

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 14, 2016**

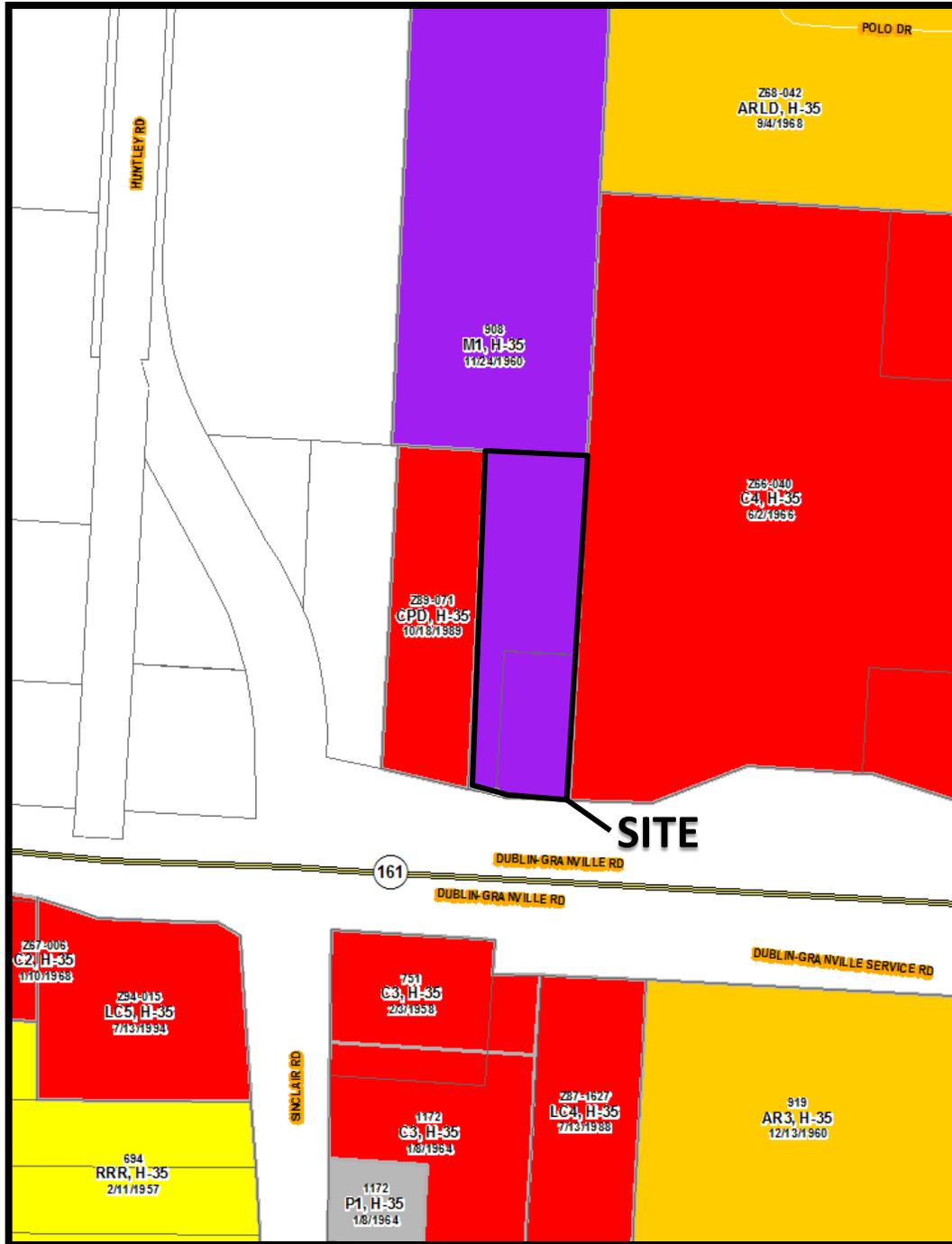
- 1. APPLICATION: Z15-050**
Location: **826 EAST DUBLIN-GRANVILLE ROAD**, being 1.2± acres located on the north side of East Dublin-Granville Road, 160± feet east of Huntley Road (010-109441 and 010-019170; Northland Community Council).
Existing Zoning: M-1, Manufacturing District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Landscaping and mulch retail and wholesale.
Applicant(s): Ohio Mulch, c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Judith E. Burgess; 163 Franklin Street; Delaware, OH 43015.
Planner: Michael Maret; 645-2749; mjmaret@columbus.gov

BACKGROUND:

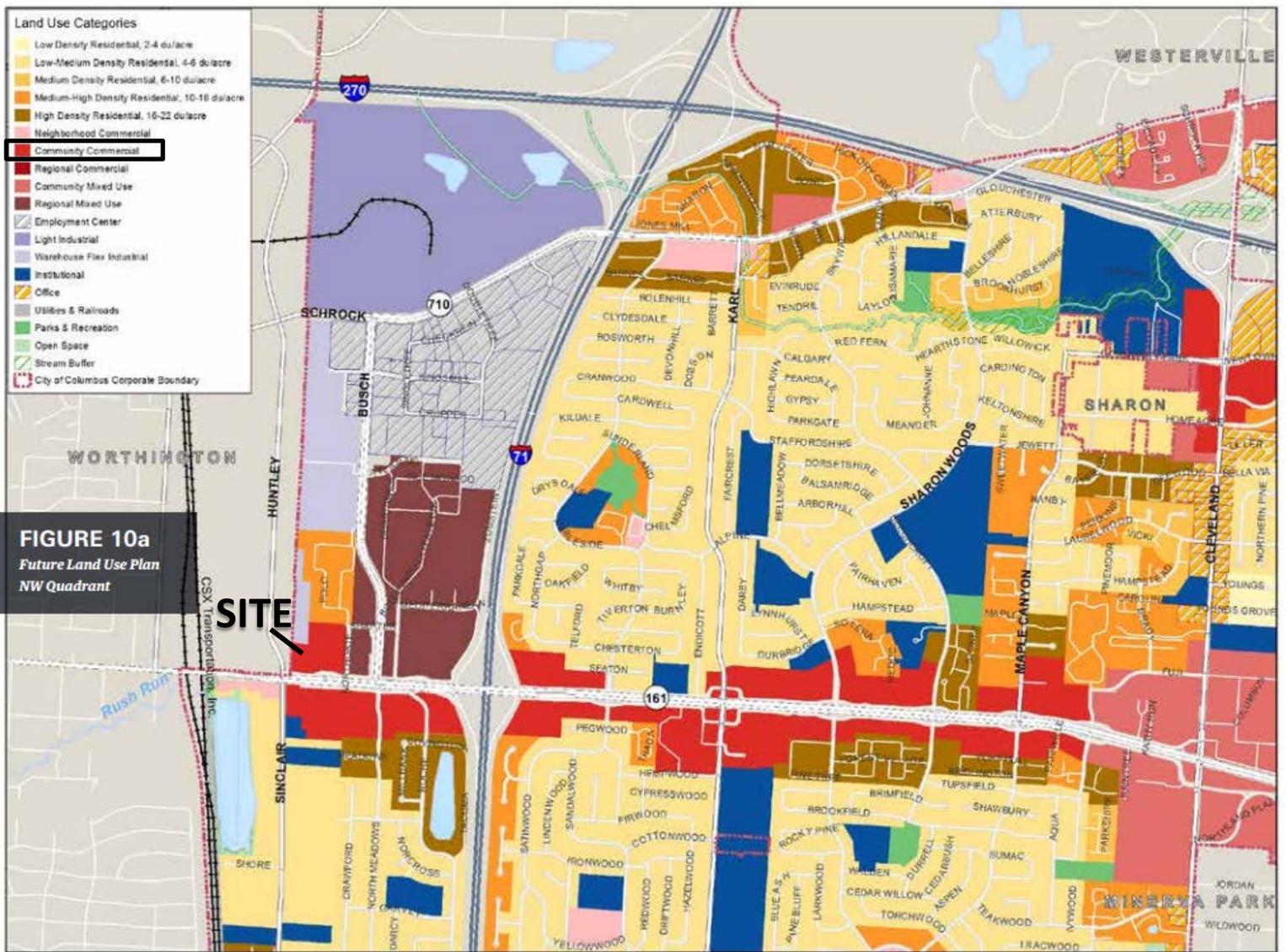
- The 1.2± acre site is zoned in the M-1, Manufacturing District and consists of two parcels, each developed with a nonconforming single-unit dwelling. The applicant proposes the L-M, Limited Manufacturing District, for the development of a retail and wholesale landscaping and mulch business.
- To the north is a warehouse facility, to the south are mixed commercial uses and apartments, to the east is a hotel and a fitness club, and to the west is a commercial strip center.
- Council variance #CV15-068 was submitted with this rezoning request to reduce the number of required parking spaces and the building and storage setbacks. That request will proceed to City Council with this rezoning request but is not subject to consideration by the Development Commission.
- The site is located within the planning area of the *Northland I Area Plan* (2014), which recommends “Community Commercial” such as retail, office, hotel, or institutional uses that serve multiple neighborhoods, but generally do not attract residents from outside the area.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The development text provides appropriate use restrictions; landscaping/screening, signage restrictions, and a commitment to a site plan.
- The *Columbus Thoroughfare Plan* identifies East Dublin-Granville Road as a 6-2DS arterial requiring a minimum of 110 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-M District will permit the development of a retail and wholesale landscaping and mulch business that is compatible with the development standards of adjacent commercial and manufacturing properties. Appropriate use restrictions and development standards in consideration of adjacent properties and a commitment to a site plan are included in this request. The proposal is also consistent with the land use recommendations of the *Northland 1 Plan* for community commercial uses.



Z15-050
 826 East Dublin-Grandville Road
 Approximately 1.2 acres
 M-1 to L-M



Z15-050
826 East Dublin-Grandville Road
Approximately 1.2 acres
M-1 to L-M



Z15-050
826 East Dublin-Grandville Road
Approximately 1.2 acres
M-1 to L-M

TEXT

PROPOSED DISTRICTS: L-M
PROPERTY ADDRESS: 826 East Dublin-Granville Road
OWNER: Judith E. Burgess
APPLICANT: Ohio Mulch
DATE OF TEXT: 12/17/15
APPLICATION: Z15-050

1. **INTRODUCTION:** This site is located on the north side of East Dublin-Granville Road east of Huntley Road. The applicant wants to combine his retail and wholesale operations at the site as well as yard waste drop off. There are different development standards for retail vs. wholesaling uses. The applicant has filed an accompanying council variance to address the setback and parking issues. See CV18-068.

2. **PERMITTED USES:**

Those uses permitted under Section 3363.01 M, Manufacturing District of the Columbus City Code (including wholesale activities) except for the following uses which are prohibited:

- Adult entertainment establishment or an adult store
- Animal Shelter
- Bars, Cabarets and Nightclubs
- Blood and Organ Banks
- Check Cashing and Loans
- Halfway House
- Missions/Temporary Shelters
- Monopole Telecommunication Antennas
- Motorcycle and Boat Dealers
- Pawn Brokers
- Recreational Vehicle Dealers
- Utility and RV (Recreational Vehicle) Sales, Rental and Leasing
- Used Automobile Sales unless part of a new automobile dealership
- Those uses listed in C-5, Commercial District (Chapter 3357) and those uses listed in Sections 3363.16 and 3363.17 of Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicted in the text or submitted drawings the applicable development standards are contained in Chapter 3363 M, Manufacturing District of the Columbus City Code.

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

N/A

B. **Access, Loading, Parking and/or Traffic Related Commitments**

N/A

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

1. The frontage along East Dublin-Granville Road shall be landscaped as follows: 1 tree per 30 linear feet. Trees maybe grouped or evenly spaced.

2. Parking lots shall be screened from East Dublin-Granville Road by headlight screening a minimum of three feet in height.

D. Building Design and/or Interior-Exterior Treatment Commitments

N/A

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

The height of the bulk storage and storage bins shall not exceed six feet in height.

F. Graphics and Signage Commitments

All signage and graphics shall conform to Article 15 of the Columbus City Code as it applies to the appropriate M, Manufacturing District.

G. Miscellaneous

1. The applicant has submitted a site plan as part of its zoning application. The site shall be developed in accordance with the submitted site plan. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments to the site plan shall be subject to review 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 proposed adjustment.

2. See also CV15-068.

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.



Northland Community Council
Development Committee

Report

December 2, 2015 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Case #4

Application #Z15-050/CV15-068 (Rezone M-1 to L-M; reduce required parking; reduce storage & building setback; for retail mulch facility)
Jeff Brown, Smith & Hale. *representing*

Ohio Mulch

826 E Dublin Granville Rd, 43229 (PID 010-109441/010-019170)

- *The Committee approved 15-2 a motion (by SCA, second by SWCA) to*

RECOMMEND APPROVAL WITH THE FOLLOWING CONDITIONS:

- *That item 2, "Permitted Uses," of the text dated 11/25/2015 be amended to prohibit the following additional uses:*
 - *Used automobile sales not associated with a new automobile sales operation (a C-4 use);*
 - *All uses permitted in a C-5 district.*
 - *That the only permitted manufacturing uses will be those permitted in the M-1 manufacturing district, plus those associated with and specifically required for the operation of a retail mulch facility.*
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