

Franklin County Rural Zoning Commission

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

Thursday, August 18, 2022
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Approval of minutes from the July 21, 2022 meeting
4. New Business:

i. ZON-22-07 – Sierra Saumenig

Owner/Applicant:	Stephen Sikora
Agent:	Smith & Hale, LLC.
Township:	Clinton Township
Site:	1719 Kenny Road (PID #130-011680)
Acreage:	0.450-acres
Zoning:	Suburban Apartment Residential (R-24) District
Request:	Requesting to rezone from the Suburban Apartment Residential (R-24) District to the Select Commercial Planned District (SCPD) to legitimize a non-conforming manufacturing use and allow its expansion.

*Swear in witnesses as needed

5. Adjournment of Meeting to September 22, 2022

**MINUTES OF THE
FRANKLIN COUNTY RURAL ZONING COMMISSION
Thursday, July 21, 2022**

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, July 21, 2022.

Present were:

Glenn Taylor, Chairperson
Ralph Horn
Jim Daley
Susan Brobst
Randi Horn

Franklin County Economic Development and Planning Department:
Matt Brown, Planning Administrator
Michael Burris, Planner

Franklin County Prosecutor's Office:
Jesse Armstrong, Assistant Prosecutor
Adria Fields, Assistant Prosecutor

Chairperson Taylor opened the meeting.

The first item of business being the roll call of the members and introduction of staff. The next item of business was approval of the minutes of the June 16, 2022 meeting. At this time, Mr. Daley joined the meeting and was present for the motion. A motion was made by Mr. Horn, seconded by Ms. Brobst, to approve the minutes of the June 16, 2022 meeting. The motion passed by a vote of four yeases, zero noes, and one abstention.

NEW BUSINESS:

The next item of business was County Rezoning Case ZON-22-05. The owners are Michael and Kathryn Myers and the applicant was Brexton Construction, LLC. The site is located in Mifflin Township at 3896, 3900, and 3910 Agler Road. It is 5.54 acres. The applicant was requesting to rezone from the rural district to the limited industrial district. A motion was made by Ms. Brobst, seconded by Ms. Good, to approve County Rezoning Case ZON-22-05 with the one recommended condition from the Franklin County Rural Zoning Commission. The motion passed by a vote of five yeases, zero noes, and zero abstentions.

The next item of business was County Rezoning Case ZON-22-06. The owners are Nine Kennard and Nancy

Byrd, and the applicant was O'Brien Development, LLC. The site is located in Madison Township at 6435 Pontius Road. It is 3.825 acres. The applicant was requesting to rezone from the rural district to the limited industrial district. A motion was made by Mr. Daley, seconded by Mr. Horn, to approve County Rezoning Case ZON-22-06, with the one recommended condition from the Franklin County Rural Zoning Commission. The motion passed by a vote of five yeases, zero noes, and zero abstentions.

There being no further business coming before the Rural Zoning Commission, Chairperson Taylor made a motion to adjourn the meeting. The hearing was adjourned at 1:55 p.m.

Signature

Minutes of the July 21, 2022, Franklin County Rural Zoning Commission hearing were approved this 18th day of August, 2022.



STAFF REPORT

Rural Zoning Commission
August 18, 2022

Case ZON-22-07

Prepared by: Sierra Saumenig

Owners:	Stephen Sikora
Applicant:	Smith & Hale, LLC.
Township:	Clinton Township
Site:	1719 Kenny Road (PID #130-011680)
Acreage:	0.450-acres
Zoning:	Suburban Apartment Residential (R-24) District
Request:	Requesting to rezone from the Suburban Apartment Residential (R-24) District to the Select Commercial Planned District (SCPD) to legitimize a non-conforming manufacturing use and allow its expansion.

Summary

Requesting to rezone from the Suburban Apartment Residential (R-24) District to the Select Commercial Planned District (SCPD). The request would legitimize a non-conforming manufacturing use and allow its expansion. Staff recommends **approval with conditions.**

Request

The subject property is landlocked and located on the west side of Kenny Road, between Chambers Road and Steelwood Road. The site is currently operating as a non-conforming manufacturing use. The rezoning is requested to legitimize the manufacturing use and to raze and rebuild one of the buildings on the property.

Surrounding Land Use/Zoning

The property to the north and west is zoned Apartment Residential and is located within the City of Columbus jurisdiction. The properties to the south are zoned Limited Industrial and developed with a manufacturing business, auto-repair, and retail. The property to the east is zoned Suburban Residential (R-24) and developed with a packaging supply store.

Comprehensive Plans

The Clinton West Neighborhood Plan, adopted in July 2021, recommends the subject property to develop with office and residential. The recommended corresponding zoning districts for this land use category are the Urban Residential (R-12), Suburban Apartment Residential (R-24), and Suburban Office (SO) districts.

Staff finds that while the proposed rezoning is not entirely consistent with the Clinton West Neighborhood plan, the site has been used for manufacturing since 1940 and the request is simply to bring the property into conformance. Surrounding uses to the site do include residential and office which is in keeping with the plan. Clinton Township is in full support of the rezoning as the Select Commercial Planned district is appropriate for the use.

Staff Analysis

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.

Proposed Zoning District – Select Commercial Planned District (SCPD)

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 property shall be used for manufacturing, storage and office uses as is specifically set forth in Franklin County Resolution Sections 322.021 (Community Service) and in SIC Section 769 (Miscellaneous Repair Shops and Related Services) and 346.023 (General Industrial - Manufacturing) and in SIC Sections 359 (Miscellaneous Industrial and Commercial Machinery and Equipment) and 501 (Motor Vehicles and Motor Vehicle Parts and Supplies).

There is one existing building on the site that the owner/applicant would like to demolish a part of and replace it with a slightly larger and taller building (100 x 50 footprint - 40' tall). The rest of the site will remain unchanged from the past operation. A new 8' tall screening fence will be added along the northern property line from the existing building east along the rear property line of the apartments to the applicant/owner's eastern property line.

Select Commercial Planned District – Development Standards

Access/Traffic

The subject property shall have one (1) curb cut which is shown on the Site Plan and utilize an easement granted by the property owner to the east to access Kenny Road. Circulation within the subject property shall be in the area as indicated surrounding the office and the individual buildings. It is contemplated by the applicant that no dramatic increase in traffic will occur as the personal storage operation generated very little traffic in and out of the site.

Parking

A total of eight (8) parking spaces are required and the applicant is proposing eight (8) parking spaces.

Storm Water Drainage

Drainage and run-off from the proposed development shall not cause property damage to off-site areas.

Sewage Disposal and Water Supply

The site uses centralized water and sewer facilities through contract with the City of Columbus.

Architectural Design

See attached elevations.

Utilities and Facilities

No new utilities or facilities are proposed with this request.

Pollution

- A. Smoke: No smoke shall be emitted from any structure in the SCPD.
- B. Noise: No noise level shall be no greater than sixty-five (65) decibels at the lot line.
- C. Odor: No odorous gases or obnoxious odor shall be permitted at any point behind the SCPD boundary.

Graphics and Signage

- A. One (1) wall sign facing Kenny Road that will be 25' in height and have a sign face of not more than 100 square feet in size.
- B. No off-premise graphics shall be permitted on site, nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.

Lighting

All lighting on the subject property that is visible from residentially used neighboring property shall be a cut-off type fixture (down lighting) attached to the buildings (as shown on the site plan) and limited to the building and parking areas unless located for landscaping and security purposes. The exterior lighting of the siter shall minimize off-site glare and reflection by utilizing screening, direction of lighting, height of lighting, wattage and type of lighting for the purpose of screening off-site glare to neighboring residentially used properties.

Screening & Landscaping Plan

Existing vegetation to the north of the property is being utilized as screening to the northern property. An 8 foot 100% opaque screening fence is proposed along the north property line of the subject site.

Outdoor Storage

No outdoor storage shall be permitted on the lot. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the lot except in any enclosed storage area.

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

- 1. 346.043(a) – Side Yards: Reduce the required side yard setback to the north and east to 0 feet.
 - a. Staff supports the waiver request as the use is existing.
- 2. 346.043(a) – Rear Yards: Reduce the required rear yard setback to 0 feet.
 - a. Staff supports the waiver request as the use is existing.
- 3. 346.048 – Minimum Landscaped Open Space: To reduce the required 15% of landscaped lot area to 0%.
 - a. Staff supports the waiver request as there is existing vegetation to the north of the property and an opaque fence will be installed per the development standards.
- 4. 505.022 – Location and Height: To waive the requirements for a dumpster location.
 - a. Staff supports the waiver request as the dumpster is already installed and is not interfering with other adjacent properties.
- 5. 505.024 – Screening and Maintenance: To waive the requirement to screen the dumpster.
 - a. Staff supports the waiver request as the dumpster is already installed and is not interfering with other adjacent properties.
- 6. 521 – Screening and Buffered Required: To waive setback, screening, and opacity requirements.
 - a. Staff supports the waiver request as the property has been a manufacturing use since 1940 and vegetation already exists. The applicant is also installing a screening fence in addition to the vegetation.
- 7. 531.03 – Minimum Number of Loading Spaces: Reduce the required on-site loading spaces from 1 to 0 spaces.
 - a. Staff supports the waiver request as the use is existing and has functioned without a loading space.

8. 531.041(2) – Commercial and Industrial Uses: To allow the existing driveway to be 1 foot from the lot line in lieu of the required 10 feet.
 - a. Staff supports the waiver request as the use is existing.

Technical Agency Review

Franklin County Economic Development and Planning: Staff noted that the applicant must submit a commercial zoning compliance application for the expansion of the manufacturing use.

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.

Planning Commission Recommendation

On August 10, 2022 the Franklin County Planning Commission recommended approval with conditions of the request to rezone the subject site from the Suburban Apartment Residential (R-24) District to the Select Commercial Planned District (SCPD) with a modified condition for the permitted uses language within the proposed development text.

The conditions are as follows:

1. The applicant must revise the permitted uses section of the proposed development text to clarify permitted uses are only those within SIC codes 769, 359, and 501.
2. Expansion of the manufacturing use requires a commercial zoning compliance application.

Staff Recommendation

Based on Staff's analysis, Staff recommends approval with conditions of the proposed rezoning.

1. The applicant must revise the permitted uses section of the proposed development text to clarify permitted uses are only those within SIC codes 769, 359, and 501.
2. Expansion of the manufacturing use requires a commercial zoning compliance application.



ZON-22-07

Requesting to rezone from the Suburban Apartment Residential (R-24) District to the Select Commercial Planned District (SCPD) to legitimize a non-conforming manufacturing use and allow its expansion.

Acres: 0.450-acres
Township: Clinton Township

 1719 Kenny Road

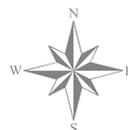
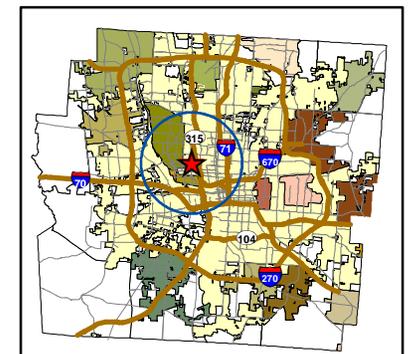
 Streets

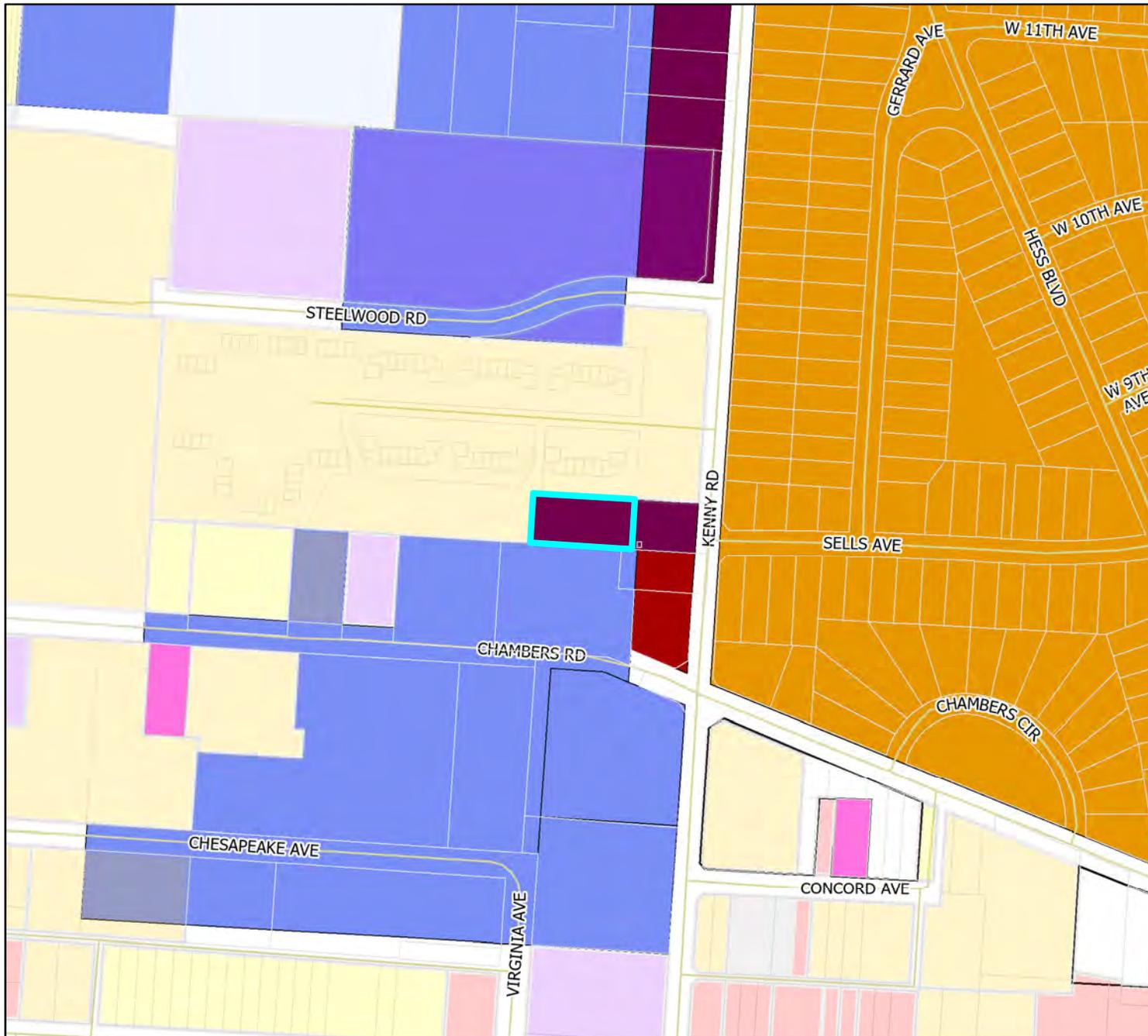
 Parcels

Municipality Name

 Clinton Township

 City of Columbus





ZON-22-07

Requesting to rezone from the Suburban Apartment Residential (R-24) District to the Select Commercial Planned District (SCPD) to legitimize a non-conforming manufacturing use and allow its expansion.

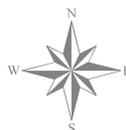
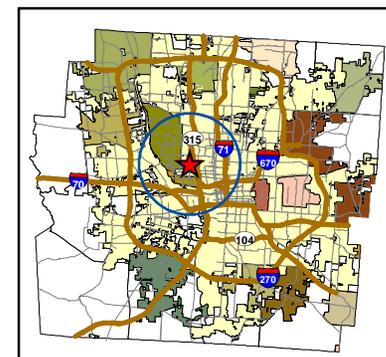
Acres: 0.450-acres
Township: Clinton Township

Franklin County Zoning

- Community Service
- Limited Industrial
- Restricted Urban Residential
- Rural
- Select Commercial Planned District
- Suburban Apartment Residential

City of Columbus Zoning

- Commercial
- Institutional
- Manufacturing
- Multi-family
- Parking
- Residential



SELECT COMMERCIAL PLANNED DISTRICT
(SCPD)
CLINTON TOWNSHIP
1719 KENNY ROAD
ALL STRAP
ZON No. _____

BACKGROUND:

The subject property is located on the north side of Kenny Road, behind an apartment building which fronts on Kenny Road. The property is currently zoned R-24 and has existing manufacturing and storage buildings on the property. The property is bounded on the north and west by apartments in the City of Columbus (zoned AR-1), on the east by apartment in the township (zoned R-24) and by commercial and manufacturing uses (zoned LI & CS) in the township to south. The proposed SCPD will conform the existing use of the property and allow the construction of a new building.

PERMITTED USES:

The property shall be used for manufacturing, storage and office uses as is specifically set forth in SIC Section 769 (Miscellaneous Repair Shops and Related Services) as found in Franklin County Resolution Section 332.021 (Community Service) and in SIC Sections 359 (Miscellaneous Industrial and Commercial Machinery and Equipment) and 501 (Motor Vehicles and Motor Vehicle Parts and Supplies) as found in Section 346.023 (General Industrial).

There is one existing building on the site that the owner/applicant would like to demolish a part of and replace it with a slightly larger and taller building (100 x 50 footprint – 40’ tall). The rest of the site will remain unchanged from the past operation. A new 8’ tall screening fence will be added along the northern property line from the existing building east along the rear property line of the apartments to the applicant/owner’s eastern property line.

DEVELOPMENT STANDARDS:

Unless otherwise indicated in the submitted drawing or in the written text, the applicable standards for the site shall be those standards contained in Section 346.04 General Industrial (GI) of the Franklin County Zoning Code. This SCPD text waives the setback, screening and opacity requirements contained in the Code in Section 521 (as well as the requirements to maintain it). A new 8’ high 100% opaque fence will be installed along the northern property line to provide screening to the apartments to the north. A waiver is requested from Section 531.03 to reduce the number of loading spaces to be located on the site from 1 spaces to 0 spaces. A waiver is requested to Section 505.022 and 505.024 to waive the requirements for dumpster location and screening. Waivers are also requested for sideyards (section 346.043(a)) to the north and east, to 0 feet, rear yard setback (section 346.044(a)) to 0 feet, and Minimum Landscaped Open Space (section 346.048) from 15% to 0%. Waiver to Section 531.041(2) – Commercial and Industrial Uses – to allow the existing driveway to be 1 foot from the lot line in lieu of the required 10’.

LIGHTING:

All lighting on the subject property that is visible from residentially used neighboring property shall be a cut-off type fixtures (down lighting) attached to the buildings (as shown the locations are shown on the site plan) and limited to the building and parking areas unless located for landscaping and security purposes. The exterior lighting of the site shall minimize off-site glare and reflection by utilizing screening, direction of lighting, height of lighting, wattage and type of lighting for the purpose of screening off-site glare to neighboring residentially used properties.

SIGNAGE AND GRAPHICS:

- A. One (1) wall sign facing Kenny Road that will be 25' in height and have a sign face of not more than 100 square feet in size.
- B. No off-premise graphics shall be permitted on-site, nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.

ENVIRONMENTAL TREATMENT:

- A. No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.
- B. There shall be only one curb cut allowed on this site, one on Kenny Road that is accessed via an easement granted by the property owner of parcel #130-004073.

SITE PLAN:

- A. The property shall be used in accordance with the submitted site plan. The attached amended site plan illustrates where the building(s) and parking areas are located.
- B. Parking requirements shall conform to those found in Section 531 of the Franklin County Zoning Code. The sideyard setback along the southern, western and northern property line for buildings shall be 0', a 0' sideyard along the eastern property line 165' setback along Kenny Road. The proposed fence can be located at a 0' setback along the property line.

ARCHITECTURAL DESIGN:

See attached elevations.

STORMWATER DRAINAGE:

Drainage and run-off from the proposed development shall not cause property damage to off-site areas.

SEWAGE DISPOSAL AND WATER SUPPLY:

The site uses centralized water and sewer facilities through contract with the City of Columbus.

POLLUTION:

- A. Smoke: No smoke shall be emitted from any structure in the SCPD.
- B. Noise: The noise level shall be no greater than sixty-five (65) decibels at the lot line.
- C. Odor: No odorous gases or other obnoxious odor shall be permitted at any point beyond the SCPD boundary.

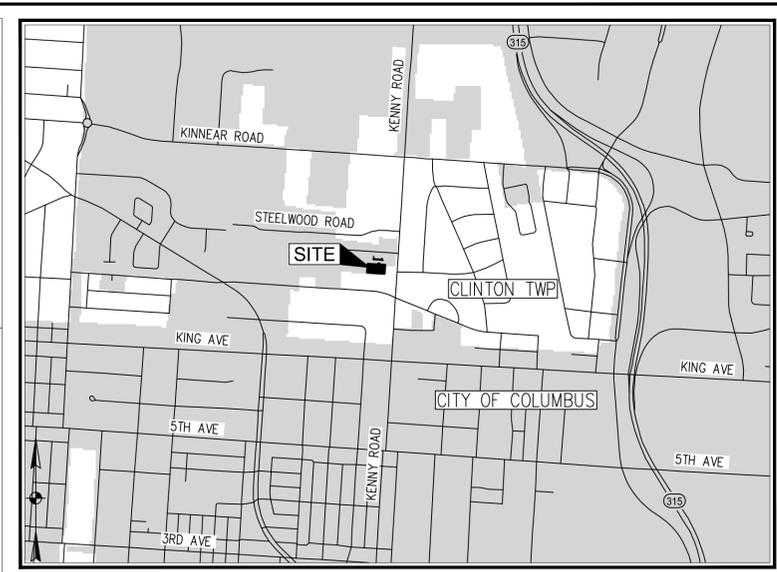
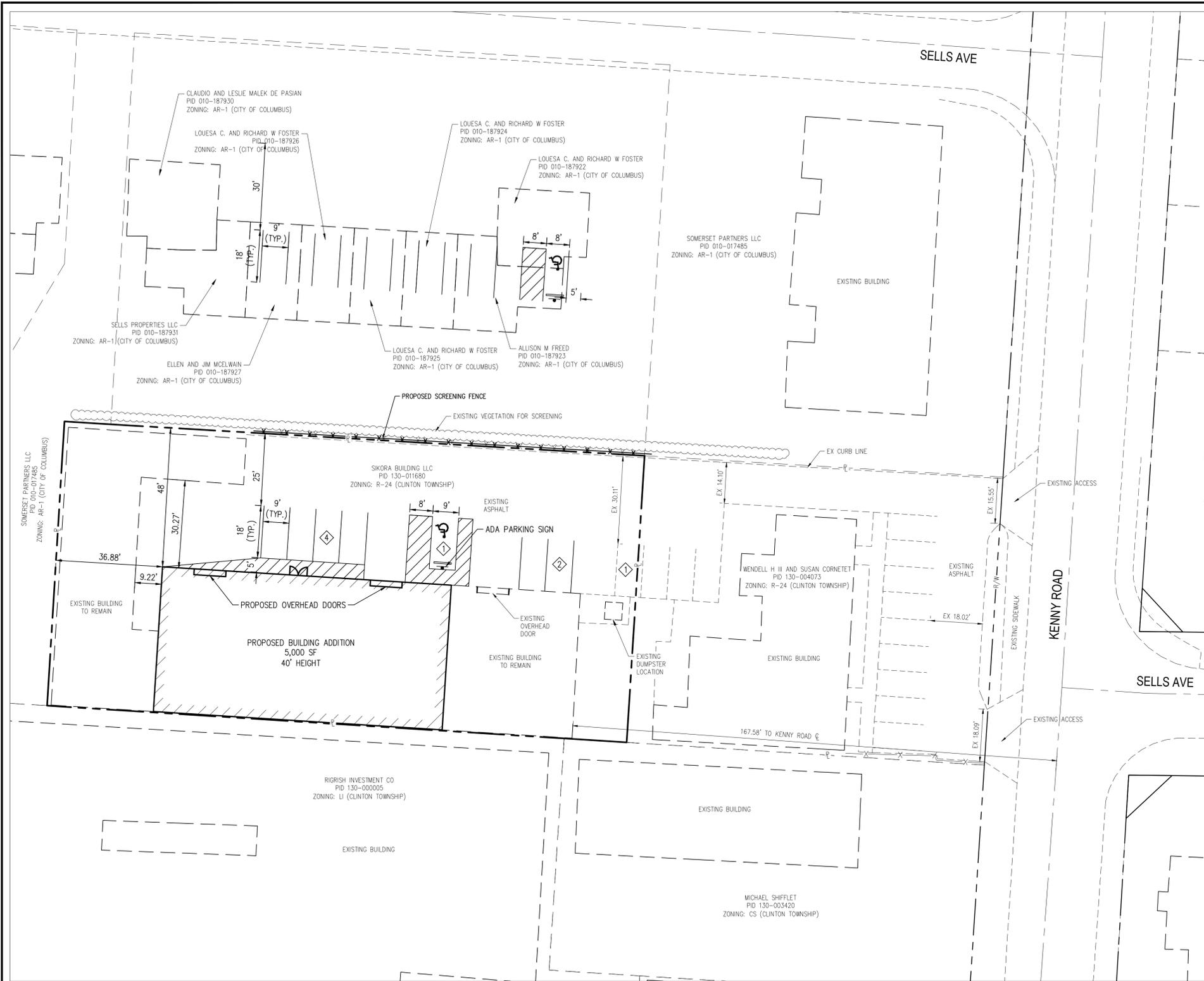
OUTSIDE STORAGE:

- A. No outside storage shall be permitted on the lot. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the lot except in any enclosed storage area.

TRAFFIC & CIRCULATION:

The subject property shall have one (1) curb cuts which is shown on the Site Plan and utilizes an easement granted by the property owner to the east to access Kenny Road. Circulation within the subject property shall be in the area as indicated surrounding the office and the individual buildings. It is contemplated by the applicant that no dramatic increase in traffic will occur as the personal storage operation generates very little traffic in and out of the site.

Jackson B. Reynolds, III
Attorney for All Strap
(614) 221-4255

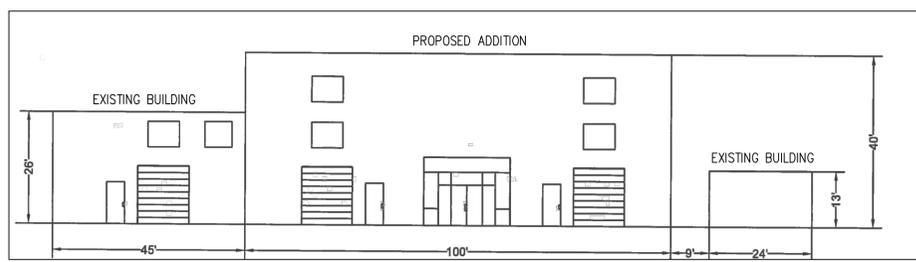
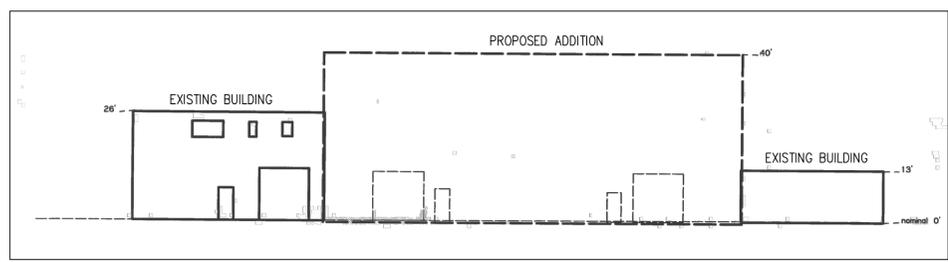


LOCATION MAP
NOT TO SCALE

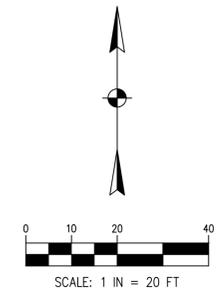
OWNER/DEVELOPER
ALL STRAP STEEL & POLY STRAPPING SYSTEMS
1719 KENNY ROAD
COLUMBUS, OHIO 43212
CONTACT: JOSH SIKORA
PHONE: 1-866-779-2673
EMAIL: JOSHSIKORA@ALLSTRAP.COM

DESIGN CONSULTANT
THE MANNIK & SMITH GROUP, INC.
1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OHIO 43215
CONTACT: MICHAEL LENTZ
PHONE: 614-441-4222
EMAIL: MLENTZ@MANNIKSMITHGROUP.COM

SITE DATA	
SITE	
ADDRESS	1719 KENNY ROAD COLUMBUS, OHIO 43212
PARCEL NUMBER	130-011680
PROPERTY AREA	0.450 AC
EXISTING BUILDING AREA	±9,212 SF
PROPOSED BUILDING AREA	±10,510 SF
ZONING	
CURRENT ZONING	R-24
PROPOSED ZONING	SCPD
SETBACKS	0' BUILDING AND PARKING SETBACKS PROPOSED
USE	COMMERCIAL PRODUCT WAREHOUSING
PARKING	
PROPOSED PARKING	8 SPACES
REQUIRED PARKING	10,510 SF/3,000 SF = 4 SPACES REQUIRED 1 PER VEHICLE (4) = 4 SPACES REQUIRED 8 SPACES REQUIRED TOTAL



PROPOSED ELEVATIONS
NOT TO SCALE



ZON-22-07
Received 7/20/2022

NO.	DATE	BY	DESCRIPTION

**PRELIMINARY
NOT FOR CONSTRUCTION**

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 688.488.7340

PROJECT DATE: 07/18/2022

DRAWN BY: NAF
CHECKED BY: MDL

**TECHNICAL SKILL
CREATIVE SPIRIT.**

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PREPARED FOR:
**ALLSTRAP STEEL &
POLY STRAPPING
SYSTEMS**
1719 KENNY ROAD,
COLUMBUS, OH 43212

ZONING SITE PLAN FOR
**ALLSTRAP
STRAPPING SYSTEMS**
1719 KENNY ROAD, COLUMBUS, OH 43212

ZONING SITE PLAN

1 / 1

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