

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 9, 2014**

5. **APPLICATION:** **Z12-059 (12335-00000-00589)**
 Location: **860 MARION ROAD (43207)**, being 2.81± acres located at the
 northeast corner of Champion Avenue and Marion Road (010-116148;
 Columbus South Side Area Commission).

 Existing Zoning: C-3, Commercial District.
 Request: M, Manufacturing District.
 Proposed Use: Commercial or industrial development.
 Applicant(s): Columbus Car Auto Service Co; c/o Sean Mentel, Atty.; 100 South
 Fourth Street, Suite 100; Columbus, Ohio 43215.

 Property Owner(s): The Applicant.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

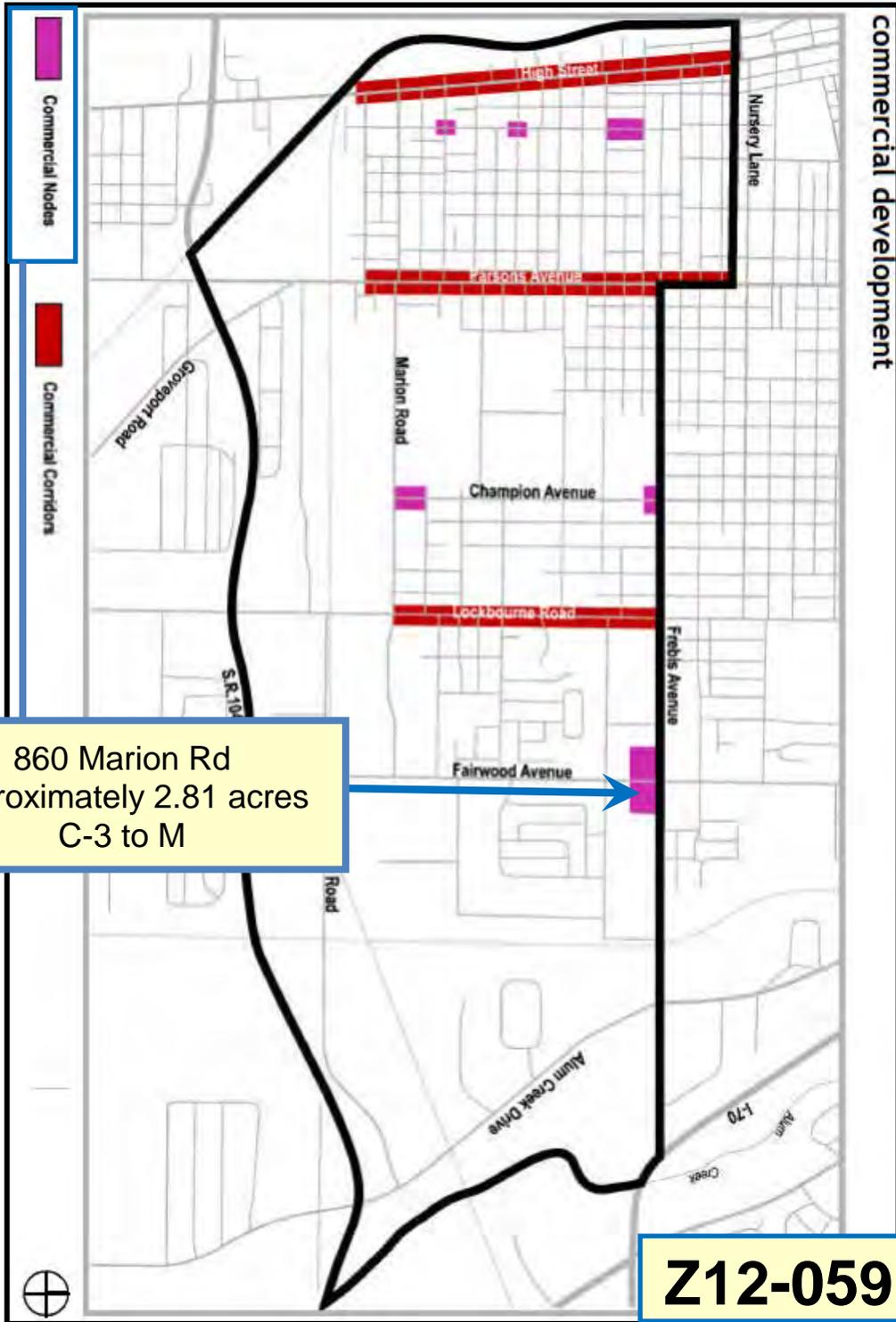
- This application was tabled at the request of the Development Commission at the July 10, 2014 meeting in order for the applicant to explore conversion of the request to an L-M, Limited Manufacturing District. The request remains unchanged. The 2.81± acre site is developed with a commercial garage zoned C-3, Commercial District. The requested M, Manufacturing District will allow unspecified commercial and industrial uses. In 2012, there were code violations issued on the property for establishing auto-oriented and salvage/impound uses without zoning approval, and the applicant had originally requested rezoning to the C-4, Commercial District in response to the violations, but amended the request to the M District this year to allow development flexibility.
- To the north is a commercial garage in the M, Manufacturing District, and single-unit residential development in the R-2, Residential District. To the east is a single-unit dwelling in the R-2, Residential District. To the south across Marion Road is an electrical substation in the M, Manufacturing District. To the west across Champion Avenue is mixed commercial development in the M, Manufacturing District.
- The site is located within the planning area of the *South Side Plan* (2002), which recommends commercial uses for this location. It also emphasizes landscaping along Marion Road, screening of outside storage, and mitigating impact of commercial uses on adjacent residential uses. Prior support for expanded commercial (C-4) uses was conditioned on screening and landscaping along adjacent streets and residential uses. The Plan also specifies landscaping and buffering standards.
- The site is located within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval of the requested M District.
- The *Columbus Thoroughfare Plan* identifies Marion Road and Champion Avenue as C arterials requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

Staff might support an L-M, Limited Manufacturing District on this property, with use restrictions and development standards in consideration of the adjacent residential uses, but does not support an unrestricted M, Manufacturing District.



Z12-059



proposed development standards

Where new commercial or industrial development is established or significantly expanded, site development should address and be sensitive to the following concerns: privacy, aesthetics, safety, property values, site enhancement, quality of life, neighborhoods and housing, glare from headlights, noise, dust, odor, vibration, pedestrian and vehicular traffic and parking lot crime.

Therefore, in order to enhance the co-existence of industry, commerce and residential uses, and in the interest of protecting and improving south side neighborhoods, the following development standards are recommended. Codifying these standards would require a coordinated effort between the Council of South Side Organizations, major property owners, and the city of Columbus.

Buffering and Screening

Dense green barriers are recommended where an industrial or large commercial establishment will be developed or significantly expanded on a lot that is adjacent to an existing residential property.

1. Evergreen, deciduous shade, and ornamental trees are encouraged to create a year-round buffer that is pleasing to the eye.
2. Evergreen trees should be installed at no less than 6' in height, shade trees at no less than 2 1/2" in caliper, and ornamental trees at no less than 1 1/2" caliper.
3. Preserve existing trees that are at least 10' in height, discourage development in densely wooded areas.
4. Site plans that illustrate buffering, landscaping and/or screening are recommended for projects that will include landscape plantings.
5. Where barbed wire is deemed necessary pursuant to city code, landscape buffering or screening should be placed between the fence and residential property.
6. Chain link fence (slatted or otherwise) should be discouraged for aesthetic reasons.



860 Marion Rd
Approximately 2.81 acres
C-3 to M

Z12-059

From: Curtis Davis [mailto:cdavis@team-icsc.com]
Sent: Thursday, June 12, 2014 1:35 PM
To: Sarah Lee
Cc: Pine, Shannon L.; Sean Mentel
Subject: RE: Columbus Car Auto

Shannon the civic and the commission gave approval two months ago for this project

On Jun 12, 2014 1:09 PM, "Sarah Lee" <slee@kgmlaw.com> wrote:

Hi Curtis,

I just spoke with Shannon Pine at the City and she informed me that she has not yet received the South Side Area Commission's approval for Columbus Car Auto's rezoning application. If you could send that over to her when you have a minute, that will complete their file for the July meeting.

Thanks for your assistance.

Sincerely,

Sarah S. Lee

Kooperman I Gillespie I Mentel

100 S. Fourth Street, Suite 100 | Columbus, Ohio 43215

P: 614.344.4800 | Direct: [614.344.4840](tel:614.344.4840)

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