

**Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio  
Case #ZON-12-01(Economic Development & Planning)**

**WHEREAS**, Case #ZON-12-01 The owner/applicant is Educational Service Center of Central Ohio. The request is to rezone from the Rural District to the Select Commercial Planned District (SCPD).

**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 Educational Service Center of Central Ohio (Applicant), 2025 and 2037 Stelzer Road (Parcel #191-002679 & 191-002680), Columbus, Ohio, 43219 being application no. ZON-12-01 hereby is conditionally approved with the following conditions:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to any earth disturbing activities.
2. The applicant must receive all required permits and approvals from the Ohio Environmental Protection Agency prior to any earth disturbing activities.
3. The applicant, under direction of the Franklin County Soil and Water Conservation District, shall install soil and erosion control measures, in accordance with an approved soil and erosion control plan, prior to any earth disturbance and/or removal of vegetation.
4. The applicant must obtain all required approvals from the city of Columbus for work to be performed on the 2080 Citygate Drive property in conjunction with this proposal.
5. The applicant shall complete tree removal on site within the time period of October 1 and March 31. No tree removal shall be permitted outside of this time period unless approved by the US Fish and Wildlife Service.
6. The applicant shall coordinate with the Franklin County Soil and Water Conservation District to visibly mark all trees and vegetation on site to be preserved, in accordance with the approved tree clearing plan, prior to any earth disturbing activities. All trees and vegetation outside of the area of disturbance shall be preserved.
7. All areas disturbed shall be seeded and/or vegetated immediately following construction.

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8. The applicant must obtain a temporary construction easement from the adjacent property owner to the west (2120 Citygate Drive) to allow installation of the storm water outlet.
9. The applicant, under consultation of the city of Columbus, Franklin County Engineer's office and Franklin County Soil and Water Conservation District, shall incorporate the use of a rock swale, level spreader or similar practice to outlet the treated storm water into Powell, Keim, & Krumm Ditch.
10. The applicant shall coordinate with the Franklin County Public Health Department to ensure that the well and septic systems serving the homes at 2025 and 2037 Stelzer Road are properly abandoned prior to issuance of a Certificate of Zoning Compliance.
11. The applicant shall landscape the site in accordance with the approved landscape plan. All landscaping shall be maintained in good condition at all times. All diseased or dead plants shall be replaced within one (1) year.
12. The applicant shall combine tax parcels 191-002679 and 191-002680 prior to applying for zoning compliance.
13. The applicant shall coordinate with the Mifflin Township Fire Department to ensure that a demolition permit is applied for and received prior to conducting the controlled burn on both single-family homes. Both homes and all debris on site shall be removed within six (6) months of the date of approval.

DAH

Cc: Franklin County Economic Development and Planning Department