

Franklin County Rural Zoning Commission

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

Thursday, May 19, 2022
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Approval of By-Laws
4. Election of Chair and Vice-Chair
5. Approval of minutes from the September 16, 2021 meeting
6. New Business

i. ZON-22-01 – Matt Brown

Owner:	M&R Property Investment Incorporated
Applicant:	Plank Law Firm, LPA.
Township:	Franklin Township
Site:	727 Harrisburg Pike (PID #140-001338)
Acreage:	0.370-acres
Utilities:	Public water and sewer
Zoning:	Community Commercial (CC)
Request:	Requesting to rezone from the Community Commercial (CC) district to the Select Commercial Planned District (SCPD) to allow for automotive repair and the sale of automobiles.

ii. ZON-22-02 – Matt Brown

Owner/Applicant:	Arch City Group, LLC.
Township:	Hamilton Township
Site:	6746-48 Canal Road. (PID #150-000010)
Acreage:	3.825-acres
Zoning:	Rural
Request:	Requesting to rezone from the Rural district to the Select Commercial Planned District (SCPD) to allow for short-term semi-trailer parking.

7. Adjournment of Meeting to June 16, 2022

Franklin County, Ohio Rural Zoning Commission

(By-Laws)

A. MEMBERS AND OFFICERS

1. The Rural Zoning Commission, herein after referred to as RZC, shall consist of five (5) members and two (2) at-large members appointed by the Franklin County Board of Commissioners as provided by Sections 303.01 to 303.25 inclusive of the Ohio Revised Code. Each member and/or successor shall serve a term for a period of five (5) years with terms that expire each year. Each member shall maintain residence in unincorporated Franklin County.
2. At the first meeting of each year {01/21/2016}, the RZC shall organize by electing a Chairperson and a Vice-Chairperson. Officers shall serve for one (1) year or until a successor is appointed. Officers are entitled to vote.
3. Upon expiration of a RZC member's term, such member may continue to serve until a successor is appointed.
4. The Chairperson shall encourage regular and timely attendance by each RZC member. Each RZC member is responsible for attending each meeting or notifying the Planning Administrator of the Franklin County Economic Development and Planning Department or the Planning Administrator's staff person of the inability to attend. Four (4) total unexcused absences in one year or three (3) consecutive unexcused absences shall be grounds for removal of a member by a majority vote of the Board, or at their discretion, grounds for the attending majority of the Board to request the offending member's resignation {02/17/2000}. The Executive Secretary shall determine what constitutes an unexcused absence. Grounds to be considered an unexcused absence would be failure to notify the Executive Secretary before the meeting of an inability to attend, or repeated absences without medical or appropriate personal excuse.
5. The Planning Administrator of the Franklin County Economic Development and Planning Department or the Planning Administrator's designee shall serve as secretary of the RZC.

B. MEETINGS

1. The RZC shall meet on the third Thursday of each month, or other date as approved by the Commission. If the third Thursday is a holiday, the meeting shall be held on the Wednesday before the third Thursday {02/17/2000}. If there are no applications for consideration no meeting will be held {01/21/2016}.
2. Each regular meeting shall be held at 1:30 P.M. in an appropriate room of the Franklin County Courthouse.
3. The RZC shall publish and mail notice as required by Section 303.12 of the Ohio Revised Code. As a courtesy, the RZC will also attempt to mail notice of all remaining property owners within three hundred (300) feet of the subject property. Should an application be tabled, the RZC will re-notify property owners by regular mail {02/17/00}. A copy of the abutter list shall be retained in each respective case

file and shall be available for public inspection at the Franklin County Economic Development and Planning Department {02/12/98}.

4. All meetings of the RZC shall be open to the public and no action shall take place in Executive Session or by vote prior to any meeting.
5. All meetings shall be conducted in accordance with Roberts Rules of Order, newly revised. A quorum shall consist of three (3) members of the RZC. If a quorum is lacking, the meeting shall be postponed or canceled. The Rural Zoning Commission is unable to guarantee full attendance at each hearing. As such, any decision made by a quorum of RZC members is final. The RZC shall consider and deliberate upon any request for delay should an applicant desire to do so but because of dynamic development issues present in Franklin County, such request for delay shall only be considered to a date certain not to exceed six months {02/17/00}. This does not, however, guarantee that the delay will be granted nor does it guarantee full board participation at any future meeting {02/11/99}.
6. There are two (2) designated at-large alternates. The alternates shall have the right to vote and participate in all proceedings and actions of the Rural Zoning Commission at that meeting as if the at-large alternate were a full voting member {01/17/08}.
7. All motions before the RZC shall be presented in the affirmative (to approve). If a motion is defeated, this constitutes a denial of the application.
8. The Chairperson may limit the number of persons who wish to speak regarding any agenda item to not more than three (3) for and three (3) persons against. The Chairperson may limit the total amount of time for support of an agenda item to fifteen (15) minutes and the total amount of time for the opposition to fifteen (15) minutes.
9. All persons wishing to speak at a meeting must register to do so with secretary of the RZC prior to the meeting. Speaker slips will be available for this purpose.
10. Applications with motions to continue or dismiss shall be heard first. Applications requiring a full presentation to the RZC shall be heard in the order of filing {02/17/00}.

C. POWERS AND DUTIES

The RZC shall consider:

1. The RZC shall consider requests for amendments to the Franklin County Zoning Resolution and/or the Franklin County Zoning Maps. The RZC shall approve, disapprove or suggest modifications to these requests and certify a recommendation to the Board of County Commissioners for their consideration.
2. Amendments may be initiated by motion of the County RZC, passage of a resolution by the Board of Commissioners, or by filing of an application by one of more of the owners of the property within the area to be changed by the proposed amendment.

D. RZC STAFF

1. The Franklin County Economic Development and Planning Department shall receive, process, and present amendments to the RZC.
2. The Franklin County Economic Development and Planning Department shall maintain a record of the RZC proceedings.

E. FRANKLIN COUNTY RURAL ZONING COMMISSION

1. The Franklin County RZC shall submit the proposed amendment to the Zoning Resolution and/or the Zoning Maps, including text and maps, to the Franklin County Planning Commission for their recommendations, as required by the Ohio Revised Code Section 303.12(E) {02/15/01}.

F. SUSPENSION OR AMENDMENT OF RULES

1. These rules and regulations may be suspended only upon the affirmative vote of no fewer than four (4) members.
2. These rules and regulations may be amended from time to time by a majority vote of the RZC membership. Such amendments shall be effective thirty (30) days after an affirmative vote.

SIGNATURE PAGE

Chairperson

Vice-Chairperson

Member

Member

Member

Date Adopted

**MINUTES OF THE
FRANKLIN COUNTY RURAL ZONING COMMISSION
Thursday, September 16, 2021**

The Franklin County Rural Zoning Commission convened at 369 South High Street (Judicial Services Building), in the Commissioners' Hearing Room, Columbus, Ohio, 43215, on Thursday, September 16, 2021.

Present were:

Randi Good, Chairperson
Susan Brobst
Ralph Horn
Jim Daley

Franklin County Economic Planning and Development Department:

Matt Brown, Planning Administrator
Brad Fisher, Planner

Also present:

Jesse Armstrong, Franklin County Assistant Prosecuting
Adria Fields, Franklin County Assistant Prosecuting

Chairperson Good opened the meeting.

The first order of business being the roll call and introduction of Staff. The next order of business was the approval of the minutes of the July 22, 2021, meeting. Mr. Daley pointed out an error regarding the date of September 17, 2021 in the published minutes. With that correction, Mr. Daley made a motion to approve the minutes of the July 22, 2021, meeting minutes. The motion was seconded by Ms. Brobst. The motion was approved by a vote of three yeases and one abstention.

NEW BUSINESS:

The next order of business being Case No. ZON-21-03. The owner is Noe Cruz Moreno. The township is Franklin Township. The site is located at 1602 Harrisburg Pike. It is 0.510 acres in size and is served by public water and sewer. The applicant is requesting to rezone from the Rural district to the Suburban Apartment Residential R-24 district. Mr. Brad Fisher read and presented the case to the Franklin County Rural Zoning Commission. Ms. Good made a motion to approve Case No. ZON-21-03 with Staff's recommended conditions. The motion was seconded by Mr. Daley. The motion was approved by a four-to-zero vote.

There being no further business to come before the Franklin County Rural Zoning Commission, Ms. Brobst made a motion to adjourn the hearing. The motion was seconded by Mr. Daley. The motion was approved by unanimous vote. The proceedings were adjourned at 1:47 p.m.

Signature

Minutes of the September 16, 2021, Franklin County Rural Zoning Commission hearing were approved this 19th day of May, 2022.

STAFF REPORT

Rural Zoning Commission
May 19, 2022

Case ZON-22-01

Prepared by: Matt Brown

Owner:	M&R Property Investment Incorporated
Applicant:	Plank Law Firm – Craig Moncrief
Township:	Franklin Township
Site:	727 Harrisburg Pike (PID #140-001338)
Acreage:	0.37-acres
Utilities:	Public water and sewer
Zoning:	Community Commercial (CC)
Request:	Requesting to rezone from the Community Commercial (CC) district to the Select Commercial Planned District (SCPD) to allow for automotive repair and the sale of automobiles.

Summary

Requesting to rezone from the Community Commercial (CC) district to the Select Commercial Planned District (SCPD) to allow for automotive repair and the sale of automobiles. The request is comparable to other uses in the surrounding area; however, the proposed use directly conflicts with recommendations of the Southwest Area Plan. Staff recommends **denial**.

History

2011 – Rezoning Case ZON-11-04

The site was rezoned from the Rural District to the Community Commercial (CC) District to legitimize an existing automotive repair shop. Shortly following the rezoning of the property, staff discovered that the tenant at that time had begun selling used cars off of the lot. In speaking with the applicant/owner, they were unaware that the retail sale of used automobiles is not a permitted use in the Community Commercial (CC) District. Staff informed the applicant/owner that the property would need to again be rezoned to allow the auto sales use. This rezoning case was approved with 14 conditions; however, all conditions were never met.

2011 – Zoning Compliance

A Zoning Compliance was approved to allow for the use of an auto repair shop.

2014 – Sign Permit

A Sign Permit was approved to allow for two wall signs to advertise the auto repair shop.

2013 – Rezoning Case ZON-12-16

The previous property owner requested to rezone the site to the Select Commercial Planned District (SCPD) to allow for the retail sales of used automobiles. Staff and Planning Commission recommended denial of the request as the proposed use directly conflicts with the Southwest Area Plan recommendations, which discourages auto-oriented uses, specifically vehicular sales, along Harrisburg Pike. The applicant subsequently requested to withdraw the rezoning case at the Rural Zoning Commission hearing, and the request to withdraw was approved.

Request

The site is located on the north side of Humphrey Avenue at the intersection of Harrisburg Pike (US-62). The site contains a 3,026 square foot vehicle repair garage which was constructed in 1972. The garage has 5 bays, 1 on the east side of the building facing Harrisburg Pike, and 4 on the south side of the building facing Humphrey Avenue. Paved areas for storage, display and parking are provided adjacent to the garage to the north and to the east of the garage along Harrisburg Pike.

Surrounding Land Use/Zoning

The property to the north is zoned General Commercial and developed with the Central Point Shopping Center in the City of Columbus. All other adjacent properties are located in Franklin Township. The property to the east is zoned Community Commercial and developed with a Speedway gas station. The property to the south is zoned Community Service and developed with a used automotive retail sales use and the property to the west is zoned Suburban Apartment Residential and developed with single-family residential uses.

Comprehensive Plans

The Southwest Area Plan, a collaborative effort between Franklin Township, Jackson Township, the City of Columbus and Franklin County, was adopted in April 2009. The Plan recommends the applicant's property for Community Commercial land uses; such as neighborhood shopping centers, offices with professional and business services, and other public and semi-public uses.

The Plan makes additional recommendations focusing on specific corridors. Recommendations for the Harrisburg Pike corridor include concentrating more intense commercial uses around Central Point (Harrisburg Pike and Mound) and the Southwest Square shopping center (Harrisburg Pike between Eakin and Briggs). However, auto-oriented uses, such as auto-repair, drive through commercial and vehicular sales are discouraged.

The proposed use directly conflicts with the Southwest Area Plan.

Staff AnalysisExisting zoning – Community Commercial

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

Proposed zoning – Select Commercial Planned District

The Select Commercial Planned District (SCPD) is intended to provide for any use permitted in a straight commercial district to locate in residential areas with development controls to ensure compatibility with the surrounding environment. As part of the rezoning of an area to the SCPD a development plan (text and map form) detailing performance standards for building design, parking, access, landscaping, lighting, and signage is required. A compliance waiver from any standard is permitted only if approved as part of the development plan. Any change/modification to an approved development plan must go through the amendment process.

Permitted Uses

The applicants' request would allow the subject property to be used for all uses permitted in the Community Commercial (CC) District and the retail sales of automobiles that will only be advertised on the internet, restricted to 5 parking spaces that are located behind the automotive repair building.

Access/Traffic

Access is provided by Humphrey Avenue which is a township-maintained roadway having a right-of-way width of 40 feet.

Parking

Based on the proposed uses, a minimum of 12 parking spaces are required. 10 striped parking spaces are provided between Harrisburg Pike and the existing building. 3 striped spaces and a loading space is located behind the existing building, along with 5 striped parking spaces dedicated to automotive sales.

Storm Water Drainage

Storm water run-off is managed in two ways. The paved parking areas on the north and east side of the garage divert storm water by sheet flow to the landscaped greenbelt along Harrisburg Pike. Storm water run-off from the building and access point are diverted by sheet flow to a catch basin located within the right-of-way of Humphrey Avenue. No additional development or impervious surface which would increase the amount of storm water run-off is proposed.

Sewage Disposal and Water Supply

The property is provided public sewer and water by the city of Columbus.

Architectural Design

The site contains a 3,026 square foot concrete-block garage which is approximately 15 feet in height and the building will not be altered.

Utilities and Facilities

No new utilities or facilities are proposed with this request.

Pollution

The request will not create any hazardous levels of smoke, odor or noise.

Graphics and Signage

No signage has been proposed at this time.

Lighting

No lighting information was provided. Based on information from the 2012 rezoning case, the site is lit by 6 fixtures; 2 of which are flood type and are individually attached to 2 utility poles located on the northeast and southeast corners of the lot. The remaining 4 fixtures are attached to the walls of the garage at the roof line; 2 of which are located on the southern wall of the building and 2 on the north wall. The development plan fails to address the type and location of all lighting fixtures and their architectural compatibility to the existing building as required under the SCPD regulations. Furthermore, lighting was addressed during the 2011 rezoning. At that time the applicant agreed to replace the existing lighting with downcast fixtures to prevent any glare from affecting neighbors and motorists. At this time, it is unclear if all light fixtures remain the same as they were at the time of the 2011 rezoning.

Screening & Landscaping Plan

The parking lot located to the north of the garage is screened from the residential uses to the west by a 100% opaque, 6-foot wood fence. The north side of the lot and area north of the existing building are enclosed by a 6-foot chain-link fence and access gate. A row of shrubs is located inside of the western and northern section of the chain-link fence.

The 15-foot landscaped greenbelt along the frontage of Harrisburg Pike is planted with grass. Small shrubs had been planted as part of the 2011 rezoning but were removed because they were unhealthy. The

applicant has illustrated on the development plan that they will replant the greenbelt with 18 shrubs. All plantings on site not surviving shall be replaced within 1 year and all planting species shall be native to Ohio.

Outdoor Storage

The outdoor storage of automobiles for repair or sale shall be limited to the enclosed fence area, as depicted on the Development Plan.

Compliance Waivers (Sections referenced are from the Franklin County Zoning Resolution)

1. 332.041 – Minimum lot size: Reduce the required lot size from 1-acre to 0.37-acres to allow for the retail sales of automobiles.
2. 332.042(b) – Minimum lot width: Reduce the required lot width along a street that has access to right-of-way from 175 feet to 141.6 feet.
3. 332.043(a) – Minimum side yard: Reduce the required side yard setback from the residentially zoned property to the west.
 - a. Staff notes that this waiver is not required as no new development is proposed.
4. 332.045 – Front green belt: Reduce the required 15-foot greenbelt between the Humphrey Avenue road right-of-way, and provide no greenbelt in this area.
5. 420.034(16(a(v))) – Staff believes the intent was to request a waiver to Section 670.088(3) based on the request, as Section 420.034(16(a(v))) does not exist. The request is to reduce the required 2 tree plantings in landscaped islands to zero. In lieu of trees, the applicant has proposed to plant and maintain shrubs within the north and east greenbelt areas.
6. 531.014(1(a)) – Parking facility setback: Reduce the required parking setback from the residentially zoned property to the west from 15 feet to 5 feet.

Staff Review

The proposed use directly conflicts with the Southwest Area Plan's recommendations, which states that rezoning individual, undersized parcels to a commercial district is discouraged along Harrisburg Pike. More specifically, auto-oriented uses, such as auto-repair and vehicular sales is discouraged. When requesting to rezone to a commercial district, the proposal should be evaluated based on their adherence to the recommended design guidelines, particularly in terms of having a single access point and compatibility of scale and required setbacks. Staff notes that based on the number of requested waivers and the limited improvements proposed for the site, this request is not supported by the Southwest Area Plan.

Staff Recommendation

Based on Staff's analysis, Staff recommends denial of the proposed rezoning.

Planning Commission Recommendation

On May 11, 2022 the Franklin County Planning Commission recommended denial of the request to rezone the subject site from the Community Commercial (CC) District to the Select Commercial Planned District (SCPD).

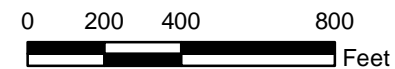
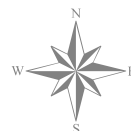
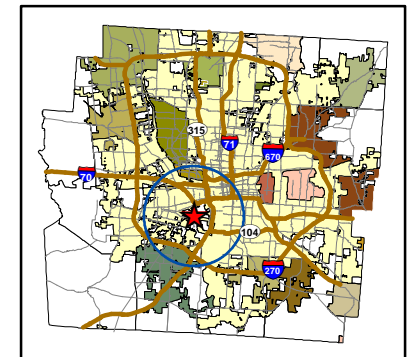


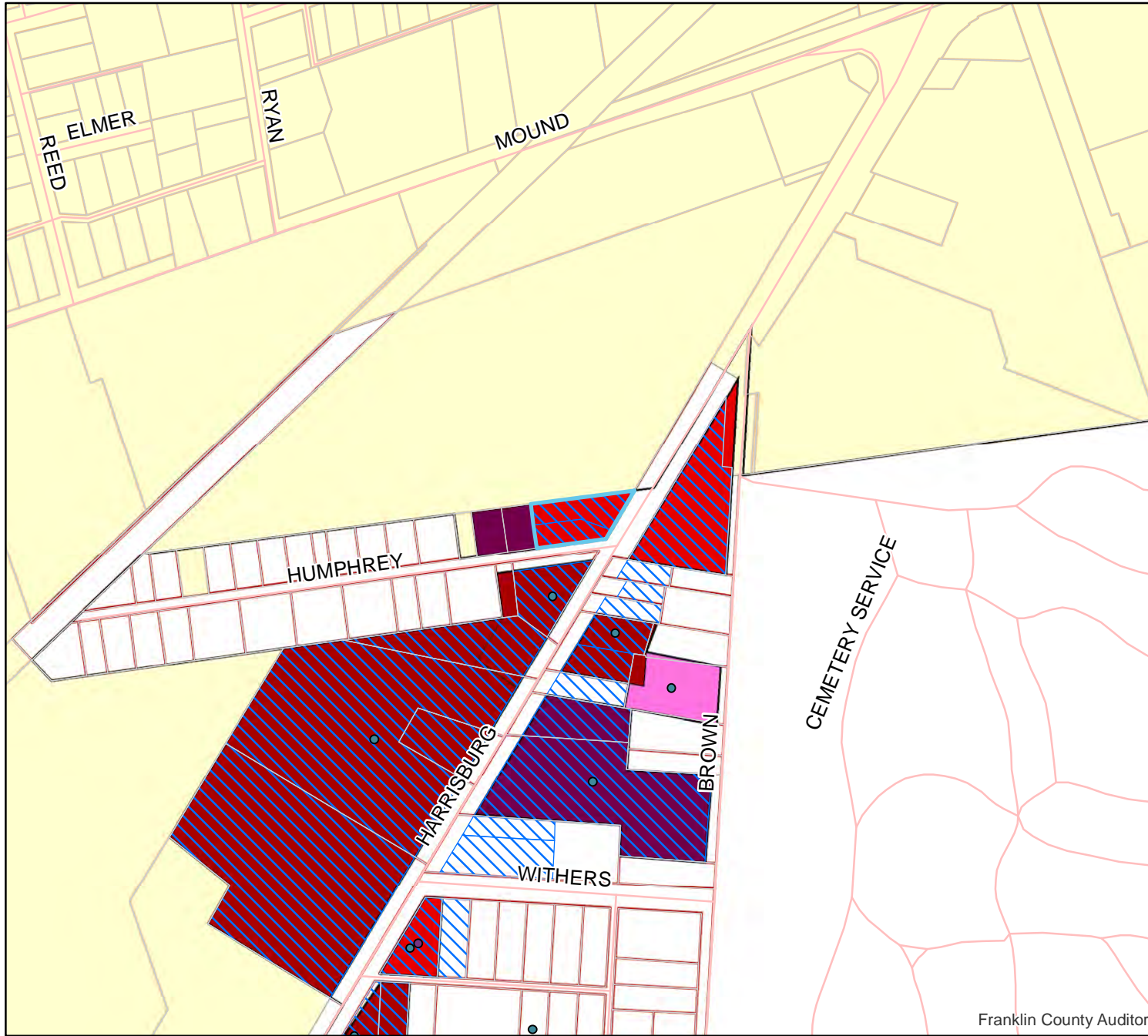
ZON-22-01

Requesting to rezone from the Community Commercial (CC) district to the Select Commercial Planned District (SCPD) to allow for automotive repair and the sale of automobiles.

Acres: 0.37-acres
Township: Franklin Township

- 727 Harrisburg Pike
- Streets
- Parcels









ZON-22-01

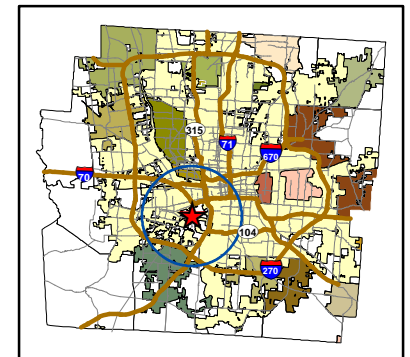
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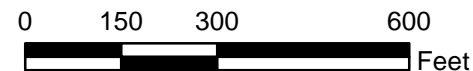
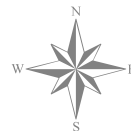
-  727 Harrisburg Pike
-  Streets
-  Parcels
-  Columbus

Franklin County Zoning

-  Smart Growth Overlay
-  Community Service
-  Community Commercial
-  Neighborhood Commercial
-  Suburban Apartment Residential
-  Rural



Franklin County Auditor





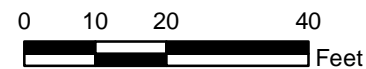
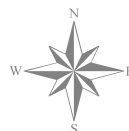
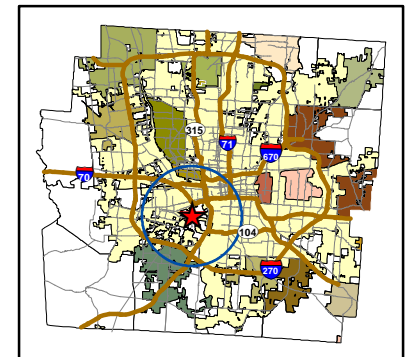
Franklin County Auditor

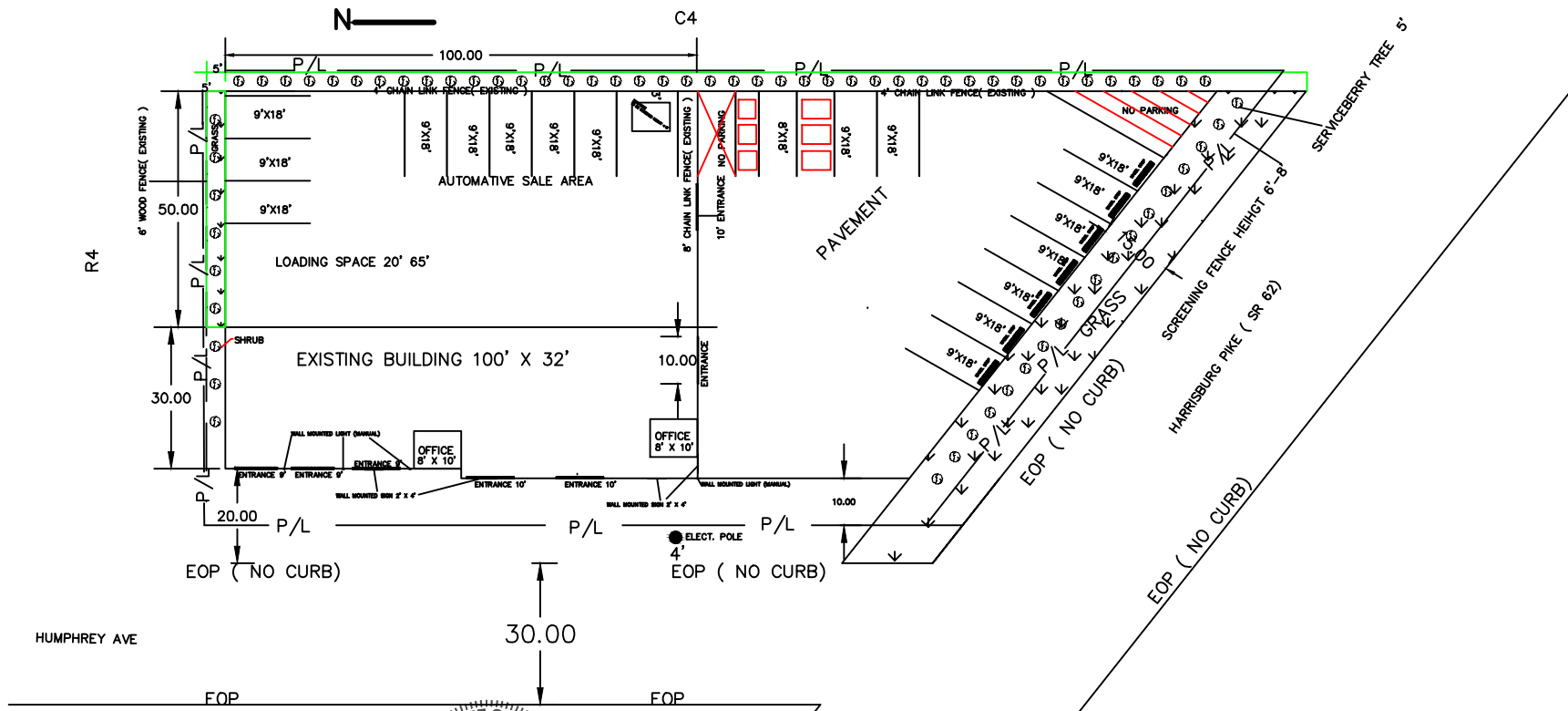
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Acres: 0.37-acres
Township: Franklin Township

-  727 Harrisburg Pike
-  Streets
-  Parcels

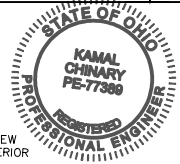




PARCE # 140-00338-00
 M&R PROPERTY INVESTMENT INC.
 727 HARRISBURG PIKE
 COLUMBUS OH 43026

SCALE 1"=20'

BUILDING DATA	AREA
BUILDING AREA	3200 SF
TENANT AREA	3200 SF
TOTAL AREA	14000 SF
PAVEMENT AREA	12800 SF
GRAVEL AREA	6000 SF
WOOD AREA	6000 SF



- GENERAL NOTE
- 1-PROPOSED REQUEST IS FOR TENANT VEHICLE REPAIR WITH NO NEW CONSTRUCTION ACTIVITY FOR SITE IMPROVEMENT-INTERIOR OR EXTERIOR PORTION OF THE BUILDING.
 - 2- NEW PROPOSED USE IS AUTO REPAIR, AND SALE (DEALERSHIP), PLUS CUSTOMER SERVICE IS PROVIDED, WHEN A PERMIT IS REQUESTED AND ISSUED BY FRANKLIN COUNTY.
 - 3- THE EXISTING BUILDING AND PARK SURFACE ARE IN A FAIR CONDITION. IN CASE OF ANY REMODELING, A PERMIT FROM FRANKLIN COUNTY IS REQUESTED.



531.02 - MINIMUM NUMBER OF PARKING SPACES REQUIRED - A minimum number of off-street parking spaces shall be provided in accordance with the following schedule:

USE	SPACES REQUIRED (COMMERCIAL)
Automobile Repair Garage	Two (2) parking spaces per service bay; a service bay shall not be Utilized as a parking space
Automobile Sales	One (1) parking space for each five thousand (5,000) square feet of lot area used for vehicle display in addition to one (1) parking space for each three hundred (300) square feet of gross floor area.

RECEIVED

APR 19 2022

Franklin County Planning Department
Franklin County, OH

Exhibit D

Select Planned Commercial District Development Text

ZON-22-01

Property Location: 727 Harrisburg Pike, Franklin Township, Ohio 43223
Franklin County Auditor Tax Parcel Id. No.: 140-001338
Property Owner: M&R Property Investment Incorporated c/o Adam Al Saadi
Applicant: Adam Al Saadi c/o Craig Moncrief, Esq.
Proposed Zoning District: SCPD, Select Commercial Planned District
Date of Text: April 11, 2022
Application Number:

I. Introduction: The Property consists of approximately 0.37 acres located on the northwest corner of Harrisburg Pike and Humphrey Avenue. The Property is adjacent to a single-family residential property to the west (zoned R-24), a retail shopping center to the north (in Columbus), a car sales lot to the south (zoned CS), and a gas station to the east (zoned CC). The Property is improved with a building that was constructed in 1972, five (5) garage bays, a 100% opaque wooden fence screening the property to the west, landscaping, and parking behind and to the east of the building. The Property was rezoned to the Community Commercial District (ZON-11-04) in 2011 and currently operates as an automobile repair shop. The Applicant desires to rezone the Property for the limited purpose of dedicating five (5) parking spaces behind the building for automotive sales. The automotive sales use will be restricted in size and will only be advertised via the internet. There will be no physical advertisements, signs, or banners on the Property pertaining to the automotive sales.

II. Permitted Uses: The following uses shall be permitted on the Property:

A. All uses permitted under Section 328.02, (CC) Community Commercial District, of the Franklin County Zoning Resolution; and

B. Retail sales of automobiles, new and used, restricted to a portion of the Property consisting of five (5) parking spaces, as depicted on the site plan included with this application (the "Site Plan").

All other uses are prohibited on the Property.

III. Development Standards: Unless otherwise indicated in this text or the Site Plan the applicable development standards in Article V, General Development Standards, and Section 332.04, Community Service District Development Standards, of the Franklin County Zoning Resolution, shall apply to the Property. Any future Substantial Improvement (as defined under Section 720) shall be subject to the Smart Growth Overlay requirements under Section 670 of the Franklin County Zoning Resolution.

A. **Parking:** The parking on the Property shall be provided as depicted on the Site Plan. The parking of automobiles that are for sale shall be restricted to five (5) parking spaces, as depicted on the Site Plan.

B. Access: The Property will obtain access to and from the Humphrey Avenue right-of-way, as existing and depicted on the Site Plan.

C. Setbacks: The existing building and parking setbacks are depicted on the Site Plan.

D. Architectural Design: The building on the Site Plan is existing and will not be altered. The building is a well maintained commercial building consisting of cement block.

E. Outside Storage: The outdoor storage of automobiles for repair or sale shall be limited to the enclosed fence area, as depicted on the Site Plan.

F. Utilities and Facilities: No new utilities and/or facilities are proposed on the Property.

G. Pollution:

i. Smoke – All repair operations will be conducted within the building on the Property. No existing or proposed use shall emit smoke.

ii. Odor – No use shall emit odor gases or other odorous matter in such quantities as to be offensive at any point on or beyond the SCPD boundary.

iii. Noise – No commercial or service use shall emit noise greater than sixty (60) decibels at the lot line.

H. Graphics: Any future proposed signage must comply with the requirements Section 420.034(14), Chapter 541, and Chapter 670 of the Franklin County Zoning Resolution.

I. Lighting: No new lighting is proposed on the Property.

J. Landscaping and Screening: Applicant is proposing to add a row of shrubs, as depicted on the Site Plan, to the previously approved landscaping on the Property.

K. Fencing: The existing (and approved) fencing on the Property is depicted on the Site Plan.

L. Abutting Residential Areas: There is an existing six (6) foot, wood, privacy fence that abuts the adjacent residential property for screening.

M. Plantings: All plantings shall be comprised of native species and maintained permanently. Any plant material that does not survive shall be replaced within one (1) year with material meeting the specifications of the original planting.

IV. Deviations: Applicant is requesting the following deviations from the Franklin County Zoning Resolution:

A. Section 332.041 – Minimum Lot Size – requires uses listed in SIC Code #55 (retail sales of automobiles) to have a minimum lot size of one (1) acre abutting a public street or thirty-two thousand six hundred and seventy (32,670) square feet of lot size for a corner lot abutting two (2) intersections. The Property is located at the corner of two (2) intersecting streets and is approximately sixteen thousand (16,000) square feet. Applicant purchased the Property on October 11, 2021 and the deviation is not a result of actions taken by the Applicant. The Property previously consisted of two (2) parcels that were combined in 2011. The deviation is a result of a long-standing existing condition.

B. Section 332.043(a) – Minimum Side Yard – When adjacent to a residential district or planned commercial or residential district, the side yard shall be at least 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, or twenty-five (25) feet, whichever is greater. Applicant is not proposing any alterations to the site of the approved building on the Property.

C. 420.034(16)(a)(v) – Development Plan Landscaping – For every (10) parking spaces on an individual lot, the owner shall be required to place at least one (1) tree in such a manner as to be spaced and placed in or among the parking rows. The existing layout does not provide room for trees within the parking rows. In lieu of the trees, Applicant will plant and maintain shrubs within the north and east greenbelt areas.

D. 531.014(a)(a) – Parking Facility Setback – Select Planned Commercial Zoning District parking facilities shall be permitted in required yards to within fifteen (15) feet of a Residential Zoning District. The existing parking facilities are located five (5) feet from the adjacent residentially zoned property. Applicant will not be altering the approved size and location of the parking area. The Property is improved with a wooden fence that screens the parking lot from the adjacent residential property.

E. 332.042(b) – Minimum Lot Width – For uses listed in SIC Code #55, there shall be a lot width of not less than two hundred (200) feet abutting on and having access to a public street right-of-way depicted as a major arterial street on the Franklin County Thoroughfare Plan, current edition. The lot abutment on a public street may be reduced to a sum of one hundred and seventy-five (175) feet for a corner lot abutting two (2) intersecting major arterial streets. The Property has a lot width of one hundred forty-one and 6/10 feet (141.6') accessing Humphrey Avenue.

F. 332.045 – Front Green Belt – A landscaped area of at least fifteen (15) feet in width shall be provided between the existing street right-of-way line, or the right-of-way as depicted on the Franklin County Thoroughfare Plan, current edition, whichever is greater, and any structure or paved area. A code compliant green belt is provided between the parking lot and Harrisburg Pike right-of-way. The existing Property layout is noncompliant with the green belt requirement from Humphrey Avenue.

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APR 19 2022

Franklin County Planning Department
Franklin County, OH

ZON-22-01

Exhibit G
Rezoning Application
Statement in Support

Applicant is the owner of the real property located at 727 Harrisburg Pike, Franklin Township, Ohio 43223 (the "Property"). The Property is improved with a commercial building constructed in 1972, five (5) garage bays, a 100% opaque wooden fence screening the property to the west, landscaping, and parking behind and to the east of the building. The Property was rezoned to the Community Commercial District (ZON-11-04) in 2011 and currently operates as an automobile repair shop. Applicant is requesting to rezone the Property to the SCPD, Select Commercial Planned District in order to permit a limited component of auto sales on the Property in addition to the uses already permitted on the Property. The auto sales area will be limited to an area consisting of five (5) parking spaces located at the rear of the Property. The auto sales area will be screened from Humphrey Road by the existing building; to the north by the landscaping on the Property and the existing retail shopping center north of the Property; to the west by the existing wood fence on the Property; and to the east by the dumpster, landscaping, and parking area. Applicant will advertise the sale of the automobiles via the internet and will not install physical advertisements, signs, or banners on the Property.

The proposed zoning amendment improves the general health, safety and welfare of the public by improving the Property with no negative impact on adjacent properties. Applicant purchased the Property in October, 2021 and will use the Property exclusively to repair the vehicles involved in his medical transportation services. Applicant is proposing to install additional landscaping on the Property and to rearrange the parking lot to ensure efficient and safe maneuverability throughout the site and adjacent rights-of-way. The Zoning Plan and Select Commercial Planned District Development Text have been carefully drafted to limit the impact of the new use on the Property. The auto sales area is located at the rear of the Property and is buffered by the existing building and significant distance and screening from adjacent rights-of-way. Auto sales is a reasonable and common accessory use to an automobile repair shop and is compatible with the character of the neighborhood, which includes an automobile sales use directly across Humphrey Avenue.

While the Southwest Area Plan discourages auto-oriented uses on Harrisburg Pike, the nature of the proposed use does not match the character of the typical auto sales business. The Zoning Plan and Select Commercial Planned District Development Text restrict the auto sales use such that it will forever be an accessory use on the Property. Further, the internet has drastically changed the manner in which cars are sold. There will be no banners, advertisements, or other eye-sores, distractions, or traffic concerns on the Property. Applicant will conduct 100% of its advertising and sales through the internet and the use is restricted such that there will be minimal additional traffic on nearby rights-of-way.

The development standards under Select Commercial Planned District Development Text actually exceed the recommendation of the Southwest Area Plan, which recommends Community Commercial on the Property. The Property will be subject to the Community Service District

Development Standards under Section 332.04 of the Franklin County Zoning Resolution, even though the restricted auto sales use is the only permitted Community Service use on the Property. The Property is already improved with a 100% opaque wooden fence buffering the rear of the Property from the adjacent single-family residential property. In consideration of the changing conditions of the automobile sales use and the restrictions of the Select Commercial Planned District Development Text, the requested rezoning supports a local business and improves the general welfare of the public.

GENERAL GUIDELINES					
Standards	Yes	No	N/A	Conditions to Approval	Mitigating Circumstances
The developer has reviewed the recommendations of the Southwest Area Plan	✓				
A site plan of the project been submitted	✓				
The proposal is consistent with the land use plan (pp. 38-41)	✓				<i>Property has community commercial characteristics</i>
Parking is hidden to the greatest extent possible by locating it to the rear or side of a building or by extensive landscaping. (p. 50)	✓				
Pedestrian access is provided to transit stops. (p. 55)		✓			
Natural features (like mature trees, slopes, wetlands, and ponds) are identified on the site plan (p. 38)			✓		
Wetlands and 35 percent of mature trees on the site are preserved (p. 38)			✓		
Notable trees (those 20-30 inches or greater in diameter at 4 feet above grade) are preserved (p. 38)			✓		
Tree protection measures are incorporated into site plans and development text (p. 38)			✓		
A minimum 150-foot no-disturb zone along all creeks, waterways and ravines is provided (p. 37)			✓		
The 100-year floodplain is preserved (p. 38)			✓		
The proposal includes alternative methods to manage stormwater (p. 38)			✓		

SITE-SPECIFIC GUIDELINES					
Standards	Yes	No	N/A	Conditions to Approval	Mitigating Circumstances
For Brown Road: the plan adheres to the guidelines listed on page 42					
For Harrisburg Pike: the plan adheres to the guidelines listed on page 43 to 44	✓				<i>Auto sales is extremely limited</i>
Frank Road: the plan adheres to the guidelines listed on page 46					
For Mound Street: the plan calls for community commercial uses (p. 46)					
For the Cooper Stadium site: the plan adheres to the guidelines listed on page 47					
For the former Franklin County Children Services site: the plan adheres to guidelines on pages 35 to 37					

COMMERCIAL DEVELOPMENT					
Standards	Yes	No	N/A	Conditions to Approval	Mitigating Circumstances
The proposal is consistent with the land use plan (pp. 38-41)	✓				
Buildings are oriented to the street, entrances face the street and are clearly demarcated (p. 50)	✓				
Building design incorporates patterns and materials that provide visual interest (p. 50)	✓		✓		
Building surfaces over 20 feet high or 50 feet in length are relieved with a change of wall plane or by other means that provide visual interest (p. 50)	✓		✓		
A consistent level of detailing and finish is provided for all sides of a building (p. 50)	✓				
The proposed signage is appropriate according to the standards listed on pages 50 and 51	✓				
Lights are fully shielded, recessed and directed downward (p. 51)	✓				
Parking lots have one landscaped island, with at least one tree, for every 10 parking spots (p. 51)		✓			Parking lot is existing. Perimeter landscaping will be added.
Quality pedestrian connections are provided between the site and adjacent development and from the public street to building entrances (p. 51)		✓			
Buildings meet Leadership in Energy and Environmental Design (green building) standards (p. 51)			✓		
Landscaped buffers and screening are provided between residential and commercial uses (p. 51)	✓				Existing wooden fence
For Mound Street and Frank Road, the building is placed in a manner consistent with the Regional Commercial Overlay (p. 50)					
For Harrisburg Pike, the building is placed in a manner consistent with the Community Commercial Overlay (p. 50)			✓		
For Southwest Square or Central Point shopping centers, the plan adheres to the guidelines listed on page 51					

STAFF REPORT

Rural Zoning Commission
May 19, 2022

Case ZON-22-02

Prepared by: Matt Brown

Owner/Applicant:	Arch City Group, LLC.
Township:	Hamilton Township
Site:	6746-48 Canal Road. (PID #150-000010)
Acreage:	3.825-acres
Zoning:	Rural
Request:	Requesting to rezone from the Rural district to the Select Commercial Planned District (SCPD) to allow for short-term semi-trailer parking.

Summary

Requesting to rezone from the Rural district to the Select Commercial Planned District (SCPD) to allow for short-term semi-trailer parking. The request is comparable to other uses in the surrounding area; however, the proposed use directly conflicts with recommendations of the South Central Accord. Staff recommends **denial**.

Request

The site is located on the south and east side of Canal Road, northwest of the Rickenbacker International Airport. The site is vacant, other than limited trees and a gravel area, and includes two points of access to Canal Road.

The request is to rezone the site to the Select Commercial Planned District (SCPD) to allow parking of semi-trailers. Improvements to the site include 1 access point to Canal Road on the west side of the property, 2.8-acres of gravel parking dedicated to semi-trailers only, a 6-foot-tall chain link fence with barbed wire will surround the entire property and include a 20 foot wide greenbelt to the west, north and east.

Surrounding Land Use/Zoning

The property to the north is zoned Manufacturing and developed with industrial uses in the City of Columbus. The property to the west is zoned Manufacturing in the City of Columbus, vacant, and owned by the applicant. The property to the east is zoned Rural and developed with a single-family home in Hamilton Township. The property to the south is zoned Residential and developed with the Steeplechase Village apartments in the City of Columbus.

Comprehensive Plans

The South Central Accord, adopted by the County Commissioner's in 1997 and amended in 2004, includes a Future Land Use map to help guide development. The site and surrounding properties to the east and south are recommended for high-density residential uses. The site is located in the Rickenbacker District of the Accord which recommends that any industrial uses provide a 100 feet wide buffer with a 6 to 8 feet tall planted mound when adjacent to residential uses.

The proposed use conflicts with the land use recommendation of the South Central Accord and does not keep with the recommended buffering of an industrial use adjacent to residential uses.

Staff Analysis

Existing zoning – Rural

The Rural District is intended for agricultural and residential development 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 – Select Commercial Planned District

The Select Commercial Planned District (SCPD) is intended to provide for any use permitted in a straight commercial district to locate in residential areas with development controls to ensure compatibility with the surrounding environment. As part of the rezoning of an area to the SCPD a development plan (text and map form) detailing performance standards for building design, parking, access, landscaping, lighting, and signage is required. A compliance waiver from any standard is permitted only if approved as part of the development plan. Any change/modification to an approved development plan must go through the amendment process.

Permitted Uses

The applicants' request would allow the subject property to be used for the parking of semi-trailers, which is classified as Standard Industrial Classification (SIC) code 4214. This SIC code is described on OSHA's website as local trucking with storage.

Staff notes that SIC code 4214 is permitted in the Limited Industrial (LI) zoning district.

Access/Traffic

1 access point is proposed to Canal Road on the west side of the property and the access drive will be a sealed asphalt surface.

An evaluation of horizontal sight distance at the proposed access point to Canal Road will be completed and a traffic consultant will perform a traffic count at the current access point on Canal Road.

Parking

A 6-inch base of compacted gravel will be maintained on 2.8-acres of the site as identified on the Development Plan.

Storm Water Drainage

Drainage and run-off from the development shall not cause property damage to off-site areas. Existing drainage patterns will be fine-tuned during the development stage, and existing drainage outlet locations will be maintained.

Sewage Disposal and Water Supply

No services are proposed.

Architectural Design

No buildings are proposed.

Utilities and Facilities

No new utilities or facilities are proposed with this request.

Pollution

No existing, proposed, or future use and/or structure shall emit smoke or odorous gases. No use shall emit noises greater than 60 decibels.

Graphics and Signage

1 flat 3 foot tall by 5-foot-wide sign shall be permitted to be installed on 1 of the site's gated entrance panels on the west side. This sign shall be laser-printed on a 1/8-inch-thick plasticized aluminum substrate and will be adhered to the gate panel using galvanized screws and hardware to prevent corrosion.

Lighting

No lighting is proposed.

Screening & Landscaping Plan

A 20-foot-wide green belt will be located between the gravel parking area and the Canal Road right-of-way and between the gravel parking area and the eastern property line. 16 evergreen trees will be staggered along the eastern property line. A 6-foot-tall chain link fence with barbed wire will surround the property.

Outdoor Storage

The applicant owns semi-trailers that it leases to companies operating in the Rickenbacker and greater Columbus areas. When not in use, they will be parked on-site, within the fenced parking area denoted on the site plan.

Compliance Waiver

A compliance waiver may be requested for any performance standard not met and such waiver may be granted as part of the Development Plan. The applicant has requested the following waivers:

1. Section 521 – Screening and Buffering: The use of the property for exterior storage must be screened such that the storage is not visible within 100 feet of a property line, exterior storage that requires screening of more than 3.5 feet in height to achieve this standard must be located behind the front building line, and screening of exterior storage may not exceed 12 feet in height, unless using vegetation to meet the screening requirement. Additionally, the site requires a landscaped buffer 20 feet in width with 60% opacity and a screen 8 feet in height with 60% opacity is required on the east and south sides of the property adjacent to residential zoning districts.
2. Section 501.012 – Fence Height and 501.028 – Barbed Wire Fences. Fences between a street and principal structure may not exceed 3.5 feet in height. In the case of no principal structure, no fence exceeding 3.5 feet in height is permitted between the street and front building line. Barbed wire fences are prohibited.
3. Applicant requested a waiver to Section 521.03(c) however that waiver request is covered by the first waiver request.
4. Applicant requests a waiver from the screening and buffering recommendations for the Rickenbacker District identified in the South Central Accord. Such a waiver is not necessary as the South Central Accord is a policy document and not regulatory in nature.

Technical Agency Review

Franklin County Drainage Engineer's Office

Pre and post impervious area calculations will be required to determine if there is significant increase in runoff.

City of Columbus Division of Traffic Management

- The placement of any gates on the site will need to provide adequate space so that the maximum length of one vehicle can stack on site between the gate and the right-of-way line.
- There will need to be additional trip generation information provided for this proposed use to determine if any additional traffic analyses would need to be performed for this proposed area of development.
- An evaluation of horizontal sight distance and vertical sight distance at the proposed access point(s) to Canal Road will need to be provided that conforms to City of Columbus Department of Public Service Design Memo 4.11.

Staff Review

The proposed use directly conflicts with the South Central Accord recommendations, which states that the site and surrounding properties to the east and south are recommended for high-density residential uses. Additionally, the proposed development does not keep with the South Central Accord's recommendation for screening and buffering between industrial and residential uses or comply with the Zoning Resolution's screening and buffering standards. Staff recognizes that the area has seen significant change since the South Central Accord's adoption. Staff also recognizes that the property owner controls adjacent properties to the south of the subject site that have been rezoned in the City of Columbus in a similar manner as is being requested in this application and that the owner desires to operate on the subject site as a continuation of the use occurring in the City. Staff believes that if the owner wishes to operate the subject site as a continuation of the existing use occurring in the City that such development should occur under one land use authority.

Staff Recommendation

Based on Staff's analysis, Staff recommends *denial* of the proposed rezoning.

Planning Commission Recommendation

On May 11, 2022 the Franklin County Planning Commission recommended *denial* of the request to rezone the subject site from the Rural District to the Select Commercial Planned District (SCPD).

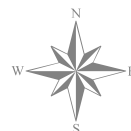
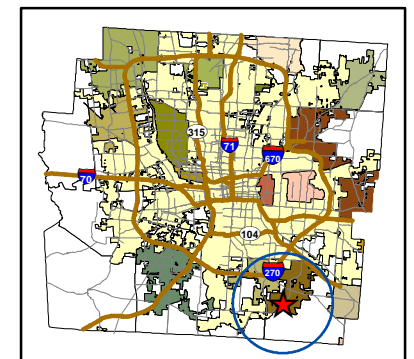


ZON-22-02

Requesting to rezone from the Rural district to the Select Commercial Planned District (SCPD) to allow for short-term semi-trailer parking.

Acres: 3.825-acres
Township: Hamilton Township

- 6746-48 Canal Rd
- Streets
- Parcels
- Columbus



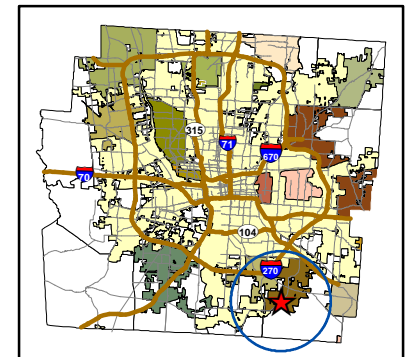


ZON-22-02

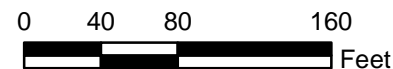
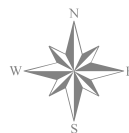
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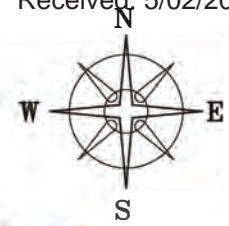
- 6746-48 Canal Rd
- Streets
- Parcels
- Columbus



Franklin County Auditor



BEARINGS ARE BASED ON A GPS OBSERVATION ON 2/11/2022 WGS 1984 GEODETIC NORTH.



STATE ROUTE 317 (R/W VARIES)

SEC 35-R 22-TWP 4
SEC 2-R 22-TWP 3

SEC 36-R 22-TWP 4
SEC 1-R 22-TWP 3

CHARLES F & HENRY J BEGGROW
DB 717 PG 562
105 ACRES (REMAINDER)

STATE OF OHIO (EASEMENT)
PARCEL 12 (SH 924 SEC F(PT))
DB 1206 PG 639

*CITY OF COLUMBUS

STATE OF OHIO - PARCEL 9
DB 2068 PG 115

CANAL ROAD (T247)

NORFOLK SOUTHERN RAILROAD

3.8222± ACRES
3.3248± NET ACRES
3.3248± ACRES IN HAMILTON TWP
0.4974± ACRES IN CITY OF COLUMBUS

ALICE M BAUMAN
INSTR No 200404120080769
15.003 ACRES

DEED REFERENCE

ARCH CITY GROUP LLC
INSTR No. 201709110126632

PARCEL No. 150-000010-00
A 3.825 ACRES

ODOT R/W PLANS
FRA-317-16.71
SHEET No. 2 OF 4
REV. 3-14-58

HAMILTON TOWNSHIP
N 88°07'43" W 477.93'
EXISTING 6" CHAINLINK FENCE
*CITY OF COLUMBUS

3'x5' SIGN ON GATE

2.80± ACRES OF 6" GRAVEL THROUGHOUT

IP&C (SET) REPLACING 3/4" RUSTED PIPE (FOUND)

STEEPLECHASE VILLAGE LP
INSTR No 202004240054042
25.373 ACRES

***NOTE**

- EXISTING CITY OF COLUMBUS CORPORATION LINE
- CASE No 55-94, ORD No 972-95
- O.R.V. 29162 PG A08
- MAINTAIN THE EXISTING GRASSED DRAINAGE DITCHES ALONG CANAL ROAD.
- INSTALL A 3' BY 5' SIGN AT THE ENTRANCE TO CANAL ROAD ALONG THE WEST SIDE OF THE PROPERTY.

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

- 6" CONC. R/W MONUMENT (FOUND)
- 3/4" Ø IRON PIPE (FOUND)
- 5/8" Ø IRON PIN
- COUNTY MONUMENT FOUND
- 1" Ø MAG HUB (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

LEGEND

COLOR KEY

- 2.8 ACRES GRAVEL SURFACE
- 20' GREEN BELT
- ASPHALT ACCESS DRIVE

FENCES

- PROPOSED GATE (1 GATE, 35')
- PROPOSED 6" CHAINLINK (APPROX 953 LFT)
- EXISTING CHAINLINK (APPROX 433 LFT)

UPDATES

PROPOSED 25' ACCESS GATE ON THE NORTH SIDE OF THE SITE HAS BEEN REMOVED



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858

James R. Cottrill DATE: 04/14/22

COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

3.8222± ACRES, SEC.1, TWP 3, R22, CITY OF COLUMBUS, HAMILTON TWP, FRANKLIN COUNTY, STATE OF OHIO. SURVEYED FOR ARCH CITY GROUP LLC

SCALE : 1" = 60'	JOB No. S220104B	CREW: MW,AM
60' 30' 0' 60'	SURVEYED 02/2022	DWN BY: JRC
	DRAWN 02/2022	CHECK: NC

UPDATED SITE PLAN - ARCH CITY GROUP, LLC

Updated Development Text – Arch City Group, LLC

Select Commercial Planned District
6746-6748 Canal Road, Hamilton Township
Parcel # 150-000010-00

Semi-Trailer Parking Lot
by
Arch City Group, LLC

I. Introduction

Arch City Group, LLC (the “applicant”) proposes the adoption of a Select Commercial Planned District for the parcel located at 6746-6748 Canal Road in Hamilton Township (the “site”). The lot is currently zoned Rural and the applicant seeks a rezoning to allow for the development of the site for the purpose of parking semi-trailers.

The applicant’s proposed use fits the existing character of the area, is consistent with previously granted rezoning of the applicant’s three other parcels on Canal Road in April 2019, and presents a significant upgrade to the current use of the site.

II. Permitted Uses

The following shall be the permitted use in the proposed Select Commercial Planned District:

4214 *Local Trucking with Storage*

III. Development Standards

The development standards of ARTICLE V, GENERAL DEVELOPMENT STANDARDS and the South Central Accord shall apply to the SELECT COMMERCIAL PLANNING DISTRICT according to the specific zoning district and use selected in accordance with SECTION 420.02, Permitted Use and SECTION 420.033 Performance Standards, unless specifically set forth herein.

IV. Development Plan

In addition to this development text (the “development text”), a proposed site plan with landscape proposal (the “site plan”), a site map denoting existing conditions (the “site map”), legal description (the “legal description”), and other supporting documents are submitted herein.

A. Access/Traffic

1 access point is proposed from the west side of Canal Road and the access drive will be a sealed asphalt surface.

An evaluation of horizontal site distance at the proposed access point to Canal Road will be completed and a traffic consultant will perform a traffic count at the applicant's current access point on Canal Road.

B. Parking

A 6-inch base of compacted gravel will be maintained on 2.8-acres of the site as identified on the development plan.

C. Storm Water Drainage

Drainage and run-off from the development shall not cause property damage to off-site areas. Existing drainage patterns will be fine-tuned during the development stage, and existing drainage outlet locations will be maintained.

D. Sewage Disposal and Water Supply

No services are proposed.

E. Architectural Design

No buildings are proposed.

F. Outdoor Storage

The applicant owns semi-trailers that it leases to companies operating in the Rickenbacker and greater Columbus areas. When not in use, they will be parked on-site, within the fenced parking area denoted on the site plan.

G. Utilities/Facilities

No new utilities and/or facilities are proposed.

H. Pollution

No existing, proposed, or future use and/or structure shall emit smoke or odorous gases. No use shall emit noises greater than sixty (60) decibels.

I. Graphics

1 flat 3-foot-tall by 5-foot-wide sign shall be permitted to be installed on 1 of the site's gated entrance panels on the west side. This sign shall be laser-printed on a 1/8" thick plasticized aluminum substrate and will be adhered to the gate panel using galvanized screws and hardware to prevent corrosion.

J. Lighting

No lighting is proposed.

K. Screening/Landscaping

A 20-foot-wide green belt will be located between the gravel parking area and the Canal Road ROW, and between the gravel parking area and the eastern property line. 16 evergreen trees will be staggered along the eastern property line. A 6-foot-tall chain link fence will surround the property and be topped with barbed wire. A 6-foot-tall chain link fence is already existing between applicant's site and the parcel to the south.

L. Compliance Waiver (SECTIONS referenced are from the Franklin County Zoning Resolution)

1. Applicant requests a waiver of SECTION 521, ARTICLE V, Screening and Buffering. The site is already obscured from view of Route 317 due to the increased elevation of Route 317 in relation to the site as it approaches the railroad overpass to the west. There seems little reason to screen the site from the heavily-treed overpass berm to the north of the site, or from applicants own parcel, and the heavily-treed railroad parcel to the west.

2. Applicant requests a waiver of SECTION 501.012 and SECTION 501.028, as they pertain to fencing. A 6-foot-tall chain link fence already exists between the applicant's site and the parcel to the south. A 6-foot-tall chain link fence topped with barbed wire fits the existing character of the area, and is consistent with the applicant's existing fencing on Canal Road, which was approved in prior rezoning of the applicant's three other parcels directly to the Southwest on Canal Road in April 2019.
3. Applicant requests a waiver of SECTION 521.03(c), as it relates to the screening and buffering requirements between applicant's site and the parcel to the south. There is already an established, heavy tree line with thick brush separating the two parcels. This tree line will remain post development.
4. Applicant requests a waiver of the Rickenbacker District of the Accord, as it relates to residential buffering. While the parcel to the east is technically a residence, it is being used as a business site. As such, it has shipping containers, trucks, trailers, and other various heavy equipment on site at all times. The site is also already separated from the house to the east by grass approximately the size of a football field. Applicant will maintain a 20-foot green belt planted with evergreen trees as proposed in the site plan.

V. Conclusion

Canal Road and the surrounding areas have changed dramatically in the years following the South-Central Accord's amendment in 2004. What were homes along Canal Road 18 years ago, have been subsequently purchased and demolished to make way for the 300-acre Rickenbacker Rail Campus, which shares a border with the applicant's southernmost parcel on Canal Road.

Even more recently, in April 2019, the applicant's 3 parcels directly to the southwest, and contiguous to the site, were rezoned from rural to industrial for the applicant's same use (short term semi-trailer parking), with the same setbacks and fencing having been approved. While the South-Central Accord may have originally called for residential use in the vicinity of the applicant's site, prior expansion and development of Rickenbacker have indelibly changed the purpose of the area.

The applicant requests that similar consideration be made in the case of this site.

As proposed, this Select Commercial Planned District will facilitate economic growth and activity, while also improving the nature and character of the surrounding area. The proposal will be constructed and maintained in accordance with all cited and relevant requirements. Any deviations from the general standards are minimal and make sense for the area in which the site is located.

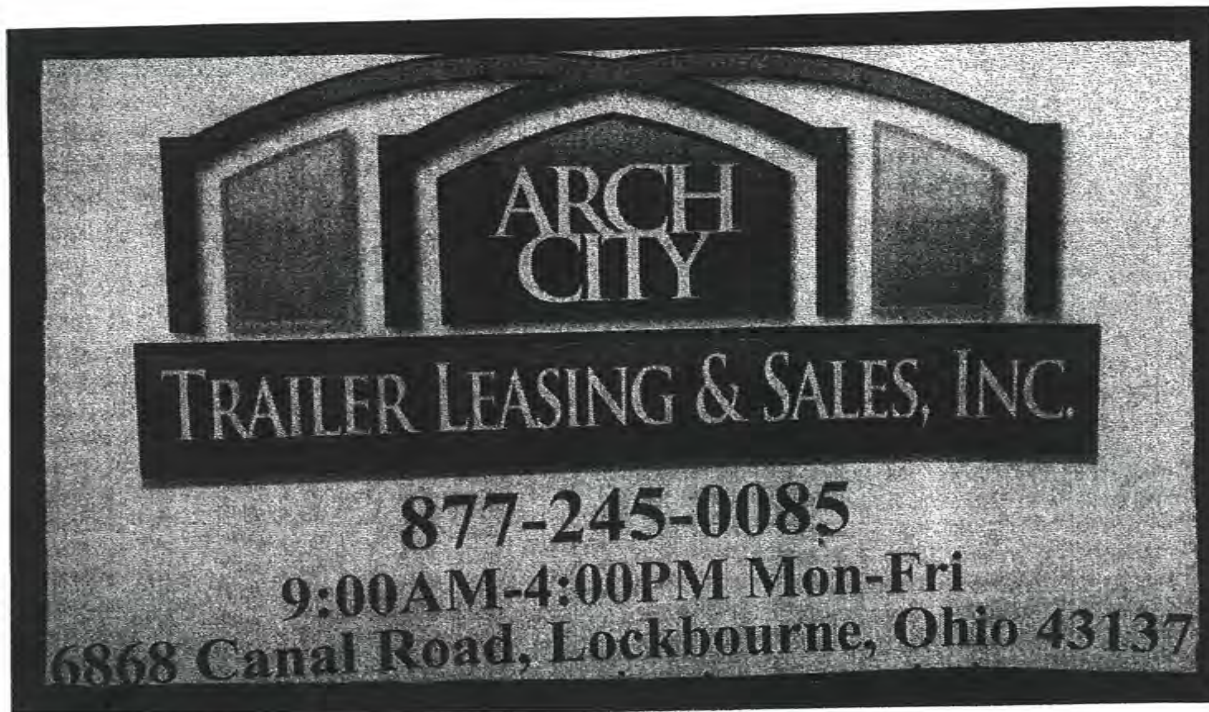
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APR 19 2022

Franklin County Planning Department
Franklin County, OH

20N-22-02

3ft



5ft

ARCH CITY GROUP, LLC – GRAPHICS EXHIBIT