

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2004**

- 10. APPLICATION: Z03-112**
Location: **4184 HAMILTON SQUARE BOULEVARD (43125)**, being 4.03± acres located at the northwest corner of Hamilton Square Boulevard and Lakeview Crossing. (010-243278).
Existing Zoning: L-AR-12, Limited Apartment Residential District
Request: L-M, Limited Manufacturing District.
Proposed Use: Unspecified manufacturing development.
Applicant(s): Five M; c/o Donald T. Plank, Atty.; Shuler, Plank and Braham, 145 East Rich Street; Columbus, Ohio 43215.
Property Owner(s): The Applicant.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The 4.03 acre site is undeveloped and zoned in the L-AR-12, Limited Apartment Residential District. The applicant requests the L-M, Limited Manufacturing District to the site to develop less objectionable manufacturing uses.
- To the north are manufacturing uses within the L-M, Limited Manufacturing District. An AR-12, Apartment Residential District lies to the south east of the site with multi-family dwellings developed to the south. To the west lies an auto-service facility within the L-C-4, Limited Commercial District.
- The L-AR-12, Limited Apartment Residential Text provides use limitations, limitation and screening of outdoor storage, street trees and parking lot screening across from the multi-family development to the south and lighting controls.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed L-M, Limited Manufacturing District is consistent with the zoning and development patterns of the area and includes adequate development standards to mitigate any negative offsite impacts to the adjacent multi-family dwellings.