

**Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio  
Case #ZON-10-17  
(Economic Development & Planning)**

**WHEREAS**, Case #ZON-10-17: The owner is Rylee, Ltd. The applicant is Jeff Wooddell. Requesting to rezone from the Select Commercial Planned District (SCPD) district to the Neighborhood Commercial (NC) District; and

**BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:**

**Section 1.** That the action of the Franklin County Rural Zoning Commission is hereby sustained and the application of Jeff Wooddell (Applicant), 3571 West Broad Street, Columbus, Ohio, 43229 being application no. ZON-10-17 hereby is conditionally approved with the following conditions:

1. A certificate of zoning compliance must be received from the Franklin County Economic Development and Planning Department.
2. A minimum of 20 percent of the property must be landscaped open space as required by the Franklin County Zoning Resolution.
3. The applicant must install green belts along the frontage of the property at a full 15 feet as required by code for areas not affected by the location of the existing building. For those areas affected by the location of the existing building, the width of the greenbelt may be reduced as necessary. Should the existing building ever be removed, the green belt requirement of the Franklin County Zoning Resolution must be met as written.
4. The entrance along West Broad Street must be permanently closed as required by the Ohio Department of Transportation. The only entrance to the property will be via Volney Avenue.
5. The parking lot must be striped with a minimum of 12 parking spaces as required by the Franklin County Zoning Resolution.
6. The applicant has six (6) months from the date of approval to complete these conditions.
7. The existing chain link fence must be removed pending approval from the Ohio Department of Transportation (ODOT).

SCF

Cc: Franklin County Economic Development and Planning Department