

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 8, 2007**

- 4. APPLICATION: Z07-042**
- Location:** **3990 SCIOTO DARBY CREEK ROAD (43026)**, being 2.0± acres located on the north side of Scioto Darby Creek Road, 100± feet east of Interstate-270 (560-162425).
- Existing Zoning:** R-1, Residential District.
- Request:** L-M-2, Limited Manufacturing District.
- Applicant(s):** Ralph W. Jordon; c/o Michael T. Shannon, Atty.; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200, Columbus, OH 43206.
- Property Owner(s):** Ralph W. Jordon; P.O. Box 6033, Hilliard, OH 43026.
- Planner:** Dana Hitt, AICP; 645-2395; dahitt@columbus.gov

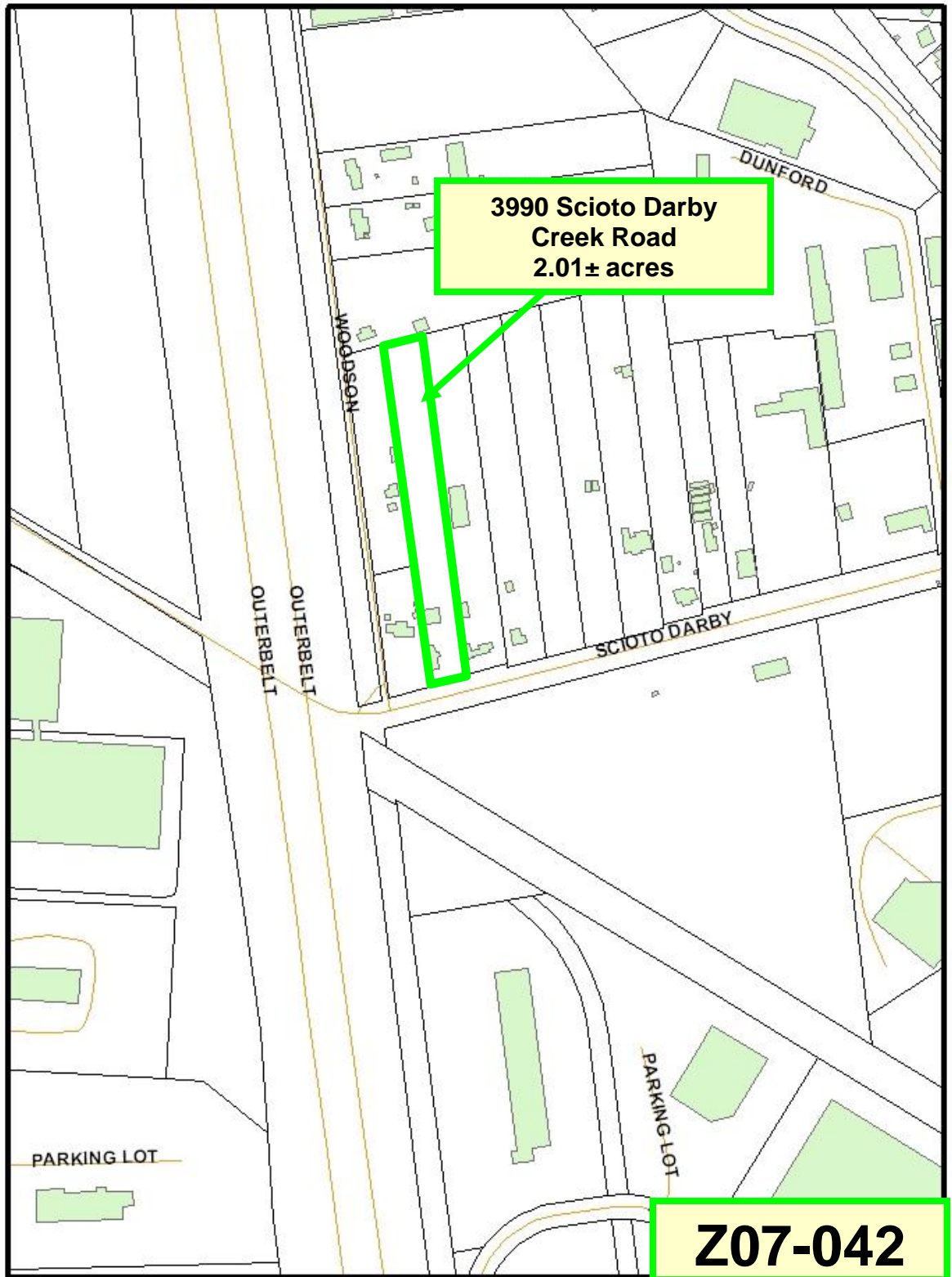
BACKGROUND:

- o The 2.0± acre site is developed with a single-family dwelling zoned in the R-1, Residential District. The applicant is requesting the L-M-2, Limited Manufacturing District to allow manufacturing and office uses on the property. A similar rezoning was approved on the adjacent parcel to the east in 2005.
- o To the north and west are single-family dwellings zoned in the R-1, Residential District. Beyond the single-family dwelling to the west is I-270. To the south across Scioto Darby Creek Road is an electric substation zoned in the M-1, Manufacturing District. To the east is a nonconforming house and contractor's storage yard manufacturing use in the L-M-2, Limited Manufacturing District.
- o The limitation text contains use restrictions, screening, and lighting controls based on the text of the adjacent L-M-2 zoning text approved in 2005.
- o The *Columbus Thoroughfare Plan* identifies Scioto Darby Creek 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-2, Limited Manufacturing District will allow manufacturing and office development consistent with the use restrictions, screening, and lighting controls of the adjacent L-M-2, Limited Manufacturing District. Staff finds the rezoning to be a continuation of the pattern of rezonings from large lot residential zoning districts to limited manufacturing zoning districts and supports this trend. Due to the proximity of Interstate 270 and nearby manufacturing zoning districts and manufacturing uses, Staff finds this proposal to be compatible with the surrounding development and zoning patterns in the area.





3990 Scioto Darby
Creek Road
2.01± acres

Z07-042

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 # 207-042

Being first duly cautioned and sworn (NAME) **Michael T. Shannon, Esq.**
of (COMPLETE ADDRESS) **500 S. Front St., Suite 1200, 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. Ralph W. Jordan P.O. Box 6033 Hilliard, Ohio 43026 Contact: Michael T. Shannon, Esq. (614) 228-5511 Columbus-Based Employees: -0-	2.
3.	4.

Check here if listing additional parties on a separate page

SIGNATURE OF AFFIANT

Michael T. Shannon

Subscribed to me in my presence and before me this 28th day of August in the year 2007

SIGNATURE OF NOTARY PUBLIC

Rita Martin

My Commission Expires:

11-02-10

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



RITA J. MARTIN
Notary Public, State of Ohio
My Commission Expires 11-02-10