

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 12, 2012**

- 2. APPLICATION: Z12-010 (12335-00000-00039)**  
**Location:** 3936 SCIOTO DARBY CREEK ROAD (43026), being 7.98± acres located on the north side of Scioto Darby Creek Road, 980± feet west of Scioto Darby Executive Court (560-162437).  
**Existing Zoning:** R-1, Residential and C-4, Commercial Districts.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Landscaping contractor with limited retail uses.  
**Applicant(s):** Hidden Creek Landscaping Inc.; c/o Clayton D. Hall, Attorney; 2041 Riverside Drive, Suite 202; Columbus, OH 43221.  
**Property Owner(s):** Sara L. Ramsey; 3920 Scioto Darby Creek Road; Hilliard, OH 43026.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov).

**BACKGROUND:**

- o The 7.98± acre site is zoned R-1, Residential and C-4, Commercial Districts, and is developed with two single-unit dwellings and various out buildings. The applicant requests the L-M, Limited Manufacturing District to permit a landscaping contractor with limited retail uses.
- o To the north and east are single-family dwellings zoned in the R-1, Residential District. To the south across Scioto Darby Creek Road is an electric substation zoned in the M-1, Manufacturing District. To the west is a single-unit dwelling and a warehouse in the L-M-2, Limited Manufacturing District.
- o The site is located within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends light industrial uses for this location.
- o The limitation text contains appropriate use restrictions, and buffering, screening, and lighting controls that are consistent with the limitation text of the adjacent L-M-2 District approved in 2005.
- o A Traffic Access Study for the proposed development is still pending review by the Public Service Department, Planning and Operations Division. Additional commitments may need to be added to the limitation text. Those commitments will be incorporated into the proposal prior to consideration at City Council.\*
- o The *Columbus Thoroughfare Plan* identifies Scioto Darby Creek Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Conditional approval.

The requested L-M, Limited Manufacturing District will allow a landscaping contractor with limited retail uses, or limited industrial/office development. The limitation text contains appropriate use restrictions, screening, and lighting controls similar to the adjacent L-M-2, Limited Manufacturing District. The request is consistent with the zoning and development patterns of the area, and with the land use recommendations of the *Trabue/Roberts Area Plan*. Approval is conditioned upon the finalization of traffic-related commitments to the satisfaction of the Public Service Department, Planning and Operations Division. The recommendation will revert to disapproval if the applicant does not agree to incorporate final commitments into the limitation text.\*

\*The Applicant has revised the permitted uses in the Limitation Text in order to avoid having to make roadway improvements. The Department of Public Service has no further issues with the proposed L-M, Limited Manufacturing District.

3936 Scioto Darby Creek Road  
Approximately 7.98 acres  
R-1 & C-4 to L-M



**Z12-010**

3936 Scioto Darby Creek Road

**Plan Recommendations**  
Trabue/Roberts Area Plan

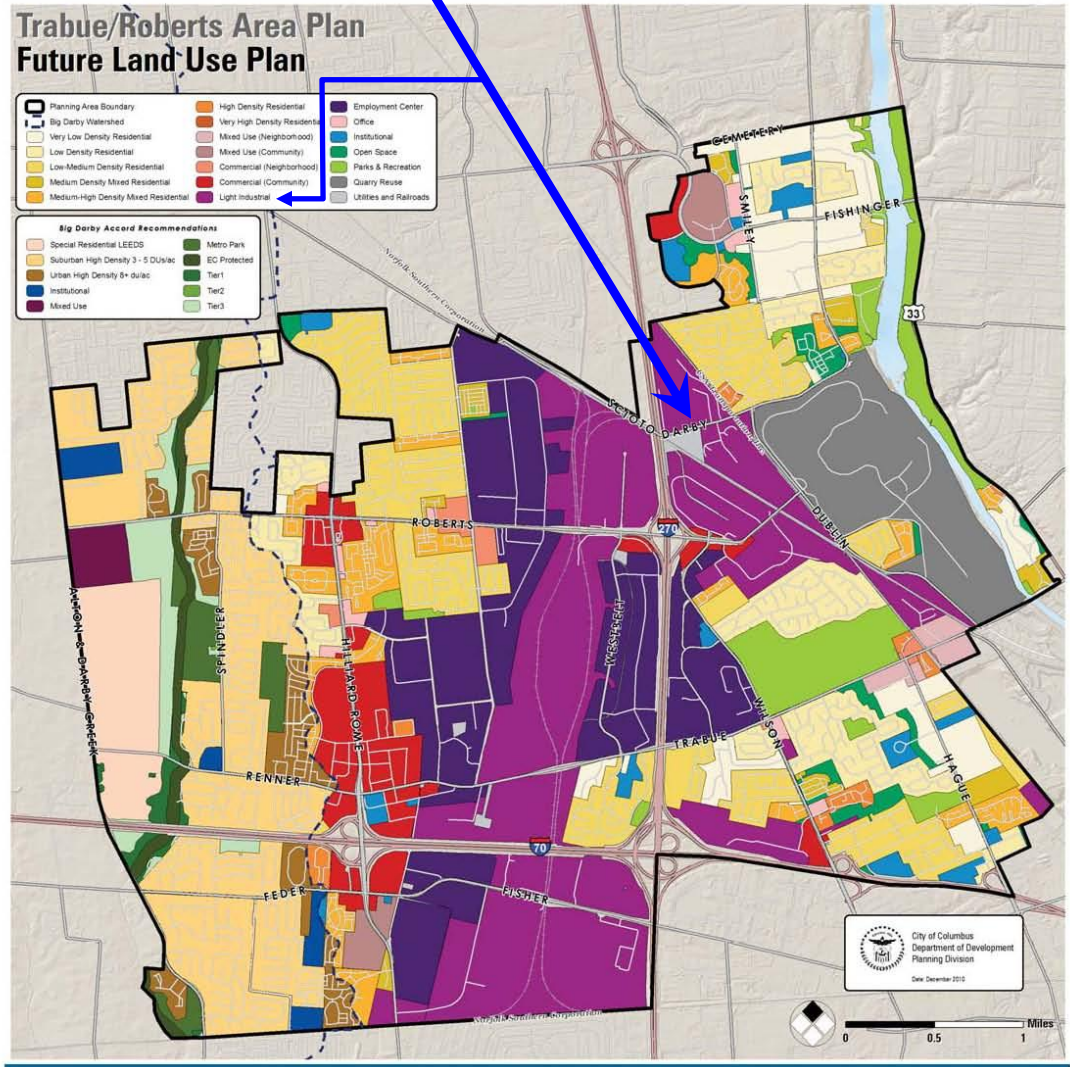


Figure 16

**Z12-010**



3936 Scioto Darby Creek Road  
Approximately 7.98 acres  
R-1 & C-4 to L-M



**Z12-010**





**REZONING APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services  
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 # 212-010

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Clayton D. Hall  
 of (COMPLETE ADDRESS) 2041 Riverside Drive, Suite 202 Columbus, Ohio 43221

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

1. Sara L. Ramsey 3920 Scioto Darby Creek Road Hilliard, Ohio 43026 (614) 876-8532	2. Hidden Creek Landscaping, Ltd. 1945 Atlas Street Columbus, Ohio 43228 Columbus Based Employees: 30 Contact: Matt Seiler (614) 777-4254
3. Jason Cromley Owner - Hidden Creek Landscaping 1945 Atlas Street Columbus, Ohio 43228 (614) 777-4254	4. Matt Seiler Owner - Hidden Creek Landscaping 1945 Atlas Street Columbus, Ohio 43228 (614) 777-4254

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Clayton D. Hall

Subscribed to me in my presence and before me this 30<sup>th</sup> day of January, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Barbara Harmer Barbara Harmer

My Commission Expires:

December 21, 2016

Notary Public, State of Ohio  
*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
 For all questions regarding this form and fees please call: 614-645-4522  
**Please make all checks payable to the Columbus City Treasurer**