

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2011**

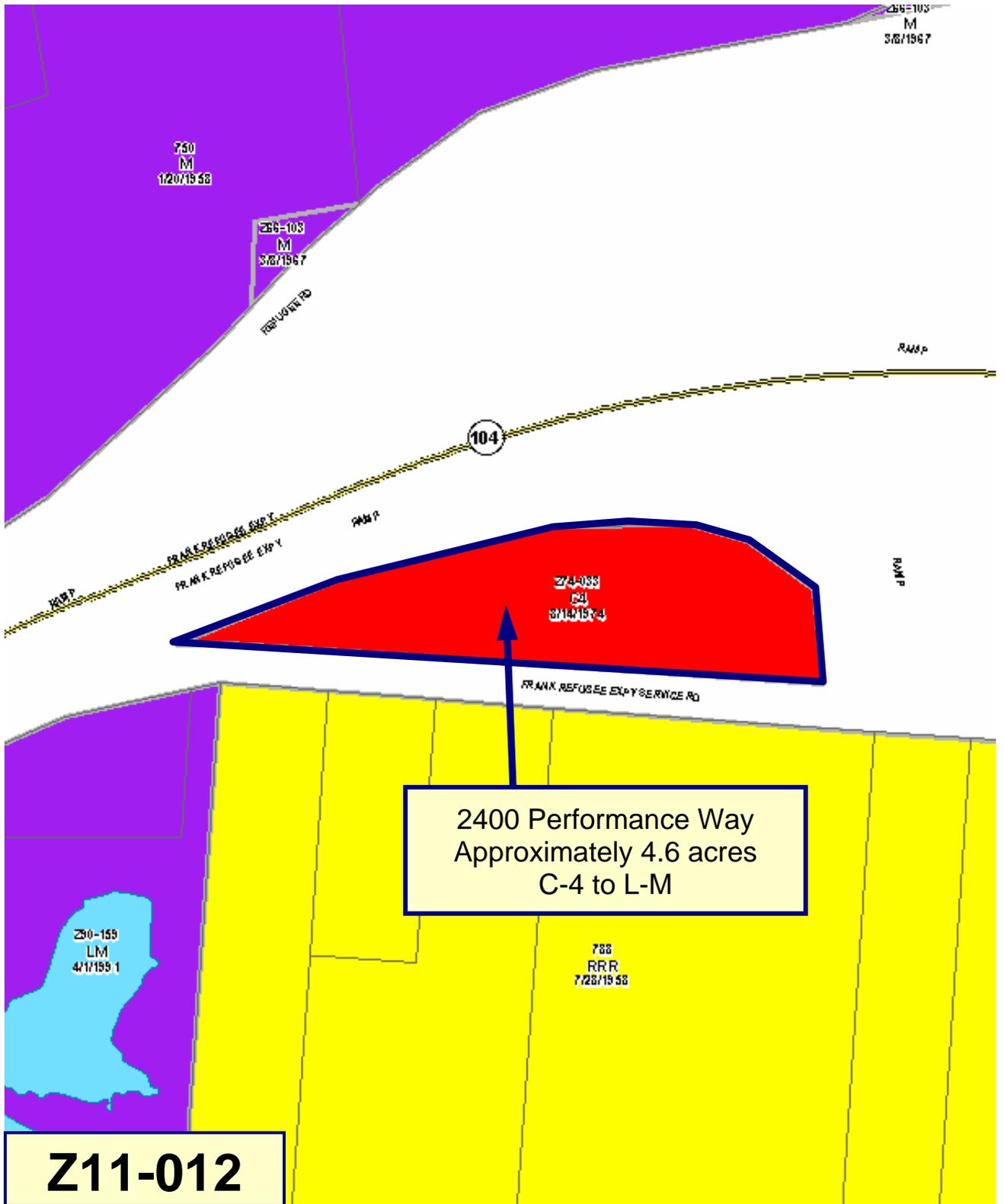
2. **APPLICATION:** **Z11-012 (ACCELA # 11335-00000-00168)**
 Location: **2400 PERFORMANCE WAY (43207)**, being 4.6± acres located north side of Performance Way, 665± feet west of Alum Creek Drive. (010-231283; Far South Columbus Area Commission).
- Existing Zoning:** C-4, Commercial District.
 Request: L-M, Limited Manufacturing District.
 Proposed Use: Contractors Storage Yard.
 Applicant(s): Arledge Construction; c/o Michael T. Shannon, Atty; Crabbe, Brown & James LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.
- Property Owner(s):** P &P Investment Co. 2323 Performance Parkway; Columbus, Ohio 43207.
- Planner:** Dana Hitt; 645-2395; dahitt@columbus.gov.

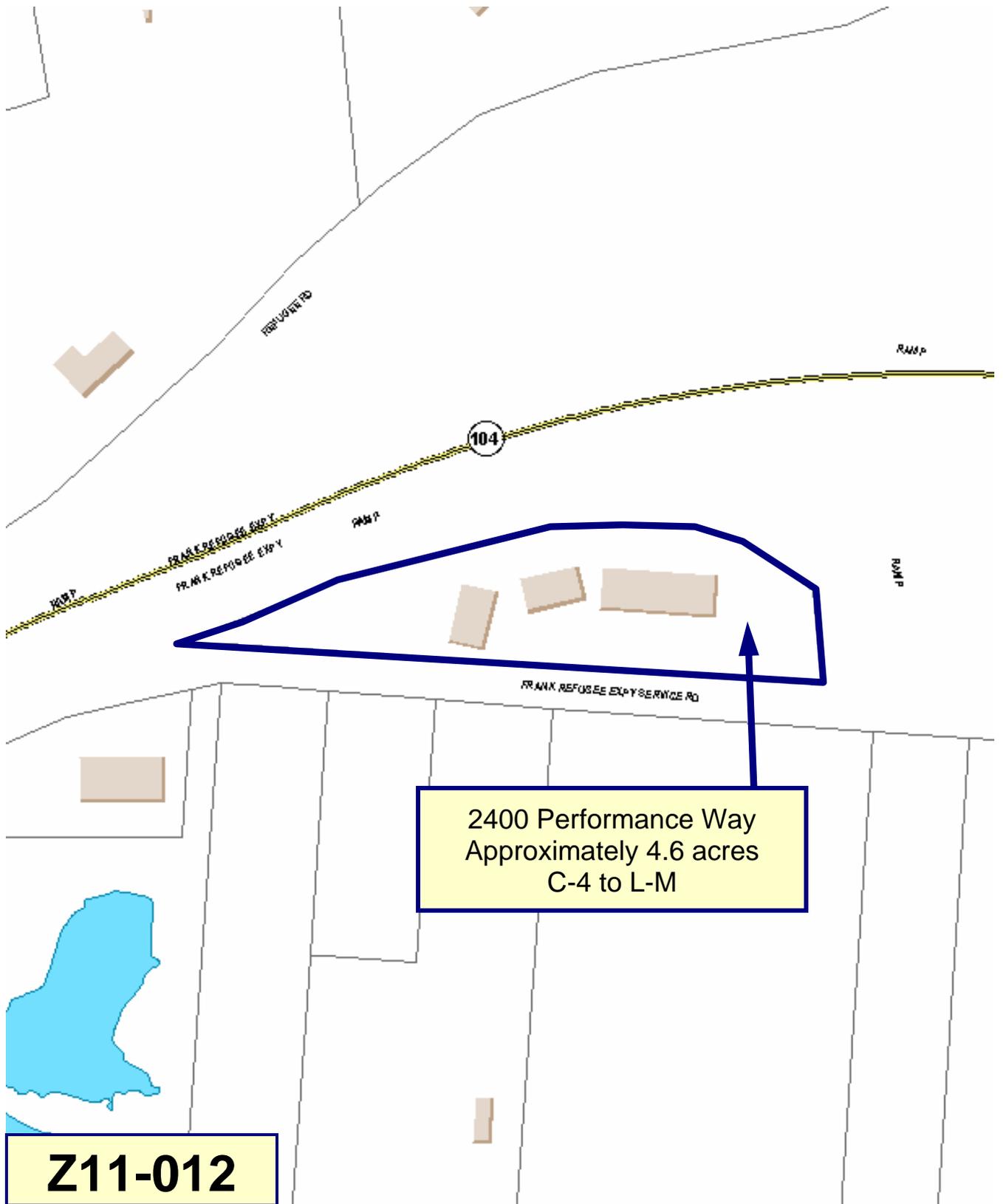
BACKGROUND:

- o This applicant wishes to rezone from the C-4, Commercial District to the L-M, Limited Manufacturing District to occupy some existing buildings with a contractor's storage yard with some outdoor storage as well as allowing for additional less objectionable manufacturing uses.
- o To the north, east, and west is State Route 104. To the south across Performance Parkway is a cemetery zoned in the RRR, Restricted Rural Residential District.
- o The site lies within the boundary of *The South Alum Creek Plan (2003)*, which proposes that the site be developed with institutional, office and warehouse uses.
- o The L-M text includes use limitations, lighting limitations and limits on public address systems.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The request will allow a contractor's storage yard to occupy some existing buildings as well as allowing for the possibility of additional less objectionable manufacturing uses. The proposal is consistent with the land use recommendations of the *The South Alum Creek Plan (2003)*, and with the zoning and development patterns of the area.





**LM, Limited Manufacturing Development Text
Rezoning Application
To Rezone: 2400-2460 Performance Parkway, 43207 (4.6 acres)
from C-4 to LM, Limited Manufacturing District**

Existing District: C-4

Proposed District: LM

Property Address: 2400-2460 Performance Parkway

**Owner: P & P Investment Company
2323 Performance Parkway, Columbus, Ohio 43207**

**Applicant: Arledge Construction Co
c/o CRABBE, BROWN & JAMES, LLP., Michael T. Shannon, Esq.
and John P. Kennedy, Esq., 500 S. Front Street, Ste. 1200, Columbus, Ohio 43215
mshannon@cbjlawyers.com jkennedy@cbjlawyers.com**

Date of Text: June 3, 2011

Application No: Z11-012

INTRODUCTION: The subject Site consists of approximately 4.6 acres situated directly South of State Route 104, and South of the exit ramp from S.R. 104, to Alum Creek Drive. The site, currently zoned unrestricted C-4, consists of two (2) separate 6,000 sq. ft. buildings and one (1) 14,000 sq. ft. building most all of which are vacant. The Applicant is proposing to rezone the site to LM to permit the site to be used for the relocation of a commercial construction company and allow office warehousing and indoor and outdoor storage of commercial vehicles and materials in conjunction with that use. The site is bounded on the Southwest by two (2) parcels zoned LM (Manufacturing) and on the South by five (5) residential parcels comprising a cemetery. To the North and Northwest across State Route 104 are four (4) parcels all of which are zoned M, Manufacturing.

The site is located within the Far South Columbus Area Commission boundaries and also falls within the boundaries of the South Alum Creek Neighborhood Plan.

1. PERMITTED USES:

All uses of the Columbus City Code Section 3363.01-Section 3363.08 (M, Manufacturing District) except uses as prohibited in Section 2 (Prohibited Uses) below. Additionally, all types of offices; residence(s) for a night watchman, commercial radio transmitting and appurtenances thereto; rooftop telecommunication installation and all accessory uses related to any permitted principal use shall be permitted.

2. PROHIBITED USES:

Adult entertainment, inclusive of bookstore, adult motion picture theater, adult only entertainment facility, cabarets and night clubs, manufacturing, compounding, processing assembling, packaging or treatment of goods, materials and products involving operations which are obnoxious or offensive by reason of odor, smoke, gas fumes, vibration, fly ash, or other solid particulate matter, odor, glare, heat, sewage waste, or obnoxious conditions.

3. DEVELOPMENT STANDARDS:

A. Access, Loading, Parking And Other Traffic Related Commitments:

1. Any and all traffic related commitments shall be designated and located to the specifications of the City of Columbus Division of Planning and Operations.
2. Curb cuts shall be approved by the City of Columbus Division of Planning and Operations.

C. Dumpster, Lighting, Outdoor Display Areas And Other Environmental Commitments:

1. Any new external outdoor lighting shall be cutoff down-style fixtures (down lighting), except there may be accent lighting *up lighting) on landscaping in the front of structures and ground signs, provided the fixtures are screened with landscaping to prevent glare.
2. Service area lighting shall be contained within the service yard boundaries and enclosure walls.
3. Building illumination and architectural lighting shall be indirect in character. Architectural lighting should be articulate and provide lighting for the particular building design as well as provide the required functional lighting for safety and clarity of pedestrian movement.
4. There shall be no outdoor public address system, outdoor call system, or other outdoor audible system permitted in this sub-area, except that a paging system shall be allowed for the purpose of paging employees only.
5. Outdoor storage areas within 100 ft. of residentially zoned property shall be screened by fencing and landscaping.

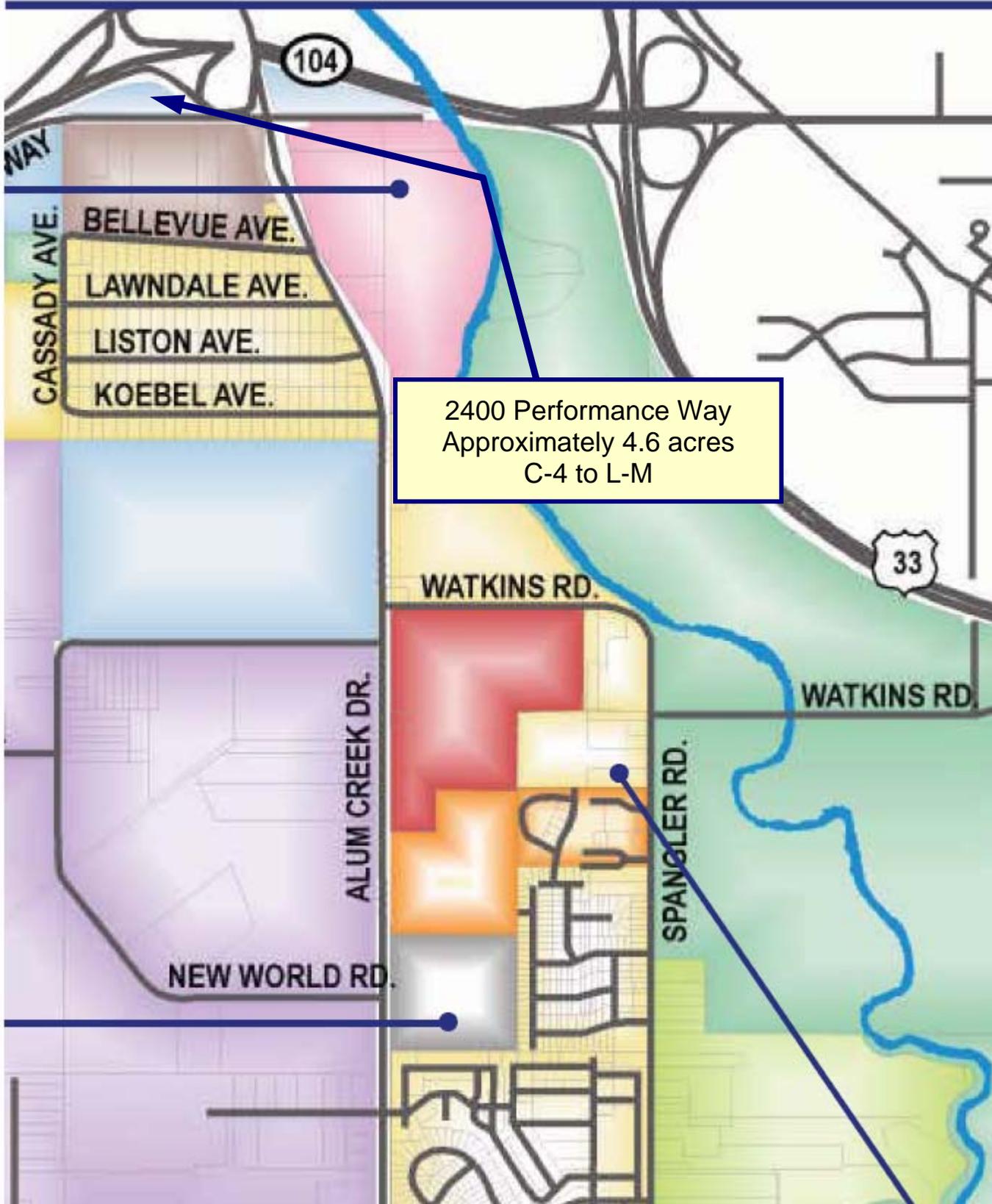
D. Graphics And Signage Commitments:

1. All signage shall conform to Chapters 3375 through 3383 of the Columbus City Code, as they apply to the M, Manufacturing District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

The undersigned being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the above restrictions, conditions and commitments regarding development of the subject property and for such purposes 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 and more restrictive provision of the Columbus City Codes.

Signature: _____

Date: _____



2400 Performance Way
Approximately 4.6 acres
C-4 to L-M



2400 Performance Way
Approximately 4.6 acres
C-4 to L-M

Z11-012