



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

Economic Development & Planning Department  
James Schimmer, Director

# Franklin County Rural Zoning Commission

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

Thursday, December 18, 2014  
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the July 17, 2014 meeting
5. New Business:

**i. ZON-14-02 – Anthony Hray**

<b>Applicant:</b>	Tarik Hamed
<b>Owner:</b>	James A. Groff
<b>Township:</b>	Madison Township
<b>Site:</b>	3476 S. Hamilton Road (PID #180-002852)
<b>Acreage:</b>	0.445-acres
<b>Zoning:</b>	Neighborhood Commercial (NC) District
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting to rezone to the Community Commercial (CC) District.

7. Adjournment of Meeting to January 22, 2015



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## **MINUTES OF THE FRANKLIN COUNTY RURAL ZONING COMMISSION**

**Thursday, July 17, 2014**

The Franklin County Rural Zoning Commission convened on the 26<sup>th</sup> floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Thursday, July 17, 2014.

Present were,

Joe Martin, Chairperson  
Jim Daley, Vice Chairperson  
Glenn Taylor

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

Chairperson Martin opened the hearing.

The first order of business being approval of the minutes of the December 19, 2013 meeting. Mr. Daley made a motion to approve the minutes. It was seconded by Mr. Taylor. The motion passed by a three-to-zero vote.

### **NEW BUSINESS:**

The next order of business being Case No. ZON-14-01. The applicant is J.C. Lasmanis. The owner is Paul J. Kunzen, Jr. The township is Franklin Township. The site is located at 1783 Hague Avenue and it is 1.527 acres. It is currently zoned Select Commercial Planned District and is serviced by central water and on-site wastewater. The request is to amend the existing Select Commercial Planned District (SCPD).

Mr. Hray read and presented the case to the Franklin County Rural Zoning Commission. Mr. Taylor made a motion to approve Case No. ZON-14-01 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.
11. The hours of operation of any use on the site are limited to between 6 a.m. and 11 p.m.

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

There being no further business coming before the Franklin County Rural Zoning Commission, Chairperson Martin adjourned the hearing.

The hearing was adjourned at 2:06 p.m.

Minutes of the July 17, 2014, Franklin County Rural Zoning Commission hearing were approved this 18<sup>th</sup> day of December, 2014.

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*Signature*



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

Economic Development & Planning Department  
James Schimmer, Director

## ***STAFF REPORT***

Rural Zoning Commission  
December 18, 2014

### **Case ZON-14-02**

Prepared by: Anthony Hray

<b>Applicant:</b>	Tarik Hamed
<b>Owner:</b>	James A. Groff
<b>Township:</b>	Madison Township
<b>Site:</b>	3476 S. Hamilton Road (PID #180-002852)
<b>Acreage:</b>	0.445-acres
<b>Zoning:</b>	Neighborhood Commercial (NC) District
<b>Utilities:</b>	Public Water and wastewater
<b>Request:</b>	Requesting to rezone to the Community Commercial (CC) District.

### **Summary**

The applicant is requesting a rezoning from the Neighborhood Commercial (NC) District to the Community Commercial (CC) District. The request is consistent with recommendations of the Blacklick-Madison Area Plan. Staff recommends **approval** with conditions.

### **Request**

The site is located on the northeast corner of the intersection of Hamilton Road and Harbor Boulevard. The site contains a 3,176 square foot commercial building, which was constructed in 1964. The site also contains a non-conforming monopole billboard and on premise free-standing sign. The building is currently unoccupied, but was most recently used as a television repair center. The applicant’s request is necessary to allow the operation of an automotive services related business. The applicant has indicated the desire to operate a tire sales and services center from the existing building. No site modification or new development is proposed.

### **Surrounding Land Use/Zoning**

<b>Direction</b>	<b>Zoning</b>	<b>Land-Use</b>
North	Planned Shopping Center (PSC)	Self-Service Car Wash
East	Planned Shopping Center (PSC)	Retail Center
South	Suburban Office (SO)	Office Building
West	Rural	Single-Family Residential

## **Comprehensive Plans**

The Blacklick-Madison Area Land Use Plan, adopted in November of 2011, recommends this property for full range commercial and multi-family land uses. Permitted uses include retail, office, multi-unit housing and townhomes. Corresponding zoning districts include the Community Service (CS), Community Commercial (CC), Neighborhood Commercial (NC), Suburban Office (SO) and Suburban Apartment Residential (R-24) Districts.

The area plan also makes transportation recommendations related to bikeways, sidewalks and roadway improvements. The site is located in an area identified as being a high priority for the installation of sidewalks. This section of Hamilton Road is also recommended for a shared use path on the bikeways map. This portion of Hamilton Road was also repaved recently, but is not scheduled for any additional roadway improvements at this time.

Furthermore, the area plan points out that Hamilton Road should function as an appealing commercial corridor for Madison Township, adding to commercial development south of Winchester Pike. A wide variety of commercial and residential uses will serve residents in several neighborhoods in the surrounding area.

The request is consistent with the future land use recommendation of the area plan and the applicant has agreed to install a sidewalk as recommended by the sidewalk priorities map. Staff also recommends that the applicant provide an easement along the frontage of the lot adjacent to Hamilton Road to allow the future installation of a shared use path.

## **Staff Analysis**

### **Community Commercial (CC) District:**

The Community Commercial (CC) district is intended to promote groupings of small retail establishments to provide convenient shopping for residential neighborhoods. This district also allows a variety of personal and automotive related services. The following are examples of permitted uses:

- Clothing Store
- Hardware Store
- Sporting Goods Store
- Health and Medical Services
- Eating and Drinking Places
- Gasoline Service Station
- Government/Public Offices
- Insurance Brokers
- Automotive Services
  - Including tire sales and service (SIC Code 75)
- Engineering, Personnel and Management Services
- Social Services
- Landscape Services
- Amusement/Recreation Services
- Real Estate Services
- Insurance Carriers/Brokers
- Travel Agencies
- Banking Institutions
- Investment Companies
- Legal Services
- Schools, Libraries and Educational Services
- Membership Organizations
- Food Stores
- Tobacco/Liquor Stores
- Beauty/Barber Shops

The site complies with all applicable development standards of the Community Commercial (CC) District.

**Ohio Department of Transportation (ODOT):**

The site currently has a continuous access point along Hamilton Road (State Route 317). ODOT has requested that the applicant reduce the access point to between 26 and 32 feet in width, locating it as far north of the intersection of Hamilton Road and Harbor Boulevard as possible. ODOT has also requested that the applicant relocate an existing free-standing sign that appears to be located in the public right-of-way. ODOT has also stated that installing a sidewalk within the public right-of-way of Hamilton Road is permitted provided it is setback appropriately and meets all ODOT standards. The applicant shall also be responsible for obtaining all permits and approvals from ODOT prior to conducting any work within the public right-of-way of Hamilton Road.

**Madison Township Road Superintendent:**

The site has one existing access point from Harbor Boulevard, which is a township maintained roadway. No modifications to this access point have been requested. The township supports the installation of a sidewalk within the public right-of-way of Harbor Boulevard, provided the applicant enters into a sidewalk maintenance agreement with Madison Township. The sidewalk must be constructed according to all ODOT and Franklin County Engineer's Office standards. The applicant is also responsible for securing all required permits and approvals prior to conducting any work within the public right-of-way.

**Franklin Soil and Water Conservation District:**

No comments or concerns.

**Franklin County Engineer's Office:**

No comments or concerns

**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 and any earth disturbing activities.
2. The applicant shall reduce the existing access point from Hamilton Road per the recommendations of the Ohio Department of Transportation (ODOT). The applicant is responsible for obtaining all permits and approvals prior to conducting work within the public right-of-way.
3. The applicant shall install a sidewalk, minimum of five (5) feet in width, along the entire frontage of the site. The sidewalk must be constructed to meet all ODOT and Franklin County Engineer's Office standards. Should the sidewalk be located in the public right-of-way, the applicant shall be required to execute a sidewalk maintenance agreement for the portion along Harbor Boulevard, prior to the issuance of a Certificate of Zoning Compliance.
4. If the sidewalk is not able to be located within the public right-of-way, the sidewalk shall be installed on private property, spanning the entire frontage of the lot. The applicant will be required to execute a public access agreement prior to the issuance of a Certificate of Zoning Compliance.
5. The applicant shall remove the existing free standing sign from the public right-of-way. The replacement sign shall meet the current setback standards and be a monument style sign.
6. The applicant shall install a greenbelt along the frontage of the lot adjacent to Hamilton Road. The greenbelt shall be a minimum of five (5) feet in width and planted with grass and native trees or shrubs in consultation with the Franklin Soil and Water Conservation District. A landscaping plan must be submitted and approved in conjunction with the required site plan prior to the issuance of a Certificate of Zoning Compliance.
7. The applicant shall secure all permits and approvals related to building, fire and safety codes prior to occupying the site.

8. Exterior storage of tires or other materials associated with the automotive services use shall be permitted only if screened in accordance with Section 521 of the Franklin County Zoning Resolution. Discarded tires and any automotive fluids shall be disposed of in accordance with all Ohio Environmental Protection Agency (EPA) regulations. The applicant shall be responsible for obtaining all Ohio EPA permits prior to the issuance of a Certificate of Zoning Compliance.
9. The applicant shall execute and record an easement along the entire frontage of the lot adjacent to Hamilton Road, allowing for the future installation of a shared use path.

**Planning Commission**

On Wednesday, December 10, 2014, the Franklin County Planning Commission recommended approval of the request with the nine (9) conditions recommended by staff (as written above).

**Property Report**

Generated on 11/14/14 at 08:39:32 AM

Parcel ID  
**180-002852-00**

Map Routing No  
**180-N122E -043-00**

Card No  
**1**

Location  
**3476 S HAMILTON RD**

GIS



**Disclaimer**

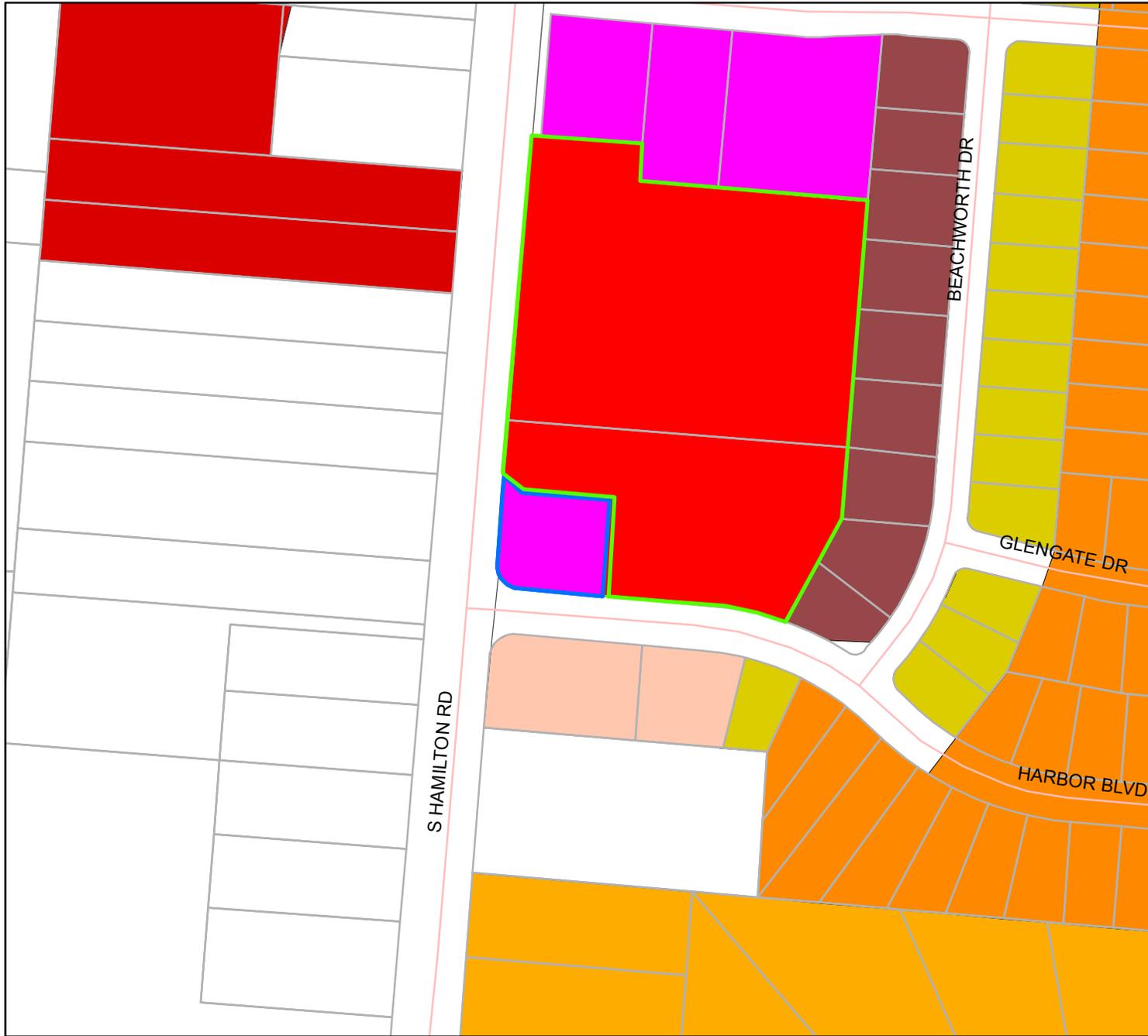
This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

# ZON-14-02

Requesting a rezoning from the Neighborhood Commercial (NC) District to the Community Commercial (CC) District

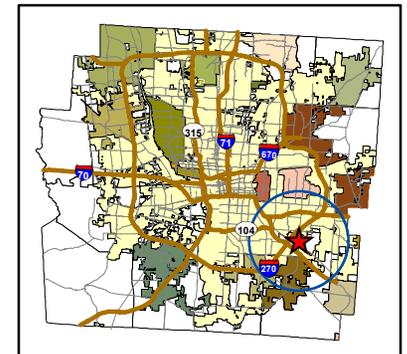
0.445 acres  
Madison Township



- 3476 S. Hamilton Rd.
- Parcels
- Streets

## Franklin County Zoning

- CS
- NC
- PSC
- R-12
- R-2
- R-24
- R-8
- RURAL
- SO



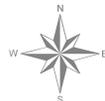
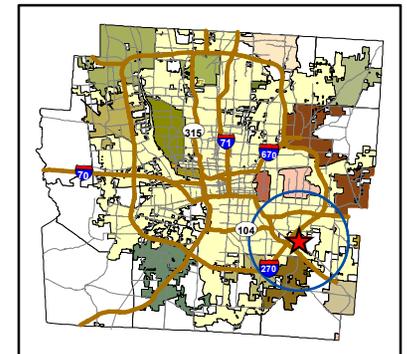


# ZON-14-02

Requesting a rezoning from the Neighborhood Commercial (NC) District to the Community Commercial (CC) District

0.445 acres  
Madison Township

-  3476 S. Hamilton Rd.
-  Parcels
-  Streets





# ZON-14-02

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0.445 acres  
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