

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 8, 2018**

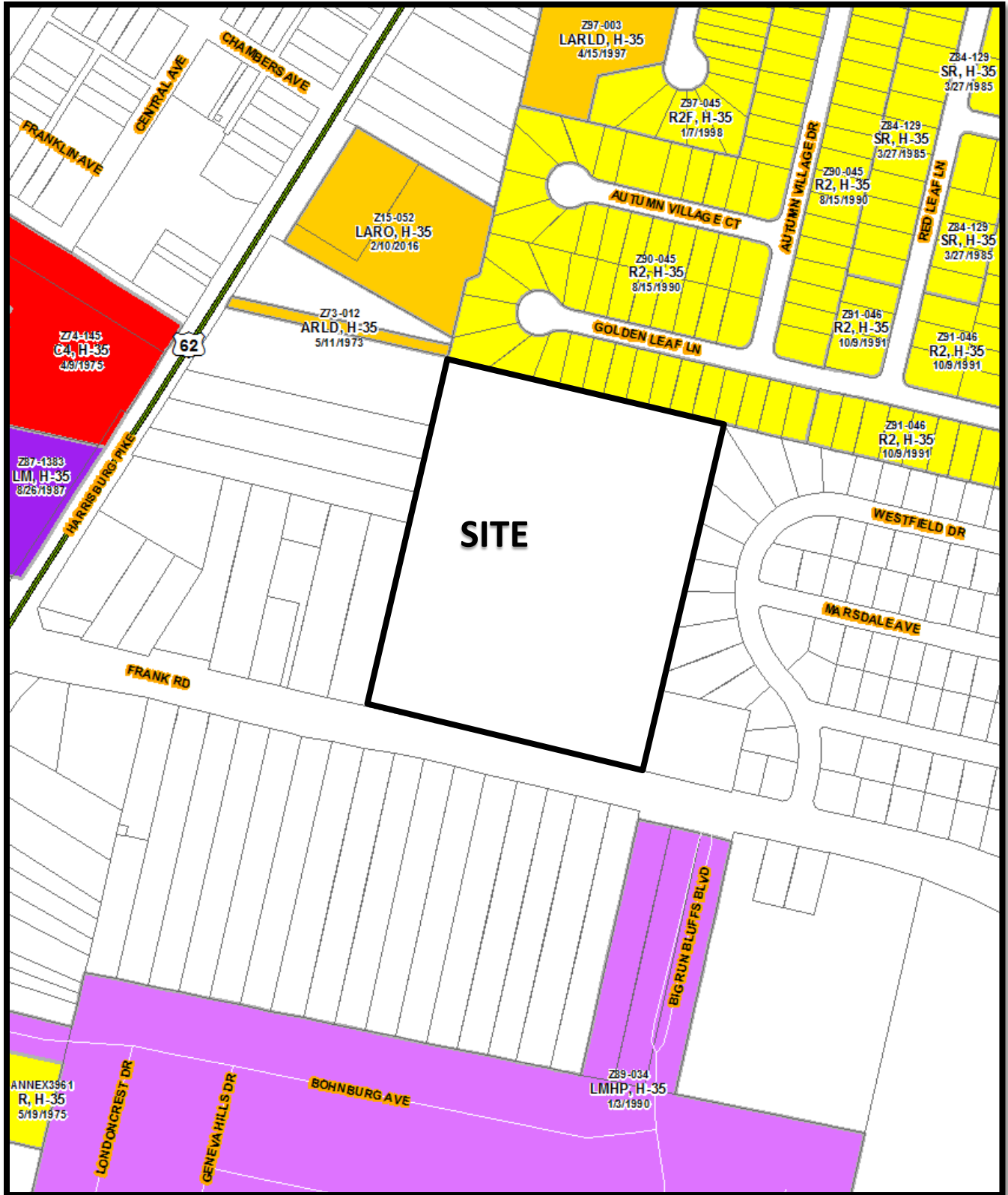
- 3. APPLICATION: Z17-053**
- Location:** **2090 FRANK ROAD (43223)**, being 11.3± acres located on the north side of Frank Road, 735± feet east of Harrisburg Pike (140-001706; Southwest Area Commission).
- Existing Zoning:** R, Rural District (Annexation Pending).
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Forensic science center and morgue.
- Applicant(s):** Franklin County Board of Commissioners; c/o Kenneth Wilson, County Administrator; 373 South High Street, 26th Floor; Columbus, OH 43215.
- Property Owner(s):** Commissioners of Franklin County; 373 South High Street; Columbus, OH 43215.
- Planner:** Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

- The 11.3± acre site consists of a single parcel, previously developed with an elementary school, currently undergoing annexation from Franklin Township, and having the R, Rural District zoning designation from said township. The applicant is requesting the CPD, Commercial Planned Development District which is not comparable to the township zoning, but is necessary for the proposed development of a forensic science center and morgue for Franklin County.
- The site is bordered to the north by single-unit dwellings in the R-2, Residential District. To the south, east and west are single-unit dwellings and small businesses in the Franklin Township's R, Rural and R-24, Suburban Apartment Residential districts.
- The site is located within the boundaries of the *Southwest Area Plan* (2009), which recommends "institutional" uses for this location.
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for disapproval, due to a split vote (3 – 3).
- The CPD text includes use, setback, height, access, parking, screening, landscaping, and site plan commitments.
- The *Columbus Thoroughfare Plan* identifies Frank Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

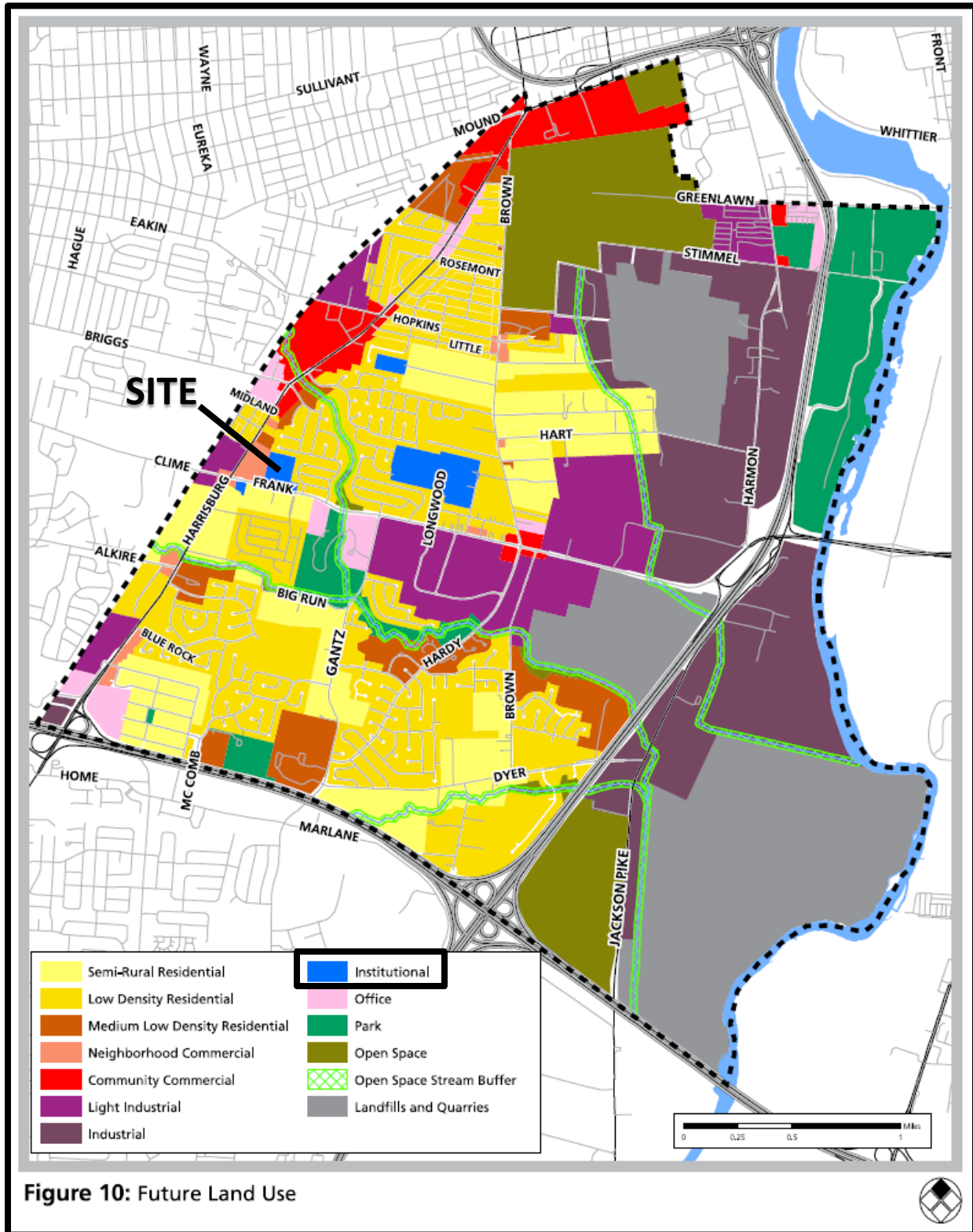
CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested CPD, Commercial Planned Development District would permit the development of a forensic science center and morgue for Franklin County on the site. Staff considers this development compatible with the recommendations of the *Southwest Area Plan* for institutional uses on the site as I, Institutional uses are committed to in the CPD text.

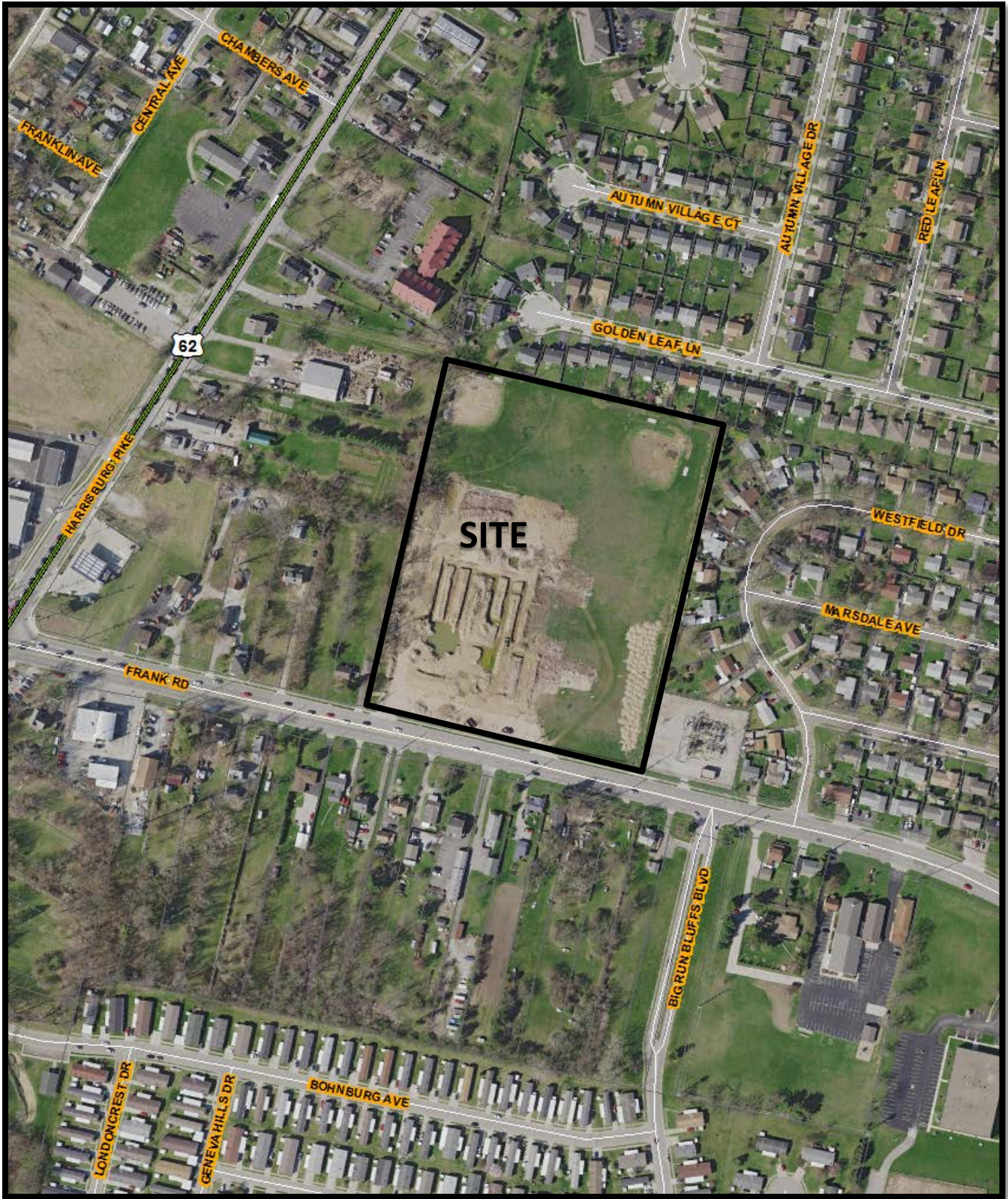


Z17-053
2090 Frank Road
Approximately 11.3 acres
R (Annexation Pending) to CPD

Southwest Area Plan (2009)



Z17-053
2090 Frank Road
Approximately 11.3 acres
R (Annexation Pending) to CPD



Z17-053
2090 Frank Road
Approximately 11.3 acres
R (Annexation Pending) to CPD

Maret, Michael J.

From: Coe, Stefanie <scoe@mpwservices.com>
Sent: Sunday, January 21, 2018 2:33 PM
To: dswartz@pizzuti.com; Maret, Michael J.
Subject: Re: 2090 Frank Road, Franklin County Forensic Science Center Plan

This email is to confirm that the Southwest Area Commission heard this application at our January 17, 2018 meeting. We have nine Commissioners currently and only six were in attendance. After a lengthy discussion David Kerr made a motion to support the application, I seconded the motion. The Commission voted with a 3 to 3. Liz Reed supported the motion as well.

Commissioners who voted against the application were asked to provide reasons. In the record, Felisa Jenkins indicated that she wants something family friendly in that community space and stated that she didn't feel the neighbors were given notice to participate. *I reminded the Commissioners that I mailed notice to all property owners within 125 feet of the parcel as the City will provide similar notice at the Development Commission stage and City Council. There were no property owners in attendance. Since the meeting I have received one call from a neighbor, she was supportive, she just wanted to know what the building would look like.* Felisa stated that silence from the neighbors is not an okay. Barbara indicated that she is afraid of sewer issues wants to ensure that this building will not cause additional problems. Don Parsons stated that sewer number 8 constantly overflows and doesn't want to add when the sewer is already over capacity. He stated that, we're under attack with recycling and trying to clean it up. He also wants sidewalks Frank Road to all the way to Berliner Park.

I reminded the other Commissioners that our job was to consider this application relative to land use and not ancillary concerns that are not based in presented facts.

I personally would like to address the Development Commission as well as City Council to demonstrate our support for this project in our community.

Please let me know if I can provide additional information.

Thank You,

Stefanie Coe
Chair, Southwest Area Commission
614.519.0436

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 217-053

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) KENNETH N. WILSON
of (COMPLETE ADDRESS) 373 S. HIGH ST. 20th Floor, COLUMBUS OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. <u>COMMISSIONERS OF FRANKLIN COUNTY</u> <u>373 S. HIGH ST.</u> <u>COLUMBUS OH. 43215</u> <u>DARLA REARDON 614 525-3800</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFILIANT

Kenneth N. Wilson

Subscribed to me in my presence and before me this 29th day of November, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Carla Wallace

My Commission Expires:

10-01-2019

Notarization Statement expires six months after date of notarization.

Notary Seal Here



Carla Wallace
Notary Public, State of Ohio
My Commission Expires 10-01-2019

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer