



# Jackson Township Franklin County, Ohio Zoning Commission

**Rezoning**      **1-RZ-2024**  
Applicant:      Candice Bollinger  
Property:        4746 Rensch Road, (parcel #160-002861)  
Acreage:        1.5345 acres  
Utilities:        Onsite Well and septic  
Request:        To rezone from Semi Residential (SR) to Exceptional Use (EU) district.

## **Background**

The rezoning application requests the rezoning of the subject property from the Suburban Residential (SR) District to the Exceptional Use (EU) District to allow a pet grooming business in connection with an existing residential use on the property.

## **Surrounding Zoning and Land Use**

The subject site and surrounding area is largely rural in character, used for residential and agricultural purposes and zoned Semi Residential. The Grove City corporation line is approximately two hundred and fifty feet to the east.

## **Comprehensive Plan**

The Jackson Township Comprehensive Plan's Future Land Use Map locates the property in an area identified for future rural residential land uses under the Townships Rural zoning district. The majority of properties within this future rural residential land use area along the Rensch Rd corridor are currently zoned Suburban Residential. The Plan and its future land use map do not envision commercial land uses in this area. The request is not consistent with this recommendation. However, the use is not inherently incompatible with existing and permitted land uses surrounding the site and within the underlying zone district.

## **County Planning Staff Analysis**

Commercial uses are not recommended by the Jackson Township Comprehensive Plan and the request does not conform to the character of the surrounding area. The property is surrounded on its western, northern, and eastern boundaries by a 91.45-acre parcel used for farming and agricultural uses.

The submitted application did not include a development plan that identified details about the parking areas, location of septic and well, or clearly label the proposed uses on the development plan. No development text has been provided in the application. Staff did not have enough information to determine full compliance with the Jackson Township Zoning Resolution development standards of the Exceptional Use (EU) district.

## **Zoning District Requirements**

The provisions of the Jackson Township Zoning Resolution's General Development Standards shall apply to the Exceptional Use (EU) district. Due to the unique nature of such uses and because their locations cannot be readily predetermined, more specific development standards cannot be set forth. Therefore, full usage of the development standards and other provisions of the



## Jackson Township Franklin County, Ohio Zoning Commission

zoning resolution shall be used as appropriate and detailed in a Development Plan. The Development Plan shall include the following in text or map form:

### Development Plan

1. *The proposed location and size of areas of use, indicating size, location and type of structure.*
  - a. The development plan includes partial details of all such items. Location of the proposed use will need to be identified in the development plan. More detailed interior plans should be provided.
2. *The proposed location, size and use of all open areas landscaped and other open space with suggested ownership of such area.*
  - a. The development plan as submitted does not address this requirement.
3. *The proposed provision of water, sanitary sewer and surface drainage facilities including engineering feasibility studies.*
  - a. An existing on-site septic system will manage wastewater. Upgrades to the system to accommodate additional uses will be reviewed and permitted by Franklin County Public Health. Specifications for the new septic system will be required to be reviewed and approved by Franklin County Public Health Department prior to installation.
4. *The proposed circulation pattern including streets, both public and private, parking areas, walks and other access ways including their relation to topography, existing streets and other evidence of reasonableness.*
  - a. Additional information is needed, and the required number of parking space are required to be shown on the development plan.
5. *The proposed schedule of site development and construction of buildings and associated facilities including sketches or other documentation indicating design principles or concepts for site development, buildings, landscapes or other features. Such schedule shall include the use or redevelopment of existing features such as structures, streets, easements, utility lines and land use.*
  - a. The application identifies that the use will take place in an existing 1,419.31 square foot accessory structure on the property.
6. *The relationship of the proposed development to the existing and future land use in the surrounding area, the street system, community facilities, land services and other public improvements.*
  - a. The proposed use will take place in an existing structure. Structures and land uses on neighboring properties are not shown in the development plan. The site is bound on the west, north, and east by a single 91.45-acre parcel used for farming and agricultural land uses.
7. *Evidence that the applicant has sufficient control over the land to effectuate the proposed Development Plan within three (3) years. Such control includes property rights, economic resources and engineering feasibility as may be necessary.*
  - a. The applicant has provided sufficient evidence of all necessary items.

**Basis of Approval** – The basis of approval for the Exceptional Use (EU) District according to the



## Jackson Township Franklin County, Ohio Zoning Commission

Jackson Township Zoning Resolution shall be:

1. *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Jackson Township Zoning Resolution.*
  - a. A home-based pet grooming business operating in a rural zoning district may be considered consistent with the applicable portions of the Township Zoning Resolution if conducted within an accessory structure as proposed and compliance with parking requirements are confirmed on the development plan and text for the Exceptional Use (EU) District.
2. *That the proposed development is in conformity with the Comprehensive Plan or a portion thereof as it may apply.*
  - a. The request conflicts with the future land use recommendation made by the Jackson Township Comprehensive Plan. The plan allows flexibility to approve land uses that are outside of the recommendation, but those decisions should be justified to not render the plan ineffective. If the use is conducted indoors with minimal impact to adjoining properties and roadway network, the proposed use may be justified without compromising the integrity of the Plan recommendations.
3. *That the proposed development advances the general welfare of the Township and that the benefits to be derived from the proposed use justify the change in the land use character of the area.*
  - a. The proposed use is not objectionable, but the lack of sufficient development plans makes it challenging to support this case for approval. The provision of the proposed services may be considered to advance the general welfare of the Township and justify the change in land use character of the area. No information has been provided regarding hours of operations, whether kennel and/or boarding services are proposed, or maximum number of pets/clients served at a given time. This information is needed to identify whether there will be significant potential impacts to surrounding properties.

### **Franklin County Planning Staff Recommendation**

Based on Staff's Review, staff recommends *denial* of the request to rezone the Suburban Residential (SR) District to the Exceptional Use (EU) District for the following reasons:

1. The development plan does not clearly distinguish accessory structures that will be used exclusively for the residential use.
2. No information has been provided about hours of operation.
3. No information has been provided about the maximum number of pets that will be serviced at a given time.
4. The plan is not clear on whether overnight or long-term kennel or boarding activities are proposed.
5. No response has been received from Franklin County Public Health on the septic system impacts or future requirements associated with a pet grooming business.



# Jackson Township Franklin County, Ohio Zoning Commission

## **Franklin County Planning Commission**

The Franklin County Planning Commission recommends *approval* of the request to rezone the Suburban Residential (SR) District to the Exceptional Use (EU) District.

## **Jackson Township Zoning Staff Recommendation**

Jackson Township Zoning Staff recommends *approval* of the request to rezone the Suburban Residential (SR) District to the Exceptional Use (EU) District.

### Attachments:

- Rezoning Application
- Development Plan
- Zoning Map