

May 12, 2026

Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case ZON-26-01. (Economic Development & Planning)

WHEREAS, Case ZON-26-01 applicant, Jack B Reynolds III on behalf of owner Sienna Rose, LLC, requested to rezone 1877 and 1878 Kenny Road, Franklin County Auditor parcel numbers 130-002621 and 130-001681, from the Limited Industrial (LI) district and the Restricted Urban Residential (R-8) district, respectively, to the Select Commercial Planned District (SCPD); and

WHEREAS, on April 8, 2026, the Franklin County Planning Commission recommended,

1. Conditional approval of the proposed rezoning of 1877 Kenny Road with the following conditions:
 - a. Applicant revise development plan and text to identify an area for future parking lot expansion on the development plan prior to consideration by the Franklin County Board of Commissioners.
 - b. Prior to initiation of any car washing activities, the applicant shall demonstrate to the satisfaction of FSWCD and the City of Columbus water/sewer that the method of disposal of grey water generated from washing activities will be properly disposed.
2. Denial of the proposed rezoning of 1878 Kenny Road; and

WHEREAS, on April 16, 2026, the Franklin County Rural Zoning Commission recommended,

1. Conditional approval of the proposed rezoning of 1877 Kenny Road with the following conditions:
 - a. Prior to initiation of any car washing activities, the applicant shall demonstrate to the satisfaction of FSWCD and the City of Columbus water/sewer that the method of disposal of grey water generated from washing activities will be properly disposed.
2. Conditional approval of the proposed rezoning of 1878 Kenny Road with the following conditions:
 - a. The parking lot on the property of 1878 Kenny Road shall be developed to meet parking standards of Section 531 of the FCZR and applicable stormwater/drainage requirements of the FCEO.

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- b. The parking lot on the property of 1878 Kenny Road shall meet screening and buffering requirements for a parking lot per Section 521.17 of the FCZR, including increasing 3 ft shrubs to 3.5 ft, and adding additional vegetation along Kenny Rd.
- c. A traffic study meeting the County Engineer's Office requirements shall be provided for to include this parcel (PID# 130-001681) with future uses; and

WHEREAS, on May 12, 2026, the Board of Commissioners held a public hearing in accordance with the requirements of Ohio Revised Code Section 303.12 and voted to adopt the recommendation of the Rural Zoning Commission at such hearing; now, therefore,

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

1. That the recommendation of the Franklin County Rural Zoning Commission is hereby adopted and the application of the applicant Jack B Reynolds III on behalf of the owner Sienna Rose, LLC, (ZON-26-01), to rezone 1877 and 1878 Kenny Road, being Franklin County Auditor parcel numbers 130-002621 and 130-001681, respectively, from the Limited Industrial (LI) and the Restricted Urban Residential (R-8) districts to the Select Commercial Planned District (SCPD) is hereby approved.
2. The rezoning approved by the Board of Commissioners as described in this Resolution shall become effective 30 days after May 12, 2026.

Prepared by: Austin Workman



Property Information

Site Address: 1877, 1878 Kenny Rd, Columbus OH
Parcel ID(s): 130-002621-00
Total Acreage: 1.023 acres Township: Clinton Twn

Property Description

Acres to be rezoned: 1.023 acres
Current Land Use: Floral shop
Surrounding Land Uses:
North: Kinnear Rd
South: Kenny Rd apartment
East: Kenny Rd
West: Post foundation-education center

Rezoning Request

Current Zoning: LI
Proposed Zoning: SCPD

Proposed Land Use: Auto detailing services conducted indoors and no mechanical or body shop work
Purpose for Request:

The purpose of this rezoning request is to allow for a low-impact commercial service use that is more appropriate for the site than permitted industrial zoning. Auto detailing generates less noise, traffic, and environmental impact than industrial uses and supports local employment and small business development.

Staff Use Only

Case # 201-20-01
Date Filed: 1/13/26
Fee Paid: \$1,100
Receipt # 26-00102
Received By: Karla J.
Technical Review Date: 1/27/26
Big Darby Panel Date: N/A
Planning Commission Date: 2/11/26
Rural Zoning Commission Date: 2/19/26
Commissioners Date: 3/10/26

Checklist

- Fee Payment (checks only)
- Completed Application
- Notarized Affidavit
- Legal description of property
- Location/Area map
- Water/Wastewater information
- Development Plan (if a planned district request)

Water & Wastewater

- Water Supply
- Public (Central)
 - Private (On-site)
 - Other

Wastewater Treatment

- Public (Central)
- Private (On-site)
- Other



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning

Page 2



Property Owner Information

Name:

Address:

Phone #

Fax #

Email:

Applicant Information

Same as property owner

Name: Jackson B. Reynolds, III

Address: Smith & Hale LLC

172 E. State Street, Suite 550

Columbus, OH 43215

Phone # (614) 221-4255 x15

Fax # (614) 221-4409

Email: JReynolds@smithandhale.com



ZON-26-01

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



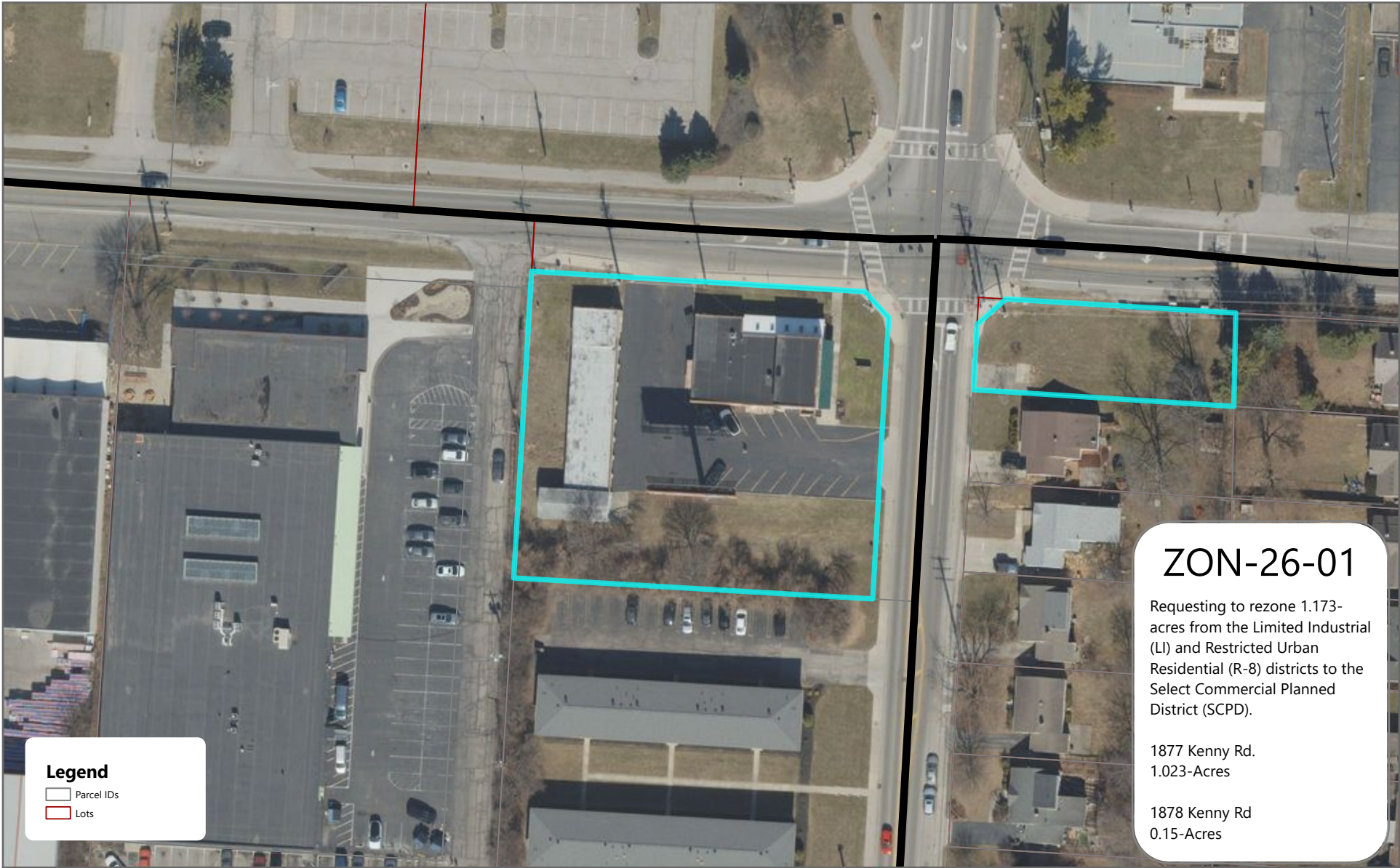
Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

2026



0 150 300
Feet



Legend

- Parcel IDs
- Lots

ZON-26-01

Requesting to rezone 1.173-acres from the Limited Industrial (LI) and Restricted Urban Residential (R-8) districts to the Select Commercial Planned District (SCPD).

1877 Kenny Rd.
1.023-Acres

1878 Kenny Rd
0.15-Acres



ZON-26-01



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

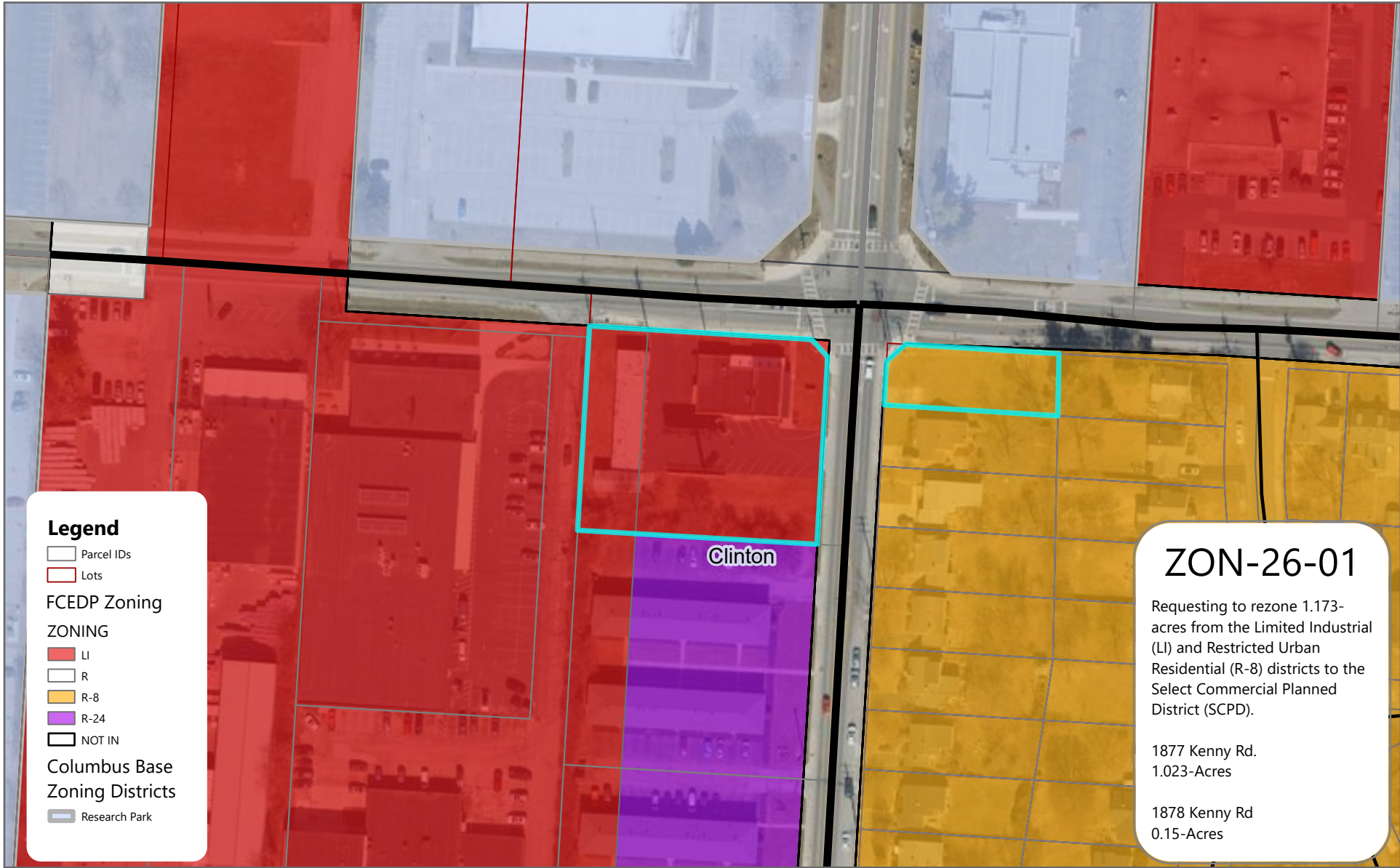


2026

0 50 100

Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Legend

- Parcel IDs
- Lots

FCEDP Zoning

ZONING

- LI
- R
- R-8
- R-24
- NOT IN

Columbus Base Zoning Districts

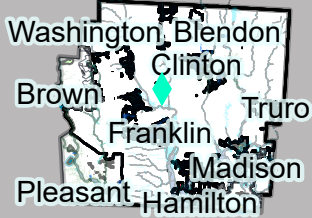
- Research Park

ZON-26-01

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1.023-Acres

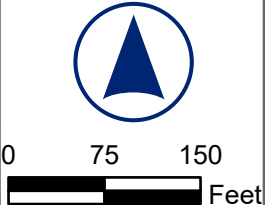
1878 Kenny Rd
0.15-Acres



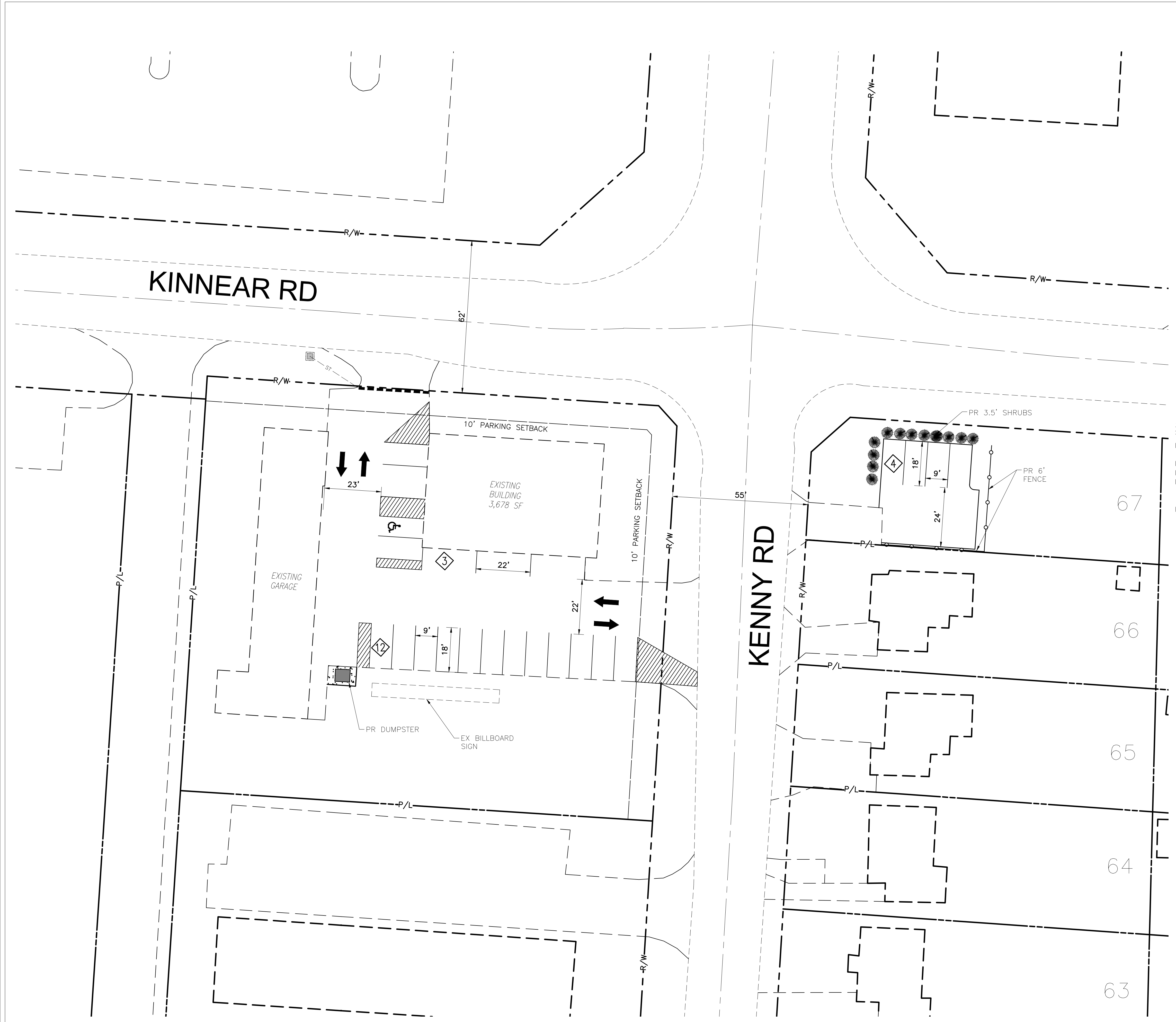
ZON-26-01



2026

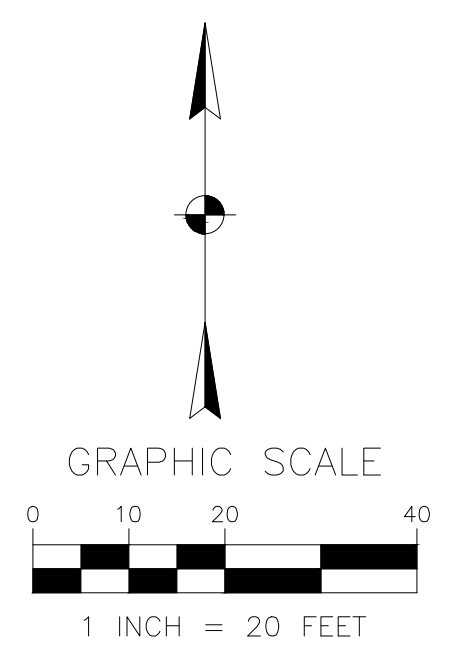


Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



ENGINEER/SURVEYOR
 V3 COMPANIES
 550 POLARIS PARKWAY, STE. 250
 WESTERVILLE, OHIO 43082
 PHONE: 614-323-8183
 CONTACT: STEVE FOX, PE
 E-MAIL: SFOX@V3CO.COM

SITE DEVELOPMENT INFORMATION
 TOTAL EXISTING SITE AREA: 1.02 AC. +/-
 PID: 130-002621
 PROPERTY OWNER: SIENNA ROSE LLC
 EXISTING PROPERTY ZONING: LIMITED INDUSTRIAL (LI)
 PROPOSED PROPERTY ZONING: SELECT COMMERCIAL PLANNED DISTRICT (SCPD)
 PARKING: EATING/DRINKING ESTABLISHMENT (175 SF)
 3,678 SF/75 = 49.04 REQUIRED
 18 PARKING SPACES PROVIDED



PROJECT NO.: #####	PROJECT MANAGER: SF	DESIGNED BY: SF	DRAWN BY: CM	OHIO	CLINTON TOWNSHIP	S02	1877 KENNY RD	ZONING SITE PLAN	REVISIONS	
									NO.	DATE
ORIGINAL ISSUE DATE: 3/17/2026										

550 Polaris Parkway,
 Suite 250
 Westerville, OH 43082
 614.761.1661 phone
 www.v3co.com

DRAWING NO.
1/1

SELECT COMMERCIAL PLANNED DISTRICT
(SCPD)
CLINTON TOWNSHIP
1877 KENNY ROAD
SIENNA ROSE LLC PROPERTY
ZON No. 26-01

BACKGROUND:

The subject property is located on the southwest corner of Kenny Road and Kinnear Road, next to single family homes to the east, industrial to the west, apartments to the south and academic uses to the north. The property is currently zoned Limited Industrial and has two (2) existing commercial buildings, a parking lot, and a billboard. The proposed SCPD will allow the expansion of neighborhood type business to locate on the property.

The existing site has a one 3,700 square foot commercial building and one storage building (nine (9) doors). The property is zoned Limited Industrial (L-I) and the owner is seeking to rezone to allow auto detailing (SIC 7542 b) as a permitted use as well as a variety of other neighborhood friendly uses so the owner can lease to users that would be supported by neighboring properties rather than the uses listed in the Limited Industrial (L-I) district.

PERMITTED USES:

The property shall be used for restaurant, retailing activities, storage and office uses as is specifically set forth in Neighborhood Commercial district (NC) excluding conditional uses as listed in 325.031, the Suburban Office district (SO) and automobile detailing operation (SIC 7542 b). The automotive detailing services (that will be conducted on the back side of the main building) are interior/exterior detailing or cleaning, window tinting, vinyl wrapping. No auto repairs or body shop work will be performed at this site. Water containment mats will be used inside the building which contain the water and be sucked up with a water vacuum and disposed off site. Personal storage use (SIC 4225 in Franklin County Resolution Section) and the existing billboard shall remain onsite.

There are two (2) existing buildings on the site. One is the commercial structure and the other is a storage building, as these units will be rented out to the onsite tenants and to the public.

DEVELOPMENT STANDARDS:

Unless otherwise indicated in the submitted drawing or in the written text, the applicable standards for the site shall be those standards contained in Section 332.03 Community Service (CS) conditional use specifications of the Franklin County Zoning Resolution.

1. A thirty (30) foot wide front "greenbelt" and is located between the commercial building and Kenny Road and a eighteen (18) foot greenbelt is provided along Kinnear Road.

2. All lighting shall be directed downward. No lighting shall be directed outward from the buildings toward surrounding properties. Provided on site plan.

LIGHTING:

All wall lighting on the subject property that is visible from residentially used or zoned neighboring property shall be a cut-off type fixtures (down lighting) attached to the buildings.

SIGNAGE AND GRAPHICS:

- A. A freestanding sign and wall signage will be permitted on site and sized per zoning code.
- B. No off-premise graphics shall be permitted on-site, nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.
- C. The existing billboard will remain on the property.

ENVIRONMENTAL TREATMENT:

- A. No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.
- B. There shall be two (2) curb cuts allowed on this site, as permitted by the County Engineer's Office.

SITE PLAN:

- A. The property shall be used in accordance with the submitted site plan. The attached site plan illustrates where the building(s) and parking areas are located.
- B. Parking requirements shall be as shown on the site plan.

ARCHITECTURAL DESIGN:

All of the buildings are existing and no others are proposed for the site. The tallest building is 35'.

STORMWATER DRAINAGE:

Drainage and run-off from the proposed development shall not cause property damage to off-site areas and shall meet standards set by the Franklin County Engineer's Office.

SEWAGE DISPOSAL AND WATER SUPPLY:

The site utilizes centralize utilities supplied by the City of Columbus.

POLLUTION:

- A. Smoke: No smoke shall be emitted from any structure in the SCPD.
- B. Noise: The noise level shall be no greater than sixty (60) decibels at the lot line.
- C. Odor: No odorous gases or other obnoxious odor shall be permitted at any point beyond the SCPD boundary.
- D. Any trash or waste is removed from the site to an appropriate facility by the employees of the operation.

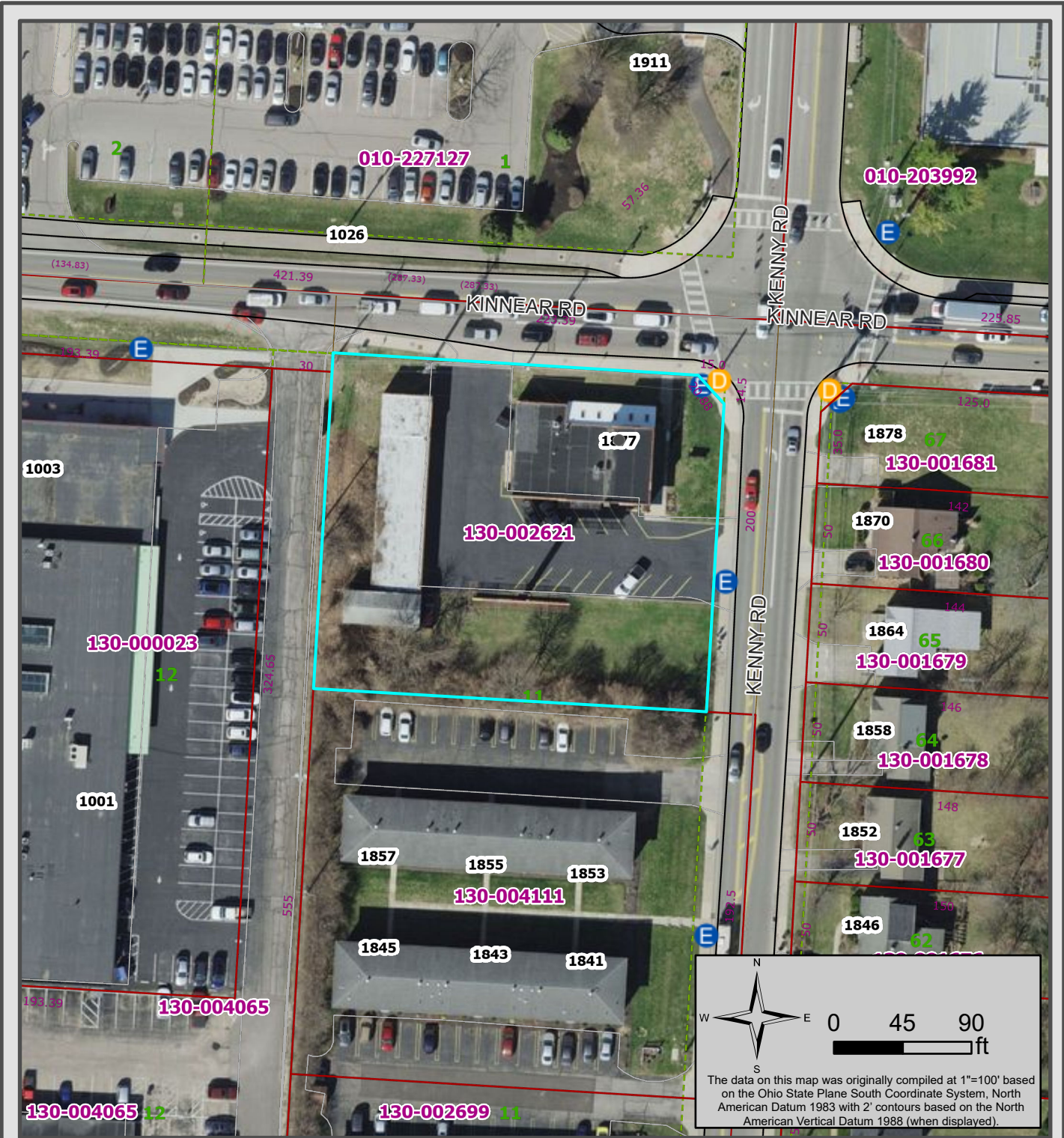
OUTSIDE STORAGE:

- A. No outside storage shall be permitted on the lot.

TRAFFIC & CIRCULATION:

1. The subject property shall have two (2) curb cuts which is shown on the Site Plan. Circulation within the subject property shall be in the area as indicated surrounding the commercial building. A traffic access study will be done by the applicant and submitted to the Franklin County Engineer for approval.
2. A waiver is included as a part of this application to reduce the parking requirements from 42 spaces to 18 spaces (Section 531.021 and 670.082 of the Franklin County Zoning Code). The owner currently owns 1878 Kenny Road which can provide up to four (4) parking spaces for employee use.

Jackson B. Reynolds, III
Attorney for _____
(614) 221-4255



The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).

Franklin County Auditor's Office Auditor

Michael Stinziano

Map Produced January 13, 2026



Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Appraisal Legend

Source: Franklin County Auditor & Engineer

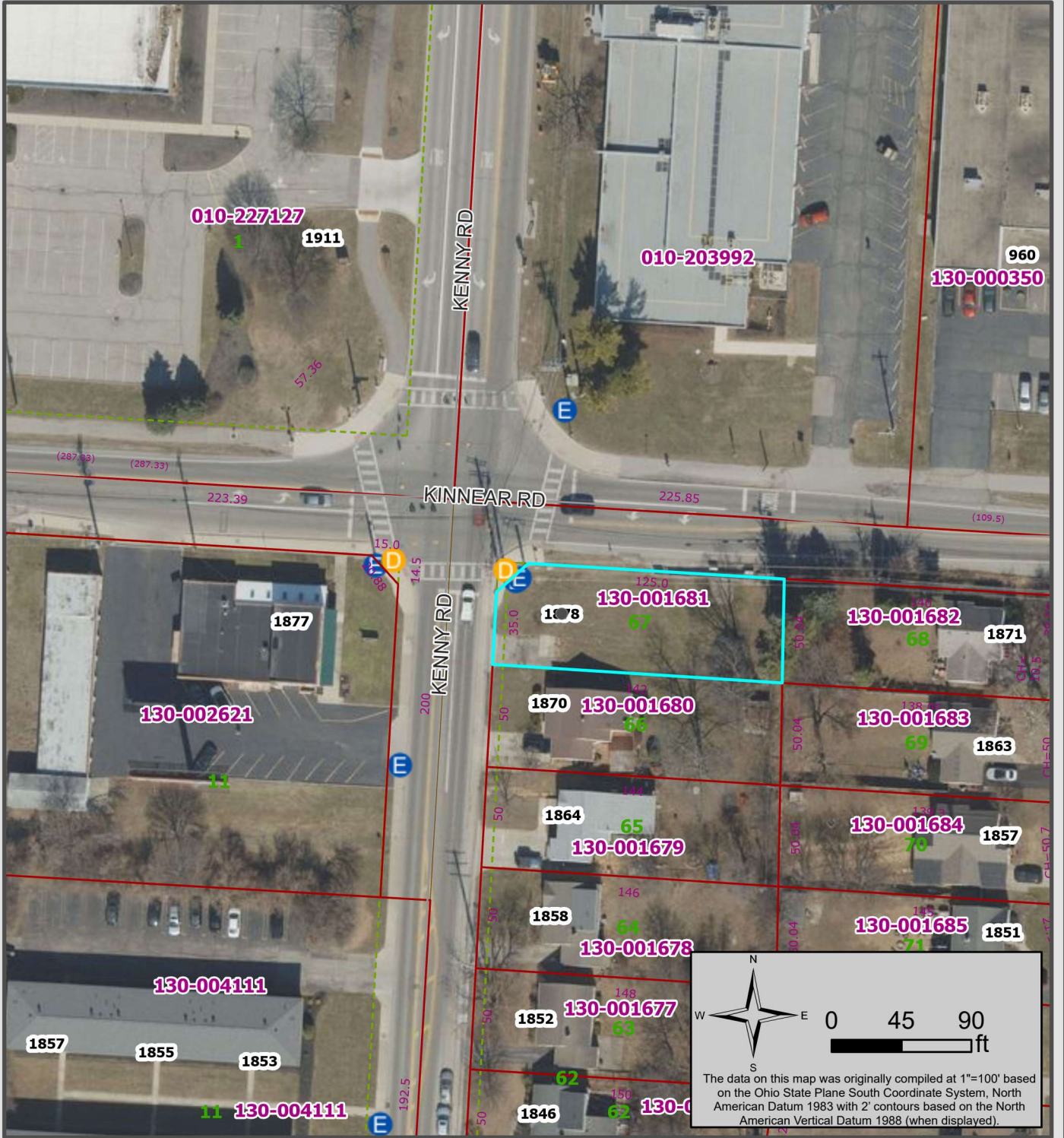
- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary

Topographic Legend

Source: OSIP - 2019 LIDAR Collection

- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary
- Spot Elevation
- Index Contour
- Intermediate Contour

The information on this map is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained herein. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



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Franklin County Auditor's Office Auditor

Michael Stinziano

Map Produced March 27, 2026



Planimetric Legend

Source: 2021 Aerial Photography

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- Roadway Centerlines
- Railroad Centerlines
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CODED NOTES

GENERAL NOTES

- REFER TO EXPANDED SYMBOL LEGEND FOR ADDITIONAL INFORMATION ON THE INDEX SHEET
- EXTERIOR PLAN DIMENSIONS ARE MEASURED TO FACE OF SHEATHING/FACE OF BLOCK/FACE OF CONCRETE/CENTER OF GRID LINE WHERE APPLICABLE
- INTERIOR PLAN DIMENSIONS ARE MEASURED TO FACE OF STUD/FACE OF BLOCK/FACE OF CONCRETE/CENTER OF GRID LINE WHERE APPLICABLE
- INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSION ARE TO BE LOCATED 4 1/2" OFF OF ADJACENT PERPENDICULAR WALL UNLESS OTHERWISE NOTED
- WINDOW AND DOOR OPENING DIMENSIONS W/ "R.O." REPRESENT ROUGH OPENINGS. MANUFACTURER TO ACCOUNT FOR SHIM SPACE.
- WINDOW AND DOOR OPENING DIMENSIONS ARE TO THE OUTSIDE OF OPENING. REFER TO CUT SHEETS FOR ROUGH OPENINGS. MANUFACTURER TO ACCOUNT FOR SHIM SPACE.
- PROVIDE ALL REQUIRED BLOCKING, FURRING, AND BACK FOR ANY WALL-MOUNTED FIXTURES, SHELVING AND ACCESSORIES.
- CONTRACTORS SHALL COORDINATE THE SIZE AND LOCATION OF ALL NEW M.E.P. ITEMS OR OPENINGS W/THE APPROPRIATE CONTRACTOR
- PLUMBING FIXTURES, SINKS, ELECTRIC WATER COOLERS, WATER CLOSETS, URINALS, ETC. ARE TO BE CENTERED W/CABINETS, PARTITIONS, AND FRAMED OPENINGS, U.N.O. ON ENLARGED PLANS / ELEVATIONS

PLAN LEGEND

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- NEW WALL ASSEMBLY
- EXISTING WALL ASSEMBLY
- SHEAR WALL REFER TO STRUCTURE
- DEMOLISHED WALL ASSEMBLY/ELEMENT
- INDICATES TYPE A UNIT IS BEING ILLUSTRATED
- NEW DOOR NUMBER "#"- REFER TO DOOR SCHEDULE (A6.00)
- EXISTING DOOR NUMBER "#"- REFER TO DOOR SCHEDULE
- NEW GLAZING ASSEMBLY "A"- SEE GLAZING ELEVATIONS
- EXISTING GLAZING ASSEMBLY
- INDICATES COLUMN LINE

ROOM SCHEDULE

LEVEL 1	COFFEE	152 SF
LEVEL 1	FOOD/PREP	251 SF
LEVEL 1	FRONT SITTING	500 SF
LEVEL 1	FUTURE TENANT	589 SF
LEVEL 1	GREENHOUSE	355 SF
LEVEL 1	HALLWAY	114 SF
LEVEL 1	MISC	23 SF
LEVEL 1	MISC	11 SF
LEVEL 1	REAR SITTING	599 SF
LEVEL 1	RESTROOM 1	46 SF
LEVEL 1	RESTROOM 2	55 SF
LEVEL 1	STORAGE	158 SF
LEVEL 1	VESTIBULE	25 SF
Grand total 15		2,877 SF
LEVEL 2	LIBRARY SITTING	604 SF
LEVEL 2	STORAGE	192 SF
Grand total 15		797 SF
Grand total 15		3,673 SF

ROOM SCHEDULE - OCCUPANCY

BUSINESS (B)	FOOD/PREP	251 SF
BUSINESS (B)	COFFEE	152 SF
BUSINESS (B)	HALLWAY	114 SF
BUSINESS (B)	RESTROOM 2	55 SF
BUSINESS (B)	RESTROOM 1	46 SF
Grand total 15		617 SF
SEATING (A-2)	FRONT SITTING	500 SF
SEATING (A-2)	REAR SITTING	599 SF
SEATING (A-2)	GREENHOUSE	355 SF
SEATING (A-2)	LIBRARY SITTING	604 SF
SEATING (A-2)	VESTIBULE	25 SF
Grand total 14		2,083 SF
STORAGE (S-1)	STORAGE	158 SF
STORAGE (S-1)	STORAGE	192 SF
STORAGE (S-1)	MISC	23 SF
STORAGE (S-1)	MISC	11 SF
Grand total 14		384 SF
Grand total 14		3,084 SF

5TH AVE COFFEE SHOP
TENANT IMPROVEMENT

1877 KENNY RD, COLUMBUS, OH 43212

DRAWING SET

- 1/24/2026
- PROGRESS
- FINAL COORDINATION
- BID
- PERMIT
- CONSTRUCTION

REVISIONS

- REVISIONS

SCALE

NOT FOR CONSTRUCTION

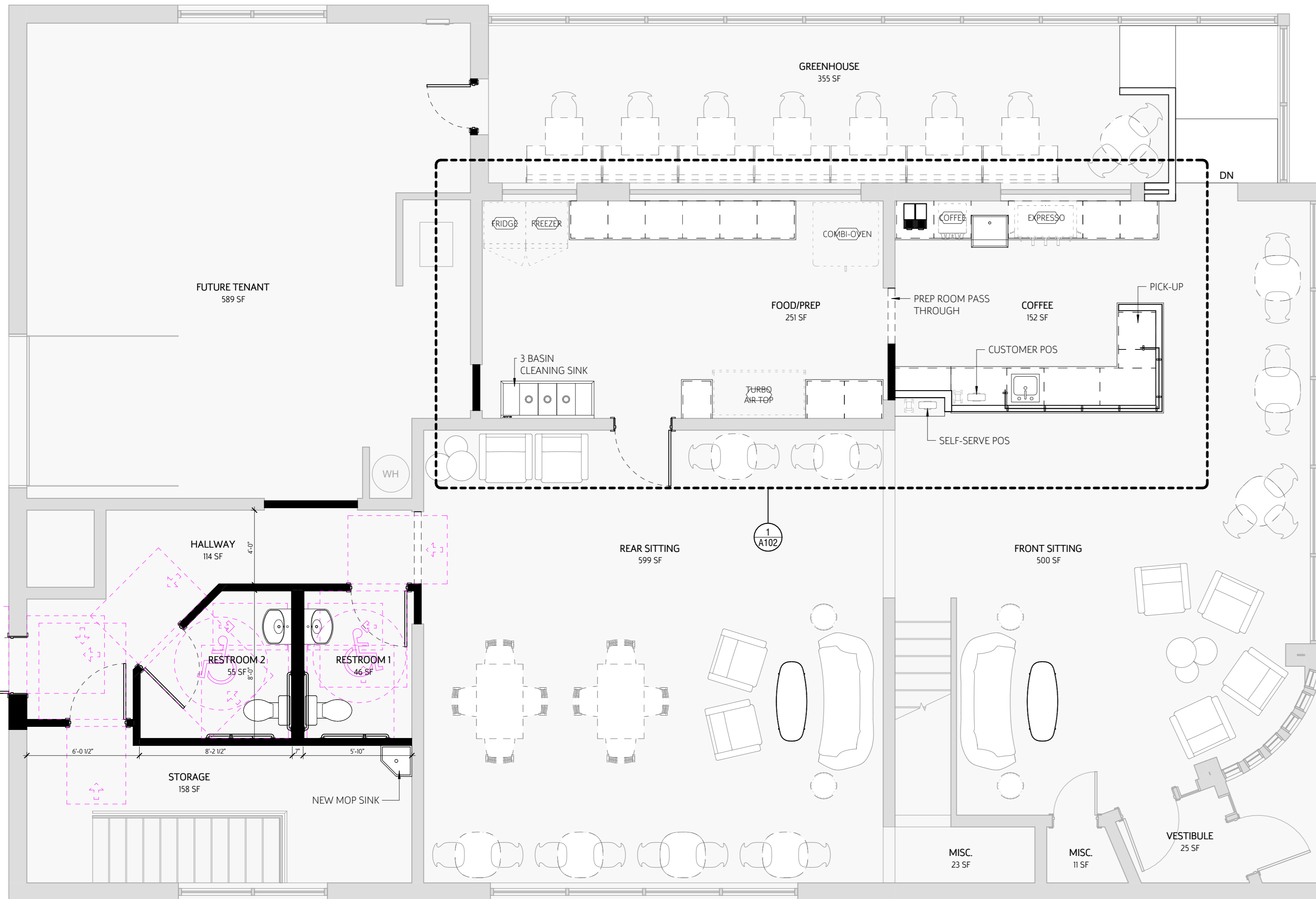
PROJECT NUMBER 024018

SHEET TITLE SCHEMATIC PLANS

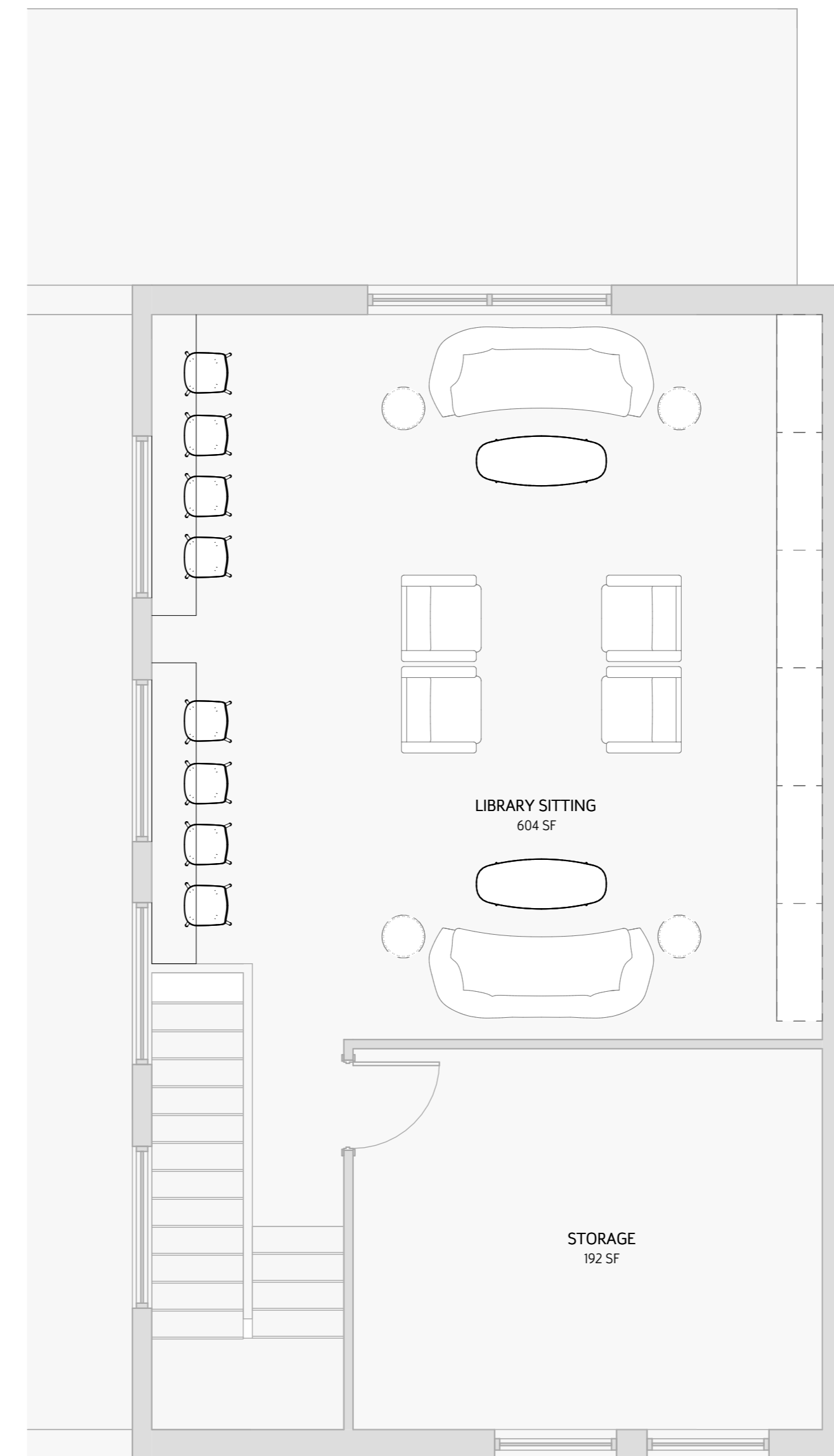
SHEET NUMBER

A

A101



1 LVL 1 PLAN - PROPOSED
SCALE 1/4" = 1'-0"



2 LVL 2 PLAN - PROPOSED
SCALE 1/4" = 1'-0"

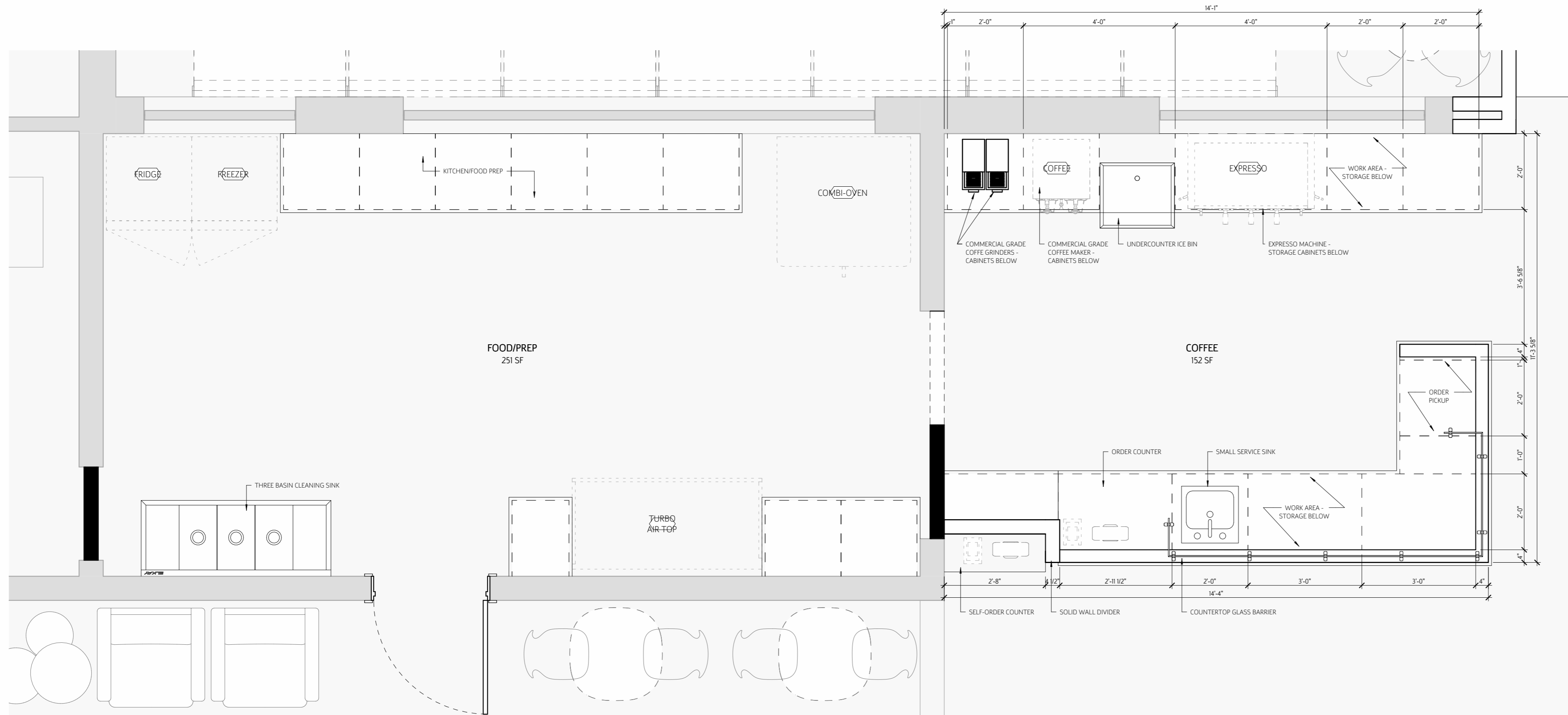
CODED NOTES

GENERAL NOTES

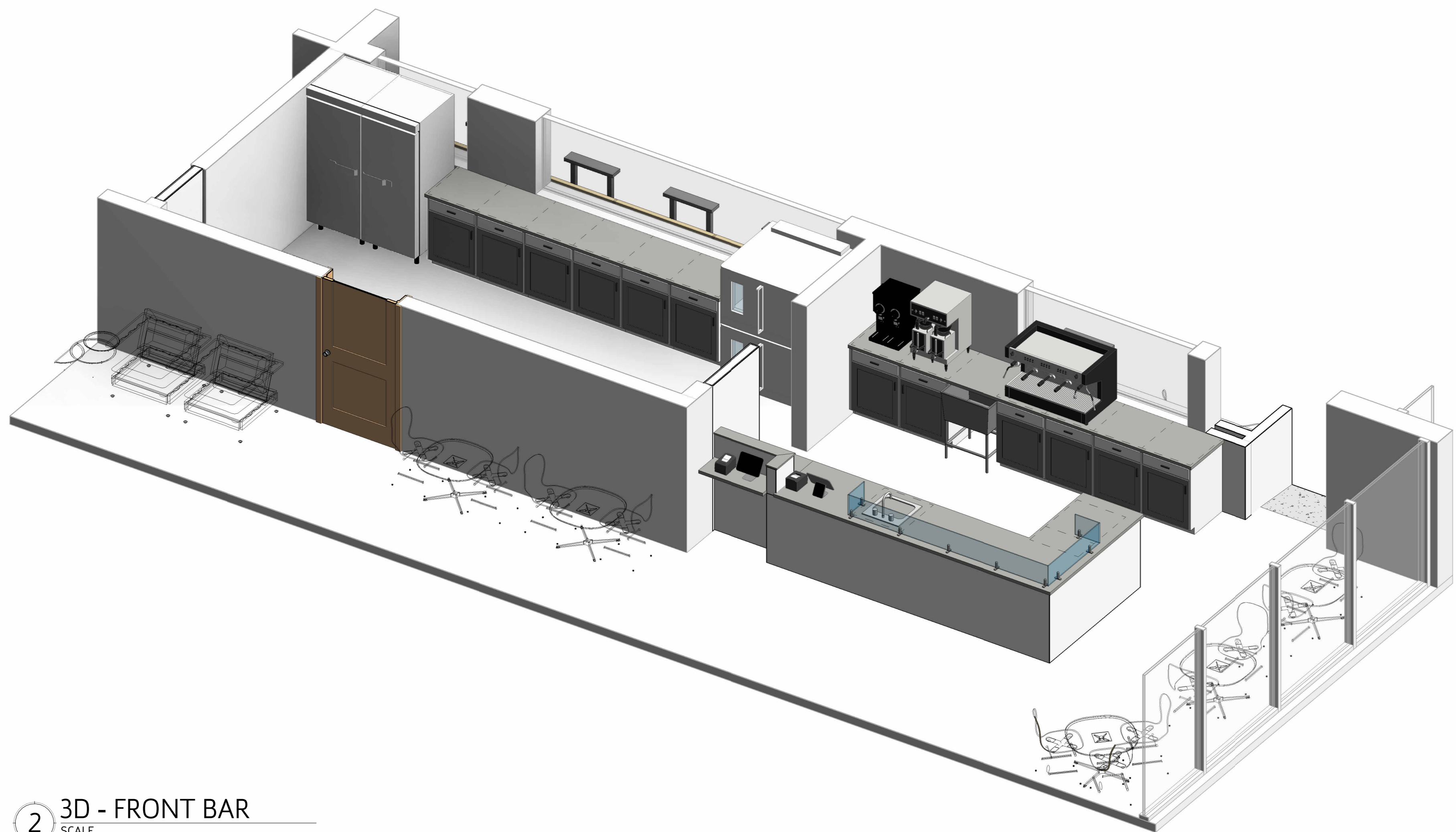
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- INDICATES COLUMN LINE



1 ENLARGED BAR PLAN
SCALE 1/2" = 1'-0"



2 3D - FRONT BAR
SCALE

5TH AVE COFFEE SHOP
TENANT IMPROVMENT
1877 KENNY RD, COLUMBUS, OH 43212

DRAWING SET

■	1/24/2026	PROGRESS
□		FINAL COORDINATION
□		BID
□		PERMIT
□		CONSTRUCTION

REVISIONS

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SEAL

NOT FOR CONSTRUCTION

PROJECT NUMBER 024018
SHEET TITLE ENLARGED BAR PLAN/DETAILS
SHEET NUMBER

A
A102