

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 14, 2006**

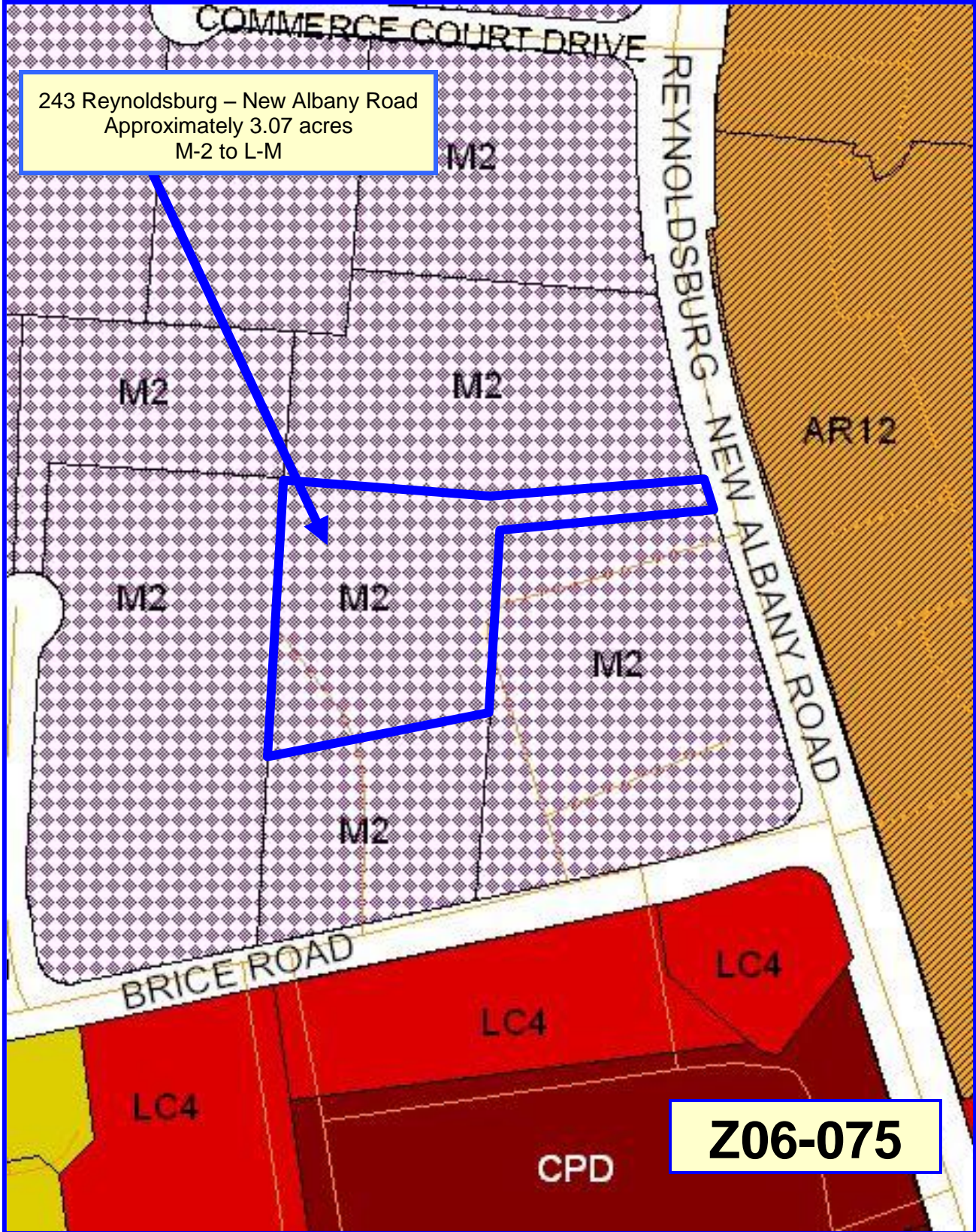
- 4. APPLICATION: Z06-075**  
**Location:** **243 REYNOLDSBURG-NEW ALBANY ROAD (43068)**, being 3.07± acres located on the west side of Reynoldsburg-New Albany Road 440± feet north of Brice Road (010-229130).  
**Existing Zoning:** M-2, Manufacturing District.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Landscaping and nursery business.  
**Applicant(s):** Ohio Mulch; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Samuel and Carolyn Clark; c/o Martin Management Services, Inc.; 180 East Broad Street; Columbus, OH 43215.  
**Planner:** Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

**BACKGROUND:**

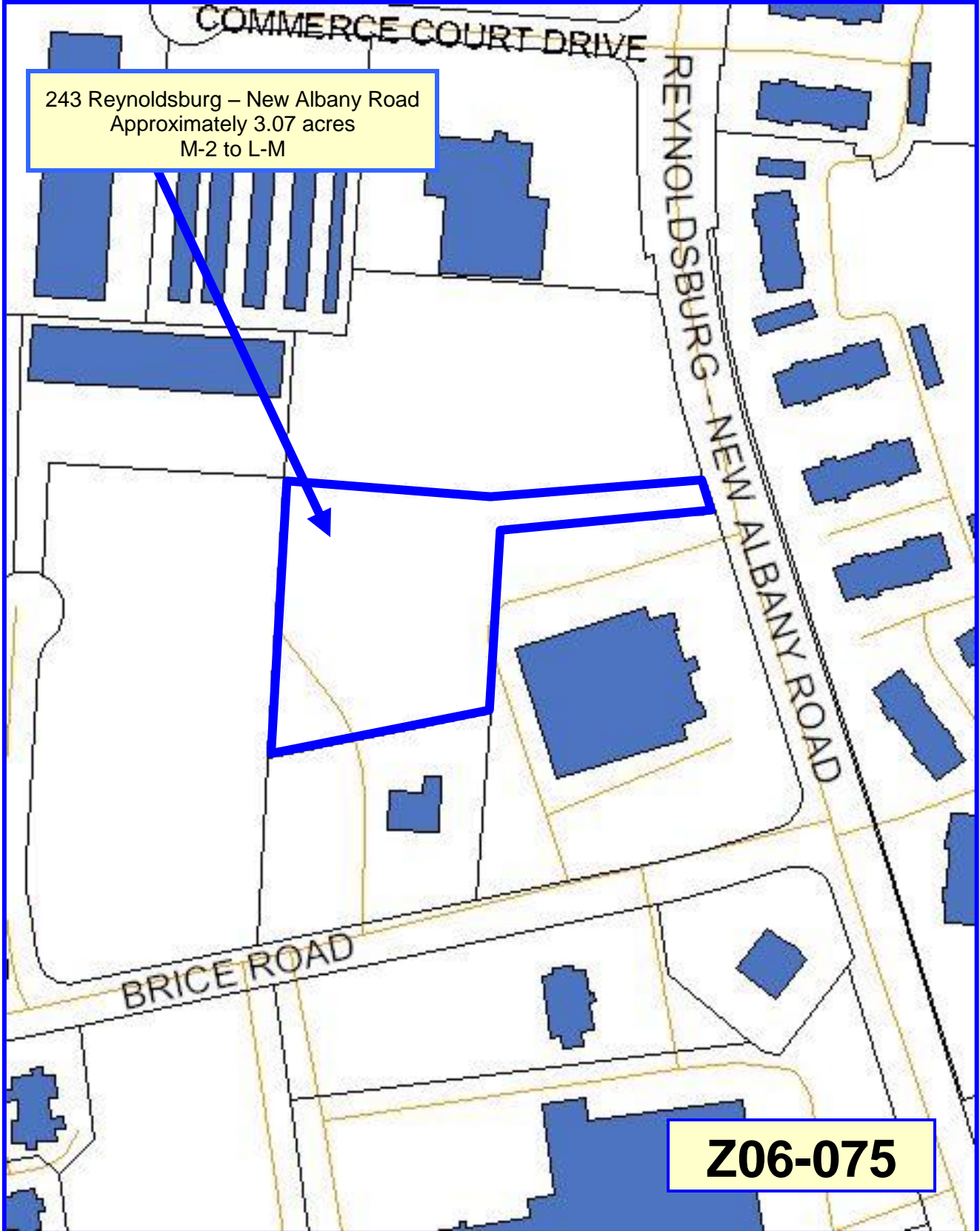
- The 3.07± acre site is undeveloped in the M-2, Manufacturing District. The M-2 district permits less objectionable manufacturing uses. The applicant is proposing to rezone to the L-M, Limited Manufacturing District, allowing only the less objectionable manufacturing uses and wholesale and retail sales of landscape and garden materials and products.
- To the north of the site is a warehouse use in the M-2, Manufacturing District. To the east, across Reynoldsburg – New Albany Road, is multi-family residential development in the AR-12, Apartment Residential District. To the southeast is a light manufacturing use in the M-2, Manufacturing District. To the south is an office use in the M-2, Manufacturing District. To the west is undeveloped property in the M-2, Manufacturing District.
- The proposed use is consistent with the unadopted East Broad Street Study, which recommends industrial uses for the site.
- The *Columbus Thoroughfare Plan* identifies Reynoldsburg – New Albany Road as a 4-2 arterial requiring a minimum of 50 feet right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

This proposed rezoning maintains the existing permitted uses and adds one new use, wholesale and retail sales of landscape and garden materials and products. The staff recommendation is for approval. The proposed use is consistent with the zoning and development in the area.

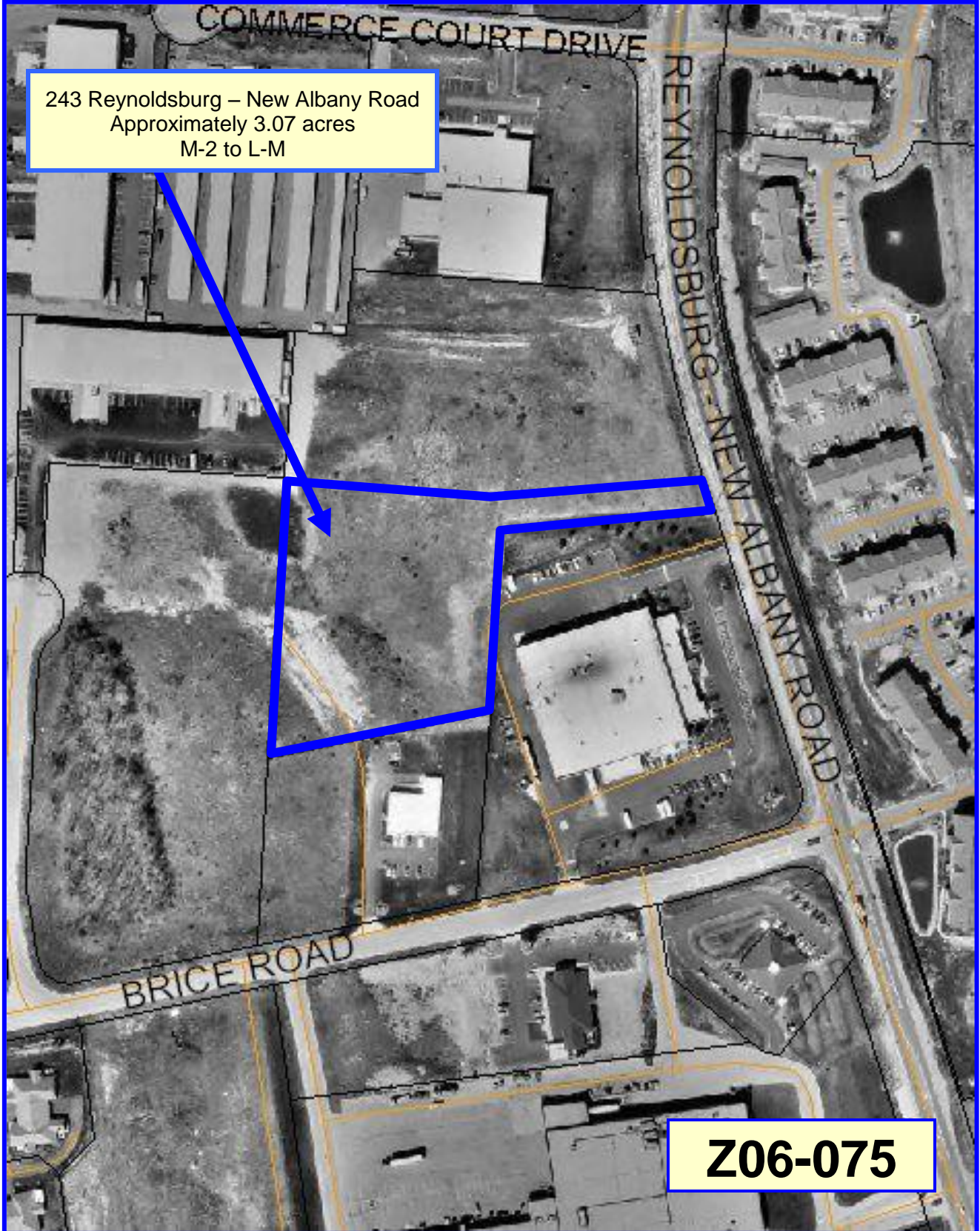






243 Reynoldsburg - New Albany Road  
Approximately 3.07 acres  
M-2 to L-M

**Z06-075**



243 Reynoldsburg - New Albany Road  
Approximately 3.07 acres  
M-2 to L-M

**Z06-075**

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 # 206-075

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown / Smith & Hale  
of (COMPLETE ADDRESS) 243 Reynoldsburg - New Albany Road  
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. Ohio Mulch 2140 Advance Ave. Columbus, OH 43207  88 Columbus based employees	2. Samuel and Carolyn Clark by and through Martin Management Services, Inc. Court Appointed Receiver 180 E. Broad St., Columbus, OH 43215
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 3rd day of October, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

no expiration



This Project Disclosure Statement expires six months after date of notarization.  
DAVID L. HODGE  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.