

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 12, 2012**

1. **APPLICATION:** **Z11-023 (11335-00000-00427) (RECONSIDERATION)**
 Location: **812 MANSFIELD AVENUE (43219)**, being 0.23± acres located on the east side Mansfield Avenue, 145± feet north of Bliss Street. (010-004218, North Central Area Commission).

 Existing Zoning: R-3, Residential District.
 Request: L-M, Limited Manufacturing District.
 Proposed Use: Warehouse or office uses.
 Applicant(s): Donald J. Compton & Anna B. Compton, Trustees; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.

 Property Owner(s): Donald J. Compton & Anna B. Compton, Trustees; 1000 Urlin Avenue; Worthington, OH 43212

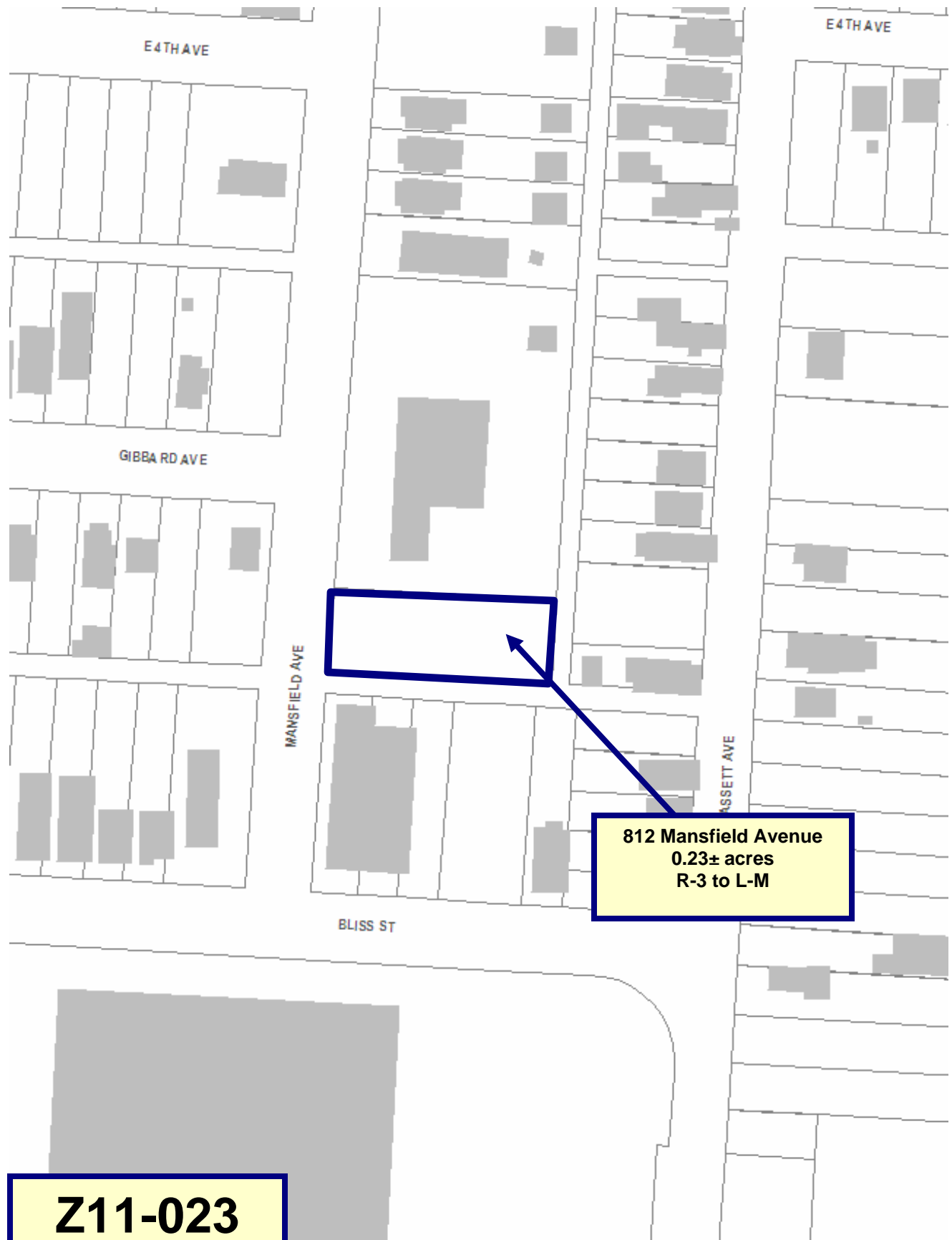
 Planner: Dana Hitt, 645-2395; dahitt@columbus.gov
- This application was originally heard at the November 10, 2011 Development Commission Meeting and recommended for Disapproval by a vote of 2-4. The applicant's attorneys sought and were granted permission from Chris Presutti, Chief Zoning Official, to have this application reconsidered by the Development Commission noting that the main attorney who presented this proposal to the Area Commission was not present at the Development Commission and was unprepared to answer questions or rebut accusations regarding what occurred at the North Central Area Commission Hearing. In addition, the applicant's attorney feels that his client's BZA action on the property to the north which was pending at the time of the first hearing, and has since passed, could be relevant to this case. The application was to be heard at the February 9, 2012 Development Commission meeting but was tabled by request of the Applicant with the concurrence of the North Central Area Commission so they could work through the outstanding issues.
 - The applicant is applying for a rezoning to redevelop a vacant site with limited manufacturing uses and office uses.
 - To the north is an industrial use zoned in the M, Manufacturing district. To the south is a non-conforming industrial use zoned in the R-3, Residential District. To the east are single-unit dwellings zoned in the R-3, Residential District. To the west is a single-unit dwelling zoned in the R-3, Residential District.
 - The site lies within the boundaries of the *North Central Plan* (2002), which proposes single-family residential land uses for the site.
 - The applicant's limitation text limits permitted uses to the less objectionable warehousing uses and most office uses permitted in the C-2, Commercial District except for non-office commercial facilities and uses and dwelling units. The text states that no junk or salvage yards shall be permitted as well.

- The North Central Area Commission recommends approval however that approval was based on the applicant committing that this site remain as green space. (See attachment)

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant's requested rezoning to the L-M, Limited Manufacturing District is not consistent with the recommendation of the *North Central Plan* (2002), which proposes single-family residential land uses for the site. New homes have recently been built in the area and it is Staff's understanding that more will be built. Staff recognizes the presence of the existing Manufacturing zoning to the north which was established in 1972, and the Manufacturing zoning approximately 215 feet to the south established in 1928 and the nonconforming industrial use to the south across the alley. With the proposed limitations, this proposal strikes the right balance by allowing this property to be used for low impact warehousing and office uses while protecting the residences of the area.





Z11-023

TEXT

PROPOSED DISTRICTS: L-M Limited Manufacturing
PROPERTY ADDRESS: 812 Mansfield Avenue
OWNER: Donald J. Compton and Anna B. Compton Trustees
APPLICANT: Same as Owner
DATE OF TEXT: November 10, 2011
APPLICATION: Z11-023

1. INTRODUCTION: The vacant lot was part of the transfer when the applicants purchased the larger property to the north. The larger property is zoned M-Manufacturing. The purpose of this zoning is to establish appropriate restrictions for this site.

2. PERMITTED USES: These uses permitted in sections 3363.02 (b) and (d) except for fuel, soil stabilizer tobacco of the M, Manufacturing District and Chapter 3353 (C-2, Commercial) excluding Section 3353.03 B, C, F, G and H, except that religious facilities are permitted of the Columbus City Code. No police or fire station shall be permitted.

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

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

N/A

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

N/A

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

1. The applicant shall install two street trees within the setback along Mansfield Avenue.

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

1. The primary exterior building material shall not be metal. Metal may be used as an accent material not to exceed 5% of each elevation.

2. No smooth faced concrete block on the building shall face any residential dwelling. This restriction shall not prohibit the use of split faced block as a building material or the use of smooth faced concrete block for the building's foundation.

3. Loading doors shall not face any residential dwelling.

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

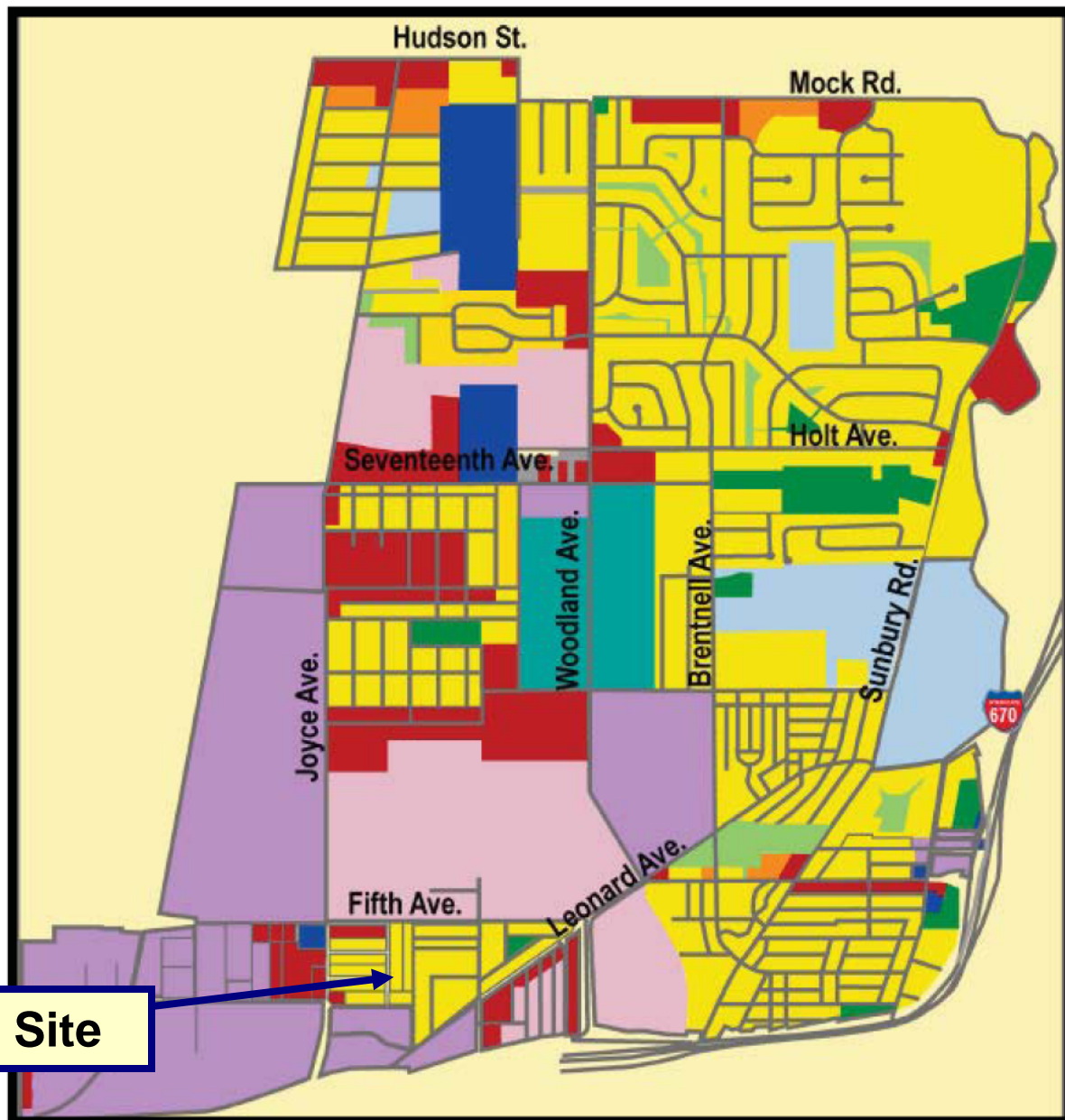
N/A

F. Graphics and Signage Commitments

N/ A

G. Miscellaneous No junk or salvage yard shall be permitted on the subject site.

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.



Proposed Land Use

- Neighborhood Commercial Services
- Light Manufacturing
- Multi-family Residential
- Public/Institutional
- Single-family Residential
- Open Space
- Office/Light Manufacturing
- Parkland
- Cemetery
- School





Commissioners:

October 19, 2011

Douglas McDonald, Sr.
Chairperson
Commissioner-At-Large

Board of Zoning Adjustment
City of Columbus, Ohio
Department of Building and Zoning Services
757 Carolyn Avenue
Columbus, OH 43224

Tiffany White
Vice Chairperson
Commissioner-At-Large

Gloria Zebbs Anderson
Secretary
Commissioner-At-Large

Norma Jean Whitehead
Correspondence Secretary
St. Mary's

Alfonso Hooper
Parliamentarian
Brittany Hills

Wallace McLean
Commissioner-At-Large

Sheldon Ivery, Sr.
Amer Crest

Carlton Fraley
Argyle Park

Vacant
Brentnell

Linda Stubbs
Devon Triangle

Marie Moreland Short
Mayoral Appointee

Vacant
Oriole Heights

Marilyn Crockett
Shepard

Norma Jean Whitehead
St. Mary's

Nancy Hill-McClary
Teakwood Heights

Vacant
Woodland-Holt

Dear City of Columbus,

The North Central Area Commission met on August 22, 2011 with a quorum present. The North Central Area Commission met on October 6, 2011 with a quorum present. The Rezoning Application Number 211-023 (11335-00000-00427) for 812 Mansfield Avenue was presented for our consideration a second time with the applicant, Donald Compton and Attorney David Hodge present. Mr. Compton appealed to 35 individuals in the surrounding neighborhood and presented signed petitions in favor of the applicant's appeal.

As a result, the Commissioners reconsidered its August 22nd recommendation of "Disapproval" and voted for "Approval" with a mixed vote: Five (5) Commissioners voted for Approval, One (1) Abstained, 3 voted for Disapproval.

Concerns from several Commissioners included the fact that the property is completely surrounded on all four sides by R-3 Residential Neighbors with only one warehouse, which the applicant owns M zoned property to the north. The Commission therefore asked and Mr. Compton agreed to maintain the green space at 812 Mansfield Avenue and not to use it as an extension of the impound lot without Special Permit.

Sincerely,
THE NORTH CENTRAL AREA COMMISSION

Douglas McDonald Sr.
Douglas McDonald, Sr., Chairperson

Mr. Carlton Fraley
Carlton Fraley, Zoning Committee Chair

Cc: David Hodge, Smith and Hale
NCAC Commissioners

North Central Area Commission, c/o 1362 Sigsbee Avenue, Columbus, OH 43219
Douglas McDonald, Chairperson 614-584-2199 (cell)



812 Mansfield Avenue
0.23± acres
R-3 to L-M

Z11-023