

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 12, 2012**

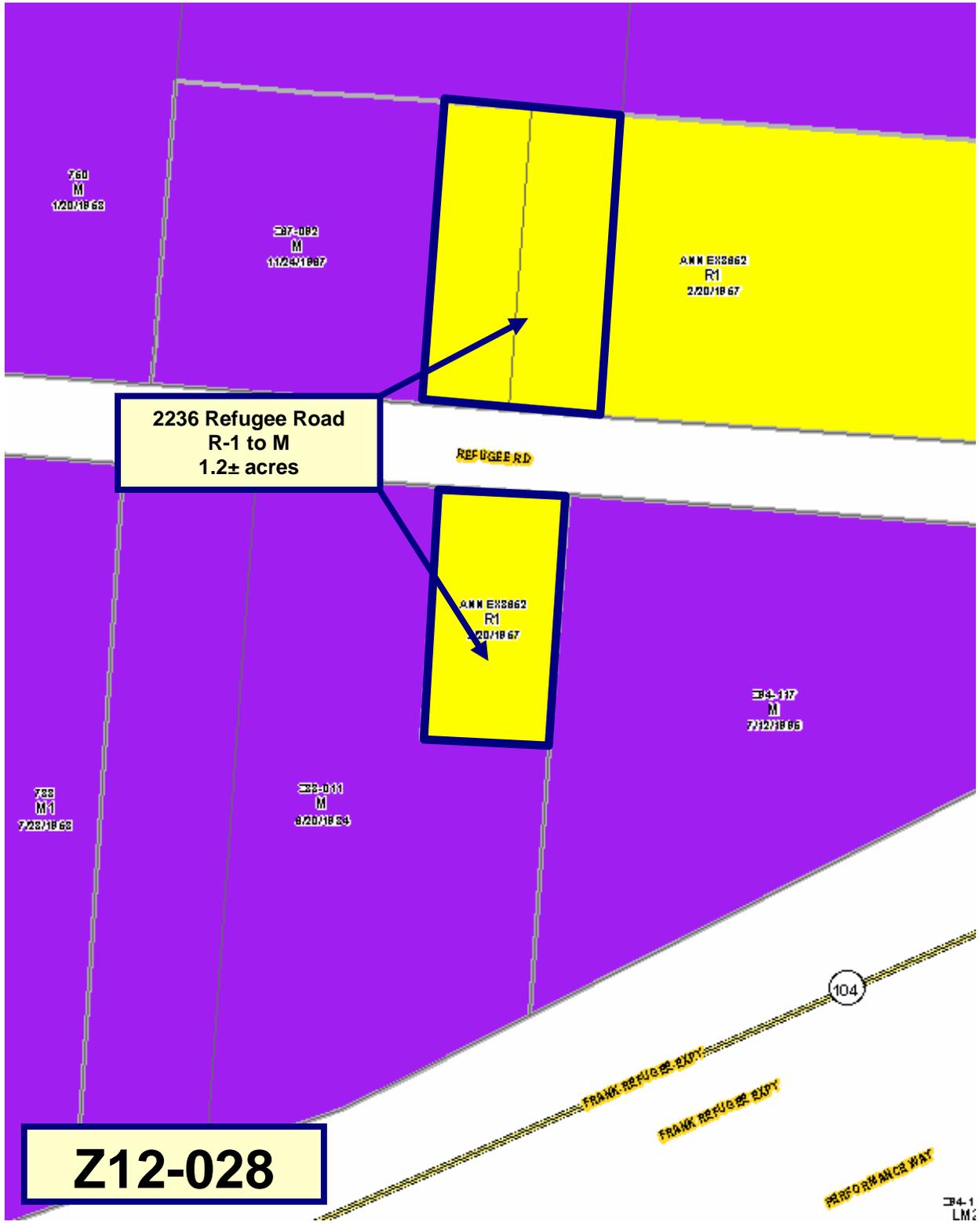
- 7. APPLICATION:** **Z12-028 (12335-00000-00222)**
Location: **2236 REFUGEE ROAD (43205)**, being 1.19± acres located on the north and south sides Refugee Road, 885± feet east of English Road. (010-237244, Columbus South Side and Far South Columbus Area Commissions).
Existing Zoning: R-1, Residential District.
Request: M, Manufacturing
Proposed Use: Industrial use.
Applicant(s): Randall Hall; c/o Edward T. McClellan, Atty; 880 Mendes Court; Columbus, OH 43235.
Property Owner(s): Randall Hall; 7725 Basil Western Road; Canal Winchester, OH 43110.
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

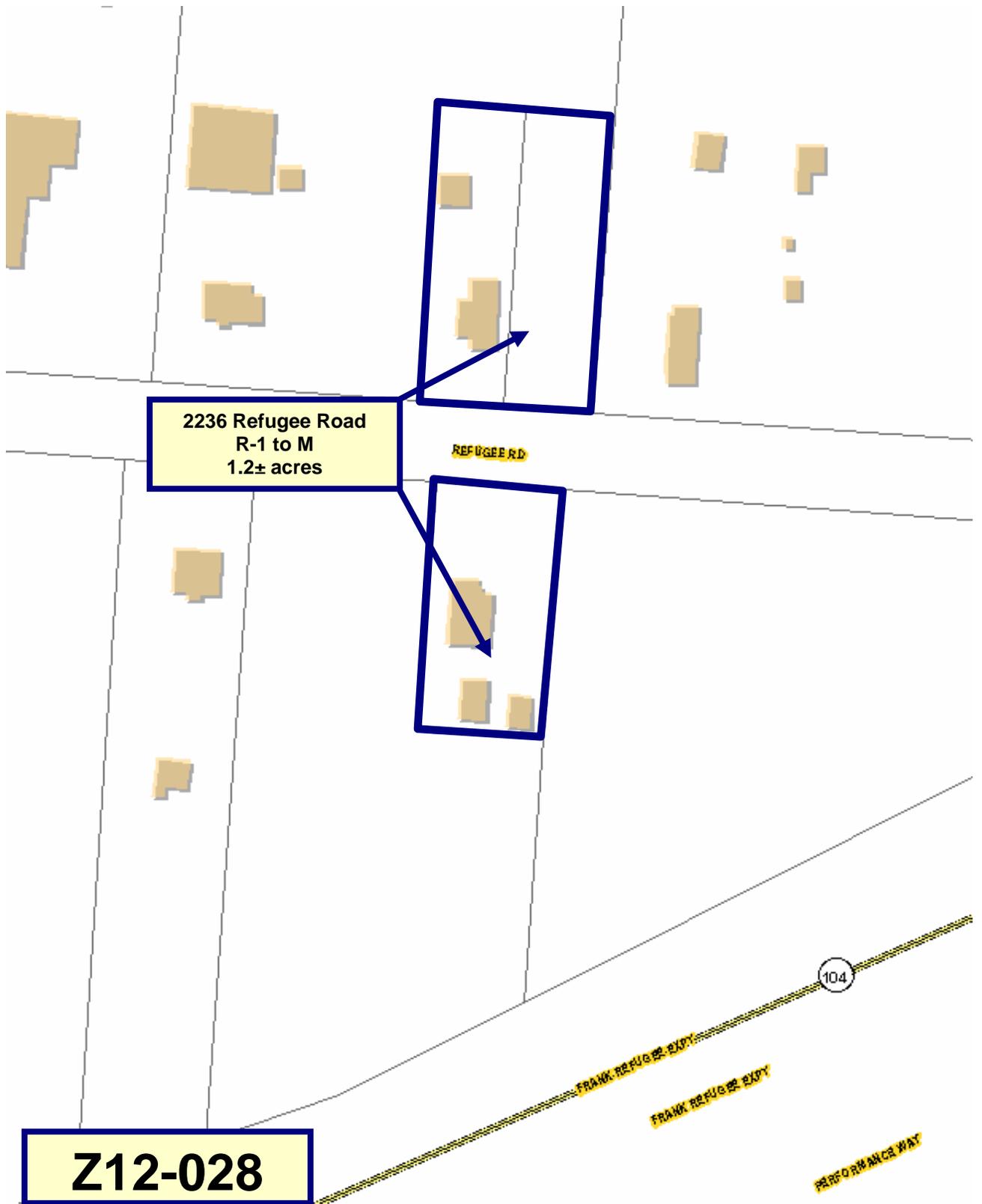
BACKGROUND:

- This application is to rezone this vacant site from the R-1, Residential District to the M, Manufacturing District.
- To the north is industrial land zoned in the M, Manufacturing District. To the south and west is vacant land zoned in the M, Manufacturing District. To the west of the northern site, is an office building zoned in the M, Manufacturing District. To the east is a dwelling zoned in the R-1, Residential District.
- The site lies within the boundaries of the *South Side Plan (2002)*. While the South Side Plan recommends against the rezoning of residential to manufacturing, the Planning Division supports this request as the property is located within an area the is predominantly zoned M and directly north of SR 104.
- The *Columbus Thoroughfare Plan* identifies Refugee Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

Staff supports rezoning the sites to the M, Manufacturing District. The M, Manufacturing District is the predominant zoning district in this industrialized area and the R-1, Residential District has not been consistent with the zoning and land use trends in this area for some time. Approval of this rezoning would help solidify this area of Refugee Road as an industrial/ manufacturing area, consistent with the zoning and land use trend.





Hitt, Dana

From: Ted McClellan [tmcclellan@ohiorealestate.law.pro]
Sent: Wednesday, June 27, 2012 11:29 AM
To: Hitt, Dana; Baldwin, Mathew S.
Cc: Randall Hall
Subject: Z12-027 and Z12-028

To: Mr. Dana Hitt, Council Activities, Department of Building and Zoning Services

Re:

APPLICATION: Z12-027 (12335-00000-00220)
Location: 2301 REFUGEE ROAD (43205), being 0.81+ acres located on the south side of Refugee Road, 1275+ feet east of English Road (010-289349, Far South Side Columbus Area Commission)
Existing Zoning: RRR, Restricted Rural Residential District
Request: M, Manufacturing
Proposed Use: Industrial use
Applicant(s): Randall Hall; c/o Edward T. McClellan, Atty., 880 Mendes Court, Columbus, OH 43235

APPLICATION: Z12-028 (12335-00000-00222)
Location: 2236 REFUGEE ROAD (43205), being 1.19+ acres located on the north and south sides of Refugee Road, 885+ feet east of English Road (010-237244, Columbus South Side and Far South Columbus Area Commissions)
Existing Zoning: R-1, Residential District
Request: M, Manufacturing
Proposed Use: Industrial use
Applicant(s): Randall Hall; c/o Edward T. McClellan, Atty., 880 Mendes Court, Columbus, OH 43235

Dana:

The Applicant, Mr. Randall Hall, and I have been through the complete process of 7 different Civic Association and Area Commission meetings. All Civic Association and all Area Commissions have approved the requests for rezoning.

Although this involves a cluster of 4 separate lots north and south of Refugee Road, Case Z12-027 the 1 triangular lot being 0.81 +/- acres at 2301 Refugee had to be filed as a separate rezoning application since it was not contiguous to the other 3 parcels. Therefore, Z12-027 (the lot on the south side of Refugee Road) only had to be approved by the Far South Columbus Area Commission and the Marion Franklin Civic Association. They approved.

The 3 lots in rezoning C12-028 (2236 Refugee Road) consists of 3 parcels across the street from each other – 2 parcels on the north side of Refugee Road and 1 parcel on the south side of Refugee Road. This required approval from the Innis Garden Civic association and Columbus South Side Commission for the 2 lots on the north side of Refugee and the Marion Franklin Civic Association and Far South Area Columbus Commission for the 1 lot on the south side of Refugee Road. All civic association and both Area Commissions approved.

At the Thursday, June 7, 2012 meeting of the Far South Columbus Area Commission, the Commission voted 9 to 0 in favor of the rezoning giving it a positive recommendation. After the vote, I filled out the Standardized Recommendation Form for only 1 of the rezoning Applications and gave it to Matt Baldwin. I forgot to give him a separate Recommendation Form for the other rezoning. Since there were 2 lots south of Refugee Road, i.e., in the Far South Columbus Area Commission jurisdiction, the positive vote applied to 2 separate rezoning applications. Therefore, I have attached a Standardized Recommendation Form that reflects both of the parcels, i.e., both of the rezoning applications and I have carbon copied Matt Baldwin to this e-mail and ask him to sign the Standardized Recommendation Form that includes both rezoning applications.

7/5/2012

On Tuesday, June 26, 2012 the South Side Area Commission voted favorably for the rezoning. The applicant had received unanimous approval from the applicable Civic Association – the Innis Garden Civic Association on May 17, 2012, positive recommendation from the zoning committee of the South Side Commission on June 21, 2012. The South Side Area Commission's recommendation form should be in your hands soon.

We will obviously be ready for the July 12, 2012 Development Commission meeting. There has been no opposition to the rezoning; in fact there has been broad community support. I would like to sit down with you and discuss the presentation before the Development Commission. Please let me know when you are available.

Thanks, TED

Edward T. McClellan, Esq.
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614.226.7610 (telephone)
614.459.2781 (facsimile)

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REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME Far South Side Area Commission MEETING DATE June 7, 2012

CASE NUMBER Z12-027 and Z12-028 Case Type Council Variance Rezoning

ZONING ADDRESS 2301 Refugee Road (43205) & 2236 Refugee Road (43205) APPLICANT Randall Hall, Mr. Hughes, Mr. Igel

PERSON[S] REPRESENTING APPLICANT AT MEETING Edward T. McClellan, Esq.

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area Commission see note at the bottom.

	Applicant Response	
	Yes	No
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

Approval Disapproval Conditional approval (list conditions and applicant response above)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

Recommending Commission / Association / Accord Partner Vote: For 0 Against 0

Signature / Title of Authorized Representative _____

Daytime Phone Number _____

NOTE TO AREA COMMISSIONS: Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval". If, at the time the ordinance is sent to Council, any condition that has checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

Revised 02/08/11

