



Commissioner Kevin L. Boyce • Commissioner Marilyn Brown • Commissioner John O’Grady
President

Economic Development & Planning Department
James Schimmer, Director

Franklin County Board of Commissioners Rezoning Hearing
Franklin County Courthouse
373 South High Street – 26th Floor
Columbus, OH 43215

Tuesday, May 8, 2018
10:00 a.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the November 14, 2017 and January 2 and January 9, 2018 meetings
5. New Business:

i. ZON-17-08 – Brad Fisher

| | |
|-------------------|---|
| Applicant: | William Shaffer |
| Owner: | 3681 Trabue LLC |
| Agent: | David Hodge |
| Township: | Franklin Township |
| Site: | 3681 Trabue Rd. (PID#140-002398) |
| Acreage: | 0.500-acres |
| Request: | Requesting to rezone from the Rural district to the Select Commercial Planned district. |

ii. ZON-18-01 – Brad Fisher

| | |
|-------------------------|---|
| Owner/Applicant: | Stimmel Properties LLC |
| Agent: | Al R. Bordelon |
| Township: | Franklin Township |
| Site: | 1380 Stimmel Rd. (PID #140-005122) |
| Acreage: | 1.01-acres |
| Utilities: | Private water and wastewater |
| Request: | Requesting to rezone from the Rural district to the Limited Industrial (LI) district. |

iii. ZON-18-02 – Brad Fisher

| | |
|-------------------|--|
| Applicant: | Matt Robert |
| Owner: | Howley Capital, LLC |
| Agent: | Matt Koppitch |
| Township: | Clinton Township |
| Site: | 1165 Chambers Rd. (PID#130-000332) |
| Acreage: | 0.330-acres |
| Utilities: | Private water and public wastewater |
| Request: | Requesting to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD). |

6. Adjournment of Meeting to June 12, 2018



Commissioner Kevin L. Boyce • **Commissioner** Marilyn Brown • **Commissioner** John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

**MINUTES OF THE
FRANKLIN COUNTY BOARD OF COMMISSIONERS
REZONING HEARING**

Tuesday, December 14, 2017

The Franklin County Board of Commissioners convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Tuesday, December 14, 2017.

Present were:

John O'Grady, Chairperson
Marilyn Brown, Commissioner
Kevin Boyce, Commissioner

Franklin County Economic Development and Planning Department:

James Schimmer, Director
Jenny Snapp, Assistant Director
Matt Brown, Planning Administrator
Brad Fisher, Planner
Kenneth Wilson, Franklin County Administrator

Chairperson O'Grady 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 14, 2017, meeting. Commissioner Boyce made a motion to approve the minutes from the November 14, 2017, meeting. It was seconded by Commissioner Brown. The motion was approved by a three-to-zero vote.

NEW BUSINESS:

The next item of business being Case No. ZON-17-06. The applicants are Cassandra Mullins and Zachary Adams. The owner is Caroline and Linsey Mullins. The agent is Ryan Conklin. The site is located in Pleasant Township. The site is located at 6085 Grove City Road. It is 11.7 acres in size and served by private water and wastewater. The request is to rezone from the Rural District to the Select Commercial Planned District. Mr. Brad Fisher read and presented the case to the Franklin County Board of Commissioners. A motion was made by Commissioner Boyce to adjourn until the January 2, 2018, meeting following general session at 10:00 a.m. It was seconded by Commissioner Brown.

There being no further business coming before the Franklin County Board of Commissioners, the meeting was adjourned at 12:11 p.m.

Signature

Minutes of the December 14, 2017, Franklin County Board of County Commissioners hearing were approved this 8th day of May, 2018.



Commissioner Kevin L. Boyce • **Commissioner** Marilyn Brown • **Commissioner** John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

**MINUTES OF THE
FRANKLIN COUNTY BOARD OF COMMISSIONERS
REZONING HEARING**

Tuesday, January 2, 2018

The Franklin County Board of Commissioners convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Tuesday, January 2, 2018.

Present were:

Kevin L. Boyce, Chairperson
Marilyn Brown, Commissioner
John O'Grady, Commissioner

Franklin County Economic Development and Planning Department:

James Schimmer, Director
Jenny Snapp, Assistant Director
Matt Brown, Planning Administrator
Brad Fisher, Planner
Kenneth Willson, Franklin County Administrator
Nick Soulas, Franklin County Assistant Prosecuting Attorney

Chairperson Boyce opened the hearing.

The first order of business being Case No. ZON-17-06. The applicants are Casandra Mullins and Zachary Adams. The township is Pleasant Township. The location is 6085 Grove City Road. It is 11.7 acres and is served by private water and wastewater. And the request is to rezone from the Rural District to the Select Commercial Planned District. Mr. Brad Fisher read and presented the case to the Franklin County Commissioners. Commissioner Brown moved for passage of Case No. ZON-17-06 with seven conditions from the planning department. Commissioner O'Grady seconded the motion. The motion was approved by a three-to-zero vote.

There being no further business to come before the Franklin County Commissioners, the meeting was adjourned at 10:58 am.

Signature

Minutes of the January 2, 2018, Franklin County Board of County Commissioners hearing were approved this 8th day of May, 2018.



Commissioner Kevin L. Boyce • Commissioner Marilyn Brown • Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

**MINUTES OF THE
FRANKLIN COUNTY BOARD OF COMMISSIONERS
REZONING HEARING**

Tuesday, January 9, 2018

The Franklin County Board of Commissioners convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Tuesday, January 9, 2018.

Present were:

Kevin L. Boyce, Chairperson
John O'Grady, Commissioner

Franklin County Economic Development and Planning Department:

James Schimmer, Director
Jenny Snapp, Assistant Director
Matt Brown, Planning Administrator
Brad Fisher, Planner
Kenneth Willson, Franklin County Administrator

Chairperson Boyce opened the hearing.

OLD BUSINESS:

The first order of business being Case No. ZON-17-04. Commissioner O'Grady made a motion to remove Case No. ZON-17-04 from the table. It was seconded by Chairperson Boyce. The motion was approved by a two-to-zero vote.

The applicant is Continental Real Estate Companies. The township is Sharon Township. The location is 7870 Olentangy River Road. It is 11.17 acres in size and is served by public water and wastewater. The request is to rezone from the Select Commercial Planned District to the Exceptional Use District. Mr. Brad Fisher read and presented the case to the Franklin County Commissioners. Commissioner O'Grady moved for passage of Case No. ZON-17-04 with five conditions from the Planning department. Chairperson Boyce seconded the motion. The motion was approved by a two-to-zero vote.

There being no further business to come before the Franklin County Commissioners, the meeting was adjourned at 10:20 am.

Signature

Minutes of the January 9, 2018, Franklin County Board of County Commissioners hearing were approved this 8th day of May, 2018.



Commissioner Kevin L. Boyce • Commissioner Marilyn Brown • Commissioner John O’Grady
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT
Board of County Commissioners
May 8, 2018

Case: ZON-17-08
Prepared by: Brad Fisher

| | |
|-------------------|--|
| Applicant: | David Hodge – Underhill & Hodge LLC |
| Owner: | 3681 Trabue, LLC |
| Agent: | Todd Boyer – WSA Studio |
| Township: | Franklin Township |
| Site: | 3681 Trabue Road (PID #140-002398) |
| Acreage: | 0.45-acres |
| Zoning: | Rural |
| Utilities: | Public water. No waste water proposed. |
| Request: | Requesting to rezone from the Rural district to the Select Commercial Planned district (SCPD). |

Summary

The applicant is requesting to rezone from the Rural district to the Select Commercial Planned district (SCPD) to allow the site to be used as a warehouse for a General Building Contractor. Staff recommends approval with conditions.

Request

The subject property is located on the south side of Trabue Road, west of North Hague Avenue across from Raymond Memorial Golf Course in Franklin Township. The subject property contains an 848 square foot single-family home that was built in the early 1920’s.

The proposal is to rezone from the Rural district to the Select Commercial Planned District (SCPD) to allow the construction and operation of a warehouse for a General Building Contractor. The warehouse will be accessory to the adjacent property and business to the east, Shaffer Construction.

Surrounding Land Use/Zoning

Raymond Memorial Golf Course is to the north, and zoned Residential in the City of Columbus. Shaffer Construction is to the east/southeast, and zoned Community Service (CS) in Franklin Township. All properties to the east, between the subject site and North Hague Avenue are zoned Community Service (CS) and developed commercially. Immediately west and south are single-family and two-family homes, zoned Rural in Franklin Township.

Comprehensive Plans

The Scioto-Franklin Neighborhood Plan, adopted in 2011, includes a Future Land Use Map and Development Guidelines to help guide development. The Future Land Use Map recommends the area for a limited range of commercial and residential uses. The recommended commercial districts are Suburban

Office (SO) and Neighborhood Commercial (NC). The Development Guidelines recommend protecting residential neighborhoods from conflicting uses, orienting commercial buildings toward the street, providing pedestrian and bicycle access, and use of stormwater best management practices.

The proposal is not out of character with the surrounding commercial development along Trabue Road, however the proposed plan does not orient the warehouse toward the street or provide pedestrian access to the structure from the sidewalk.

Staff Analysis

Select Commercial Planned District:

The Select Commercial Planned District (SCPD) is intended to provide for any use permitted in a straight commercial, restricted industrial, and limited industrial zoning district to locate in residential areas with development controls to ensure compatibility with the surrounding environment. Any deviation from the SCPD standards must be requested as a waiver and approved as part of the SCPD. Any change or modification to an approved development plan or change to the list of permitted uses must be approved as an amendment through the rezoning process.

Existing Permitted Uses in Rural district:

- Single-Family Dwellings
- Home Occupations
- Accessory Uses
- Schools and Parks
- Religious Uses
- Adult Family Homes
- Child Day Care

Proposed Permitted Uses in SCPD:

- Standard Industrial Classification (SIC) 151 – General Building Contractors

Access/Traffic:

The existing drive will be removed and relocated along the western lot line. There will also be a shared access drive that crosses the southeast property line, providing cross-access and maneuvering with the Shaffer Construction property to the east.

A waiver to Section 420.034(5) which requires the submission of a Traffic Analysis has been requested. The proposed use is anticipated to very limited traffic and the waiver request is supported by the Franklin County Engineer's Office.

Parking:

A total of four (4) parking spaces will be provided on the property, two (2) spaces located inside the warehouse, and two (2) spaces to the rear of the warehouse, one of which is ADA compliant. Two (2) loading spaces are located at the southwest corner of the lot. Two bicycle racks are located near the front entrance of the building, providing four (4) parking spaces.

Storm Water/Drainage:

A Site Utility Plan was submitted which addresses stormwater by using an underground stormwater detention system. The requirements of the Franklin County Stormwater Drainage Manual will be met.

Sewage Disposal and Water Supply:

The existing single-family home and onsite septic system will be removed. The applicant has proposed the use of holding tanks to meet sewage disposal needs. The site has access to public water through the city of Columbus.

Architectural Design:

Proposing to construct a 3,300 square foot warehouse that includes a timber canopy, metal roofing and siding, four (4) garage doors and two (2) entry doors. All doors are located at the front and rear of the building. Building elevations are provided with the Plan.

Outside Storage and Utilities:

Limited outside storage may occur to the rear of the building, however no rubbish or debris is permitted and the storage area will be screened from adjacent properties.

Pollution:

No smoke, odor or noise will be emitted or produced on the property that causes a nuisance.

Graphics and Signage:

No signage is proposed.

Lighting:

Multi-purpose, adjustable LED exterior lights will be mounted on the building.

The information provided does not indicate that the lighting will be located and arranged to reflect the light away from adjacent residential properties.

Screening & Landscaping Plan:

The development will be screened by trees to the south, west and north and will include evergreen and deciduous trees approximately six (6) feet tall. Any plant material that does not survive will be replaced within one (1) year that meet the specifications of what is removed.

Waivers Requested:

- Section 420.034(5) Traffic Analysis required – Requesting to not submit traffic analysis.
- Section 344.041 Minimum Lot Size – Requesting to reduce the required lot size from 40,000 square feet to 21,780.
- Section 344.043 Minimum Side Yards – Requesting to reduce the required side yard from 50 feet to 10.33 to the east, and 22.33 to the west.
- Section 531.032 Loading Space Setbacks – Requesting to reduce the required loading space setback from 50 feet to seven (7) to the west and south.
- 531.041(2) Commercial and Industrial Uses – Requesting to reduce the required access drive setback from the required 10 feet to 4.33.

Technical Review Agencies

Franklin County Engineer's Office – Trabue Road is identified on the Franklin County Thoroughfare Plan as a Major Arterial roadway with a recommended Public Right-of-Way width of 120 feet. There is currently 60 feet in total right-of-way provided by highway easement. The Engineer's office is requesting that the existing 30 feet of half right-of-way located in highway easement be dedicated by a fee simple transfer to Franklin County. The Engineer's office is also requesting that an additional 30 feet of right-of-way be dedicated as highway easement to meet the Thoroughfare Plan's recommended right-of-way width.

Franklin Soil and Water Conservation District – Indicated no concerns with the request.

Franklin County Public Health – Stated that if the existing septic system is to be removed, a Sewage Treatment System Abandonment Form will need to be submitted to and approved by Franklin County Public Health.

Franklin County Economic Development and Planning – Staff has found the following deficiencies with the request:

1. The applicant has not provided evidence of approval from applicable agencies for the proposed septic holding tanks.
2. The lighting plan provided does not indicate that the lighting will be located and arranged to reflect the light away from adjacent residential properties.

Staff Review

The proposed development is not out of character with the surrounding area and the applicant has proposed only one permitted use, SIC 151 General Building Contractors, which is a Conditional Use in the Community Service zoning district and a permitted use in the Limited Industrial zoning district. Staff believes that, if the recommended conditions of approval are satisfied, that the proposed rezoning would advance the general health, safety and welfare of the public by encouraging appropriate use and development of the property and the overall development of the surrounding area.

Planning Commission Recommendation

On Wednesday, February 14, 2018, the Franklin County Planning Commission recommended denial of the proposed rezoning.

Rural Zoning Commission Recommendation

On Thursday, April 19, 2018, the Franklin County Rural Zoning Commission approved with conditions the proposed rezoning.

The conditions of approval are as follows:

1. The applicant must receive approval of the proposed wastewater system from the Ohio Environmental Protection Agency (OEPA) prior to the issuance of a Certificate of Zoning Compliance.
2. 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 any earth disturbing activities.
3. The applicant must dedicate the existing 30 feet of highway easement to Franklin County in a fee simple transfer and also dedicate an additional 30 feet as highway easement to meet the Thoroughfare Plan's recommended right-of-way width. This must occur prior to the issuance of a Certificate of Zoning Compliance.
4. The applicant must receive approval from Franklin County Public Health to properly abandon the existing septic system prior to the issuance of a Certificate of Zoning Compliance.
5. The applicant must receive all necessary building permits and inspections from the Franklin Township Building Department and Fire Department.
6. The applicant must provide a lighting plan at the time of applying for a Certificate of Zoning Compliance showing that the proposed lighting meets the requirements of Section 420.034(15(a)).

Staff Recommendation






Staff recommends approval of the requested rezoning with Rural Zoning Commission's conditions.

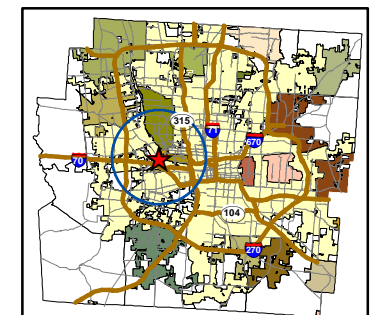


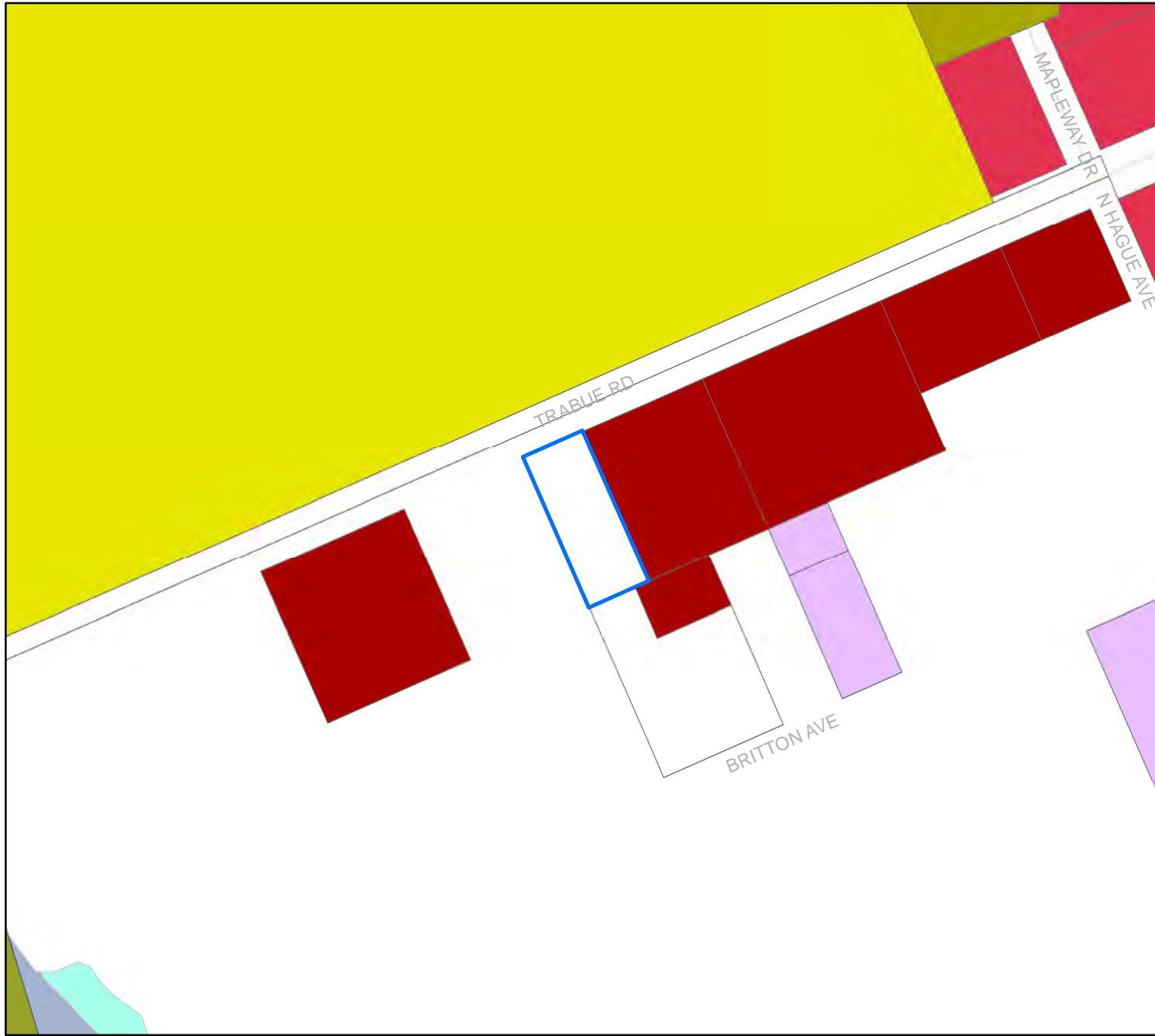
ZON-17-08

Requesting to rezone from the Rural district to the Select Commercial Planned district.

Acres: 0.450
Township: Franklin

-  3681 Trabue Road
-  Parcels
-  Streets
-  1% Annual Chance Flood
-  Floodway





ZON-17-08

Requesting to rezone from the Rural district to the Select Commercial Planned district.

Acres: 0.450
Township: Franklin

3681 Trabue Road

Parcels

Streets

Zoning

Franklin County Zoning

Community Service

Rural

Select Commercial Planned District

City of Columbus Zoning

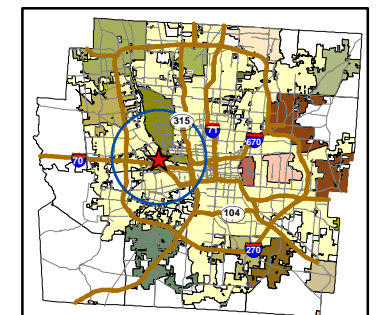
Commercial

Multi-family

Residential

1% Annual Chance Flood

Floodway



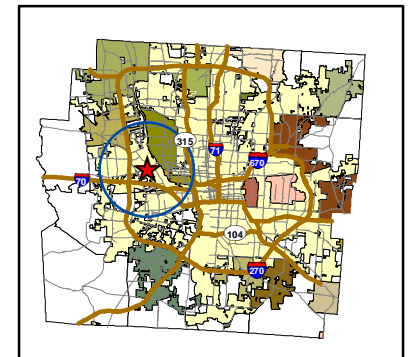


ZON-17-08

Requesting to rezone from the Rural district to the Select Commercial Planned district.

0.45 acres
Franklin Township

-  3681 Trabue Rd
-  Parcels
-  Streets



DEVELOPMENT PLAN TEXT
Franklin County Rezoning App. ZON-17-08
3681 Trabue Road, Columbus, Ohio 43228
Parcel 140-002398

April 19, 2018

3681 Trabue, LLC (“Applicant”), has applied for a rezoning of the property located at 3681 Trabue Road, Columbus, Ohio 43228 being permanent parcel 140-002398 located in Franklin Township, from Rural to the Select Commercial Planned District (SCPD). Applicant’s intention is to demolish an existing residential home on the site for the purposes of constructing a 3,300 square foot warehouse which will serve Shaffer Construction, the business presently located adjacent to the site.

Access from Trabue Road will be reconfigured and new asphalt paving will be added to provide better access and additional parking for the proposed use. At the rear of the site (the southeast portion of the site), the proposed asphalt paving will connect to the neighboring site to the east to provide cross-access. In addition, the Applicant proposes installing a new shared sidewalk that will span the frontage of the property along Trabue Road.

The proposed warehouse use involves approximately two employees and will typically operate during normal business hours, 7:00 AM to 4:00 PM weekdays, with occasional though limited weekend traffic within those same hours always. This use will generate very limited traffic within those hours. The applicant is requesting a compliance waiver by the Franklin County Commissioners pursuant to Section 420.032 of the Franklin County Zoning Resolution, of the requirements of Sections 420.034(5) , since no traffic impact study is warranted due to a nominal increase in road infrastructure demand.

Pursuant to Section 420.034 of the Franklin County Zoning Resolution (the “Resolution”), Applicant offers the following information in support of its Application:

1. Permitted Uses: The purpose of this rezoning request is to allow the expansion of an existing business along Trabue Road, Shaffer Construction, to make use of the subject property with an additional building and property to be used in conjunction with its existing location to the east. The use shall be limited to an accessory structure for a General Building contractor, SIC 151.

2. Site Map: Development Plan materials are submitted depicting the boundary of the subject property as well as existing roads, streets and easements within the subject tract as well as the location and size of all structures and uses proposed.

3. Vegetation: Existing vegetation is shown by the aerial photograph within the Development Plan materials. The applicant proposes significant additions to the site’s vegetation through the landscaping and screening features described in more detail under paragraph 16 below, and in the submitted Planting Plan.

4. Soils: Applicant has provided details related to the onsite soils and the suitability of onsite sewage treatment.

5. Traffic: The lack of traffic intensity above what is anticipated along this type of a commercial corridor results in there being no need for a traffic study with this rezoning request. The site is being used for the specific purpose of serving the needs of an already existing business and therefore will generate minimal additional traffic. As such, the applicant requests a waiver of the traffic analysis requirement. This rezoning will allow an existing business to operate with greater efficiency, there is no expectation of an increase in traffic to and from the property. The applicant shall dedicate the existing thirty (30) feet of highway easement to Franklin County in fee simple transfer, as well as an additional thirty (30) feet as highway easement along its Trabue Road frontage prior to the issuance of Zoning Compliance.

6. Access: As described above and shown on the Site Plan, Applicant has proposed relocation of the existing access point, the final location shall be reviewed and must be approved by the Franklin County Engineer. This new access point will provide improved ingress / egress from Trabue Road due to the common leasehold interest with the east property, internal cross-access and maneuvering shall be accommodated through private easement, which will also increase efficiency of ingress and egress to this property outside of the public right-of-way.

7. Parking: The site plan shows proposed improvements to provide for paved parking. Two (2) parking spaces will be improved on-site along the south side of the building, one of which is handicap accessible. Two (2) will be provided inside the building. Bicycle parking shall be provided.

8. Storm Water Drainage: The applicant has submitted a Site Utility Plan depicting anticipated storm water mitigation measures. It is anticipated that storm water will be addressed using an underground storm water detention system. The applicant acknowledges the necessity of working within the parameters of the Franklin County Stormwater Drainage Manual and with the Franklin Soil and Water Conservation District.

9. Sewage Disposal and Water Supply: Sanitary service to the site is not readily available through Franklin County or the City of Columbus. Future extensions are planned in the area but the date of availability is undetermined at this time. Ohio EPA suggests holding tanks are permissible. An approved Ohio EPA Permit to Install (PTI) is required. The tanks will be permitted and constructed in accordance with all legal requirements. Approval of a wastewater system from the applicable authority shall be secured as a prerequisite to the issuance of a Certificate of Zoning Compliance for the property. The applicant shall receive approval from Franklin County Public Health to properly abandon the existing septic system prior to the issuance of a Certificate of Zoning Compliance.

10. Architectural Design: Applicant has provided elevations of the proposed warehouse building, including depictions of the general exterior design and information regarding potential materials. Applicant is proposing an architecturally attractive design that is compatible with the surrounding environment. The applicant must receive all necessary building permits and inspections from the Franklin Township Building Department and Fire Department.

11. Outside Storage: Limited outside storage may occur to the rear of the building; no rubbish or debris shall be placed or permitted to accumulate on any portion of the parcel so as to render it unsanitary, unsightly or detrimental to the public health, safety or welfare.

12. Utilities and Facilities: Telephone, electric and cable services are provided by overhead lines.

13. Pollution: Applicant meets the requirements delineated in Section 420.034(13).

14. Graphics: No signage is being proposed for this site, as such Section 420.034(14) is inapplicable.

15. Lighting: Applicant's site plan identifies the location and sources for lighting. In addition, the specifications for the lighting products have been included in the application. The applicant shall provide a lighting plan at the time of applying for a Certificate of Zoning Compliance showing that the proposed lighting meets the requirements of Section 420.034(15)(a).

16. Screening and Landscaping Plan: The proposed landscaping is depicted on the attached Planting Plan. The Planting Plan proposes a mixture of landscape material along the north, west and south perimeters to provide extensive screening and buffering between the proposed use and adjacent uses, in compliance with the SCPD screening requirements. Screening is used to buffer between uses as well as to provide some screening and softening from Trabue Road. Any plant material that does not survive will be replaced by the property owner within one year with material meeting the specifications of the original planting.

17. Waivers requested:

Section 420.034(5) Traffic. This Section requires professionally prepared traffic analysis, the redevelopment proposed here does not rise to the level of requiring such analysis. This is, essentially, the expansion of an existing business to allow it to operate with greater efficiencies.

Section 344.041 Minimum Lot Size. This section requires a minimum lot size of 40,000 square feet where the applicant has 21,780 square feet. However, this property will be subject to a common leasehold interest with the property adjacent to the east; together the properties exceed the 40,000 square foot minimum requirement.

Section 344.043 Minimum Side Yards. This section requires significant side yards based upon building size and adjacent uses, in either case neither are practical for a commercial use on a lot that is 87.2 feet in width. The applicant requests a 22'.33" side yard to the west and a 10' - 33" foot side yard to the east.

Section 531.032 Loading Space Setbacks. This section provides that no part of any loading space shall be permitted closer than fifty (50) feet to any Residential or Planned Residential District, here the applicant and/or an affiliated entity is the present property owner of the property to the south, and the subject property will be landscaped and screened for buffering, and therefore seeks a waiver to situate its loading spaces seven (7) feet from the adjacent residential property.

Section 531.041(2) Commercial and Industrial Uses – Location of Drive. This section requires an access drive to be ten (10) feet or more from the side lot line, here the access drive will come to within four and one-third (4.33) feet from the west property line.

The applicant acknowledges that it shall apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to any earth disturbing activities.

3681 Trabue, LLC



By: _____

Date: April 19, 2018

3681 Trabue, LLC

3681 TRABUE ROAD

COLUMBUS, OH 43228

Rezoning Submission

04-23-2018

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| <u>REZONING TEXT</u> | |
| | REZONING TEXT |

PREPARED BY

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TODD BOYER

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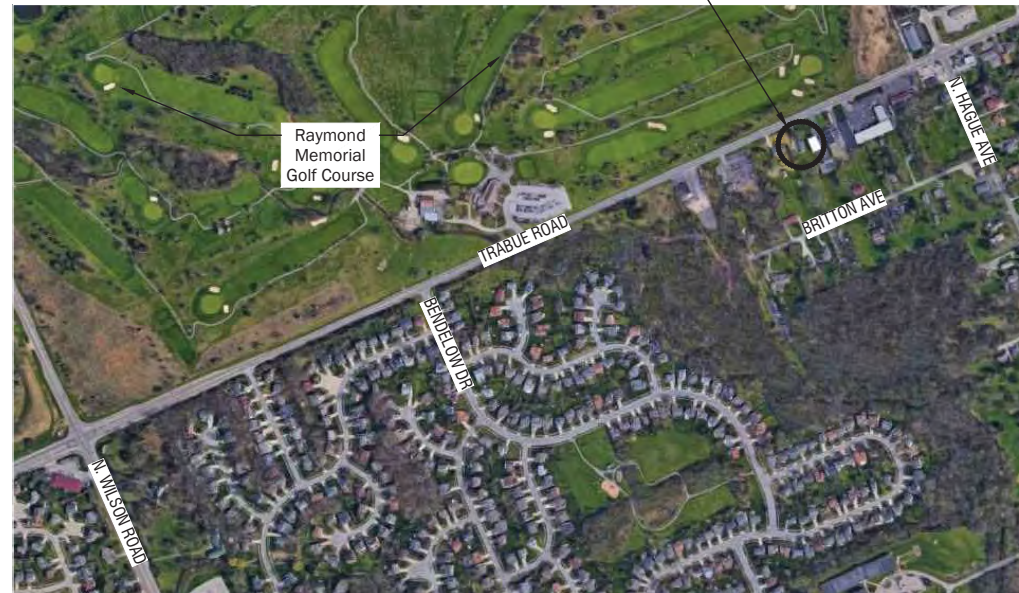
SOIL CONSULTANT

SOIL & ENVIRONMENTAL CONSULTING SERVICES, LLC
PO BOX 1121, Delaware, OH 43015
P: (614) 579-1164
soilconsultant@yahoo.com
STEVE MILLER

PREPARED FOR

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3681 Trabue Road, Columbus, OH 43228
P: (614) 488-4681 F:(614) 488-3446
bob@shafferconstruction.com
BOB STEELE



1 VICINITY MAP
SCALE: NTS

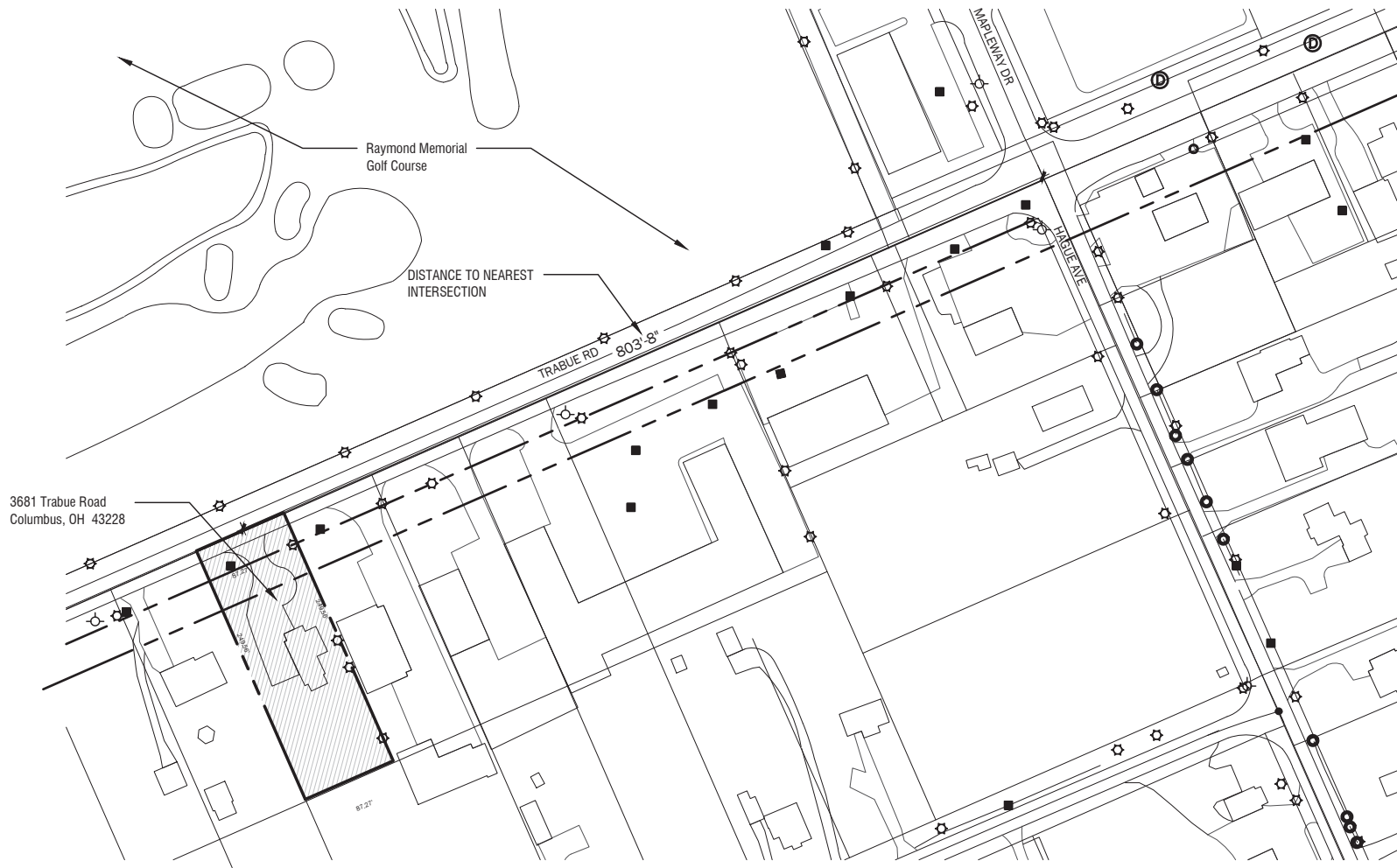


G-100

WSA STUDIO
PEOPLE | PROCESS | PRODUCT

LEGEND:

- STORM DRAIN
- FIRE HYDRANT
- ☆ UTILITY POLE

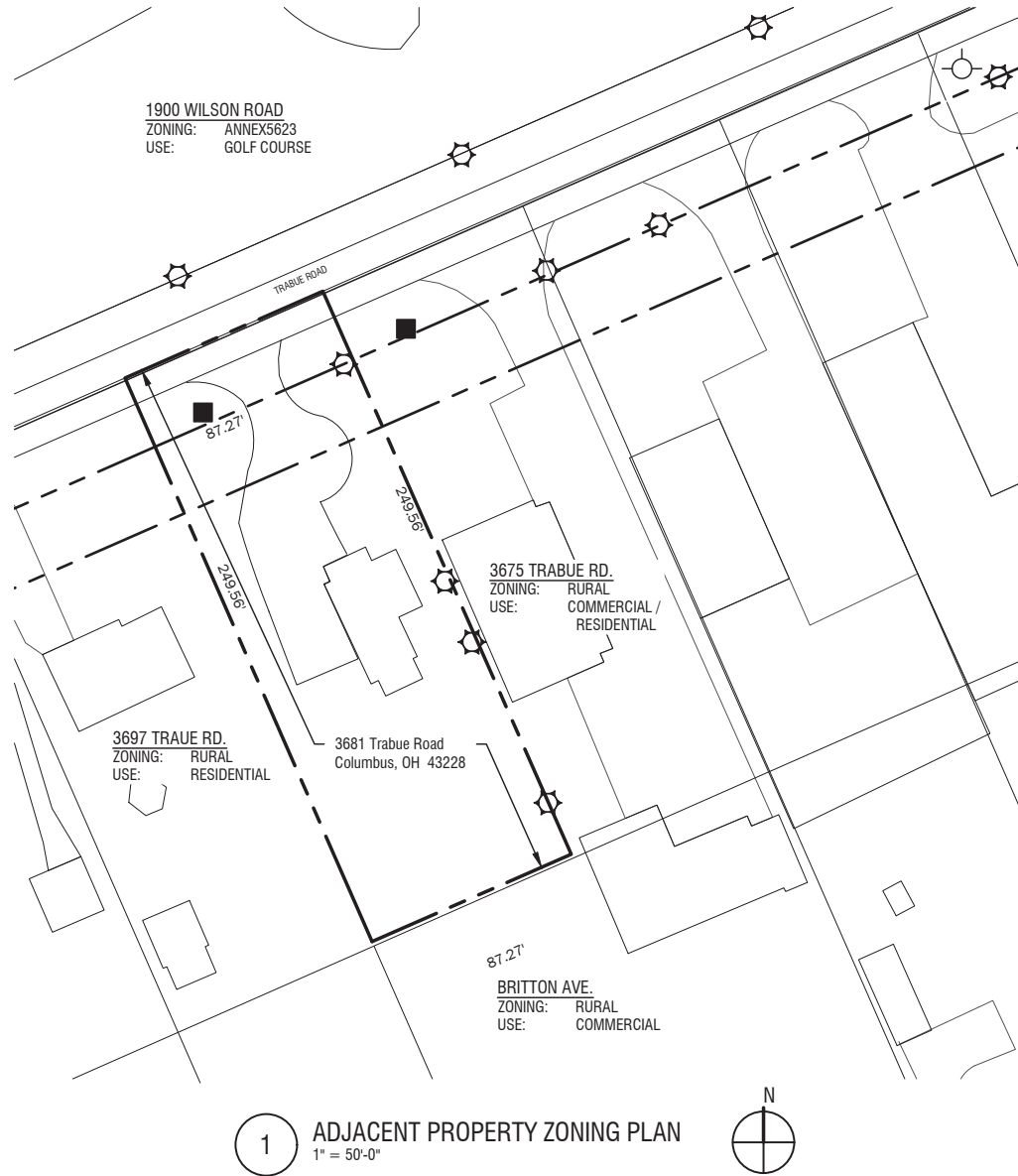


3681 Trabue Road
Columbus, OH 43228

1 AREA PLAN
1" = 100'-0"



A-101



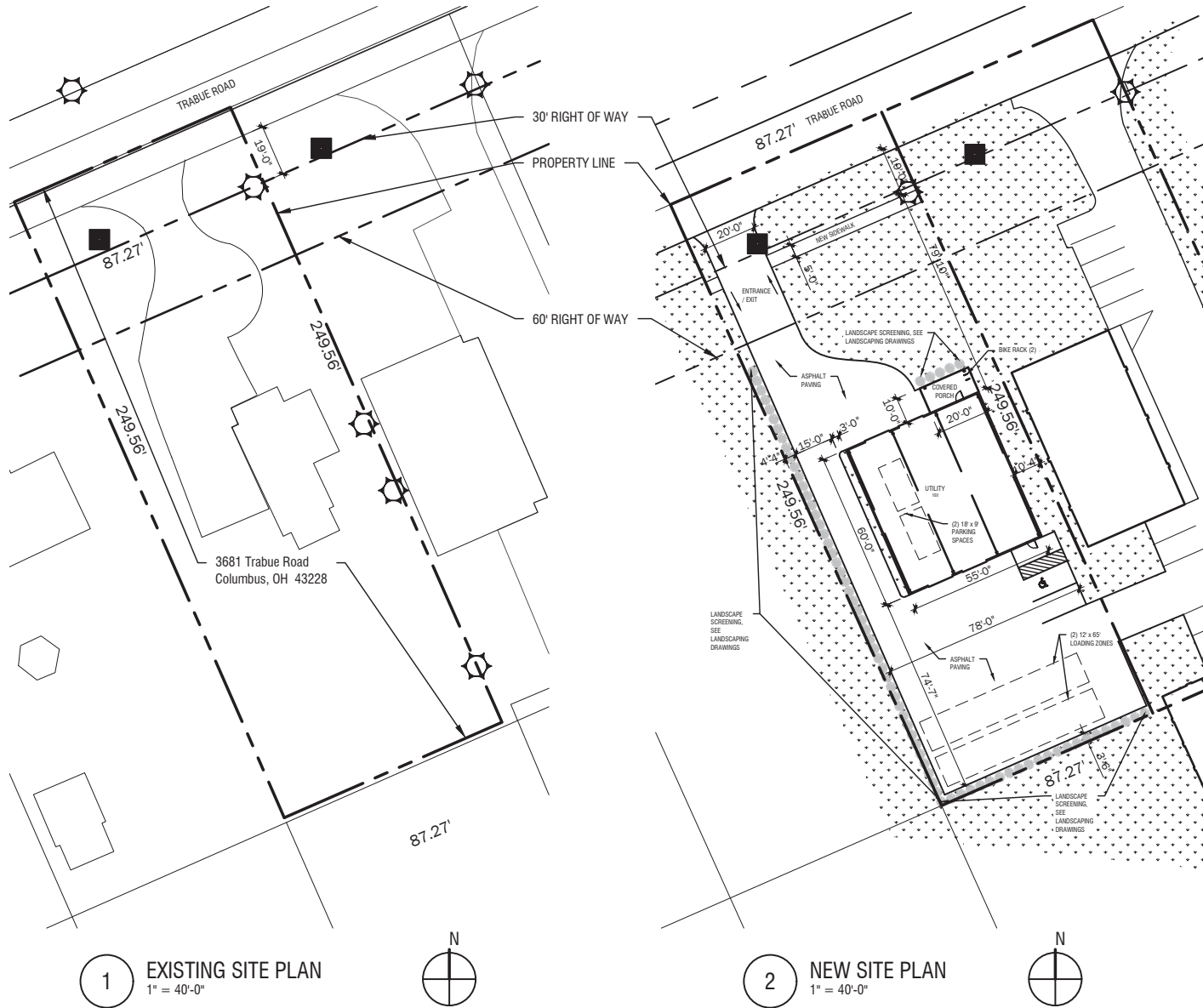
LEGEND:

- STORM DRAIN
- ⊕ FIRE HYDRANT
- ☆ UTILITY POLE

1 ADJACENT PROPERTY ZONING PLAN
1" = 50'-0"



A-102



LEGEND:

- STORM DRAIN
- FIRE HYDRANT
- ⊗ UTILITY POLE

SITE ANALYSIS:
 3681 Trabue Road
 Columbus, OH 43228

PRESENT ZONING: RURAL
 PRESENT USE: RESIDENTIAL
 PROPOSED USE: COMMERCIAL WAREHOUSE

PARCEL #: 140-002398
 NEW BUILDING AREA: 3,300 sf

PARKING COUNTS:

REQUIRED
 2 + 1 SPACE PER VEHICLE USED IN BUSINESS

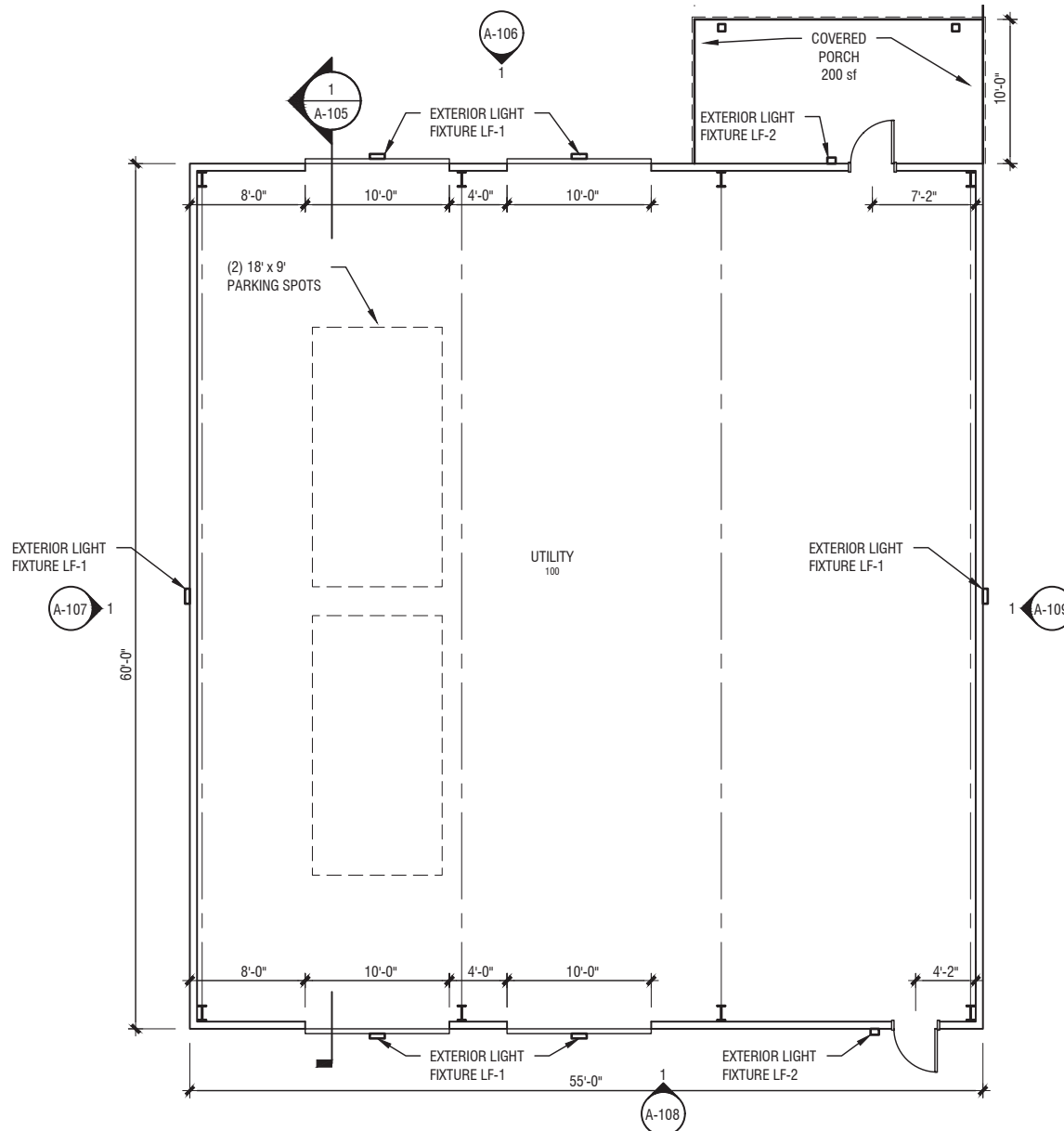
PROVIDED
 4

1 EXISTING SITE PLAN
 1" = 40'-0"

2 NEW SITE PLAN
 1" = 40'-0"

A-103

WSA STUDIO
 PEOPLE | PROCESS | PRODUCT



LIGHT FIXTURE:

| | | |
|------|----------|------------------------------|
| LF-1 | MFR: | BOLT ELECTRICAL PRODUCTS |
| | PRODUCT: | LED OUTDOOR AREA LIGHT |
| | MODEL #: | BELEDWPC20W-5K |
| | WATTAGE: | 21 W |
| | LUMENS: | 1874 |
| | INPUT: | 120-277 V (50-60HZ) |
| LF-2 | MFR: | BOLT ELECTRICAL PRODUCTS |
| | PRODUCT: | MULTI-PURPOSE LED AREA LIGHT |
| | MODEL #: | BELEDMPAL15-K-5K |
| | WATTAGE: | 15 W |
| | LUMENS: | 1468 |
| | INPUT: | 120-277 V (50-60HZ) |

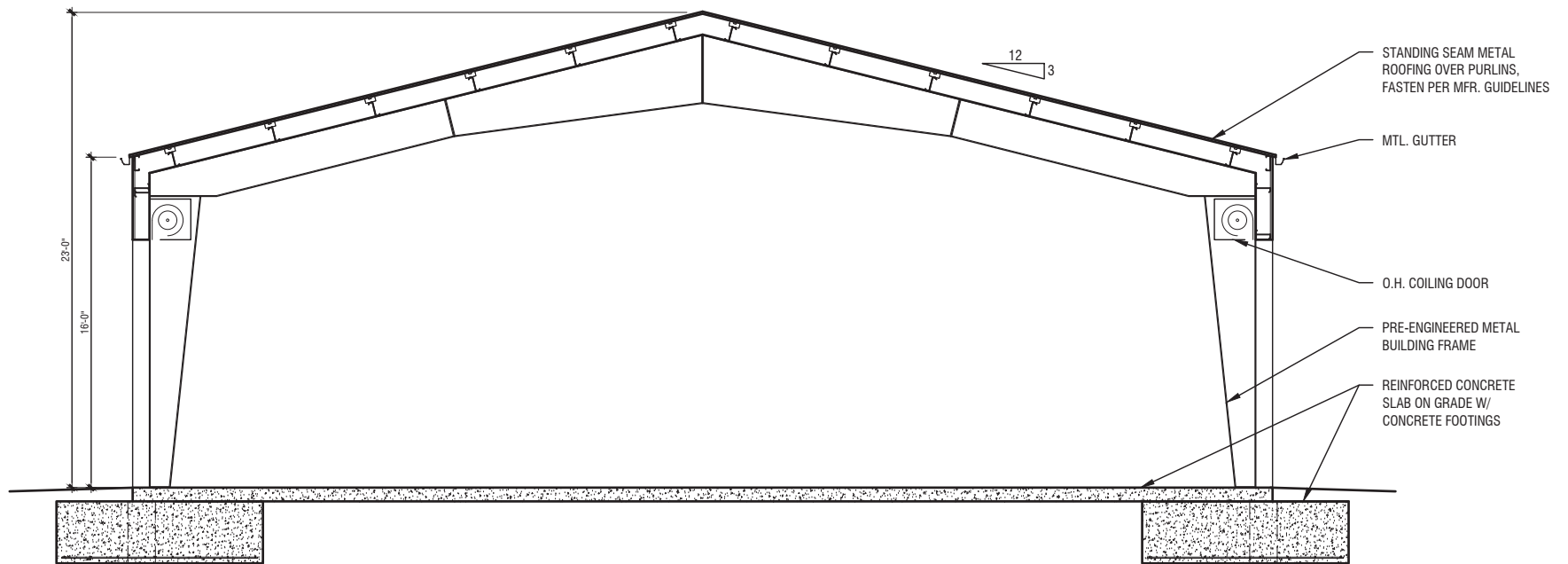
NOTE:

TOILET FACILITIES ARE LOCATED WITHIN COMMON PROPERTY SHARED BY SAME OWNER AT ADJACENT PROPERTY. ADJACENT BUILDING IS LOCATED 15'-0" TO THE EAST OF NEW BUILDING. BUILDING OWNER WILL INSTALL NEW RESTROOM ONCE CITY SANITARY SERVICES HAVE BEEN INSTALLED IN THIS AREA. NEW BUILDING IS TO BE USED AS A CONSTRUCTION MATERIAL STORAGE WAREHOUSE.

1 FLOOR PLAN
 1/8" = 1"



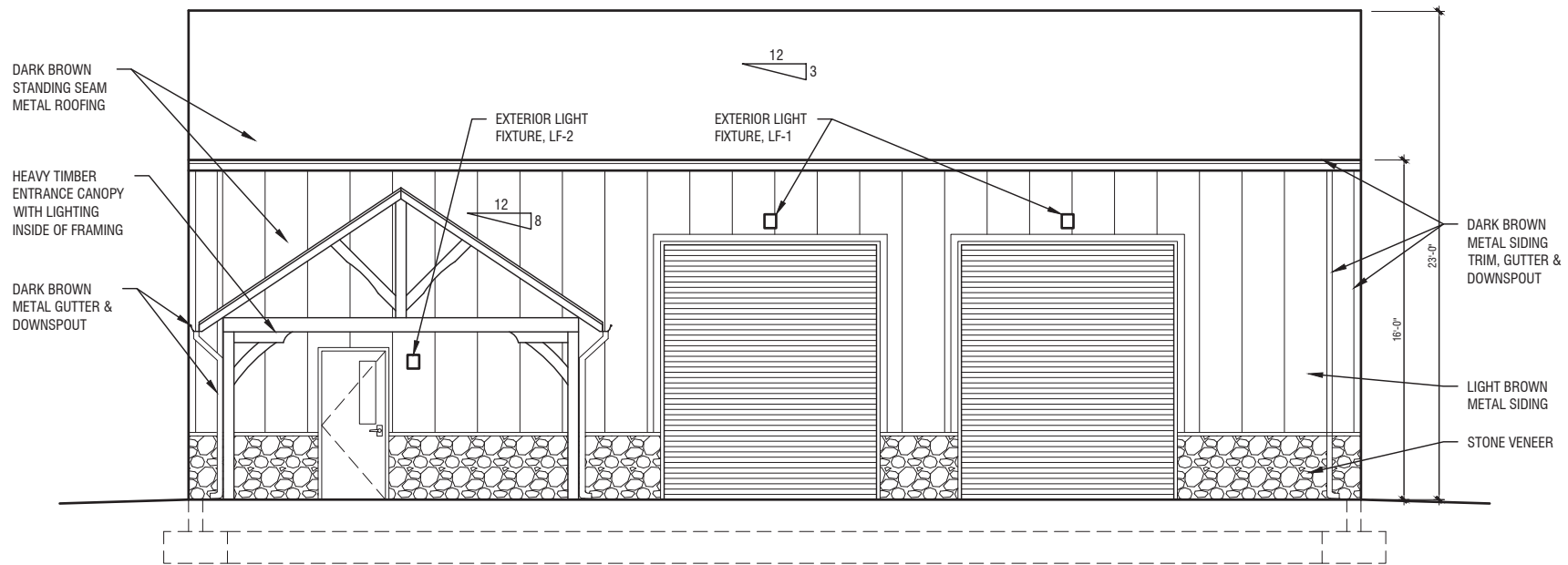
A-104



1 BUILDING SECTION
3/16" = 1'-0"

A-105

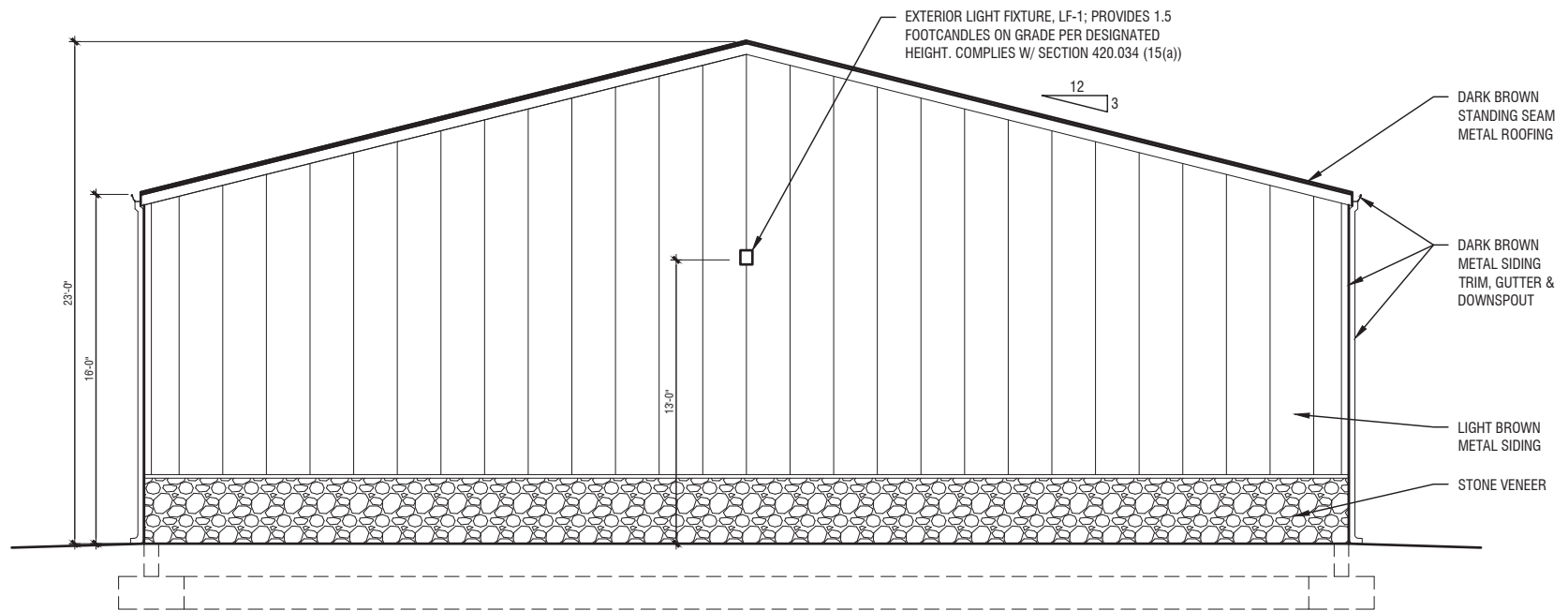
WSA STUDIO
PEOPLE | PROCESS | PRODUCT



1 NORTH BUILDING ELEVATION
3/16" = 1'-0"

A-106

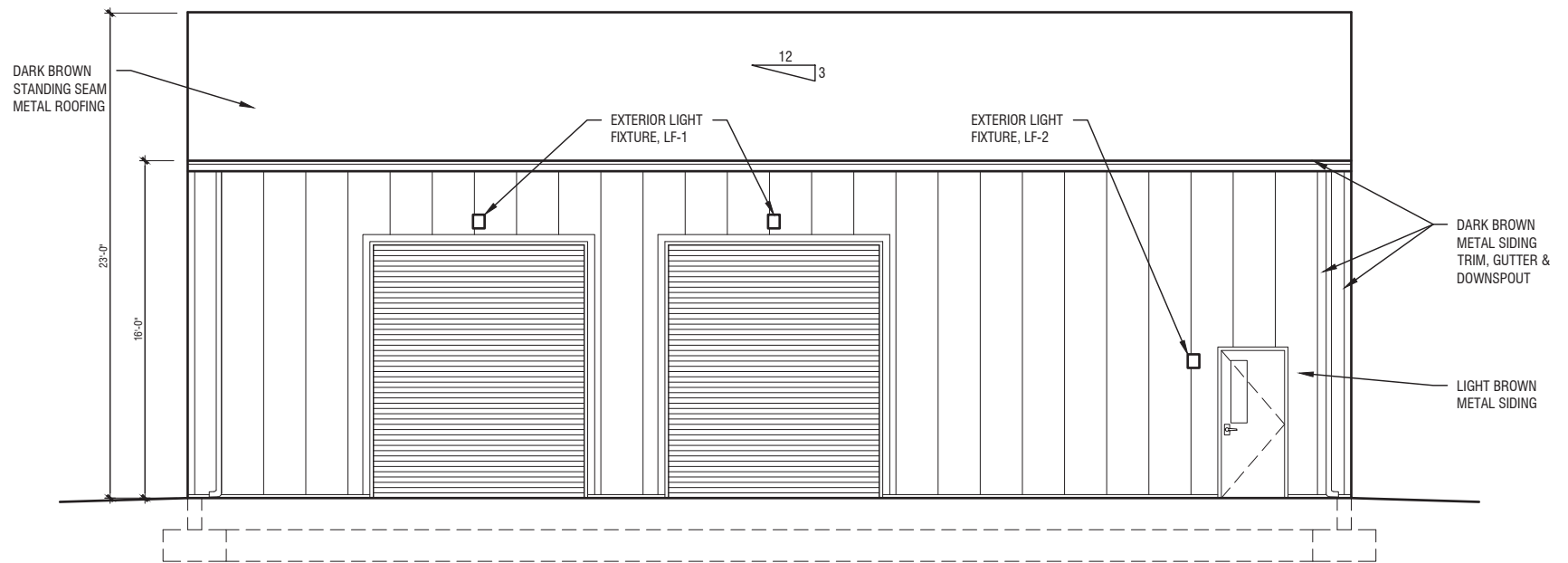
WSA STUDIO
PEOPLE | PROCESS | PRODUCT



1 WEST BUILDING ELEVATION
3/16" = 1'-0"

A-107

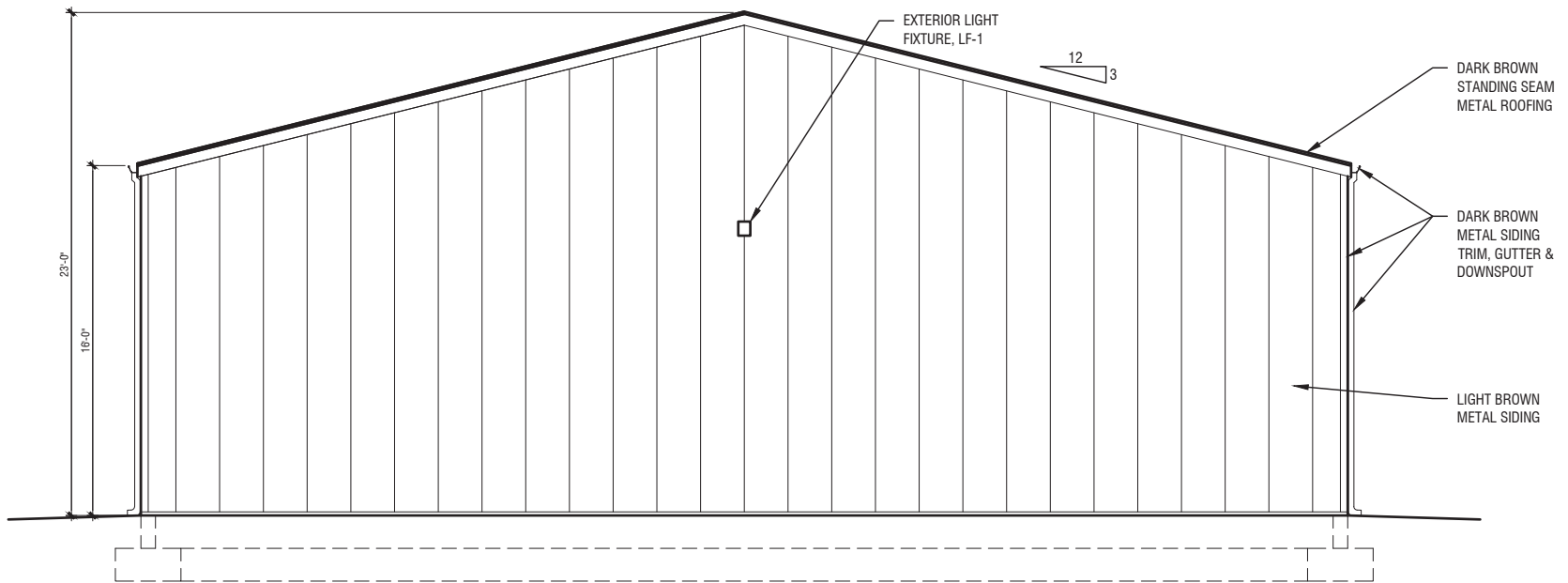
WSA STUDIO
PEOPLE | PROCESS | PRODUCT



1 SOUTH BUILDING ELEVATION
3/16" = 1'-0"

A-108

WSA STUDIO
PEOPLE | PROCESS | PRODUCT



1 EAST BUILDING ELEVATION
3/16" = 1'-0"

A-109

WSA STUDIO
PEOPLE | PROCESS | PRODUCT

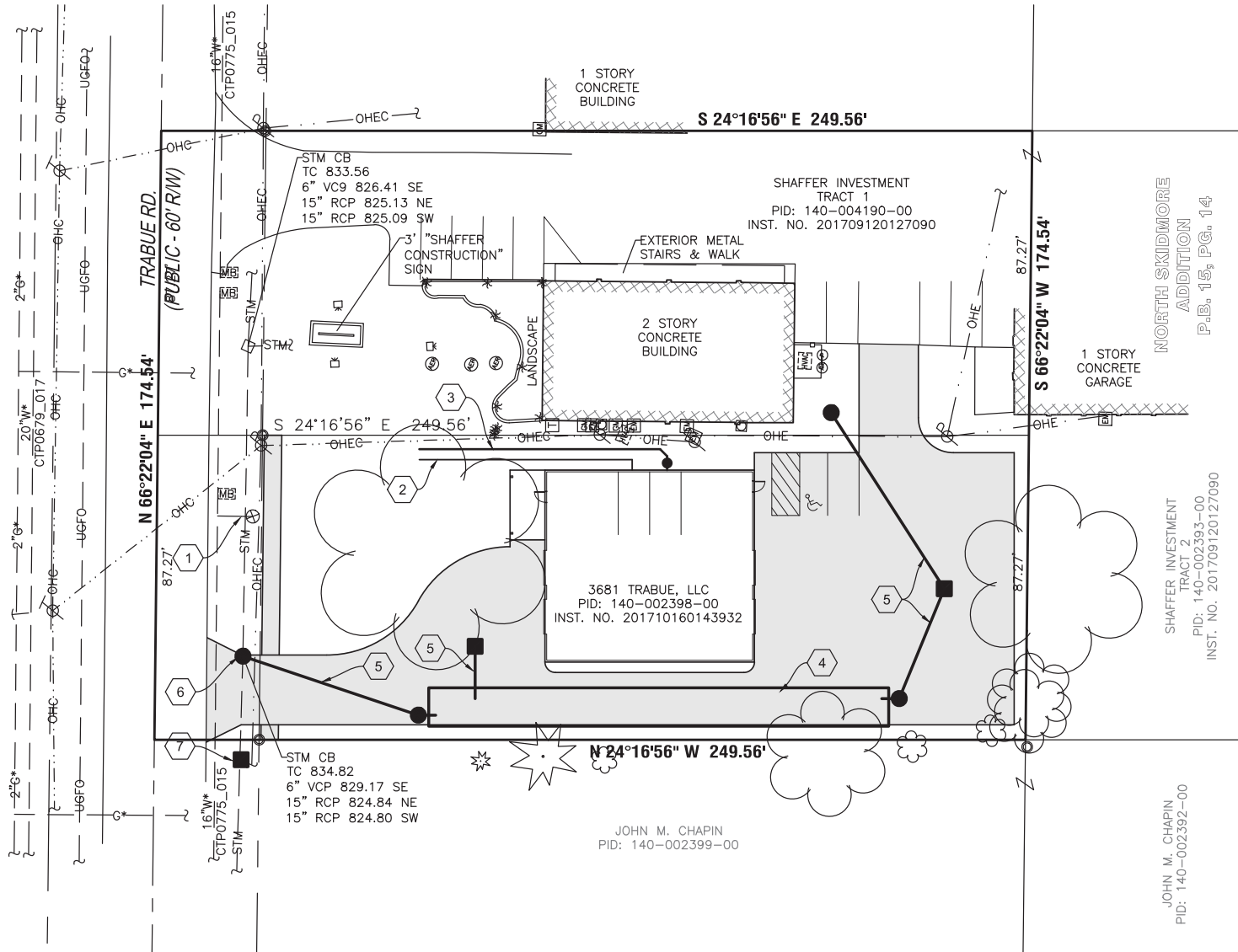


LOGAN, OH

1495 OLD HENDERSON RD
COLUMBUS, OH 43220
614-459-6992

ZANESVILLE, OH

FAX: 614-459-6987
TOLL FREE: 866-277-0600



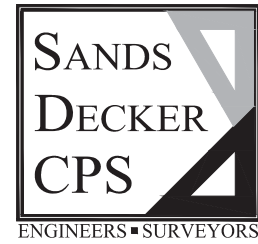
SITE UTILITY KEYNOTES

1. EX. 3/4" WATER TAP (CITY OF COLUMBUS) TO REMAIN. CAP FOR FUTURE CONNECTION TO BUILDING PLUMBING.
2. PROP. 3/4" WATER SERVICE, CAPPED FOR FUTURE CONNECTION TO EX. TAP. STUB PLUMBING THROUGH SLAB IN BUILDING & CAP FOR FUTURE USE.
3. PROP. 6" SANITARY SEWER SERVICE, CAPPED FOR CONNECTION TO FUTURE SANITARY SEWER MAIN. STUB PLUMBING THROUGH SLAB IN BUILDING & CAP FOR FUTURE USE.
4. PROP. STORMTECH SC-740 UNDERGROUND STORM WATER DETENTION SYSTEM.
5. PROP. STORM SEWER.
6. EX. CATCH BASIN TO BE REMOVED & REPLACED WITH MANHOLE.
7. PROP. CATCH BASIN TO BE INSTALLED ON EX. STORM LINE UPSTREAM OF PROP. DRIVE APRON.

1 SITE UTILITY PLAN
1" = 30'-0"

C-101

WSA STUDIO
PEOPLE | PROCESS | PRODUCT

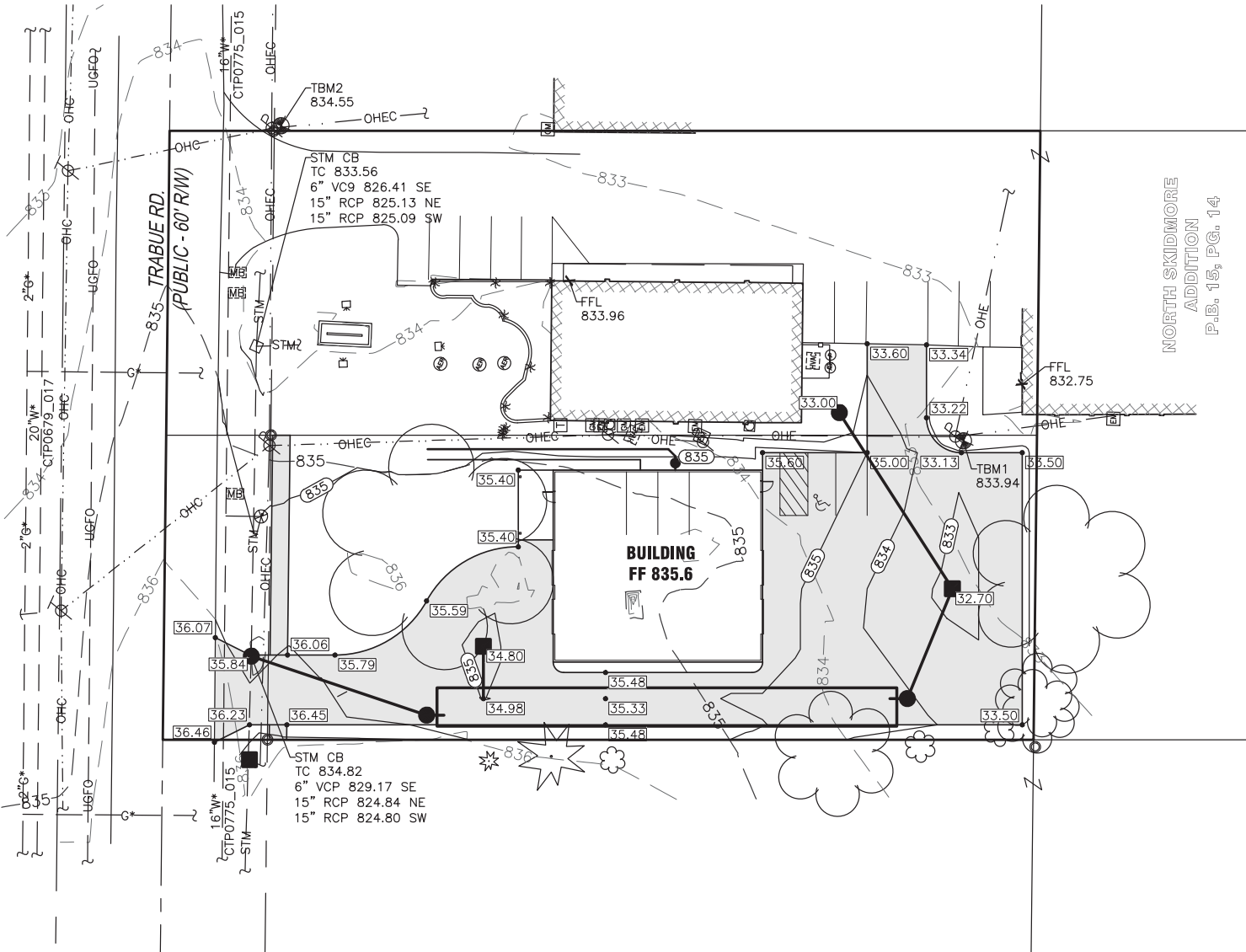


LOGAN, OH

1495 OLD HENDERSON RD
 COLUMBUS, OH 43220
 614-459-6992

ZANESVILLE, OH

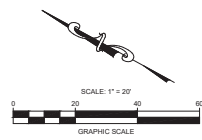
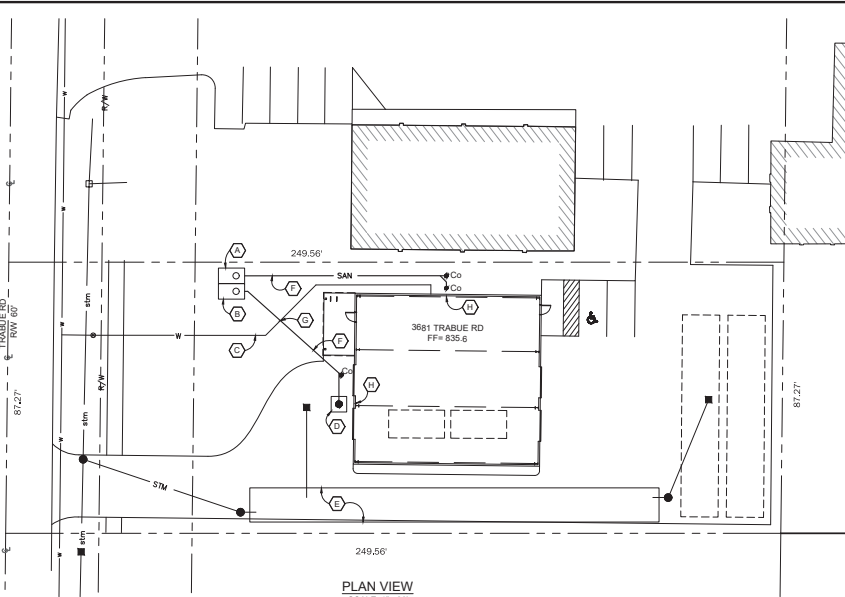
FAX: 614-459-6987
 TOLL FREE: 866-277-0600



1 SITE GRADING PLAN N
 1" = 30'-0"

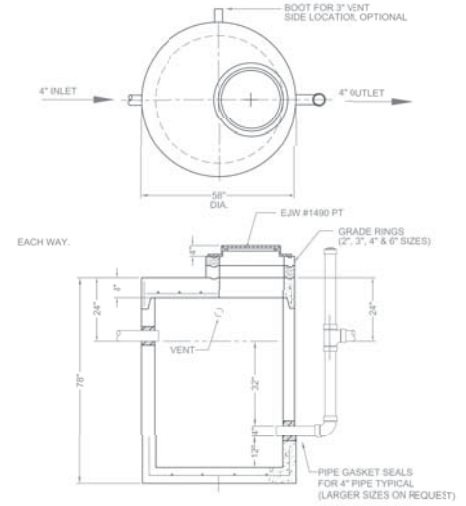
0.010, SHIT, SZ, 279, 34'

R/W

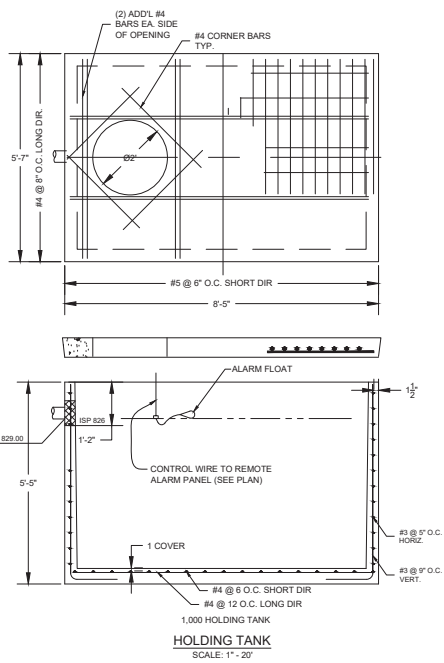


CODED NOTES

- (A) 1000 GALLON HOLDING TANK FOR DOMESTIC WASTE PER DETAIL ON THIS SHEET. TOP OF CASTING = 835.0
- (B) 1000 GALLON HOLDING TANK FOR GRAY WATER DETAIL ON THIS SHEET. TOP OF CASTING = 835.0
- (C) DOMESTIC WATER LINE. SEE SHEET C-101
- (D) OIL INTERCEPTOR PER DETAIL THIS SHEET. TOP OF CASTING = 834.89 ±
- (E) STORM SYSTEM DESIGNED BY OTHERS. SEE SHEET C-101 AND C-102.
- (F) 6" Ø SANITARY SERVICE AT 2.08%.
- (G) MAINTAIN 12" VERTICAL SEPARATION BETWEEN SANITARY SERVICE AND WATER SERVICE. DEFLECT WATER SERVICE AS NECESSARY.
- (H) 6" SANITARY SERVICE FROM BUILDING. COORDINATE WITH PLUMBING DRAWINGS. ASSUMED INVERT ELEVATION IS 830.00.

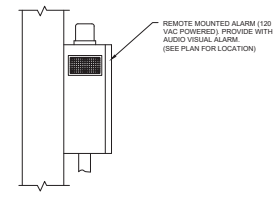


NOTE: CONC. CLASS C
 4,500 PSI @ 28 DAYS.



NOTES

1. HOLDING TANKS SHALL EACH HAVE A CAPACITY OF 1000 GALLONS.
2. HOLDING TANKS SHALL BE WATERTIGHT.
3. HOLDING TANKS SHALL BE PRECAST AND DESIGNED TO RESIST FLOATION.
4. AN AUDIO / VISUAL ALARM ACTIVATED BY A FLOAT SWITCH SHALL BE PROVIDED FOR EACH HOLDING TANK. FLOAT SWITCH SHALL BE SET TO ACTIVATE WHEN TANKS ARE AT 75% FULL.
5. PROVIDE PRECAST RISER WITH WATERTIGHT JOINT TO BRING ACCESS OPENING TO REQUIRED GRADE.
6. PROVIDE KOR-AL-SEAL BOOT OR EQUAL FOR PIPE PENETRATIONS.
7. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED ON THIS PROJECT.
8. ALL PVC SANITARY SEWER PIPE MADE A PART OF THIS PROJECT SHALL BE ON THE CITY OF COLUMBUS CURRENT APPROVED LIST FOR FLEXIBLE SANITARY SEWER PIPE.
9. SANITARY SERVICE LATERAL SHALL BE PVC PER ITEM 918 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITION, AND SHALL BE INSTALLED IN ACCORDANCE WITH ITEM 918 OF THE SAME.
10. CONTROL CONDUIT AND ELECTRICAL ITEMS TO BE INSTALLED PER NATIONAL ELECTRIC CODE. CONDUIT TO BE SEALED GAS TIGHT AT HOLDING TANK. CONDUIT PENETRATION INTO HOLDING TANK TO BE SEALED WATERTIGHT.
11. ALL PVC SEWER LINES SHALL BE DEFLECTION TESTED AFTER INSTALLATION IN CONFORMANCE WITH THE REQUIREMENTS OF ITEM 901 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITION.



Bird+Bull
 3500 Sawdoffer Road, Suite 225
 Columbus, Ohio 43235
 Ph: (614) 761-1661
 Fax: (614) 761-1328
 WWW.BIRDBULL.COM

SHAFFER CONSTRUCTION WAREHOUSE
 3681 TRABUE ROAD
 COLUMBUS, OHIO 43228

SANITARY PLAN

SCALE: 1" = 30'
 DWN:SG CKD:BPC DATE: 04/25/2018 JOB NO. 18-046 C-103

H:\Jobs\2018\246\CADD\DWG\Design\Construction\C-SAN.dwg 04/25/2018

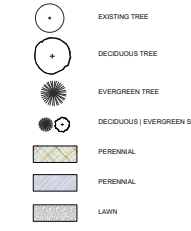
PLANTING NOTES

1. STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
2. PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES, AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTION AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
3. ALL PLANT MATERIALS, INCLUDING RELOCATED PLANT MATERIAL, SHALL BE PLANTED IN A PROFESSIONAL MANNER TYPICAL TO THE INDUSTRY STANDARDS OF THE AREA TO ASSURE COMPLETE SURVIVABILITY OF ALL INSTALLED PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT. CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
4. COORDINATE PLANTING OF ANY PLANT MIXES WHERE MORE THAN ONE SPECIES IS USED WITH THE LANDSCAPE ARCHITECT TO ENSURE PROPER SPECIES DISTRIBUTION IN MIX PLANTING AREAS.
5. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
6. OWNERS REPRESENTATIVE SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PLANT MATERIAL BEING DELIVERED TO THE JOB SITE. OWNERS REPRESENTATIVE RETAINS THE RIGHT TO REFUSE ALL OR PART OF ANY GROUP OF PLANT MATERIALS DEEMED UNACCEPTABLE OR NOT MEETING NORMAL ANLA STANDARDS.
7. DELIVER PLANT MATERIALS ONLY AFTER ALL PREPARATIONS HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET MATERIALS IN SHADE. PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF MATERIALS DURING STORAGE INCLUDING WATERING AS NECESSARY TO ENSURE ROOT SYSTEMS REMAIN MOIST.
8. BEDLINES TO BE NO LESS THAN 18-INCHES AND NOT MORE THAN 24-INCHES FROM OUTER EDGE OF PLANT MATERIAL BRANCHING.
9. ALL SHRUBS TO BE A MINIMUM OF 4-FOOT FROM PAVEMENT EDGE UNLESS SPECIFICALLY NOTED OTHERWISE.
10. CONTRACTOR TO SUPPLY TO OWNER A MONTHLY MAINTENANCE SCHEDULE DURING A CALENDAR YEAR. SCHEDULE MUST BE SUBMITTED TO OWNER PRIOR TO REQUESTING FINAL JOB ACCEPTANCE.
11. CONTRACTOR TO MAINTAIN ALL PLANT MATERIALS UNTIL PROJECT ACCEPTANCE BY OWNER, UNLESS SPECIFIED OTHERWISE.
12. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTORS IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS.
13. CONTRACTOR TO NOTIFY THE OWNERS REPRESENTATIVE PRIOR TO SUBMITTING BID FOR THE PROJECT IF ANY SPECIFIED PLANT IS OF CONCERN RELATED TO GUARANTEE ISSUES. CONTRACTOR TO NOTIFY OWNERS REPRESENTATIVE PRIOR TO SUBMITTING BID FOR PROJECT OF ANY CONCERNS REGARDING AVAILABILITY OF ANY SPECIFIED PLANT.
14. REFER TO CIVIL DRAWINGS FOR EXISTING SURVEY INFORMATION AND GRADING PLAN.

Plant List

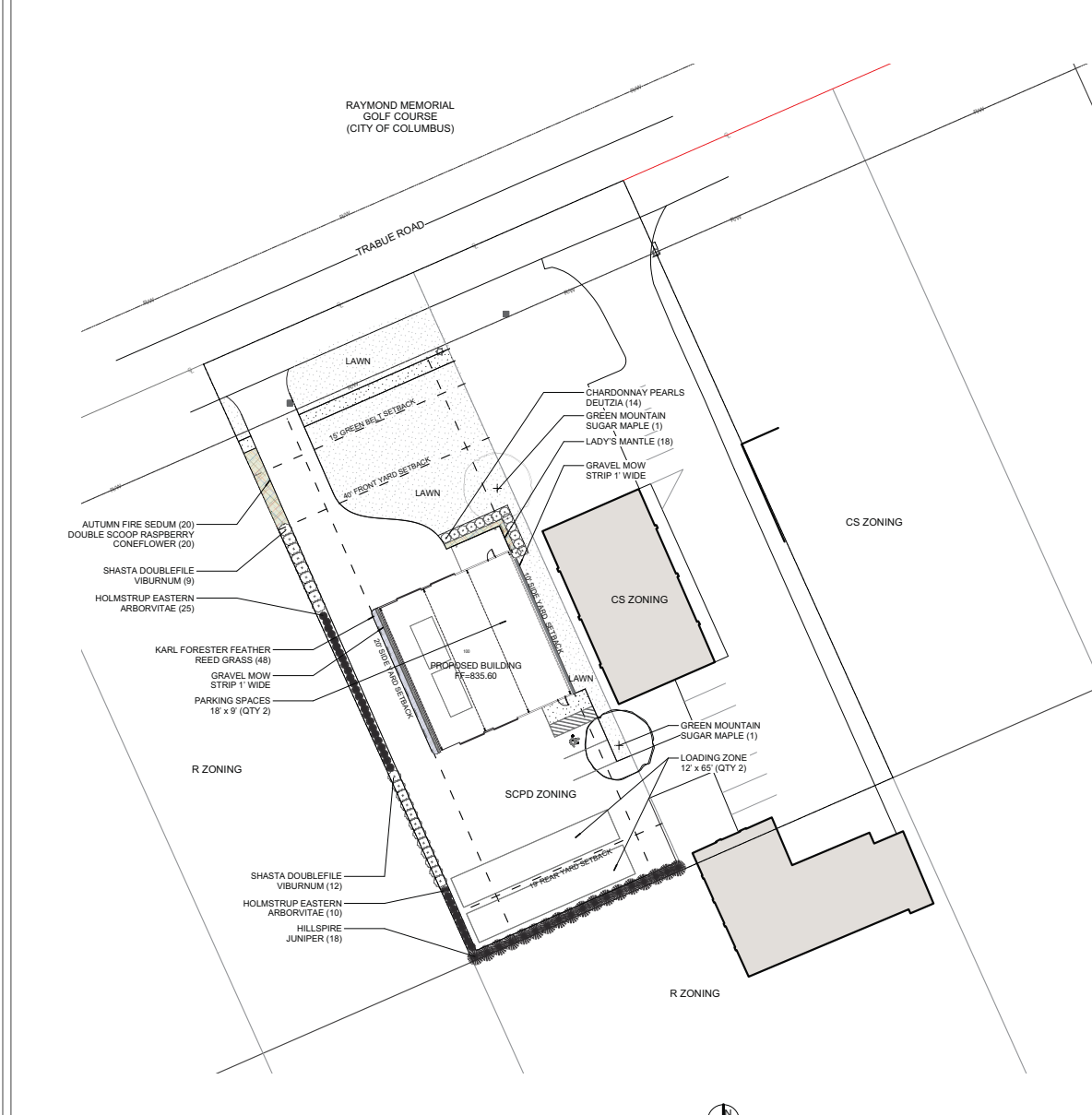
| ID | QTY | COMMON NAME | SIZE |
|--------|-----|-----------------------------------|--------|
| AM | 18 | Thriller Lady's Mantle | 1 GAL |
| AS | 2 | Green Mountain Sugar Maple | 3" CAL |
| CA | 48 | Karl Foerster Feather Reed Grass | 3 GAL |
| DG | 14 | Chardonnay Pearls Deutzia | 18" HT |
| ER | 20 | Double Scoop Raspberry Coneflower | 1 GAL |
| JV | 18 | Hillspire Juniper | 5' HT |
| SS | 20 | Autumn Fire Sedum | 1 GAL |
| TO | 35 | Holmstrup Eastern Arborvitae | 5' HT |
| VP | 21 | Shasta Doublefile Viburnum | 5' HT |
| 446 SY | | Lawn Seed Mix | |

MATERIALS LEGEND



ZONING REQUIREMENTS

ZONING: SELECT COMMERCIAL PLANNED DISTRICT (PROPOSED)
 SETBACKS: 40' FRONT YARD SETBACK (NORTH)
 15' FRONT GREEN BELT (NORTH)
 15' REAR YARD BUILDING SETBACK (SOUTH)
 20' SIDE YARD BUILDING SETBACK (WEST)
 10' SIDE YARD BUILDING SETBACK (EAST)
 BUFFERYARD ALONG RESIDENTIAL: 6' HIGH WITH 60% OPACITY (MINIMUM) REQUIRED
 6' HIGH WITH 60% OPACITY PROVIDED ON THE WEST AND SOUTH SIDES
 PARKING: ONE 3'-CALIPER TREE PER 10 PARKING SPACES REQUIRED
 ONE 3'-CALIPER TREE PER 10 PARKING SPACES PROVIDED
 OPEN SPACE REQUIREMENT: 20% OF GROSS LOT AREA
 4,385 SF REQUIRED; 6,699 SF PROVIDED



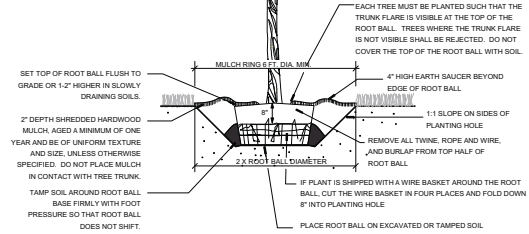
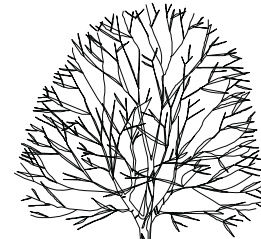
A PLANTING PLAN | OVERALL
Scale: 1" = 20'-0"



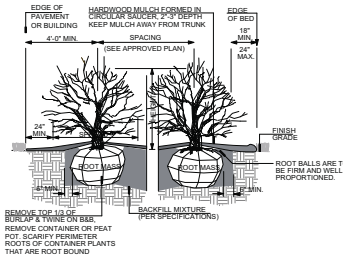
EXISTING AND PROPOSED PLANTING LOCATIONS ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND HEALTH OF ALL PLANTS AND TREES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANTS AND TREES REMAINING ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANTS AND TREES REMAINING ON THE SITE.

NOTES:

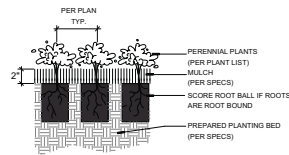
1. BACK FILL WITH PLANTING SOIL MIX AS PER SPECIFICATIONS.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. STAKING PER ISA STANDARDS ONLY.
3. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
4. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. WRAPPING PER ISA STANDARDS ONLY.
5. INSTALL TREE GATOR WATERING BAGS PER MANUFACTURER SPECIFICATIONS WHEN ARTIFICIAL IRRIGATION IS NOT PRESENT.



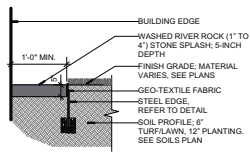
G TREE PLANTING DETAIL
NOT TO SCALE



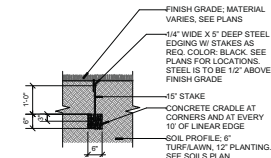
F SHRUB PLANTING DETAIL
NOT TO SCALE



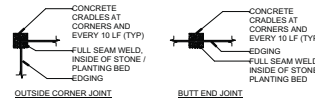
E PERENNIAL/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



D GRAVEL STRIP AT BUILDING EDGE
NOT TO SCALE



E STEEL EDGE
NOT TO SCALE



F STEEL EDGE RETRAINT CORNERS AND JOINTS
NOT TO SCALE

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Commissioner Kevin L. Boyce • Commissioner Marilyn Brown • Commissioner John O’Grady
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT
Board of County Commissioners
May 8, 2018

Case: ZON-18-01
Prepared by: Brad Fisher

| | |
|-------------------------|---|
| Applicant/Owner: | Stimmel Properties LLC |
| Agent: | Al R. Bordelon |
| Township: | Franklin Township |
| Site: | 1380 Stimmel Road (PID #140-005122) |
| Acreage: | 1.01-acres |
| Zoning: | Rural |
| Utilities: | Private water and wastewater |
| Request: | Requesting to rezone from the Rural district to the Limited Industrial (LI) district. |

Summary

The applicant is requesting a rezoning from the Rural district to the Limited Industrial (LI) district to allow the site to develop as recommended by the Southwest Area Plan. The request is consistent with the recommendation of the Southwest Area Plan and the proposed rezoning will unify the surrounding area as Limited Industrial (LI). Staff recommends approval with conditions.

History

The subject site has been operating illegally for approximately seven (7) months. Notification of the violation was sent by a Franklin County Zoning Enforcement Officer to the owner/applicant on January 30, 2018. The subject site changed from a residential use to a commercial use, and redeveloped without receiving approval of a Certificate of Zoning Compliance. With the exception of a 960 square foot single-family home that was built in 1959, the entire site was cleared of structures, landscaping and debris between May and November of 2017.

Request

The subject site is located on the east side of Stimmel Road, between Brown Road and Harmon Avenue in Franklin Township. The applicant is requesting the rezoning to unify the area as a Limited Industrial (LI) district. The subject site and the property to the north are owned by Stimmel Properties, LLC. The applicant stated that these two properties will be combined in order to meet the Limited Industrial (LI) district development standards.

Surrounding Land Use/Zoning

Properties to the north and south are zoned Limited Industrial (LI), to the east is Genera Industrial (GI) and to the west is Rural; all located within Franklin Township. The properties zoned industrially have been developed accordingly, to the west and farther north is the Green Lawn Cemetery.

Comprehensive Plan

The Southwest Area Plan, adopted in 2009, recommends that land use for the subject site and surrounding properties to the north and south along the east side of Stimmel Road be industrial, allowing for a broad range of uses. Whims Ditch runs through the rear of the subject site, and the Plan recommends providing for an open space stream buffer that includes a minimum 150-foot no-disturb zone, or 75-foot setback from stream centerline.

Staff notes that the subject site is the last property zoned Rural in the immediate area. The applicant intends to convert the home into office space, which would be ancillary to the industrial use to the north.

The request is consistent with the Plan's future land use recommendations and will unify the surrounding area as Limited Industrial (LI).

Staff Analysis

Existing zoning - Rural:

The Rural district is intended for agricultural and residential development in the County where the conservation of resources is important or where appropriate urban use of land cannot be achieved. This is no longer the case for this property as it is the last lot zoned Rural in the immediate area. Examples of permitted uses include: Single-family dwelling, Home Occupation, Accessory Buildings, Schools, Parks and Day Cares.

Proposed zoning - Limited Industrial:

The Limited Industrial (LI) district is provided for a broad range of industrial activities which are more intense than those permitted in the Restricted Industrial (RI) district. Outdoor storage, general warehouse-related truck traffic, service vehicles and equipment may occur in this district. Examples of permitted uses include: Construction Contractors, Machine Shop, Miscellaneous Manufacturing Industries, Fuel Dealers and Restaurants.

The subject site, once combined with the property to the north, is capable of meeting all general development standards in the Limited Industrial (LI) district, however the existing home may need to be removed if a wastewater treatment system is not approved by Franklin County Public Health.

Technical Agency Review:

Franklin County Traffic Engineer's Office and Franklin Soil and Water Conservation District

Indicated no concerns with the proposed rezoning.

Franklin County Drainage Engineer's Office

Stated that Whims Ditch is a petition ditch and there is no easement in place for maintenance. The Franklin County Drainage Engineer's Office recommends a no-build zone 20 feet from top of bank.

Franklin County Public Health

The property owner has begun developing over the existing leach field and possibly the septic tank. In order for Public Health to approve the use of the existing septic system, the following steps are required to be completed:

- Hire a contractor to locate the well, and septic system components; and provide documentation indicating the septic system is still in good working order.
- If the system is in good working order, ensure the septic system is marked, and protected from damage (no parking over, or paving of the leach field or other septic components).
- OR

- Submit a Sewage Treatment System Abandonment Form and provide proof that the wastewater treatment system on the property to the north has the capacity to service the proposed use of the existing home.

Franklin County Economic Development and Planning Department

- Staff notes that if the rezoning is approved, development on the site will need to meet all applicable development standards of the Franklin County Zoning Resolution and all Technical Review Agency requirements. This will include access, wastewater and stormwater requirements. If these requirements are not able to be met, any development that was constructed illegally, would need to be removed.

Staff Review

Staff believes the request is consistent with the Southwest Area Plan's future land use recommendations and will unify the surrounding area as a Limited Industrial (LI) district. It is unknown if the existing development that was completed illegally will meet the requirements of the Franklin County Zoning Resolution and other applicable regulations. This will be determined at the time of applying for a Certificate of Zoning Compliance.

Staff Recommendation

Staff recommends approval with conditions of the request to rezone from the Rural district to the Limited Industrial (LI) district. The conditions are as follows:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance with the Franklin County Economic Development and Planning Department prior to any change in use or development on the subject site.
2. The applicant must receive approval from Franklin County Public Health to either keep the existing septic system and well, or properly abandon the well and septic system and provide other accommodations for water and wastewater.
3. The applicant must follow through with combining the subject site with parcel number 140-000215 to the north prior to the approval of a Certificate of Zoning Compliance.
4. A 20 foot no-build zone must be indicated on plans submitted for a Certificate of Zoning Compliance. This area is permitted a gravel surface and outdoor temporary storage.

Planning Commission Recommendation

On Wednesday, March 14, 2018, the Franklin County Planning Commission recommended approval of the proposed rezoning with the following conditions:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance with the Franklin County Economic Development and Planning Department prior to any change in use or development on the subject site.
2. The applicant must receive approval from Franklin County Public Health to either keep the existing septic system and well, or properly abandon the well and septic system and provide other accommodations for water and wastewater.
3. The applicant must follow through with combining the subject site with parcel number 140-000215 to the north prior to the approval of a Certificate of Zoning Compliance.
4. A 20 foot no-build zone must be indicated on plans submitted for a Certificate of Zoning Compliance. This area is permitted a gravel surface and outdoor temporary storage.

Rural Zoning Commission Recommendation



On April 19, 2018, the Franklin County Rural Zoning Commission approved the proposed rezoning with the following conditions:

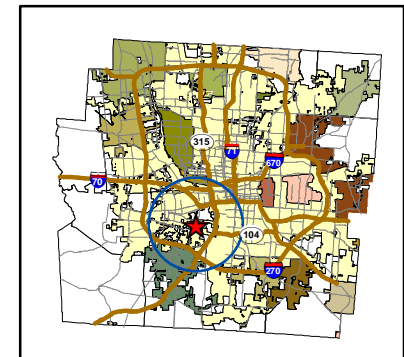
1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance with the Franklin County Economic Development and Planning Department prior to any change in use or development on the subject site.
2. The applicant must receive approval from Franklin County Public Health to either keep the existing septic system and well, or properly abandon the well and septic system and provide other accommodations for water and wastewater.
3. The applicant must follow through with combining the subject site with parcel number 140-000215 to the north prior to the approval of a Certificate of Zoning Compliance.
4. A 20 foot no-build zone must be indicated on plans submitted for a Certificate of Zoning Compliance. This area is permitted a gravel surface and outdoor temporary storage.



ZON-18-01
 Requesting to rezone from
 the Rural district to the
 Limited Industrial (LI)
 district.

Acres: 1.010
 Township: Franklin

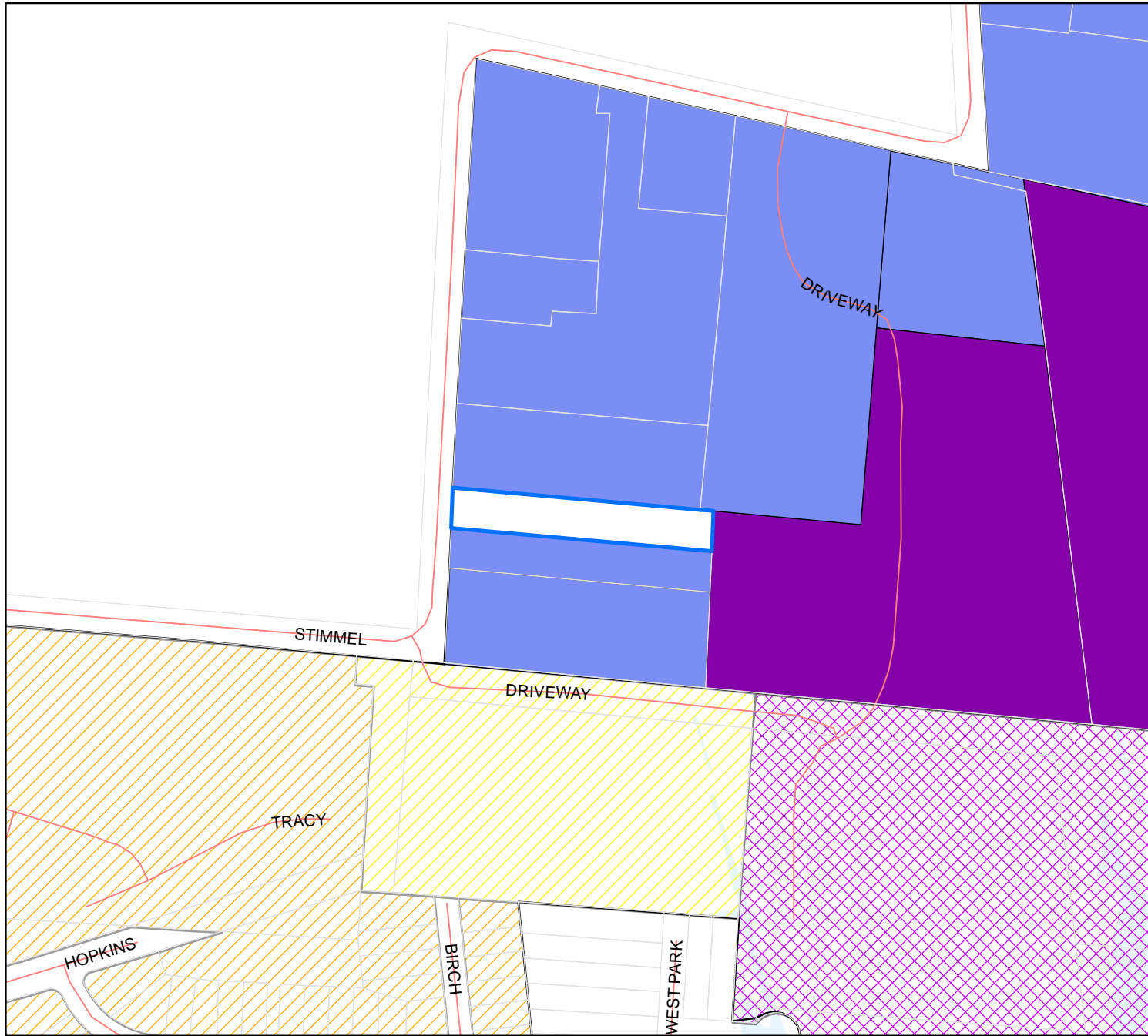
-  1380 Stimmel Road
-  Parcels
-  Streets



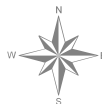
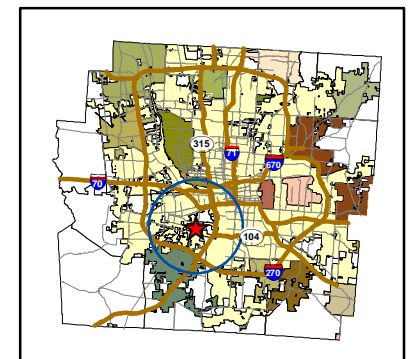
ZON-18-01

Requesting to rezone from the Rural district to the Limited Industrial (LI) district.

Acres: 1.010
Township: Franklin



- 1380 Stimmel Road
- Parcels
- Streets
- Franklin County Zoning**
 - General Industrial
 - Limited Industrial
 - Rural
- Columbus Zoning**
 - Residential
 - Multi-family
 - Manufacturing






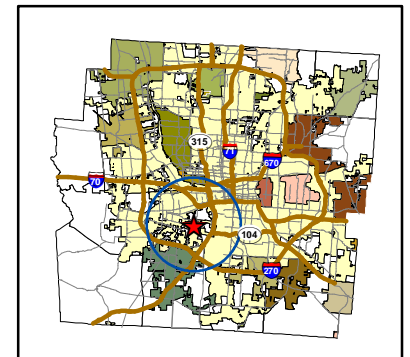


ZON-18-01

Requesting to rezone from the Rural district to the Limited Industrial (LI) district.

Acres: 1.010
Township: Franklin

-  1380 Stimmel Road
-  Parcels
-  Streets



RECEIVED

MAR 05 2018

Franklin County Planning Department
Franklin County, Ohio

STIMMEL PROPERTIES LLC.
1235 STIMMEL ROAD
COLUMBUS, OHIO 43223

ZON-18-01

ATTN: FOR RECORD
FRANKLIN COUNTY ZONING
150 SOUTH FRONT ST.//SUITE 10
COLUMBUS, OHIO 43215
•VIA HAND CARRY•

REF: 1380 STIMMEL ROAD
PARCEL: 140-005122-00
DEED 1.01 AC.
REZONING APPLICATION 30 JAN 18

BY THIS RECORD BE ADVISED THAT
ABOVE SUBJECT PARCEL WILL BE COMBINED
WITH ORIGINAL PARCEL 140-000215 ON OR
AFTER REZONING TO LI-DISTRICT.

SUBJECT "2.0" ACRE PARCEL IS BENEFITTED
BY A COUNTY INSPECTED AERATION SYSTEM.

UNDER MY HAND: THIS DATE:



DAVID A. STRAWSER
MANAGER

05 MAR 2018

DATE



Commissioner Kevin L. Boyce • Commissioner Marilyn Brown • Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT
Board of County Commissioners
May 8, 2018

Case: ZON-18-02
Prepared by: Brad Fisher

| | |
|-------------------|--|
| Applicant: | Matt Roberts |
| Owner: | Howley Capital LLC |
| Agent: | Matt Koppitch |
| Township: | Clinton Township |
| Site: | 1165 Chambers Road (PID #130-000332) |
| Acreage: | 0.33-acres |
| Utilities: | Private water and public wastewater |
| Request: | Requesting to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD). |

Summary

The applicant is requesting to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD) to allow the site to develop as a climbing gym. The proposal would also allow for other uses that are permitted in the Suburban Office, Community Commercial, Community Service, Restricted Industrial and Limited Industrial districts. Staff recommends approval with conditions.

History

The subject site received a variance in January, 2017, from the Board of Zoning Appeals to allow for the construction of a warehouse that would not meet the side yard, rear yard or loading space setback requirements in the Limited Industrial (LI) district. The building proposed in the variance case is under construction.

Request

The subject site is located on the south side of Chambers Road, between Northwest Boulevard and Kenny Road in Clinton Township. The subject site contains a 5,920 square foot building that is near completion that will serve as the climbing gym.

The proposal is to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD) to allow a broad range of uses including the immediate proposed use as a climbing gym where patrons climb rock walls and boulders. The proposal includes a reconfiguration of the parking lot and greenspace from that approved by the Board of Zoning Appeals in 2017.

Surrounding Land Use/Zoning

The surrounding area has a mix of land uses and zoning districts located in Clinton Township and the City of Columbus. Land uses to the north include a bar, multi-family residential and industrial uses. Zoning to the west and south is for multi-family residential, with construction underway. Land use and zoning to the

east is manufacturing. The surrounding area had been zoned for industrial uses since 1948 in Clinton Township until they were annexed into the City of Columbus between 2011 and 2016 and rezoned for various uses, including high-density multi-family.

Comprehensive Plans

The Clinton West Neighborhood Plan, adopted in 2012, includes a Future Land Use Map and a Sidewalk Priorities Map. The Future Land Use Map recommends this property for light industrial and office uses found in the corresponding zoning districts: Suburban Office and Institutional (SO), Neighborhood Commercial (NC), Restricted Industrial (RI) and Limited Industrial (LI) districts. The Sidewalks Priorities Map recommends sidewalks in this location, which the applicant has proposed.

The proposed gym is not in keeping with the Plan's recommendations, however the area is transitioning into dense, multi-family residential properties and the proposed gym could serve as an amenity to these residents. Furthermore, the Clinton Township Board of Trustees adopted a resolution in support of the rezoning to allow for the use of a gym.

All uses proposed in the Development Text are not in keeping with the recommended uses in the Clinton West Neighborhood Plan, however none of the uses are more intense than the proposed gym, and would be beneficial to the area as it is currently developing.

Staff Analysis

Existing zoning – Limited Industrial:

The Limited Industrial (LI) district is provided for a broad range of industrial activities which are more intense than those permitted in the Restricted Industrial district. Outdoor storage, general warehouse-related truck traffic, service vehicles and equipment may occur in this district. Types of permitted uses include: Manufacturing, Commercial Establishments, Administrative Offices, Personal, Consumer and Business Services.

Proposed zoning – Select Commercial Planned District:

The Select Commercial Planned District (SCPD) is intended to provide for any use permitted in a straight commercial, restricted industrial, and limited industrial zoning district to locate in residential areas with development controls to ensure compatibility with the surrounding environment. Any deviation from the SCPD standards must be requested as a waiver and approved as part of the SCPD. Any change or modification to an approved development plan or change to the list of permitted uses must be approved as an amendment through the rezoning process.

The following are permitted uses indicated in the Development Text and specified by 3-4 digit Standard Industrial Classification (SIC) industry group codes:

- 506 - Electrical Goods
- 513 - Apparel, Piece Goods and Notions
- 518 - Beer, Wine, and Distilled Alcoholic Beverages
- 4724 - Travel Agencies
- 602 - Commercial and Stock Savings Banks
- 612 - Savings and Loan Associations
- 614 - Personal Credit Institutions
- 615 - Business Credit Institutions
- 723 - Beauty Shops
- 724 - Barber Shops
- 731 - Advertising
- 732 - Consumer Credit Reporting Agencies
- 733 - Duplicating, Addressing, Blueprinting, Photocopying, Mailing, Mailing List, and Stenographic Services
- 736 - Personnel Supply Services
- 7389 - Business Services, Not Elsewhere Classified
- 7991 - Physical Fitness Facilities
- 801 - Offices and Clinics of Doctors of Medicine

- 802 - Offices and Clinics of Dentists
- 803 - Offices and Clinics of Doctors of Osteopathy
- 871 - Engineering, Architectural, and Surveying
- 872 - Accounting, Auditing, and Bookkeeping Services

Access/Traffic:

Two, 13 feet wide, one-way access points are provided.

Parking:

A total of 13 parking spaces will be provided including one (1) ADA compliant space.

A total of 24 parking spaces are required for the climbing gym use, which is the maximum number of spaces required for all uses proposed in the Development Text. The Clinton West Neighborhood Plan recommends allowing for a reduction of spaces provided by 25 percent, which would require 18 spaces for the climbing gym use.

- Requesting a waiver to reduce parking by 5 spaces for the climbing gym.

Staff notes that the development previously approved on the subject site in 2017 received approval of a variance to reduce the loading space setback from 50 feet to eight (8) feet from the residential property to the west. The proposed loading space as indicated on the Development Plan is 11 feet from the western property line.

Three (3) U-Shaped bicycle parking racks have been proposed to the south of the main entrance of the building to accommodate six (6) bicycles.

Storm Water/Drainage:

The structure and sealed parking surface was approved in February of 2017, however the submitted development plan reduces the open greenspace by 4.2 percent.

Sewage Disposal and Water Supply:

The Ohio Department of Health approved an on-site well in October of 2017.

Franklin County Sanitary Engineer's Office approved a connection to public sewer in September of 2017.

Architectural Design:

One building is proposed and will provide a main entrance facing the street, and windows wrapping around the west, north and east sides of the building.

Outside Storage and Utilities:

No outside storage is proposed.

Pollution:

No smoke or odor will be emitted or produced on the property and noise will be below sixty decibels.

Graphics and Signage:

The Development Plan shows one free standing sign centrally located, just west of the right-of-way, and two (2) free standing "Enter Only/Exit Only" signs just west the right-of-way, however the sizes are not specified.

Section 541 limits the size of directional and informational signs to eight (8) square feet. Section 420 limits freestanding signs to 40 square feet and a maximum of 20 feet tall. The Development Text indicates a maximum size of 44 square feet unless otherwise approved.

Lighting:

No lighting plan was submitted, however the Development Text states that all lighting will be compliant and minimize off-site glare and reflection. The Development Plan indicates that three decorative light fixtures will be mounted on the front of the building.

Screening & Landscaping Plan:

No screening is proposed, however a waiver to the screening requirements found in Sections 430.034(7), 521.011(1) and 521.011(3) has been requested.

Staff notes that Section 420.034(16) requires screening to be provided along the entire area abutting a residential property with an opacity of at least 60 percent and at least six (6) feet but not more than eight (8) feet in height.

Landscaping includes two (2) trees and 13 shrubs between the right-of-way and the parking area.

Proposed landscaped opens space is 17.5 percent.

Technical Review Agencies

Franklin Soil and Water Conservation District – Encourages the use of native landscape species.

Franklin County Engineer's Office – Indicated no concerns with the rezoning request.

City of Columbus – Division of Traffic – In support of the two proposed 13 feet wide, one-way access points at the time the variance was approved in 2017 provided an access permit was obtained.

Staff Review

The proposed gym is not in keeping with the Plan's recommendations, however this use could serve as an amenity to the surrounding residents. All permitted uses as indicated in the Development Text would be able to meet the applicable development standards and are no more intense than the proposed climbing gym. The area is transitioning to residential uses and have recently developed residentially to the west, which supports the need for commercial businesses in the area.

Planning Commission Recommendation

On April 11, 2018 the Franklin County Planning Commission recommended *approval* with conditions of the request to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD). The conditions were as follows:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The size of the ingress/egress signage must be indicated in the Development Plan at the time of applying for the Certificate of Zoning Compliance.
3. The monument sign must be setback a minimum of 15 feet from the right-of-way line of a waiver must be requested to reduce the signage setback to zero (0) feet as indicated on the Development Plan at the time of applying for a Certificate of Zoning Compliance.
4. The applicant must submit updated "perspectives" that match what is proposed on the Development Plan at the time of applying for a Certificate of Zoning Compliance.
5. The applicant must work with Economic Development & Planning Department staff on a redesign to elevate the bike rack area.

Rural Zoning Commission Recommendation

On April 19, 2018 the Franklin County Rural Zoning Commission ***approved*** with conditions the requested rezoning. The conditions of approval are as follows:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance with the Franklin County Economic Development and Planning Department.
2. The size of the ingress/egress signage must be indicated in the Development Plan at the time of applying for the Certificate of Zoning Compliance.
3. The monument sign must be setback a minimum of 15 feet from the right-of-way line of a waiver must be requested to reduce the signage setback to zero (0) feet as indicated on the Development Plan at the time of applying for a Certificate of Zoning Compliance.
4. The applicant must submit updated “perspectives” that match what is proposed on the Development Plan at the time of applying for a Certificate of Zoning Compliance.
5. The applicant must work with Economic Development & Planning Department staff on a redesign to elevate the bike rack area.

Staff Recommendation

Staff recommends ***approval*** with conditions of the request to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD). The conditions are as follows:




1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance with the Franklin County Economic Development and Planning Department.
2. The applicant must receive approval from the City of Columbus for the design and location of ingress/egress signage.

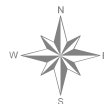
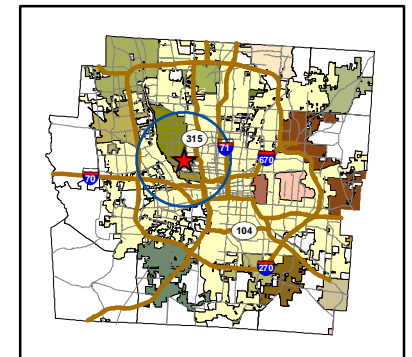


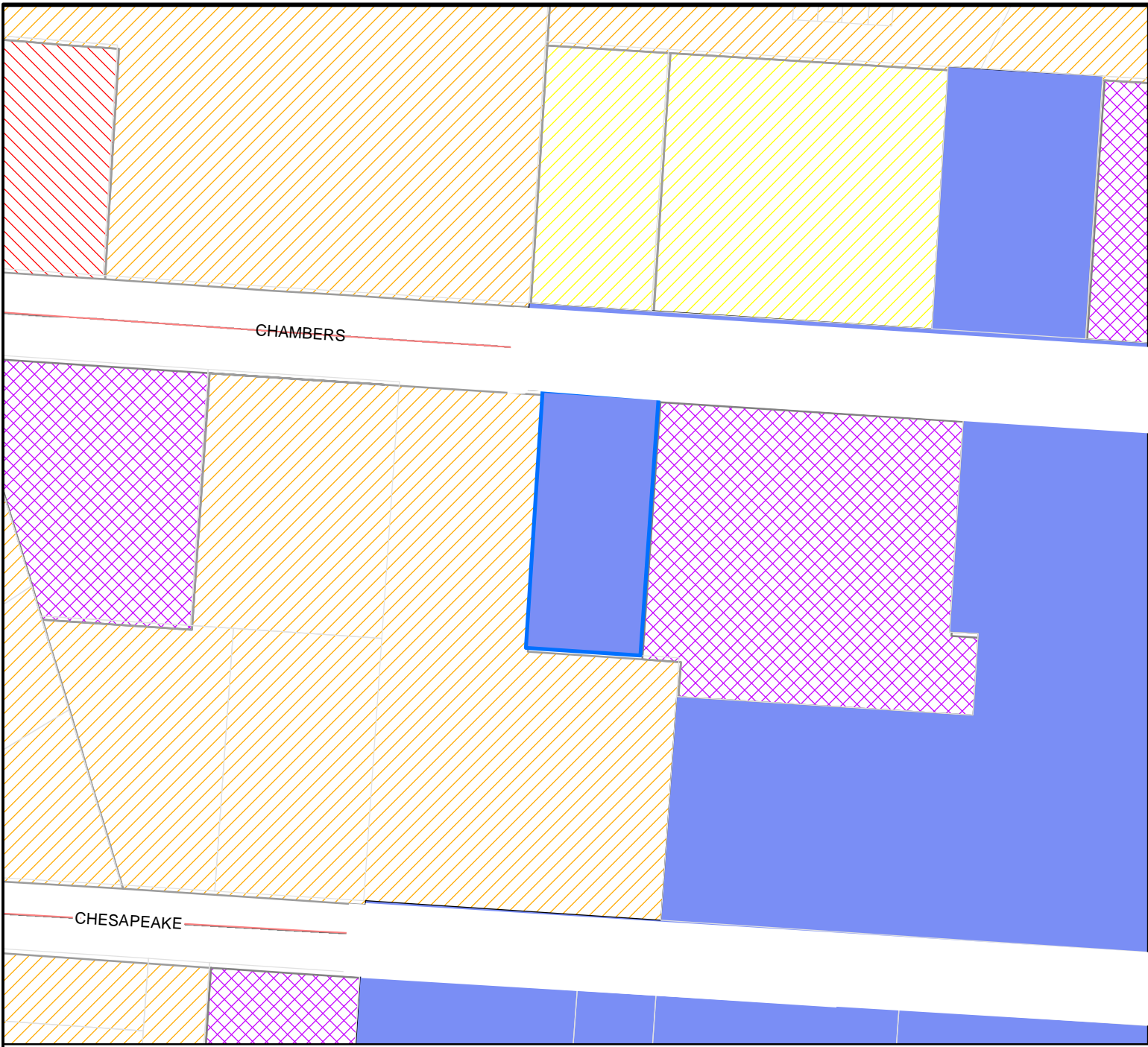
ZON-18-02

Requesting to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD).

Acres: 0.330
Township: Clinton

-  1165 Chambers Road
-  Parcels
-  Streets











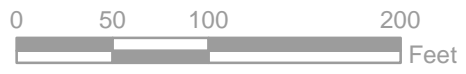
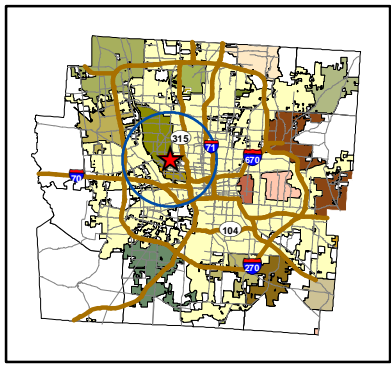


ZON-18-02

Requesting to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD).

Acres: 0.330
Township: Clinton

-  1165 Chambers Road
-  Parcels
-  Streets
- Franklin County Zoning**
-  Limited Industrial
- Columbus Zoning**
-  Residential
-  Multi-family
-  Commercial
-  Manufacturing








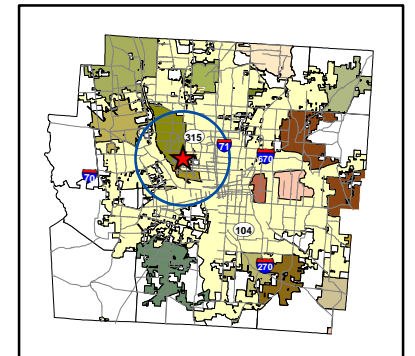
ZON-18-02

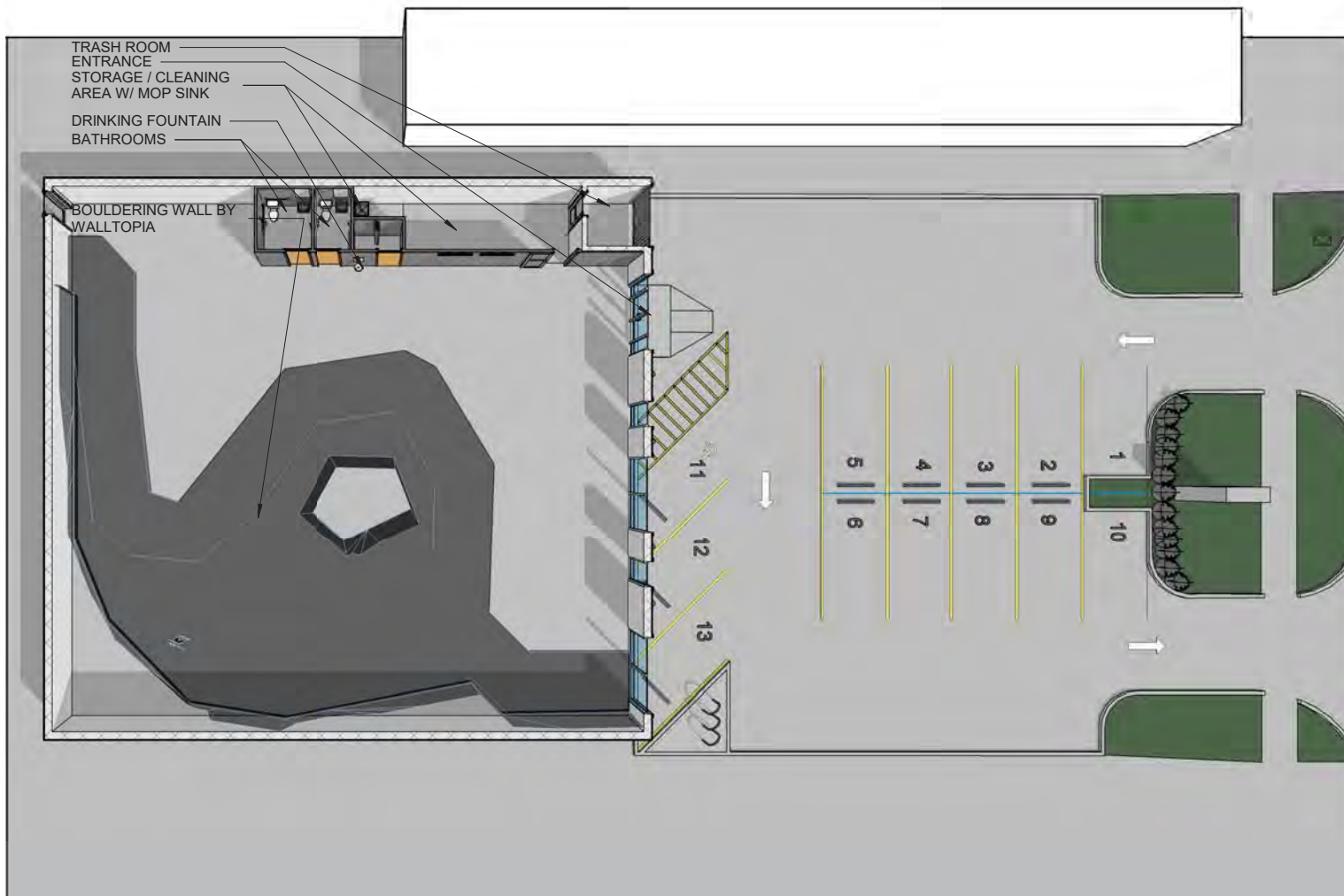
Requesting to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD).

Acres: 0.330

Township: Clinton

-  1165 Chambers Road
-  Parcels
-  Streets





Vertical Adventures Chambers

Floor Plan Perspective

Project number 1435
 Date 2018-04-11
 Drawn by Author
 Checked by Checker

A1

Scale



Front Perspective

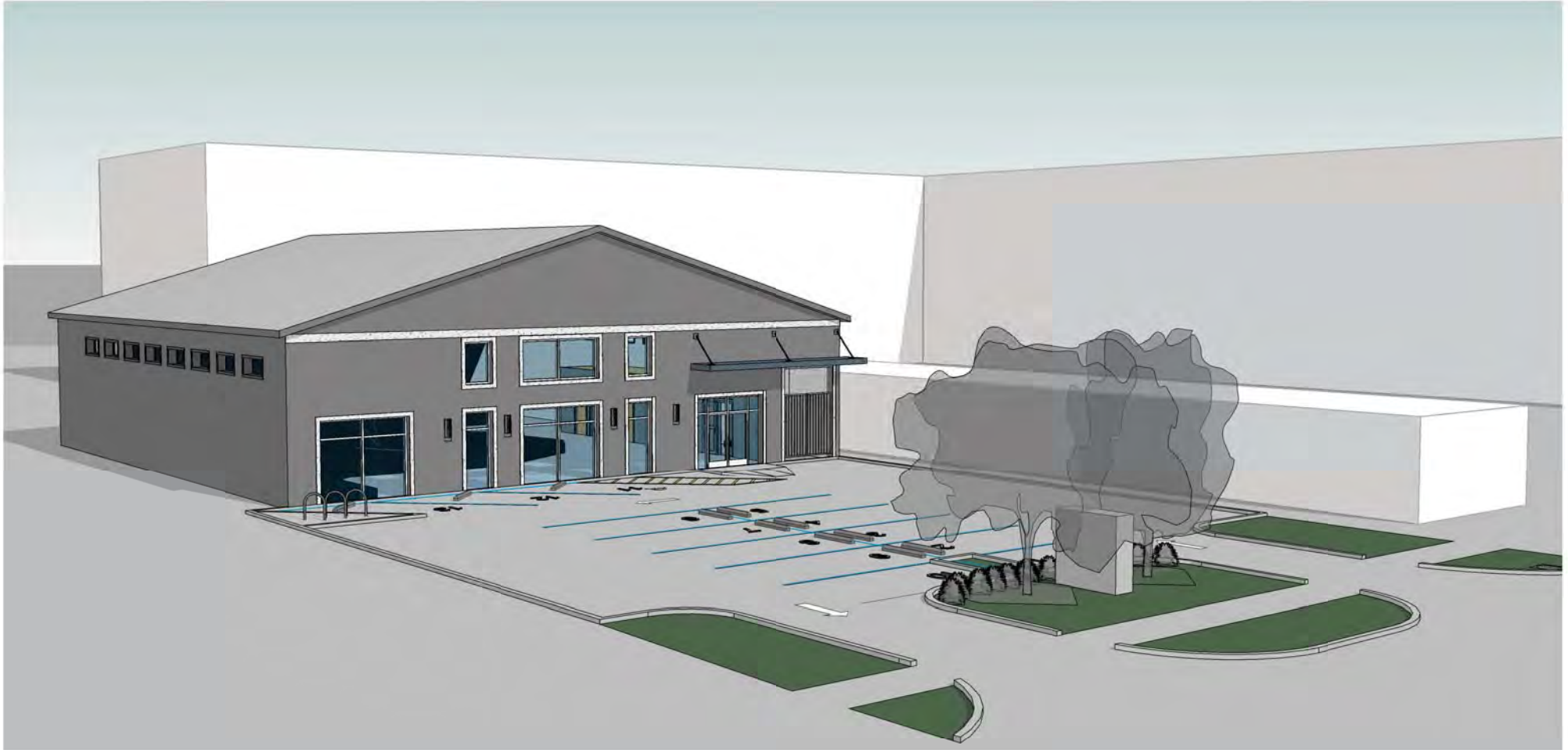
Vertical Adventures Chambers

Front Perspective

| | |
|----------------|------------|
| Project number | 1435 |
| Date | 2018-04-11 |
| Drawn by | Author |
| Checked by | Checker |

A2

Scale



Perspective 1

Vertical Adventures Chambers

Perspective 1

Project number 1435
Date 2018-04-11
Drawn by Author
Checked by Checker

A3

Scale



Perspective 2

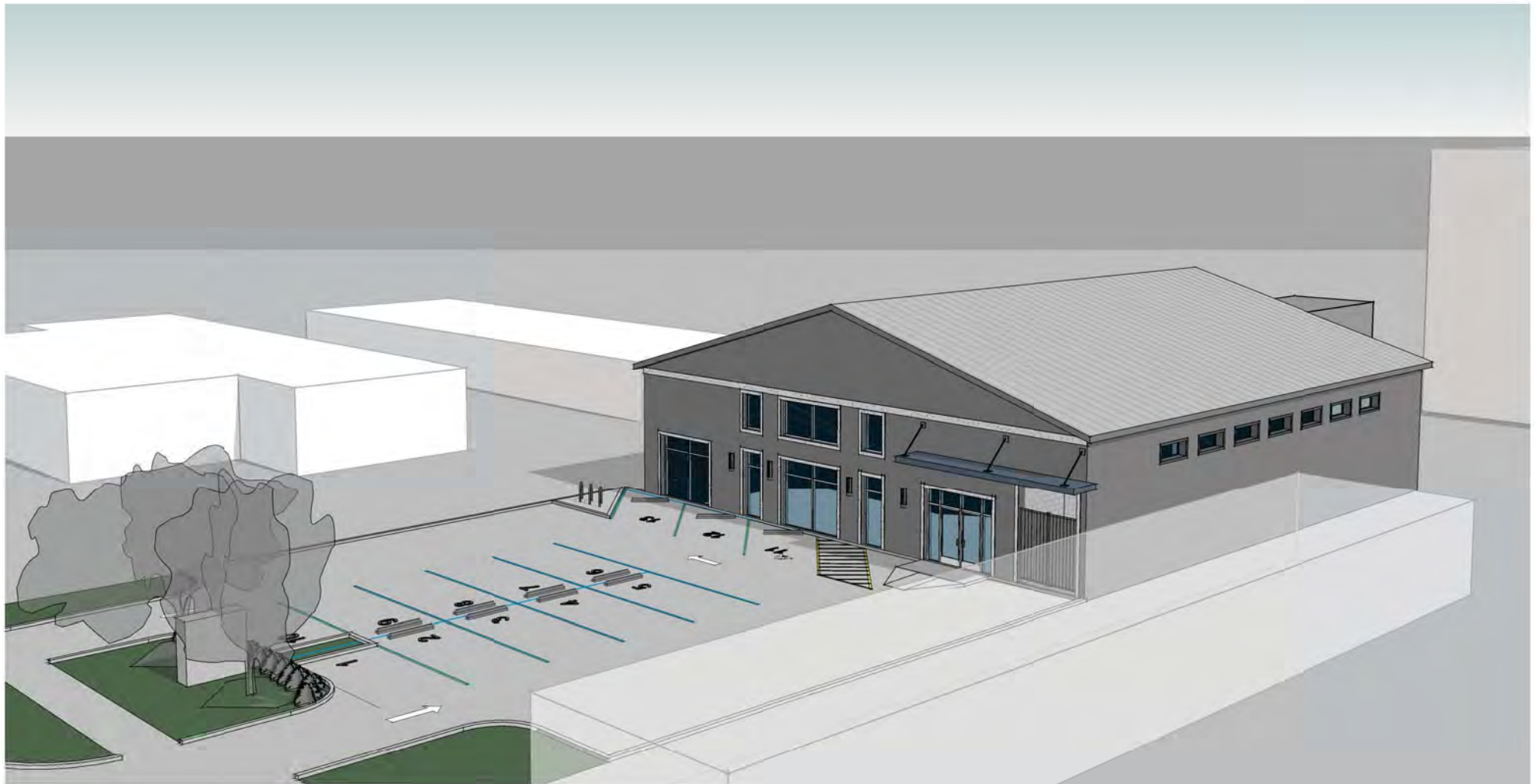
Vertical Adventures Chambers

Perspective 2

| | |
|----------------|------------|
| Project number | 1435 |
| Date | 2018-04-11 |
| Drawn by | Author |
| Checked by | Checker |

A4

Scale



Perspective 3

Vertical Adventures Chambers

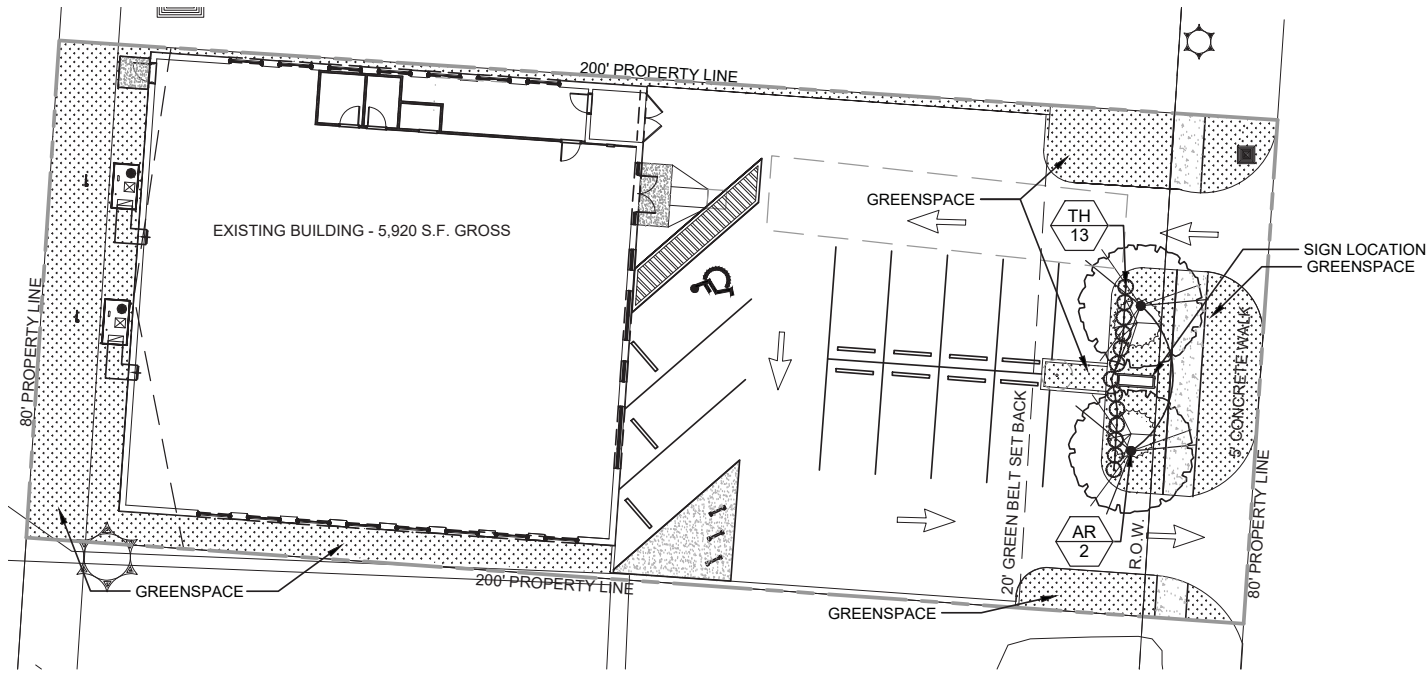
Perspective 3

| | |
|----------------|------------|
| Project number | 1435 |
| Date | 2018-04-11 |
| Drawn by | Author |
| Checked by | Checker |

A5

Scale

Case No: ZON-18-02
Received: 5/1/2018



PLANT SCHEDULE

| TREES | QTY | COMMON NAME / BOTANICAL NAME | CONT |
|--------|-----|--|------------|
| AR | 2 | Red Maple / <i>Acer rubrum</i> | 2" cal. |
| SHRUBS | QTY | COMMON NAME / BOTANICAL NAME | CONT |
| TH | 13 | Hicks Yew / <i>Taxus x media 'Hicksii'</i> | 24" HT MIN |

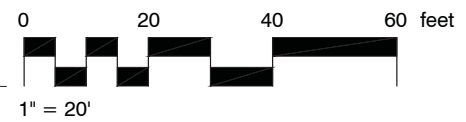
GENERAL NOTES:

1. OPEN LANDSCAPE PROVIDED: 2804 S.F. (17.5%)
2. ZELKOVA WERE CHANGED TO NATIVE RED MAPLE
3. TAXUS SHRUBS HAVE BEEN USED TO SCREEN PARKING AREA.



Andrew J. English
Signature

05/01/18
Date



Vertical Adventures
1165 Chambers Rd.
Clinton Twp.
Franklin County, OH 43212

PROJECT NO:
PROJECT #018-034
ISSUE DATE
March 5, 2018

SHEET INFORMATION
CURRENT DATE
May 5, 2018
REVISIONS
March 19, 2018
April 2, 2018
May 5, 2018

SHEET TITLE
Landscape Plan
SCALE
1"=20'
SHEET NO.

L-1

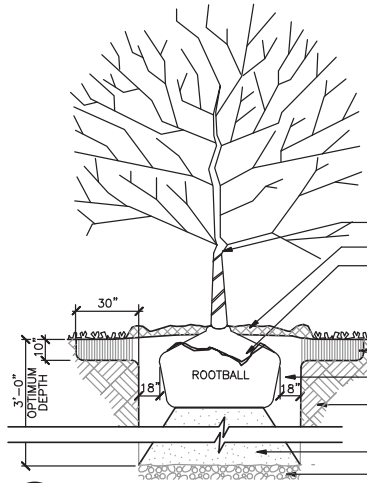
PRUNING— REMOVE WHOLE BRANCHES (NOT JUST END TIPS) TO REDUCE FOLIAGE BY 1/3 AND/OR AS DIRECTED. RETAIN NORMAL PLANT SHAPE. ALL PRUNING MUST BE DONE AFTER PLANTING.

DRAINAGE— NOTIFY THE LANDSCAPE ARCHITECT WHEN EVER SOIL CONDITIONS ARE FOUND TO HAVE DRAINAGE CAPABILITIES UNSUITED FOR ROOT GROWTH.

TREE GUYS— GUY ONLY THOSE TREES WHICH IN THE CONTRACTOR'S OPINION ARE IN DANGER OF BEING BLOWN OUT OF PLUMB DUE TO THEIR LOCATION. SUBMIT GUY METHODS FOR APPROVAL.

LIMB UP TREE TO 4' HT.
3" MULCH
REMOVE ROPE, BURLAP, 50% OF THE WIRE CAGE AND ALL TRUNK WRAP PRIOR TO CITY'S LANDSCAPE INSPECTION

ROTOTILL TOP LAYER OF EXG. SOIL
PLANTING MIX
COMPACTED SUBGRADE OR UNDISTURBED SOIL
COMPACTED TOPSOIL MOUND
FREE DRAINING AGGREGATE



1 DECIDUOUS TREE PLANTING
NTS DETAIL-FILE

ALL PLANTS IN MASSING TO BE SURROUNDED IN PLANT MIX, NOT PLUGGED INTO INDIVIDUAL HOLES.

ALL HEDGES TO BE PLANTED IN TRENCHES AND MULCHED INTO ONE LONG BED.

ALL BURLAP TO BE COMPLETELY REMOVED FROM SHRUB

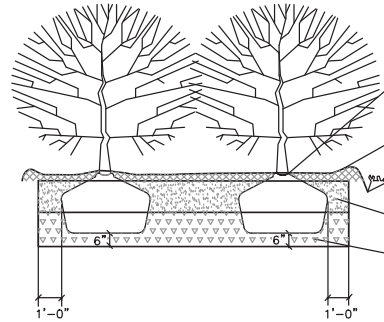
PLANT BALL AT SAME HEIGHT AS GROWN IN NURSERY. DO NOT MOUND UP OVER

CONSTRUCT EARTH SAUCER

SHARP V-CUT EDGE TO SEPARATE MULCH FROM LAWN

PLANTING MIX

TRANSITION LAYER: PLANTING MIX + EXG. TOPSOIL WITH AMMENDMENTS AS NEEDED (1:1)



2 SHRUB PLANTING GROUP
NTS S-PL1-03

GENERAL PLANTING NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN-IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 6" & AMENDED WITH 3" OF BLENDED TOPSOIL
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.
11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE.

13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. HYDROSEED OR PENN MULCH TO BE USED. STRAW MULCH IS PROHIBITED (SEE LANDSCAPE PLANS). SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.
17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.



Signature

05/01/18

Date

Vertical Adventures
1165 Chambers Rd.
Clinton Twp.
Franklin County, OH 43212

PROJECT NO:
PROJECT #018-034
ISSUE DATE
March 5, 2018

SHEET INFORMATION
CURRENT DATE
May 5, 2018
REVISIONS
March 19, 2018
April 2, 2018
May 5, 2018

SHEET TITLE
Landscape Details
SCALE
SHEET NO.

L-2

Select Commercial Planned District
Clinton Township
1165 Chambers Road, Parcel #: 130-000332
Vertical Adventures

I. Introduction

Vertical Adventures (“applicant”) proposes the adoption of a Select Commercial Planned District for the parcel located at 1165 Chambers Road in Clinton Township. The lot is currently zoned limited industrial and the applicant seeks a rezoning to allow for the development of a climbing gym, a physical fitness facility where patrons climb rock walls and boulders.

The area is subject to a future land use plan and this proposed development fits the desired goals and objectives of the plan. The proposal also has the support of the community, as evidenced by the attached resolution adopted by the Clinton Township Board of Trustees.

The applicant’s proposed use fits the existing development pattern and will take advantage of the surrounding high density residential development, increased commercial development, and the availability of multiple transportation options for potential patrons of the proposed use.

II. Permitted Uses

All the following shall be permitted uses in the proposed Select Commercial Planned District:

| <u>OMB SIC Group Code</u> | <u>Type of Use</u> |
|---------------------------|---|
| 506 | Electrical Goods |
| 513 | Apparel, Piece Goods and Notions |
| 518 | Beer, Wine, and Distilled Alcoholic Beverages |
| 4724 | Travel Agencies |
| 602 | Commercial and Stock Savings Banks |
| 612 | Savings and Loan Associations |
| 614 | Personal Credit Institutions |
| 615 | Business Credit Institutions |
| 723 | Beauty Shops |
| 724 | Barber Shops |
| 731 | Advertising |
| 732 | Consumer Credit Reporting Agencies |
| 733 | Duplicating, Addressing, Blueprinting, Photocopying, Mailing, Mailing List, and Stenographic Services |
| 736 | Personnel Supply Services |
| 7389 | Business Services, Not Elsewhere Classified |
| 7991 | Physical Fitness Facilities |
| 801 | Offices and Clinics of Doctors of Medicine |
| 802 | Offices and Clinics of Dentists |
| 803 | Offices and Clinics of Doctors of Osteopathy |

871
872

Engineering, Architectural, and Surveying
Accounting, Auditing, and Bookkeeping Services

And any use that qualifies as “Administrative Offices” as defined by Franklin County Zoning Resolution **Section 344.033 – Administrative Offices** – “Administrative offices primarily engaged in general administrative supervision, purchasing, accounting and other management functions.”

III. Development Standards

The development standards of ARTICLE V, GENERAL DEVELOPMENT STANDARDS and the Clinton West Neighborhood Plan shall apply to the SELECT COMMERCIAL PLANNED DISTRICT according to the specific zoning district and use selected in accordance with SECTION 420.02, Permitted Use and SECTION 420.033 Performance Standards, unless specifically set forth herein.¹

IV. Development Plan

A proposed development plan, site map, and legal description are submitted herein.

A. Parking

Parking shall be provided as depicted on the attached site plan. One deviation to the development standards Section 531.02 is requested. Bicycle parking shall be as depicted on the site plan.

NUMBER OF SPACES: Section 531.02 would require 24 parking spaces. The Clinton West Neighborhood Plan recommends a reduction in the required number of parking spaces of 25%, which would require 18 spaces. A variance from Section 531.02 is requested to accommodate the 13 spaces as depicted on the site plan. Based upon the high residential density of the surrounding area, the nearby access to public transit provided by COTA bus lines and the availability of bicycle parking (as depicted on the site plan) the 13 parking spaces should be sufficient for the proposed use. As justification please see the attached exhibits.

B. Storm Water Drainage

Drainage and run-off from the proposed development shall not cause property damage to off-site areas. Drainage shall be maintained as shown on the development plan.

C. Sewage Disposal and Water Supply

¹ NOTE: All previous variances granted for Parcel #: 130-000332 are considered included in the development standards and as depicted on the attached site plans.

The sewage disposal and water supply shall be as notated on the proposed development plan, site map and the associated attachments.

D. Architectural Design

The building will be constructed as depicted on the attached drawings and renderings. It will be a well maintained commercial building and will not exceed the maximums for lot coverage percentage and the height restriction.

E. Outdoor Storage

No outdoor storage is proposed for this plan.

F. Utilities/Facilities

No new utilities and/or facilities are proposed with this plan. All utilities and facilities shall be as depicted on the attached site plan.

G. Pollution

No existing, proposed or future use and/or structure shall emit smoke or odorous gases. No commercial use shall emit noise greater than sixty (60) decibels.

H. Graphics

Any future proposed signage must be compatible to the overall architectural design of the building and must comply with all requirements of Sections 420.034 (14), and 541 of the Franklin County Zoning Resolution. The location of signage shall be as depicted on the attached site plan and the dimensions of any signage shall not exceed the dimensions depicted on the attached site plan.

I. Lighting

All lighting shall be as depicted on the site plan, shall be in compliance with the Franklin County Zoning Resolution and shall minimize off-site glare and reflection.

J. Screening/Landscaping

All screening and landscaping shall be installed as indicated on the attached site map and development plan and will be maintained appropriately. A waiver to the screening requirements is requested below in section L.

K. Fencing

All fencing shall be as depicted in the attached site map and development plan.

L. Abutting Residential Areas

Currently, a high density residential development is located to the West of the site location. An existing accessory building in the residential area currently screens the residential area from the proposed Select Commercial Planned District. A waiver from the screening requirements of Sections 430.034(7) and 521.011(1) and (3) is requested in light of the location of the neighboring accessory structure which provides adequate screening.

M. Plantings

All plantings shall be comprised of the species as depicted on the attached landscaping plan and maintained appropriately.

V. Conclusion

As proposed this Select Commercial Planned District will facilitate economic growth and activity while preserving the nature and character of the surrounding area. The proposal will be constructed and maintained in accordance with all cited and relevant requirements. All deviations from the general standards are minimal and also maintain the nature and character of the surrounding area and also follow the demonstrated development pattern, specifically utilizing and capitalizing on the high residential density of the surrounding area and the abundance of diverse transportation options.



Customer Travel to Chambers: Purely Boulders
Matthew C. Roberts



20N-18-02

Vertical Adventures (VA1) was founded in 1994 on Busch Boulevard in North Columbus. At the time it opened in January, the Continent was a popular destination in the city, an early example of the mixed-use developments that have since become so popular. During the intervening 24 years, population patterns, neighborhoods, and the popularity of climbing have all significantly changed. In November of 2014, Vertical Adventures opened a state-of-the-art 15,000sf climbing center on Kingsmill Court (VA2) less than a mile from the original location. Even before Kingsmill opened, we began looking for a location that was closer to where our core demographic is now instead of where they were 24 years ago.

After visiting dozens of locations over the course of three years, we found 1165 Chambers Rd, with a landlord who was willing to accommodate our needs and located squarely in an area that is not only demographically well-matched but is in the process of transitioning to a mix of residential and commercial uses and away from the previous industrial uses.

A significant constraint of 1165 Chambers is the amount of parking available on-site. The current site plan accommodates 13 parking spaces. We have leased approximately 27 parking spaces directly across Chambers Road for use outside of business hours. We believe that this is ample for our anticipated customer traffic, based (1) on the projections of visitors drawn from our visit data at Kingsmill, (2) the high density of population within walking and biking distances defined by (3) recent survey data gathered from our members and (4) amenities included at Chambers for the convenience of those walking or biking.

1. Visitor Projections at Chambers

Vertical Adventures has used RockGymPro (RGP) Point-of-Sale software since January 2011. RGP logs every visit (“check-in”) to any of our facilities and logs the identity of that client and the time of visit. Since January 2011, RGP has logged over 412,000 check-ins. Using these check-ins and the time of day, we can gather a clear idea of how many visitors Chambers will have and when they will visit.

Table 1 reports the hourly average number of check-ins for VA1 during the period 1 January 2011 through 31 October 2014 and VA2 between 1 December 2014 and 31 December 2017. VA1

| | Busch Blvd (VA1) | Kingsmill Ct (VA2) | Proj Chambers (30% of KC) |
|--------------------------|------------------|--------------------|---------------------------|
| Floor | 6,400 | 15,000 | 5,800 |
| Wall | 5,000 | 16,000 | 3,600 |
| Hourly Average Check-Ins | | | |
| Time | | | |
| 11:00 | n/a | 19 | 6 |
| 12:00 | n/a | 14 | 4 |
| 1:00 | n/a | 14 | 4 |
| 2:00 | n/a | 13 | 4 |
| 3:00 | 12 | 17 | 5 |
| 4:00 | 12 | 30 | 9 |
| 5:00 | 20 | 50 | 15 |
| 6:00 | 25 | 58 | 17 |
| 7:00 | 19 | 41 | 12 |
| 8:00 | 8 | 17 | 5 |
| 9:00 | 2 | 4 | 1 |

Table 1: Hourly Visits

was only open from 3pm to 10pm M-F whereas VA2 opens at 11am every day. Chambers will have 3,600sf of climbing wall, only 22.5% of the 16,000sf located at VA2, and 72% of the 5,000sf at VA1. We expect utilization per square foot will be higher than VA2, so we project 30% of the visits that VA2 receives, as reported in column 3 of Figure 1. We estimate that visits last 60-90 minutes. During the workday, visits are likely shorter, as many climb during lunch breaks. Between opening and 3:00, the number of check-ins is projected to be between four and six per hour. It is not until the 5:00 hour that the number of projected visits exceeds the on-premise parking, and yet all of those visit counts are easily within the combined on-premise parking and the additional parking across the street. Additionally, Northwest Blvd contains on-street parking between King and Northstar on both sides of the street, except from 4-6pm.

2. Chambers Demographics

Chambers is located on a small piece of Clinton Township West between Clinton Township West, Columbus' Fifth by Northwest neighborhood, Grandview Heights, Upper Arlington, and the OSU campus. These areas are densely populated with the target demographic of active 22-45 year olds. There are over 1,700 housing units within a 2000' (0.4mi) radius of Chambers, which is a 7 minute walk at a leisurely pace. Figure 2 represents the area of Columbus that is targeted to be served by Chambers. Each dot represents a current or former member of Vertical Adventures—in this plot, approximately 75% of the dots are former members. The entire plot is approximately 2.2 by 2.2 miles and contains approximately 400 current or former members. If, instead of a 1.1 mile radius, we examine a 2 mile radius, there are approximately 800 current or former members.

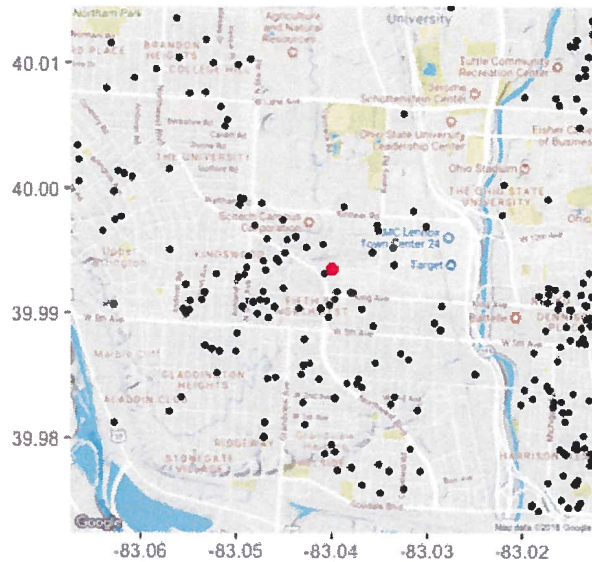


Figure 1: Area surrounding 1165 Chambers Rd.

3. Survey Results

We conducted a survey of all current VA members as well as anyone who has visited who lives within two miles of Chambers. This resulted a sample population of 3,837. We had 552 respond to the survey. The purpose of the survey was to elicit information about the transportation that visitors are likely to use to visit Chambers. The individual questions and results are included here. The results support the view that significant numbers of the membership at Chambers are likely to visit on foot or via bicycle. Particularly questions five and six support that a location like Chambers would lead to a much higher proportion of visits occurring from pedestrian or bike travel. In question five, participants were asked how

close they would have to live to a climbing center for the majority of their visits to occur by walking. 95% of respondents would walk if they lived within five minutes, and 69% would usually walk if they lived within 10 minutes. This would include most of the dots west of the Olentangy on figure 2. Question six is similar, yet for cycling. 58.3% of respondents would usually cycle if they lived within two miles of Chambers, which covers an area much larger than Figure 2. Question 7 addresses this question directly by asking what percentage of different transport methods would be used if a patron lived within two miles of a climbing center. 60% of respondents answered 50% or greater if there were adequate bike storage.

These results are all consistent with the membership of climbing centers in general. Members and participants are outdoors-oriented active adults. The final question of the survey was open-ended, asking “What can we do to encourage visitors to either Vertical Adventures or a future climbing facility to minimize their car use in favor of cycling, walking, or using COTA?” The single most common response was choose a location nearer where our members live that is bike- and pedestrian-friendly. 1165 Chambers Rd is the very definition of that location.

4. Bike & Pedestrian Amenities

Meeting our visitors’ desires for a location that is bike and pedestrian-friendly has been a key consideration for the planning of 1165 Chambers. To provide adequate parking for bicycles, we are mounting up to 25 vertical bike racks on the west exterior wall, in addition to 6 racks in the front of the building. There is space in the Southeast corner of the parking lot that could be used to house a bike sharing (CoGo) kiosk. In addition, COTA line 3 stops at the Chambers/Northwest intersection 300’ to the west, with service from the North to Downtown, and COTA line 31 has a stop around the corner on Kenny, near the intersection with Steelwood, which serves the University District and Ohio State University.

Conclusion

Based on seven years of visitor data from our first two facilities, we believe that the on-site parking is more than adequate for daytime users, even without the additional

| 1. Approximately how often do you currently visit Vertical Adventures? | | |
|--|------------|-------------|
| | n | % |
| 0-2 times per month | 161 | 29.1% |
| 1-2 times per week | 223 | 40.3% |
| 3+ times per week | 167 | 30.2% |
| No Responses | 1 | <1% |
| Total | 552 | 100% |

| 2. What days and times are you most likely to visit either Vertical Adventures or a future climbing center each week? | | |
|---|-----|-------|
| | n | % |
| Weekdays after 5 PM | 406 | 74.2% |
| Weekends | 306 | 55.9% |
| Weekdays before 5 PM | 154 | 28.1% |

| 3. When you drive to Vertical Adventures, on average how many people are in your car? | | |
|---|-----|-------|
| | n | % |
| 1 | 243 | 44.0% |
| 2 | 243 | 44.0% |
| 3 | 51 | 9.2% |
| 4+ | 13 | 2.3% |
| No Responses | 2 | <1% |

| 4. Would the number of people in your car increase if you knew there would be limited parking availability? | | |
|---|-----|-------|
| | n | % |
| Yes | 235 | 42.5% |
| No | 312 | 56.5% |
| No Responses | 5 | <1% |

| 5. I would usually walk if I lived within _____ of a climbing facility. | | |
|---|-----|-------|
| | n | % |
| 5 minutes | 142 | 25.7% |
| 10 minutes | 213 | 64.2% |
| 15 minutes | 170 | 94.9% |
| 30 minutes | 21 | 98.7% |
| No Response | 6 | 1.0% |

| 6. I would usually ride my bike if I lived within _____ of a climbing facility. | | |
|---|-----|-------|
| | n | % |
| 1 mile | 78 | 14.1% |
| 2 miles | 244 | 58.3% |
| 5 miles | 171 | 89.2% |
| 10 miles | 45 | 97.3% |
| No Response | 14 | 2.5% |

bike parking and COTA options. However, we anticipate that given the high population density surrounding Chambers, the environmental awareness of the climbing community, and all of the options available for carless travel (walking, cycling, COTA) that the daytime parking levels will be ample.

7. If you were visiting a climbing facility within 2 miles of your home throughout the year, approximately what percentage of visits would occur using:

| | 0% | 25% | 50% | 75% | 100% |
|---|-----|-----|-----|-----|------|
| Bicycle (if there was adequate storage) | 11% | 30% | 35% | 17% | 8% |
| COTA (if there was a stop within a block of the facility) | 72% | 15% | 6% | 5% | 2% |
| Car | 2% | 14% | 31% | 25% | 27% |
| Lyft/Uber/Other car service | 88% | 8% | 2% | 2% | 1% |

For the same reason, the evening parking is also ample. We have more parking (40 spaces) than we anticipate needing, based on our Point-of-Sale histories, and when we deduct walking, cycling, and bus riders, we are confident that the proposed solution is adequate to the needs of the business while minimizing any impact to our neighbors.



ZON-18-02

3820 Cleveland Avenue, Columbus Ohio 43224

Resolution Number 17-12-002

Whereas, Clinton Township encourages entrepreneurship and economic development as well as the promotion of small businesses; and

Whereas, Clinton Township strives to be an area that attracts and grows jobs with vibrant areas that are economically competitive; and

Whereas, Clinton Township recognizes the benefits of physical fitness and activity, including through utilization of climbing gyms like those offered by Vertical Adventures; and

Whereas, parcel number 130-000332, address 1165 Chambers Road, is currently zoned for Limited Industrial and thus precludes the development of the property as a climbing gym; and

Whereas, Clinton Township desires industrial uses to produce limited noise, light and pollution emissions and we recognize that Vertical Adventures proposal would fit those characteristics even with a change in zoning; and

Whereas, Clinton Township has expressed desire in its future land use plan to continue the economic viability of the Chamber Road area;

Whereas, Clinton Township desires any rezoning to have an attractive street presence and Vertical Adventures' proposal fits those criteria; now therefore be it

Resolved, that we, the Clinton Township Trustees, fully support Vertical Adventures efforts in rezoning parcel number 130-000332 to Community Commercial zoning for the purposes of establishing a climbing gym; and be it further

Resolved, that we, the Clinton Township Trustees, urge the Franklin County Planning Commission, the Franklin County Rural Zoning Commission, and the Franklin County Board of Commissioners to approve the rezoning application; and be it further

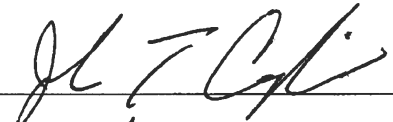
Resolved, that we, the Clinton Township Trustees, urge Franklin County to work with Vertical Adventures to resolve any other issues that may prevent this important and vital economic development including addressing the need for potential variances or other issues; and be it further

Resolved, that a copy of this Resolution be sent to each Franklin County Commissioner and the Director of the Franklin County Economic Development & Planning Department.

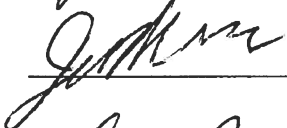
The tax parcel number of the Property is No. 130-000332.

Dated this 6th day of Dec, 2017.


**CLINTON TOWNSHIP BOARD OF
TRUSTEES, FRANKLIN COUNTY, OHIO**



Trustee




Trustee



Trustee

ATTEST AND CERTIFY:



Deb Steele, Township Fiscal Officer

www.clintontwp-columbus.org

| | | | |
|--|---|--|---|
| Trustee Jane M Cera 600-8312 | Trustee John T. Coneglio 481-0412 | Trustee Carl J. Reardon 268-8804 | Fiscal Officer Deb Steele 471-0049 |
| Fire Chief Brian Fraley 475-0022 | Police Chief Michael H Jones 471-1479 | Road Superintendent Dan Villa 471-6854 | Code Enforcement Kyle Whalen 471-6854 |