



**Commissioner** Marilyn Brown • **Commissioner** Paula Brooks • **Commissioner** John O'Grady  
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, July 8, 2015  
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the June 10, 2015 meeting
5. New Business:

**A. ZON-15-01–Matt Brown**

<b>Applicant/Owner:</b>	1016 Concord LLC
<b>Township:</b>	Clinton Township
<b>Site:</b>	1016 Concord Ave (PID #130-003187)
<b>Acreage:</b>	0.22 acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD).

6. Adjournment of meeting to August 12, 2015



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## **MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION**

**Wednesday, June 10, 2015**

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, June 10, 2015.

Present were:

Nancy White, Chairperson  
Tim Guyton, Vice Chairperson  
Dan Blechschmidt  
Roxyanne Burrus  
Ashley Hoyer  
Debbie Johnson  
Lauren Rummel  
Jason Sanson  
Marty Wicks

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

The first order of business being the roll call of members, the introduction of staff and the swearing in of witnesses.

The next order of business being the approval of the minutes from the May 13, 2015, meeting. Mr. Guyton made a motion to approve the minutes from the May 13, 2015, meeting. It was seconded by Mr. Hoyer. The motion was approved by a vote of five yeases and three abstentions.

**NEW BUSINESS:**

The next item of business being Case No. PRAIR-15-04. The Applicant is Segna Associates, Inc. The owner is J&J Petroleum and N&G Takar Oil. The township is Prairie Township. The location is 300 Rome Hilliard Road and 341 Smith Road. It is zoned General Business (GB) District and Medium Density Residential (R-6) District. It is 0.92 acres in size and is serviced by public water and wastewater. The request is table the case until the August 12, 2015 meeting. Ms. Johnson made a motion to table the case until the August 12, 2015, meeting. It was seconded by Mr. Sanson. The motion was approved by a vote of seven yeases and one abstention.

The next item of business being Case No. BLEN-15-05. The Applicant is Harbin Drive Development, LLC. The owner is W&D Davis Investment Co., LTD. The township is Blendon Township. It is located at 0 Harbin Drive. The site 7.20 acres and is serviced by public water and wastewater. And the request is to rezone from the Select Commercial Planned District (SCPD) to the Suburban Apartment Residential District. Mr. Brown read and presented the case to the Franklin County Planning Commission. Mr. Wicks joined the hearing. Mr. Guyton made a motion to approve the request. It was seconded by Mr. Blechschmidt. The motion was approved by a vote of six yeses and three noes.

There being no further business coming before the Franklin County Planning Commission, Chairperson Mr. Sanson adjourned the meeting. It was second by Ms. Johnson.

By unanimous vote, the hearing was adjourned at 2:19 p.m.

Minutes of the June 10, 2015, Franklin County Planning Commission hearing were approved this 8<sup>th</sup> day of July, 2015

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Signature



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

**Economic Development & Planning Department**  
 James Schimmer, Director

## ***STAFF REPORT***

Planning Commission  
 July 8, 2015

### **Case ZON-15-01**

Prepared by: Matt Brown

<b>Applicant/Owner:</b>	1016 Concord LLC
<b>Agent:</b>	David Hodge – Smith and Hale LLC
<b>Township:</b>	Clinton Township
<b>Site:</b>	1016 Concord Avenue (PID # 130-003187)
<b>Acreage:</b>	0.22-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting to rezone from the Rural district to the Select Commercial Planned District (SCPD).

### **Summary**

The applicant is requesting to rezone from the Rural district to the Select Commercial Planned District to allow the construction of a parking facility. Staff recommends approval with conditions.

### **Request:**

The site is located on the north side of Concord Avenue, just east of Kenny Road and south of Chambers Road. The site is developed with a single-family home and a parking area at the front and rear of the home consisting of 13 parking spaces. The parking area was constructed without the proper zoning permits and the property owner was cited for a zoning violation in April 2015.

The applicant is requesting to rezone to the Select Commercial Planned District to allow the property to be used as a parking lot with 29 spaces. The parking lot will be used in conjunction with the apartment complex to the west at Kenny Road between Concord Avenue and Chambers Road. The parking area may be used on a limited basis as overflow parking for the adjacent Clinton Township facility to the east.

### **Surrounding Land Use/Zoning**

Direction	Zoning	Land Use
North	Rural – Franklin County Restricted Urban Residential (R-8) – Franklin County	Religious Use Single-Family (University View)
East	Rural – Franklin County Residential & Apartment Residential - Columbus	Public Use (Clinton Township facility) Multi-family apartments
South	Apartment Residential – Columbus C2: Commercial Offices – Columbus	Multi-family apartments Office
West	Rural – Franklin County C2: Commercial Offices – Columbus Apartment Residential - Columbus	Parking Parking Multi-family apartments

**Comprehensive Plans:**

The subject site is located in the planning area of the Clinton West Neighborhood Plan, adopted July 2012. The plan provides land use, site design and transportation recommendations within the planning area. Insufficient and inappropriate parking was identified during the planning process as a concern in the University View area. Parking was frequently occurring on gravel areas along street edges and in front yards. The parking issues led to an amendment to the Franklin County Zoning Resolution to address parking on front lawns and the Clinton Township Trustees recently passed a permit parking resolution to address parking within the public right-of-way.

The Clinton West Neighborhood Plan recommends the subject site for office and multi-family residential development. In order to create a complete pedestrian network, the plan recommends that sidewalks be required for any developments seeking a rezoning.

The site is also located in the planning area of the Columbus Olentangy West Area Plan, adopted September 2013. This plan recommends the subject site for medium-high density residential uses. The plan also recommends that new developments accommodate pedestrians by installing sidewalks.

The proposed use of the property is not in accordance with the recommended land use of either adopted land use plan. However, the rezoning will provide additional parking for an existing multi-family development that will help prevent overflow parking from encroaching into the single-family residential neighborhood.

**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 a development plan showing buildings, parking, landscaping, lighting, signage, etc. is required and must be accompanied by a written development text. Any deviation from the SCPD standards must be requested as a waiver and approved as part of the SCPD. Any change or modification to an approved development plan or change to the list of permitted uses must be approved as an amendment through the rezoning process.

Existing Permitted Uses in Rural district:

Single-family dwellings, home occupations, accessory uses, Schools and Parks, Religious Uses

Proposed Permitted Uses in SCPD:

The only proposed use of the property is for parking, Standard Industrial Classification code 7521.

Access/Traffic:

The site will gain access from Concord Avenue. Concord Avenue is a Columbus maintained roadway and the Division of Traffic Management expressed no concerns with the access. The Division of Traffic Management has requested that a sidewalk be installed within the Concord Avenue right-of-way connecting the proposed parking lot to the east terminus of the sidewalk adjacent to the existing residential development at Kenny Road and Concord Avenue.

Storm Water/Drainage:

Storm water generated from the site will be directed to a series of new catch basins, routed through upgraded storm sewers and connected to the existing storm sewer system. Engineering plans have not yet been provided however the development text indicates that the project will be developed in accordance

with the Franklin County Storm Water Drainage Manual. The Franklin County Drainage Engineer's Office and Franklin Soil and Water Conservation District posed no concerns.

Graphics and Signage:

The only signage that will be permitted is directional and instructional signage. Such signage will be limited to no more than 8 square feet in size. No sign illumination has been proposed.

Lighting:

No lighting has been proposed at this time.

Screening & Landscaping Plan:

The applicant proposes to provide landscaping around the site perimeter to provide a buffer to surrounding areas, except in areas needed for access and maneuvering. Landscaping will consist of trees, shrubs and other landscape material to produce a screen 4 feet in height with a 75% opacity within 2 years. The SCPD standards of the Franklin County Zoning Resolution require screening 6 feet in height with a 60% opacity. The applicant has requested a waiver from the 6 foot height requirement.

**Staff Recommendation**

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

1. The applicant shall apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant shall comply with all requirements of the Franklin County Storm Water Drainage Manual.
3. The applicant shall provide a sidewalk in the public right-of-way along Concord Avenue in front of the subject property and connecting to the sidewalk adjacent to the apartment development to the west. The applicant is responsible for obtaining all necessary permits for work within the public right-of-way.

## SELECT COMMERCIAL PLANNED DISTRICT

### DEVELOPMENT TEXT

CLINTON TOWNSHIP  
1016 CONCORD AVENUE

#### BACKGROUND:

The subject site is located on the north side of Concord Avenue, east of Kenny Road. To the west and north the site is surrounded by parking lots for the religious uses of those properties; to the east is a Clinton Township facility for Fire and Emergency services, to the south is multi-family residential. The site is .22 acres, currently developed with a single family home, and is zoned in the R-Rural zoning classification. The applicant is requesting rezoning to the Select Commercial Planned District (SCPD) to permit an accessory parking lot to be used in conjunction with the apartment complex located to the west at Kenny Road between Concord Avenue and Chambers Road.

#### PERMITTED USES:

The only permitted uses of the property shall be parking. The parking shall be available only to tenants of Parcel No. 420-292047, and on a limited basis as overflow parking for the Clinton Township facility adjacent to the east.

#### DEVELOPMENT STANDARDS:

Unless otherwise indicated in this text, or on the submitted Site Plan, the applicable standards shall be those of the Franklin County Zoning Resolution applicable to parking.

#### LIGHTING:

There shall be no lighting on the property presently. Lights may be added, subject to administrative review and approval by the Franklin County Planning Administrator.

#### SIGNAGE AND GRAPHICS:

- a. The only signage allowed shall be directional and / or instructional signage, shall not exceed eight (8) square feet in size. All such signage shall be located on the subject property.
- b. A certificate of zoning compliance shall be obtained for any signage, as required by Section 541.03(6) of the Franklin County Zoning Resolution.

#### ENVIRONMENTAL TREATMENT:

- a. The parking lot shall be landscaped around all perimeters, as indicated on the Landscape Plan. Perimeter landscaping shall consist of a variety of shrubs and other landscaping materials to produce a height of four (4) feet with a 75% opacity within two (2) years. This requires a waiver of two (2) feet to the screening and landscaping standards of Section 420.034(16)(a)(iii) which requires a height of six (6) feet.

- b. Existing mature trees around the perimeter of the site will be maintained where feasible.
- c. There shall only be one (1) curbcut allowed, coming from Concord Avenue to the south.
- d. The screening and landscaping for the property shall conform to the submitted drawings and such screening shall provide a buffer to all surrounding areas, except where necessary for access and/or maneuvering. All plantings shall be maintained permanently and any plant which does not survive shall be replaced within one year with material meeting the specifications of the original planting. Maintenance of the screening materials shall be the responsibility of the owner of the property and failure to replace and maintain the screening materials shall be a violation of the Franklin County Zoning Resolution.

## PLANS:

- a. The property shall be used, and developed, in accordance with this development text and with submitted plans. The attached site plan illustrates the parking area, ingress / egress and maneuvering areas, and landscaped screening areas. Plans may be slightly adjusted to reflect engineering, topographical or other site data developed at the time final engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and approved by the Planning Administrator of the Franklin County Economic Development and Planning Department, or his designee, upon submission of the appropriate data regarding the proposed adjustment. The general layout and site concept shall, however, conform to the site plan.
- b. The parking lot shall conform to those requirements found in Section 531 of the Franklin County Zoning Resolution.

## BUILDING ELEVATIONS:

Not applicable.

## STORMWATER DRAINAGE:

Drainage and run-off from the proposed development shall not cause property damage to off-site areas. All drainage improvements shall be designed in conformance with the requirements of the Franklin County Stormwater Drainage Manual, if applicable.

## SEWAGE DISPOSAL AND WATER SUPPLY:

There is no need for sewage disposal and water supply because the parcel will be a parking lot.

## ARCHITECTURAL DESIGN:

Not applicable.

## OUTSIDE STORAGE:

- a. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the lot so as to render any portion of the property unsanitary, unsightly or detrimental to the public health, safety or welfare.

## UTILITIES AND FACILITIES:

Not applicable.

## POLLUTION:

Not applicable.

## MISCELLANEOUS:

The site shall be developed in general conformance with the attached Development Plan. The Development Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of development and when engineering plans are complete. Any slight adjustment to the Development Plan is subject to review and approval by the Planning Administrator of the Franklin County Economic Development and Planning Department or a designee, upon submission of the appropriate data regarding the proposed adjustment.

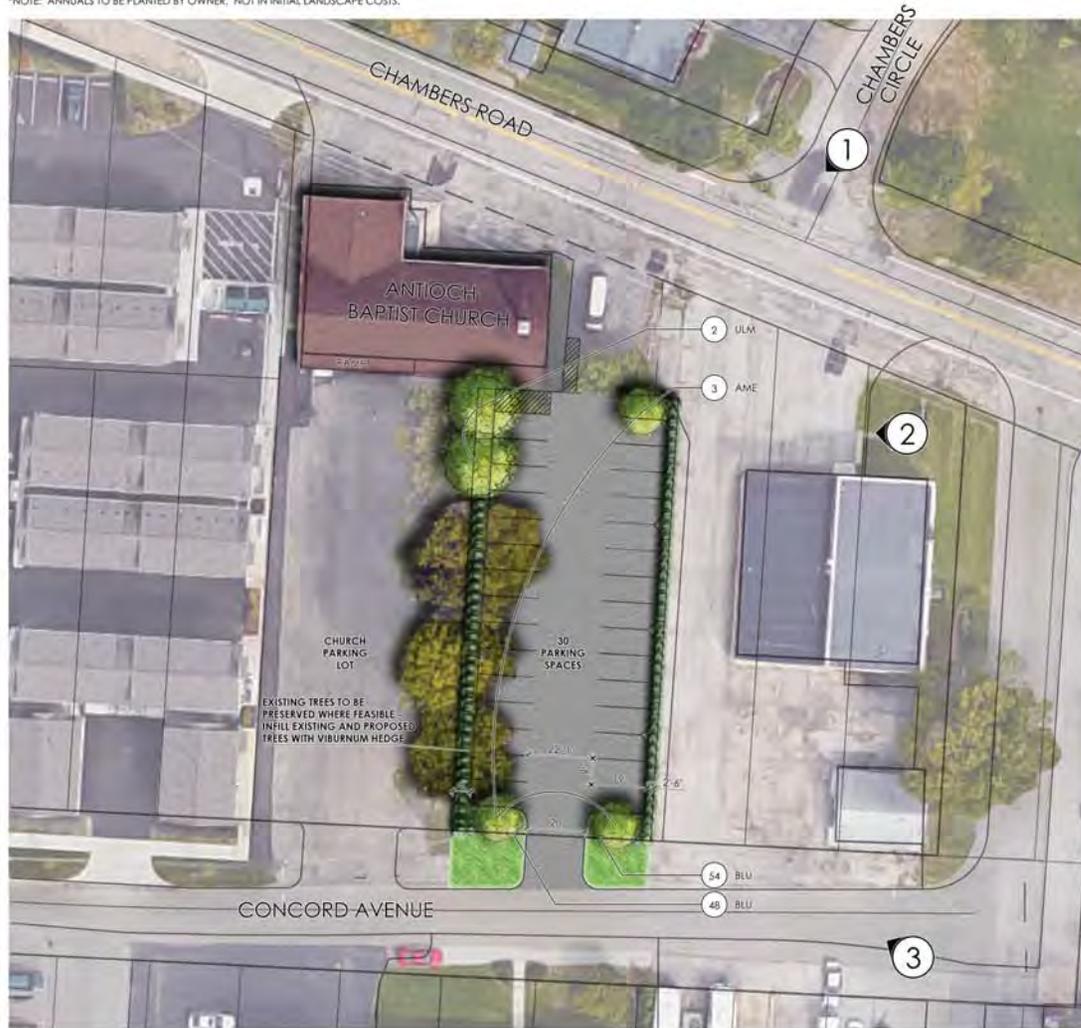
plas-red.txt (nct)  
6/29/15 S:Docs/s&htxts/2015

**PLANT LIST**

[CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN]

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>TREES</b>						
3	AME	AMELANCHIER CANADENSIS 'GLENNFORM'	RAINBOW PILLAR SERVICEBERRY	2' CAL	B&B	
2	ULM	ULMUS XFRONTIER'	FRONTIER ELM	2' CAL	B&B	
<b>SHRUBS</b>						
102	BLU	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN VIBURNUM	24" HT.	B&B	

\*NOTE: ANNUALS TO BE PLANTED BY OWNER, NOT IN INITIAL LANDSCAPE COSTS.



1 VIEW FROM CHAMBERS CIRCLE  
SCALE: N.T.S.



2 VIEW FROM FIREHOUSE  
SCALE: N.T.S.



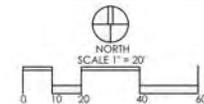
3 VIEW FROM CONCORD AVENUE  
SCALE: N.T.S.

**DEVELOPMENT PLAN**

**ANTIOCH BAPTIST CHURCH SITE**

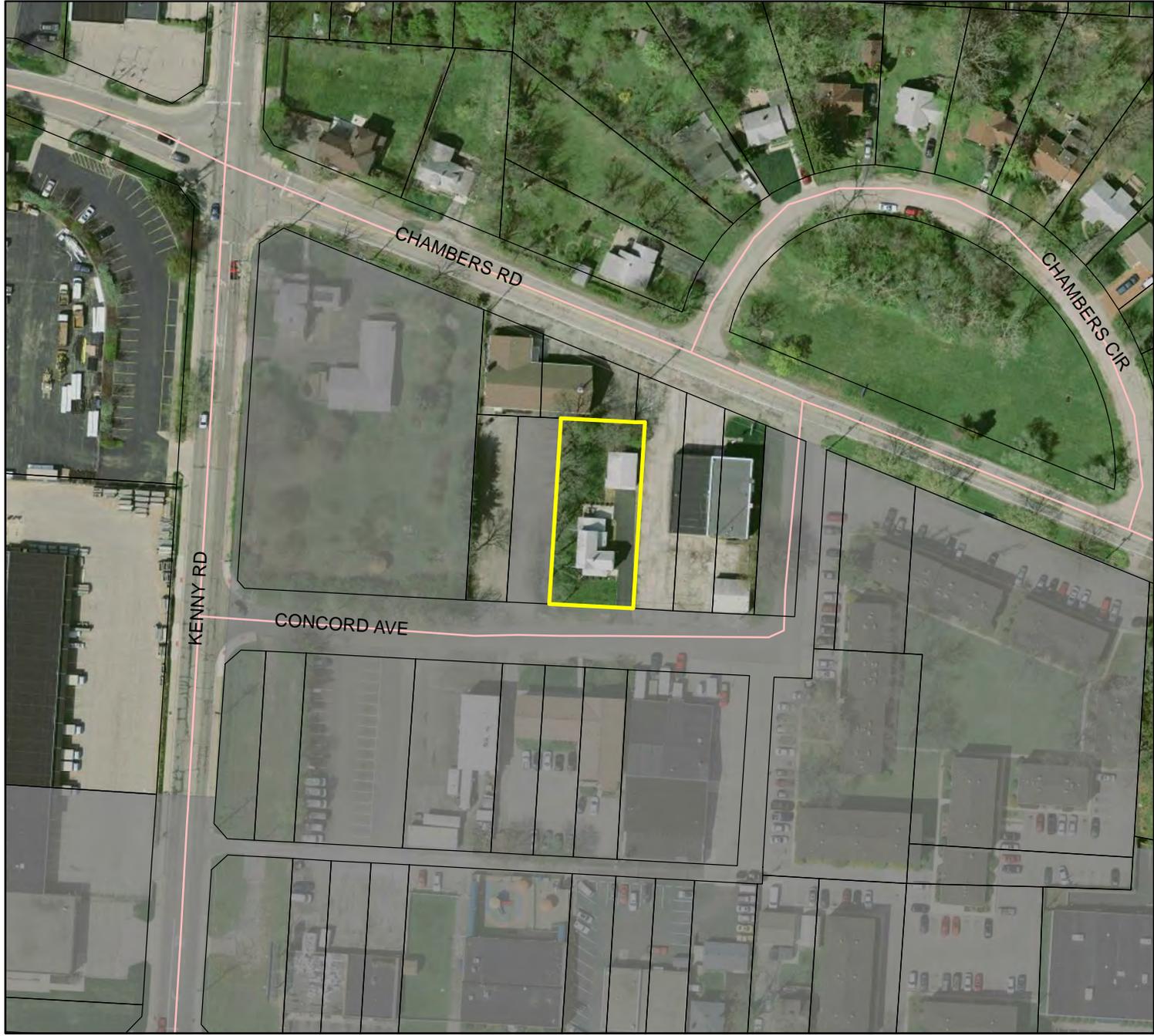
PREPARED FOR METROPOLITAN HOLDINGS

DATE: 4.24.2015



**Faris Planning & Design**

LAND PLANNING LANDSCAPE ARCHITECTURE  
243 N. 5th Street Columbus, OH 43215  
p (614) 487-1164 jully 401 www.farisplanninganddesign.com



**ZON-15-01**

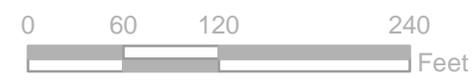
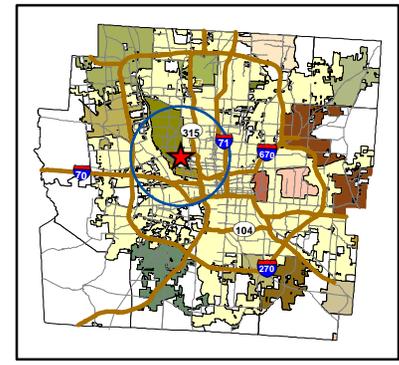
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Requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD).

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0.22 acres  
Rural District

- 1016 Concord Ave
- Parcels
- Streets
- Corporate Boundary**
- Columbus





# ZON-15-01

Requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD).

0.22 acres  
Rural District

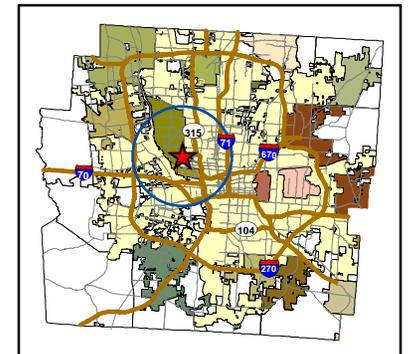
 1016 Concord Ave

 Parcels

 Streets

### Corporate Boundary

 Columbus



# ZON-15-01

Requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD).

0.22 acres  
Rural District

-  1016 Concord Ave
-  Parcels
-  Streets

## County Zoning

-  Restricted Urban Res.
-  Community Service
-  Limited Industrial

## Columbus Zoning

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

