Franklin County
Where Government Works

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

Economic Development & Planning Department
James Schimmer, Director

Franklin County Rural Zoning Commission

Franklin County Courthouse
373 South High Street – 26th Floor
Commissioners Hearing Room
Columbus, OH 43215
Thursday, November 19, 2015
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 October 22, 2015 meeting**

5. **Old Business:**

   i. **ZON-15-03 – Matt Brown**

Applicant/Owner:	Franklin County Rural Zoning Commission
Township:	Franklin Township
Site:	Westbrook Subdivision
Zoning:	Rural and Suburban Apartment Residential (R-24)
Utilities:	Public water and wastewater
Request:	Requesting 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.

6. **New Business – None**

7. **Adjournment of Meeting to December 17, 2015**

150 South Front Street, FSL Suite 10 Columbus, Ohio 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 Development.FranklinCountyOhio.gov

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MINUTES OF THE
FRANKLIN COUNTY RURAL ZONING COMMISSION

Thursday, October 22, 2015

The Franklin County Rural Zoning Commission convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Thursday, October 22, 2015.

Present were,
Glenn Taylor, Chairperson
Jim Daley
Ralph Horn

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

Mr. Taylor opened the hearing.

The first order of business being approval of the minutes of the September 17, 2015, meeting.

Mr. Horn made a motion to approve the September 17, 2015, minutes. It was seconded by Mr. Daley. The motion passed by a three-to-zero vote.

NEW BUSINESS:

The next order of business being County Rezoning Case No. ZON-15-03. The applicants 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 Rural Zoning Commission. Mr. Horn made a motion to table County Rezoning Case ZON-15-03 to the November 19th Rural Zoning Commission meeting. The motion was seconded by Mr. Daley.

Mr. Matthew Brown read and presented the case to the Franklin County Rural Zoning Commission. Mr. Daley made a motion to initiate a zoning map amendment. The motion was seconded by Mr. Horn. The motion was approved by an four-to-zero vote.

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

The hearing was adjourned at 2:10 p.m.

Minutes of the October 22, 2015, Franklin County Rural Zoning Commission hearing were approved this 19th day of November, 2015.

_____

Signature

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Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
November 19, 2015

Case #ZON-15-03
Prepared by: Matt Brown

Applicant:	Franklin County Rural Zoning Commission
Township:	Franklin Township
Request:	Requesting 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.

Summary:
Staff is seeking a rezoning of the Westbrook Subdivision from the Suburban Apartment Residential (R-24) and Rural Districts to the Urban Residential (R-12) District. Staff recommends approval.

Background:
The proposed rezoning area is comprised of single-family residences located in Franklin Township accessed from Frank Road, between Brown Road and Harrisburg Pike. The area to be rezoned consists of 259 lots, one reserve and one park platted as part of the Westbrook Subdivision. Approximately half of the area to be rezoned is zoned R-24 and the other half is zoned Rural. The average lot size of the single-family lots is approximately 6,900 square feet. Per the Franklin County Sanitary Engineer, all lots have access to public water and sewer service. The area was platted in 1954.

Existing Zoning District:
The Rural District is intended for agriculture and large lot development. Lots are required to have a minimum area of 2.5 acres to 5 acres or more and do not have access to centralized water and sanitary services. The principal permitted uses in the Rural District are agriculture, residential subdivisions and farm dwellings. The intent of the Rural District is to protect farmland, lands in current agricultural use valuation, prime agricultural soils, open land and residential land from the intrusion and premature development of urban uses.

The Suburban Apartment Residential (R-24) District is intended for areas of the County served by public water and sewer that were previously developed for high-density apartment structures.

Proposed Zoning District:
The Urban Residential (R-12) District is intended for urban neighborhoods of the County with high density single-family residential development that is urban in character. This zoning district requires access to public water and sewer. Densities are approximately 12 units per acre.

Rural, R-12 and R-24 District Comparisons:

Development Standards	Rural District	R-24 District	R-12 District
Lot Area (in acres)	2.5-5 acres	0.17 acres	0.14 acres
Lot Area (in square feet)	109,000 sq ft	7,200 sq ft	6,000 sq ft
Lot Coverage maximum	20%	35%	35%
Minimum Lot Width	150 feet	60 feet	55 feet
Total Side Yard	20 feet	16 feet	10 feet
Minimum Side Yard	8 feet	8 feet	5 feet
Rear Yard	20% of lot depth	20% of lot depth	20% of lot depth
Maximum Height	38 feet	38 feet	38 feet
PERMITTED USES			
Single-family	✓		✓
Two-family		✓	✓
Town Homes		✓	✓
Apartments		✓	
Home Occupation	✓	✓	✓
Accessory Uses	✓	✓	✓
Religious Uses	✓	✓	✓
Schools and Parks	✓		✓
Adult Family Homes	✓		✓
Child Day Care	✓	✓	✓

Land Use Plans:
The Southwest Area Plan was adopted by the Board of Commissioners in April 2009. The plan recommends the subject area for low density residential uses with a density of 3-6 units per acre. The corresponding zoning districts to this land use category include the Suburban Residential (R-4) and Restricted Urban Residential (R-8) zoning districts.

The proposed zoning district does not keep with the land use plan recommendation. However, the proposed zoning district is more consistent with the existing development in regards to lot sizes and widths in the area than the land use plan recommendation.

Staff Analysis:
The average lot size in the area proposed to be rezoned is approximately 6,900 square feet in size. The lots are of varying width and geometry, with a minimum width of 50 feet. The proposed R-12 District requires a minimum lot size of 6,000 square feet and 55 feet of road frontage. The R-12 District is the most appropriate zoning based on the size of the developed parcels, access to public utilities and the fact that the permitted uses within the R-12 District allows for the uses existing in the area.

Staff Recommendation:
Staff recommends ***approval*** of the proposed rezoning.

Planning Commission Recommendation
On Wednesday, October 14, 2015, the Franklin County Planning Commission recommended ***approval*** of the proposed rezoning.

Rural Zoning Commission Recommendation
On Thursday, October 22, 2015, the Franklin County Rural Zoning Commission tabled the proposed rezoning until the November 19, 2015 meeting to allow staff an opportunity to review properties within the area to be rezoned to ensure that they are not currently being used as apartments.

Commission Member Horn confirmed to staff that the properties in question are two-family structures and therefore the proposed area to be rezoned has not been amended.

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Paula Brooks
John O'Grady

Economic Development & Planning Department
James Schimmer, Director

Proposal for

Map Amendment

Franklin County Zoning Resolution

Origin of Amendment

- [x] Motion by the Rural Zoning Commission
- [ ] Resolution by the Board of County Commissioners
- [ ] Application by land owner

Case Number

ZON-15-03

Applicability

- [ ] All townships under Franklin County Zoning
- [ ] The following townships only:

Meeting Dates

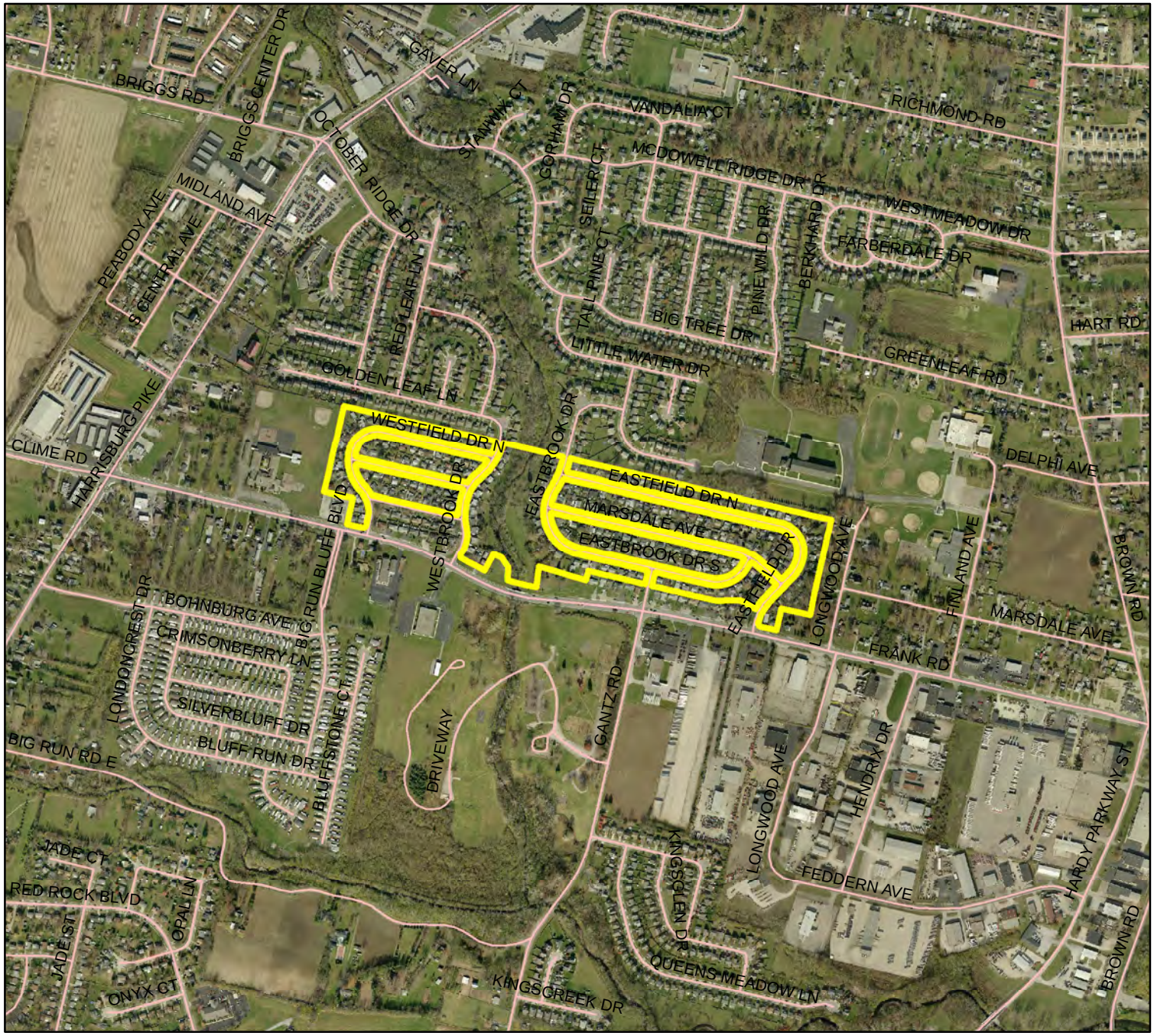
Review Body	Date
Planning Commission	10/14/15
Rural Zoning Commission	11/19/15
Board of Commissioners:	12/8/15

Area to be rezoned

All lots and reserves within the Westbrook Subdivision in Franklin Township, 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.

Reason for amendment

The subdivision is located within both the Rural and Suburban Apartment Residential (R-24) zoning districts. The subdivision developed with lots that do not meet development standards of the Rural District and with uses, single- and two-family residential, which are not permitted uses within the R-24 district. The rezoning will ensure that the existing uses are permitted uses within the new zoning district and that the lots more closely match the development standards of the new zoning district.



ZON-15-03

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Franklin Township

Proposed Rezoning

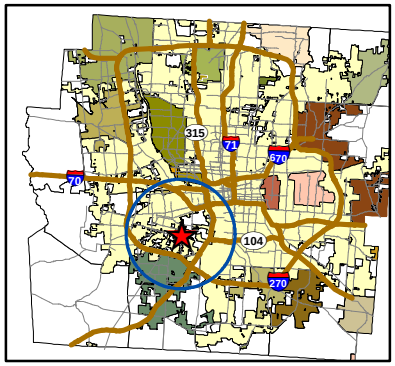
Parcels

Streets

Floodplain

1% Annual Chance Flood

Floodway



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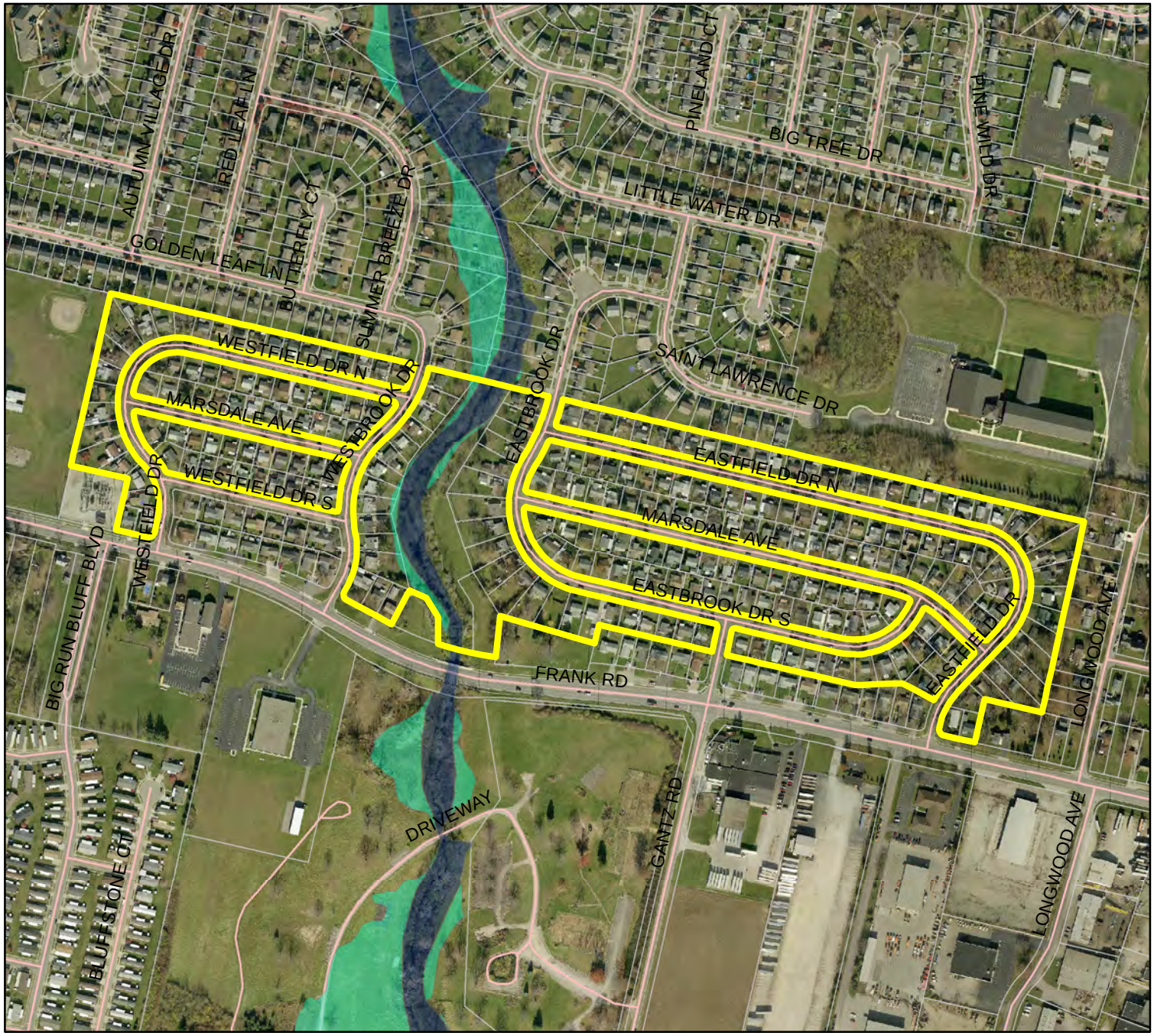

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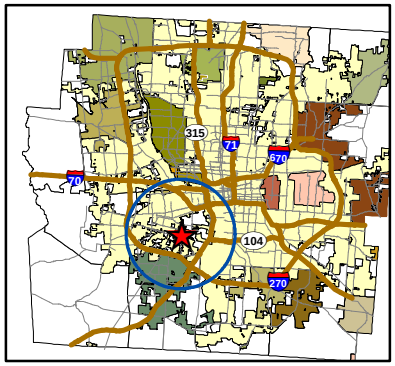

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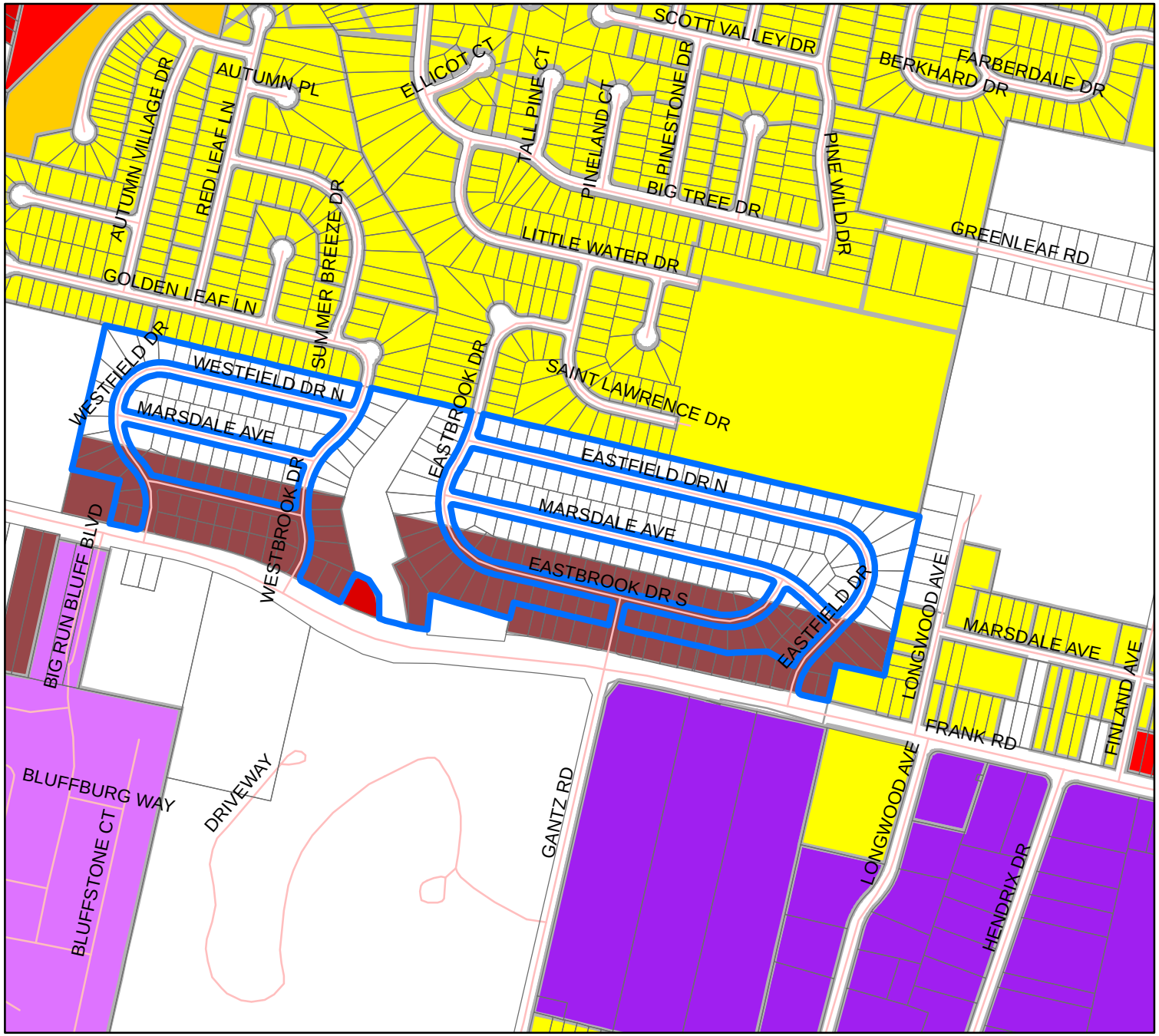

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Franklin Township

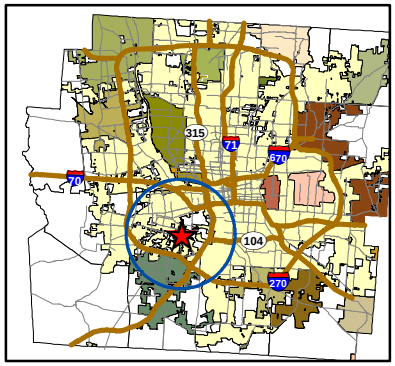
Proposed Rezoning
Parcels
Streets

City of Columbus Zoning

Commercial
Manufactured Home
Manufacturing
Multi-family
Residential

County Zoning

Rural
Suburban Apt. Res.
Community Service



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