

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

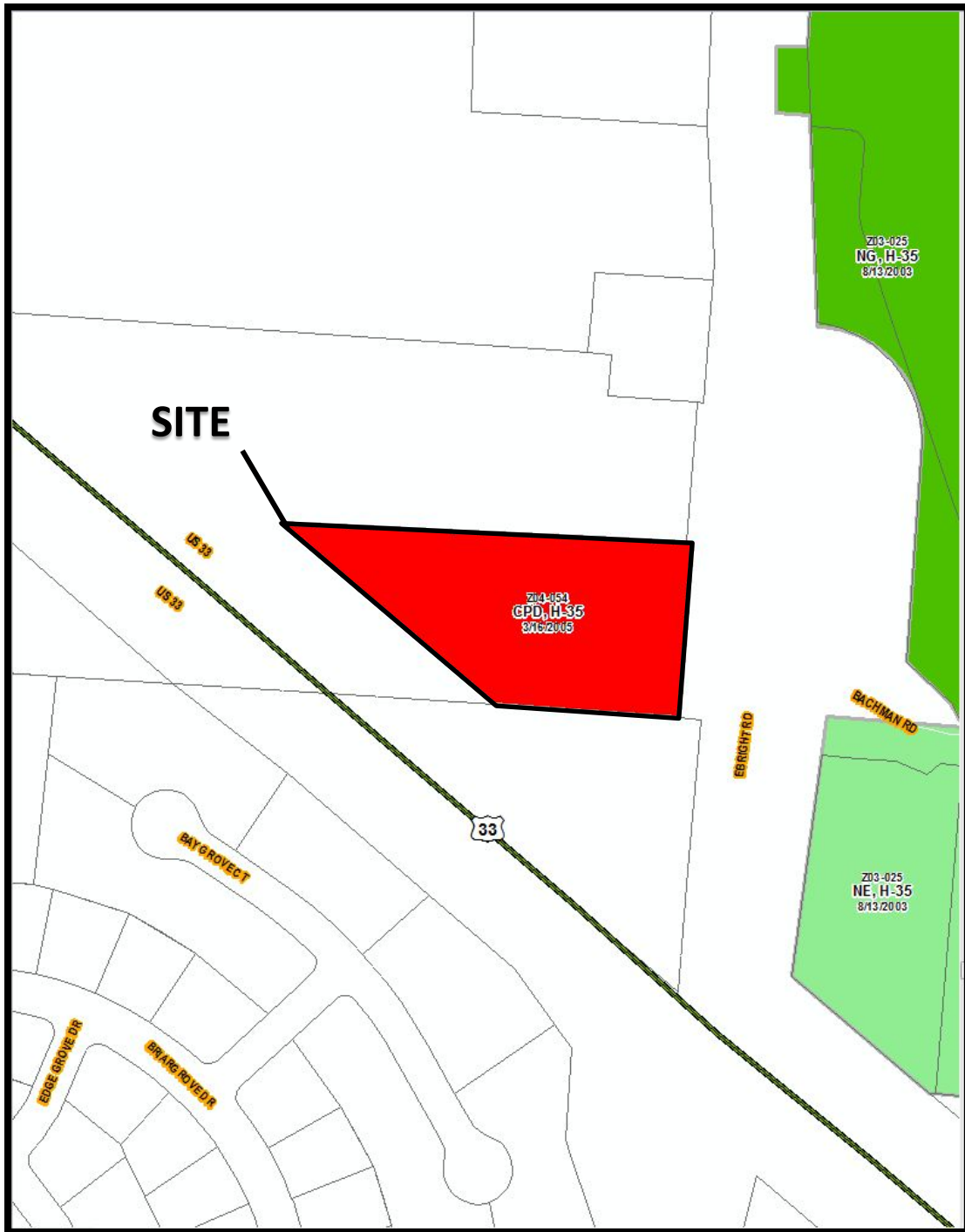
- 2. APPLICATION: Z15-012**
Location: **5221 EBRIGHT ROAD (43110)**, being 2.63± acres located on the west side of Ebright Road, 180± feet north of US 33 (430-273438; Greater Southeast Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Contractor's office with storage.
Applicant(s): Bright Innovations, LLC; c/o Jackson B. Reynolds, III, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

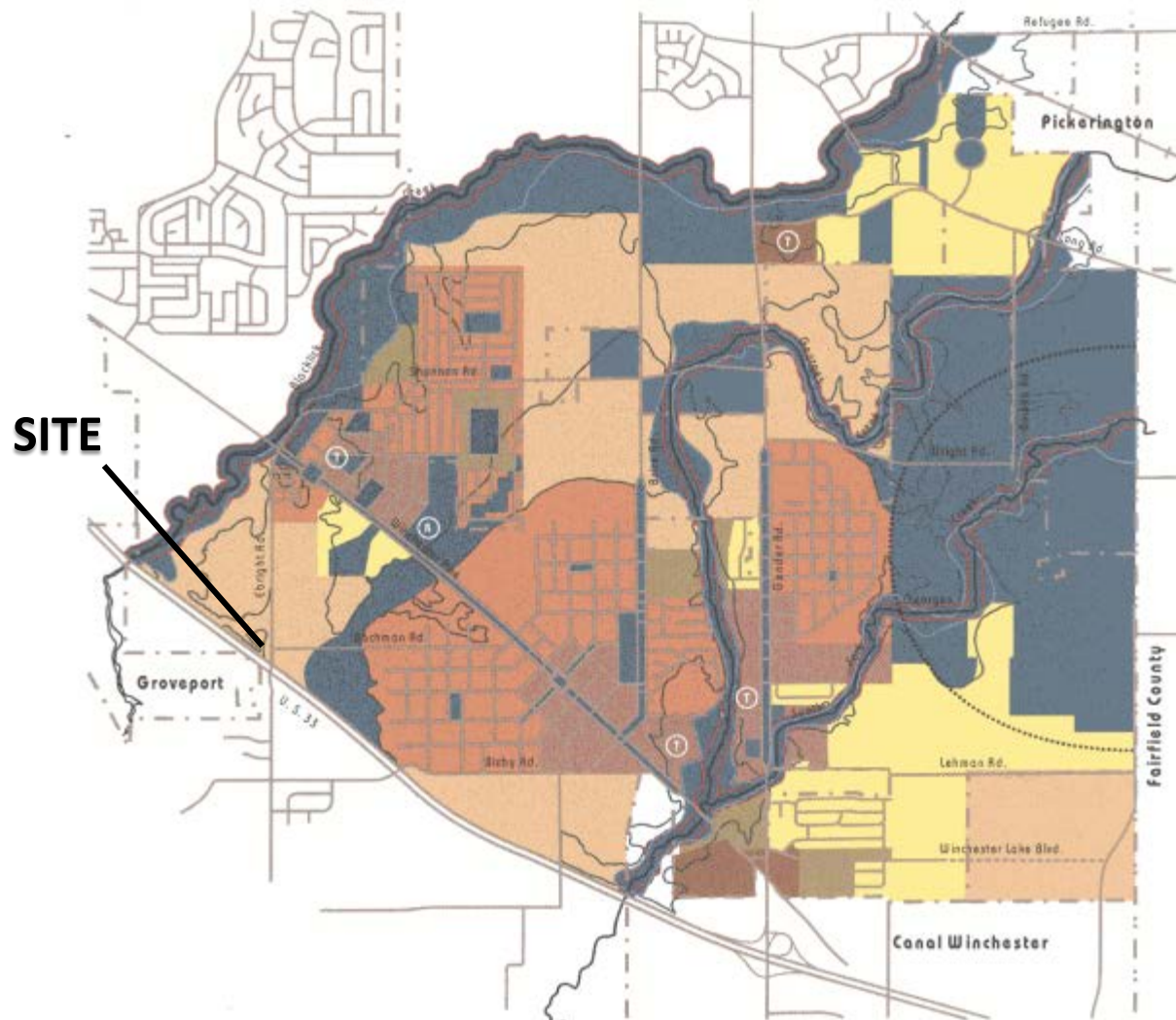
- The site is zoned in the CPD, Commercial Planned Development District (Z04-054) which permits C-4 and C-5 commercial uses with some C-4 use limitations. The site was previously used as a retail nursery and landscaping business. The applicant requests the L-M, Limited Manufacturing District for a contractor's office with storage.
- The site is surrounded by an office/warehouse to the north in the SCPD, Select Commercial Planned District in Madison Township, undeveloped land to the east in the NG, Neighborhood General, and NE, Neighborhood Edge Districts, and US 33 to the south and west.
- The site is located within the boundaries of the *Southeast Area Plan* (2000), which recommends hamlet/open space residential uses. Due to the existing use and zoning of the subject site, and the industrial use to the north, Staff supports deviation from the Plan recommendation.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation had not been available at the time this report was written.
- Development standards for landscaping and lighting controls have been carried over from the current CPD district, and screening and use restrictions are proposed with C-5 uses now being prohibited.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-M, Limited Manufacturing District would allow a contractor's office with storage. Due to the existing use and zoning of the subject site, and the industrial use to the north, Staff supports deviation from the *Southeast Area Plan* land use recommendations for hamlet/open space residential uses. The proposed use restrictions and development standards mitigate negative impacts on future residential development to the east across Ebright Road.



Z15-012
5221 Ebright Road
Approximately 2.63 acres
CPD to L-M



Southeast Area

Proposed Land Use
Map 10
12-00

	Neotraditional Village/Neighborhood Center
	Neotraditional Village/Neighborhood
	Remist/Open Space Subdivision
	Residential
	Multi-Family Residential
	Institutional
	Parks
	Commercial
	Floodway
	150' Protective Buffer
	Floodplain
	Buffer for Pickerington Ponds

Rec Center
 Transit Stops



Department of
Trade and Development
Planning Office

Southeast Area Plan

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Z15-012
5221 Ebright Road
Approximately 2.63 acres
CPD to L-M
Southeast Area Plan (2000)



Z15-012
5221 Ebright Road
Approximately 2.63 acres
CPD to L-M

TEXT

PROPOSED DISTRICTS: L-M
PROPERTY ADDRESS: 5221 Ebright Road
OWNER: Bright Innovations LLC
APPLICANT: Bright Innovations LLC
DATE OF TEXT: June 25, 2015
APPLICATION: Z15-012

1. INTRODUCTION: The subject property ("Site") is located along Ebright Road north of Route 33, on Columbus's far southeast side. The property was rezoned to CPD in 2005 under case Z04-054 to provide for a comparable zoning district as found on the property upon annexation. The owner is leasing the property to an electrical contractor so the request is to add the requested use in the L-M district and maintain those uses found in the existing CPD.

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); bars, cabarets and nightclubs; blood and organ banks; bowling centers; check cashing and loans; drive-in motion picture theaters; hospitals; linen and uniform supply; missions/temporary shelters; pawn brokers; performing arts, spectator sports and related industries; supermarkets; warehouse clubs and super centers.

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 Department of Public Service.

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

1. The existing landscaping shall be maintained. The size of replacement material shall equal the size of the original material when it was installed.

2. The existing green space along Ebright Road, abutting the customer parking area, shall be maintained.

3. Mature trees existing on site shall be preserved.

4. Evergreen trees with a height of 6' to 8' will be planted 25' to 30' on center along the SR 33 right of way and along the south side of the storage area to provide screening to the abutting properties and roadways.

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 consistent in design and color with each other. Any new lighting shall be a maximum of eighteen (18) feet in height.

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 M, Manufacturing 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.

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