

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 12, 2015**

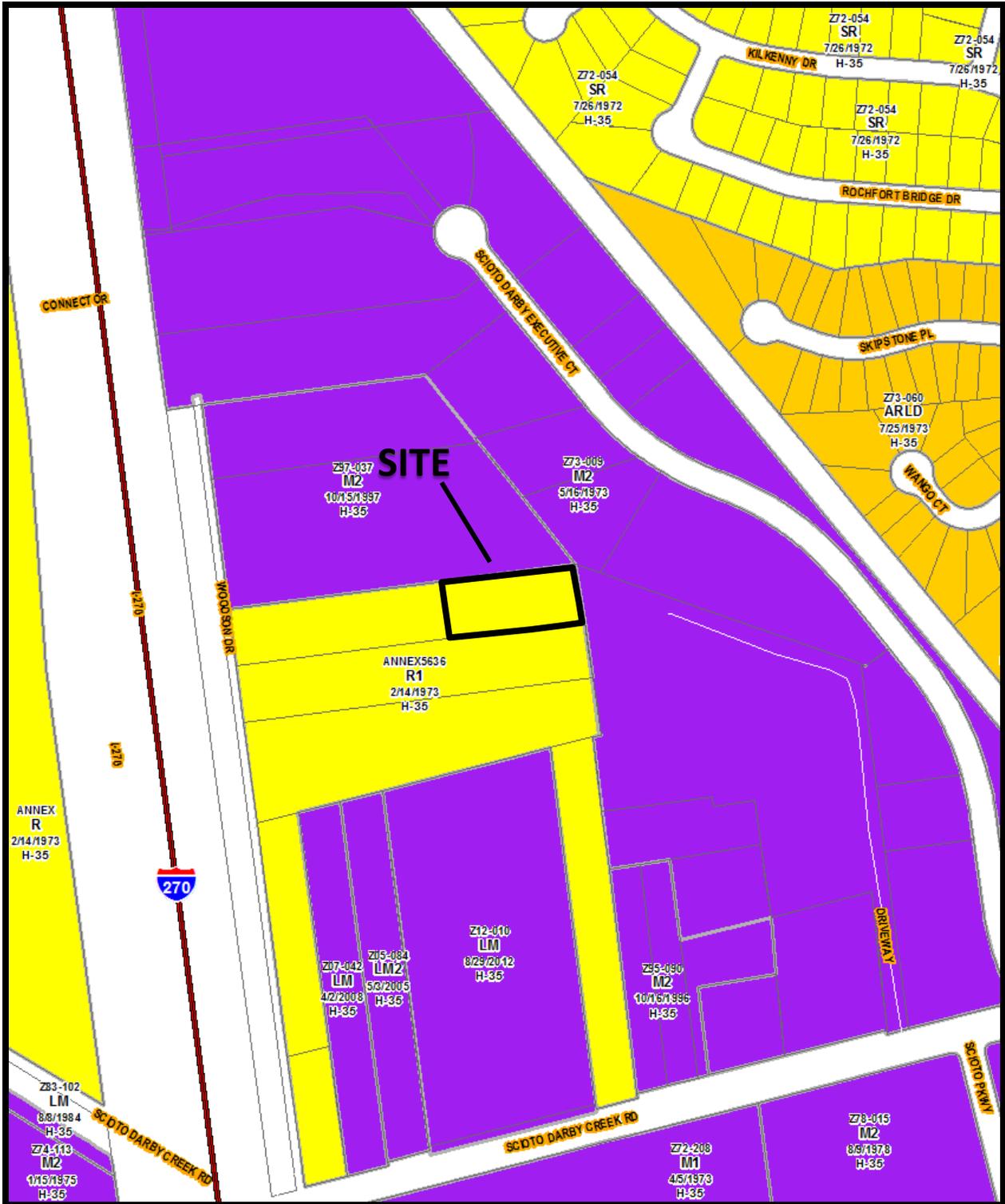
- 2. APPLICATION: Z14-054 (14335-00000-00861)**  
**Location:** 2992 WOODSON DRIVE (43026), being 1.01± acres located 491± feet east of Woodson Drive, and 1,120± feet north of Scioto-Darby Creek Road (part of 560-162427).  
**Existing Zoning:** R-1, Residential District.  
**Request:** M-2, Manufacturing District.  
**Proposed Use:** Boat and RV storage.  
**Applicant(s):** Lee's RV and Boat Storage; c/o Dave Perry, David Perry Company, Inc.; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, Ohio 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** Joseph A. and Dorothy J. Schnug; c/o Dave Perry, David Perry Company, Inc.; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, Ohio 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The site is the rear 1.01± acres of a residential lot zoned in the R-1, Residential District. The applicant proposes the M-2, Manufacturing District for boat and RV storage which will be combined with the facility to the immediate east.
- Surrounding the site are vacant land and industrial buildings to the north and a boat and RV storage facility to the east in the M-2, Manufacturing District. To the south is the rear yard of a single-unit dwelling in the R-1, Residential District. A single-unit dwelling in the R-1, Residential District is located to the west.
- The site is located within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends light industrial uses for this location.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested M-2, Manufacturing District will allow less objectionable industrial uses, and the applicant intends to combine this site with the adjacent boat and RV storage facility to the east. Staff supports the intended use of the property, as the request is consistent with the *Trabue/Roberts Area Plan* with respect to land use recommendations, and with the zoning and development patterns of the area.



Z14-054  
 2992 Woodson Drive  
 Approximately 1.01 acres  
 R-1 to M-2





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R-1 to M-2