

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 10, 2014**

1. **APPLICATION:** **Z13-060 (13335-00000-00866)**
 Location: **2109 CITYGATE DRIVE (43219)**, being 1.5± acres located on the south side of Citygate Drive, 1000± feet west of Stelzer Road (520-181149, 520-181150, and 520-181151; Northeast Area Commission).

 Existing Zoning: R, Rural District.
 Request: L-M, Limited Manufacturing District.
 Proposed Use: Industrial development.
 Applicant(s): Magoo Properties; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 460; Columbus, Ohio 43215.

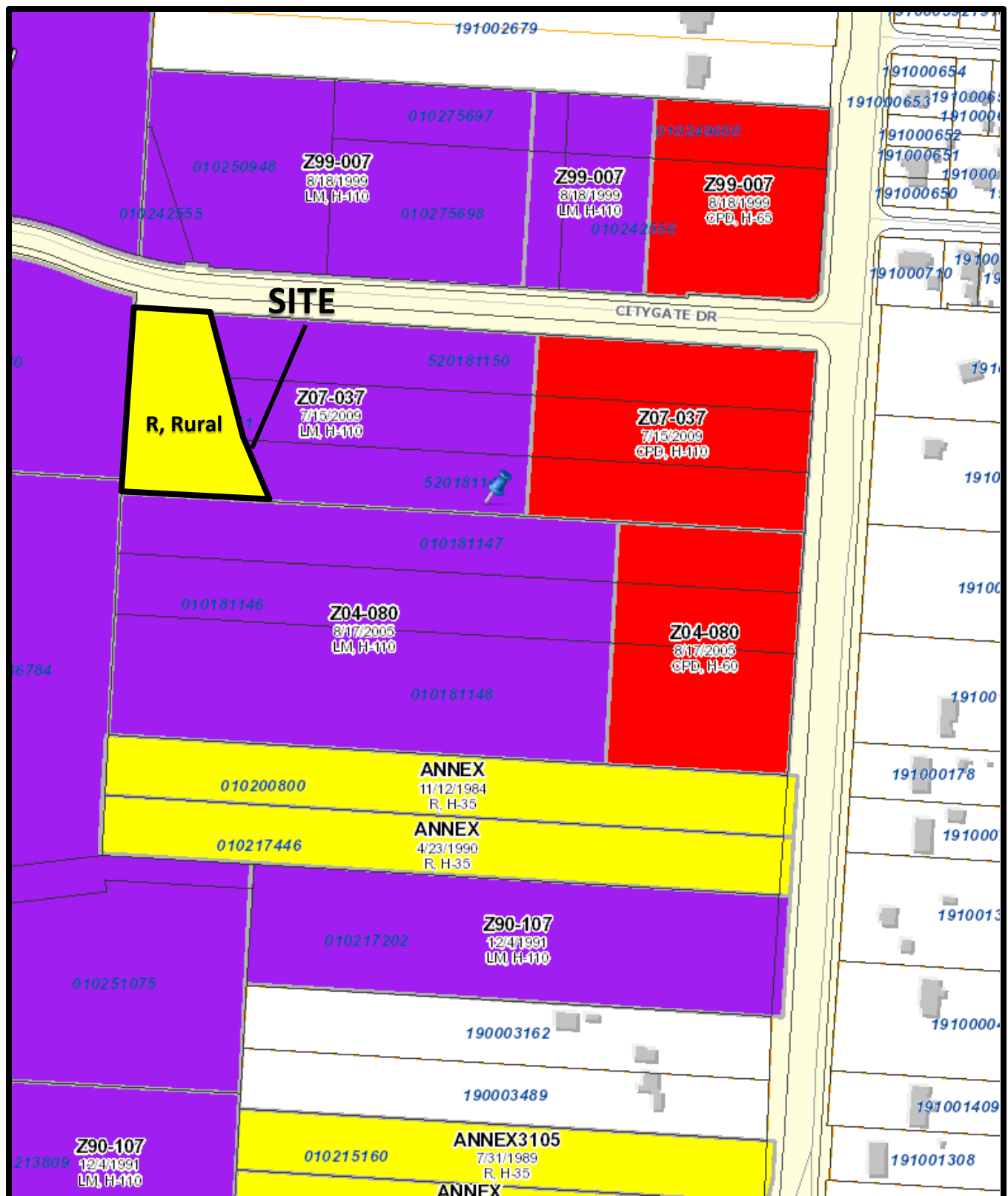
 Property Owner(s): The Applicant.
 Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

- The 1.5± acre site is undeveloped and zoned in the R, Rural District. The applicant requests the L-M, Limited Manufacturing District to allow industrial development.
- Surrounding the site are office warehouse buildings to the north, west and southwest in the L-M, Limited Manufacturing Districts. To the east and south of the site is undeveloped land in the L-M, Limited Manufacturing and CPD, Commercial Planned Development Districts.
- The limitation text includes development standards for height, lot coverage, landscaping, and building materials.
- The site is located within the planning area of the *Northeast Area Plan* (2007), which recommends Mixed Use Regional Retail/Office/Light Industrial for this location.
- The site is located within the boundaries of the Northeast Area Commission, who recommended approval of this application.
- The Planning Division has evaluated this proposal in the context of the Area Plan recommendation and believes that the proposed text should include limitations on commercial development. However, in 2005 and 009, the neighboring properties to the east and south of the site underwent a rezoning to the L-M, Limited Manufacturing and CPD, Commercial Planned Development Districts with no limitations in commercial uses. Those rezonings were supported by Staff. Therefore, Staff has determined that this proposal is compatible with the surrounding development, with well-matched development standards.

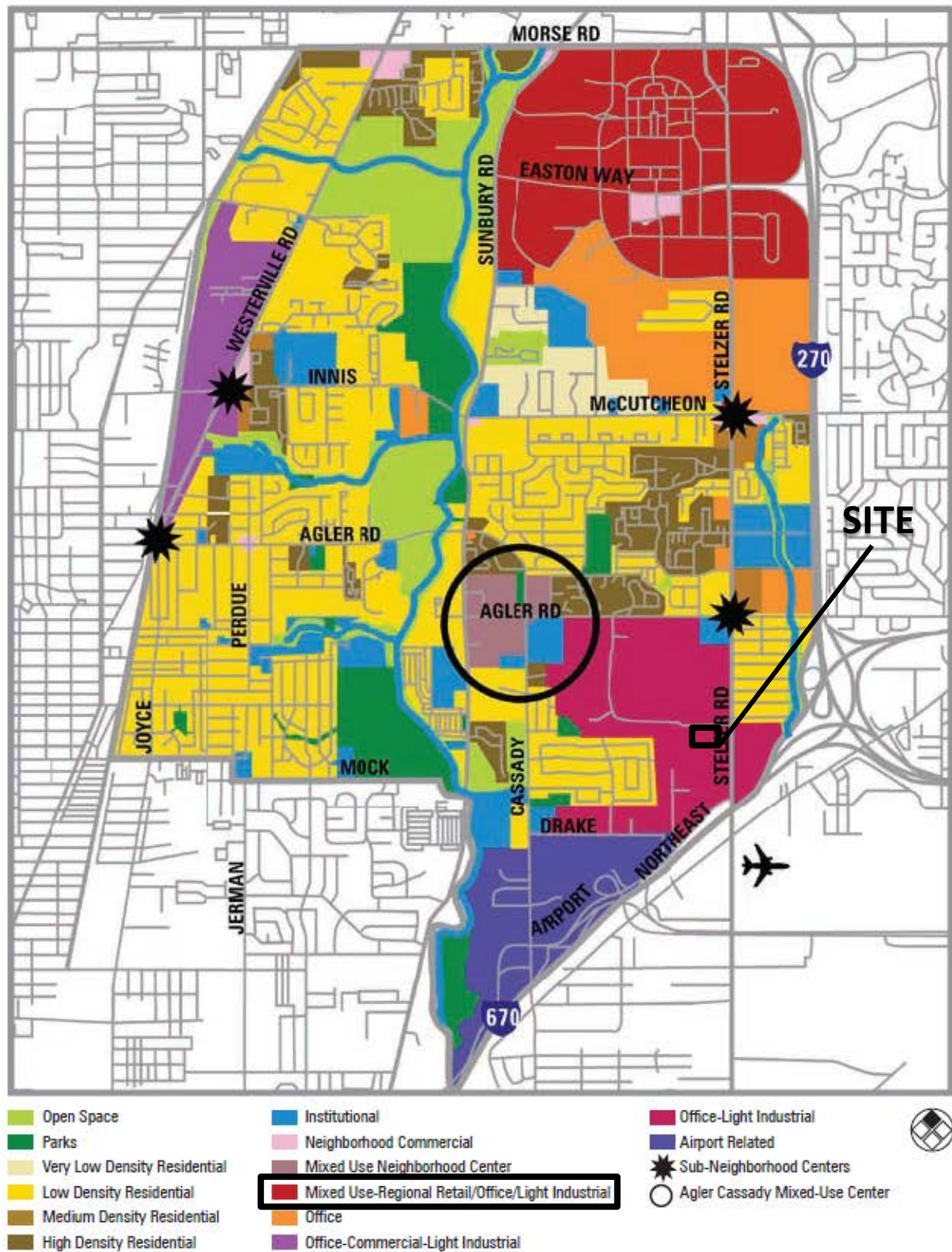
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow industrial development. Staff supports the intended use of the property, as the request is consistent with the *Northeast Area Plan* (2007) with respect to land use recommendations, and with the zoning and development patterns of the area.



Z13-060
 2109 Citygate Drive
 Approximately 1.5 acres
 Request: Rezoning from R, Rural to L-M, Manufacturing
 District

Figure 5. Land Use Plan





Z13-060
2109 Citygate Drive
Approximately 1.5 acres
Request: Rezoning from R, Rural to L-M, Manufacturing
District
1-5

L-M, LIMITED MANUFACTURING DISTRICT

Existing District: Rural, Residential
 Proposed District: L-M, Limited Manufacturing
 Property Address: 2109 Citygate Drive
 Owner: Magoo Properties LLC
 Applicant: Magoo Properties LLC
 Application No.: Z13-_____
 Date of Text: December 2, 2013

I. INTRODUCTION:

In 2009 the site to the east of the subject property was rezoned to a mixture of L-M and CPD. The subject property was originally part of that zoning but was deleted from that application. This zoning request incorporates the remaining R, Rural zoned ground from the earlier application and places it in the same zoning classification as the ground to the east.

II. L-M, LIMITED MANUFACTURING DISTRICT**1. PERMITTED USES:**

All uses of Columbus City Code §3363.01- §3363.08 and § 3363.175 (M, Manufacturing District), except uses as prohibited in Section 2 (Prohibited Uses), below. Additionally, all types of offices; residence(s) for a resident watchman; commercial radio transmitting or television station and appurtenances thereto; rooftop telecommunication installations and all accessory use(s) related to any permitted principal use shall be permitted.

(a) All permitted uses shall be constructed, equipped and operated with such approved devices and methods as to insure against the emission of obnoxious noise, vibrations, smoke, dust, fly ash, or other solid particulate matter, odor, glare, heat, sewage waste, and other obnoxious conditions.

(b) Underground storage tanks shall only be permitted for the purpose of providing distribution of liquid fuels, petroleum products, petroleum, and volatile oils to vehicles of uses in this sub-area. No user shall have more than an aggregate capacity of 20,000 gallons. The location of any such tanks shall be determined under the direction and supervision of the Fire Department.

2. PROHIBITED USES:

Cabarets and nightclubs (with bars being specifically permitted if accessory to a primary use); billboard(s); manufacturing, compounding, processing, assembling, packaging or treatment of goods, materials and products involving operations which are obnoxious or offensive by reason of odor, dust, smoke, gas, fumes, vibration, noise, fly ash, or other solid particulate matter, odor, glare, heat, sewage waste, or obnoxious conditions. Additional prohibited uses: Amusement Arcade, Animal Shelter, Blood & Organ Bank, Check Cashing and Loans, Coin Operated Laundries, Community Food Pantry, Electric Substation, Halfway House, Mission / Temporary Shelters, Pawn Broker, Television and Radio Studio, Repossession Services, Utility Pump Station, Warehouse Club and Super Center.

3. DEVELOPMENT STANDARDS:

Unless otherwise indicated in the written 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.

1. The subject site shall be designated in the H-110 Height District. Buildings and structures shall not exceed an absolute height of 65 feet except for hotel/motel which shall be subject to the H-110 Height District with no height limitation and as permitted in § 3363.175. This absolute height restriction shall not include the additional height associated with building-mounted mechanicals or aerials. Mechanicals shall not exceed 10 additional feet above the

65-foot absolute height. Building-mounted antennas and aerals shall not exceed 20 additional feet above the 65-foot absolute height.

2. No more than two rows of parking and a drive aisle shall be permitted between City Gate Drive and the building(s).

3. Lot coverage for structures and paved areas shall not exceed eighty-five (85%) percent.

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

1. Access to the site shall be subject to the review and approval of the Department of Public Service, Planning and Operations Division.

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

1. Trees shall be planted within the front parking setback at the minimum rate of one tree for every 40 linear feet of street frontage along City Gate Drive. Existing trees along City Gate Drive shall satisfy this requirement.

2. Trees may be equally spaced or grouped. Tree species shall be selected and planted in a manner that does not obstruct motorists' vision.

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

1. All building exteriors shall be constructed of brick, real or synthetic stone, real or synthetic stucco, glass, vinyl siding, wood shingles, textured or coated metal, concrete, marble, textured concrete, or a combination of these materials. Wood may be used as an accent material not to exceed 25% in area of an individual façade.

2. Any mechanical equipment or utility hardware on the roof of a building shall be screened from view from the right-of-way of City Gate Drive, to the height of the equipment, by the same material utilized on the building roof or exterior. Decorative cornices may be used. Color shall also match the building exterior or roof. Ground-mounted mechanical or utility equipment shall be fully screened from view from ground level by landscaping, or any fence or wall utilizing comparable and compatible materials as the building materials.

3. Any building elevation that faces City Gate Drive shall be the front elevation of that building or have architectural detailing so that elevation does not look like a blank rear elevation.

4. A building frontage that faces a public street and exceeds a width of 50 feet shall incorporate articulation and off sets of the wall plane to inhibit a large expanse of blank wall and add interest to the building. This restriction shall not apply to the hotel/motel buildings or warehouse style buildings.

5. For the primary building frontage of any retail use, a minimum of 40% of the area between the height of the 2 feet and 10 feet above grade shall be a clear window glass that permits a full, unobstructed view of the interior to a depth of at least 4 feet. For the secondary building frontage, the pattern of window glass shall continue from the primary building frontage a minimum distance of 10 feet.

E. Dumpster, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

1. All lighting shall be so positioned as to not be directed toward any residentially-zoned area.

2. Wiring within the subject Site shall be underground.

3. Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover shall occur outside the service area.

4. Building illumination and architectural lighting shall be indirect in character. Architectural lighting should be articulate and provide lighting for the particular building design as well as provide the required functional lighting for safety and clarity of pedestrian movement.
5. Pedestrian lighting is permitted and the maximum height for any pedestrian lighting on the subject Site shall not exceed 16 feet in height. Bollard lighting is permitted and shall not exceed 48 inches in height.
6. There shall be no outdoor public address system, outdoor call system, or other outdoor audible system permitted in this sub-area, except that a paging system shall be allowed for the purpose of paging employees only.
7. The buildings which front along City Gate Drive shall provide an internal sidewalk or pedestrian pathway that would connect the building's front door to a sidewalk along City Gate Drive.

F. Graphics and Signage Commitments.

1. All signage shall conform to Chapters 3375 through 3383 of the Columbus City Code, as they apply to the M, Manufacturing District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission. All freestanding graphics shall be a monument style sign.

G. Miscellaneous Commitments:

1. In accordance with §3318.13 (Parkland Dedication Ordinance), Applicant shall contribute parkland fees in the amount of \$400.00 per acre for this site.
2. With regard to the open watercourse which traverses the Site, Applicant commits to maintain a 25-foot no-build zone on the west side of the watercourse, as measured from the top of the embankment.
3. No more than two (2) points of access shall be constructed over the watercourse.

The undersigned, being the owner of the subject property, together with the Applicant in the subject application, or their authorized representatives/attorneys, 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.

By: _____

Date: _____

brogan-citygate.txt (nct)
12/2/13 F/Docs/s&htxts/2013



"Together We Can Make a World of Difference"

North East Area Commission

March 11, 2014

Ms. Shannon Pine
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH 43224

Ms. Pine:

Subject: Z13-060/2109 & Z13-061/1895, property known as 2109 Citygate Drive and 1895 Stelzer Road, Columbus, OH 43219. The North East Area Commission at a public meeting on March 6, 2014, voted to approve both applications.

Sincerely,

Alice Porter- Zoning Chair
3130 McCutcheon Place
Columbus, OH 43219

Cc: Elwood Rayford – Chairperson
Jeffery Brown – Agent/Attorney