

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 8, 2014**

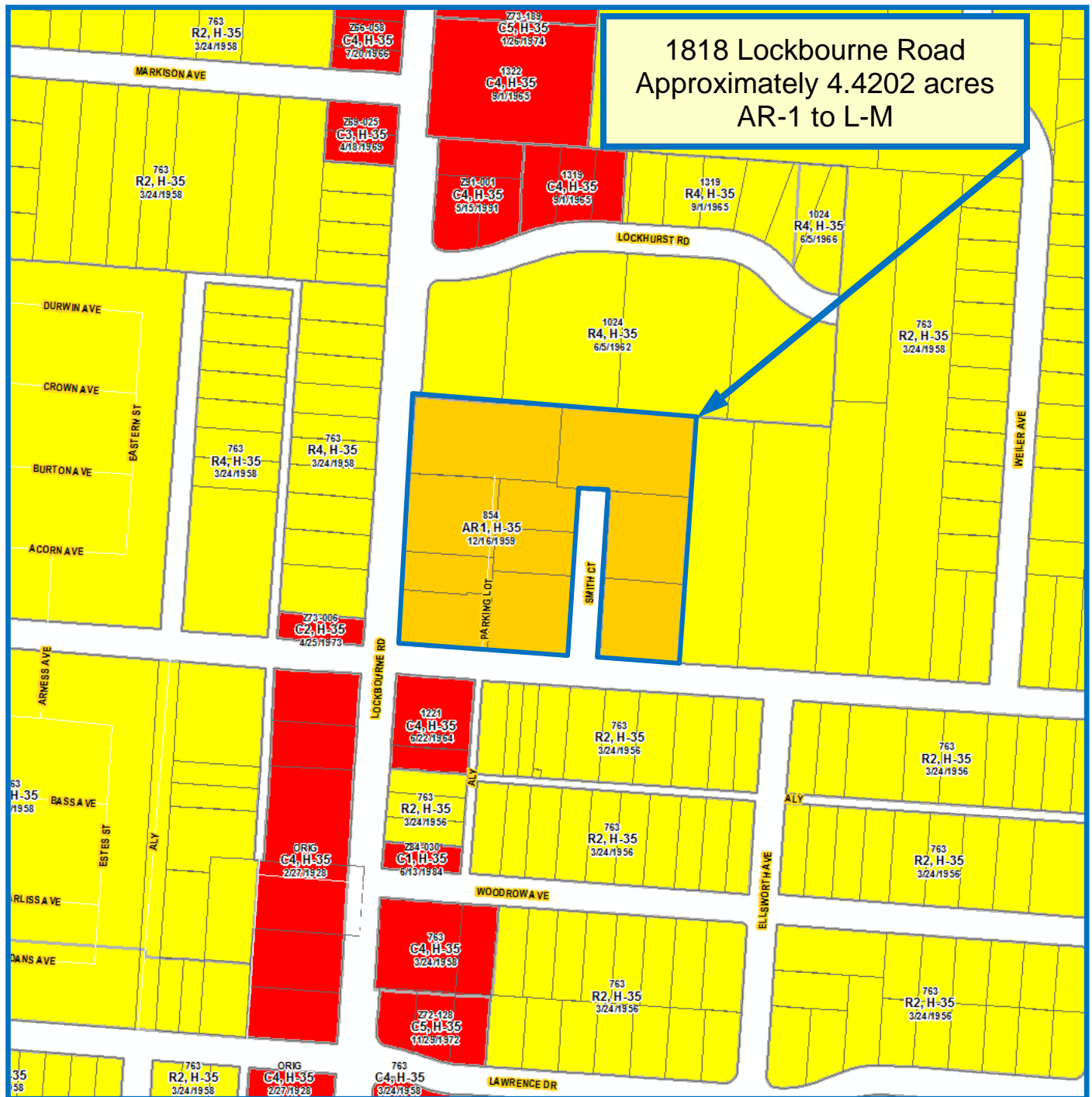
- 6. APPLICATION:** **Z14-006 (14335-00000-00063)**
Location: **1818 LOCKBOURNE ROAD (43207)**, being 4.42± acres located at the northeast corner of Lockbourne and Smith Roads (010-005005 & 8 others; South Side Area Commission).
Existing Zoning: AR-1, Apartment Residential District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Limited industrial development.
Applicant(s): William J. Ezzo and City of Columbus; c/o Barry A. Waller, Atty.; 35 E. Livingston Avenue; Columbus, OH 43215.
Property Owner(s): William J. Ezzo; 1415 Universal Road; Columbus, OH 43207; and City of Columbus; 50 W. Gay Street; Columbus, OH 43215.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

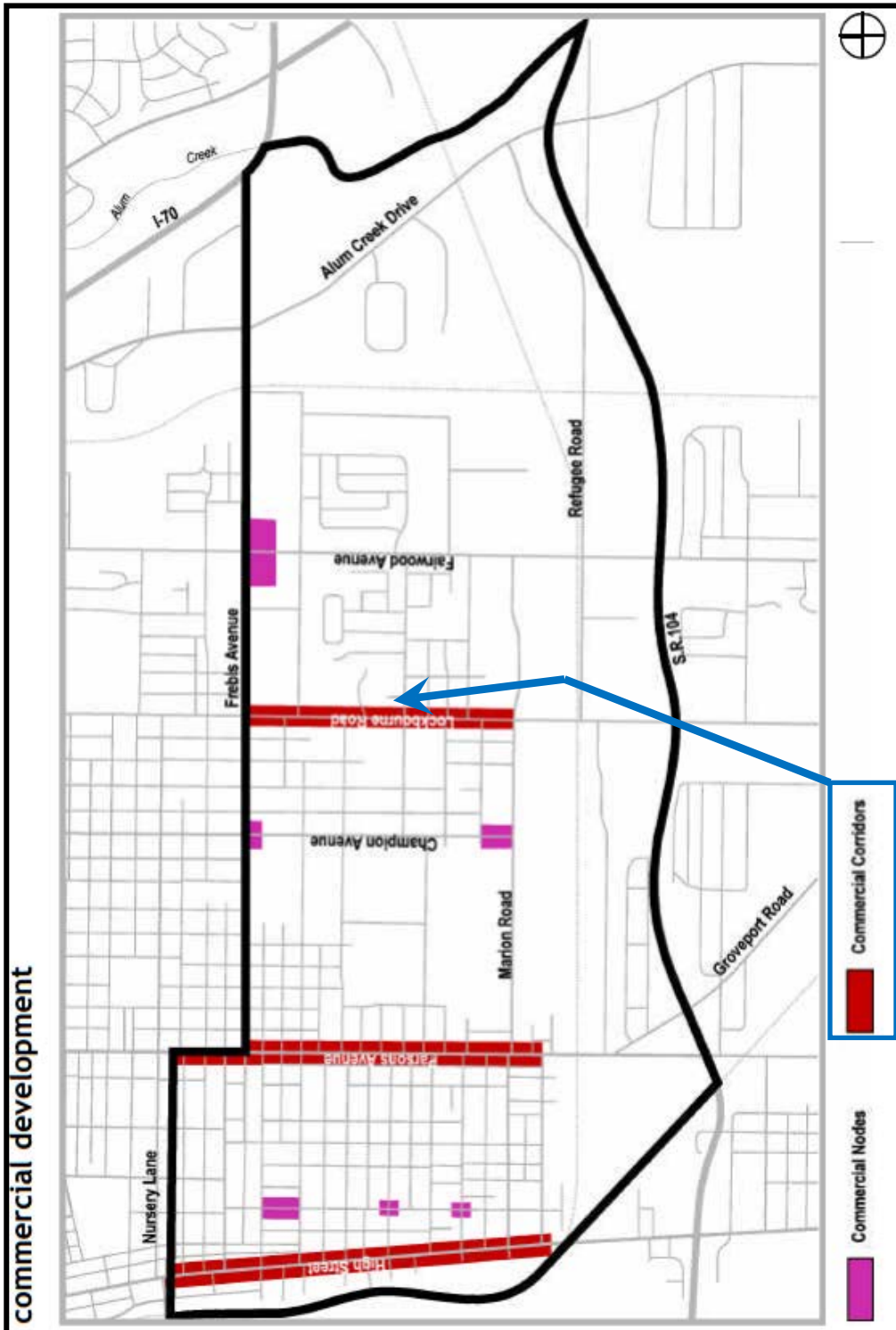
- The 4.42± acre site is developed with a manufacturing facility for Ezzo Sausage and zoned AR-1, Apartment Residential District. The applicant requests rezoning to the L-M, Limited Manufacturing District to allow an expansion of the plant and to add parcels owned by the City of Columbus.
- Surrounding the site is a multi-unit development to the north in the R-4, Residential District. To the east and west are single family homes in the R-2, Residential and R-4, Residential Districts. To the south is commercial development in the C-4, Commercial District.
- The limitation text includes permitted and prohibited uses.
- The site is located within the planning area of the *South Side Plan* (2002), which recommends commercial for this location. Recommendations are also included which are intended to improve the appearance of the corridor and encourage new development.
- The site is located within the boundaries of the South Side Area Commission, who recommended approval of this application.
- The *Columbus Thoroughfare Plan* requires a minimum right-of-way dedication of 50' from centerline along Lockbourne Road.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow the expansion of the nonconforming manufacturing use, as well as the addition of parcels. Staff supports the intended use of the property, as the request is consistent with the *South Side Plan* (2002), and with the zoning and development patterns of the area.



Z14-006



Z14-006



Z14-006

Proehl, Victoria J.

To: Curtis Davis
Subject: RE: Ezzo / Re-Zoning / 1818 Lockbourne Rd.

From: Curtis Davis [<mailto:cdavis@team-icsc.com>]
Sent: Wednesday, April 23, 2014 9:00 AM
To: Proehl, Victoria J.
Cc: Eric Cherryholmes; FRYCB@aol.com; Barry A. Waller
Subject: RE: Ezzo / Re-Zoning / 1818 Lockbourne Rd.

The commission approved this rezoning last night, they are go to go Foward

Thanks



REZONING APPLICATION

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

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 #

214-006

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Barry A. Waller (attorney for co-applicant)
of (COMPLETE ADDRESS) 35 E. Livingston Avenue, 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. Ezzo Sausage Co. contact: Barry A. Waller 1415 Universal Road 614-228-2300 Columbus, Ohio 43207 34 Employees	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Barry A. Waller

Subscribed to me in my presence and before me this 30th day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Kelly L. Smith
8.23.2015

My Commission Expires:



KELLY L. SMITH
Notary Public, State of Ohio
My Commission Expires
08-23-2015
This Project Disclosure Statement expires six months after date of notarization.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer