

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

1. **APPLICATION:** **Z03-078**
 Location: **3790 EAST FIFTH AVENUE (43219)**, being 0.5± acres located on the north side of East Fifth Avenue, 880± feet east of Seventh Avenue. (010-104650).

 Existing Zoning: C-4, Commercial District.
 Request: M, Manufacturing District.
 Proposed Use: Unspecified manufacturing.
 Applicant(s): Jay and Sarla Shingala; c/o Donald T. Plank, Atty.; Shuler, Plank and Braham; 145 East Rich Street; Columbus, Ohio 43215.

 Property Owner(s): The Applicant.
 Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The 0.5± acre site is developed with a portion of an existing office/warehouse, and is zoned in the C-4 Commercial District. The applicant requests the M, Manufacturing District to permit unspecified manufacturing uses.

- To the north and east is the remainder of the office/warehouse zoned in the M, Manufacturing District. To the south across East Fifth Avenue is an impound lot in the M, Manufacturing District. To the west is an office/warehouse zoned in the C-4 Commercial District.

- The *Columbus Thoroughfare Plan* identifies East Fifth Avenue as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested M, Manufacturing would permit unspecified manufacturing development consistent with the zoning and land use patterns of the area.