

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 9, 2003**

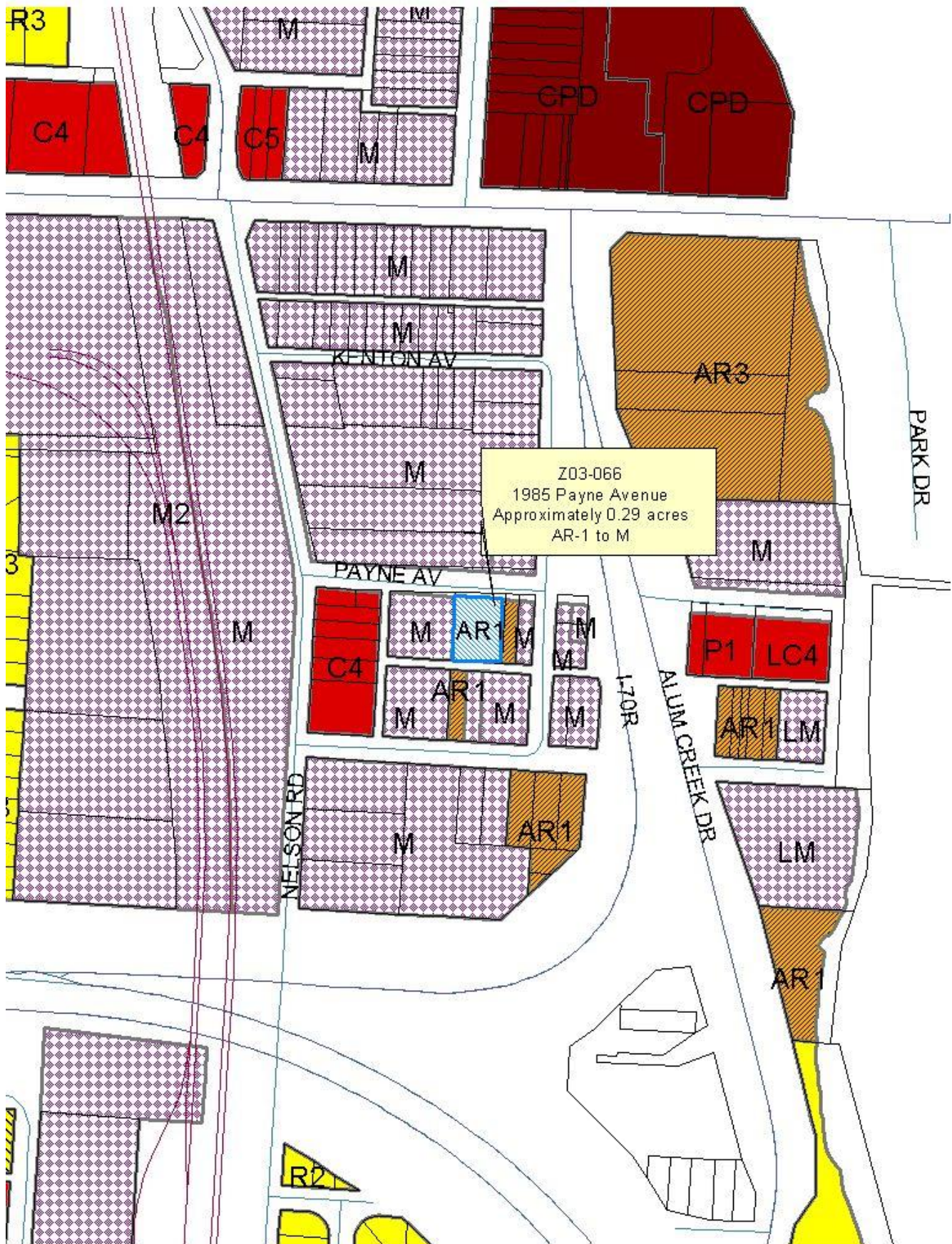
- 8. APPLICATION: Z03-066**  
**Location:** **1985 PAYNE AVENUE (43205)**, being 0.29± acres located on the south side of Payne Avenue, 64± feet west of Holtzman Avenue (Near East Area Commission). (010-122541)  
**Existing Zoning:** AR-1, Apartment Residential District.  
**Request:** M, Manufacturing District.  
**Proposed Use:** Office-warehouse use.  
**Applicant(s):** Clyde E. Price; c/o Fred Hutchinson, Architect; 1166 Bryden Road; Columbus, Ohio 43205.  
**Property Owner(s):** The Applicant.  
**Planner:** John Turner, 645-2485; [jturner@columbus.gov](mailto:jturner@columbus.gov)

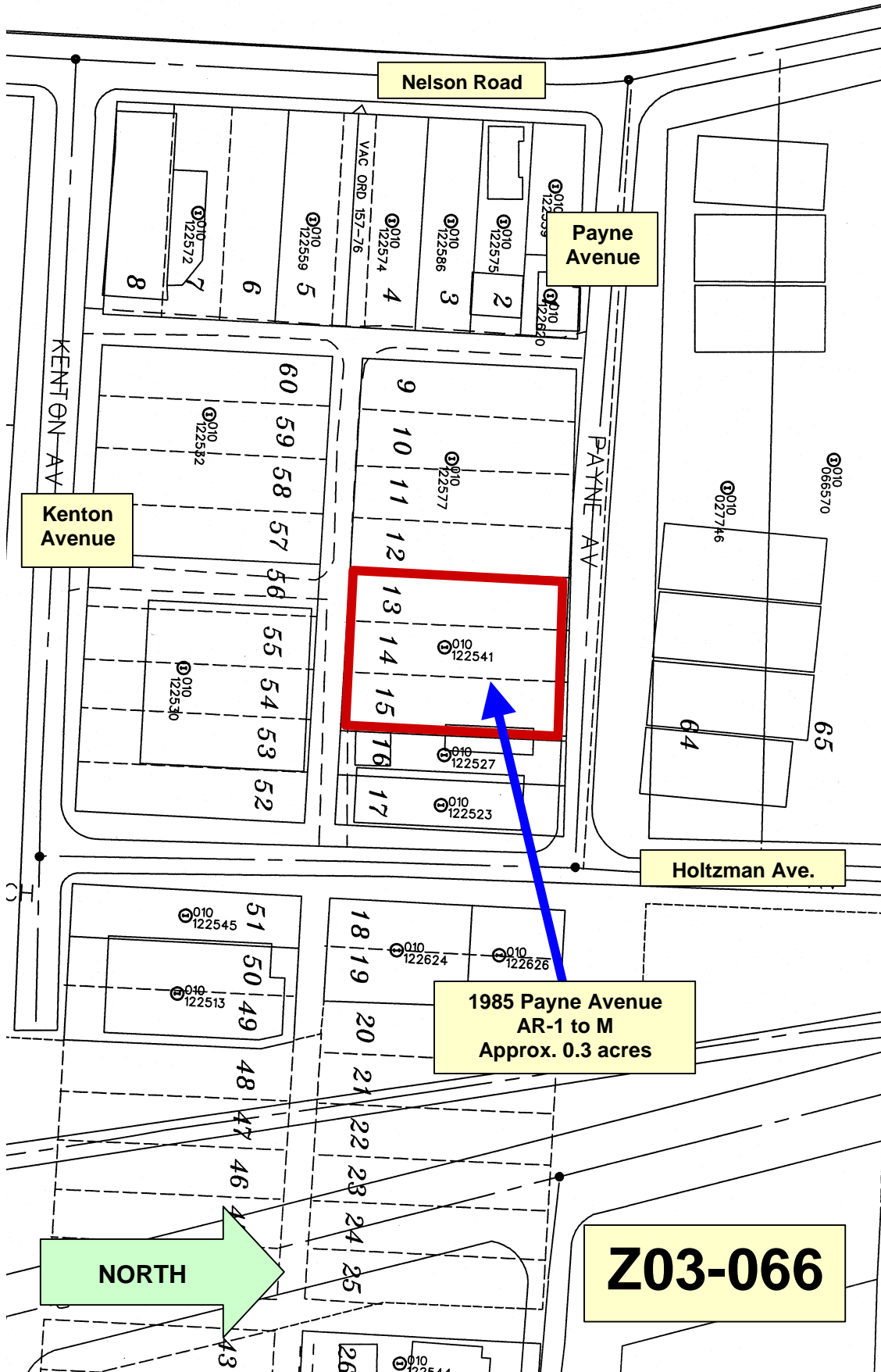
**BACKGROUND:**

- The 0.3± acre site is currently zoned in the AR-1, Apartment Residential District and is undeveloped. The applicant requests the M, Manufacturing District to permit manufacturing and warehouse type uses.
- The site lies north of the intersection of Interstate 70 and Alum Creek Drive within an area developed with a mixture of manufacturing, auto repair, office, and single-family and multi-family dwellings. Manufacturing uses lie to the north and south of the site zoned in the M, Manufacturing District. A vacant lot lies to the west, also zoned in the M District. One remaining single-family dwelling lies adjacent the site to the east zoned in the AR-1, Apartment Residential District. An office use lies farther east within the M, Manufacturing District. The area is predominately zoned in the M, Manufacturing District.
- The subject site lies within the boundaries of the Near East Area Commission whose recommendation has not been received.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The Applicant requests the M, Manufacturing District to construct an office-warehouse building. The site is located north of the Interstate 70 and Alum Creek Drive intersection in an area predominately developed with manufacturing uses.





City

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

**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.STATE OF OHIO  
COUNTY OF FRANKLINAPPLICATION # 203-066

Being first duly cautioned and sworn (NAME) FRED HUCKLEBERRY  
 of (COMPLETE ADDRESS) 11600 BRIDEN ROAD, COLUMBUS, OHIO 43205  
 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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

CLYDE E. PRICE 5960 SINCLAIR ROAD  
COLUMBUS, OHIO 43229

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 5 day of August, in the year 2003

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

March 12, 2007***This Project Disclosure Statement expires six months after date of notarization.***

Notary Seal Here



HEATHER J. GNAUL  
 Notary Public, State of Ohio  
 My Commission Expires March 12, 2007