

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 11, 2016**

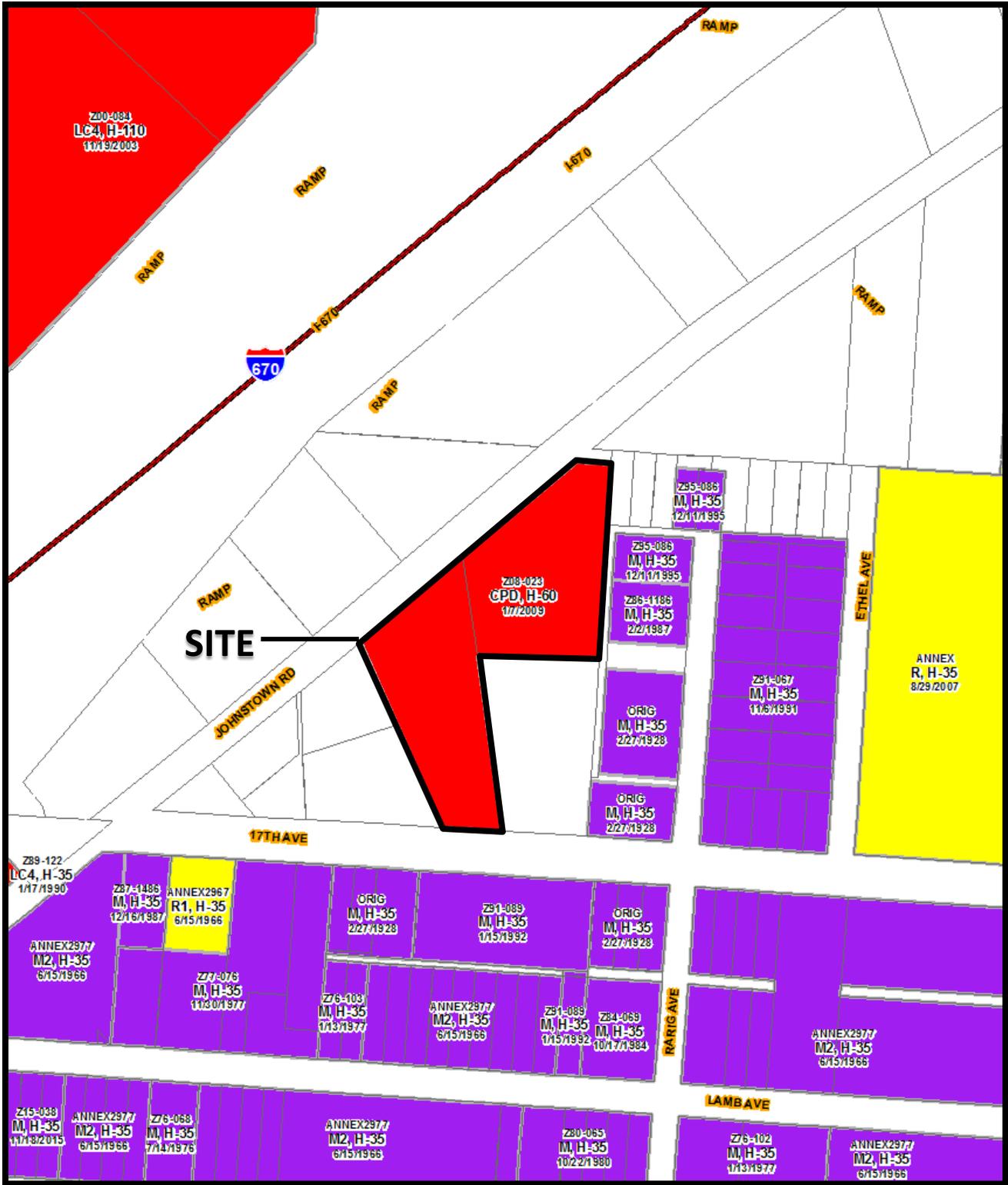
5.     **APPLICATION:**                 **Z16-032**  
       **Location:**                   **2673 & 2693 JOHNSTOWN ROAD (43219)**, being 3.92± acres located on the east side of Johnstown Road, 500± feet northeast of East Seventeenth Avenue (445-287490 & 445-287489).  
  
       **Existing Zoning:**             CPD, Commercial Planned Development District.  
       **Request:**                     M-2, Manufacturing District.  
       **Proposed Use:**               Light industrial, truck parking, future office.  
       **Applicant(s):**                Todd Ruck; 4342 Dublin Road; Columbus, OH 43221.  
       **Property Owner(s):**        T-S Ruck Limited Partnership; 4342 Dublin Road; Columbus, OH 43221.  
  
       **Planner:**                     Michael Maret; 614-645-2749; [mjmaretcolumbus.gov](mailto:mjmaretcolumbus.gov)

**BACKGROUND:**

- The 3.92± acre site consists of two parcels zoned in the CPD, Commercial Planned Development District, which are currently vacant. The applicant is requesting the M-2 Manufacturing District to allow for light industrial, truck parking, and business office uses on the site.
- To the north of the site is I-670. To the west of the site are unincorporated lands in Mifflin Township developed with commercial/manufacturing uses. To the south and east are industrial buildings zoned in the M, Manufacturing District.
- The site is located in the planning area of *East Columbus Neighborhood Plan (2012)* which recommends “light industrial uses” for this location.
- The *Columbus Thoroughfare Plan* identifies Johnstown Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

The requested M-2, Manufacturing District will allow a light industrial, truck parking, and/or business office development that is compatible with the uses and development standards of adjacent commercial and manufacturing developments. The proposal is also consistent with the land use recommendations of the *East Columbus Neighborhood Plan*.



Z16-032  
 2673 & 2693 Johnstown Road  
 Approximately 3.92 acres  
 CPD to M-2





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