



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 – 26th Floor  
Columbus, OH 43215

Thursday, July 21, 2016  
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 June 16, 2016 meeting
5. New Business:

i. ZON-16-03 – Brad Fisher

<b>Owner:</b>	West Broad Building LLC
<b>Applicant:</b>	Daniel McCabe
<b>Agent:</b>	Zach Sanchez
<b>Township:</b>	Franklin Township
<b>Site:</b>	4160 W. Broad Street (PID #140-000457)
<b>Acreage:</b>	1.26 acres
<b>Zoning:</b>	General Industrial (GI) District
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting to rezone from the General Industrial (GI) District to the Community Service (CS) District.

6. Adjournment of Meeting to August 18, 2016



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

**Thursday, June 16, 2016**

The Franklin County Rural Zoning Commission convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Thursday, June 16, 2016.

Present were,

Joe Martin, Chairperson  
Jim Daley  
Ralph Horn

Franklin County Economic Development and Planning Department:

Jenny Snapp, Assistant Director  
Matt Brown, Planning Administrator  
Brad Fisher, Planner

Chairperson Martin opened the hearing, which was followed by a roll call, introduction of Staff, and the swearing in of all witnesses by Mr. Brown.

The first order of business being approval of the minutes of the February 18, 2016, Franklin County Rural Zoning Commission hearing. Mr. Horn made a motion to approve the minutes from February 18, 2016. It was seconded by Mr. Daley. The minutes were approved by a three-to-zero vote.

### **NEW BUSINESS:**

The next order of business being Case No. ZON-16-02. The Owner/Applicant is Sun Valley Oil Company. The site is located at 6950 Harrisburg Pike. The township is Pleasant Township. It is 0.54 acres in size. It is in the Rural Zoning District and is serviced by private wastewater. The request is to rezone from the Rural District to the Select Commercial Planned District. Mr. Brown read and presented the case to the Franklin County Rural Zoning Commission. Mr. Horn made a motion to approve Zoning Case No. ZON-16-02 with the Planning Commission's recommendations. It was seconded by Mr. Daley. The motion was approved by a three-to-zero vote.

The next order of business being Case No. ZON-16-01. The Applicant/Owner is William McQuirt. The site is located at 4635 Obetz-Reese Road. The township is Hamilton Township. It is 3.64 acres in size. It is in the Select Commercial Planned District. The request is to amend an existing Select Commercial Planned District (SCPD). Mr. Fisher read and presented the case to the Franklin County Rural Zoning Commission. Mr. Daley made a motion to table the application to the August 18th, 2016, meeting at the request of the applicant. It was seconded by Mr. Horn. The motion was approved by a three-to-zero vote.

There being no further new business to come before the Franklin County Rural Zoning Commission, Chairperson Martin adjourned the hearing. And, thereupon, the hearing adjourned at 3:12 p.m.

Minutes of the June 16th, 2016, Rural Zoning Commission hearing were approved this 21<sup>st</sup> day of July, 2016.

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Signature



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

Economic Development & Planning Department  
James Schimmer, Director

**STAFF REPORT**  
Rural Zoning Commission  
July 21, 2016

**Case ZON-16-03**  
Prepared by: Brad Fisher

<b>Applicant:</b>	Daniel McCabe
<b>Owner:</b>	West Broad Building, LLC
<b>Agent:</b>	Zach Sanchez
<b>Township:</b>	Franklin Township
<b>Site:</b>	4152-4160 W. Broad St. (PID #140-000457)
<b>Acreage:</b>	1.26 acres
<b>Zoning:</b>	General Industrial
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting to rezone from the General Industrial District to the Community Service District.

**Summary**

The applicant is requesting a rezoning from the General Industrial District to the Community Service District to allow for various retail uses and automotive repair on the site. These are prohibited uses with the current zoning. The request is consistent with recommendations of the Westland Area Interim Development Framework Plan. Staff recommends approval.

**Request**

The site is located on the north side of W. Broad Street, just west of Phillipi Road in Franklin Township. The site is developed with 2 buildings, a parking area, and space to accommodate four businesses. The buildings include a 5,715 square foot retail space with loading dock to the south and an automotive shop to the north that is approximately 4,600 square feet.

The applicant is requesting the rezoning to legitimize businesses that are located on this site. The site has access to W. Broad Street. All properties on the north side of W. Broad Street, between I-270 and Phillipi Road are zoned General Industrial, most of which contain non-conforming businesses. The proposed rezoning will legitimize the current businesses on the property and set an example for other property owners along W. Broad Street.

**Surrounding Land Use/Zoning**

The surrounding area is primarily zoned General Industrial and Community Service in Franklin Township. The City of Columbus zoning continues east of Phillipi Road along W. Broad Street, and is primarily zoned Commercial.

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	General Industrial (GI)	Retail & Automotive Services
South	General Industrial (GI) & Community Service (CS)	Retail
East	General Industrial (GI) & Community Service (CS)	Multi-Family Residential
West	General Industrial (GI)	Retail & Automotive Services

### **Comprehensive Plan**

The Westland Area Interim Development Framework, adopted in June 2010, recommends this property for commercial land use including a full range of retail and office uses, plus multi-unit housing and townhomes. Corresponding zoning districts include the Suburban Apartments Residential (R-24), Community Services (CS), Community Commercial (CC), Neighborhood Commercial (NC) and Suburban Office (SO) Districts.

The Westland Area Interim Development Framework includes two components: Interim Development Principles and a Future Land Use Map. The Development Principles focus on increasing the commercial occupancy rates, job creation, appropriate mix of business for sustained growth, and to support diversity within the west side community.

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

### **Staff Analysis**

#### Community Service:

The Community Service (CS) district is intended for sales, service, repair, and certain processing establishments serving a large trade area, usually a whole community requiring easy access to major traffic routes. This district also provides an appropriate setting and environment that promotes vehicle sales that allow for permanent, visible outside storage and display areas. The Community Services (CS) district is the most intense commercial district and allows for a wide range of commercial uses. The following are examples of permitted uses:

- Educational Services
- Radio and Television Broadcasting
- Insurance Carriers/Brokers
- Dance Studios
- Hardware Store
- Miscellaneous General Merchandise
- Food Stores
- Hobby and Toy Shops
- Camera and Photo Supply Shops
- Florists
- Laundry
- Automotive Services
- Beauty Shops
- Tax Return Preparations
- Video Tape/Disc Rental
- Landscape Services
- General Merchandise Stores
- Gasoline Service Station
- Furniture and Home Furnishing Stores
- Miscellaneous Retail
- Retail Sales of Automobiles, Boats and Motorcycles
- Hotels and Motels
- Miscellaneous Repair Shops
- Motion Pictures
- Taxi Cabs
- Amusement and Recreation Services
- Funeral Parlors
- Shoe Repair Shops
- Jewelry Stores
- Radio and Television Broadcasting
- Social Services

### **Development Standards**

Residential uses are permitted if ancillary to a permitted commercial use. For all uses listed under Standard Industrial Classification (SIC) code 55 there is a minimum lot size of one (1) acre, there is to be a lot width not less than two hundred (200) feet abutting on and having access to a public street right-of-way. All other uses in the Community Service (CS) District have no minimum required lot size, at least twenty percent (20%) of the lot must be landscaped open space, when adjacent to another commercial district, the side yard shall be at least ten (10) feet and when a use is to be serviced from the rear, it shall have a service court or alleyway not less than forty (40) feet wide. A Landscaped area of at least fifteen (15) feet in width shall be provided between the existing street right-of-way line, and any structure or paved area.

### **Technical Agency Review:**

No Technical Agencies provided any concerns toward the proposed rezoning.

### **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 Community Service (CS) District to provide for the need of large item commercial sales, service and repair establishments serving the Westland Area population within a walkable community and nearby easy access to major traffic routes. 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 to rezone from the General Industrial (GI) district to the Community Service (CS) district with the following condition:

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, July 13, 2016, the Franklin County Planning Commission recommended **approval** of the proposed rezoning with the following condition:

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.

**Franklin County**  
**Application for Rezoning/Text Amendment**

Application Number: <u>20N-16-03</u>	Date Filed: <u>6/1/16</u>	Received By: <u>BMF</u>	Total Fees: <u>1,100.<sup>00</sup></u>	Receipt Number: <u>16-61388</u>
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**Subject Property Information**

- Street Address: 4152-4160 W, Broad Street
- Parcel ID Number(s): 140 - 000457
- Township(s): Franklin

**Description of Subject Property**

- Acres to be Rezoned: 1.258
- Current Land Use: various retail uses and auto repair
- Surrounding Land Use: North retail market  
South commercial strip center  
East apartment  
West commercial strip center
- Water Supply Source:  Public (Central)       Private (Onsite)
- Sanitary Sewer Source:  Public (Central)       Private (Onsite)

**Rezoning Request**

- Current Zoning: General Industrial
- Proposed Zoning: Community Service District
- Proposed Land Use: various retail uses and auto repair
- Purpose for Request: To allow proposed retail uses on the site that are not conforming uses with the current zoning.

20N-16-03



**Applicant/Owner/Agent Information**

12. Applicant Information: Daniel McCabe  
Address: 8189 Brecksville Rd, Brecksville, OH 44141  
Phone: 440-746-9740 Fax: 440-746-0500  
Interest in Property: Member of Property Owner  
Signature: [Signature]
13. Property Owner: West Broad Building LLC  
Address: c/o Svidler Temps, 4200 Rockside Rd. #208  
Independence, OH 44131  
Phone: 440-746-9740 Fax: 440-746-0500  
Signature: [Signature]
14. Agent Information: Zach Sanchez  
Address: 5991 Meadows Glen Drive, Dublin, 43017  
Phone: 419-680-1513 Fax: 440-746-0500  
Signature: \_\_\_\_\_

**Applicant/Owner/Agent Information**

I/we (applicant) Daniel McCabe swear that I/we am/are the owners/lessees/options 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: [Signature]  
(required)

Date: 5/27/16

Property Owner Signature: [Signature]  
(required)

Subscribed and sworn to me in my presence and before me on this 27<sup>th</sup> day of May 2016.

Notary Public Signature: Monique E Sauve



DEPARTMENT OF SANITARY ENGINEERING  
280 EAST BROAD STREET, 2ND FLOOR  
COLUMBUS, OH 43215-4524

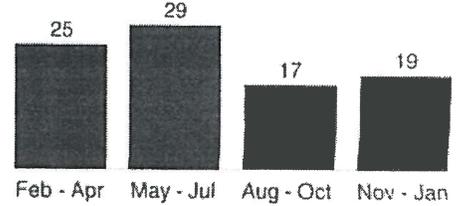
ACCOUNT NUMBER	16461.1
DUE DATE	05/23/2016
AMOUNT DUE	\$320.76
AMOUNT AFTER DUE DATE	\$352.84



WEST BROAD BUILDING LLC 16  
4200 ROCKSIDE RD STE 208  
INDEPENDENCE OH 44131-2530



### Usage History



Three-Month Billing Cycle

This chart approximates your usage for the past year, based on three-month billing cycles. Any anomalies in usage could be a sign of water loss.

SERVICE ADDRESS: 4152 1/2 W BROAD ST

TYPE OF SERVICE	BILLING PERIOD		METER READINGS		USAGE	AMOUNT
	FROM	TO	PREVIOUS	CURRENT		
WATER SERVICE	12/10/2015	03/23/2016	2070	2086	16 CCF	141.65
SEWER SERVICE	12/10/2015	03/23/2016	2070	2086	16 CCF	173.50
COLUMBUS SURCHARGE	01/13/2016	04/22/2016				5.61

\*CCF is Cubic Hundred Feet; 1 CCF Equals Approximately 748 Gallons.

AMT DUE IF PAID BY DUE DATE



TOTAL DUE  
**\$320.76**

*Paid By West Broad  
- need to Reimburse  
W.B when Collected  
by S-B.*

www.franklincountyohio.gov

Office Hours: Monday-Friday 8:00 AM - 4:00 PM

Phone: (614) 525-3940

2

Please remit this stub with your payment to properly credit your account

16

ACCOUNT NUMBER: 16461.1  
CUSTOMER NAME: WEST BROAD BUILDING LLC  
SERVICE ADDRESS: 4152 1/2 W BROAD ST

AMOUNT DUE BY DUE DATE	\$320.76	05/23/2016
AMOUNT DUE IF PAID AFTER	\$352.84	05/23/2016

2016-03



#### MAKE CHECKS PAYABLE TO:

DEPARTMENT OF SANITARY ENGINEERING  
280 E BROAD ST RM 201  
COLUMBUS OH 43215-4524



16461.1

00000320.76



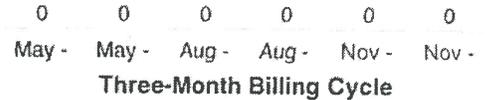
DEPARTMENT OF SANITARY ENGINEERING  
 280 EAST BROAD STREET, 2ND FLOOR  
 COLUMBUS, OH 43215-4524

ACCOUNT NUMBER	14619.8
DUE DATE	05/23/2016
AMOUNT DUE	\$106.52
AMOUNT AFTER DUE DATE	\$117.17

### Usage History



WEST BROAD BLDG LLC C/O SNIDER  
 BLAKE 1182  
 4200 ROCKSIDE RD STE 208  
 INDEPENDENCE OH 44131-2530



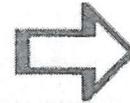
SERVICE ADDRESS: 4160 W BROAD ST

This chart approximates your usage for the past year, based on three-month billing cycles. Any anomalies in usage could be a sign of water loss.

TYPE OF SERVICE	BILLING PERIOD		METER READINGS		USAGE	AMOUNT
	FROM	TO	PREVIOUS	CURRENT		
WATER SERVICE	12/10/2015	03/23/2016	974	974	0 CCF	51.41
SEWER SERVICE	12/10/2015	03/23/2016	974	974	0 CCF	49.50
COLUMBUS SURCHARGE	01/13/2016	04/22/2016				5.61
	Deduct Meter		296	296		

\*CCF is Cubic Hundred Feet; 1 CCF Equals Approximately 748 Gallons.

AMT DUE IF PAID BY DUE DATE



TOTAL DUE  
**\$106.52**

*REAR*

www.franklincountyohio.gov

Office Hours: Monday-Friday 8:00 AM - 4:00 PM

Phone: (614) 525-3940

Please remit this stub with your payment to properly credit your account

182

ACCOUNT NUMBER: 14619.8  
 CUSTOMER NAME: WEST BROAD BLDG LLC C/O  
 SERVICE ADDRESS: 4160 W BROAD ST

AMOUNT DUE BY DUE DATE	\$106.52	05/23/2016
AMOUNT DUE IF PAID AFTER	\$117.17	05/23/2016



2016-06-03

4502.13

MAKE CHECKS PAYABLE TO:

DEPARTMENT OF SANITARY ENGINEERING  
 280 E BROAD ST RM 201  
 COLUMBUS OH 43215-4524

14619.8

00000106.52



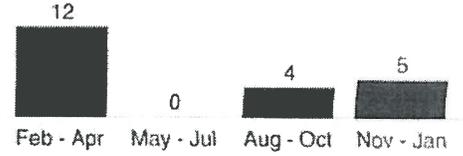
DEPARTMENT OF SANITARY ENGINEERING  
 280 EAST BROAD STREET, 2ND FLOOR  
 COLUMBUS, OH 43215-4524

ACCOUNT NUMBER	14616.6
DUE DATE	05/23/2016
AMOUNT DUE	\$106.52
AMOUNT AFTER DUE DATE	\$117.17

### Usage History



WEST BROAD BUILDING LLC 15  
 4200 ROCKSIDE RD STE 208  
 INDEPENDENCE OH 44131-2530



Three-Month Billing Cycle

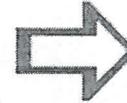
This chart approximates your usage for the past year, based on three-month billing cycles. Any anomalies in usage could be a sign of water loss.

SERVICE ADDRESS: 4154 W BROAD ST

TYPE OF SERVICE	BILLING PERIOD		METER READINGS		USAGE	AMOUNT
	FROM	TO	PREVIOUS	CURRENT		
WATER SERVICE	01/12/2016	03/23/2016	486	486	0 CCF	51.41
SEWER SERVICE	01/12/2016	03/23/2016	486	486	0 CCF	49.50
COLUMBUS SURCHARGE	01/13/2016	04/22/2016				5.61

\*CCF is Cubic Hundred Feet; 1 CCF Equals Approximately 748 Gallons.

AMT DUE IF PAID BY DUE DATE



TOTAL DUE  
**\$106.52**

*Empty Retail*

www.franklincountyohio.gov

Office Hours: Monday-Friday 8:00 AM - 4:00 PM

Phone: (614) 525-3940

Please remit this stub with your payment to properly credit your account

ACCOUNT NUMBER: 14616.6  
 CUSTOMER NAME: WEST BROAD BUILDING LLC  
 SERVICE ADDRESS: 4154 W BROAD ST

AMOUNT DUE BY DUE DATE	\$106.52	05/23/2016
AMOUNT DUE IF PAID AFTER	\$117.17	05/23/2016

2016-16-03  
**RECEIVED**  
**JUN 01 2016**  
 Franklin County Planning Department  
 Franklin County, OH

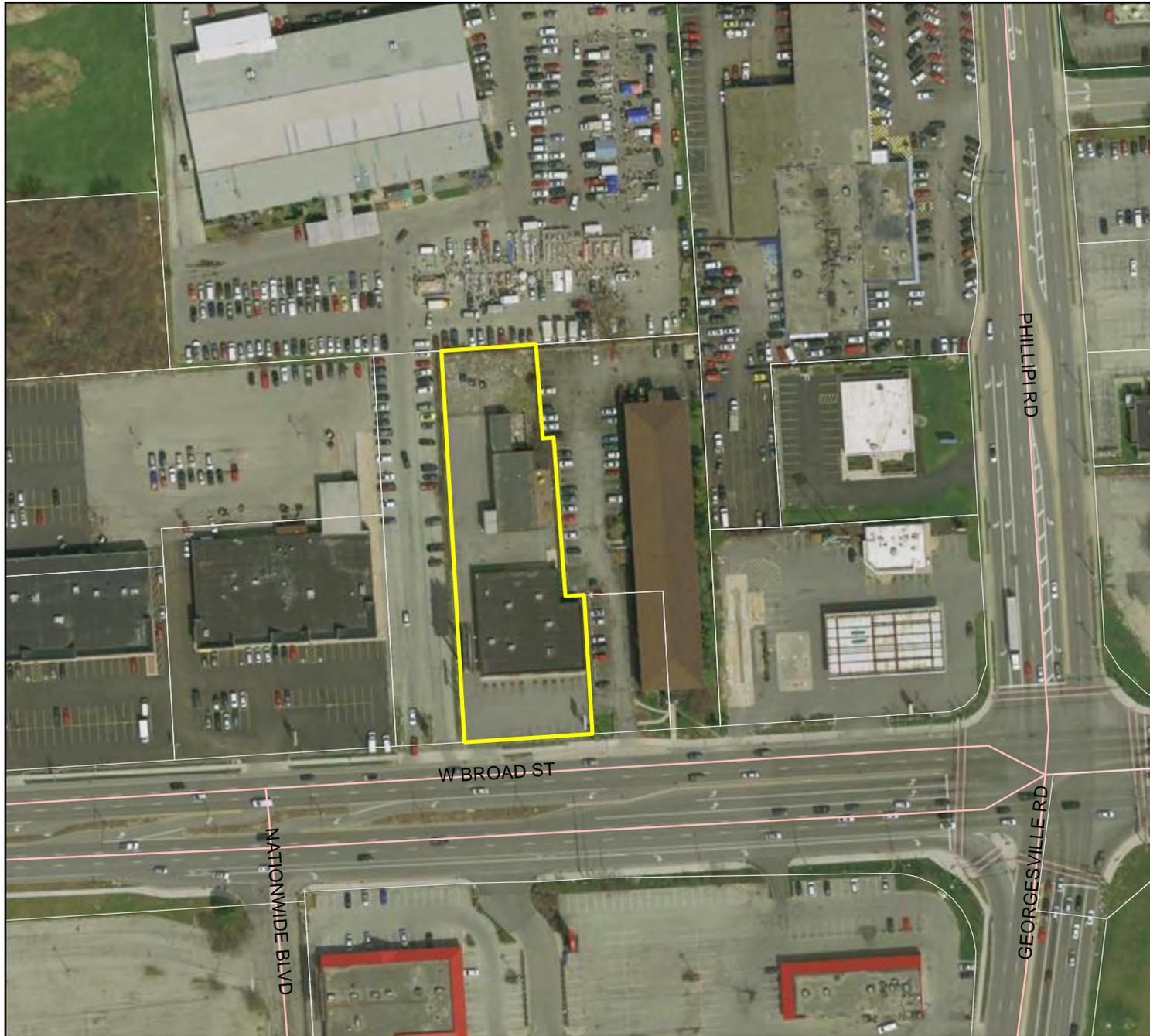
MAKE CHECKS PAYABLE TO:

DEPARTMENT OF SANITARY ENGINEERING  
 280 E BROAD ST RM 201  
 COLUMBUS OH 43215-4524



14616.6

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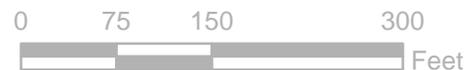
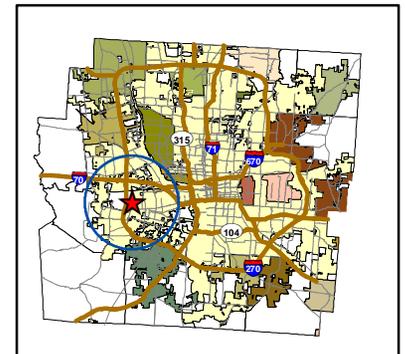


# ZON-16-03

Requesting to rezone from the General Industrial (GI) District to the Community Service (CS) District.

1.26 Acres  
Franklin Township

-  4160 W. Broad Street
-  Parcels
-  Streets



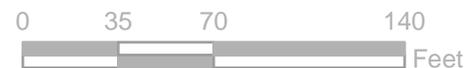
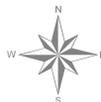
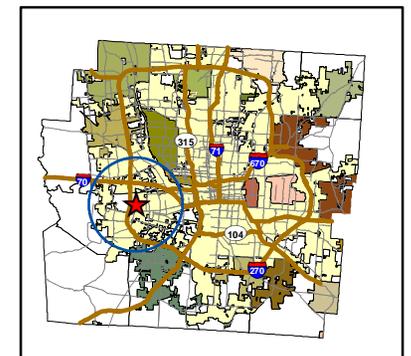


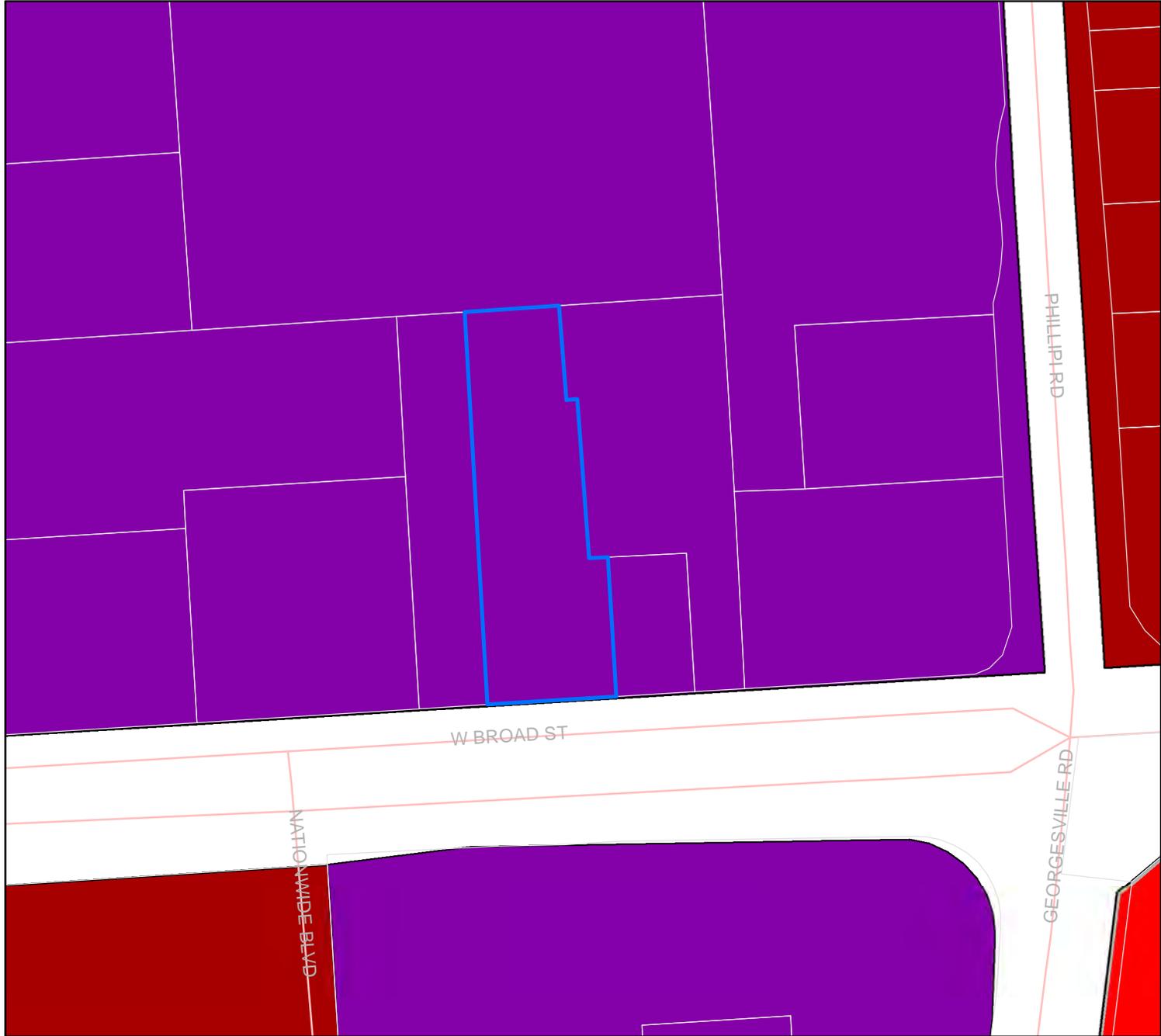
## ZON-16-03

Requesting to rezone from the General Industrial (GI) District to the Community Service (CS) District.

1.26 Acres  
Franklin Township

-  4160 W. Broad Street
-  Parcels
-  Streets





**ZON-16-03**

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Requesting to rezone from the General Industrial (GI) District to the Community Service (CS) District.

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1.26 Acres  
Franklin Township

- 4160 W. Broad Street
- Parcels
- Streets

**Zoning**

- Community Service
- General Industrial

**Columbus Zoning**

- Commercial

