

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 14, 2015**

- 6. APPLICATION: Z15-008**
Location: **3051 DELTA MARINE DRIVE (43068)**, being 5.26± acres located at the southwest corner of Delta Marine and Centennial Drives (530-166429; Far East Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Contractor's office and outdoor equipment storage.
Applicant(s): David Donley, Donley Concrete Cutting, c/o Jackson B. Reynolds, III; Smith and Hale; 37 West Broad Street; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

BACKGROUND:

- The 5.26 acre site is developed with a warehouse/office and is zoned L-C-4, Limited Commercial District. The applicant proposes rezoning to the L-M, Limited Manufacturing District to allow a contractor's office and equipment storage.
- To the north is commercial development in the L-C-4, Limited Commercial District. To the east is a daycare center in the I, Institutional District and commercial development in the L-C-4, Limited Commercial District. To the south is industrial development in the L-M, Limited Manufacturing and R, Rural (pending L-M) Districts. To the west is industrial development in the M-2, Manufacturing District.
- The site is located within the planning area of the *Brice Tussing Area Plan* (1990), which recommends office/warehouse uses for the site.
- The proposed limitation text would permit a contractor's office with storage of equipment as well as other limited manufacturing and commercial (C-4) uses, and includes provisions for maintaining green space and mature trees.
- The site is located within the boundaries of the Far East Area Commission whose recommendation is for approval of the requested L-M District.

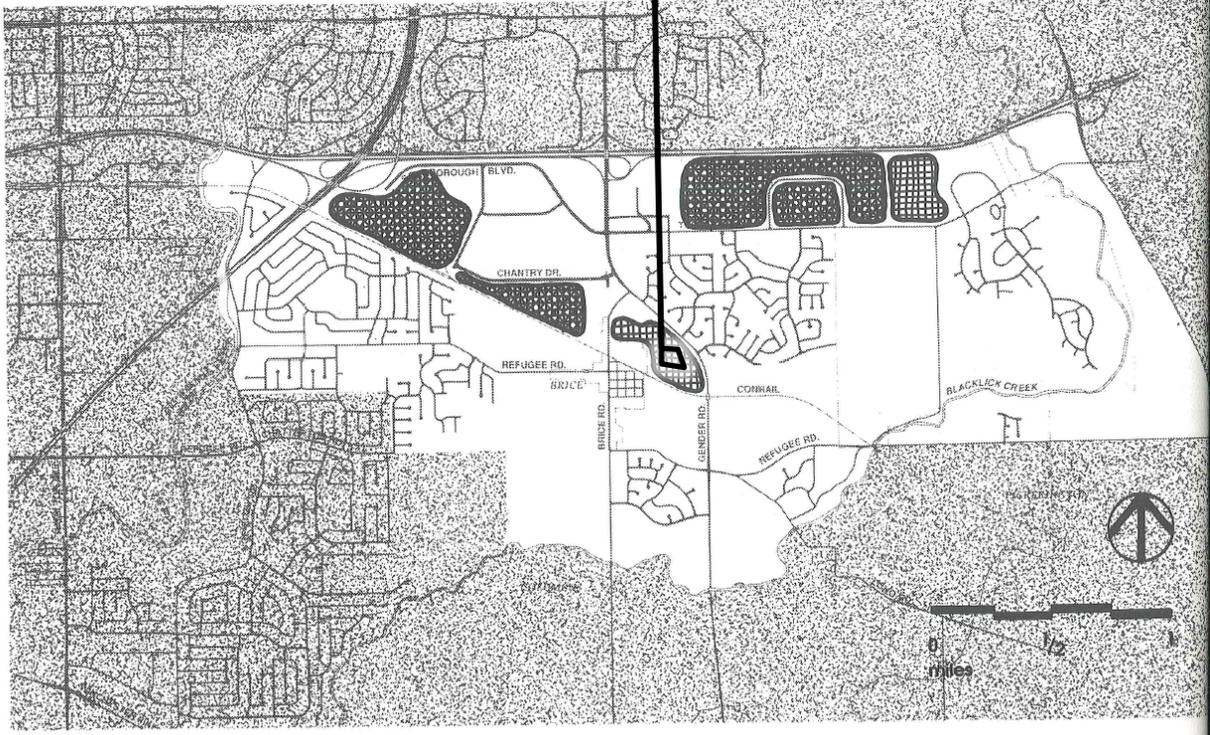
CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed L-M, Limited Manufacturing District, would permit an existing commercial development to be used as a contractor's office with outdoor equipment storage. The proposal is consistent with the land use recommendation of the *Brice Tussing Area Plan* and surrounding development. In consideration of the nearby commercial and residential developments, the limitation text includes permitted uses and provisions for access and the preservation of existing green space and mature trees.

**PROPOSED
MANUFACTURING LAND USE**

 proposed light manufacturing
 proposed office/warehouse

SITE



Z15-008
3051 Delta Marine Drive
Approximately 5.26 acres
L-C-4 to L-M
Brice/Tussing Area Plan (1990)

FUTURE MANUFACTURING DEVELOPMENT

Undeveloped and appropriately zoned land is available for manufacturing development. Freeway access and railroad spurs attract these types of uses. Light manufacturing should be encouraged to locate in areas designated for manufacturing uses, providing the community with a sound economic base and jobs.

The location of these uses in areas other than those specifically identified for manufacturing uses should be discouraged. At the

same time, high quality development through the establishment of development standards, particularly for freeway-oriented uses, should be encouraged.



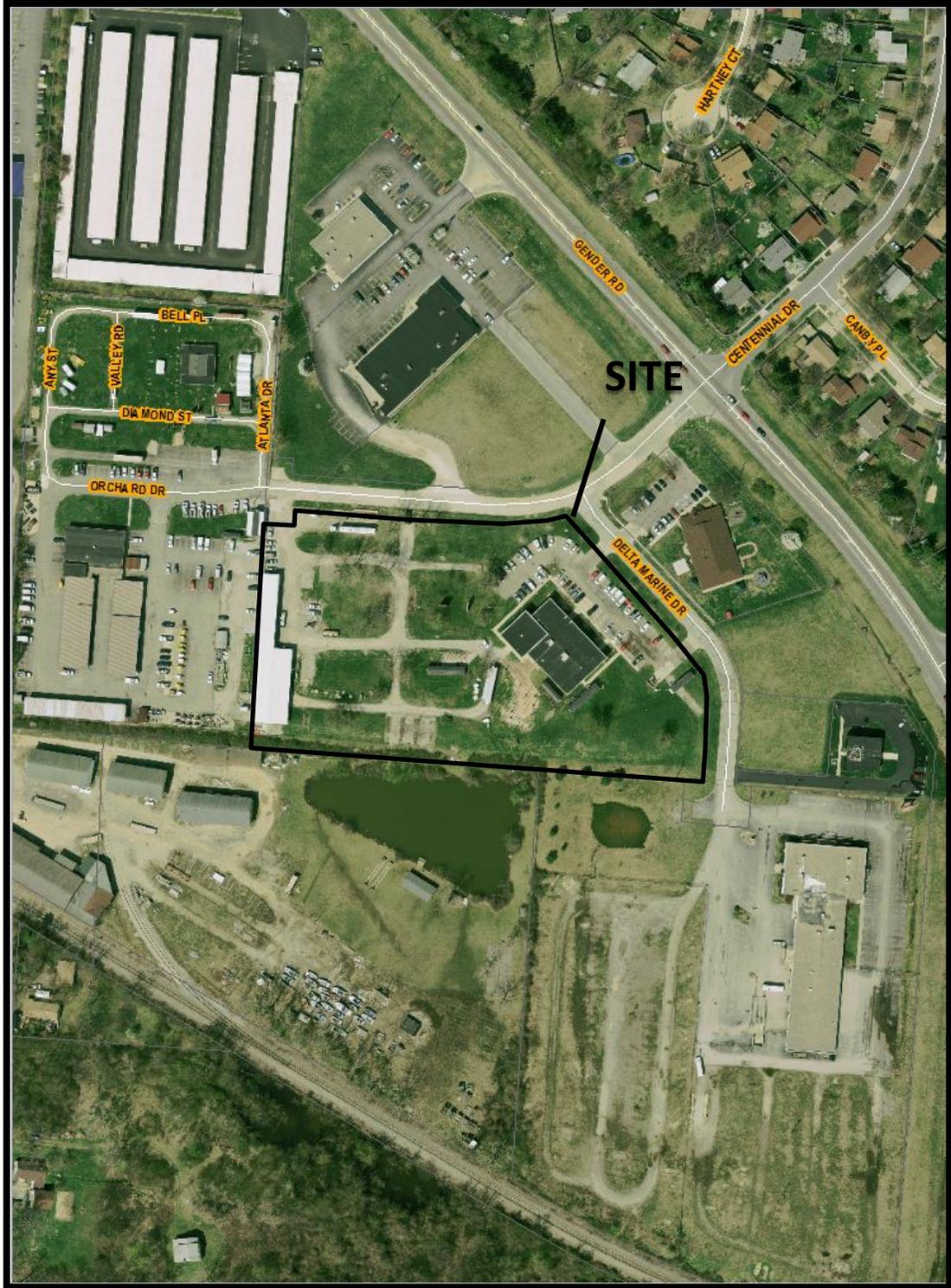
MANUFACTURING LAND USE RECOMMENDATIONS

- Designate the area between Interstate 70 and Tussing Road as a manufacturing corridor. This corridor will provide prime industrial sites that generate jobs.
- Encourage high quality industrial development utilizing freeway orientation. (Development standards.)
- Provide adequate buffering between manufacturing uses and neighboring residential uses to the east.
- Provide office development as an appropriate transitional use between manufacturing and residential uses.

APPLICABLE CITY POLICIES

- * Encourage a pleasing view from the highway when development occurs along the Interstate system.
- * Use zoning to protect residential neighborhoods from intrusion by manufacturing uses.
- * Reserve prime manufacturing sites for manufacturing uses.





Z15-008
3051 Delta Marine Drive
Approximately 5.26 acres
L-C-4 to L-M

TEXT

PROPOSED DISTRICTS: L-M
PROPERTY ADDRESS: 3051 Delta Marine Drive
OWNER: David Donley
APPLICANT: David Donley
DATE OF TEXT: February 20, 2015
APPLICATION: Z15- 008

1. **INTRODUCTION:** The subject property ("Site") is located along Delta Marine Drive and Centennial Drive on Columbus's far southeast side. The property was rezoned to L-C-4 in 1989 under case Z89-083 to provide for future commercial development. The property is located in close proximity to a mix of light industrial / manufacturing, office and commercial uses. Multi-family and single family residential development is located east (across Gender Road) and south (across the railroad tracks) of the subject property and is well buffered from the site. The corner is seeking the L-M District to allow for the property to be used for a contractor's office and storage of equipment.

2. **PERMITTED USES:** All uses permitted in the C-4, Commercial District (C.C.C. Section 3355.02), except as prohibited and restricted below and those uses. Those uses permitted in Sections 3363.01 and 3363.02 M, Manufacturing District of the Columbus City Code except for Section 3363.01(D) and Section 3363.02(c). Prohibited uses: All uses permitted under C-5 Commercial District (Section 3361.02); blood and organ banks; bowling centers; drive-in motion picture theaters; hospitals; missions/temporary shelters; performing arts, spectator sports and related industries.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated, the applicable development standards shall be those contained in Chapter 3355 (C-4, Commercial) of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements

N/A

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

1. Any and all traffic-related commitments shall be designated and located to the specifications of the City of Columbus Transportation Division.

2. Access to and from the Site will be by Delta Marine Drive or Centennial Drive, as currently situated.

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

1. The existing landscaping shall be maintained in a healthy state. Any dead material shall be removed and replaced with like material within six (6) months or the next available planting season, whichever occurs first. The size of the new material shall equal the size of the original material when it was installed.

2. Minimum size of all trees at installation shall be 2 ½" caliper for deciduous, five (5) feet in height for evergreen, and 1 ½" caliper for ornamental.

3. The existing green space along Delta Marine Drive, abutting the customer parking area, shall be maintained.

4. Mature trees existing on site shall be preserved.

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

N/A

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

1. All external outdoor lighting shall be cut-off fixtures (down lighting) and shall be consistent in design and color with each other. Any new lighting shall be a maximum of twenty (20) feet; shall be down-lighting, and shall be of the same or uniform color.

F. Graphics and Signage Commitments

1. All signage and graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4, Commercial District classification. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

N/A

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does 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.

donley-deltamarine.txt (nct)
2/27/15 S:Docs/s&htxts/2015

Thrush, Eliza C.

From: Larry Marshall <ldmarshall1965@yahoo.com>
Sent: Wednesday, April 08, 2015 9:39 AM
To: Thrush, Eliza C.; Cedar Run; Gene Tyree; LaCour, Lynne D.
Cc: Jack Reynolds
Subject: Fw: Z15-008 Donley Concrete

Ms. Thrush,

This is to advise that the Far east Area Commission met last night and with 10 of 11 commissioners Present, voted unanimously in favor of Z15-008 Donley Concrete.

Mr. Donley stated he will bring 50 new jobs to the area.

The Commissioners were unanimous in stating this is the type of occupancy use that the FEAC wants attracted to the Light Manufacturing Districts in the Brice Tussing area.

The Far east Area Commissioners expressed their support and offered their resources to assist him in any way they could.

The Coordinator of the Tussing Block Watch (1200 members) personally extended a welcome to Mr. Conley and stated that she wanted to meet with him to welcome him to the neighborhood.

Larry Marshall
Zoning Chair
Far east Area Commission
2500 Park Crescent Dr., Columbus Oh

----- Forwarded Message -----

From: Larry Marshall <ldmarshall1965@yahoo.com>
To: Cedar Run <cedarrunbw@gmail.com>
Sent: Monday, April 6, 2015 2:34 PM
Subject: Re: Z15-008 Conley Concrete

Jennifer,

Attached is the REZONING application as well as my Staff report and a copy of Donley's website.

As long as there is no dumping of concrete such as the operation next to the storage units on Tussing, this should be a welcomed use.

I have 3 graphics applications, which will need to wait until May. Because Z15-008 will hopefully allow for a new business to start up next to Lowes, I thought it would be advantageous to move this up to tonight's meeting before the "Planning Committee" provides the FEAC with their recommendations.

Larry