



Franklin County Planning Commission

Michael J. Dorrian Building
369 South High Street
1st Floor, Commissioners Hearing Room
Columbus, OH 43215

Wednesday, February 12, 2025
1:30 p.m.

1. **Call to Order (Chair)**
2. **Call roll for Board Members (Clerk)**
 - a. **Board of Commissioner Members/Alternate Designee(s)**
 - b. **Regular Planning Commission Members**
 - c. **Acknowledgement of Quorum**
 - d. **Identification of Absent Members**
3. **Introduction of Staff (Planning Administrator)**
3. **Approval of minutes from the January 15, 2025, meeting**
 - a. **Motion to Approve Minutes (Chair)**
 - b. **Discussion of Minutes**
 - c. **Roll Call on Vote to Approve Minutes (Clerk)**
4. **New Business (Staff):**
 - i. **Legislative Matter – ZON-25-01 – Kayla Johnson**

Owner:	A & N Real Estate Investments, LLC
Applicant:	Chris Wallace, Havens Limited
Township:	Franklin Township
Site:	1891 N. Hague Avenue (PID #140-002381 & #140-002382)
Acreage:	2.5-acres
Utilities:	Public Water & Sanitary Sewer
Request:	Requesting to rezone the 2.5-acres from the Rural (R) zoning district to the Neighborhood Commercial (NC) zoning district.

 - a. **Staff Presentation (Staff)**
 - b. **Applicant Testimony**
 - c. **Motion to Accept Staff’s Report and Presentation and Applicant Testimony into Record (Chair)**
 - d. **Roll Call on Motion/Vote (Clerk)**
 - e. **Call for Motion to Recommend Approval/Denial (Chair)**
 - f. **Roll Call on Motion/Vote (Clerk)**
5. **Motion to Adjourn Meeting to Wednesday, March 12, 2025 (Chair)**
 - a. **Roll Call**



MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, January 15, 2025

The Franklin County Planning Commission convened at the Michael J. Dorrian Building, 369 South High Street, in the Commissioners' Hearing Room, Columbus, Ohio, 43215, on Wednesday, January 15, 2025.

Present were:

Chet Chaney, Chairman
Ashley Hoye
Tim Guyton
Daniel Blechschmidt
Katherine Page
Arion Owens

Franklin County Economic Development and Planning Department:

Emanuel Torrez, Assistant Director
Raimere Fitzpatrick, Planning Administrator
Austin Workman, Planner
Kayla Johnson, Planner

Franklin County Prosecutor's Office members:

Jesse Armstrong
Adria Fields
Devin Bartlett

Other attendees:

Seth Trance, Latus Studio
Shane Farnsworth, Jackson Township
Administrator
Candice Bollinger
Carla Eaddy

Mr. Chaney opened the hearing.

The first order of business was roll call of the Planning Commission members.

The next order of business was the introduction of staff and members of the Franklin County Prosecutor's Office.

The next order of business was approval of the minutes from the December 11, 2024, meeting. A motion was made by Mr. Guyton, seconded by Mr. Blechschmidt, to approve the minutes from the December 11, 2024, meeting. The motion passed by a vote of six yeses, zero nos, and zero abstentions.

The next order of business was to make a motion to adopt the bylaws for 2025. A motion was made by Mr. Guyton, seconded by Mr. Blechschmidt, to adopt the bylaws for 2025. The motion passed by a vote of six yeses, zero nos, and zero abstentions.

The next order of business was the election of Chair and Vice Chair for the Commission. Mr. Guyton nominated Mr. Chaney for the position of Chair through the end of 2025. The motion was seconded by Mr. Hoye. The motion passed by a vote of five yeses, zero nos, and one abstention. Mr. Blechschmidt nominated Mr. Guyton for the position of Vice Chair through the end of 2025. The motion was seconded by Mr. Chaney. The motion passed by a vote of five yeses, zero nos, and one abstention.

NEW BUSINESS:

The next order of business was to hear Case No. JACK-24-08, a rezoning case in Jackson Township. The owner of the property is Claudia Realty, LLC applicant, Spartak Selimaj. The property is approximately 10.05 acres. They have public water and then on-site septic. The applicant is requesting a modification to a previously approved Exceptional Use district to authorize the indoor soccer facility on the site. Seth Trance stated he was speaking on behalf of the owner and the architect. He stated they would like the Planning Commission to consider the revised proposal in making their decision. Staff recommended denial of the rezoning modification from the Exceptional Use district permitting recreational golf to the Exceptional Use District permitting an indoor soccer field. Shane Farnsworth, representing Jackson Township, spoke with the Commission regarding this case. A motion was made by Mr. Blechschmidt, seconded by Mr. Guyton to approve Case No. JACK-24-08 with the four requested conditions. The motion passed by a vote of five yeses, one no, and zero abstentions.

The next order of business was to hear Case No. JACK-24-10, a request by Candice Bollinger within Jackson Township to rezone property located at 4746 Rensch Road from the Semi-Rural Residential District to the Exceptional Use district to allow a pet-grooming business to operate out of an existing accessory structure in connection with the residential use of the property. Staff recommended a denial of the proposed rezoning from the SR district to the Exceptional Use district. The Commission asked some questions of the applicant, Candice Bollinger, and also of the tenant on the property, Carla Eaddy. A motion was made by Mr. Guyton, seconded by Mr. Blechschmidt, to approve Case No. JACK-24-10. The motion passed by a vote of six yeses, zero nos, and zero abstentions. There being no further business to come before the Planning Commission, Chairman Chaney adjourned the meeting at 2:37 p.m.

The minutes of the January 15, 2025, Franklin County Planning Commission were approved on this _____ day of _____, 2025.



STAFF REPORT

Planning Commission
2/12/2025

Case ZON-25-01

Prepared by: Kayla Johnson

Owner:	A&N Real Estate Investments LLC
Applicant:	Havens Limited c/o Chris Wallace
Township:	Franklin
Site:	1891 N. Hague Avenue (PID #140-002381, #140-002382)
Acreage:	2.5 acres (total)
Utilities:	Public water and sewer
Request:	Requesting to rezone from the Rural (R) district to the Neighborhood Commercial (NC) district.

Summary

The applicant is requesting a rezoning from the Rural (R) district to the Neighborhood Commercial (NC) district. The request is partially consistent with recommendations of the Trabue/Roberts Area Plan. Staff recommends *approval with conditions*.

Request

The site is located on the west side of Hague Avenue and south of Trabue Road in Franklin Township. The site is developed with residence, driveway, and detached accessory structure constructed in 1925.

The site has an existing access drive from North Hague Avenue. If the rezoning is approved, the site may be used for any permitted use in the Neighborhood Commercial (NC) and Suburban Office (SO) districts that complies with the applicable development standards.

Surrounding Land Use/Zoning

The subject site is in the jurisdiction of Franklin Township with surrounding mixed land uses. Near the intersection of Hague Avenue and Trabue Road, properties on the north side of Trabue Road are developed with offices and apartment buildings in the City of Columbus jurisdiction. Property located at the southeast intersection of North Hague Avenue and Trabue Avenue in the City of Columbus is developed with a used car sales lot. Properties east, south, southwest, and west of the subject site are zoned Rural in Franklin Township and are either vacant or developed with single-family residences. Lots within the same vicinity are also vacant or developed under the Community Service (CS) and the Select Commercial Planned (SCPD) districts. West of Hague Avenue and on the south side of Trabue Road are commercial establishments ranging from an adult use bookstore, an adult entertainment establishment, flooring experts, and construction contractors under the Community Service (CS) zoning district in Franklin Township.

Comprehensive Plan

The Trabue/Roberts Area Plan, adopted in 2011 by the Columbus City Council, contains a Future Land Use Map that recommends future development of this property with "Mixed Use (Neighborhood)" uses. This land use category combines commercial, office, or institutional land uses with allowances for residential uses on upper floors or adjacent to commercial uses in the same structure. The recommended density is 16-20 dwelling units per acre. Mixed Use (Neighborhood) is found at minor arterials and

collectors that intersect at arterials. The recommendation's 'commercial identity' includes the neighborhood commercial classification which offers local neighborhood services.

Trabue Road is identified as a minor arterial whereas Hague Avenue is a major collector per the Franklin County Thoroughfare Plan. Trabue Road is located north of the northern adjacent property. The City of Columbus and Franklin County's identification of the "Neighborhood Commercial" classification reflect similar objectives; small commercial establishments intended for convenient services to the surrounding neighborhood.

The requested zoning district is consistent with the land use plan's recommendations.

Staff Analysis

Existing zoning – Rural:

The Rural (R) zoning district is intended for agricultural and residential development in the County where the conservation of resources is important or where appropriate urban use of the land cannot be achieved because of the lack of urban services, most importantly centralized water and sanitary sewer. The principal permitted uses are agriculture, residential subdivisions and farm dwellings.

Proposed zoning – Neighborhood Commercial:

The Neighborhood Commercial (NC) district is intended to encourage groupings of small retail establishments to promote convenient shopping to residential neighborhoods. More restrictive requirements for light, air and open space are necessitated in this district than in other Commercial Zoning Districts.

Development Standards

- *Lot Size-*
 - *No minimum lot size is required; however, lot size shall be adequate to provide the yard space required by these DEVELOPMENT STANDARDS.*
- *Lot Width-*
 - *No minimum lot width is required; however, all lots shall abut a street and have adequate width to provide the yard space required by these DEVELOPMENT STANDARDS.*
- *Minimum Landscaped Open Space-*
 - *Twenty percent (20%) of the lot area shall be landscaped open space.*
- *Front Yard-*
 - *The Franklin County Thoroughfare Plan dictates the front yard setback identified as 80 feet for the Major Collector of Hague Avenue.*
- *Side Yard-*
 - *When adjacent to a residential district or planned district, the side yard shall be one-fourth (1/4) the sum of the height of the structure and the length of the wall most nearly parallel to the side lot line. In no case shall the setback be less than fifteen (15) feet.*
 - *When adjacent to another commercial district, the side yard shall be at least ten (10) feet, unless fireproof walls of adjacent buildings are attached, in which case no side yard is required.*
- *Rear Yard-*
 - *Twenty (20) feet. A rear yard shall be required adjacent to a Residential Zoning District or a Planned Development Zoning District as listed in SECTION 201, ARTICLE II. Such required rear yards shall be not less than one-fourth (1/4) the sum of the height and length of the wall most nearly parallel to the rear lot line, but in no case shall be less than twenty (20) feet. A use to be serviced from the rear shall have a service court, alleyway or combination thereof not less than forty (40) feet wide.*

- *Front Greenbelt-*
 - *A landscaped area at least fifteen (15) feet in width shall be provided between the existing street right of way line, or as depicted on the Franklin County Thoroughfare Plan, current edition, whichever is greater, and any structure or paved area. Green belt requirements shall supersede any parking lot encroachment permitted in Section 504.012; the green belt shall be provided.*
- *Maximum Height*
 - *Thirty-eight (38) feet.*

Technical Agency Review

The case was referred to the informal Technical Review Committee for comments on January 22, 2025.

1. Franklin County Engineer's Office:

- a. *Since no use is specified, a Traffic Impact Study using a trip generator for the most intense use of the zoning district is required [with future zoning compliance applications].*
- b. *Additional right-of-way is required to meet the Thoroughfare Plan of 40 feet from the centerline. This can be quit claim deeded to the Franklin County Commissioners.*
- c. *Any future development must comply with the Franklin County Stormwater Drainage Manual and the Franklin County Access Management Regulations.*
- d. *The developer will be required to bring their side of Hague Avenue up to the standards for a 11-foot travel lane, 5-foot full depth shoulder, and pedestrian facilities. This requires a full width mill and overlay. Franklin County holds the right to require a fee in lieu of the developer constructing these improvements based on the Engineer's Estimate to contribute towards regional improvements.*

2. **Franklin County Planning Department:** *The intended use is unclear; no Standard Industrial Classification code was identified in the application however the residential use of the property must immediately be discontinued upon effect of the rezoning. Any future reconstruction or alterations to the property requires a commercial zoning compliance and building permit.*

Staff Review

The proposed rezoning is consistent with the land use recommendation of the adopted comprehensive plan and meets the intent of the Neighborhood Commercial (NC) district by allowing for a wide range of commercial services to the community.

Staff believes that the proposed rezoning advances the general health, safety and welfare of the public by encouraging appropriate use and development of the land affected and the overall development of the surrounding area.

Staff Recommendation

Staff recommends ***approval with conditions*** of the request to rezone from the Rural (R) district to the Neighborhood Commercial (NC) district. The conditions are as follows:

1. Prior to zoning compliance approval, a traffic impact study shall be submitted and approved by the Franklin County Engineer's Office (FCEO).
2. Development of the property shall participate in the Trabue Rd/Hague Ave intersection improvement project to include roadway and associated infrastructure improvements of Hague Avenue or pay a fee in lieu of constructing the improvements as determined by the FCEO.

3. Prior to zoning compliance approval, dedicate additional right-of-way to meet the Franklin County Thoroughfare Plan of 40 feet from the centerline of Hague Rd through quit claim deed to the Franklin County Commissioners.
4. Apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Planning Department for any improvements to the property or existing structures. Additional permits may be required.

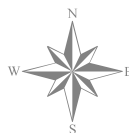
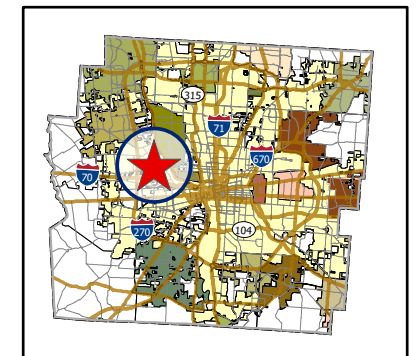


ZON-25-01

Requesting to rezone from the Rural (R) district to the Neighborhood Commercial (NC) district.

Acres: 2.5-acres
Township: Franklin

- Streets
- Parcels
- Parcel #140-002382
- 1891 N Hogue



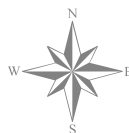
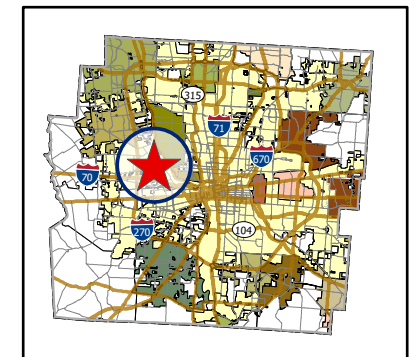


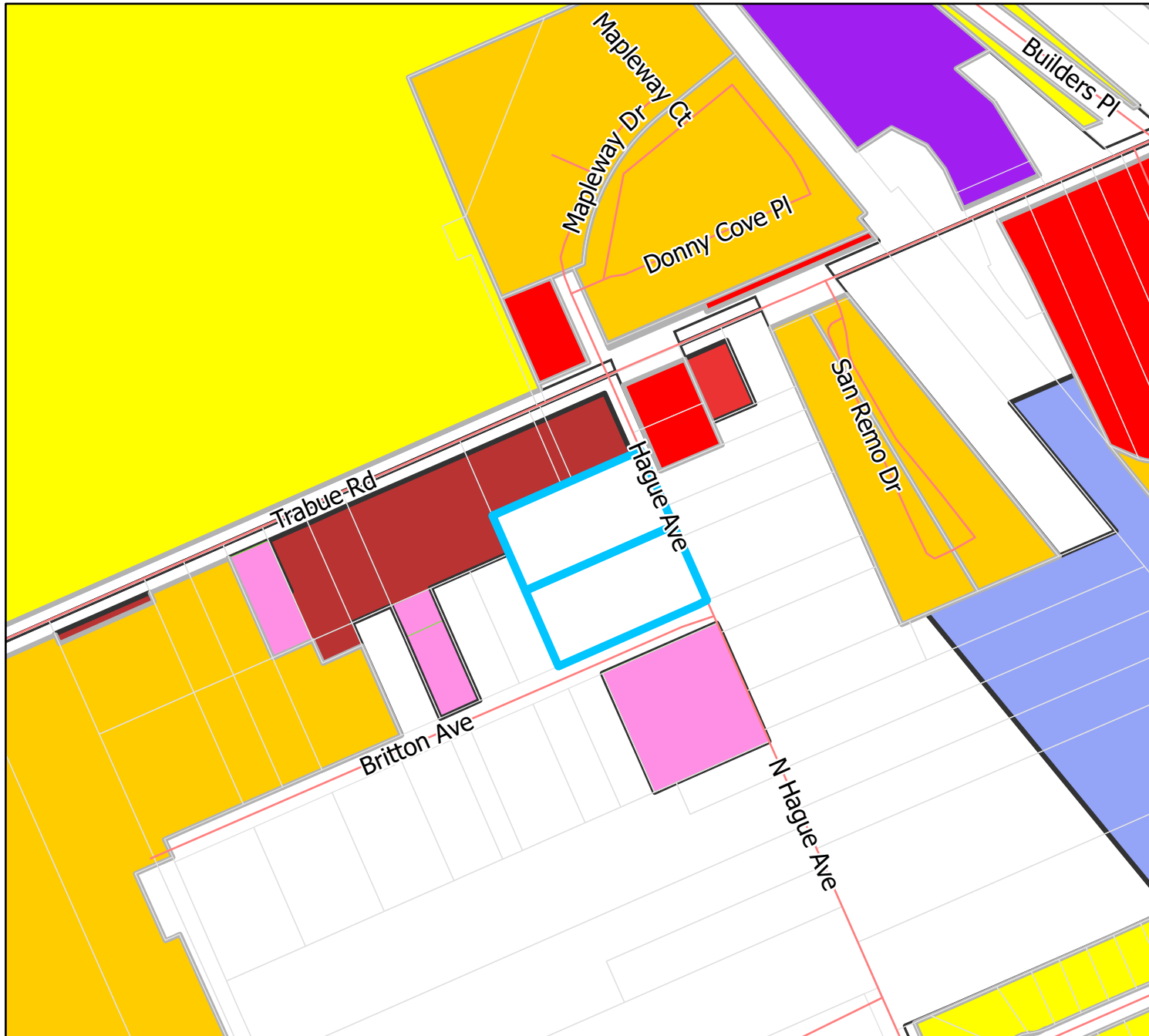
ZON-25-01

Requesting to rezone from the Rural (R) district to the Neighborhood Commercial (NC) district.

Acres: 2.5-acres
Township: Franklin

-  Streets
-  Parcels
-  Parcel #140-002382
-  1891 N Hague





ZON-25-01

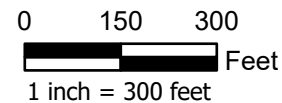
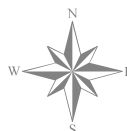
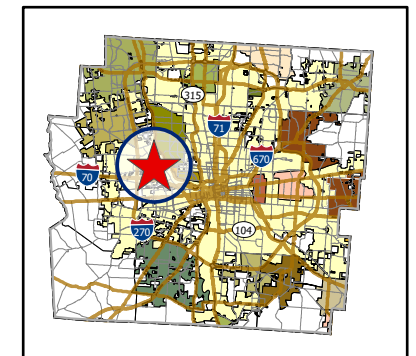
Requesting to rezone from the Rural (R) district to the Neighborhood Commercial (NC) district.

Acres: 2.5-acres
Township: Franklin

- Streets
 - 1891 N Hague
 - Parcel #140-002382
- Zoning - County**
- Community Commercial
 - Community Service
 - Limited Industrial
 - Rural
 - Select Commercial Planned District

Columbus Base Zoning Districts

- Commercial
- Manufacturing
- Multi-family
- Residential
- 1891 N Hague





Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

RECEIVED
JAN 02 2025
Application for
Franklin County Planning Department
Franklin County

Rezoning

Page 1



Property Information

Site Address: 1891 N. Hague Avenue, Columbus, OH 43204

Parcel ID(s): 140-002381-00, 140-002382-00

Total Acreage: 2.5 acres

Township: Franklin

Property Description

Acres to be rezoned: 2.5 acres

Current Land Use: Residential, Vacant

Surrounding Land Uses:

North	Community Service
South	Select Commercial Planned District
East	Rural
West	Rural / Community Service

Rezoning Request

Current Zoning: Rural

Proposed Zoning: Neighborhood Commercial

Proposed Land Use: Retail, Commercial

Purpose for Request:
We are requesting the rezoning of the subject property to allow for development and use as general retail or commercial space. Rezoning will allow for the optimal use of the property in a manner that benefits both the community and local economy.

Staff Use Only

Case # ZON-25-001

Date Filed: 01/02/2025

Fee Paid: \$1,200

Receipt # 25-00004 25-00015

Received By: TreBion W.

Technical Review Date: 01/28/2025

Big Darby Panel Date:

Planning Commission Date: 02/12/25

Rural Zoning Commission Date: 02/20/2025

Commissioners Date: 03/11/2025

Checklist

- Fee Payment (checks only)
- Completed Application
- Notarized Affidavit
- Legal description of property
- Location/Area map
- Water/Wastewater Information
- Development Plan (if a planned district request)

Water & Wastewater

- Water Supply
- Public (Central)
 - Private (On-site)
 - Other

Wastewater Treatment

- Public (Central)
- Private (On-site)
- Other



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning Page 2



Property Owner Information

Name: A&N Real Estate Investments, LLC

Address: 6200 Gray Friar Way
Dublin, OH 43017

Phone # (614) 843-2193 Fax # _____

Email: azizmosa29@gmail.com

Applicant Information

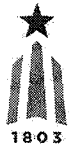
Same as property owner

Name: Havens Limited c/o Chris Wallace

Address: 141 E. Town Street, Suite 200
Columbus, Ohio 43215

Phone # (614) 832-9654 Fax # _____

Email: cwallace@havenslimited.com

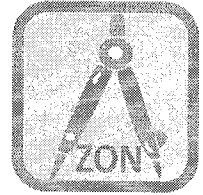


Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for **Rezoning** Page 4



Rezoning/Text Amendment Application

General Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request.

The following items are required with each application:

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the Franklin County Auditor's website, <https://www.franklincountyauditor.com/>
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. The development plan must include all information identified in the Franklin County Zoning Resolution for the applicable planned zoning district being requested. This plan is to demonstrate the engineering feasibility of the proposed project. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

**Franklin County
Auditor's Office
Auditor
Michael Stinziano**

Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- ▣ Building Footprints
- ▣ Building Under Construction
- ~ Creeks, Streams, Ditches
- ~ Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LIDAR Collection

- ▲ Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

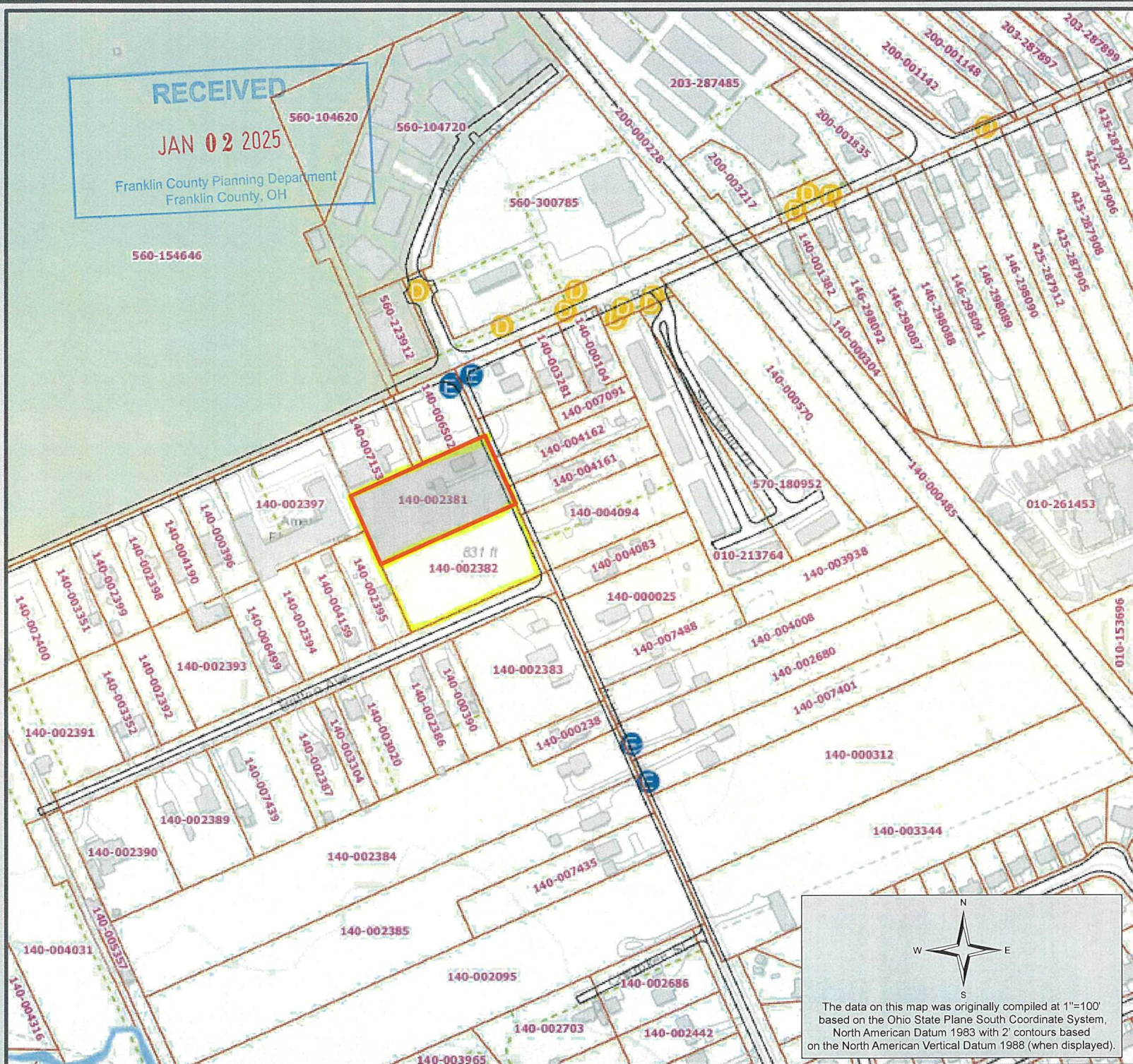
- xxxx-xxxxxx Parcel IDs
- 100 Parcel Dimensions
- 100 Lot Numbers
- 123 Main St Site Address
- ▣ Parcel Boundary
- ▣ Subdivision Boundary
- ▣ Condominium Boundary
- ▣ County Boundary
- ▣ City or Village Boundary
- ▣ Tax District Boundary
- ▣ School District Boundary
- ▣ Zip Code Boundary

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

For scaled maps, please visit the parcel viewer at <https://gis.franklincountyohio.gov/parcelviewer>

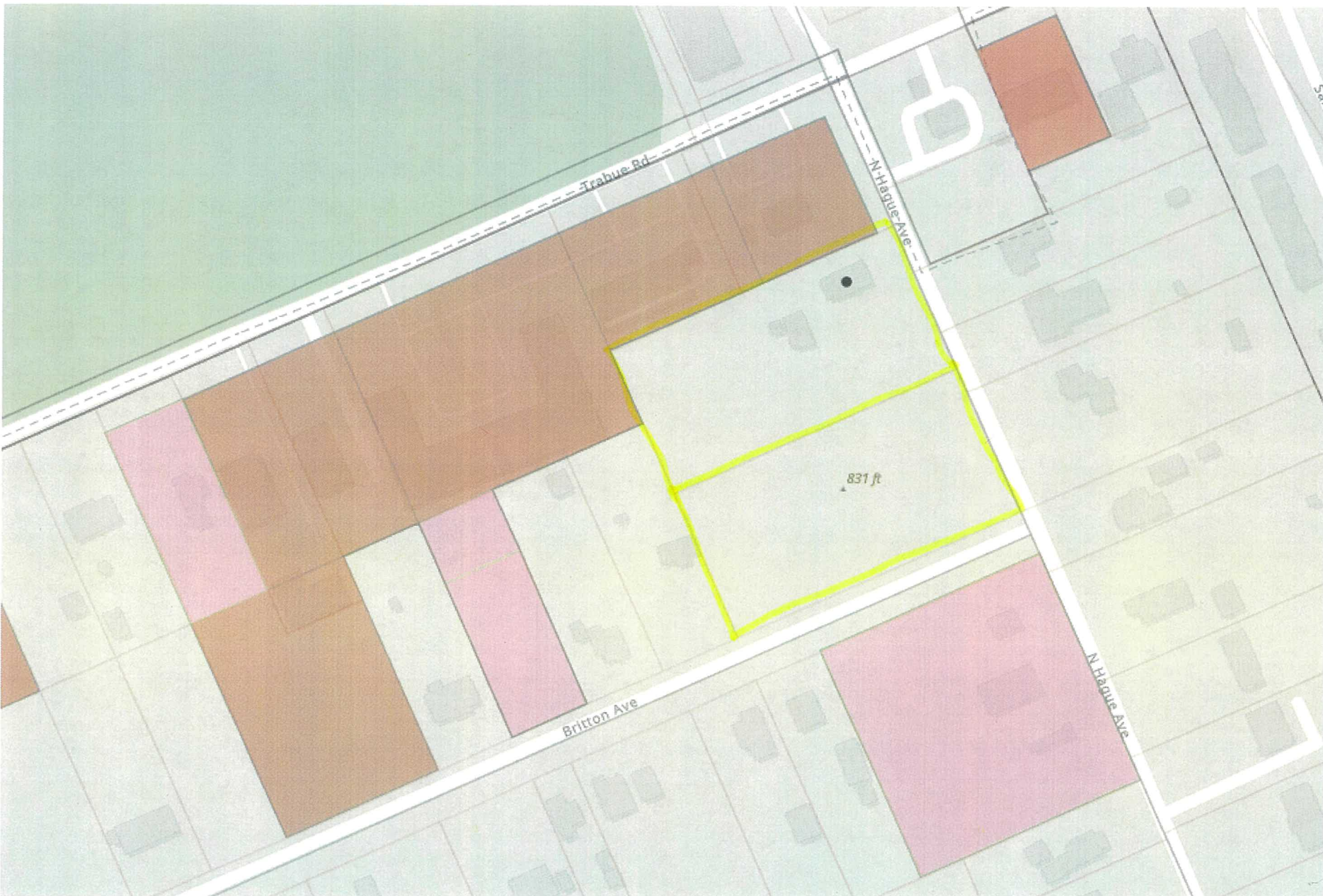


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JAN 02 2025
Franklin County Planning Department
Franklin County, OH



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S

The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).



Franklin County Zoning

KRISTEN ATHA
Director

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
PUBLIC UTILITIES

Division of Power and Water

910 Dublin Road
Columbus, Ohio 43215
Ph. (614) 645-8276
Fax (614) 724-0129
UtilityLeadRep@columbus.gov

March 26, 2024

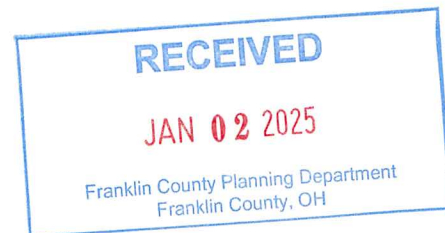
Service Address: 1891 N HAGUE AVE

To Whom It May Concern:

Thank you for contacting The Department of Public Utilities on **3/26/204**.

The City of Columbus does provide Water Service only to the address at 1891 N HAGUE AVE.

If you need additional assistance, please call the Customer Service Center at (614) 645-8276 Monday through Friday from 7:00 a.m. to 6:00 p.m.



Director's Office | 910 Dublin Road | Columbus OH 43215 | T 614.645.6141 | F 614.645.8019
Division of Power | 3500 Indianola Avenue | Columbus OH 43214 | T 614.645.8371 | F 614.645.7830
Division of Sewerage and Drainage | 1250 Fairwood Avenue | Columbus OH 43206 | T 614.645.7175 | F 614.645.3801
Division of Water | 910 Dublin Road | Columbus OH 43215 | T 614.645.7020 | F 614.645.3993
Customer Service 614.645.8276 | columbus.gov

RE: Sanitary Sewer

From Stowe, Ryan J. <rjstowe@franklincountyohio.gov>
Date Fri 4/12/2024 10:15 AM
To Chris Wallace <cwallace@havenslimited.com>

Good morning Chris,

That is correct. The County is in the final stages of design for a sanitary sewer improvement that will serve the two parcels you listed below. Please allow this email to serve as the sewer availability letter.

Thank you,

Ryan J. Stowe, P.E.
Assistant Director
Franklin County Dept. of Sanitary Engineering
280 East Broad Street
Columbus, OH 43215
Office: 614-525-4524
Mobile: 614-374-5897

From: Chris Wallace <cwallace@havenslimited.com>
Sent: Tuesday, April 9, 2024 5:44 PM
To: Stowe, Ryan J. <rjstowe@franklincountyohio.gov>
Subject: Sanitary Sewer

Ryan,

It is my understanding that Franklin County Tax Parcels 140-002381-00 and 140-002382-00 will be served by a Franklin County sanitary sewer CC19945 North Hague Avenue, which is currently under design. Could please confirm that is the case and provide a sewer availability letter?

Thank you.

Christopher Wallace
Attorney

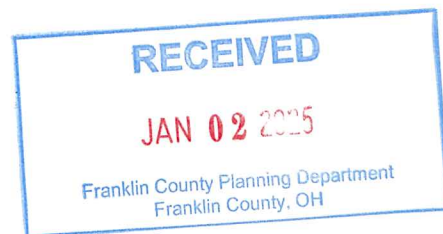
Havens Limited
141 E. Town Street Suite 200
Columbus, Ohio 43215

Office: 614-228-6888

Direct Dial: 614-324-0457

Fax: 614-228-6878

E-mail: cwallace@havenslimited.com



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