

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 8, 2015**

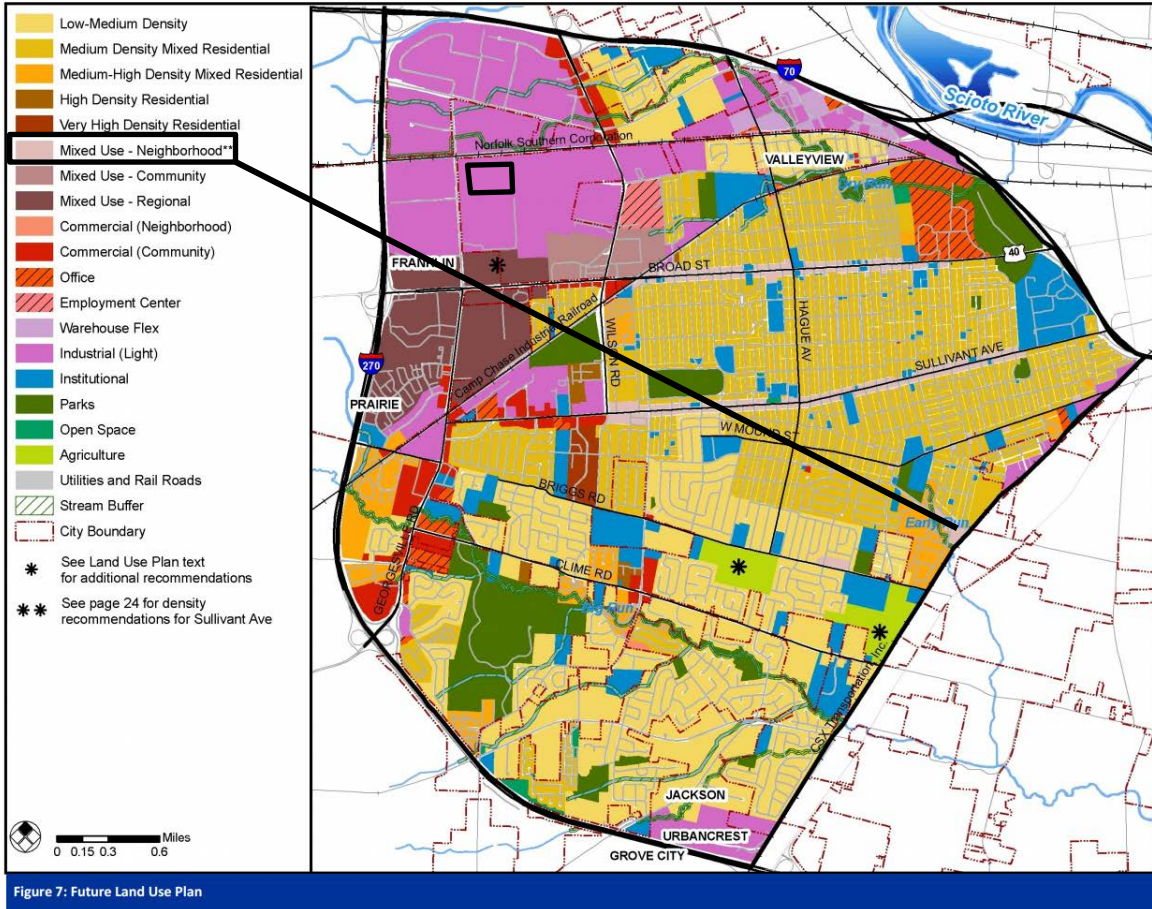
- 2. APPLICATION: Z15-018**
- Location:** **2219 EAKIN ROAD (43223)**, being 2.11± acres located on the south side of Eakin Road, across from the intersection with Whitethorne Avenue (570-109488 and 570-288704; Greater Hilltop Area Commission).
- Existing Zoning:** M-2, Manufacturing District.
- Request:** M, Manufacturing District.
- Proposed Use:** Mixed commercial and industrial development.
- Applicant(s):** Michael Crabtree; c/o Dave Perry, Agent; David Perry Company, Inc. 45 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Property Owner(s):** Michael Crabtree; c/o Timothy J. McGrath, Atty.; 575 South Third Street; Columbus, OH 43215.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The 2.11± acre site is developed with storage uses, a single-unit dwelling, a commercial garage, a tire shop, and an automobile sales lot zoned in the M-2, Manufacturing District. The applicant requests the M, Manufacturing District to secure proper zoning for existing commercial uses, and to rectify zoning code violations for the automobile sales lot that was established without a Certificate of Zoning Clearance.
- To the north are undeveloped parcels in the R, Rural, R-2, Residential, and PUD-6, Planned Unit Development Districts, along with a small commercial development in the L-C-4, Limited Commercial District. To the west is a commercial development and undeveloped land in the M-2, Manufacturing District. To the east and south is a shopping center and undeveloped land in the M, Manufacturing District.
- The site is located within the boundaries of the Greater Hilltop Area Commission whose recommendation is for approval of the requested M district.
- The site is located within the planning area of *The Greater Hilltop Plan Amendment* (2010) which recommends “Neighborhood Mixed Use” for this location. The M, Manufacturing District is more consistent with the Plan’s recommendation for neighborhood mixed use by allowing commercial uses in addition to the already permitted industrial uses.
- The *Columbus Thoroughfare Plan* identifies Eakin Road as C arterial requiring 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed M, Manufacturing District will secure proper zoning for the existing commercial uses, and will allow the applicant to rectify zoning code violations for an automobile sales lot that was established without a Certificate of Zoning Clearance. The site compliance plan required for Zoning Clearance must demonstrate adherence to City Code requirements for parking lot setbacks, landscaping, and screening. Since there are residential districts within 600 feet of this site, the M zoning would not allow for more objectionable uses.



Z15-018
 2219 Eakin Road
 Approximately 2.1 acres
 Greater Hilltop Plan Amendment (2010)



Z15-018
2219 Eakin Road
Approximately 2.1 acres
M-2 to M



STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z15-018

Address 2219 EAKIN ROAD

Group Name GREATER HILTOP AREA COMMISSION

Meeting Date 9/1/2015

- Specify Case Type
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation
(Check only one)
- Approval
 - Disapproval

NOTES:

Vote FOR = 12 AGAINST = 0 ABSTAIN = 0

Signature of Authorized Representative [Signature]

SIGNATURE

ZONING COMMITTEE, CHAIR

RECOMMENDING GROUP TITLE

614-653-7653

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # Z15-018

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Timothy J. McGrath, Attorney -----
of (COMPLETE ADDRESS) 575 S Third Street, Columbus, Ohio 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the
following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which
is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. BLS Rentals LLC 4181 Patzer Avenue Grove City, Ohio 43123 # Columbus Based Employees: 1 Contact: Bruce L Storts 614-206-5278	2. Michael Crabtree 2215 Eakin Road Columbus, Ohio 43223 # Columbus Based Employees: 7 Contact: Michael Crabtree
3. -----	4. 614-370-1681 -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 24th day of Feb, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-5-2018

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

PLEASE NOTE: incomplete information will result in the rejection of this submission.
Applications must be submitted by appointment. Call 614-645-7433
Please make all checks payable to the Columbus Building & Zoning Services