



Commissioner Paula Brooks • Commissioner Marilyn Brown • Commissioner John O’Grady
President

Economic Development & Planning Department
James Schimmer, Director

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

Tuesday, December 11, 2012
3:00 p.m.

- 1. Call roll for board members**
- 2. Introduction of staff**
- 3. Swearing in of witnesses**
- 4. Approval of minutes from the November 13, 2012 meeting**
- 5. New Business:**

A. ZON-12-15 – Anthony Hray

Applicant/Owner:	Weston Town Center c/o Plaza Properties
Agent:	Jackson B. Reynolds, III, Esq.
Township:	Franklin Township
Site:	4279 West Broad Street (PID #140-007155) 185 Georgesville Road (PID #140-000093) 4311 Shoppers Lane (PID #140-003370, 7413, 7414)
Acreage:	67-acres
Request:	Requesting to rezone from the General Industrial (GI) District to the Community Service (CS) District.

- 6. Adjournment of Meeting to January 8, 2013**



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MINUTES OF THE FRANKLIN COUNTY BOARD OF COMMISSIONERS

Tuesday, November 13, 2012

The Franklin County Board of Commissioners convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Tuesday, November 13, 2012.

Present were:

John O'Grady, Commissioner
Marilyn Brown, Commissioner

Franklin County Economic Planning and Development Department members,
Jim Schimmer, Director
Lee Brown, Planning Administrator
Scott Ulrich, Planner

Commissioner O'Grady opened the hearing, which was followed by the swearing in of all witnesses by Mr. Lee Brown.

The first order of business being the approval of the September 11th, 2012, meeting minutes. Commissioner Brown made a motion to approve the September 11th, 2012, meeting minutes. It was seconded by Commissioner O'Grady. The minutes were approved by a two-to-zero vote.

NEW BUSINESS:

The next order of business being Zoning Case No. ZON-12-11. The applicant is Teresa Tyus. The owner is World Conquerors Through Jesus Christ Church. The township is Franklin. The site is located at 1659 Ransburg Avenue. The request is to rezone from the Rural District to the Select Commercial Planned District.

Mr. Scott Ulrich read and presented the case to the Franklin County Board of Commissioners. Commissioner Brown made a motion to approve Case No. ZON-12-11 with the following conditions:

1. The applicant must apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to operating the day care or beginning any site work to be completed.
2. The applicant must receive a license from the Ohio Department of Job and Family Services for operating a day care business.
3. Replanting of the gravel areas must occur within 30 days of Certificate of Zoning Compliance approval.
4. If the expansion of the parking area does not occur within one (1) year of the initial Certificate of Zoning Compliance approval, the applicant must apply for and receive an additional Certificate of Zoning Compliance at which time such paving is proposed to be completed.

5. The applicant must work with staff to revise the Lighting section of the Development Text to add flexibility for allowing the future reduction in height of existing lights to a maximum height of 20 feet with administrative approval.
6. The applicant must modify the Development Plan to include landscaped screening not to exceed 42 inches in height along Ransburg Avenue from the western property boundary to the western driveway entrance and along the entire southern property boundary along Jackson Road.

It was seconded by Commissioner O'Grady. The motion was approved by a two-to-zero vote.

The next order of business being Zoning Case ZON-12-12. The applicant is Franklin County Rural Zoning Commission. The township is Blendon Township. And the request is approve the Year 2 Results Report: Blendon Community Plan.

Mr. Scott Ulrich read and presented the case to the Franklin County Board of Commissioners. Commissioner Brown made a motion to approve Case ZON-12-12. It was seconded by Commissioner O'Grady. The motion was approved by a two-to-zero vote.

The next order of business being Zoning Case ZON-12-13. The applicant is Franklin County Rural Zoning Commission. The township is Franklin Township. And the request is approve the Year 3 Results Report: Southwest Area Plan.

Mr. Scott Ulrich read and presented the case to the Franklin County Board of Commissioners. Commissioner Brown made a motion to approve Case ZON-12-13. It was seconded by Commissioner O'Grady. The motion was approved by a two-to-zero vote.

The next order of business being Zoning Case ZON-12-14. The applicant is Franklin County Rural Zoning Commission. The townships are Clinton and Mifflin. And the request is approve the Year 3 Results Report: Clinton-Mifflin Land Use Plan.

Mr. Scott Ulrich read and presented the case to the Franklin County Board of Commissioners. Commissioner Brown made a motion to approve Case ZON-12-14. It was seconded by Commissioner O'Grady. The motion was approved by a two-to-zero vote.

There being no further new business to come before the Board of County Commissioners, Commissioner Brown made a motion to adjourn the hearing. It was seconded by Commissioner O'Grady. The motion was approved by a two-to-zero vote.

And, thereupon, the hearing adjourned at 10:43 a.m.

Minutes of the November 13, 2012, Board of County Commissioners hearing were approved this 11th day of December, 2012.

Signature



Commissioner Paula Brooks • Commissioner Marilyn Brown • Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of County Commissioners
December 11, 2012

Case ZON-12-15

Prepared by: Anthony Hray

Applicant/Owner:	Weston Town Center c/o Plaza Properties
Agent:	Jackson B. Reynolds, III
Township:	Franklin Township
Site:	4279 West Broad Street (PID #140-007155) 185 Georgesville Road (PID #140-000093) 4311 Shoppers Lane (PID #140-003370, 7413, 7414)
Zoning:	General Industrial (GI) District
Utilities:	Public Water and Sewer
Acreage:	67-acres
Request:	Requesting to rezone from the General Industrial (GI) District to the Community Service (CS) District.

Summary

The applicant is requesting a rezoning from the General Industrial (GI) District to the Community Service (CS) District. The site is comprised of five (5) contiguous lots, consisting of 67-acres. The request is consistent with the surrounding area and conforms to the land use recommendations of the Westland Area Interim Development Framework and Greater Hilltop Plan Amendment. Staff recommends **approval** with a condition.

Request

The rezoning is intended to correct the incompatibility of the existing industrial zoning classification in light of the fact that the site is used exclusively for commercial purposes. The subject site is located at the intersection of Broad Street and Georgesville Road, just east of Interstate 270. It was developed between 1962 and 1985. The site contains seven (7) individual commercial buildings and a large portion (approximately 390,000 square feet) of the Westland Mall Shopping Center. This portion of the mall is relatively vacant, with the remaining buildings occupied by a range of commercial uses which include retail, banking, restaurant, amusement, recreational and automotive service establishments. The combined gross floor area of all buildings associated with this request is approximately 650,000 square feet.

Surrounding Land Use/Zoning

Direction	Zoning	Land-Use
North	General Industrial (GI)	Retail Restaurant
East	Commercial Planned District (CPD) – Columbus	Casino
South	General Industrial (GI)	Multi-Family Residential
West	General Industrial (GI)	Retail

Comprehensive Plans

The Westland Area Interim Development Framework, adopted on June 8, 2010, recommends this property for full range commercial and multi-family land uses. Permitted uses include retail, office, multi-unit housing and townhomes. Corresponding zoning districts include the Community Service (CS), Community Commercial (CC), Neighborhood Commercial (NC), Suburban Office (SO) and Suburban Apartment Residential (R-24) Districts.

The plan promotes four key principles. The first principle, economic revitalization, acknowledges the importance of jobs creation and the need to increase occupancy rates across the mix of land uses in the area. Furthermore, a greater balance of land uses and appropriate mixture of businesses should be sought to ensure sustained growth. Secondly, urban design excellence should be employed to create an attractive landscape and implement development patterns/standards that include walkable and bikeable connectivity, reduce parking footprints, transit facilities brownfield redevelopment and universal accessibility.

The third principle, community quality of life, aims to engage residents in redevelopment efforts and support a higher quality of life. This can be accomplished by raising employment by filling positions with local workforce, reducing crime, strengthening community identity through district identification and branding and promoting neighborhood stability. The final principle, green commitment, encourages the use of environmental and energy best practices and embraces development strategies that utilize sustainable design, alternative energy sources and light pollution reduction/green infrastructure.

As a tool to achieve these principles, primarily economic revitalization and urban design excellence, staff has developed the Smart Growth Overlay standards. These standards are intended to promote sensible and sustainable development by creating improved and safer pedestrian accessibility, accommodations for bicycle parking, reductions in overabundant parking areas and façade, landscaping and architectural design enhancements.

The Greater Hilltop Plan Amendment, adopted September 27, 2010, recommends this property for Mixed Use –Regional land uses. Such uses include large shopping centers and regional malls, entertainment centers and big box retailers responsible for attracting consumers from major portions of the city and Central Ohio region. Office and institutional uses may also be appropriate with residential units located next to or above such uses in multi-story buildings.

The requested rezoning is consistent with both planning documents.

Staff Analysis

Existing Zoning District

The property is currently located in the General Industrial (GI) district which is intended for heavy manufacturing and extensive industrial uses not provided for in other industrial zoning districts. The following are examples of permitted uses:

Manufacturing

- Textile Products
- Motor Vehicles and Motor Vehicle Equipment
- Electric Lighting and Wiring
- Communication Equipment
- Tobacco Products
- Stone, Clay, Glass and Concrete products
- Aircraft and Parts
- Lumber and Wood Products
- Sheet Metal Work

Wholesaling

- Furniture and Home Furnishings
- Dry Goods and Apparel
- Machinery Equipment and Supplies
- Hardware, Plumbing and Heating equipment
- Beer, Wine and Distilled Alcoholic Beverages

Commercials establishments associated with and intended to serve industrial establishments or their employees

- Eating and Drinking Places
- Commercial and Stock Savings Banks
- Medical Offices – Doctor/Dentist
- Accounting Services
- Administrative Offices
- Personal and Consumer Services

Proposed Zoning District:

The Community Service (CS) district is intended for sales, service, repair and processing establishments serving a large trade area. The following are examples of permitted uses:

- Clothing Store
- Hardware Store
- Sporting Goods Store
- Health and Medical Services
- Eating and Drinking Places
- Gasoline Service Station
- Government/Public Offices
- Insurance Brokers
- Automotive Services
- Engineering, Personnel and Management Services
- Social Services
- Retail Sale of Automobiles, Boats and Motorcycles
- Amusement/Recreation Services
- Real Estate Services
- Insurance Carriers/Brokers
- Travel Agencies
- Banking Institutions
- Investment Companies
- Legal Services
- Schools, Libraries and Educational Services
- Membership Organizations
- Food Stores
- Tobacco/Liquor Stores
- Beauty/Barber Shops
- Residential uses if ancillary to permitted commercial use

Permitted uses, except those listed under OMB SIC Group Code #55, have no minimum lot size or lot width requirement as long as the lot abuts a public street and the required yard space is provided. SIC Group Code #55 includes the retail sale of automobiles, boats, motorcycles and gasoline service stations which require a minimum lot size of one (1) acre with 200 feet of abutment on a major arterial street or three-fourths (3/4) of an acre with 175 feet of abutment for a corner lot abutting two (2) intersecting major arterial streets.

The existing uses on the site are permitted in the CS district. However, two (2) of the five (5) lots which comprise this site fail to abut a public street. These lots should be combined with an adjacent lot to provide the required abutment. Provided these lots are combined, the request will comply with the lot standards and intent of the Community Service district.

Access/Traffic:

The site has two access points from Broad Street (State Route 40) to the north and three access points from Georgesville Road to the east. Both roadways are classified as major arterials on the Franklin County 2020 Thoroughfare Plan and were recently improved in association with the Hollywood Casino Development. Private internal drives extend from each access point providing full circulation throughout the site.

Sewage Disposal and Water Supply:

Public water and sewer services are provided by the Franklin County Sanitary Engineer's office.

Staff Recommendation

Staff recommends approval of the requested rezoning with the following condition:

1. The applicant must combine the landlocked lots (parcels 140-007414 & 007413) with parcel 140-003370 to obtain the required public street abutment under the Community Service (CS) District regulations.

Planning Commission

On November 9, 2012 the Franklin County Planning Commission recommended approval of the proposed rezoning with the following condition:

1. The applicant must combine the landlocked lots (parcels 140-007414 & 007413) with parcel 140-003370 to obtain the required public street abutment under the Community Service (CS) District regulations.

Rural Zoning Commission

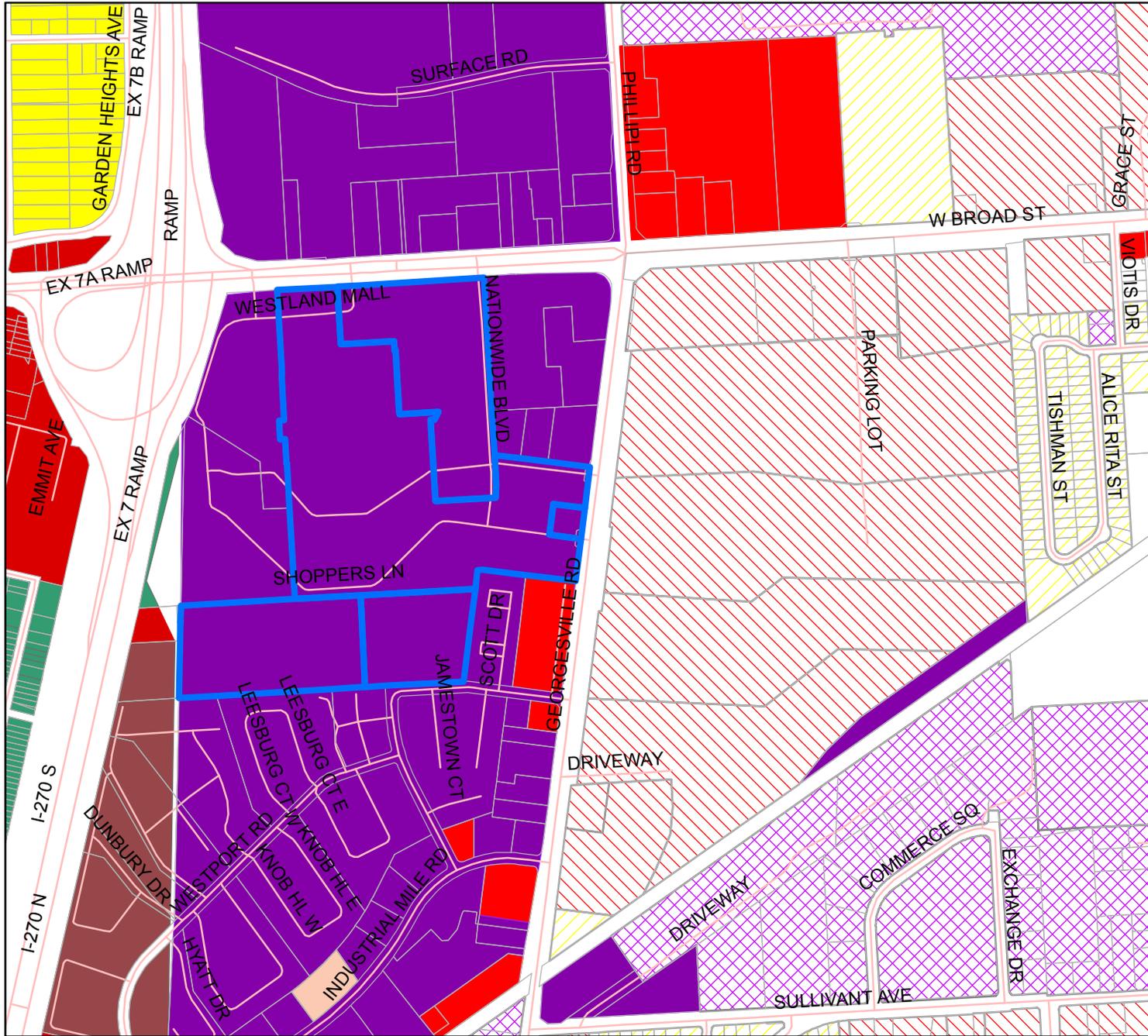
On November 29, 2012 the Franklin County Rural Zoning Commission approved the proposed rezoning with the following condition:

1. The applicant must combine the landlocked lots (parcels 140-007414 & 007413) with parcel 140-003370 to obtain the required public street abutment under the Community Service (CS) District regulations.

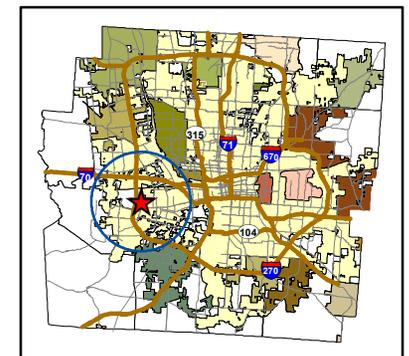
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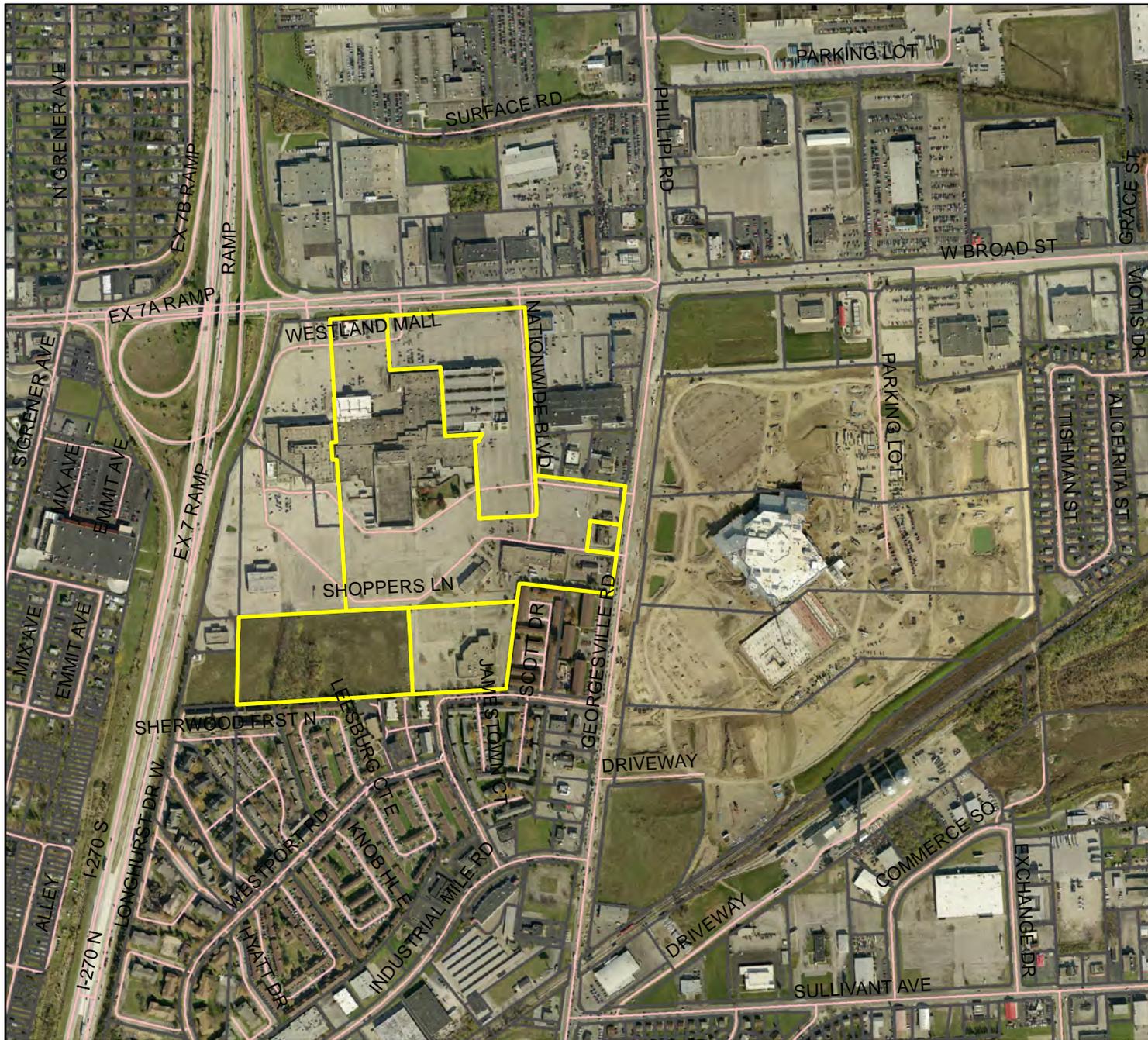
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67-acres
Franklin Township



- Parcels to be Rezoned
- Parcels
- Streets
- County Zoning**
- CS
- GI
- SO
- Columbus Zoning**
- Residential
- Commercial
- Manufacturing
- Prairie Zoning**
- R-4
- R-6
- R-8
- MFR-12
- SO
- LB
- GB
- EU



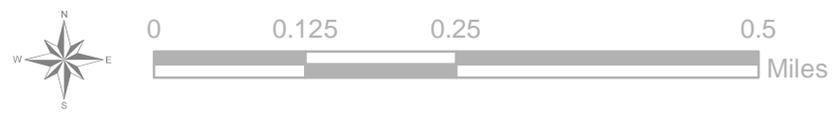
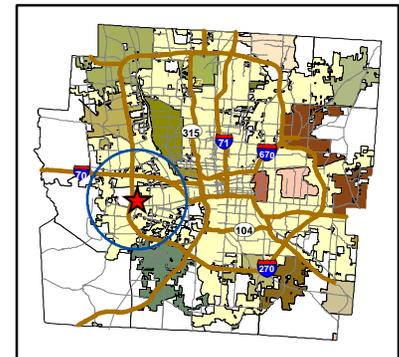


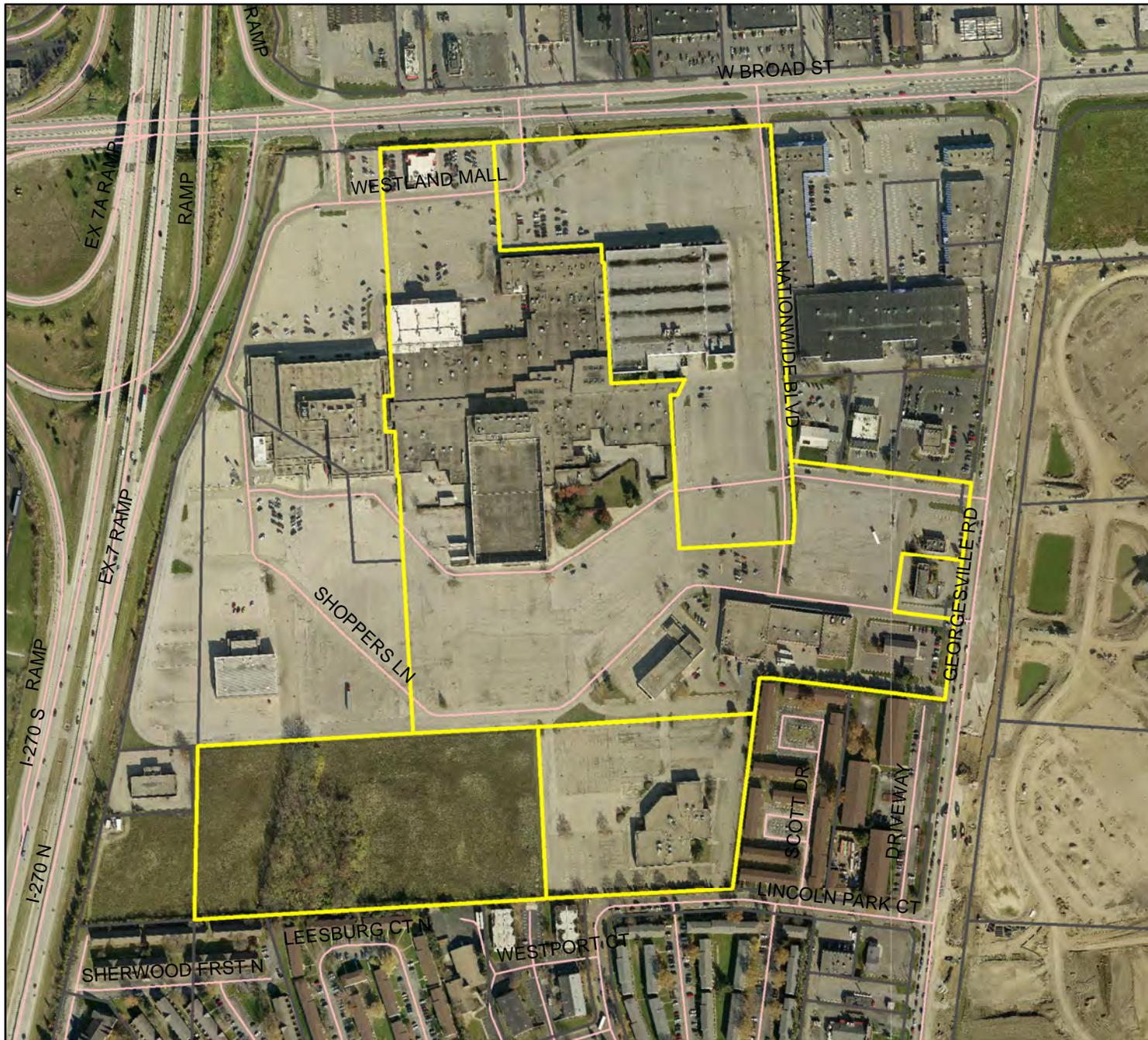
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67-acres
Franklin Township

- Parcels to be Rezoned
- Parcels
- Streets





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

67-acres
Franklin Township

- Parcels to be Rezoned
- Parcels
- Streets

