

**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 13, 2013  
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 9, 2013 meeting
5. New Business:

**A. JACK-13-08 – Scott Ulrich**

<b>Owner/Agent:</b>	Allen Schoch
<b>Township:</b>	Jackson Township
<b>Site:</b>	4745 South Big Run Road (PID #160-002508)
<b>Acreage:</b>	4.10-acres
<b>Zoning:</b>	Semi-Rural Residential
<b>Utilities:</b>	On-site water and wastewater
<b>Request:</b>	Requesting to rezone from the Semi-Rural Residential district to the Neighborhood Commercial district.

6. Adjournment of December 19, 2013



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## MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

**Wednesday, October 9, 2013**

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, October 9, 2012.

Present were:

Nancy White, Chairperson  
Roxyanne Burrus  
Chet Chaney  
Tim Guyton  
Ashley Hoye  
Sharon Keels  
Jason Sanson  
Kevin Wheeler  
Marty Wicks

Franklin County Economic Development and Planning:  
Matt Brown, Interim Planning Administrator  
Joe Ryan, Intern Planner

Acting Chairperson Guyton opened the hearing.

The first order of business being approval of the minutes of the September 11th, 2013, meeting. Mr. Chaney made a motion to approve the minutes. It was seconded by Ms. Burrus. The motion passed by a vote of seven yeases with one abstention by Mr. Wheeler.

(Ms. White joined the hearing.)

### **NEW BUSINESS:**

The next order of business being Subdivision Case No. 567-R. The applicant is SMNine, LLC, and Fischer Homes. The agent is Scott Guerard. The subdivision is Stratshire Meadow Subdivision. The township is Jefferson Township. The locations are 5287 Stratshire Court, 5302 Stratshire Court, and 575 Venetian Way. The lots are 0.186, 0.223 and 0.205 acres. There is central water and wastewater. The request is for Preliminary Plan and Final Plat approval to replat the building setback lines on three lots in the Stratshire Meadows subdivision.

Mr. Brown read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion that there are no owners who would be injuriously impacted by the change. It was seconded by Mr. Wicks. The motion was approved by a nine-to-zero vote.

Mr. Chaney made a motion to approve the Preliminary Plan and Final Plat as submitted. It was seconded by Mr. Wheeler. The motion was approved by a nine-to-zero vote. There being no further business coming before the Franklin County Planning Commission, Ms. Burrus made a motion to adjourn. It was seconded by Mr. Wicks.

The hearing was adjourned at 1:44 p.m.

Minutes of the October 9, 2013, Franklin County Planning Commission hearing were approved this 13<sup>th</sup> day of November, 2013.

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*Signature*



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## STAFF REPORT

Planning Commission  
November 13, 2013

### Case #JACK-13-08

Prepared by: Scott Ulrich

<b>Applicant/Owner:</b>	Allen Schoch
<b>Township:</b>	Jackson Township
<b>Site:</b>	4745 South Big Run Road (PID #160-002508)
<b>Acreage:</b>	4.10-acres
<b>Request:</b>	Requesting to rezone from the Semi-Rural Residential district to the Neighborhood Commercial district.

#### Summary

The applicant is seeking a rezoning to allow a small range of neighborhood-serving commercial uses. Staff recommends *approval with conditions*.

#### Background & Request

The subject property is located at the southeast corner of the intersection of Big Run South and Holt Roads in Jackson Township. The property formerly contained a single-family residence and agricultural barn, which were demolished by the Jackson Township Fire Department. The property is currently used strictly for agricultural production purposes. The intent of the request is to allow for a range of neighborhood-serving businesses on the site. No new development is proposed in association with this rezoning.

#### Existing Zoning District

The property is currently located in the Semi-Rural Residential (SR) district. This district is intended for low density, detached, single-family residential uses without access to central water and sanitary sewer facilities. This district serves as a transition between low and moderate density residential areas. Examples of permitted uses in the Semi-Rural Residential district include:

- Single-Family Residential and Accessory Structures
- Education Services
- Home Childcare
- Private Schools
- Religious Organizations
- Residential Group Home
- Vocational School

#### Proposed Zoning District

The Neighborhood Cluster (NC) district is intended to cluster small individual retail and personal service establishments to promote convenience in serving the daily staple needs of the surrounding residential areas.

Neighborhood clusters should be located on minor arterials and collectors. Examples of uses permitted in the NC district include:

- Barber shops
- Beauty shops
- Cemeteries
- Laundries and dry cleaning services
- Drug Stores
- Farm Markets
- Florists
- Food stores
- Hardware stores
- Medical offices and clinics
- Paint, glass, and wallpaper stores
- Photographic studios
- Real estate agents and managers
- Religious organizations
- Shoe repair shops
- Tax return preparation services
- Video tape rental

**Comprehensive Plan**

The Jackson Township Comprehensive Plan was adopted in 2010. The comprehensive plan’s future land use map recommends the subject property for Suburban Residential uses. This land use category is intended for low to moderate density, detached, single-family residential.

The proposed rezoning conflicts with the plan’s Future Land Use Map. According to the comprehensive plan, Semi-Rural Residential (SR) and Planned Residential (PR) are the appropriate zoning districts for this area. However, due to the isolated nature of the subject property, it may have been overlooked during the development of the plan’s Future Land Use Map.

**Surrounding Zoning and Land Use**

Direction	Zoning	Land Use
North	SD1 - Educational (Grove City)	Educational Institution
East	R1b - Single Family Residence (Grove City)	Single-Family Residential
South	R1b - Single-Family Residence (Grove City)	Single-Family Residential
West	R - Residential (Columbus) CPD - Commercial (Columbus)	Religious Organization Vacant (Future Educational Institution)

**Zoning District Requirements**

The applicant has not proposed any new physical site development at this time; the only change will be in the zoning of the property. The subject site meets the minimum lot size and lot width requirements of the Neighborhood Cluster (NC) district.

In addition to the dimensional requirements of the NC district, any future development on the subject site would also be subject to the General Provisions of the Jackson Township Zoning Resolution. These include buffering requirements which are intended to provide the various permitted land uses with the best possible compatibility and integration, mitigate conflicts, and allow for an easier transition between different types of uses.

The buffering standards are divided into three “buffer types” based on the adjacent land uses. Where the NC district abuts residential properties, Type B – Semi Opaque buffers are required. This requires a minimum building setback of 40 feet from adjacent residential uses and a minimum buffer width of 30 feet. The buffer must be 100% opaque from the ground to three feet high and 50% opaque from three to six feet high.

**Staff review**

Water supply and Wastewater disposal: The subject property was formerly served by on-site water and wastewater systems designed for single-family residential use. Those systems were not properly abandoned and would not be suitable for any commercial use. Depending on the size of the systems, Franklin County Public Health (small flows) or the Ohio Environmental Protection Agency are responsible for reviewing and approving on-site water and wastewater treatment systems for commercial properties.

Access: Access is currently provided from Big Run South Road. No additional points of access are proposed at this time. The Franklin County Engineer's Office has reviewed the proposal and has no concerns at this time. However, should future development occur and new access points are proposed, the FCEO recommends access from Holt Road; future access from Big Run South Road should be limited to right in/right out access.

Environmental: The subject property is currently used for agricultural purposes and contains no known environmentally sensitive features. The Franklin Soil and Water Conservation District have no concerns with the proposed rezoning.

### **Staff analysis**

The Jackson Township Comprehensive Plan recommends the subject site for residential uses and the site abuts residential uses on two sides. However, due to the small-scale, limited range of neighborhood-serving commercial uses permitted by the NC district, as well as the buffering requirements of the Jackson Township Zoning Resolution, staff feels that the rezoning request would not negatively impact the adjacent residences. In addition, due to the subject site's limited size and its location at an intersection of two minor arterial roads with other large-scale institutional uses, it would not likely be suitable for residential purposes.

### **Staff Recommendation**

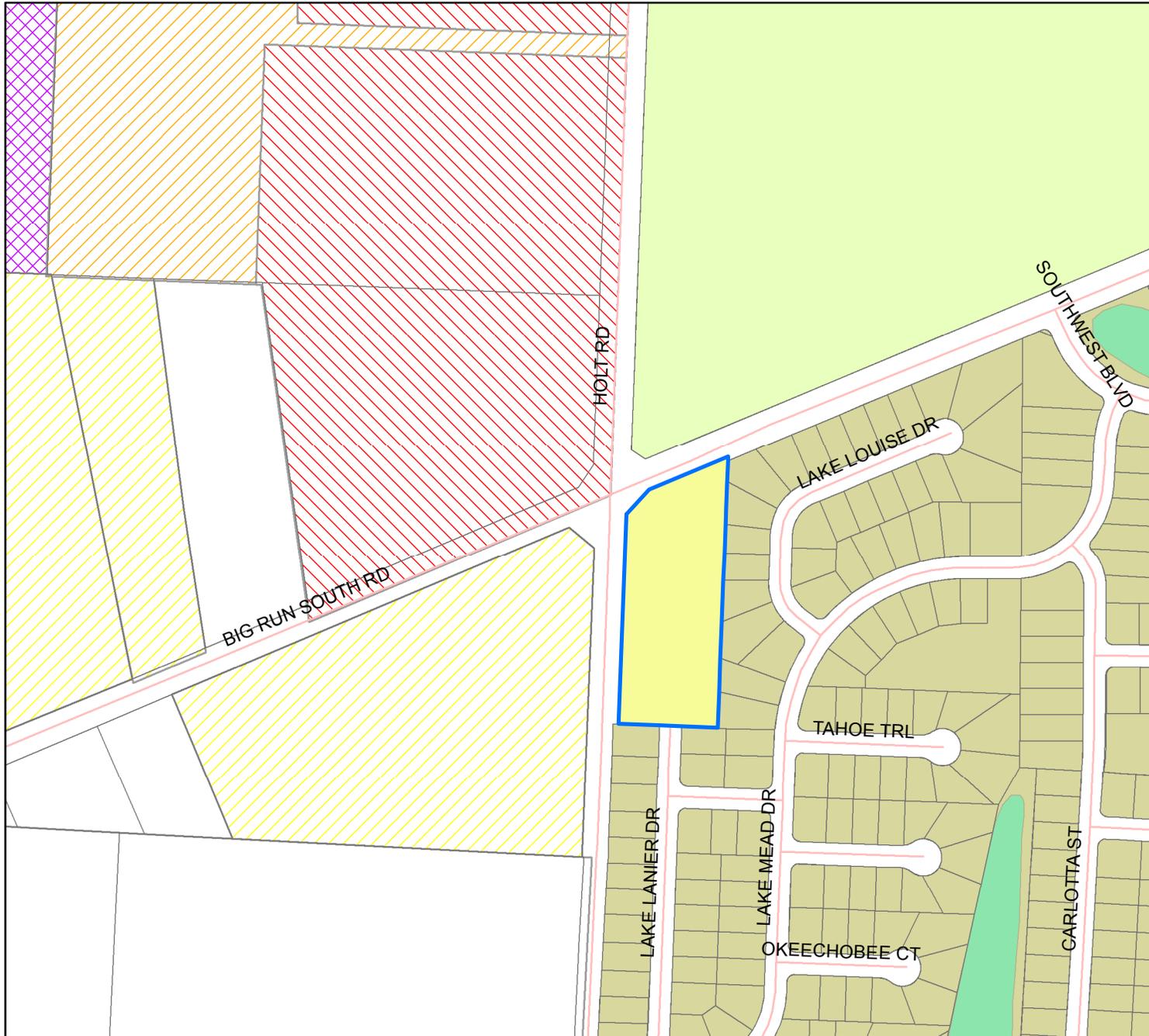
Staff recommends approval of the proposed rezoning from the Semi-Rural Residential (SR) district to the Neighborhood Cluster (NC) district, with the following conditions:

1. The water and wastewater systems on the site must be formally abandoned in coordination with Franklin County Public Health. Any future development on the site must provide adequate water and wastewater services, as determined by Franklin County Public Health and the Ohio Environmental Protection Agency.
2. Any future development on the site should provide primary access from Holt Road. Only right-in/right-out access should be considered from Big Run South Road.

# JACK-13-08

Requesting to rezone from the Semi-Rural Residential District to the Neighborhood Cluster District.

4.14 acres  
Jackson Township



4745 Big Run South Rd.

Parcels

Streets

### Franklin County Floodplain

Floodway Fringe

### Jackson Zoning

SR

### Columbus Zoning

Residential

Multi-family

Commercial

Manufacturing

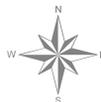
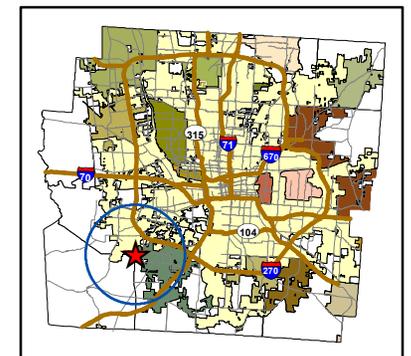
### County Zoning

Rural

### Grove City Zoning

Z-R1B

Z-SD1



# JACK-13-08

Requesting to rezone from the Semi-Rural Residential District to the Neighborhood Cluster District.

4.14 acres  
Jackson Township



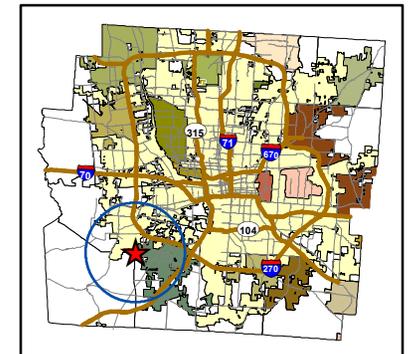
4745 Big Run South Rd.

Parcels

Streets

**Franklin County Floodplain**

Floodway Fringe





# JACK-13-08

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4.14 acres  
Jackson Township

-  4745 Big Run South Rd.
-  Parcels
-  Streets

