



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

Economic Development & Planning Department  
James Schimmer, Director

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

**Tuesday, March 8, 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 January 12, 2016 meeting
5. New Business:

**i. ZON-15-04 – Matt Brown**

<b>Applicant:</b>	George Brobst Jr.
<b>Owner:</b>	The Old Blue Rooster, LLC
<b>Township:</b>	Madison Township
<b>Site:</b>	5952 London Lancaster Road (PID #181-001364 & 181-001365)
<b>Acreage:</b>	13.45 acres
<b>Zoning:</b>	Rural
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting to rezone two parcels from the Rural District to the Select Commercial Planned (SCPD) District.

**ii. ZON-15-05 – Matt Brown**

<b>Applicant/Owner:</b>	Al Rahma Mosque
<b>Agent:</b>	Dan Heckman, Alpha Architectural Services
<b>Township:</b>	Clinton Township
<b>Site:</b>	2130 Mecca Road (PID #130-004347)
<b>Acreage:</b>	0.25 acres
<b>Zoning:</b>	Rural
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting to rezone from the Rural District to the Suburban Office District.

6. Adjournment of Meeting to April 12, 2016



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

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

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

**Tuesday, January 12, 2016**

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, 2016.

Present were:

John O'Grady, President  
Marilyn Brown, Commissioner

Franklin County Economic Development and Planning Department members:

Kenneth Wilson, County Administrator  
Jenny Snapp, Director  
Dave Reutter, Franklin Soil & Water  
Matt Brown, Planning Administrator

Commissioner President O'Grady opened the hearing.

The first order of business being approval of the minutes of the October 13, 2015, meeting. Ms. Brown made a motion to approve the October 13, 2015, minutes. It was seconded by Mr. O'Grady. The motion passed by a two-to-zero vote.

**NEW BUSINESS:**

The next order of business being County Rezoning Case No. ZON-15-03. The applicant is the Franklin County Rural Zoning Commission. The site is the Westbrook Subdivision. The township is Franklin Township. The request is 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. Mr. Matthew Brown read and presented the case to the Franklin County Board of Commissioners. Mr. Reutter stated that Franklin Soil and Water holds the conservation easement on the property and has no objection to the rezoning. Ms. Brown made a motion to pass County Rezoning Case ZON-15-03. The motion was seconded by President O'Grady.

There being no further business coming before the Franklin County Rural Zoning Commission, President O'Grady adjourned the meeting.

The hearing was adjourned at 10:16 a.m.

Minutes of the January 12, 2016, Franklin County Board of County Commissioners hearing were approved this 9th day of February, 2016.

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Signature



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

Economic Development & Planning Department  
James Schimmer, Director

**STAFF REPORT**  
Board of County Commissioners  
March 8, 2016

**Case ZON-15-04**  
Prepared by: Matt Brown

<b>Applicant:</b>	George Brobst Jr.
<b>Owner:</b>	The Old Blue Rooster, LLC
<b>Township:</b>	Madison Township
<b>Site:</b>	5952 London Lancaster Road (PID #181-001364 & 181-001365)
<b>Acreage:</b>	13.45 acres
<b>Zoning:</b>	Rural
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting to rezone two parcels from the Rural District to the Select Commercial Planned (SCPD) District.

**Summary**

The applicant is requesting to rezone two parcels from the Rural District to the Select Commercial Planned District (SCPD) to allow the site to be used consistent with Standard Industrial Code (SIC) 7299 for weddings and other social event space. Staff recommends approval with conditions.

**Request**

The site is comprised of two parcels located just north of the Pickaway County line on the northeast corner of the Oregon Road and London Lancaster Road intersection. London Lancaster Road ends approximately 3,400 feet east of the Oregon Road intersection. The site is developed with 3 buildings, a parking area and a pond. The buildings include a 2,650 square foot agricultural barn constructed in 1930, a 3,150 square foot shelter house constructed in 2013 and a 3,573 square foot pole barn constructed in 2007. The parking area is approximately 0.74 acres in size and surfaced with crushed gravel. The site has access to London Lancaster Road

The applicant is requesting the rezoning to allow the property to be used as event space for weddings and other social events. Event hours will be limited from 2:00 p.m. to 12:00 a.m. on Fridays, Saturdays and Sundays from mid-April through October. Events will host a maximum of 200 people.

**Surrounding Land Use/Zoning**

The surrounding area is characterized by low-density residential and agricultural uses zoned Rural. A short distance to the west is the Homestead Springs golf course zoned Exceptional Use and the Homestead Springs and Sunny Acres subdivisions zoned Limited Suburban Residential (R-2).

## **Comprehensive Plans**

The subject site is located in the planning area of the Blacklick-Madison Area Plan, adopted November 2011. The plan provides land use, site design and transportation recommendations within the planning area.

The Plan recommends the subject site and the area east of Oregon Road for low density residential uses while the area west of Oregon Road is recommended for farmland preservation. The community's Vision for Planned Growth contained within the Plan is for appropriate development that maintains residential and rural character and a range of uses that respects current areas.

The proposed rezoning will allow the site to be rented for weddings and other social events such as graduation parties. No new development is proposed on the site and the existing development keeps with the area's rural character.

## **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 hosting social events such as weddings and graduation parties. This use is identified in Standard Industrial Code (SIC) 7299 – Miscellaneous Personal Services, Not Elsewhere Classified

### Access/Traffic:

The site has four (4) access points to London Lancaster Road. London Lancaster Road is a Township maintained roadway with a 60 foot wide right-of-way. The Township Road Superintendent expressed no concerns with the proposed use and access.

### Parking:

The parking area is surfaced with gravel and sized to accommodate approximately 130 vehicles. The applicant has proposed to plant 45 pine trees along the western and northern edges of the parking area. The applicant has requested a waiver of parking setback and paving requirements. The Township and Franklin County Engineer's Office expressed no concerns with the requested waivers.

#### Storm Water/Drainage:

No new development is proposed on the site and the applicant has complied with storm water requirements for the past development activity on the site. The Franklin County Drainage Engineer's Office and Franklin Soil & Water Conservation District expressed no concerns.

#### Sewage Disposal and Water Supply:

The property owner has received design approval for a soil absorption system to serve a restroom facility within the shelter house structure. In addition, the applicant has proposed to utilize two (2) portable toilets that will be screened such that they are not viewable from adjacent properties or the public right-of-way. Bottled water and water dispensers will be used for potable water at the site.

#### Architectural Design:

No new buildings are proposed. There are three (3) existing buildings on the site, only one (1) of which will be utilized in association with the proposed use. The shelter house structure is 3,150 square feet and has a maximum occupancy of 160 people. The shelter house has a wood and stone exterior. There is also a 2,650 square foot agricultural barn on the site which was constructed in 1930 and is used for tractor storage. This agricultural barn is 35 feet in height, exceeding the maximum 25 feet height of the SCPD zoning district. The applicant has requested a waiver of the maximum height for this structure. The third structure on the property is a 3,573 square foot pole building used for the property owner's personal storage.

In addition to the permanent buildings on the property the applicant has proposed three (3) locations that may be used for placing a 2,400 square foot white nylon and metal frame tent.

#### Outside Storage:

No rubbish or debris of any kind will be placed or permitted to accumulate on any portion of the property so as to render any portion of the property unsanitary, unsightly, or detrimental to the public health, safety, or welfare. The existing agricultural barn on the property is used for storage and a dumpster will be used for trash disposal. The dumpster will be screened and gated in accordance with the Zoning Resolution.

#### Pollution:

No smoke or odor will be emitted or produced on the property. Noise level will be no greater than sixty (60) decibels at property lines.

#### Graphics and Signage:

One (1) free standing, wooden sign is proposed at the intersection of London Lancaster Road and Oregon Road. The sign is V-shaped and each panel is 30" x 48" in size. The sign will be located a minimum of 15 feet from the right-of-way and the sign will not be illuminated.

#### Lighting:

Most lighting fixtures on the site are cut-off type fixtures located on the buildings and in the parking area. There is a light next to the agricultural barn (Structure "A") that illuminates the side of the barn.

### Screening & Landscaping Plan:

The applicant has proposed to plant 45 pine trees along the western and northern ends of the parking area. No additional screening or landscaping has been proposed.

The SCPD standards of the Franklin County Zoning Resolution require screening 6 feet in height with 60% opacity when adjacent to residential areas. In addition, the Zoning Resolution requires one (1) tree (3" caliper or larger) for every 10 parking spaces to be planted in or among the parking rows. Screening and landscaping is required to be illustrated on a separate landscaping plan prepared by a landscape architect. The applicant has requested a waiver of the screening, parking lot planting and landscape plan requirements.

### **Technical Agency Review**

Franklin County Engineer's Office – No concerns related to the proposed use and access.

Franklin County Drainage Engineer's Office – Indicated that property owner has addressed all stormwater requirements.

Franklin County Public Health – Approved proposed septic system design.

Franklin Soil & Water Conservation District – No concerns

Madison Township – Initially expressed concerns with traffic volumes and ability of roadway to withstand increased traffic. Following conversations with the Engineer's office the Township indicated no concerns.

### **Staff Review**

The proposed rezoning does not keep with the land use recommendation of the Blacklick-Madison Area Plan however; staff believes that the proposed use is unique and not contemplated by the Plan. The Plan places emphasis on the rural character of the community, the protection of agricultural land and the preservation of agricultural barns. The site has a rural character as developed and no new development has been proposed. The proposed use will allow others to enjoy this rural character while preserving an agricultural barn and land.

The SCPD zoning district is intended to provide a flexible approach to commercial developments in unincorporated Franklin County. The district allows for commercial and industrial uses in residential areas that incorporate controls necessary to ensure compatibility with the surrounding area. Staff believes that the proposed use and the existing development, along with staff's recommended conditions, will ensure compatibility with the surrounding area.

Staff believes that the proposed rezoning advances the general health, safety and welfare of the public by encouraging appropriate use and development of the land affected and the overall development of the surrounding area.

### **Staff Recommendation**

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

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to holding any events at the site.
2. The applicant must apply for and receive commercial building approval from the City of Groveport prior to holding any events at the site.

3. The property owner must combine the two properties that are the subject of the rezoning request.
4. The applicant must install pine trees or other plantings along the eastern and southern edges of the parking area, outside of the right-of-way. Such plantings must be at least 4 feet in height and achieve an opacity of 60% within 2 years. Any planting that does not survive must be replaced within 1 year. All plantings must be Ohio native species and be detailed and approved by the Franklin Soil and Water Conservation District during the Certificate of Zoning Compliance process.
5. The applicant must apply for and receive a Sewage System Installation Permit from Franklin County Public Health.
6. No more than one (1) tent may be used per event.
7. The development plan must be updated to remove “Tent Site One” from the plan. Any tent used on the site must be located behind the front building line of the shelter house structure, Structure “B” on the development plan.
8. The driveway access to the sheltering structure, Structure “B”, may not be used for parking vehicles or food trucks during events.
9. The driveway to Structure “C” may not be used for event guest parking.
10. No vehicle parking may occur outside of the designated parking area. No vehicle parking is permitted on any grassed areas.
11. Event sounds may not be clearly audible at property lines. A clearly audible sound is any sound for which the information content is unambiguously communicated to the listener, such as, but not limited to, understandable speech, comprehension of whether a voice is raised or normal, repetitive bass sounds, or comprehension of musical rhythms, without the aid of any listening device. A recording device may be used in the enforcement of this limitation to capture the clearly audible noise.
12. Site lighting, including the light illuminating the side of Structure “A”, may only be used during events with the exception of building security lighting.
13. A directional sign must be placed at the exit from the parking area, outside of the right-of-way, instructing drivers to turn right only.
14. The dumpster must be screened and located on the site in accordance with Section 505 of the Franklin County Zoning Resolution.

#### **Planning Commission Recommendation**

On Wednesday, February 10, 2016, the Franklin County Planning Commission recommended approval of the proposed rezoning with the staff’s recommended conditions.

#### **Rural Zoning Commission Recommendation**

On Thursday, February 18, 2016, the Franklin County Rural Zoning Commission approved the proposed rezoning with staff’s recommended conditions and an amendment to condition number 6. Condition number 6 was amended as follows: “No more than one (1) tent may be used at any time”.



## **APPLICATION FOR REZONING**

### **5952 London Lancaster Road, Groveport, Ohio – Madison Township**

#### **Applicant and Background**

The Old Blue Rooster, LLC, an Ohio limited liability company (the "Applicant") owns the real property located at 5952 London Lancaster Road in Groveport, Ohio (the "Property"). The Property is located in Madison Township and consists of two (2) tax parcels, Franklin County Auditor tax parcel numbers 181-001364 (7.845 acres) and 181-001365 (5.6 acres). The Property is located on the north side of London Lancaster Road, east of Oregon Road within the designated area of the Blacklick – Madison Area Plan approved by the Franklin County Board of Commissioners. The legal description of the Property is attached hereto.

#### **Use and Zoning**

The Property includes a shelter house that is operated as an event center for the purpose of hosting weddings and various other social events such as graduation parties. Events at the Property are generally held during the hours of 2:00 p.m. until 12:00 a.m. on Fridays, Saturdays, and Sundays during the year from mid-April through October and host a maximum of two hundred (200) guests at each event.

The Property is located in an area that is currently classified for zoning purposes as rural under the Franklin County Zoning Resolution. The Applicant now seeks to have the Property rezoned to a Select Commercial Planned District to allow the operation of the Property as an event center, as described above. Activities and events held at the Property fall within OMB SIC Group Type of Use Code ("Code") 7299-miscellaneous personal services. In accordance with the Franklin County Zoning Resolution, uses within Code 7299 are permitted in Select Commercial Planned Districts as they fall within the uses permitted in Community Commercial, Community Service, and Limited Industrial Districts.

Upon rezoning the Property to Select Commercial Planned District, the Applicant will ensure compliance with all aspects of the Franklin County Zoning Resolution as it applies to the Property as a Select Commercial Planned District.

#### **Adjacent Parcels and Uses**

1. 5001 Oregon Road – This property is known as Franklin County Auditor's tax parcel #181-001355-00. The property is owned by Kevin and Christine Hall and is currently used as a single family residence.

2. 5049 Oregon Road – This property is known as Franklin County Auditor's tax parcel #181-001356-00. The property is owned by George M. Brobst, Jr. and is currently used as a single family residence. Mr. Brobst and his wife, Natalee, are the owners of the Applicant.

3. 5964 London Lancaster Road -This property is known as Franklin County Auditor's tax

parcel #181-001366-00. The property is owned by George M. Brobst, Jr. and is currently vacant land. Mr. Brobst and his wife, Natalee, are the owners of the Applicant.

4. 5997 Lancaster Road – This property is known as Pickaway County Auditor's tax parcel #F1600010021401. The property is owned by Linda Wineland, Mrs. Brobst's mother, and is currently used as a single family residence.

5. 0 Lancaster Road - This property is known as Pickaway County Auditor's tax parcel #F160010021600. The property is owned by Carolyn D. Miller and is vacant agricultural land.

### **Development/Site Plan**

The development/site plan prepared by a surveyor is submitted for consideration. The surveyor's contact information is:

Louis Haines  
354 Kessler Street  
Groveport, Ohio 43125

Also enclosed is a copy of the site and soil evaluation log and site plan from a soil scientist who has been engaged to install a soil based treatment system at the Property. See section 9, below. The scientist's contact information is:

Mark E. Flowers, P.E.  
Flowers Septic System Design, Inc.  
263 Park Trails Ct.  
Newark, Ohio 43055  
740.587.7363

In addition to such documents, please note as follows:

1. Permitted Uses.

In accordance with the Franklin County Zoning Resolution, the Applicant requests that uses consistent with Code 7299 for weddings and social events be permitted as part of the Property's rezoning as a Select Commercial Planned Districts as they fall within the uses permitted in Community Commercial, Community Service, and Limited Industrial Districts.

2. Site Map.

The survey/site map prepared by surveyor, Louis Hanes, is hereby submitted for review consideration.

3. Vegetation.

No significant strands of vegetation are located upon the Property.

4. Soils.

Please see the site plan and soil evaluation log attached hereto from Flowers Septic System Design, Inc.

5. Traffic

Since the Property is located in a remote area and events are only held on weekends, there is virtually no effect on traffic. The Franklin County Engineer's office and the Madison Township Trustees have indicated that no traffic study is required as part of this request.

6. Access

The Property has four (4) existing driveways and a parking lot that are accessible from London-Lancaster Road. However, guests attending events at the Property generally only utilize the dedicated parking lot for access. Some vendors and handicapped guests use the driveway to the shelter house (structure "B" on the development plan) for access. Guests do not use the driveway to the barn or the garage (structures "A" and "C" on the development plan, respectively) to access events at the Property. Access to the Property is believed to meet the standards set forth in Section 420.034(6) of the Franklin County Zoning Resolution.

7. Parking

The Property features a dedicated gravel lot for parking approximately one hundred thirty (130) vehicles. Such parking lot is located on the east side of the Property and is not close in proximity to any residences in the area. The Applicant intends to surround the parking lot with pine trees for screening. Accordingly, lighting in the parking lot does not and will not shine into any homes. Given the location of the Property and the parking lot's proximity to residences, the Applicant respectfully requests that any and all paving, landscaping, and setback requirements required by Sections 420.034(7) or 531 of the Franklin County Zoning Resolution be waived with respect to the parking lot on the Property.

8. Storm Water Drainage

No changes to the storm water drainage at the Property will be made. Drainage at the Property has never caused damage to any area. Nevertheless, the Franklin County Engineer's Office and the Ohio Environmental Protection Agency ("EPA") have requested that the Applicant seek to obtain permit coverage for past construction activities at the Property. In order to satisfy this request, the Applicant engaged Stone Environmental Engineering & Science ("Stone") to prepare a Notice of Intent for general permit coverage under Ohio EPA Permit #OC000004. Such Notice has been prepared and submitted to the Franklin County Engineer and the Ohio EPA.

9. Water Supply and Sewage Disposal

Water at the Property is supplied by a pond; however, such water is not used as potable water. The Applicant provides potable water through a dispenser and bottled water. Sewage disposal is facilitated through two (2) portable toilets located on the Property and a 1,500 gallon holding tank. Screening for the portable toilets will be provided through trees or wood panels so that the toilets are not viewable from adjacent properties or the right of way. The Ohio EPA and the Franklin County Department of Public Health have evaluated the holding tank and sewage disposal at the Property. Upon the recommendation of the Ohio EPA, the Applicant is working with the Franklin County Department of Public Health and installing a soil based treatment system at the Property. The Ohio EPA has indicated that the sewage disposal at the Property will be solely within the jurisdiction of the Franklin County Department of Public Health since the proposed design flow (less than 1000 gallons per day) does not warrant jurisdiction by the Ohio EPA. The Franklin County Department of Public Health has approved the foregoing plan. Please see the attached letter from the Franklin County Department of Public Health attached hereto.

10. Architectural Design

No changes are proposed to the shelter house or the barn located upon the Property. The exteriors are compatible with the surrounding area and otherwise generally comply with the Select Commercial Planned District requirements; however, the barn located on the Property is thirty-five (35) feet in height. The barn is identified as structure "A" on the development plan. The Applicant hereby respectfully requests that the building height requirement be waived with respect to the barn on the Property.

11. Outside Storage

There is an existing barn located on the Property. There is also a dumpster located on the Property that is screened and gated in accordance with Section 505 of the Franklin County Zoning Resolution. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the Property so as to render any portion of the Property unsanitary, unsightly, or detrimental to the public health, safety, or welfare.

12. Utilities and Facilities

All existing utilities and facilities at the Property are located underground.

13. Pollution

a. Smoke: No smoke shall be emitted from any structure on the Property.

b. Odor: No odorous gases or other odorous matter shall be produced upon the Property.

c. Noise: The noise level shall be no greater than sixty (60) decibels at the boundary lines of the Property.

14. Graphics and Signage

One (1) free standing, wooden sign with two (2) 30" x 48" panels configured in a v-shape is located on the Property. There is no lighting for the sign. The sign shall not be located within fifteen (15) feet of the right of way. Such sign conforms to the signage standards set forth in Section 420.034(14(b)) of the Franklin County Zoning Resolution.

15. Lighting

Most lighting fixtures on the Property are cut-off type fixtures (down lighting) and are limited to the building and parking areas on the Property. The parking lot features dusk to dawn lights. Generally, lighting fixtures at the Property are only lit during hours of events held at the Property. There is one (1) lighting fixture next to the barn that is utilized to illuminate the American flag on the side of the barn. The lighting fixtures on the Property meet the standards for lighting set forth in Section 420.034(15) of the Franklin County Zoning Resolution.

16. Landscaping

Other than the planting of pine trees for screening the parking lot, the Applicant does not contemplate adding any additional fencing or landscaping to that already located on the Property. If the existing white fence located on the Property is removed at any time, the Applicant will, after applying for and receiving the requisite permit, install a new fence matching the old design outside of the right of way. To the extent that a formal landscape plan prepared by a landscape architect is required as part of this submission, the Applicant requests that such requirement be waived as all landscaping is in existence on the Property.

Please refer to the photographs enclosed as part of this submission to see the existing fencing landscaping at the Property. Such landscaping and fencing meet the standards set forth in Section 420.034(16) of the Franklin County Zoning Resolution. To the extent that any screening may be required by such section, the Applicant hereby requests that such screening requirement be waived with respect to the Property.

**Waiver Rationale**

Through the course of this submission, the Applicant has requested waivers from various requirements imposed by the Franklin County Zoning Resolution. The Applicant has requested such waivers because the lighting, activities, and use of the Property as an event center do not interfere with or create a nuisance upon any of the surrounding Property. Accordingly, the Applicant respectfully requests that such waiver requests be granted. Nevertheless, to the extent that compliance with any requirements is made conditional upon the requested rezoning, the Applicant will comply with such conditions.

**Conclusion**

As noted above, the Property is located within the Blacklick – Madison Area Plan adopted by the Franklin County Board of Commissioners (the "Plan"). The Plan indicates that

the future use of the area where the Property located is to be "low density residential" and is in a rural zoning classification. While the proposed use of the Property as an event center is not expressly permitted by such designation and classification, we believe that such use is compatible with and complements the character, future goals, and comprehensive development of the surrounding property and area. The Applicant has developed the Property into a very attractive site for weddings and other social events that will enable guests to enjoy the beautiful, rural setting of the Blacklick-Madison Area. Such use will also create some economic activity in the area without the stress and burdens of a high volume, daily business.

As the activities at the Property are very positive for and consistent with the future goals for the area and the community, the Applicant respectfully requests that this Application for Rezoning be approved so that the Property may be utilized as an event center as described herein. Please note that the Applicant will supplement this application as soon as possible with any additional information requested.

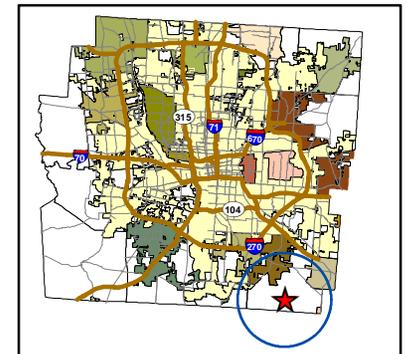


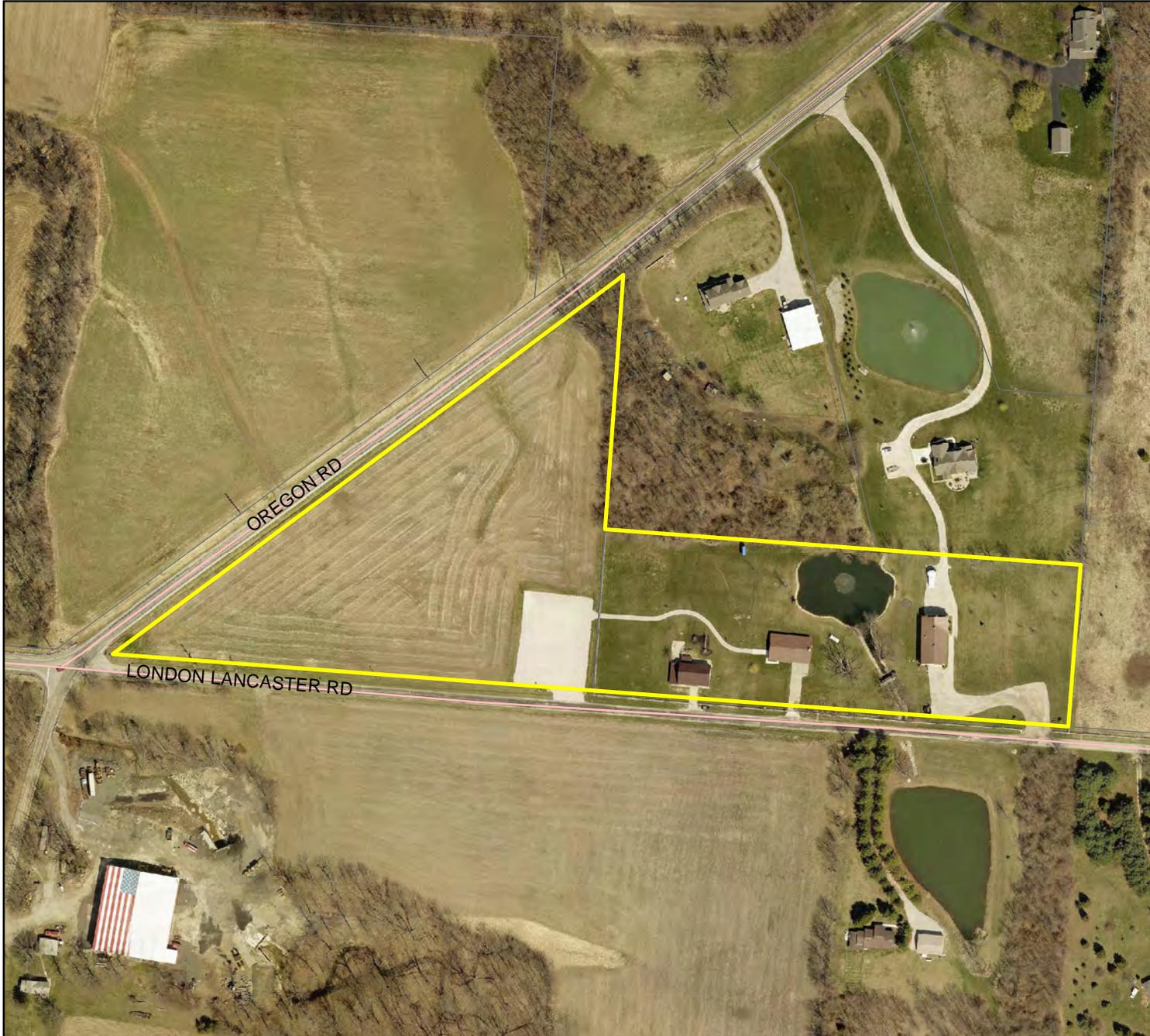
## ZON-15-04

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

13.5 Acres  
Madison Township

-  5952 London Lancaster Road
-  Parcel
-  Streets
-  Floodway Fringe
-  Floodway



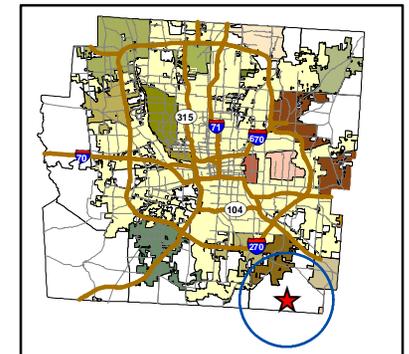


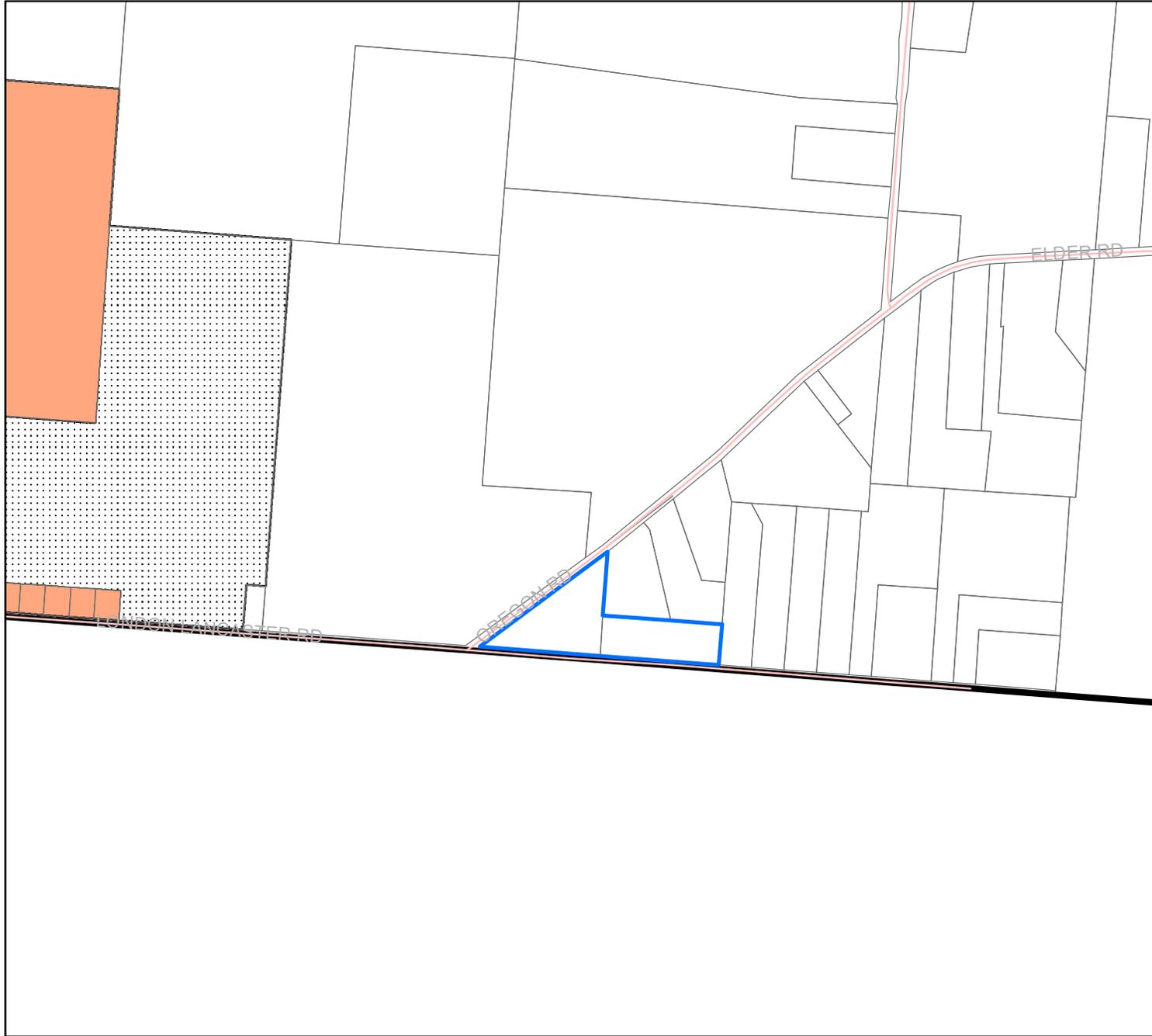
## ZON-15-04

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

13.5 Acres  
Madison Township

-  5952 London Lancaster Road
-  Parcel
-  Streets





**ZON-15-04**

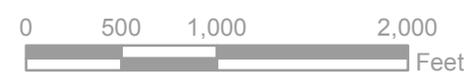
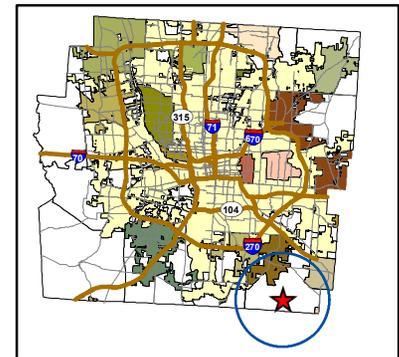
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Requesting to rezone two parcels from the Rural District to the Select Commercial Planned (SCPD) District.

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13.5 Acres  
Madison Township

-  5952 London Lancaster Road
-  Streets
-  Franklin County Boundary
-  Parcel
- Zoning**
-  Exceptional Use
-  Limited Suburban Residential
-  Rural





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

Economic Development & Planning Department  
James Schimmer, Director

## ***STAFF REPORT***

Board of County Commissioners  
March 8, 2016

### **Case ZON-15-05**

Prepared by: Matt Brown

<b>Applicant/Owner:</b>	Al Rahma Mosque
<b>Agent:</b>	Dan Heckman, Alpha Architectural Services
<b>Township:</b>	Clinton Township
<b>Site:</b>	2130 Mecca Road (PID #130-004347)
<b>Acreage:</b>	0.25 acres
<b>Zoning:</b>	Rural
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting to rezone from the Rural District to the Suburban Office and Institutional (SO) District.

#### **Summary**

The applicant is requesting a rezoning from the Rural District to the Suburban Office and Institutional (SO) District. The request is consistent with recommendations of the Clinton-Mifflin Land Use Plan. Staff recommends approval with conditions.

#### **Request**

The site is located on the north side of Mecca Road east of Westerville Road in Clinton Township. The site is currently vacant and zoned Rural. The applicant is requesting to rezone the property to the Suburban Office and Institutional (SO) District.

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

The surrounding area is a mix of land uses and zoning districts in both Clinton Township and the city of Columbus. Land uses include single-family, multi-family, commercial, industrial and religious uses.

#### **Comprehensive Plans**

The Clinton-Mifflin Land Use Plan, adopted in January 2009, recommends this property for office and residential uses. Corresponding zoning districts include the Suburban Office and Institutional (SO), Restricted Urban Residential (R-8), Urban Residential (R-12) and Suburban Apartment Residential (R-24) Districts.

The requested zoning district is consistent with the future land use recommendation of the Plan.

## **Staff Analysis**

### **Suburban Office and Institutional (SO) District:**

The Suburban Office and Institutional (SO) district is intended for offices and institutions that may locate independently or in small clusters and that desire buildings or groups of buildings surrounded by landscaped open areas adjacent to, but separated from the concentrations of people and traffic of retail, wholesale and industrial areas in the community. This district also allows for administrative, professional, institutional and business offices. The following are examples of permitted uses:

- Veterinary Services, without outdoor pens or runs
- Animal specialty services without outdoor pens or runs (exclusive of horse breeding)
- US Postal Service
- Travel Agencies
- Telephone and Communication Offices
- Radio and Television Broadcasting
- Cable Television Offices
- Depository Institutions (banks)
- Non Depository Institutions
- Security/ commodity brokers
- Insurance Carriers
- Insurance Brokers
- Real Estate
- Investment Companies
- Business Services/offices
- Motion Picture Distribution services
- Motion Picture Theaters
- Video tape/disc rental
- Dance Studios
- Talent producers, entertainers
- Health and Medical Services
- Legal Services
- Educational Services, libraries, schools
- Social Services
- Museums, Galleries
- Membership Organizations
- Engineering , Personnel, Management Services
- Professional Services not otherwise classified
- Government, public offices

There is no minimum lot size or minimum lot width requirement in the SO district, however all development must comply with development standards including lot coverage, side yards setback, rear yard setback, front building setback, green belt and maximum height.

### **Technical Agency Review:**

Clinton Township, the Franklin Soil & Water Conservation District, Franklin County Engineer's office, and Franklin County Drainage Engineer's Office expressed no concerns with the proposed rezoning. The Franklin County Sanitary Engineer's office has confirmed availability of public water and sewer at the site.

### **Staff Review**

The proposed rezoning keeps with the land use recommendation of the adopted comprehensive plan. In addition, the location proposed for rezoning meets the intent of the Suburban Office and Institutional (SO) District to group office and institutional uses and buildings in areas adjacent to, but separate from higher activity uses such as retail, wholesale and industrial uses. Staff believes that the proposed rezoning advances the general health, safety and welfare of the public by encouraging appropriate use and development of the land affected and the overall development of the surrounding area.

**Staff Recommendation**

Staff recommends approval of the request with the following conditions:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to a change in use, construction or any earth disturbing activities at the site.

**Planning Commission Recommendation**

On Wednesday, January 13, 2016, the Franklin County Planning Commission recommended approval of the proposed rezoning with the staff's recommended condition.

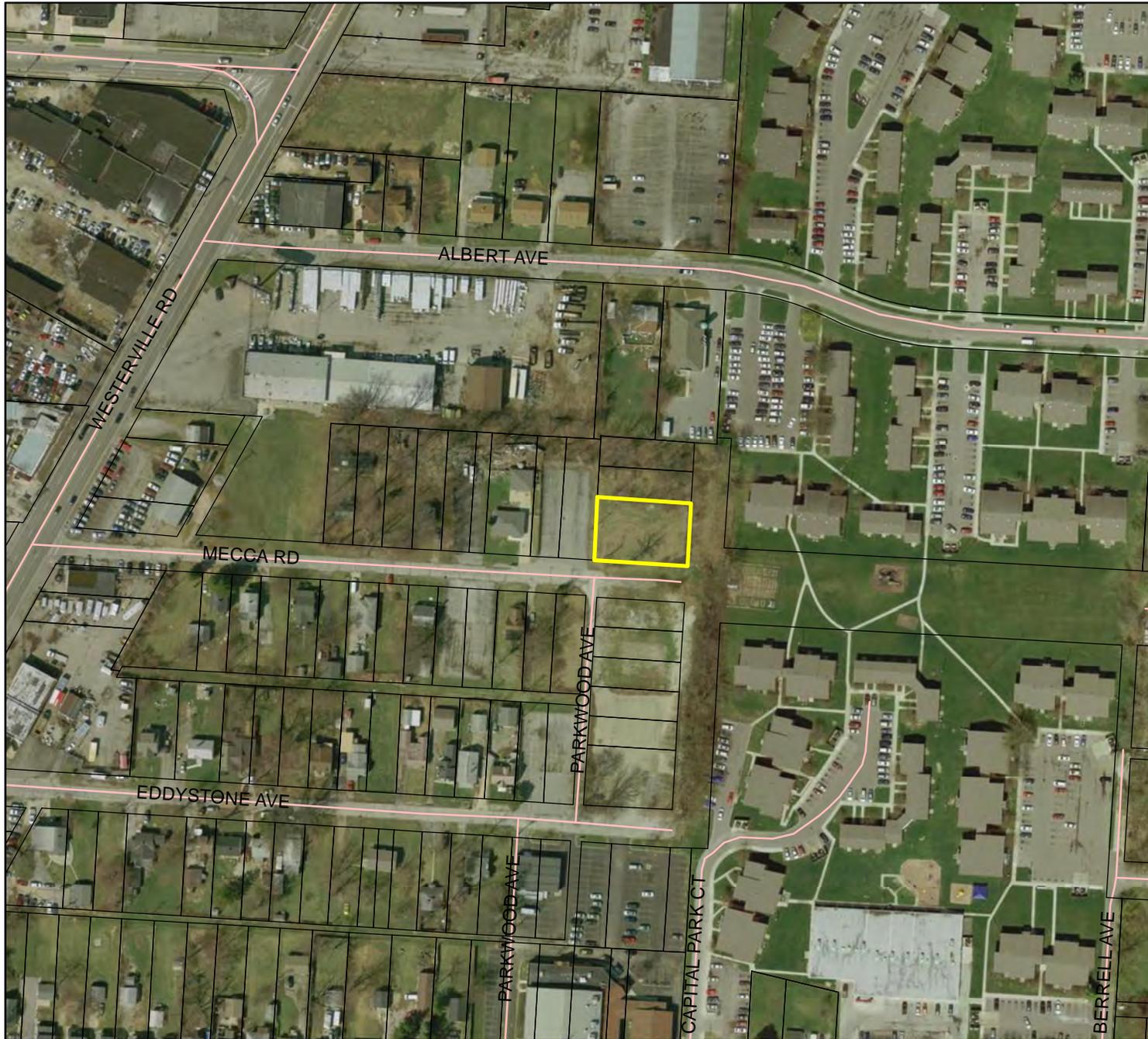
**Rural Zoning Commission Recommendation**

On Thursday, January 21, 2016, the Franklin County Rural Zoning Commission approved the proposed rezoning with the staff's recommended condition.

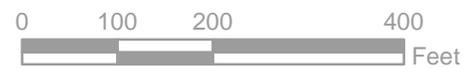
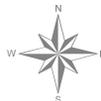
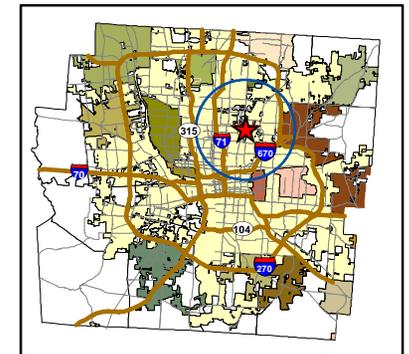
# ZON-15-05

Requesting to rezone from  
the Rural District to the  
Suburban Office District.

0.25 Acres  
Clinton Township



-  2130 Mecca Road
-  Parcel
-  Streets





**ZON-15-05**

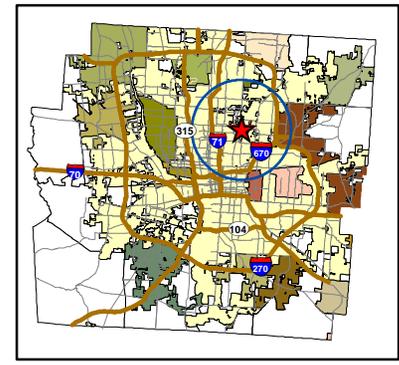
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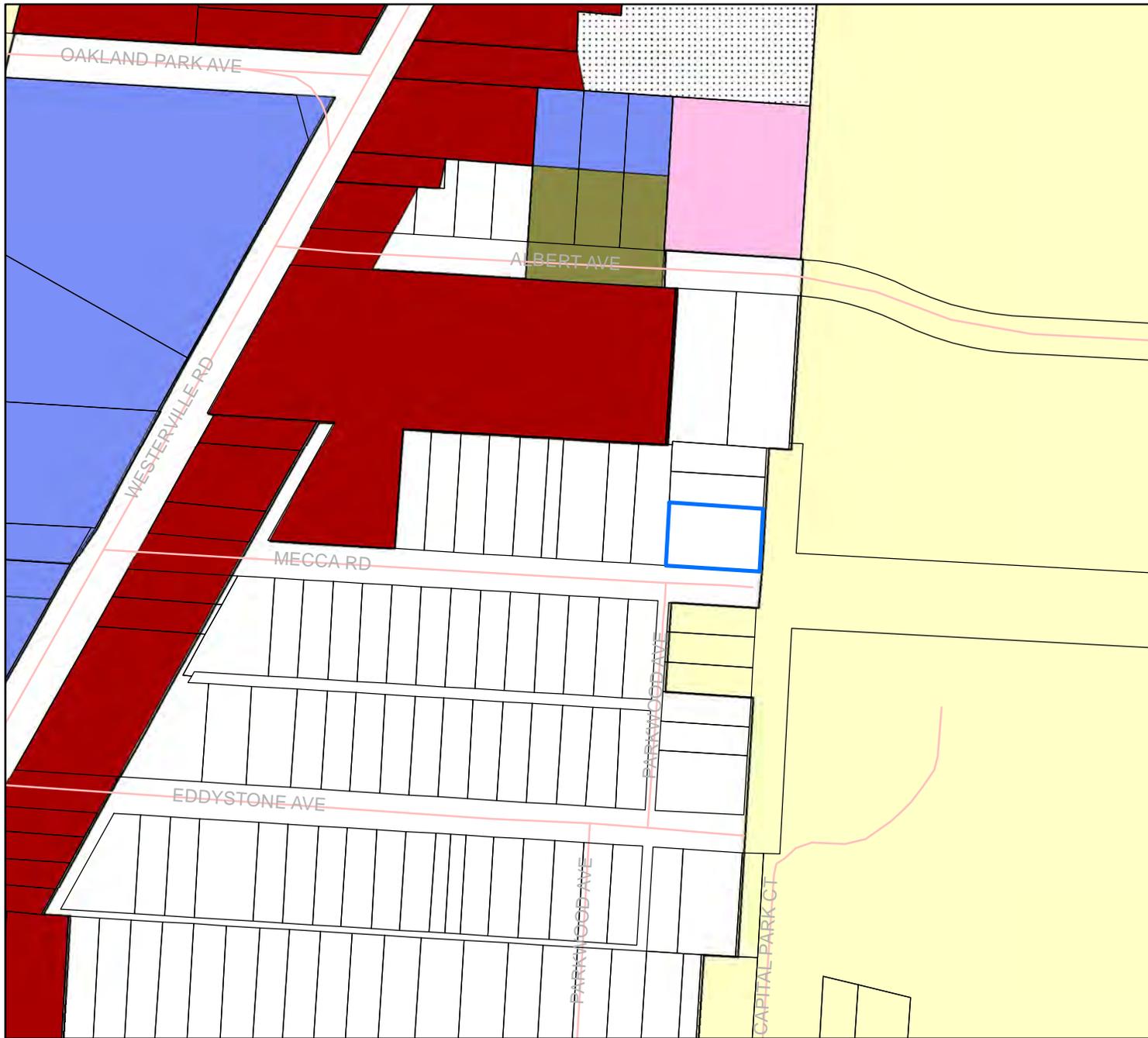
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Clinton Township

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-  Parcel
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**ZON-15-05**

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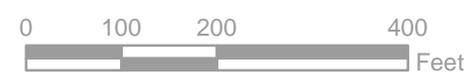
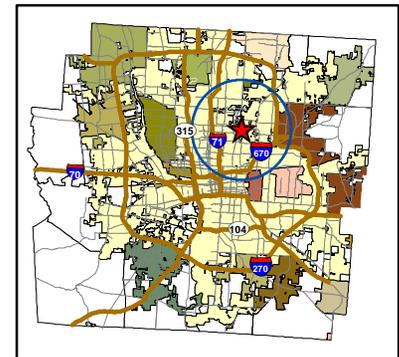
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0.25 Acres  
Clinton Township

-  2130 Mecca Road
-  Parcel
-  Streets

- Zoning**
-  Community Service
  -  Exceptional Use
  -  Limited Industrial
  -  Restricted Industrial
  -  Rural
  -  Urban Residential
  -  Not in Jurisdiction

- Corporate Boundaries**
-  Clinton
  -  Columbus



**Franklin County**  
**Application for Rezoning/Text Amendment**

Application Number: <u>20N-15-05</u>	Date Filed: <u>12/2/15</u>	Received By: <u>Matt Brown</u>	Total Fees: <u>\$1,000.00</u>	Receipt Number: <u>15-02926</u>
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**Subject Property Information**

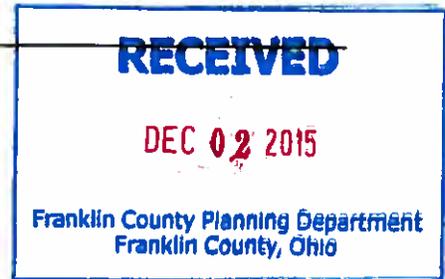
- Street Address: 2130 MECCA RD COLUMBUS, OH 43224
- Parcel ID Number(s): 130 - 004347-00
- Township(s): CLINTON TWP.

**Description of Subject Property**

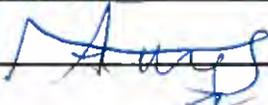
- Acres to be Rezoned: .25
- Current Land Use: 500 - VACANT PLATTED RES. LAND
- Surrounding Land Use:
  - North R - RESIDENTIAL
  - South EXEMPT - OWNED BY CHURCH (PARKING)
  - East R - APARTMENTS
  - West EXEMPT - OWNED BY CHURCH (PARKING)
- Water Supply Source:  Public (Central)  Private (Onsite)
- Sanitary Sewer Source:  Public (Central)  Private (Onsite)

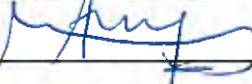
**Rezoning Request**

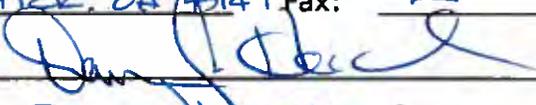
- Current Zoning: RURAL RESIDENTIAL R
- Proposed Zoning: SO - SUBURBAN OFFICE - INSTITUTIONAL
- Proposed Land Use: FUNERAL HOME FOR CHURCH
- Purpose for Request: EXISTING CHURCH OWNS PROPERTY.  
WISH TO BUILD FUNERAL HOME TO SERVICE  
CHURCH MEMBERS ONLY. NOT PUBLIC FACILITY.



**Applicant/Owner/Agent Information**

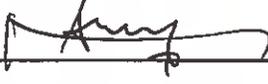
12. Applicant Information: AL R. MOSQUE  
Address: 2205 ALBERT RD  
Phone: 606. OH 43224 Fax: \_\_\_\_\_  
Interest in Property: OWNER  
Signature: 

13. Property Owner: AL R. MOSQUE  
Address: 2205 ALBERT RD.  
Phone: 606 OH 43224 Fax: \_\_\_\_\_  
Signature: 

14. Agent Information: ALPHA ARCHITECTURAL SERVICES  
Address: 13130 HARMON RD  
Phone: 614-668-9333 CELL 614-473-9950  
PICK. VA 90147 Fax: \_\_\_\_\_ OFFICE  
Signature:   
DAN HECKMAN

**Applicant/Owner/Agent Information**

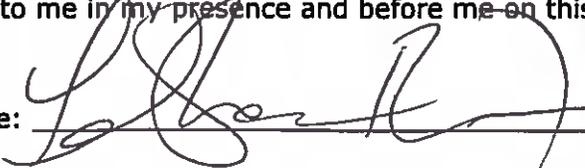
I/we (applicant) Maxammad Xalane swear that I/we am/are the owners/lessees/optionees of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

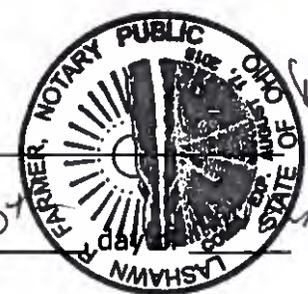
Applicant Signature:   
(required)

Date: 11/30/15

Property Owner Signature: Al R. Mosque  
(required)

Subscribed and sworn to me in my presence and before me on this 30<sup>th</sup> day of November 2015.

Notary Public Signature:  11/30/15



*Expiring 11/30/17*

## **Rezoning/Text Amendment Application General Application Requirements**

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

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### **Two (2) copies of each of the following items are required with each application:**

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the County Engineers Office, 19th Floor, 373 South High Street, 614.482.3030  
525
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

### **Two (2) copies of the Development Plan are required with the following information:**

1. Names of the applicant, architect, engineer and contractor with the respective addresses and phone numbers.
2. Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks that would assist in locating and identifying the property.
3. Present zoning, existing use and proposed use.
4. Zoning and use of each adjacent property.
5. North arrow on the site plan.
6. Scale of drawing. Please use a suitable standard scale.
7. Dimensions and locations of:
  - Property lines on all sides,
  - All setback lines,
  - Existing and proposed buildings with size and height,
  - Dumpster locations,
  - Proposed curb cuts and sidewalk locations (if any),
  - Existing sidewalks, curbs, alleys, streets, and service or frontage roads,
  - Any property proposed for dedication or easement,

- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.

8. Parcel and building area in square feet.
9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
10. Existing and proposed traffic circulation pattern.
11. Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

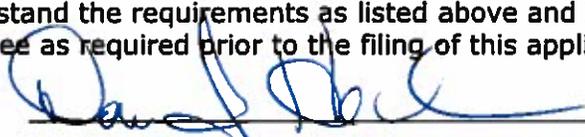
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### Statement of Understanding

I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

  
11/30/15