

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 9, 2017**

- 6. APPLICATION: Z16-072**  
**Location:** **3500 ALUM CREEK DRIVE (43207)**, being 23.48± acres located on the east side of Alum Creek Drive at the intersection with New World Drive (530-156583; Far South Columbus Area Commission).
- Existing Zoning:** R-1, Residential District.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Commercial or limited industrial development.  
**Applicant(s):** 3500 ACD, LLC; c/o Deanna R. Cook, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

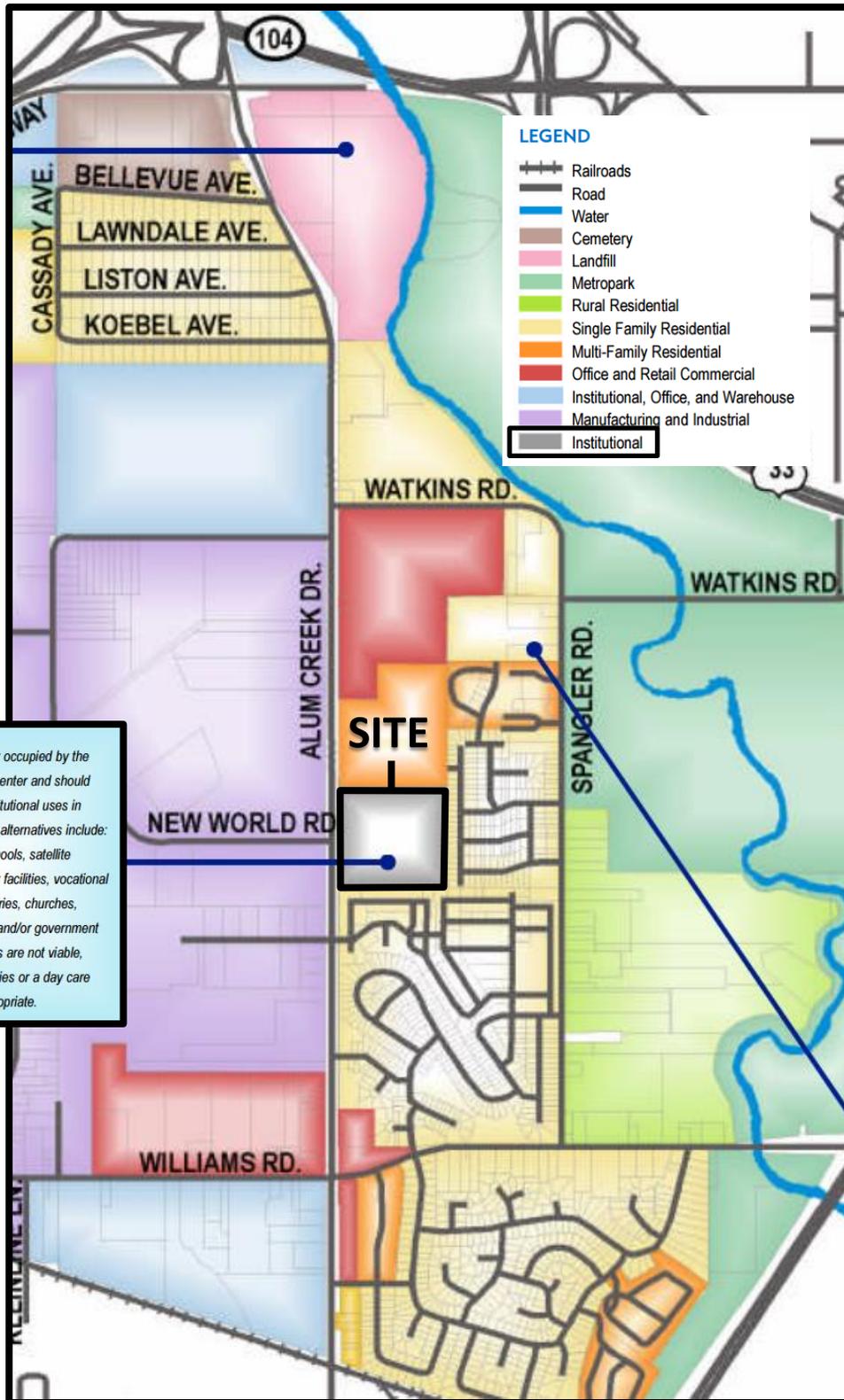
- The site consists of one parcel developed as a former vocational school in the R-1, Residential District. The applicant proposes to rezone the site to the L-M, Limited Manufacturing District, proposing offices for professional, scientific, and technical services, educational facilities, automobile/truck maintenance and repair facilities, and limited industrial uses, including a contractor's storage yard.
- To the North of the site is a vacant lot zoned in the L-M-2, Limited Manufacturing District. To the South of the site are single-family residential properties zoned in the PUD-6, Planned Unit Development District. To the East of the site are single-family residential properties zoned in the R-2, Residential District. To the West of the site is a vacant lot and parking for an office/warehouse zoned in the M-1, Manufacturing District.
- The site is located within the boundaries of the *South Alum Creek Neighborhood Plan* (2004), which recommends "Institutional" land uses for this location. The plan notes that, "this site is currently occupied by the (former) Southeast Career Center and should be reserved for Institutional uses in perpetuity. Desired alternatives include: public or private schools, satellite college or university facilities, vocational schools, public libraries, churches, recreation centers, and/or government offices. If such uses are not viable, assisted living facilities or a day care center may be appropriate." The intended use of the site is for offices for professional, scientific, and technical services and non-office commercial uses including an educational facility, and professional, secretarial, technical, construction or related trades. The site would also be used for automotive maintenance and repair, including maintenance and repair of construction equipment, tools, trucks, machinery and other similar equipment, but would exclude maintenance and repair of motor vehicles for personal use. The limited industrial uses, such as warehouse and storage of construction and building materials, can be supported due to the industrial nature of the corridor.

- The site is located within the boundaries of the Far South Columbus Area Commission, whose written recommendation was not available at the time this report was finalized.
- The limitation text provides use restrictions and commitments for buffering, screening, and parkland dedication ordinance obligations.
- The *Columbus Thoroughfare Plan* identifies Alum Creek Drive as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-M, Limited Manufacturing District will allow a commercial or limited industrial development that is compatible with the density and development standards of adjacent manufacturing and warehouse developments. While the *South Alum Creek Neighborhood Plan* (2004) recommends "Institutional" uses for this location, the deviation from the plan recommendation is supported because the intended uses are not a complete departure from the activities that occurred when the property was being used as a vocational school.





*This site is currently occupied by the Southeast Career Center and should be reserved for Institutional uses in perpetuity. Desired alternatives include: public or private schools, satellite college or university facilities, vocational schools, public libraries, churches, recreation centers, and/or government offices. If such uses are not viable, assisted living facilities or a day care center may be appropriate.*

Z16-072  
 3500 Alum Creek Drive  
 Approximately 23.48 acres  
 R-1 to L-M



Z16-072  
3500 Alum Creek Drive  
Approximately 23.48 acres  
R1 to LM

## **LIMITATION TEXT**

**Property Location:** 3500 Alum Creek Drive, Columbus, Ohio  
**Parcel No.:** 530-156583  
**Owner:** 3500 Space ACD, LLC  
**Applicant:** 3500 Space ACD, LLC  
**Proposed District:** L-M - Limited Manufacturing  
**Date of Text:** January 10, 2017  
**Application No.:** Z16-072

### **I. INTRODUCTION**

The subject property consists of 23.48 +/- acres (the "Site") located south of Watkins Road and East of the intersection of Alum Creek Drive and New World Drive. North of the Site is property zoned L-M-2; South of the Site is residential property zoned PUD6; East of the Site is property zoned R-2; and West of the Site is property zoned M-1.

The applicant proposes to rezone the Site to Limited Manufacturing to allow for certain uses permitted in the M zoning district.

### **II. PERMITTED USES**

A. The following uses in the C-2 zoning classification, as permitted pursuant to Title 33, Chapter 3363.01 (M-Manufacturing District), shall be permitted:

1. Offices for Professional, Scientific, and Technical Services, which may include, for example:
  - a. Accounting and Bookkeeping Services
  - b. Contractors
  - c. Architectural, Drafting, Engineering, Graphic and Landscape Design Services
2. Non-Office Commercial Facilities, including:
  - d. Educational Facility, Business, Computer, Management and Training Facilities
  - e. Educational Facility, Professional, Secretarial, Technical and Trade, including, for example, construction and related trades.

B. The following uses in the C-4 zoning classification, as permitted pursuant to Title 33, Chapter 3363.01 (M-Manufacturing District), shall be permitted:

1. Automotive Maintenance and Repair, including maintenance and repair of construction equipment, tools, trucks, machinery and other similar equipment, tools, trucks and machinery, but expressly excluding motor vehicles for personal use.

2. Incidental materials used in connection with the repair and/or maintenance described in Paragraph II (B)(1), including, for example, fuel, oil, petroleum and other similar materials, may be stored on the site.

C. The following uses in the M- Manufacturing Uses listed in Title 33, Chapter 3363.02 and 3363.03:

1. Warehouse and storage of construction and building materials, and contractors and construction and other related equipment, tools, trucks, machinery, and materials. Storage may be inside of buildings or open outdoor storage in accordance with Chapter 3363.41.

### **III. DEVELOPMENT STANDARDS:**

#### **A. Buffering and Screening Commitments.**

1. To provide buffering and screening to the adjacent residential uses to the east and to the south of the Site, and to provide security measures on Site and to said neighboring properties, an eight (8) foot opaque fence (chain-link slatted or other opaque fence material) shall be installed in the general location shown on the Alum Creek Site Plan, attached hereto as Exhibit A.
2. To provide buffering and screening to the manufacturing uses to the north and west of the Site, and to provide security measures on Site and to said neighboring properties, a six (6) foot opaque fence (chain-link slatted or other opaque fence material) shall be installed in the general location shown on the Alum Creek Site Plan, attached hereto as Exhibit A.
3. To provide buffering and screening to the single family homes and condominiums to the east and to the south of the Site, the applicant shall provide and install trees on the Site, including the following:
  - a. Approximately thirty-seven (37) evergreen trees, six to seven feet in height at the time of installation, shall be planted along the eastern boundary of the Site, in the general location shown on the Alum Creek Site Plan attached hereto as Exhibit A. Trees shall be staggered in two rows and shall be planted approximately fifteen feet apart, as measured from trunk to trunk.
  - b. Approximately forty-seven (47) evergreen trees, six to seven feet in height at the time of installation, shall be planted along the southern boundary of the Site, in the general location shown on the Alum Creek Site Plan attached hereto as Exhibit A. Trees shall be planted approximately twenty feet apart, as measured from trunk to trunk.
  - c. Approximately three (3) deciduous trees, 2 inch caliper at the time of installation, shall be planted along the southern boundary of the Site, in the general location shown on the Alum Creek Site Plan attached hereto as Exhibit A.
4. Existing healthy trees along the eastern boundary of the Site, as shown on the Alum Creek Site Plan attached hereto as Exhibit A, shall be preserved

and shall provide buffering and screening between the Site and the residential properties to the east and south of the Site.

B. Graphic and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code. Any variances to the above requirements will be submitted to the Columbus Graphics Commission for consideration.

C. Miscellaneous.

1. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.
2. The site shall be developed in general conformance with the submitted Alum Creek Site Plan attached hereto as Exhibit A. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plans shall be reviewed 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 the proposed adjustment.

The undersigned, being the owner and the applicant or other authorized representative, does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that she 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.

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