

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 11, 2003**

- 5. APPLICATION: Z03-069**
- Location:** **2738 OLE COUNTRY LANE (43219)**, being 5.3± acres located on the north side of Ole Country Lane, 275± feet west of Sterling Avenue (Northeast Area Commission; 010-213799).
- Existing Zoning:** R, Rural District.
- Request:** L-M, Limited Manufacturing District.
- Proposed Use:** Passenger transportation.
- Applicant(s):** Ques Atieh; c/o Pamela Atieh; 256 Park Road; Westerville, Ohio 43081.
- Property Owner(s):** The Applicant
- Planner:** Shannon Pine, 645-2208; spine@columbus.gov

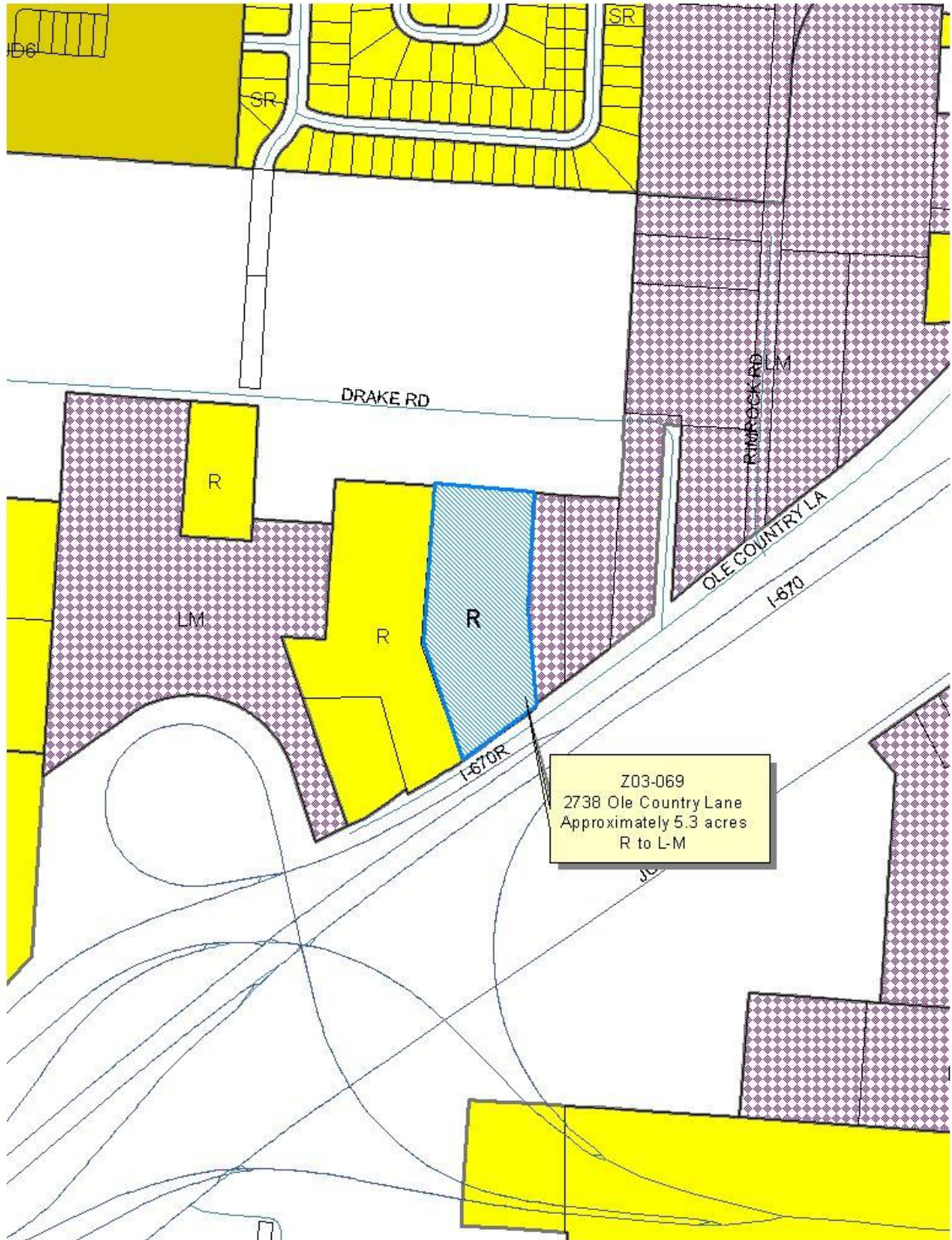
BACKGROUND:

- o This case was tabled at the November Development Commission Meeting to allow the applicant additional time to meet with the North East Area Commission.
- o The 5.3± acre site is zoned in the R, Rural District, and developed with a former single-family house. The property is being used for a passenger transportation business, a use not permitted in the existing zoning district. The business is operating without Zoning Clearance; a Code Violation Order was issued in July. The applicant requests the L-M, Limited Manufacturing District to allow the existing use and enable the applicant to file for the necessary permits.
- o The site is located close to Port Columbus International Airport within an area predominately zoned for commercial and manufacturing uses. To the east, is undeveloped land zoned in the L-M, Manufacturing District. To the north of the site lies a mixture of manufacturing and single-family uses, within Mifflin Township. To the west lie single-family dwellings within the R, Rural District and additional undeveloped land within the L-M, Limited Manufacturing District. I-670 is south of the site across Ole Country Lane.
- o The submitted limitation text contains development standards consistent to those required by the adjacent L-M, Limited Manufacturing Districts, including use, site lighting, building material, lot coverage, building and parking setback along Ole Country Lane, and a 25 foot “tree preservation/no build zone” along all property lines that abut residential districts.
- o The site lies within the boundaries of the Northeast Area Commission, whose recommendation is expected at the Development Commission Meeting.

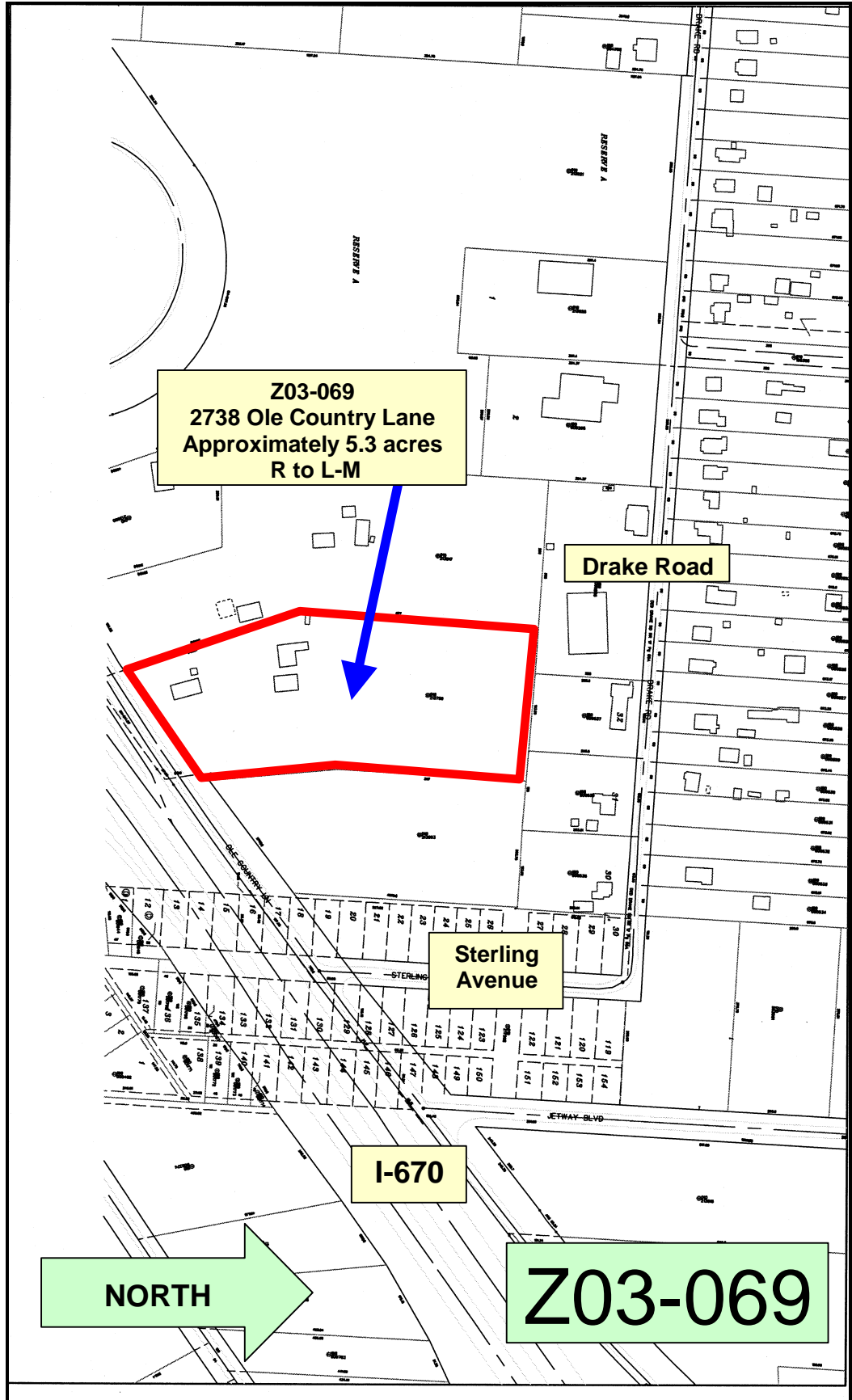
- o The site is located within the boundaries of the *Northeast Area Plan (1994)*, which recommends industrial uses. The site also lies between Sub-area A.2 and Sub-area A.4 of the *I-670 Corridor Development Plan (1989)*, Sub-areas currently zoned for manufacturing uses. The Plan recommends light manufacturing and offices uses for the site. The uses proposed within the limitation text are consistent with the recommendations of these plans.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant requests the L-M, Limited Manufacturing uses to permit a passenger transportation business. The business opened without Zoning Clearance, the rezoning is necessary to comply with a Zoning Violation Order. The site lies near the Port Columbus International Airport within an area predominately zoned in manufacturing zoning districts. The site lies within the *Northeast Area Plan (1994)* and *I-670 Corridor Development Plan (1989)*, each plan recommends manufacturing uses for the site.



Z03-069
2738 Ole Country Lane
Approximately 5.3 acres
R to L-M



"Together We Can Make a World of Difference"

Northeast Area Commission

Zoning Committee Members

Alice Porter, Chair
Norma Fitz
Donnell Gattis
Ramona Henry
Robert Hill
Kevin Kenley
Michael Modula

January 14, 2004

Mr. John Turner
Department of Development
Building and Development Services
757 Carolyn Ave
Columbus, OH 43224

Dear Mr. Turner:

Subject: Application **#Z03-069**. Request by Pamela Atieh to rezone property located at 2738 Ole Country Lane Road from R-Residential to L-M, being 5.3 acres, for the purpose of a passenger transportation facility.

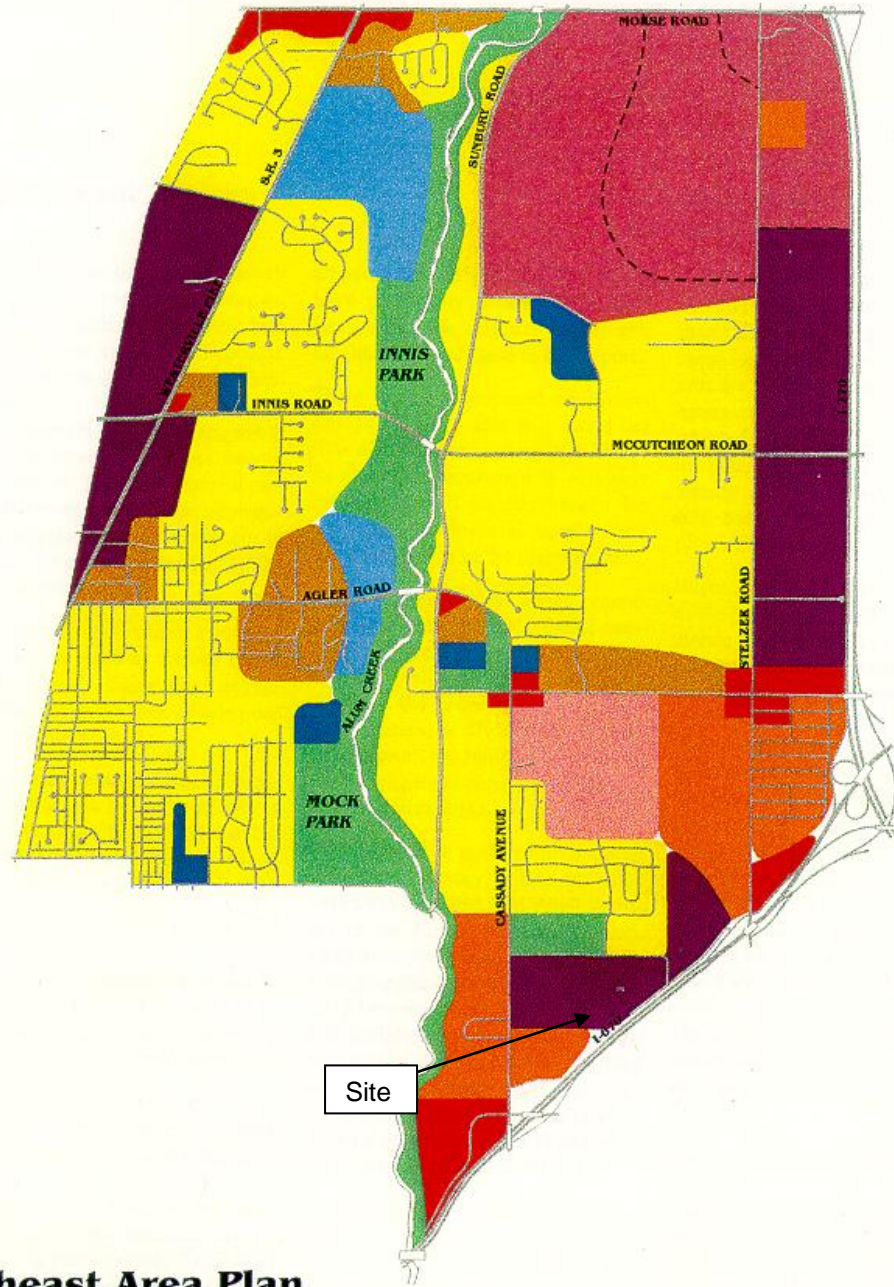
The Northeast Area Commission, at a public meeting on January 8, 2004, voted 8-0 to recommend approval of the above application with the following conditions:

Section 2A, page 1, adjusted to include **Automotive Sales, Leasing, and Rental**.
Section E, page 7, adjusted to include an item 6: **Automobile service station**.

Note: The text included with this memo is a revised edition and the only text approved by the Northeast Area Commission.











Sincerely,

Alice Porter, Chairperson
Zoning Committee
Northeast Area Commission
(614) 844-0992



Northeast Area Plan

Proposed Land Use

	Low Density Residential - max. 8 - 9 du/acre		Mixed Use: Warehouse, Office, Retail
	Medium Density Residential		Office, Airport Related
	Open Space/Park		Commercial Retail
	Golf Course		Industrial
	Institutional: School, Church, Governmental		Light Industrial, Office



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 # ~~203~~ 203-069

Being first duly cautioned and sworn (NAME) Pamela Atieh
of (COMPLETE ADDRESS) 256 Park Road, Westerville, OH 43081
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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Ques Atieh</u>	<u>2738 Ole Country Lane</u> <u>Columbus, OH 43219</u>

<u>Pamela Atieh</u>	<u>256 Park Road Westerville,</u> <u>OH 43081</u>
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SIGNATURE OF AFFIANT

Pamela Atieh

Subscribed to me in my presence and before me this 20th day of December, in the year 2004

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

2-27-07

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

Notary Seal Here



ROBERT L. WASHINGTON
Notary Public, State of Ohio
My Commission Expires

2-27-07
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