

# Franklin County Rural Zoning Commission

Franklin County Courthouse  
373 South High Street – 26<sup>th</sup> Floor  
Columbus, OH 43215

Thursday, May 16, 2019  
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the January 17, 2019 meeting
5. New Business

**i. ZON-19-01 – Brad Fisher**

<b>Owner/Applicant:</b>	Hollywood Retail Ventures, LLC
<b>Agent:</b>	Donald Plank - Plank Law Firm, LPA
<b>Township:</b>	Franklin Township
<b>Site:</b>	4081-4089 W. Broad St. (PID #140-007390, 140-007182)
<b>Acreage:</b>	10.76-acres
<b>Utilities:</b>	Public water and sewer
<b>Request:</b>	Requesting to rezone from the General Industrial (GI) district to the Community Service (CS) district.

**ii. ZON-19-02 – Brad Fisher**

<b>Owner:</b>	Res-Care Ohio Inc
<b>Applicant:</b>	Gracehaven – Central Ohio Youth For Christ
<b>Agent:</b>	Thomas Mallory - Mallory Law Office
<b>Township:</b>	Clinton Township
<b>Site:</b>	4133 Karl Rd. (PID #130-000076)
<b>Acreage:</b>	4.82-acres
<b>Utilities:</b>	Public water and sewer
<b>Request:</b>	Requesting to rezone from the Rural district to the Suburban Office (SO) district.

**iii. Motion, to initiate zoning text amendments.**

6. Adjournment of Meeting to June 20, 2019



Franklin County  
Board of Commissioners

**ECONOMIC DEVELOPMENT  
& PLANNING**

**MINUTES OF THE  
FRANKLIN COUNTY RURAL ZONING COMMISSION  
Thursday, January 17, 2019**

The Franklin County Rural Zoning Commission convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Thursday, January 17, 2019.

Present were:

Jim Daley, Vice Chairperson  
Randi Good  
Ralph Horn

Franklin County Economic Development and Planning Department:

Jenny Snapp, Assistant Director  
Matt Brown, Planning Administrator  
Brad Fisher, Planner

Mr. Matt Brown swore in witnesses.

A motion was made by Ms. Good, seconded by Mr. Horn to approve the bylaws for the Franklin County Rural Zoning Commission for 2019. The motion was approved by a three-to-zero vote.

Mr. Horn nominated Mr. Daley for the position of Chairperson, seconded by Ms. Good. The motion was approved by a three-to-zero vote. Mr. Horn nominated Ms. Good for the position of Vice Chairperson, seconded by Mr. Daley. The motion was approved by a three-to-zero vote.

OLD BUSINESS:

Minutes of the August 16, 2018, meeting were approved. The motion was made by Mr. Horn, seconded by Ms. Good. The motion was approved by a three-to-zero vote.

NEW BUSINESS:

The next order of business being Case ZON-18-06. Mr. Brad Fisher presented the case to the Franklin County Rural Zoning Commission. A motion was made by Mr. Horn, to approve Case ZON-18-06 with staff conditions, seconded by Ms. Good. The motion was approved by a three-to-zero vote.

Mr. Daley adjourned the meeting. And, thereupon, the meeting was adjourned at 1:53 p.m.

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Signature

Minutes of the January 17, 2019, Franklin County Planning Commission hearing were approved this 16th day of May, 2019.



**STAFF REPORT**  
Rural Zoning Commission  
May 16, 2019

**Case: ZON-19-01**  
Prepared by: Brad Fisher

<b>Owner/Applicant:</b>	Hollywood Retail Ventures, LLC
<b>Agent:</b>	Donald Plank – Plank Law Firm, LPA
<b>Township:</b>	Franklin Township
<b>Site:</b>	4081-4201 W. Broad St. (PID #140-007182 & 140-007390)
<b>Acreage:</b>	10.76-acres
<b>Utilities:</b>	Public water and sewer
<b>Request:</b>	Requesting to rezone from the General Industrial (GI) district to the Community Service (CS) district.

**Summary**

The applicant is requesting a rezoning from the General Industrial (GI) district to the Community Service (CS) district to legitimize existing uses and allow for all uses found in the Community Service (CS) district. The request is consistent with recommendations of the Westland Area Interim Development Framework. Staff recommends conditional approval.

**Request**

The site is located at the southwest corner of W. Broad Street and Georgesville Road, in Franklin Township. A shopping center was developed on the site in the mid 1980’s and includes four (4) structures. There are five (5) existing access drives, two (2) along W. Broad Street and three (3) along Georgesville Road.

The applicant is requesting a rezoning to allow for the use of a grocery store and check cashing establishment. If the rezoning is approved, the site may be used for any permitted use in the Community Service (CS) district that complies with the applicable development standards.

**Surrounding Land Use/Zoning**

Properties to the north, south and west are zoned General Industrial (GI) and Community Service (CS) in Franklin Township. These properties have been developed as follows: gas station, apartment buildings and small commercial businesses to the north, a coffee shop and two (2) banks to the south, and the vacant Westland Mall site to the west. Hollywood Casino is to the east and zoned Commercial in the City of Columbus.

**Comprehensive Plan**

The Westland Area Interim Development Framework, adopted in 2010, contains a Future Land Use Map and Development Principals that recommend this property for a full range of commercial and multi-family residential uses. Corresponding zoning districts include: Suburban Apartment Residential (R-24),

Suburban Office (SO), Neighborhood Commercial (NC), Community Commercial (CC), and Community Service (CS) districts.

The requested zoning district is consistent with the Plan's future land use recommendation and Goal Statements.

### **Staff Analysis**

#### Existing zoning – General Industrial:

The General Industrial (GI) district is provided for heavy manufacturing and extensive industrial uses not provided for in other industrial zoning districts. These industrial uses generally require large sites and a total range of services and facilities, including appropriate access to highly developed and integrated transportation facilities. These industries typically operate from enclosed structures, but often have large open storage and service areas where some part of the production process may take place.

#### Proposed zoning – Community Service:

The Community Service (CS) district is provided for large item commercial sales, service and repair establishments. The trade area population served by these establishments require easy access to major traffic routes. The Community Service district is the most intense commercial zoning district and allows for all uses permitted in the Suburban Office (SO), Neighborhood Commercial (NC) and Community Commercial (CC) districts.

### **Development Standards**

- *Lot Size*- No minimum, except for automobile retailers which require one (1) acre.
- *Lot Width*- No minimum, except for automobile retailers which require 200 feet.
- *Landscaped Open Space*- 20% of the total lot area.
- *Side Yard*-  $\frac{1}{4}$  the sum of the height and width of the structure or 25 feet, whichever is greater. Ten (10) feet when adjacent to another commercial district.
- *Rear Yard*-  $\frac{1}{4}$  the sum of the height and width of the structure or 25 feet, whichever is greater.
- *Front Green Belt*- 15 feet wide, between the street right-of-way line and any paved area.

The site is subject to the Smart Growth Overlay design standards if redeveloped in the future.

### **Technical Agency Review**

#### **Franklin County Engineer's Office and Franklin Soil & Water Conservation District**

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 Community Service (CS) 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 conditional approval of the request to rezone from the General Industrial (GI) district to the Community Service (CS) district. The condition of approval is that parcel numbers 140-007182 and 140-007390 be combined.

**Planning Commission Recommendation**






On May 8, 2019, the Franklin County Planning Commission recommended *conditional approval* of the request to rezone from the General Industrial (GI) district to the Community Service (CS) district. The condition of approval is that parcel numbers 140-007182 and 140-007390 be combined.

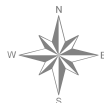
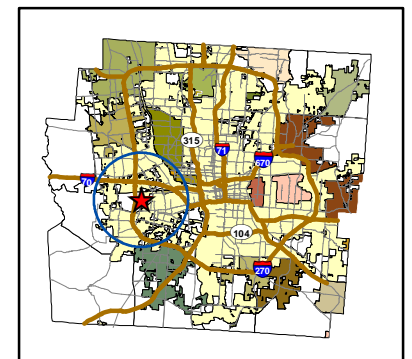


## ZON-19-01

Requesting to rezone from the General Industrial (GI) district to the Community Service (CS) district.

Acres: 10.76  
Township: Franklin

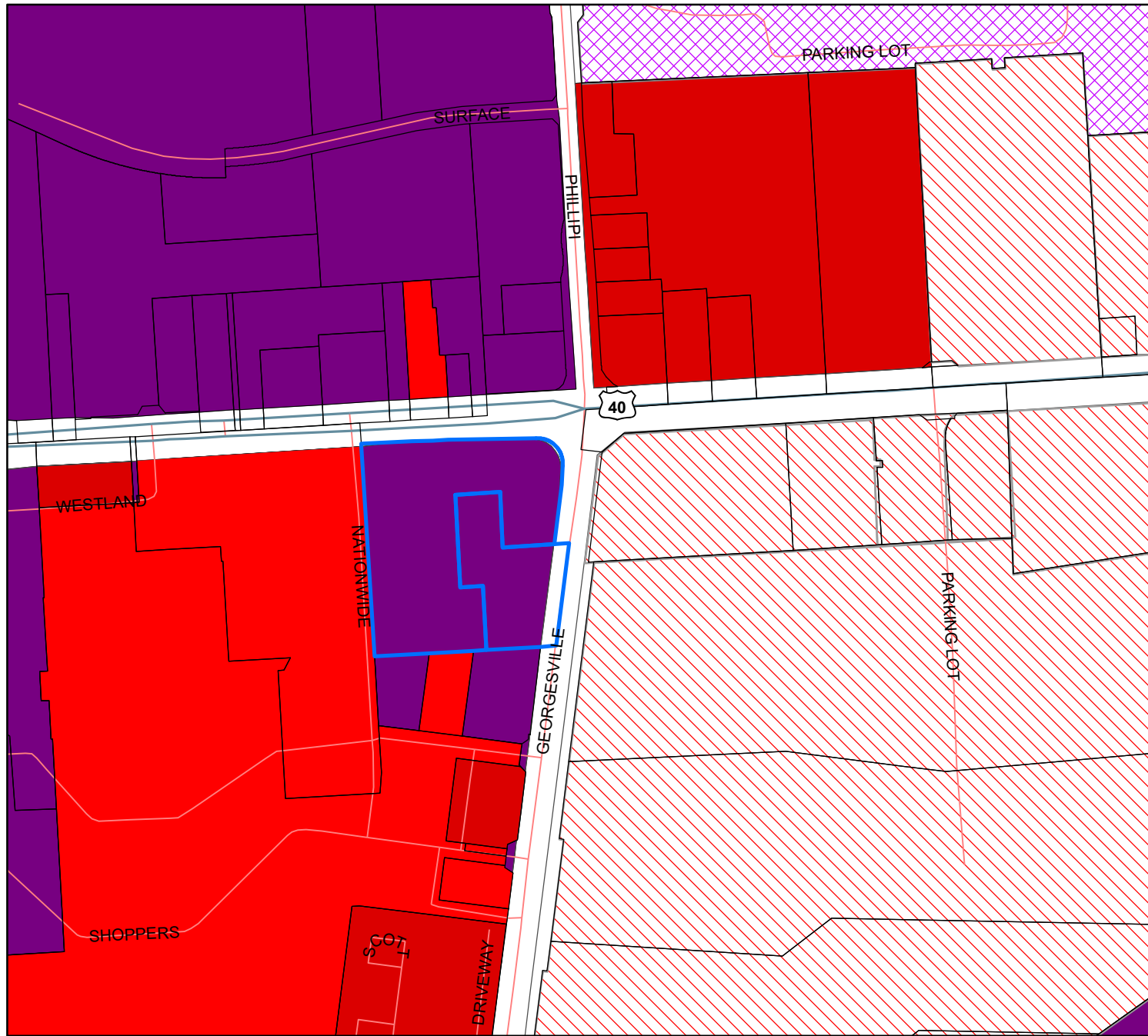
-  4081-4089 West Broad Street
-  Parcels
-  US Route
-  Streets
-  Kinnaird Ditch #3



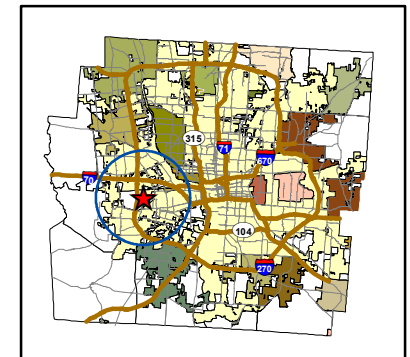
# ZON-19-01

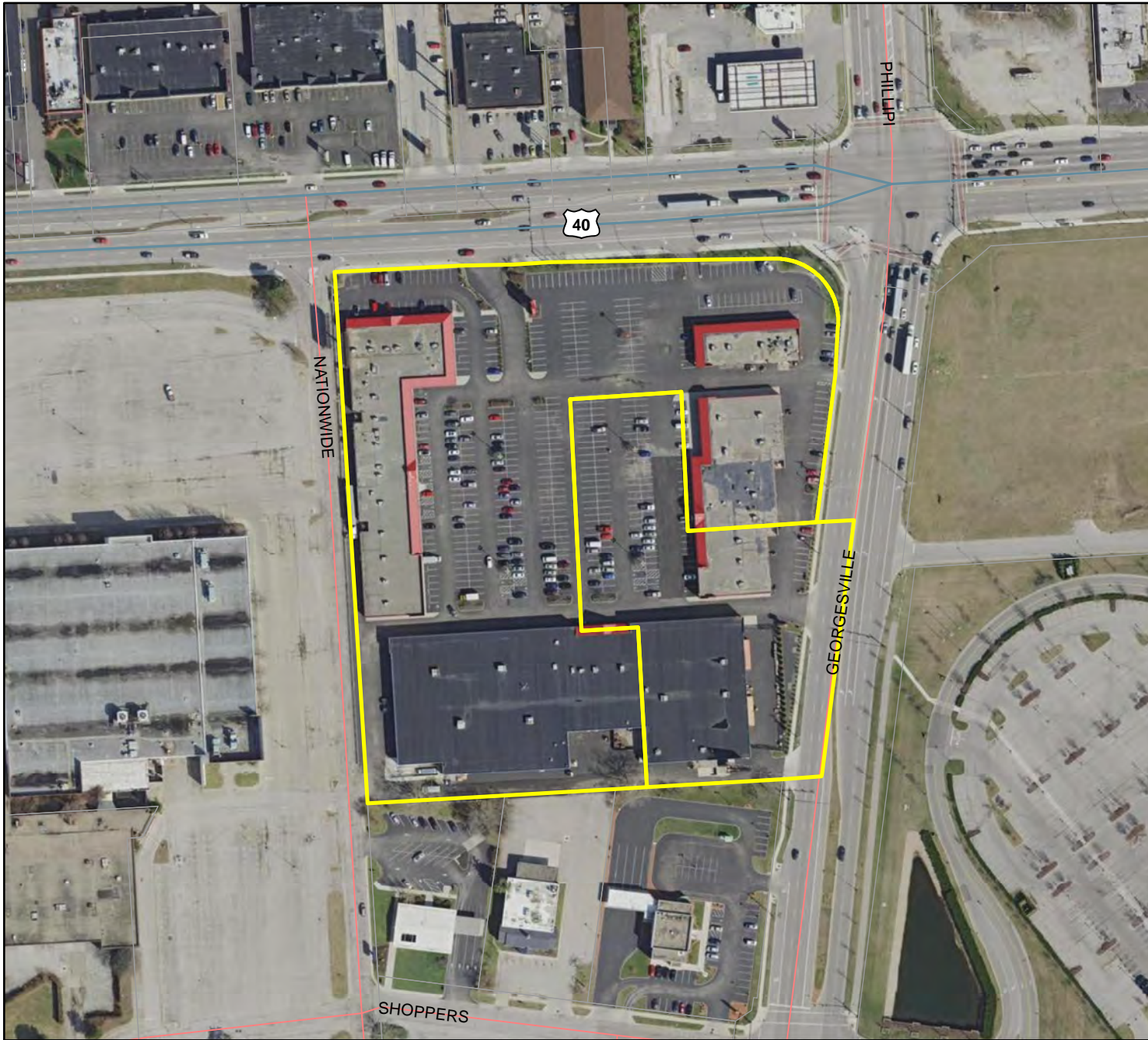
Requesting to rezone from the General Industrial (GI) district to the Community Service (CS) district.

Acres: 10.76  
Township: Franklin



- 4081-4089 West Broad Street
- Parcels
- US Route
- Streets
- Franklin County Zoning**
  - Community Service
  - General Industrial
  - Rural
- Columbus Zoning**
  - Commercial
  - Manufacturing









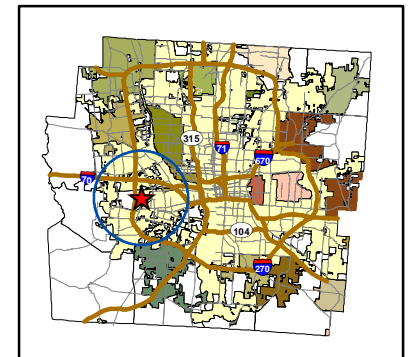
## ZON-19-01

Requesting to rezone from the General Industrial (GI) district to the Community Service (CS) district.

Acres: 10.76

Township: Franklin

-  4081-4089 West Broad Street
-  Parcels
-  US Route
-  Streets







## ***STAFF REPORT***

Rural Zoning Commission  
May 16, 2019

### **Case: ZON-19-02**

Prepared by: Brad Fisher

<b>Owner:</b>	RES – CARE Ohio, Inc.
<b>Applicant:</b>	Gracehaven – Central Ohio Youth For Christ
<b>Agent:</b>	Thomas Mallory – Mallory Law Office
<b>Township:</b>	Clinton Township
<b>Site:</b>	4133 Karl Rd. (PID #130-000076)
<b>Acreage:</b>	4.82-acres
<b>Utilities:</b>	Public water and sewer
<b>Request:</b>	Requesting to rezone from the Rural district to the Suburban Office and Institutional (SO) district.

### **Summary**

The applicant is requesting a rezoning from the Rural district to the Suburban Office and Institutional (SO) district. The request is consistent with recommendations of the Northland 1 Area Plan. Staff recommends approval.

### **Request**

The site is located on the west side of Karl Road, north of Ferris Road, in Clinton Township. The site was developed by the State of Ohio with garden style apartments in the early 1980’s, and includes six (6) apartment buildings and one (1) office building. Approximately 2.2-acres of the property to the rear is vacant, wooded land.

The applicant desires to utilize the property as it was initially developed, as a group home that provides care for its residents. The group home would focus on the care of individuals between 12 and 17 years of age. If the rezoning is approved, the site may be used for any permitted use in the Suburban Office and Institutional (SO) district that complies with the applicable development standards.

### **Surrounding Land Use/Zoning**

Properties to the north and south are zoned Institutional and developed with apartments and senior living. Properties to the west and east are zoned Residential and developed with medium density single-family homes, and St. Francis Desales High School. All surrounding properties are located in the City of Columbus.

### **Comprehensive Plan**

The Northland 1 Area Plan, adopted in 2014 by the City of Columbus, contains a Future Land Use Map and Guidelines that recommend this property for institutional uses, which allows for schools, government

property and houses of worship. A broad range of adaptive reuses may be appropriate, which include education, housing and healthcare.

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

### **Staff Analysis**

#### Existing zoning – Rural:

The Rural district is intended for agricultural and residential development in areas where there is a lack of public utilities and other resources. Permitted uses include: single-family dwelling, home occupation, school, park, religious use, adult family home and daycare.

#### Proposed zoning – Suburban Office:

The Suburban Office and Institutional (SO) district is intended for office and institutional development that is located independently or clustered, and provides for landscaped open space surrounding the development. Uses permitted in the Suburban Office and Institutional (SO) district are appropriate near residential neighborhoods and suburban areas provided the applicable development standards are met.

### **Development Standards**

- *Lot Size*- No minimum
- *Lot Width*- No minimum
- *Landscaped Open Space*- 20% of the total lot area
- *Side Yard*- (Residential)  $\frac{1}{4}$  the sum of the height of the structure and the length of the wall most nearly parallel to the side lot line, but no less than 15 feet.  
(Commercial) 10 feet
- *Rear Yard*- (Residential)  $\frac{1}{4}$  the sum of the height of the structure and length of the wall most nearly parallel to the rear lot line, but no less than 15 feet
- *Front Green Belt*- 15 feet wide, between the street right-of-way line and any paved area
- *Front Building Setback Line*- 100 feet from street centerline

### **Technical Agency Review**

No Technical Agencies indicated any concerns with the proposed rezoning.

### **Staff Review**

The proposed rezoning keeps with the land use recommendation of the adopted area plan and meets the intent of the Suburban Office and Institutional (SO) district by allowing for a uses that could serve the nearby residential neighborhood.

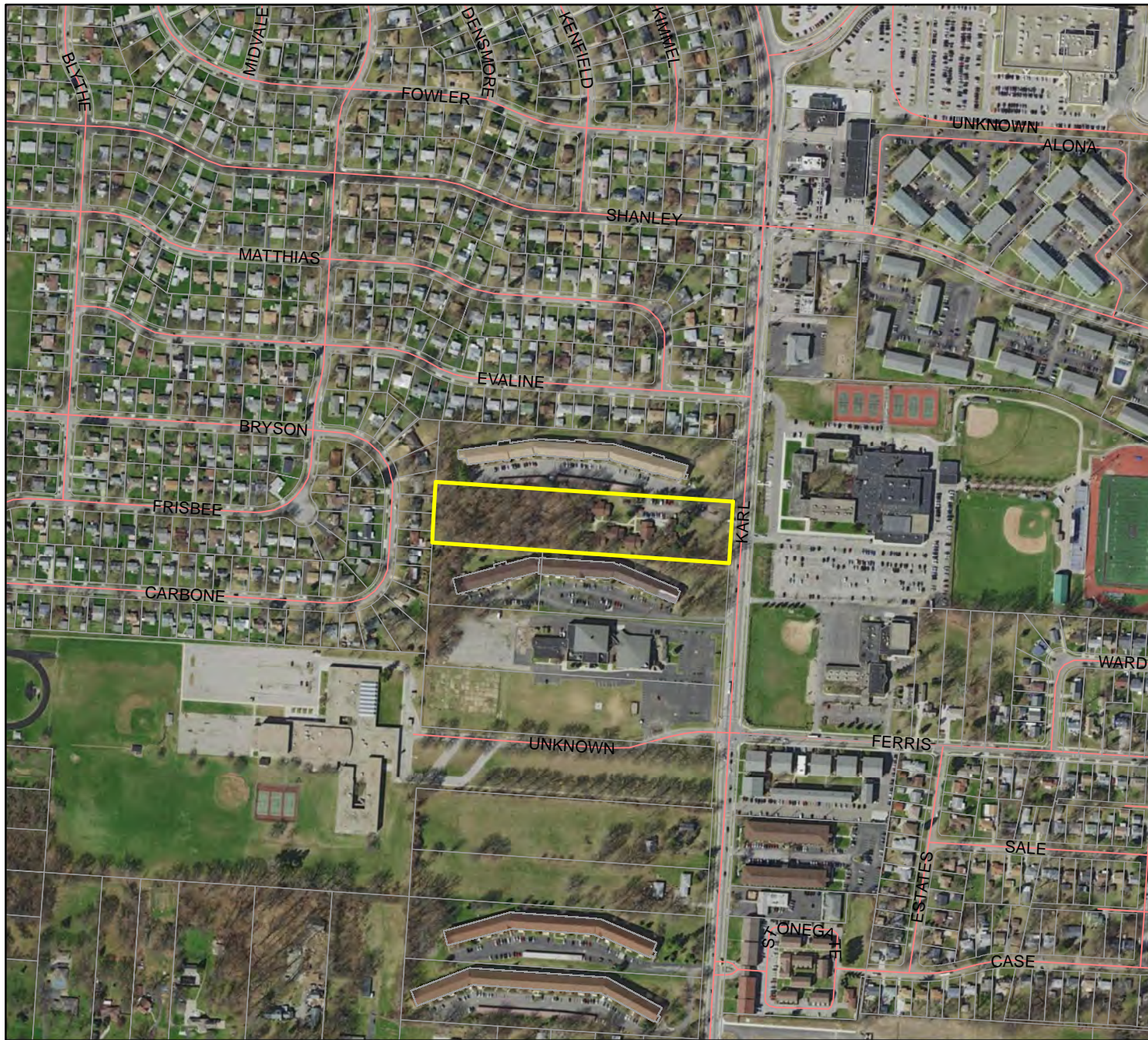
Staff believes that the proposed rezoning advances the general health, safety and welfare of the public by encouraging appropriate use and development of the land affected and the overall development of the surrounding area.

### **Staff Recommendation**

Staff recommends ***approval*** of the request to rezone from the Rural district to the Suburban Office and Institutional (SO) district.

### **Planning Commission Recommendation**

On May 8, 2019, the Franklin County Planning Commission recommended ***approval*** of the request to rezone from the Rural district to the Suburban Office and Institutional (SO) district.

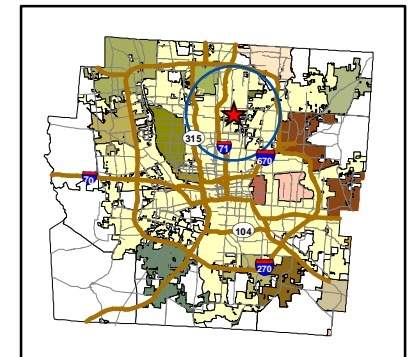


## ZON-19-02

Requesting to rezone from the Rural district to the Suburban Office (SO) district.

Acres: 4.82  
Township: Clinton

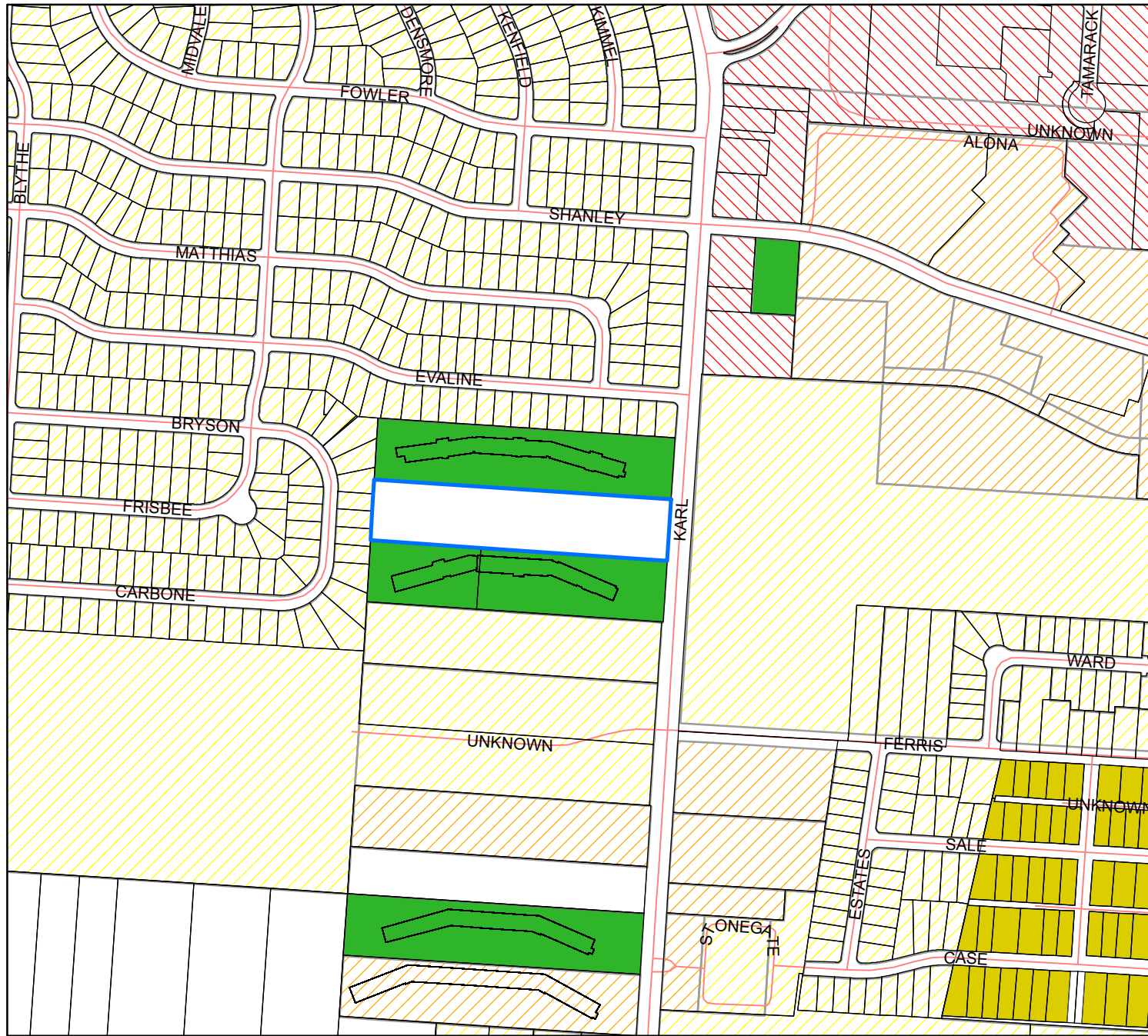
- 4133 Karl Road
- Parcels
- Streets



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Requesting to rezone from the Rural district to the Suburban Office (SO) district.

Acres: 4.82  
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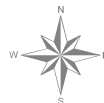
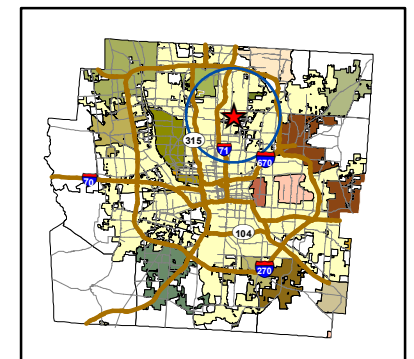
- 4133 Karl Road
- Parcels
- Streets

## Franklin County Zoning

- Urban Residential
- Rural

## Columbus Zoning

- Residential
- Multi-family
- Commercial
- Institutional






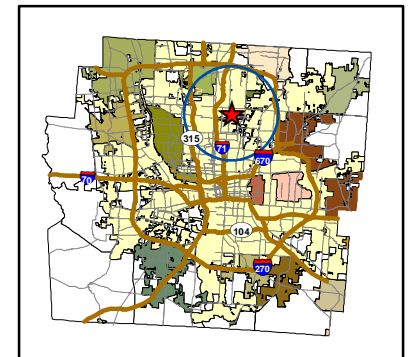


## ZON-19-02

Requesting to rezone from the Rural district to the Suburban Office (SO) district.

Acres: 4.82  
Township: Clinton

-  4133 Karl Road
-  Parcels
-  Streets



Staff is requesting a motion from the Rural Zoning Commission to initiate a zoning text amendment for Screening and Buffering requirements found in Section 521 and corresponding Sections of the Zoning Resolution that reference Screening and Buffering requirements.

Staff is requesting a motion from the Rural Zoning Commission to initiate text amendments to Sections 308 and 501 of the Franklin County Zoning Resolution to renumber subsections for clarity.

Staff is requesting a motion from the Rural Zoning Commission to initiate a text amendment to part the Urban Residential (R-12) district in Section 315.042(a) of the Franklin County Zoning Resolution to change the minimum lot width for one-family dwellings.