

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 9, 2015**

1.     **APPLICATION:**                   **Z15-028**  
      **Location:**                   **4085 WESTERVILLE ROAD**, being 1.47± acres located on the west side of Westerville Road, 310± feet north of Saville Row (010-147304; Northeast Area Commission).  
  
      **Existing Zoning:**           L-M, Limited Manufacturing District.  
      **Request:**                    L-M, Limited Manufacturing District.  
      **Proposed Use:**            Increase permitted commercial uses.  
      **Applicant(s):**            Connie J. Klema; 145 East Rich Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
      **Property Owner(s):**    Green Thumb Real Estate Investments LLC; 155 Nob Hill Drive South; Columbus, OH 43230.  
  
      **Planner:**                    Eliza Thrush, 645-1341, [ecthrush@columbus.gov](mailto:ecthrush@columbus.gov)

**BACKGROUND:**

- The property is currently developed with warehouse and industrial uses and is zoned in the L-M, Limited Manufacturing District. The applicant requests the L-M, Limited Manufacturing District in order to increase the number of permitted uses for the site, including a daycare center.
- To the north is a religious facility in the township. To the east is multi-unit apartment residential development in the AR-12, Apartment Residential District, as well as a religious facility and undeveloped land in the R-1, Residential District. To the south is a single-unit dwelling in the township. To the west are single-unit residences in the SR, Suburban Residential District.
- The site is located within the boundaries of the *Northeast Area Plan* (2007), which recommends residential uses for the site. Staff supports the proposed uses because the site is already zoned L-M, Limited Manufacturing, and the requested permitted uses will not add an incompatible uses to the area.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation was not available at the time this report was written.
- The limitation text permits select C-1, C-2, and C-3 uses, in addition to permitting bulk warehouse storage for several less objectionable uses. The limitation text includes provisions for street trees, screening, limits on outdoor display areas, and light pole height.
- The *Columbus Thoroughfare Plan* identifies Westerville Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

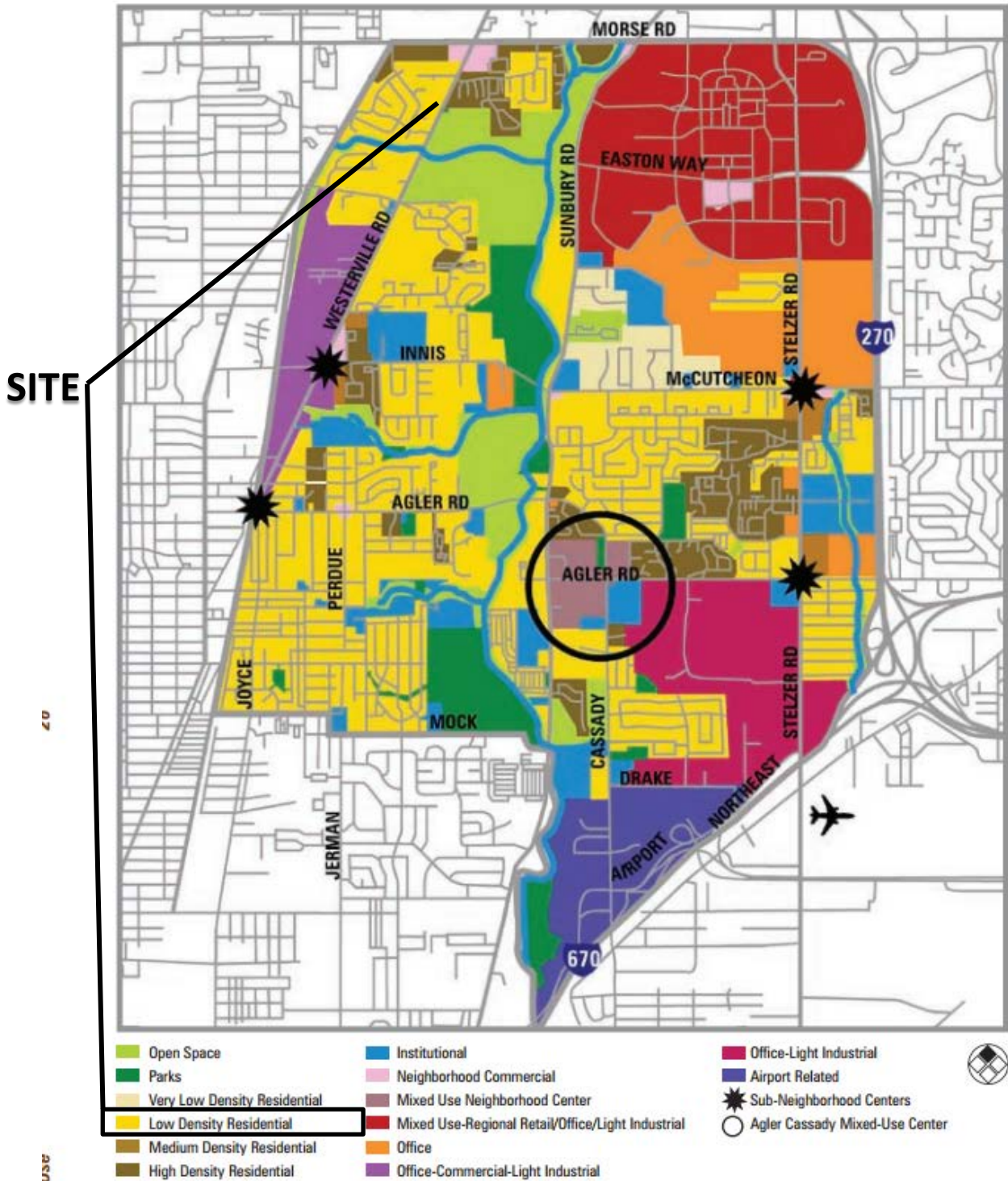
The requested L-M, Limited Manufacturing District, while inconsistent with the land use recommendations of *The Northeast Area Plan*, would permit several additional uses for an existing warehouse facility. Staff supports the intended use of the property with the included provisions for access, screening, and tree preservation.



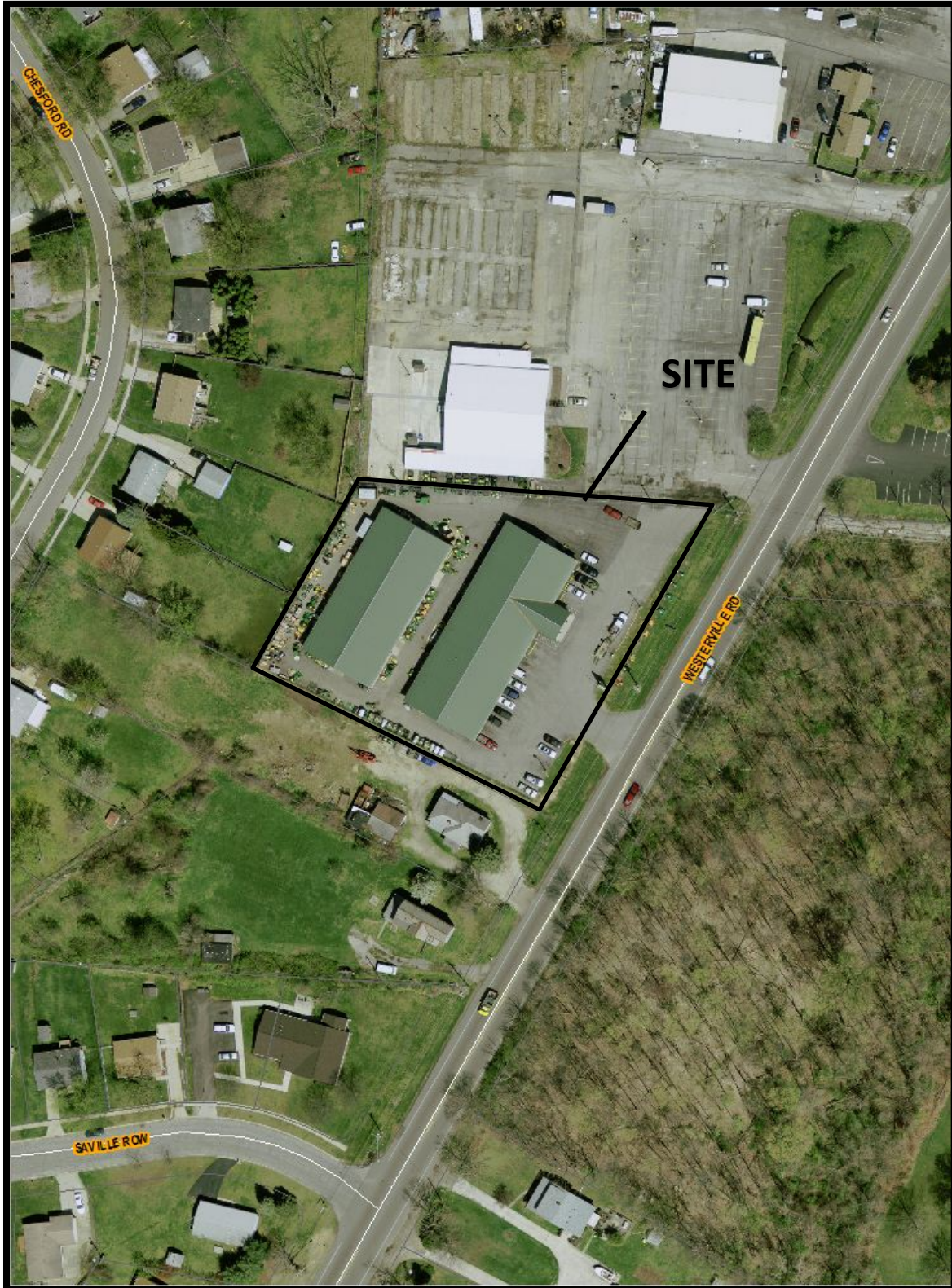
Z15-028  
4085 Westerville Road  
Approximately 1.47 acres  
L-M to L-M



Figure 5. Land Use Plan



Z15-028  
 4085 Westerville Road  
 Approximately 1.47 acres  
 Rezoning from L-M to L-M



Z15-028  
4085 Westerville Road  
Approximately 1.47 acres  
L-M to L-M

*"Together We Can Make a World of Difference"*  
*North East Area Commission*



July 14, 2015

Ms. Eliza Thrush  
Department of Development  
Building & Development Services  
757 Carolyn Ave  
Columbus, OH 43224

Ms. Thrush: Subject Z15-028: property known as 4085 Westerville Road, Columbus, Columbus, OH 43224. The North East Area Commission at a public meeting on July 2, 2015, voted to approve permitted uses of the automobile detailing and warehouse and voted **disapproval** for inclusion of a day care center as a permitted use.

Sincerely,

A handwritten signature in black ink, appearing to read "Alice Porter". The signature is fluid and cursive, with a large initial "A".

Alice Porter – Zoning Chair

Cc: Elwood Rayford – Chairperson  
Connie Klema – Agent/Attorney

# Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.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 # 215-028

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Connie J. Klema ATTORNEY  
of (COMPLETE ADDRESS) 145 E RICH ST 2ND FL Cols 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:

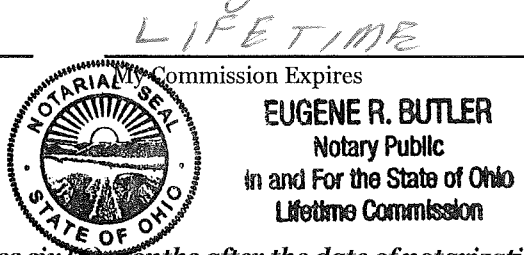
Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

|   |           |
|---|-----------|
| <p>1. GREEN THUMB REAL ESTATE INVESTMENTS LLC<br/>155 NOD HILL DR. S. # Cols BASED Employees <u>2</u><br/>Cols OH 43230<br/>RALPH DEJONG 614 325 8568</p> | <p>2.</p> |
| <p>3.</p>   | <p>4.</p> |

SIGNATURE OF AFFIANT Connie J. Klema

Sworn to before me and signed in my presence this 4th day of May, in the year 2015

Eugene R. Butler  
SIGNATURE OF NOTARY PUBLIC



**This Project Disclosure expires six (6) months after the date of notarization.**

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make checks payable to the Columbus City Treasurer