

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2011**

- 4. APPLICATION: Z11-032 (ACCELA # 11335-00000-00575)**
Location: 1080 STEELWOOD ROAD (43212), being 5.28± acres located at the northwest corner of Steelwood and Kenny Roads (130-004067; Fifth by Northwest Area Commission).
Existing Zoning: R, Rural District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Conform existing industrial development and allow for limited commercial development.
Applicant(s): 1100 Steelwood LLC; c/o Jackson B. Reynolds, III, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
Property Owner(s): 1100 Steelwood LLC; c/o Covington Capital; 47 South Liberty Street, Suite 200; Powell, OH 43065.
Planner: Shannon Pine; 645-2208, spine@columbus.gov.

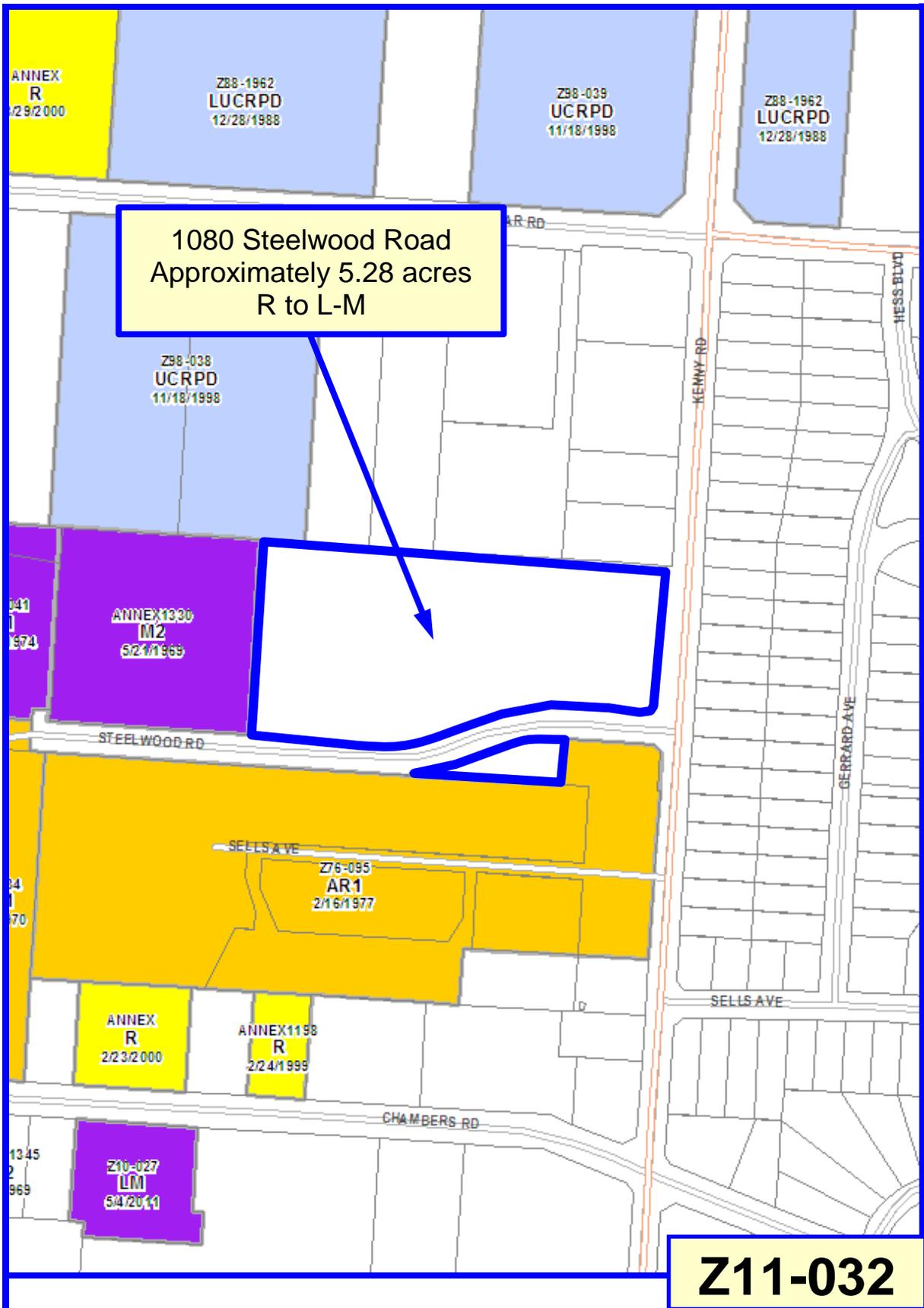
BACKGROUND:

- The 5.28± acre site is developed with an office/warehouse building and parking lot. It was zoned LI, Limited Industrial District in Clinton Township prior to annexation on September 19, 2011. The requested L-M, Limited Manufacturing District will conform the existing uses and allow limited commercial and less objectionable manufacturing uses.
- To the north are office/warehouse uses and an apartment building, all in Clinton Township, and a maintenance facility in the UCRPD, University College Research Park District. To the east across Kenny Road are single-unit dwellings in Clinton Township, and apartment buildings in the AR-1, Apartment Residential District. To the south are apartment buildings in the AR-1, Apartment Residential District. To the west is The Ohio State University athletic practice facility in the M-2, Manufacturing District.
- The site is located within the “Tech District” of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends office, light industrial, research, laboratory and ancillary retail uses for this location.
- The site is located within the boundaries of the Fifth by Northwest Area Commission whose recommendation had not been received at the time this report was written.
- The limitation text contains use restrictions to allow ancillary commercial uses, provides for street trees along Kenny Road, and prohibits more objectionable manufacturing uses and outside storage.

- The *Columbus Thoroughfare Plan* identifies Kenny Road as C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will conform an existing office/warehouse development while allowing additional ancillary commercial uses. The proposal contains use restrictions to limit commercial uses and prohibit more objectionable manufacturing uses. The request is consistent with the land use recommendations of the *Fifth by Northwest Neighborhood Plan*, and the established zoning and development patterns of the area.





1080 Steelwood Road
Approximately 5.28 acres
R to L-M

Z11-032

Policy:

Mixed use development should be common on Fifth by Northwest's primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

Guidelines/Strategies

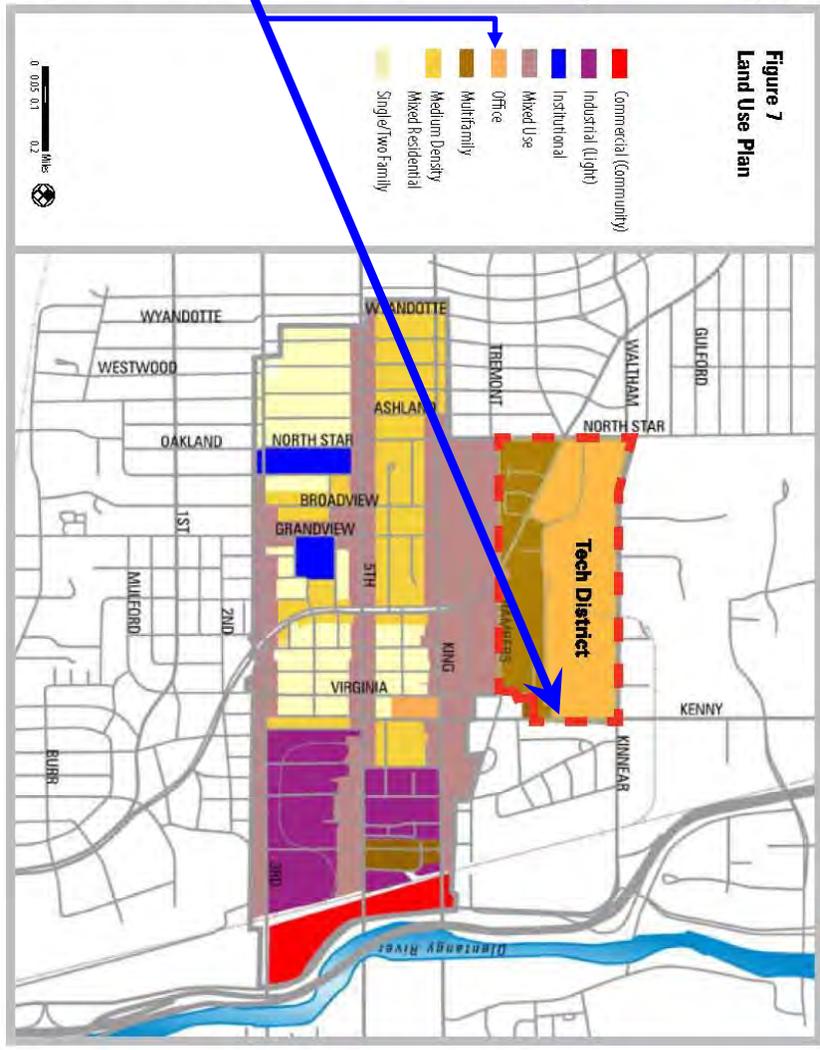
- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.

- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).

PLAN RECOMMENDATIONS/Principle 1

1080 Steelwood Road

**Figure 7
Land Use Plan**



Z11-032

Policy:
The Industrial District should continue as an employment center.

Guidelines/Strategies:

- Future land uses in the Industrial District may include light industrial (not heavy industrial), research, laboratory, or mixed use.
- Mixed use should only be supported in the case it consists primarily of office uses, with any residential or retail as ancillary uses that are supportive of the employment base. Stand alone retail will not be supported. Residential will only be supported in the case it is developed concurrently with office uses.
- Buildings should not be higher than six stories. Floor area ratios of two or higher are recommended. A goal of 10 to 20 jobs per acre should be pursued.



Policy:
The area to the north of Chambers Road should be redeveloped as a future "Tech District" consistent with the developing vision for Sci-Tech.

Guidelines/Strategies:

- Future land uses in the Tech District may include light industrial (not heavy industrial), research, laboratory, or mixed use.
- Multifamily is recommended for the area bounded on the west by North Star Road, on the north by Northwest Boulevard, Presidential Drive and Steedwood Road, on the east by Kenny Road, and by Chambers Road on the south. Redevelopment of existing multifamily uses into new mixed use development with a diversity of residential densities and supportive of a walkable Tech District would be supported.

- Office is recommended for the area north of Presidential, Steewood and Northwest Boulevard and south of Kinneer Road.

- Mixed use should only be supported in the case it consists primarily of office uses, with any residential or retail as ancillary uses that are supportive of the of employment base. Stand alone retail will not be supported. Residential will only be supported in the case it is developed concurrently with office uses.

- Development in this area should seek to optimize job densities to foster job densification and mixed used. Floor area ratios of two or higher are recommended. A goal of 10 to 20 jobs per acre should be pursued.

- Future development in the Tech District should maintain existing and seek to establish new connections to the surrounding areas for autos, pedestrians, and bicycles.

- Mixed uses, including office, light industrial, and multifamily residential uses are recommended for the area south of the Tech District between Chambers Road and Chesapeake, with the office and multifamily uses recommended for the area generally to the west of Northwest Boulevard, and the office, light industrial, and multifamily uses for the area generally to the east of Northwest Boulevard.



Examples of potential development form and style in the Industrial and Tech Districts.

Z11-032



1080 Steelwood Road
Approximately 5.28 acres
R to L-M

Z11-032

LIMITATION TEXT

PROPOSED DISTRICT: L-M, Limited Manufacturing District

PROPERTY ADDRESS: 1080 Steelwood Road

OWNER: 1100 Steelwood LLC

APPLICANT: 1100 Steelwood LLC

DATE OF TEXT: December 1, 2011

APPLICATION NUMBER: Z11-032

1. INTRODUCTION: This site is being annexed into the city of Columbus and is developed with a large multi-use building that over the years has been occupied by a wide variety of activities. The site was originally zoned Light Manufacturing under the 1948 Franklin County Zoning Code. The Light Manufacturing District permitted all the less intensive uses found in that zoning code to operate on the site. The Franklin County Zoning was amended in 2001 and the new Limited Industrial District adopted which greatly restricted the types of permitted activities on the property. The owner/applicant would like the flexibility of uses that it enjoyed prior to 2001 as permitted uses in the City of Columbus, so the Limited Manufacturing District is being requested. The property to the west and north that is still in Clinton Township is zoned Limited Industrial. The property to the south is zoned AR-1 and developed with multi-family units and to the east the area is in Clinton Township and developed with single-family houses.

2. PERMITTED USES: Those uses listed in the C-2, P-1 and P-2 zoning classifications and the uses listed in Sections 3363.02 thru 3363.08 of the Columbus City Code shall be permitted. Those uses listed in Sections 3363.09 thru 3363.17 shall be prohibited. The following additional uses shall be permitted:

1. Exercise and Health Facilities
2. Locksmiths
3. Linen and Uniform Supply
4. Vending Machine Operators
5. Carpet and Upholstery Cleaning Services
6. Exterminating and Pest Control Services
7. Janitorial Services

The following uses shall be permitted up to a total aggregation of 10,000 sq. ft. on the site either as a single use or in combination with a maximum allowable of the afore defined 10,000 sq. ft. as the uses are ancillary to the primary use of the site.

1. Barber Shops, Beauty and Nail Salons
2. Bicycle Shop
3. Book, Newspaper and Magazine Stores
4. Cafes, Delicatessens and Restaurant (2,000 sq. ft. maximum)
5. Dry Cleaning and Laundry Services (Drop-off only)
6. Florists
7. Appliance, Maintenance and Repair
8. Footwear and Repair
9. Luggage and Leather Goods Sales and Repair
10. Tobacconist
11. Window Treatment Stores
12. Floor Covering Stores
13. Health Supplement and Personal Care Stores

- 14. Arts and Crafts
- 15. Jewelry Stores
- 16. Musical Instruments and Supply Stores
- 17. Tailors

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

A. Density, Lot, and/or Setback Commitments: N/A

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

1. All circulation, curb cuts and access points shall be subject to the approval of the Division of Planning and Operations and/or the Franklin County Engineer's Office.

2. There shall be no curb cuts allowed along the Kenny Road right of way. The only access to Kenny Road shall be via Steelwood Road, unless otherwise approved by the Division of Planning and Operations and/or the Franklin County Engineer's Office.

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

1. Street trees shall be planted evenly spaced along Kenny Road at a ratio of one tree per forty (40) feet of frontage.

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

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

1. Light poles shall not exceed 28 feet in height and shall have cutoff fixtures unless otherwise required by Section 3321.03(B).

2. Outdoor storage of goods shall be prohibited.

F. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the M, Manufacturing District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives do 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.

SIGNATURE:

DATE: