

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 9, 2010**

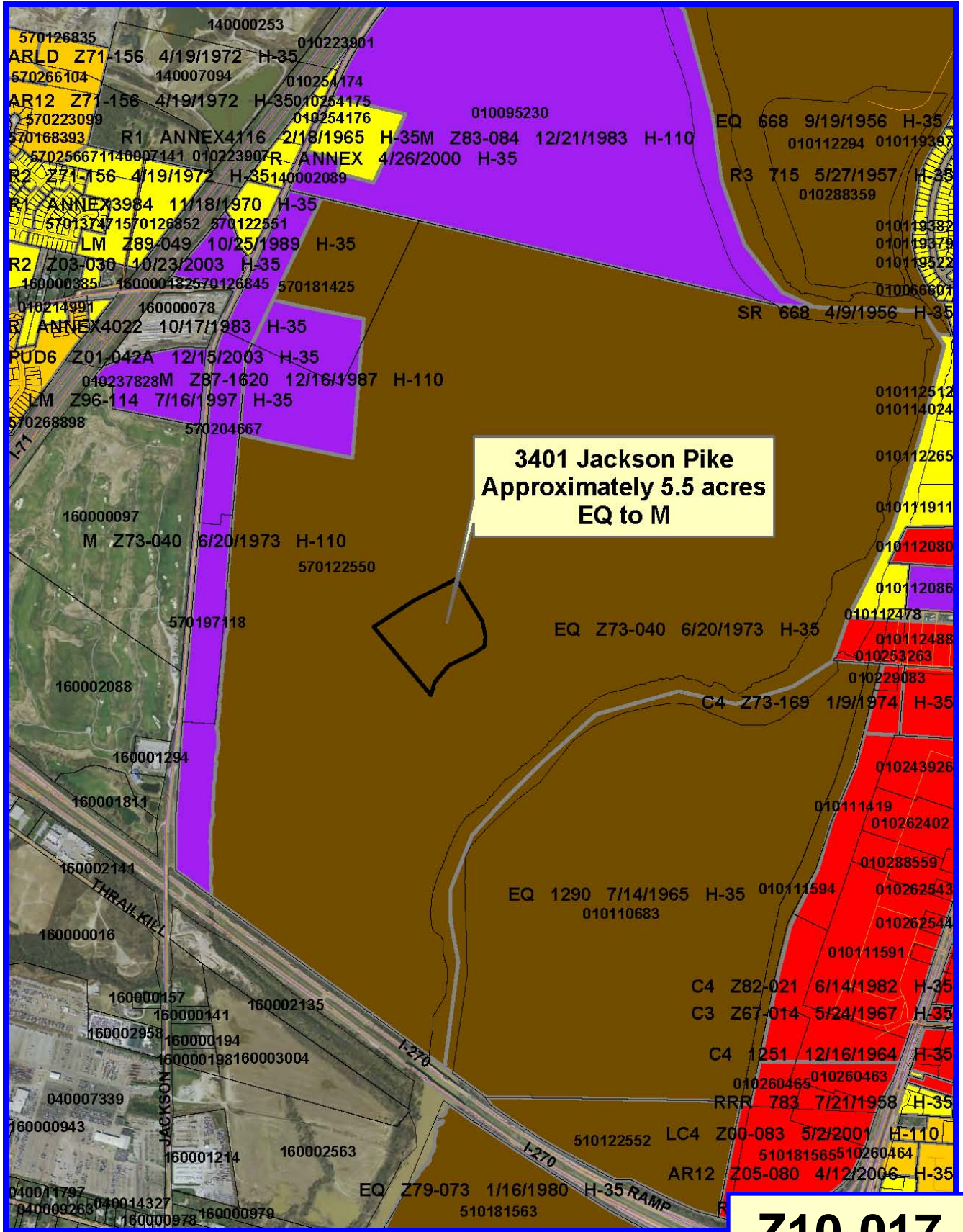
- 5. APPLICATION: Z10-017 (10335-00000-00233)**  
**Location:** **3401 JACKSON PIKE (43123)**, being 5.5± acres generally located 1700± feet east of Jackson Pike, and 3,100± feet north of Interstate 270 (570-122550).  
**Existing Zoning:** EQ, Excavation and Quarrying District.  
**Request:** M, Manufacturing District.  
**Proposed Use:** Industrial development.  
**Applicant(s):** Columbus Limestone, Inc.; c/o Richard C. Brahm and Aaron M. Glasgow, Attys.; 145 East Rich Street; Columbus, OH 43215.  
**Property Owner(s):** Columbus Limestone, Inc.; c/o Paul Rice, Atty.; 80 Park Drive; Thornville, OH 43076.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov).

**BACKGROUND:**

- The 5.5± acre site is currently used for surface mining operations and is zoned in the EQ, Excavation and Quarrying District. The applicant requests the M, Manufacturing District which would allow industrial development, and more specifically, an asphalt shingle recycling facility. A Special Permit from the Board of Zoning Adjustment would be required after the rezoning is complete for any recycling facility use. The site is within the AE flood hazard area, but it considerably elevated from the surrounding quarry.
- The property is completely surrounded by quarrying uses to the north, east, south, and west in the EQ, Excavation and Quarrying District.
- The site is located within the planning area of the *Southwest Plan* (2009), which recommends landfill and quarrying uses for this location.
- The site is located within the boundaries of the Southwest Area Commission which recommends approval of the requested M, Manufacturing District. The recommendation does not include support for the proposed recycling facility which would be considered by the Area Commission during the Special Permit review process.
- Although the subject site has no street frontage, the *Columbus Thoroughfare Plan* identifies Jackson Pike as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

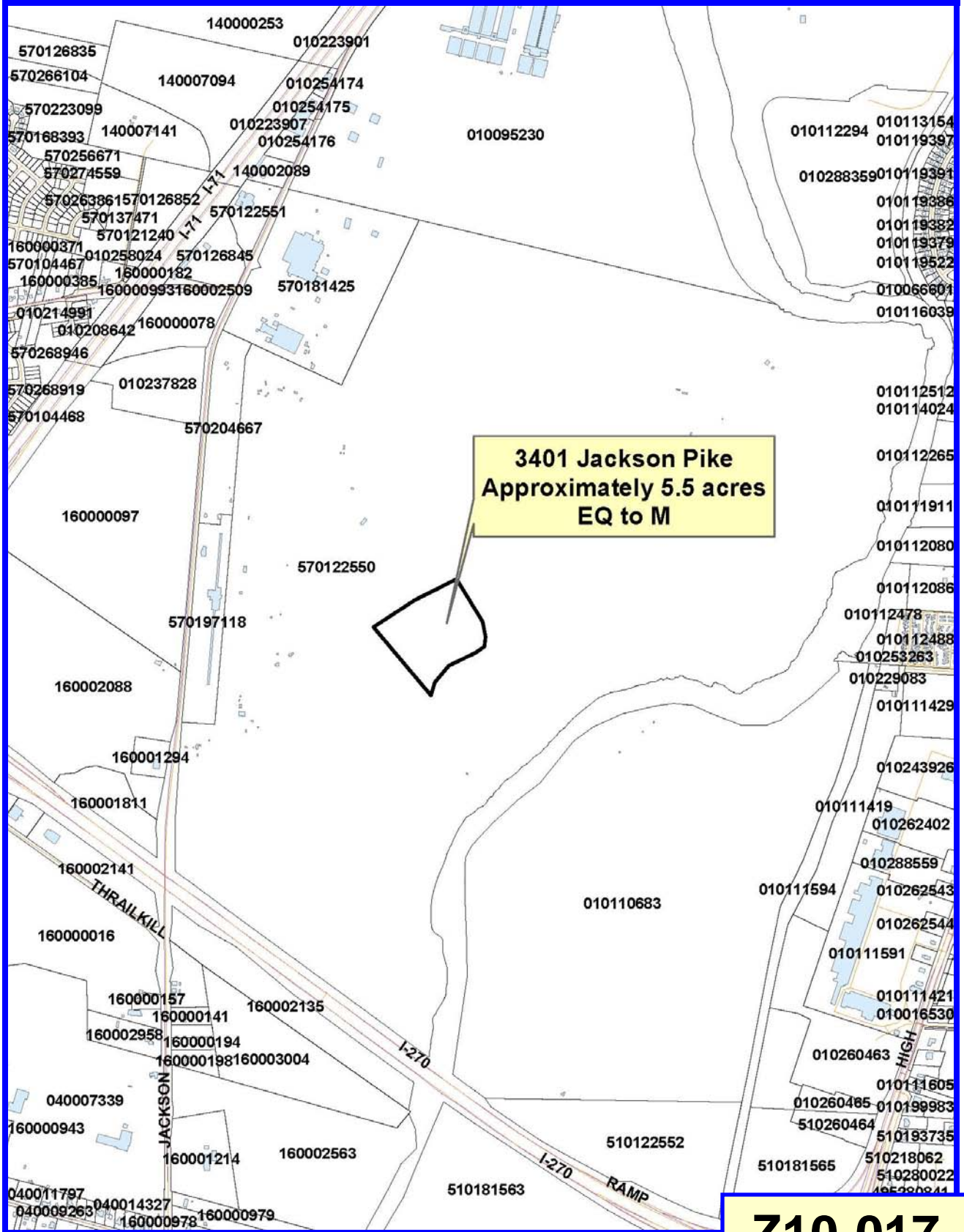
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested M, Manufacturing District will allow industrial development, and would allow the applicant to request a Special Permit from the Board of Zoning Adjustment for an asphalt shingle recycling facility. The request does not pose a negative impact to the surrounding quarry uses, and is consistent with the zoning and development patterns of the area.



**3401 Jackson Pike  
Approximately 5.5 acres  
EQ to M**

**Z10-017**

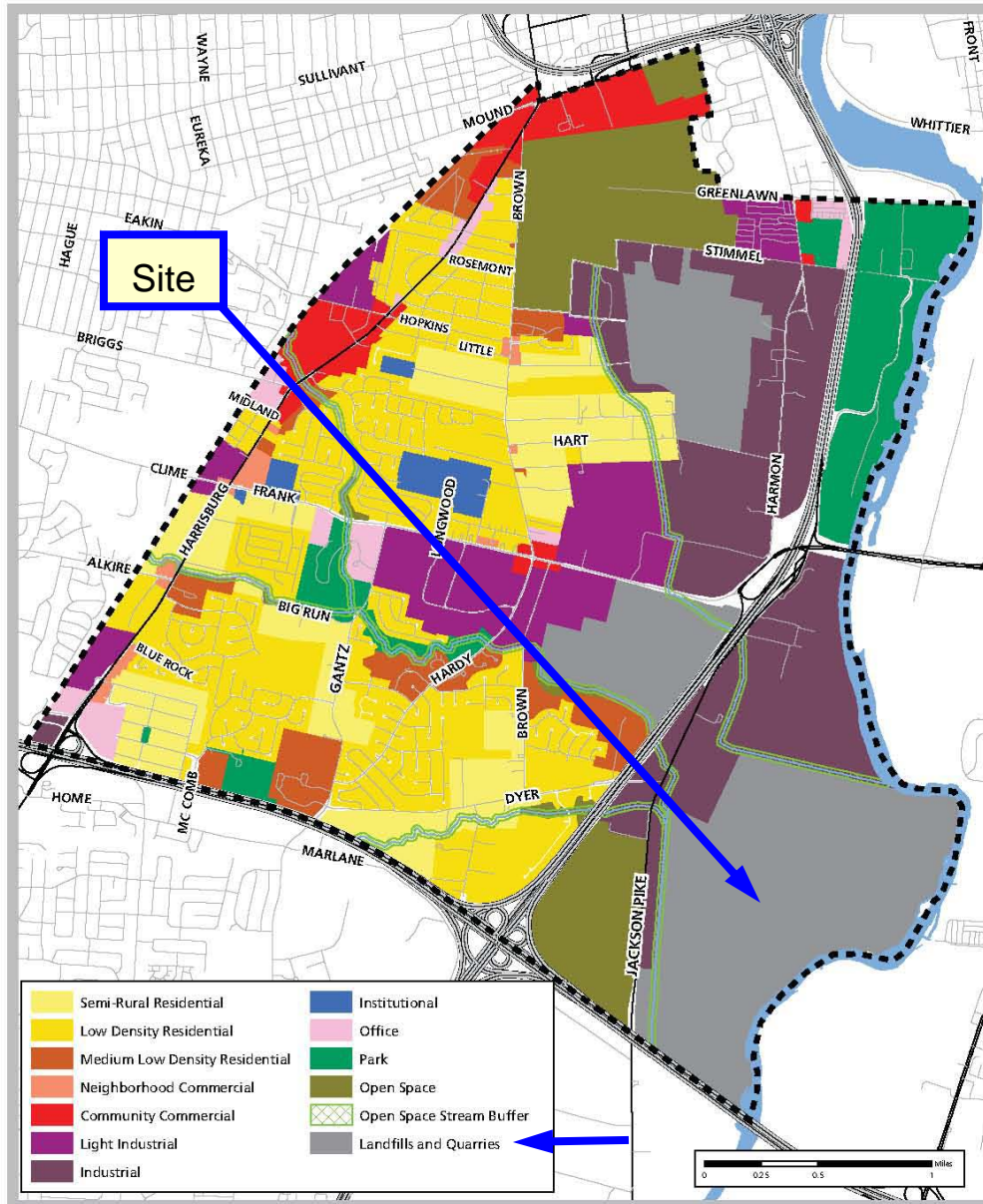


**Z10-017**

**Future Land Use Map**

The intent of the Southwest Area Plan's future land use map is to preserve open space along

stream channels, reinforce established residential areas, introduce office uses and revitalize Central Point and Southwest Square as the primary commercial nodes for the area.



**Figure 10: Future Land Use**

**Z10-017**



**3401 Jackson Pike  
Approximately 5.5 acres  
EQ to M**

**Z10-017**

-----Original Message-----

**From:** Coe, Stefanie [mailto:scoe@mpwservices.com]

**Sent:** Thursday, August 19, 2010 8:18 PM

**To:** Pine, Shannon L.; Aaron Glasgow

**Subject:** RE: 3401 Jackson Pike, Application Z10-017 , Applicant Columbus Limestone, Inc.

Aaron and Shannon,

The purpose of this email is to confirm that Southwest Area Commission's action regarding the above referenced zoning application. The motion unanimously passed at the August 18, 2010 meeting was:

“to support the rezoning request filed by Columbus Limestone, Inc. to rezone 5.5+ acres to M Manufacturing. The SWAC does NOT support the potential relocation of Roof to Roads at this time until further information is obtained regarding their business and its operations.”

If you need further information please contact me.

*Stefanie Lynn Coe*

*Secretary, Southwest Area Commission*

*614.519.0436*