

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 10, 2008**

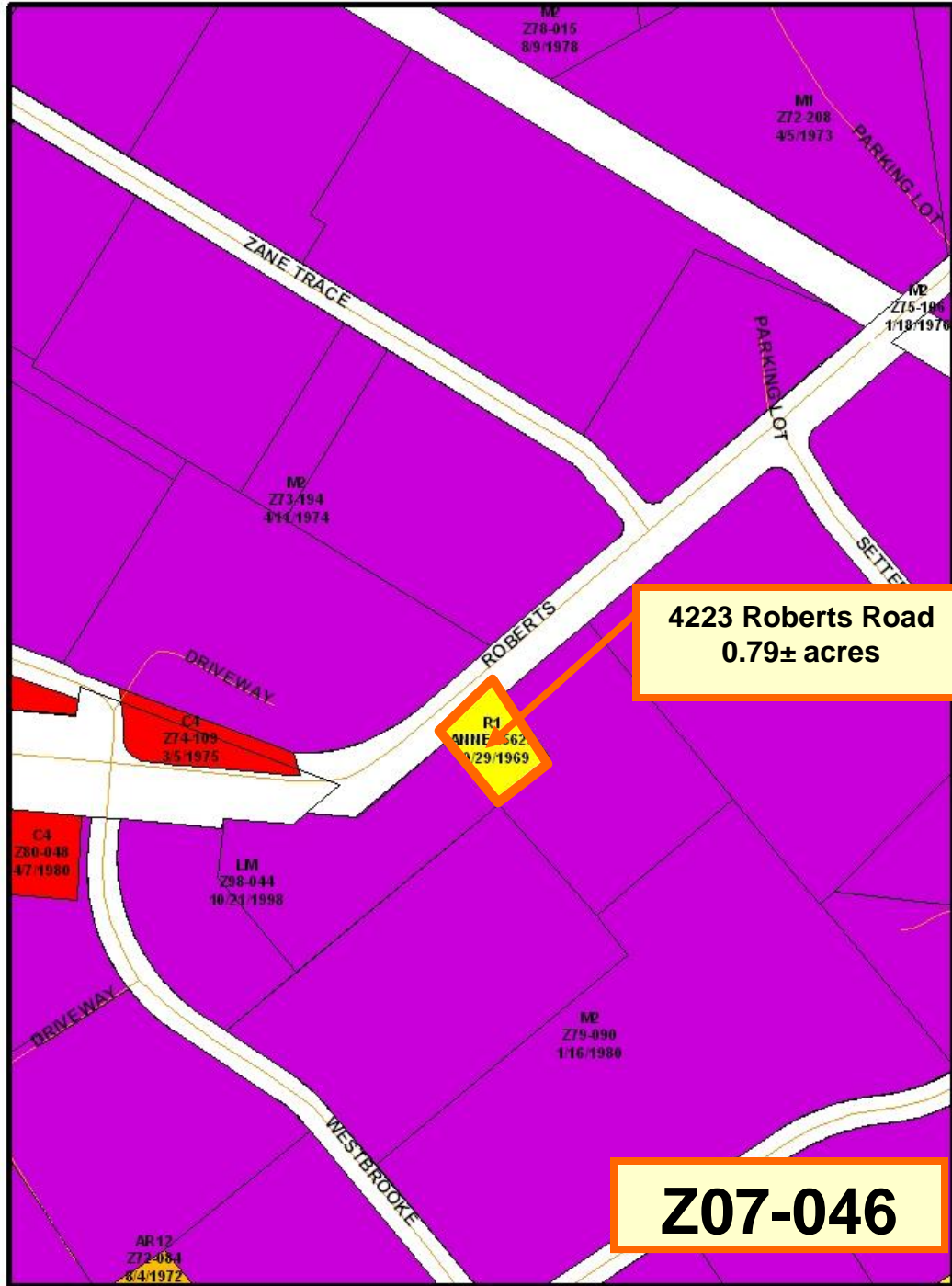
- 5. APPLICATION: Z07-046**
Location: **4223 ROBERTS ROAD (43026)**, being 0.79± acres located on the south side of Roberts Road, 430± feet west of Zane Trace Drive (560-154719).
Existing Zoning: R-1, Residential District.
Request: L-M, Manufacturing District.
Proposed Use: Manufacturing or commercial use.
Applicant(s): Dean E. and Connie L. Salts; 975 Hilliard-Rome Road, Columbus, OH 43228.
Property Owner(s): The Applicant.
Planner: Dana Hitt, AICP; 645-2395; dahitt@columbus.gov

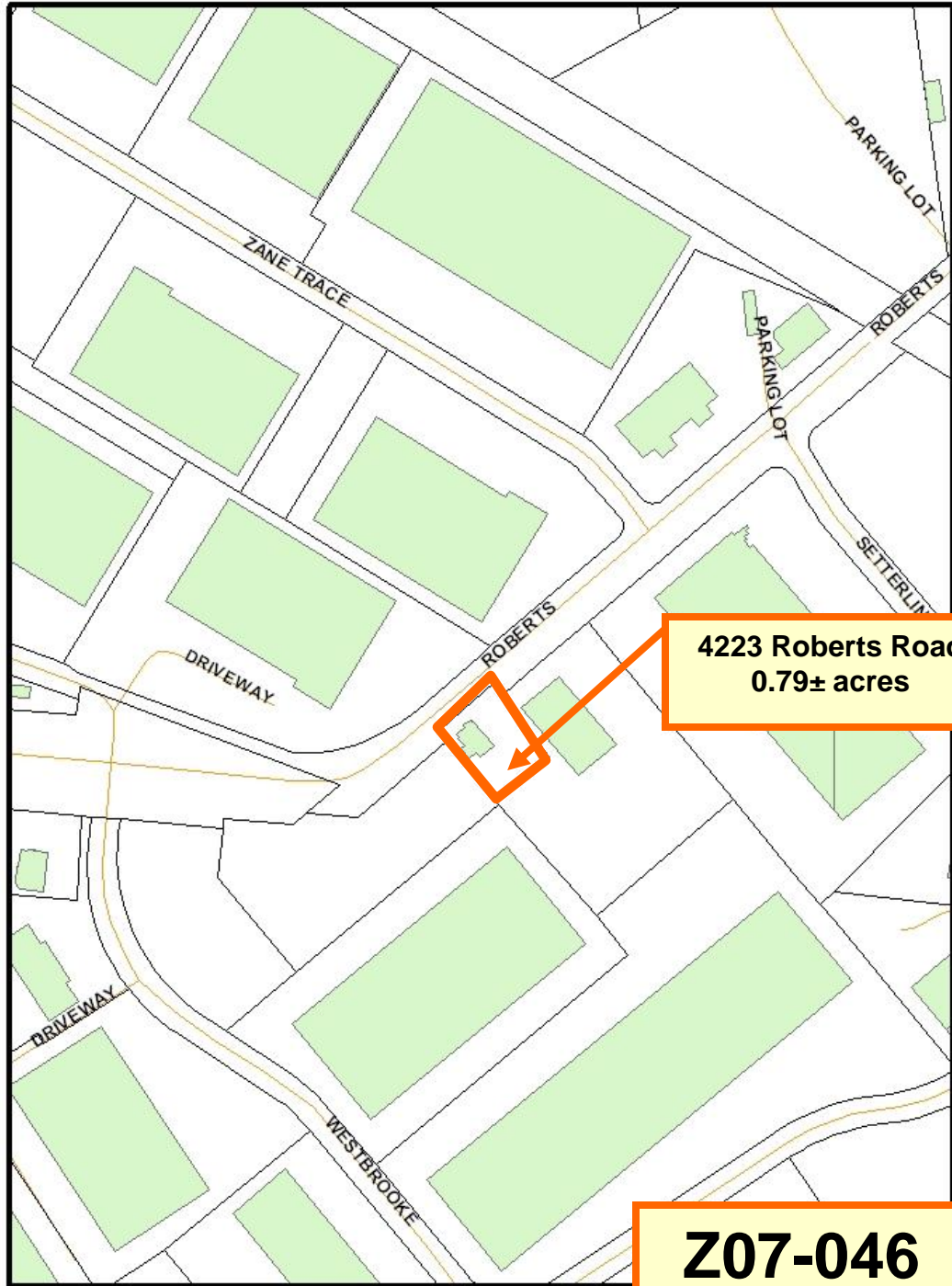
BACKGROUND:

- o The 0.79± acre site is the former site of a fraternal organization zoned in the R-1, Residential District. The site has been zoned R-1, Residential since it was annexed in 1969. The applicant is requesting the L-M, Limited Manufacturing District to allow manufacturing commercial or office uses on the property.
- o To the north across Roberts Road, south and east are manufacturing and warehouse uses zoned in the M-2, Manufacturing District. To the west is vacant land zoned in the L-M, Manufacturing District.
- o The limitation text limits uses to commercial uses, less objectionable manufacturing uses and prohibits billboards. The proposed L-M, Limited Manufacturing text is consistent with other zoning texts approved in this area.
- o The *Columbus Thoroughfare Plan* identifies Roberts Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow manufacturing and/or commercial uses. This is one of the few remaining residentially zoned properties in this area which is predominantly zoned for manufacturing. Staff finds the current residential zoning to be unsuited to the area and supports this rezoning to the L-M, Limited Manufacturing District because it will make the zoning and land uses consistent with the existing surrounding manufacturing zoning and land uses.





4223 Roberts Road
0.79± acres

Z07-046

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 # 207-046

Being first duly cautioned and sworn (NAME) DEAN E. SALTS CONNIE L. SALTS
of (COMPLETE ADDRESS) 975 HILLIARD ROME ROAD COLUMBUS OH 43228-8901
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>DEAN E SALTS</u> <u>975 HILLIARD ROME ROAD</u> <u>COLUMBUS, OH 43228-8901</u> <u>614 (876) 1400</u>	2. <u>CONNIE L. SALTS</u> <u>975 HILLIARD ROME ROAD</u> <u>COLUMBUS, OH 43228-8901</u> <u>(614) 870-1400</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature] Connie L. Salts

Subscribed to me in my presence and before me this 23 day of October, in the year 2007

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

04-22-12

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



STEPHEN J. HRUBA
Notary Public, State of Ohio
My Commission Expires 04-22-12