

Commissioner Kevin L. Boyce • Commissioner John O'Grady • Commissioner Erica C. Crawley
President

FRANKLIN COUNTY BOARD OF COMMISSIONERS

GENERAL SESSION AGENDA

December 10, 2024

Franklin County Commissioners Rezoning Hearing

To Participate in General Session via Zoom: (929) 436-2866; Meeting ID:
978 8790 2896; Passcode: 628826

Approval of the minutes for the March 12, 2024, Rezoning Hearing.

1. ECONOMIC DEVELOPMENT AND PLANNING

Resolution No. 0972-24

Resolution to approve and adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case #ZON-24-01. (Economic Development and Planning)

Resolution No. 0973-24

Resolution to approve and adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case #ZON-24-02. (Economic Development and Planning)

Resolution to approve and adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case #ZON-24-01. (Economic Development & Planning)

WHEREAS, Case #ZON-24-01: The applicant and owner is Estepatos Zenebe. The request is to rezone the 0.754-acre property located at 3601 Agler Road, Columbus, Ohio 43219 Franklin County Auditor parcel number 191-003292, from the Rural (R) district to the Suburban Office and Institutional (SO) district within the Smart Growth Overlay (SGO) district; and

WHEREAS, on October 9, 2024, the Franklin County Planning Commission recommended approval of the proposed rezoning with recommended conditions; and

WHEREAS, on November 21, 2024, the Franklin County Rural Zoning Commission recommended approval of the rezoning with the following conditions:

1. The applicant must apply for and receive a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to initiation of any business office use. Zoning Compliance shall be applied for within 30 days of approval of the rezone by the Franklin County Board of Commissioners.
2. Commercial Zoning Compliance site plan shall include screening within a six (6) foot buffer along the eastern property boundary against the residential zoned property in accordance with Section 670.088 of the FCZR.
3. Vehicular parking shall meet the screening requirements of Section 670.088(g) of the Smart Growth Overlay.
4. The applicant must obtain a commercial building permit for a change of use from the State of Ohio Department of Development within 90 days of approval of a commercial zoning compliance.
5. The applicant shall provide evidence that the residential use of the structure has been abandoned within 90 days of approval of the requested rezone by the Franklin County Board of Commissioners.

Resolution to approve and adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case #ZON-24-01. (Economic Development & Planning)

WHEREAS, on December 10, 2024, the Board of County Commissioners held a public hearing in accordance with the requirements of Revised Code Section 303.12 and voted to approve and adopt the recommendation of the Rural Zoning Commission at such hearing; now, therefore,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

1. That the recommendation of the Franklin County Rural Zoning Commission is hereby approved and adopted and the application of Estepatos Zenebe (owner), (application number ZON-24-01), to rezone the 0.754 acre property located at 3601 Agler Road, Columbus, Ohio 43219, Franklin County Auditor Parcel number 191-003292, from the Rural (R) district to the Suburban Office and Institutional (SO) district within the Smart Growth Overlay (SGO) is hereby approved subject to the following conditions:
 - a) The applicant must apply for and receive a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to initiation of any business office use. Zoning Compliance shall be applied for within 30 days of approval of the rezone by the Franklin County Board of Commissioners.
 - b) Commercial Zoning Compliance site plan shall include screening within a six (6) foot buffer along the eastern property boundary against the residential zoned property in accordance with Section 670.088 of the FCZR.
 - c) Vehicular parking shall meet the screening requirements of Section 670.088(g) of the Smart Growth Overlay.
 - d) The applicant must obtain a commercial building permit for a change of use from the State of Ohio Department of Development within 90 days of approval of a commercial zoning compliance.

Resolution to approve and adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case #ZON-24-01. (Economic Development & Planning)

- e) The applicant shall provide evidence that the residential use of the structure has been abandoned within 90 days of approval of the requested rezone by the Franklin County Board of Commissioners.
2. The rezoning approved by the Board of Commissioners as described in this Resolution shall become effective 30 days after December 10, 2024.

Prepared by: Raimere Fitzpatrick



STAFF REPORT

Board of County Commissioners
December 10, 2024

Case: ZON-24-01

Prepared by: Raimere Fitzpatrick

Owner/Applicant:	Etsepatos Zenebe
Township:	Mifflin Township
Site:	3601 Agler Road (PID #191-003292)
Acreage:	0.754-acres
Utilities:	Private water and wastewater
Request:	Requesting to rezone from the Rural (R) District within the Smart Growth Overlay to the Suburban Office and Institutional (SO) District remaining in the Smart Growth Overlay (SGO).

Summary

The applicant is requesting a rezoning of the underlying zoning of the property from the Rural (R) District to the Suburban Office and Institutional (SO) District within the Smart Growth Overlay (SGO). The applicant intends to convert the existing residence into office spaces. The request is generally consistent with the recommendations of the adopted Clinton-Mifflin Land Use Plan Future Land Use Map. Future office use of the site would be served by the existing well and septic system. If approved, the site will be able to be used for any uses permitted in the Suburban Office and Institutional district provided applicable development standards of the underlying Suburban Office and Institutional (SO) District and Smart Growth Overlay (SGO) District are satisfied. On October 9, 2024, the Franklin County Planning Commission recommended approval of the request with five (5) conditions recommended by Staff, and a sixth (6th) condition requiring the construction of a sidewalk along the property frontage. On November 21, 2024, the Rural Zoning Commission voted to approve with five (5) conditions as recommended by Staff. The additional condition recommended by the Planning Commission was not supported in the Rural Zoning Commission’s recommendation. Staff recommends ***approval with conditions*** as recommended by the Rural Zoning Commission.

Request

The applicant is requesting to change the underlying zoning of the property from the Rural (R) District in the Smart Growth Overlay (SGO) to the Suburban Office and Institutional (SO) district with the intention of converting the residence into professional business offices; the Smart Growth Overlay (SGO) will remain.

History

The property is developed with a single-family residence constructed in 1950. According to the Franklin County Assessor’s data, the structure has a footprint of approximately 1,613 SF with eight (8) rooms, including four (4) bedrooms, and 1.5 bathrooms. Access to the site is from an existing driveway on Agler Road, which is a City of Columbus owned and maintained roadway. The Smart Growth Overlay, adopted into the Franklin County Zoning Resolution (FCZR) on August 9, 2011, was applied to this and other adjacent residential properties that are subject to County zoning, along Agler Road, west of Stelzer Road. The applicant purchased the property in 2021.

Surrounding Land Use/Zoning

Adjacent properties to the north and west of the site are in the City of Columbus. Those to the north are zoned multi-family PUD and developed with urban density single-family residential land uses. The property to the west is zoned Manufacturing and is currently vacant. The properties to the east and south are in Mifflin Township within Franklin County's Rural (R) zoning district with a Smart Growth Overlay (SGO) and developed with single-family residential land uses.

Comprehensive Plan

The site is located within the boundaries of the Clinton-Mifflin Land Use Plan (2009) and is in the Leonard Park sub-planning area of the Plan. The Plan's Future Land Use Map recommends commercial land uses at the intersection of Stelzer and Agler Roads with light industrial and office uses continuing westward on Agler Road to the end the sub-planning area. This western boundary is also the municipal boundary of the City of Columbus. The site is located at the westernmost edge of the area identified in the sub-area for future light industrial and office uses.

The Plan's recommendation for appropriate County zoning districts to enable these uses include the Suburban Office and Institutional (SO), Limited Industrial (LI) and Restricted Industrial (RI) districts. The proposed rezoning to the Suburban Office and Institutional (SO) district is consistent with the Plan's land use recommendation for the site and is the most compatible zone to locate between existing residential and future manufacturing land uses.

The Plan does not address the timing of whether existing Rural (R) zoned parcels could be developed independently or if the residential parcels should be consolidated into a single unified development for light industrial and/or office uses.

Technical Agency Review:

Franklin County Engineer's Office

Any site development will need to comply with the Franklin County Stormwater Drainage Manual.

City of Columbus Office of Traffic Management

Vehicles will be required to enter and exit the site in a forward manner. The driveway will require additional pavement for vehicular maneuvering.

Staff Review

Suburban Office and Institutional District (FCZR Section 322)

The Suburban Office and Institutional (SO) District is intended to encourage the development of office and institutional uses in outlying suburban areas. The District is intended for offices and institutions that may locate independently or in small clusters and where buildings or groups of buildings may be surrounded by landscaped open areas adjacent to but separated from the concentrations of people and traffic from retail, wholesale and industrial areas in the community. The area surrounding the property is primarily residential with a concentration of industrial type land uses located in City of Columbus Manufacturing zoning to its west and south (see City of Columbus Zoning Maps included as an attachment). The property is approximately 0.1 mile west of Agler Road and concentrations of retail areas are located approximately 1.5 miles north of the intersection of Agler and Stelzer Roads. The Clinton-Mifflin Land Use Plan recommends commercial redevelopment of Rural (R) zoned properties at the Agler/Stelzer Road intersection.

The proposed rezoning to the Suburban Office and Institutional (SO) district will permit land uses that are consistent with the land use recommendations of the adopted Clinton-Mifflin Land Use Plan. The Plan does not specify whether future redevelopment of the existing residential parcels should be consolidated to create a single unified development site or allow the independent redevelopment of individual properties. The rezoning of this individual property in support of office uses will provide a land use transition or buffer between future manufacturing uses on the west and existing rural residential uses to the east of the site. While, currently, the applicant intends to utilize the existing residence for office

spaces, a zoning change would allow future construction of a more conventional office structure on the site.

Permitted Uses in the Suburban Office and Institutional (SO) District

The Suburban Office and Institutional district allow uses such as business services/offices, travel agencies, insurance brokers, medical and health services, legal services, museums and galleries, and engineering, personnel, and management services. The applicant has identified business services/offices as their intended use of the site under the proposed zoning. The North American Industry Classification System (NAICS) Standard Identification Code (SIC) defines land uses included under the definition of business services as follows:

This major group includes establishments primarily engaged in rendering services, not elsewhere classified, to business establishments on a contract or fee basis, such as advertising, credit reporting, collection of claims, mailing, reproduction, stenographic, news syndicates, computer programming, photocopying, duplicating, data processing, services to buildings, and help supply services. Establishments primarily engaged in providing engineering, accounting, research, management, and related services are classified in Major Group 87. Establishments which provide specialized services closely allied to activities covered in other divisions are classified in such divisions.

Suburban Office and Institution (SO) Development Standards (FCZR Section 322.04)

The following is a summary of the development standards in the proposed district:

- *Minimum Lot Size*- No minimum, however, lot size shall be adequate to provide the yard space required. The property is 0.754 acres.
- *Minimum Lot Width*- No minimum however all lots shall abut a street and have adequate width to provide the yard space required. The property abuts Agler Road, which is owned and maintained by the City of Columbus.
- *Minimum Side Yard*-
 - Adjacent to a residential or planned commercial district, one-fourth 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 15 feet. The structure is approximately +/- 24 feet in height with a side wall length of 28.25 feet requiring a 13.06 feet setback requirement.
 - The existing structure is currently 15 feet from the eastern property line against the existing residential zone.
 - Adjacent to other commercial districts, the side yard shall be at least 10 feet unless fireproof walls of adjacent buildings are attached, in which case no side yard is required.
 - The structure is approximately 14.5 feet from the western property line abutting a Manufacturing zoned property located in the boundaries of the City of Columbus.
- *Minimum Rear Yard*- Adjacent to a Residential or Planned Residential Districts: One-fourth the sum of the height of the structure and the length of the wall.
 - The property has a rear yard setback of +/-233 feet.
- *Front Green Belt*- A landscaped area of at least 15 feet shall be provided between the street right-of-way line and any structure or paved area. The property has adequate space to provide required green belt and landscaping. Existing vegetation and lawn may be counted toward satisfying this requirement during the subsequent zoning compliance review.
- *Minimum Front Building Setback*- All buildings shall be setback a distance measured from the street centerline to the building a distance equal to the width of the existing right of way The structure is setback +/- 108 feet from the Agler Road centerline where 100 feet is required.
- *Minimum Landscaped Open Space*- 15 percent of the lot area.
- *Maximum Building Height*- 40 feet. The structure is approximately +/- 24 feet in height.
- *Screening of Exterior Storage*- As required by Section 521- Screening and Buffering.

The site and existing structure will meet the minimum dimensional standards of the proposed zoning district.

Smart Growth Overlay (SGO) Overview and Requirements (FCZR Section 670)

The purpose of the Smart Growth Overlay (SGO) is to apply architectural and siting for commercial development to create an enhanced pedestrian experience along corridors that typically include a mix of pedestrian and vehicle-oriented development patterns.

- Agler Road is not currently pedestrian oriented and does not have sidewalks. The requirements of the Overlay are in addition to those in the underlying zone district.

Within the Overlay, new non-residential structures are required to be sited within 25 +/- 2 feet from the property line and be designed with offsetting vertical visual elements. Forty (40)-percent of the building's primary frontage between 2 feet and 10 feet is required to be clear window glass.

- Because the residential use and structure is existing and currently exempt from the standards of the Smart Growth Overlay (SGO), approval of the requested rezone will make the structure non-conforming with respect to the Overlay standards.
- Per Section 670.066, Non-Conforming Structures a non-conforming structure is not subject to the standards and requirements of the Overlay district.

Section 531.021, Schedule of Parking Spaces requires one (1) parking space per 300 square feet of office space. The net area of the residence is approximately 1,037 square feet excluding the 576 square foot garage. The site would be required to provide four (4) parking spaces ($1,037/300 = 3.47$, or 4 when rounded up to the highest whole number). The Smart Growth Overlay permits a 65 percent reduction in the required number of parking. As a result, 3 spaces are required (4 spaces required by Section 531.021*0.65 per SGO allowances = 2.6, or 3 when rounded to the highest whole number).

- The existing two (2) car garage may be used to provide two (2) of the required spaces.
- An additional accessible space will be required. No loading space is required for structures with less than 3,000 gross square feet.

The applicant intends on using the existing driveway and bump out area to meet parking requirements. The Overlay requires parking areas to be located behind the principal structure (Section 670.0812). The applicant will be required to extend the driveway and construct a parking facility to the rear of the structure unless a variance request is approved by the Franklin County Board of Zoning Appeals. Parking will be required to be screened in accordance with Section 521.17, Screening of Parking Areas.

Section 670.088, Landscaping and Screening requires one (1) shade tree per each 50 feet of roadway frontage or fraction thereof.

- A total of two (2) shade trees will be required to be planted in the front yard to meet this requirement.
- The applicant will also be required to provide screening against the eastern residential property in the form of a fence or evergreen trees. Screening will be required to maintain a minimum opacity of 75 percent and permanently obstruct the view to a height of six (6) feet.

The property will not meet design standards of the Smart Growth Overlay (SGO) relating to building siting or architectural features on the street frontage facade. Redevelopment of the site with a new structure or expansion of the existing structure will require compliance with the design standards of the Overlay.

Staff Recommendation

The request is generally consistent with the recommendations of the adopted Clinton-Mifflin Land Use Plan Future Land Use Map. Based on the future land use recommendations of the Plan, 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.

Based on Staff's review, Staff recommends **approval with conditions**. Staff recommended conditions of approval are as follows:

1. The applicant must apply for and receive a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to initiation of any business office use. Zoning Compliance shall be applied for within 30 days of approval of the rezone by the Franklin County Board of Commissioners.
2. Commercial Zoning Compliance site plan shall include screening within a six (6) foot buffer along the eastern property boundary against the residential zoned property in accordance with Section 670.088 of the FCZR.
3. Vehicular parking shall meet the screening requirements of Section 670.088(g) of the Smart Growth Overlay.
4. The applicant must obtain a commercial building permit for a change of use from the State of Ohio Department of Development within 90 days of approval of a commercial zoning compliance.
5. The applicant shall provide evidence that the residential use of the structure has been abandoned within 90 days of approval of the requested rezone by the Franklin County Board of Commissioners

Planning Commission Recommendation

On October 9, 2024, the Franklin County Planning Commission recommended *approval with conditions* of the request to rezone the subject site from the underlying Rural (R) District with the Smart Growth Overlay (SGO) District to the Suburban Office and Institution (SO) District with the Smart Growth Overlay (SGO) remaining with the five (5) staff recommended conditions. The Planning Commission recommended the five (5) Staff recommended conditions with the addition of the following condition:

Planning Commission recommended condition:

6. The applicant shall install a sidewalk meeting the requirements of Section 670.0816 of the Smart Growth Overlay. The design and construction of the sidewalk shall be approved by the City of Columbus Department of Public Service.

Rural Zoning Commission Action

On November 21, 2024, the Rural Zoning Commission approved a motion to recommend the Board of County Commissioners approve the request with the five (5) staff recommended conditions. The Rural Zoning Commission did not include the Planning Commission recommended condition requiring a sidewalk be constructed along the property's frontage based on the following circumstances discussed during the hearing, summarized below:

1. Agler road is a City of Columbus owned and maintained roadway.
2. No sidewalks have been provided by City of Columbus approved developments along the corridor.
3. A sidewalk improvement along the property frontage would not provide pedestrian connectivity to any other property along the corridor.



RECEIVED
 JUL 05 2024
 Franklin County Planning Department
 Franklin County, OH



Property Information

Site Address: 3601 AGLER ROAD, COLUMBUS, OH

Parcel ID(s): 191-003292-00

Total Acreage: 0.754 ACERS Township: MIFFLIN TWP

Property Description

Acres to be rezoned: 0.754 ACERS

Current Land Use: RESIDENTIAL

Surrounding Land Uses:

North	COMMERCIAL
South	COMMERCIAL
East	RESIDENTIAL
West	COMMERCIAL

Rezoning Request

Current Zoning: RESIDENTIAL

Proposed Zoning: COMMERCIAL **BUSINESS SERVICES/Offices**

Proposed Land Use: COMMERCIAL **Business Services/offices**

Purpose for Request: The location and structure of the property are more suited for commercial activities, given its proximity to other businesses and high traffic areas. This conversion will allow for the optimal use of the property, aligning with the strategic development goals of the area.

The conversion of the residential property at 3601 AGLER RD to commercial office represents a strategic decision that will support economic development, enhances service availability. I kindly request the zoning authority to consider this request favorably.

Thank you for your attention to this matter. I am available to discuss this request further and provide any additional information that may be required.

Staff Use Only

Case #
ZON-24-01

Date Filed:

Fee Paid:

Receipt #

Received By:

Technical Review Date:

Big Darby Panel Date:

Planning Commission Date:

Rural Zoning Commission Date:

Commissioners Date:

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)

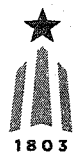
Water & Wastewater

Water Supply

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

Wastewater Treatment

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

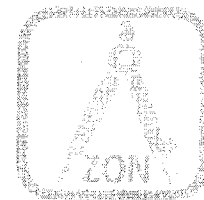


Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning Page 2



Property Owner Information

Name: ETSEPATOS ZENEBE

Address: 3601 AGLER ROAD, COLUMBUS, OHIO, 43219

Phone # 310 904 8821

Fax # NA

Email: ETSEPATOSZ@YAHOO.COM

Applicant Information

Same as property owner

Name: ETSEPATOS ZENEBE

Address: 3601 AGLER ROAD, COLUMBUS, OHIO, 43219

Phone # 310 904 8821

Fax # NA

Email: ETSEPATOSZ@YAHOO.COM



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

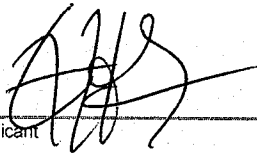
Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning Page 3




Signatures

To the best of my/our knowledge and belief, information and materials submitted as a part of this Rezoning application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes. I/we understand that delays or tablings may impact the hearing schedule.



Applicant

06/17/24
Date



Property Owner (Signature must be notarized)

06/17/24
Date

Property Owner (Signature must be notarized)

Date

OHIO JURAT
§147-551

State of Ohio
County of Franklin } ss.



Affix Seal Here

Sworn to or affirmed and subscribed before me by

Etsepatos Zenebe

Name of Person Making Jurat

this date of

06/17/24

Date

Kevin Daniel Stamper
Signature of Notary Public Administering Jurat

Notary Public

Title or Rank

02/17/27

Commission Expiration Date

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application for Rezoning

Document Date: 06/17/24 Number of Pages: 03

Signer(s) Other Than Named Above: N/A

Franklin County Auditor - Michael Stinziano 191-003292-00

Owner Name ZENEBE ETSEPATOS T
Site Address 3601 AGLER RD
Legal Descriptions 3601 AGLER RD
R17 T1 1/4T3
0.754 ACRE
Owner Address 3601 AGLER RD
COLUMBUS OH 43219
Transfer Date 10/04/2021
Transfer Price 230,000.00
Instrument Type GW

Prop. Class R - Residential
Land Use 511 - ONE-FAMILY DWLG UNPL
Tax District 191 - MIFFLIN TWP-GAHAUNNA
Sch. District 2506 - GAHANNA JEFFERSON (C
App Nbrhd 04901
Tax Lein No
CAUV Property No
Owner Occ. Credit 2023: Yes 2024: Yes
Homestead Credit 2023: No 2024: No
Rental Registration No
Board of Revision No
Zip Code 43219
Annual Taxes 4,706.96
Taxes Paid 2,353.48
Calculated Acreage .74
Legal Acreage .75

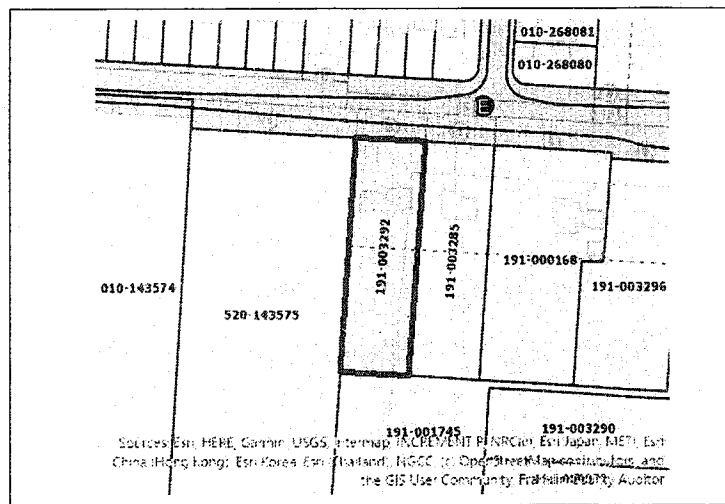
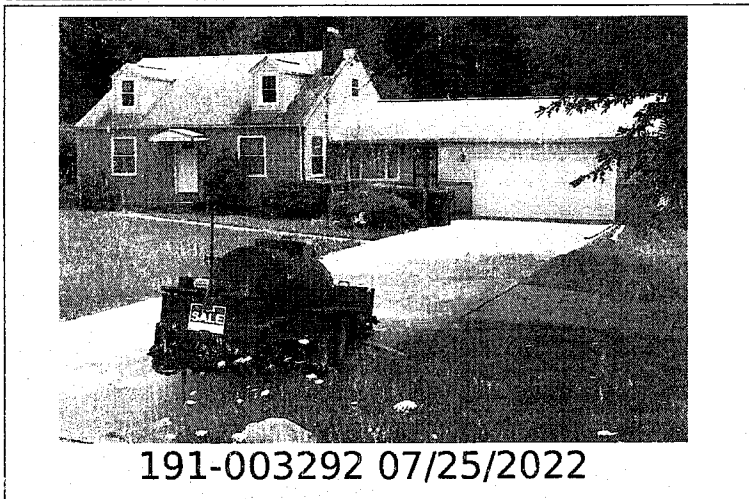
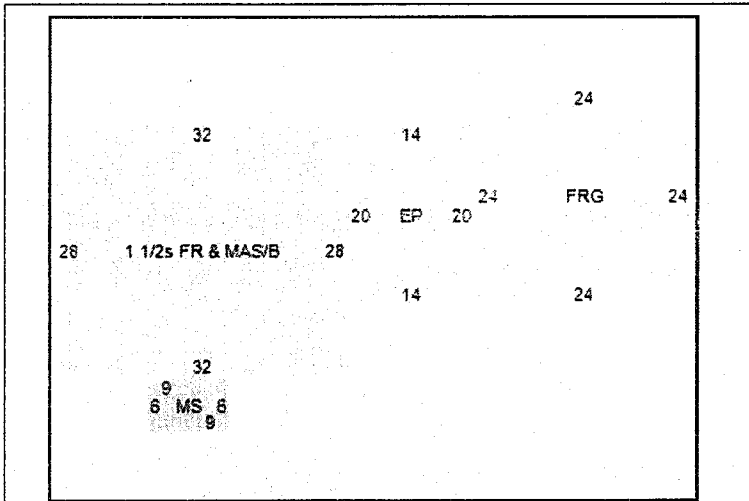
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$37,700	\$161,000	\$198,700	\$13,200	\$56,350	\$69,550
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$37,700	\$161,000	\$198,700	\$13,200	\$56,350	\$69,550
CAUV	\$0					

Building Data

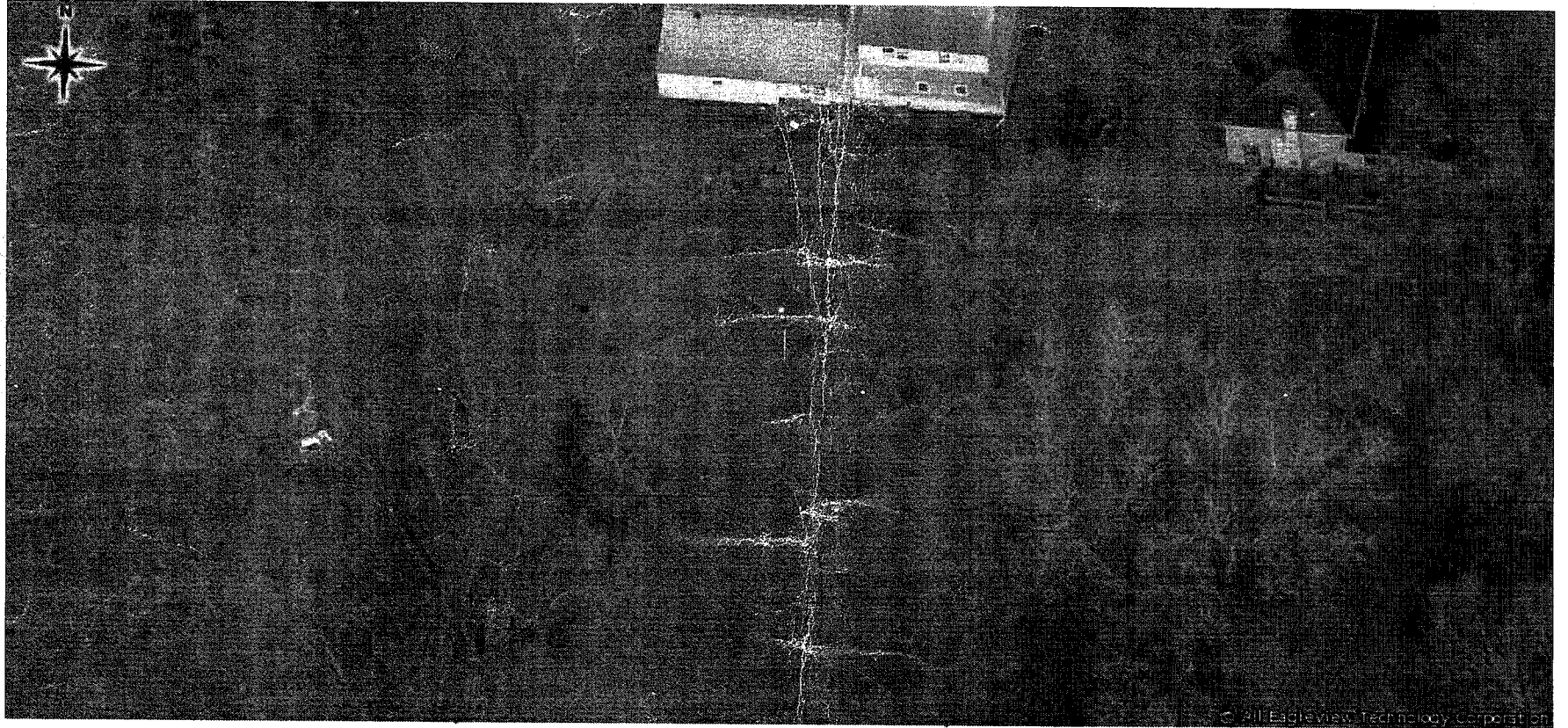
Year Built 1950
Finished Area 1613
Rooms 8
Bedrms 4
Dining Rooms 1
Full Baths 1
Half Bath 1
Heat/AC 2
Wood Fire 1 / 1
Stories 1.5

Sketch Legend

0 1 1/2s FR & MAS/B 896 Sq. Ft.
1 MS - 43: MASONRY STOOP 54 Sq. Ft.
2 EP - 14: ENCLOSED FRAME PORCH 280 Sq. Ft.
3 FRG - 15: FRAME GARAGE 576 Sq. Ft.



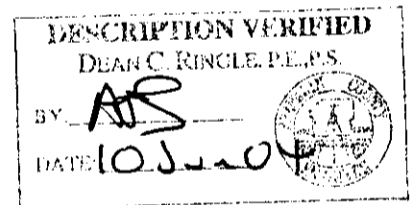
Location area map



Situated in the State of Ohio, County of Franklin, Township of Mifflin, Third Quarter of Township 1, Range 17, United States Military Lands, and being a part of a 2 acre tract deeded to Harold Frost in Deed Book 1092, page 448, Recorder's Office, Franklin County, Ohio, and part of a 2 acre tract deeded to Harold R. and Mildred M. Frost, in Deed Book 1195, page 315, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a nail at the intersection of the center line of Agler Road with the centerline of Stelzer Road; thence North 85 deg. 54 min. West along the centerline of said Agler Road, a distance of 942.60 feet to a nail at the northwesterly corner of said 2 acre tract (Deed Book 1092, page 448), said last described nail represents the northeasterly corner of A. and R. Beach 5 acre tract (7-7-59), and the true point of beginning; thence South 4 deg. 14 min. West along the Easterly line of said 5 acre tract and along the westerly line of said 2 acre tract (Deed Book 1195, page 448), and along the westerly line of said 2 acre tract (Deed Book 1195, page 315), a distance of 368.24 feet to a nail at the Southwesterly corner of said 2 acre tract (Deed Book 1195, page 315); thence South 85 deg. 54 min. East along the southerly line of said 2 acre tract (Deed Book 1195, page 315), a distance of 100.00 feet to an iron pin; thence North 4 deg. 14 min. East across said 2 acre tracts a distance of 368.34 feet to a nail in the centerline of Agler Road, and in the northerly line of said 2 acre tract (Deed Book 1092, page 448), passing an iron pin on the line at 343.34 feet; thence North 35 deg. 54 min. West along the centerline of said Agler Road and along the northerly line of said 2 acre tract (Deed Book 1092, page 448), a distance of 100.00 feet to the place of beginning, containing 0.846 acres, subject however to all legal highways.

0-58-B
All of
(191)
3292



MORTGAGE LOCATION SURVEY

TITLE COMPANY: NORTHWEST SELECT TITLE AGENCY, LLC
 LENDER: JPMORGAN CHASE BANK, N.A.
 BUYER: ETSEPATOS T. ZENEBE
 SELLER: VICTOR A. POPOVICH
 DATE: 09/16/2021
 ORDER NO.: 0975-21



APPARENT ENCROACHMENTS: NONE.

LEGAL DESCRIPTION: BEING 0.754 ACRES, QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS, TOWNSHIP OF MIFFLIN, COUNTY OF FRANKLIN, STATE OF OHIO

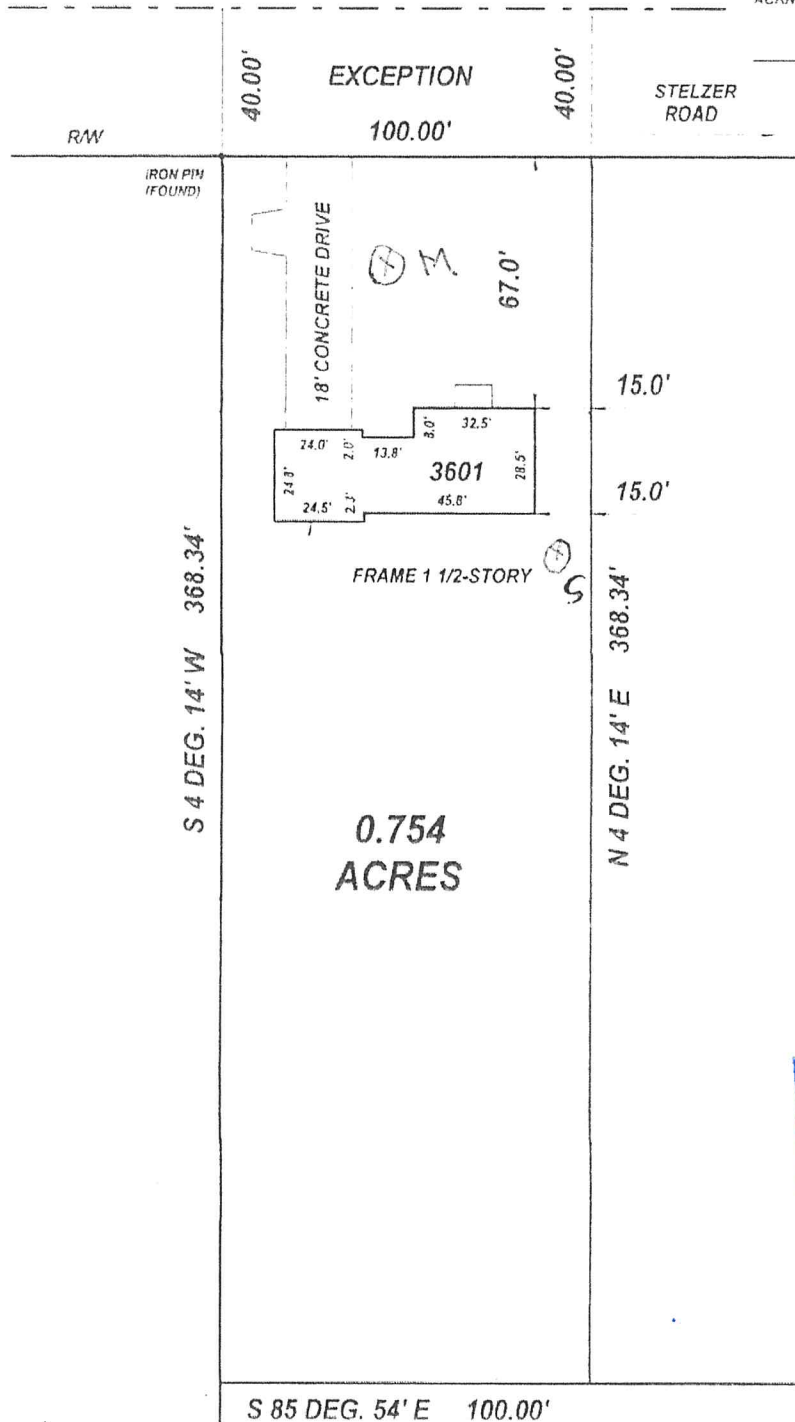
PARCEL NO.: 191-003292-00

TITLE CO. FILE NO.: 14-4384

AGLER ROAD

C/L N 85 DEG. 54' W 100.00'

I/WE CERTIFY THAT I/WE HAVE EXAMINED THE SURVEY FOR THE PROPERTY THAT I/WE HAVE JUST PURCHASED AND I/WE ACKNOWLEDGE RECEIPT OF A COPY OF SAID SURVEY.



RECEIVED
JUL 05 2024
 Franklin County Planning Department
 Franklin County, OH



COMPASS
 SURVEYING
 SOLUTIONS

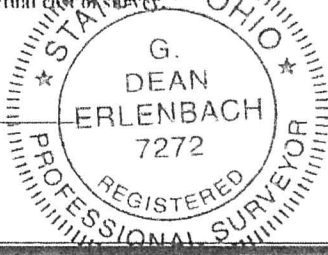
P.O. Box 1902
 Westerville, Ohio 43086-1902
 Phone: (614)378-9140

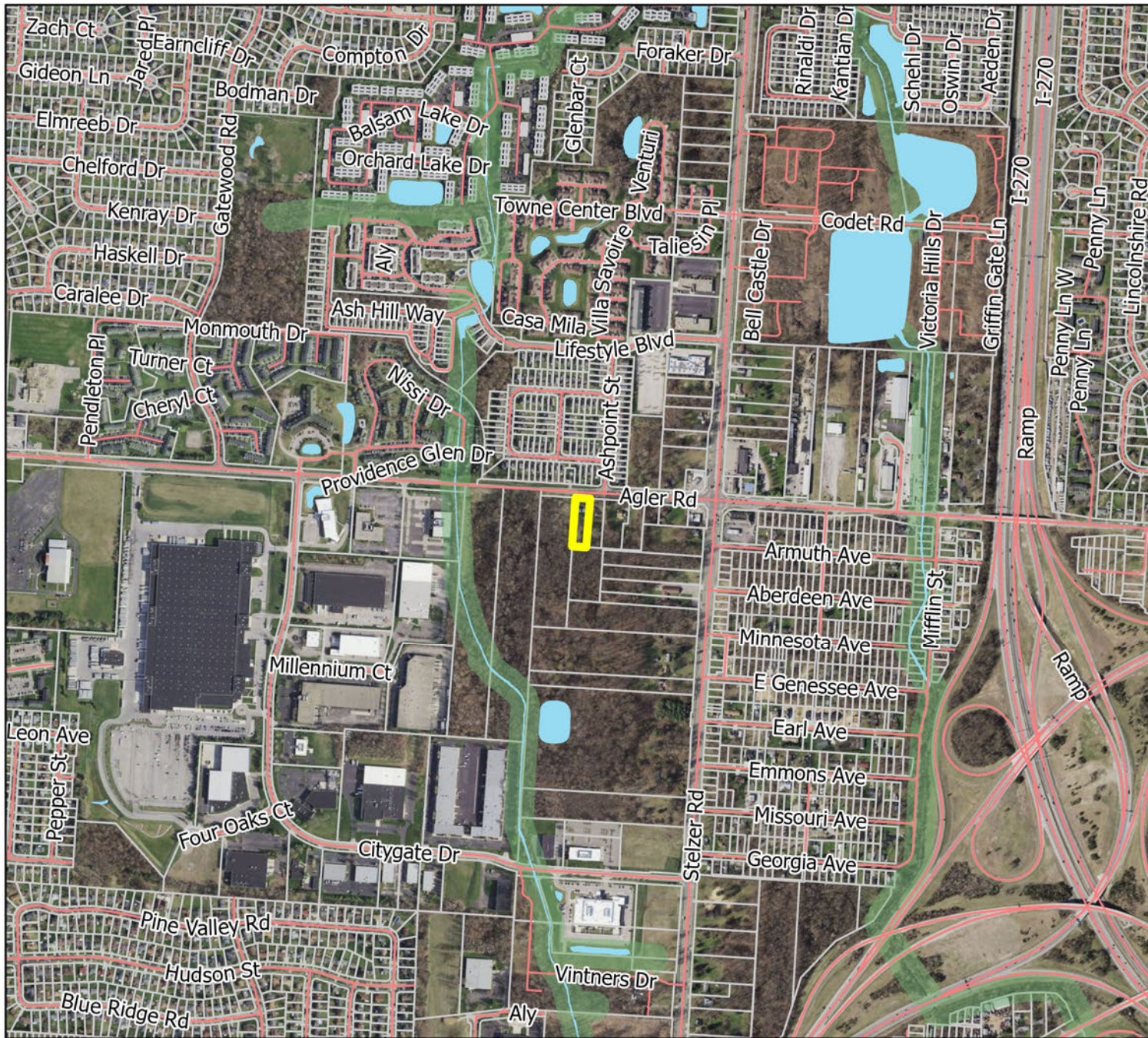
CompassSurveying@hotmail.com

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code and is not a boundary survey pursuant to Chapter 4733-37 Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and does not show the location of fences or landscaping. This plat is not to be used for the construction of any improvements. Liability for this survey limited to actual cost of survey.

By 

G. Dean Erlenbach
 Ohio Registered Surveyor No. 7272



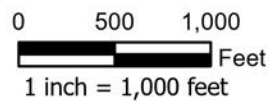
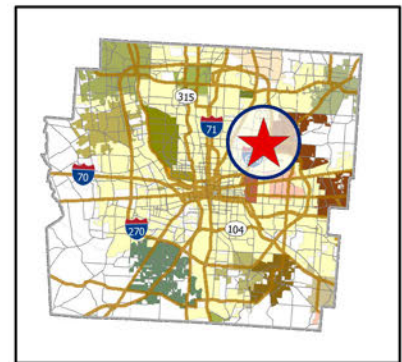


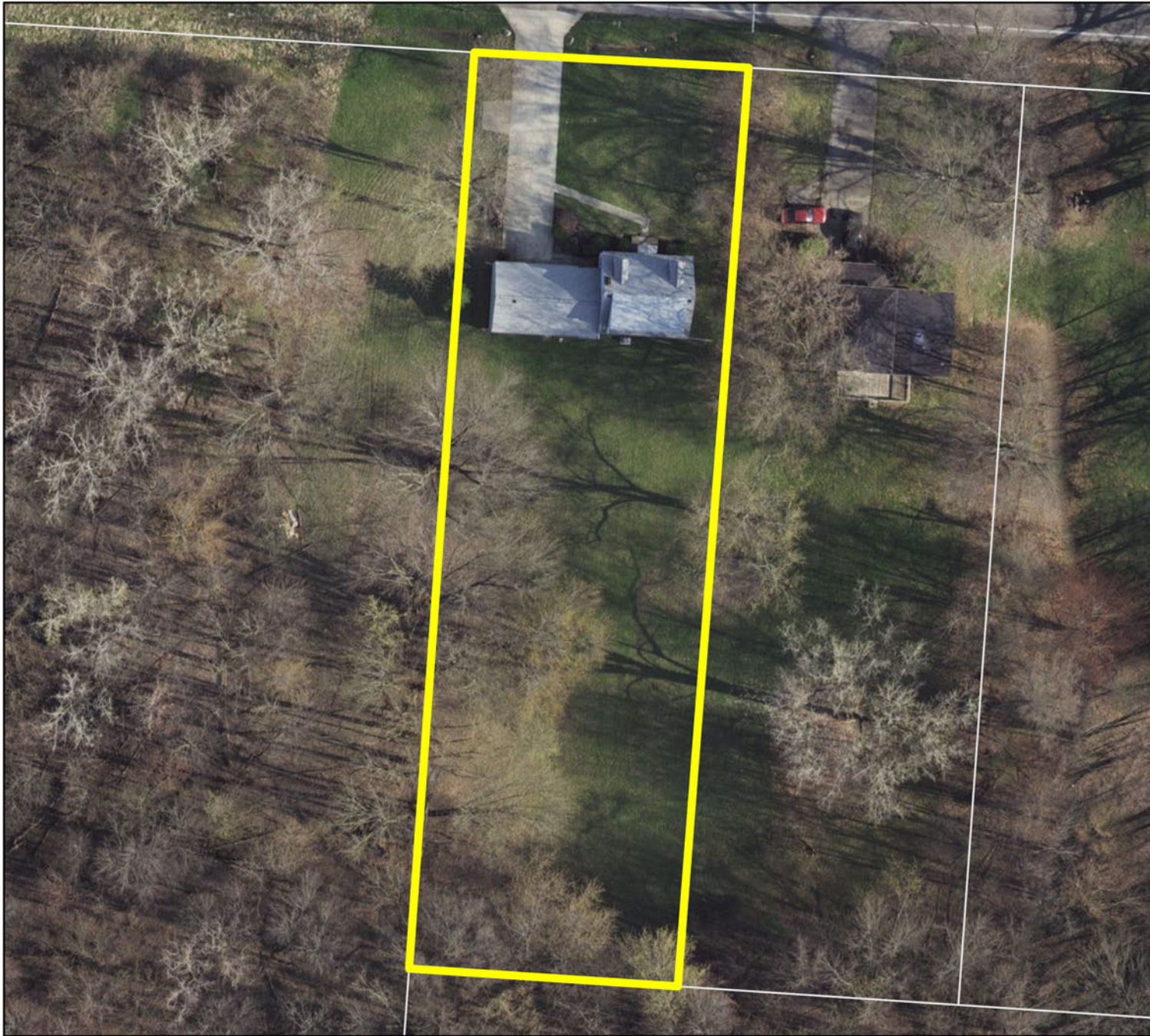
ZON-24-01

Requesting to rezone from the Rural (R) District within the Smart Growth Overlay to the Suburban Office and Institutional (SO) District remaining in the Smart Growth Overlay (SGO).

Acres: 0.754-acres
Township: Mifflin

- Streets
- Parcels
- 3601 Agler Road
- Waterbodies
- Stream Buffers



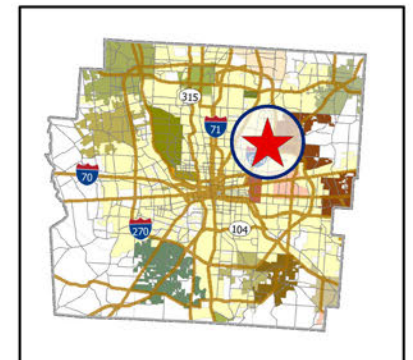


ZON-24-01

Requesting to rezone from the Rural (R) District within the Smart Growth Overlay to the Suburban Office and Institutional (SO) District remaining in the Smart Growth Overlay (SGO).

Acres: 0.754-acres
Township: Mifflin

-  Parcels
-  3601 Agler Road



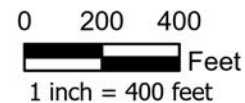
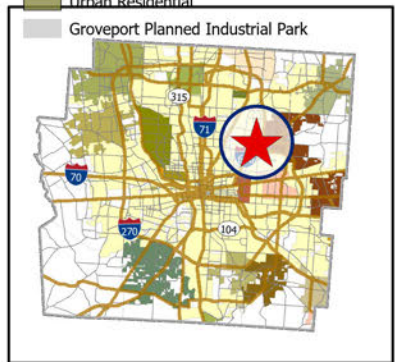


ZON-24-01

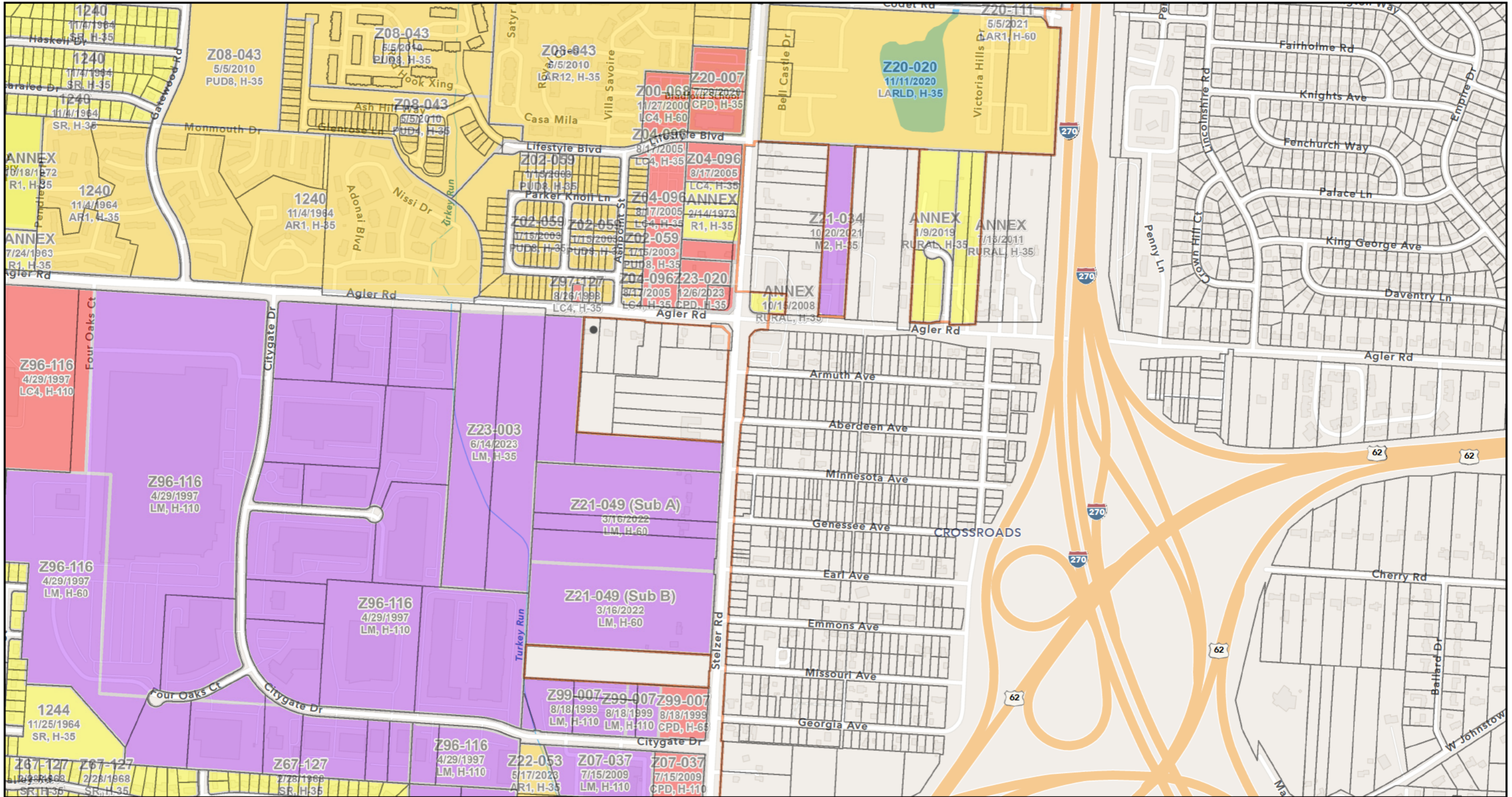
Requesting to rezone from the Rural (R) District within the Smart Growth Overlay to the Suburban Office and Institutional (SO) District remaining in the Smart Growth Overlay (SGO).

Acres: 0.754-acres
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- Streets
- 3601 Agler Road
- Zoning Overlay Districts -**
- ▨ Excavation and Quarry
- ▨ Farm Village
- ▨ OSCAR
- ▨ Oil and Gas
- ▨ Smart Growth Overlay
- Zoning - County**
- Community Service
- Neighborhood Commercial
- Rural
- Select Commercial Planned District
- Suburban Office and Institutional
- Urban Residential
- Groveport Planned Industrial Park



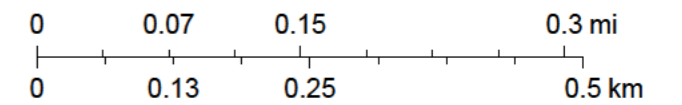
Columbus Zoning Map



9/30/2024, 8:40:30 AM

1:9,028

- Corporate Boundary
- Parcels
- Multi-Unit Residential
- Residential
- Commercial
- Manufacturing
- Base Zoning



City of Columbus GIS, Esri Community Maps Contributors, Franklin County Auditor, West Virginia GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Resolution to approve and adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case #ZON-24-02. (Economic Development & Planning)

WHEREAS, Case #ZON-24-02: The applicant is Airport Business Center and owner is Columbus Regional Airport Authority. The request is to rezone 2.36 acres of undeveloped property located on Johnstown Road, being Franklin County Auditor parcel numbers 190-001635, 190-001636, 190-001637, 190-001638, 190-001768, 190-001769, 190-001770, 190-001939, 190-000402, 190-001771, 190-001772, 190-001773, and 190-001774 from the Rural (R) district to the Limited Industrial (LI) district; and

WHEREAS, on October 9, 2024, the Franklin County Planning Commission recommended approval of the proposed rezoning; and

WHEREAS, on November 21, 2024, the Franklin County Rural Zoning Commission recommended approval of the proposed rezoning; and

WHEREAS, on December 10, 2024, the Board of County Commissioners held a public hearing in accordance with the requirements of Revised Code Section 303.12 and voted to approve and adopt the recommendation of the Rural Zoning Commission at such hearing; now, therefore,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

1. That the recommendation of the Franklin County Rural Zoning Commission is hereby approved and adopted and the application of the Airport Business Center on behalf of the owner, Columbus Regional Airport Authority, (application number ZON-24-02), to rezone 2.36 acres of property located on Johnstown Road, being Franklin County Auditor parcel numbers 190-001635, 190-001636, 190-001637, 190-001638, 190-001768, 190-001769, 190-001770, 190-001939, 190-000402, 190-001771, 190-001772, 190-001773, and 190-001774, from the Rural (R) district to the Limited Industrial (LI) district is hereby approved.
2. The rezoning approved by the Board of Commissioners as described in this Resolution shall become effective 30 days after December 10, 2024.

Prepared by: Raimere Fitzpatrick

SIGNATURE SHEET FOLLOWS



STAFF REPORT

Board of County Commissioners
December 10, 2024

Case: ZON-24-02

Prepared by: Raimere Fitzpatrick

Owner:	Columbus Regional Airport Authority
Applicant:	Airport Business Center
Township:	Mifflin Township
Location:	Johnstown Road (PID # 190-001635, 190-001636, 190-001637, 190-001638, 190-001768, 190-001769, 190-001770, 190-001939, 190 - 000402, 190 -001771, 190 -001772, 190 -001773, & 190 -001774)
Acreage:	2.36-acres
Utilities:	Public water and sewer
Request:	Requesting to rezone from the Rural (R) District to the Limited Industrial (LI) District.

Summary

The applicant is requesting a rezoning from the Rural (R) District to the Limited Industrial (LI) District. The site is vacant and surrounded by the Limited Industrial (LI) and Commercial Service (CS) zones in Mifflin Township and the Manufacturing zone in the City of Columbus. Staff recommends the proposed rezoning contributes to the general health, safety, and welfare of the community by encouraging appropriate use and development of the land affected and the overall development of the surrounding area. October 9, 2024, the Franklin County Planning Commission recommended approval of the request. On November 21, 2024, the Rural Zoning Commission also voted to approve the request. Staff recommends approval.

History

The subject site is located on the north side of Johnstown Road, 0.32 miles southwest of the intersection of Johnstown and Stelzer Roads in Mifflin Township. The parcels subject to the rezone request were platted in 1924 as part of the Maple Lawn Addition. The lots are vacant and there are no records of development occurring after their creation. The applicant purchased the properties in 1995.

Request

The applicant is requesting to rezone the property from the Rural (R) District to the Limited Industrial (LI) District. If approved, the site will be able to be used for any uses permitted in the Limited Industrial (LI) District provided development standards are satisfied.

Surrounding Land Use/Zoning

The site is bound by Interstate 670 on the north with a property zoned Manufacturing in the City of Columbus located further north of the highway. The site is also bound on the east by a vacant property in the County's Community Service (CS) District, on the south by a vehicle repair and storage use in the County's Limited Industrial (LI) District, and on the west by vacant properties in the Limited Industrial (LI) District.

Comprehensive Plan

The site is not included in the boundaries of any comprehensive plan.

Technical Agency Review:

No technical review agencies had any comments on the application.

Staff Review

Limited Industrial District

The Limited Industrial (LI) District is intended to encourage the concentration of a broad range of individual commercial establishments which constitute an area of general commercial activity. A Limited Industrial (LI) District should be centrally located and accessible to the population served. It will normally be developed at the intersection of thoroughfares at distances one or more miles apart.

Permitted Uses

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. Although the Limited Industrial District (LI) permits a wide range of industrial uses, the district does not permit several of the more intense uses permitted in the General Industrial (GI) District.

The Limited Industrial (LI) District allows for all uses permitted in the Restricted Industrial (RI) District which generally require a minimum of services and facilities and generate little industrial traffic. They typically operate within an enclosed structure and have little or no adverse effect on adjacent land by producing noise, odor, dust, smoke, glare or hazard which includes uses such as residential building contractors, garment manufacturing, wholesale goods and supplies, furniture stores, bakeries and food processing. In addition to the above uses, the Limited Industrial District permits uses such as general contractors, heavy construction contractors, special trade contractors, beverage industries, furniture manufacturing, sheet metal work, machine shops, trucking and warehousing, and wholesale trade of durable and non-durable goods.

Development Standards

- *Minimum Lot Size*- No minimum however lot size shall be adequate to provide the yard space required.
- *Minimum Lot Width*- No minimum however all lots shall abut a street and have adequate width to provide the yard space required.
- *Minimum Side Yard*- 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.
- *Minimum Rear Yard*- One-third the sum of the height and length of the wall most nearly parallel to the rear lot line, or fifteen (15) feet, whichever is less.
- *Front Green Belt*- A landscaped area of at least 15 feet shall be provided between the street right-of-way line and any structure or paved area.
- *Minimum Front Building Setback*- Structures must be setback 70 feet from the centerline of Johnstown Road.
- *Minimum Landscaped Open Space*- Twenty percent (20 %) of the lot area for industrial lots less than ten (10) acres.
- *Maximum Building Height*- 100 feet
- *Screening of Exterior Storage*- As required by Section 521- Screening and Buffering

The site can meet the development standards prescribed by the proposed Limited Industrial (LI) District. A Zoning Compliance application and site plan will confirm conformance of a future development plan with these standards.

The proposed rezoning to the Limited Industrial District will allow land uses that are compatible with existing zoning Districts on adjacent and nearby properties.

The proposed rezoning advances the general health, safety and welfare of the public as the proposal encourages the appropriate use and development of the property or the overall development of the surrounding area.

Staff Recommendation

Based on Staff's Review, staff recommends *approval* of the request to rezone from the Rural (R) district to the Limited Industrial (LI) district.

Planning Commission Recommendation

On October 9, 2024, the Franklin County Planning Commission recommended *approval* of the request to rezone the subject site from the Rural (R) district to the Limited Industrial (LI).

Rural Zoning Commission Action

On November 21, 2024, the Rural Zoning Commission approved a motion to recommend the Board of County Commissioners *approve* the request.

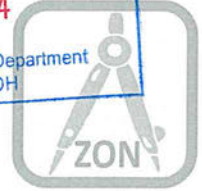


Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

Application for
Rezoning
Page 1



Property Information

Site Address: **JOHNSTOWN ROAD**

Parcel ID(s): **190-001769**

Total Acreage: **VARIOUS** Township: **MIFFLIN**

Property Description

Acres to be rezoned: **1.83 +/-**

Current Land Use: **VACANT LAND**

Surrounding Land Uses:

North	I 670 HIGHWAY
South	PORT COLUMBUS AIRPORT
East	VACANT LAND
West	VACANT LAND

Rezoning Request

Current Zoning: **AGRICULTURAL**

Proposed Zoning: **COMMERCIAL**

Proposed Land Use: **NOT DEFINED AT PRESENT**

Purpose for Request: **FOR FOR EASE OF MARKETABILITY**

Staff Use Only

Case # **Zon-24-02**

Date Filed:

Fee Paid:

Receipt #

Received By:

Technical Review Date:

Big Darby Panel Date:

Planning Commission Date:

Rural Zoning Commission Date:

Commissioners Date:

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: COLUMBUS MUNICIPAL AIRPORT AUTHORITY

Address: 0 JOHNSTOWN ROAD

Phone #

Fax #

Email:

Applicant Information

Same as property owner

Name: AIRPORT BUSINESS CENTER

Address: 2746 JOHNSTOWN ROAD, COLUMBUS OH 43219

Phone # 614 537 0261

Fax #

Email: ugonwoke@aol.com



Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning Page 3



Signatures

To the best of my/our knowledge and belief, information and materials submitted as a part of this Rezoning application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes. I/we understand that delays or tablings may impact the hearing schedule.



Applicant

6-21-24
Date



Property Owner (Signature must be notarized)
Sworn to (or affirmed) before me & signed
in my presence by 
this 21st day of June 2024
State of Ohio Franklin County



6-21-24
Date

ANDREW KIKTA
Notary Public, State of Ohio
My Commission Expires
July 31, 2028

Property Owner (Signature must be notarized)

Date



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.



DESCRIPTION OF PROPOSED REZONING

Situated in the State of Ohio, County of Franklin, Township of Mifflin, located in part of Quarter Township 3, Township 1, Range 17 of the United States Military District, being portions of the "MAPLE LAWN ADDITION" of record in Plat Book 16, Page 51, as described in the deeds to Columbus Municipal Airport Authority, recorded in Official Records 28034-G06, 28700-G11, 28700-G15 & Instrument No. 200712310221206 (record references being to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way line of Johnstown Road and the centerline of vacated Sterling Street;

thence northerly with said centerline of Sterling Street, the following three (3) courses and distances:

- 1). North 34°31'45" West, 146.55 feet to a point of curvature;
- 2). North 15°36'51" West, 52.14 feet along the arc of a curve to the right (Delta=37°49'48", Radius=78.97 feet), a chord distance of 51.20 feet; And,
- 3). North 3°18'03" East, 164.23 feet to the southerly limited access right-of-way line of Interstate Route I-670;

thence northeasterly along said southerly limited access right-of-way line of Interstate Route I-670, the following two (2) courses and distances:

- 1). North 50°59'47" East, 33.81 feet to the intersection with the easterly right-of-way line of said Sterling Street; And,
- 2). North 54°47'40" East, 92.73 feet to the intersection with the southerly line of Lot 134 of said Addition;

thence easterly along said southerly line of Lot 134, South 86°41'55" East, 50.63 feet to the centerline of a vacated 16 foot alley;

thence northerly along said centerline of a vacated 16 foot driveway, North 3°17'58" East, 40.29 feet returning to the southerly limited access right-of-way line of Interstate Route I-670;

thence northeasterly along said southerly limited access right-of-way line of Interstate Route I-670, North 54°47'40" East, 169.56 feet to the intersection with the centerline of vacated Floway Drive (25 feet in width);

thence southerly with said centerline of vacated Floway Drive, South 3°18'48" West, 419.86 feet returning to aforesaid northerly right-of-way line of Johnstown Road;

thence southwesterly along said northerly right-of-way line of Johnstown Road (being a line 35.00 feet northerly of, as measured perpendicular to and parallel with, the centerline of said Road), South 55°33'57" West, 220.42 feet returning to the 'Point of Beginning,' containing 2.392 acres of land, more or less, as described in August of 2024, for zoning purposes only, by Carl E. Turner Jr., Registered Professional Surveyor No. 6702.

Subject, however, to all legal rights-of-way of previous record.

Bearings are referenced to Grid North of the Ohio State Plane Coordinate System (South Zone).

Terra Surveying Services, LLC

Carl E. Turner Jr.
Professional Surveyor No. 6702
19 August 2024

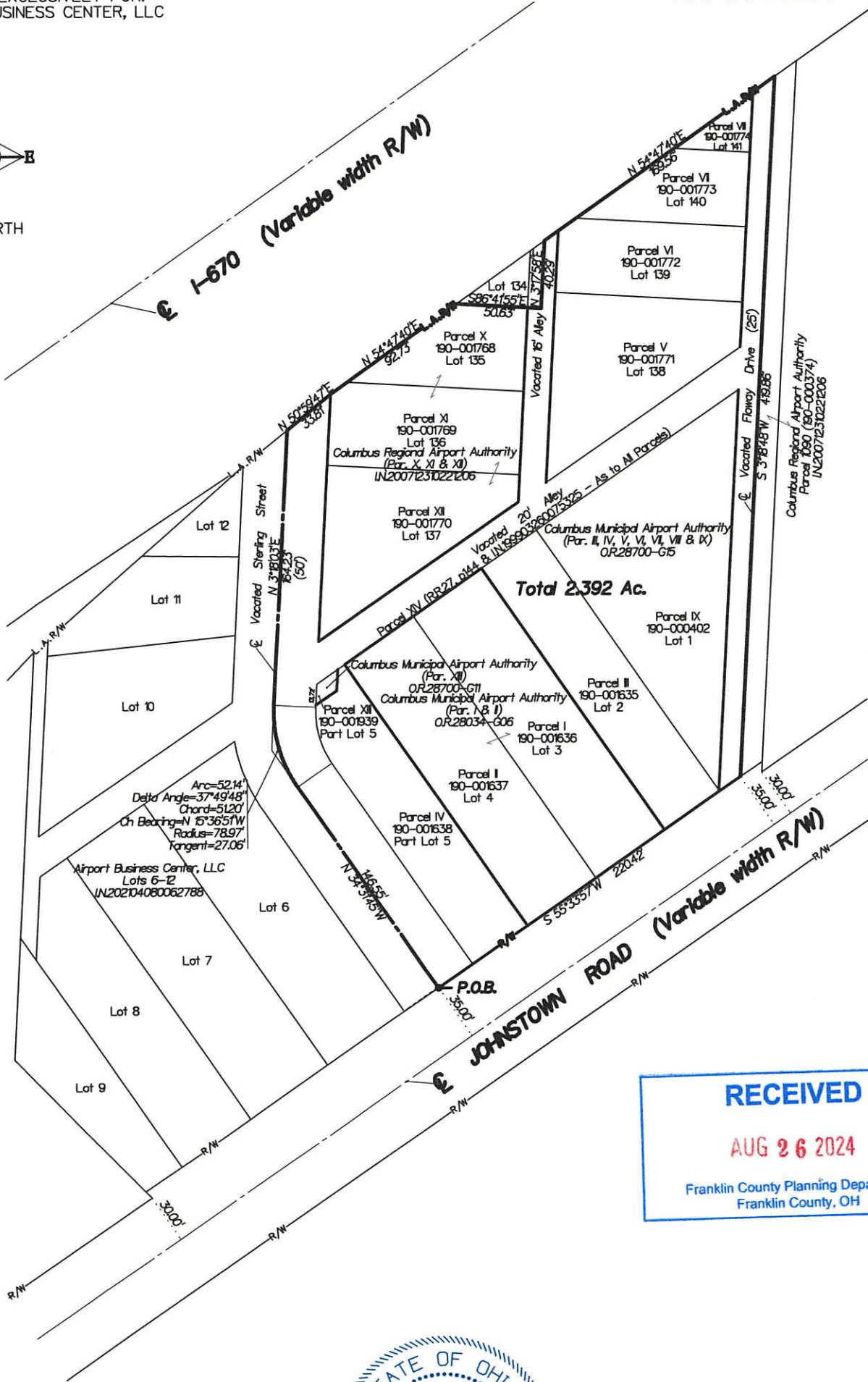
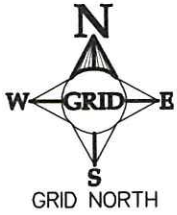


End of Description

TITLE:
**PROPOSED REZONING OF PORTIONS OF THE
"MAPLE LAWN ADDITION"
MIFFLIN TOWNSHIP, FRANKLIN COUNTY, OHIO**

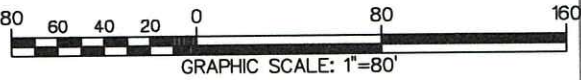
PREPARED EXCLUSIVELY FOR:
AIRPORT BUSINESS CENTER, LLC

PLAT BOOK 16, PAGE 51

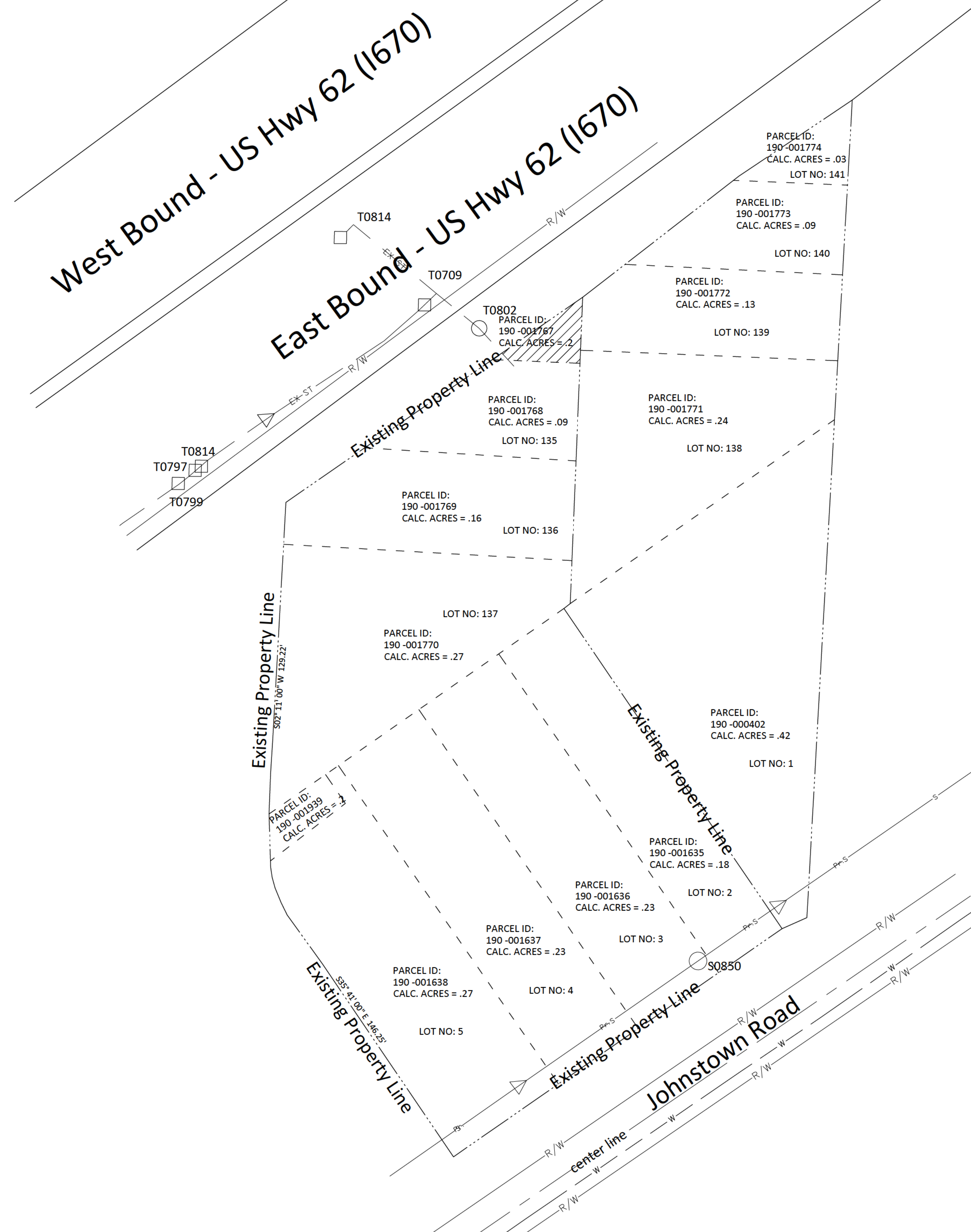


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AUG 26 2024
Franklin County Planning Department
Franklin County, OH

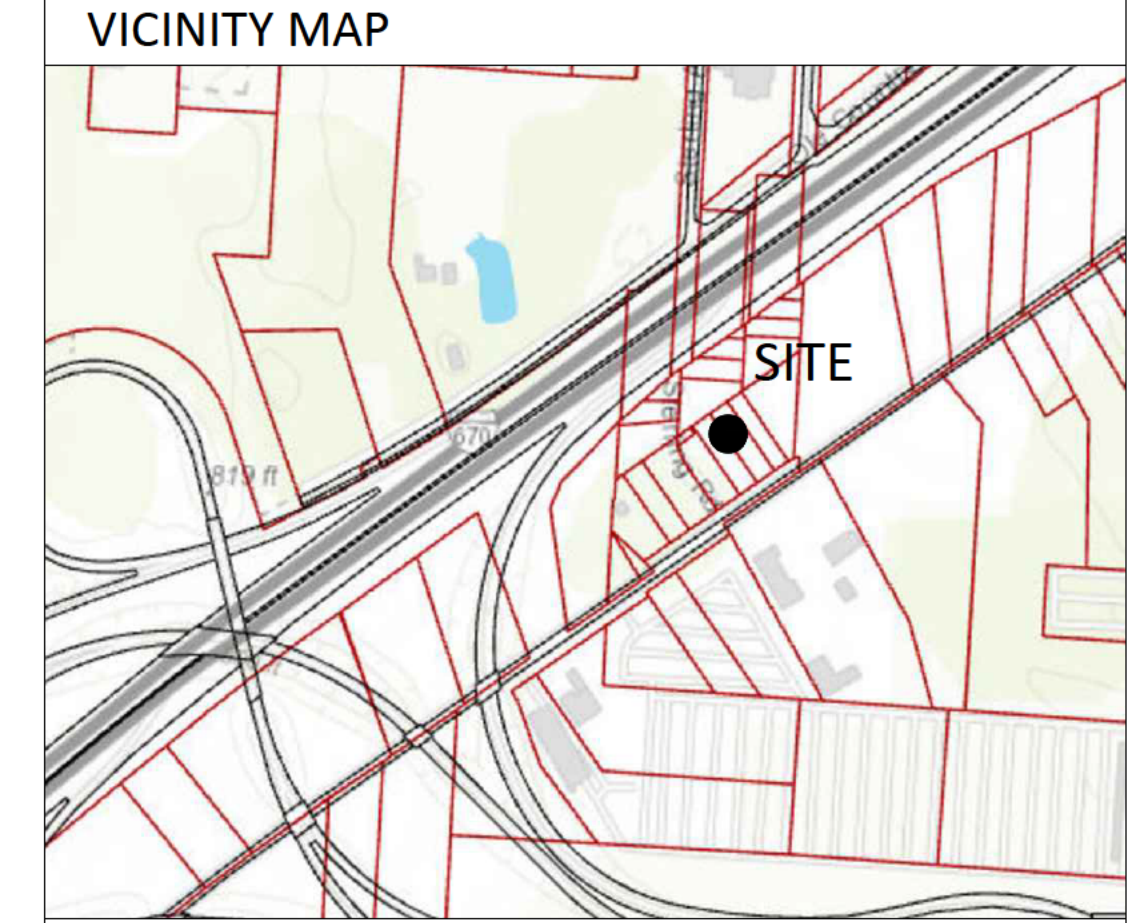
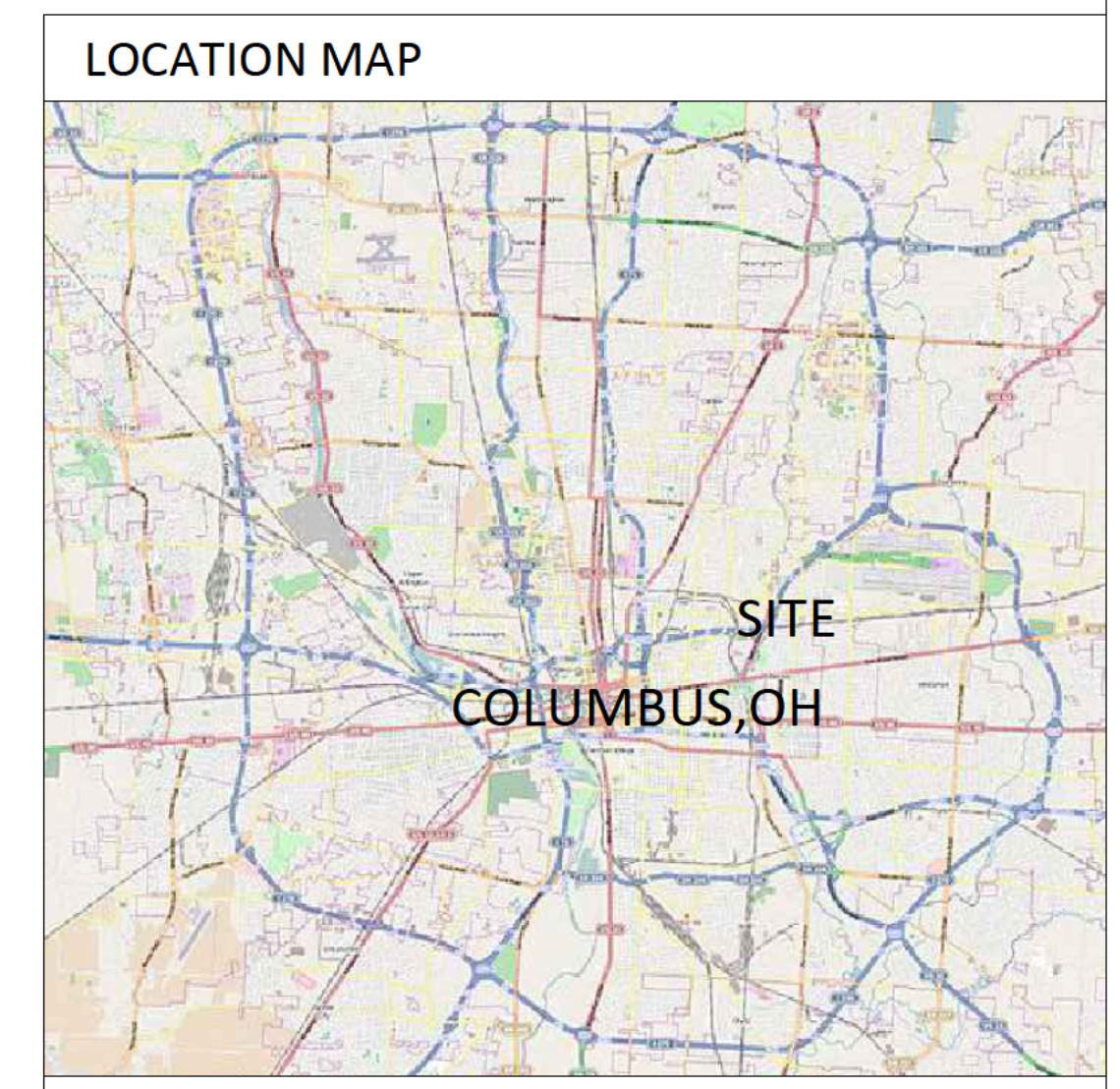
SURVEYOR'S STATEMENT:
We Hereby Declare that the attached plat was prepared for zoning purposes only.



NOT AN AUTHORIZED DOCUMENT
WITHOUT BLUE SURVEYOR'S SEAL.



- LEGEND**
- EXISTING TREES
 - PROPOSED TREES
 - PROPOSED SANITARY
 - EXISTING STORM LINE
 - EXISTING WATER LINE



ZONING AND CODE INFORMATION

PARCEL NUMBER:	190-001635-38, 190-
ZONING CLASS / LAND USE:	AGRICULTURAL (EXEMPT)
SIZE OF SITE:	MULTIPLE PARCELS - SEE SITE PLAN
LEGAL DESCRIPTION:	JOHNSTOWN ROAD COLUMBUS OH
EXISTING USE GROUP:	VACANT LAND
NEW USE GROUP:	REZONING FROM AGRIC. TO COMM.
OCCUPANT LOAD:	TBD
BUILDING CODE USED:	OBC 2024
CONSTRUCTION CLASSIFICATION:	NOT APPLICABLE
SPRINKLER:	NOT APPLICABLE
NUMBER OF FLOORS:	NOT APPLICABLE
AREA OF BUILDING:	NOT APPLICABLE
AREA TO BE ADDITION:	NOT APPLICABLE
PROPERTY CLASS:	AGRICULTURAL (EXEMPT)
TAX DISTRICT:	190 - MIFFLIN TOWNSHIP
SCHOOL DISTRICT:	2503 - COLUMBUS CSD
NEIGHBORHOOD:	X5300

PROJECT NAME JOHNSTOWN RD, COLUMBUS OH TITLE Existing Site Plan PROJ # 1606-B DRAWING # A002	DRAWN BY AUTHOR
	DATE 06-06-2024
	PROJECT NAME JOHNSTOWN RD, COLUMBUS OH
	TITLE Existing Site Plan

VICTOR NDUAGUDA P.E.
 2320 BRISUM WAY
 HILLIARD, OH 43056
 TEL: 614 849 8701
 vnduaguba@sbcglobal.net

FOR REVIEW ONLY



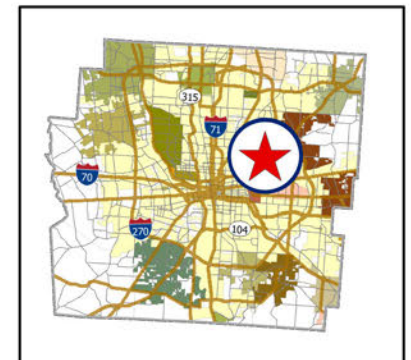


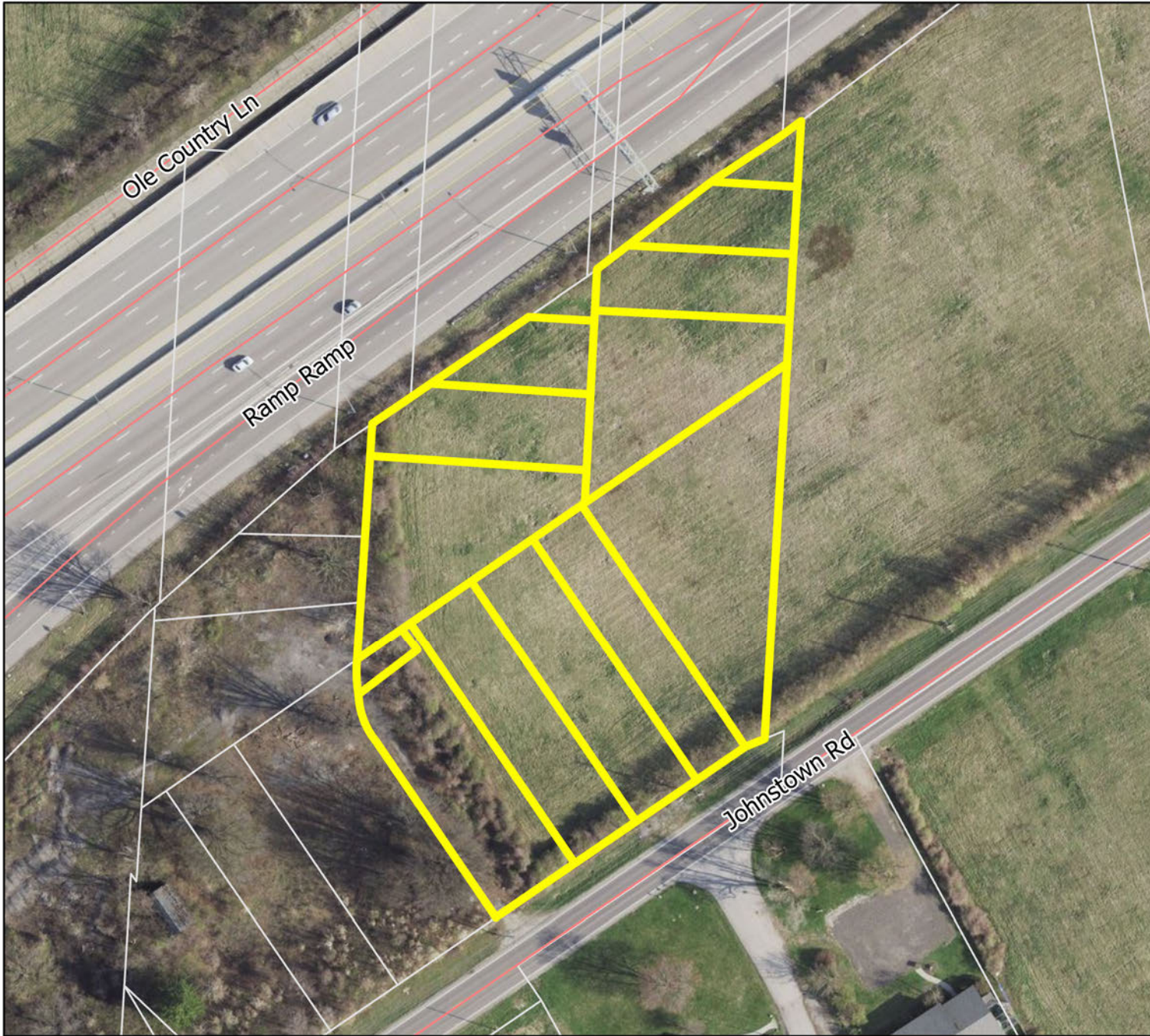
ZON-24-02

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

Acres: 2.36-acres
Township: Mifflin

- Streets
- Parcels
- 0 Johnstown Road
- Waterbodies
- Stream Buffers



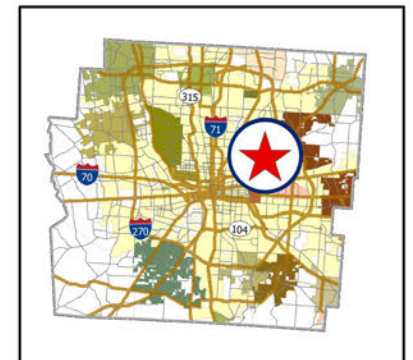


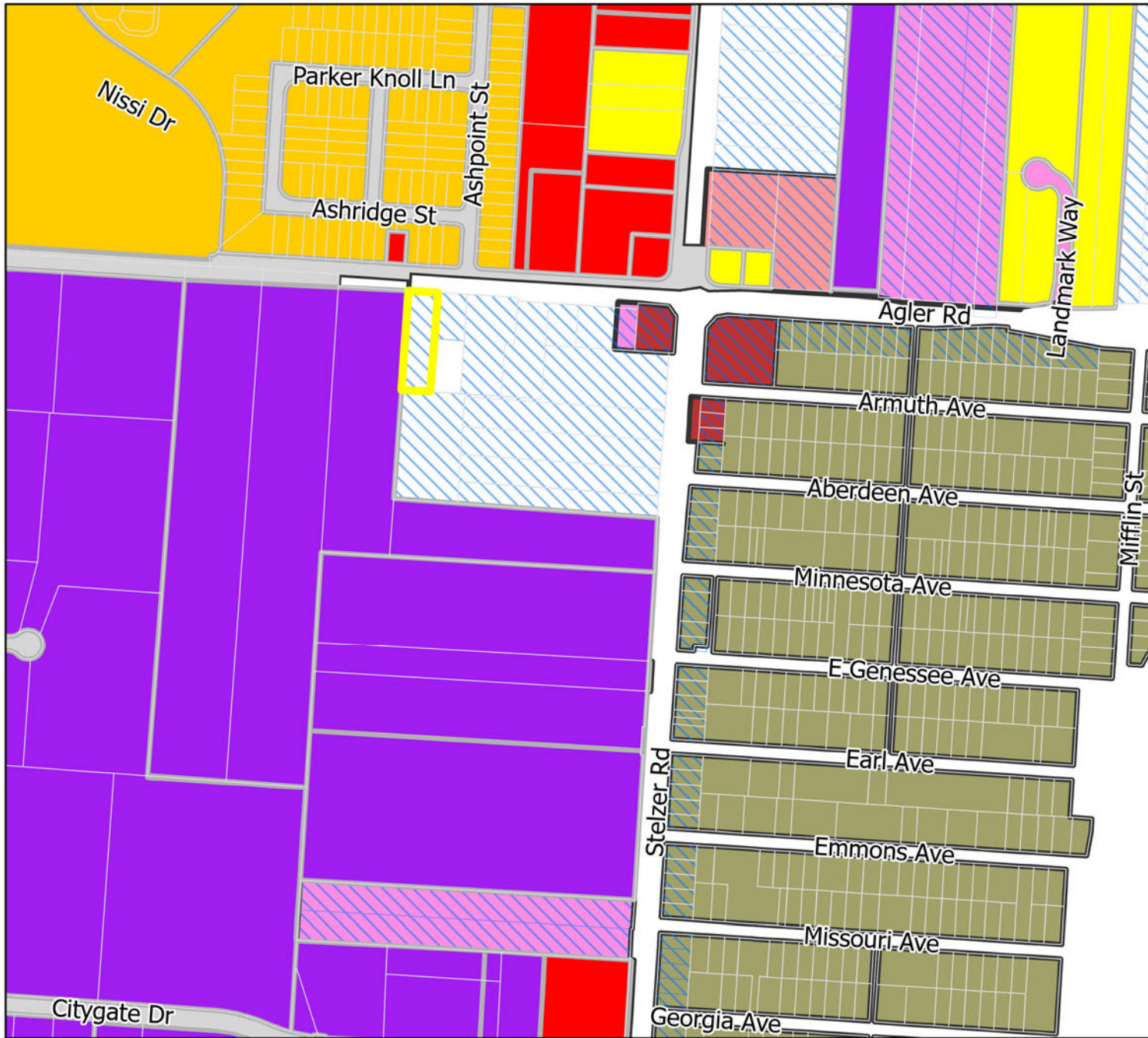
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Acres: 2.36-acres
Township: Mifflin

- Streets
- ▭ Parcels
- ▭ 0 Johnstown Road



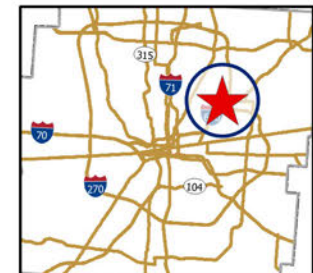


ZON-24-01

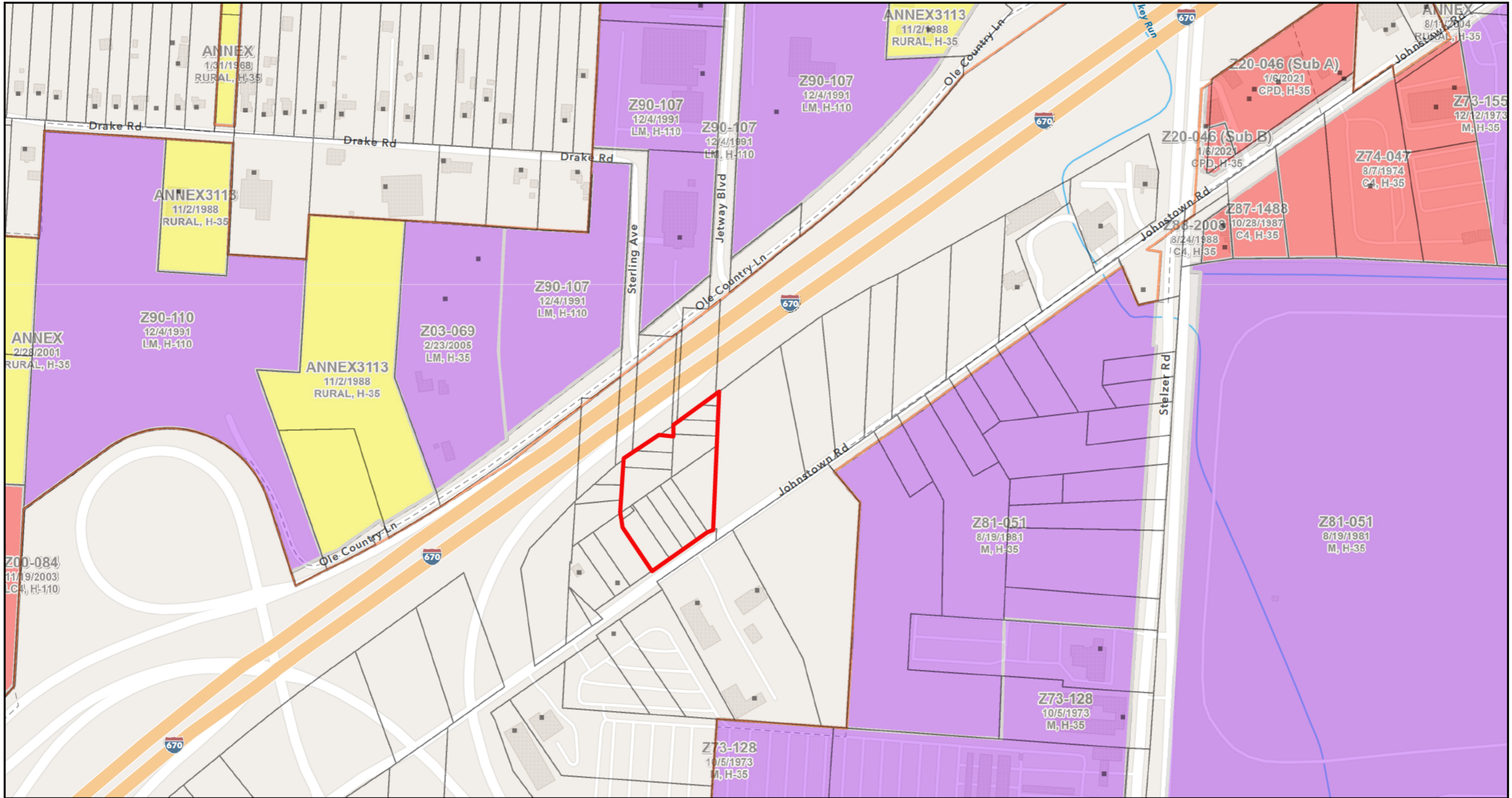
Requesting to rezone from the Rural (R) District within the Smart Growth Overlay to the Suburban Office and Institutional (SO) District remaining in the Smart Growth Overlay (SGO).

Acres: 0.754-acres
Township: Mifflin

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- ▨ Excavation and Quarry
- ▨ Farm Village
- ▨ OSCAR
- ▨ Oil and Gas
- ▨ Smart Growth Overlay
- Zoning - County**
- Community Service
- Neighborhood Commercial
- Rural
- Select Commercial Planned District
- Suburban Office and Institutional
- Urban Residential
- Groveport Planned Industrial Park
- Columbus Base Zoning Districts**
- Commercial
- Manufacturing
- Multi-family
- Residential



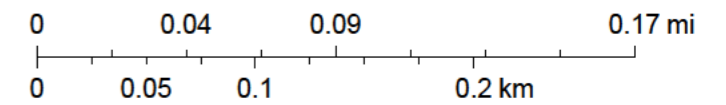
Columbus Zoning Map



10/1/2024, 12:05:04 PM

1:4,514

- Corporate Boundary
- Parcels
- Manufacturing
- Residential
- Commercial
- Addresses
- Base Zoning



City of Columbus GIS, Esri Community Maps Contributors, Franklin County Auditor, West Virginia GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS