

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

1. **APPLICATION:** **Z15-028**
 Location: **4085 WESTERVILLE ROAD**, being 1.47± acres located on the west side of Westerville Road, 310± feet north of Saville Row (010-147304; Northeast Area Commission).

 Existing Zoning: L-M, Limited Manufacturing District.
 Request: L-M, Limited Manufacturing District.
 Proposed Use: Increase permitted commercial uses.
 Applicant(s): Connie J. Klema; 145 East Rich Street, 2nd Floor; Columbus, OH 43215.
 Property Owner(s): Green Thumb Real Estate Investments LLC; 155 Nob Hill Drive South; Columbus, OH 43230.

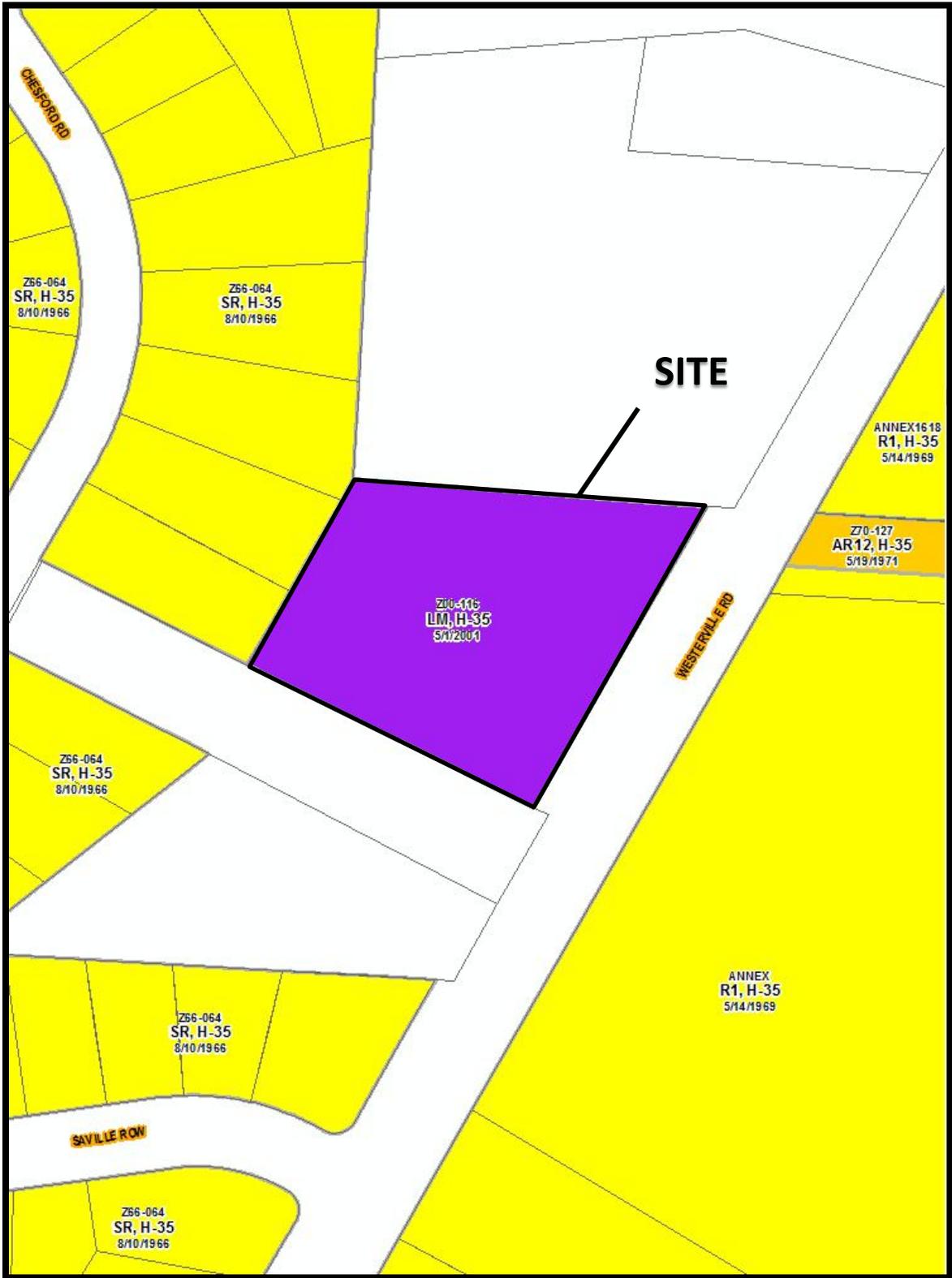
 Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

BACKGROUND:

- The property is currently developed with warehouse and industrial uses and is zoned in the L-M, Limited Manufacturing District. The applicant requests the L-M, Limited Manufacturing District in order to increase the number of permitted uses for the site, including a daycare center.
- To the north is a religious facility in the township. To the east is multi-unit apartment residential development in the AR-12, Apartment Residential District, as well as a religious facility and undeveloped land in the R-1, Residential District. To the south is a single-unit dwelling in the township. To the west are single-unit residences in the SR, Suburban Residential District.
- The site is located within the boundaries of the *Northeast Area Plan* (2007), which recommends residential uses for the site. Staff supports the proposed uses because the site is already zoned L-M, Limited Manufacturing, and the requested permitted uses will not add an incompatible uses to the area.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation was not available at the time this report was written.
- The limitation text permits select C-1, C-2, and C-3 uses, in addition to permitting bulk warehouse storage for several less objectionable uses. The limitation text includes provisions for street trees, screening, limits on outdoor display areas, and light pole height.
- The *Columbus Thoroughfare Plan* identifies Westerville Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

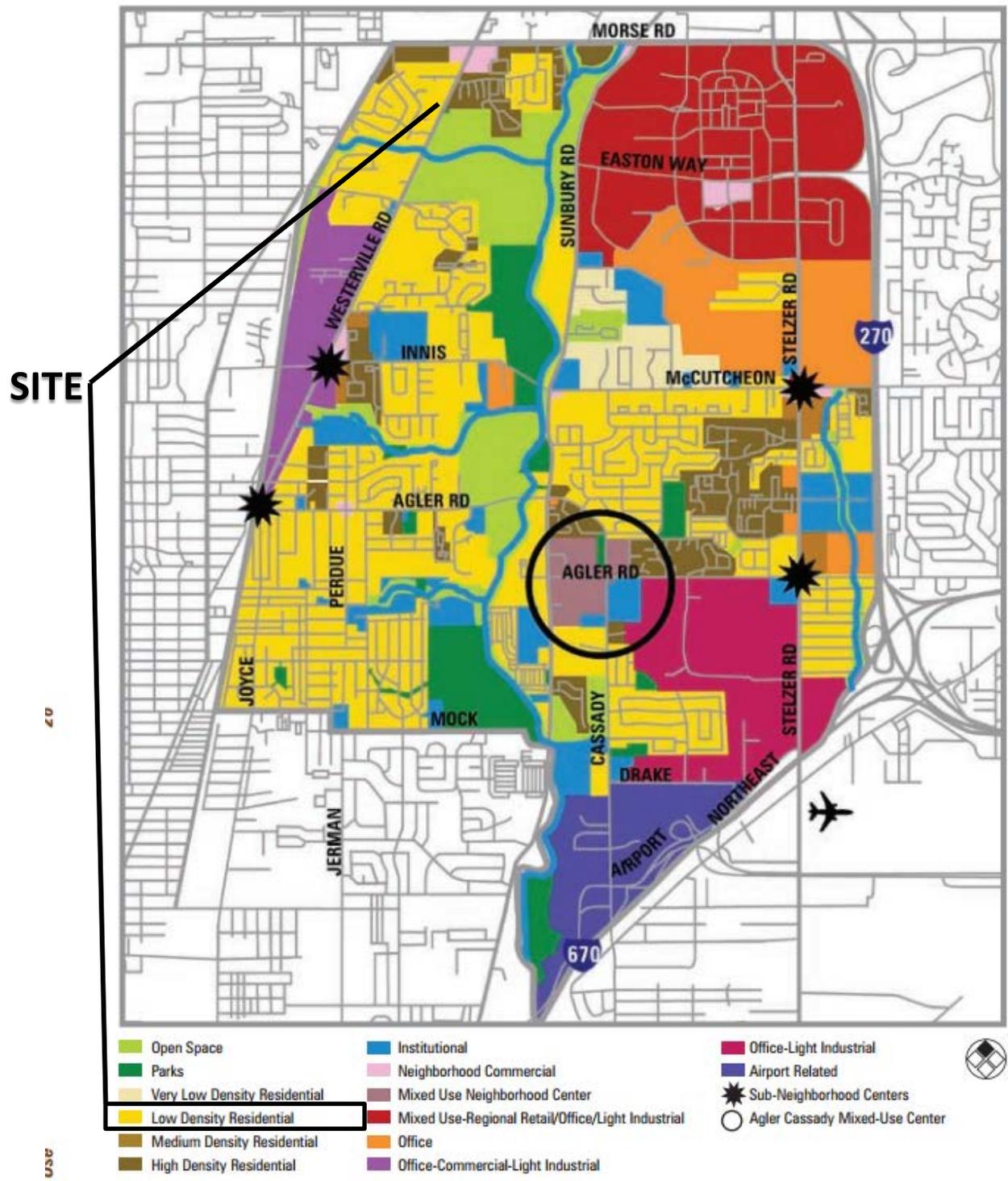
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District, while inconsistent with the land use recommendations of *The Northeast Area Plan*, would permit several additional uses for an existing warehouse facility. Staff supports the intended use of the property with the included provisions for access, screening, and tree preservation.



Z15-028
4085 Westerville Road
Approximately 1.47 acres
L-M to L-M

Figure 5. Land Use Plan



Z15-028
 4085 Westerville Road
 Approximately 1.47 acres
 Rezoning from L-M to L-M



Z15-028
4085 Westerville Road
Approximately 1.47 acres
L-M to L-M
1 - 4

LIMITATION TEXT

PROPOSED DISTRICT: L-M

PROPERTY ADDRESS: 4085 Westerville Road, Columbus 43224

OWNER: Green Thumb Real Estate Investments LLC

APPLICANT: Green Thumb Real Estate Investments LLC

ATTORNEY: Connie J. Klema, Attorney

DATE OF TEXT: May 22, 2015

APPLICATION NUMBER: Z15-028

1. INTRODUCTION: In 1985 this site was zoned to L-M, Limited Manufacturing District allowing plumbing and heating warehousing and offices with no outside storage. In 2001, this site was again zoned to L-M to include offices as permitted in Chapter 3363 M, Manufacturing and a garden, lawn, tractor sales and service facility. The current zoning request is to maintain the L-M, Limited Manufacturing District with additional uses permitted in the Manufacturing District.

2. PERMITTED USES: The uses permitted shall be:

C-1 3351.03: (A) Office uses; (B) Bicycle shop; (C) Adult and Child Day Care Centers

C-2 3353.03: (A)(B)(C)(D)(E) Office uses; (G) Adult and Child Day Care Centers

C-3 3355.03: (C) Adult and Child Day Care Centers

C-3356.03: (B) Caterers, Household and personal goods Maintenance and Repair, Reupholster and Furniture Repair; (C) Automotive Maintenance and Repair including garden and lawn tractor sales and services, and car detailing, Carpet and Upholstering Cleaning Services; Exterminating and Pest Control Services, Janitorial Services,

M 3363.02: (b) Warehouse or storage in bulk for clothing, cotton, dry goods, feed, furniture, machinery, metals, pipe, rubber, shop supplies, soil stabilizer, and wool.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3363, M, Manufacturing of the Columbus City Code. .

A. Setbacks

1. The parking setback shall be ten (10) feet.
2. The rear building setback shall be thirty (30) feet.

B. Access

There shall be one access point from Westerville Road

C. Buffering/Trees/Screening (If currently planted, this requires maintenance & replacement if dead)

1. Street trees shall be planted/maintained within the parking setback along Westerville Road at a ratio of one tree per forty (40) feet of frontage.
2. The developer shall install/maintain a row of evergreen trees along the rear and south property lines twenty (20) feet on center.
3. A six (6) foot high board on board fence along the western property line and a six (6) foot high chain link fence with opaque slats will be maintained along the southern property line.

D. Building Design

The buildings shall be of prefabricated metal and shall include architectural entryway features that face toward Westerville Road.

- E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.
 - 1. Light poles in the parking lots shall be capped and shall not exceed 18 feet in height.
 - 2. Wiring within the subject site shall be underground, unless a utility company providing service through or over the property prohibits underground installation.
 - 3. Outdoor display shall be confined to porch areas in front of the building and outdoor storage/display areas shall be located between the two wings of the buildings. No outside storage of inoperable equipment or parts other than in the on-site dumpster is permitted.

- F. Graphics and Signage commitments:

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

The undersigned, being the applicant/owner of the subject property does hereby agree singularly and collectively for itself, its successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that it 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.

GREEN THUMB REAL ESTATE INVESTMENTS LLC

By: _____

Its: _____

Date