

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 10, 2014**

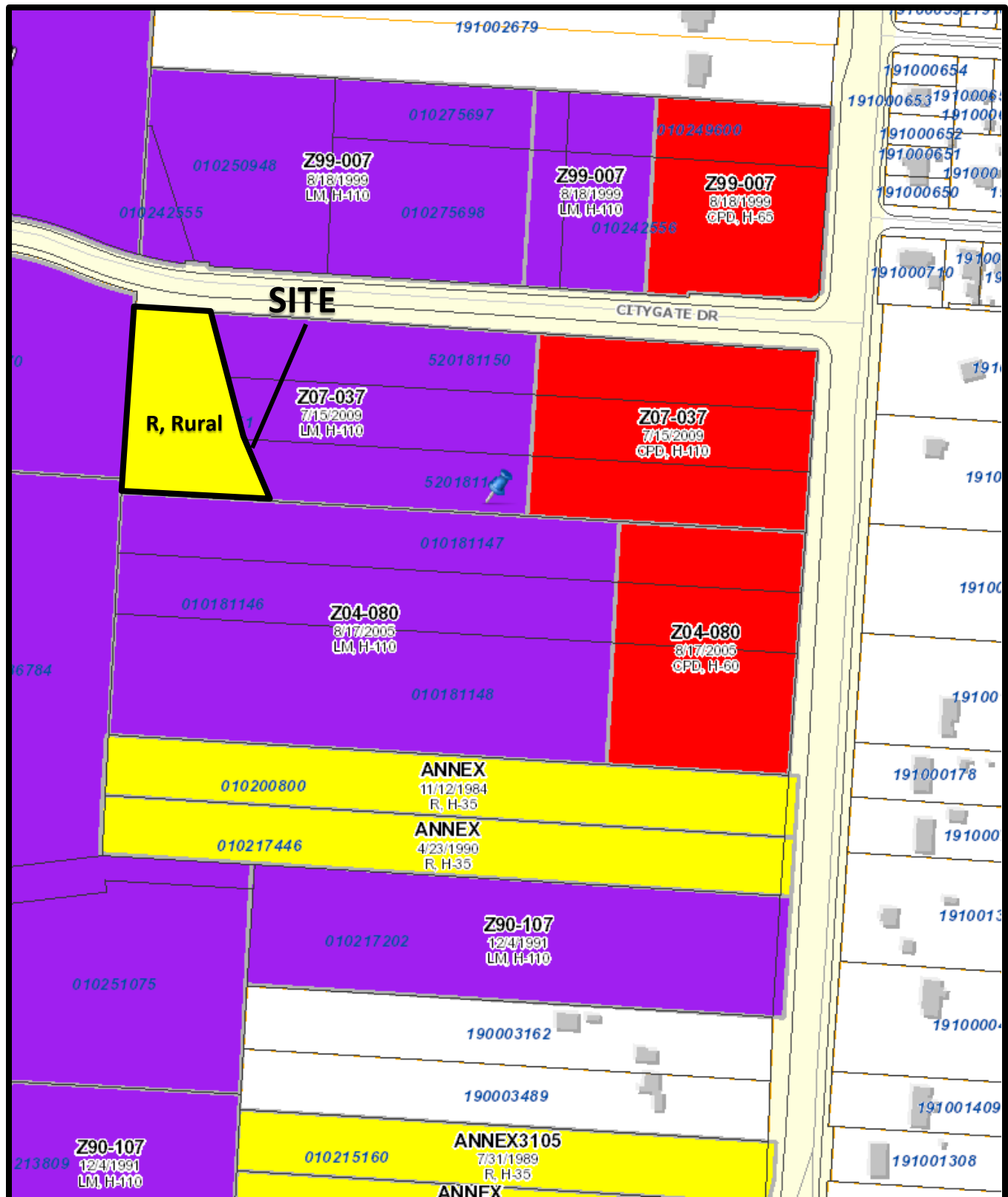
1.     **APPLICATION:**           **Z13-060 (13335-00000-00866)**  
      **Location:**           **2109 CITYGATE DRIVE (43219)**, being 1.5± acres located on the south side of Citygate Drive, 1000± feet west of Stelzer Road (520-181149, 520-181150, and 520-181151; Northeast Area Commission).  
  
      **Existing Zoning:**     R, Rural District.  
      **Request:**            L-M, Limited Manufacturing District.  
      **Proposed Use:**       Industrial development.  
      **Applicant(s):**       Magoo Properties; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 460; Columbus, Ohio 43215.  
  
      **Property Owner(s):** The Applicant.  
      **Planner:**           Tori Proehl, 645-2749, [vjproehl@columbus.gov](mailto:vjproehl@columbus.gov)

**BACKGROUND:**

- The 1.5± acre site is undeveloped and zoned in the R, Rural District. The applicant requests the L-M, Limited Manufacturing District to allow industrial development.
- Surrounding the site are office warehouse buildings to the north, west and southwest in the L-M, Limited Manufacturing Districts. To the east and south of the site is undeveloped land in the L-M, Limited Manufacturing and CPD, Commercial Planned Development Districts.
- The limitation text includes development standards for height, lot coverage, landscaping, and building materials.
- The site is located within the planning area of the *Northeast Area Plan* (2007), which recommends Mixed Use Regional Retail/Office/Light Industrial for this location.
- The site is located within the boundaries of the Northeast Area Commission, who recommended approval of this application.
- The Planning Division has evaluated this proposal in the context of the Area Plan recommendation and believes that the proposed text should include limitations on commercial development. However, in 2005 and 009, the neighboring properties to the east and south of the site underwent a rezoning to the L-M, Limited Manufacturing and CPD, Commercial Planned Development Districts with no limitations in commercial uses. Those rezonings were supported by Staff. Therefore, Staff has determined that this proposal is compatible with the surrounding development, with well-matched development standards.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

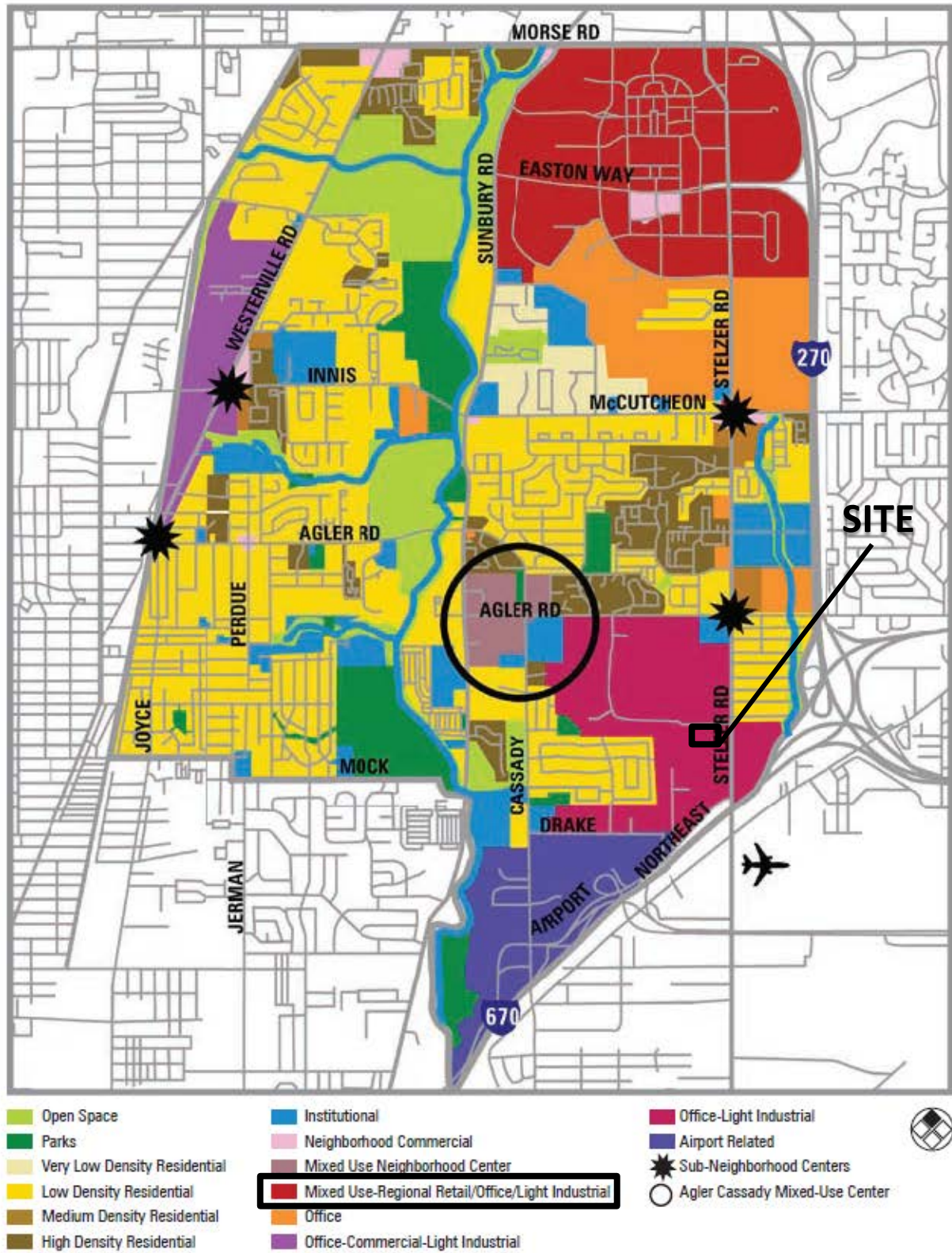
The requested L-M, Limited Manufacturing District will allow industrial development. Staff supports the intended use of the property, as the request is consistent with the *Northeast Area Plan* (2007) with respect to land use recommendations, and with the zoning and development patterns of the area.



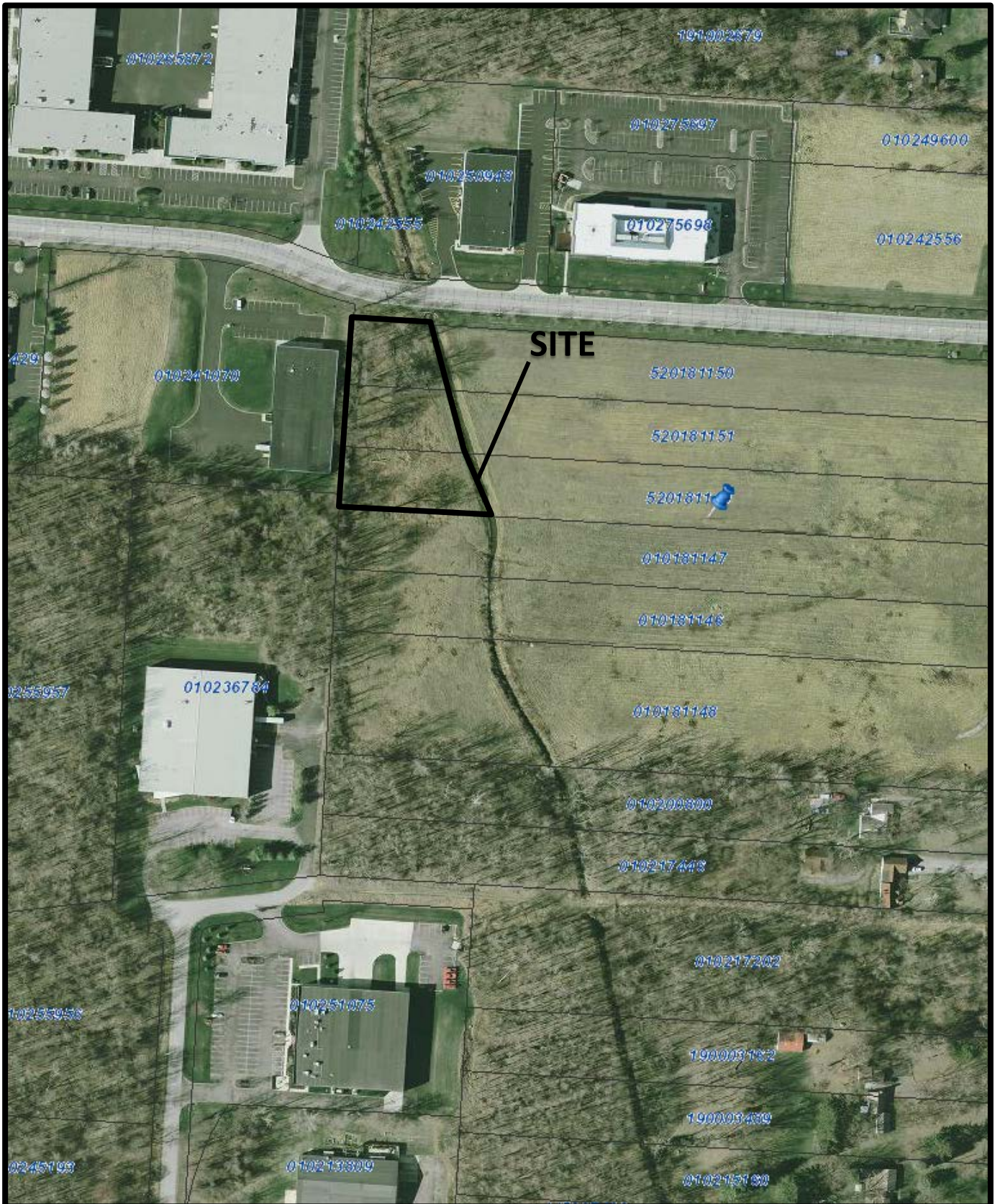
Z13-060  
2109 Citygate Drive  
Approximately 1.5 acres  
Request: Rezoning from R, Rural to L-M, Manufacturing  
District

The Northeast Area Plan

Figure 5. Land Use Plan







Z13-060

2109 Citygate Drive

Approximately 1.5 acres

Request: Rezoning from R, Rural to L-M, Manufacturing  
District



# *"Together We Can Make a World of Difference"*

## **North East Area Commission**

March 11, 2014

Ms. Shannon Pine  
Department of Development  
Building & Development Services  
757 Carolyn Ave  
Columbus, OH 43224

Ms. Pine:

Subject: Z13-060/2109 & Z13-061/1895, property known as 2109 Citygate Drive and 1895 Stelzer Road, Columbus, OH 43219. The North East Area Commission at a public meeting on March 6, 2014, voted to approve both applications.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alice Porter", is written over the word "Sincerely,".

Alice Porter- Zoning Chair  
3130 McCutcheon Place  
Columbus, OH 43219

Cc: Elwood Rayford – Chairperson  
Jeffery Brown – Agent/Attorney



**REZONING APPLICATION**

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

713-060

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brownof (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, Columbus, OH 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. Magoo Properties LLC P.O. Box 9764 Columbus, OH 43209 No Columbus based employees	2.
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 2<sup>nd</sup> day of December, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15

**Natalie C. Timmons** Project Disclosure Statement expires six months after date of notarization.

Notary Public, State of Ohio  
 My Commission Expires 09-04-2015



**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