



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

Economic Development & Planning Department
James Schimmer, Director

Franklin County Rural Zoning Commission

Franklin County Courthouse
373 South High Street – 1st Floor
Meeting Room A
Columbus, OH 43215

Thursday, July 16, 2015
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the January 29, 2015 meeting
5. New Business:

i. ZON-15-01 – Matt Brown

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

7. Adjournment of Meeting to August 20, 2015



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MINUTES OF THE FRANKLIN COUNTY RURAL ZONING COMMISSION

Thursday, January 29, 2015

The Franklin County Rural Zoning Commission convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Thursday, January 29, 2015.

Present were,

Joe Martin, Chairperson
Jim Daley, Vice Chairperson
Glenn Taylor

Franklin County Economic Development and Planning Department:

Anthony Hray, Planner
Jenny Snapp, Assistant Director

Chairperson Martin opened the hearing.

The first order of business being approval of the minutes of the July, 11, 2014 meeting. Mr. Daley made a motion to approve the minutes. It was seconded by Mr. Taylor. The motion passed by a three-to-zero vote.

NEW BUSINESS:

The order of business being Case No. ZON-14-02. The applicant is Tarik Hamed. The owner is James A. Groff. The township is Madison Township. The site is located at 3476 South Hamilton Road. It is 0.445 acres. It is currently zoned Neighborhood Commercial District and is serviced by public water and wastewater. The request is to rezone to the Community Commercial District.

Mr. Hray read and presented the case to the Franklin County Rural Zoning Commission. Mr. Taylor made a motion to approve Case No. ZON-14-02 with the nine conditions listed in Staff's report. It was seconded by Mr. Daley. The motion was approved by three-to-zero vote.

The next item of business was the adoption of the bylaws for 2015. Mr. Daley made a motion to approve the bylaws. It was seconded by Mr. Taylor. The motion was approved by three-to-zero vote.

The next item of business being the election of Chairperson for the 2015 year. Mr. Daley nominated Mr. Martin to continue in the role of Chairperson. It was seconded by Mr. Taylor. The motion was approved by three-to-zero vote.

Mr. Martin nominated Mr. Taylor to serve as the Vice Chairperson for 2015. It was seconded by Mr. Daley. The motion was approved by three-to-zero vote.

There being no further business coming before the Franklin County Rural Zoning Commission, Chairperson Martin adjourned the hearing.

The hearing was adjourned at 2:01 p.m.

Minutes of the January 29, 2015, Franklin County Rural Zoning Commission hearing were approved this 16th day of July, 2015.

Signature



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

Economic Development & Planning Department
 James Schimmer, Director

STAFF REPORT

Rural Zoning Commission
 July 16, 2015

Case ZON-15-01

Prepared by: Matt Brown

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

Summary

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

Request:

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

The applicant is requesting to rezone to the Select Commercial Planned District to allow the property to be used as a parking lot with 30 spaces. The parking lot will be used in conjunction with the apartment complex to the west at Kenny Road between Concord Avenue and Chambers Road. The parking area may be used on a limited basis as overflow parking for the adjacent Clinton Township facility to the east.

Surrounding Land Use/Zoning

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

Comprehensive Plans:

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

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

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

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

Staff Analysis

Select Commercial Planned District:

The Select Commercial Planned District (SCPD) is intended to provide for any use permitted in a straight commercial, restricted industrial, and limited industrial zoning district to locate in residential areas with development controls to ensure compatibility with the surrounding environment. As part of the rezoning of an area to the SCPD a development plan showing buildings, parking, landscaping, lighting, signage, etc. is required and must be accompanied by a written development text. Any deviation from the SCPD standards must be requested as a waiver and approved as part of the SCPD. Any change or modification to an approved development plan or change to the list of permitted uses must be approved as an amendment through the rezoning process.

Existing Permitted Uses in Rural district:

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

Proposed Permitted Uses in SCPD:

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

Access/Traffic:

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

Storm Water/Drainage:

Storm water generated from the site will be directed to a series of new catch basins, routed through upgraded storm sewers and connected to the existing storm sewer system. Engineering plans have not yet been provided however the development text indicates that the project will be developed in accordance with the Franklin County Storm Water Drainage Manual. The Franklin County Drainage Engineer's Office and Franklin Soil and Water Conservation District posed no concerns.

Graphics and Signage:

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

Lighting:

No lighting has been proposed at this time.

Screening & Landscaping Plan:

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

Staff Recommendation

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

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

Planning Commission Recommendation

On Wednesday, July 8, 2015, the Franklin County Planning Commission recommended approval of the request with the following conditions:

1. The applicant shall apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant shall comply with all requirements of the Franklin County Storm Water Drainage Manual.
3. The applicant shall provide a sidewalk in the public right-of-way along Concord Avenue in front of the subject property and connecting to the sidewalk adjacent to the apartment development to the west. The applicant is responsible for obtaining all necessary permits for work within the public right-of-way.
4. The applicant shall apply for and receive approval of a demolition permit from the Franklin County Economic Development and Planning Department prior to removing the single-family home.
5. The two (2) trees proposed along the southern end of the parking lot are to be moved to the western edge of the property.

SELECT COMMERCIAL PLANNED DISTRICT

DEVELOPMENT TEXT

CLINTON TOWNSHIP
1016 CONCORD AVENUE

BACKGROUND:

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

PERMITTED USES:

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

DEVELOPMENT STANDARDS:

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

LIGHTING:

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

SIGNAGE AND GRAPHICS:

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

ENVIRONMENTAL TREATMENT:

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

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

PLANS:

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

BUILDING ELEVATIONS:

Not applicable.

STORMWATER DRAINAGE:

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

SEWAGE DISPOSAL AND WATER SUPPLY:

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

ARCHITECTURAL DESIGN:

Not applicable.

OUTSIDE STORAGE:

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

UTILITIES AND FACILITIES:

Not applicable.

POLLUTION:

Not applicable.

MISCELLANEOUS:

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

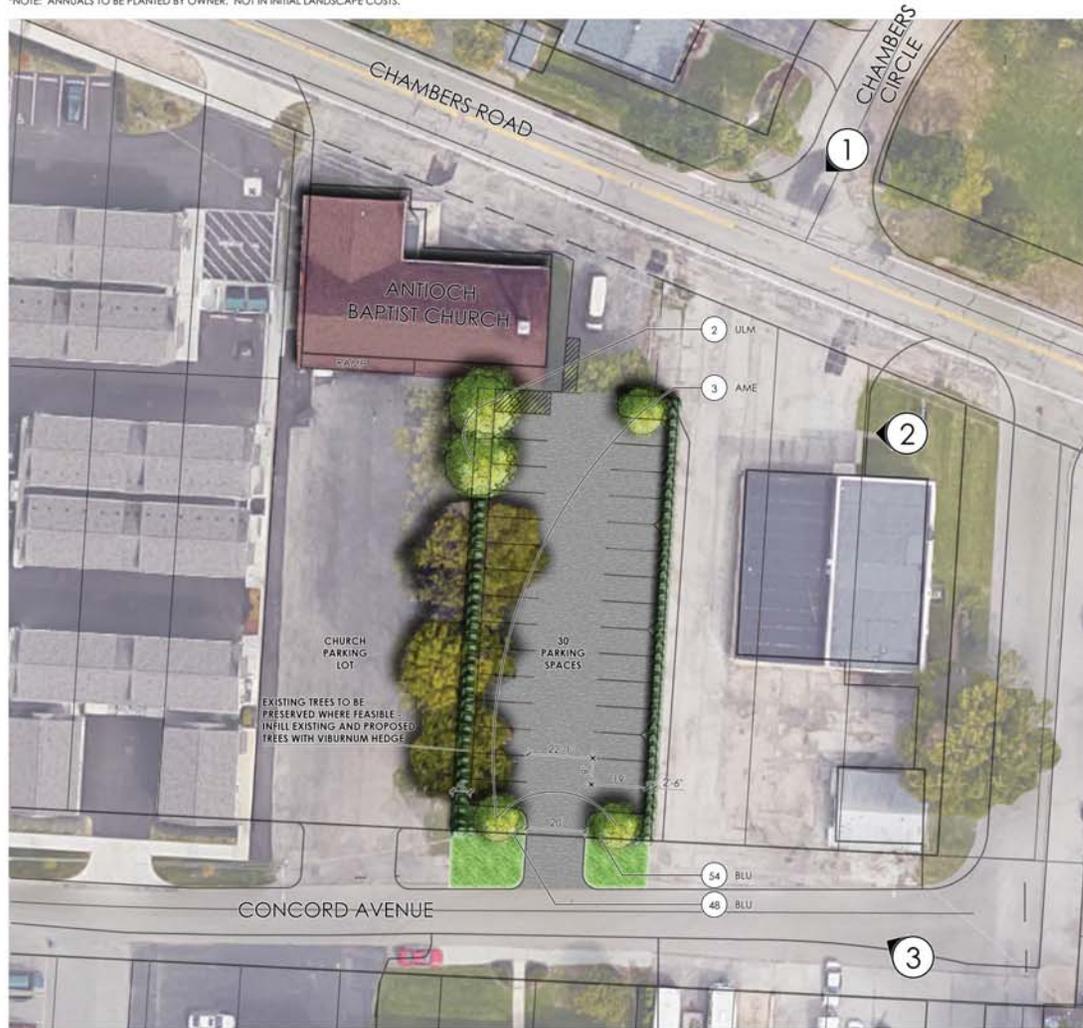
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6/29/15 S:Docs/s&htxts/2015

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

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

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



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



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



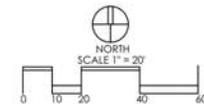
3 VIEW FROM CONCORD AVENUE
SCALE: N.T.S.

DEVELOPMENT PLAN

ANTIOCH BAPTIST CHURCH SITE

PREPARED FOR METROPOLITAN HOLDINGS

DATE: 4.24.2015



Faris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
243 N. 5th Street Sully 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

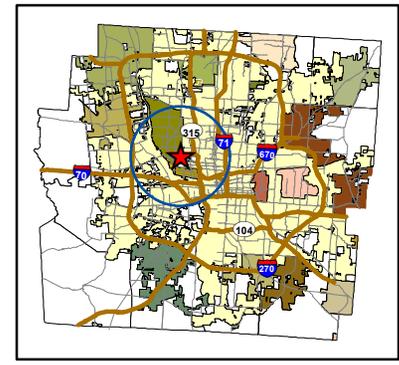


ZON-15-01

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

0.22 acres
Rural District

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





ZON-15-01

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

0.22 acres
Rural District

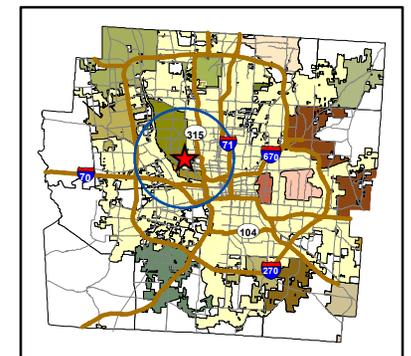
 1016 Concord Ave

 Parcels

 Streets

Corporate Boundary

 Columbus



ZON-15-01

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

0.22 acres
Rural District

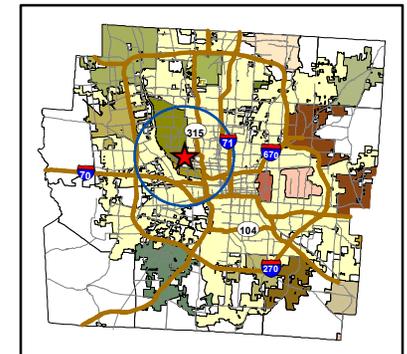
-  1016 Concord Ave
-  Parcels
-  Streets

County Zoning

-  Restricted Urban Res.
-  Community Service
-  Limited Industrial

Columbus Zoning

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



July 1, 2015

Mr. Don Plas
1016 Concord LLC
1433 Grandview Ave.
Columbus, OH 43212

Re: Rezoning of 1016 Concord Avenue

Dear Mr. Plas:

Thank you for the opportunity to review your plans to improve the property located at 1016 Concord Avenue in Clinton Township for accessory parking to your apartment community located to the west along Kenny Road. We recognize the need for additional parking in this location, and support your effort to rezone the property to the Select Commercial Planned District (SCPD) zoning classification to achieve this accessory parking use.

Please use this letter of support as necessary through the rezoning process with Franklin County.

Very truly yours,



John Coneglio, Trustee, on behalf of
Clinton Township Board of Trustees

plas.clintonltr
5/20/2015