

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

- 3. APPLICATION: Z17-056**  
**Location:** **1291 BRIGGS CENTRE DRIVE (43223)**, being 0.46± acres located on the west side of Briggs Centre Drive, 450± feet north of Briggs Road (010-212856 & 010-212857; Southwest Area Commission).  
**Existing Zoning:** R-2F, Residential District.  
**Request:** L-C-3, Limited Commercial District.  
**Proposed Use:** Parking and office uses.  
**Applicant(s):** 3C Body Shop; c/o Jackson B. Reynolds III, Atty.; Smith and Hale, LLC; 37 West Broad Street, Suite 450; Columbus, OH 43215.  
**Property Owner(s):** Mauger Properties, LLC; 1247 Kenbrook Hills Drive; Columbus, OH 43220.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The 0.46± acre site consists of two parcels developed with a noncompliant temporary parking lot zoned in the R-2F, Residential District. The applicant is requesting the L-C-3, Limited Commercial District to allow development of a parking lot or office type uses.
- North of the site is undeveloped land in the L-M, Limited Manufacturing District. South of the site are two-unit dwellings in the R-2F, Residential District. East of the site is a parking lot in the L-M, Limited Manufacturing District. West of the site is a multi-unit residential development in the AR-1, Apartment Residential District.
- The site is within the boundaries of the *Southwest Area Plan (2009)*, which recommends office type land uses at this location. Additionally, the Planning Division requests the southern property line be fully screened at 100% opacity, and that a parking lot, if developed, will be solely for the purposes of employee parking.
- The site is located within the boundaries of Southwest Area Commission whose recommendation is for approval.
- The limitation text includes commitments to the permitted uses, and development standards such as building setbacks, parking setbacks, street trees, buffering and screening, building design, and includes a submitted site plan.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-C-3, Limited Commercial District will allow parking lot or office type uses to be developed. The limitation text includes commitments to the permitted uses and developments standards regarding setbacks, screening and buffering, and building design. The request is compatible to the *Southwest Area Plan*. Staff is supportive of the request with the additional requirements for providing 100% opacity screening of the southern property line, limiting parking lot use to employee parking only, and modifying the existing temporary parking lot so that it complies with the submitted text and site plan.

**LIMITATION TEXT**

**PROPOSED DISTRICT:** L-C-3, Limited Commercial District  
**PROPERTY ADDRESS:** 1291 Briggs Center Drive (0.46 acres)  
**OWNER:** Mauser Properties LLC  
**APPLICANT:** 3C Body Shop  
**DATE OF TEXT:** 2/28/2018  
**APPLICATION NUMBER:** Z17-056

**1. INTRODUCTION:** This is a site along the west side of Briggs Center Drive. The property was zoned for residential use on August 5, 1987 (Z86-080). The owner has not been able to develop the property with residential uses and the abutting owner, the applicant would like to use the property as part of its operations without car repair activities on the site. The two lots will be combined into one parcel upon rezoning approval.

**2. PERMITTED USES:** Office uses as stated in Chapter 3353 C-2, Commercial of the Columbus City Code and parking lots (no inoperable or damaged vehicles will be permitted on the site) for employees only.

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated the applicable development standards are contained in Chapter 3355 C-3, Commercial of the Columbus City Code.

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

The maximum building height shall be 35 feet.

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

All circulation, curb cuts and access points shall be subject to the approval of the Department of Public Service.

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

1. Street trees shall be planted evenly spaced along Briggs Center Drive at a ratio of one tree per forty (40) feet of frontage.

2. A six (6) foot high fence shall be erected along the southern property line that will provide 100% opacity.

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

1. No roof top mechanicals will be used.

2. All buildings will have a pitched or sloped roofs.

3. No exterior opening shall be allowed along the abutting property lines unless required by building and/or fire codes.

E. Lighting, Outdoor Display Areas, 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 C-3, Commercial District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

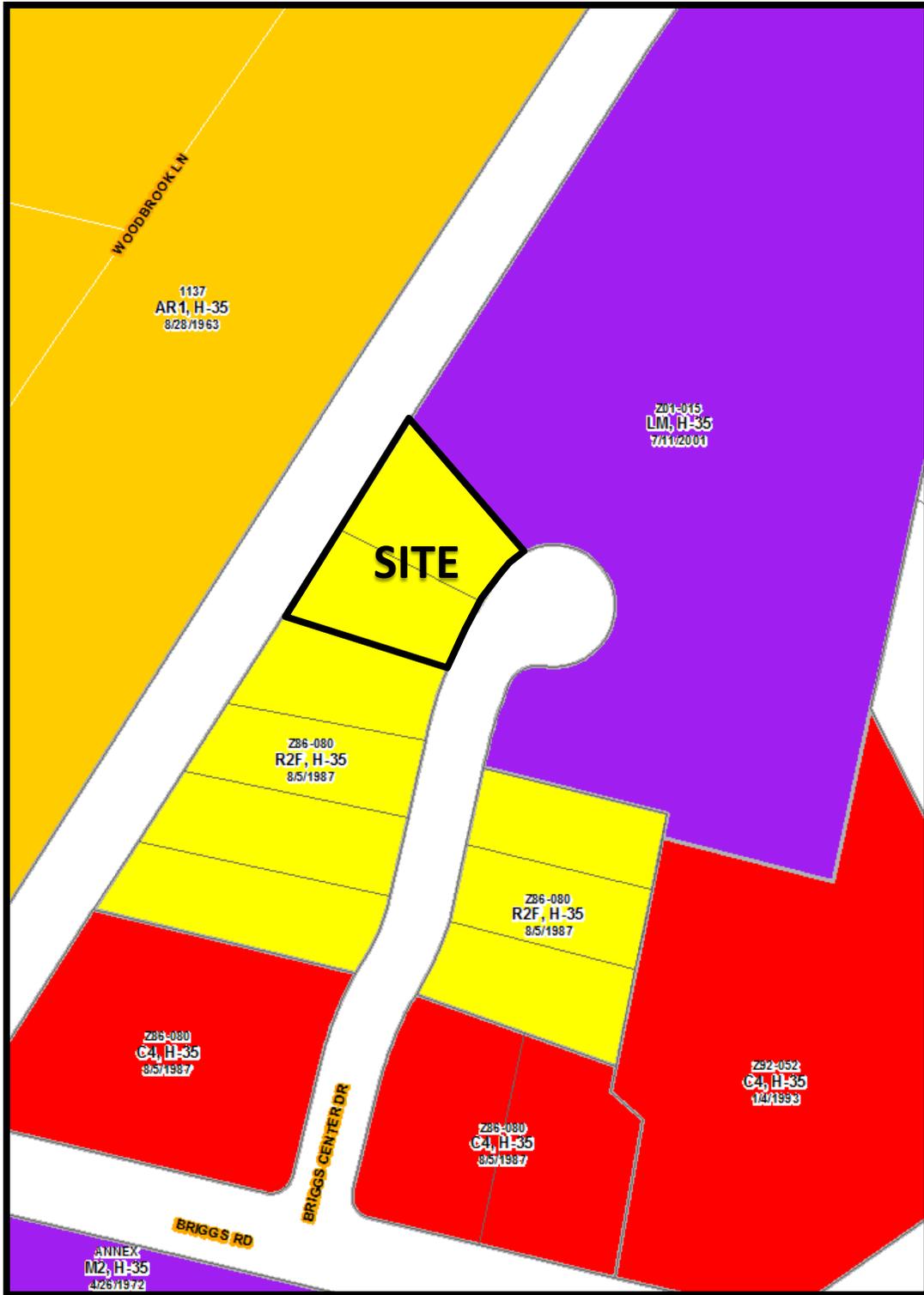
The Subject Site shall be developed in accordance with the submitted Brigg's Center Development site plan dated 12/21/17. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development or when engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives do 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.

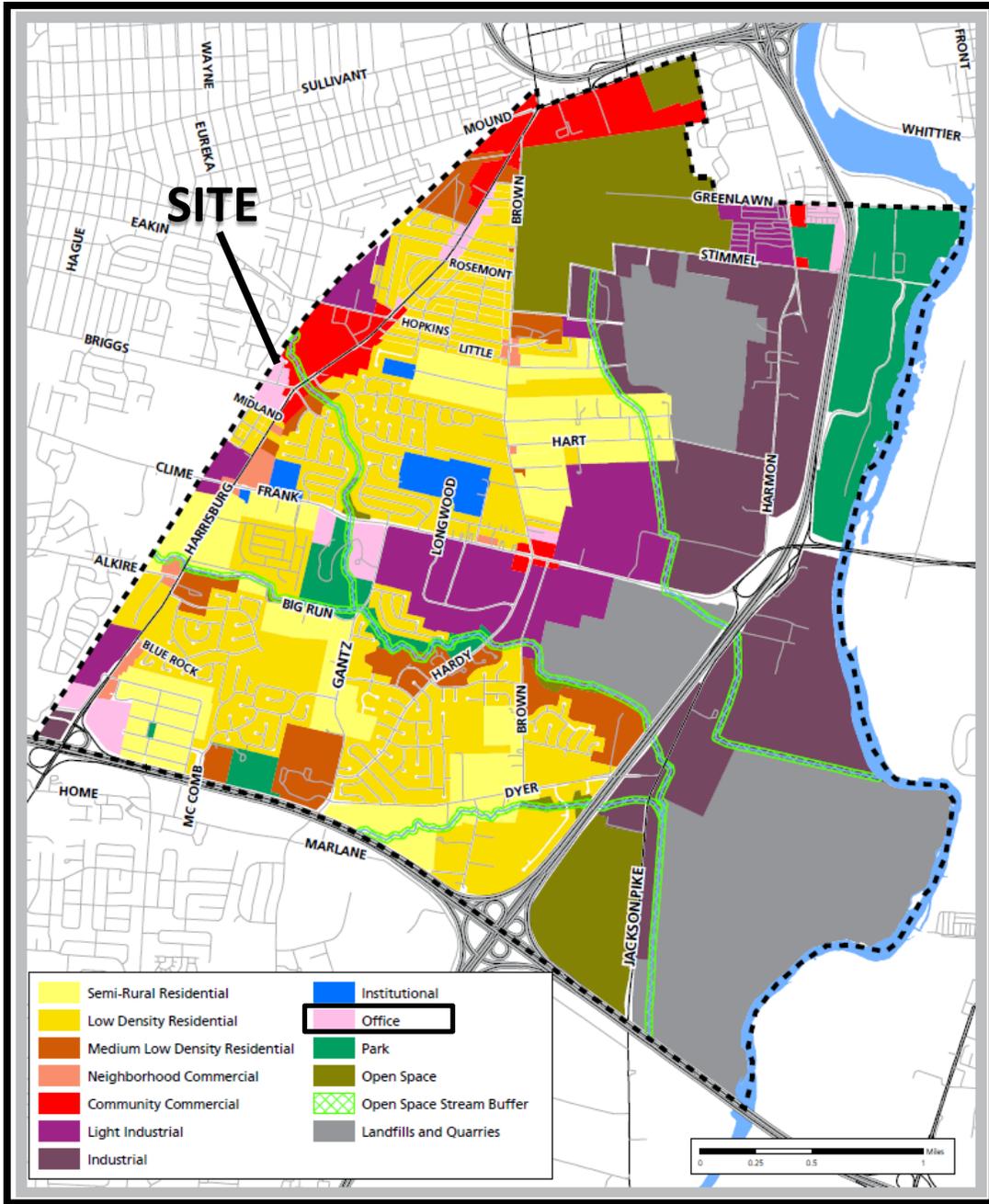
**SIGNATURE:**

**DATE:**

3c-briggs ctr.txt (nct)  
2/28/18 S:Docs/s&htxts/2017



Z17-056  
 1291 Briggs Center Drive  
 Approximately 0.46 acres  
 From R-2F to L-C-3  
 3 - 5



Southwest Area Plan (2009)

Z17-056  
 1291 Briggs Center Drive  
 Approximately 0.46 acres  
 From R-2F to L-C-3



Z17-056  
1291 Briggs Center Drive  
Approximately 0.46 acres  
From R-2F to L-C-3

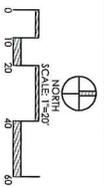


DEVELOPMENT PLAN

BRIGGS CENTER DRIVE

PREPARED FOR THREE-C BODY SHOPS

DATE 1/23/17



**Faris Planning & Design**

LAND PLANNING

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www.farisplanning.com

LANDSCAPE ARCHITECTURE  
CARRON, CHAKRABARTY  
& ASSOCIATES

217-056

## **Jack Reynolds**

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**From:** Coe, Stefanie <scoe@mpwservices.com>  
**Sent:** Sunday, January 21, 2018 2:15 PM  
**To:** Jack Reynolds  
**Subject:** Re: Z17-056 1291 Briggs Center Drive

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**