

**Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio
Case #ZON-14-01 (Economic Development & Planning)**

WHEREAS, Case #ZON-14-01: The applicant is JC Lasmanis. The owner is Paul J. Kunzen, Jr. The agent is Jackson B. Reynolds, III. The request is to amend an existing 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 JC Lasmanis (Applicant), 1783 N. Hague Avenue (Parcel #140-002383), Columbus, Ohio, 43204 being application number ZON-14-01 hereby is approved with the following conditions:

1. The applicant shall apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant shall apply for and receive approval of a Building Permit from the Franklin Township Building Department for the proposed expansion.
3. The applicant shall obtain all required permits and inspections from the Franklin Township Fire Department.
4. The landscaping intended to screen the parking areas must achieve a height of six (6) feet within two (2) years and maintain a minimum opacity of sixty percent (60%) or more as provided in Section 420.034(16) of the Franklin County Zoning Resolution. The development plan shall be updated to reflect the exact species to be used of all landscaping prior to the issuance of a Certificate of Zoning Compliance. All plantings shall be native species only and selected in consultation with the Franklin Soil and Water Conservation District.
5. Any landscaping proposed in the public right-of-way must be approved by the Franklin County Engineer's Office. The development plan must be updated to reflect the exact species of plants and the maximum height allowed prior to the issuance of a Certificate of Zoning Compliance.
6. The applicant shall plant all landscaping within six (6) months of approval. All landscaping shall be maintained as required under the SCPD district regulations.

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7. The applicant shall update the development plan to include the type, height and location of the screening to be used to screen the proposed indoor or outdoor storage area.
8. The applicant shall install a bike rack, in accordance with Section 670.0814 (Smart Growth Overlay) of the Franklin County Zoning Resolution. The type and location of the bike rack shall be included on the development plan prior to the issuance of a Certificate of Zoning Compliance.
9. The applicant shall incorporate a stormwater best management practice (BMP), consistent with the Scioto-Franklin Neighborhood Plan, to offset the increase in impervious surface created by the proposed building expansion. Details concerning the location, size and type of BMP shall be incorporated on the development plan and approved in consultation with the Franklin Soil and Water Conservation District prior to the issuance of a Certificate of Zoning Compliance.
10. The applicant shall coordinate with the Franklin County Public Health Department to ensure that the proposed building expansion will not impact the existing on-site wastewater treatment system. The applicant shall include details concerning the location, type and size of all components of the existing wastewater treatment system on the development plan and any changes to the system must be approved by the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance.
11. The hours of operation of any use on the site are limited to between 6 a.m. and 11 p.m.
12. The Franklin County Prosecutor's Office is consulted to ensure that the request does not conflict with the consent decree authorized by the Franklin County Board of County Commissioners (Resolution No. 0068-13) as a result of a lawsuit filed by the Sierra Club of Central Ohio. A written opinion shall be required prior to the issuance of a Certificate of Zoning Compliance.

DAH

Cc: Franklin County Economic Development and Planning Department