



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

Economic Development & Planning Department
James Schimmer, Director

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

Tuesday, January 12, 2016
10:00 a.m.

- 1. Call roll for board members**
- 2. Introduction of staff**
- 3. Swearing in of witnesses**
- 4. Approval of minutes from the October 13, 2015 meeting**
- 5. New Business:**

i. ZON-15-03 – Matt Brown

Applicant/Owner:	Franklin County Rural Zoning Commission
Township:	Franklin Township
Site:	Westbrook Subdivision
Zoning:	Rural and Suburban Apartment Residential (R-24)
Utilities:	Public water and wastewater
Request:	Requesting to rezone all lots and reserves within the Westbrook Subdivision, with the exception of lots 74-91, 107-112, 176-186, and Reserve A, from the Suburban Apartment Residential (R-24) and Rural Districts to the Urban Residential (R-12) district.

- 6. Adjournment of Meeting to February 9, 2016**



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

Tuesday, October 13, 2015

The Franklin County Board of Commissioners convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Tuesday, October 13, 2015.

Present were:

Paula Brooks, Commissioner
John O'Grady, Commissioner

Franklin County Economic Development and Planning Department members:

James Schimmer, Director
Matt Brown, Planning Administrator

Commissioner Brooks opened the hearing.

The first order of business being the approval of the August 11th, 2015, meeting minutes. Commissioner O'Grady made a motion to approve the August 11th, 2015, meeting minutes. It was seconded by Chairperson Brooks. The minutes were approved by a two-to-zero vote.

NEW BUSINESS:

The next order of business being Zoning Case No. ZON-15-02. The applicant is A7 Travel Solutions. The township is Pleasant Township. It is 1.86 acres in size in the Select Commercial Planned District. It is serviced by private water and wastewater. And the request is to amend an existing Select Commercial Planned District. Mr. Matt Brown read and presented the case to the Franklin County Board of Commissioners. Commissioner Brooks made a motion to approve Case No. ZON-15-02 with the insertion of additional language to Condition Nos. 4, 5 and 6 to read, "To comply with all federal, state and local law and regulations." It was seconded by Commissioner O'Grady. The motion was approved by a two-to-zero vote.

There being no further business to come before the Board of County Commissioners, Commissioner Brooks adjourned the hearing.

And, thereupon, the hearing adjourned at 10:49 a.m.

Minutes of the October 13, 2015, Board of County Commissioners hearing were approved this 10th day of November, 2015.

Signature



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

STAFF REPORT

Board of County Commissioners
January 12, 2016

Case #ZON-15-03

Prepared by: Matt Brown

Applicant:	Franklin County Rural Zoning Commission
Township:	Franklin Township
Request:	Requesting to rezone all lots and reserves within the Westbrook Subdivision, with the exception of lots 74-91, 107-112, 176-186, and Reserve A, from the Suburban Apartment Residential (R-24) and Rural Districts to the Urban Residential (R-12) district.

Summary:

The Rural Zoning Commission is proposing to rezone the Westbrook Subdivision from the Suburban Apartment Residential (R-24) and Rural Districts to the Urban Residential (R-12) District. Staff recommends approval.

Background:

The proposed rezoning area is comprised of single-family residences located in Franklin Township accessed from Frank Road, between Brown Road and Harrisburg Pike. The area to be rezoned consists of 259 lots, one reserve and one park platted as part of the Westbrook Subdivision. Approximately half of the area to be rezoned is zoned R-24 and the other half is zoned Rural. The average lot size of the single-family lots is approximately 6,900 square feet. Per the Franklin County Sanitary Engineer, all lots have access to public water and sewer service. The area was platted in 1954.

Existing Zoning District:

The Rural District is intended for agriculture and large lot development. Lots are required to have a minimum area of 2.5 acres to 5 acres or more and do not have access to centralized water and sanitary services. The principal permitted uses in the Rural District are agriculture, residential subdivisions and farm dwellings. The intent of the Rural District is to protect farmland, lands in current agricultural use valuation, prime agricultural soils, open land and residential land from the intrusion and premature development of urban uses.

The Suburban Apartment Residential (R-24) District is intended for areas of the County served by public water and sewer that were previously developed for high-density apartment structures.

Proposed Zoning District:

The Urban Residential (R-12) District is intended for urban neighborhoods of the County with high density single-family residential development that is urban in character. This zoning district requires access to public water and sewer. Densities are approximately 12 units per acre.

Rural, R-12 and R-24 District Comparisons:

Development Standards	Rural District	R-24 District	R-12 District
Lot Area (in acres)	2.5-5 acres	0.17 acres	0.14 acres
Lot Area (in square feet)	109,000 sq ft	7,200 sq ft	6,000 sq ft
Lot Coverage maximum	20%	35%	35%
Minimum Lot Width	150 feet	60 feet	55 feet
Total Side Yard	20 feet	16 feet	10 feet
Minimum Side Yard	8 feet	8 feet	5 feet
Rear Yard	20% of lot depth	20% of lot depth	20% of lot depth
Maximum Height	38 feet	38 feet	38 feet
PERMITTED USES			
Single-family	✓		✓
Two-family		✓	✓
Town Homes		✓	✓
Apartments		✓	
Home Occupation	✓	✓	✓
Accessory Uses	✓	✓	✓
Religious Uses	✓	✓	✓
Schools and Parks	✓		✓
Adult Family Homes	✓		✓
Child Day Care	✓	✓	✓

Land Use Plans:

The Southwest Area Plan was adopted by the Board of Commissioners in April 2009. The plan recommends the subject area for low density residential uses with a density of 3-6 units per acre. The corresponding zoning districts to this land use category include the Suburban Residential (R-4) and Restricted Urban Residential (R-8) zoning districts.

The proposed zoning district does not keep with the land use plan recommendation. However, the proposed zoning district is more consistent with the existing development in regards to lot sizes and widths in the area than the land use plan recommendation.

Staff Analysis:

The average lot size in the area proposed to be rezoned is approximately 6,900 square feet. The lots are of varying width and geometry, with a minimum width of 50 feet. The proposed R-12 District requires a minimum lot size of 6,000 square feet and 55 feet of road frontage. The R-12 District is the most appropriate zoning based on the size of the developed parcels, access to public utilities and the fact that the permitted uses within the R-12 District allows for the uses existing in the area.

Staff Recommendation:

Staff recommends approval of the proposed rezoning.

Planning Commission Recommendation

On Wednesday, October 14, 2015, the Franklin County Planning Commission recommended approval of the proposed rezoning.

Rural Zoning Commission Recommendation

On Thursday, December 17, 2015, the Franklin County Rural Zoning Commission approved the proposed rezoning.



Commissioners

Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Proposal for
Map Amendment
 Franklin County Zoning Resolution

Origin of Amendment	
<input checked="" type="checkbox"/>	Motion by the Rural Zoning Commission
<input type="checkbox"/>	Resolution by the Board of County Commissioners
<input type="checkbox"/>	Application by land owner

Case Number
ZON-15-03

Applicability	
<input type="checkbox"/>	All townships under Franklin County Zoning
<input type="checkbox"/>	The following townships only:

Meeting Dates	
Review Body	Date
Planning Commission	10/14/15
Rural Zoning Commission	12/17/15
Board of Commissioners:	1/12/16

Area to be rezoned	
	All lots and reserves within the Westbrook Subdivision in Franklin Township, with the exception of lots 74-91, 107-112, 176-186, and Reserve A, from the Suburban Apartment Residential (R-24) and Rural Districts to the Urban Residential (R-12) district.
Reason for amendment	
<p>The subdivision is located within both the Rural and Suburban Apartment Residential (R-24) zoning districts. The subdivision developed with lots that do not meet development standards of the Rural District and with uses, single- and two-family residential, which are not permitted uses within the R-24 district. The rezoning will ensure that the existing uses are permitted uses within the new zoning district and that the lots more closely match the development standards of the new zoning district.</p>	

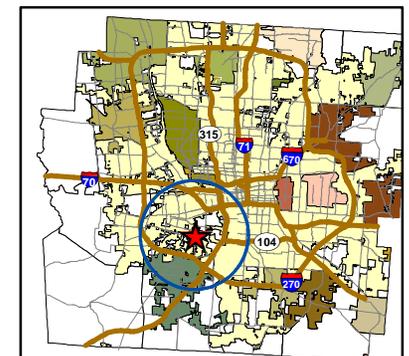


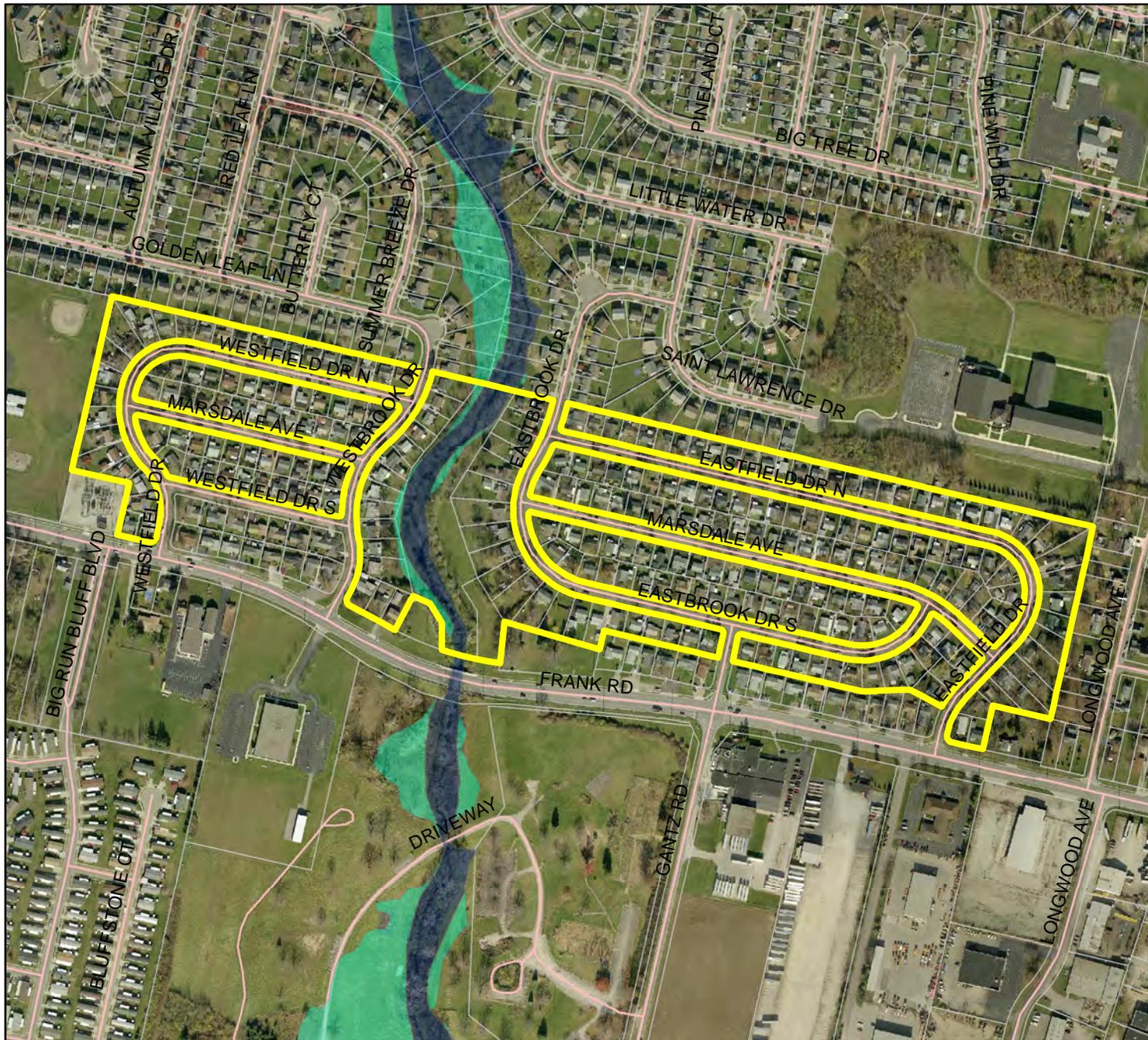
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Franklin Township

-  Proposed Rezoning
-  Parcels
-  Streets
- Floodplain**
-  1% Annual Chance Flood
-  Floodway



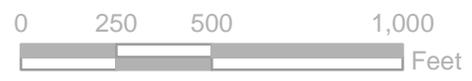
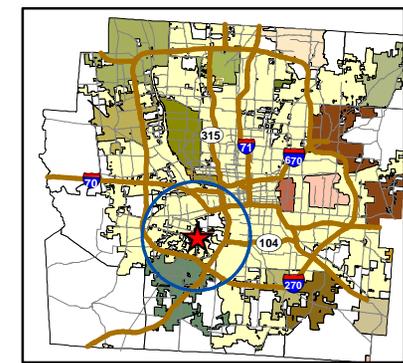


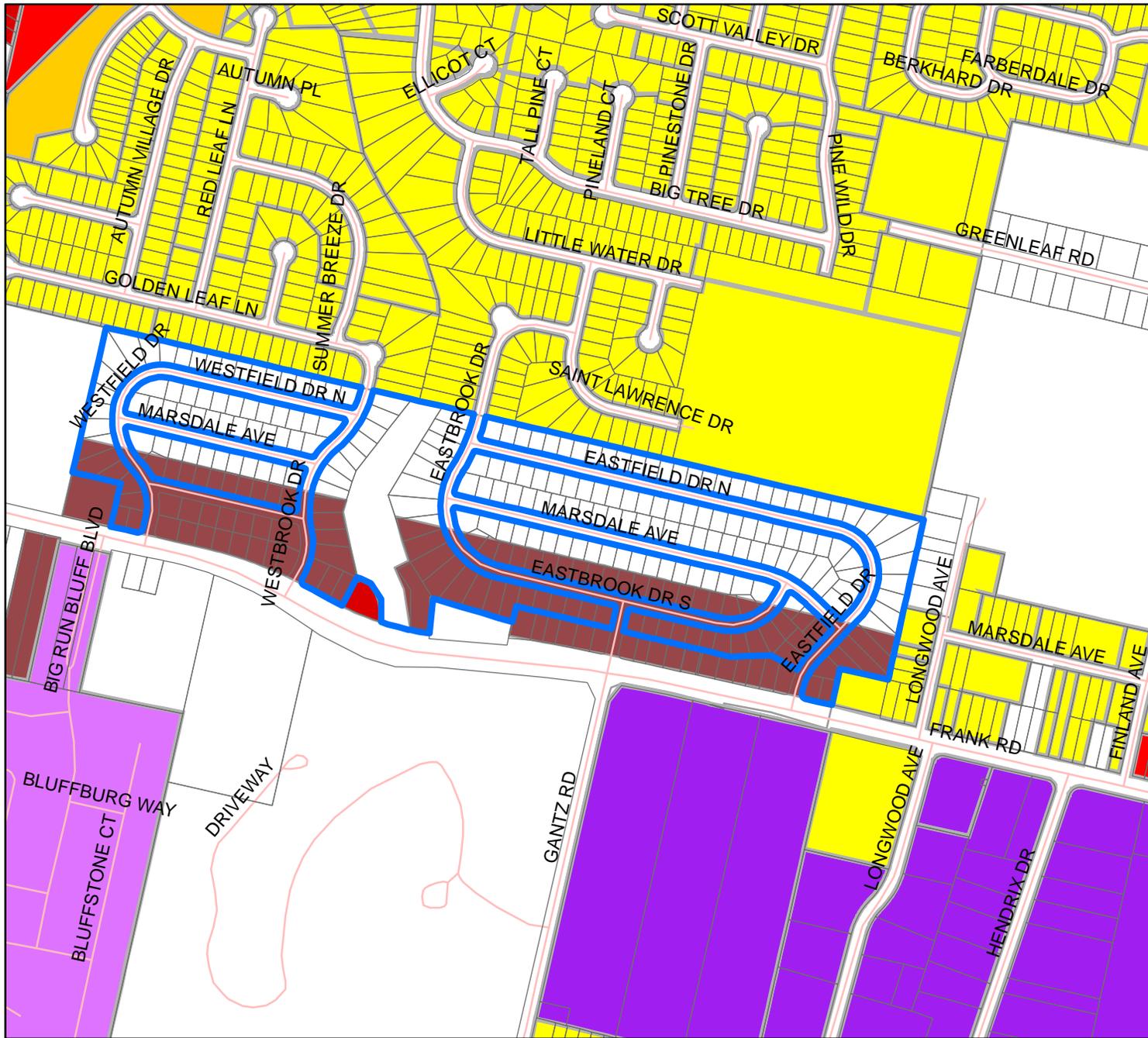
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Franklin Township

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 -  Parcels
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Franklin Township

- Proposed Rezoning
 - Parcels
 - Streets
- City of Columbus Zoning**
- Commercial
 - Manufactured Home
 - Manufacturing
 - Multi-family
 - Residential
- County Zoning**
- Rural
 - Suburban Apt. Res.
 - Community Service

