

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

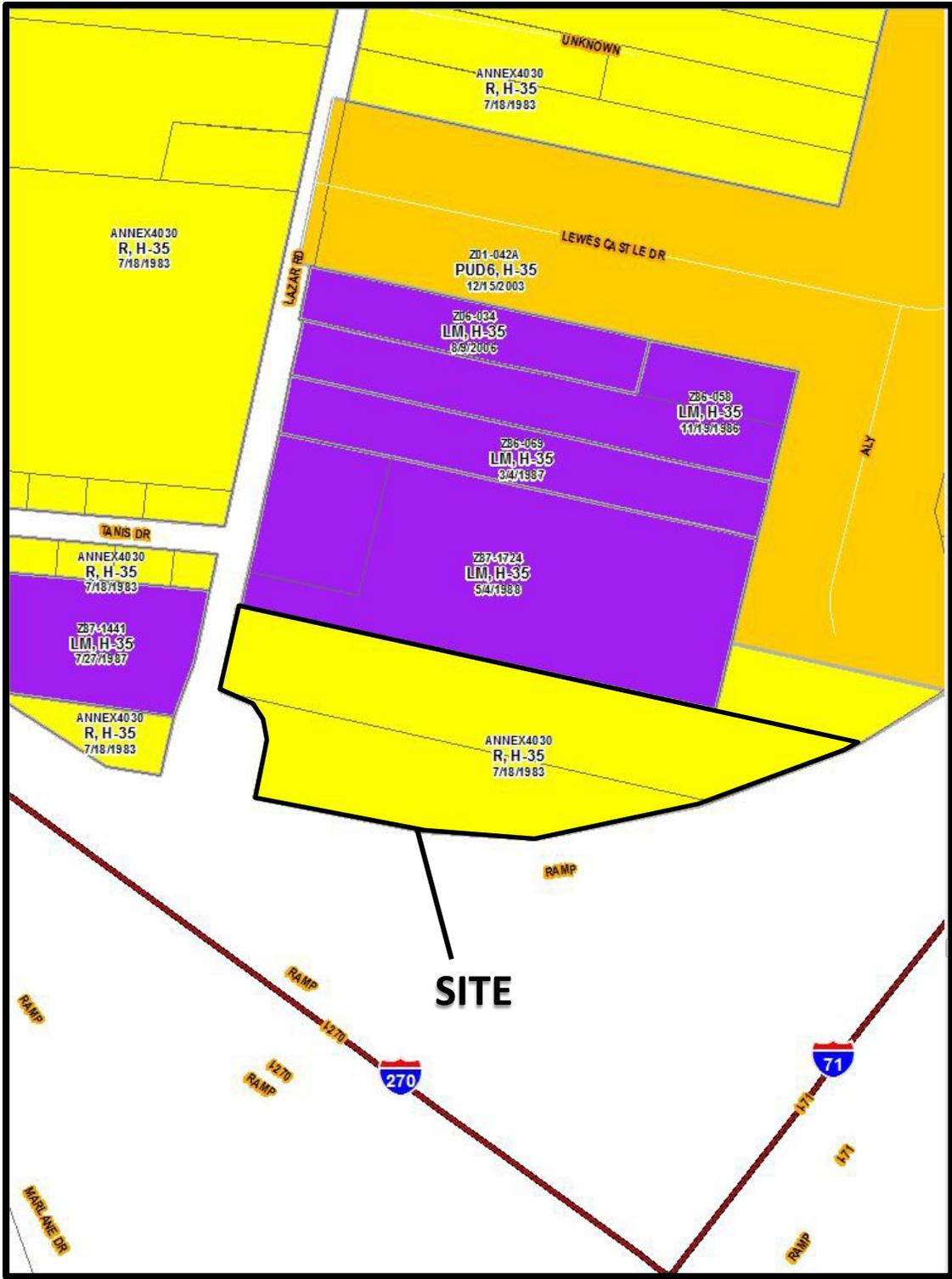
- 5. APPLICATION: Z15-035**
Location: **2976 LAZAR ROAD (43213)**, being 6.06± acres located on the east side of Lazar Road, 90± feet south of Tanis Drive (570-193905 & 570-193906; Southwest Area Commission).
Existing Zoning: R, Rural District.
Request: L-M-2, Limited Manufacturing District.
Proposed Use: Contractor's office and storage.
Applicant(s): Jeffrey LaValley; 2976 Lazar Road; Grove City, OH 43213.
Property Owner(s): Jeffrey LaValley and Lori Cross; 2976 Lazar Road; Grove City, OH 43213.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- The 6.06± acre site consists of two parcels developed with a contractor's office that was converted from a single-unit dwelling, a storage yard, and storage buildings zoned in the R, Rural District. The applicant proposes the L-M-2, Limited Manufacturing District to allow contractor's office and storage uses in order to comply with a zoning code violation. The uses were established without evidence of Zoning Clearance or a building permit to change the property from residential to industrial uses. Container storage yard and building material salvage yard uses that were also illegally established on the property are being discontinued, and are not being requested as permitted uses with this proposal.
- To the north are warehouses and storage yards in the L-M, Limited Manufacturing District, and undeveloped land in the R, Rural District. To the west across Lazar Road are an auto salvage yard zoned in the L-M, Limited Manufacturing District, and a single-unit dwelling in the R, Rural District. Interstate 270 borders the site to the east and south.
- The site is within the planning area of the *Southwest Area Plan (2009)*, which recommends low density residential uses for this location. Staff recognizes that the subject site is adjacent to properties zoned L-M, Limited Manufacturing District, and supports deviation from the Plan's land use recommendations for proposals that contain appropriate use restrictions and development standards.
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for approval of the requested district.
- The limitation text includes use restrictions, setbacks, screening, and tree preservation. A concurrent Council variance will be filed to vary existing site conditions for driveway width and gravel surface. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested L-M-2, Limited Manufacturing District will permit limited industrial uses, including contactor's office and storage uses. The proposal contains appropriate use restrictions and development standards to be compatible with adjacent industrial and residential districts.



Z15-035
 2976 Lazar Road
 Approximately 6.06 acres
 R to L-M-2

Future Land Use Map

The intent of the Southwest Area Plan's future land use map is to preserve open space along

stream channels, reinforce established residential areas, introduce office uses and revitalize Central Point and Southwest Square as the primary commercial nodes for the area.

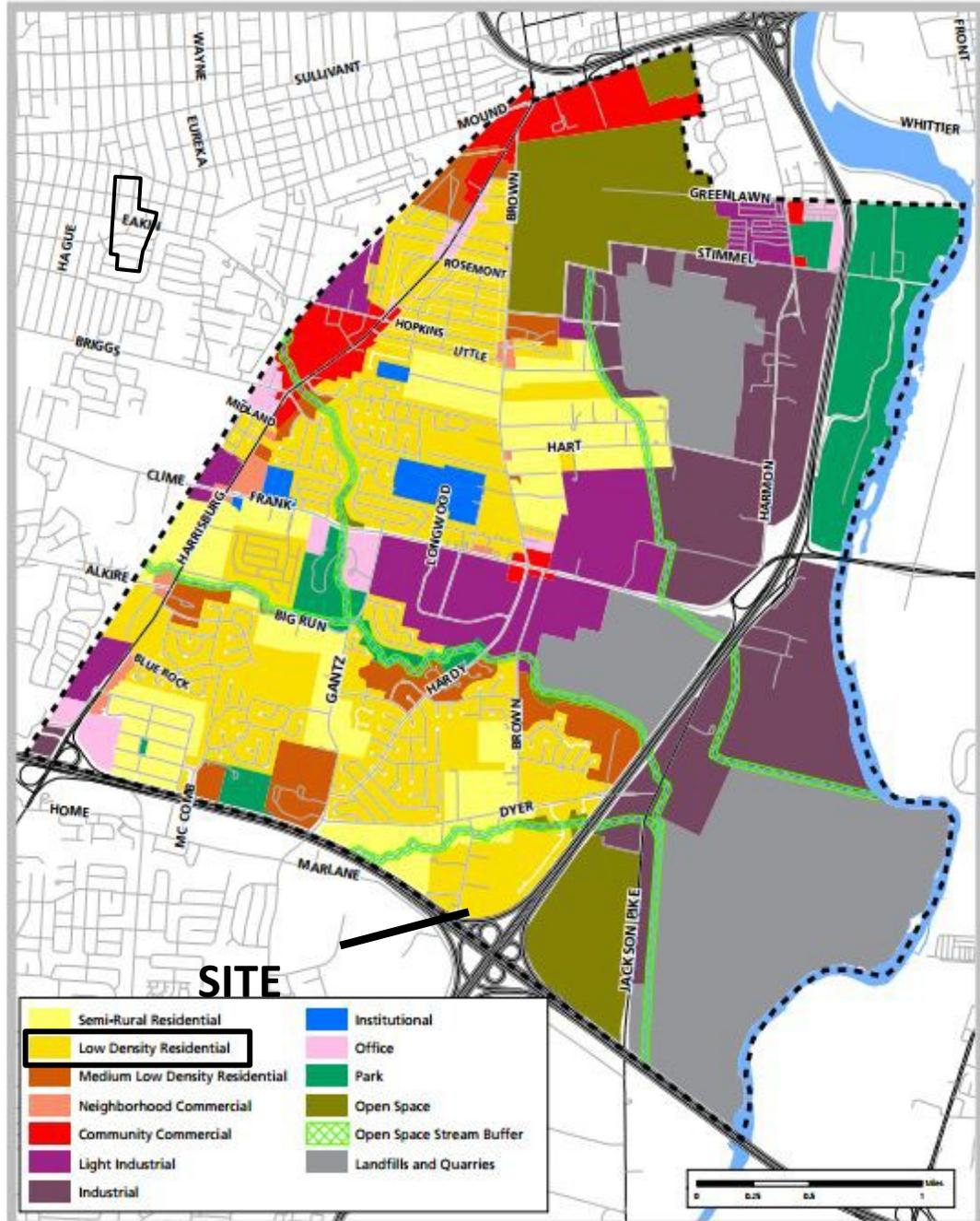


Figure 10: Future Land Use

Z15-035
 2976 Lazar Road
 Approximately 6.06 acres
 Southwest Area Plan



Z15-035
2976 Lazar Road
Approximately 6.06 acres
R to L-M-2

LIMITATION TEXT

APPLICATION NUMBER: Z15-035

PROPOSED DISTRICT: L-M-2, Limited Manufacturing District

PROPERTY ADDRESS: 2976 Lazar Rd.

OWNER: Cross, Lori A aka LaValley, Lori A

APPLICANT: Lojee Companies, LLC

c/o Jeffrey L LaValley

3650 Mountview Rd.

Upper Arlington, OH 43220

jeff@fountech.com

DATE OF TEXT: June 27, 2016

1. INTRODUCTION: This site is developed with two separate buildings. One is a converted dwelling, approximately 2,200 square feet, utilized as contractors office / garage, and the other is a 1,200 square foot metal storage building behind and off to the side of the office building. The site is at the dead end of Lazar Rd and is surrounded by various industrial properties and one residence. Traffic is very light at all times

2. PERMITTED USES: Those uses contained within Chapter 3367 M-2, Manufacturing of the Columbus City Code.

The following uses shall be prohibited:

Adult entertainment, inclusive of bookstore; adult motion picture theater; adult-only entertainment facility; all uses of §3367.04 (Chemicals, petroleum, coal and allied products); all uses of §3367.06 (Wood and paper products); all uses of §3367.07 (Food and beverage products); all uses of §3367.08 (Miscellaneous uses), except that a residence for a resident watchman under that Section is specifically permitted.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3367 M-2, Manufacturing of the Columbus City Code.

A. Density, Lot, and/or Setback Commitments: N/A

B. Access, Loading, Parking, and/or Other Traffic Related Commitments. Parking for employees and work trucks shall be addressed by utilizing the gravel area 400 feet from the adjacent residential property behind the metal building. This is an area approximately 50' x 60' and already packed gravel. A concurrent Council variance application is being filed to permit the existing gravel surface and reduced driveway width.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments: Outdoor storage of contractor equipment shall be permitted provided the following occurs: Storage is completely screened from view from Lazar Road and Interstate 270 (by preservation of the tree line along the highway property line) and shall not occur any closer than approximately 275' to the east of the west property line. The rear triangle portion of the property which measures approximately 256' west along the northern property line and approximately 308' west along the southern property line shall be left in its natural state with all trees being

preserved. Also, a 50' minimum tree buffer shall be maintained along the freeway side (south side) of the property line.

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

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments: N/A

F. Graphics and/or Signage Commitments: All signage shall conform to Chapters 3375 through 3383 of the Columbus City Code, as they apply to the M-2, Manufacturing District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

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

SIGNATURE: _____

DATE: _____

Pine, Shannon L.

From: Coe, Stefanie <scoe@mpwservices.com>
Sent: Friday, July 08, 2016 7:40 AM
To: Pine, Shannon L.
Subject: Re: Z15-035; 2976 Lazar Road

Shannon,

I have not had time to type the minutes or send you our recommendation but yes he met with us and the commission voted to support his application with the condition that the container business be removed from the site. We also understood his business may need some outside storage but wanted it fenced.

Thanks

Stefanie Lynn Coe

Sent from my iPhone

On Jul 7, 2016, at 1:33 PM, Pine, Shannon L. <SPine@Columbus.gov<<mailto:SPine@columbus.gov>>> wrote:

Hello, Stefanie! I hope all is well! Here is the version of the L-M-2 text that will be going forward to Development Commission next week. Has the applicant (Jeff LaValley) formally met with SWAC? Jeff told me that he met with you, and that the AC was OK with the proposal conditioned on the container storage being removed, but I could not find any correspondence from you. The container storage has been omitted from the proposal, and a 50' tree preservation buffer has been added along the I-270 frontage.

If you are able to send me the recommendation by tomorrow at noon, I would appreciate it! Staff Reports go out tomorrow afternoon.

Jeff will be filing a concurrent Council Variance application to permit the existing gravel surfaces and driveway width of less than 20 feet. We will send that application to you when it is filed.

Let me know if you have any questions.

Sincerely,

Shannon Pine
Planning Manager

City of COLUMBUS
Department of Building & Zoning Services Zoning/Council Activities Section
757 Carolyn Avenue
Columbus, OH 43224
Direct: 614.645.2208
Public Hearings: 614.645.4522
Fax: 614.645.2463
E-mail: spine@columbus.gov<<mailto:spine@columbus.gov>>
<http://cp.mcafee.com/d/FZsSd1MQrhos76zAsed7bPNKVJ6XMMVVBVVx4SztUsYOYYYCrhhhs7efcEFCQknNPPRS4kPt5FgY5mGuSGgrFN6FATqFXqF1KD4qCjr5QjhOWe7fZvCbLnosjWZOWq8VPxP1EVuKOeVqWtAkIrTpVkfGhBrwqrhdFCXYCyqenHK>