



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, November 17, 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 August 18, 2016 meeting
5. New Business:

i. ZON-16-04 – Brad Fisher

Applicant/Owner:	Ibnu Taymiyah Masjid and Islamic Center
Agent:	Ali Alghothani – Star Consultants, Inc.
Township:	Clinton and Mifflin Townships
Site:	3251 Westerville Rd. (PID #130-000001, 130-000002, 130-000435, 130-002720, 130-004290 and 130-004345) 3269 Westerville Rd. (PID #190-000013) 0 Innis Rd. (PID #190-002339)
Zoning:	Limited Industrial (LI) District
Utilities:	Public water and wastewater
Request:	Requesting to rezone from the Limited Industrial (LI) District to the Community Service (CS) District.

ii. ZON-16-05 – Brad Fisher

Owner:	Jerry A. Schmittauer
Applicant:	Kurtz Bros, Inc
Agent:	Laura MacGregor Comek, Esq.
Township:	Hamilton Township
Site:	6445 South High Street (PID #150-000396)
Acreage:	3.5-acres
Zoning:	Rural District
Utilities:	Public water and private wastewater
Request:	Requesting to rezone from the Rural District to the Community Service (CS) District.

6. Adjournment of Meeting to December 22, 2016



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

Economic Development & Planning Department
James Schimmer, Director

MINUTES OF THE FRANKLIN COUNTY RURAL ZONING COMMISSION

Thursday, August 18, 2016

The Franklin County Rural Zoning Commission convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Thursday, August 18, 2016.

Present were,

Glenn Taylor, Vice Chairperson
Jim Daley
Ralph Horn

Franklin County Economic Development and Planning Department:

Matt Brown, Planning Administrator
Brad Fisher, Planner

Vice Chairperson Taylor opened the hearing, which was followed by 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 July 21, 2016, Franklin County Rural Zoning Commission hearing. Mr. Daley made a motion to approve the minutes from July 21, 2016. It was seconded by Mr. Horn. The minutes were approved by a three-to-zero vote.

OLD BUSINESS:

The next order of business being Case No. ZON-16-01. The Owner/Applicant 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 and is serviced by private water and wastewater. The request is to amend an existing Select Commercial Planned District. Mr. Fisher read and presented the case to the Franklin County Rural Zoning Commission. Mr. Horn made a motion to approve Zoning Case No. ZON-16-01 with Staff's condition, plus the revised plan that was presented. It was seconded by Mr. Daley. 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, Vice Chairperson Taylor adjourned the hearing.

Minutes of the August 18th, 2016, Rural Zoning Commission hearing were approved this 17th day of November, 2016.

Signature



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT
Rural Zoning Commission
November 17, 2016

Case ZON-16-04
Prepared by: Brad Fisher

Applicant/Owner:	Ibnu Taymiyah Masjid and Islamic Center
Agent:	Ali Alghothani – Star Consultants, Inc.
Township:	Clinton and Mifflin Townships
Site:	3251 Westerville Rd. (PID # 130-000001, 130-000002, 130-0000435, 130-002720, 130-004290 and 130-004345) 3269 Westerville Rd. (PID # 190-000013)
Acreage:	27.465 +/- acres
Zoning:	Limited Industrial (LI) District
Utilities:	Public water and wastewater
Request:	Requesting to rezone from the Limited Industrial (LI) District to the Community Service (CS) District.

Summary

The applicant is requesting a rezoning from the Limited Industrial (LI) District to the Community Service (CS) District to allow for the redevelopment of a vacant site. The site would be redeveloped as a mixed-use facility to include the following uses: religious, retail stores, restaurants, personal services, administrative, educational, residential, and daycare. All uses but restaurants are prohibited within the current zoning 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 south side of Innis Road and the west side of Westerville Road, along the Clinton and Mifflin Township border. The site is developed with 1 building that is 11.5 acres in size and parking areas. The building was constructed in 1966 with an addition in 1989, and has a footprint of 499,766 square feet. There are loading docks to the south and west of the building.

The applicant desires to renovate the existing building and site, and is requesting the rezoning to allow for a mixed-use development. The site has two existing access drives to Innis Road and five existing access drives to Westerville Road. The building has been vacant for approximately 8 years.

Surrounding Land Use/Zoning

Direction	Zoning	Land Use
North	Commercial & Manufacturing (City of Columbus)	Post Office & Storage
South	Limited Industrial (LI) & Community Service (CS) (Clinton Township)	Mobile Homes & Religious
East	Community Service (CS) (Mifflin Township)	Retail
West	Limited Industrial (LI) (Clinton Township) & Manufacturing (City of Columbus)	Manufacturing

Comprehensive Plan

The Clinton-Mifflin Comprehensive Plan, adopted in June 2009, contains a Future Land Use Map and Goal Statements that recommend this property for commercial and multi-family residential use. Corresponding zoning districts include: Suburban Apartment Residential (R-24), Community Service (CS), Community Commercial (CC), Neighborhood Commercial (NC) and Suburban Office (SO) Districts.

The requested zoning district is consistent with the Plan's future land use recommendation and Goal Statements.

Existing Zoning

The site is currently zoned Limited Industrial (LI) which is intended for a broad range of industrial activities to include outdoor storage, general warehouse-related truck traffic and service vehicles. The site is also subject to the Smart Growth Overlay. The proposed rezoning is to the underlying Limited Industrial (LI) District and if approved, the Smart Growth Overlay will still apply.

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. 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:

- Membership Organization
- Educational Services
- Radio and Television Broadcasting
- Miscellaneous General Merchandise
- Food Stores
- Laundry
- Beauty Shops
- General Merchandise Stores
- Miscellaneous Retail
- Retail Sales of Automobiles, Boats and Motorcycles
- Hotels and Motels
- Miscellaneous Repair Shops
- Motion Pictures
- Taxi Cabs
- Funeral Parlors
- Jewelry Stores
- Eating and Drinking Places
- Book Store
- Social Service

Development Standards

- *Lot Size*- No minimum, except for automobile retailers which require one (1) acre.
- *Lot Width*- No minimum, except for automobile retailers which require 200 feet.
- *Landscaped Open Space*- 20% of the total lot area.
- *Side Yard*- $\frac{1}{4}$ the sum of the height and width of the structure or 25 feet, whichever is greater. Ten (10) feet when adjacent to another commercial district.
- *Rear Yard*- $\frac{1}{4}$ the sum of the height and width of the structure or 25 feet, whichever is greater.
- *Front Green Belt*- 15 feet wide, between the street right-of-way line and any paved area.

The existing building and site development is non-conforming in the current Limited Industrial (LI) District and will remain non-conforming in the proposed Community Service (CS) District.

Technical Agency Review:

Franklin County Engineer's Office

A traffic impact study will be required.

Franklin County Drainage Engineer's Office

Indicated no concerns with the proposed rezoning.

Franklin Soil & Water Conservation District

Indicated no concerns with the proposed rezoning.

Ohio Department of Transportation

Based on the description of development, a Traffic Impact Study will be required. The Traffic Impact Study would be expected to involve the number and locations of drives and possible turn lanes. The existing property layout contains multiple driveways with no proposed turn lanes. Adjacent traffic signals may be necessary depending on the results of the Traffic Impact Study review.

Franklin County Economic Development and Planning

Application deficiencies:

1. PID number 130-000345 does not exist and the applicant needs to update the application.
2. PID number 190-002339 needs to be deleted from the application as it is already zoned Community Service (CS) and the acreage to be rezoned needs to reflect this change.

Staff Review

The proposed rezoning keeps with the land use recommendation of the adopted comprehensive plan and meets the intent of the Community Service (CS) District by rezoning the site to allow for commercial and multi-family residential uses, while providing accessible services to the community.

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

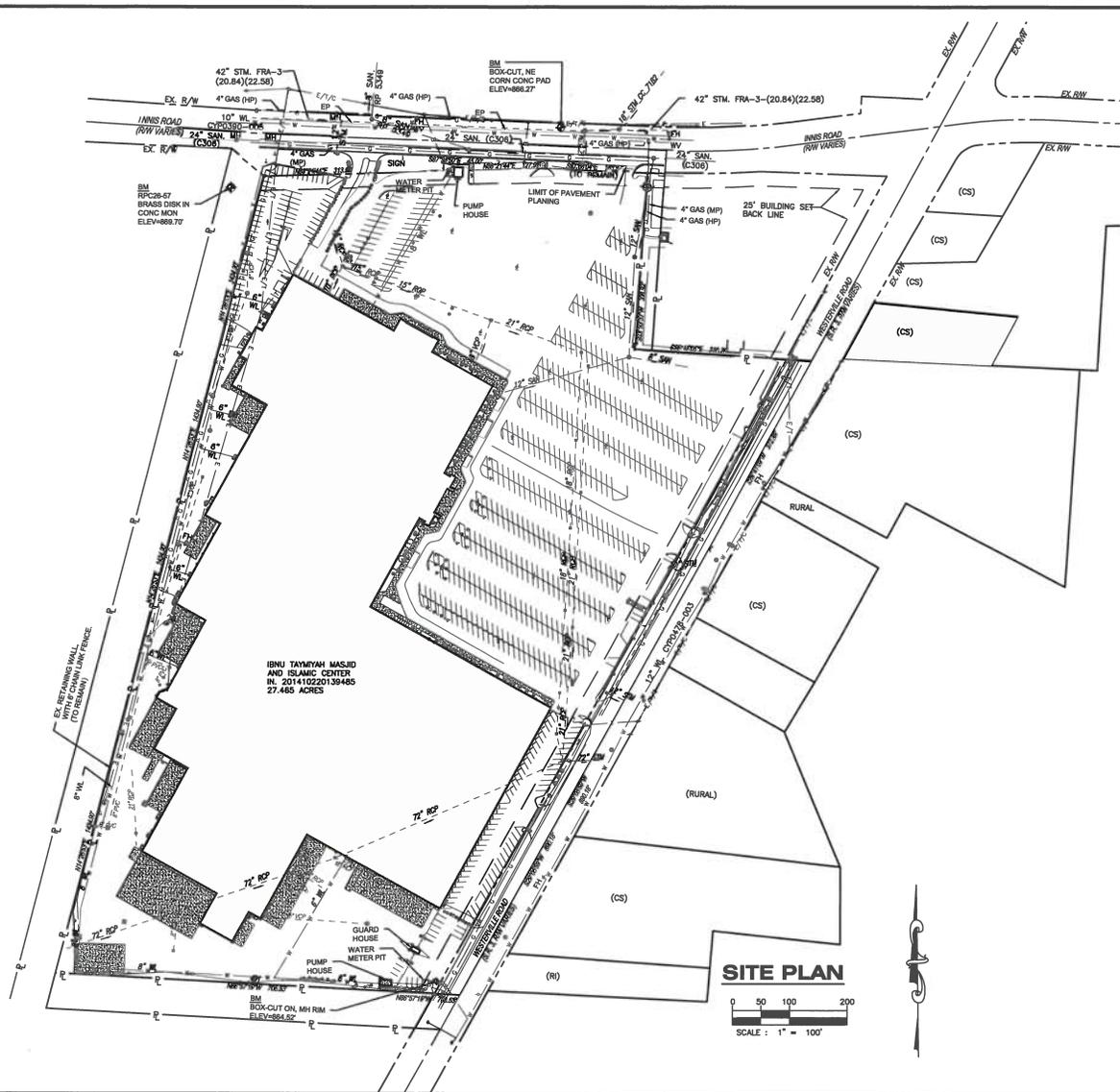
Staff recommends **approval** with conditions of the request to rezone from the Limited Industrial (LI) District to the Community Service (CS) District. The conditions are as follows:

1. The applicant must submit a revised rezoning application form with the correct parcel numbers and acreage indicated prior to consideration by the Rural Zoning Commission.
2. The applicant must complete a Traffic Impact Study to the satisfaction of the Ohio Department of Transportation and the Franklin County Engineer's Office prior to issuance of a Certificate of Zoning Compliance.
3. The applicant must apply for and receive a Certificate of Zoning Compliance prior to any development occurring on the site.
4. A new Certificate of Zoning Compliance is required prior to any new uses or change in use of any portions of the building.

Planning Commission Recommendation

On Wednesday, November 9, 2016, the Franklin County Planning Commission recommended **approval** of the proposed rezoning with the following condition:

1. The applicant must submit a revised rezoning application form with the correct parcel numbers and acreage indicated prior to consideration by the Rural Zoning Commission.
2. The applicant must complete a Traffic Impact Study to the satisfaction of the Ohio Department of Transportation and the Franklin County Engineer's Office prior to issuance of a Certificate of Zoning Compliance.
3. The applicant must apply for and receive a Certificate of Zoning Compliance prior to any development occurring on the site.
4. A new Certificate of Zoning Compliance is required prior to any new uses or change in use of any portions of the building.



RECEIVED
OCT 18 2016
 Franklin County Planning Department
 Franklin County, OH

2016-04

LEGEND

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND
- 1" IRON PIPE FOUND
- ▲ NAIL SET
- ▲ NAIL FOUND
- ⊕ BENCHMARK
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- E— UNDERGROUND ELECTRIC
- L— OVERHEAD ELECTRIC
- ⊠ HVAC UNIT
- ⊠ TRANSFORMER
- ⊠ GROUND LIGHT
- ⊠ ELECTRIC BOX
- ⊠ LIGHT POLE
- UT— UNDERGROUND TELEPHONE
- T— OVERHEAD TELEPHONE
- ⊠ TRAFFIC CONTROL CABINET
- ⊠ TRAFFIC SIGNAL POLE
- ⊠ SIGN
- ⊠ GUARD POST (PIPE BOLLARD)
- ⊠ FLAG POLE
- ⊠ FENCE
- ⊠ HARDWOOD TREE
- ⊠ SOIL BORING
- ⊠ TELEPHONE MANHOLE
- ⊠ TELEPHONE PEDESTAL
- ⊠ GAS MAIN
- ⊠ GAS VALVE
- UC— UNDERGROUND CABLE TV
- ⊠ WATER MAIN
- ⊠ FIRE HYDRANT
- ⊠ WATER VALVE
- ⊠ WATER METER
- ⊠ IRRIGATION CONTROL VALVE
- ⊠ MANHOLE
- ⊠ CLEAN OUT
- ⊠ SANITARY SEWER
- ⊠ STORM SEWER
- ⊠ CATCH BASIN
- ⊠ INLET
- ⊠ YARD DRAIN
- ⊠ DOWN SPOUT
- 751— CONTOUR LINES
- 750— CONTOUR LINES
- ▒ CONCRETE
- ▒ ASPHALT
- ▒ BRICK / PAVER
- ▒ GRAVEL

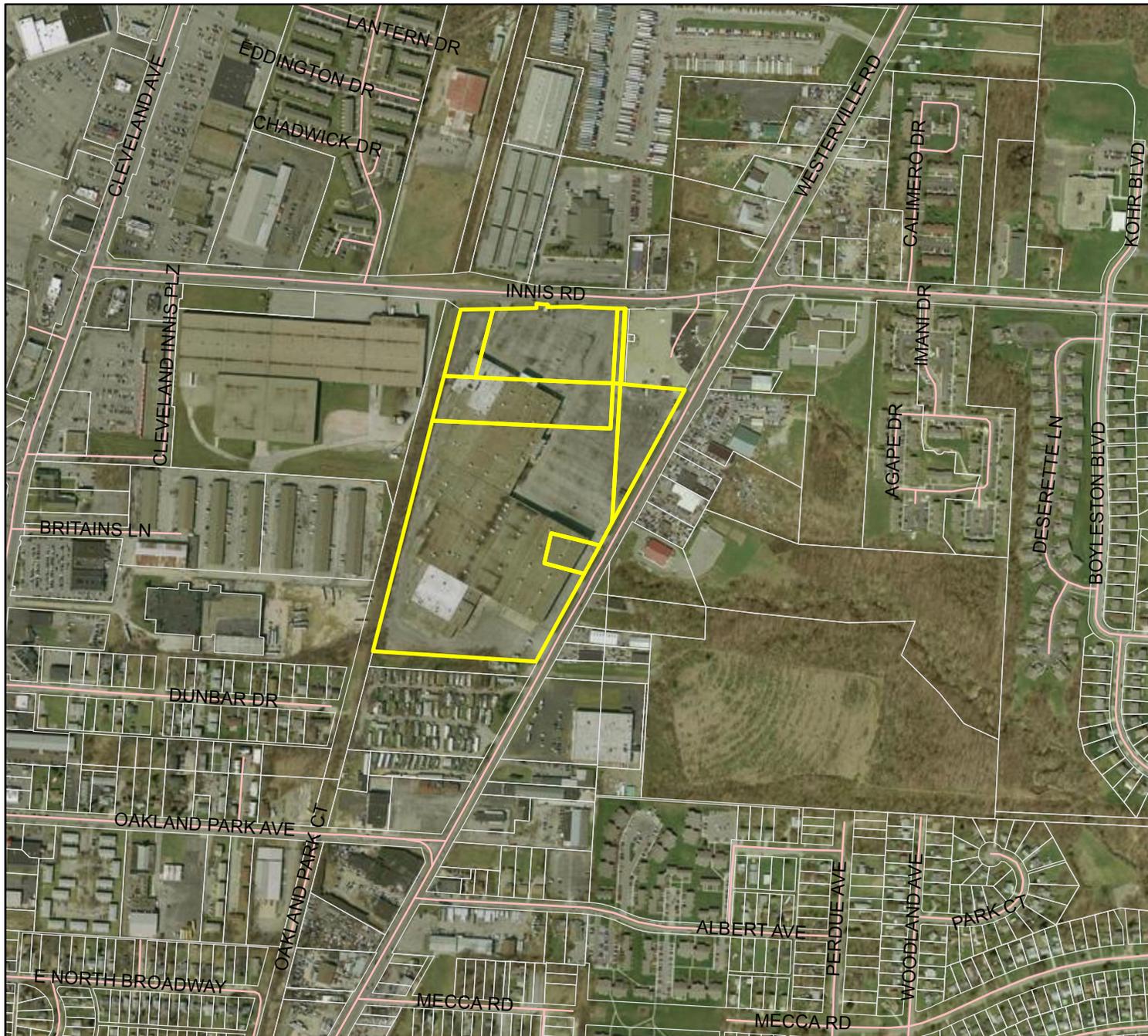
SITE PLAN
 SCALE : 1" = 100'

REVISIONS			REVISIONS		
REV#	DATE	REMARKS	REV#	DATE	REMARKS

IBNU TYMIYAH MASJID
MUSLIM COMMUNITY CENTER
 3251 WESTERVILLE ROAD
 CLINTON TOWNSHIP, OH 43224
EXISTING SITE PLAN



	PT# 150006
	DATE: X.X.X.
	DGN BY: MB & CM
	REV BY: MB
	REV BY: AM
SHEET	

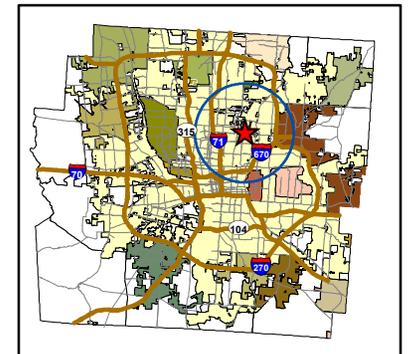


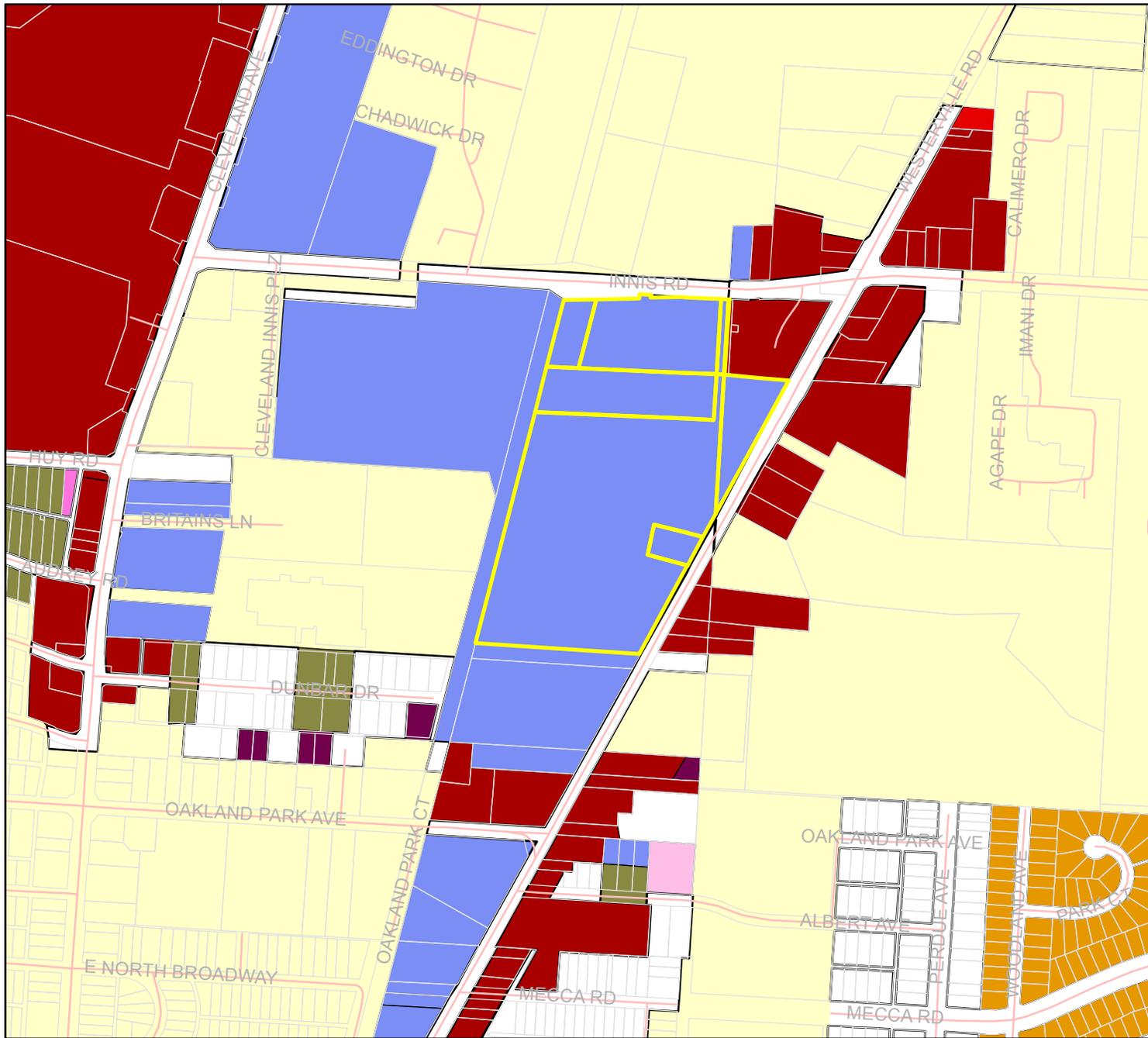
ZON-16-04

Requesting to rezone from the Limited Industrial (LI) District to the Community Service (CS) District.

Acres: 27.465+/-
Township: Clinton, Mifflin

-  0 Innis Road
-  3269 Westerville Road
-  3251 Westerville Road
-  Parcels
-  Streets



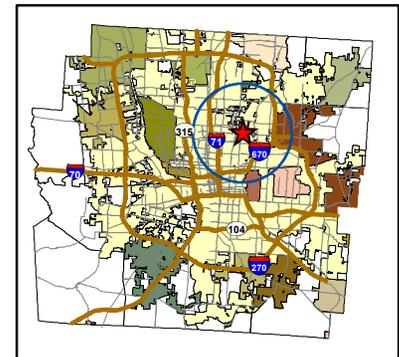


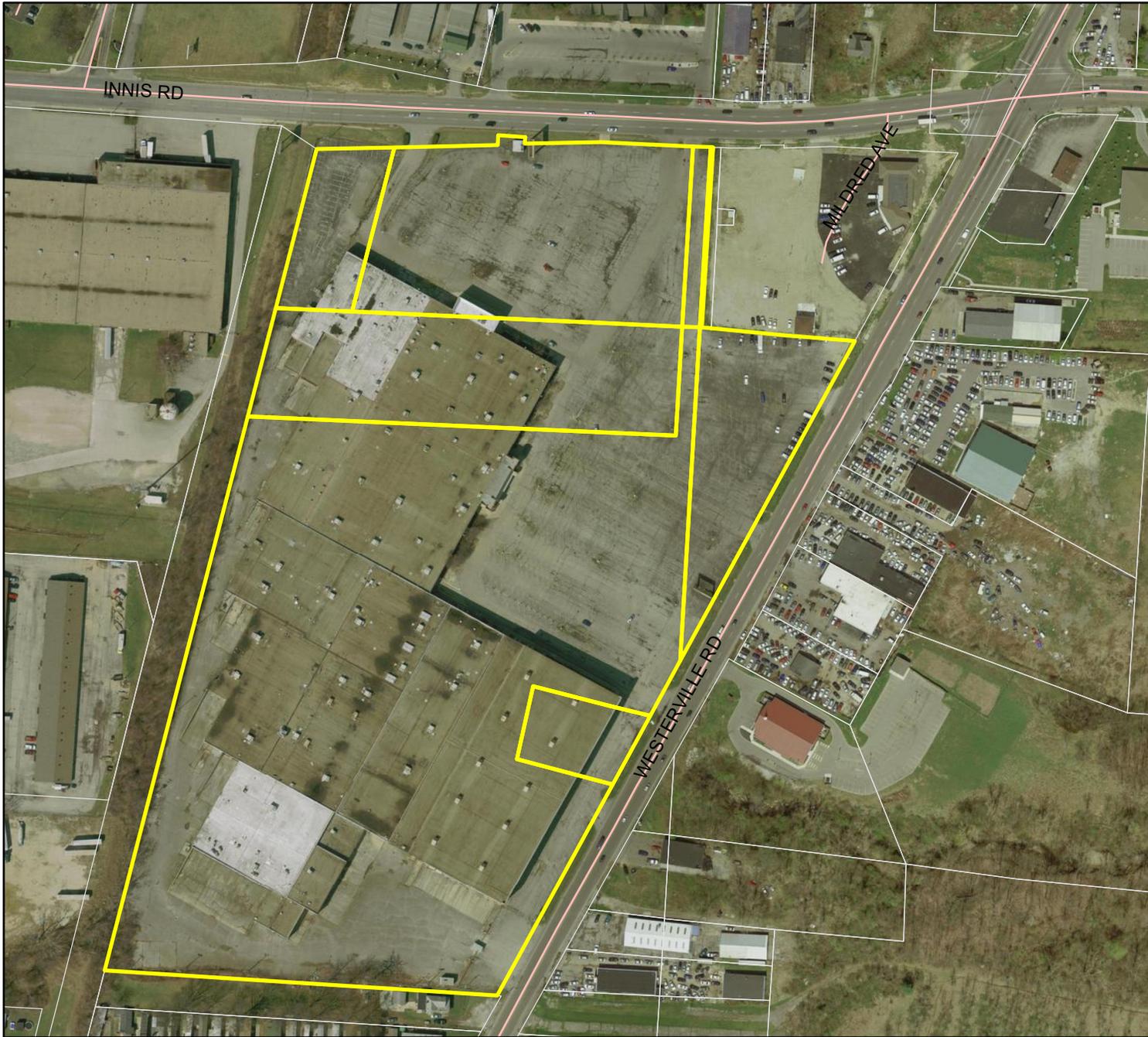
ZON-16-04

Requesting to rezone from the Limited Industrial (LI) District to the Community Service (CS) District.

Acres: 27.465+/-
Township: Clinton, Mifflin

- 0 Innis Rd.
 - 3269 Westerville Rd.
 - 3251 Westerville Rd.
 - Parcels
 - Streets
- Zoning**
- Community Commercial
 - Community Service
 - Limited Industrial
 - Neighborhood Commercial
 - Restricted Industrial
 - Restricted Urban Residential
 - Rural
 - Suburban Apartment Residential
 - Urban Residential
 - Columbus



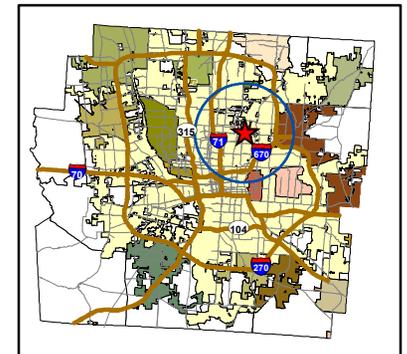


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Commissioner Marilyn Brown • Commissioner Paula Brooks • Commissioner John O'Grady
 President

Economic Development & Planning Department
 James Schimmer, Director

STAFF REPORT
 Rural Zoning Commission
 November 17, 2016

Case ZON-16-05
 Prepared by: Brad Fisher

Owner:	Jerry A. Schmittauer
Applicant:	Kurtz Bros, Inc
Agent:	Laura MacGregor Comek, Esq.
Township:	Hamilton Townships
Site:	6445 South High St. (PID #150-000396)
Acreage:	3.5-acres
Zoning:	Rural
Utilities:	Public water and private wastewater
Request:	Requesting to rezone from the Rural District to the Community Service (CS) District.

Summary

The applicant is requesting a rezoning from the Rural District to the Community Service (CS) District to allow for mulch and landscaping supplies services. These are prohibited uses within the current Rural zoning district. Staff recommends approval with conditions.

Request

The site is located on the west side of South High Street (US 23), just south of London-Groveport Road in Hamilton Township. The subject property is split-zoned, with the western portion zoned Rural and the eastern portion zoned Community Service (CS). There is an existing auto sales use operating on the eastern portion of the site. The site consists of vacant land, a parking area, and three small structures.

The applicant is requesting to rezone the western portion of the site to allow for the operation of a mulch and landscaping business. The site has one access point to S. High Street, a four-lane highway. The proposed rezoning will unify the property under one zoning district.

Surrounding Land Use/Zoning

Direction	Zoning	Land Use
North	Community Service (CS) & Rural (Hamilton Twp)	Motel & Single-Family
South	Community Service (CS) (Hamilton Twp)	Restaurant & Retail
East	Residential (City of Columbus)	Cemetery
West	Excavation and Quarry (Hamilton Twp)	Vacant

Comprehensive Plan

The South Central Accord, adopted in 1997, contains a Future Land Use Map that recommends the site for commercial and mixed-use village development. The Plan also includes a Groundwater Pollution Potential Map that rates the site as having the highest potential for groundwater pollution. The site is located just outside of the Columbus South Wellfield Protection Area. There are also Guiding Principles in the Plan that recommend safeguarding the Wellfield Protection Area and providing a variety of land uses to establish a balance in the area.

The proposed rezoning will allow for a wider diversity of land uses in the area and any proposed land uses will be required to meet wellfield protection requirements.

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:

- Landscape Services
- Educational Services
- Miscellaneous General Merchandise
- Food Stores
- Florists
- Automotive Services
- General Merchandise Stores
- Gasoline Service Station
- Furniture and Home Furnishing Stores
- Miscellaneous Retail
- Retail Sales of Automobiles, Boats and Motorcycles
- Miscellaneous Repair Shops
- Amusement and Recreation Services
- Funeral Parlors
- Shoe Repair Shops
- Jewelry Stores
- Radio and Television Broadcasting
- Social Services
- Building Material/Garden Supplies
- Veterinary Services
- Animal Specialty Services

Development Standards

- *Lot Size*- No minimum, except for automobile retailers which require one acre.
- *Lot Width*- No minimum, except for automobile retailers which require 200 feet.
- *Landscaped Open Space*- 20%.
- *Side Yard*- $\frac{1}{4}$ the sum of the height of the structure or 25 feet, whichever is greater. Ten feet when adjacent to another commercial district.
- *Rear Yard*- $\frac{1}{4}$ the sum of the height of the structure or 25 feet, whichever is greater.
- *Front Green Belt*- 15 feet wide, between the street right-of-way line and paved area.
- *Screening of Exterior Storage*- Exterior storage shall not be permitted adjacent to a residential district unless screened with a one hundred percent opaque wall or vegetation buffer.

Technical Agency Review:

Franklin County Engineer's Office

Provided no comments toward the proposed rezoning.

Franklin Soil and Water Conservation District

Provided no concerns toward the proposed rezoning.

Ohio Department of Traffic

Stated that if the future development is a change of use per the Ohio Department of Transportation (ODOT) Access Management Manual, a permit is required and ODOT will need to determine if a turn lane analysis or Traffic Impact Study is needed.

Staff Review

The location proposed for rezoning meets the intent of the Community Service (CS) District, which is to meet the need of commercial sales establishments, allowing for visible outside storage and display areas and will serve the surrounding communities. The site is located on a major traffic route, providing easy access to the surrounding population.

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

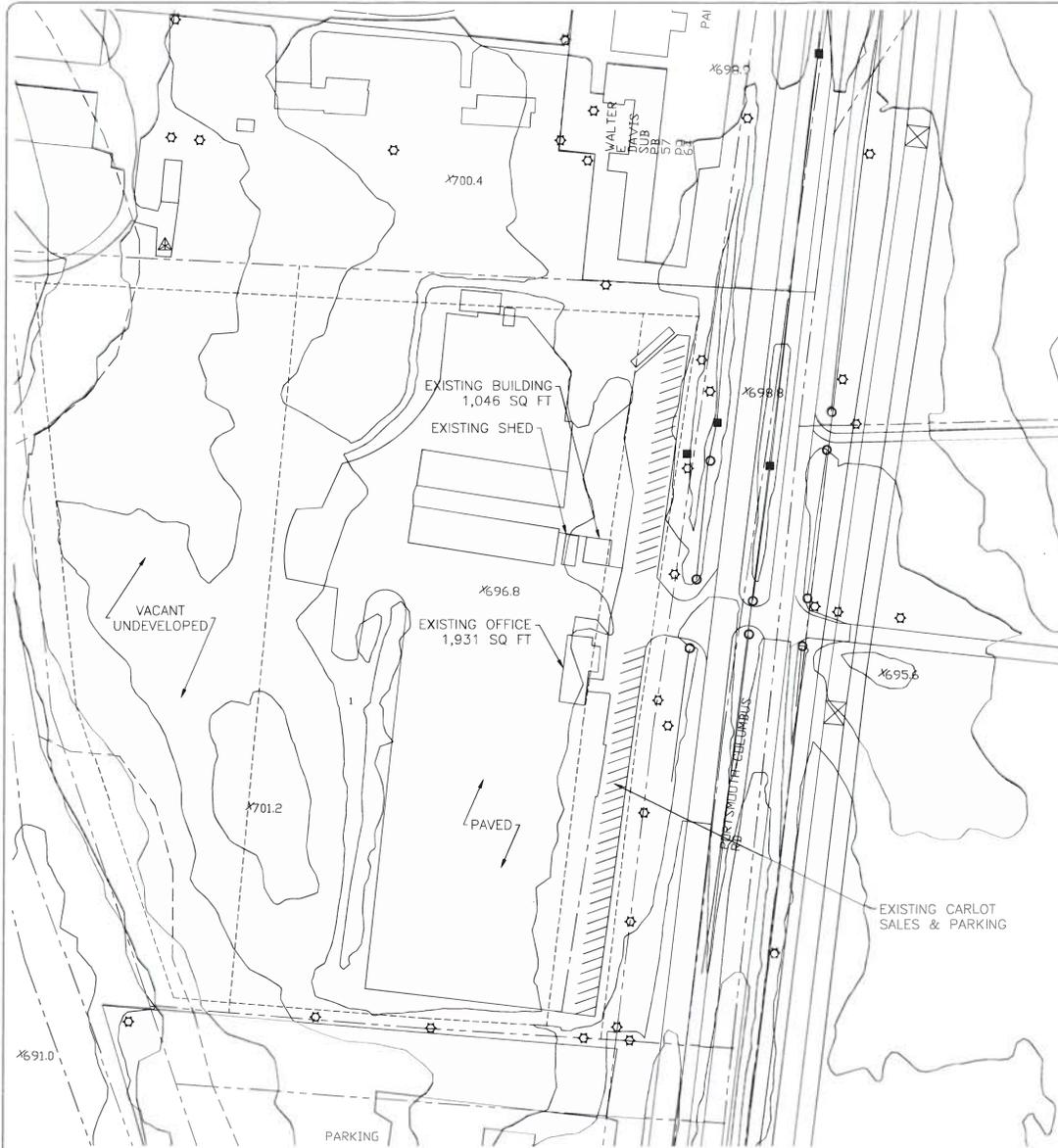
Staff recommends **approval** with conditions of the request to rezone from the Rural District to the Community Service (CS) District. The conditions of approval are as follows:

1. The applicant must satisfy all transportation requirements of the Ohio Department of Transportation prior to issuance of a Certificate of Zoning Compliance.
2. The Columbus Department of Public Utilities must review and approve any development proposal to ensure the protection of the wellfield area prior to the issuance of a Certificate of Zoning Compliance.
3. The applicant must apply for and receive a Certificate of Zoning Compliance prior to any change in use or development of the site.

Planning Commission Recommendation

On Wednesday, November 9, 2016, the Franklin County Planning Commission recommended **approval** of the proposed rezoning with the following condition:

1. The applicant must satisfy all transportation requirements of the Ohio Department of Transportation prior to issuance of a Certificate of Zoning Compliance.
2. The Columbus Department of Public Utilities must review and approve any development proposal to ensure the protection of the wellfield area prior to the issuance of a Certificate of Zoning Compliance.
3. The applicant must apply for and receive a Certificate of Zoning Compliance prior to any change in use or development of the site.

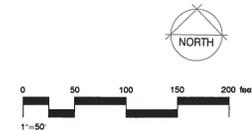


SITE ANALYSIS
 CS-COMMUNITY SERVICE DISTRICT
 TOTAL ACERAGE = ± 12.19
 R/W = ± 1.86
 R EXISTING = ± 3.50
 CS EXISTING = ± 6.83

± 2976sf (3 BUILDINGS)
 1 SPACE PER MOTOR VEHICLES USED IN BUSINESS
 1 SPACE PER 3,000 SF OF GROSS FLOOR AREA

RECEIVED
OCT 18 2016
 Franklin County Planning Department
 Franklin County, Ohio

ZON-16-05



ENGINEERS & SURVEYORS
 4100 N. POLK ST. COLUMBUS, OH 43228



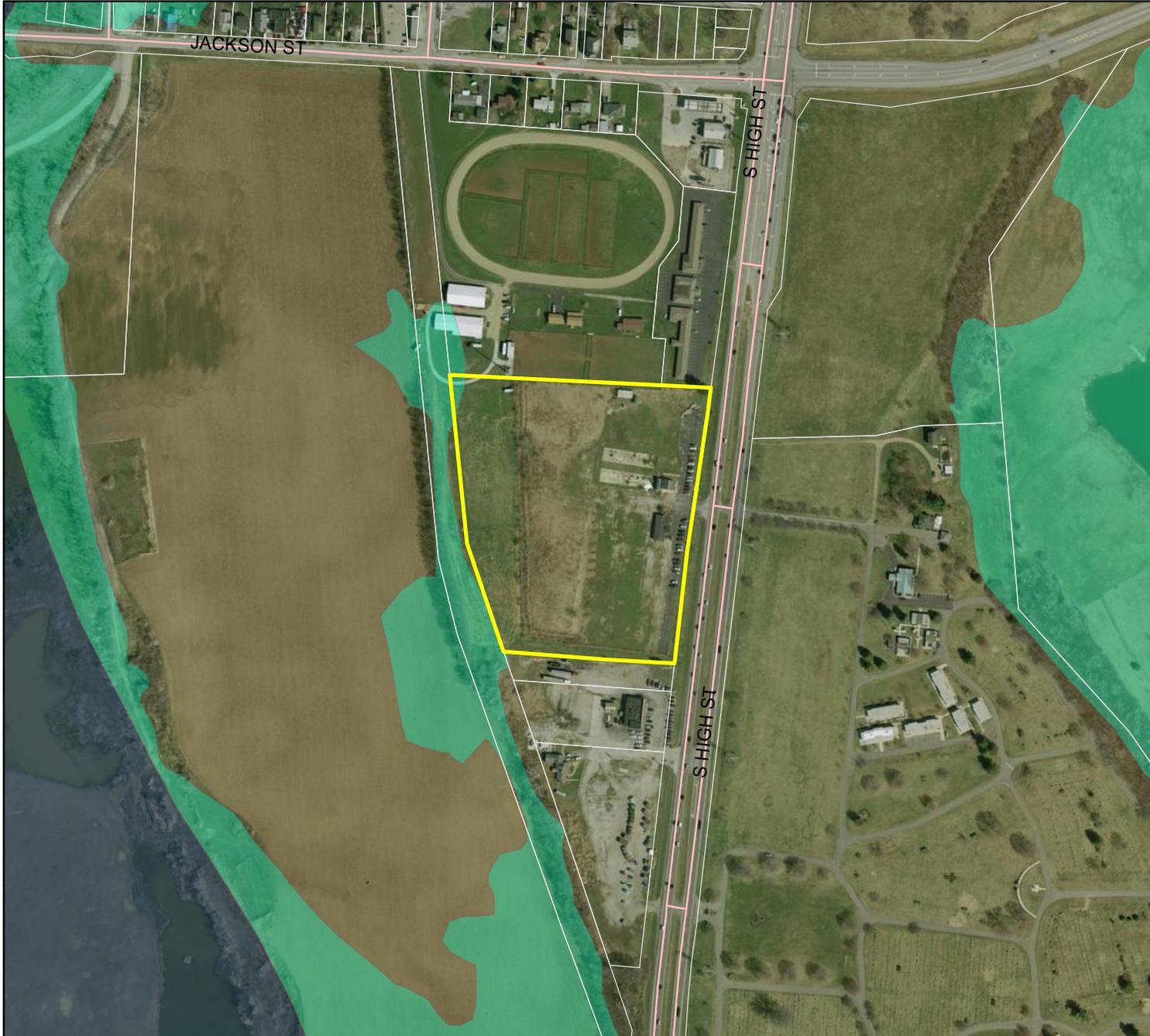
Kurtz Brothers
 6445 South High Street
 Franklin County, Ohio

PROJECT #016-128
 October 17, 2016

SHEET INFORMATION
 CURRENT DATE
 October 17, 2016
 REVISIONS

SHEET TITLE
 EXISTING
 CONDITIONS PLAN
 SCALE
 AS NOTED
 SHEET NO.

1

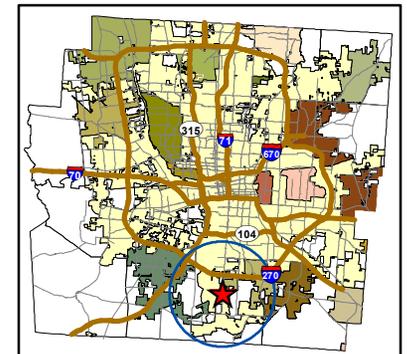


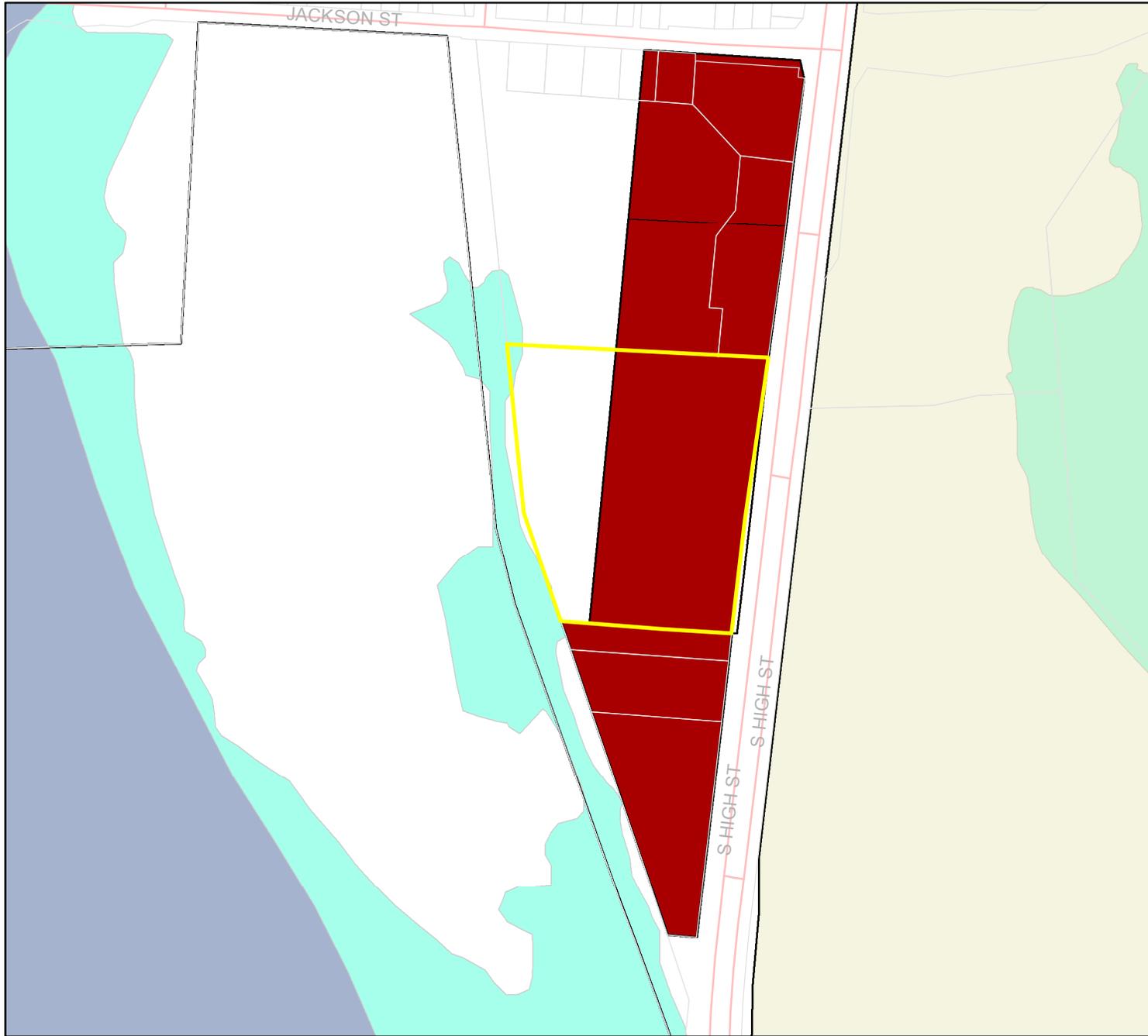
ZON-16-05

Requesting to rezone from the Rural District to the Community Service (CS) District.

Acres: 3.5
Township: Hamilton

- 6445 South High
- Parcels
- Streets





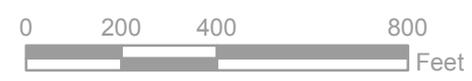
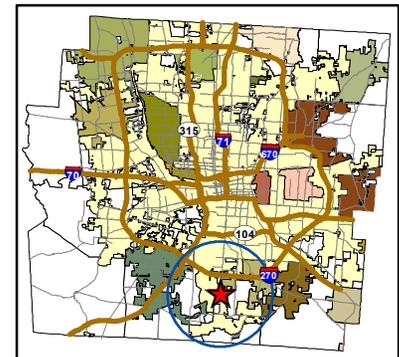
ZON-16-05

Requesting to rezone from the Rural District to the Community Service (CS) District.

Acres: 3.5
Township: Hamilton

-  6445 South High
-  Parcels
-  Streets
-  Floodway Fringe
-  Floodway

- ZONING**
-  Community Service
 -  Rural
 -  Columbus





ZON-16-05

Requesting to rezone from the Rural District to the Community Service (CS) District.

Acres: 3.5
Township: Hamilton

-  6445 South High
-  Parcels
-  Streets

