Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

MEETING AGENDA

FRANKLIN COUNTY RURAL ZONING COMMISSION

November 19, 2026 1:30pm

Michael J. Dorrian Building
369 South High Street
1st Floor
Commissioners' Hearing Room
Columbus, OH, 43215

1. **Call to order** (Chair)
   a. Roll call (Planning Assistant)
   b. Acknowledgement of quorum (Planning Assistant)
   c. Introduction of staff (Planning Administrator)

2. **Minutes of the October 22, 2026, meeting**
   a. Motion to approve minutes (Commission)
   b. Discussion of minutes (Commission)
   c. Vote by roll call to approve minutes (Planning Assistant)

3. **New business**

   i. **ZON-26-10**

   140-003010, 140-004361, 140-004363, 140-004362

Owner / Applicant	Union 911, LLC / Jack Reynolds
Township	Franklin
Site location	1945 Jackson Road
Acreage	3.26 Ac
Utilities	Private utilities
Current zoning	Limited Industrial (LI)
Request	Rezoning from Limited Industrial to Select Commercial Planned District

   a. Staff presentation (Staff)
   b. Township presentation
   c. Applicant presentation
   d. Motion to recommend approval (Commission)
   e. Discussion of recommendation (Commission)
   f. Vote by roll call to recommend approval (Planning Assistant)

4. **Adjournment to December 17, 2026**
   a. By voice vote (Commission)

FRANKLIN COUNTY RURAL ZONING COMMISSION
MINUTES OF MEETING

Thursday, October 22, 2026
Judicial Services Building
Commissioners Hearing Room, First Floor
369 South High Street, Columbus, Ohio 43215

MEMBERS PRESENT

Glenn Taylor, Sr., Vice Chair
James Leezer
Paul Denton
Tiffany Hanna
Lisa Shirkey

MEMBERS ABSENT

Susan Brobst, Chairwoman
Nancy Hunter

STAFF PRESENT

Raimere Fitzpatrick, Planning Administrator, Franklin County Economic Development and Planning Department
Tamara Ennist, Planning Administrator, Franklin County Economic Development and Planning Department
Austin Workman, Planner, Franklin County Economic Development and Planning Department
Adria Fields, Assistant Prosecuting Attorney, Franklin County Prosecutor's Office

OTHERS PRESENT / SPEAKERS

Jack Reynolds, Esq., Smith and Hale, on behalf of the applicant (ZON-26-11)

I. CALL TO ORDER AND ROLL CALL

At 1:30 p.m., Vice Chair Taylor called the meeting of the Franklin County Rural Zoning Commission to order.

Before the roll was called, Vice Chair Taylor introduced and welcomed the Commission's newest members. Lisa Shirkey stated that she represents Hamilton Township, Franklin County, where she serves as fiscal officer. Paul Denton stated that he represents Pleasant Township, Franklin County, as a trustee. Tiffany Hanna stated that she represents Clinton Township as a trustee.

Ms. Ennist called the roll. Present were Mr. Leezer, Ms. Shirkey, Ms. Hanna, Mr. Denton, and Vice Chair Taylor. Ms. Hunter and Chairwoman Brobst were absent. Ms. Ennist declared that a

quorum was present. Vice Chair Taylor noted that Chairwoman Brobst was unable to attend and that he would conduct the meeting.

II. INTRODUCTION OF STAFF

Mr. Fitzpatrick introduced staff: himself, Planning Administrator with Franklin County Economic Development and Planning; Tamara Ennist, Planning Administrator; Austin Workman, Planner; and Adria Fields, Assistant Prosecuting Attorney, representing the Franklin County Prosecutor's Office.

III. APPROVAL OF MINUTES

Vice Chair Taylor called for a motion on the minutes of the September 17, 2026, meeting. There was no discussion.

Motion:	Mr. Leezer moved to approve the minutes of the September 17, 2026, meeting as written.
Second:	Ms. Hanna
Roll Call Vote:	Mr. Leezer – Yes; Ms. Shirkey – Yes; Ms. Hanna – Yes; Mr. Denton – Abstain; Vice Chair Taylor – Yes
Result:	**Motion carried (4–0, with one abstention). The minutes were approved.**

IV. NEW BUSINESS

A. Case No. ZON-26-11

Location:	7328–7348 Hayden Run Road, north side of Hayden Run Road, west/south of the Heritage Trail
Township:	Brown Township
Acreage:	3.57 acres
Request:	Rezoning from the Rural (R) district to the Select Commercial Planned District for a self-storage facility
Staff Presenter:	Austin Workman, Planner

Staff Report. Mr. Workman reported that the property owner is requesting to rezone the property from the Rural district to the Select Commercial Planned District for a self-storage facility. The properties were developed from the early 1900s through 1951, and the owners acquired the property in 2023 and 2025. Surrounding properties are located in both Brown Township and the City of Columbus and include rural, high-density mixed use, and light industrial uses. Hayden Place, a high-density mixed-use development, is located directly to the west of the subject property.

The property is subject to the Brown Township Comprehensive Plan (2024), which recommends the property for low density/intensity. Intended uses include residential, a small amount of

commercial located in a single-use structure, and low-impact uses. The plan recommends 30 percent lot coverage, a maximum height of 25 feet, and a setback of between 30 and 50 feet. The rezoning is not consistent with the dimensional standards recommended by the plan but is generally consistent with its use recommendations.

The Select Commercial Planned District submittal requires identification of existing and proposed development features under Section 420.034 of the Franklin County Zoning Resolution. The proposed permitted uses include a personal self-storage use consisting of five one- to two-story buildings plus an office, and a 6-foot-tall fence along the right-of-way. The development standards of the Community Service district, as outlined in Section 332.04 of the Zoning Resolution, will apply. The applicant requested the following compliance waivers:

1. A side-yard setback of 20 feet along the northern and western property lines, 10 feet along the eastern property line, and 100 feet along the frontage;
2. A waiver of the screening and opacity requirements, as shown on the site plan;
3. Two parking spaces, one ADA space, and zero loading spaces;
4. A 6-foot-high fence along the right-of-way, set back 5 feet from the road;
5. A minimum 10-foot screening setback along the side yard; and
6. 80 percent lot coverage.

The development text further provides that fencing shown on the plan will be maintained at its current height for security reasons; that no banners, pennants, streamers, or other obnoxious displays will be permitted on the site; and that there will be only one 25-foot-wide curb cut. The applicant has provided a below-grade storm-drainage network to capture and convey runoff through a series of inlets.

Agency comments were as follows:

Franklin County Engineer's Office: Requirements for right-of-way dedication, a sight distance exhibit, and pedestrian/bicycle facilities in the shared-use path are to be addressed during the zoning compliance phase. A detailed site improvement plan and final stormwater management report will be required as part of the Certificate of Zoning Compliance and must comply with the Franklin County Stormwater Drainage Manual.

Franklin County Economic Development and Planning: Expressed concerns regarding screening along the eastern property line and requested that screening be extended in this area.

Brown Township: Expressed concerns with the location of the proposed rezoning and the self-storage use. The Select Commercial Planned District is not included in the Township's proposed zoning resolution, which will be voted upon at the November general election. The Township does not believe the use aligns with the Brown Township Comprehensive Plan and is interested in exploring other options for the property, including annexation into the City of Columbus, a possible location for affordable housing, or a park or additional greenspace.

Staff found that the rezoning is consistent with the Comprehensive Plan's recommendation of low-impact use in terms of use and traffic generation. The proposed number of buildings is not consistent with the plan's bulk and dimensional recommendations, as the plan recommends one single-use structure. The proposed 80 percent lot coverage is not consistent with the plan's recommendation of 30 percent coverage; however, 80 percent coverage is consistent with the Community Service district development standards.

The surrounding properties are characterized by a mix of planned urban residential and commercial densities to the west, agricultural and low-density residential uses to the south, and industrial uses developed with automotive uses to the east. Urban residential developments are located within a half mile of the property. The property to the west is a proposed mixed-use development in the City of Columbus that will include single-family ranch homes and townhomes, apartments, and commercial uses, with the townhomes abutting the subject property. Staff found that the proposed rezoning and use are consistent with the area and is supportive of the proposed land uses.

Staff is supportive of the requested compliance waivers, including the 6-foot-tall fence along the right-of-way, the screening and opacity requirements for the perimeter fence, and the reduced number of parking and loading spaces. Regarding the 10-foot setback along the eastern property boundary, staff recommends increased screening and noted that the Board of Commissioners may impose increased screening and/or buffering in this location. No review agencies expressed concerns with the proposed use, but concerns were raised regarding screening and buffering along the eastern property line.

Staff recommended that the Rural Zoning Commission conditionally approve the request to rezone from the Rural (R) district to the Select Commercial Planned District for a personal self-storage facility, subject to the following conditions:

1. Additional screening shall be provided along the eastern property boundary in the form of landscaping or solid opaque fencing, or a combination thereof.
2. Additional right-of-way shall be provided to meet the Franklin County Thoroughfare Plan recommendation, with right-of-way 50 feet from centerline.
3. A 10-foot-wide shared-use path shall be provided, to be approved by the Franklin County Engineer's Office and shown on the site improvement plan submitted with the Certificate of Zoning Compliance application.
4. Prior to issuance of any Certificate of Zoning Compliance, the applicant must submit a professionally engineered, stamped, and signed sight distance exhibit for review and acceptance by the Franklin County Engineer's Office.
5. Prior to consideration by the Franklin County Board of Commissioners, the development plan must be revised to identify the location and type of screen fencing proposed, and all TRC comments and plan revisions must be addressed.

There were no questions of staff from the Commission. No Township presentation was made.

Applicant Testimony. Jack Reynolds, attorney with Smith and Hale, 172 East State Street, Columbus, Ohio, appeared on behalf of the applicant. Mr. Reynolds stated that, although there had been discussion of possibly annexing the property into the City of Columbus, the applicant wished to develop the property in the township. He stated that the proposed self-storage facility, located between the large multifamily and commercial development to the west and an auto repair shop to the east, would serve as an accessory use to the development to the west, and that the applicant chose the Select Commercial Planned District to bring the request before the Commission. Mr. Reynolds stated that the applicant had been in contact with the property owners and developer to the west and with the auto repair facility to the east, neither of whom objected to the rezoning. He stated that the applicant had met with staff, agrees with staff's recommendations, and intends to add as much landscaping as possible to create an attractive addition to the Hayden Run Road corridor, noting that self-storage facilities are typically very low impact on abutting property owners.

Commission Discussion. Mr. Denton asked whether there would be any restrictions on the contents stored in the units, referencing a prior incident on the east side of Columbus in which explosives stored in a storage unit resulted in a large fire and an evacuation. Mr. Reynolds stated that the owners would restrict such storage and that the leases would specifically state that those types of items cannot be stored in the units.

At the request of Vice Chair Taylor, Mr. Workman stated that staff can place conditions on the types of materials stored and that staff has seen similar restrictions in past cases prohibiting hazardous and explosive materials. Mr. Fitzpatrick confirmed that the incident referenced involved a storage facility off of Grove Road. He stated that conditions such as a prohibition on the storage of hazardous or explosive materials could be imposed, but that enforceability should be considered; any suspected storage of such materials would be referred to law enforcement or other agencies with the capacity to investigate, and staff would proceed on the assumption that patrons would be law-abiding and that the operator would have procedures in place.

Mr. Reynolds stated that the applicant had no objection to including lease language prohibiting the storage of explosive or hazardous materials within the units and would rely on police and fire officials to investigate any criminal activity. Mr. Denton stated that he did not believe additional conditions were necessary and was satisfied that the applicant's commitment was on the record.

Vice Chair Taylor asked whether anyone in the audience wished to speak. No one came forward. There was no further discussion from the Commission.

Motion: Mr. Leezer moved to recommend conditional approval of the request to rezone from the Rural district to the Select Commercial Planned District for a personal-storage complex, subject to Conditions 1 through 5 as presented by staff and the Planning

	Commission, with the additional condition that no hazardous materials or explosive materials be stored in the facilities.
Second:	Mr. Denton
Roll Call Vote:	Mr. Leezer – Yes; Ms. Shirkey – Yes; Ms. Hanna – Yes; Mr. Denton – Yes; Vice Chair Taylor – Yes
Result:	**Motion carried (5–0). The Commission recommended conditional approval, subject to Conditions 1 through 5 and the additional condition prohibiting the storage of hazardous and explosive materials.**

V. OTHER BUSINESS

There was no other new business or old business to come before the Commission.

VI. ADJOURNMENT

Vice Chair Taylor adjourned the meeting to November 19, 2026. The proceedings concluded at 1:56 p.m.

_____ _____

Chair/Vice Chair Date Approved
Franklin County Rural Zoning Commission

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

STAFF REPORT
Rural Zoning Commission
November 19th, 2026

Case: ZON-26-10
Prepared by: Austin Workman

I. Summary

Owner/Applicant:	Union 911 LLC/Hounddogs Towing
Agent:	Jackson B. Reynolds III
Township:	Franklin Township
Site:	1945 Jackson Road (PID # 140-003010, 140-004361, 140-004363, & 140-004362)
Acreage:	3.26 acres
Utilities:	Private water and wastewater
Request:	Requesting to rezone from the Limited Industrial (LI) to the Select Commercial Planned District (SCPD) for a towing, automobile repair, automobile sales, and contracting business.
Recommendation:	Staff recommend ***conditional approval***

II. Property Background/History

- The property was zoned LM (Limited Manufacturing) prior to 1976. A 2007 amendment to the Franklin County Zoning Resolution changed the name of the district to the current Limited Industrial (LI).
- 2016 – Code violation was issued and subsequent Commercial Zoning Compliance was ***denied*** for a proposed automotive repair.
- 2017 – Commercial Zoning Compliance, Change of Use, was ***approved*** for printing, glass blowing, and warehousing (auction items) land uses on-site.
- 2022 – a rezoning was applied for and later ***withdrawn*** to rezone from the Limited Industrial (LI) district to the Select Commercial Planned (SCPD) district for a range of automobile, studio, landscaping, and retail land uses.
- 2023 – Commercial Zoning Compliance was applied for a multi-use facility onsite inclusive of land uses permitted under the Limited Industrial (LI) district. The permit has since remained ***open*** with unresolved reviews.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Columbus; Franklin Twp.	N/A; Limited Industrial (LI)	Railroad, vacant
South	Franklin Twp.; Columbus	Limited Industrial (LI); Manufacturing	Mobile home; Single-family residential, automobile service
East	Franklin Twp.	Rural (R), Restricted Urban Residential (R-8)	Single-family residential
West	Columbus	Manufacturing	Vacant, railroad

IV. Comprehensive Plan

The Southwest Area Plan (2009) recommends the property for "Light Industrial". Business uses located within this category are "non-hazardous, low intensity industrial uses". This includes "light manufacturing, assembling and processing, warehousing and distribution, and mixed business parks". The corresponding zoning districts are the Restricted Industrial (RI) and the Planned Industrial Park (PIP) districts.

Land Use Policy C of the Plan highlights the preservation of industrial spaces for targeted and clustered redevelopment (pg. 59). 'Urban Design Standards Policy A' recommends holding commercial sites to a high standard for their compatibility and blending with existing land uses nearby. Policy A also describes commercial sites providing appropriate screening and buffering, parking located to the rear and minimized lighting and signage onsite.

The proposed rezoning is generally consistent with the land use plan recommendation relating to recommended uses.

V. Zoning District Review

Existing zoning – Limited Industrial (LI):

The Limited Industrial (LI) district is intended for industrial uses which generate significant and frequent traffic. The range of business activities under this category include outdoor storage, general warehousing, service vehicles, and equipment.

The LI district allows higher intensity uses than the Restricted Industrial (RI) zoning district. The RI district consolidates activities within a structure and has limited traffic generated.

Proposed zoning – Select Commercial Planned District (SCPD):

The SCPD is intended for unified commercial retail and service establishments. Any detrimental effects of the concentration of the proposed land uses are assessed to create appropriate measures to ensure the safety of the subject and surrounding lots.

VI. Development Standards

Development standards outlined below are based on Section 420 of the Franklin County Zoning Resolution of the SCPD. *See applicants' development text for full proposed standards*

1. Permitted Uses:
    a. Contractor's Office (SIC Code 17)
    b. Motor Vehicle and Motor Vehicle Supply and Parts (SIC Code 501)
    c. Automobile Parking (SIC Code 7521)
    d. Automobile Repairs (SIC Code 753)
    e. Powder Coating (SIC Code 347)
    f. Auto Sales Office (SIC Code 551)
    g. Towing Impound Lots (SIC Code (7549)

2. Development Standards:
    a. Site shall contain the development standards of the Community Service (CS) district outlined in Section 332.04 of the FCZR.
    b. Compliance waiver requested to allow a side yard setback of 0 ft to the east and west.
    c. Request to waive dumpster screening requirements per section 505.02
    d. A 20' setback from the eastern property line will have trees between the fence and property line, (see site plans)
    e. Waiver on Section 531.011 to allow gravel parking areas and driveway aisles for impounded vehicle storage

3. Lighting:
    a. Lighting Visible to residential properties shall be cut-off type fixtures (down Lighting) attached to the building and limited to the rear parking areas
    b. Wall packs on front of building
    c. Exterior lighting shall minimize off-site glare and reflection by utilizing screening, direction, height, wattage and type

4. Signage and Graphics:
    a. 1 wall sign facing Jackson Rd that is 10ft on the wall and is no more than 48 sq ft
    b. No off premise graphics shall be permitted on-site, nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.
    c. No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.

5. Site Plans:
    a. Parking setback to the east shall be 5 ft, 0 ft to the west
    b. 0 ft side yard setback on the east and west for the building
    c. Property shall be used in accordance with submitted site plan
    d. 6 ft high metal fence with 100% opacity to be located 20 ft setback along property line [along auto impound storage area as shown on development plan]
    e. Waiver to allow 16 parking spaces where 31 is required

6. Stormwater Drainage:
    a. Site shall comply with Franklin County Stormwater Drainage Manual

7. Sewage Disposal and Water Supply:
    a. Well and septic systems exist on site, inspected by Franklin County Public Health.

8. Pollution:
    a. No smoke shall be emitted from any structures
    b. The Noise level shall be no greater than 60 decibels at the lot line
    c. No odorous gases or other obnoxious odor shall be permitted at any point beyond the boundary

9. Outdoor Storage:
    a. No outside storage shall be permitted on lot [excepting impounded vehicles]

10. Traffic & Circulation:
    a. Property shall have 1 curb cut.

VII. Technical Agency Review:

The case was referred to the Technical Review Committee for comments on October 27th, 2026

1. Franklin County Engineer's Office:

a. [Regarding restriction of outdoor storage in development] "Isn't the operation salvaging parts from inoperable vehicles for subsequent sale and won't the inoperable vehicles be kept outside? If so, is that considered outside storage? How will fluids from inoperable vehicles be kept from leaking out onto the ground and being conveyed by runoff into the storm sewer system?

b. "The proposed detention basin is located on property under a different ownership and located in the City of Columbus. The basin will require approval from both Franklin County and Columbus. An easement will be required for the basin and any other stormwater infrastructure located offsite from the subject property to ensure right of access for maintenance purposes. **Prior to approval of a certificate of zoning compliance, an adequate drainage outlet meeting the requirements of the Franklin County Stormwater Drainage Manual must be identified and the site development must comply with standards of the Franklin County Stormwater Drainage Manual and City of Columbus requirements, as applicable**."

c. The site access to Jackson Road needs to be constructed in accordance with FCEO commercial driveway standards.

d. This application should be sent to the Franklin Township Fire Department for their review and input. This area of the community has experienced issues with impound lots not being accessible to fire apparatus.

e. “Franklin County is responsible for ensuring that development in unincorporated areas comply with post-construction stormwater requirements. This [stormwater drainage] report needs to show that the proposed development meets or exceeds the requirements of the Franklin County Stormwater Drainage Manual.”
f. “The existing condition impervious area needs to be based on the approved site layout from ZC-17-090. Per EDP there has not been any zoning compliance approval since the approval of ZC-17-090 and any site development since that time has not been permitted to ensure compliance with the Franklin County Stormwater Drainage Manual.”
g. The Trip Generation Memo submitted with the application does not accurately reflect the current land uses of the property as approved in certificate of zoning compliance ZC-17-090 or the land uses proposed by this rezoning. Insufficient information has been submitted with respect to the expected number of vehicle trips or the types of vehicles that would be generated by the proposed uses from which to assess the potential impacts to the roadway network. Access to the subject site comes through Jackson Road and Geneva Avenue from US 62. Jackson Road and Geneva Avenue are Franklin Township maintained local roads serving residential properties and 1945 Jackson Road. The roadway compositions of Jackson Road and Geneva Avenue are unknown however, based on the age of the neighborhood, the compositions are not expected to meet current design standards. **The allowable uses identified in the proposed rezoning would be expected to utilize commercial vehicles larger and heavier than those that would be expected on residential roadways. These vehicles are likely to cause premature deterioration of the roadway and roadside drainage facilities which would lead to higher maintenance costs that may not otherwise be expected from existing uses.** In addition to any improvements that may be warranted based on further traffic information being submitted by the developer/applicant, **the developer/applicant must obtain engineering plan approval and provide bonding for the improvement of Jackson Road and Geneva Avenue to current Franklin County Engineer's Office design standards for roadway width, roadway composition, and drainage prior to the approval of a final site compliance plan or certificate of zoning compliance.** The Franklin County Engineer's Office has agreed to collect pavement cores to determine the current composition of the roadways and to provide direction to the applicant/developer with respect to the improvements that will be necessary.

2. ***Franklin County Planning Department***:
    a. Applicant to identify where salvage parts will be kept on property; how will salvage vehicles be stored and/or recycled?
    b. Parking lot [not impound yard] will be required to comply with ADA requirements for accessible spaces.
    c. Applicant to clarify the proposed use of a contractor's business, This SIC code broadens into structural/building/electrical contractors. Is the contract work specific to the towing operation or covers other industries?

3. ***Franklin Township***:
    The Franklin Township Board of Trustees is writing to express its support for Hound Dog's Towing and its proposed business operation within the Township. We do not anticipate that this business will cause any damage to Jackson Road. The Township currently has plans to have Jackson Road repaved in 2028, approximately two years from now.

    The businesses currently operating at this location have been a concern for the Board of Trustees. We believe that bringing in a new business that is committed to cleaning up the property, maintaining the location, and taking pride in being a responsible part of the neighborhood is vital to the continued improvement of our Township.

    We believe Hound Dog's Towing would be a positive addition to our community and ask that you give this business your favorable consideration.

VIII. Staff Analysis

The proposed rezoning is generally consistent with the Southwest Area Plan recommendations in terms of the intensity of the use compared to the allowed uses permitted in the existing industrial zoning. While more intense uses could be implemented under the current zoning, those uses would be subject to the approval of appropriate onsite and offsite mitigation of impacts such as stormwater, roadway, and screening improvements through the review and approval of a commercial certificate of zoning compliance. The request represents a "down zoning" of the property to limit uses to those permitted in less intense commercial zone districts. There are still potential compatibility issues relating to the outdoor storage of impounded vehicles, auto parts recycling, and impacts to the local residential roads (traffic and roadway design criteria/standards).

All proposed uses on the site should be adequately screened against existing adjacent residential land uses. The development text prohibits outdoor storage. This restriction does not apply to the storage of impounded vehicles which is accessory to the vehicle towing operation.

Compliance waivers are requested to reduce or remove screening, buffering, and building setbacks from property lines.
The following compliance waivers have been requested:

1. Permit a zero (0) foot side yard setback to accommodate the location of the existing primary structure along the eastern property line.
2. Permit a zero (0) ft side yard setback along the western property line.
3. Eliminating dumpster screening requirements. The dumpster will be internal to the site and not visible to members of the general public or from adjoining properties or rights of way.
4. To allow the storage of impound vehicles on gravel surface where pavement would be required.
5. Waiver to Section 531.011 to allow gravel parking areas and driveway aisles for storage of vehicles
6. Waiver to reduce number of parking spaces from 31 spaces to parking 16 spaces

The property eastern property line abuts number for single family residences and a trailer park development to the south in the Limited Industrial (LI) district and there is a plated subdivision ±450 ft to the east which was established in 1923. Additionally, further to the south and southwest there are more industrial land uses. These differing land uses have existed together for many decades, and the proposed rezoning will be generally consistent with the area.

Development could cause impacts to Jackson Rd and roadside drainage infrastructure by heavy commercial vehicle usage. The road has not been designed for the type of heavy commercial vehicles and trips generated by the proposed use and could cause degradation of the road surface and road-side drainage infrastructure. The FCEO has recommended additional evaluation of the road conditions to identify any needs for roadway design improvements and/or reconstruction to accommodate heavy commercial vehicle traffic. Franklin Township has identified plans to repave Jackson Street. Coordination between the Township roadway department and the FCEO should occur to ensure the appropriate roadway design standards are met in the referenced roadway improvement project that will accommodate the potential range of commercial vehicle traffic generated by the site.

IX. PC Recommendations

On November 12th, 2026 the Franklin County Planning Commission (PC)made a recommend ***conditional approval*** to the Franklin County Rural Zoning Commission (RZC) of the request to rezone from the Limited Industrial (LI) district to Select Commercial Planned District (SCPD) to include approval of the requested compliance waivers.

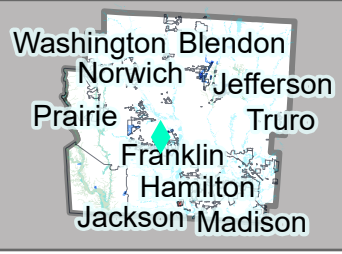
The conditions are as follows:

1. Prior to the initiation of any use identified on the development plan and/or text, the applicant shall receive approval of a certificate of zoning compliance.
2. The applicant shall submit a revised traffic impact study meeting the requirements of the FCEO with any application for certificate of zoning compliance.
3. The developer/applicant must obtain engineering plan approval and provide bonding for any improvements to Jackson Road and Geneva Avenue as determined by the Franklin County Engineer's Office. If warranted, plans shall meet design standards for roadway width, roadway composition, and drainage prior to the approval of a final site compliance plan or certificate of zoning compliance. Any roadway improvement activities shall be coordinated with the Franklin Township Road Department.
4. The applicant shall provide one (1) van accessible ADA compliant parking space per the 16 proposed parking spaces depicted on the SCPD development plan.
5. The compliance waiver for a zero eastern side yard setback shall only apply to the existing building location.
6. Any application for a certificate of zoning compliance shall include a drainage report, stormwater management plan, stormwater pollution prevention plan, grading plan, and improvement plans for stormwater facilities which shall meet the requirements of the Franklin County Stormwater Drainage Manual. Stormwater facility design shall incorporate appropriate water quality controls for the proposed gravel impound lot.
7. Any vehicle stored for recycling purposes shall be stored in accordance with any applicable local, state, and/or federal regulations for salvage/recycled vehicle storage and drainage and/or disposal of fluids and other related activities.
8. The applicant shall clarify the location of contractor activities and identify any outdoor storage needs associated with such use on the development plan and text prior to consideration by the Rural Zoning Commission.

X. Staff Recommendation

Staff recommends the Rural Zoning Commission ***conditionally approve*** the request to rezone from the Limited Industrial (LI) district to Select Commercial Planned District (SCPD) to include approval of the requested compliance waivers, and the conditions of the Franklin County Planning Commission.





ZON-26-10

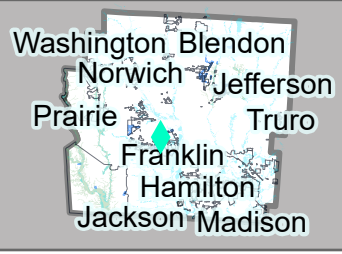
Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

0 90 180 Feet





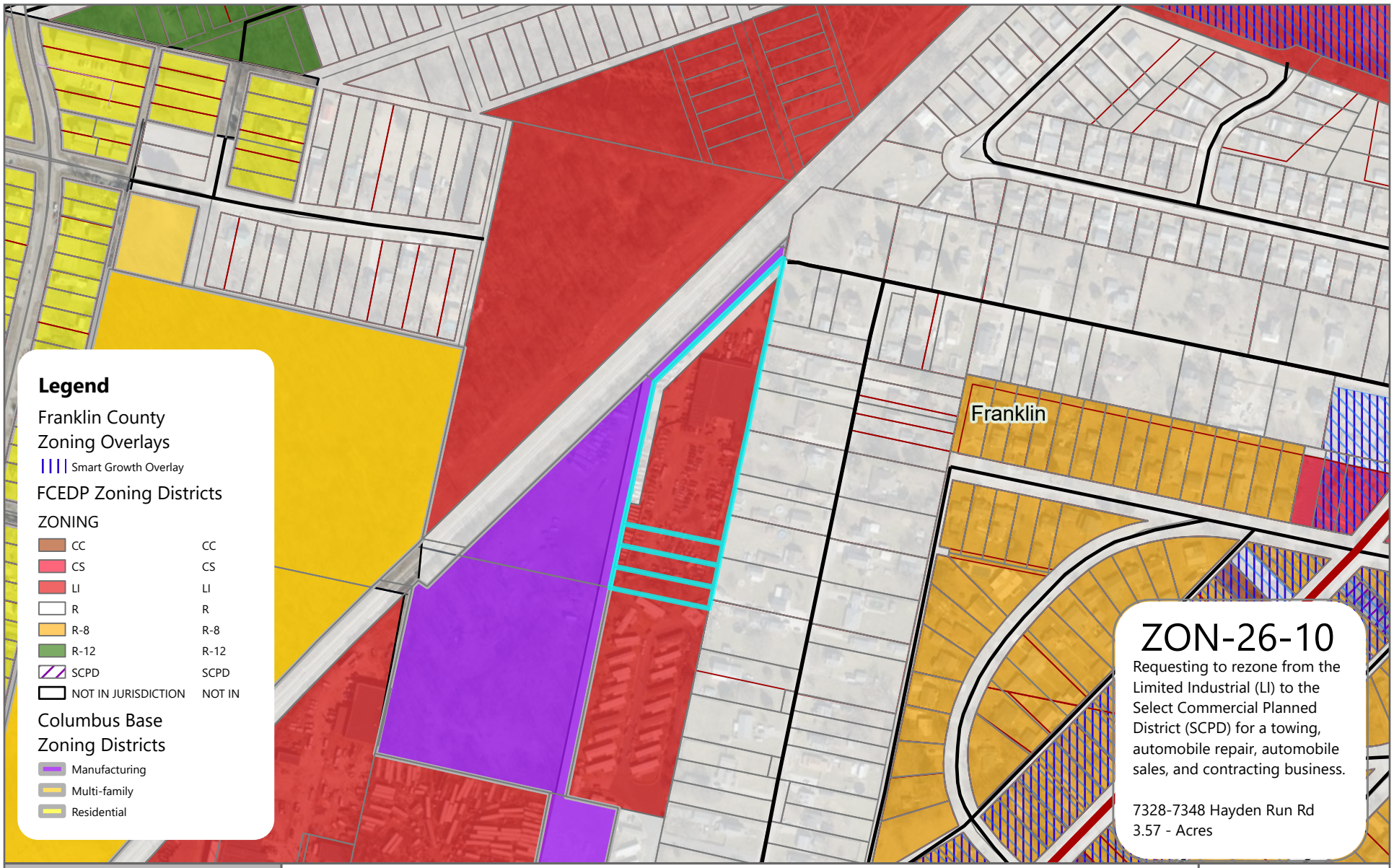
ZON-26-10

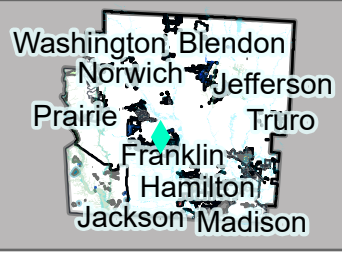
Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

0 200 400 Feet





ZON-26-10

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING
1803

2026

0 200 400
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

1803

Application for
Rezoning
Page 1

Property Information

Site Address:
1945 Jackson Road

Parcel ID(s):
140-00310/004361/004363/004362

Total Acreage:	Township:
3.26 acres	Franklin

Property Description

Acres to be rezoned:
3.26 acres

Current Land Use:
Mixed use under Limited Industrial District

Surrounding Land Uses:

North	Manufacturing in the City of Columbus
South	Single Family homes in Franklin Township
East:	Railroad tracks
West	Manufactured homes in Limited Industrial District in Franklin Township

Rezoning Request

Current Zoning:
Limited Industrial District

Proposed Zoning:
Select Commercial Planned District (SCPD)

Proposed Land Use:
Ten Truck Impound Lot

Purpose for Request:

To allow the property and building to be used for a towing impound impound lot and parts storage and sales operation and a limited variety of other commercial activities.

Staff Use Only

Case #
Date Filed:
Fee Paid:
Receipt #
Received By:
Technical Review Date:
Big Darby Panel Date:
Planning Commission Date:
Rural Zoning Commission Date:
Commissioners Date:

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

Application for
Rezoning
Page 2

Property Owner Information

Name:
Union 911 LLC

Address:
425 South Princeton Avenue

Columbus, OH 43223

Phone #
614-402-4825

Fax #

Email:
rklevy@hotmail.com

Applicant Information

☐ Same as property owner

Name:
Hounddogs Towing c/o Jackson B. Reynolds III

Address:
172 E. State Street, #550

Columbus, OH 43215

Phone #
614-221-4255 x15

Fax #

Email:
jreynolds@smithandhale.com

Signatures

To the best of my/our knowledge and belief, information and materials submitted as a part of this Rezoning application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes. I/we understand that delays or tablings may impact the hearing schedule.

Applicant — Date: 9/10/24

Property Owner (Signature must be notarized) — Date

Property Owner (Signature must be notarized) — Date

Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.

ECONOMIC DEVELOPMENT & PLANNING

1803

To the best of my/our knowledge and belief, information and materials submitted as a part of this Rezoning application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes. I/we understand that delays or tablings may impact the hearing schedule.

Union 911 LLC — Date: 7/6/26
Applicant

Robert Levy — Date: 7/6/26
Property Owner (Signature must be notarized)

[signature] — Date: 7/6/26
Property Owner (Signature must be notarized)

Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3004 or Planning@franklincountyohio.gov.

State of Ohio
County of Franklin } ss.

The foregoing instrument was acknowledged
before me this 7/06/2026 by
Date

Robert Levy
Name of Person Acknowledging

Jacinda E. Goings
Signature of Person Taking Acknowledgment

Public Notary
Title or Rank

JACINDA E GOINGS - NOTARY PUBLIC
COMM EXP: FEB 20, 2028
STATE OF OHIO

Affix Seal Here

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

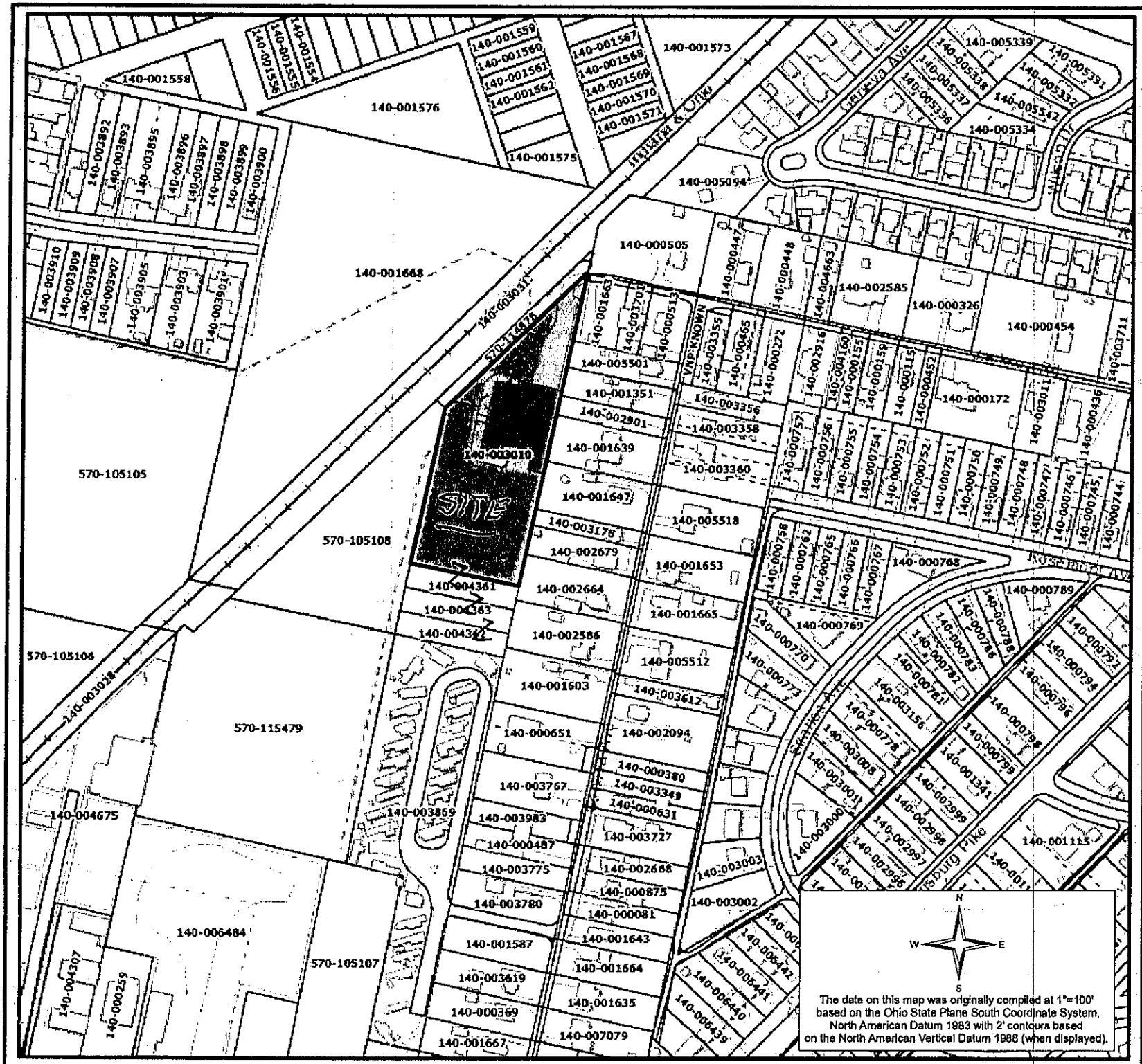
Title or Type of Document: Application for Rezoning

Document Date: 7/06/2026 Number of Pages: 1

Signer(s) Other Than Named Above:

©2019 National Notary Association

M1908-05 (09/19)



The date 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 August 4, 2022

Planimetric Legend

Source: 2021 Aerial Photography

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

Topographic Legend

Source: OSIP - 2019 LIDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

For scaled maps, please visit the parcel viewer at https://gis.franklincountyohio.gov/parcelviewer

MICHAEL STINZIANO
Franklin County Auditor

Columbus Office
8415 Pulsar Place, Suite 300, Columbus, OH 43240
P: 1.833.723.4768

MEMORANDUM

TO: Franklin County Economic Development & Planning Department; Franklin County Engineer's Office
FROM: Wes Davis, PE
DATE: November 4, 2026
SUBJECT: Revised Trip Generation Comparison Memo – The Hound Dogs Towing Rezoning (1945 Jackson Road), ZON-26-10

Project Overview & Purpose

Under the proposed Select Commercial Planned District (SCPD) zoning, the site is projected to generate 36 AM and 37 PM peak hour trips. All of the net increase, 22 trips in each peak hour, comes from the towing and impound operation, at the high end of the applicant's towing volume (40 tows per day).

The property at 1945 Jackson Road is approximately 3.26 acres, zoned Limited Industrial (L-I), with an existing 18,034 SF mixed-use building on the north end of the property. The applicant is requesting SCPD zoning to relocate the Hound Dogs Towing impound operation from Parsons Avenue, with its office in the building and a limited used-parts operation sold online only. The other uses in the building already operate on the site and continue unchanged.

This memorandum replaces the October 14, 2026 memo and responds to the County's October 27, 2026 review comments. It reflects the development text revised October 30, 2026. The main changes are:

- Existing conditions now reflect the uses operating on the property today: the siding contractor's office, powder coating, auto repair, the auto sales office, storage, and the salvage company's dumpster operation on the adjacent City of Columbus parcel, which uses the same Jackson Road access. A generic warehouse (ITE LUC 150) is no longer used for the whole building.
- Automobile Sales (LUC 841) is removed. The development text prohibits on-site vehicle sales, so the auto sales office is evaluated as office space (LUC 712).
- Towing and impound trips are estimated from the applicant's operating data, because the ITE *Trip Generation Manual* has no land use for this operation.
- Trips are reported for each use, with subtotals and a total.
- ITE average rates replace the LUC 150 fitted-curve equation. That equation has a constant of 13 to 20 trips, which made up nearly all of the result at this building size.
- Vehicle types, weight classes, and daily trips by vehicle type are documented for Jackson Road.

Development Scenarios

The uses in the building already operate on the site and remain under the SCPD. The salvage company operates on the adjacent City of Columbus parcel, outside the SCPD, but its traffic uses the site's Jackson Road access, so its trips are included. All of these trips appear in both scenarios, so the net change is the towing and impound operation alone.

Use	Location / size	Existing	Proposed (SCPD)	Trip method
Siding contractor's office (SIC 176)	Office, 1,000 SF	Operating	Remains	Estimated from operations
Powder coating (SIC 347)	1,500 SF	Operating	Remains	ITE LUC 110, General Light Industrial
Auto repair (SIC 753)	1,000 SF	Operating	Remains	ITE LUC 943, Automobile Parts and Service Center
Auto sales office, no on-site sales (SIC 551)	1,500 SF	Operating	Remains	ITE LUC 712, Small Office Building
Storage	13,034 SF	Operating	Remains, including towing parts storage	ITE LUC 150, Warehousing
Salvage company (dumpster bins)	Adjacent City of Columbus parcel; Jackson Rd access	Operating	Remains	Estimated from operations
Towing impound lot and office, with online used-parts sales (SIC 7549, 7521, 501)	Gravel storage areas on site and adjacent City parcel; office in building	None	New	Estimated from operations

The development text prohibits on-site vehicle sales and on-site parts sales to the public, and salvaged vehicles may not be stored on site.

Existing operations:

- **Salvage company:** operates on the adjacent City of Columbus parcel and enters and exits through the site's Jackson Road access. It has 2 employees, and one International roll-off truck delivers and picks up dumpster bins, making 3 round trips per day.
- **Siding contractor:** a crew of 3 arriving in personal vehicles. One pickup and trailer leaves in the morning and returns in the afternoon.

Towing and Impound Trip Estimate

The towing operation is estimated to generate 158 daily trips and 22 trips in each peak hour at 40 tows per day. At 20 tows per day, the estimate is 88 daily trips and 15 trips in each peak hour. The ITE *Trip Generation Manual*, 12th Edition, has no land use for towing or impound lots, so these trips are built up from the applicant's operating data.

Operating data (applicant):

- **Fleet:** 2 Ford F-450 wreckers, 2 RAM 4500 wreckers, and 1 International rollback. All tow trucks are parked on site.
- **Volume:** 20 to 40 tows per day.
- **Recycling:** the rollback hauls vehicles to the shredder/recycling facility 2 to 5 times per week. Usable parts are removed first, stored inside the building, and sold online only.
- **Staffing:** 4 employees on the day shift and 3 on the night shift.

Trip generation basis:

1. The design case is 40 tows per day, the high end of the applicant's range.
2. Each tow is 2 trip ends on Jackson Road: the truck leaves on the call and returns.
3. All towed vehicles are stored on site. About 50% of the vehicles impounded each day are picked up by their owners, or 20 releases per day at 40 tows (19.5, rounded up).
4. Each release is 3 trips: the owner's drop-off vehicle enters and leaves, and the released vehicle leaves.
5. The rollback makes 5 recycling runs per week, or 1 round trip per day.
6. Online parts orders leave by a parcel carrier pickup once per day, outside the peak hours.
7. Tows and releases are spread evenly over a 10-hour business day. Night tows are not used to lower the hourly rate.
8. Shift changes fall within the peak hours. The day shift arrives in the AM peak and leaves in the PM peak; the night shift leaves in the AM peak and arrives in the PM peak.

Component	Daily trips	AM in	AM out	AM total	PM in	PM out	PM total
Employees (4 day, 3 night)	14	4	3	7	3	4	7
Tow truck trips (40 tows × 2)	80	4	4	8	4	4	8
Vehicle releases (20 × 3)	60	2	4	6	2	4	6
Rollback to recycler	2	0	1	1	1	0	1
Parcel carrier pickup (online parts)	2	0	0	0	0	0	0
Towing total, 40 tows per day	**158**	**10**	**12**	**22**	**10**	**12**	**22**
Towing total, 20 tows per day	88	7	8	15	7	8	15

Trip Generation by Land Use

The proposed SCPD adds 22 trips in each peak hour and 158 daily trips, all from the towing and impound operation. The uses already on the site generate 14 AM and 15 PM peak hour trips in both scenarios.

Scenario / use	Method	Daily	AM in	AM out	AM total	PM in	PM out	PM total
Existing								
Siding contractor's office	Operations	8	3	1	4	1	3	4
Powder coating, 1,500 SF	LUC 110	–	1	0	1	0	1	1
Auto repair, 1,000 SF	LUC 943	–	1	1	2	1	1	2
Auto sales office, 1,500 SF	LUC 712	–	2	0	2	1	2	3
Storage, 13,034 SF	LUC 150	–	1	1	2	1	1	2
Salvage company (City parcel, Jackson Rd access)	Operations	10	2	1	3	1	2	3
Existing total		**–**	**10**	**4**	**14**	**5**	**10**	**15**
Proposed (SCPD)								
Existing uses (all remain)	As above	–	10	4	14	5	10	15
Towing and impound, 40 tows per day	Operations	158	10	12	22	10	12	22
Proposed total		**–**	**20**	**16**	**36**	**15**	**22**	**37**
Net change (proposed – existing)		**+158**	**+10**	**+12**	**+22**	**+10**	**+12**	**+22**

At 20 tows per day, the net change is +15 trips in each peak hour and +88 daily trips.

ITE values are average rates from the *Trip Generation Manual*, 12th Edition (General Urban/Suburban, weekday peak hour of adjacent street traffic). Average rates are used because ITE provides no fitted-curve equation for LUC 110, 712 and 943, and the LUC 150 fitted curve (R^2 of 0.62 to 0.63) is unreliable at this building size. Trips are rounded to the nearest whole trip. Daily trips are not tabulated for the building uses because they are unchanged between scenarios. The net daily change is +158 trips, all from the towing and impound operation.

Vehicle Classification

Trips by vehicles over 26,000 lb gross vehicle weight rating (GVWR) remain at 6 per day. The added truck traffic is two-axle, medium-duty wreckers rated at 16,500 lb or less, and neither scenario includes tractor-trailers.

Vehicle	Qty	Use	GVWR class	FHWA class	Existing daily trips	Proposed daily trips
International roll-off truck (salvage company)	1	Drops off and picks up dumpster bins	Class 8, over 33,000 lb (tandem axle)	6	6	6
Pickup with trailer (siding contractor)	1	Crew and materials	Class 2–3	3	2	2

Vehicle	Qty	Use	GVWR class	FHWA class	Existing daily trips	Proposed daily trips
Ford F-450 wrecker	2	Towing	Class 5, 16,500 lb or less	5	0	80 (all four wreckers)
RAM 4500 wrecker	2	Towing	Class 4, 16,000 lb or less	5	0	Included above
International rollback	1	Vehicles to recycler only	Class 6, 25,999 lb or less (no CDL required)	5	0	2
Parcel carrier van	–	Online parts shipments	Class 3–5	5	0	2
Employee, customer and released vehicles	–	Passenger trips	Class 1–2	2–3	Balance	Balance

Deliveries to the existing building uses are the same in both scenarios.

The F-450 and RAM 4500 wreckers are built on heavy-duty pickup chassis. They are below the 26,001 lb commercial driver's license (CDL) threshold and are not tractor-trailer or freight vehicles. The heaviest vehicle on Jackson Road today is the salvage company's roll-off truck, and its trips are unchanged. GVWR classes reflect manufacturer ratings for these vehicle models.

Traffic Engineering Findings & Conclusions

1. **Net Volume:** the proposed SCPD adds 22 trips in each peak hour at 40 tows per day, and 15 at 20 tows per day. Total site traffic is no more than 37 trips in either peak hour, less than one vehicle per minute at the Jackson Road access.
2. **Source of the Increase:** all of the increase comes from the towing and impound operation: employee shift changes, wreckers leaving and returning, and owners picking up released vehicles. The building uses and the salvage company on the adjacent City parcel already operate today, and their traffic does not change.
3. **Vehicle Mix:** trips by vehicles over 26,000 lb GVWR remain at 6 per day, all from the existing salvage company's roll-off truck. The increase is two-axle, medium-duty wreckers (16,500 lb GVWR or less), one rollback trip per day and one parcel van pickup. Neither scenario includes tractor-trailer traffic.

This trip generation comparison is provided for the County's review of the proposed SCPD rezoning.

Appendices

- **Appendix A:** ITE Trip Generation reports, LUC 110, 150, 712 and 943 (AM and PM peak hours).
- **Appendix B:** Towing and impound trip calculation worksheet.

APPENDIX A

ITE Trip Gen Reports

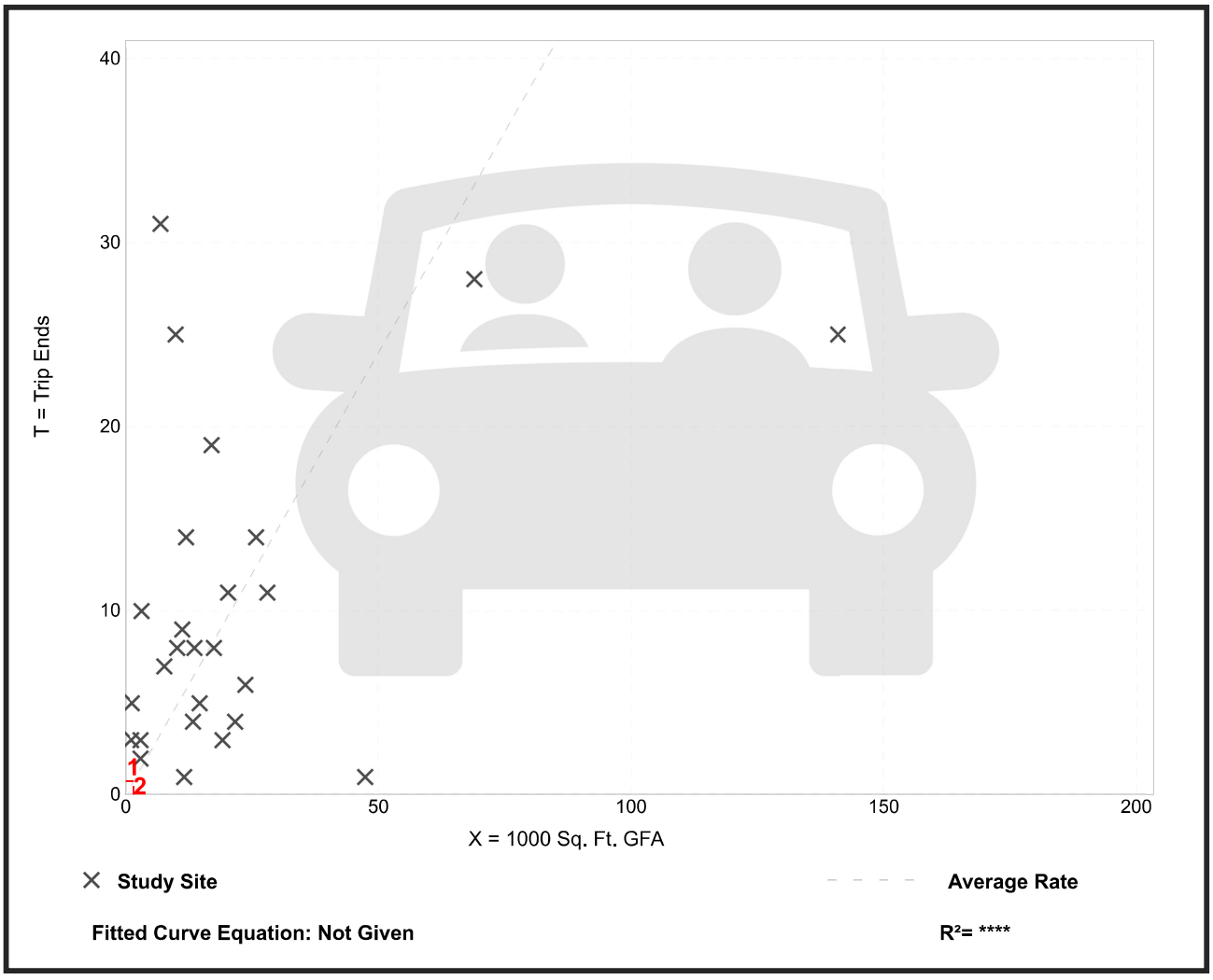
General Light Industrial
(110)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 26
Avg. 1000 Sq. Ft. GFA: 21
Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.48	0.02 - 4.46	0.68

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

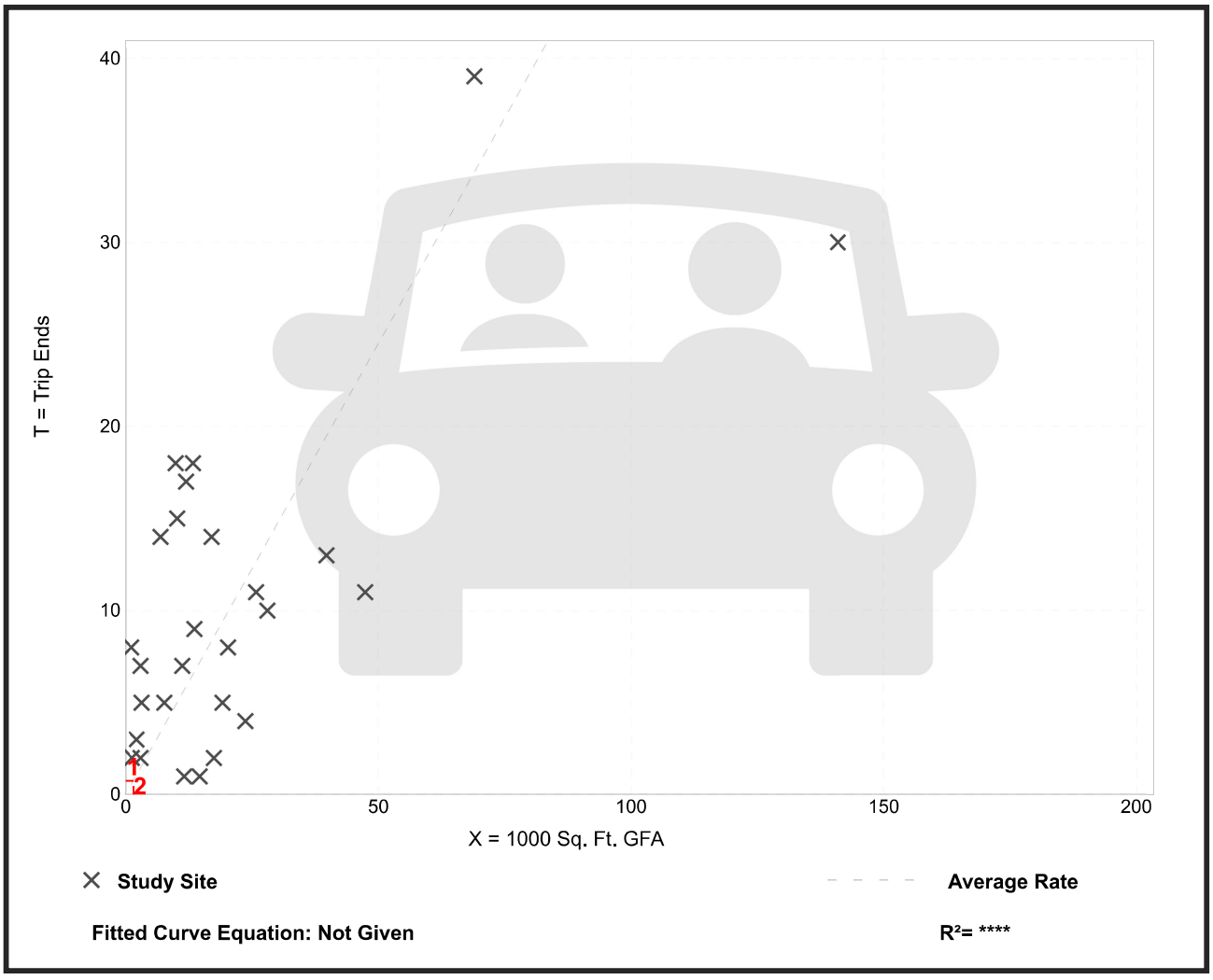
General Light Industrial
(110)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 21
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.49	0.07 - 7.02	0.54

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

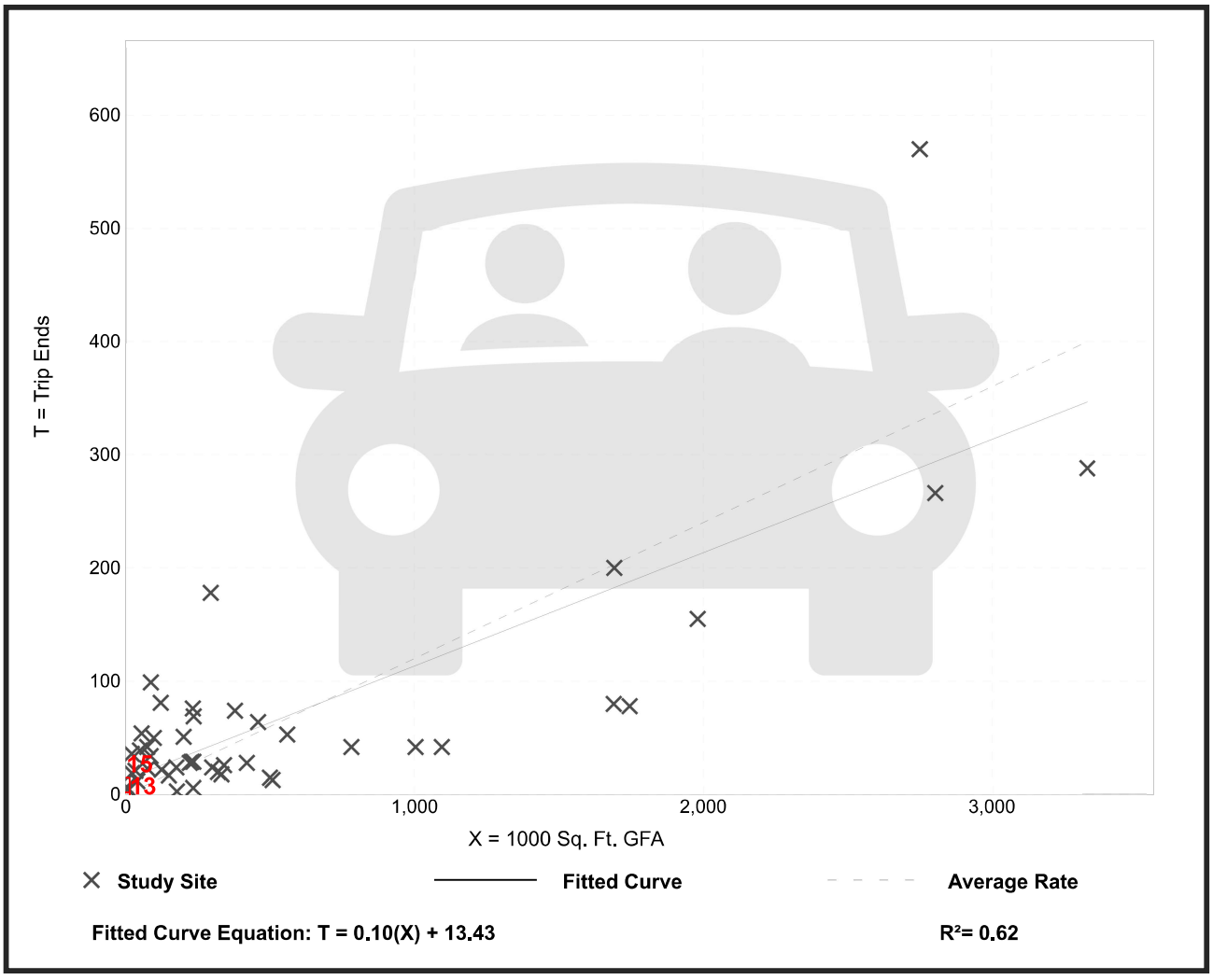
Warehouse
(150)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 47
Avg. 1000 Sq. Ft. GFA: 559
Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.12	0.02 - 1.80	0.14

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

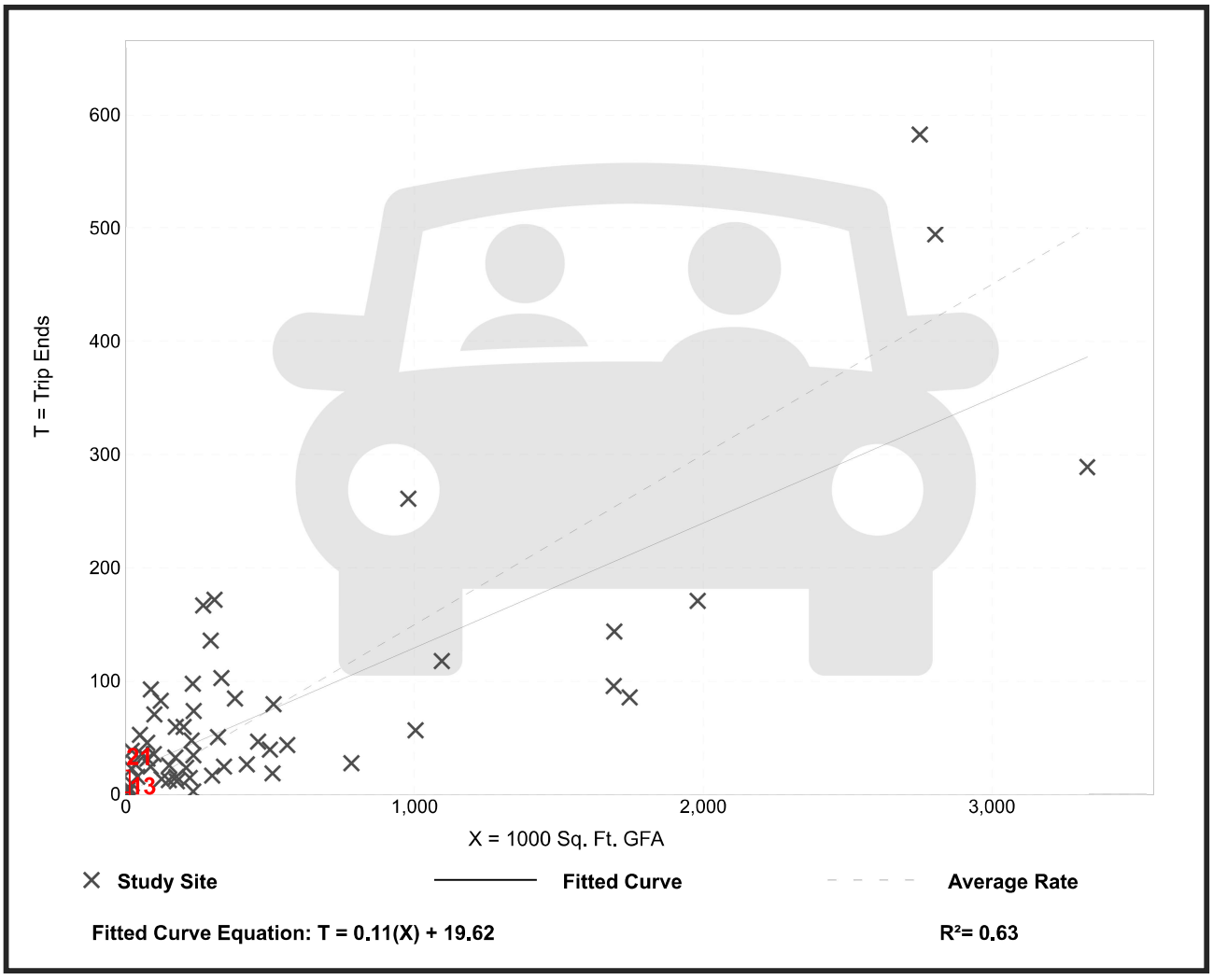
Warehouse
(150)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 58
Avg. 1000 Sq. Ft. GFA: 503
Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.01 - 1.80	0.15

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

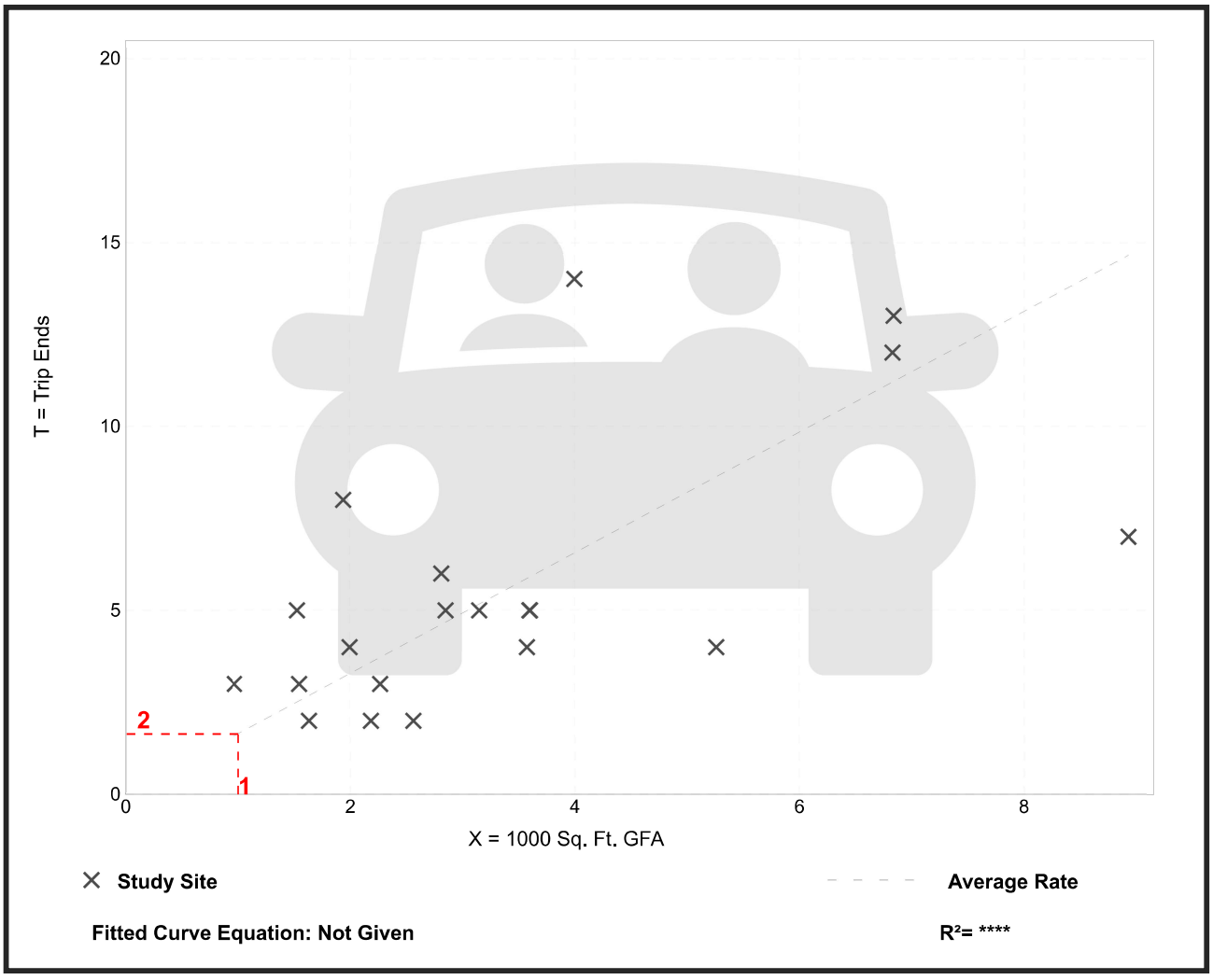
Small Office Building
(712)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 20
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 83% entering, 17% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.64	0.76 - 4.12	0.87

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

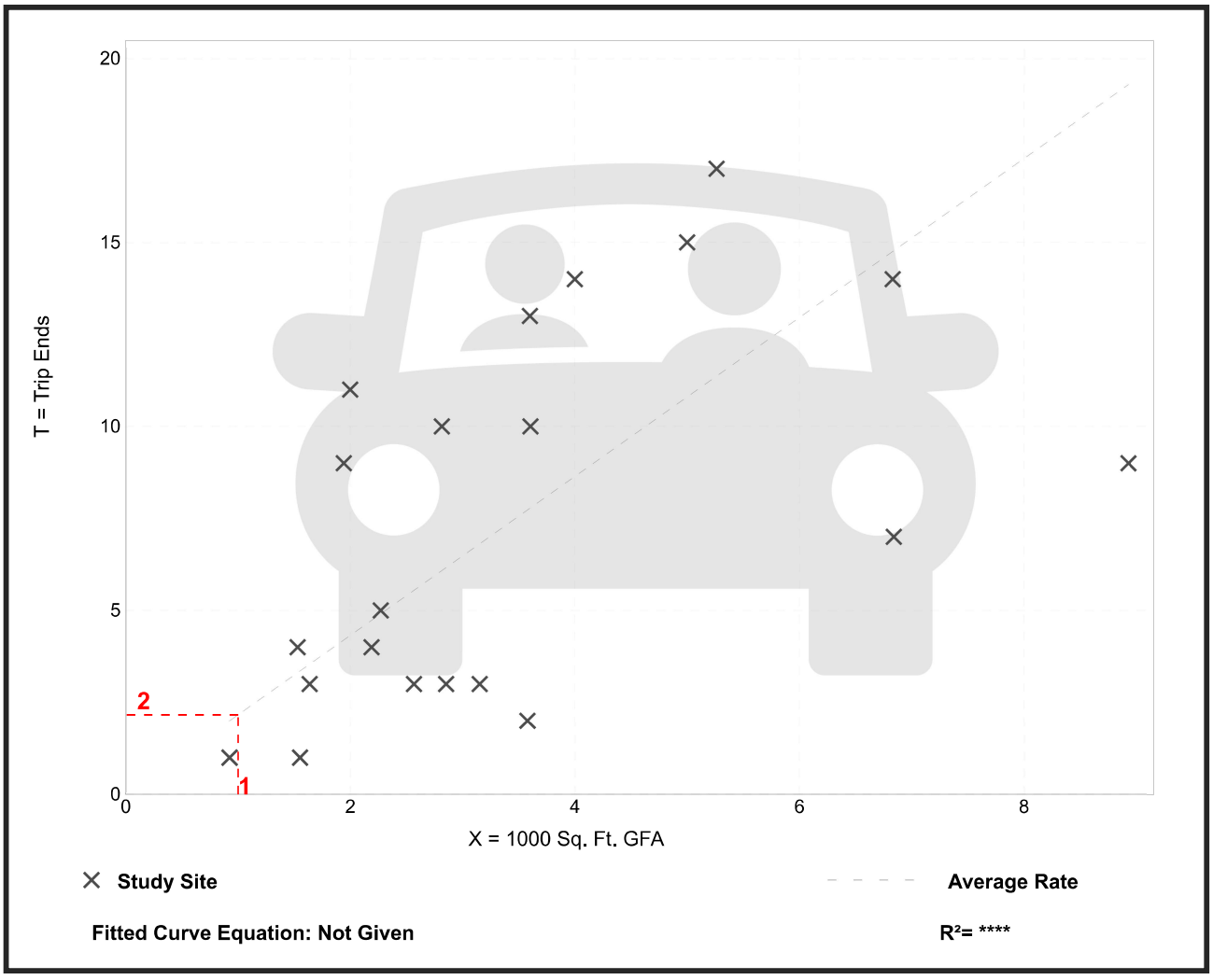
Small Office Building
(712)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

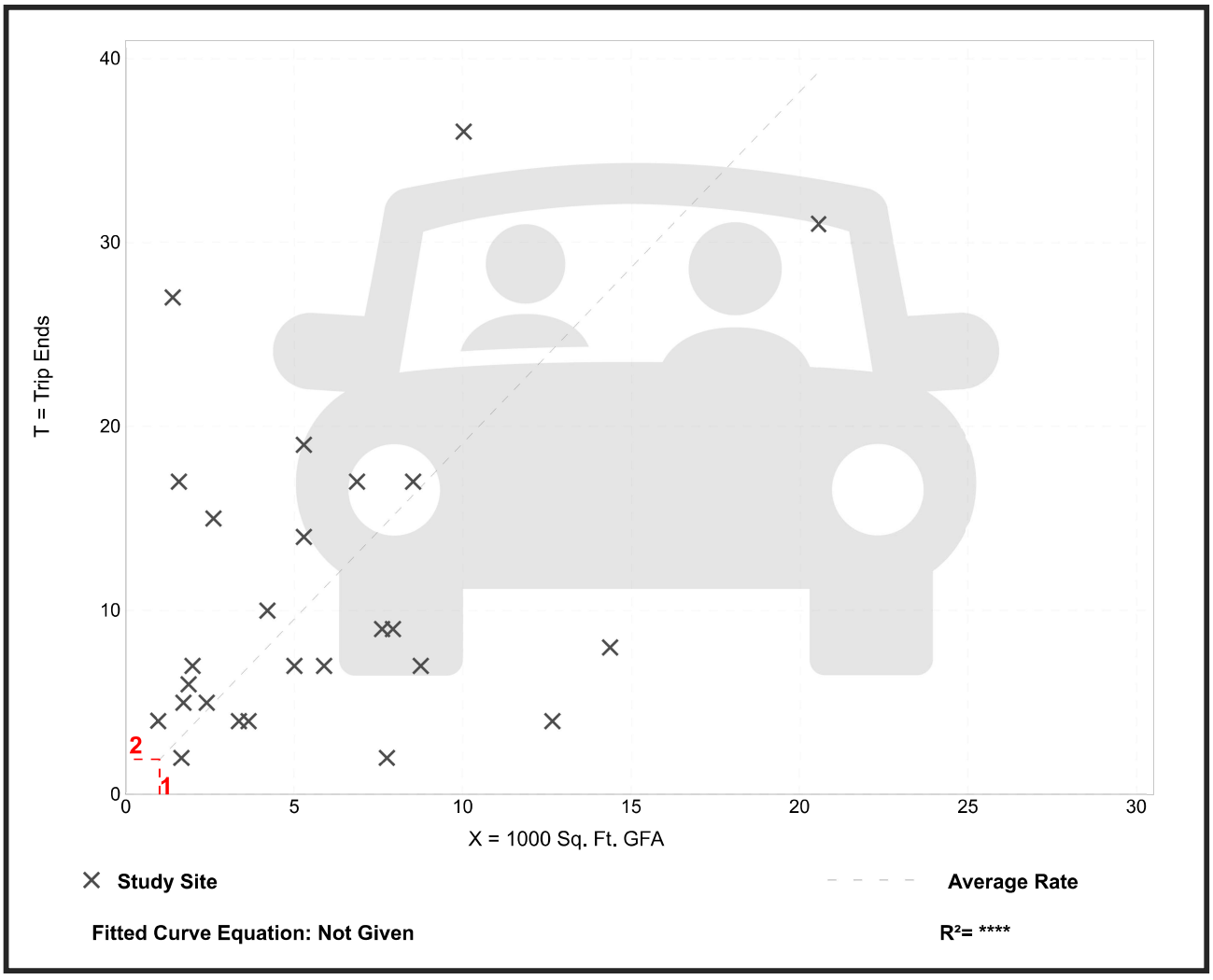
Automobile Parts and Service Center
(943)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 26
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 72% entering, 28% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.91	0.26 - 19.40	2.28

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

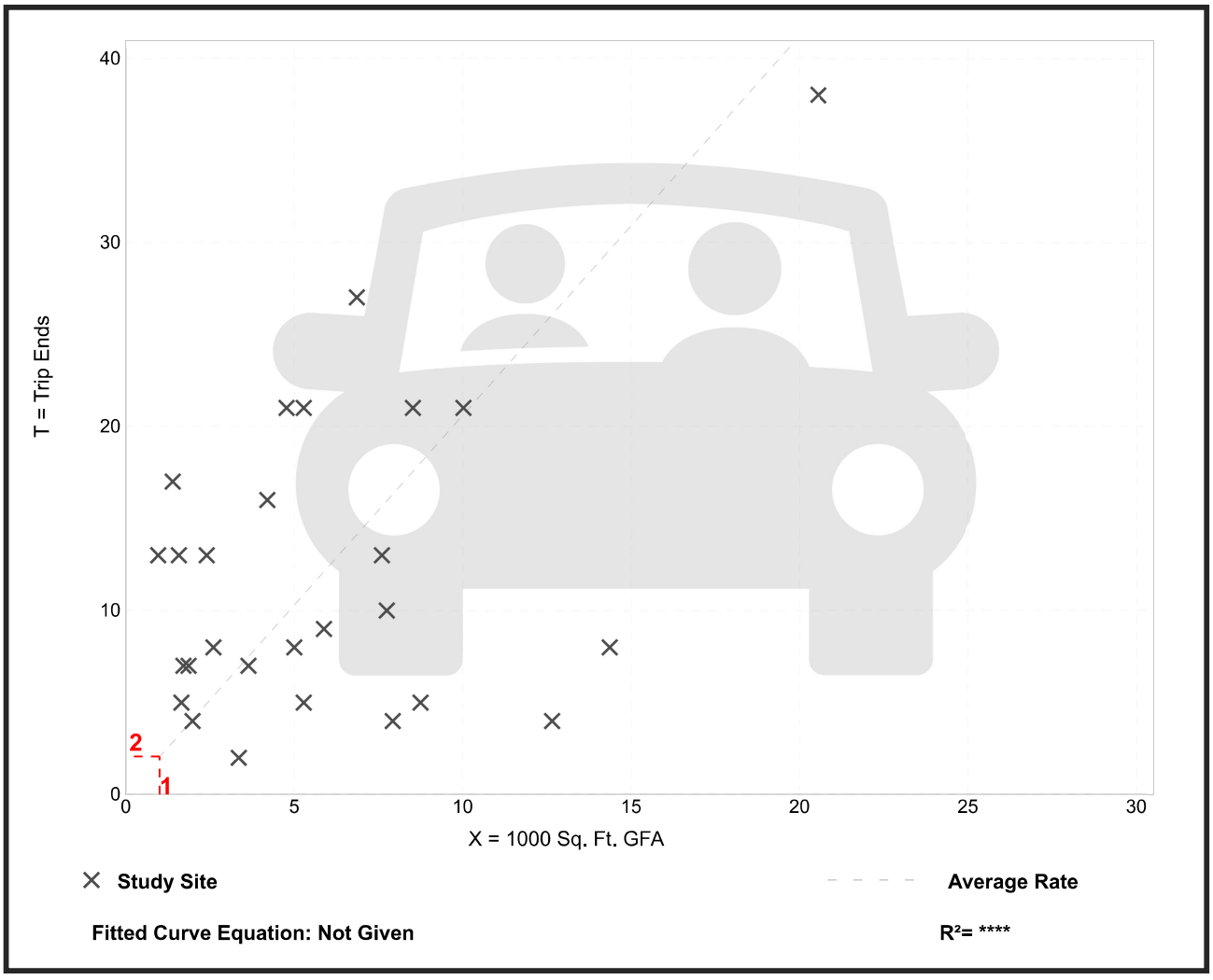
Automobile Parts and Service Center
(943)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.06	0.32 - 13.54	1.97

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

APPENDIX B

Towing and Impound
Trip Calculation Worksheet

Hound Dogs Towing Rezoning (ZON-26-10) - Trip Generation Worksheet (Appendix B)

INPUTS

Tows per day (design case)	40	*Design case: high end of the 20-40 tows/day range (20 = low case).*
Rollback recycling runs per week	5	*High end of the 2-5 runs/week range.*
Operating days per week	5	*Business days per week.*
Business hours per day (tows/releases spread over)	10	*Normal business hours; tows and releases spread evenly. Night tows not used to lower the hourly rate.*
Trips per vehicle release	3	*Drop-off vehicle in + out, released vehicle out.*
Day-shift employees	4	*Applicant operating data.*
Night-shift employees	3	*Applicant operating data.*
Salvage company employees	2	*Salvage company operations.*
Salvage roll-off truck round trips per day	3	*Salvage company operations.*
Siding contractor crew	3	*Siding contractor operations.*
Siding truck + trailer round trips per day	1	*Siding contractor operations.*
Parcel carrier pickups per day (online parts)	1	*Online parts shipments; outside peak hours.*
Share of impounded vehicles released per day	50%	*About half of the vehicles impounded each day are picked up by owners.*

Derived

Recycled vehicles per day	1.00
Vehicles released per day	20

ITE AVERAGE RATES (12th Ed., General Urban/Suburban, per 1,000 SF GFA)

Land use	LUC	Size (ksf)	AM rate	AM % in	PM rate	PM % in
Powder coating (General Light Industrial)	110	1.5	0.48	86%	0.49	24%
Auto repair (Automobile Parts & Service Center)	943	1	1.91	72%	2.06	39%
Auto sales office, no on-site sales (Small Office Building)	712	1.5	1.64	83%	2.16	34%
Storage (Warehousing)	150	13.034	0.12	77%	0.15	28%

Source: ITE Trip Generation Manual, 12th Ed. (weekday peak hour of adjacent street traffic); rates read from ITETripGen reports in Appendix A.

TRIP GENERATION

Scenario / use	Method	Daily	AM in	AM out	AM total	PM in	PM out	PM total
EXISTING								
Siding contractor's office, 1,000 SF	Operations	8	3	1	4	1	3	4
Powder coating, 1,500 SF	LUC 110	–	1	0	1	0	1	1
Auto repair, 1,000 SF	LUC 943	–	1	1	2	1	1	2
Auto sales office, 1,500 SF	LUC 712	–	2	0	2	1	2	3
Storage, 13,034 SF	LUC 150	–	1	1	2	1	1	2
Salvage company (City parcel, Jackson Rd access)	Operations	10	2	1	3	1	2	3
Existing total		**–**	**10**	**4**	**14**	**5**	**10**	**15**
PROPOSED (SCPD) - existing uses remain								
Siding contractor's office, 1,000 SF	Operations	8	3	1	4	1	3	4
Powder coating, 1,500 SF	LUC 110	–	1	0	1	0	1	1
Auto repair, 1,000 SF	LUC 943	–	1	1	2	1	1	2
Auto sales office, 1,500 SF	LUC 712	–	2	0	2	1	2	3
Storage, 13,034 SF	LUC 150	–	1	1	2	1	1	2
Salvage company (City parcel, Jackson Rd access)	Operations	10	2	1	3	1	2	3
Towing: employees	Operations	14	4	3	7	3	4	7
Towing: tow truck trips	Operations	80	4	4	8	4	4	8
Towing: vehicle releases	Operations	60	2	4	6	2	4	6
Towing: rollback to shredder/recycling	Operations	2	0	1	1	1	0	1
Towing: parcel carrier pickup (online parts)	Operations	2	0	0	0	0	0	0
Towing subtotal		**158**	**10**	**12**	**22**	**10**	**12**	**22**
Proposed total		**–**	**20**	**16**	**36**	**15**	**22**	**37**
Net change (proposed - existing)		**158**	**10**	**12**	**22**	**10**	**12**	**22**

SELECT COMMERCIAL PLANNED DISTRICT
(SCPD)
FRANKLIN TOWNSHIP
1945 JACKSON ROAD
HOUNDDOGS TOWING
ZON No. 26-10

BACKGROUND:

The subject property is located at the western end of Jackson Road, abutting a railroad track to the west and a single family subdivision to the east. The property is currently zoned L-I and has an existing mixed use building on the property. The property is bounded on the north and west by vacant land in the City of Columbus (zoned M- manufacturing), on the east by single family houses in the township (zoned Rural) and by mobile home park (zoned LI) in the township to south. The proposed SCPD will allow a tow truck impound lot, auto sales, office coating, auto repair, siding contractor's office and limited used parts operation uses on the property. The property in the City directly west and abutting to this site will be owned by the same entity and be operated by one property manager that will oversee a variety of tenants found on both the City and County properties. The tow operation will include removing parts from vehicles going to the shredder and storing the parts for resale inside the buildings, there will be no on site sales of auto parts.

PERMITTED USES:

The property currently has a 18,034 square foot building located on the north end of the property. The owner/applicant wants to allow a tow truck operation with its office within the building as well as a limited use parts sales operation which shall be sold online. The owner/applicant requests the Select Commercial Planned District (SCPD) to transfer a towing operation from its Parsons Avenue to this site.

The following uses that found in the Franklin County Resolution Section 328.02 (Community Commercial) and further identified by SIC Code numbers are included in the SCPD district:

176 – Siding Contractor's Office
501 - Motor Vehicle and Motor Vehicle Supply and Parts (no junkyard nor salvage sales allowed to the public on site)
7521 – Automobile Parking
753 – Automobile Repair
347 – Powder Coating
551 – Auto Sales Office – (no onsite automobile sales)
7549 – Towing Impound Lots

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 332.02 Community Service (CS) of the Franklin County Zoning Code. Per Section 420.033 waivers are also requested for sideyard (Section 332.043(a)) to the east, to 0 feet, and to the west to 0' (as this area will abut the City Property which will be operating as a part of the towing business), and to waive the dumpster screening requirement found in Section 505.02. There will be a 20' setback from the eastern property line that will have pine trees between the fence and the property line. To allow gravel parking areas and driveway aisles as these areas are for storage of vehicles therefore a waiver to Section 531.011. The waiver is requested as there will be very little activity behind the fence as the autos are primarily stored at this location and therefore there will be no movement nor noise to disturb the neighboring residential properties.

LIGHTING:

All lighting on the subject property that is visible from residentially used neighboring property shall be a cut-off type fixtures (down lighting) attached to the buildings (as shown the locations are shown on the site plan there are five (5) light poles) and limited to the rear parking areas. There are wall packs located on the front wall of the building to provide security in that area. The exterior lighting of the site shall minimize off-site glare and reflection by utilizing screening, direction of lighting, height of lighting, wattage and type of lighting for the purpose of screening off-site glare to neighboring residentially used properties.

SIGNAGE AND GRAPHICS:

A. One (1) wall sign facing Jackson Road that will be 10' in height on the wall and have a sign face of not more than 48 square feet in size.

B. No off-premise graphics shall be permitted on-site, nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.

C. No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.

SITE PLAN:

A. The property shall be used in accordance with the submitted site plan. The attached site plan illustrates where the building(s), parking areas and gravel storage areas are located.

B. The parking setback to the east shall be 5' and 0' to the west as vehicles may maneuver over the property line to the west. Both properties will be owned by 1945 Jackson Road LLC. The sideyard setback along the eastern property lines for buildings shall be 0'. The proposed fence (a 6' high metal fence with 100% opacity) can be located at a 20' setback along the property line. There are 16 (sixteen) parking (one of which will be an ADA space) spaces provided on site and 31(thirty-one) spaces are needed so a waiver of 15 (fifteen) spaces is needed.

ARCHITECTURAL DESIGN:

The building is existing and no modifications are proposed.

STORMWATER DRAINAGE:

Drainage and run-off from the proposed development shall not cause property damage to off-site areas and shall comply with the standards of the Franklin County Stormwater Drainage Manual.

SEWAGE DISPOSAL AND WATER SUPPLY:

The site uses onsite water and sewer facilities which are inspected by the Franklin County Board of Health.

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.

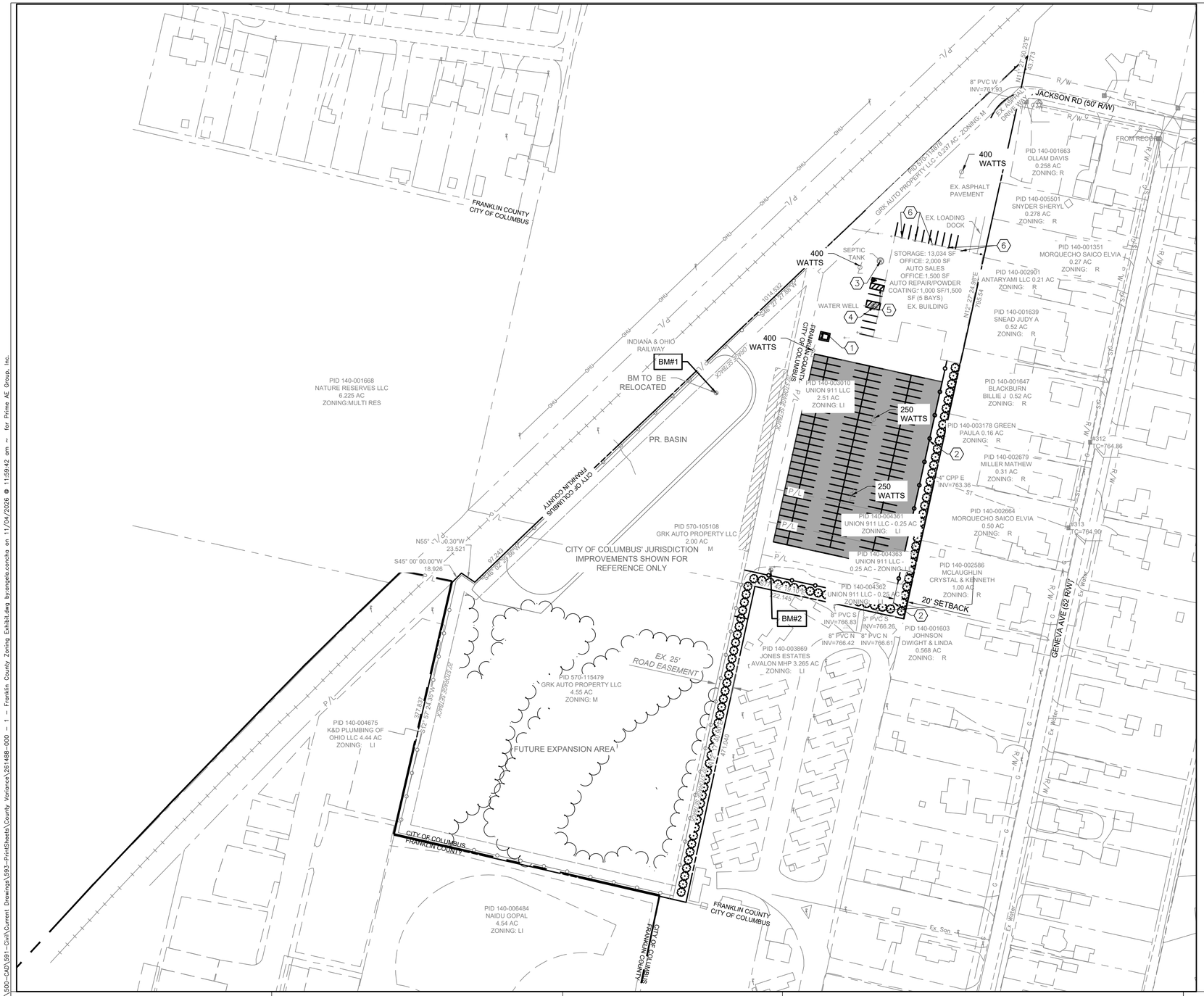
OUTSIDE STORAGE:

A. No outside storage of any automobile parts shall be permitted on the lot. Any automobile part's storage shall be within the existing building. No salvaged vehicles shall be stored on the site as they may be towed to recycling facilities.

TRAFFIC & CIRCULATION:

The subject property shall have one (1) curb cuts which is shown on the Site Plan.

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


JACKSON RD (50' R/W)
FRANKLIN COUNTY
CITY OF COLUMBUS
PID 140-001668
NATURE RESERVES LLC
6.225 AC
ZONING:MULTI RES
INDIANA & OHIO
RAILWAY
BM#1
BM TO BE
RELOCATED
PR. BASIN
CITY OF COLUMBUS
FRANKLIN COUNTY
CITY OF COLUMBUS' JURISDICTION
IMPROVEMENTS SHOWN FOR
REFERENCE ONLY
PID 570-105108
GRK AUTO PROPERTY LLC
2.00 AC
ZONING: M
PID 570-115479
GRK AUTO PROPERTY LLC
4.55 AC
ZONING: M
EX. 25'
ROAD EASEMENT
FUTURE EXPANSION AREA
PID 140-004675
K&D PLUMBING OF
OHIO LLC 4.44 AC
ZONING: LI
PID 140-006484
NAIDU GOPAL
4.54 AC
ZONING: LI
CITY OF COLUMBUS
FRANKLIN COUNTY
FRANKLIN COUNTY
CITY OF COLUMBUS
SOUTH OF JACKSON COUNTY
PID 140-003010
UNION 911 LLC
2.51 AC
ZONING: LI
PID 140-004361
UNION 911 LLC - 0.25 AC
ZONING: LI
PID 140-004363
UNION 911 LLC -
0.25 AC - ZONING: LI
PID 140-004362
UNION 911 LLC - 0.25 AC
ZONING: LI
BM#2
20' SETBACK
PID 140-003869
JONES ESTATES
AVALON MHP 3.265 AC
ZONING: LI
PID 140-001603
JOHNSON
DWIGHT & LINDA
0.568 AC
ZONING: R
PID 140-001663
OLLAM DAVIS
0.258 AC
ZONING: R
PID 140-005501
SNYDER SHERYL
0.278 AC
ZONING: R
PID 140-001351
MORQUECHO SAICO ELVIA
0.27 AC
ZONING: R
PID 140-002901
ANTARYAMI LLC 0.21 AC
ZONING: R
PID 140-001639
SNEAD JUDY A
0.52 AC
ZONING: R
PID 140-001647
BLACKBURN
BILLIE J 0.52 AC
ZONING: R
PID 140-003178 GREEN
PAULA 0.16 AC
ZONING: R
PID 140-002679
MILLER MATHEW
0.31 AC
ZONING: R
PID 140-002664
MORQUECHO SAICO ELVIA
0.50 AC
ZONING: R
PID 140-002586
MCLAUGHLIN
CRYSTAL & KENNETH
1.00 AC
ZONING: R
GENEVA AVE (52' R/W)
FROM RECORD
EX. ASPHALT
PAVEMENT
EX. LOADING
DOCK
SEPTIC
TANK
WATER WELL
STORAGE: 13,034 SF
OFFICE: 2,000 SF
AUTO SALES
OFFICE:1,500 SF
AUTO REPAIR/POWDER
COATING: 1,000 SF/1,500
SF (5 BAYS)
EX. BUILDING
400
WATTS
250
WATTS
8" PVC W
INV=761.93
8" CPP E
INV=763.36
8" PVC S
INV=766.83
8" PVC S
INV=766.26
8" PVC N
INV=766.42
8" PVC N
INV=766.61
N55° 30'30"W
23.521
S45° 00' 00.00"W
18.926
N71° 27' 24.35"W
377.037
N18° 25' 35"W 203.78'
N71° 27' 24.35"W
471.040
N18° 25' 35"W 203.78'
N71° 27' 24.35"W
765.54