

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, September 9, 2015  
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the August 12, 2015 meeting
5. Old Business:

**i. PRAIR-15-04–Anthony Hray**

Applicant:	Segna Associates, Inc.
Owner:	J&J Petroleum and N&G Takar Oil
Township:	Prairie Township
Site:	300 Hilliard Rome Road & 341 Smith Road (PID #240-005011 & 240-004928)
Acreage:	0.92 acres
Zoning:	General Business (GB) District and Medium Density Residential (R-6) District
Utilities:	Public water and wastewater
Request:	Requesting to rezone from the General Business (GB) District and Medium Density Residential (R-6) District to the Select Commercial Planned District (SCPD).

**6. New Business**

**i. ZON-15-02 – Anthony Hray**

Applicant/Owner:	A7 Travel Solutions Inc.
Township:	Pleasant Township
Site:	7280 Stahl Rd. (PID #230-000218)
Acreage:	1.86-acres
Zoning:	Select Commercial Planned District (SCPD)
Utilities:	Private water and wastewater
Request:	Requesting to amend an existing Select Commercial Planned District (SCPD).

**ii. 672-V – Anthony Hray – Requesting to table until October 14, 2015**

Applicant/Owner:	Rhea Chung & Hong Dong HWA
Township:	Plain Township
Site:	4915 Babbitt Rd. (PID #220-000487)
Acreage:	8.563 acres
Utilities:	Private water and wastewater
Request:	Requesting a variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of a lot that will fail to meet the required depth to width ratio.

**7. Adjournment of meeting to October 14, 2015**



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

**Wednesday, August 12, 2015**

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, August 12, 2015.

Present were:

Nancy White, Chairperson  
Dan Blechschmidt  
Roxyanne Burrus  
Chet Chaney  
Tim Guyton  
Ashley Hoye  
Debbie Johnson  
Lauren Rummel  
Jason Sanson

Franklin County Economic Development and Planning Department:  
Matt Brown, Planning Administrator

Chairperson White opened the hearing.

The first order of business being approval of the minutes of the July 8, 2015 meeting.

Ms. Johnson made a motion to amend the minutes from the July 8, 2015, meeting to indicate that she was not in attendance. It was seconded by Mr. Chaney. The motion was approved. Mr. Guyton made a motion to approve the July 8, 2015, minutes as amended. It was seconded by Mr. Sanson. The motion passed by a six-to-zero vote, with Ms. Johnson and Mr. Chaney abstaining.

**OLD BUSINESS:**

The next order of business being Case No. PRAIR-15-04. The applicant submitted a request to table the case until the September 9, 2015 meeting. Mr. Guyton made a motion to remove Prairie Township rezoning case PRAIR-15-04 from the table. Mr. Chaney seconded the motion. The motion was approved by a seven-to-zero vote, with Mr. Blechschmidt abstaining. Mr. Guyton made a motion to table the Prairie Township rezoning Case PRAIR-15-04 to the September 9, 2015, planning commission meeting at the request of the applicant. Mr. Chaney seconded the motion. The motion was approved by a seven-to-zero vote, with Mr. Blechschmidt abstaining.

Ms. Burrus arrived at 1:37, at the beginning of the first item of new business.

NEW BUSINESS:

The next order of business being Subdivision Case No. 663-FP(f). The site is owned by Grand Communities, LTD. The agent is Matthew Kirk with EMH&T. The site is located in Jefferson Township west of Waggoner Road. The subdivision is known as Royal Elm. The site is 4.57 acres in size. The request is for final plat approval to allow for the creation of 21 single-family lots in Royal Elm Section 6. Mr. Matthew Brown read and presented the case to the Franklin County Planning Commission. Ms. Rummel made a motion for final plat approval. The motion was seconded by Mr. Blechschmidt. The motion was approved by a nine-to-zero

The next order of business being Subdivision Case No. 666-FP(c). The site is owned by M/I Homes of Central Ohio, LLC. The agent is Matthew Kirk of EMH&T. The site is located in Jefferson Township, and it's known as the Parkwood subdivision. The site is 29.91 acres. The request is for final plat approval to allow for the creation of 18 single-family lots and two reserves with 19.13 acres of open space. Mr. Matthew Brown read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion for final plat approval. The motion was seconded by Mr. Sanson. The motion was approved by a nine-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Chairman White adjourned the meeting. The meeting was adjourned at 1:44 p.m.

Minutes of the August 12, 2015, Franklin County Planning Commission hearing were approved this 9<sup>th</sup> day of September, 2015

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Signature



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

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

## ***STAFF REPORT***

Planning Commission  
 September 9, 2015

### **Case PRAIR-15-04**

Prepared by: Anthony Hray

<b>Applicant:</b>	Segna Associates, Inc.
<b>Owner:</b>	J&J Petroleum and N&G Takar Oil
<b>Township:</b>	Prairie Township
<b>Site:</b>	300 Hilliard Rome Road & 341 Smith Road (PID #240-005011 & 240-004928)
<b>Acreage:</b>	0.92-acres
<b>Zoning:</b>	General Business (GB) and Medium Density Residential (R-6) District
<b>Utilities:</b>	Public Water and wastewater
<b>Request:</b>	Requesting to rezone from the General Business (GB) District and Medium Density Residential (R-6) District to the Select Commercial Planned District (SCPD).

**Summary**

The applicant is requesting to rezone the site to the SCPD to allow the development of a gas station, convenience store, and drive thru facility. Staff recommends approval with conditions.

**Request:**

The site is located on the northeast corner at the intersection of Hilliard Rome Road and Smith Road, approximately 0.45 miles north of West Broad Street. The site is comprised of two (2) adjacent parcels. The larger of the two parcels, 300 Hilliard Rome Road, is developed with a small retail building, totaling approximately 460 square feet, and a fuel pump canopy. The site was most recently used as a Swifty gas station. The smaller of the two parcels, 341 Smith Road, is vacant. If the rezoning is successful, the applicant intends to combine both parcels and redevelop the site with a new fuel pump canopy accommodating eight (8) new fuel pumps and a new single-story 2,738 square foot convenience store with a drive thru facility.

**Surrounding Land Use/Zoning**

Direction	Zoning	Land Use
North	Medium Density Residential (R-6) – Prairie Township	Single-Family home
East	Medium Density Residential (R-6) – Prairie Township Medium Low Density Residential (R-4) – Prairie Township	Single-Family home Single-Family home
South	Apartment Residential (AR2) – Columbus Residential (R2)– Columbus	Multi-family apartments Single-Family home
West	Apartment Residential (AR2) – Columbus	Multi-family apartments

**Comprehensive Plans:**

The Prairie Township 2007 Comprehensive Plan Update land use map identifies the site in its Existing Urbanized category. This category includes sites that are prime locations for infill development or are in need of redevelopment.

The Westland Area Plan, adopted in 1994 by the City of Columbus, recommends the site for commercial uses.

The request complies with both planning documents.

**Staff Analysis**Select Commercial Planned District:

The Select Commercial Planned District is intended to provide an applicant and the community with the controls necessary to ensure compatibility and integration of the select commercial area with the surrounding environment. Land and buildings within the Select Commercial Planned District shall be used only for those specifically selected uses identified by an applicant for zoning plan amendment and which are listed as a permitted or conditional use within the Suburban Office and Institutional, Local Business, General Business, Accommodation Business, Light Manufacturing or Heavy Manufacturing zoning district. Performance criteria are included in the Select Commercial Planned District in order to promote the development of an overall design concept intended to be compatible with the surrounding environment. The requirements for an overall design plan and the selection of specific commercial uses to be applied to an individual application are intended to ensure that the plan can be evaluated on its merits for compatibility with existing conditions and the surrounding environment. This procedure is designed to protect the character of both substantially developed and developing areas as appropriate. A compliance waiver for any performance standard may be granted as part of the development plan if approved by the Board of Township Trustees.

Permitted Uses in the General Business (GB) District:

Administrative and business offices, professional offices, retail stores, personal services, consumer services, food, beverage and lodging uses, as well as automotive uses.

Permitted Uses in the Medium Density Residential (R-6) District:

Two (2) to four (4) family dwellings, private garages, and accessory buildings.

Proposed Permitted Uses in SCPD:

Retail gas station, convenience store, and drive thru facility.

Access/Traffic:

The site currently maintains two (2) access points from Hilliard-Rome Road and two (2) access points from Smith Road. The applicant is proposing to remove the southern access point and re-design the northern access point to Hilliard-Rome Road. According to the development plan, the northern access point will be reduced to a maximum of 35 feet in width, and will be restricted to right-in-right-out only turns. The City of Columbus maintains this portion of Hilliard-Rome Road. The applicant has prepared a traffic access study and is currently working with the City of Columbus, Division of Traffic Management, and the Franklin County Engineer's Office to establish the final design for the northern access point, along with any other road improvements deemed necessary.

Both access points to Smith Road will be maintained at their current width of 40 feet with this project. Smith Road is maintained by Prairie Township, who has posed no concerns with the request.

#### Parking and Loading Areas:

The proposed development will provide 16 paved parking spaces and one (1) loading space. According to Section 1122 of the Prairie Township Zoning Resolution, motor vehicle service stations require one (1) parking space for every two (2) gasoline pumps. The site will have eight (8) pumps, requiring four (4) parking spaces. Section 1122 also requires that carry-out establishments provide one (1) space for every 250 square feet of floor area and one (1) space for every two (2) employees. Based on this ratio, the applicant is required to provide 14 spaces (2,738 square feet of floor area/200 square feet = 13.69 spaces) in addition to the spaces required in relation to the number of employees. Therefore, the applicant must request a waiver from this performance standard.

Section 1110(1) of the Prairie Township Zoning Resolution provides dimensions for parking spaces. According to these requirements, parking spaces oriented at a 60 degree angle are required to maintain a minimum width of 11.5 feet. The development plan reflects six (6) spaces angled at 60 degrees, however, the spaces only maintain a width of 10 feet. Similarly, Section 1110(1) requires parking spaces oriented at 45 degrees to maintain a minimum width of 14 feet. However, the development plan reflects four (4) spaces angled at 45 degrees that will only maintain a width of 10 feet. The applicant must request a waiver from this standard.

The site will also provide one (1) loading space as shown on the development plan. According to Section 1150(3), off-street loading spaces may occupy any part of a required rear or side yard, but shall not project into any front yard. The loading space is located within the front yard adjacent to Hilliard-Rome Road. Therefore, the applicant must request a waiver to this standard.

#### Storm Water/Drainage:

Drainage and stormwater run-off from the site will be maintained in its current form and shall not cause property damage to off-site areas. The Franklin County Drainage Engineer's Office and Franklin Soil and Water Conservation District posed no concerns with the request.

#### Graphics and Signage:

The applicant has proposed to replace an existing free-standing pylon sign with a new monument style sign located at the southern corner of the site totaling 56 square feet in size. According to Section 2030(12(a)), a monument sign shall not exceed nine (9) feet in height. The proposed monument sign will be nine (9) feet, eight (8) inches in height. Thus, the applicant must request a waiver from the height limitation. Additionally, free-standing signs are required to maintain a setback of ten (10) feet from the established right-of-way line of any thoroughfare. According to the development plan, the monument style sign will only maintain a setback of approximately eight (8) feet from established right-of-way line of Hilliard-Rome Road. Thus, a waiver from this standard must be requested. The applicant has also proposed to install a 24 square foot wall sign on both the south and west elevations of the convenience store, in addition to a number of directional signage. The sign designs and their relative location on the site have been included on the development plan.

#### Architectural Design:

The proposed retail building will be single-story and have a brick veneer and stucco exterior. Building elevations have been included with the development plan. Additionally, the SCPD requirements state that the building density shall not exceed 35 percent (35%) and both building and parking lot coverage (excluding access drives to the parking lot) shall not exceed sixty-five (65%) of a lot. According to the development plan, the building densities are seven percent (7%) and sixty-two (62%) respectively.

### Lighting:

The SCPD development plan must include details of all proposed exterior lighting. The applicant has indicated the location of all existing pole lights on the development plan, but has indicated no details concerning any new lighting with this application.

### Screening & Landscaping:

The SCPD requires the submission of two separate plans which incorporate screening and landscaping proposals. A general screening and landscaping plan meeting the SCPD requirements shall be prepared by a registered landscape architect and submitted as part of the development plan. The detailed screening and landscape plan shall be submitted in sketch and text form and shall show the placement, species and size of all plant materials, as well as the placement, size, composition and type of fencing or other materials proposed. The applicant has not prepared a separate screening and landscaping plan, but has included some of the necessary information on the development plan. The applicant is proposing to use a combination of landscaping and a six (6) foot tall wooden fence to provide the required screening for the neighboring residential uses located to the north, east, and west of the site. Screening must provide a minimum opacity of 75 percent. Additionally, the requirements specified under Section 1013(4(a)) limit the height of screening in required front yards to no more than two and one-half (2 ½) feet. The development plan indicates that the proposed six (6) foot fence will extend into the required front yard along Hilliard-Rome Road and Smith Road. Therefore, the applicant must request a waiver from the screening height limitation. General details concerning the location, size, and type of landscaping have been provided on the development plan. However, the applicant has not provided the exact species to be used. Additionally, the landscaping standards of the SCPD require that for every ten (10) parking spaces on an individual lot, at least one (1) tree (3" caliper or larger) be planted in or among the parking rows. Such trees shall be in addition to any screening requirements and shall be replaced with in kind plant materials. The development plan does not include any trees as required; therefore a waiver from this standard must be requested. The Franklin Soil and Water Conservation District has reviewed the development plan and has posed no concerns.

### Sewage Disposal and Water Supply:

The applicant has identified the ability to access both public wastewater and water services.

### Pollution:

While the request will not create any smoke or the potential for noxious odors, staff is concerned with the potential for noise related to the proximity of the drive thru facility and the neighboring single-family home to the north. According to the development plan, the drive thru aisle will be located a distance of approximately 25 feet from the neighboring residence. Although no menu board or intercom system will be used for the proposed drive thru facility, staff recommends that the applicant coordinate with the adjacent property owner to the north to establish proper means of screening and reducing the potential for noise that may be caused by vehicles waiting to be served. Currently, the development plan indicates that screening adjacent to the neighboring residential property to the north will be provided by a six (6) foot wood or vinyl fence and a single row of mid-size shrubs and medium evergreens. Staff recommends at a minimum that the applicant incorporate screening measures as provided under Section 1013(5) to ensure that noise levels are consistent with the requirements outlined in Section 2030(11(c)) of the Prairie Township Zoning Resolution.

### Basis of Approval:

1. *That the Performance Standards and Development Plan requirements of the Select Commercial Planned District as proposed and/or modified by the applicant have been met and that any exception from the Zoning Resolution requirements is warranted by the design and amenities incorporated in the Development Plan: and*

- The performance standards and development plan requirements of the SCPD have been met.

2. *That the proposed development is harmonious with and in accordance with the general objectives, and with any specific objectives of the Prairie Township Comprehensive Plan and Zoning Resolution; and*
  - The proposed development is consistent with both the Prairie Township Comprehensive Plan and Zoning Resolution.
3. *That the selected uses, proposed development and open spaces are sufficiently integrated, designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such development will not change the essential character of the same area; and*
  - The proposed development is compatible with the surrounding environment and will not change the essential character of the area.
4. *That the proposed development will not be hazardous or disturbing to existing or future neighboring uses; and*
  - The proposed development will not be hazardous or disturbing to existing or future neighboring uses.
5. *That the proposed development will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed developments shall be able to provide adequately for any such services; and*
  - The proposed development will be adequately served by all essential public facilities and services referenced above.
6. *That the proposed development will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons or property by reason of excessive production of traffic, noise, smoke, fumes, glare or odor; and*
  - The proposed development will not be detrimental to any persons or property.
7. *That the proposed development will have vehicular access to the property which shall be so designed as not to create an interference with traffic on surrounding public streets, roads or highways.*
  - The proposed development will have sufficient vehicular access. The applicant is coordinating with the City of Columbus and Franklin County Engineer's Office to establish the final design for the northern access point from Hilliard-Rome Road, along with any other road improvements deemed necessary.

### **Staff Recommendation**

Staff recommends *approval* of the request with the following conditions:

1. The applicant shall apply for and receive approval of a Certificate of Zoning Compliance prior to any earth disturbing activity.
2. The applicant shall make a formal request to waive the performance standards as outlined above in accordance with Section 2030 of the Prairie Township Zoning Resolution or revise the development plan to comply with the minimum number of parking spaces required, parking space dimensions, loading space location, maximum sign height, sign setback requirement, screening and landscaping plan requirement, tree planting requirement, and maximum screening height.
3. The applicant shall update the development plan or include a separate exterior lighting plan addressing all requirements set forth under Section 2030(13) Prairie Township Zoning Resolution.
4. The applicant shall consult with the Franklin Soil and Water Conservation District to determine appropriate Ohio Native species to be used in the landscaping plan.
5. The applicant shall coordinate with the adjacent property owner to the north to establish proper means of screening and reducing the potential for noise that may be caused by the proposed drive

thru facility. At a minimum, the applicant shall incorporate screening measures as provided under Section 1013(5) to ensure that noise levels are consistent with the requirements outlined in Section 2030(11(c)) of the Prairie Township Zoning Resolution.

6. The applicant shall coordinate with the City of Columbus and Franklin County Engineer's Office to establish the final design for the northern access point from Hilliard-Rome Road, along with any other road improvements deemed necessary. The applicant shall be responsible for obtaining any necessary permits prior to conducting any work within the public right-of-way.
7. The applicant shall receive construction plan approval from the Franklin County Engineer's Office prior to any earth disturbing activity.

# NARRATIVE STATEMENT

## 300 HILLIARD & ROME RD. PROPERTY DEVELOPMENT

PRAIR-15-04  
RECEIVED  
15 May 15

MAY 19 2015

J & J Petroleum, Inc. acquired the existing Swifty retail gas station and store that has been an established business operation since approximately 1999 and other since 1987; it provides elemental services to the immediate and surrounding community; it is situated on a major public way with a good location in the community and distanced from other relative similar businesses; it has desired existing roadway access; it has a sufficient and current compliant fuel storage/dispensing system in place; it has sufficient existing utilities infrastructure; and contains a small retail store.

The basis of the proposed development is to utilize the assets of the existing property by making necessary improvements to enhance the established gas station business with a more up to date retail store catering more to customers and the surrounding community. The existing parcel has physical limitations due to size and geometric layout causing the addressing of community planning standards to be more difficult without variances. Thereby, the added adjacent undeveloped lot affords an appropriate amount of land to establish a more updated retail store with drive through service while utilizing the existing gas station that can work within current community standards. Total new site area less Hilliard & Rome Road right-of-way is .919 acres.

The increase in property size better addresses the community development and planning requirements by achieving improved landscaping, improving current and vacant land economic value, affording multi-functional screening, accommodating setbacks, addressing land use disturbance storm water pollution prevention concerns for less than one acre and establishing design character reflective of the residential community. The utilization of either of the existing parcels for other uses that benefit the community and achieve economic sustainability is limited particularly residential.

In summary the proposed development capitalizes on utilizing the existing site improvements, that it is a known and a familiar use, which will be enhanced to be more community sensitive at the same time providing an elemental service to the community. Additionally the economic input for the community is high since property value is maintained or increased and the business activity will generate revenue supporting the community.

The proposed development is responsive to the Prairie Township Comprehensive Plan for a number of reasons and is located in an existing urbanized area.

1. Urbanized quality infill-the reutilization recognizes the existing use that has basic inherent qualities that can be built upon that re-establishes the community sense and need, and enhance economic value with a quality development.
2. Design quality-the development purports to enhance the residential character of the community with architectural residential design and substantial landscape improvements providing softer edges and screening.
3. Conservation-new work to have controlled storm water management with efficient structural design for structures. Reuse of existing resources with improvements for betterment.
4. Walkable-site is walkable to and from the adjacent residential community without having to interact with Hilliard & Rome Rd.
5. Balance-redevelopment that provides employment and sustains property value adding to the community's tax base.
6. The two properties will be combined into one parcel once final zoning approval is secured complying with single property ownership and usage.

DEVELOPMENT PLAN INFORMATION FOR ZONING:

DEVELOPMENT PROGRAM: PROPOSAL IS THE REUSE AND EXPANSION OF AN EXISTING RETAIL STORE AND GAS STATION BUSINESS WITH THE ADDITION OF A SMALL LAND PARCEL TO PROVIDE A MORE CURRENT BUSINESS OPERATION RELATIVE TO CURRENT MARKET. PROPOSED DEVELOPMENT STANDARDS ARE AS INDENTIFIED ON THE PROPERTY SITE DEVELOPMENT PLAN.

EXISTING ZONING: GB / R6	PARKING: 0 SPACES	SIGNAGE: ALL SIGNAGE ELEMENTS GRAPHICS SUBJECT TO COMMITMENT WITH VENDOR.
PROPOSED ZONING: SCPD SELECT COMMERCIAL PLANNED DEVELOPMENT	EXISTING PARKING: 16 SPACES PARKING GAS STATION: RATIO: 1/2 PUMPS (PROPOSED 8 PUMPS)	LIGHTING: ALL TO BE DOWN TYPE WITH HORIZONTAL CUT-OFF.
DENSITY	PARKING CARRY-OUT: RATIO: 1/200SF (PROPOSED BUILDING; 2,738 SF)	NOISE: NO EXTERIOR SOUND SYSTEM OTHER THAN FOR COMMUNICATION WITH PUMP ISLANDS.
BUILDING PERMITTED 35%	PARKING PROVIDED GAS STATION: RATIO: 1/200SF (INCLUDES 1 VAN-ACCESSIBLE SPACE)	SETBACKS: STRUCTURE AND PARKING AS IDENTIFIED ON PROPERTY SITE DEVELOPMENT PLAN.
BUILDING PROPOSED 7%	LOADING SPACE: 0 SPACES	TRASH: DUMPSTER WITH ENCLOSURE AS INDICATED ON PROPERTY SITE DEVELOPMENT PLAN
BUILDING/PARKING LOT PERMITTED 65%	EXISTING LOADING: 0 SPACES	
BUILDING/PARKING LOT PROPOSED 62%	REQUIRED LOADING: 1 < 20,000SF-RETAIL 1 SPACE	
HARD SURFACE VERSUS LANDSCAPE	OFF-STREET STORAGE FOR DRIVE-IN SERVICES CARRY-OUT: RATIO: 5 SPACES/WINDOW (PROPOSED 1 WINDOW)	
EXSTG HARD SURFACE 3512 ACRES - 38%	MOTOR VEHICLE STATION: RATIO: 2 SPACES/PUMP (PROPOSED 8 PUMPS)	
NEW HARD SURFACE 2986 ACRES - 32%		
TOTAL HARD SURFACE 6499 ACRES - 70%		
BUILDING HEIGHT		
BUILDING PERMITTED HGT 35 FT		
BUILDING PROPOSED HGT 20'-7" +/- TO PEAK		
CANOPY PROPOSED HGT 18'-0" +/-		

LANDSCAPING LEGEND

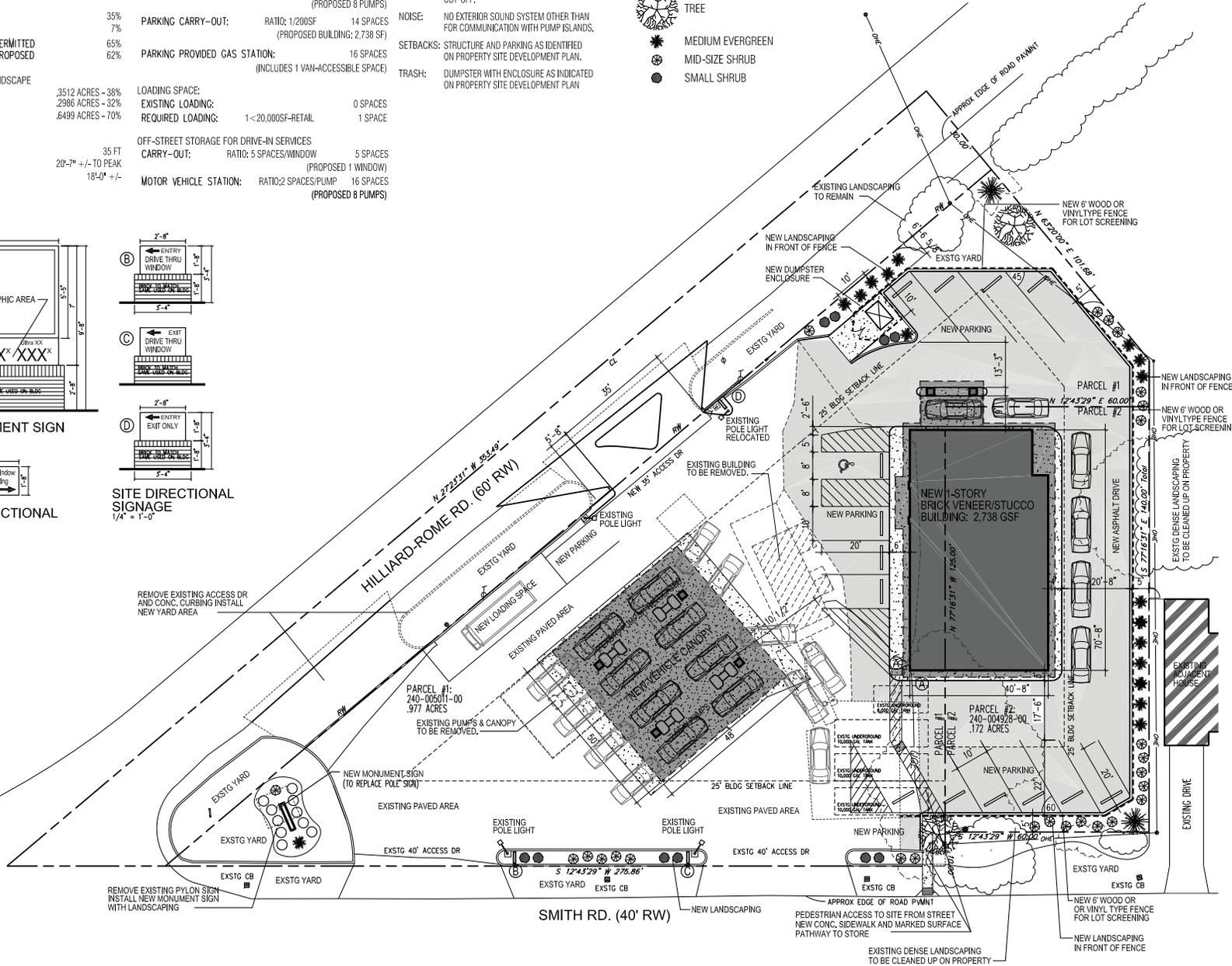
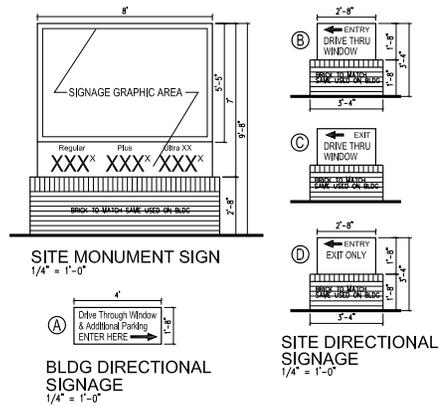
- SMALL SHRUB
- ☼ LOW SMALL TREE
- ☼ TREE
- ☼ MEDIUM EVERGREEN
- ☼ MID-SIZE SHRUB
- SMALL SHRUB

PROPERTY INFORMATION:

PARCEL #1: 240-005011-00	.977 ACRES	OWNER: J & J PETROLEUM, INC.
PARCEL #2: 240-004928-00	.172 ACRES	1536 W. BROAD ST.
COMBINED SITE: 1.149 ACRES		COLUMBUS, OH 43222
PARCEL #1-RW: 240-005011-00	(.230 ACRES)	
COMBINED NET SITE LESS RW PARCEL #1:	.919 ACRES	



As the design professional, the designer shall be held responsible for the accuracy of the information in this plan. The designer shall not be held responsible for the accuracy of the information in this plan. The designer shall not be held responsible for the accuracy of the information in this plan. The designer shall not be held responsible for the accuracy of the information in this plan.



PROPERTY SITE DEVELOPMENT PLAN  
1" = 20'-0"

Consultants:

**STORE/STATION PROPERTY DEVELOPMENT IMPROVEMENTS**  
300 HILLIARD & ROME RD.  
Columbus, Ohio 43228

Project Reference: #14008

- Date:  15 MAY 15  27 AUG 15
- Project Status:  Planning  Programming  Schematic Design  Design Development  Construction Documents  Revisions

Sheet Reference:

**SP 1**





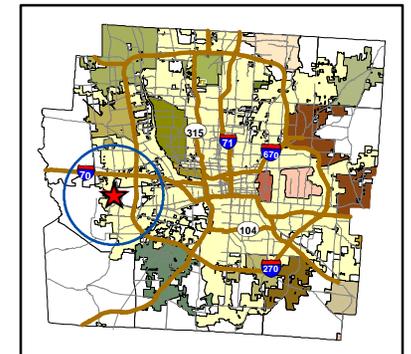
# PRAIR-15-04

Requesting to rezone from the General Business (GB) District and Medium Density Residential (R-6) District to the Select Commercial Planned District.

0.92 acres  
Prairie Township



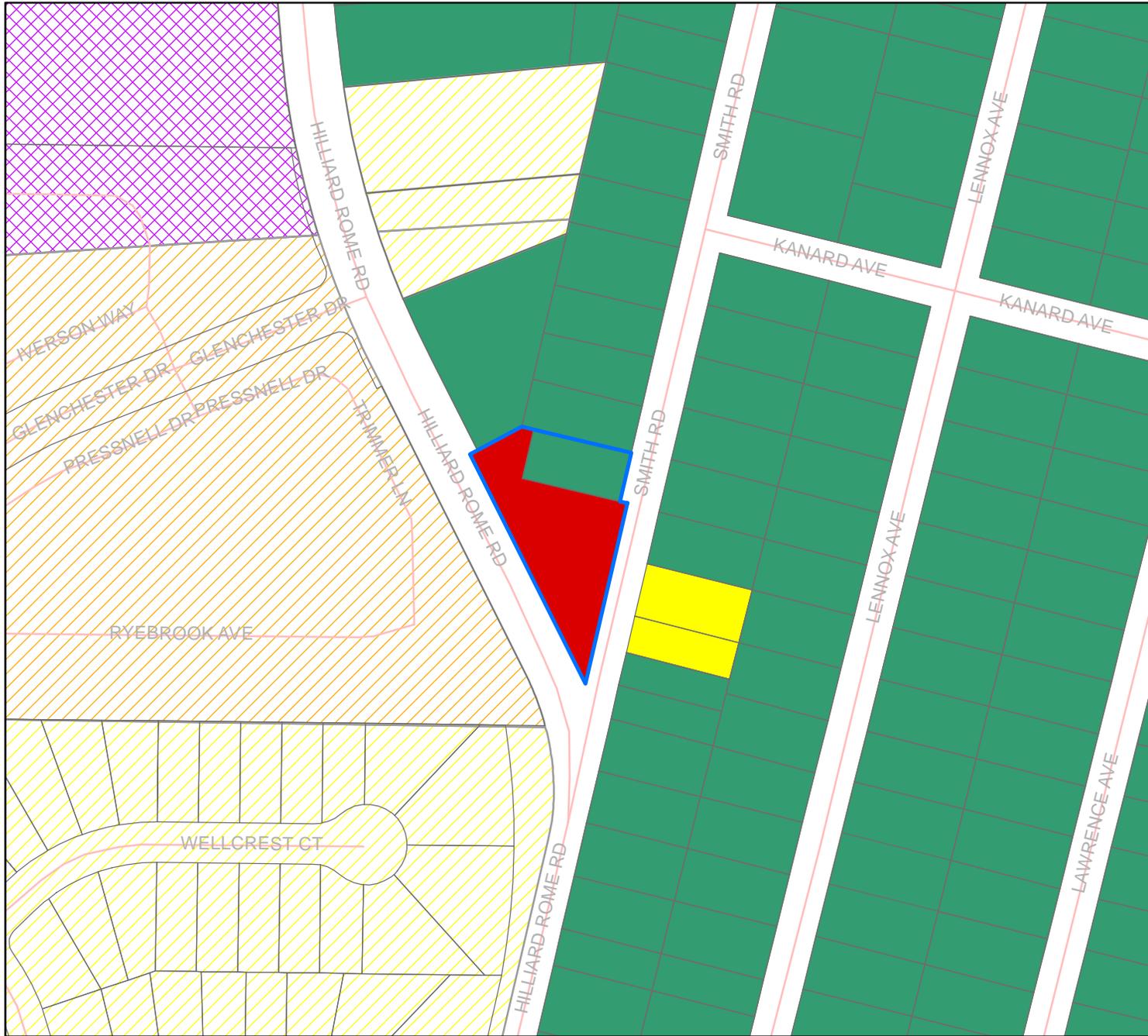
-  300 Hilliard Rome Road & 341 Smith Road
-  Parcels
-  Streets



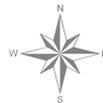
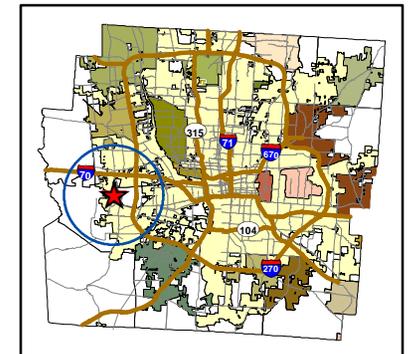
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0.92 acres  
Prairie Township



- 300 Hilliard Rome Road & 341 Smith Road
- Parcels
- Streets
- Columbus Zoning**
  - Residential
  - Multi-family
  - Manufacturing
- Prairie Zoning**
  - R-4
  - R-6
  - GB



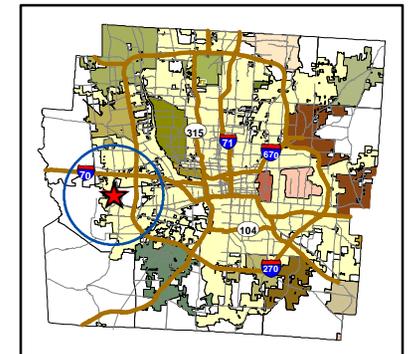


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0.92 acres  
Prairie Township

-  300 Hilliard Rome Road & 341 Smith Road
-  Parcels
-  Streets





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

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Planning Commission  
September 9, 2015

### Case ZON-15-02

Prepared by: Anthony Hray

<b>Applicant/Owner:</b>	A7 Travel Solutions
<b>Agent:</b>	Jackson B. Reynolds, III – Smith and Hale LLC
<b>Township:</b>	Pleasant Township
<b>Site:</b>	7280 Stahl Road (PID #230-000218)
<b>Acreage:</b>	1.86-acres
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<b>Request:</b>	Requesting to amend an existing Select Commercial Planned District (SCPD).

### Summary

The applicant is requesting to amend an existing Select Commercial Planned District (SCPD) to allow the site to be used for office, storage, warehousing and vehicle maintenance associated with a delivery truck operation as defined by Standard Industrial Code (SIC) 421. Staff recommends approval with conditions.

### Request:

The site is located on the northeast corner at the intersection of Stahl Road and Denton Road, approximately 0.6 miles south of the Interstate 71 and Harrisburg Pike interchange. The site is developed with a main building totaling approximately 6,000 square feet that will be used for office space, storage/warehousing, as well as vehicle storage. The site also contains an annex building, totaling 2,880 square feet that will be used for vehicle storage and minor vehicle maintenance, in addition to two (2) accessory buildings. The accessory buildings are 144 square feet and 289 square feet in size and will be used for storage of materials/supplies and vehicle maintenance.

According to the current SCPD which was approved in 1997 (Case #97-05), the only uses permitted include office, storage, warehousing and vehicle maintenance in association with special trade contractors primarily engaged in painting and paper hanging as defined by SIC code 172. Thus, an amendment to the current SCPD must be approved to allow the proposed use. The site is currently unoccupied and is in relatively poor condition. If the request is successful, the applicant intends to complete interior renovations to the existing buildings and complete exterior repairs and improvements to the existing buildings and parking areas as needed. No new development or site modifications have been proposed.

## **Surrounding Land Use/Zoning**

The surrounding area is primarily large lot residential and agricultural in character with Rural zoning.

### **Comprehensive Plans:**

The Big Darby Accord Watershed Master Plan, adopted in 2006, includes two maps to guide development: a Proposed General Land Use Map and a Conservation Strategy Map. The Proposed General Land Use Map recommends the area for Rural Residential Estates with lot sizes over 5 acres. The Conservation Strategy Map shows the site as outside of tiered areas.

The Pleasant Township Comprehensive Plan, adopted in 2009, includes a Future Land Use Map and Conservation Strategy Tiers Map to guide development. The Future Land Use Map recommends the area for Conservation Development where at least 50% of a proposed development is open space. The Conservation Strategy Tiers Map identifies no tiered land on the site.

Although the request does not strictly conform to the land use recommendations of the Big Darby Accord Watershed Master Plan and Pleasant Township Comprehensive Plan, the site has been used commercially for over 50 years according to the rezoning case information from 1997. The request as presented will not increase the intensity of the commercial nature of the property and will allow the property to be returned to beneficial use.

### **Staff Analysis**

#### Select Commercial Planned District:

The Select Commercial Planned District (SCPD) is intended to provide for any use found within 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 SCPD:

Office, storage, warehousing and vehicle maintenance in association with special trade contractors primarily engaged in painting and paper hanging as defined by SIC code 172

#### Proposed Permitted Uses in SCPD:

Office, storage, warehousing and vehicle maintenance associated with a delivery truck operation as defined by Standard Industrial Code (SIC) 421

#### Access/Traffic:

The site will maintain two (2) existing access points – one off of Stahl Road and the second from Denton Road. The applicant has stated that no net increase in traffic shall result from the proposed use/s. Due to the nature of the applicant's business, customers seldom, if ever, will visit the site. Stahl Road is a County maintained roadway and the Franklin County Engineer's Office has posed no concerns with this request. Stahl Road is a Township maintained roadway and the Pleasant Township Road Department has also posed no concerns with this request.

#### Parking and Storage Areas:

The applicant has stated that all existing asphalt and gravel parking/storage areas will be maintained as indicated on the site plan. The applicant has requested a waiver from Section 531.011 of the Franklin County Zoning Resolution to legitimize the gravel parking areas. Under Section 531.011, all parking

facilities are to be constructed using a sealed surface pavement. The original SCPD did not permit the use of gravel; therefore a waiver from this standard is now being requested. No additional parking areas have been proposed. Outdoor storage of vehicles shall be permitted only between the office/warehouse building and the warehouse annex, in addition to the east side of the warehouse annex.

Storm Water/Drainage:

Drainage and stormwater run-off from the site will be maintained in its current form and shall not cause property damage to any off-site area. The Franklin County Drainage Engineer's Office and Franklin Soil and Water Conservation District posed no concerns with the request.

Graphics and Signage:

One free standing graphic shall be allowed to be placed at the intersection of Stahl Road and Denton Road. The total size of the sign shall not exceed forty (40) square feet per face and shall not be any higher than seven (7) feet from grade. All wall graphics shall be permitted only in conformance with the Franklin County Zoning Resolution. No off-premise graphics shall be permitted on-site, nor shall any illumination features that travel, animate or intermittently illuminate be allowed.

Lighting:

All lighting on the subject property that is visible from neighboring residential properties shall be cut-off type fixtures (down lighting) and limited to the building and parking area unless located for landscaping and/or security purposes. No additional lighting has been proposed at this time.

Screening & Landscaping:

The site is landscaped along the Stahl Road and Denton Road frontages with a planting of evergreen trees as depicted on the site plan. No additional landscaping has been proposed. A six (6) foot security fence will also be maintained along the perimeter of the site as approved under the original SCPD and variance case #2281. The location of the fence is depicted on the site plan. The applicant has requested a waiver from the required screening and opacity standards along the northern and eastern boundaries of the site until such time that the adjacent properties are used for residential purposes. This same waiver was approved as part of the original SCPD in 1997 and the applicant wishes to include this same request as part of the new SCPD. Currently, both adjacent properties to the north and east of the subject site are used for agricultural purposes. At such time that these properties should be used for residential purposes, the applicant or current property owner shall provide the necessary screening as required by the most current edition of the Franklin County Zoning Resolution.

Sewage Disposal and Water Supply:

The site utilizes an on-site wastewater (septic tank) treatment system and water supply (well). Both systems will continue to be used in their current capacity for the applicant's operation. The applicant is working with the Franklin County Public Health Department to verify that the sewage disposal and water supply systems are both functioning properly and are in accordance with all state and local regulations.

**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. At the time either property adjacent to the north or east of the site is used for residential purposes, the applicant or current property owner shall provide the necessary screening as required by the most current edition of the Franklin County Zoning Resolution.

3. The applicant shall revise the development text to state that outdoor storage of vehicles shall be permitted only between the office/warehouse building and the warehouse annex, in addition to the east side of the warehouse annex.
4. All vehicle maintenance shall be performed within one of the existing buildings in accordance with all federal, state, and local regulations. Additionally, all vehicle fluids shall be stored and/or disposed of in accordance with all federal, state, and local regulations.
5. The applicant shall update the development plan to include the location of the existing septic tank, reserve sewage disposal area, and well. This information must be included prior to the issuance of a Certificate of Zoning Compliance.
6. The applicant shall receive approval from the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance that the existing sewage disposal and water supply systems are functioning in accordance with all federal, state and local regulations. Furthermore, any future change in use must receive approval from the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance to ensure that the sewage disposal and water supply systems are capable of serving the proposed use.

SELECT COMMERCIAL PLANNED DISTRICT  
(SCPD)  
PLEASANT TOWNSHIP  
STAHL ROAD & DENTON ROAD  
A7 TRAVEL SOLUTIONS INC.  
ZON No. \_\_\_\_\_

BACKGROUND:

The subject property is located at the northeast corner of the intersection of Stahl Road and Denton Road and consist of a 1.86 acre tract of land currently zoned SCPD and has Variance 2281, granted for fencing. In 1997 Puckett's Painting & Coating Inc. rezoned the property to SCPD to allow for a paint contractor's office and storage facility. The property is surrounded by Rural agricultural uses to the north, east, and south and single family residential use across Stahl Road to the west. The applicant wishes to rezone the property to SCPD for the purpose of establishing proper current zoning under the current Code for office/dispatching delivery vehicles, parking of delivery vehicles and a maintenance facility for the delivery vehicles. The purposed SCPD will allow for a continual use of the site, will properly zone the site under the current Franklin County Zoning Code, and considerably upgrade the condition of the property and have no negative impact on the contiguous properties.

PERMITTED USES:

The property shall be used for office/dispatching delivery vehicles, parking of vehicles and minor vehicle maintenance of the delivery vehicles as is specifically as set forth in Franklin County Zoning Resolution Sections 322.022 and 332.032(421).

The main building shall be used for office space and storage/warehouse. Vehicles will be stored inside the main building warehouse space and in the existing annex where minor maintenance maybe done on the delivery vehicles.

The out buildings as depicted on the site plan shall be used for storage of materials and supplies, and maintenance of vehicles. The use of these facilities for maintenance of the delivery vehicles shall be done in strict compliance with federal, state and local environmental standards.

DEVELOPMENT STANDARDS:

Unless otherwise indicated in the submitted drawing or in the written text, the applicable standards for the site shall be those standards contained in Section 332.04 Community Services (CS) of the Franklin County Zoning Code. Provided however the fencing currently existing as a result of Variance 2281, mentioned above, shall be permitted to continue and additional 6" high fencing be allowed around the south and east boundaries along the right of way of Denton and Stahl Roads. Also, this SCPD text waives the screening and opacity requirements contained in the Code (as well as the requirements to maintain it), provided however these opacity and landscape and maintenance requirements along the east and north sides of the property (the sides of the property not fronting on Stahl Road or Denton Road) shall cease to be waived at such

times as the adjacent property is used for residential purposes. Trees indicated in the landscape green space on the Site Plan shall be replaced within thirty (30) days after their death or destruction, weather permitting. Likewise, trees planted in the future to comply with the opacity requirements as stated herein shall be replaced within thirty (30) days after their death or destruction, weather permitting.

LIGHTING:

All lighting on the subject property that is visible from residentially used neighboring property shall be a cut-off type fixtures (down lighting) and limited to the building and parking areas unless located for landscaping and security purposes. The exterior lighting of the site shall minimize off-site glare and reflection by utilizing screening, direction of lighting, height of lighting, wattage and type of lighting for the purpose of screening off-site glare to neighboring residentially used properties.

SIGNAGE AND GRAPHICS:

- A. One freestanding graphics shall be allowed to be placed at the intersection of Stahl Road and Denton Road. The total size of the sign shall not exceed forty (40) square feet per face and shall not be any higher than seven (7) feet from grade. All wall graphics shall be permitted only in conformity with the Franklin County Zoning Code.
- B. No off-premise graphics shall be permitted on-site, nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.

ENVIRONMENTAL TREATMENT:

- A. The premises shall be landscaped along the Stahl Road and Denton Road frontages with a planting of evergreens or deciduous shade trees as depicted on the site plan. The depicted fencing on the site plan shall be maintained in its current height for security purposes.
- B. No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.
- C. There shall be only two curb cuts allowed on this site, one on Stahl Road and one on Denton Road. These curb cuts shall have a maximum width of thirty-five (35) feet.

SITE PLAN:

- A. The property shall be used in accordance with the submitted site plan. The attached site plan illustrates where the building and parking areas are located. This site plan may be slightly adjusted to reflect the engineering, topographical or other site data developed at the time that A7 Travel Solutions Inc. actually occupies the premises. Any slight adjustment to the site plan shall be reviewed and approved by the Zoning Officer or his designee upon submission of the appropriate data regarding the purposed adjustment. The general layout of the site plan concept shall conform to the site plan. Outdoor

storage of vehicles shall be permitted only between the two (2) buildings and on the east side and north side of the warehouse annex.

- B. Parking requirements shall conform to those found in Section 531 of the Franklin County Zoning Code. A waiver is requested to allow the existing gravel areas to remain and non-paved in those areas identified on the site plan as those areas have historically been used for graveled and storage areas.

BUILDING ELEVATIONS:

The existing structures shall remain on the premises. The building shall be painted with colors using either earth tones, grey or other muted colors or colors as agreed to by the zoning officer.

STORMWATER DRAINAGE:

Drainage and run-off from the proposed development shall not cause property damage to off-site areas. The current site drainage shall be maintained.

SEWAGE DISPOSAL AND WATER SUPPLY:

The existing sewage disposal and water supply facilities will continue to be utilized in the operation with the new owner. The sewage disposal and water supply facility shall be properly maintained and operational in accordance with pertinent state and local regulations.

POLLUTION:

- A. Smoke: No smoke shall be emitted from any structure in the SCPD.
- B. Noise: The noise level shall be no greater than sixty (60) decibels at the lot line.
- C. Odor: No odorous gases or other obnoxious odor shall be permitted at any point beyond the SCPD boundary.

ARCHITECTURAL DESIGN:

- A. The site plan layout and footprint of the building shall not be altered without the prior written consent of the zoning officer. At no time may alterations exceed an expansion of fifteen percent (15%) of the existing square footage of the gross aggregate building area.
- B. No outside storage shall be permitted on the lot. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the lot except in any enclosed dumpster or enclosed storage area.

TRAFFIC & CIRCULATION:

The subject property shall have two (2) curb cuts which curb cuts are existing today and as shown on the Site Plan. The location of these curb cuts shall not be altered without the prior written consent of the Franklin County Economic Development Director. Circulation within the subject property shall be in the area as indicated surrounding the office, warehouse and annex. It is contemplated by the applicant that no increase in traffic will be generated as a result of this zoning and applicant's use due to the nature of applicant's business, customers seldom, if not at all, come to applicant's place of business.

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Jackson B. Reynolds, III  
Attorney for A7 Travel Solutions Inc.  
(614) 221-4255



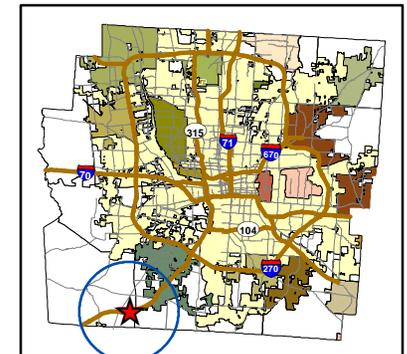
# ZON-15-02

Requesting to amend an existing Select Commercial Planned District (SCPD).

1.86 Acres  
Pleasant Township



-  7280 Stahl Road
-  Parcels
-  Streets
-  Big Darby Creek Setbacks



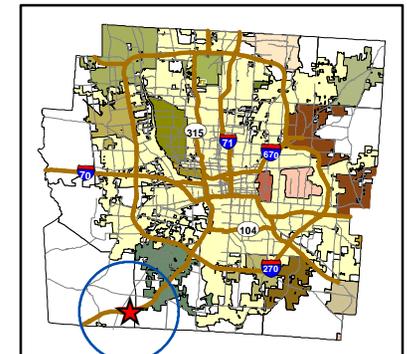


# ZON-15-02

Requesting to amend an existing Select Commercial Planned District (SCPD).

1.86 Acres  
Pleasant Township

-  7280 Stahl Road
-  Parcels
-  Streets
-  Big Darby Creek Setbacks



**Hray, David A.**

---

**From:** Colin Depew <cdepew@shaferlawohio.com>  
**Sent:** Tuesday, September 01, 2015 12:52 PM  
**To:** Hray, David A.  
**Subject:** RE: 4915 Babbitt Road - Subdivision Variance (672-V)

Anthony,

We would like to table our application for 4915 Babbitt Road until October 14<sup>th</sup>, 2015. I will also deliver the table fee of \$175 within the next day or so.

Colin

*Colin G. De Pew*  
*Associate Attorney*  
**Shafer Law Offices, LLC**  
7 North High Street, PO Box 518  
New Albany, OH 43054  
[614-933-9920](tel:614-933-9920) (office)  
[614-933-9932](tel:614-933-9932) (fax)  
Website: [www.shaferlawohio.com](http://www.shaferlawohio.com)

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**From:** Hray, David A. [mailto:dahray@franklincountyohio.gov]  
**Sent:** Tuesday, September 01, 2015 10:52 AM  
**To:** Colin Depew <cdepew@shaferlawohio.com>  
**Subject:** RE: 4915 Babbitt Road - Subdivision Variance (672-V)

Colin:

I just noticed that the PC meeting is actually on October 14<sup>th</sup>, not the 15<sup>th</sup> as you indicated in your initial request. Could you send me another email with the correct date?

Thanks,

Anthony

**D. Anthony Hray**  
Planner



**Please Note: My last day at Franklin County will be Wednesday, September 9, 2015. I will be taking a position with Orange Township in Delaware County as their Planning and Zoning Director.**

---

**From:** Colin Depew [<mailto:cdepew@shaferlawohio.com>]  
**Sent:** Tuesday, September 01, 2015 9:29 AM  
**To:** Hray, David A.  
**Cc:** Brown, Matthew; 'Reutter, Dave'  
**Subject:** RE: 4915 Babbitt Road - Subdivision Variance (672-V)

Good Morning Anthony,

We would like to table our application for 4915 Babbitt Road until October 15<sup>th</sup>, 2015. I will also deliver the table fee of \$175 within the next day or so.

Colin

*Colin G. De Pew*  
 Associate Attorney  
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**From:** Hray, David A. [<mailto:dahray@franklincountyohio.gov>]  
**Sent:** Friday, August 28, 2015 5:28 PM  
**To:** Colin Depew <[cdepew@shaferlawohio.com](mailto:cdepew@shaferlawohio.com)>  
**Cc:** Brown, Matthew <[mybrown@franklincountyohio.gov](mailto:mybrown@franklincountyohio.gov)>; 'Reutter, Dave' <[Dreutter@franklinswcd.org](mailto:Dreutter@franklinswcd.org)>  
**Subject:** 4915 Babbitt Road - Subdivision Variance (672-V)

Colin:

Per our phone conversation, a request to table can be made by email. Please recall that the tabling request must reference a date certain and cannot exceed 6 months. For your convenience, I have provided a copy of the Planning Commission's hearing schedule for the remainder of 2015.

Please also note that the first tabling request carries a fee of \$175 (check or money order only) made payable to the Franklin County Treasurer.

To inform the Board members of the intent to table the case, we need the request no later than Tuesday, September 1<sup>st</sup> at noon. The fee is required to be submitted sometime prior to the Planning Commission hearing on September 9<sup>th</sup> in which the tabling request will be considered.

In terms of the wetland delineation requested by the Franklin Soil and Water Conservation District, Dave Reutter will be your best point of contact to answer any additional questions related to this item. He can be reached at 614-486-9613 – ext. 127 or [dreutter@swcd.org](mailto:dreutter@swcd.org). I have also provided an exhibit (attached) detailing the suspected wetland areas on the property in question.

Lastly, my last day with Franklin County will be Wednesday, September 9<sup>th</sup>. Therefore, I have copied Matt Brown, Planning Administrator, on this email who will be a point of contact for this case moving forward. He can be reached at 614-525-5647 or [mybrown@franklincountyohio.gov](mailto:mybrown@franklincountyohio.gov) should you have any questions following my departure.

In the meantime however, please feel free to contact me.

Have a great weekend!

Anthony

**D. Anthony Hray**  
Planner



**Please Note: My last day at Franklin County will be Wednesday, September 9, 2015. I will be taking a position with Orange Township in Delaware County as their Planning and Zoning Director.**

---

**From:** Colin Depew [<mailto:cdepew@shaferlawohio.com>]  
**Sent:** Friday, August 28, 2015 11:20 AM  
**To:** Hray, David A.  
**Subject:** Rhea Chung Variance

Good Morning Anthony,

I've spoken with Rhea, and she has asked that we table the variance application until the next meeting date so that we may conduct the wetland determination and soil analysis.

Is there an application that will need to be filled out to table the application?

Colin

*Colin G. De Pew*

*Associate Attorney*

**Shafer Law Offices, LLC**

7 North High Street, PO Box 518

New Albany, OH 43054

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