

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 10, 2003**

- 12. APPLICATION: Z03-013**  
**Location:** 211 OAK STREET (43235), being 2.07± acres located on the south side of Oak Street, 115± feet west of Station Street.  
**Existing Zoning:** R, Rural District (annexation pending).  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Office/warehouse.  
**Applicant(s):** Worthington Office Park, LLC; c/o John P. Kennedy, Atty.; 500 South Front Street, Suite 1200; Columbus, Ohio 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Dana Hitt, AICP, 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The 2.07± acre site is zoned in the R, Rural District and is undeveloped. The applicant requests the L-M, Limited Manufacturing District to develop manufacturing, office and commercial uses.
- To the north across Oak Street is a single-family dwelling in Sharon Township and an office-warehouse complex under development in the R, Rural District which is the subject of case Z03-014. To the south is a single-family dwelling in Sharon Township. To the east is a manufacturing use and railroad in Sharon Township. To the west are single-family dwellings zoned in the L-R-2, Limited Residential District.
- The site lies within the boundaries of *The Far North Plan* (1994), but not within a designated subarea.
- The limitation text excludes all more objectionable manufacturing uses and prohibits outdoor storage. The applicant is providing a privacy fence, three foot high mound and evergreen trees 15 feet on center for buffering to the south and west. The applicant has committed to orient loading docks and overhead doors away from the residences to the west.
- The Transportation Division has concerns regarding the ability of trucks to access this site. As of this report, the applicant has not addressed those concerns.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested L-M, Limited Manufacturing District is compatible with surrounding development and is consistent with the established zoning pattern of the area and contains development standards to limit objectionable uses and to screen and buffer the existing residences from the development.