



Franklin County Board of Commissioners Rezoning Hearing

Judicial Services Building (Hall of Justice)
369 South High Street
1st Floor, Commissioners Hearing Room
Columbus, OH 43215

Tuesday, October 12, 2021
10:00 a.m.

1. Call roll for board members
2. Introduction of staff
3. Approval of minutes from the September 14, 2021 meeting
4. New Business:

i. ZON-21-03 – Brad Fisher

Owner/Applicant:	Noe Cruz Moreno
Township:	Franklin Township
Site:	1602 Harrisburg Pike. (PID #140-000562)
Acreage:	0.510-acres
Utilities:	Public water and sewer
Zoning:	Rural
Request:	Requesting to rezone from the Rural district to the Suburban Apartment Residential (R-24) district.

5. Adjournment of Meeting to November 9, 2021



**MINUTES OF THE
FRANKLIN COUNTY BOARD OF COMMISSIONERS
REZONING HEARING**

Tuesday September 14, 2021

The Franklin County Board of Commissioners convened in the Franklin County Commissioners Hearing Room, at 369 South High Street, Columbus, Ohio, 43215, on Tuesday, September 14, 2021.

Present were:

Kevin L. Boyce, Chairperson
John O'Grady, Commissioner
Eric C. Crawley, Commissioner

Franklin County Economic Planning and Development Department:

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

Kenneth Wilson, Franklin County Administrator
Jeanine Hummer, Franklin County Assistant Prosecuting Attorney
Adria Fields, Franklin County Assistant Prosecuting Attorney
Jesse Armstrong, Franklin County Assistant Prosecuting Attorney

Commissioner Boyce opened the hearing which was followed by the roll call and introduction of Staff. The next order of business was the approval of the minutes of the October 13, 2020, meeting. Commissioner Crawley made a motion to approve the minutes. It was seconded by Commissioner O'Grady. The motion was approved by a three-to-zero vote.

NEW BUSINESS:

The next order of business being Case No. ZON-21-01. The owner is Buckeye Truck, LLC. The township is Franklin Township. The site is located at 2182 Frank Road. It is 1.970 acres in size and is served by public water and sewer. The applicant is requesting to rezone from the Neighborhood Commercial district to the Select Commercial Planned district to allow for truck parking, personal storage, a single-family home, and an office. Mr. Brad Fisher read and presented the case to the Franklin County Board of Commissioners. Commissioner O'Grady made a motion to approve Case No. ZON-21-01. The motion was seconded by Commissioner Crawley. The motion failed with a three-to-zero vote.

There being no further business to come before the Franklin County Board of Commissioners' Rezoning Hearing, Commissioner O'Grady made a motion to adjourn the hearing until October 12, 2021.

Signature

Minutes of the September 14, 2021, Franklin County Board of Commissioners' Rezoning Hearing were approved this 12th day of October, 2021.



STAFF REPORT

Board of County Commissioners
October 12, 2021

Case: ZON-21-03

Prepared by: Brad Fisher

Owner:	Noe Cruz Moreno
Applicant:	Juan Cruz
Township:	Franklin Township
Site:	1602 Harrisburg Pike (PID #140-004330)
Acreage:	0.51-acres
Utilities:	Public water and sewer
Request:	Requesting to rezone from the Rural district to the Suburban Apartment Residential (R-24) district.

Summary

The applicant is requesting a rezoning from the Rural district to the Suburban Apartment Residential (R-24) district. Staff recommends **approval with conditions**.

Request

The subject site is located on the east side of Harrisburg Pike, approximately 800 feet south of Briggs Road in Franklin Township. Based on information from the Franklin County Auditor’s website, the site was developed with a home in 1924 which was remodeled in 1979 and a rear structure built in 1925. The Auditor’s website indicates that the main structure currently contains four dwelling units and the rear structure one dwelling unit. Staff found no certificates of zoning compliance on file for the property and consider the existing uses to be non-conforming uses in the Rural district.

The applicant is requesting to rezone the site from the Rural to the Suburban Apartment Residential (R-24) district in order to renovate the existing 4-unit structure within the same building footprint to a 3-unit structure and to make the use of the property conforming with the zoning district.

Surrounding Land Use/Zoning

Properties to the north, west and south are located in Franklin Township. Properties to the north are zoned Community Service (CS) and developed with a paving company and auto-related services. Properties to the south are zoned Rural and CS and developed with single-family homes. The properties to the south have been zoned CS since 1948. Properties to the west are zoned Rural, CS, and General Industrial (GI) and developed with single-family homes and an outdoor storage use. The properties zoned CS to the west were developed residentially in the early 1900’s and rezoned to CS in 1987. The GI and CS properties appear to be vacant. The properties to the east are zoned Multi-family Residential and Commercial in the City of Columbus and are developed with an auto-related use and a senior living facility (Village Place) which was built in 2000.

Comprehensive Plan

The Southwest Area Plan, adopted in 2009, includes a Future Land Use Map that recommends this property for Low Density Residential uses with single-family detached homes and 3-6 dwelling units per acre. Corresponding zoning districts include the Suburban Residential (R-4) and Restricted Urban Residential (R-8) districts.

The requested zoning district does not keep with the Plan's land use recommendation however the requested rezoning does not intend, and cannot, increase the number of dwelling units on the site due to the lot size and width standards of the R-24 district. Additionally, the Southwest Area Plan's overarching recommendation for land use is to ensure a variety and availability of appropriately compatible residential, commercial, and industrial settings. There are commercial uses immediately to the north and a multi-family residential development immediately to the east, the residential uses that would be permitted by the proposed rezoning are appropriately compatible with the area's settings.

Staff Analysis

Proposed Zoning District – Suburban Apartment Residential (R-24):

The Suburban Apartment Residential district is provided in recognition of sections of the County that are served with centralized water and sanitary sewer and were previously developed for high-density apartment structures.

Suburban Apartment Residential (R-24) District – Development Standards

- *Lot Size*- Minimum 7,200 square feet, for each dwelling unit there shall be 1,800 square feet
- *Lot Width*- Minimum 60 feet, for each unit more than 2 there is an additional 10 feet required
- *Landscaped Open Space*- 65% of the total lot area.
- *Side Yard*- 1/6 the sum of the height and width of the structure and in no case less than 8 feet
- *Rear Yard*- 20 percent or more of the lot depth, except no more than 30 feet required

The site was originally developed in 1924 and is served by centralized water and sanitary sewer. The site meets the intent of the Suburban Apartment Residential (R-24) district and can meet all required development standards. Staff notes that if the site is fully redeveloped in the future that it will be subject to the Smart Growth Overlay design standards.

Technical Agency Review

Franklin County Engineer's Office, Drainage Engineer's office, Franklin Soil & Water Conservation District and Ohio Department of Transportation

Indicated no concerns with the request.

Columbus Public Utilities

Confirmed that the site is served by centralized water and sewer. Indicated that an increase in the size of water service may be required and that can be addressed at the time of construction or remodeling.

Staff Review

The proposed rezoning would make the existing non-conforming use of the site conforming and the rezoning keeps with the intent of the proposed zoning district. While the rezoning does not strictly keep with the adopted area plan's land use recommendation it is in keeping with the existing character and development potential of the area.

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 district to the Suburban Apartment Residential (R-24) district. The conditions of approval are as follows:

- 1) The owner must provide to the Franklin County Economic Development and Planning Department a home inspection report from a state licensed home inspector for both structures on the property within 30 days of the rezoning approval by the Board of County Commissioners.
- 2) At the direction of the Franklin County Residential Building Official and based on the findings of the home inspection reports, the owner must obtain any necessary permits and complete any health and safety improvements needed to the structures.

Planning Commission Recommendation

On September 8, 2021 the Franklin County Planning Commission recommended approval with conditions of the request to rezone from the Rural district to the Suburban Apartment Residential (R-24) district. The conditions of approval were those recommended by staff.

Rural Zoning Commission Recommendation






On September 16, 2021 the Franklin County Rural Zoning Commission conditionally approved the request to rezone from the Rural district to the Suburban Apartment Residential (R-24) district. The conditions of approval were the same as recommended by staff and the Planning Commission.

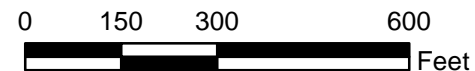
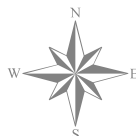
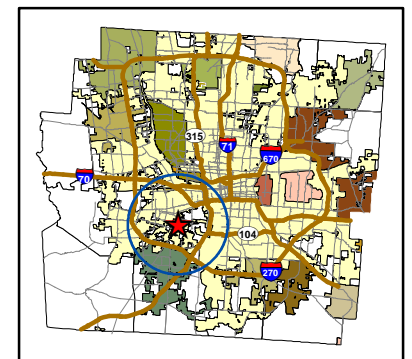


ZON-21-03

Requesting to rezone from the Rural district to the Suburban Apartment Residential (R-24) district.

Acres: 0.51 acres
Township: Franklin Township

-  1602 Harrisburg Pike
-  Streets
-  Railroad
-  Parcels
-  Columbus















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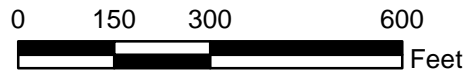
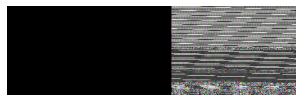
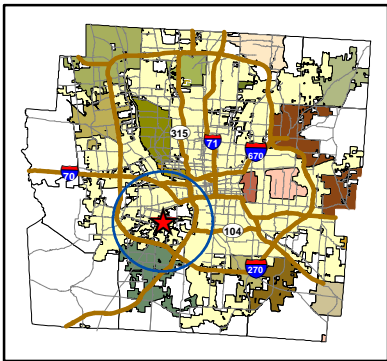
-  1602 Harrisburg Pike
-  Streets
-  Railroad
-  Parcels

Franklin County Zoning

-  Rural
-  Urban Residential
-  Community Commercial
-  Community Service
-  Limited Industrial
-  General Industrial

Columbus Zoning

-  Residential
-  Multi-family
-  Commercial
-  Manufacturing








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