



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

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

# Franklin County Planning Commission

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

**Wednesday, November 9, 2016  
1:30 pm**

- 1. Call roll for board members**
- 2. Introduction of staff**
- 3. Swearing in of witnesses**
- 4. Approval of minutes from the October 12, 2016 meeting**
- 5. New Business:**

**i. 678-V – Brad Fisher**

<b>Applicant/Owner:</b>	Lennox Town Center Ltd.
<b>Agent:</b>	Steven C. Hermiller – Mannik & Smith Group, Inc.
<b>Township:</b>	Clinton Township
<b>Site:</b>	1665 Olentangy River Rd. (PID #130-000135)
<b>Acreage:</b>	5.76 acres
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that results in a side lot line more than five degrees from perpendicular to Olentangy River Road.

**ii. ZON-16-04 – Brad Fisher**

<b>Applicant/Owner:</b>	Ibnu Taymiyah Masjid and Islamic Center
<b>Agent:</b>	Ali Alghothani – Star Consultants, Inc.
<b>Township:</b>	Clinton and Mifflin Townships
<b>Site:</b>	3251 Westerville Rd. (PID #130-000001, 130-000002, 130-000435, 130-002720, 130-004290 and 130-004345) 3269 Westerville Rd. (PID #190-000013) 0 Innis Rd. (PID #190-002339)
<b>Zoning:</b>	Limited Industrial (LI) District
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting to rezone from the Limited Industrial (LI) District to the Community Service (CS) District.

**iii. ZON-16-05 – Brad Fisher**

<b>Owner:</b>	Jerry A. Schmittauer
<b>Applicant:</b>	Kurtz Bros, Inc
<b>Agent:</b>	Laura MacGregor Comek, Esq.
<b>Township:</b>	Hamilton Township
<b>Site:</b>	6445 South High Street (PID #150-000396)
<b>Acreage:</b>	3.5-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Public water and private wastewater
<b>Request:</b>	Requesting to rezone from the Rural District to the Community Service (CS) District.

**6. Adjournment of meeting to December 14, 2016**



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

**Wednesday, October 12, 2016**

The Franklin County Planning Commission convened in Meeting Room B, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, October 12, 2016.

Present were:

Nancy White, Chairperson  
Tim Guyton, Vice Chairperson  
Dan Blechschmidt  
Ashley Hoyer  
Debbie Johnson  
Annie Ryznar  
Kevin Wheeler

Franklin County Economic Development and Planning Department:  
Jenny Snapp, Assistant Director  
Matt Brown, Planning Administrator

Chairperson White opened the hearing.

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 September 14, 2016, meeting. Mr. Guyton made a motion to approve the minutes from the September 14, 2016, meeting. It was seconded by Ms. Johnson. The motion was approved by a vote of five yeases and two abstentions.

**NEW BUSINESS:**

The next item of business being Case No. 667-FP(c). The Applicant is Pulte Homes of Ohio, LLC. The engineer is EMH&T. The township is Jefferson Township. The site is located at 1290 North Waggoner Road. It is 6.225 acres in size and is served by public water and wastewater. The applicant is requesting Final Plat approval of the Villages of Jefferson Run, Phase 3 subdivision to allow the creation of 26 lots and one reserve. Mr. Brown read and presented the case to the Franklin County Planning Commission. Ms. Johnson made a motion to approve Case No. 667-FP(c). It was seconded by Mr. Blechschmidt. The motion was approved by a seven-to-zero vote.

The next item of business being Case No. 667-V. The applicant is Jefferson Grove One, LLC. The township is Jefferson Township. The site is located at 0 Kennedy Road. The request is for a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of a lot that exceeds the maximum depth-to-width ratio. Mr. Brown read and presented the case to the Franklin County Planning Commission. Mr. Guyton made a motion to approve Case No. 677-V. It was seconded by Ms. Johnson. The motion was approved by a seven-to-zero vote. Mr. Guyton made a motion to adopt Findings of Fact in that the applicant has satisfied the seven standards for granting a variance under Section 701.07. The motion was seconded by Ms. Johnson. The motion was approved by a seven-to-zero vote.

The next item of business being Case No. JEFF-16-09. The Applicant is MI Homes. The township is Jefferson Township. The sites are 2865 Darling Road, 0 Darling Road, 0 Reynoldsburg-New Albany Road, 2635 Reynoldsburg-New Albany Road, 0 Daring Road, and 2860 Darling Road. It is 62.1 acres in size and is served by public water and wastewater. The applicant is requesting to rezone from the Restricted Suburban Residential (RSR) District to the Planned Suburban Residential District (PSRD) to allow for the development of 75 single-family homes. Mr. Brown read and presented the case to the Franklin County Planning Commission. Mr. Guyton made a motion to approve Case No. JEFF-16-09 with Staff's 10 conditions. It was seconded by Ms. Johnson. The motion was approved by a seven-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, the meeting was adjourned at 2:55 p.m. until November 9th, 2016.

Minutes of the October 12, 2016, Franklin County Planning Commission hearing were approved this 9<sup>th</sup> day of November, 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**

Planning Commission  
 November 9, 2016

### **Case: 678-V**

Prepared by: Brad Fisher

<b>Applicant/Owner:</b>	Lennox Town Center Ltd.
<b>Agent:</b>	Steven C. Hermiller – Mannik & Smith Group, Inc.
<b>Township:</b>	Clinton Township
<b>Site:</b>	1665 Olentangy River Rd. (PID 130-000135)
<b>Acreage:</b>	5.76-acres
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that results in a side lot line more than five degrees from perpendicular to Olentangy River Road.

**Summary:**

The applicant is requesting a variance to allow a lot line adjustment that will result in a side lot line that is more than five degrees from perpendicular to Olentangy River Road. The application satisfies the criteria necessary to grant a variance. Staff recommends approval with conditions.

**Request:**

The site is located on the west side of Olentangy River Road between King Avenue and Kinnear Road in Clinton Township. The applicant is proposing to adjust 1.189 acres from an 8.735 acre parcel, to the 4.571 acre subject parcel. The lot line adjustment is proposed to allow for the construction of a commercial building. Without the proposed adjustment the existing lot line would bisect the proposed structure. The 1.189 acres currently contain a parking facility and provides access to the rear of the shopping centers to the north and south. Access to the rear of the shopping center would still be available by a service road to the north and south of the property.

**Surrounding Zoning and Land Use:**

Direction	Zoning	Land Use
North	Limited Industrial (Clinton Twp)	Retail
South	Limited Industrial (Clinton Twp) & Commercial (City of Columbus)	Retail & Restaurant
East	Community Commercial (Clinton Twp)	Retail
West	Limited Industrial (Clinton Twp)	Manufacturing

**Comprehensive Plan:**

The Clinton West Neighborhood Pan, adopted in 2012, contains a Future Land Use Map that recommends the area for a Full-Range of Commercial uses.

The proposed lot line adjustment meets the Plan’s Future Land Use recommendations.

**Technical Review Agencies**

**Franklin County Drainage Engineer, Franklin County Engineer and Franklin Soil & Water Conservation District**

Indicated no concerns with the proposed lot line adjustment.

**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.*  
Staff believes the proposed lot line adjustment will have no impact on public health or safety or be injurious to other property.
  
2. *Circumstances of the request are unique to the property and not generally applicable to others.*  
Staff notes that the request is unique to the property as additional curb cuts may be required by the property to the north if the required lot geometry were met.  
Staff further notes that the variance would be mitigated by a cross-access agreement.
  
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.*  
Staff notes that the existing configuration of the land is unique with respect to the ample parking already provided for the use, and the purpose of the request is to reduce curb cuts along Olentangy River Road.

**Staff Recommendation**

Based on Staff’s Analysis, staff recommends ***approval*** with conditions of the variance request from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that will result in a parcel that is more than five degrees from perpendicular to Olentangy River Road. The conditions of approval are as follows:

1. The applicant must apply for and receive approval of the proposed lot line adjustment from the Franklin County Economic Development and Planning Department.

**Findings of Fact**

For your convenience, the following are proposed findings of fact if the variance is granted:

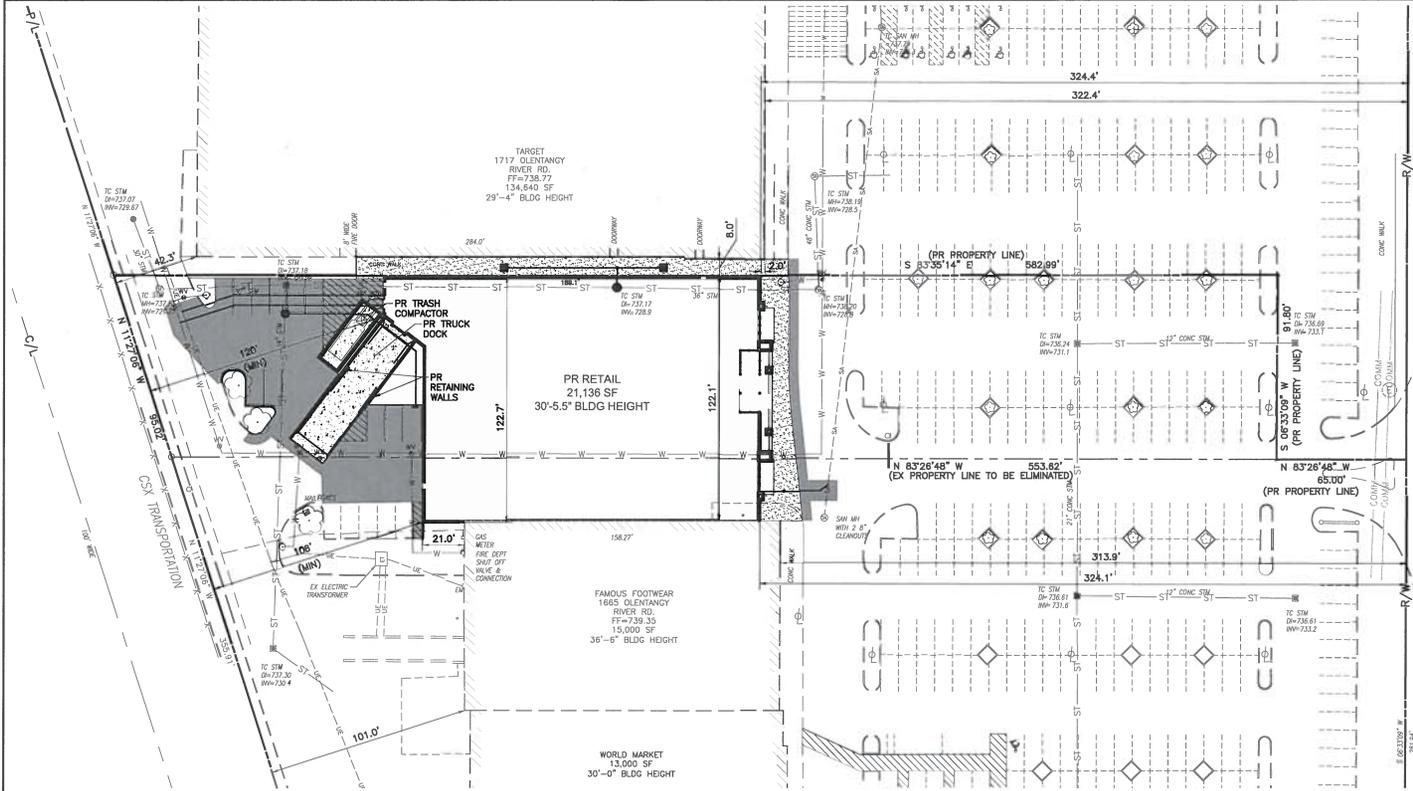
\_\_\_\_\_ moves that the basis for approving the applicant’s request for the Variance from Section 501.05 of the Franklin County Subdivision Regulations as outlined in the request above for the applicant identified in Case No. 678-V results from the applicant satisfying the standards for granting a variance under Section 701.07.

Seconded by: \_\_\_\_\_

Voting:

**701.07 General Standards for Variances.** The FCPC shall not grant variations to these Regulations unless it shall make written findings of fact based upon the evidence presented by each specific case that:

- A. The particular physical surroundings, environmental constraints, shape, topographical or other exceptional condition of the specific property involved would cause extraordinary hardship or exceptional practical difficulty to the applicant, as distinguished from a mere inconvenience, if the provisions of these Subdivision Regulations were strictly enforced; and
- B. The conditions upon which the request for a variance is based are unusual to the property for which the variation is sought and are not applicable generally to other property; and
- C. The purpose of the variance is not based exclusively upon a desire to obtain additional income from the property; and
- D. The granting of the variance will not be detrimental to the public health, safety or general welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- E. The special circumstances or conditions are created by the provisions or requirements of these regulations and have not resulted from any act of the applicant or applicant's predecessor in interest; and
- F. The variance requested is the minimum adjustment necessary for the reasonable use of the land.



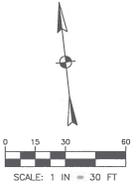
**RECEIVED**  
**OCT 18 2016**  
 Franklin County Planning Department  
 Franklin County, OH  
 678-V

- LEGEND**
- ST --- EX STORM
  - SA --- EX SANITARY
  - OE --- EX OVERHEAD ELECTRIC
  - W --- EX WATER
  - CM --- EX COMMUNICATIONS
  - G --- EX GAS
  - ⊠ EX CATCH BASIN
  - ⊙ EX SANITARY MANHOLE
  - WATER VALVE
  - ◇ FIRE HYDRANT
  - ⊙ PR STM STRUCTURE NUMBER
  - ⊙ PR SAN STRUCTURE NUMBER
  - ⊙ PR CLEANOUT
  - ▶ PR FIRE HYDRANT
  - ⊙ PR LIGHT POLE
  - PR PAVEMENT
  - PR CURB
  - P/L — PROPERTY LINE
  - R/W — RIGHT OF WAY
  - ▨ CONCRETE PAVEMENT
  - ▨ LIMITS OF HEAVY DUTY PAVEMENT
  - ▨ CONCRETE SIDEWALK

**NOTES**

PROPERTY IS LOCATED IN FLOOD ZONE X, PER FEMA INSURANCE RATE MAP NUMBER 3904903307K, EFFECTIVE DATE 06/17/2008. ZONE X IS DEFINED AS "AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN".

- ABBREVIATIONS**
- P/L PROPERTY LINE
  - PR PROPOSED
  - R/W RIGHT OF WAY
  - C/L CENTER LINE
  - FFE FINISH FLOOR ELEVATION



PREPARED FOR <b>DDR CORP.</b> <small>500 ENTERPRISE AVENUE          BEECHWOOD, OHIO 43012</small>	SITE IMPROVEMENT PLAN FOR <b>LENNOX TOWN CENTER</b> CLINTON TWP., FRANKLIN CO., OHIO	LOT LINE ADJUSTMENT SITE EXHIBIT	Z100	NO. _____ DATE _____ BY _____	DESCRIPTION
				615 GRANOVEN AVENUE SUITE 600 COLUMBUS, OH 43215 TEL: 614.414.2222 FAX: 614.414.2222 PROJECT NO.: 10117016 PRODUCT NO.: DP-0002 DESIGNED BY:	TECHNICAL DRAFTER: <b>Magnik Smith Group</b> <small>CREATIVE DRIFT</small> www.MagnikSmithGroup.com

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 User: jk  
 Date: 10/18/2016 10:58:27 AM

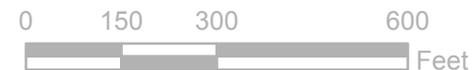
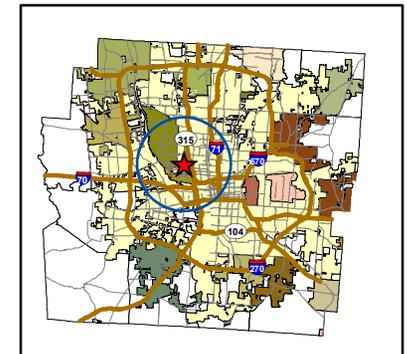


## 678-V

Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that results in a side lot line more than five degrees from perpendicular to Olentangy River Road.

Acres: 5.76  
Township: Clinton

-  1665 Olentangy River
  -  Parcels
  -  Streets
- Zoning**
-  Exceptional Use
  -  Community Commercial
  -  Limited Industrial
  -  Planned Shopping Center
  -  Restricted Urban Residential
  -  Rural
  -  Not in Jurisdiction



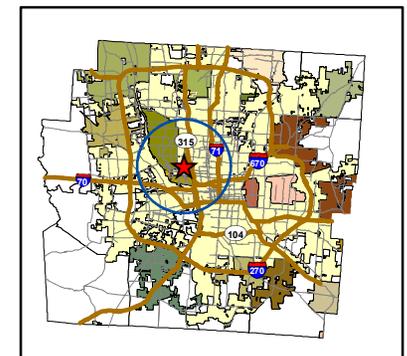


## 678-V

Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that results in a side lot line more than five degrees from perpendicular to Olentangy River Road.

Acres: 5.76  
Township: Clinton

- - - Proposed Adjustment
- 1665 Olentangy River
- Parcels
- Streets



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OCT 18 2016

Franklin County Planning Department  
Franklin County, OH

678-V

**VARIANCE or APPEAL APPLICATION**

for unincorporated Franklin County

Franklin County Development Department – Franklin County Planning Commission  
150 S. Front Street, FSL Suite 10 Columbus, OH 43215 Phone: (614) 525-3094

to be completed by FCPC Staff

Date Submitted: <u>10/18/16</u>	Received By: <u>BMF</u>
Application No.: <u>678-V</u> Fee: <u>350<sup>00</sup></u>	FCPC Date: <u>11/9/16</u>

**Property Owner/Subdivider/or Agent**

Signature: Steven C. Hermiller Date: 10/17/2016  
Agent: Steven C. Hermiller, PE, CDP

Name: Lennox Town Center Ltd. c/o Mannik & Smith Group, Inc.

Address: 815 Grandview Ave, Ste 650

City, State, Zip: Columbus, OH 43215 Phone No: (614) 441-4222

Section numbers(s) of the county subdivision regulations and a brief description of variance(s) or appeal(s) requested:

County subdivision regulations sections 501.05.  
The nature of variance is for lot line adjustment. The statement of special circumstance or condition to this property is the property owner seeks to add additional Gross Lease Area (GLA) for this shopping center, whereby adjusting the existing parcel line to meet agency requirements and meet anchor tenant lease obligations that keep existing access curb cuts in the locations they exist today. The owner seeks to add new retail tenant space and keep all other parking aisles and traffic circulation configurations the same. As a part of this condition, our intent is to prevent any landlocked parcel. The balance of the Target parcel will continue to maintain access through the existing curb cuts.

Use a separate sheet to present additional description or information explaining why you feel the FCPC should grant the requested variance(s) or appeal(s).



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

Economic Development & Planning Department  
James Schimmer, Director

## ***STAFF REPORT***

Planning Commission  
November 9, 2016

### **Case ZON-16-04**

Prepared by: Brad Fisher

<b>Applicant/Owner:</b>	Ibnu Taymiyah Masjid and Islamic Center
<b>Agent:</b>	Ali Alghothani – Star Consultants, Inc.
<b>Township:</b>	Clinton and Mifflin Townships
<b>Site:</b>	3251 Westerville Rd. (PID # 130-000001, 130-000002, 130-0000435, 130-002720, 130-004290 and 130-004345) 3269 Westerville Rd. (PID # 190-000013)
<b>Acreage:</b>	27.465 +/- acres
<b>Zoning:</b>	Limited Industrial (LI) District
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting to rezone from the Limited Industrial (LI) District to the Community Service (CS) District.

### **Summary**

The applicant is requesting a rezoning from the Limited Industrial (LI) District to the Community Service (CS) District to allow for the redevelopment of a vacant site. The site would be redeveloped as a mixed-use facility to include the following uses: religious, retail stores, restaurants, personal services, administrative, educational, residential, and daycare. All uses but restaurants are prohibited within the current zoning 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 south side of Innis Road and the west side of Westerville Road, along the Clinton and Mifflin Township border. The site is developed with 1 building that is 11.5 acres in size and parking areas. The building was constructed in 1966 with an addition in 1989, and has a footprint of 499,766 square feet. There are loading docks to the south and west of the building.

The applicant desires to renovate the existing building and site, and is requesting the rezoning to allow for a mixed-use development. The site has two existing access drives to Innis Road and five existing access drives to Westerville Road. The building has been vacant for approximately 8 years.

**Surrounding Land Use/Zoning**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	Commercial & Manufacturing (City of Columbus)	Post Office & Storage
South	Limited Industrial (LI) & Community Service (CS) (Clinton Township)	Mobile Homes & Religious
East	Community Service (CS) (Mifflin Township)	Retail
West	Limited Industrial (LI) (Clinton Township) & Manufacturing (City of Columbus)	Manufacturing

**Comprehensive Plan**

The Clinton-Mifflin Comprehensive Plan, adopted in June 2009, contains a Future Land Use Map and Goal Statements that recommend this property for commercial and multi-family residential use. Corresponding zoning districts include: Suburban Apartment Residential (R-24), Community Service (CS), Community Commercial (CC), Neighborhood Commercial (NC) and Suburban Office (SO) Districts.

The requested zoning district is consistent with the Plan’s future land use recommendation and Goal Statements.

**Existing Zoning**

The site is currently zoned Limited Industrial (LI) which is intended for a broad range of industrial activities to include outdoor storage, general warehouse-related truck traffic and service vehicles. The site is also subject to the Smart Growth Overlay. The proposed rezoning is to the underlying Limited Industrial (LI) District and if approved, the Smart Growth Overlay will still apply.

**Staff Analysis**

Community Service:

The Community Service (CS) district is intended for sales, service, repair, and certain processing establishments serving a large trade area, usually a whole community requiring easy access to major traffic routes. The Community Services (CS) District is the most intense commercial district and allows for a wide range of commercial uses. The following are examples of permitted uses:

- Membership Organization
- Educational Services
- Radio and Television Broadcasting
- Miscellaneous General Merchandise
- Food Stores
- Laundry
- Beauty Shops
- General Merchandise Stores
- Miscellaneous Retail
- Retail Sales of Automobiles, Boats and Motorcycles
- Hotels and Motels
- Miscellaneous Repair Shops
- Motion Pictures
- Taxi Cabs
- Funeral Parlors
- Jewelry Stores
- Eating and Drinking Places
- Book Store
- Social Service

### **Development Standards**

- *Lot Size*- No minimum, except for automobile retailers which require one (1) acre.
- *Lot Width*- No minimum, except for automobile retailers which require 200 feet.
- *Landscaped Open Space*- 20% of the total lot area.
- *Side Yard*-  $\frac{1}{4}$  the sum of the height and width of the structure or 25 feet, whichever is greater. Ten (10) feet when adjacent to another commercial district.
- *Rear Yard*-  $\frac{1}{4}$  the sum of the height and width of the structure or 25 feet, whichever is greater.
- *Front Green Belt*- 15 feet wide, between the street right-of-way line and any paved area.

The existing building and site development is non-conforming in the current Limited Industrial (LI) District and will remain non-conforming in the proposed Community Service (CS) District.

### **Technical Agency Review:**

#### **Franklin County Engineer's Office**

A traffic impact study will be required.

#### **Franklin County Drainage Engineer's Office**

Indicated no concerns with the proposed rezoning.

#### **Franklin Soil & Water Conservation District**

Indicated no concerns with the proposed rezoning.

#### **Ohio Department of Transportation**

Based on the description of development, a Traffic Impact Study will be required. The Traffic Impact Study would be expected to involve the number and locations of drives and possible turn lanes. The existing property layout contains multiple driveways with no proposed turn lanes. Adjacent traffic signals may be necessary depending on the results of the Traffic Impact Study review.

#### **Franklin County Economic Development and Planning**

Application deficiencies:

1. PID number 130-000345 does not exist and the applicant needs to update the application.
2. PID number 190-002339 needs to be deleted from the application as it is already zoned Community Service (CS) and the acreage to be rezoned needs to reflect this change.

### **Staff Review**

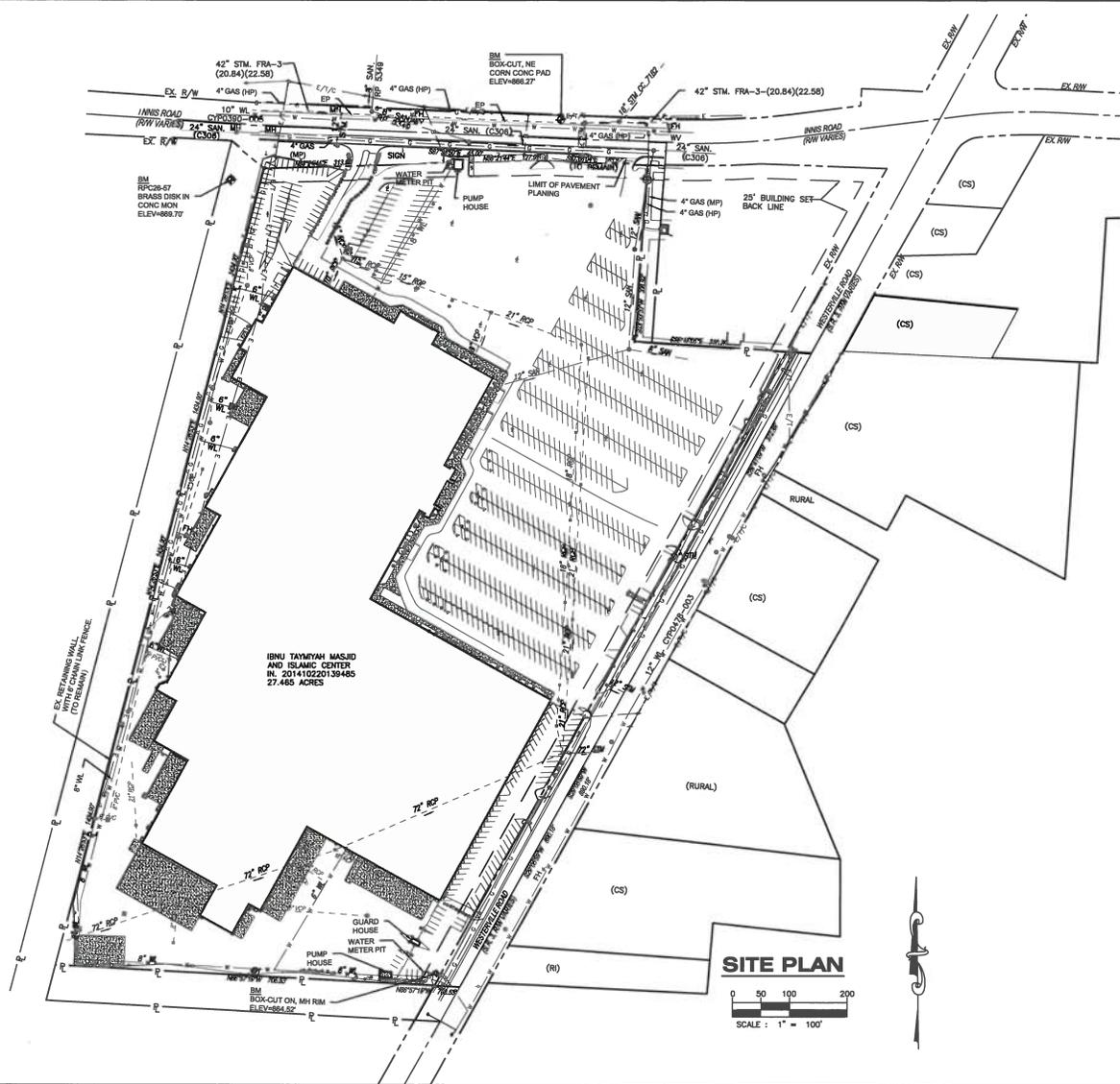
The proposed rezoning keeps with the land use recommendation of the adopted comprehensive plan and meets the intent of the Community Service (CS) District by rezoning the site to allow for commercial and multi-family residential uses, while providing accessible services to the community.

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.

### **Recommendation**

Staff recommends ***approval*** with conditions of the request to rezone from the Limited Industrial (LI) District to the Community Service (CS) District. The conditions are as follows:

1. The applicant must submit a revised rezoning application form with the correct parcel numbers and acreage indicated prior to consideration by the Rural Zoning Commission.
2. The applicant must complete a Traffic Impact Study to the satisfaction of the Ohio Department of Transportation and the Franklin County Engineer's Office prior to issuance of a Certificate of Zoning Compliance.
3. The applicant must apply for and receive a Certificate of Zoning Compliance prior to any development occurring on the site.
4. A new Certificate of Zoning Compliance is required prior to any new uses or change in use of any portions of the building.



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**OCT 18 2016**  
 Franklin County Planning Department  
 Franklin County, OH

2016-16-04

**LEGEND**

- |        |                           |         |                          |
|--------|---------------------------|---------|--------------------------|
| ●      | 5/8" CAPPED IRON PIN SET  | ⊖       | TELEPHONE MANHOLE        |
| ○      | 5/8" IRON PIN FOUND       | ⊕       | TELEPHONE PEDESTAL       |
| ○      | 1" IRON PIPE FOUND        | — G —   | GAS MAIN                 |
| ▲      | NAIL SET                  | ●       | GAS VALVE                |
| ▲      | NAIL FOUND                | — UC —  | UNDERGROUND CABLE TV     |
| ⊕      | BENCHMARK                 | — W —   | WATER MAIN               |
| ⊕      | UTILITY POLE              | ●       | FIRE HYDRANT             |
| — G —  | GUY WIRE                  | ⊕       | WATER VALVE              |
| — UE — | UNDERGROUND ELECTRIC      | ⊕       | WATER METER              |
| — E —  | OVERHEAD ELECTRIC         | ⊕       | IRRIGATION CONTROL VALVE |
| ⊕      | HVAC UNIT                 | ⊕       | MANHOLE                  |
| ⊕      | TRANSFORMER               | ⊕       | CLEAN OUT                |
| ⊕      | GROUND LIGHT              | — SS —  | SANITARY SEWER           |
| ⊕      | ELECTRIC BOX              | — SS —  | STORM SEWER              |
| ⊕      | LIGHT POLE                | ■       | CATCH BASIN              |
| — UT — | UNDERGROUND TELEPHONE     | ⊕       | INLET                    |
| — T —  | OVERHEAD TELEPHONE        | ⊕       | YARD DRAIN               |
| ⊕      | TRAFFIC CONTROL CABINET   | ⊕       | DOWN SPOUT               |
| ⊕      | TRAFFIC SIGNAL POLE       | — 751 — | CONTOUR LINES            |
| ⊕      | SIGN                      | — 750 — | CONTOUR LINES            |
| ⊕      | GUARD POST (PIPE BOLLARD) | ■       | CONCRETE                 |
| ⊕      | FLAG POLE                 | ■       | ASPHALT                  |
| ⊕      | FENCE                     | ■       | BRICK / PAVER            |
| ⊕      | HARDWOOD TREE             | ■       | GRAVEL                   |
| ⊕      | SOIL BORING               |         |                          |

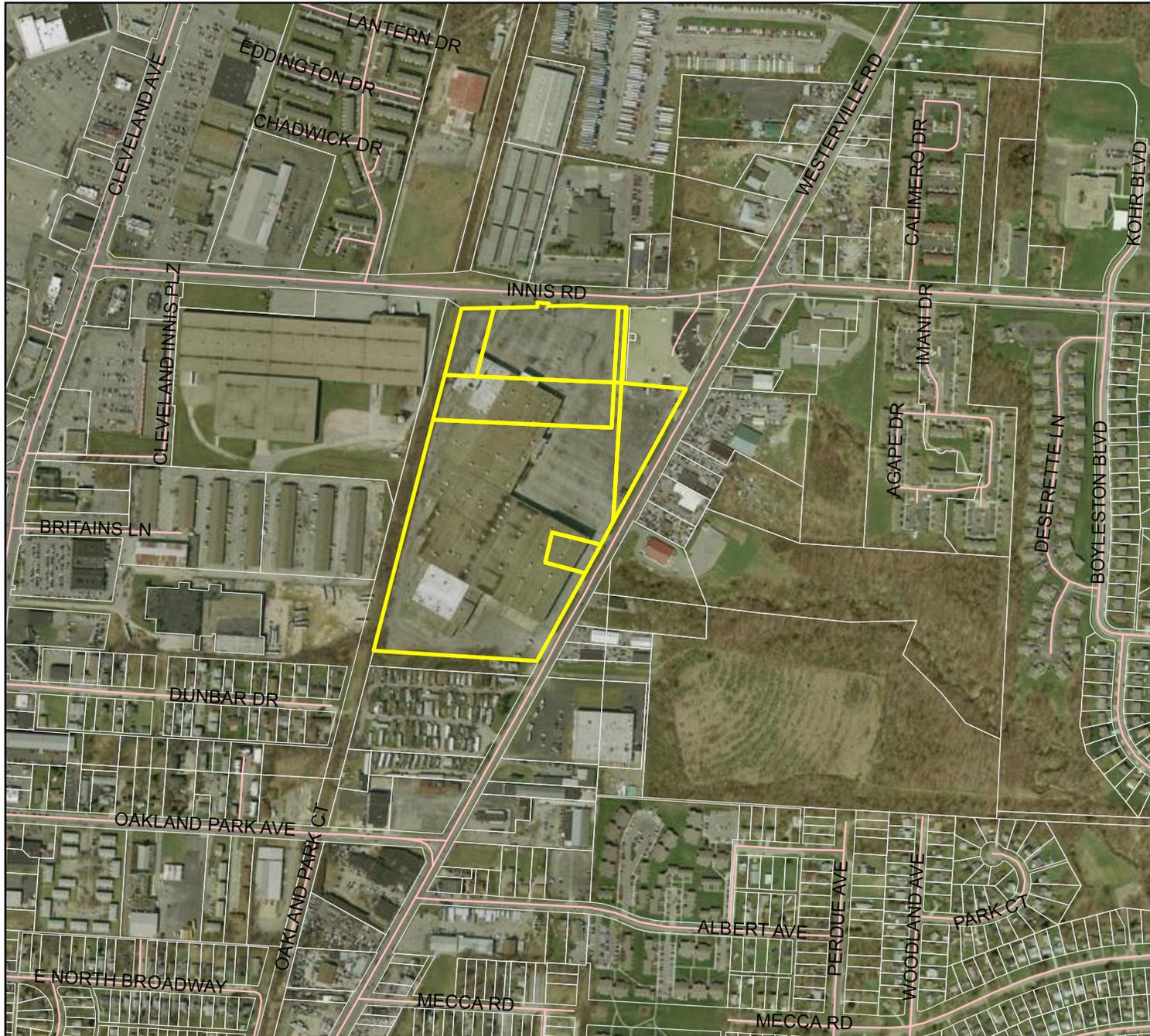
**SITE PLAN**  
 SCALE : 1" = 100'

REVISIONS			REVISIONS		
REV#	DATE	REMARKS	REV#	DATE	REMARKS

**IBNU TYMIYAH MASJID**  
**MUSLIM COMMUNITY CENTER**  
 3251 WESTERVILLE ROAD  
 CLINTON TOWNSHIP, OH 43224  
**EXISTING SITE PLAN**



	PT# 150006
	DATE: X.X.X.
	DGN BY: MB & CM
	REV BY: MB
	REV BY: AM
SHEET	

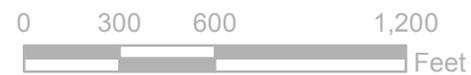
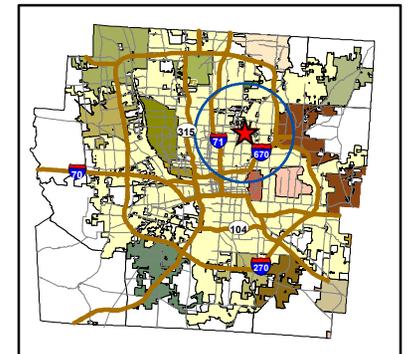


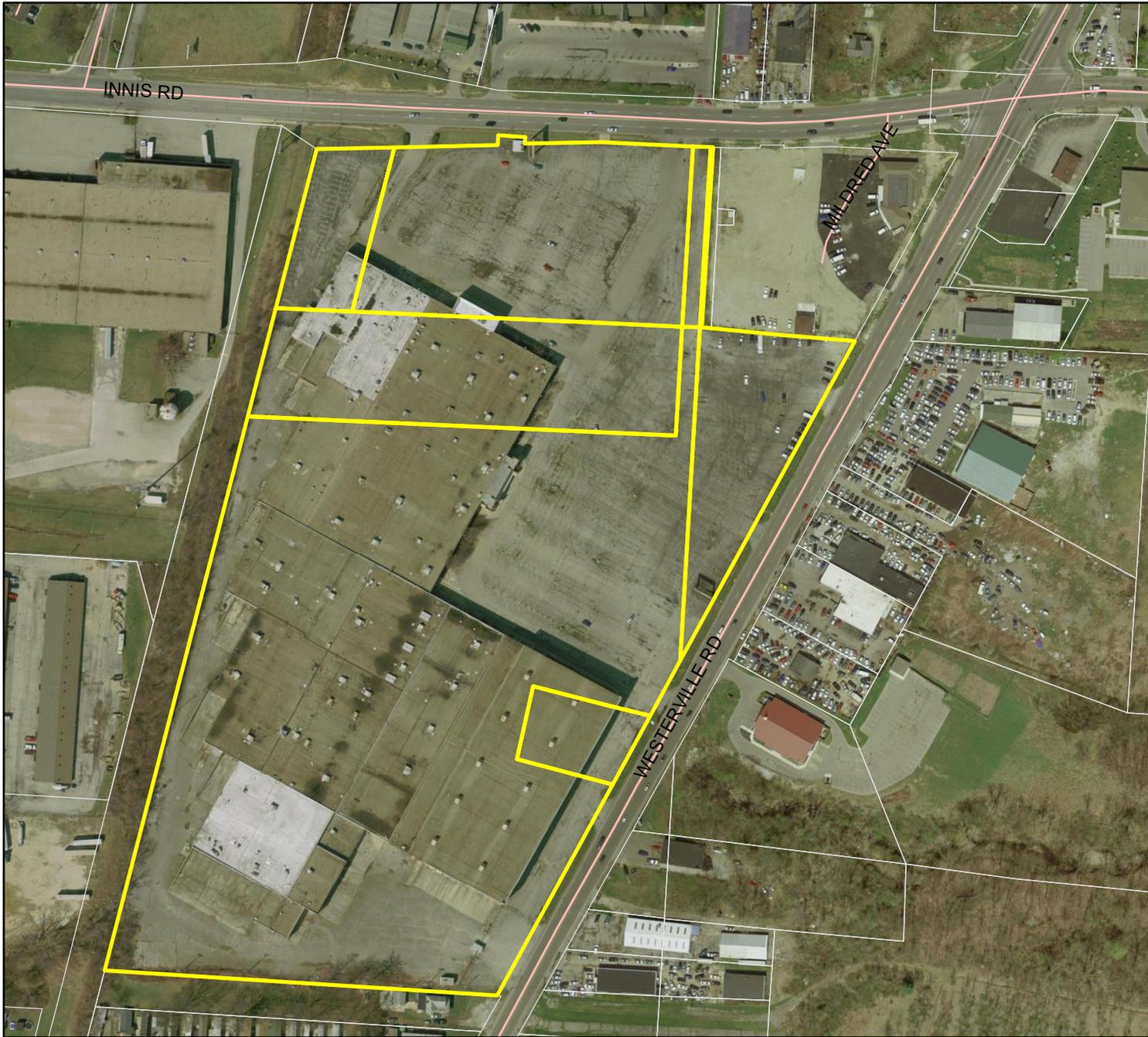
## ZON-16-04

Requesting to rezone from the Limited Industrial (LI) District to the Community Service (CS) District.

Acres: 27.465+/-  
Township: Clinton, Mifflin

-  0 Innis Road
-  3269 Westerville Road
-  3251 Westerville Road
-  Parcels
-  Streets



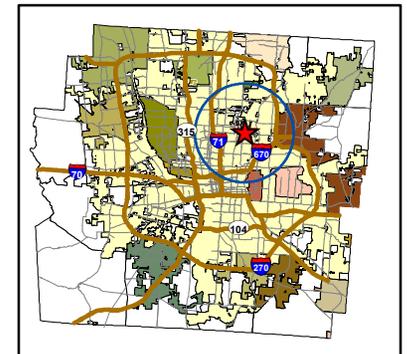


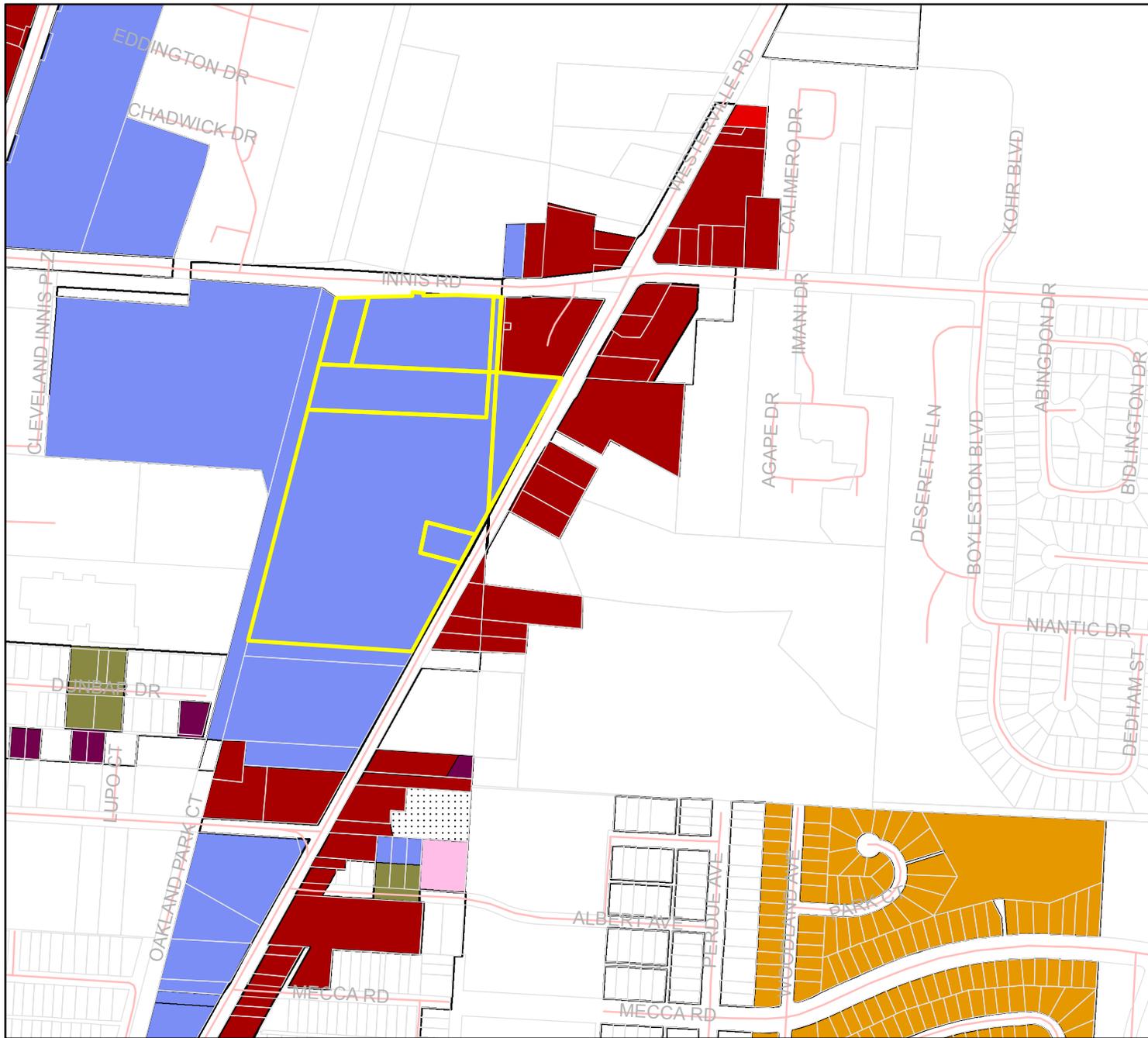
# ZON-16-04

Requesting to rezone from the Limited Industrial (LI) District to the Community Service (CS) District.

Acres: 27.465+/-  
Township: Clinton, Mifflin

-  0 Innis Road
-  3269 Westerville Road
-  3251 Westerville Road
-  Parcels
-  Streets



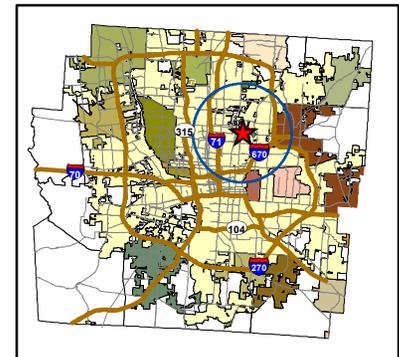


**ZON-16-04**

Requesting to rezone from the Limited Industrial (LI) District to the Community Service (CS) District.

Acres: 27.465+/-  
Township: Clinton, Mifflin

- 0 Innis Road
  - 3269 Westerville Road
  - 3251 Westerville Road
  - Parcels
  - Streets
- ZONING**
- Community Commercial
  - Community Service
  - Exceptional Use
  - Limited Industrial
  - Planned Industrial Park
  - Restricted Industrial
  - Restricted Urban Residential
  - Suburban Apartment Residential
  - Urban Residential
  - Rural





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

Economic Development & Planning Department  
 James Schimmer, Director

## ***STAFF REPORT***

Planning Commission  
 November 9, 2016

### **Case ZON-16-05**

Prepared by: Brad Fisher

<b>Owner:</b>	Jerry A. Schmittauer
<b>Applicant:</b>	Kurtz Bros, Inc
<b>Agent:</b>	Laura MacGregor Comek, Esq.
<b>Township:</b>	Hamilton Townships
<b>Site:</b>	6445 South High St. (PID #150-000396)
<b>Acreage:</b>	3.5-acres
<b>Zoning:</b>	Rural
<b>Utilities:</b>	Public water and private wastewater
<b>Request:</b>	Requesting to rezone from the Rural District to the Community Service (CS) District.

#### **Summary**

The applicant is requesting a rezoning from the Rural District to the Community Service (CS) District to allow for mulch and landscaping supplies services. These are prohibited uses within the current Rural zoning district. Staff recommends *approval* with conditions.

#### **Request**

The site is located on the west side of South High Street (US 23), just south of London-Groveport Road in Hamilton Township. The subject property is split-zoned, with the western portion zoned Rural and the eastern portion zoned Community Service (CS). There is an existing auto sales use operating on the eastern portion of the site. The site consists of vacant land, a parking area, and three small structures.

The applicant is requesting to rezone the western portion of the site to allow for the operation of a mulch and landscaping business. The site has one access point to S. High Street, a four-lane highway. The proposed rezoning will unify the property under one zoning district.

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

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	Community Service (CS) & Rural (Hamilton Twp)	Motel & Single-Family
South	Community Service (CS) (Hamilton Twp)	Restaurant & Retail
East	Residential (City of Columbus)	Cemetery
West	Excavation and Quarry (Hamilton Twp)	Vacant

## **Comprehensive Plan**

The South Central Accord, adopted in 1997, contains a Future Land Use Map that recommends the site for commercial and mixed-use village development. The Plan also includes a Groundwater Pollution Potential Map that rates the site as having the highest potential for groundwater pollution. The site is located just outside of the Columbus South Wellfield Protection Area. There are also Guiding Principles in the Plan that recommend safeguarding the Wellfield Protection Area and providing a variety of land uses to establish a balance in the area.

The proposed rezoning will allow for a wider diversity of land uses in the area and any proposed land uses will be required to meet wellfield protection requirements.

## **Staff Analysis**

### Community Service:

The Community Service (CS) District is intended for sales, service, repair, and certain processing establishments serving a large trade area, usually a whole community requiring easy access to major traffic routes. This district also provides an appropriate setting and environment that promotes vehicle sales that allow for permanent, visible outside storage and display areas. The Community Services (CS) district is the most intense commercial district and allows for a wide range of commercial uses. The following are examples of permitted uses:

- Landscape Services
- Educational Services
- Miscellaneous General Merchandise
- Food Stores
- Florists
- Automotive Services
- General Merchandise Stores
- Gasoline Service Station
- Furniture and Home Furnishing Stores
- Miscellaneous Retail
- Retail Sales of Automobiles, Boats and Motorcycles
- Miscellaneous Repair Shops
- Amusement and Recreation Services
- Funeral Parlors
- Shoe Repair Shops
- Jewelry Stores
- Radio and Television Broadcasting
- Social Services
- Building Material/Garden Supplies
- Veterinary Services
- Animal Specialty Services

## **Development Standards**

- *Lot Size*- No minimum, except for automobile retailers which require one acre.
- *Lot Width*- No minimum, except for automobile retailers which require 200 feet.
- *Landscaped Open Space*- 20%.
- *Side Yard*-  $\frac{1}{4}$  the sum of the height of the structure or 25 feet, whichever is greater. Ten feet when adjacent to another commercial district.
- *Rear Yard*-  $\frac{1}{4}$  the sum of the height of the structure or 25 feet, whichever is greater.
- *Front Green Belt*- 15 feet wide, between the street right-of-way line and paved area.
- *Screening of Exterior Storage*- Exterior storage shall not be permitted adjacent to a residential district unless screened with a one hundred percent opaque wall or vegetation buffer.

**Technical Agency Review:**

**Franklin County Engineer's Office**

Provided no comments toward the proposed rezoning.

**Franklin Soil and Water Conservation District**

Provided no concerns toward the proposed rezoning.

**Ohio Department of Traffic**

Stated that if the future development is a change of use per the Ohio Department of Transportation (ODOT) Access Management Manual, a permit is required and ODOT will need to determine if a turn lane analysis or Traffic Impact Study is needed.

**Staff Review**

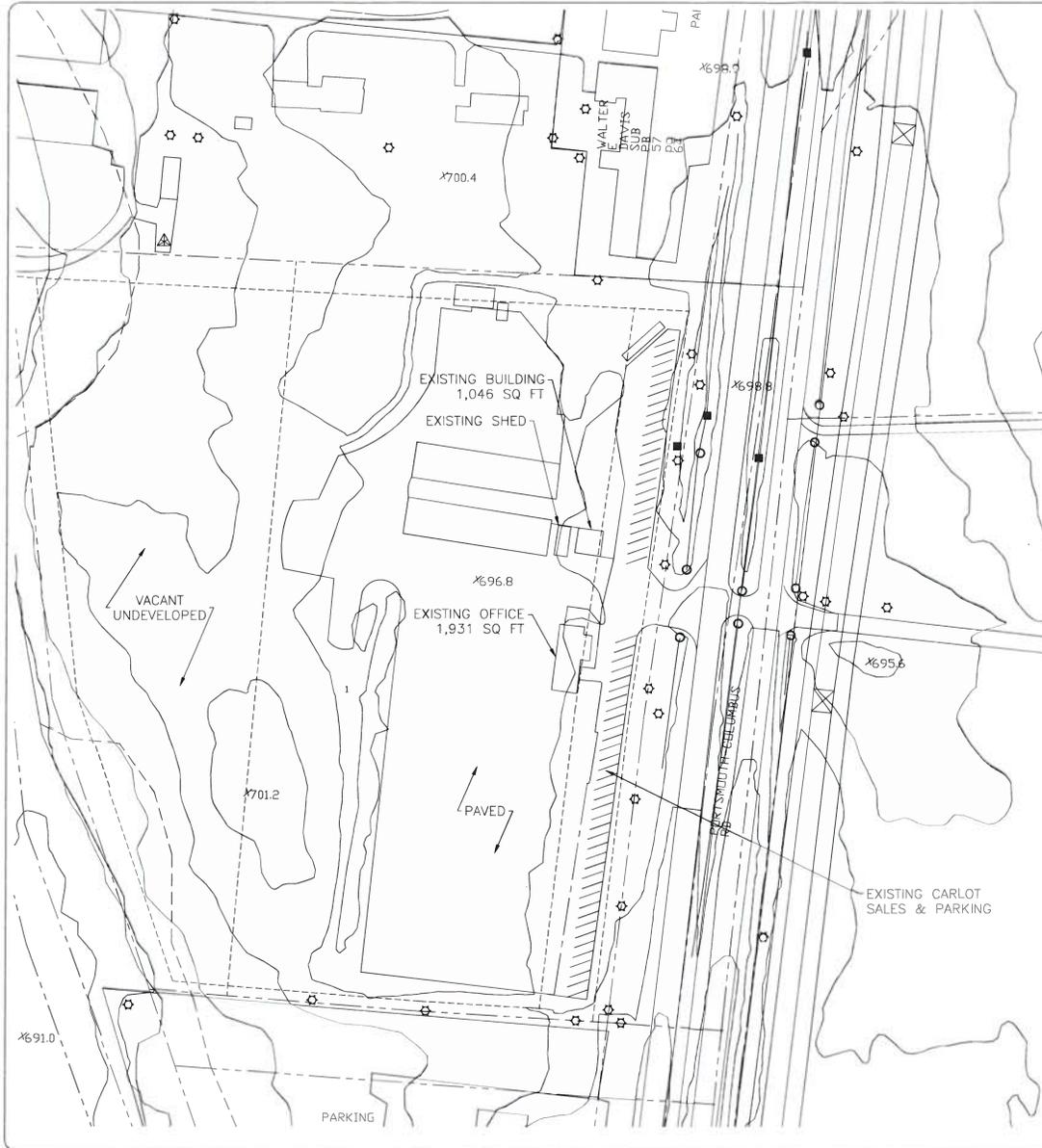
The location proposed for rezoning meets the intent of the Community Service (CS) District, which is to meet the need of commercial sales establishments, allowing for visible outside storage and display areas and will serve the surrounding communities. The site is located on a major traffic route, providing easy access to the surrounding population.

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.

**Recommendation**

Staff recommends ***approval*** with conditions of the request to rezone from the Rural District to the Community Service (CS) District. The conditions of approval are as follows:

1. The applicant must satisfy all transportation requirements of the Ohio Department of Transportation prior to issuance of a Certificate of Zoning Compliance.
2. The Columbus Department of Public Utilities must review and approve any development proposal to ensure the protection of the wellfield area prior to the issuance of a Certificate of Zoning Compliance.
3. The applicant must apply for and receive a Certificate of Zoning Compliance prior to any change in use or development of the site.

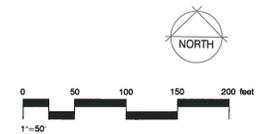


SITE ANALYSIS  
 CS-COMMUNITY SERVICE DISTRICT  
 TOTAL ACERAGE = ± 12.19  
 R/W = ± 1.86  
 R EXISTING = ± 3.50  
 CS EXISTING = ± 6.83

± 2976sf (3 BUILDINGS)  
 1 SPACE PER MOTOR VEHICLES USED IN BUSINESS  
 1 SPACE PER 3,000 SF OF GROSS FLOOR AREA

**RECEIVED**  
 OCT 18 2016  
 Franklin County Planning Department  
 Franklin County, Ohio

ZON-16-05



**Kurtz Brothers**  
 6445 South High Street  
 Franklin County, Ohio

PROJECT #016-128

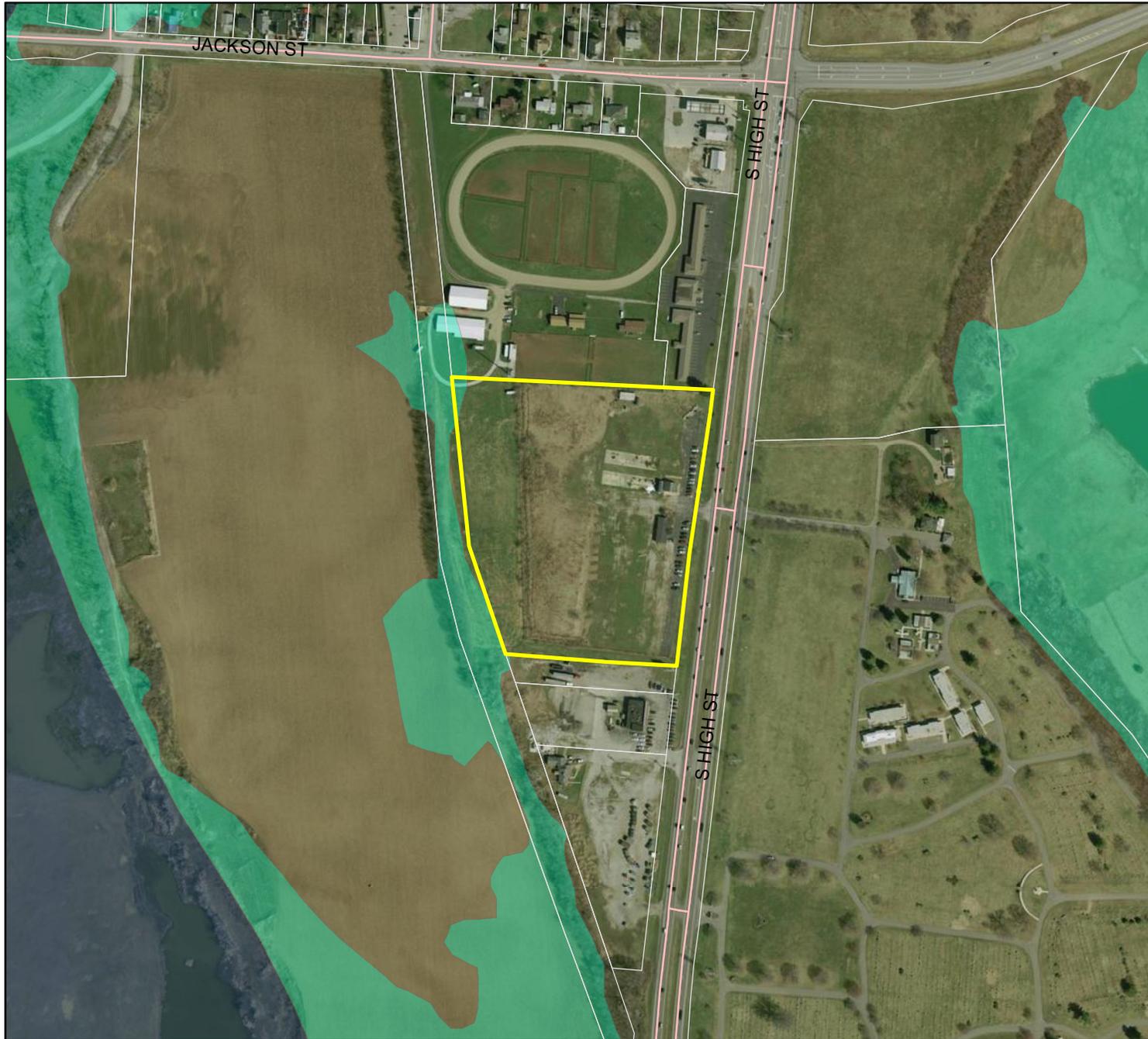
October 17, 2016

SHEET INFORMATION

CURRENT DATE  
 October 17, 2016  
 REVISIONS

SHEET TITLE  
 EXISTING  
 CONDITIONS PLAN  
 SCALE  
 AS NOTED  
 SHEET NO.

**1**

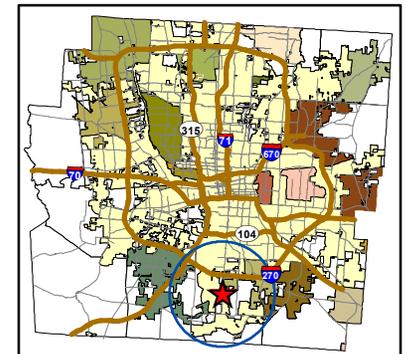


# ZON-16-05

Requesting to rezone from the Rural District to the Community Service (CS) District.

Acres: 3.5  
Township: Hamilton

- 6445 South High
- Parcels
- Streets



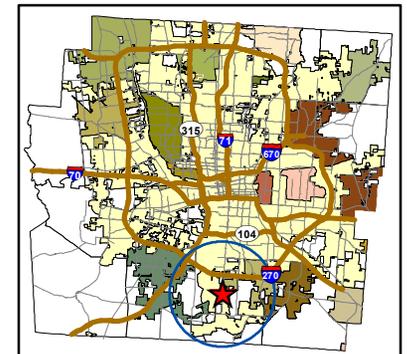


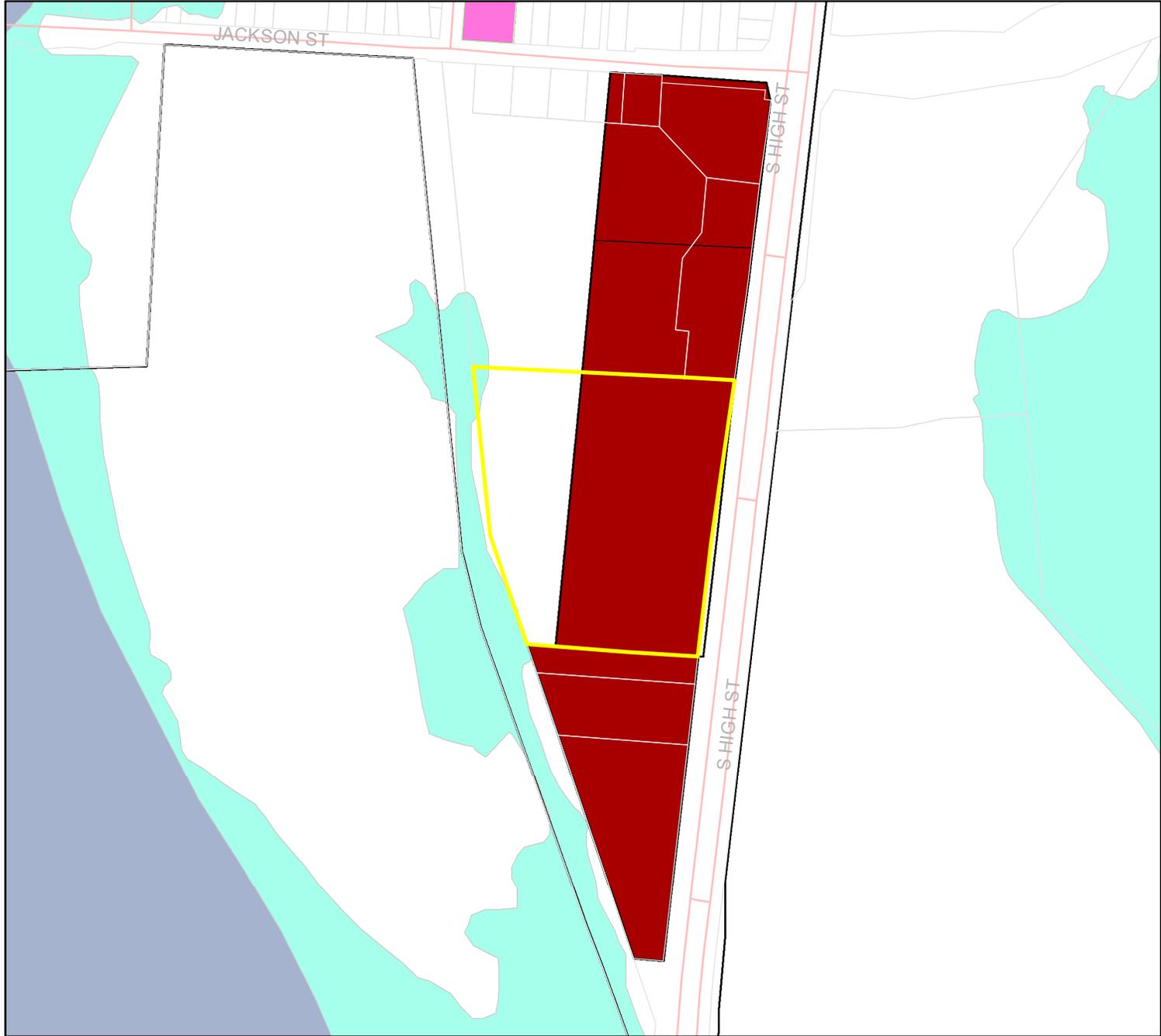
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**ZON-16-05**

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Requesting to rezone from the Rural District to the Community Service (CS) District.

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Acres: 3.5  
Township: Hamilton

- 6445 South High
  - Parcels
  - Streets
- ZONING**
- Community Commercial
  - Community Service
  - Exceptional Use
  - Neighborhood Commercial
  - Rural
  - Floodway Fringe
  - Floodway

