

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 8, 2014**

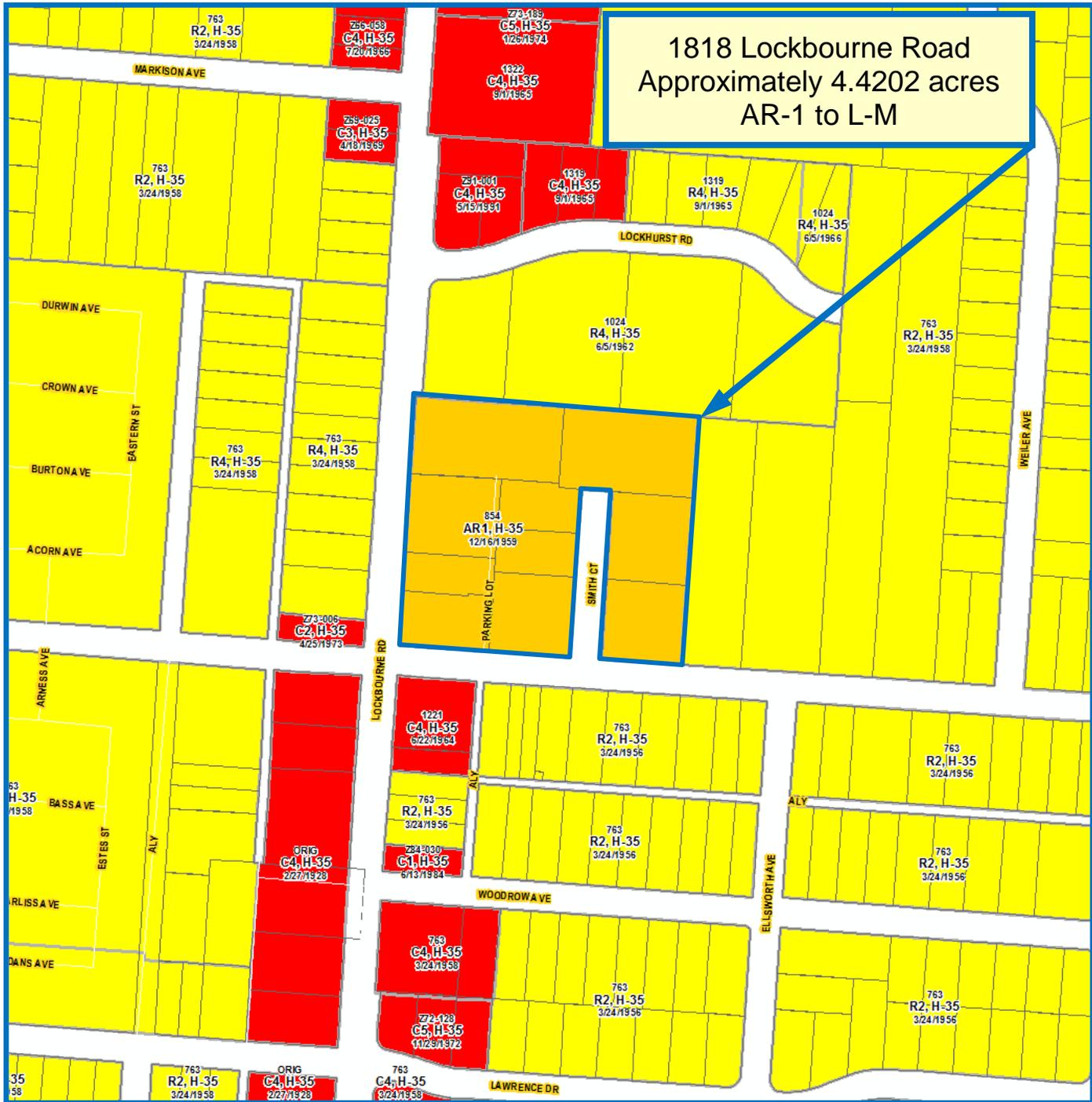
- 6. APPLICATION: Z14-006 (14335-00000-00063)**
Location: **1818 LOCKBOURNE ROAD (43207)**, being 4.42± acres located at the northeast corner of Lockbourne and Smith Roads (010-005005 & 8 others; South Side Area Commission).
Existing Zoning: AR-1, Apartment Residential District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Limited industrial development.
Applicant(s): William J. Ezzo and City of Columbus; c/o Barry A. Waller, Atty.; 35 E. Livingston Avenue; Columbus, OH 43215.
Property Owner(s): William J. Ezzo; 1415 Universal Road; Columbus, OH 43207; and City of Columbus; 50 W. Gay Street; Columbus, OH 43215.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

- The 4.42± acre site is developed with a manufacturing facility for Ezzo Sausage and zoned AR-1, Apartment Residential District. The applicant requests rezoning to the L-M, Limited Manufacturing District to allow an expansion of the plant and to add parcels owned by the City of Columbus.
- Surrounding the site is a multi-unit development to the north in the R-4, Residential District. To the east and west are single family homes in the R-2, Residential and R-4, Residential Districts. To the south is commercial development in the C-4, Commercial District.
- The limitation text includes permitted and prohibited uses.
- The site is located within the planning area of the *South Side Plan (2002)*, which recommends commercial for this location. Recommendations are also included which are intended to improve the appearance of the corridor and encourage new development.
- The site is located within the boundaries of the South Side Area Commission, who recommended approval of this application.
- The *Columbus Thoroughfare Plan* requires a minimum right-of-way dedication of 50' from centerline along Lockbourne Road.

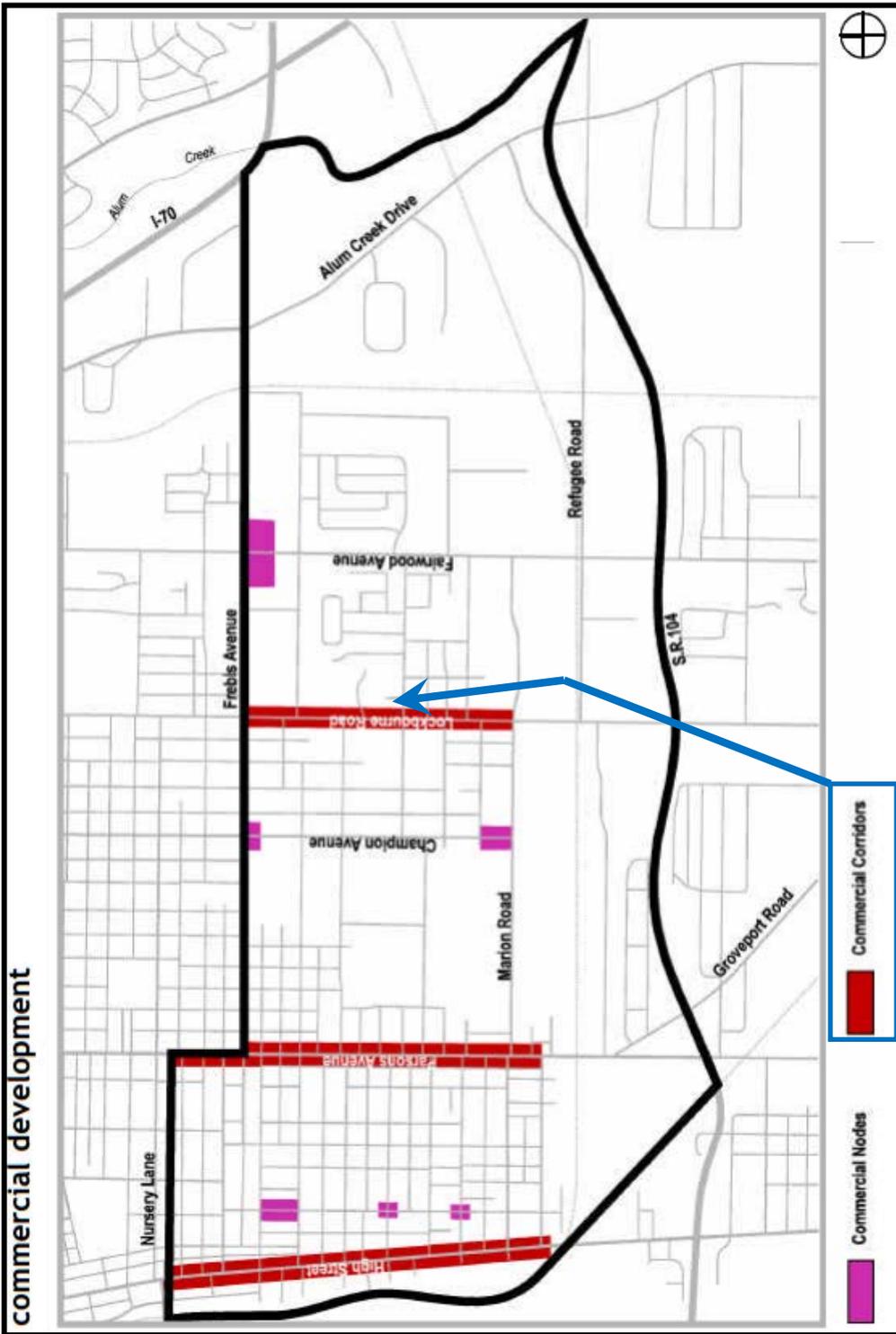
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow the expansion of the nonconforming manufacturing use, as well as the addition of parcels. Staff supports the intended use of the property, as the request is consistent with the *South Side Plan (2002)*, and with the zoning and development patterns of the area.



1818 Lockbourne Road
 Approximately 4.4202 acres
 AR-1 to L-M

Z14-006



Z14-006

1818 Lockbourne Road
Approximately 4.4202 acres
AR-1 to L-M



Z14-006

LIMITATION TEXT

Proposed District: Manufacturing District

Property Address: 1818 Lockbourne Road, Columbus, Ohio 43207

Owner: City of Columbus

Applicant: City of Columbus and Ezzo Sausage Company

Date of Text: 2/3/14

Application No.: 214-006

1. Introduction. This site is located at 1802 Lockbourne Road, Columbus, Ohio 43207. The application consists of property currently owned by William J. Ezzo and the City of Columbus, containing a total of 9 parcels identified on Exhibit A attached hereto. Ezzo Sausage Company currently occupies the parcels owned by William J. Ezzo. The remaining parcels will be acquired by William J. Ezzo.

2. Permitted Uses. All uses listed in the M District and the C1, C2, C3, C4, P-Land and P-2 zoning classifications and the uses listed in sections 3363.02 through 3363.08 of the Columbus City Code shall be permitted. Those uses listed in sections 3363.09 through 3363.13 and 3363.15 through 3363.17, as well as the following uses shall be prohibited:
 - a. Coin-operated laundries;
 - b. Rooftop communications;
 - c. Blood and organ banks;
 - d. Bars, cabarets and night clubs;
 - e. Missions/temporary shelters;
 - f. Spectator sports and related industries;
 - g. Adult bookstore, adult motion picture theater, adults only entertainment facility, production of adult materials or adult entertainment, sale of adult videos or other sexually oriented businesses;
 - h. Check cashing / pawn shops
 - i. Automotive sales, leasing and repairs.

3. Development Standards. Unless otherwise indicated the applicable development standards are contained in chapter 3363 M, manufacturing of the Columbus City Code.

The undersigned, being the owner of the subject property together with the Applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the above restrictions, conditions and commitments regarding development of the subject property and for such purpose each states that they fully understand and acknowledge that none of the foregoing restrictions, conditions or commitments shall in any manner act to negate, alter or modify anymore restrictive provisions of the Columbus City Codes.

Date: _____

Angela Walker
Attorney for Applicant

Date: Jan 30, 2014

Proehl, Victoria J.

To: Curtis Davis
Subject: RE: Ezzo / Re-Zoning / 1818 Lockbourne Rd.

From: Curtis Davis [<mailto:cdavis@team-icsc.com>]
Sent: Wednesday, April 23, 2014 9:00 AM
To: Proehl, Victoria J.
Cc: Eric Cherryholmes; FRYCB@aol.com; Barry A. Waller
Subject: RE: Ezzo / Re-Zoning / 1818 Lockbourne Rd.

The commission approved this rezoning last night, they are go to go Foward

Thanks