

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 8, 2017**

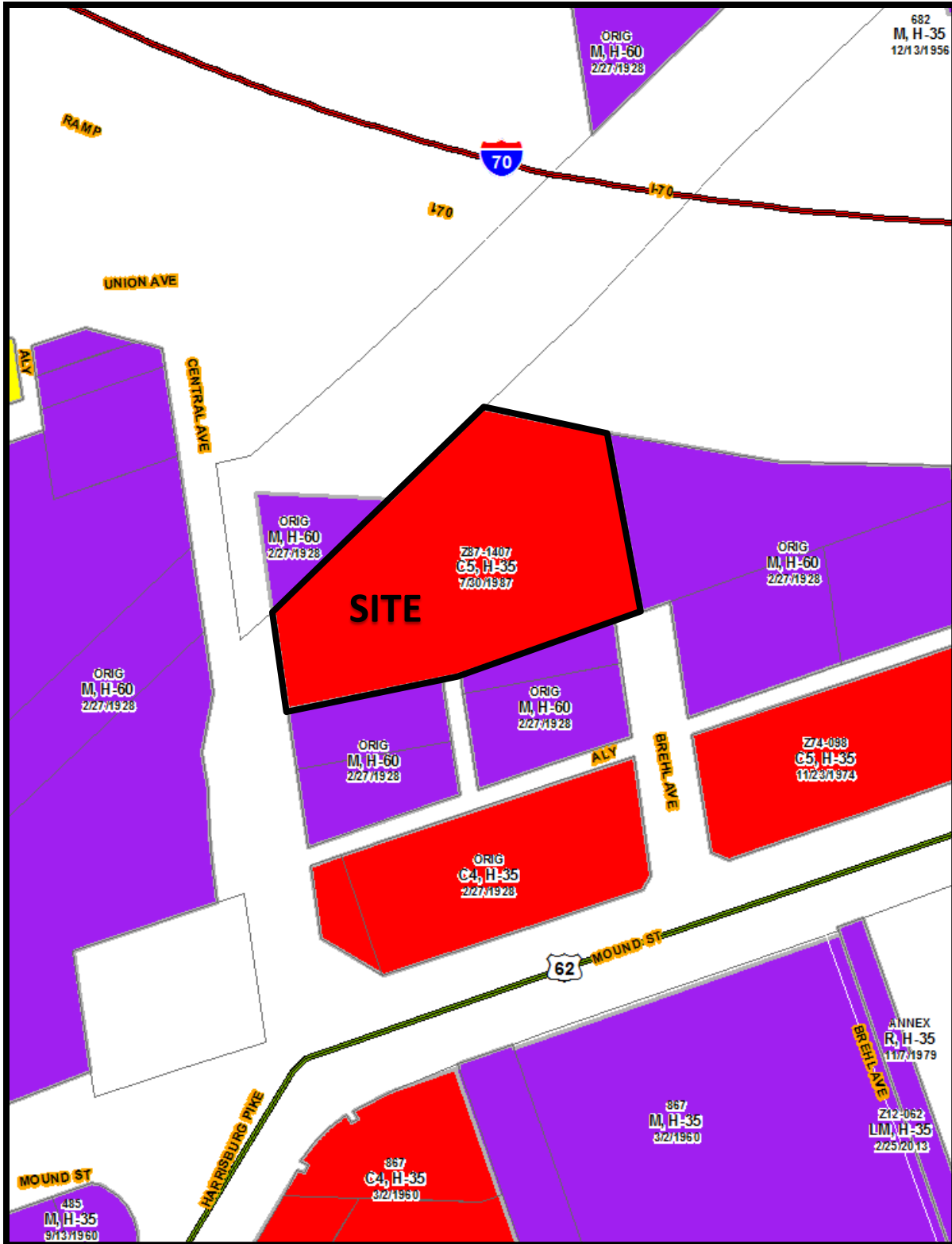
5.    **APPLICATION:**                    **Z17-011**  
      **Location:**                    **541 BREHL AVENUE (43223)**, being 1.2± acres located on the west side of Brehl Avenue, 250± feet north of West Mound Street (010-066562; Franklinton Area Commission).  
  
      **Existing Zoning:**            C-5, Commercial District.  
      **Request:**                     M, Manufacturing District.  
      **Proposed Use:**             Industrial development.  
      **Applicant(s):**             BLS Rentals Ltd.; c/o Bruce Storts; 4181 Patzer Avenue; Columbus, OH 43123.  
  
      **Property Owner(s):**        The Applicant.  
      **Planner:**                    Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

- The 1.2± acre site is developed with a self-serve car wash in the C-5, Commercial District. The applicant proposes to repurpose the building for an industrial use in the M, Manufacturing District.
- To the north of the site is I-70. To the south is vacant land in the M, Manufacturing District. To the east is vacant land and a sports facility in the M, Manufacturing District. To the west is a commercial property in the M, Manufacturing District.
- The site is located within the boundaries of the *West Franklinton Plan* (2014), which recommends “Community Commercial” land uses for this location.
- The site is located within the boundaries of the Franklinton Area Commission, whose recommendation is for approval.

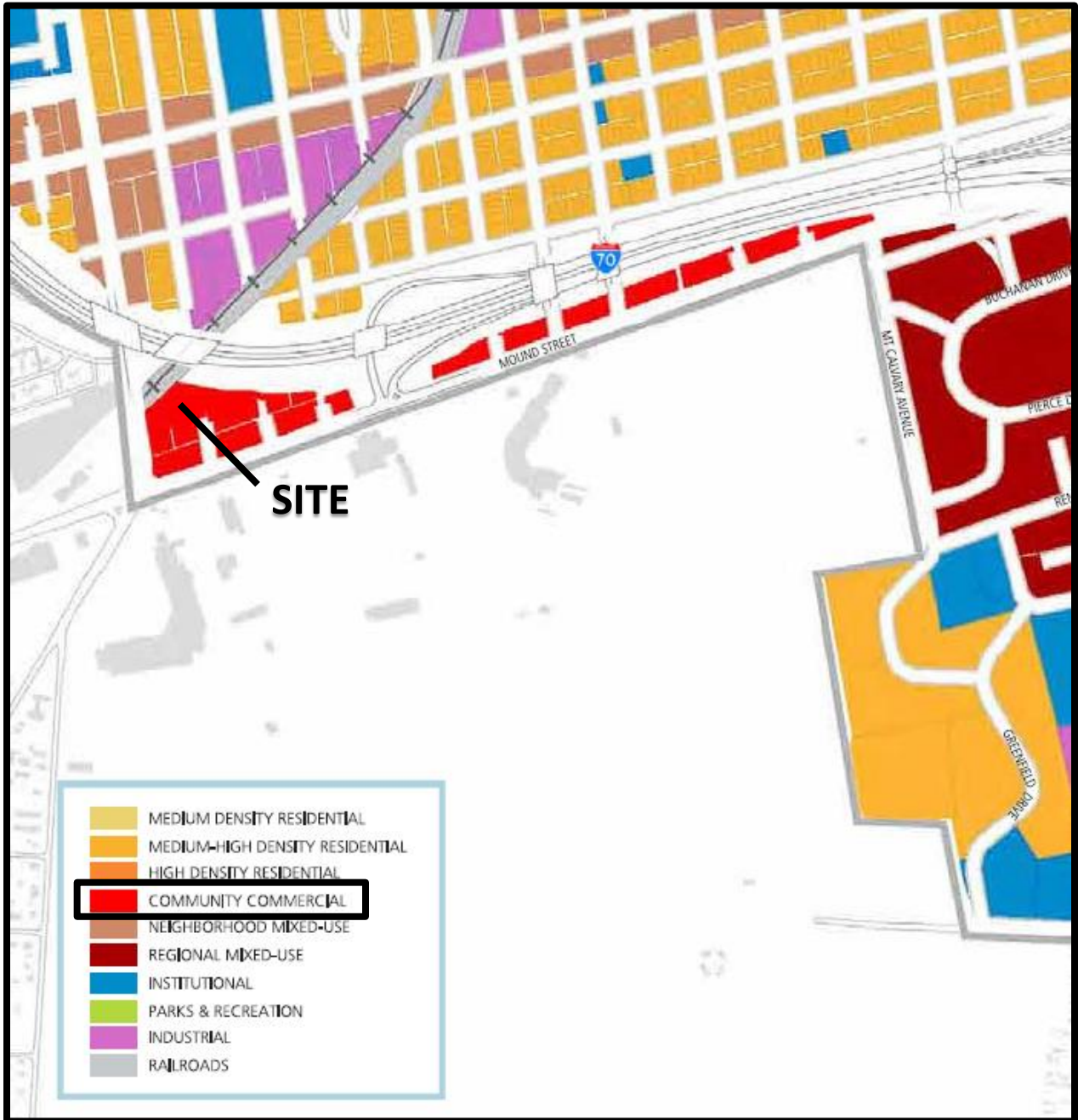
**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested M, Manufacturing District will allow an industrial development that is compatible with the density and development standards of adjacent manufacturing developments. Although the *West Franklinton Plan* calls for “Community Commercial” land uses at this site, the prevailing land uses and lack of direct frontage on Mound Street are more suited for industrial uses as proposed.



Z17-011  
541 Brehl Avenue  
Approximately 1.8 acres  
C-5 to M

West Franklinton Plan (2014)



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541 Brehl Avenue  
Approximately 1.8 acres  
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West Franklinton Plan (2014)

Classification	Sub-Classification	Density Guideline*	Map Color	General Description
Residential	Low Density Residential	up to 4 du/acre		This classification is characterized by low density single family residential development.
	Low-Medium Density Residential	4-6 du/acre		This classification is characterized by predominantly single-family development, with limited amounts of multifamily.
	Medium Density Residential	6-10 du/acre		This classification is characterized by residential development including both smaller lot single-family and smaller scale multifamily development.
	Medium - High Density Residential	10 to 16 du/acre		This classification is characterized by a variety of dwelling types, including doubles, townhouses and multi-family development.
	High Density Residential	16 to 45 du/acre		This classification is characterized by multi-story multifamily housing.
	Very High Density Residential	45 and higher du/acre		This classification is characterized by very dense multi-story multifamily housing.
Commercial	Neighborhood Commercial			This classification is characterized by retail, office, or institutional uses that serve the immediate neighborhood. Examples include smaller scale retail, office, or institutional uses, including gas stations with convenience stores that are built to Urban Commercial Overlay design standards.
	Community Commercial			The Community Commercial classification is characterized by retail, office, hotel, or institutional uses that serve multiple neighborhoods, but generally do not attract residents from outside the area. An example includes neighborhood shopping centers. Gas stations built to Community Commercial Overlay design standards may be supported.
	Regional Commercial			The Regional Commercial classification is characterized by large scale shopping centers and regional malls, big box retailers, hotels, entertainment centers and similar retail uses that have the potential to attract consumers from major portions of the city, as well as the Central Ohio region. Office or institutional uses are also be appropriate.

Z17-011  
 541 Brehl Avenue  
 Approximately 1.8 acres  
 C-5 to M



Z17-011  
541 Brehl Avenue  
Approximately 1.8 acres  
C-5 to M

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDINGS  
AND ZONING SERVICES

**STANDARDIZED RECOMMENDATION FORM**

**Department of Building & Zoning Services**  
Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224-3218  
Phone: 614-645-7433 www.columbus.gov

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number: 217-011

Address: 541 BREHL

Group Name: BRUCE STORTS

Meeting Date: 5/9/17

Specify Case Type:  BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

Recommendation:  Approval  
(Check only one)  Disapproval

NOTES: Approve CS - M change  
Per unanimous vote of  
Franklin Area Commission

Vote: \_\_\_\_\_

Signature of Authorized Representative: [Signature]

SIGNATURE

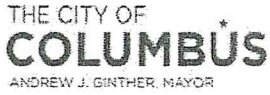
FRANKLIN AC.

RECOMMENDING GROUP TITLE

614 377 0429

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
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 # 217-011

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) BRUCE STORTS
of (COMPLETE ADDRESS) 4181 PATZER AVE GROVE CITY OH. 43123
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

Table with 2 columns and 2 rows for listing parties with 5% or more interest. Row 1 contains handwritten entry: 1. BLS RENTALS LTD, 4181 PATZER AVE. GROVE CITY OH. 43123, 0.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Handwritten Signature]

Subscribed to me in my presence and before me this 15th day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires:

Notary Seal: DAVID B. GILL JR., NOTARY PUBLIC FOR THE STATE OF OHIO, My Commission Expires September 9, 2020

Notary Seal Here

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 all checks payable to the Columbus City Treasurer