

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 8, 2015**

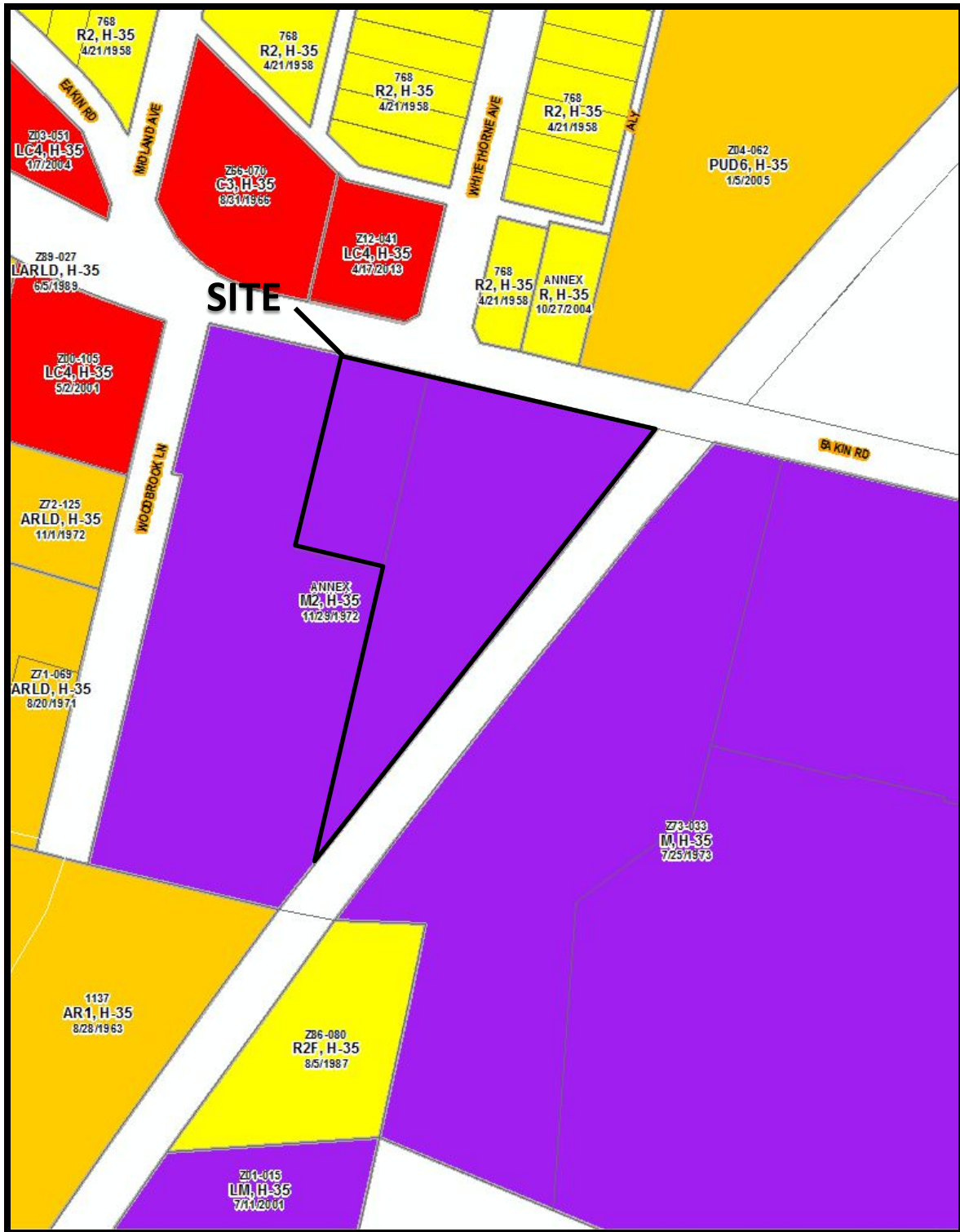
- 2. APPLICATION: Z15-018**  
**Location:** **2219 EAKIN ROAD (43223)**, being 2.59± acres located on the south side of Eakin Road, across from the intersection with Whitethorne Avenue (570-109488 and 570-288704; Greater Hilltop Area Commission).  
**Existing Zoning:** M-2, Manufacturing District.  
**Request:** M, Manufacturing District.  
**Proposed Use:** Mixed commercial and industrial development.  
**Applicant(s):** Michael Crabtree; c/o Dave Perry, Agent; David Perry Company, Inc. 445 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** Michael Crabtree; c/o Timothy J. McGrath, Atty.; 575 South Third Street; Columbus, OH 43215.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

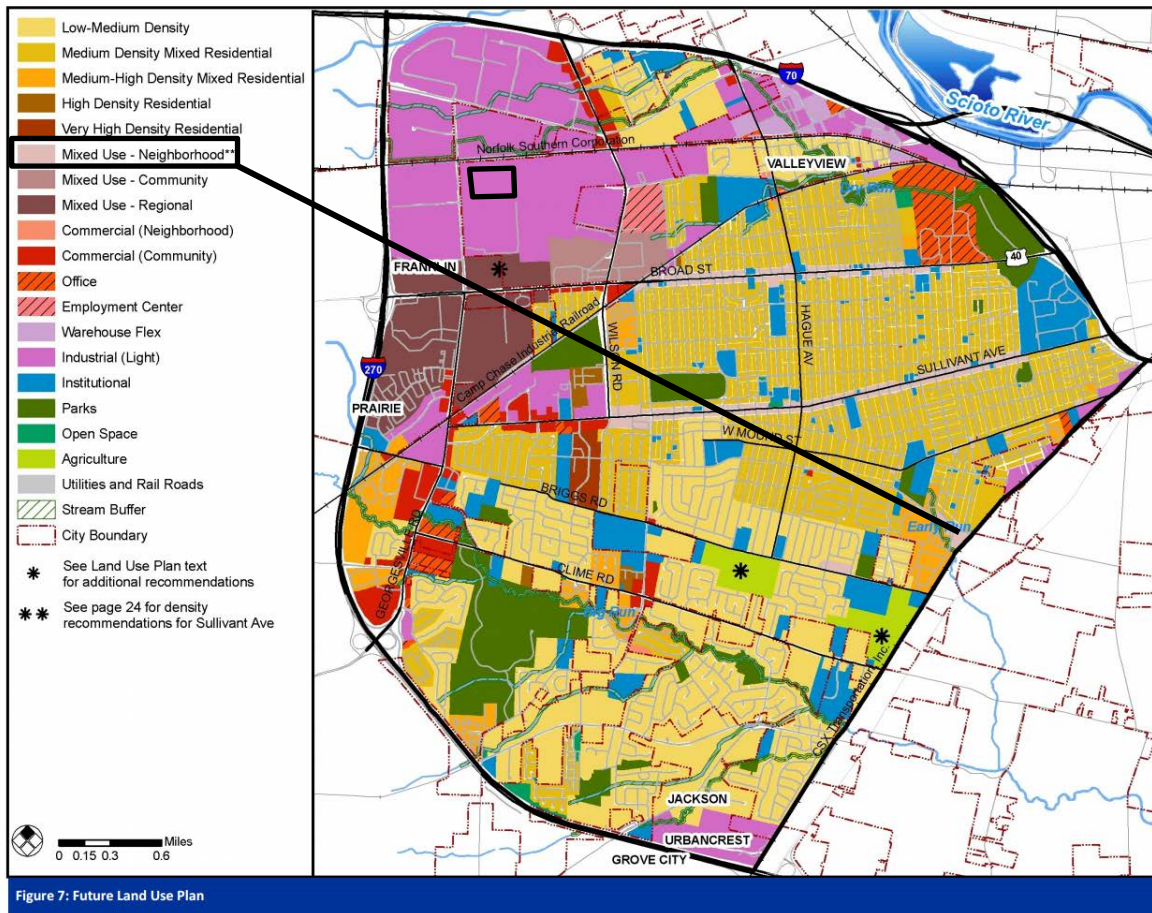
- The 2.59± acre site is developed with storage uses, a single-unit dwelling, a commercial garage, a tire shop, and an automobile sales lot zoned in the M-2, Manufacturing District. The applicant requests the M, Manufacturing District to secure proper zoning for existing commercial uses, and to rectify zoning code violations for the automobile sales lot that was established without a Certificate of Zoning Clearance.
- To the north are undeveloped parcels in the R, Rural, R-2, Residential, and PUD-6, Planned Unit Development Districts, along with a small commercial development in the L-C-4, Limited Commercial District. To the west is a commercial development and undeveloped land in the M-2, Manufacturing District. To the east and south is a shopping center and undeveloped land in the M, Manufacturing District.
- The site is located within the boundaries of the Greater Hilltop Area Commission whose recommendation is for approval of the requested M district.
- The site is located within the planning area of *The Greater Hilltop Plan Amendment* (2010) which recommends “Neighborhood Mixed Use” for this location. The M, Manufacturing District is more consistent with the Plan’s recommendation for neighborhood mixed use by allowing commercial uses in addition to the already permitted industrial uses.
- The *Columbus Thoroughfare Plan* identifies Eakin Road as C arterial requiring 30 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed M, Manufacturing District will secure proper zoning for the existing commercial uses, and will allow the applicant to rectify zoning code violations for an automobile sales lot that was established without a Certificate of Zoning Clearance. The site compliance plan required for Zoning Clearance must demonstrate adherence to City Code requirements for parking lot setbacks, landscaping, and screening. Since there are residential districts within 600 feet of this site, the M zoning would not allow for more objectionable uses.



Z15-018  
2219 Eakin Road  
Approximately 2.59 acres  
M-2 to M



Z15-018  
2219 Eakin Road  
Approximately 2.59 acres  
Greater Hilltop Plan Amendment (2010)





Z15-018  
2219 Eakin Road  
Approximately 2.59 acres  
M-2 to M



# STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

215-018

Address

2219 EAFIN ROAD

Group Name

GREATER HILLTOP AREA COMMISSION

Meeting Date

9/1/2015

Specify Case Type

- ☐ BZA Variance / Special Permit  
☐ Council Variance  
☒ Rezoning  
☐ Graphics Variance / Plan / Special Permit

Recommendation  
(Check only one)

- ☒ Approval  
☐ Disapproval

## NOTES:

Vote

FOR = 12 AGAINST = 0 ABSTAIN = 0

Signature of Authorized Representative

SIGNATURE

*My Jay*

RECOMMENDING GROUP TITLE

ZONING COMMITTEE, CHAIR

DAYTIME PHONE NUMBER

614-653-7653

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.