

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 11, 2006**

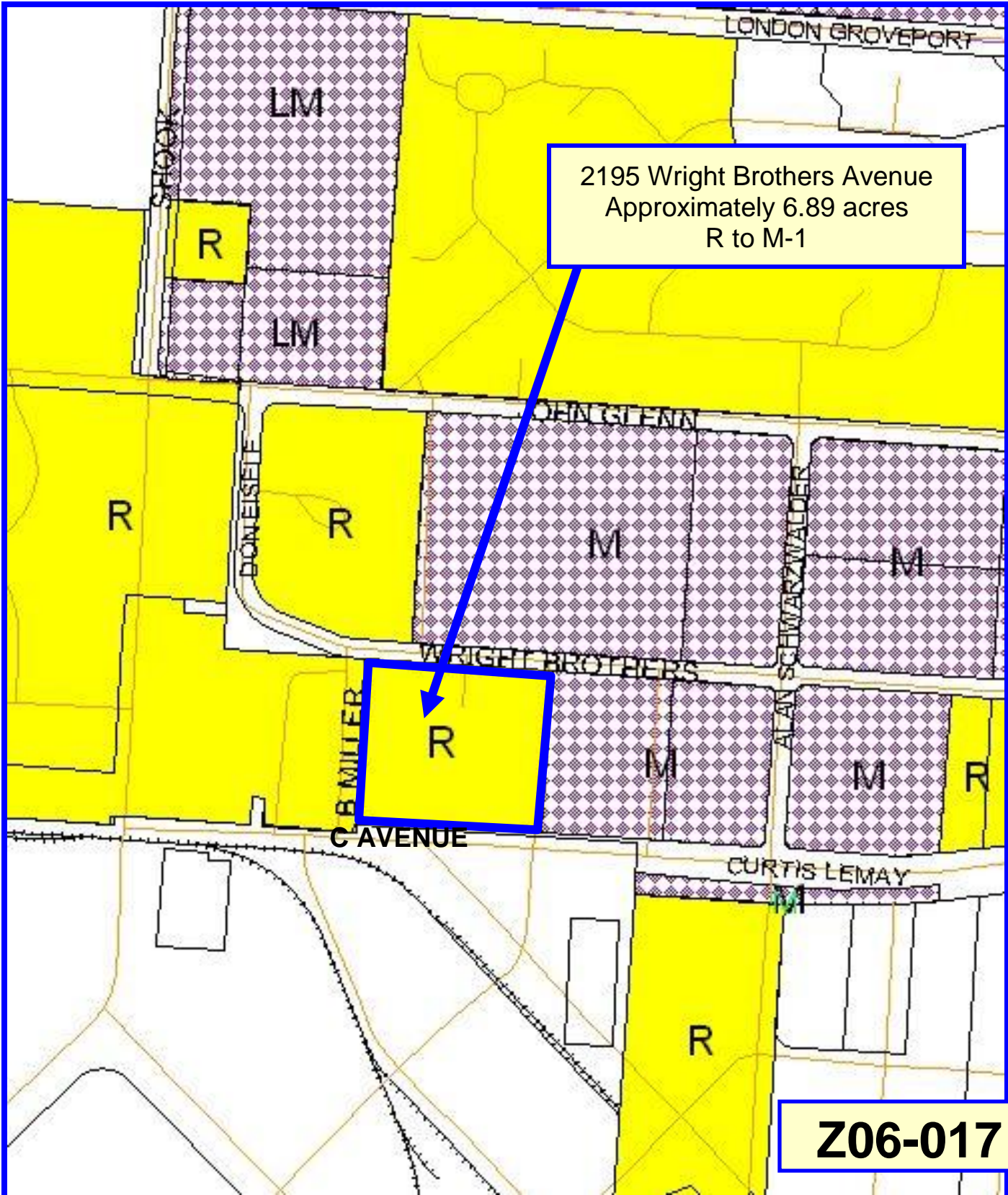
- 2. APPLICATION: Z06-017**
Location: **2195 WRIGHT BROTHERS AVENUE (43217)**, being 6.89± acres located at the southeast corner of Wright Brothers Avenue and B Miller Street (495-270771).
Existing Zoning: R, Rural District.
Request: M-1, Manufacturing District.
Proposed Use: Industrial development.
Applicant(s): BN Associates LLC; c/o Allan H. Webb, Agent; Hockaden and Associates, Inc.; 883 North Cassady Avenue; Columbus, OH 43219.
Property Owner(s): BN Associates LLC; 2695 St. Patrick Road; Columbus, OH 43204.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- o The 6.89± acre site is developed with a warehouse building and is zoned in the R, Rural District. The applicant requests the M-1, Manufacturing District to secure proper zoning for the existing use of the property.
- o Industrial development in the M, Manufacturing District or R, Rural District abuts the site to the north and east. To the south across C Avenue is industrial development that is under control of the Rickenbacker International Airport in Hamilton Township. To the west across B Miller Street is vacant land in the R, Rural District.
- o The site is located in the planning area of the *South Central Accord* (2004), which recommends industrial uses for this location.

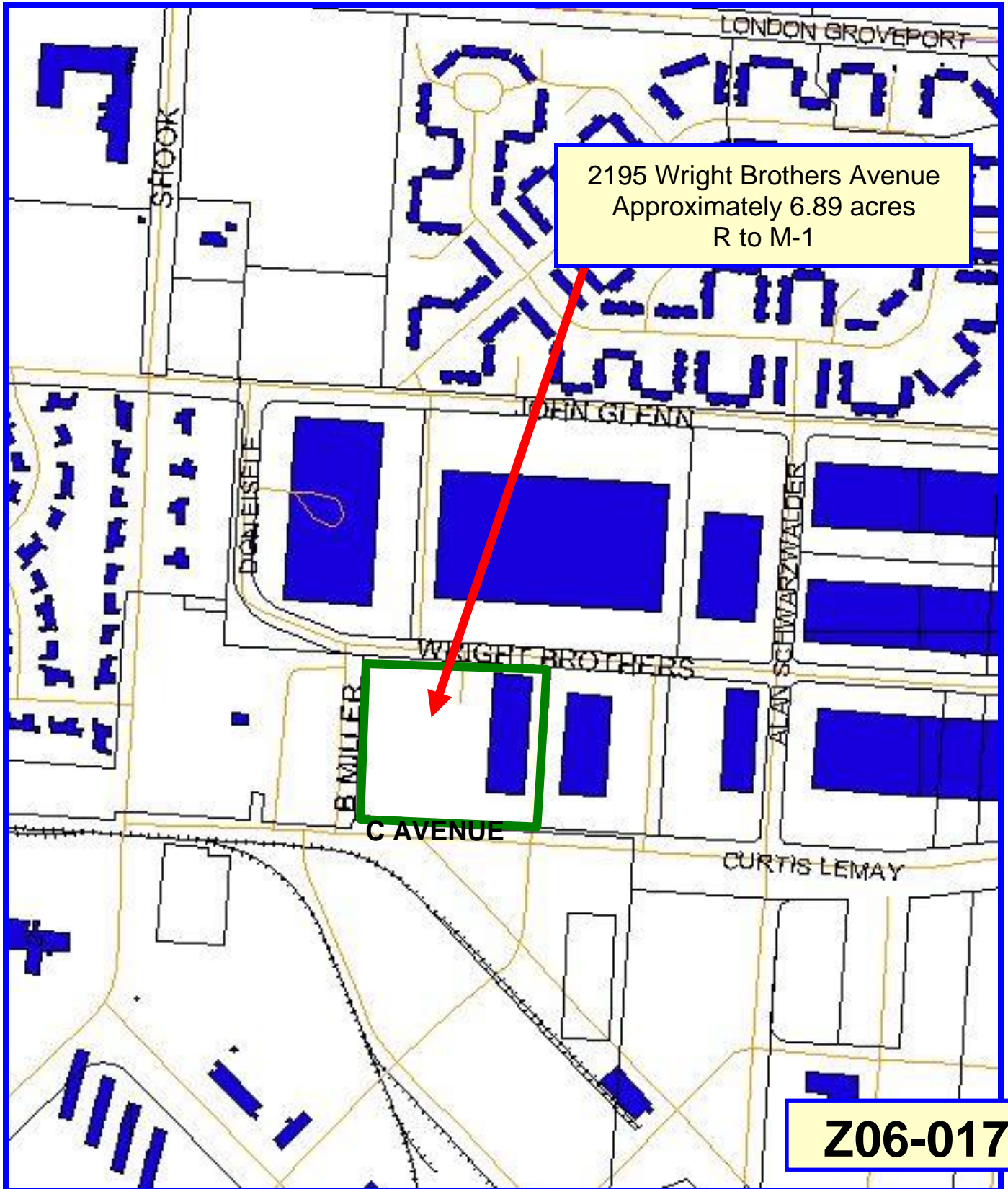
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested M-1, Manufacturing District will legitimize the current warehouse development, while allowing future industrial development. The proposed M-1, Manufacturing District is consistent with the zoning and development patterns of the area, and with the recommendation of the *South Central Accord* (2004).



2195 Wright Brothers Avenue
Approximately 6.89 acres
R to M-1

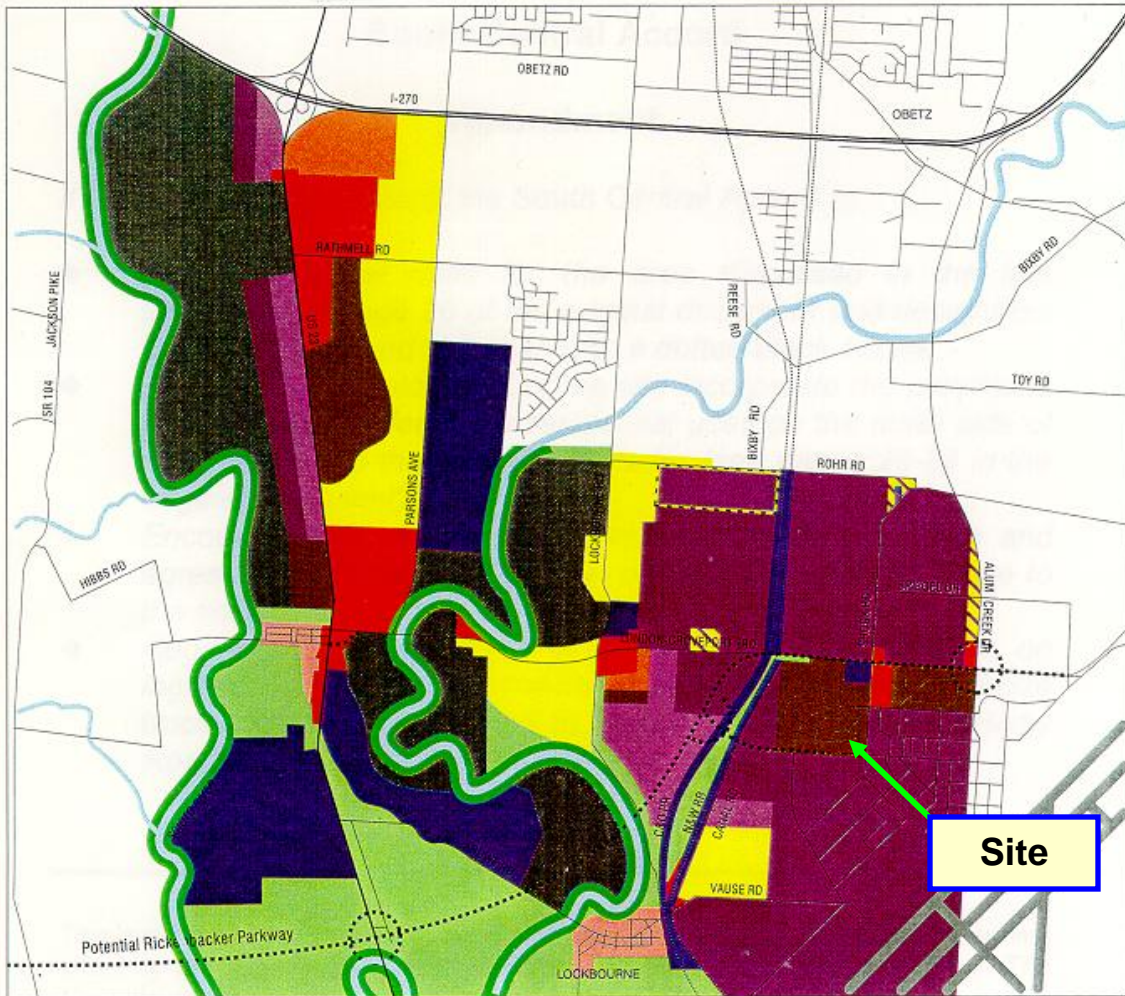
Z06-017



2195 Wright Brothers Avenue
Approximately 6.89 acres
R to M-1

Z06-017







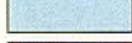




Revised Land Use Map
Adopted by Columbus City Council
October 23, 2000



South Central Accord

1 1/2 miles

Future Land Use

- | | |
|--|---|
|  Low-Density Residential |  Public / Semi-Public |
|  High-Density Residential |  Greenway |
|  Office |  Agricultural / Open Space |
|  Commercial |  Water |
|  Light Industrial |  Mixed-Use Village |
|  Industrial |  Excavation / Quarrying |



Z06-017

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 FRANKLIN

APPLICATION # 206-017

Being first duly cautioned and sworn (NAME) Allan H. Webb
of (COMPLETE ADDRESS) 883 N Cassady Avenue, Columbus, OH 43219
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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. BN Associates, LLC C/O E.E. Berg 2695 St Patrick Rd Columbus, OH 43204 NO EMPLOYEE IN COLUMBUS O.E. Berg (614) 279-6182 T.E. Null (859) 341-3410	2.
3.	4.

SIGNATURE OF AFFIANT

Allan H. Webb

Subscribed to me in my presence and before me this 21 day of February, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Jeanne K. Breden

My Commission Expires:

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

Notary Seal Here



JEANNE K. BREDEN
Notary Public, State of Ohio
My Commission Expires
July 21, 2009