

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 10, 2016**

- 1. APPLICATION: Z16-007**
Location: **1835 EAST SEVENTEENTH AVENUE (43219)**, being 0.14± acres located at the southeast corner of Seventeenth Avenue and Taylor Avenue [unimproved] (010-126231; North Central Area Commission).
Existing Zoning: R-2, Residential District.
Request: M, Manufacturing District.
Proposed Use: Conform an existing industrial building.
Applicant(s): Evergreen Cemetery Association; c/o David Hodge, Atty.; Underhill Yaross & Hodge LLC; 8000 Walton Parkway; Suite 120; New Albany, OH 43219.
Property Owner(s): The Applicant
Planner: James Burdin; (614)645-1341; jeburdin@columbus.gov
Shannon Pine; (614)645-2208; spine@columbus.gov

BACKGROUND:

- The 0.14± acre parcel is part of a larger development area of approximately 2 acres that is developed with a vacant industrial building. The majority of that area is zoned in the M, Manufacturing District, but the subject parcel, which contains a portion of the industrial building and mechanical equipment, is zoned in the R-2, Residential District.
- The existing building is considered non-compliant and received Zoning Clearance in error when it was constructed in 1985, because it was represented that the entire property was zoned in the M, Manufacturing District, and staff failed to catch the discrepancy. The applicant proposes the M, Manufacturing District to match the rest of the building area and to bring the building into compliance. The applicant intends to use the building as a crematory and funeral home, which are permitted in the M, Manufacturing District, with the crematory subject to Special Permit approval from the Board of Zoning Adjustment.
- The site is bordered to the north and east by industrial uses in the M, Manufacturing District. To the south is a cemetery in the I, Institutional District. To the west is the unimproved right-of-way for Taylor Avenue and undeveloped land zoned in the R-2, Residential District.
- The site is located within the boundaries of the *North Central Area Plan (2002)*, which recommends single-unit residential development for this location. The Plan also recommends that development recognize existing manufacturing zoning and encourages that future manufacturing development occur in areas that are already zoned manufacturing. The Planning Division supports this request based upon the existing M zoning in the rest of the building area, and the fact that the industrial building is partially located on the subject parcel.

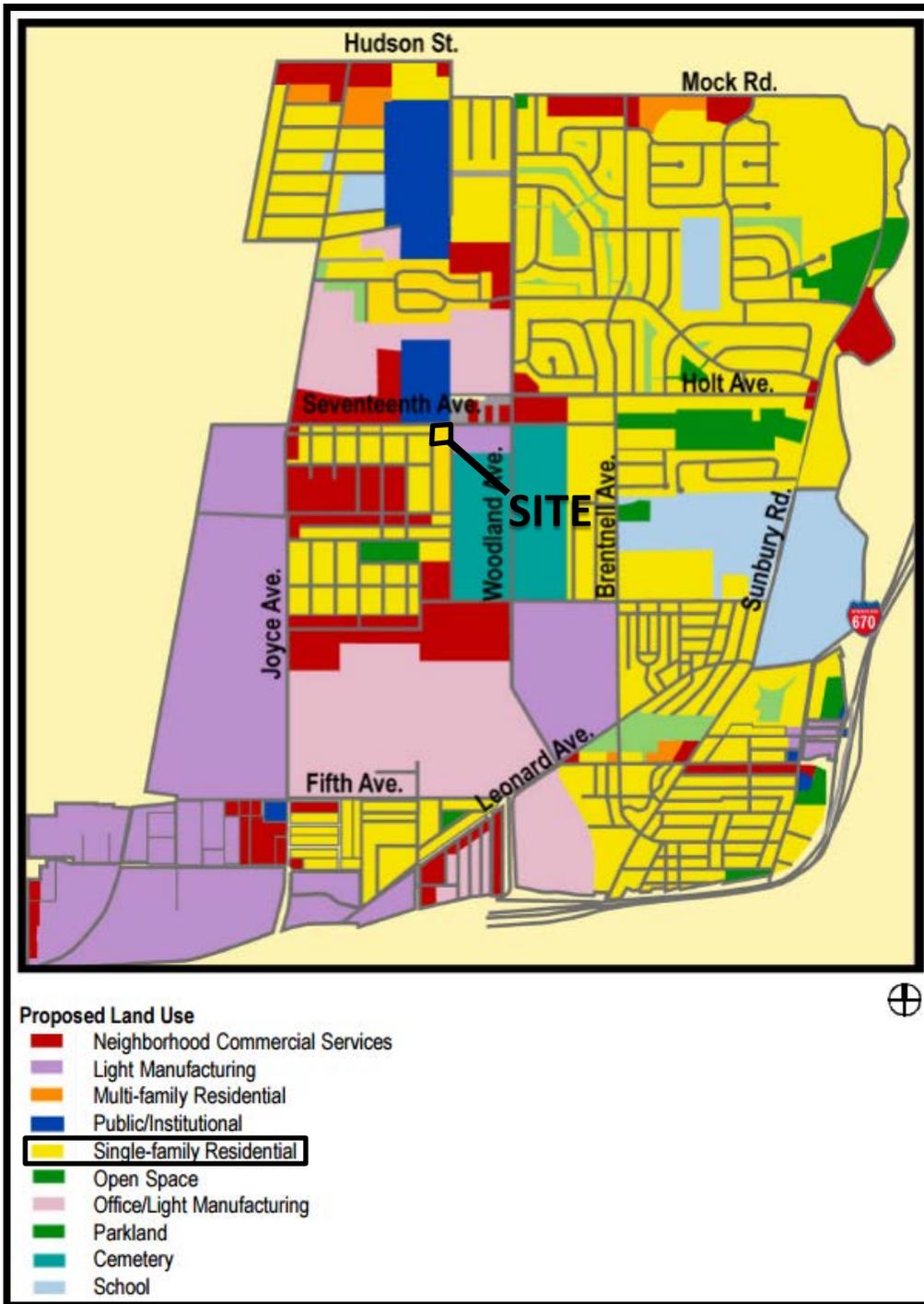
- The site is located within the boundaries of the North Central Area Commission, whose recommendation was for approval.
- The *Columbus Thoroughfare Plan* identifies Seventeenth Avenue as a C arterial requiring a minimum of 30 feet of right-of-way from centerline

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested M zoning classification would bring the existing non-compliant industrial building into compliance. While the proposed use of this building as a crematory will be subject to further discussion as part of the Special Permit process, staff considers this rezoning necessary for the continued use of the existing industrial building. The request is consistent with the established development pattern east of unimproved Taylor Avenue.



Z16-007
 1835 East Seventeenth Avenue
 Approximately 0.14 acres
 R-2 to M



Z16-007
 1835 East Seventeenth Avenue
 Approximately 0.14 acres
 R-2 to M



Z16-007
1835 East Seventeenth Avenue
Approximately 0.14 acres
R-2 to M

Commissioners:

Tiffany White
Chairperson
Commissioner-At-Large

Donna Turner
Vice Chairperson
Teakwood Heights

Gloria Zebbs Anderson
Secretary
Commissioner –At-
Large

Jessica Martin
Correspondence Secretary
Shephard

Wallace McLean
Parliamentarian
Commissioner-At-Large

Alfonso Hooper
Brittany Hills

Frank Brown
Amer Crest

Carlton Fraley
Argyle Park

Vacant
Brentnell

Marie Moreland Short
Mayoral Appointee

Vacant
Oriole Heights

Vacant
St. Mary's

Bee Tolber
Commissioner-At-Large

Vacant
Woodland-Holt

DATE: February 4, 2016

City of Columbus
Department of Zoning and Adjustment

Columbus, Ohio

RE: Application Numbers: Z716-007 , BZA16-015
Addresses: 1835 E. 17th Avenue Columbus Ohio 43219
1411 Woodward Avenue Columbus, Ohio 43219
Owner: Evergreen Cemetery Association
Attention: James Burdin and Dave Reiss

To whom it may concern:

The North Central Area Commission met on February 4, 2016 with a quorum.

Presentation for Special Permit for cemetery expansion and crematory and to rezone parcel from R2 to M. After discussion, the agreement was to installation and or preservation along the western edge buffering cemetery and crematory from residential properties. The vote was unanimous to approve both applications.

Should you have any questions or concerns, please feel free to contact me at (614) 570-5369.

Sincerely,

Tiffany White
North Central Area Commission
Chairperson