

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 14, 2002**

- 7. APPLICATION: Z02-049**
Location: **2591 JOHNSTOWN ROAD (43232)**, being 6.32± acres located on the south side of Johnstown Road, 120± feet southwest of North Cassady Avenue.
Existing Zoning: L-M, Limited Manufacturing.
Request: L-M, Limited Manufacturing.
Proposed Use: Warehousing and outdoor storage.
Applicant(s): Pasquale Giammarco and Sandro Treonze; c/o William F. Newman, Atty.; 600 South High Street; Columbus, Ohio 43215.
Property Owner(s): The Applicant.
Case Planner: Don Bier, 645-0712; drbier@cmhmetro.net

BACKGROUND:

- o The 6.32± acre site is zoned in the L-M, Limited Manufacturing District and is developed with an office/warehouse, open storage of concrete forms and four single-family dwellings. The applicant requests the L-M, Limited Manufacturing District to allow additional warehouses, specified less objectionable uses taken from C.C. 3363.02 through C.C. 3363.08 and outside storage prohibited by the existing L-M limitation text. The four single-family dwellings will become non-conforming and continue to be occupied until planned site redevelopment warrants their removal.
- o To the north is a manufacturing use zoned in the L-M Limited Manufacturing District. A trucking terminal and single-family dwellings, one of which is used for a business, are located to the east across North Cassady Road and zoned in the M-1, Manufacturing District. Single-family dwellings zoned in the R-2, Residential District are located to the south. To the west is a landscape nursery zoned in the R-2, Residential District and across Johnstown Road in Mifflin Township is a warehouse and a single-family dwelling used as a business.
- o The site is within the boundaries of the *I-670 Corridor Development Plan (1989)* which states that any type of storage yards are not desirable uses along this corridor. If they are to occur, emphasis should be placed on setback and adequate screening.
- o The proposed L-M limitation text provides use restrictions and addresses development standards including maximum absolute building height, height of outside storage, site access, location of loading areas, landscaping and screening, building material and mechanical screening, lighting, graphics, and compliance with the Airport Environs Overlay. The applicant will need to clarify text regarding exterior building material and to remove some redundant language.

- o The *Columbus Thoroughfare Plan* identifies North Cassady 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, Limited Manufacturing District to add additional warehouses and allow outside storage not allowed by the existing L-M limitation text is consistent with existing development patterns in the area. The applicant has addressed *I-670 Corridor Development Plan* setback and screening recommendations in consideration of residentially zoned property to the south and will provide screening between open storage and four single-family dwellings that will become non-conforming.

** Subsequent to the November 14, 2002 Development Commission meeting the applicant closed on the three properties fronting North Cassady Avenue at the southeastern corner of the site. The applicant had reserved the right to incorporate these properties into the site with appropriate development standards and has done so. A revised legal was submitted and approved. Setback lines, buffering and screening were adjusted to reflect the additional property.