

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 12, 2012**

1. **APPLICATION:** **Z11-023 (11335-00000-00427) (RECONSIDERATION)**
Location: **812 MANSFIELD AVENUE (43219)**, being 0.23± acres located on the east side Mansfield Avenue, 145± feet north of Bliss Street. (010-004218, North Central Area Commission).
Existing Zoning: R-3, Residential District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Warehouse or office uses.
Applicant(s): Donald J. Compton & Anna B. Compton, Trustees; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Donald J. Compton & Anna B. Compton, Trustees; 1000 Urlin Avenue; Worthington, OH 43212
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

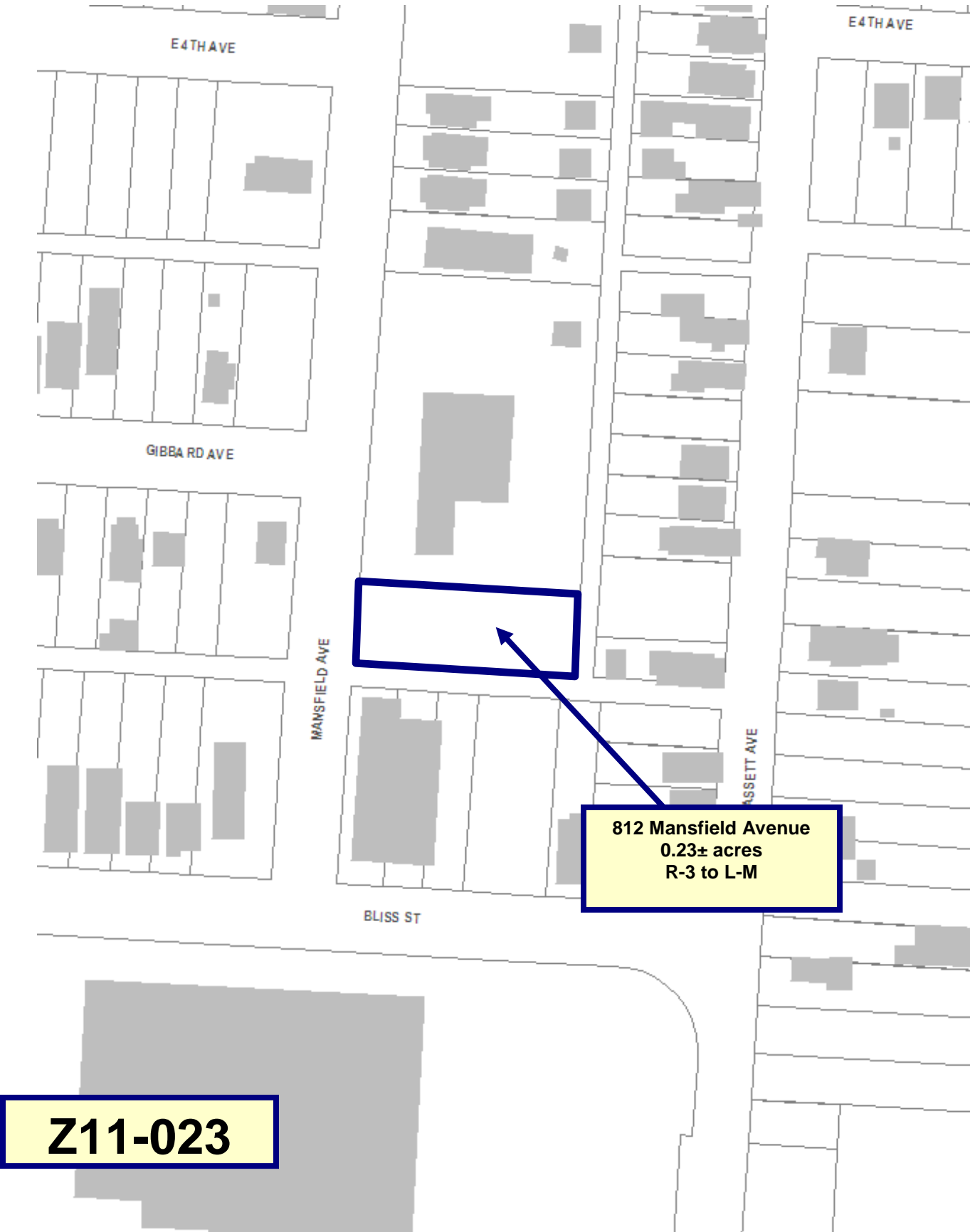
- This application was originally heard at the November 10, 2011 Development Commission Meeting and recommended for Disapproval by a vote of 2-4. The applicant's attorneys sought and were granted permission from Chris Presutti, Chief Zoning Official, to have this application reconsidered by the Development Commission noting that the main attorney who presented this proposal to the Area Commission was not present at the Development Commission and was unprepared to answer questions or rebut accusations regarding what occurred at the North Central Area Commission Hearing. In addition, the applicant's attorney feels that his client's BZA action on the property to the north which was pending at the time of the first hearing, and has since passed, could be relevant to this case. The application was to be heard at the February 9, 2012 Development Commission meeting but was tabled by request of the Applicant with the concurrence of the North Central Area Commission so they could work through the outstanding issues.
- The applicant is applying for a rezoning to redevelop a vacant site with limited manufacturing uses and office uses.
- To the north is an industrial use zoned in the M, Manufacturing district. To the south is a non-conforming industrial use zoned in the R-3, Residential District. To the east are single-unit dwellings zoned in the R-3, Residential District. To the west is a single-unit dwelling zoned in the R-3, Residential District.
- The site lies within the boundaries of the *North Central Plan (2002)*, which proposes single-family residential land uses for the site.
- The applicant's limitation text limits permitted uses to the less objectionable warehousing uses and most office uses permitted in the C-2, Commercial District except for non-office commercial facilities and uses and dwelling units. The text states that no junk or salvage yards shall be permitted as well.

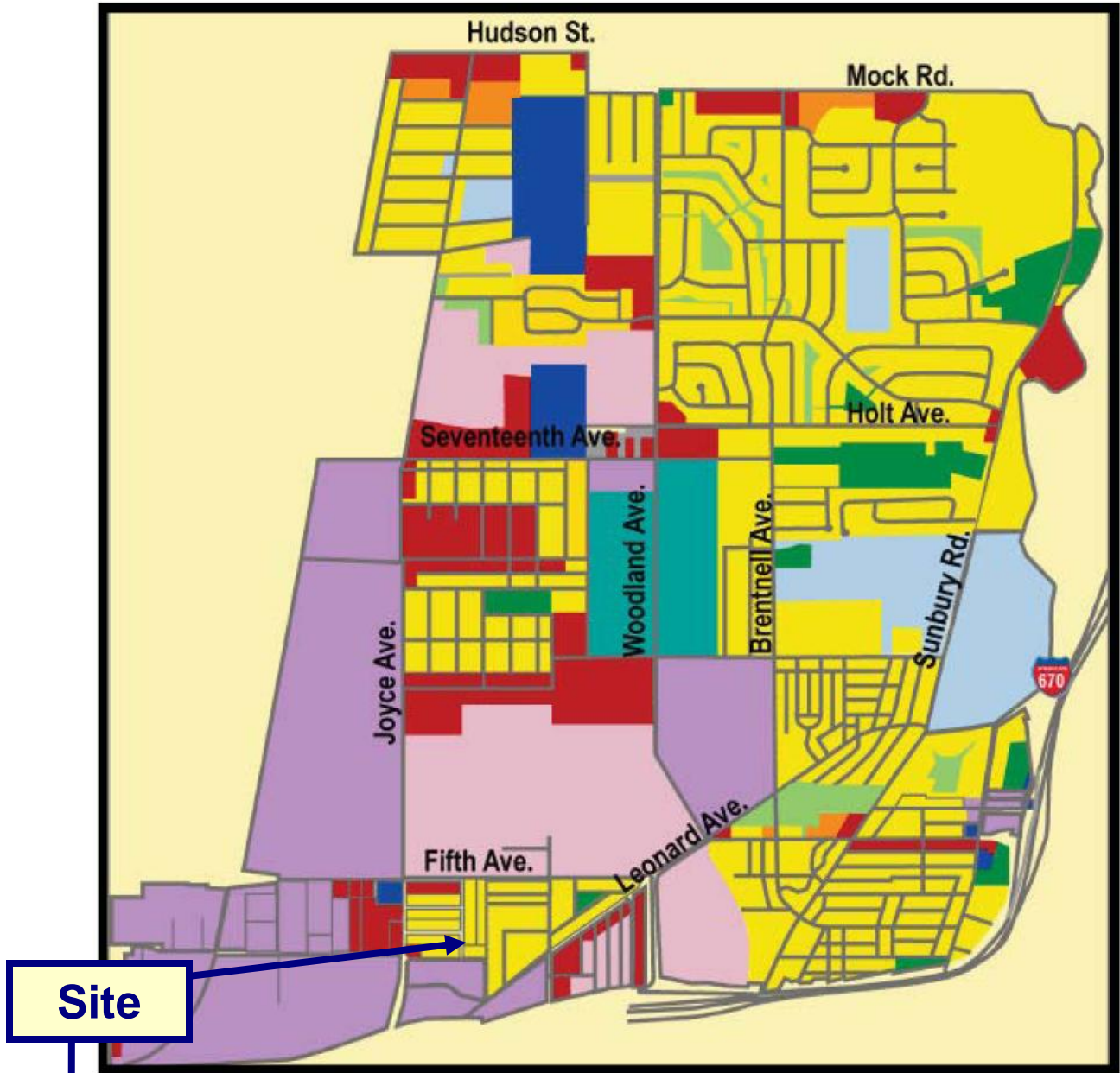
- The North Central Area Commission recommends approval however that approval was based on the applicant committing that this site remain as green space. (See attachment)

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant's requested rezoning to the L-M, Limited Manufacturing District is not consistent with the recommendation of the *North Central Plan* (2002), which proposes single-family residential land uses for the site. New homes have recently been built in the area and it is Staff's understanding that more will be built. Staff recognizes the presence of the existing Manufacturing zoning to the north which was established in 1972, and the Manufacturing zoning approximately 215 feet to the south established in 1928 and the nonconforming industrial use to the south across the alley. With the proposed limitations, this proposal strikes the right balance by allowing this property to be used for low impact warehousing and office uses while protecting the residences of the area.





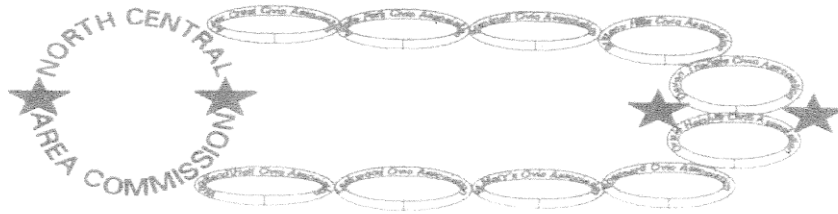


Site

Proposed Land Use

-  Neighborhood Commercial Services
-  Light Manufacturing
-  Multi-family Residential
-  Public/Institutional
-  Single-family Residential
-  Open Space
-  Office/Light Manufacturing
-  Parkland
-  Cemetery
-  School





Commissioners:

March 14, 2012

Douglas McDonald, Sr.
Chairperson
Commissioner-At-Large

Board of Zoning Adjustment
City of Columbus, Ohio
Department of Building and Zoning Services
757 Carolyn Avenue
Columbus, OH 43224

Linda Stubbs
Vice Chairperson
Devon Triangle

Gloria Zebbs Anderson
Secretary
Commissioner-At-Large

Norma Jean Whitehead
Correspondence Secretary
St. Mary's

Wallace McLean
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Tiffany White
Commissioner-At-Large

Sheldon Ivery, Sr.
Amer Crest

Carlton Fraley
Argyle Park

Vacant
Brentnell

Alfonso Hooper
Brittany Hills

Marie Moreland Short
Mayoral Appointee

Vacant
Oriole Heights

Marilyn Crockett
Shepard

Nancy Hill-McClary
Teakwood Heights

Vacant
Woodland-Holt

Dear City of Columbus,

The North Central Area Commission met on March 1, 2012 with a quorum present. Rezoning Application Number Z11-023 (11335-00000-00427) (RECONSIDERATION) for 812 Mansfield Avenue was presented for our reconsideration.

The Commissioners voted unanimously to recommend DENIAL of the request for the following reasons:

1. The property is completely surrounded on all four sides by R-3 Residential Neighbors with only one warehouse, which the applicant owns M zoned property to the north.
2. The applicant's intent was clearly stated in application number 11312-00000-00451, 842 Mansfield Avenue request for variance and Special Permit to provide for an impound lot on the property.
3. The North Central Area Plan is against any further junk yards that will result in *Brownfield* contamination in our community.
4. The Commission would like to maintain the green space or encourage future residential development.

Sincerely,
THE NORTH CENTRAL AREA COMMISSION

Douglas McDonald, Sr., Chairperson


Carlton Fraley, Zoning Committee Chair

Cc: David Hodge, Smith and Hale
NCAC Commissioners



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • 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 # Z11-023

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 W. Broad St., 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. Donald and Anna Compton, TR 1100 Urlin Ave. Columbus, OH 43212	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 20th day of April in the year 2012

SIGNATURE OF NOTARY PUBLIC

John B. Reynolds

My Commission Expires:

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

Notary Seal Here



PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer