

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 9, 2015**

1. **APPLICATION:** **Z14-058 (14335-00000-00915)**
 Location: **3535 WESTERVILLE ROAD (43224)**, being 8.37± acres located on the west side of Westerville Road, 1600± feet north of Innis Road (010-252440; Northeast Area Commission).

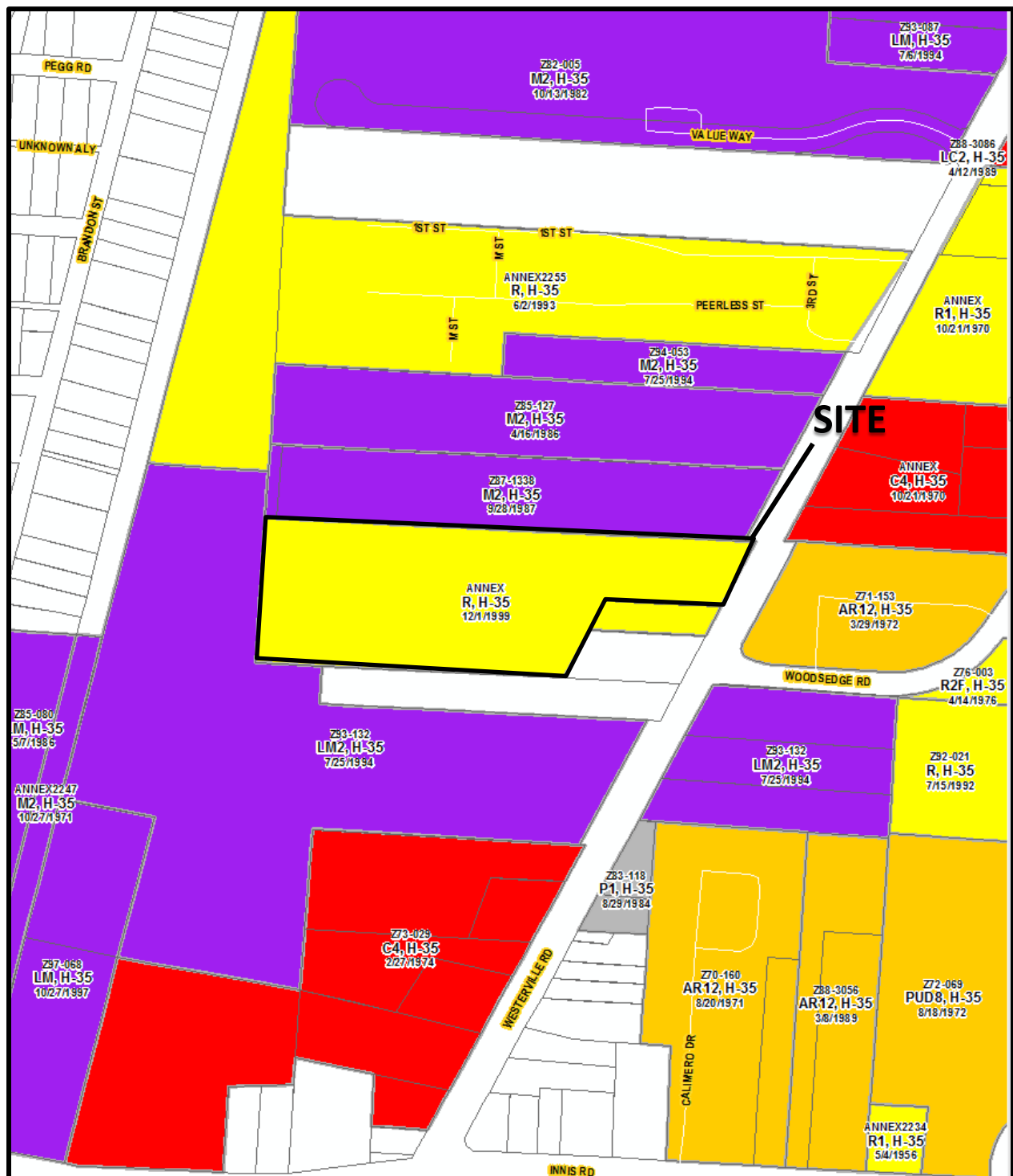
 Existing Zoning: R, Rural District.
 Request: L-M-2, Manufacturing District.
 Proposed Use: Commercial landscaping and property maintenance company.
 Applicant(s): Pinnacle Property Maintenance, LLC; c/o Laura MacGregor Comek; 300 East Broad Street, Suite 450; Columbus, OH 43215.
 Property Owner(s): Amvets Post 89 Department of Ohio; 3535 Westerville Road; Columbus, OH 43224.
 Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

BACKGROUND:

- The property is currently developed with a private club/fraternal organization in the R, Rural District. The applicant requests the L-M-2, Limited Manufacturing District in order to redevelop the site with a landscaping and property maintenance company.
- To the north is undeveloped property in the M-2, Manufacturing District and to the south is residential property zoned in the R, Rural District and Mifflin Township. To the west and southwest is a parking lot zoned in the L-M-2, Limited Manufacturing District. To the east across Westerville Road is an apartment complex in the AR-12, Apartment Residential District.
- The site is located within the boundaries of the *Northeast Area Plan (2007)*, which recommends office, commercial, or light industrial uses for the site. Staff supports the proposed use with limitations to preserve the front setback as well as a portion of the rear of the property, including parts of the perimeter.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The limitation text permits all M-2 uses, and includes provisions for a future cross-access easement, tree preservation, and screening.
- The *Columbus Thoroughfare Plan* identifies Westerville Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

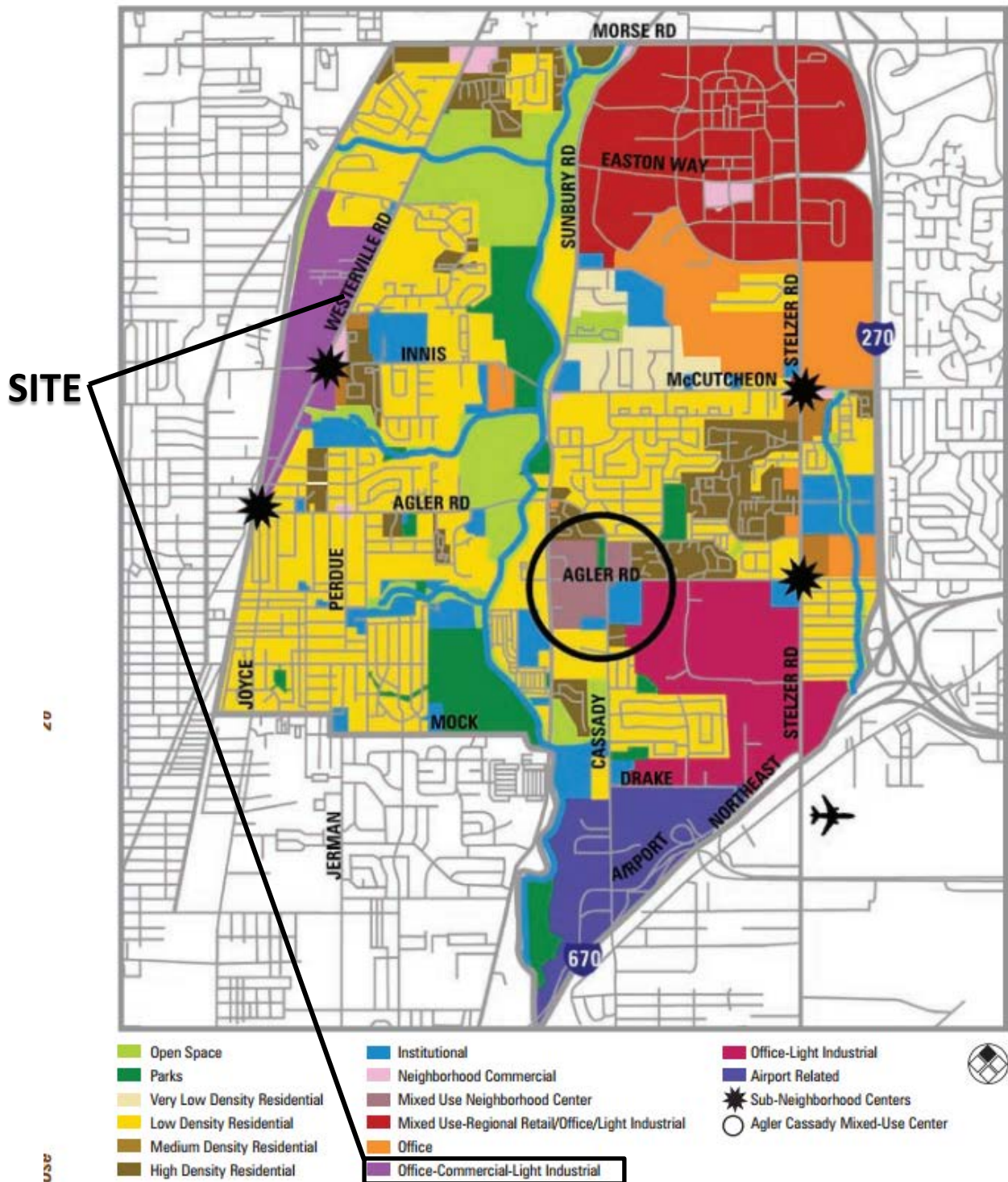
The requested L-M-2, Limited Manufacturing District, is consistent with the land use recommendations of *The Northeast Area Plan*, and would allow the site to be developed in a manner consistent and compatible with surrounding uses. Staff supports the intended use of the property with the included provisions for access, screening, and tree preservation.



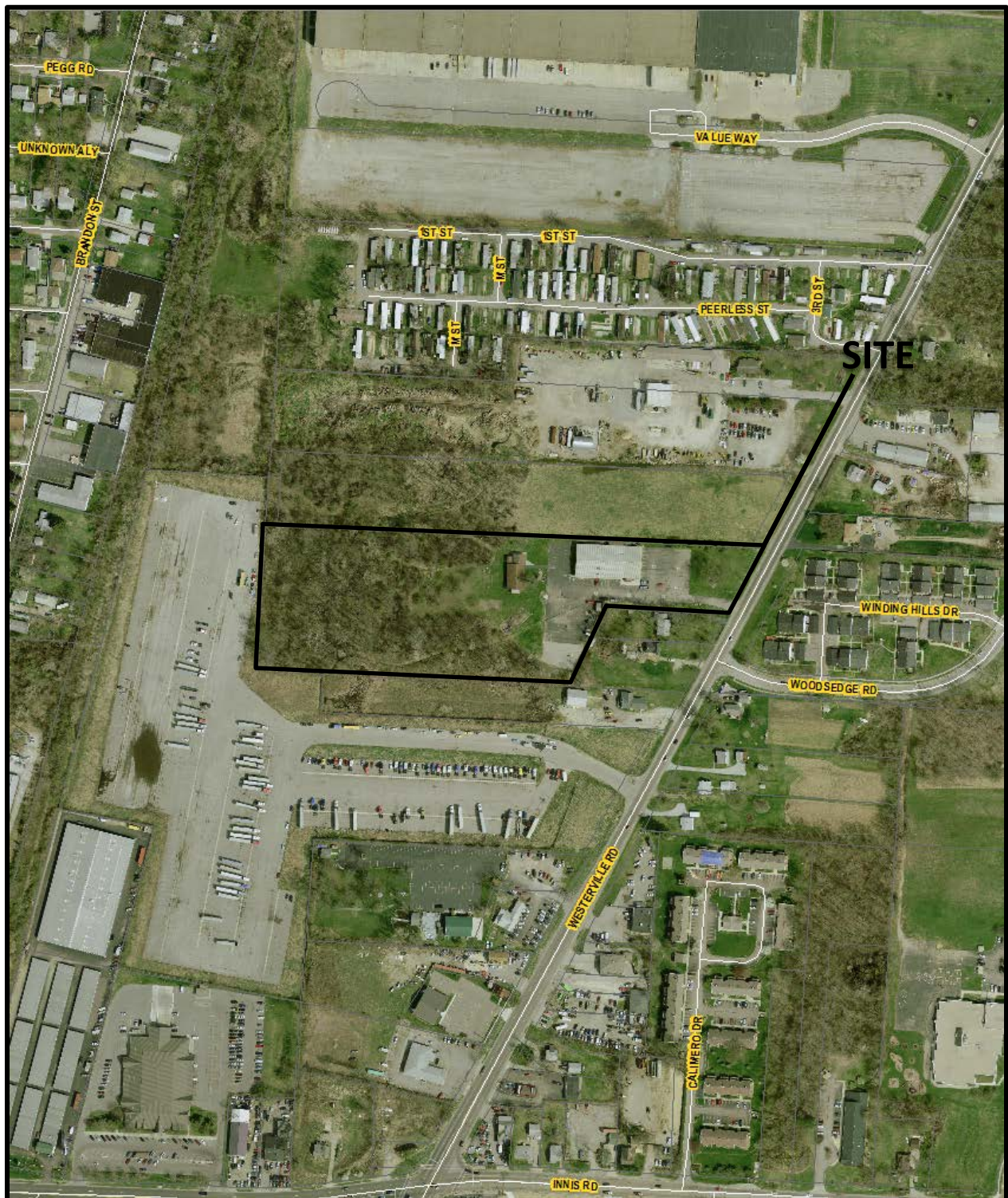
Z14-058
 3535 Westerville Road
 Approximately 8.37 acres
 Rezoning from R to M-2



Figure 5. Land Use Plan



Z14-058
 3535 Westerville Road
 Approximately 8.37 acres
 Rezoning from R to M-2



Z14-058
3535 Westerville Road
Approximately 8.37 acres
Rezoning from R to M-2

LIMITATION TEXT

APPLICATION NUMBER: Z14-058 (14335-00000-00915)
PROPOSED DISTRICT: L-M2, Limited Manufacturing District
PROPERTY ADDRESS: 3535 Westerville Road
OWNER: AMVETS Post 89
APPLICANT: Pinnacle Property Maintenance
c/o Laura MacGregor Comek, Esq.
300 E. Broad St., Ste. 450
Columbus, Ohio 43215
laura@comeklaw.com

DATE OF TEXT: March 16, 2015

1. INTRODUCTION: This site is developed with a 12,000 square foot industrial / assembly building that for 25+ years has been occupied by Amvets Post 89 Department of Ohio. The Site is located along Westerville Road, and is surrounded to the north and south/southwest with existing manufacturing districts. There is a small pocket of residential uses immediately to the east across the street. The Northeast Area Plan recommends office-commercial-light industrial uses for this site to heighten the importance of the corridor as a jobs provider. This text contains commitments on tree preservation and traffic access.

2. PERMITTED USES: Those uses contained within Chapter 3367 M2, Manufacturing of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3367 M2, Manufacturing of the Columbus City Code.

A. Density, Lot, and/or Setback Commitments.
n/a

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

1. Should Franklin County parcel 010-252441 be rezoned to a commercial or manufacturing use, the owner shall provide a cross access easement for site access by vehicular traffic, unless said parcel is combined with lots to the south, in which case no cross access easement shall be required.

2. The Owner shall dedicate right of way along Westerville Road, per the City of Columbus Thoroughfare Plan.

3. The Applicant is committed to routing trucks returning to this location during the afternoon hours to enter from the north by making a southbound right turn to enter the site access point.

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

1. The attached aerial plan identifies areas for tree preservation (1) within the 50' set back along Westerville Road (to the east), and (2) within 15 ft. of the north and south, property lines, and 100 feet from the west property line. Installation of a fence along the property boundaries will include best practices to retain healthy mature trees within the 15 and 100 ft. preservation areas. Due to the density of existing trees, replanting for dead trees may not be feasible or likely to succeed. As such, no additional plantings or replacement plantings within these areas will be required.

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

n/a

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

n/a

F. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the M, Manufacturing District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

4. CONCLUSION

The undersigned, being the agent for the applicant in the subject application, does hereby agree on behalf of the applicant, singularly and collectively for themselves, their 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.

Respectfully Submitted,

Laura MacGregor Comek, Esq.



"Together We Can Make a World of Difference"

North East Area Commission

February 17, 2015

Ms. Eliza Thrush
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH 43224

Ms. Thrush:

Subject: Z14-058 (14335-00000-00915) property known as 3535 Westerville Road, Columbus, OH 43224. The North East Area Commission at a public meeting on February 5, 2015, voted to approve the application.

Sincerely,

Alice Porter – Zoning Chair

Cc: Elwood Rayford – Chairperson
Pinnacle Properties