



Jackson Township

Franklin County, Ohio

Zoning Commission

Rezoning 2-RZ-2023

Applicant: Ricjan Enterprises & Paul Yokum
Property: 6569 and 6575 Jackson Pike, 6.643 acres, (parcel #160-002486 and 160-002874)
Request: To rezone from Suburban Residential (SURB) to Exceptional Use (EU) to allow for both commercial and residential uses.

Request

The area proposed for rezoning includes two adjoining parcels. One parcel is located on the north side of London-Groveport Road a short distance west of Jackson Pike. The second parcel is located on the west side of Jackson Pike a short distance north of London-Groveport Road. Access to the rear of the property fronting on London-Groveport Road is provided for through the property fronting along Jackson Pike. Both properties are currently used for permitted residential purposes and both properties are occupied with single-family homes. The property fronting on London-Groveport Road includes a building currently being occupied by a commercial and residential door installation and repair business and a second building being occupied by a commercial construction business.

The proposed rezoning is to allow the continued operation of the commercial and residential door business along the London-Groveport Road frontage, to allow automobile storage and repair to occur along the same frontage, and to allow enclosed and outdoor storage of commercial trucks and commercial equipment and materials at the rear of the property fronting on London-Groveport Road. The proposed rezoning will also allow the currently permitted residential uses of the properties to continue.

Surrounding Zoning and Land Use

The surrounding area is developed with low- to medium-density single-family residential uses and zoned residentially in Jackson Township and in the City of Grove City.

Comprehensive Plan

The Jackson Township Comprehensive Plan was adopted in 2010 and includes Goals and Objectives to achieve the community’s vision as well as a Future Land Use Map identifying the land uses residents wish to see in the community. One goal of the Plan is to maintain the Rural Character of Jackson Township which includes an objective to Limit Commercial Development to Appropriate Areas. The Future Land Use Map identifies the areas in the Township that residents believe to be appropriate for commercial development. The Township’s Land Use Recommendation for this site is Rural Residential which is intended for a very low density, detached, single-family residential district.

The proposed rezoning of the subject parcels to the Exceptional Use district does not keep with the applicable Goals, Objectives, or Future Land Use recommendation for the area. The Future Land Use Map identifies multiple areas within the Township that are appropriate for commercial uses such as those proposed with the rezoning request and the applicant should look to those areas to operate the proposed commercial uses.



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Existing Zoning District

The Suburban Residential (SURB) district is established as a moderate density, single family residential district where services such as central water and sanitary sewer facilities are provided or where extension of these services is feasible based on lot size and density. This District serves as a transition from urbanized residential districts within adjacent municipalities and the Township.

Proposed Zoning District

The Exceptional Use (EU) district is provided in recognition of certain specific uses which are of such nature as to warrant specific consideration and regulation, as well as any use not otherwise provided for in this resolution under a specific zoning district.

The Jackson Township Zoning Resolution does not include any zoning district that provides for the mix of uses proposed with the rezoning application and is the reason for seeking an Exceptional Use zoning district.

Exceptional Use District Requirements

General rezoning application submission requirements are outlined in Section 106.03 of the Jackson Township Zoning Resolution and the application submission requirements specific to the Exceptional Use district are outlined in Section 208.05(B(1)) of the Zoning Resolution.

General Rezoning application requirements not adequately addressed:

- A statement of the relation of the proposed change or amendment to the general health, safety and welfare of the public in terms of need or appropriateness within the area by reason of changed or changing conditions and the relation to appropriate plans for the area.
- A statement of the relationship of the proposed change or amendment to the general welfare of the Township, to the Jackson Township Comprehensive Plan and any amendments thereto, and to any other planning affected by the proposed change.

Specific Exceptional Use district application requirements not adequately addressed:

- The proposed location and size of areas of use, indicating size, location and type of structure.
- The proposed location, size and use of all open areas landscaped and other open space with suggested ownership of such areas.
- The proposed provision of water, sanitary sewer and surface drainage facilities including engineering feasibility or other evidence of reasonableness.
- 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. Jackson Township Zoning Resolution
- The proposed schedule of site development and construction of buildings and associated facilities including sketches or other documentation indicating design principles or



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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.

The submitted development plan does not adequately show existing and proposed structures, drives, parking, storage and open space areas, or location of floodplain boundaries. The plan does not address water supply and wastewater disposal. No information related to design principles or concepts for buildings and landscaping were provided. Finally, the plan does not indicate how relevant development standards of the Jackson Township Zoning Resolution are addressed such as setbacks, lot coverage, environmental standards, landscape and buffer requirements, parking and driveway requirements, and signage requirements.

The full rezoning application and development plan as submitted are included with the Staff Report materials.

Technical Review Franklin County Engineer's Office

Access to Jackson Pike is controlled by Grove City and the County Engineer's office forwarded the application materials to the City for review. If any proposed drives are located in an unincorporated area of Franklin County, the County Engineer's office will need to review.

- No comments have been received from Grove City

Franklin County Economic Development and Planner

EDP staff provided the applicant with the comments and concerns identified in this staff report on July 26, 2023. Staff received no response from the applicant.

Staff Analysis

Basis of Approval: The basis for approval for the Exceptional Use District, as outlined in the Jackson Township Zoning Resolution, shall be:

1. That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of this zoning resolution;

- The application as submitted fails to show that the proposed rezoning is consistent with the purpose, intent and applicable standards of the zoning resolution.
- Additionally, the parcel fronting on Jackson Pike appears to have been included in the rezoning request solely because it provides access to the rear of the property fronting on London- Groveport Road. Providing access to an adjacent property is not a reasonable rationale for including a parcel in a rezoning application when such property has not been proposed for any change in use or development in the rezoning application as submitted.

2. That the proposed development is in conformity with the Jackson Township Comprehensive plan or portion thereof as it may apply;



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- The proposed rezoning does not keep with the applicable Goals, Objectives, or Land Use recommendations of the Jackson Township Comprehensive Plan.

3. That the proposed development advances the general welfare of the Township and that the benefits to be derived from the proposed use justifies the change in the land use character of the area:

- Staff does not believe that the rezoning as submitted will advance the general welfare of the township. All surrounding properties are zoned for residential use and rezoning the subject properties to the Exceptional Use district is not justified when there are other areas recommended for commercial use in the Jackson Township Comprehensive Plan.

Staff Recommendation

Staff recommends **denial** of the request to rezone from the Suburban Residential (SURB) district to the Exceptional Use (EU) district.

Franklin County Planning Commission

The Commission recommended **denial** of your request to rezone from the Suburban Residential district to the Exceptional Use district.

Attachments:

- Site Map
- Exhibit A

Exhibit A

Background

Applicant is requesting to rezone 6.643 +/- acres of real property located west of State Route 104 and north of London Groveport Road, consisting of Franklin County Auditor Tax Parcel Id. No.'s: 160-002486 and 160-002874 (collectively, the "Property"), to the EU, Exceptional Use District. Applicant desires to legitimize the existing uses on the Property and permit certain new uses and structures. Approximately one (1) acre of the Property is located south of Plum Run and is improved with one (1) commercial building constructed in _____. This portion of the Property has access to and from London-Groveport Road and effectively functions as its own parcel of real property. The commercial building is currently occupied by a company that stores, installs, and repairs residential and commercial doors. Applicant desires to permit these uses over the portion of the Property south of Plum Run and to allow for the future conversion of the building to an automobile storage and repair facility. The future facility is more of a hobby for the Applicant and his son and will have minimal, if any, outside business.

The 4.2 +/- acre portion of Franklin County Auditor Tax Parcel Id. No. 160-002486 (6569 Jackson Pike) located north of Plum Run is improved with a pole barn, storage shed, and new single-family dwelling. The single-family dwelling is permitted under the Property's current S, Suburban Residential District, zoning classification. Applicant desires to permit the one (1) single-family dwelling and to use this portion of the Property for the enclosed and outdoor storage of trucks and construction equipment/materials. Applicant shall install a chain link fence with vinyl slats to screen the Property from the adjacent residential property located at 986 London Groveport Road. A portion of this area will also be dedicated to agricultural uses (nursery), as depicted on the Development Plan dated _____ (the "Development Plan").

The 1.35-acre portion of the Property known as 6575 Jackson Pike, Franklin County Auditor Tax Parcel Id. No. 160-002874, is included with this rezoning because it provides access to and from Jackson Pike to a portion of 6569 Jackson Pike (4.2 +/- acre portion of the Property). The Property is improved with a single-family residence and a garage that is next to, and complements, the adjacent commercial operations on the Property. The property owner's son leases the commercial operations over the 4.2 +/- acre portion of the Property and desires to make this a comprehensive rezoning. This parcel will continue to be used for residential uses while providing access to the commercial facilities.

Permitted Uses

Applicant is requesting to permit the following uses on the Property, as depicted on the Development Plan and included with this rezoning application:

- Storage and repair of commercial and residential doors;
- General office space;
- Nursery;
- Enclosed and open storage of commercial trucks;
- Enclosed and open storage of construction equipment/materials; and

- Single-family residential.

Statement in Support

Applicant's request to rezone the Property supports the general welfare of the Township by efficiently and reasonably using unique property in a manner that will not interfere with the enjoyment of nearby property owners. The Property is unique because it is split by Plum Run and effectively functions as two (2) parcels that have access to different public roads. Each "parcel" is unique because it either lacks frontage on a public road or is too small to reasonably develop with residential uses. This rezoning request is similar in nature to the recently approved EU, Exceptional Use, rezoning for the property located at 890 London Groveport Road. 890 London Groveport Road is improved with one (1) single family residence and a large structure used for a small landscaping business. The recent rezoning permitted the storage of vehicles and equipment inside the structure, outside storage of vehicles and landscaping materials, and parking for employees. Applicant's proposed uses on the Property match the character of 890 London Groveport and the numerous other small businesses operating behind single-family homes in Jackson Township.

Approving the rezoning will support a small, local business that involves multiple township residents. _____ Yokum, the son of two (2) of the Property owner's, leases the commercial operations on the Property and desires to keep the operations near his family's home. Applicant is not proposing to install any new buildings or structures on the Property and simply desires to legitimize the existing layout and to continue operations. The proposed uses are private in nature and will not attract customers, significant employees, or traffic. Finally, the Property is naturally screened by a significant number of trees and Plum Run. With that said, Applicant will install a privacy fence to ensure there is no detriment to the adjacent residential property.