

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 10, 2017**

- 3. APPLICATION: Z17-016**  
**Location:** **2965 LAMB AVENUE (43219)**, being 1.11± acres located at the southeast corner of Lamb Avenue and Johnstown Road (010-158262).  
**Existing Zoning:** M-2, Manufacturing District.  
**Request:** M, Manufacturing District.  
**Proposed Use:** Manufacturing uses.  
**Applicant(s):** Madwil III, LLC; c/o Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215  
**Property Owner(s):** The Applicant.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

- The 1.11± acre site consists of a portion of a single parcel zoned in the M-2, Manufacturing District, which is currently undeveloped. The remaining portion of the parcel is zoned M, Manufacturing District. The applicant is requesting the M, Manufacturing District to remove the split zoning and permit all manufacturing uses throughout.
- To the north and west of the site are commercial and manufacturing uses in the L-C-4, Limited Commercial and M-2, Manufacturing districts. To the south and east are office and manufacturing uses in the M, Manufacturing and M-2, Manufacturing districts.
- The site is located in the planning areas of both the *Port Columbus Joint Economic Development Strategy (2008)* and *East Columbus Neighborhood Plan (2012)*, which recommend “light industrial uses” for this location.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

The requested M, Manufacturing District will permit manufacturing and additional commercial uses on the M-2 portion of a recently combined parcel that also includes property in the M, Manufacturing District. The proposed zoning designation is slightly more intense than the land use recommendations of the *Port Columbus Joint Economic Development Strategy* and *East Columbus Neighborhood Plan*, but staff notes the existence of M, Manufacturing zoning on adjacent sites and in the vicinity of this location. The lack of residential zoning in the immediate area and the small size of the property also factored into staff’s recommendation.



Z17-016  
 2965 Lamb Avenue  
 Approximately 1.16 acres  
 M-2 to M

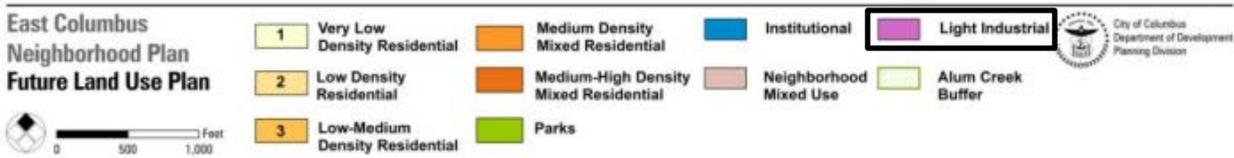


Figure 10

East Columbus Neighborhood Plan (2012) – “Light Industrial” Recommended

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