



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

Economic Development & Planning Department
James Schimmer, Director

Franklin County Rural Zoning Commission

Franklin County Courthouse
373 South High Street – 26th Floor
Columbus, OH 43215

Thursday, August 16, 2018
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the May 17, 2018 meeting
5. New Business:

i. ZON-18-05 – Brad Fisher

Owner/Applicant:	Emig Road, LLC
Agent:	Jackson B. Reynolds, III
Township:	Franklin Township
Site:	1350 Emig Rd. (PID #140-000386)
Acreage:	2.400- acres
Utilities:	Private water and public wastewater
Request:	Requesting to rezone from the Rural district to the General Industrial (GI) district.

6. Adjournment of Meeting to September 20, 2018



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MINUTES OF THE FRANKLIN COUNTY RURAL ZONING COMMISSION

Thursday, May 17, 2018

The Franklin County Rural Zoning Commission convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Thursday, May 17, 2018.

Present were,

Glenn Taylor, Chairperson
Jim Daley, Vice Chairperson
Randi Good

Franklin County Economic Development and Planning Department:

Matt Brown, Planning Administrator
Brad Fisher, Planner
Phil Ashear, Planner

Chairperson Taylor opened the hearing. The first order of business being the roll call of members, the introduction of Staff, and the swearing in of witnesses. The next item of business was the approval of the minutes from the April 19th, 2018, meeting. Mr. Daley made a motion to approve the minutes. It was seconded by Ms. Good. The motion was approved by a three-to-zero vote.

NEW BUSINESS:

The next order of business being Case No. ZON-18-03. The applicant is A-7 Travel Solutions, Inc. The agent is Jack Reynolds. The township is Pleasant Township. The site is located at 7280 Stahl Road and is 1.86 acres in size. It is served by private water and wastewater. The request is to amend an existing Select Commercial Planned District to allow for an accessory building expansion. Mr. Fisher read and presented the case to the Rural Zoning Commission. Mr. Daley made a motion to approve Case No. ZON-18-03 with Staff's recommended conditions. The motion was seconded by Ms. Good. The motion was approved by a three-to-zero vote.

The next order of business being Case No. ZON-18-04. The applicant is the Franklin County Rural Zoning Commission. The township is Mifflin Township. It is 68.54 acres in size and is served by public water and wastewater. The request is to rezone from the Rural District to the Urban Residential R-12 District. Mr. Ashear read and presented the case to the Franklin County Rural Zoning Commission. Ms. Good made a motion to approve Case No. ZON-18-04. It was seconded by Mr. Daley. The motion was approved by a three-to-zero vote.

There being no further business to come before the Franklin County Rural Zoning Commission, the hearing was adjourned at 2:22 p.m.

Signature

Minutes of the May 17th, 2018, Rural Zoning Commission hearing were approved this 16th day of August, 2018.



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT
Rural Zoning Commission
August 16, 2018

Case: ZON-18-05
Prepared by: Brad Fisher

Owner/Applicant:	1350 Emig Road LLC
Township:	Franklin Township
Site:	1350 Emig Road (PID# 140-000386)
Acreage:	2.4-acres
Utilities:	Private water and public wastewater
Request:	Requesting to rezone from the Rural district to the General Industrial (GI) district.

Summary

The applicant is requesting a rezoning from the Rural district to the General Industrial (GI) district to allow the entire site to be developed industrially. The request is consistent with recommendations of the Southwest Area Plan. Staff recommends approval.

History

The subject site has been operating as a tractor trailer storage facility and salvage yard for over 20 years without an approved Zoning Compliance. The applicant has combined the 2.4 +/- acre lot with the adjacent 9.44 +/- acre lot to the east with the intention of unifying the 11.84 +/- acre lot as a General Industrial (GI) zoning district. Currently the combined 11.84 +/- acres is split zoned. The applicant submitted a Zoning Compliance in June, 2018, requesting to redevelop the site as a vehicle impound lot and truck repair shop.

Request

The site is located on the southeast side of Emig Road, between Harmon Avenue and Interstate 71, in Franklin Township. The applicant is requesting to rezone the 2.4 +/- acre lot from Rural to General Industrial (GI). If the rezoning is approved, the site may be used for any permitted use in the General Industrial (GI) district that complies with the applicable development standards.

Surrounding Land Use and Zoning

Properties to the north are zoned Manufacturing in the City of Columbus, and developed with warehousing and construction equipment rental. Interstate 71 is to the east. The property to the south and west is zoned Rural in Franklin Township, owned by the City of Columbus and serves as a Grid Pad Facility.

Comprehensive Plan

The Southwest Area Plan, adopted in 2009, contains a Future Land Use Map and Guidelines that recommend this property for a broad range of Industrial uses. Corresponding zoning districts include: Limited Industrial (LI), General Industrial (GI) and Planned Industrial Park (PIP).

The request is consistent with the Plan's future land use recommendations and will unify the entire site as General Industrial (GI).

Staff Analysis

Existing zoning – Rural:

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

Proposed zoning – General Industrial:

The General Industrial (GI) district is provided for heavy manufacturing and extensive industrial uses requiring large sites and a total range of services and facilities, including appropriate access to highly developed and integrated transportation facilities. These industries generally operate inside enclosed structures and open storage areas.

The subject site has been combined with the property to the east, and is capable of meeting all general development standards in the General Industrial (GI) district.

Development Standards

- *Lot Size*- No minimum
 - Primary operation, open storage, service areas and loading docks must be entirely enclosed or screened by walls or fences at least six (6) feet but not more than 12 feet in height, with an opaqueness of 75 percent or more from adjoining streets and residential zoning districts.
- *Lot Width*- 100 feet
- *Side Yard*- 15 feet
- *Rear Yard*- 50 feet
- *Maximum Height*- Structure is 100 feet. Secondary structures to the principal use is 150 feet.
- *Front Green Belt*- 15 feet
- *Front Yard Setback*- Average setback observed by the industrial buildings on the same side of the street within the same block (80 +/- feet from public right-of-way).
- *Landscaped Open Space*- Required perimeter green belts and minimum yards to non-industrial uses must be provided, and an overall green space of 7 percent is required.

Technical Agency Review:

Technical Review Agencies indicated no concerns with the proposed rezoning.

Staff Review

The proposed rezoning keeps with the land use recommendation of the adopted comprehensive plan and meets the intent of the General Industrial (GI) district by providing for a large site to be developed, and located near a highway.

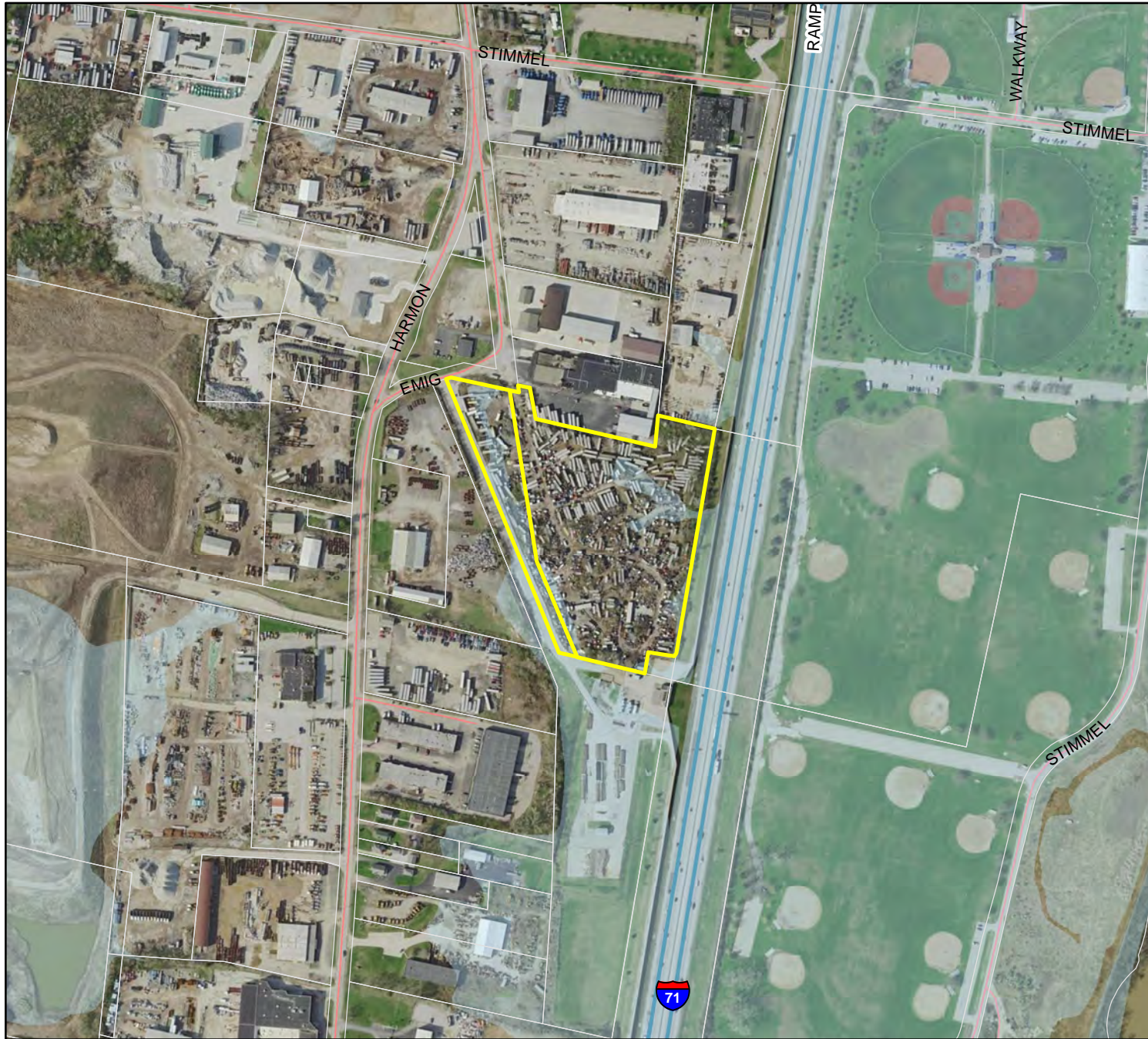
Staff believes that the proposed rezoning advances the general health, safety and welfare of the public by encouraging appropriate use and development of the land affected and the overall development of the surrounding area.

Staff Recommendation

Staff recommends approval of the request to rezone from the Rural district to the General Industrial (GI) district.

Planning Commission Recommendation

On August 8, 2018 the Franklin County Planning Commission recommended approval of the proposed rezoning.







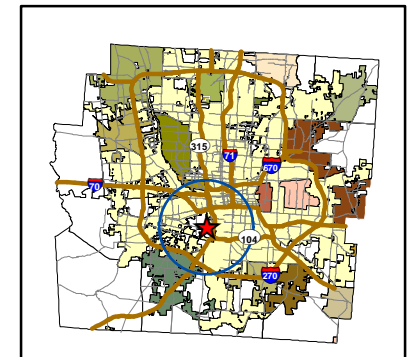
ZON-18-05

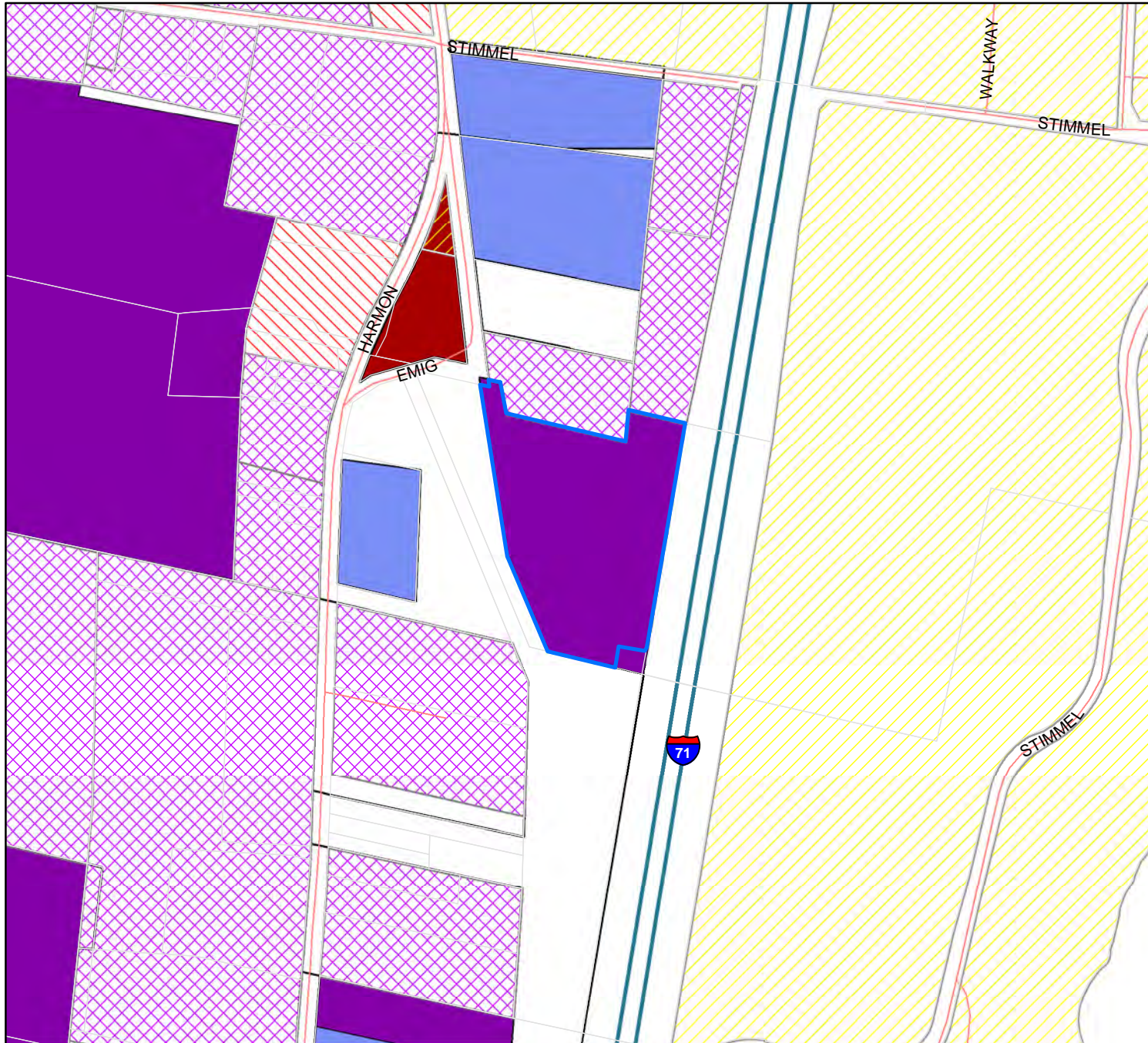
Requesting to rezone from the Rural district to the General Industrial (GI) district.

Acres: 2.400

Township: Franklin

-  1350 Emig Rd
-  Parcels
-  Interstate
-  Streets
-  Floodway Fringe (100 year)







ZON-18-05


Requesting to rezone from the Rural district to the General Industrial (GI) district.

Acres: 2.400
Township: Franklin


 1350 Emig Rd

 Parcels

 Interstate

 Streets

Franklin County Zoning

 Community Service

 General Industrial


 Limited Industrial

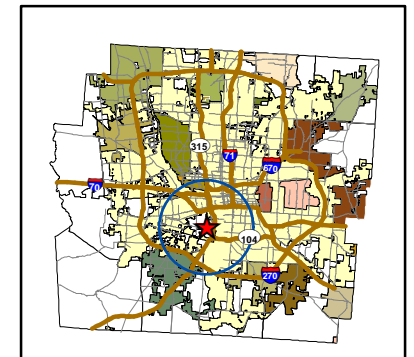
 Rural

Columbus Zoning

 Residential

 Commercial

 Manufacturing








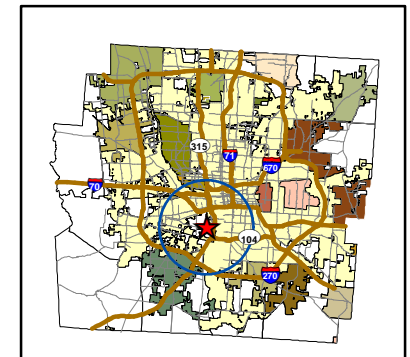


ZON-18-05

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Township: Franklin

-  1350 Emig Rd
-  Parcels
-  Interstate
-  Streets
-  Floodway Fringe (100 year)



MANNIK & SMITH GROUP, INC. 11/23/18
 1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43214
 PH: 614-452-4628 FAX: 614-452-4629



VICINITY MAP
NOT TO SCALE

OWNERS
 1350 EMIG ROAD LLC
 1350 EMIG ROAD
 COLUMBUS, OH 43223
 CONTACT: BRANDON HARRIS
 PHONE: 614-272-1800

ENGINEER
 THE MANNIK & SMITH GROUP, INC.
 1160 DUBLIN ROAD, SUITE 100
 COLUMBUS, OH 43214
 CONTACT: STEVEN E. FOX
 PHONE: 614-452-4628
 EMAIL: SFOX@MANNIKSMITHGROUP.COM

SITE DATA
 ADDRESS: 1350 & 1370 EMIG ROAD
 PID: 140-000386-00
 TOTAL SITE AREA: 9.44± AC
 ZONING: GI - GENERAL INDUSTRIAL
 USE: OFFICE & STORAGE
 BUILDING HEIGHT: 100' MAXIMUM

FLOOD ZONE
 THE PROPERTY LIES WITHIN ZONE A & ZONE X, DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP #39049C0317K, PANEL 317 OF 465, EFFECTIVE ON 05/17/2008.

RECEIVED
JUL 17 2018
 Franklin County Planning Department
 Franklin County, OH

ZON-18-05

SITE DATA	
TOTAL SITE AREA:	9.44 AC
DISTURBED AREA:	0.84 AC
PRE DEVELOPED IMPERVIOUS AREA:	0.02 AC
POST DEVELOPED IMPERVIOUS AREA:	0.36 AC



NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43214
 PH: 614-452-4628 FAX: 614-452-4629
 PROJECT DATE: 06/26/2018

PREPARED FOR: CAPITAL TOWING & RECOVERY INC.

FRANKLIN COUNTY OHIO
 SITE COMPLIANCE PLAN
 FOR

SITE PLAN