

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 10, 2015**

1. **APPLICATION:** **Z15-038**
 Location: **2961 LAMB AVENUE (43219)**, 0.77± acres located on the south side of Lamb Avenue, 250± feet east of Johnstown Road (010-158259, 010-158260, 010-58261, 010-158262).

 Existing Zoning: M-2, Manufacturing District.
 Request: M, Manufacturing District.
 Proposed Use: Industrial and commercial development.
 Applicant(s): Madwill III, LLC, c/o Dave Perry; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.

 Property Owner(s): Reynolds Plumbing & Heating Co., c/o Jack L. Evans; 7817 Jonell Square; New Albany, OH 43054.

 Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- The 0.77± acre site consists of warehouse/industrial buildings and a single-unit dwelling, and is zoned in the M-2, Manufacturing District. The applicant proposes the M, Manufacturing District to permit additional commercial uses.
- To the north, east, and south is industrial development in the M-2, Manufacturing District. To the south is undeveloped land, also in the M-2, Manufacturing District.
- The site is within the planning area of *The East Columbus Neighborhood Plan* (2012), and the *Port Columbus Joint Economic Development Strategy* (2008), which recommend light industrial uses for this location. Light industrial development is consistent with the current M-2 District, but staff supports the proposed M district given the existence of other M zoned sites to the northeast and east of this location, the small size of the property, and the lack of residential zoning in the vicinity.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested M, Manufacturing District will permit additional commercial uses on the property. Staff supports the proposal given the existence of other M-zoned sites in close proximity to this location, the small size of the property, and the lack of residential zoning in the vicinity.

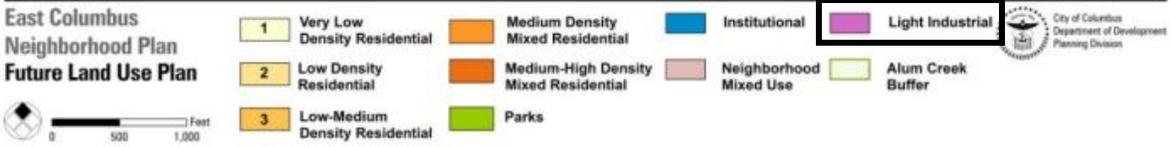


Figure 10

Z15-038
2961 Lamb Avenue
Approximately 0.77 acres
M-2 to M
1 - 3



Z15-038
2961 Lamb Avenue
Approximately 0.77 acres
M-2 to M