

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 14, 2005**

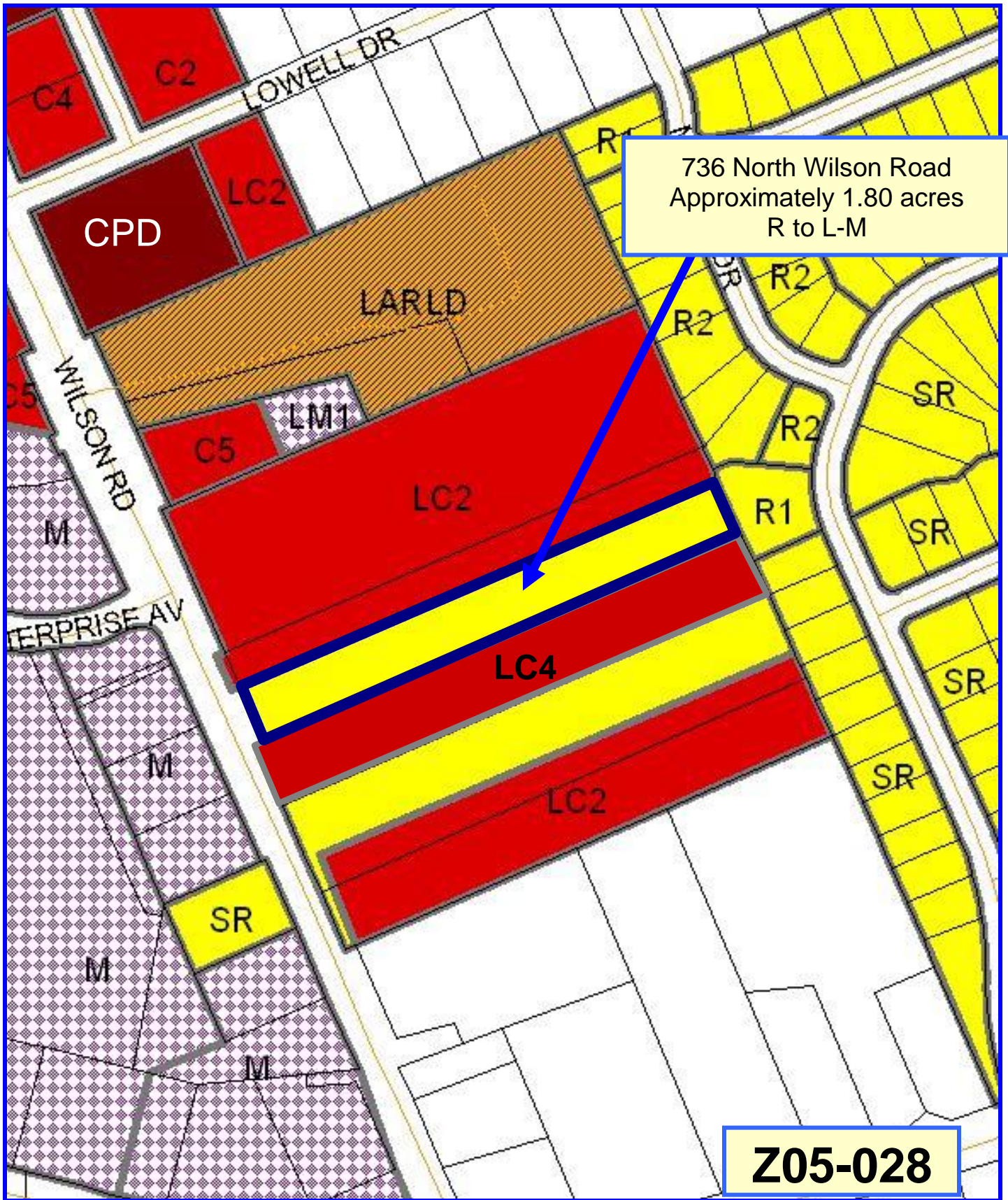
1. **APPLICATION:** **Z05-028**
Location: **736 NORTH WILSON ROAD (43204)**, being 1.80± acres located on the east side of Wilson Road, 195± feet south of Enterprise Avenue (010-218963; Greater Hilltop Area Commission).
Existing Zoning: R, Rural District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Commercial and industrial development.
Applicant(s): Stephen Paynter; c/o Alison Crumley; 2781 Olentangy River Road; Columbus, Ohio 43202.
Property Owner(s): Thouk Rin; 736 North Wilson Road; Columbus, OH 43204.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- o The 1.80± acre site is developed with a single-family dwelling and is zoned in the R, Rural District. The applicant requests the L-M, Limited Manufacturing District for commercial and limited industrial development.
- o To the north is a single-family dwelling in the L-C-2, Limited Commercial District. To the east is single-family residential development in the R-1, Residential District. To the south is a flooring business in the L-C-4, Limited Commercial District. To the west across Wilson Road is an office/warehouse in the M, Manufacturing District.
- o The limitation text includes customary commercial use restrictions, and limits the industrial use of the site only to storage associated with a contractor's office with no outside storage permitted. Development standards that address building and parking setbacks, landscaping, buffering, mechanical screening, lighting controls, and a commitment for a one-hundred foot no-build zone/tree and flood plain preservation area along the east property line adjacent to a single-family subdivision are also included.
- o The site is within the planning area of *The Greater Hilltop Plan (2001)*, but no specific land use recommendation is given.
- o The site lies within the boundaries of the Greater Hilltop Area Commission whose recommendation is for approval of the proposed rezoning.
- o The *Columbus Thoroughfare Plan* identifies Wilson Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

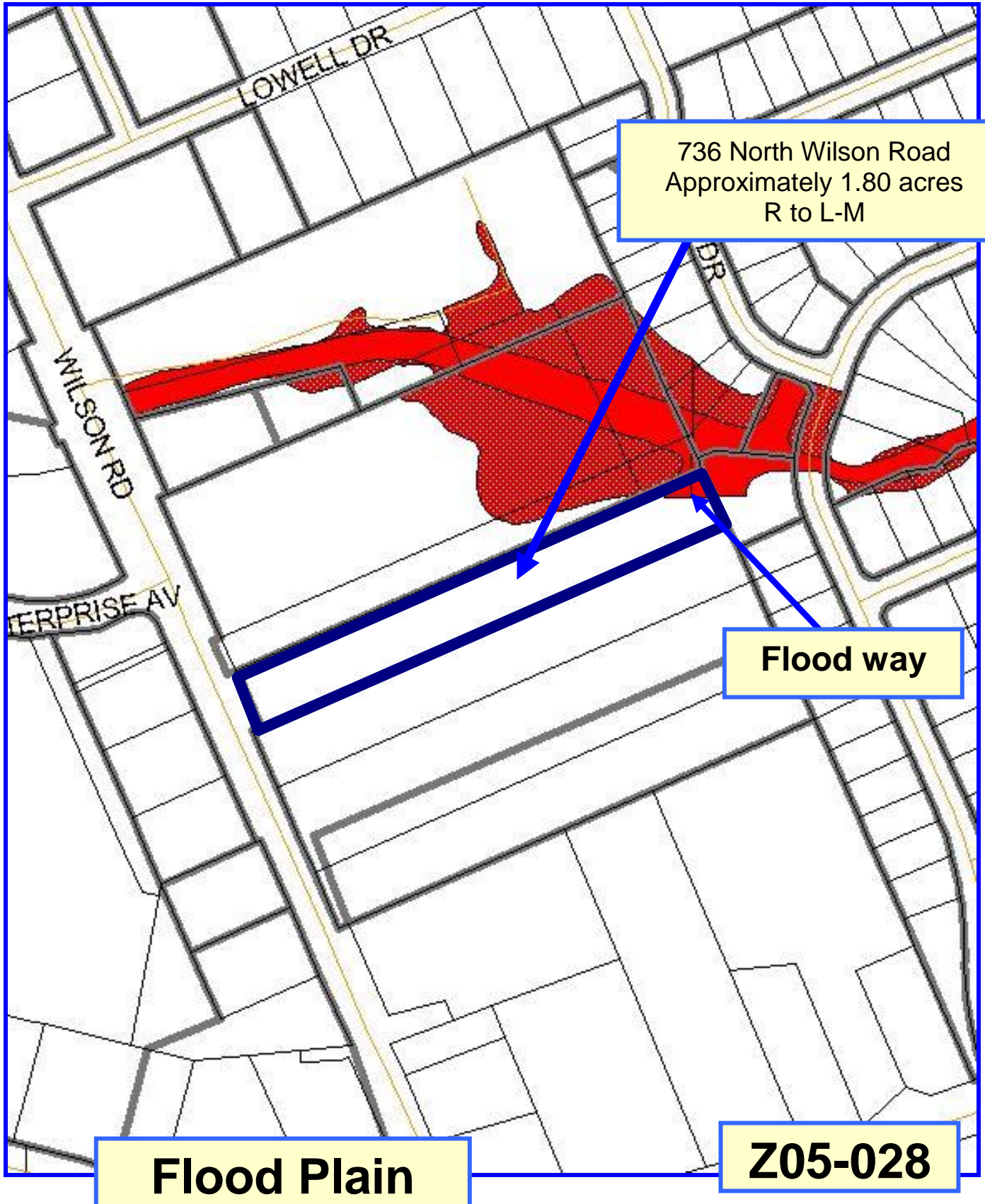
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow commercial and limited industrial development with use restrictions and development standards that are consistent with the established zoning and development patterns of the area.



736 North Wilson Road
Approximately 1.80 acres
R to L-M

Z05-028

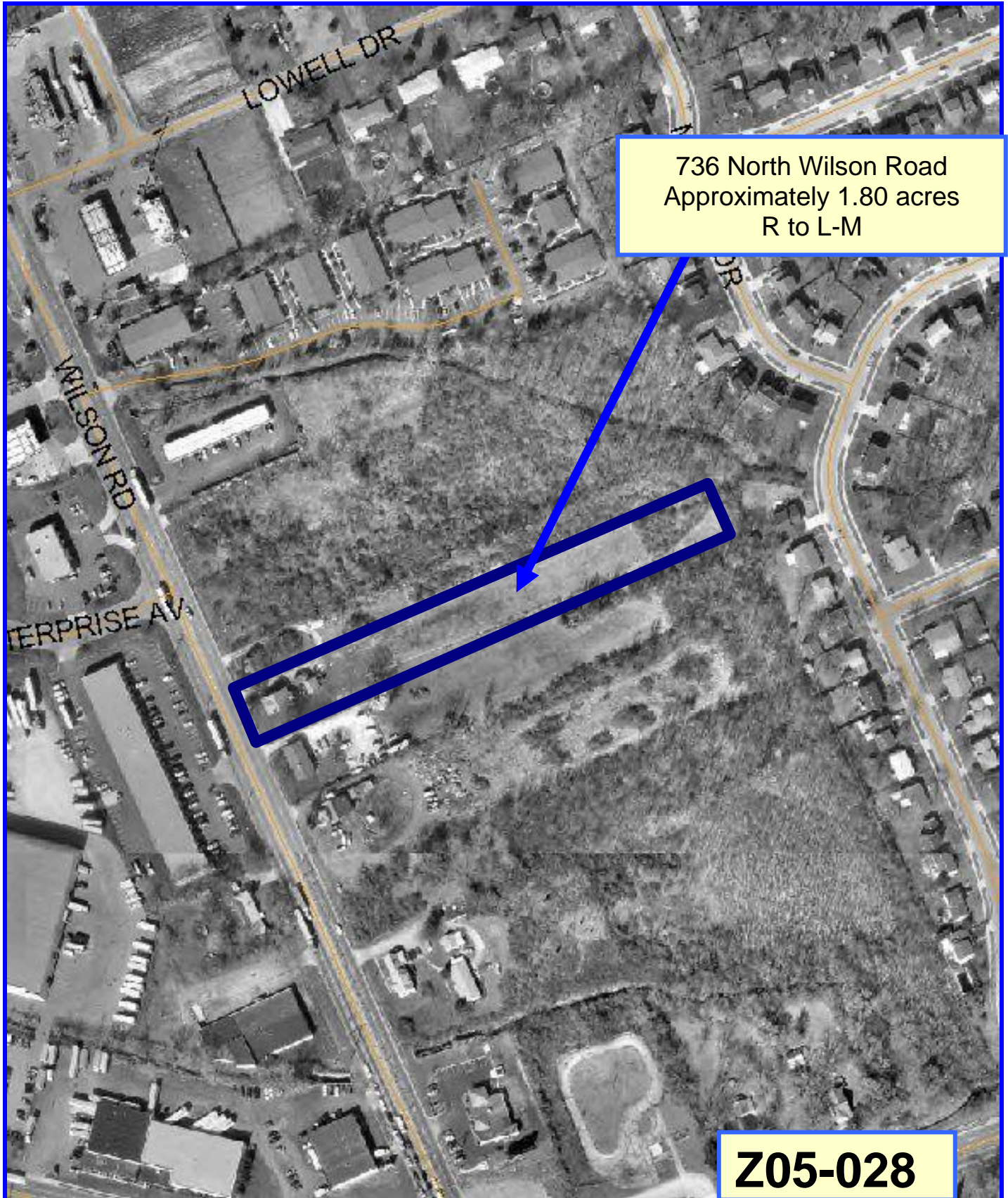


736 North Wilson Road
Approximately 1.80 acres
R to L-M

Flood way

Flood Plain

Z05-028



736 North Wilson Road
Approximately 1.80 acres
R to L-M

Z05-028



Department of Trade and Development
Development Regulation Division

1250 Fairwood Avenue
Columbus, Ohio 43206-3372
(614) 645-7314

AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
STANDARDIZED RECOMMENDATION FORM

GROUP NAME: CITIZEN HILLTOP AREA COMMISSION

MEETING DATE: JUNE 7, 2005

SPECIFY CASE TYPE:
(check only one)

- BZA Variance (Begins with "V")
- BZA Special Permit (Begins with "SP")
- Council Variance (Begins with "CV")
- Rezoning (Begins with "Z")
- Graphics Variance (Begins with "VG")
- Graphics Special Permit (Begins with "SPG")

CASE NUMBER: Z05-028

736 N. WILSON ROAD

RECOMMENDATION:
(check only one)

- Approval
- Disapproval
- Conditional Approval: (please list conditions below)
[Area Commissions see note below*]

* Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

VOTE: 10-0

SIGNATURE OF AUTHORIZED REPRESENTATIVE: Joan Hennessy
(Signature)

CHAC
(Recommending Group Title)

870-5296
(Daytime Phone Number)

Please fax this form to Zoning at 645-2463 within 48 hours of your meeting day,
or mail to: Zoning - Regulations Division, 1250 Fairwood Avenue, Columbus, Ohio 43206



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 # 205-028

Being first duly cautioned and sworn (NAME) Alison Crumley
of (COMPLETE ADDRESS) 3703 N High St Suite A Col OH 43214
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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. <u>Thao K Rin</u> <u>7306 N. Wilson Rd</u> <u>Col. OH 43204</u>	2. <u>Stephen Foynter</u> <u>7306 N. Wilson Rd</u> <u>Col. OH 43204</u>
3.	4.

SIGNATURE OF AFFIANT

Alison Crumley

Subscribed to me in my presence and before me this 21st day of November, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Monica S Bruck

My Commission Expires:

2-6-10

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

Notary Seal Here



MONICA S. BRUCK
Notary Public, State of Ohio
My Commission Expires 02/06/2010
Recorded in Franklin County