings and actions of the CPC at that meeting as if the alternate were the member.

B. MEETINGS

1. The CPC shall meet on the second Wednesday of each month, or such other date as approved by the Commission. If the second Wednesday is a holiday, the meeting shall be on the Tuesday preceding.
2. Each regular meeting shall be held at 1:30 PM in an appropriate room of the Franklin County Courthouse.
3. The CPC shall publish and mail notice as required by the Ohio Revised Code.
4. All meetings of the CPC shall be open to the public and no action shall take place in Executive Session or by vote prior to any meeting.
5. All meetings shall be conducted in accordance with Roberts Rules of Order, newly revised. A quorum shall consist of six (6) members of the CPC. Once a quorum has been established, the continued presence of a quorum is required throughout the meeting. (2/12/08) If a quorum is lacking, the meeting shall be postponed or canceled. The County Planning Commission is unable to guarantee full attendance at each hearing. As such, any decision made by a quorum of CPC members is final. The CPC shall consider and deliberate upon any request for delay should an applicant desire to do so, but because of the dynamic development issues present in Franklin County, such request for delay shall only be considered to a date certain not to exceed six months. This does not, however, guarantee that the delay will be granted nor does it guarantee full board participation at any future meeting.
6. All motions shall be presented in the following manner:
 - i. Preliminary Plan and Final Plat - you must make a motion to reject, approve or approve with conditions.
 - I.e. for a final plat to be denied you must make a motion to reject and this must pass for it to be denied. For a final plat to be approved you must make a motion for approval and this must pass for it to be approved.
 - ii. Variances from the Subdivision Regulations, County Rezoning and Township Rezoning – all motions shall be presented in the affirmative (to approve). You may

approve with conditions. If a motion is defeated, this constitutes a denial of the application.

- iii. Unless otherwise provided by these By-laws, a motion shall pass upon the affirmative vote of a simple majority of the members present. (6/10/09)
7. Unless otherwise provided by these by-laws, a motion shall pass upon the vote of a simple majority of the members present.
8. The Chairperson may limit the number of persons who wish to speak regarding any agenda item to not fewer than three (3) for and three (3) persons against. The Chairperson may limit the total amount of time for support of an agenda item to fifteen (15) minutes and the total amount of time for the opposition to fifteen (15) minutes.
9. All persons wishing to speak at a meeting must register to do so with the secretary of the CPC prior to the meeting. Speaker slips may be required.
10. Applications with motions to continue or dismiss shall be heard first. Applications requiring a full presentation to the CPC shall be heard in the order of filing.

C. POWERS AND DUTIES

1. The CPC shall exercise all powers and perform all duties as permitted under Sections 713.22 and 713.23 of the Ohio Revised Code.

D. CPC STAFF

1. The Franklin County Economic Development and Planning Department shall serve as staff to the CPC, and shall receive, process, and present applications to the CPC.
2. The Franklin County Economic Development and Planning Department shall maintain a record of CPC proceedings.

E. SUSPENSION OR AMENDMENT OF RULES

1. These rules and regulations may be suspended only upon the affirmative vote of no fewer than eight (8) members.
2. These rules and regulations may be amended from time to time by a majority vote of the CPC membership. Such amendments shall be affective thirty (30) days after an affirmative vote.

SIGNATURE PAGE

Chairperson

Vice-Chairperson

Member

Date Adopted



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

Economic Development & Planning Department
James Schimmer, Director

MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, December 9, 2015

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, December 9, 2015.

Present were:

Nancy White, Chairperson
Dan Blechschmidt
Chet Chaney
Tim Guyton
Ashley Hoye
Jason Sanson
Lauren Rummel

Franklin County Economic Development and Planning Department:
Matt Brown, Planning Administrator

Chairperson White opened the hearing.

The first order of business being the roll call of members, the introduction of staff and the swearing in of witnesses. The next order of business being the approval of the minutes from the November 17, 2015, meeting. Mr. Chaney made a motion to approve the minutes from the November 17, 2015, meeting. It was seconded by Mr. Hoye. The motion was approved by a vote of five yeses with two abstentions.

NEW BUSINESS:

The next item of business being Case No. ZON-15-04. The Applicant is George Brobst, Jr. The township is Madison Township. The location is 5952 London Lancaster Road. It is 13.45 acres and is served by private water and wastewater. The request is to table the case until the February 10, 2016, hearing. Mr. Guyton made a motion to table Case No. ZON-15-04 to the February 10, 2016, hearing. It was seconded by Mr. Sanson. The motion was approved by a seven-to-zero vote.

The next item of business being Case No. 667-PP-E. The owner is Pulte Homes of Ohio, LLC. The applicant is Jeff Strung of EMH&T. The township is Jefferson Township. The subdivision is Villages at Jefferson Run and it is located on the east side of Waggoner Road, south of Havens Corners Road.

The request is for a two-year extension of the approved Preliminary Plan for the Villages at Jefferson Run from the Preliminary Plan expiration date of January 15, 2016. Mr. Brown read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. 667-PP-E. It was seconded by Mr. Blechschmidt. The motion was approved by a seven-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Mr. Guyton made a motion to adjourn the hearing. It was seconded by Mr. Hoyer. By unanimous vote, the hearing was adjourned at 1:37 p.m.

Minutes of the December 9, 2015, Franklin County Planning Commission hearing were approved this 13th day of January, 2016.

Signature



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
January 13, 2016

Case: 672-V
Prepared by: Matt Brown

Applicant/Owner:	Rhea Chung and Hong Dong HWA
Agent:	Larry Shafer, Shafer Law Offices, LLC
Township:	Plain Township
Site:	4915 Babbitt Road (PID# 220-000487)
Acreage:	8.563-acres
Zoning:	Rural District
Utilities:	Onsite water and waste water
Request:	Requesting a variance from Section 501.05 and 204.07(A) of the Franklin County Subdivision Regulations to allow the creation of a lot that will fail to meet the maximum depth to width ratio and fail to meet the minimum road frontage requirement.

Summary:

The applicant is requesting a variance to allow a lot split that will result in a lot that will fail to meet the maximum depth to width ratio of 4:1 and fail to meet the minimum road frontage requirement. The application satisfies the criteria necessary to grant a variance. Staff recommends **conditional approval**.

Request:

The site is located on the west side of Babbitt Road, just north of Morse Road in Plain Township. The site is developed with a single-family home and detached accessory building. The majority of the site is wooded and contains a delineated wetland.

The applicant is proposing to split the property into a 3.084 acre property, containing the home and accessory building, and a 5.486 acre wooded parcel. The proposed lot split will result in the creation of a lot that fails to meet the maximum depth to width ratio of 4 to 1. The 5.486 acre property will have a depth to width ratio of approximately 9 to 1 with 120 feet of road frontage. The minimum road frontage requirement is 153 feet for a property abutting a roadway with a 40 mph speed limit.

Surrounding Zoning and Land Use:

The surrounding area is zoned Rural and mostly used for low to medium density residential uses within Plain Township. The minimum lot size in the Rural District is 2.5 acres with a minimum lot width of 200 feet.

Comprehensive Plan:

The Plain Township Land Use Master Plan, adopted in 2008, recommends the subject area to develop as residential planned unit development. The plan also recommends the preservation of natural features including wetlands.

The Rocky Fork-Blacklick Accord, updated in 2003, identifies Babbitt Road as a Natural/Rural Corridor and recommends the area develop as Rural Residential. The Accord also recommends the preservation of natural features including wetlands.

Franklin County Drainage Engineer

The Franklin County Drainage Engineer's Office has indicated that the area has significant drainage problems.

Franklin Soil and Water Conservation District

The Franklin Soil and Water Conservation District has indicated that the wetland delineation and scoring provided by the applicant is not comprehensive. The wetland delineation stops at the northern property line although the wetland continues to the north. The applicant's scoring of the wetland indicates that it is a Category 1 wetland. The Soil and Water Conservation District believes that it is more likely a Category 2 wetland given that it extends further to the north.

The Ohio EPA enforces regulations which categorize wetlands based on their quality and impose levels of protection based on the wetland's category. Type 1 wetlands are of the lowest quality while Type 3 wetlands are of the highest quality.

Franklin County Public Health

The Franklin County Public Health Department has approved the applicant's proposed septic system locations for both the new parcel and the existing parcel.

Plain Township Zoning

Plain Township has indicated that the proposed lot split will require a zoning variance for lot width.

Plain Township Fire Department

The Plain Township Fire Department reviewed the proposal and expressed concerns with the ability of the driveway to support fire equipment. The Fire Department would need to review and approve the proposed driveway to the new building site

Staff AnalysisVariance Criteria:

All of the following must be met in order to grant a variance:

1. *It shall not be detrimental to public health or safety or be injurious to other property.*

The proposed parcels are not out of character with other lots in the area. The proposed lot sizes comply with the Plain Township Zoning requirement for minimum lot size however the newly created lot will fail to meet the minimum lot width requirement at the public roadway. Lot geometry requirements contained in the Subdivision Regulations are a tool to guide the orderly development of lots so that services such as emergency services can be provided in a timely and effective manner.

Staff believes that by complying with the conditions in Staff's Recommendation, that the proposal will not be detrimental to public health or safety, or be injurious to other property.

2. *Circumstances of the request are unique to the property and not generally applicable to others.*
The existing lot geometry and location of development on the site is unique to the property and not generally applicable to other properties. Given the existing lot depth and width, the lot could not be subdivided to comply with the lot geometry standards of the Subdivision Regulations although the site is adequately sized to meet the minimum lot size of the Township Zoning Resolution and provides adequate area for an onsite septic system.
3. *Due to physical surroundings, shape or characteristics of the property, a hardship would result, as distinguished from an inconvenience, if the strict letter of these Regulations were enforced.*
The lot split has been proposed in such a way as to require the minimum variance necessary. The new proposed lot line provides the maximum lot width possible given the existing location of development on the site.

Staff Recommendation

Based on Staff's Analysis, staff recommends ***conditional approval*** of the variance request from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of a lot that will fail to meet the maximum depth to width ratio and minimum road frontage requirement.

The conditions of approval are as follows:

1. The applicant must apply for and receive zoning approval of the proposed lot split from Plain Township.
2. The applicant or future property owner must complete a comprehensive wetland determination in accordance with Ohio EPA standards and mitigate any wetland impacts in accordance with Ohio EPA requirements.
3. The applicant or future property owner must receive approval of the proposed driveway from the Plain Township Fire Department prior to the issuance of a building permit for any new home on the new property.
4. The applicant or future property owner must employ construction techniques, acceptable to the Franklin County Residential Building Official, to reduce potential ground water impacts to any new home constructed on the new property.

VANCE SURVEYING LTD.

15071 HYATT ROAD

MOUNT VERNON, OHIO 43050

PH. (740) 397-6296

FAX (740) 397-6032

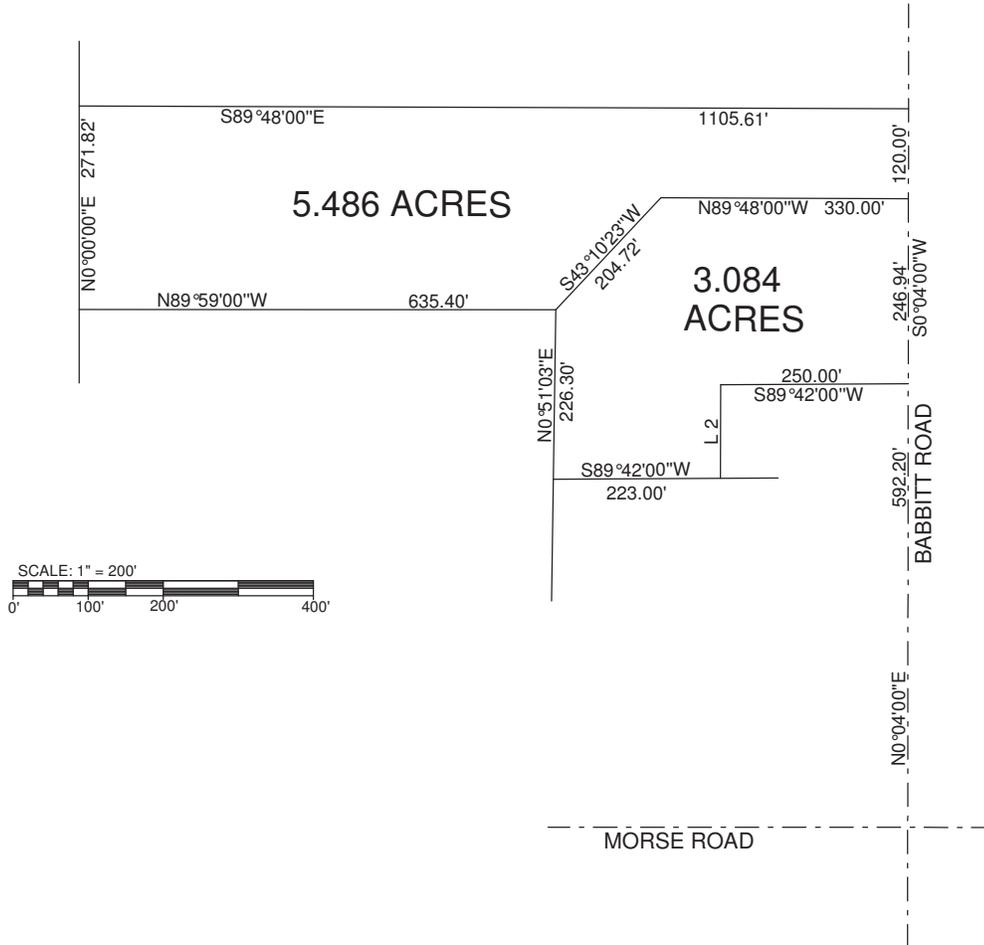
vancesurveying@gmail.com

672-V

Received 12/14/2015

PROPOSED SPLIT FOR RHEA CHUNG

RANGE 16, TOWNSHIP 2, QUARTER TOWNSHIP 4, LOT 16, USML,
PLAIN TOWNSHIP, FRANKLIN COUNTY, OHIO



Samuel R. Vance

SAMUEL R. VANCE
REGISTERED SURVEYOR NO. 7922

AUGUST 10, 2015

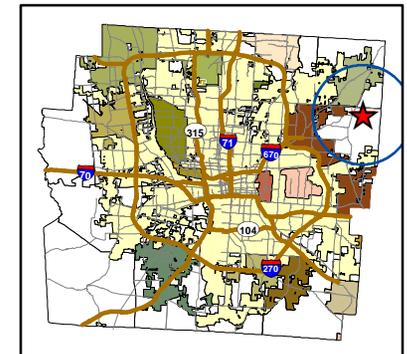


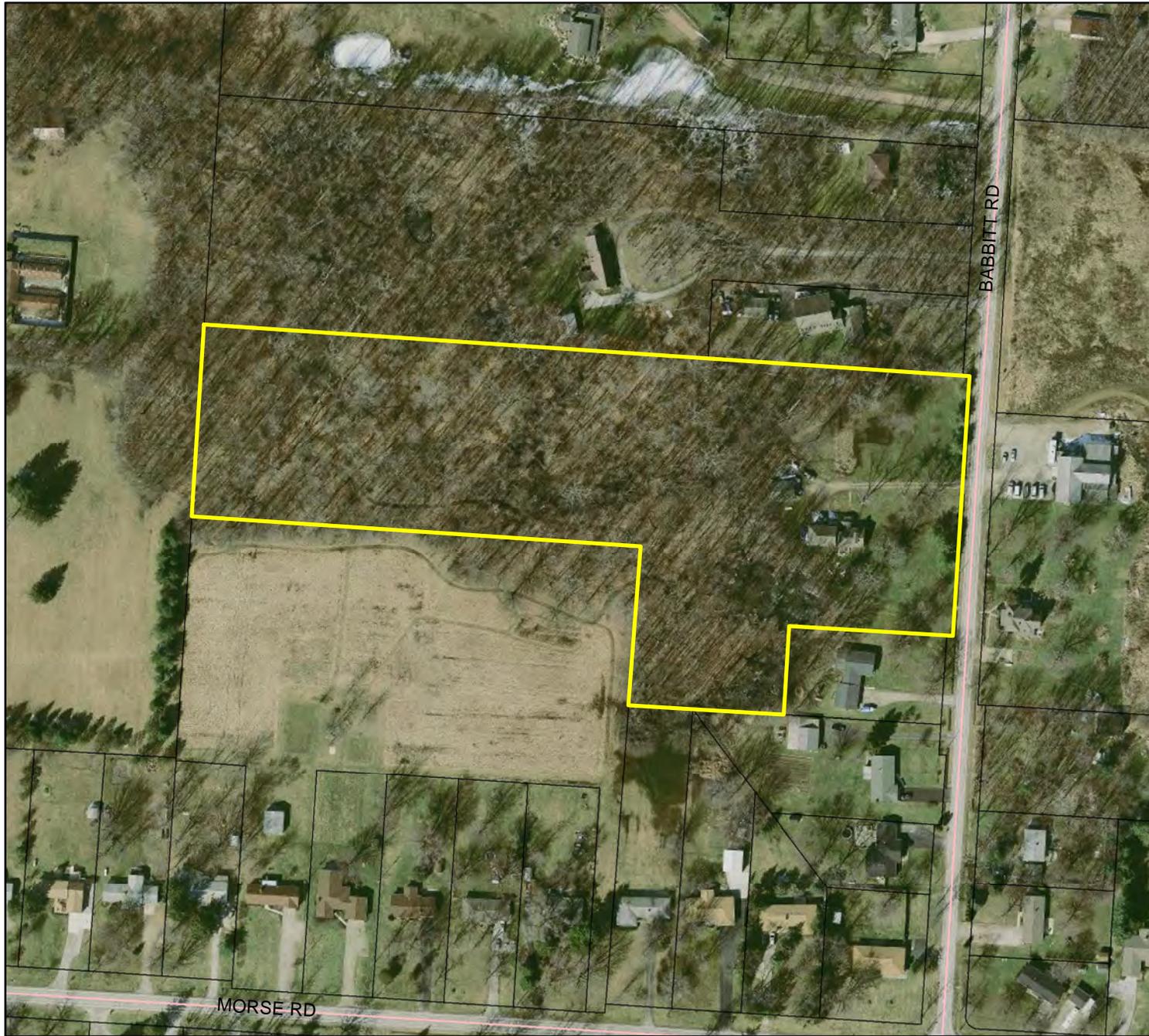
672-V

Requesting a variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of a lot that will fail to meet the required depth to width ratio.

8.563 acres
Plain Township

-  4915 Babbitt Road
-  Parcels
-  Streets



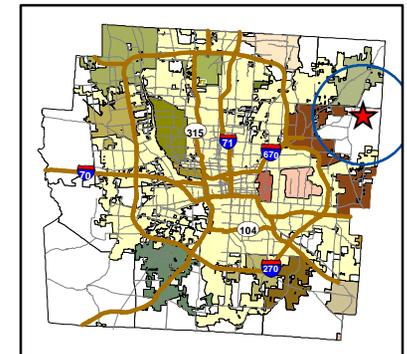


672-V

Requesting a variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of a lot that will fail to meet the required depth to width ratio.

8.563 acres
Plain Township

-  4915 Babbitt Road
-  Parcels
-  Streets





Flowers Septic System Design Inc
263 Park Trails Ct.
Newark, OH 43055
(740) 587-7363
(740) 644-0266

November 24, 2015 (previous reports dated 5/21/15,9/18/15)

To: Rhea Chung and Dong Hong
Re: 4915 Babbitt Road

Subject: *Revised* Site and soils evaluation for a proposed lot split and two bedroom home located at 4915 Babbitt Road, Plain Township, Franklin County, Ohio.

Joe Steiger, soil scientist and Mark Flowers visited the site again on November 5, 2015 to describe three soil test holes excavated by a probe and one additional hole (#7 – noted on log sheet #5). The location of the soil test holes are sketched on the attached county contour map. Location data is assumed correct, but has not been surveyed.

The test holes are described in the attachments. All test holes found evidence of a perched water table ranging from 8" to 12" and additional probes were noted as C (Condit) and P (Pewamo) on the site plan that showed evidence of the water table near the surface. The existing home has two leach systems that are in use as explained by the owner. Leach field behind home should be located before final survey or proposed rear property line. The site plan shows one potential area for treatment for replacement for the home located near test hole #3. Four potential treatment areas have been identified for the proposed new lot. Proposed property lines and home site locations have been revised. The estimated loading rates can be derived from Tables 3 and 4 of OAC Chapter 3701-29-15 ODH Sewage Treatment System Rules dated 1/1/15.

The client shall submit this evaluation to the Franklin County Health Department. The county health department will make the determination to whether the soil and site area is suitable for onsite sewage treatment. The owner is willing to put in the recommended drip irrigation mound for septic treatment of their proposed two bedroom home.

It is recommended that all surface and subsurface water be diverted around the treatment area. Please protect the treatment areas denoted for onsite absorption. No excavation, earth fill, waste or building material shall be stored on the treatment area. Any disturbance to the treatment area will void the results of this analysis and may result in compaction and the subsequent failure of the system. Septic system design should be conducted by a professional engineer or competent person with experience designing onsite wastewater systems. Installation should be done by a registered, experienced installer.

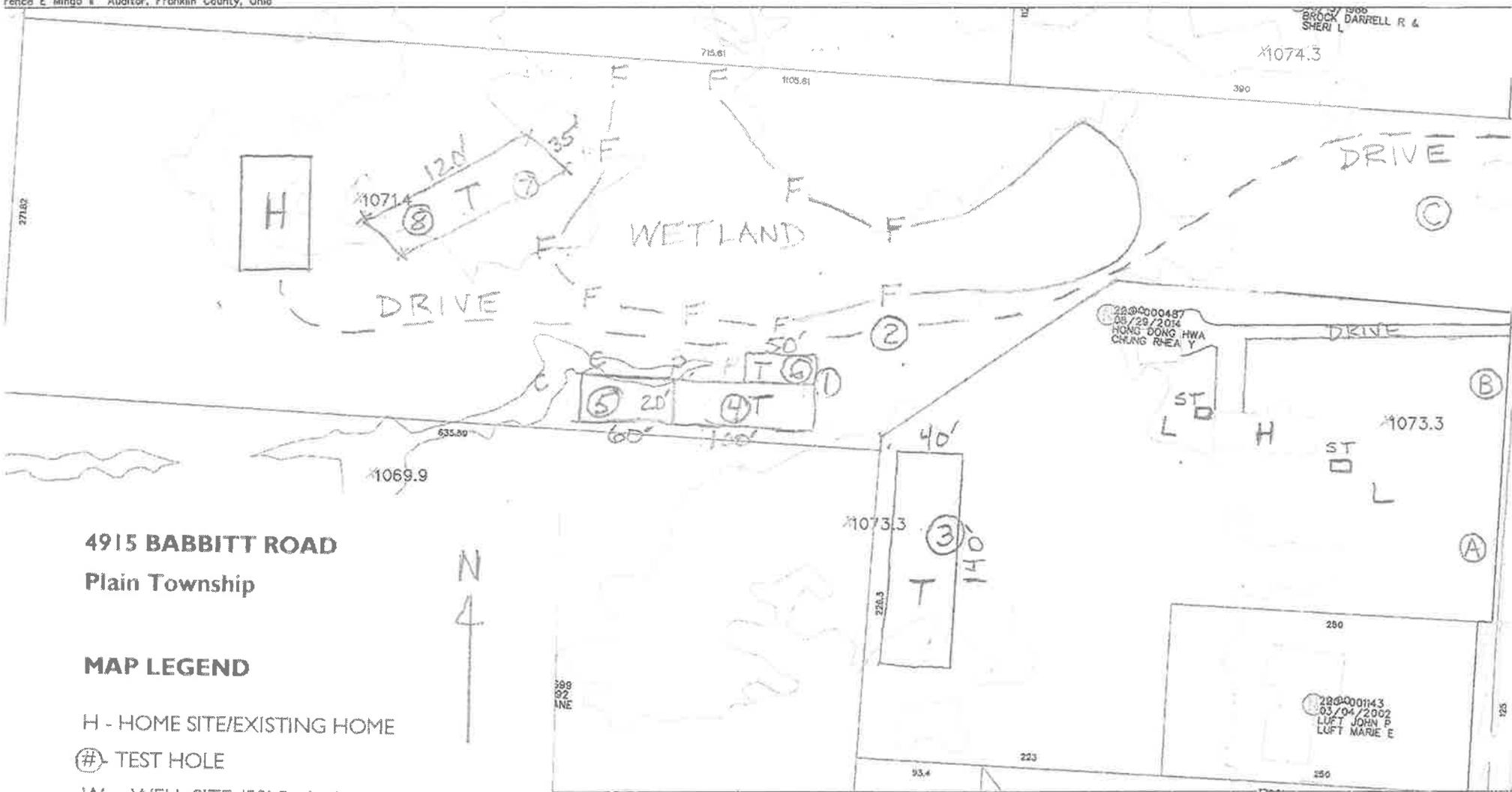
Soil test holes are located in a representative area. Soils may change within short distances. Above normal precipitation can cause seasonal or apparent water tables to rise above the levels predicted by the soil profiles.

If you have any questions please feel free to call Joe Steiger (740-454-3734) or myself.

Mark E. Flowers, P.E.
President

Attachments: Site plan and three site and soil evaluation sheet.

rence E Mingo II Auditor, Franklin County, Ohio



4915 BABBITT ROAD
Plain Township

MAP LEGEND

- H - HOME SITE/EXISTING HOME
- (#) - TEST HOLE
- W - WELL SITE (50' Radius)
- T - POTENTIAL TREATMENT AREA
- ST - EXISTING SEPTIC TANK
- L - APPROXIMATE LEACH FIELD LOCATION
- C - CONDIT SOIL
- P - PEWANO SOIL

SCALE
1" = 100'

F - Flag Set for Wetland area



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
January 13, 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.

Recommendation

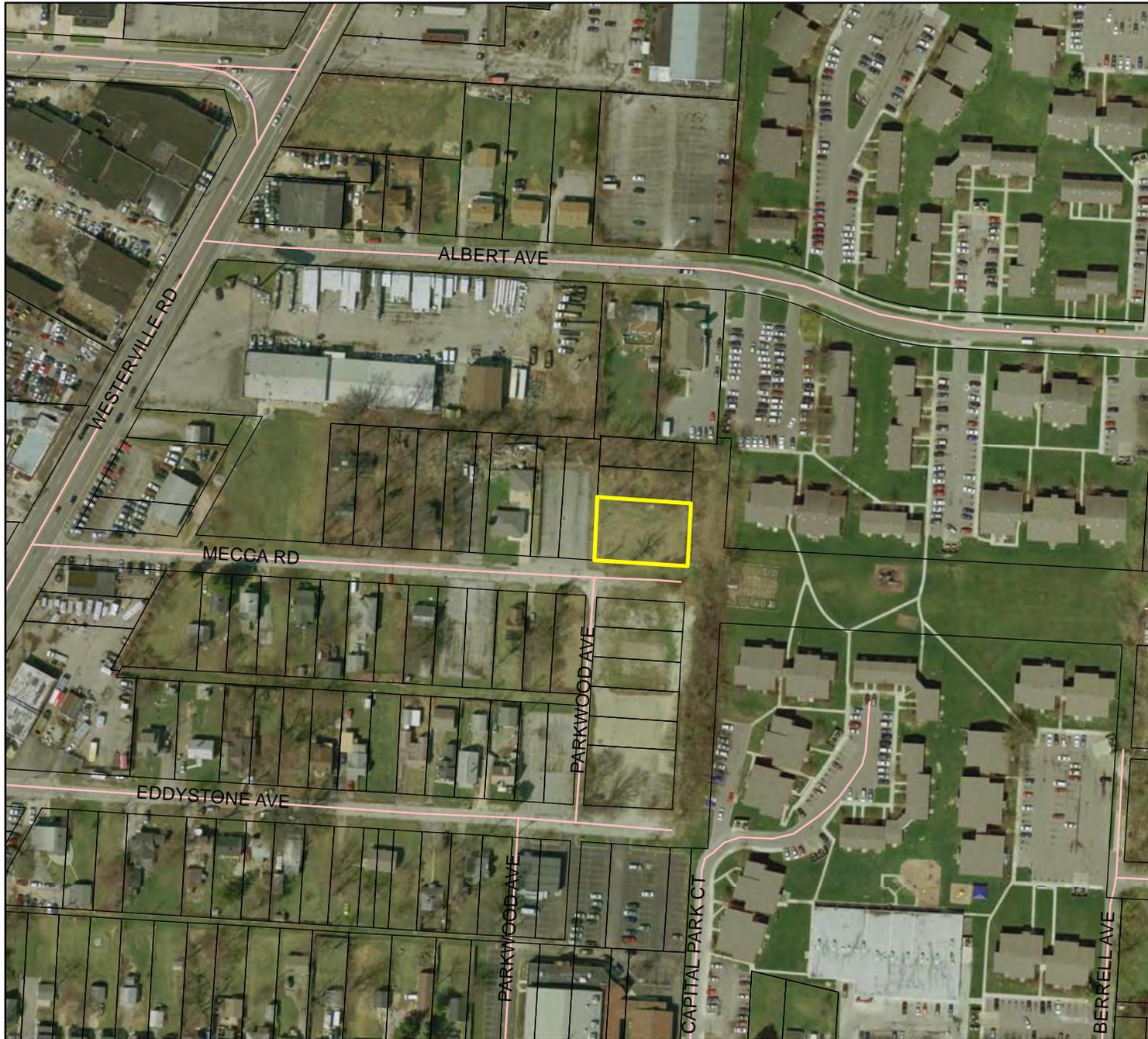
Staff recommends *approval* of the request with the following conditions:

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.

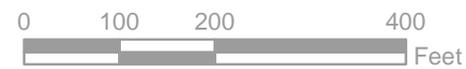
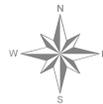
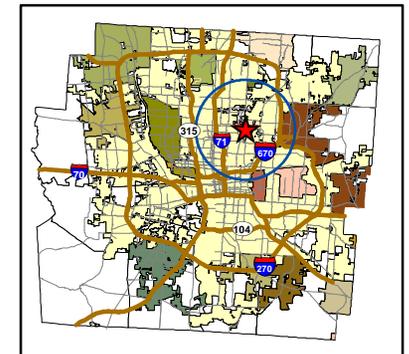
ZON-15-05

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

0.25 Acres
Clinton Township



-  2130 Mecca Road
-  Parcel
-  Streets



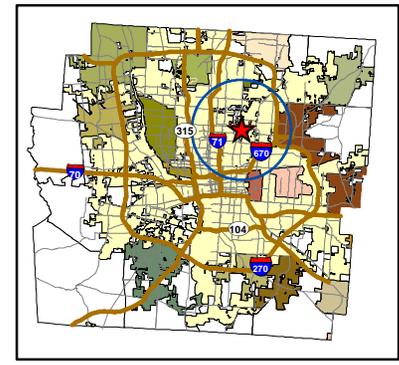


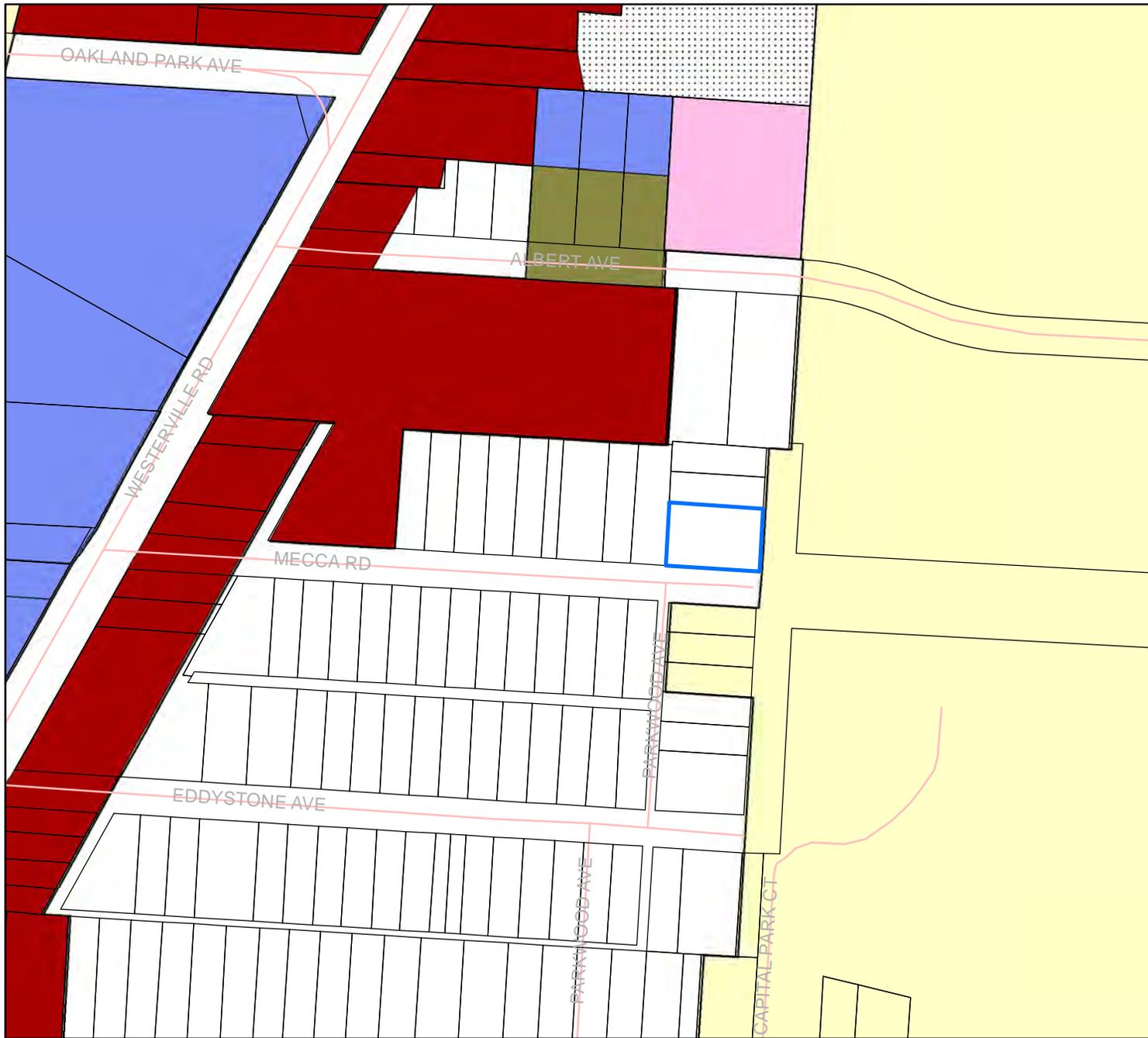
ZON-15-05

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

0.25 Acres
Clinton Township

- 2130 Mecca Road
- Parcel
- Streets





ZON-15-05

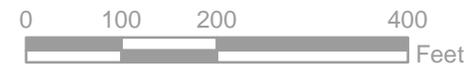
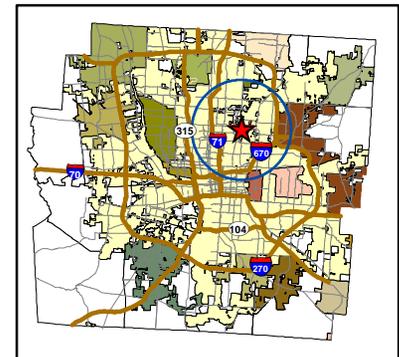
Requesting to rezone from
the Rural District to the
Suburban Office District.

0.25 Acres
Clinton Township

-  2130 Mecca Road
-  Parcel
-  Streets

- 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
----------------------------------	------------------------	----------------------------	---------------------------	-----------------------------

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

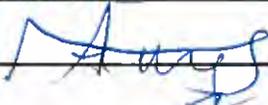
- Current Zoning: RURAL RESIDENTIAL R
- Proposed Zoning: SO - SUBURBAN OFFICE - INSTITUTIONAL
- Proposed Land Use: FUNERAL HOME FOR CHURCH
- Purpose for Request: EXISTING CHURCH OWNS PROPERTY.
WISH TO BUILD FUNERAL HOME TO SERVICE
CHURCH MEMBERS ONLY. NOT PUBLIC FACILITY.

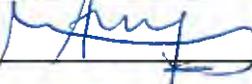
RECEIVED

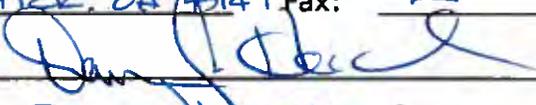
DEC 02 2015

Franklin County Planning Department
Franklin County, Ohio

Applicant/Owner/Agent Information

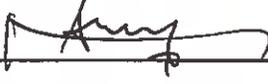
12. Applicant Information: AL R. MOSQUE
 Address: 2205 ALBERT RD
 Phone: 606. OH 43224 Fax: _____
 Interest in Property: OWNER
 Signature: 

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 93147 Fax: _____ OFFICE
 Signature: 
DAN HECKMAN

Applicant/Owner/Agent Information

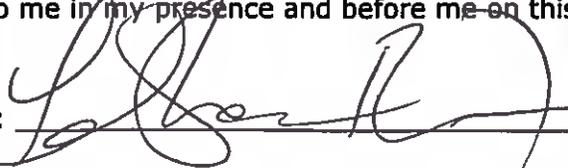
I/we (applicant) Maxammad Xalane swear that I/we am/are the owners/lessees/optionees of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

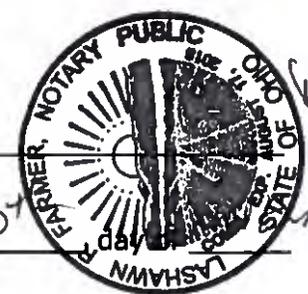
Applicant Signature: 
 (required)

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 11/30/17

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.

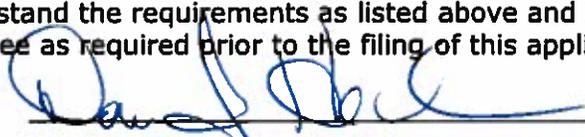
Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, 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