

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 8, 2018**

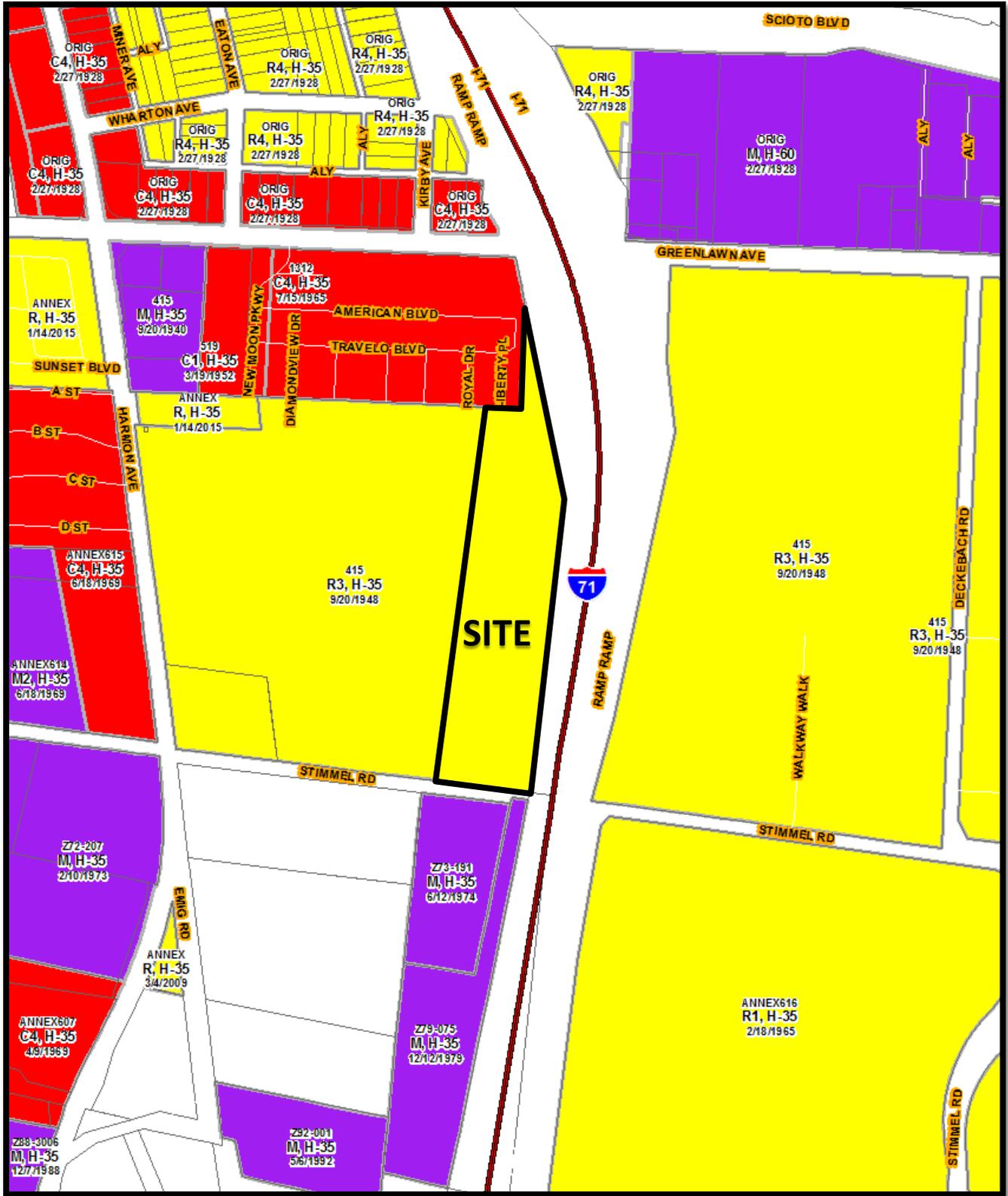
- 2. APPLICATION: Z17-049**
Location: **550 STIMMEL ROAD (43226)**, being 7.02± acres located at the northwest corner of Stimmel Road and I-71 (010-136824; Southwest Area Commission).
Existing Zoning: R-3, Residential District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Warehouse, storage, and sales establishment.
Applicant(s): Mike Baumann Plumbing, Inc.; c/o Michael T. Shannon, Atty.; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): Huntington National Bank, Property Division; P.O. Box 182334; Columbus, OH 43218.
Planner: Michael Maret; 614-645-2749; mjicaret@columbus.gov

BACKGROUND:

- The 7.02± acre site consists of a single parcel developed with an office and kennel, previously utilized by Pilot Dogs Inc., and zoned R-3, Residential District. The applicant proposes to use the site as a warehouse, storage, and sales establishment in the L-M, Limited Manufacturing District.
- The site is bordered to the north by a manufactured home development and RV sales lot in the C-4, Commercial District. To the south are industrial and commercial businesses zoned in the M, Manufacturing District. To the east is Interstate I-71. To the west is McCoy Park, zoned in the R-3, Residential District.
- The site is located within the boundaries of the *Southwest Area Plan* (2009), which recommends “office” uses for this location.
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for approval.
- The development text restricts the uses on the site to less objectionable uses in the M, Manufacturing District and office uses of the C-2, Commercial District. In addition, the text limits office uses to a maximum of 87,000 square feet.

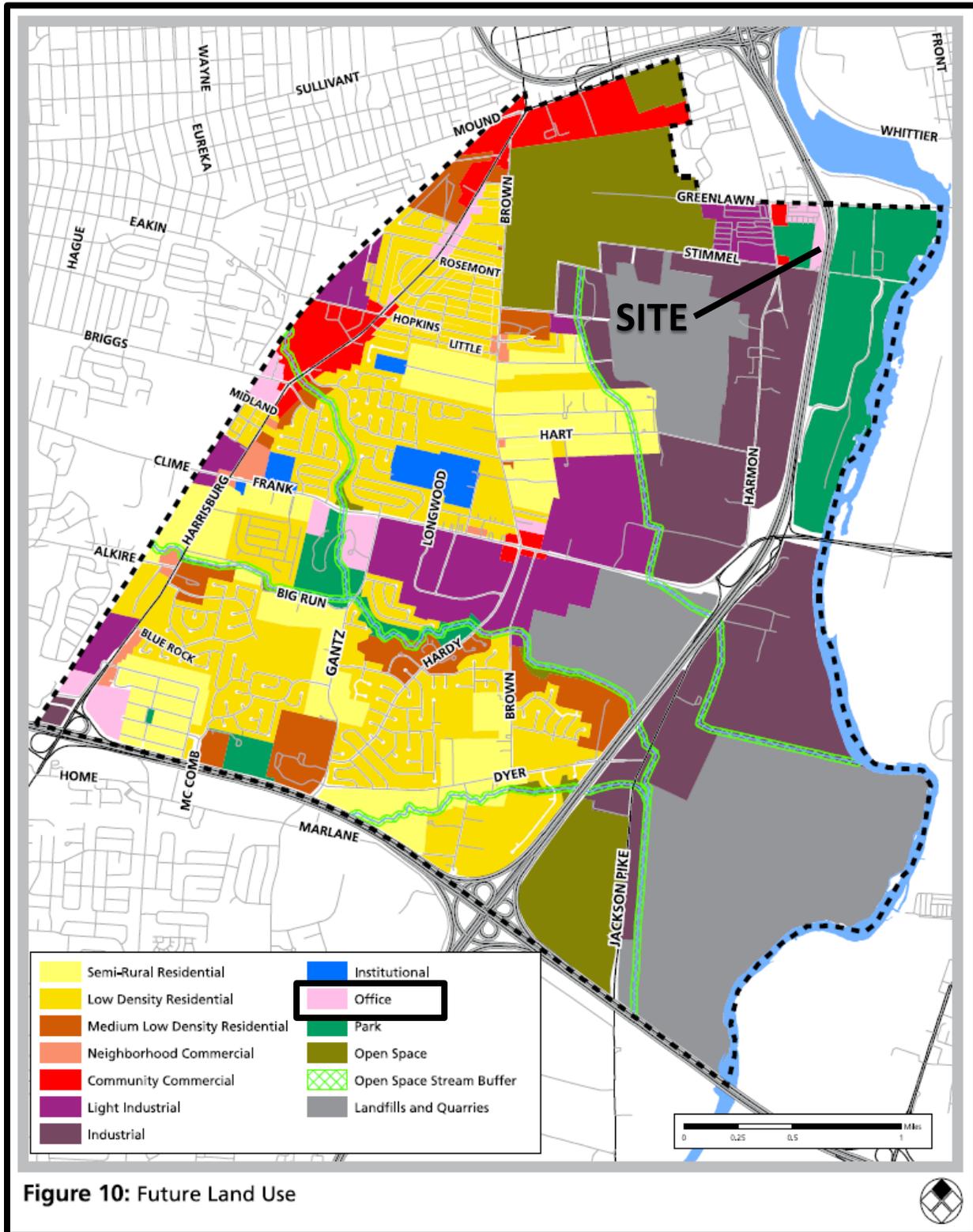
CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-M, Limited Manufacturing District will allow the previous Pilot Dogs facility to be converted to a warehouse, storage, and sales establishment. While the proposal is not completely consistent with the land use recommendations of the *Southwest Area Plan*, it does not add incompatible uses to the area as retail commercial uses will not be permitted.

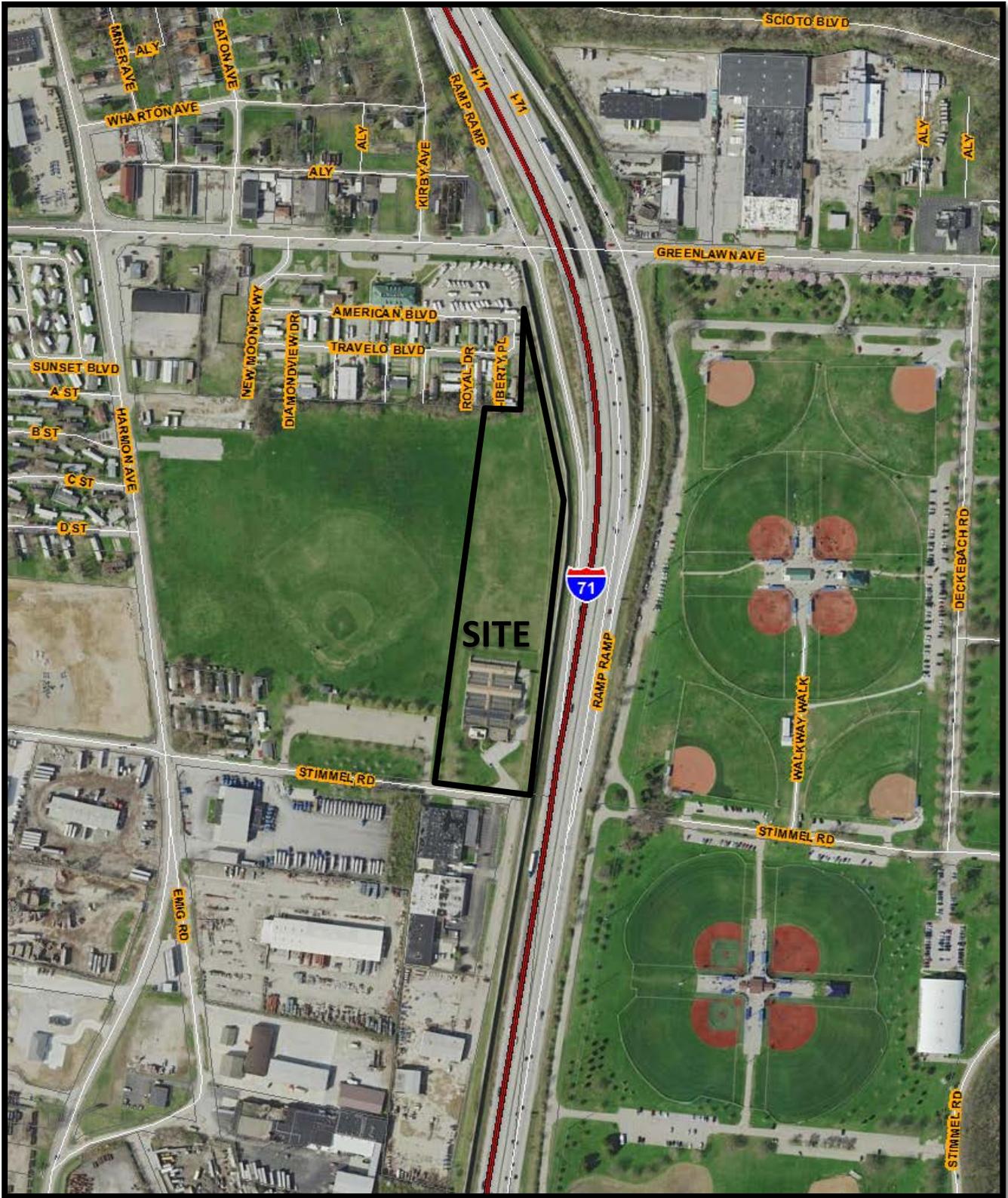


Z17-049
 550 Stimmel Road
 Approximately 7.02 acres
 R-3 to L-M

Southwest Area Plan (2009)



Z17-049
 550 Stimmel Road
 Approximately 7.02 acres
 R-3 to L-M



Z17-049
550 Stimmel Road
Approximately 7.02 acres
R-3 to L-M
2 - 4

LIMITATION TEXT

CURRENT DISTRICT: Residential, R-3
PROPOSED DISTRICT: Limited Manufacturing, L-M
PROPERTY ADDRESS: 550 Stimmel Road
PARCEL NO.: 010-136824
PROPERTY OWNER: Huntington National Bank, Property Division
APPLICANT: Mike Baumann Plumbing, Inc., c/o
Michael T. Shannon, Esq.
500 South Front Street, Suite 1200
Columbus, Ohio 43215
DATE OF TEXT: January 12, 2018
APPLICATION NO.: Z17-049

I. Introduction: Applicant Mike Baumann Plumbing, Inc. seeks to rezone the subject Site located at 550 Stimmel Road from Residential, R-3, to Limited Manufacturing, L-M. The Site is approximately 7.023 and situated on the north side of where Stimmel Road dead ends into the west side of Interstate 71 and the Franklinton Flood Wall. The Site is bordered on the west by R-3 (McCoy Park), on the north by C-4, on the east by Interstate 71, and on the south by M. The surrounding area is generally a mix of M, R-3, and C-4 districts.

The Site was formerly operated by Pilot Dogs, Inc. and is currently improved with abandoned dog kennels and runs. Applicant proposes renovation and conversion of the existing building into a warehouse for storage of plumbing materials, as shown on the Conceptual Site Plan.

The Site is not situated within a commercial overlay nor a planning overlay. The Site is not a historic site. The Site is situated within the Southwest Area Commission and subject to the Southwest Area Plan. The Southwest Area Plan's Future Land Use Map recommends office use for the Site. Notably, the Site is adjacent to parcels which the Southwest Area Plan's Future Land Use Map recommends industrial use and near other parcels which the Future Land Use Map recommends light industrial use.

II. Permitted Uses: Those manufacturing uses in Sections 3363.02 through 3363.08 inclusive, consisting of those less objectionable uses in the M-Manufacturing District under the Columbus City Zoning Code, shall be permitted. Those office uses in Section 3353.03, C-2 Office Commercial District under the Columbus City Zoning Code, limited to a maximum of 87,000 square feet of office use, not including office uses ancillary to manufacturing uses, shall be permitted.

III. Development Standards: Unless otherwise indicated by this Limitation Text, the applicable development standards are contained in Chapter 3363 M, Manufacturing of the Columbus City Code.

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

N/A

B. Access, Loading, Parking and/or other Traffic Related Commitments:

All curb cuts and access points shall be subject to the approval of the City's Department of Public Service, Division of Traffic Management.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments:

N/A

D. Building Design and/or Exterior Treatment Commitments:

N/A

E. Lighting and/or other Environmental Commitments:

N/A

F. Graphics and/or Signage Commitments

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the M, Manufacturing District. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous:

N/A

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions.

Respectfully Submitted,

Michael T. Shannon, Esq.
Attorney for Applicant

Southwest Area Commission Recommendation

Maret, Michael J.

From: Coe, Stefanie <scoe@mpwservices.com>
Sent: Monday, January 22, 2018 11:36 AM
To: Maret, Michael J.
Subject: FW: 550 Stimmel Road Rezoning Application

Here is the email.

Thank You,

Stefanie Coe | Secretary & General Counsel | Director of Corporate Health & Safety
Office: 800.827.8790 x5638 | Direct: 740.928.7041 | Cell: 614.519.0436

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From: Coe, Stefanie
Sent: Sunday, January 21, 2018 2:10 PM
To: Eric Zartman
Cc: Michael Shannon ; Carol Stewart
Subject: RE: 550 Stimmel Road Rezoning Application

This email is to confirm that the Southwest Area Commission heard this application at our January 17, 2018 meeting and voted unanimously to support the application.

If you need any further information please let me know.

Stefanie Coe
Chair, Southwest Area Commission
614.519.0436