

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 12, 2007**

- 2. APPLICATION: Z07-023**
Location: **1887 SOUTH THIRD STREET (43207)**, being 0.40± acres located on the west side of South Third Street, at the northwest and south west corners of South Third Street and Hinkle Avenue. (010-037886).
Existing Zoning: R, Rural District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Manufacturing uses.
Applicant(s): Le Pneu, Inc; c/o R. Adam Evans; 4809 Dierker Road; Upper Arlington, OH 43220.
Property Owner(s): Le Pneu, Inc; 1890 South High Street, Columbus, OH 43207.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The applicant is requesting the L-M, Limited Manufacturing District for the expansion of an existing tire service that fronts on High Street.
- To the north is a storage yard zoned in the R, Rural District. To the east across the alley are single-family dwellings and an industrial use zoned in the R, Rural District. To the south is vacant land zoned in the R, Rural District. To the west are commercial and industrial uses zoned in the M, Manufacturing District.
- The site is located within the boundaries of *The South Side Plan* (2002) but is not specifically addressed.
- The applicant has limited the proposed uses and is agreeing to install a 6 foot high board on board fence along the east property line and to plant trees. The L-M, Limited Manufacturing Text prohibits overhead doors from facing the east property line toward the residences. Outdoor storage is also prohibited.

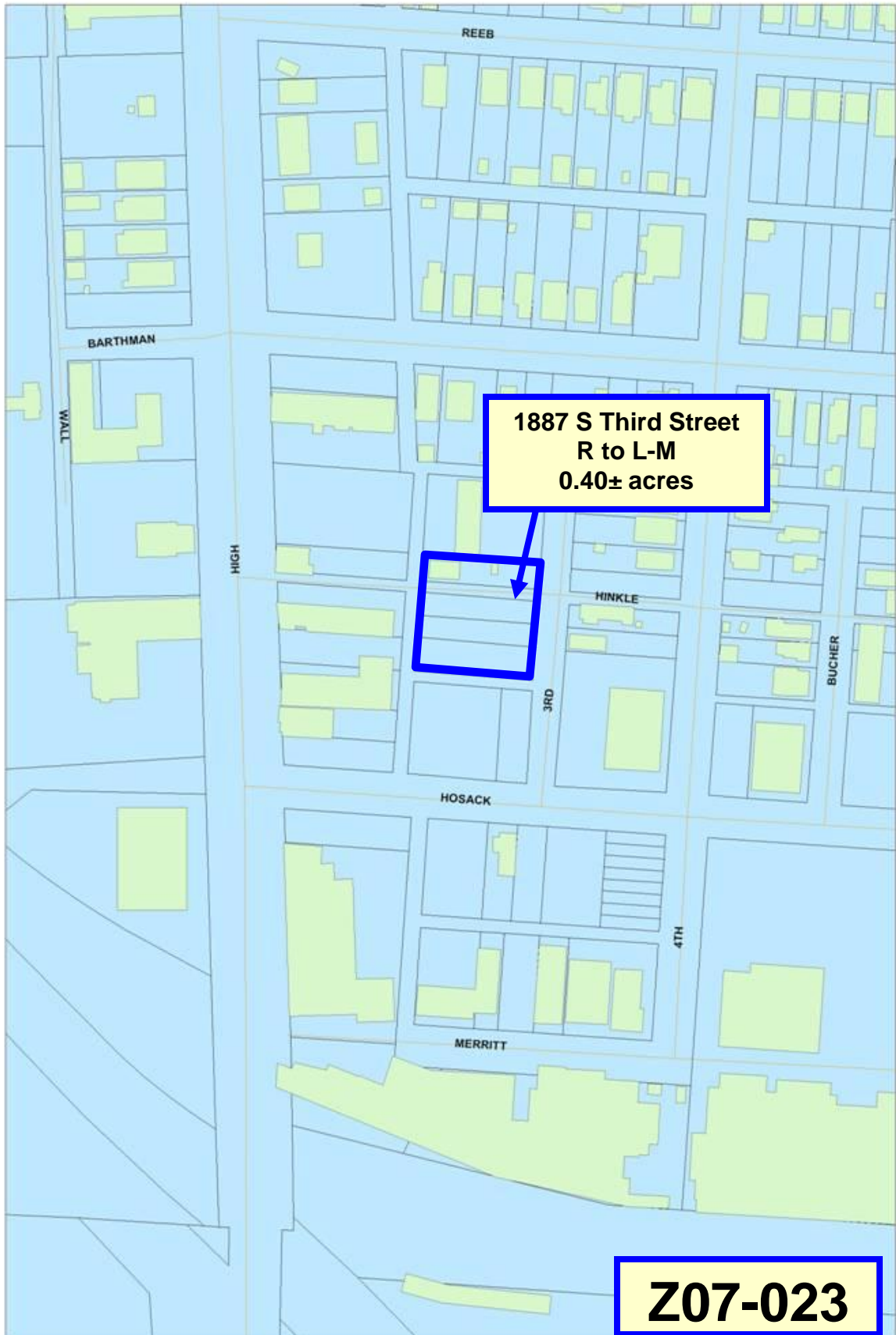
CITY DEPARTMENTS RECOMMENDATION: Disapproval. *

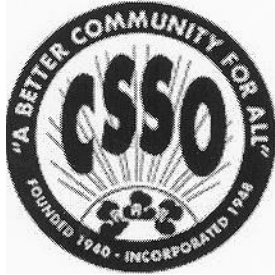
The proposed L-M, Limited Manufacturing District could be compatible with the adjacent residences due to the orientation of the bay doors to the north away from the residences. The buffering provided for in the text helps ensure compatibility with the adjacent residences. However Staff finds that the manufacturing uses should be further limited to just warehousing as specified in Sections 3363.02(b) and (d). Furthermore, the size of the trees to be planted for buffering has not been specified nor has the standard replacement policy for dead landscaping been included. Unfortunately time constraints did not allow for

these issues to be resolved before preparation of this Report. Staff is confident that we can resolve these issues with the Applicant prior to the Hearing.

* At the meeting the Applicant's Agent addressed these issues to Staff's satisfaction resulting in Staff's position being changed to approval.







Council of South Side Organizations Post Office Box 77542 Columbus, Ohio 43207

July 12, 2007

City of Columbus City Council and
Business Zoning Association Columbus, Ohio 43215

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Dear City Council and Business Zoning Association:

The Council of South Side Organizations supports Shope's Tire and Garage zoning request. This letter is to confirm that the membership voted in support of the request.

The residents of the community are in favor of the changes and do support the variance and made that known before the vote.

If you have any questions, please feel free to contact Mr. Robert L. Patterson, Zoning Chairperson. Mr. Patterson can be reached at 491-0840.

Please address all communications to: Council of South Side Organizations Mr. Robert L. Patterson Post Office Box 77542 Columbus, Ohio 43207

Sincerely,

Robert L. Patterson
CSSO Second Vice-President Zoning Chairperson

RLP/dld

Cc

CSSO
Columbus City Council

City of Columbus | Department of Development | Building Services Division | 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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 207-023

Being first duly cautioned and sworn (NAME) MARY SHOPE-KEZLY
of (COMPLETE ADDRESS) 1890 S. HIGH ST, COLUMBUS, OH 43207
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. <u>LE PNEO, INC</u> <u>1890 S. HIGH ST</u> <u>COLUMBUS, OH 43207</u> <u>7 EMPLOYEES</u> <u>MARY SHOPE-KEZLY 491-4441</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

-SIGNATURE OF AFFIANT

Mary Shope-Kezly

Subscribed to me in my presence and before me this 15 day of MAY, in the year 2007

SIGNATURE OF NOTARY PUBLIC

John R. Miller
11-12-08

My Commission Expires:

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

Notary Seal Here

