3. APPLICATION: Z17-053
Location: 2090 FRANK ROAD (43223), being 11.3± acres located on the north side of Frank Road, 735± feet east of Harrisburg Pike (140-001706; Southwest Area Commission).

Existing Zoning: R, Rural District (Annexation Pending).
Request: CPD, Commercial Planned Development District.
Proposed Use: Forensic science center and morgue.
Applicant(s): Franklin County Board of Commissioners; c/o Kenneth Wilson, County Administrator; 373 South High Street, 26th Floor; Columbus, OH 43215.
Property Owner(s): Commissioners of Franklin County; 373 South High Street; Columbus, OH 43215.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

- The 11.3± acre site consists of a single parcel, previously developed with an elementary school, currently undergoing annexation from Franklin Township, and having the R, Rural District zoning designation from said township. The applicant is requesting the CPD, Commercial Planned Development District which is not comparable to the township zoning, but is necessary for the proposed development of a forensic science center and morgue for Franklin County.

- The site is bordered to the north by single-unit dwellings in the R-2, Residential District. To the south, east and west are single-unit dwellings and small businesses in the Franklin Township’s R, Rural and R-24, Suburban Apartment Residential districts.

- The site is located within the boundaries of the Southwest Area Plan (2009), which recommends “institutional” uses for this location.

- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for disapproval, due to a split vote (3 – 3).

- The CPD text includes use, setback, height, access, parking, screening, landscaping, and site plan commitments. Variances to reduce minimum parking, screening, landscaping, building setback, and maneuvering requirements are also included within the text.

- The Columbus Thoroughfare Plan identifies Frank Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.
CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested CPD, Commercial Planned Development District would permit the development of a forensic science center and morgue for Franklin County on the site. Staff considers this development compatible with the recommendations of the Southwest Area Plan for institutional uses on the site as I, Institutional uses are committed to in the CPD text.
Z17-053
2090 Frank Road
Approximately 11.3 acres
R (Annexation Pending) to CPD
SITE

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COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development
PROPERTY ADDRESS: 2090 Frank Road, Columbus, Ohio 43223
OWNER: Franklin County, Ohio
APPLICANT: Franklin County Commissioners
DATE OF TEXT: 11-20-17
APPLICATION:

1. **INTRODUCTION:** 2090 Frank Road, located just east of the intersection of Harrisburg Pike and Frank Road, is the site of the former Harmon Elementary School. The parcel was recently annexed to the City of Columbus from Franklin Township. The property is just south and immediately adjacent to a residential subdivision of approximately 14.73 acres located within the City of Columbus and zoned R-2 Residential. Parcels to the east and to the west of the subject property are currently zoned residential and located within Franklin Township. The site is currently vacant and has been sown with a grass seeded landscape treatment throughout. The rezoning will permit, subject to this zoning text, construction of the new Forensic Science Center for Franklin County. Additionally this building will serve as the official office of the County Coroner and will provide services to the City of Columbus and other incorporated and unincorporated areas of Franklin County.

2. **PERMITTED USES:** The current intended use for the subject site shall be a Forensic Science Center and the County Morgue and supporting parking lot. In the event the subject building is no longer used as designated, other permitted uses shall include those identified in Chapter 3349 l, Institutional Use District.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text the applicable development standards are contained in Chapter 3349 l, Institutional Use District of the Columbus City Code.

   A. **Density, Height, Lot and/or Setback Requirements:**

      1. Building setbacks along Frank Road shall be a minimum of 50 feet.
      2. Parking setbacks abutting the adjacent residential properties shall be a minimum of 15 feet.
      3. The building side yard setbacks shall be a minimum of 50 feet.
      4. The rear yard setback shall be a minimum of 50 feet.
      5. No structure shall be more than 40 feet in height, apart from portions of the building which may extend higher as provided in Code 3309.142(A). For purposes of this section the building will include self-contained strobic exhaust fans which will extend vertically approximately 16 feet beyond the top of the architectural elements and as such meet the requirements outlined as referenced in Code 3309.142 (A).

   B. **Traffic-Related Commitments:**

      1. The project shall utilize the two existing curb cuts located within the public ROW on Frank Road.
      2. There are currently sidewalks located along Frank Road. If required, wheel chair ramps at existing curb cuts shall be installed per ADA specifications.

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3. Parking shall be provided as indicated on the attached Site Plan. The number of spaces required include a total of 27 spaces (25 standard and 2 ADA spaces) for the general public and a total of 74 spaces (71 standard spaces and 3 ADA spaces) for staff and overflow parking. One (1) secured parking space is located within the sally port for the Franklin County Coroner.

C. Buffering, Landscaping, Open Space and/or Screening Commitments:

1. The project shall align with the requirements of 3321.09 as relates to screening of said development from any preexisting / residential uses. The intended implementation of said standards are identified as follows:

   a. A landscaped buffer (as depicted on the attached plan) will be installed along the western boundary to provide screening for the staff parking and along the southern perimeter of the public parking areas adjacent to the Frank Road frontage.

   b. Additional trees and landscaping will be added along the north western edges of the property.

2. Additional ornamental type landscaping will be included as follows:

   a. In alignment with the south public entry, Qty. (2) ornamental trees and the west - staff entry, Qty. (3) ornamental trees and (1) specimen grade street tree.

   b. A landscape hedge along a portion of the mechanical yard on the east side of the building, Qty. 15, deciduous shrubs.

D. Building Design and Interior-Exterior Treatment Commitments

N/A

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments:

All exterior dumpsters will be located within a waste and recycling enclosure in alignment with City of Columbus standards (3321.01) in regards to architectural fence type screening/gates. In addition, the use of exterior perimeter landscape screening as depicted on the attached plan will also be implemented.

F. Graphics and/or Signage Commitments:

All graphics and signage shall comply with the Graphics Code, Article 15 of the Columbus City Code as it applies to I, Institutional Use District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous:

The subject site shall be in accordance with the attached Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the Site Plan shall
be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

**H. CPD Criteria:**

1. **NATURAL ENVIRONMENT.**  
   
   This property will be redeveloped with a Forensic Science Center / Coroner Office, maintaining the access configuration unless otherwise approved, and perimeter landscaping and other buffering treatment commitments. The use will not be detrimental in any way but rather is an appropriate land use at this location and will not have any off-site impacts beyond its current zoning entitlement.

2. **EXISTING LAND USE.**  
   
   The existing land is zoned R, Rural (Franklin Township). The current site condition reflects a grass covered lawn, free of any of the man-made structures and features as were associated with the previous K-6 facility.

3. **TRANSPORTATION AND CIRCULATION.**  
   
   There will be direct vehicular access to the site via (2) existing curb-cuts from Frank Road. No modification is proposed by this applicant. There is adequate circulation both from adjacent roadways and on the site around the building.

4. **VISUAL FORM OF THE ENVIRONMENT.**  
   
   The existing uses / zoning of the surrounding property are as follows:
   - North: Single Family development zoned Residential, R2 (City of Columbus)
   - East: Combination of Single Family development zoned Residential R2 & R24 (City of Columbus) and Suburban Apartment Residential (Franklin Township).
   - South: Smart Growth Overlay – Franklin County; Combination of R – Residential, Rural and Suburban Apartment Residential. (Franklin Township).
   - West: Smart Growth Overlay - Franklin County, R - Residential & LI - Limited Industrial (SR 62, Harrisburg Pike), and R – Residential, Rural, (Frank Road). Franklin Township.

5. **VIEW AND VISIBILITY.**  
   
   The site is visible along the north side of Frank Road. The proposed development will not with any great significance, alter the existing aesthetic as had been presented by the previously in-place, 70 year old K-6 School facility.
6. PROPOSED DEVELOPMENT.

The proposed development is redevelopment of a former K-6 school site with public access/parking as well as a controlled parking/service zone and an associated enclosed delivery sallyport, appropriate along this portion of the Frank Road mixed use corridor.

7. BEHAVIOR PATTERNS.

This rezoning will not significantly alter the existing behavior patterns for the property, or for its surroundings.

8. EMISSIONS.

No adverse emissions will occur as a result of this development.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

Signature: ____________________________

Date: 1/31/15
This email is to confirm that the Southwest Area Commission heard this application at our January 17, 2018 meeting. We have nine Commissioners currently and only six were in attendance. After a lengthy discussion David Kerr made a motion to support the application, I seconded the motion. The Commission voted with a 3 to 3. Liz Reed supported the motion as well.

Commissioners who voted against the application were asked to provide reasons. He record. Felisa Jenkins indicated that she wants something family friendly in that community space and stated that she didn’t feel the neighbors were given notice to participate. *I reminded the Commissioners that I mailed notice to all property owners within 125 feet of the parcel as the City will provide similar notice at the Development Commission stage and City Council. There were no property owners in attendance. Since the meeting I have received one call from a neighbor, she was supportive, she just wanted to know what the building would look like. Felisa stated that silence from the neighbors is not an okay. Barbara indicated that she is afraid of sewer issues wants to ensure that this building will not cause additional problems. Don Parsons stated that sewer number 8 constantly overflows and doesn’t want to add when the sewer is already over capacity. He stated that, we’re under attack with recycling and trying to clean it up. He also wants sidewalks Frank Road to all the way to Berliner Park.

I reminded the other Commissioners that our job was to consider this application relative to land use and not ancillary concerns that are not based in presented facts.

I personally would like to address the Development Commission as well as City Council to demonstrate our support for this project in our community.

Please let me know if I can provide additional information.

Thank You,

Stefanie Coe
Chair, Southwest Area Commission
614.519.0436