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

Economic Development & Planning Department
James Schimmer, Director

Franklin County Planning Commission

Franklin County Courthouse
373 South High Street - Lobby
Meeting Room A
Columbus, OH 43215

Wednesday, December 11, 2013
1:30 pm

1. **Call roll for board members**

2. **Introduction of staff**

3. **Swearing in of witnesses**

4. **Approval of minutes from the November 13, 2013 meeting**

5. **New Business:**

A. ZON-13-05 – Anthony Hray

Applicant/Owner:	Franklin County Rural Zoning Commission
Township:	All townships under Franklin County Zoning
Request:	Requesting to amend Section 444.033(5) of the Franklin County Zoning Resolution to more accurately reflect the duties and responsibilities of the Franklin County Chemical Emergency Preparedness Advisory Council.

B. ZON-13-06 – Anthony Hray

Applicant/Owner:	M G Abbott Inc.
Township:	Madison Township
Site:	5207 Ebright Road (PID # 180-000271)
Acreage:	4.77-acres
Zoning:	Select Commercial Planned District (SPCD)
Utilities:	On-site water and wastewater
Request:	Requesting approval of an amendment to an existing Select Commercial Planned District (SCPD).

C. ZON-13-07 – Matt Brown

Applicant/Owner:	Franklin County Rural Zoning Commission
Township:	All townships under Franklin County Zoning
Request:	Requesting to amend Section 531 of the Franklin County Zoning Resolution to more clearly and adequately address off-street parking, loading and access drives and to amend Section 720 to add definitions as needed in association with the amendments to Section 531.

6. Adjournment of meeting to January 15, 2014

Commissioner John O'Grady • **Commissioner** Paula Brooks • **Commissioner** Marilyn Brown
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James Schimmer, Director

MINUTES OF THE
FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, November 13, 2013

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, November 13, 2013.

Present were:
Nancy White, Chairperson
Vince Papsidero, Vice Chairperson
William Flaherty
Tim Guyton
Ashley Hoye
Sharon Keels
Jason Sanson
Kevin Wheeler

Franklin County Economic Development and Planning Department:
Matt Brown, Interim Planning Administrator
Scott Ulrich, Planner

Chairperson White opened the hearing.

The first order of business being approval of the minutes of the October 9, 2013, meeting. Mr. Wheeler made a motion to approve the minutes. It was seconded by Mr. Guyton. The motion passed by a vote of seven-to-zero.

NEW BUSINESS:

The next order of business being Case No. JACK-13-08. The applicant is Allen Schoch. The township is Jackson Township. The location is 4745 South Big Run Road. It is 4.10 acres. There is on-site water and wastewater. And the request is to rezone from the Semi-Rural Residential District to the Neighborhood Cluster District.

Mr. Ulrich read and presented the case to the Franklin County Planning Commission. Mr. Papsidero made a motion to approve Case No. JACK-13-08 with the following Staff recommendations:

1. The water and wastewater systems on the site must be formally abandoned in coordination with Franklin County Public Health. Any future development on the site must provide adequate water and wastewater services, as determined by Franklin County Public Health and the Ohio Environmental Protection Agency.
2. Any future development on the site should provide primary access from Holt Road. Only right-in/right-out access should be considered from Big Run South Road.

It was seconded by Mr. Sanson. (Mr. Flaherty joined the hearing.) The motion was approved by an eight-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Mr. Papsidero made a motion to adjourn the hearing. It was seconded by Mr. Guyton.

The hearing was adjourned at 1:56 p.m.

Minutes of the November 13, 2013, Franklin County Planning Commission hearing were approved this 11th day of December, 2013.

_____

Signature

Franklin County
Where Government Works

Commissioners
John O'Grady, President
Paula Brooks
Marilyn Brown

Economic Development & Planning Department
James Schimmer, Director

Proposal for

Zoning Text Amendment

Franklin County Zoning Resolution

Origin of Amendment

X Motion by the Rural Zoning Commission

❒ Resolution by the Board of County Commissioners

❒ Application by land owner

Case Number

ZON-13-05

Applicability

X All townships under Franklin County Zoning

❒ The following townships only:

Meeting Dates

Review Body	Date
Planning Commission	12/11/13
Rural Zoning Commission	12/19/13
Board of Commissioners:	1/14/14

Sections to Amend

Section	Title
444.033(5)	Planned Industrial Park – Basis of Approval

Reason for amendment

Requesting to amend Section 444.033(5) of the Franklin County Zoning Resolution to more accurately reflect the duties and responsibilities of the Franklin County Chemical Emergency Preparedness Advisory Council.

Amendment Text

Additions appear in underline. Deletions appear in ~~strikethrough~~.

X Amendment text appears on a separate sheet

❒ Amendment text appears below:

150 South Front Street, FSL Suite 10, Columbus, Ohio 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 www.FranklinCountyOhio.gov

Commissioner John O'Grady · **Commissioner** Marilyn Brown · **Commissioner** Paula Brooks
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
December 11, 2013

Case ZON-13-05

Prepared by: Anthony Hray

Applicant:	Franklin County Rural Zoning Commission
Townships:	All townships under Franklin County Zoning
Request:	Requesting to amend Section 444.033(5) of the Franklin County Zoning Resolution to more accurately reflect the duties and responsibilities of the Franklin County Chemical Emergency Preparedness Advisory Council.

Summary
Staff is seeking an amendment to the Franklin County Zoning Resolution to amend Section 444.033(5) of the Franklin County Zoning Resolution to more accurately reflect the duties and responsibilities of the Franklin County Chemical Emergency Preparedness Advisory Council. Staff recommends ***approval***.

Amendment summary
Staff, in consultation with the Franklin County Prosecutor's Office and the Chemical Emergency Preparedness Advisory Council (CEPAC) of Franklin County, has identified an inconsistency in Section 444.033(5) of the Planned Industrial Park Zoning District. The inconsistency was discovered during the review process of a recent rezoning request, that being rezoning case ZON-13-01. Section 444.033(5), as currently written, requires that as a basis of approval, CEPAC shall make a determination that the proposed use(s) of the Planned Industrial Park District will not constitute a moderate or severe potential health risk to surrounding residents and land uses. However, this determination is not within the scope of duties assigned to CEPAC.

In coordination with the Franklin County Prosecutor's Office and CEPAC, staff has proposed the text amendment to more accurately reflect the duties and responsibilities assigned to CEPAC. Both the Franklin County Prosecutor's Office and CEPAC have reviewed the proposed amendment and posed no concerns.

Staff Recommendation
Staff recommends ***approval*** of the proposed text amendment.

150 South Front Street, FSL Suite 10 Columbus, Ohio 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 www.FranklinCountyOhio.gov

SECTION 444 - (PIP) PLANNED INDUSTRIAL PARK DISTRICT REGULATIONS

444.02 - PERMITTED USE - The following uses shall be permitted in the PLANNED INDUSTRIAL PARK DISTRICT.

444.021 - Industrial Development - Manufacturing, processing, warehousing and industrial service activities located and maintained within the limits of the Development Standards of these PLANNED INDUSTRIAL PARK DISTRICT regulations and in accordance with the approved Development Plan.

Commercial establishments normally associated with and intended to serve the industrial establishments or their employees and approved as a part of the Development Plan.

Additional commercial activities of an intense nature, typically associated with the Community Service District, which compliment industrial uses already included in the application.

444.03 - PROCEDURE - The following procedure applies in placing land in the PLANNED INDUSTRIAL PARK DISTRICT.

444.031 - Submission of Application - The owner or owners of a tract of land twenty-five (25) acres or more in area may request that the Zoning District Map be amended to include such tracts in the PLANNED INDUSTRIAL PARK DISTRICT in accordance with the provisions of ARTICLE VII and the following requirements:

The twenty-five (25) acre requirement may be reduced by the director if no potential conflicts exist with surrounding land uses as existing or planned and if all other requirements of this district are met.

444.032 - Development Plan - Five (5) copies of a Development Plan prepared and sealed by an architect licensed to practice in the state of Ohio shall be submitted with the application to amend the Zoning District Map. The plan shall include in text or map form:

1.) The general development character of the tract, including the proposed location and size of industrial areas as well as the proposed type, location and size of non-industrial uses within the site.

2.) The proposed industrial uses, processes, operations, and tenant types as well as any restrictions or controls to be placed on the uses.

3.) The proposed provisions of water, sanitary sewer, industrial waste disposal, and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness.

4.) The proposed traffic circulation pattern, including access drives, parking arrangement, pedestrian walks and safety areas.

5.) An analysis of potential traffic impacts that will result from the proposed development using standard traffic assessment techniques and references, including an estimate of street

and/or other traffic improvements necessitated by the development.

6.) Provisions for landscaping, lighting, and signage associated with the development, including location, appearance, size and other details as necessary.

7.) Depiction of soil types, site topography in two (2) foot contour intervals, watercourses, surface water bodies, mature vegetation, wetlands and other natural features as they currently exist.

8.) Depiction of existing utility easements, surface and subsurface drainage improvements, well and/or wastewater facilities and other site improvements.

9.) The proposed schedule of site development and associated facilities, including streets, other transportation facilities, utilities, services and other facilities.

10.) The relationship of the proposed development to existing and future land use in the surrounding area, community facilities, services and other public improvements.

11.) Information regarding anticipated hazardous chemical usage (if any) by the proposed tenants, including types, frequency and method of delivery and quantities maintained on site.

12.) Evidence that the applicant has sufficient control over the land to prepare required land improvements, including street, water, sanitary sewers, waste disposal, surface drainage, and other facilities for subdivision development required by the **Subdivision Regulations for Franklin County, Ohio.** Evidence of control includes property rights and the engineering feasibility data which may be necessary.

444.033 - Basis of Approval - The basis for approving a PLANNED INDUSTRIAL PARK DISTRICT application is:

1.) That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of this Zoning Resolution;

2.) That the proposed development is in conformity with all applicable development policies, community plans or portions thereof;

3.) That the proposed development advances the general welfare of the County and the immediate vicinity;

4.) That the benefits of improved arrangement and design of the development justifies deviation from the standard requirements for industrial development included in this Zoning Resolution.

5.) ~~That a determination is made by the Chemical Emergency Preparedness Advisory Council (CEPAC) finding that the proposed use(s) will not constitute a moderate or severe potential health risk to surrounding residents and land uses.~~That should the proposed use(s) involve the transporting, storing, manufacturing, processing or require the use of any extremely hazardous substances as defined by the Chemical Emergency Preparedness Advisory Council (CEPAC), the applicant shall receive a determination by CEPAC finding that the proposed use(s) will not constitute a moderate or severe extremely hazardous substance risk to surrounding residents and land uses.

444.034 - Effect of Approval - The Development Plan as approved by the Franklin County Commissioners constitutes an amendment to the PLANNED INDUSTRIAL PARK DISTRICT regulations as they apply to the land included in the approved amendment.

Approval is for a period of three (3) years to allow the preparation of the required zoning compliance in accordance with Section 705.02, Article V, submitted in accordance with the **Subdivision Regulations for Franklin County, Ohio.** Unless the required zoning compliance is properly submitted and approved within three (3) years, the approval is voided and the land shall revert to its last previous Zoning District. An application for time extension may be submitted for consideration in accordance with 444.036.

444.035 - Plat and/or Zoning Compliance Required - In the PLANNED INDUSTRIAL PARK DISTRICT, no use may be established or changed and no structure may be constructed or altered until the required Subdivision Plat (if a subdivision is proposed) and/or a zoning compliance has been recorded /approved in accordance with Section 705.02 of Article VII of this resolution and the **Subdivision Regulations for Franklin County, Ohio.** The zoning compliance shall be in accordance with the approved Development Plan and shall show or include:

1.) Public and private street and block layout (lot divisions are not required, but probable arrangement should be indicated); building setback lines; water, sewer, fire-hydrant and other public utility installations, including sanitary sewage and waste disposal facilities; easements, rights-of-way, pavements, and walks; and land reserved for non-industrial use with indication of the nature of the use.

2.) The nature and extent of earthwork required for site preparation and the installation of public improvements such as streets and utilities.

3.) Deed restrictions, covenants, easements and encumbrances to be used to control the private use, development and maintenance of the land and improvements thereon, including those applicable to areas within the tract to be developed non-industrially.

444.036 - Extension of Time or Modification - An extension of the time limit or a modification of the approved Development Plan may be approved by the Board of County Commissioners. Approval is based upon the purpose and necessity for such extension or modification and evidence of reasonable effort to implement the original Development Plan. Extensions or modifications shall not conflict with the general health, safety and welfare of the public or the Development Standards of the PLANNED INDUSTRIAL PARK DISTRICT.

444.04 - DEVELOPMENT STANDARDS - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the PLANNED INDUSTRIAL PARK DISTRICT

444.041 - Intensity of Use

1.) A use allowed in this District shall entirely enclose its primary operation within a structure. Open storage and service areas and loading docks shall be screened by walls or fences at least six (6) feet but not more than twelve (12) feet in height. These walls or fences shall have an opaqueness of ninety percent (90%) or more, so as to effectively conceal production, storage, service, and loading operations from adjoining streets and from a Residential Zoning District or another Planned Development District as listed in SECTION 201, ARTICLE II.

2.) PERMITTED USES of this District may be developed in accordance with the DEVELOPMENT STANDARDS of SECTION 342, RESTRICTED INDUSTRIAL DISTRICT.

444.042 - Lot Width - No minimum lot width is required. However, all lots shall abut a public street or otherwise provide access to such public street by means of roadway easement.

444.043 - Side Yards - For main and accessory structures, including open storage, service, and loading areas, the required side yards shall equal one-third (1/3) the sum of the height and depth of the structure, but in no case shall be less than fifty (50) feet from any Residential Zoning District or Planned Residential District as listed in SECTION 201, ARTICLE II except in accordance with the DEVELOPMENT STANDARDS of SECTION 342, RESTRICTED INDUSTRIAL DISTRICT.

444.044 - Rear Yards - For main and accessory structure, including open storage, service, and loading areas, the required rear yards shall equal one-third (1/3) the sum of the height and width of the structure, but in no case shall be less than fifty (50) feet from any Residential Zoning District or Planned Residential District as listed in SECTION 201, ARTICLE II, except in accordance with the DEVELOPMENT STANDARDS of SECTION 342, RESTRICTED INDUSTRIAL DISTRICT.

444.045 - Improvements Required - The following improvements shall be required:

1.) Street improvements within or adjacent to the tract in accordance with the requirements of the **Subdivision Regulations for Franklin County, Ohio.**

2.) Water and sewer facility improvements in accordance with the requirements of the **Subdivision Regulations for Franklin County, Ohio.**

3.) An easement twenty-five (25) feet or more in width shall be provided around the entire tract and shall be landscaped in accordance with an approved landscape plan. Such plan shall include plantings which will achieve a height of ten (10) feet or more and an opaqueness of at least seventy-five percent (75%) within five (5) years of normal growth. This easement, when adjacent to a street right-of-way eighty (80) feet or more in width, or other industrial zoning districts, may be reduced to fifteen (15) feet, a fifty percent (50%) opaqueness, and two (2) feet in height. The landscape plan shall be submitted with the Subdivision Plat and shall be subject to approval in the same manner as required of the Subdivision Plat.

444.046 - Plat and Landscape Required - The Subdivision Plat shall be developed and recorded in accordance with the **Subdivision Regulations for Franklin County, Ohio.** Landscaping shall be accomplished in accordance with the approved landscape plan in conjunction with development of adjacent lots in the industrial park.

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President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
December 11, 2013

Case ZON-13-06

Prepared by: Anthony Hray

Applicant/Owner:	M. G. Abbott Inc.
Township:	Madison Township
Site:	5207 Ebright Road (PID # 180-000271)
Acreage:	4.77-acres
Utilities:	On-site water and wastewater
Request:	Requesting approval of an amendment to an existing Select Commercial Planned District (SCPD).

Summary
The applicant is requesting an amendment to an existing Select Commercial Planned District (SCPD) to expand the list of permitted uses. No new development is proposed. Staff recommends ***approval with conditions***.

History:
The site was rezoned in 2001 (County Rezoning Case #ZON-01-13) from the Rural District to the Select Commercial Planned District (SCPD). As is customary with Planned Zoning Districts, a development plan (text and map form) was approved which specified a limited number of permitted uses in addition to how the site would be developed. The applicant was approved to construct ten (10) self-storage buildings and one (1) commercial building to be used for office and warehouse space. To date only seven (7) of the ten (10) self-storage buildings have been constructed. Currently, the applicant operates their electrical contracting and self-storage businesses from one-half (1/2) of the commercial building with the remaining one-half (1/2) being leased by a "CrossFit" Workout Gym. Physical Fitness Facilities (SIC Code 7991) were not included in the list of permitted uses in the original rezoning. Therefore, the applicant is requesting an amendment to the existing development plan to expand the list of permitted uses and legitimize the "CrossFit" Gym.

Request:
The site is located on the west side of Ebright Road, adjacent to U.S Route 33.The site contains an existing 13,000 square foot commercial building and seven (7) steel self-storage buildings ranging in size from 2,500 – 7,250 square feet. As previously mentioned, the applicant operates a self-storage and electrical contracting business. One-half (1/2) of the commercial building is used as office and warehousing for both businesses. The remaining half of the building is being leased by a "CrossFit" Gym. The applicant must amend the existing SCPD to expand the list of permitted uses. No new development is proposed.

Surrounding Land Use/Zoning

Direction	Zoning	Land-Use
North	Rural	Single-Family Home Agriculture
East	Neighborhood General – NG (Columbus)	Vacant
South	Commercial Planned District - CPD (Columbus)	Landscaping Services
West	Rural	Vacant

Comprehensive Plans:
The Blacklick-Madison Area Plan, adopted in 2011, recommends the subject property for low density residential development. This land use category only permits single-family homes. However, the recommendation for this particular site was made having overlooked the current SCPD zoning of the property. The additional uses being requested are associated with neighborhood scale office, retail and light industrial (fabrication and assembly type manufacturing) uses. The type and intensity of the uses being proposed have been carefully chosen based on their compatibility with adjacent land uses and to ensure there are no negative impacts to the surrounding area. If the opportunity presents itself, the future land use map should be updated to reflect a more appropriate land use recommendation for this particular property.

Staff Analysis
Select Commercial Planned District:
The Select Commercial Planned District (SCPD) is intended to provide for any use permitted in a straight commercial, restricted industrial, and limited industrial zoning 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 district a development plan showing buildings, parking, landscaping, lighting, signage, etc. is required. Any change/modification to an approved development plan or change to the list of permitted uses must go through the amendment process.

Existing Permitted Uses:
The following uses are currently permitted:

332.031 – Trade Services, Contractors
731 Horticultural Services
151 General Building Contractors
161 Highway and Street Construction, except Elevated Highways
171 Plumbing, Heating, Air Conditioning
172 Painting, Paper Hanging, and Decorating
173 Electrical Work
174 Masonry, Stonework, Tile Setting, and Plastering
175 Carpentry and Wood Flooring
176 Roofing and Sheet Metal Work
177 Concrete Work
178 Water Well Drilling
179 Miscellaneous Special Trade Contractors

332.032 – Storage and Wholesaling
422 Public Warehousing

Proposed Permitted Uses:
In addition to the previously approved permitted uses, the applicant's request would also permit the following uses:

Section 322.022 - Administrative, Professional, Institutional, and Business Offices
4724 Travel Agencies
63 Insurance Carriers
64 Insurance Brokers
65 Real Estate
67 Investment Companies
73 Business Services / Offices
791 Dance Studios
81 Legal Services
83 Social Services
87 Engineering, Personnel, Management Serv.
899 Professional Services not otherwise classified

325.021 – Retail
722 Photography Studios
7291 Tax Return Preparation
7299 Miscellaneous personal services

328.021 – Retail
078 Landscape Services
57 Furniture and Home Furnishing stores
59 Miscellaneous Retail

332.032 – Storage and Wholesaling
502 Home Furnishings
503 Lumber and other construction materials
504 Professional and Commercial Equipment and supplies
506 Electrical Goods
507 Hardware and Plumbing and Heating Equipment and Supplies
508 Machinery, Equipment, and Supplies
509 Miscellaneous Wholesalers, except 5093, scrap and waste

344.022 – Manufacturing
15 Building Construction; General Contractors and Operative Builders
16 Heavy Construction Contractors
17 Special Trade Contractors, except demolition landfills
364 Electric Lighting and Wiring Equipment
369 Miscellaneous Electrical Machinery, Equipment and Supplies

344.032 – Commercial Establishments
891 Engineering and Architectural Services
893 Accounting, Auditing, and Bookkeeping Services

344.034 – Personal and Consumer Services, Business
731 Advertising
732 Consumer Credit Reporting, Mercantile Reporting, Adjustment and Collecting Agencies
733 Duplicating, Addressing, Blueprinting, Photocopying, Mailing, Mailing List, and Stenographic Services
736 Private Employment Agencies
739 Business Services not elsewhere classified (except 7391, Research, Development, and Testing Laboratories)
7991 Physical Fitness Facilities

Access/Traffic:
The site has an existing point of access from Ebright Road. There is no increase in traffic anticipated, nor are the hours of peak loading expected to change as a result of the request. The location of the existing access point was designed and approved under consultation with the Franklin County Engineer's office at the time of the original rezoning. Since that time, this section of Ebright Road has been transferred to the jurisdiction of the city of Columbus. The city of Columbus, Division of Planning and Operations, Department of Public Service, has no concerns with the current uses and proposed uses of the site. However, the city of Columbus, Department of Public Service, reserves the right to require a traffic analysis should a change in use occur in the future that would create a significant increase in traffic. Furthermore, the city of Columbus reserves the right to require that the applicant be responsible for completing any road improvements deemed necessary.

Parking and Circulation:
The parking calculations and layout have been provided on the development plan. The applicant will provide 34 parking spaces as required. Should any future use require more parking than what is currently provided, additional parking may be provided only on an existing paved and sealed surface in accordance with Section 531 of the Franklin County Zoning Resolution. Should the existing parking area need to be expanded, meaning installation of new pavement or anything requiring earth disturbance, then an approved amendment will be required to the development plan.

Storm Water/Drainage:
An existing ten (10) inch storm sewer pipe runs through the property from east to west and has catch basins installed to collect and discharge stormwater off the subject property. The proposed amendment will have no impact on the existing stormwater drainage of the site.

Sewage Disposal and Water Supply:
Sewage disposal is provided by an on-site wastewater treatment system located to the south of the existing multi-suite office/warehouse building (see development plan). The Ohio Environmental Protection Agency (EPA) approved the aerator/evapo-transpiration mound sewage system in 2002 (Ohio EPA Permit to Install (PTI) 01-10022) which was designed and installed by E.C. Babbert Company. The PTI was issued in June of 2002 for a daily design flow of 180 gallons per day of domestic strength sewage. Provided any change-of-use activity does not exceed 180 gallons per day, it is not expected that any problems with the functionality of the system should arise. This is contingent on the system having been adequately maintained and not experiencing/exhibiting any signs of failure.

The Franklin County Public Health Department completes an annual inspection of the system and the system was most recently inspected and passed on July 17, 2013. The applicant is advised however, that the current treatment system was not designed with any type of food preparation/service in mind. Therefore, should a future change-in-use generate more flow than 180 gallons per day, under the current memorandum of understanding (MOU) with the Franklin County Public Health Department, any alteration of the treatment system would need to be approved by Franklin County Public Health. This would be the case for wastewater flows up to 1,000 gallon per day equalized flow. It should also be noted that any future change in use must be reviewed by the respective authority (Ohio EPA and/or Franklin County Public Health) prior to occupying any structure or building to ensure that the proposed use will not exceed the wastewater limitations of the existing septic system and that the current system is functioning properly to support the proposed use.

Water is provided from an on-site well located just west of the existing multi-suite office/warehouse building (see development plan for approximate location). According to the Drinking Water Section of the Ohio EPA there are four (4) relatively shallow wells on the property (two (2) drilled in the 1970's &

1980's, two (2) more drilled around 2001), and are all in sand and gravel and are good producers. The quantity of water in the local aquifer is high; therefore it is their opinion that the applicant could potentially increase their water usage an order of magnitude with no issues or concerns. The division made a visit to the site approximately two (2) years ago and based on population and service connections at that time, the drinking water section deemed them to be unregulated as a public water system. They remain unregulated at this time.

The Ohio EPA does not anticipate any issues with their wells producing a sufficient quantity of water. However, should the population (number of employees/customers) exceed 25 people at any given time; the applicant will be required to coordinate with the Ohio EPA to reinstate their regulated status as necessary. Furthermore, prior to establishing any future change in use on the site, the applicant is required to obtain approval from the Ohio EPA Drinking Water Section to ensure that the existing wells are adequate to serve the use being proposed.

Architectural Design:
The building density of the site is currently 30.5 percent. The SCPD regulations allow for a maximum building density of 35 percent. Building heights do not exceed 25 feet. The main building height is 24 +/- feet, and all existing and future storage buildings are 15 +/- feet. The general design of the main building is characterized as a pre-engineered steel building with metal siding; a 1:12 pitch metal roof and steel overhead garage doors. The front office area has a brick veneer with full glass windows and a metal hip-style roof and metal fascia. General design of the storage buildings can be characterized as metal framed buildings with metal siding, a sloped metal roof or gable roof of 1:12 to 3:12 pitch and aluminum or steel overhead garage doors.

Outdoor Storage:
Outside storage will continue to consist only of vehicles owned and operated by the applicant for purposes of the electrical contracting and self-storage businesses. There will be no outside storage of articles or materials permitted.

Utilities and Facilities:
No new utilities or facilities are proposed with this request. Any future development must comply with the SCPD regulations.

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

Graphics and Signage:
An existing free-standing sign is located at the west property line. The sign does not exceed 40 square feet and does not stand more than 20 feet high. A second free-standing sign is located at the front entrance. This sign is internally-lit and does not exceed 40 square feet and is attached to a concrete base with landscaping stones. This sign is not more than 10 feet high. Both signs were approved as part of the original rezoning request. No additional signage is proposed.

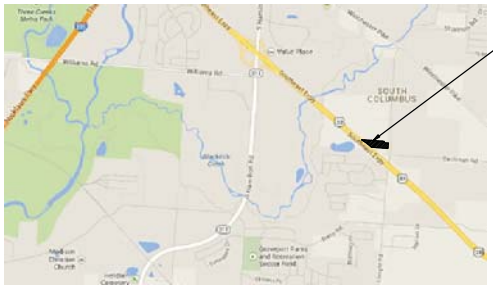
Lighting:
All site lighting is currently mounted on the existing commercial and storage buildings with the exception of a west-facing pole light that illuminates the front parking area. All lighting is downcast and does not produce any light trespass or nuisance to neighboring properties or motorists. No new lighting has been proposed.

Screening & Landscaping Plan:
The site is secured by a six (6) foot tall chain-link fence which encloses the rear portion of the site. Along the northern property line, existing vegetation provides adequate screening. The existing parking lot is screened from the north by existing Norway spruce trees that were approved as part of the original rezoning. Some of the trees originally planted have died and will be replanted to provide the required screening. To the east of the existing parking area is a large area of open space that will be landscaped to help screen the parking area from Ebright Road. All screening and landscaping details have been included on the development plan.

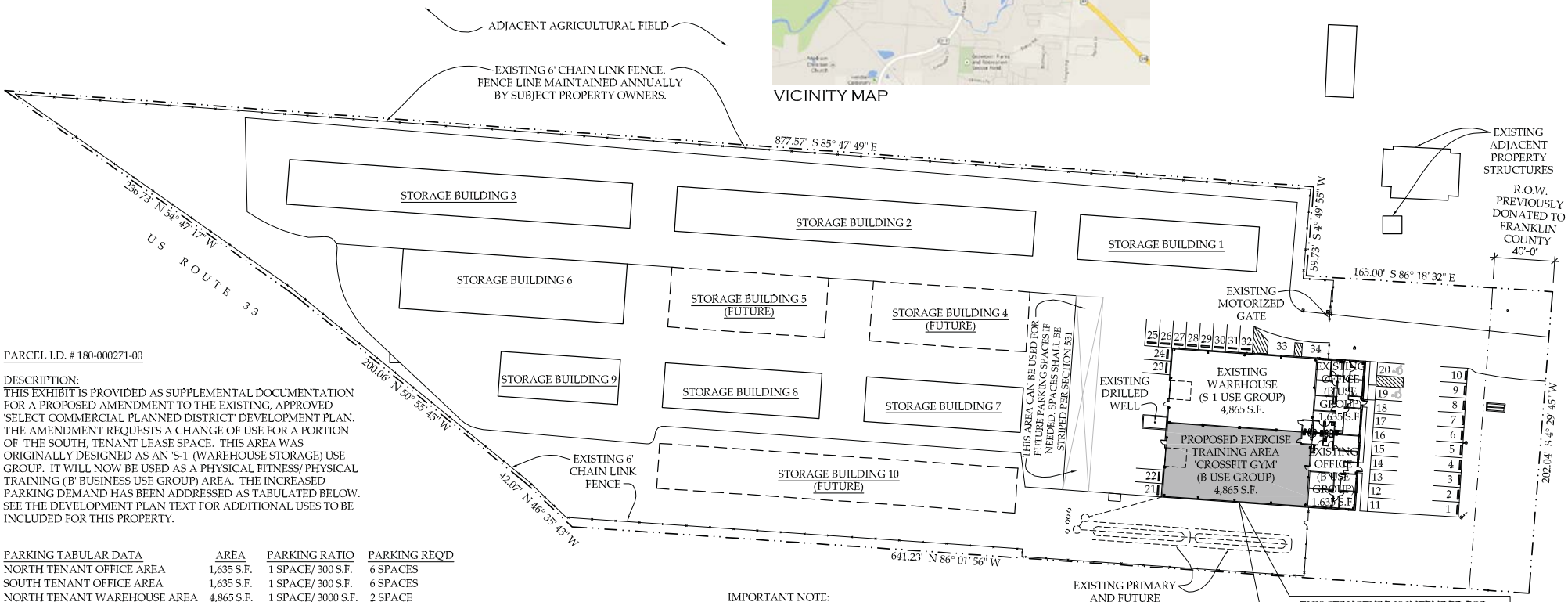
Staff Recommendation
Staff recommends ***approval*** of the proposed amendment with the following conditions:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance for the Physical Fitness ("CrossFit" Gym) use and any future change in use.
2. The applicant must plant all landscaping in accordance with the landscaping plan within six (6) months of approval. All landscaping shall be maintained as required under the SCPD district regulations.
3. The applicant shall obtain all required permits and inspections from the Village of Groveport Building Department and Madison Township Fire Department for the proposed physical fitness use and any future change in use.
4. All storage buildings as noted and identified on the development plan (existing and proposed), shall be used solely for purposes of public warehousing (SIC Code 422). No commercial or industrial uses shall be permitted in these buildings.

ZON-13-06
Received By
EDP - 12.3.13



VICINITY MAP



PARCEL I.D. # 180-000271-00

DESCRIPTION:
THIS EXHIBIT IS PROVIDED AS SUPPLEMENTAL DOCUMENTATION FOR A PROPOSED AMENDMENT TO THE EXISTING, APPROVED 'SELECT COMMERCIAL PLANNED DISTRICT' DEVELOPMENT PLAN. THE AMENDMENT REQUESTS A CHANGE OF USE FOR A PORTION OF THE SOUTH, TENANT LEASE SPACE. THIS AREA WAS ORIGINALLY DESIGNED AS AN 'S-1' (WAREHOUSE STORAGE) USE GROUP. IT WILL NOW BE USED AS A PHYSICAL FITNESS/ PHYSICAL TRAINING ('B' BUSINESS USE GROUP) AREA. THE INCREASED PARKING DEMAND HAS BEEN ADDRESSED AS TABULATED BELOW. SEE THE DEVELOPMENT PLAN TEXT FOR ADDITIONAL USES TO BE INCLUDED FOR THIS PROPERTY.

PARKING TABULAR DATA	AREA	PARKING RATIO	PARKING REQ'D
NORTH TENANT OFFICE AREA	1,635 S.F.	1 SPACE/ 300 S.F.	6 SPACES
SOUTH TENANT OFFICE AREA	1,635 S.F.	1 SPACE/ 300 S.F.	6 SPACES
NORTH TENANT WAREHOUSE AREA	4,865 S.F.	1 SPACE/ 3000 S.F.	2 SPACE
SOUTH TENANT TRAINING AREA	4,865 S.F.	1 SPACE/ 250 S.F.	20 SPACES

TOTAL PARKING REQUIRED	34 SPACES
TOTAL PARKING PROVIDED (INCLUDES 2 ACCESSIBLE)	34 SPACES

IN ACCORDANCE WITH THE '2010 ADA STANDARDS FOR ACCESSIBLE DESIGN' TABLE 208.2; (2) ACCESSIBLE PARKING SPACES SHALL BE PROVIDED WHEN A TOTAL OF 26 TO 50 SPACES ARE REQUIRED.

IMPORTANT NOTE:
THIS IS NOT AN CERTIFIED SURVEY PLAN. IT IS BASED UPON INFORMATION PROVIDED BY THE OWNER AND A CURSORY SITE REVIEW. THIS PLAN IS MEANT FOR GENERAL REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSIDERED AS AN 'AS-BUILT' PLAN. ANY ADDITIONAL CIVIL INFORMATION REQUIRED (E.G. FLOODWAY INFORMATION, UTILITY LOCATIONS ETC.) SHALL BE PROVIDED BY A CERTIFIED SURVEYOR OR ENGINEER LICENSED IN THE STATE OF OHIO. THIS PLAN IS NEVER TO BE USED AS THE BASIS FOR ANY FUTURE CONSTRUCTION. THE ARCHITECT AND/OR CONTRACTOR OF ANY SUCH PROJECT SHALL BE RESPONSIBLE FOR FIELD MEASURING AND VERIFICATION OF THE EXISTING CONDITIONS.
RANDY COFFMAN ARCHITECTURAL DESIGN, LLC SHALL NOT BE HELD RESPONSIBLE FOR, NOR BEAR ANY OBLIGATION AS TO THE DATA'S ACCURACY OR COMPLETENESS.

THIS STRUCTURE IS INTENDED FOR ANY PERMITTED USE AS PROPOSED, PROVIDED ALL APPLICABLE STANDARDS OF THE SCPD ARE MET. ANY FUTURE CHANGE IN USE SHALL REQUIRE AN APPROVED CERTIFICATE OF ZONING COMPLIANCE AND ALL APPLICABLE BUILDING PERMITS & INSPECTIONS.

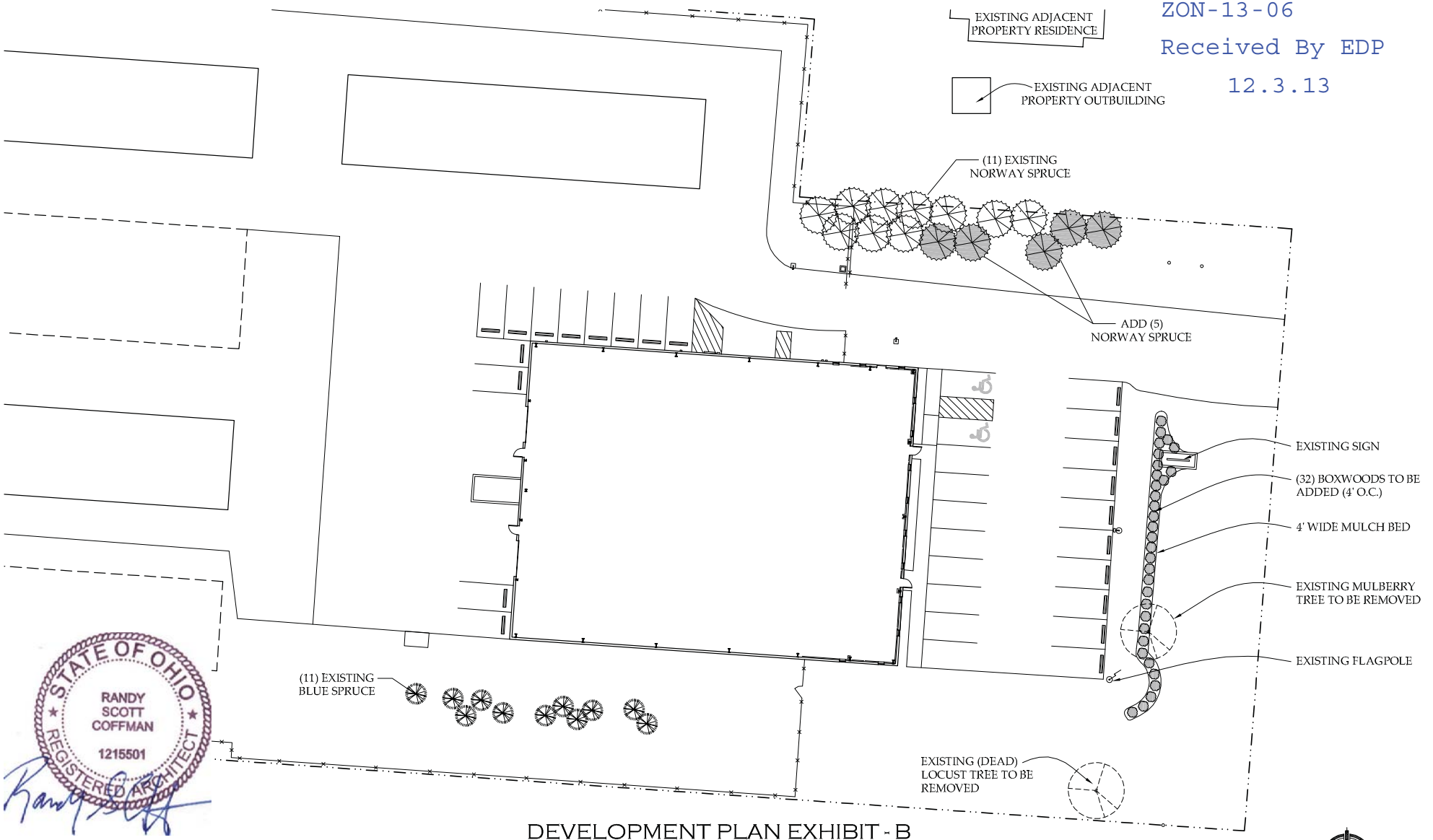
STATE OF OHIO
RANDY SCOTT COFFMAN
1215501
REGISTERED ARCHITECT

DEVELOPMENT PLAN EXHIBIT - A
M. G. ABBOTT INCORPORATED
5207 EBRIGHT ROAD
MADISON TOWNSHIP, OHIO 43125
NOVEMBER 26, 2013

RANDYCOFFMAN
ARCHITECTURAL DESIGN, LLC
P.O. Box 9 Lithopolis, Ohio 43136 Work: 614.382.0524 Cell: 614.370.0962

SCALE: NO SCALE

ZON-13-06
Received By EDP
12.3.13



STATE OF OHIO
RANDY SCOTT COFFMAN
1215501
REGISTERED ARCHITECT

RANDYCOFFMAN
ARCHITECTURAL DESIGN, LLC
P.O. Box 9 Lithopolis, Ohio 43136 Work: 614.382.0524 Cell: 614.370.0962

DEVELOPMENT PLAN EXHIBIT - B
M. G. ABBOTT INCORPORATED
5207 EBRIGHT ROAD
MADISON TOWNSHIP, OHIO 43125
NOVEMBER 26, 2013

15' 30' 60'
SCALE: 1" = 30'- 0"

DEVELOPMENT PLAN
5207 EBRIGHT ROAD
CANAL WINCHESTER, OH 43110
NOVEMBER 26, 2013

INTRODUCTION-The subject property is located at 5207 Ebright Road, Madison Township, Canal Winchester, OH 43110. The parcel number is 180-000271. The purpose of the application is to add specific zoning uses in addition to those listed in the original development plan. The original development plan was approved on January 2, 2002. The original application number was ZON-01-13.

The property contains 4.773 acres zoned Select Commercial Planned District (SCPD). The site consists of one (1) 13,000 sq. ft. steel building with two separate office/warehouse spaces of 6,500 sq. ft. each. One half of this building is occupied by the owner (M.G. Abbott Inc.) for their electrical contracting and self- storage businesses. The other space is currently leased by a "CrossFit" Gym. The original plan also allowed for ten (10) steel self-storage buildings to be built. To date seven (7) of these buildings have been completed. The owner is aware that to construct the remaining three (3) buildings would require securing all respective zoning and building approvals for that process.

All conditions of the site including the main building, storage buildings, utilities and driveways will remain the same. No structural changes will be necessary for this request. Additional parking and landscaping requirements will be completed upon zoning approval. These changes are described on the attached Exhibits A and B.

The main purpose of this amendment is to legitimize the change in use and occupancy approval for the "CrossFit" Gym and also to expand the list of permitted uses allowed on the site should a change in use occur in the future.

1) **PERMITTED USES**

The seven (7) existing storage buildings and three (3) future storage buildings shall be used only for public warehousing as permitted under standard industrial code (SIC) 422.

The existing 13,000 square foot office/warehouse building is currently being used for office/warehouse space and a "CrossFit" gym. This building shall be limited to all uses previously approved as well as the following uses, as provided for in the Franklin County Zoning Resolution, should a change in use occur in the future (new uses proposed are in *italics*):

Current Permitted Uses

332.031 – Trade Services, Contractors

0731 Horticultural Services
151 General Building Contractors
161 Highway and Street Construction, except Elevated Highways
171 Plumbing, Heating, Air Conditioning
172 Painting, Paper Hanging, and Decorating
173 Electrical Work

174 Masonry, Stonework, Tile Setting, and Plastering
175 Carpentry and Wood Flooring
176 Roofing and Sheet Metal Work
177 Concrete Work
178 Water Well Drilling
179 Miscellaneous Special Trade Contractors

332.032 – Storage and Wholesaling
422 Public Warehousing

Additional Permitted Uses Proposed
Section 322.022 - Administrative, Professional, Institutional, and Business Offices
4724 Travel Agencies
63 Insurance Carriers
64 Insurance Brokers
65 Real Estate
67 Investment Companies
73 Business Services / Offices
791 Dance Studios
81 Legal Services
83 Social Services
87 Engineering, Personnel, Management Services
899 Professional Services not otherwise classified

325.021 – Retail
722 Photography Studios
7291 Tax Return Preparation
7299 Miscellaneous personal services

328.021 – Retail
078 Landscape Services
57 Furniture and Home Furnishing stores
59 Miscellaneous Retail

332.032 – Storage and Wholesaling
502 Home Furnishings
503 Lumber and other construction materials
504 Professional and Commercial Equipment and supplies
506 Electrical Goods
507 Hardware and Plumbing and Heating Equipment and Supplies
508 Machinery, Equipment, and Supplies
509 Miscellaneous Wholesalers, except 5093, scrap and waste

344.022 – Manufacturing
15 Building Construction; General Contractors and Operative Builders
16 Heavy Construction Contractors
17 Special Trade Contractors, except demolition landfills
364 Electric Lighting and Wiring Equipment

369 Miscellaneous Electrical Machinery, Equipment and Supplies

<u>344.032 – Commercial Establishments</u>
891 Engineering and Architectural Services
893 Accounting, Auditing, and Bookkeeping Services

<u>344.034 – Personal and Consumer Services, Business</u>
731 Advertising
732 Consumer Credit Reporting, Mercantile Reporting, Adjustment and Collecting Agencies
733 Duplicating, Addressing, Blueprinting, Photocopying, Mailing, Mailing List, and Stenographic Services
736 Private Employment Agencies
739 Business Services not elsewhere classified (except 7391, Research, Development, and Testing Laboratories)
7991 Physical Fitness Facilities

2) <u>SITE MAP</u>

The site map (also called the site plan) has been prepared and is attached with this submittal. (SEE EXHIBIT A)

3) <u>VEGETATION</u>

Please refer to the attached Landscape Plan. (SEE EXHIBIT B)

4) <u>TRAFFIC</u>

There is no increase and/or decrease in traffic anticipated, nor are the hours of peak loading expected to change. The location of the existing access point was designed and approved under consultation with the Franklin County Engineer's office at the time of the original rezoning. Since that time, this section of Ebright Road has been transferred to the jurisdiction of the city of Columbus. The city of Columbus, Division of Planning and Operations, Department of Public Service, has no concerns with the current uses and proposed uses of the site. However, the city of Columbus, Department of Public Service, reserves the right to require a traffic analysis should a change in use occur in the future that would create a significant increase in traffic. Furthermore, the city of Columbus reserves the right to require that the applicant be responsible for completing any road improvements deemed necessary.

5) <u>ACCESS</u>

Access is provided from an existing driveway from Ebright Road. No additional access points have been proposed. Any alterations, repairs or changes to the access point deemed necessary should a change in use occur in the future, the applicant shall obtain all required permits and approvals from the city of Columbus, Department of Public Service.

6) PARKING

See site plan. Parking will be adequately provided for the number of employees times two (2) for the proposed use. See attached landscape plan for parking lot screening. Parking is being provided based on the following ratios:

(1) space per 300 square feet of office area
(1) space per 3,000 square feet of warehouse area
(1) space per 250 square feet of non-defined area

The parking calculations and layout have been provided on the development plan. The applicant will provide 34 parking spaces as required. Should any future use require more parking than what is currently provided, additional parking may be provided only on an existing paved and sealed surface in accordance with Section 531 of the Franklin County Zoning Resolution. Should the existing parking area need to be expanded, meaning installation of new pavement or anything requiring earth disturbance, then an approved amendment will be required to the development plan.

7) STORMWATER DRAINAGE

An existing 10" storm sewer pipe runs through the property east to west and has catch basins installed to discharge the storm water off the subject property. The proposed amendment will have no impact on the existing stormwater drainage of the site.

8) **SEWAGE DISPOSAL**

Sewage disposal is provided by an on-site wastewater treatment system located to the south of the existing multi-suite office/warehouse building (see development plan). The Ohio Environmental Protection Agency (EPA) approved the aerator/evapo-transpiration mound sewage system in 2002 (Ohio EPA Permit to Install (PTI) 01-10022) which was designed and installed by E.C. Babbert Company. The PTI was issued in June of 2002 for a daily design flow of 180 gallons per day of domestic strength sewage. Provided any change-of-use activity does not exceed 180 gallons per day, it is not expected that any problems with the functionality of the system should arise. This is contingent on the system having been adequately maintained and not experiencing/exhibiting any signs of failure. The Franklin County Public Health Department completes an annual inspection of the system and the system was most recently inspected and passed on July 17, 2013. The applicant is advised however, that the current treatment system was not designed with any type of food preparation/service in mind. Therefore, should a future change-in-use generate more flow than 180 gallons per day, under the current memorandum of understanding (MOU) with the Franklin County Public Health Department, any alteration of the treatment system would need to be approved by Franklin County Public Health. This would be the case for wastewater flows up to 1,000 gallon per day equalized flow. It should also be noted that any future change in use must be reviewed by the respective authority (Ohio EPA and/or Franklin County Public Health) prior to occupying any structure or building to ensure that the proposed use will not exceed the wastewater limitations of the existing septic system and that the current system is functioning properly to support the proposed use.

WATER SUPPLY

Water is provided from an on-site well located just west of the existing multi-suite office/warehouse building (see development plan for approximate location). According to the Drinking Water Section of the Ohio EPA there are four (4) relatively shallow wells on the property (two (2) drilled in the 1970's & 1980's, two (2) more drilled around 2001), and are all in sand and gravel and are good producers. The quantity of water in the local aquifer is high; therefore it is their opinion that the applicant could potentially increase their water usage an order of magnitude with no issues or concerns. The division made a visit to the site approximately two (2) years ago and based on population and service connections at that time, the drinking water section deemed them to be unregulated as a public water system. They remain unregulated at this time. The Ohio EPA does not anticipate any issues with their wells producing a sufficient quantity of water. However, should the population (number of employees/customers) exceed 25 people at any given time; the applicant will be required to coordinate with the Ohio EPA to reinstate their regulated status as necessary. Furthermore, prior to establishing any future change in use on the site, the applicant is required to obtain approval from the Ohio EPA Drinking Water Section to ensure that the existing wells are adequate to serve the use being proposed.

9) ARCHITECTURAL DESIGN

a) Building Density is 30.5%, up to 35% is allowed.
b) Building Heights do not exceed 25 feet, main building ridge height at plus or minus 24 feet, storage facilities' ridge height at plus or minus 15 feet.
c) General Design-Main Building: pre-engineered steel building with metal siding, a 1/12 pitch metal roof and steel overhead garage doors; front office area to have a brick veneer with full glass windows and a metal hip-style roof and metal fascia.
d) General Design-Storage Buildings: Metal framed buildings with metal siding, a sloped metal roof or gable roof of 1/12 to 3/12 pitch and aluminum or steel overhead garage doors.

10) OUTSIDE STORAGE

Outside storage will continue to consist only of vehicles owned and operated by the applicant for purposes of the electrical contracting and self-storage businesses. There will be no outside storage of articles or materials permitted.

11) UTILITIES AND FACILITIES

See item #7 and #8 for storm water, sanitary and water supply; Gas service lines are underground to the main building only at this time. Trash service is provided by a dumpster located behind the main building and is screened in accordance with Section 505 of the Franklin County Zoning Resolution.

12) POLLUTION

Smoke - No smoke from an industrial or commercial process shall be emitted from any structure; Odor - no use shall emit odorous gases or other odorous matter in such quantities as to be offensive at any point on or beyond the property; Noise - no commercial, service, or industrial use shall emit noise greater than sixty decibels at the lot line.

13) GRAPHICS

a) Wall signs not applicable.
b) The following signage is existing: A free-standing sign #1 is erected at the west property line. The sign does not exceed 40 square feet and does not stand more than 20 feet high. Free-standing sign #2 is at the front entrance. This internally-lit sign does not exceed 40 square feet and is attached to a concrete base with landscaping stones. This sign is not more than 10 feet high No additional signage is proposed.
c) Development area identification sign is not applicable.
d) Temporary real estate for sale or for lease signs shall not exceed fifty square feet in total area.
e) Deed restriction not applicable.

14) LIGHTING

a) All site lighting is mounted on the buildings with the exception of a west-facing pole light that illuminates the parking area at the front of the building. All lighting is downcast and does not produce any light trespass or nuisance to neighboring properties or motorists.
b) Street lights are not applicable.
c) Deed restrictions are not applicable.

15) SCREENING AND LANDSCAPING PLAN

a) North property line: a 6 foot high chain link fence along the 877.57 foot and 59.73 foot lines is maintained annually by subject property owners. Landscape screening along the 165 foot line is provided by existing Norway spruce trees as well as additional Norway spruce to be added per landscape plan. (exhibit B)
b) South property line: a 6 foot high chain link fence and existing trees to remain within the 47 foot green space and is maintained annually by subject property owners.
c) West property Line: a 6 foot high chain link fence and green space along US Route 33 and is maintained annually by subject property owners.
d) East Property Line: see landscape plan (exhibit B) for parking lot landscape screening to be added.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, do hereby agree to abide by the above restrictions, conditions, and commitments regarding development of the subject property.

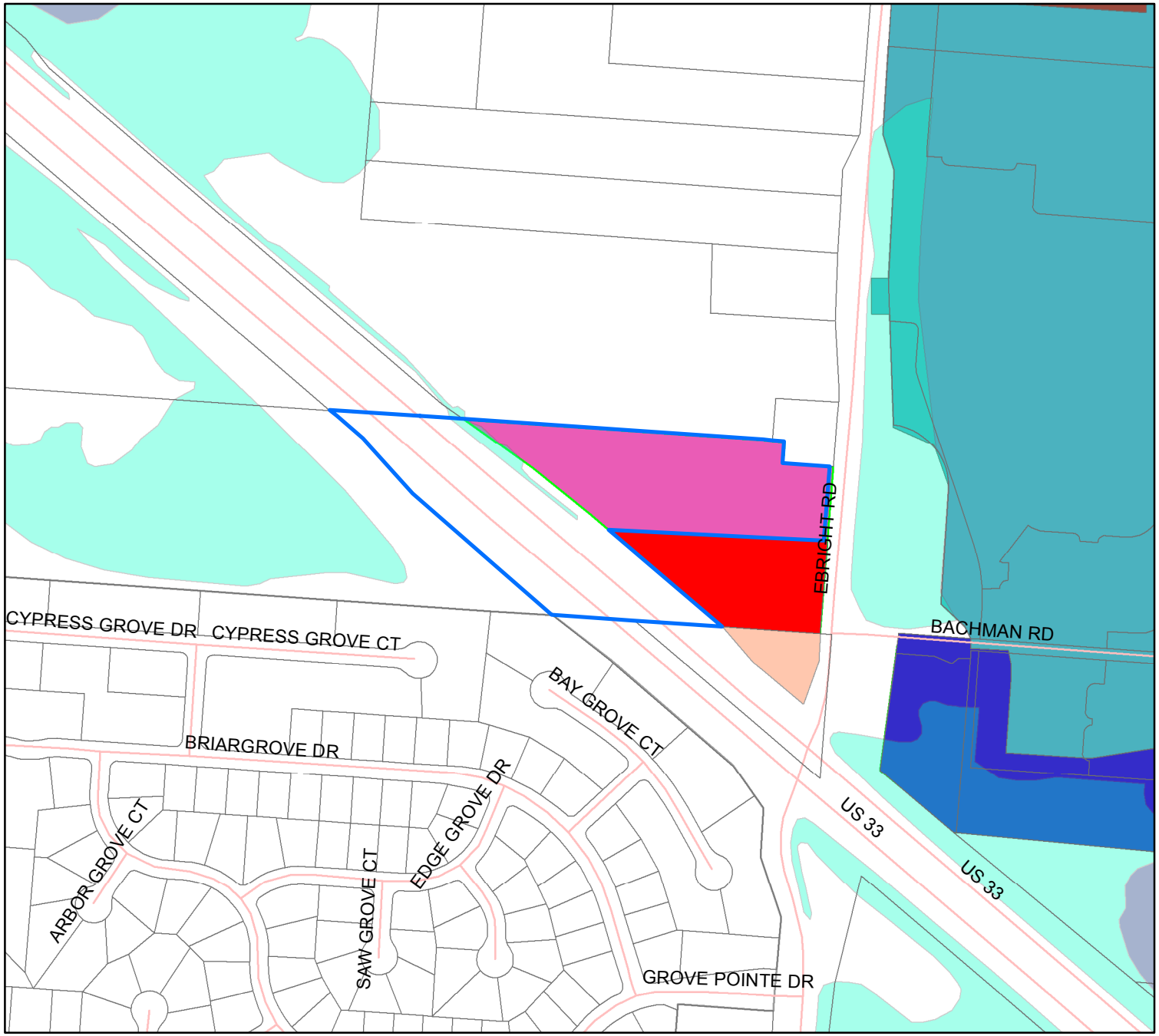
_____

M. G. Abbott, Inc., by C. L. Abbott, Secretary-Treasurer

ZON-13-06

Requesting approval of an amendment to an existing Select Commercial Planned District (SCPD).

4.77 acres
Madison Township



- 5207 Ebright Rd.
- Parcels
- Streets

Franklin County Floodplain

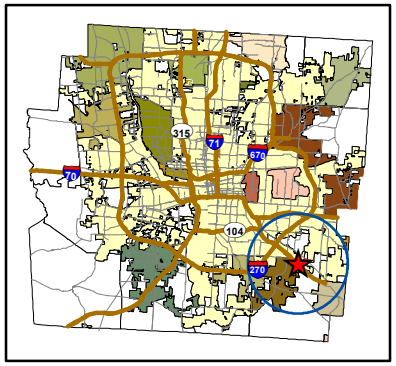
- Floodway Fringe
- Floodway

Columbus Zoning

- Neighborhood Center
- Neighborhood Edge
- Neighborhood General
- Commercial Planned District

County Zoning

- Rural
- Suburban Office/Institutional
- Select Com. Planned Dist.



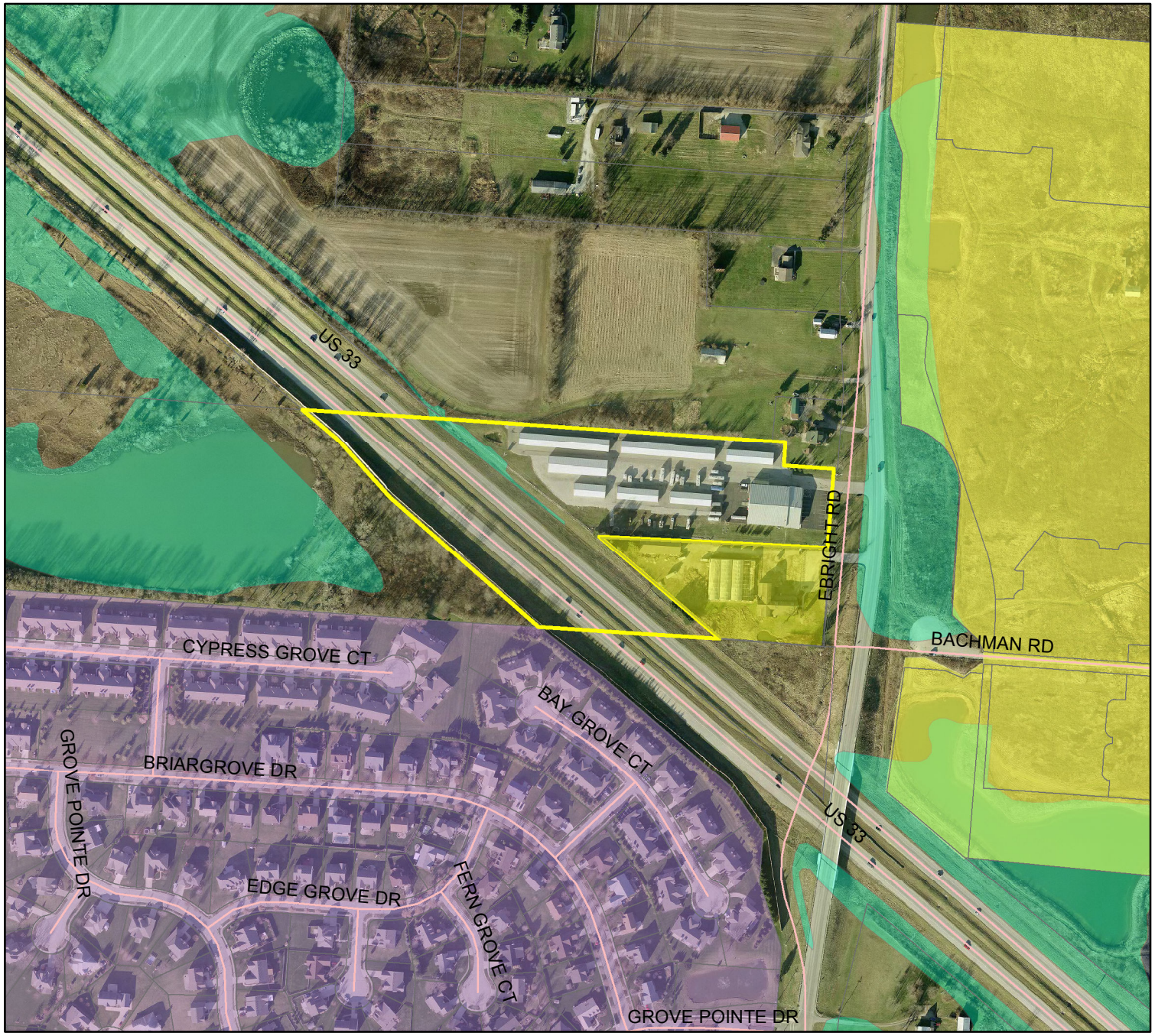
Franklin County
Where Government Works

0 200 400 800 Feet

ZON-13-06

Requesting approval of an amendment to an existing Select Commercial Planned District (SCPD).

4.77 acres
Madison Township



5207 Ebright Rd.

Parcels

Streets

Franklin County Floodplain

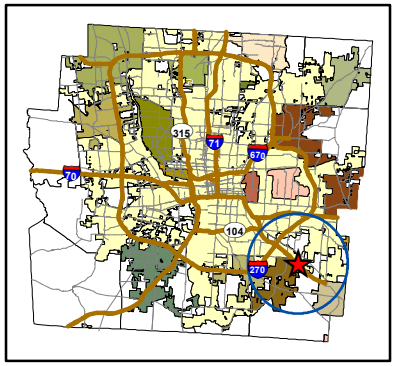
Floodway Fringe

Floodway

Corporate Boundaries

Columbus

Groveport



Franklin County
Where Government Works

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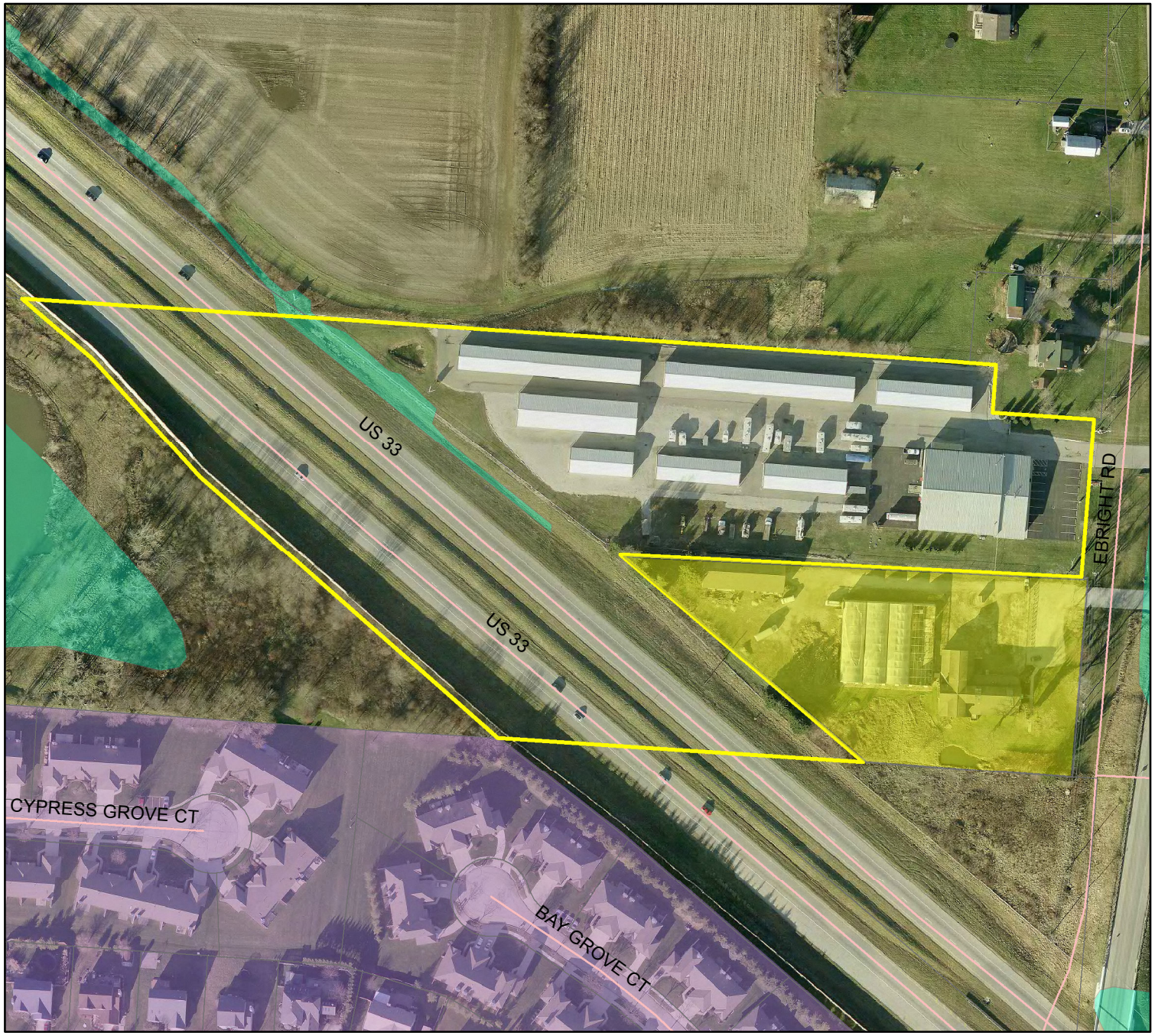
ZON-13-06

Requesting approval of an amendment to an existing Select Commercial Planned District (SCPD).

4.77 acres
Madison Township



5207 Ebright Rd.
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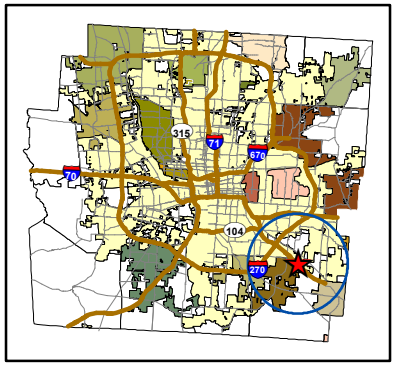

Franklin County
Where Government Works

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Franklin County
Where Government Works

Commissioners
John O'Grady, President
Paula Brooks
Marilyn Brown

Economic Development & Planning Department
James Schimmer, Director

Proposal for

Zoning Text Amendment

Franklin County Zoning Resolution

Origin of Amendment

X Motion by the Rural Zoning Commission

☐ Resolution by the Board of County Commissioners

☐ Application by land owner

Case Number

ZON-13-07

Applicability

X All townships under Franklin County Zoning

☐ The following townships only:

Meeting Dates

Review Body	Date
Planning Commission	12/11/13
Rural Zoning Commission	12/19/13
Board of Commissioners:	1/14/14

Sections to Amend

Section	Title
531	Off-street Parking and Loading
720	Definitions

Reason for amendment

Requesting to amend Section 531 of the Franklin County Zoning Resolution to more clearly and adequately address off-street parking, loading and access drives and to amend Section 720 to add definitions as needed in association with the amendments to Section 531.

Amendment Text

Additions appear in underline. Deletions appear in ~~strikethrough~~.

X Amendment text appears on a separate sheet

☐ Amendment text appears below:

150 South Front Street, FSL Suite 10, Columbus, Ohio 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 www.FranklinCountyOhio.gov

Commissioner John O'Grady · **Commissioner** Marilyn Brown · **Commissioner** Paula Brooks
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
December 11, 2013

Case ZON-13-07

Prepared by: Matt Brown

Applicant:	Franklin County Rural Zoning Commission
Townships:	All under Franklin County Zoning
Request:	To amend Section 531 of the Franklin County Zoning Resolution to more clearly and adequately address off-street parking, loading and access drives and to amend Section 720 to add definitions as needed in association with the amendments to Section 531.

Summary
Staff is seeking an amendment to the Franklin County Zoning Resolution to better address parking facility and access drive requirements on residential properties. The proposed text amendment will make code enforcement efforts more effective and protect neighborhood character and property values. Staff recommends ***approval***.

Amendment summary
The proposed text amendment addresses requirements for parking facilities and access drives. The text amendment's main changes include:

1. Clearly stating that a certificate of zoning compliance is required prior to constructing any parking facilities or access drives
2. Clearly stating that parking facilities cannot cause a property to exceed the permitted lot coverage of the underlying zoning district
3. Clearly stating that no parking can occur on areas of grass, mulch, dirt or gravel
4. Establishing a property line setback for residential parking facilities of 3 feet
5. Establishing a maximum access drive width for residential properties of 18 feet
6. Providing a definition for Parking Facility, Access Drive and Driveway

Staff Analysis
The proposed text amendment addresses resident concerns that were specifically identified in the Clinton West Neighborhood Plan and are heard on a regular basis by code enforcement officers. Parking on lawns impacts neighborhood character and causes safety concerns when vehicles do not use defined access points. Staff believes that the proposed text amendment addresses these concerns while not causing an undue burden to property owners.

Staff Recommendation
Staff recommends ***approval*** of the proposed text amendment.

150 South Front Street, FSL Suite 10 Columbus, Ohio 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 www.FranklinCountyOhio.gov

SECTION 531 - OFF-STREET PARKING ~~AND~~, LOADING AND ACCESS DRIVES

531.01 - OFF-STREET PARKING SPACE REQUIRED - Off-street parking facilities shall be provided for the use of occupants, employees, and patrons of all uses, and off-street loading and vehicle storage space shall be provided for the handling of materials and products of commercial and industrial uses.

531.011 – Parking Facilities –A certificate of zoning compliance is required prior to constructing any parking facilities and such facilities cannot cause a property to exceed the lot coverage of the zoning district in which the property is located. The design and construction of all facilities shall be subject to these regulations and require approval by the County Engineer. Such required facilities~~,~~ and any additional space provided, ~~and access drives thereto, including required curb-cuts,~~ shall be:

1) Sloped and constructed to provide adequate drainage of the area.

2) Surfaced with a sealed surface pavement. No vehicle parking shall be permitted on an unimproved surface consisting of grass, mulch, dirt, gravel, or combination thereof.

3) Maintained in such a manner that no dust will be produced by continuous use.

531.012 - Parking Space Size - A parking space for one (1) vehicle shall be a rectangular area having dimensions of not less than nine (9) feet by eighteen (18) feet plus adequate area for ingress and egress.

531.013 - Location of Space - Required off-street parking facilities shall be located on the same lot as the structure or use served, except that a parking facility providing the sum of parking space required of several uses may be provided contiguous and in common to the several structures and uses served.

CHURCHES - Churches may establish with public or commercial establishments joint parking facilities for fifty percent (50%) or less of their required spaces provided that a written agreement thereto is obtained and that all parking ~~areas~~ facilities so designated lie within three hundred (300) feet of the main entrance of the church.

531.014 - Parking ~~Area~~ Facility Setback ~~–~~

1) Commercial, Industrial, Planned Commercial and Planned Industrial Zoning Districts
   a) Parking ~~areas~~ facilities shall be permitted in required yards ~~developed in Commercial and Industrial Zoning District~~ to within fifteen (15) feet of a Residential Zoning District or a Planned Residential District as listed in SECTION 201, ARTICLE II.
2) Residential and Planned Residential Zoning Districts
   a) Parking facilities shall be permitted in required yards to within three (3) feet of any property line.

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:

531.021 - Schedule of Parking Spaces - The parking space requirements for a use not specifically named herein shall be the same as required for a listed use similar in nature.

USE	SPACES REQUIRED
Residential	
Single-Family or Two-Family dwelling	Two (2) parking spaces per dwelling unit
Multi-Family with three (3) or more dwelling units	Two (2) parking spaces per dwelling unit
Town House Development	Two and a half (2½) parking spaces per dwelling unit
Apartment	One (1) parking space per dwelling unit
Boarding Home, Dormitory, Fraternity House having sleeping rooms, or Rooming House	One-third (1/3) parking space per occupant
Mobile Home	Three (3) parking spaces per dwelling unit
Party House, Tennis Court, Swimming Pool or other residentially shared structure	One (1) parking space for each one hundred (100) square feet of gross floor area
Commercial	
Amusement Arcade	One (1) parking space for each fifty (50) square feet of gross floor area
Auditorium, Stadium, Conference Center, or large place of assembly	One (1) parking space for each thirty (30) square feet of gross floor area
Automobile Car Wash (automatic)	Two (2) parking spaces per site
Automobile Car Wash (self-service)	No parking spaces are required, however, each washing space shall be able to accommodate one (1) vehicle
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

Automobile Service Station	Two (2) parking spaces per automobile service station
Barber Shop, Beauty Shop or similar Personal Service	Two (2) parking spaces per barber or beautician
Child Day Care Center, Kindergarten Or Nursery School	Two (2) parking spaces per classroom but in no case shall less than six (6) parking spaces be required
Bowling Alley	Four (4) parking spaces per alley or lane
Funeral Parlor and/or Mortuary	One (1) parking space for each one hundred fifty (150) square feet of gross floor area
General Office	One (1) parking space for each three hundred (300) square feet of gross floor area
Golf Course	Seven (7) parking spaces per hole plus one (1) parking space per two (2) employees on the combined work shift
Miniature Golf Course	Two (2) parking spaces per hole plus one (1) parking space per two (2) employees on the combined work shift
Driving Range	Two (2) parking spaces per three (3) playing locations
Hotel or Motel	One (1) parking space per each guest room
Medical or Dental Office	One (1) parking space for each two hundred fifty (250) square feet of gross floor area
All Outdoor Display and Sales	One (1) space per one thousand (1,000) square feet of display area
Restaurant, Tavern or Dining Room	One (1) parking space for each seventy-five (75) square feet of gross floor area
Retail Store	One (1) parking space for each two hundred fifty (250) square feet of gross floor area
Skating Rink or Dance Floor	One (1) parking space for each one hundred (100) square feet of gross floor area
Swimming Pool (indoor or outdoor)	One (1) parking space for each one hundred (100) square feet of water surface area; plus one (1) for each thirty (30) square feet of gross floor area used for spectator seating purposes
Tennis or Racquetball Facility	Two (2) parking spaces per court
Any other type of business or	One (1) parking space for each two hundred fifty (250)

commercial use in a commercial district	square feet of gross floor area
Institutional	
Church or other place of Religious Assembly	One (1) parking space for each two hundred fifty (250) square feet of gross floor area
Elementary School	Two (2) parking spaces per classroom and one (1) parking space for each sixty (60) square feet of gross floor area in the auditorium or assembly hall
High School, Business, Technical or Trade School, College or University	Two (2) parking spaces per classroom and one (1) parking space for every ten (10) students for which the facility is designed; or one (1) parking space for each sixty (60) square feet of gross floor area in the auditorium or assembly hall, whichever is greater
Hospital	Two and a half (2½) parking spaces per bed
Housing for Elderly	Three fourths (3/4) parking space per dwelling unit
Library, Museum or Art Gallery	One (1) parking space for each four hundred (400) square feet of gross floor area
Sanatorium, Nursing Home, Children's Home or Asylum	One (1) parking space per two (2) beds
Industrial	
Warehousing	One (1) parking space per motor vehicle used in the business; **plus** One (1) parking space per three thousand (3,000) square feet of gross floor area
Manufacturing	One (1) parking space per motor vehicle used in the business; **plus** One (1) parking space per three thousand (3,000) square feet of gross floor area

531.022 Computing Number of Spaces – ~~Were~~Where two (2) or more uses are provided on the same lot, the total number of spaces required shall equal or exceed the sum of their individual requirements.

The parking spaces shall be to the next highest whole number where a fractional space results in computation.

531.03 - MINIMUM NUMBER OF LOADING SPACES REQUIRED – Structures having a gross floor area of 3,000 square feet or more and occupied by:

- Manufacturing
- storage and/or warehousing
- goods display
- retail and/or wholesale store
- hotel/motel
- hospital
- mortuary
- laundry and/or dry cleaning
- other uses requiring the receipt or distribution by vehicles of material and merchandise

Shall provide and maintain on the same lot of the structure in question at least one (1) off-street loading space and one (1) additional loading space for each ten thousand (10,000) square feet or fraction thereof of gross floor area in excess or three thousand (3,000) square feet.

531.031 Loading Space Dimensions – Each loading space shall have a minimum dimension not less than twelve (12) feet in width, sixty-five (65) feet in length and a vertical clearance of not less than fourteen (14) feet.

531.032 Loading Space Setbacks – Notwithstanding other provisions of this Resolution, off-street loading spaces may be located in the required rear or side yard of any commercial and/or industrial district provided that not more than ninety percent (90%) of the required rear or side yard is occupied, and no part of any loading space shall be permitted closer than fifty (50) feet to any Residential or Planned Residential District. A loading space(s) shall be setback a minimum of five (5) feet from the edge of an existing street or alley right-of-way.

531.033 Loading Space Access – All required off-street loading spaces shall have access from a public street or alley in such a manner that any vehicle entering or leaving the premises is traveling in a forward motion.

531.04 – ~~COMMERCIAL AND INDUSTRIAL~~ ACCESS DRIVES - A certificate of zoning compliance is required prior to constructing any ~~A~~access drives (driveways) ~~leading to and from a street~~ and such access drives shall be developed as follows:

531.041 – – Commercial and Industrial Uses

——Width of Drive - An access drive shall not exceed thirty-six (36) feet in width, except at curb returns. All new curb cuts shall require approval from the Franklin County Engineer or appropriate legal authority.

1)

2) ~~**531.042**~~ – Location of Drive - An access drive, exclusive of curb returns, shall be ten (10) feet or more from the side lot line and fifty (50) feet or more from another access drive.

3) Drive Material and Design – An access drive shall be surfaced with a sealed surface and constructed to provide adequate drainage of the area.

531.042

– Residential Uses

1) Width of Drive - An access drive shall not exceed eighteen (18) feet in width, except at curb returns. All new curb cuts shall require approval from the Franklin County Engineer or appropriate legal authority.
2) Location of Drive – As required by Section 502.021

531.05 - LIMITATION OF PARKING IN RESIDENTIAL ZONING DISTRICTS - The provision of parking space, either open or enclosed for the parking or storage of vehicles in a Residential Zoning District or Planned Residential Zoning District as listed in SECTION 201, ARTICLE II shall be subject to the following:

531.051 - Commercial Vehicles – A commercial vehicle shall be defined as any vehicle used or designed to be used for business or commercial purposes, and/or the transportation of merchandise, cargo or freight and shall include but not be limited to commercial tractors, semi-trailers, dump trucks, construction vehicles, limousines, buses or any vehicle licensed by the Ohio State Bureau of Motor Vehicles as a commercial vehicle or truck. Commercial vehicles shall not be allowed in a residential district or planned residential district except in association with a home occupation, subject to approval in accordance with SECTION 815, ARTICLE VIII.

This Section shall not apply to passenger cars that qualify as non-commercial motor vehicles, as defined in Section 4501.01 of the Ohio Revised Code.

531.052 Recreational Vehicles, Boats, Boat Trailers, Camping Trailers or Other Trailers Used for Household Related and Non-Commercial Activities – Recreational vehicles, boats, camping trailers or other trailers shall meet the following requirements:

1) No recreational vehicle, boat, camping trailer or other trailer shall be parked or otherwise stored or kept between a street and a principle structure unless enclosed within a permitted structure or accessory structure, and
2) Recreational vehicles parked or otherwise stored on residential properties shall comply with the following size requirements.
   a.) Two (2) acres or less – A recreational vehicle shall not exceed twenty-two (22) feet in length.
   b.) Over two (2) acres but less than four (4) acres – A recreational vehicle shall not exceed thirty-six (36) feet in length.
   c.) Four (4) or more acres – There shall be no length requirement.

3) Parking of a recreational vehicles shall be limited to one (1) recreational vehicle, or boat, or camping trailer or other trailer per residential lot or contiguous residential parcels under one ownership, unless enclosed with a permitted structure or accessory structure or:
   a.) Two (2) recreational vehicles, or boats, or camping trailers or other trailers for parcels 1.00 to 1.99 acres.
   b.) Three (3) recreational vehicles, or boats, or camping trailers or other trailers for parcels two (2) acres and above, but never to exceed three (3) recreational vehicles on one parcel or contiguous parcels under one ownership.

531.053 - Use of Recreational Vehicles, Camping Trailers or Other Trailers - Recreational vehicles, camping trailers and similar recreational vehicles and equipment, shall not be used as a dwelling unit or for living, sleeping or housekeeping purposes outside an approved recreational park/campground area.

531.054 - Inoperable Vehicles Including Motor Vehicles - Any permitted inoperable motor vehicle shall meet the requirements of Section 531.051 in terms of limiting commercial vehicles on residential lots. Not more than one (1) wrecked or otherwise inoperable motor vehicle shall be allowed per one (1) dwelling unit. Any permitted inoperable motor vehicle shall be parked or stored by completely enclosing the same within a permitted or accessory structure, or by screening same with a one hundred percent (100%) opaque fence no less than six (6) feet and no more than eight (8) feet in height in such a manner so as not to be visible at ground level from any adjacent lot or street. For purposes of these regulations, storage of inoperable vehicles shall not be permitted between the principal structure and a street unless stored within an otherwise permitted accessory structure.

In addition, no such inoperable motor vehicle shall be parked or stored within a required side or rear yard unless the parking or storage space is completely enclosed by a permitted or accessory structure or screened by a totally opaque fence with a minimum height of six (6) feet and a maximum height limit of eight (8) feet.

An automobile or other vehicle is inoperable if it meets any one of the following subsections:

1) It does not meet Ohio Revised Code requirements for operating on a public street;

2) It is extensively damaged, such damage including but not limited to any of the following: missing wheels, tires, motor or transmission;

3) It is not operable on the public streets of Franklin County because it is not currently licensed to so operate;

4) It is not capable of being operated on a public street due to missing or inoperable mechanical or electrical parts.

SECTION 720 - DEFINITIONS

PARKING FACILITY – Any area used for the parking of vehicles, motor vehicles, recreational vehicles, boats, camping trailers or other trailers.

ACCESS DRIVE – A travelway providing access for vehicles from a public right-of-way or private street to a parking space, garage, dwelling, or other structure or use.

DRIVEWAY – See Access Drive.