



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, May 14, 2014
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the March 12, 2014 meeting
5. New Business:

A. 669-V – Anthony Hray

Applicant/Agent:	Bob Wynd M-E/IBI Group
Owner:	Sandra C. Thomas
Township:	Brown Township
Site:	8543 Morris Road (PID #120-000397)
Acreage:	38.147-acres
Zoning:	Rural District
Utilities:	Onsite water and waste water
Request:	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment resulting in a lot that will fail to meet the required depth to width ratio of four (4) to one (1).

6. Adjournment of meeting to June 11, 2014



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MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, March 12, 2014

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, March 12, 2014.

Present were:

Nancy White, Chairperson
Roxyanne Burrus
Tim Guyton
Ashley Hoye
Bart Logan
Lauren Rummel
Kevin Wheeler
Marty Wicks

Franklin County Economic Development and Planning Department:
Matt Brown, Interim Planning Administrator
Anthony Hray, Planner

Chairperson White opened the hearing.

The first order of business being approval of the minutes from the January 15, 2014, meeting. Mr. Hoye made a motion to approve the minutes. It was seconded by Ms. Burrus. The motion passed by an eight-to-zero vote.

OLD BUSINESS:

The next order of business being Case No. JEFF-13-09. Mr. Guyton made a motion to remove the case from the table. It was seconded by Mr. Wheeler. The motion passed by an eight-to-zero vote.

The applicant is Scioto Properties, SP-16, LLC. The township is Jefferson Township. The site 5400 Clark State Road. It is 1.47 acres. It is currently zoned Restricted Suburban Residential and is serviced by central water and wastewater. The request is to rezone from the Restricted Suburban Residential District to the Exceptional Use District.

Mr. Hray read and presented the case to the Franklin County Planning Commission. Mr. Wheeler made a motion to approve Case No. JEFF-13-09 with the following Staff conditions:

1. The applicant shall receive approval of a Certificate of Zoning Compliance from the Jefferson Township Zoning Department prior to any earth disturbing activities.

2. The applicant shall properly abandon the existing on-site water and wastewater systems prior to any earth disturbing activities in coordination with the Franklin County Public Health Department.
3. The applicant shall grant a ten (10) foot highway easement along the entire frontage of the site to conform to the right-of-way recommendations of the Franklin County 2020 Thoroughfare Plan.
4. The applicant must obtain all required building permits prior to any earth disturbing activities.
5. Based on the recommendations of the Jefferson Township Scenic Byway Management Plan, the applicant shall preserve and protect as many existing trees on-site as possible. Trees that are required to be cleared must be replaced to the extent practicable.
6. The applicant shall consult with the Franklin Soil and Water Conservation District to draft and enact a tree preservation plan and to determine the appropriate number and species of replacement trees. Prior to any earth disturbing activities the applicant shall inventory, identify on-site, and install tree protection barriers as necessary.
7. All landscaping proposed shall consist of plant species that are native to Ohio and are consistent with the plant species recommendations of the Jefferson Township Scenic Byway Management Plan. The development plan must be updated to reflect any landscaping changes prior to the approval of a Certificate of Zoning Compliance.
8. The applicant shall secure all required permits from the Franklin County Engineer's office prior to conducting any work within the public right-of-way.

It was seconded by Mr. Wicks. The motion was approved by an eight-to-zero vote.

The next item of business being Case No. 668-V. The applicant is Franklin Ventures. The township is Franklin Township. The site is located at 2300 Brown Road. It is 9.42 acres, and it is serviced by central water and wastewater. And the request is for a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of a lot line that fails to remain within 5 degrees of being perpendicular to the street centerline.

Mr. Guyton made a motion to approve Case No. 668-V with the following Staff conditions:

1. The applicant receives approval of a lot split application from the Franklin County Economic Development and Planning Department.
2. The applicant shall dedicate the appropriate amount of right-of-way, as requested by the Franklin County Engineer's office, to meet the recommendation of the Franklin County 2020 Thoroughfare Plan.
3. The applicant shall provide a copy of a recorded cross access agreement for the existing industrial access drive located on the proposed 6.35-acre tract prior to the approval of a lot split application.

It was seconded by Ms. Burrus. The motion was approved by an eight-to-zero vote. Mr. Guyton made a motion to approve the Findings of Fact required by Section 701.07 of the Franklin County Subdivision Regulations. It was seconded by Ms. Burrus. The motion was approved by an eight-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Chairperson White adjourned the hearing.

The hearing was adjourned at 2:12 o'clock p.m.

Minutes of the March 12, 2014, Franklin County Planning Commission hearing were approved this 14th day of May, 2014.



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Economic Development & Planning Department
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STAFF REPORT

Planning Commission
May 14, 2014

Case: 669-V

Prepared by: Anthony Hray

Applicant/Agent:	Bob Wynd M-E/IBI Group
Owner:	Sandra C. Thomas
Township:	Brown Township
Site:	8543 Morris Road (PID# 120-000397)
Acreage:	38.147-acres
Zoning:	Rural District
Utilities:	Onsite water and waste water
Request:	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment resulting in a lot that will fail to meet the required depth to width ratio of four (4) to one (1).

Summary:

The applicant is requesting a variance to allow a lot line adjustment that will result in a lot that will fail to meet the required depth to width ratio. The applicant has satisfied the criteria necessary to grant a variance and the request does not conflict with the recommendations of the Brown Township Comprehensive Plan or the Big Darby Accord Watershed Master Plan. Staff recommends **approval with conditions**.

Request:

The site is located on the south side of Morris Road, approximately one-half mile east of Amity Road, adjacent to Prairie Oaks Metro Park. The site is developed with a single-family home constructed in 1970, totaling approximately 6,200 square feet in size. The site also contains several agricultural buildings and accessory structures of varying size. The applicant is proposing to split 24.165-acres from the southern portion of the site, which will be purchased by Metro Parks and combined with an adjacent parcel to the west; becoming part of Prairie Oaks Metro Park. The intent of the request is to allow Metro Parks to secure a critical natural resource and water quality improvement holding. The proposed adjustment will cause the residual 14-acre lot to fail to meet the required depth to width ratio of four (4) to one (1). The residual lot will maintain a depth to width ratio of seven (7) to one (1) following the adjustment.

Surrounding Zoning and Land Use:

DIRECTION	ZONING	LAND USE
North	Rural	Single-Family Home
East	Rural	Agriculture Single-Family Home
South	Rural	Single-Family Homes (Adams Estate Subdivision)
West	Rural	Single-Family Home Prairie Oaks Metro Park

Comprehensive Plan:

The Brown Township Comprehensive Plan, adopted in 2005, includes two maps to guide development: a Future Land Use map and a Conservation Strategy Tiers map. The Future Land Use map designates the site as Low Density Rural Residential, allowing for 0.2 to 0.4 units per acre. The Conservation Strategy Tiers map includes the site within the First Tier Conservation Area and identifies the presence of significant woods and drainage channels.

The Big Darby Accord Watershed Master Plan, adopted in 2006, also includes two maps to guide development: a Proposed General Land Use Map and a Conservation Strategy Map. The Proposed General Land Use Map acknowledges the existing development on site and recommends Rural Residential Estate development with a minimum lot size of five (5) acres. The Conservation Strategy Map shows approximately 98 percent of the total site within Tier 1 (primary priority for protection). The plan identifies areas within Tier 1 as possessing significant resources in maintaining the overall health of the watershed and is ideal for protection through land acquisition and other programs. Roughly six and one-half (6.5) acres of the site, all of which is included in the area of land to be adjusted, is currently protected within the Big Darby Creek Riparian Setback, which prohibits construction of any type or size.

As of the date the Accord Plan was adopted, Metro Parks managed roughly 6,900-acres of parkland in the planning area, approximately 6,250-acres of which consist of Battelle Darby Creek Metro Park and 715-acres within Prairie Oaks Metro Park. Metro Parks promotes partnerships with willing land owners and jurisdictions to acquire additional park lands. Granting the request will allow Metro Parks to acquire additional parkland which is consistent with their future goals and strategic plan.

The request complies with recommendations of both planning documents.

Franklin County Engineer

The Franklin County Engineer's Office is supportive of the request on condition that no additional access points are provided from Morris Road. The site has an existing access point from Morris Road which will be maintained. Access to the 24.165-acre tract being adjusted will be provided by an existing driveway and maintained through a recorded access agreement between the current property owner and Metro Parks. Access from Morris Road will be for Metro Parks service vehicles only and will not be available for use by the general public. The applicant must submit a copy of the executed access agreement prior to the approval of the lot line adjustment.

Franklin Soil and Water Conservation District

The Franklin Soil and Water Conservation District posed no concerns with the request.

Franklin County Public Health

The Franklin County Public Health Department posed no concerns with the request.

Staff Analysis

Variance Criteria:

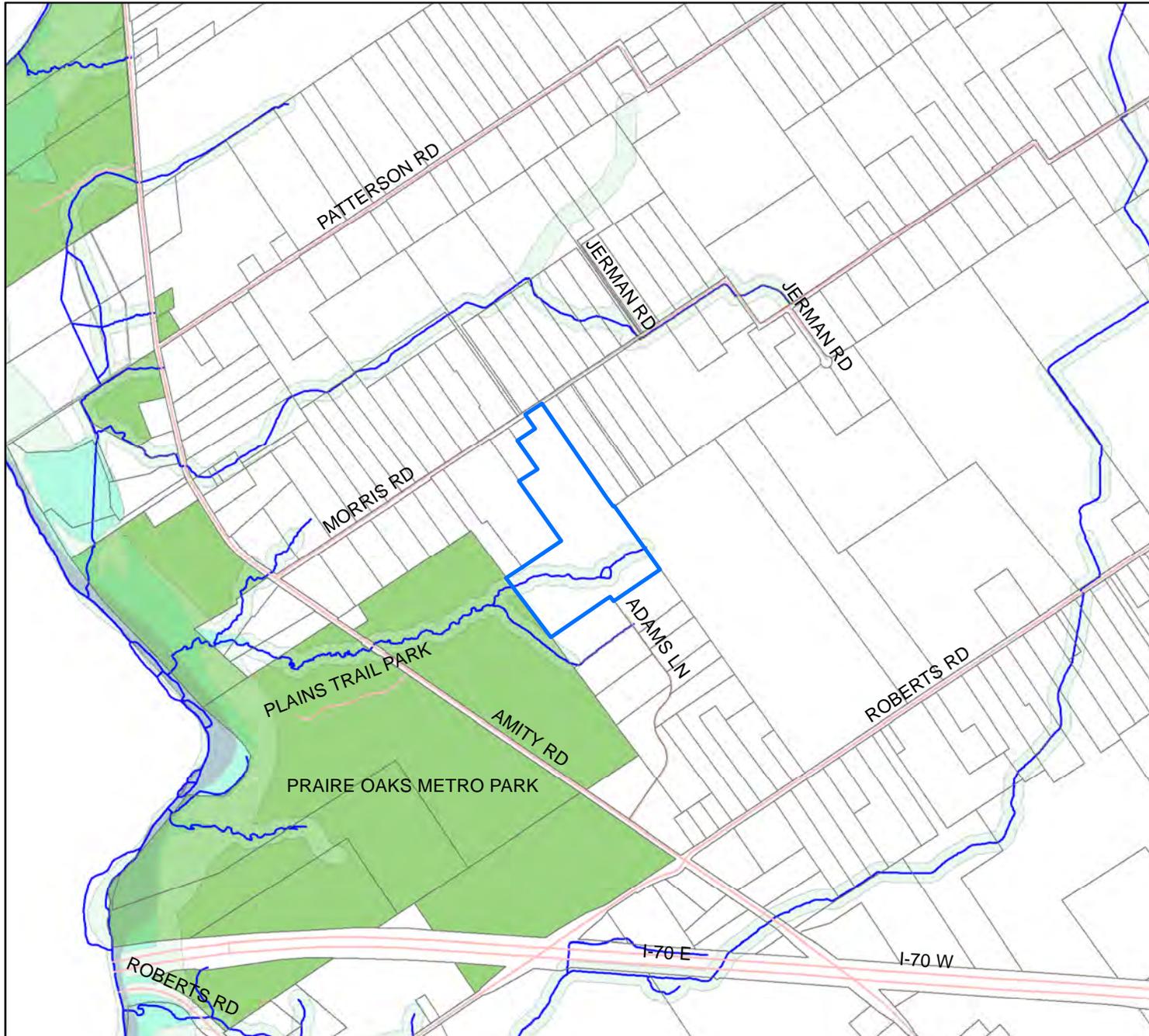
All of the following must be met in order to grant a variance:

1. *It shall not be detrimental to public health or safety or be injurious to other property.*
The proposed lot line adjustment will not be detrimental to public health or safety or be injurious to other property. The area to be split will be combined with a contiguous parcel and will be preserved for future generations to enjoy as part of the Prairie Oaks Metro Park.
2. *Circumstances of the request are unique to the property and not generally applicable to others.*
The circumstances surrounding the request are unique to the property. The property being contiguous to Prairie Oaks Metro Park provides the opportunity to enlarge the area of parkland and ensure its protection and preservation. Additionally, the existing configuration of the site does not meet the depth to width ratio requirement of four (4) to one (1); it currently measures ten (10) to one (1). Since the lot currently exceeds 20-acres in size, the depth to width ratio requirement is not applicable; however, the proposed lot line adjustment will reduce the lot below the 20-acre threshold, subjecting the 14-acre residual to these requirements. Granting the request will create a more conforming lot with respect to the depth to width ratio requirements.
3. *Due to physical surroundings, shape or characteristics of the property, a hardship would result, as distinguished from an inconvenience, if the strict letter of these Regulations were enforced.*
Due to the shape and location of existing development on site, the lot could not be adjusted in such a way that would comply with the depth to width ratio standards. The request will be an improvement to the existing geometry of the lot, resulting in a depth to width ratio that is more conforming with the regulations.

Staff Recommendation

Staff recommends approval of the variance request from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment resulting in a lot that will fail to meet the required depth to width ratio of four (4) to one (1) with the following conditions:

1. The applicant receives approval of a lot line adjustment application from the Franklin County Economic Development and Planning Department.
2. The applicant shall provide a copy of an executed access agreement prior to the approval of a lot line adjustment application. No additional access points shall be permitted to the site from Morris Road.

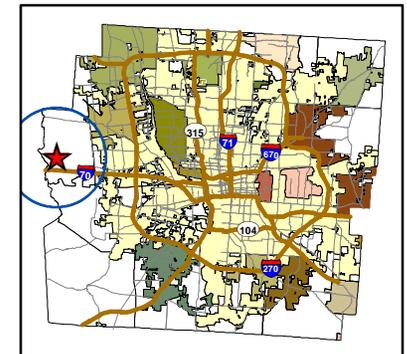


669-V

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38.147 acres
Brown Township

-  8543 Morris Rd.
-  Parcels
-  Streets
-  Streams
-  Big Darby Creek Setbacks
-  Metro Parks
- Franklin County Floodplain**
-  Floodway Fringe
-  Floodway
- County Zoning**
-  Rural



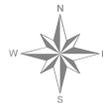
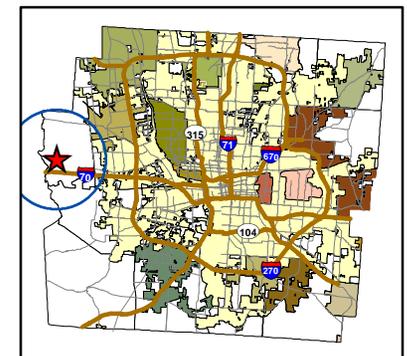


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