

STAFF REPORT

BOARD OF ZONING ADJUSTMENT CITY OF COLUMBUS, OHIO JANUARY 24, 2012

3. **Application No.:** 11311-00587
Location: 1502 HARMON AVE. (43223), located on the east side of Harmon Avenue, approximately 150 feet south of Emig Road.
- Area Comm./Civic:** Southwest Area Commission
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variance(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To permit a salvage yard.
3392.10, Performance requirements.
To not enclose the property with an unpierced fence or with a green belt planting strip and to increase the allowable height of stacked materials from 10 feet to 80 feet for equipment and 30 feet for materials.
3392.12, Prohibited location.
To reduce the separation requirement of a more objectionable use to a residentially zoned use from 600 feet to 0 feet.
3363.19 - Location requirements
To reduce the distance of a manufacturing use to a residential zoning district from 600 feet to 0 feet.
3363.27 - Height and area regulations
To reduce the distance of a manufacturing use to a residential zoning district from 600 feet to 0 feet.
3363.41, Storage.
To reduce the stored location of salvage materials to any residential property from 100 feet to 0 feet, to any street right of way from 30 feet to 0 feet, and to any lot lines from 20 feet to 0 feet and to not enclose the property with an unpierced fence or enclose the property with a green belt planting strip.
3309.14, Height districts
To allow equipment to be erected at 80 feet in a 35 feet height district.
- Proposal:** To permit a concrete mixing and proportioning plant.
Applicant(s): Central Ready-Mix, LLC, c/o Jeffrey L. Brown, Smith & Hale, LLC
37 West Broad Street, Ste 725
Columbus, Ohio 43215
- Property Owner(s):** 1500 Harmon Avenue, LLC
3715 Rushmore Drive
Columbus, Ohio 43220
- Case Planner:** Jamie Freise, 645-6350

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RELEVANT DATA

- The site is undeveloped. To the east is Interstate 71. To the west is an equipment rental facility, to the north is an automobile salvage yard and directly to the south are warehouses. Further to the south are residentially zoned properties located in Franklin County.
- The applicant request a special permit and variances to distance requirements and performance standards for a new salvage yard.
- The applicant proposes to operate a concrete mixing and proportioning plant.
- 3389.07, Impound lot, junk yard or salvage yard- An impound lot, junk yard or salvage yard requires a Special Permit and shall only be located in an M, Manufacturing District. 3392.10, Performance requirements- No person shall operate a junk yard, impound lot, or salvage yard unless such business is conducted entirely inside of a building or in an open area enclosed by a nontransparent fence not less than six feet in height, and no part of which commences more than one foot above established grade, built of sound material, uniform in height and constructed so that it is structurally safe and capable of resisting all live loads imposed upon it. Material shall not be piled higher than ten feet 3392.12, Prohibited location- No junk yard, impound lot, or salvage yard shall be operated within 600 feet of any residential or institutional zoning district. 3363.19, Location requirements- More objectionable uses listed in C.C. 3363.09 to 3363.16 shall not be located within less than 600 feet from the boundaries of any residential or apartment residential district, except as otherwise provided in C.C. 3311.28. A use listed in C.C. 3363.17 may not be located nearer to any residential or apartment residential district than as denoted in C.C. 3363.27(b)(2). 3363.27, Height and area regulations- Minimum distance from any Residential or Apartment Residential District: in no case less than 600 feet. 3363.41, Storage- The open storage of materials other than junk, waste products, salvage or wrecked automobiles may be permitted in the M-manufacturing district when located at least 100 feet from any residential or apartment residential district, and at least 30 feet from any street right-of-way line and not less than 20 feet from other lot line except that the storage of livestock feed, coal and similar materials shall not be closer than 300 feet to any residential and apartment residential districts, and shall be handled so as to control dust effectively. All combustible material shall be stored in such a way, including, where necessary access drives, as to permit free access of fire-fighting equipment.
- The Southwest Area Plan recommends industrial land uses at this location. Planning does not object to the proposed use given the non-residential nature of the adjacent property(zoned Rural) which shares the same industrial designation in the plan. The Southeast Plan recommendations pertaining to industrial

development focus on minimizing negative impacts on adjacent residential and improving the streetscape and setback areas.

- "Industrial development should be designed to increase compatibility between residential and abutting uses and to mitigate environmental impacts."

- "Buildings are oriented so that loading, storage and other noise generating activities are not facing public rights-of-way or residential or institutional uses."

- "Accessory uses are screened ..."

- "Increased screening provided for parking lots to be used primarily by semis and other large vehicles."

- The Division of Planning & Operations has reviewed this case and has no issues with the variances requested.
- As of the writing of this report, no recommendation from the Southwest Area Commission has been received.

CITY DEPARTMENTS' RECOMMENDATION: APPROVAL

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:

Staff can recommend approval as the site is in and surrounded by manufacturing uses. The variances are necessary due to location of the nearby residentially zoned properties. However, due to the large buffer separating the uses, staff believes a salvage and concrete recycling and batch plant to be an appropriate use of the property given the surroundings.

CONDITION(S) RECOMMENDED:

The applicant has committed to a site plan depicting a 30' greenbelt setback along Harmon Avenue. Staff recommends landscaping (shrubs) to serve as screening in addition to street trees.

THE DEVELOPMENT PROPOSED IN THIS APPLICATION IS SUBJECT TO COMPLIANCE WITH ALL OTHER CITY CODES.

PROPOSED HEARING TIME: 6:00 p.m. p.m. agenda

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