

Franklin County Board of Commissioners Rezoning Hearing

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

Tuesday, May 13, 2025
10:00 a.m.

1. Call to Order (Chair)
2. Call roll for board members
3. Introduction of staff
4. Approval of minutes from the December 10, 2024, meeting
 - a. Motion to Approve Minutes (Chair)
 - b. Discussion of Minutes
 - c. Roll Call on Vote to Approve Minutes (Clerk)
5. New Business:

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
Zoning:	Rural (R)
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 Presentation
- c. Call for Motion to Recommend Approval/Denial (Chair)
- d. Roll Call on Motion/Vote (Clerk)

ii. Legislative Matter ZON-25-03-Kayla Johnson

Owner/Applicant:	Lisa M. & Stanley Vivens Sr
Township:	Franklin Township
Site:	2623 Clime Rd. (PID# 140-000053)
Acreage:	1.52 acres
Utilities:	Public water and wastewater
Zoning:	Rural (R) and Community Service (CS)
Request:	Requesting to rezone from the Rural (R) and Community Services (CS) districts to the Neighborhood Commercial (NC) district.

- a. **Staff Presentation (Staff)**
 - b. **Applicant Presentation**
 - c. **Call for Motion to Recommend Approval/Denial (Chair)**
 - d. **Roll Call on Motion/Vote (Clerk)**
-
6. **Adjournment of Meeting to June 8, 2025 (Chair)**
 - a. **Roll Call on Motion/Vote (Clerk)**



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

MINUTES OF THE FRANKLIN COUNTY BOARD OF COMMISSIONERS REZONING HEARING **Tuesday, December 10, 2024**

The Franklin County Board of Zoning Appeals convened at the Franklin County Government Center, Board of Commissioners Hearing Room, 369 South High Street, First Floor, Columbus, Ohio 43215, on December 10, 2024.

Present were:

Commissioner Erica Crawley
Commissioner John O'Grady

Franklin County Economic Development and Planning Department members:

Tamara Ennist, Planning Administrator
Kayla Brown, Planner
Emanuel Torres, Assistant Director

Franklin County Prosecutor's Office members:

Jesse Armstrong

Other Franklin County staff:

Michael Ruehrmund, Deputy Clerk
Kris Long, Deputy Administrator
Annie Ryznar, Commissioner O'Grady's Office Manager

Attendees:

Etsepatos Zenebe
Ugo Nwoke

Commissioner O'Grady opened the hearing. The first order of business was the roll call of the members and the introduction of staff. The next order of business was approval of the minutes of the March 12, 2024, meeting. A motion was made by Commissioner Crawley, seconded by Commissioner O'Grady, to approve the minutes of the March 12, 2024, meeting. The motion passed by a vote of two yeses, zero nos, and zero abstentions.

NEW BUSINESS:

The next order of business was to hear Case No. ZON-24-01. The owner/applicant was Etsepatos Zenebe. The site is located in Mifflin Township at 3601 Agler Road. It is 0.754 acres in size and served by private water and wastewater. The applicant was requesting to rezone approximately 0.754 acres located at 3601 Agler Road from the Rural district within the Smart Growth Overlay to the Suburban Office and Institutional district, remaining within the Smart Growth Overlay

Staff recommended approval with conditions. The conditions of approval were as follows: No. 1: The applicant must apply for and receive a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to the initiation of any business office use. The zoning compliance shall be applied for within 30 days of approval of the rezoning by the Franklin County Board of 20 Commissioners. No. 2: A commercial zoning compliance site plan shall include screening within the 6-foot buffer along the eastern property boundary against the residential-zoned property in accordance with Section 670.088 of the Franklin County Zoning Resolution. No. 3: All vehicular parking shall meet the screening requirements of Section 670.088(g) of the Smart Growth Overlay. No. 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. No. 5: The applicant shall provide evidence that the residential use of the structure has been abandoned within 90 days of approval of the requested rezoning by the Franklin County Board of Commissioners. A motion was made by Commissioner Crawley, seconded by Commissioner O'Grady, to approve Case No. ZON-24-01. The motion passed by a vote of two yeases, zero nos, and zero abstentions.

The next order of business was to hear Case No. ZON-24-02. The owner is the Columbus Regional Airport Authority; the applicant is Airport Business center. The site is located in Mifflin Township at Johnstown Road. It is 2.36 acres inside and served by public water and sewer. The applicant was requesting to rezone from the Rural district to the Limited Industrial district.

Staff recommended approval. A motion was made by Commissioner Crawley, seconded by Commissioner O'Grady, to approve Case No. ZON-24-02. The motion passed by a vote of two yeases, zero nos, and zero abstentions.

There being no further business coming before the Franklin County Board of Commissioners, Commissioner O'Grady adjourned the meeting. The hearing was adjourned at 10:31 a.m.

The minutes of the December 10, 2024, Franklin County Board of Commissioners Rezoning Hearing were approved this _____ day of _____, 2025

Board of County Commissioner Signature



STAFF REPORT

Board of County Commissioners
5/13/2025

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
Zoning	Rural (R)
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. Developer shall contribute towards the Franklin County Engineer's Office future intersection improvements at the intersection of Trabue Rd/Hague Ave based on the development's percent of traffic through the intersection calculated in the traffic impact study. Outside of any improvements shown in the traffic impact study, developer shall

bring their frontage up to current County standards with pedestrian facilities including a full-width mill & overlay. Franklin County holds the right to require these improvements as a fee in lieu of construction based on an estimate reviewed and approved by the Engineer's Office to also go towards the future improvements at Trabue Rd/Hague Ave.

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.

Planning Commission Recommendation

On February 12, 2025, the Franklin County Planning Commission recommended *approval with conditions* of the request to rezone the subject site from the Rural (R) district to the Neighborhood Commercial (NC) district.

Rural Zoning Commission Recommendation

On April 17, 2025, the Franklin County Rural Zoning Commission recommended *approval with conditions* of the request to rezone the subject site from the Rural (R) district to the Neighborhood Commercial (NC) district. Based on Staff's review, Staff recommends to the Board of County Commissioners a decision of *approval with conditions*.

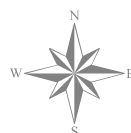
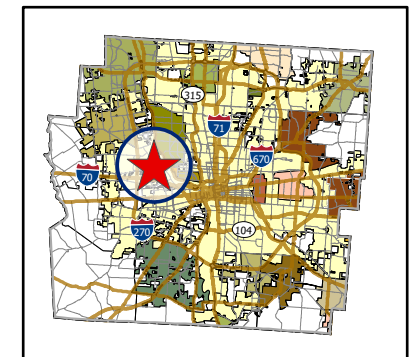


ZON-25-01

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



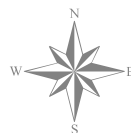


ZON-25-01

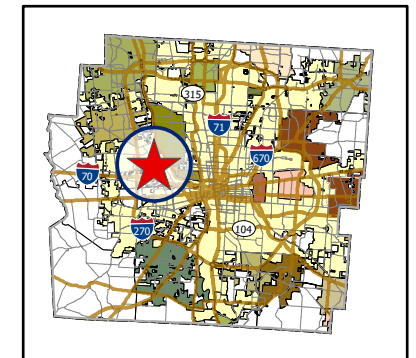
Requesting to rezone from the Rural (R) district to the Neighborhood Commercial (NC) district.

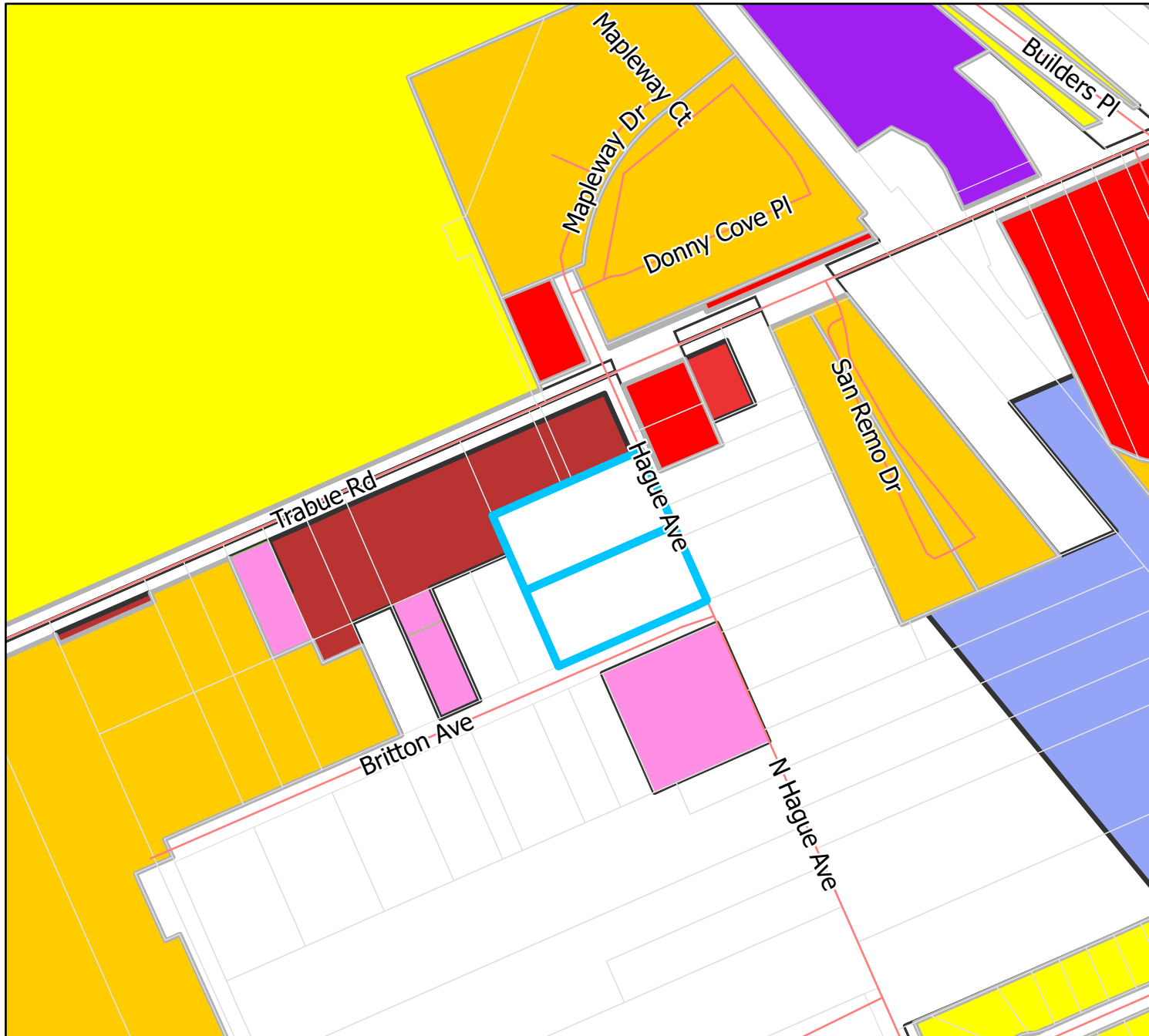
Acres: 2.5-acres
Township: Franklin

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



0 40 80
Feet
1 inch = 80





ZON-25-01

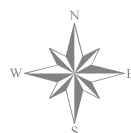
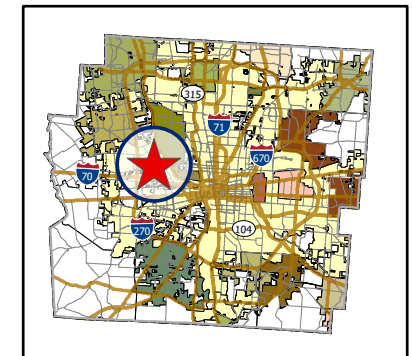
Requesting to rezone from the Rural (R) district to the Neighborhood Commercial (NC) district.

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

Franklin County Planning Department
Franklin County

Application for

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:

4/17/2025

Commissioners Date:

5/13/25

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

RECEIVED

JAN 02 2025

Application for

Rezoning

Franklin County Planning Department
Franklin County, OH

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

7/16/24
Date


Property Owner (Signature must be notarized)

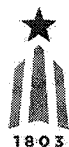
7/19/24
Date

X
Property Owner (Signature must be notarized)

X
Date

Signed in my presence on 7/19/2024
Rachel Condit



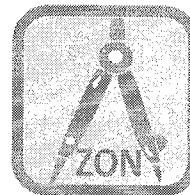


Franklin County
Board of Commissioners

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

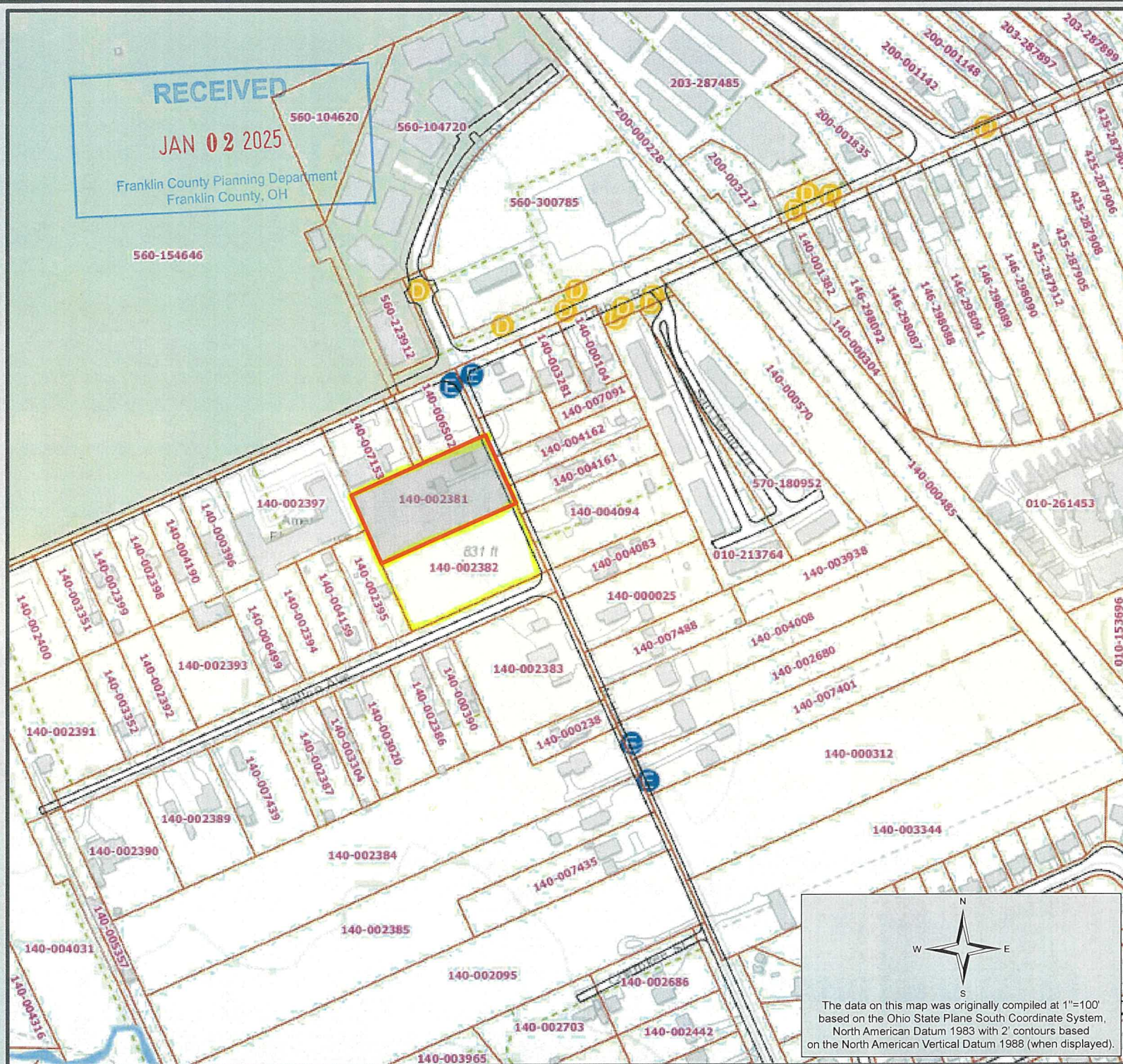
Appraisal Legend

Source: Franklin County Auditor & Engineer

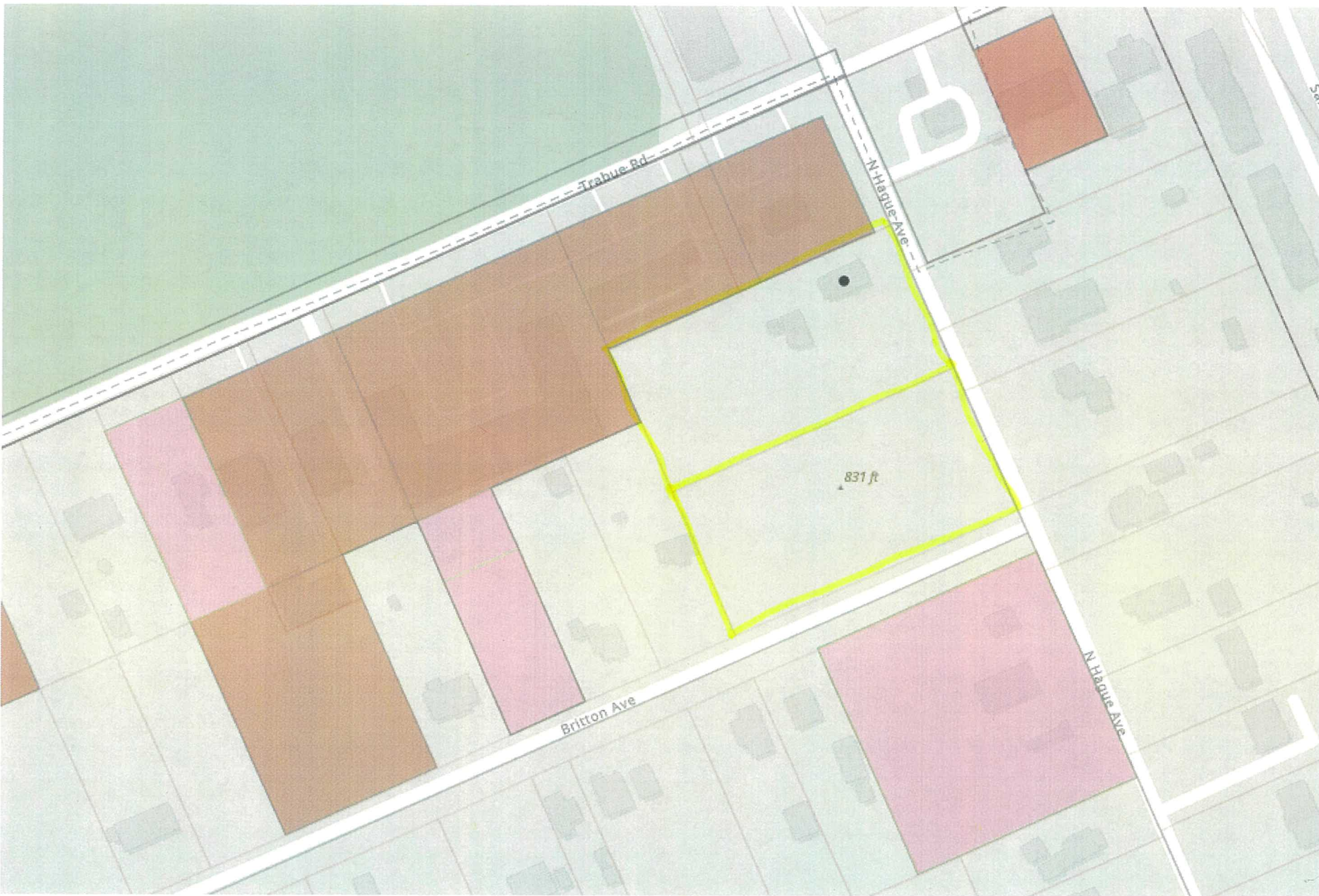
- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

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>



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

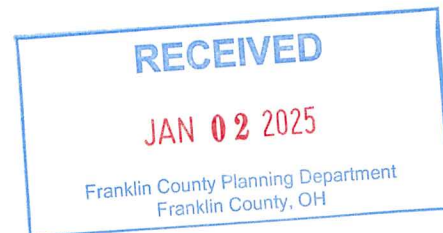
Service Address: 1891 N HAGUE AVE

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

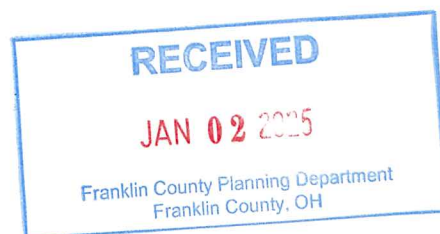
Havens Limited
141 E. Town Street Suite 200
Columbus, Ohio 43215

Office: 614-228-6888

Direct Dial: 614-324-0457

Fax: 614-228-6878

E-mail: cwallace@havenslimited.com



PRIVATE AND CONFIDENTIAL: The sender intends to communicate the contents of this e-mail transmission (including attachments) only to the individual(s) or entity to whom this e-mail transmission is addressed. This e-mail transmission (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, is confidential, and may contain material protected by client/lawyer privilege, settlement discussions and/or other exemptions from disclosure under the applicable laws; as such, this e-mail transmission (including attachments) may not be used for any unintended or unlawful purpose. If you received this e-mail transmission without being a named addressee(s) and are not the person responsible for delivering this e-mail



STAFF REPORT

Rural Zoning Commission
5/13/2025

Case ZON-25-03

Prepared by: Kayla Johnson

Owner/Applicant:	Lisa M. & Stanley Vivens Sr
Township:	Franklin Township
Site:	2623 Clime Rd. (PID #140-000053)
Acreage:	1.52 acres
Utilities:	Public water and wastewater
	Rural (R) and Community Service (CS)
Request:	Requesting to rezone from the Rural (R) and Community Service (CS) districts to the Neighborhood Commercial (NC) district.

Summary

The applicant is requesting a rezoning from the Rural (R) and Community Service (CS) district to the Neighborhood Commercial (NC) district to allow for tax preparation and accounting services business. The request is not consistent with future land use recommendation of the Hilltop Land Use Plan (2019); however, it is consistent with the land use policy and guiding principles of Plan. Staff recommends **approval with conditions**.

Request

The site is located on the south side of Clime Road, west of Harrisburg Pike and the Baltimore & Ohio (B&O) Railroad in Franklin Township. The site is developed with a residence, constructed prior to 1995 based on aerial photography, and two detached structures. The property has combined a total of three (3) parcels, two of which were zoned Community Service (CS) for a car repair business in 1977. The repair business has been discontinued.

The applicant desires to repurpose the existing residence for the proposed business and insignificantly expand the parking facilities available. If the rezoning is approved, the site may be used for any permitted use in the Neighborhood Commercial (NC) and Suburban Office and Institutional (SO) districts that complies with the applicable development standards.

Surrounding Land Use/Zoning

The areas surrounding subject site are developed and zoned for single-family residential, institutional, commercial, and industrial land uses in Franklin Township and the City of Columbus. East of the property and west of Harrisburg Pike is vacant land (zoned Rural and Community Service in Franklin Township), a single-family residence (zoned Rural in Franklin Township), and a gas station (Community Service). Northeast of the lot is vacant agricultural land (zoned Commercial in Columbus) and a lumber company (zoned Manufacturing in Columbus). Northwest, west, and south of the subject site are single-family residences with detached accessory structures (zoned Rural in Franklin Township and Residential in Columbus). Further west and southwest of the site are nursing homes (zoned Commercial and Institutional in Columbus).

Comprehensive Plan

parcel which is in Franklin Township within the unincorporated Franklin County. The Plan contains a Recommended Land Use Map that identifies this property for Very Low Density Residential (< 4 du/ac) developed with single-family residences. This land use plan highlights the Columbus Citywide Planning Policy (C2P2) for development.

- Land Use Policy (pg. 39) – Very Low Density Residential (<4 du/ac)
 - Where the proposed use is inconsistent with the recommended development, office, in addition to other uses, should be considered based on scale and intensity to surrounding land uses.
- Guiding Principle #1 (pg. 17) – prioritizes protection and expansion of employment-oriented land uses including office and manufacturing.
- Guiding Principle #2 (pg.18) – recommends using existing infrastructure for sustainable development.

Based on the Southwest Area Plan whose western boundary ends at the railroad located at the eastern property boundary of the site, areas east of the site between the railroad and Harrisburg Pike are recommended for Light Industrial and Neighborhood Commercial land uses.

The requested zoning district is not consistent with The Hilltop's Land Use Plan recommended future land use. The proposal meets some of the applicable principles and policy of the Plan.

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.

Existing zoning – Community Service:

The Community Service District is provided in recognition of the need for large item commercial sales, service and repair establishments. The Community Service District is intended for sales, service, repair, and certain processing establishments serving a large trade area, usually a whole community. The trade area population served by these establishments requires easy access to major traffic routes. The Community Service District provides an appropriate setting and environment for the location of wholesale or retail sales of major vehicle dealers and miscellaneous aircraft, marine and automotive dealers which entail extensive, permanent, visible outside storage and display areas.

Proposed zoning – Neighborhood Commercial:

The Neighborhood Commercial 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.

The Neighborhood Commercial District allows uses such as, personal services, business/professional offices, eating and drinking spaces, hardware stores, laundry services, beauty/barber shops, and drug stores. Permitted uses under the Suburban Office and Institutional (SO) district are also permitted under the Neighborhood Commercial District.

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 120 feet for the Major Arterial of Clime Road. The front yard setback is measured from the centerline of the roadway 120 feet onto the property. The existing structure will not meet the 120-foot setback requirement. Approval of the rezoning would make the structure non-conforming.*
- *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 February 19th, 2025.

1. ***Franklin County Engineer's Office:***
Per the Access Management Regulations, the number of driveways to any one site shall be minimized. The applicant would need to submit a variance to the Franklin County Engineer's Office for the second driveway proposed.
2. ***Franklin County Planning Department:*** *Site plan requirements must be met within the Zoning Compliance submission. In addition to the alteration of the existing residence, parking and screening requirements must comply with the Franklin County Zoning Resolution.*

Staff Review

The proposed rezoning is not consistent with the future land use recommendation of the adopted comprehensive plan however it meets the recommended land use policy, guiding principles, and the intent of the Neighborhood Commercial (NC) district by allowing for a wide range of 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) and Community Service (CS) districts to the Neighborhood Commercial (NC) district. The conditions are as follows:

1. Apply for and receive approval of a certificate of commercial zoning compliance from the Franklin County Planning Department prior to the initiation of any commercial use on the property, to include details of the required parking, screening, and other development requirements of the zoning district.
2. Prior to zoning compliance approval, dedicate additional right-of-way to meet the Franklin County Thoroughfare Plan of 60 feet from the centerline of Clime Road through quit claim deed to the Franklin County Commissioners.
3. Prior to zoning compliance approval, obtain approval of a variance from the Franklin County Engineer's Office for any additional proposed driveways to the site.
4. Apply for and receive approval of a building permit from Franklin Township for the proposed change of use of the residential structure.

Planning Commission Recommendation

On March 12, 2025, the Franklin County Planning Commission recommended ***approval with conditions*** of the request to rezone the subject site from the Rural (R) and Community Service (CS) districts to the Neighborhood Commercial (NC) district.

Rural Zoning Commission Recommendation

On April 17, 2025, the Franklin County Rural Zoning Commission recommended ***approval with conditions*** of the request to rezone the subject site from the Rural (R) and Community Service (CS) districts to the Neighborhood Commercial (NC) district. Based on Staff's review, Staff recommends the Board of County Commissioners a decision of ***approval with conditions***.

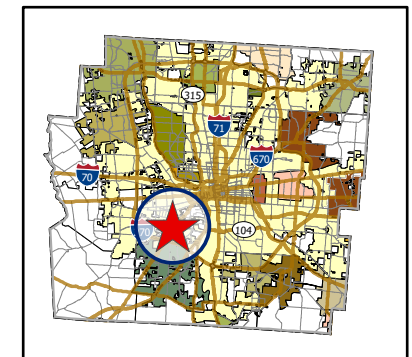
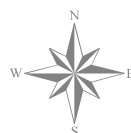


ZON-25-03

Requesting to rezone from the Rural (R) and Community Service (CS) districts to the Neighborhood Commercial (NC) district to allow for tax preparation and accounting services.

Acres: 1.5-acres
Township: Franklin

- Streets
- Parcels
- 2623 Clime Rd



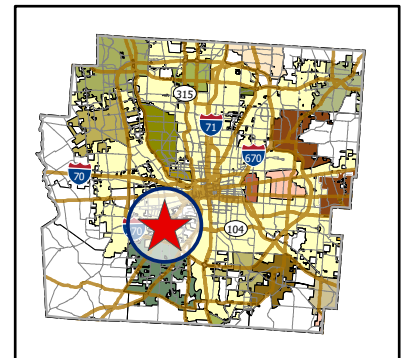
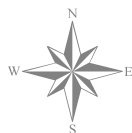


ZON-25-03

Requesting to rezone from the Rural (R) and Community Service (CS) districts to the Neighborhood Commercial (NC) district to allow for tax preparation and accounting services.

Acres: 1.5-acres
Township: Franklin

- Streets
- Parcels
- 2623 Clime Rd





ZON-25-03

Requesting to rezone from the Rural (R) and Community Service (CS) districts to the Neighborhood Commercial (NC) district to allow for tax preparation and accounting services.

Acres: 1.5-acres
Township: Franklin

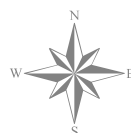
2623 Clime Rd
Streets

Zoning - County

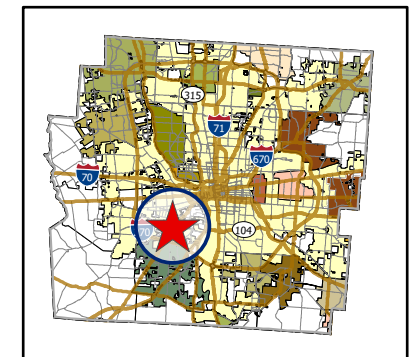
Community Service
Rural
Suburban Office and Institutional

Columbus Base Zoning Districts

Commercial
Institutional
Manufactured Home
Manufacturing
Multi-family
Residential
2623 Clime Rd
2623 Clime Rd



0 150 300
Feet
1 inch = 300 feet





Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning Page 1

RECEIVED

FEB 12 2025

Franklin County Planning Department
Franklin County, OH



Property Information

Site Address: 2623 Cline Rd Columbus, OH 43223
Parcel ID(s): 140-600053-00
Total Acreage: 1.5 acres Township: Franklin

Property Description

Acres to be rezoned: 1 acre
Current Land Use:

Surrounding Land Uses:

North	<u>Road / Farm</u>
South	<u>Rural</u>
East	<u>Railroad tracks</u>
West	<u>Rural / Residence</u>

Rezoning Request

Current Zoning: CS Community Service & Rural
Proposed Zoning: Commerical **Neighborhood Commercial (NC)**
Proposed Land Use: Tax office / Accounting Services
Purpose for Request:

SIC Codes 7291 & 8721

Staff Use Only

Case # ZON-25-03
Date Filed: 2/13/25
Fee Paid: \$1,100
Receipt # 25-00381
Received By: Kayla J.
Technical Review Date: 2/25/25
Big Darby Panel Date: N/A
Planning Commission Date: 3/12/25
Rural Zoning Commission Date: 3/20/25
Commissioners Date: 4/8/25

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: Lisa M Vivens, Stanley Vivens Sr
Address: 2647 Cline Rd
Columbus, OH 43223

Phone # 614-214-2357

Fax # 614-443-2059

Email: slvivens@gmail.com

Applicant Information

Name: S

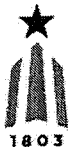
☒ Same as property owner

Address:

Phone #

Fax #

Email:



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.

Lisa M. Vivens

Applicant

2/5/2025

Date

Lisa M. Vivens

Property Owner (Signature must be notarized)

2/5/2025

Date

Stanley Vivens SR.

Property Owner (Signature must be notarized)

2/5/2025

Date

Evan M Durkin
Evan M Durkin



EVAN MICHAEL DURKIN
Notary Public, State of Ohio
My Commission Expires
June 02, 2029
COMMISSION: 2024-RE-877707



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.

FEB 12 2025

Franklin County Planning Department
Franklin County, OH

Auditor

Michael Stinziano

Map Produced July 16, 2024

Planimetric Legend

Source: 2021 Aerial Photography

Edge of Pavement


Roadway Centerlines


—+— Railroad Centerlines

 Railroad Centerlines

Building Footprints

 Building Under Construction

 Building Under Construction

 Creeks, Streams, Ditches

Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

 Spot Elevation

Spdx Elevation

Index Contour

Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

Parcel IDs

196 Parcel Dimensions


Parcel Dimensions

106 Lot Numbers


123 Main St Site Address

☐ Download

 Parcel Boundary


 Subdivision Boundary

0 1 2 3 4 5 6 7 8 9

☐ Condominium Bound County Boundary

☐ County Boundary


☒ City or Village Boundary

 City or Village Boundary

 Tax District Boundary

 School District Boundary

School District Boundaries

 Zip Code Boundary

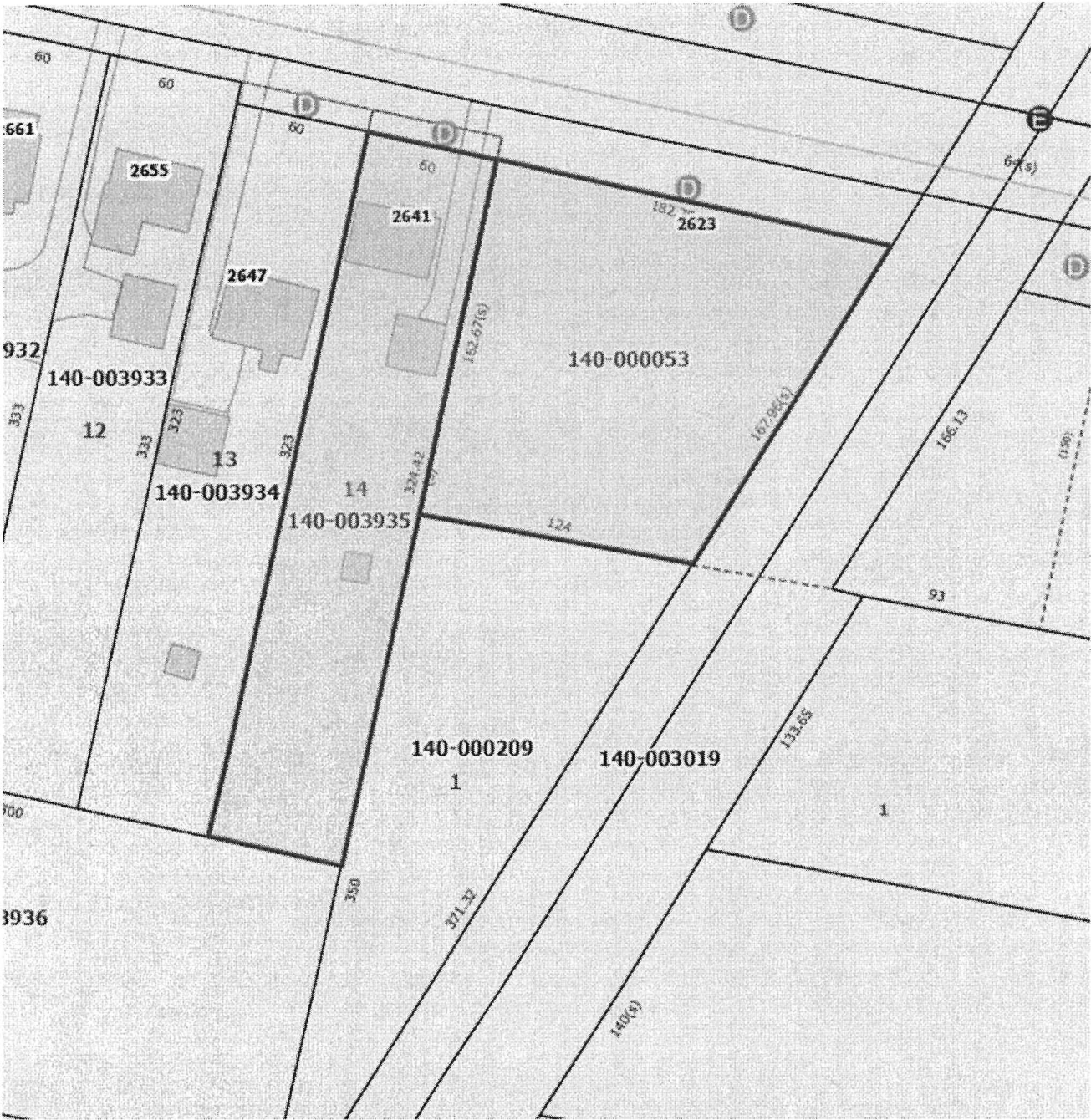
The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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

https://ge.franklincountyinc.gov/proxyviewer

MICHAEL STINZIANO
Franklin County Auditor
CONNECT. PROTECT. REASSURE.

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).



RECEIVED
FEB 12 2025
Franklin County Planning Department
Franklin County, OH

RECEIVED

FEB 12 2025

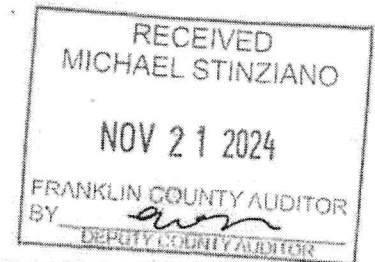
Franklin County Planning Department
Franklin County, OHMICHAEL
STINZIANO
Franklin County Auditor

Combination Request of Tax Parcels

I, as the ☒ owner [] owner's representative, request the Franklin County Auditor to combine the following:

Parcel Numbers:

140-000053-00
140-003935-00
140-000209

Current Owner(s): Lisa + Stanley Vivers, Sr

Is there a home or other structure on any of the above listed parcels? [] Yes [] No

What is the reason for combining the above listed parcels?

☒ I want one tax bill

[] This is required for a building permit

[] This is a planning commission requirement

☒ Other: Want to develop one property to commercial

Would you like to receive a copy of this completed form via email? ☒ Yes [] No

Signature: Lisa M. ViversDate: 10/22/2024Print: Lisa Marie ViversPhone: 614-214-2357Email: slvivers@gmail.com

For Auditor's Use Only

Tax district: ☒ Ownership: ☒ GIS map: ☒ Parcel sheets verified: ☒

Deputy Auditor: [signature] TID: 556050 File folder: (140) 14

Approved: ☒ Contact date: 11-21-24 Phone/Email (circle one)

Denied: ☐

Parcel number retained: 140-000053

Map/Page: M 148