

## STAFF REPORT

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

4. **Application No.:** 11311-00617  
**Location:** 4252 TRURO STATION ROAD (43232), located at the northwest corner of Hamilton Road and Truro Station Road.
- Area Comm./Civic:** Sotheast Community Coalition  
**Existing Zoning:** M-1, 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 14 feet.  
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.
- Proposal:** To permit a concrete mixing and porportioning plant.  
**Applicant(s):** Central Ready-Mix, LLC, c/o Jonathan C. Lippert, LLC  
550 S. Main Street  
Monroe, Ohio 45050
- Property Owner(s):** Central Ready Mix, LLC  
550 S. Main Street  
Monroe, Ohio 45050
- Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

### RELEVANT DATA

- The site is developed with a concrete mixing and proportioning plant. To the north is Interstate 70, and beyond the interestate are residential uses. A grain elevator and other industrial uses are directly to the south, with commercial to the east and undeveloped land to the west.

- 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 with a salvage yard.
- 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.
- The Hamilton Road Corridor/Eastland Area Revitalization Plan recommends Industrial/warehouse uses for the area in which this property is located; the Plan does not specify the intensity of the industrial uses to be allowed.
- Staff notes that the elevation and position of this site make conventional screening somewhat difficult. While the plan's design guidelines don't apply to this situation, Planning staff recommends that existing vegetation be maintained. Staff does not object to the reduction in separation from residential given that I-71 lies between the uses providing a substantial physical barrier.
- 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 Southeast Community Coalition has been received.

## **CITY DEPARTMENTS' RECOMMENDATION: APPROVAL**

### **SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:**

Staff notes that this property is zoned M-1, Manufacturing and that a salvage yard shall only be located in an M, Manufacturing District. However, it was determined by the Chief Zoning Official that because the site is operating as a mixing and proportioning plant (as its principal use) that salvages left over

concrete from the days mixing and proportioning, the BZA can grant a special permit.

Staff can recommend approval of both the special permit and the variances 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:**

Staff recommends that existing vegetation be maintained.

**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

**STAFF REPRESENTATIVE:** Jamie Freise, 645-6350  
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