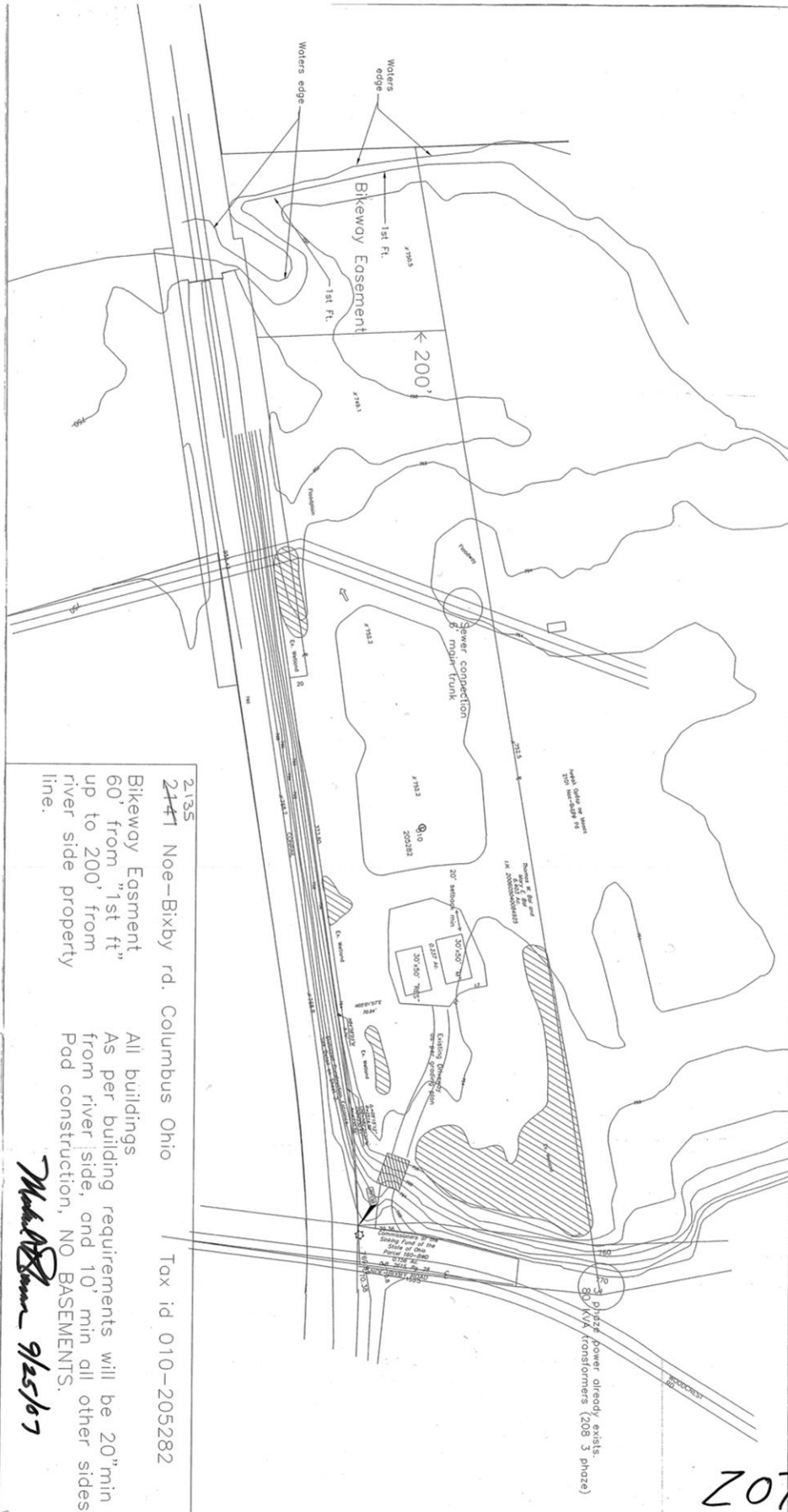


Z07-043



FINAL RECEIVED

Don Platt 9/25/07

Z07-043

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 11, 2007**

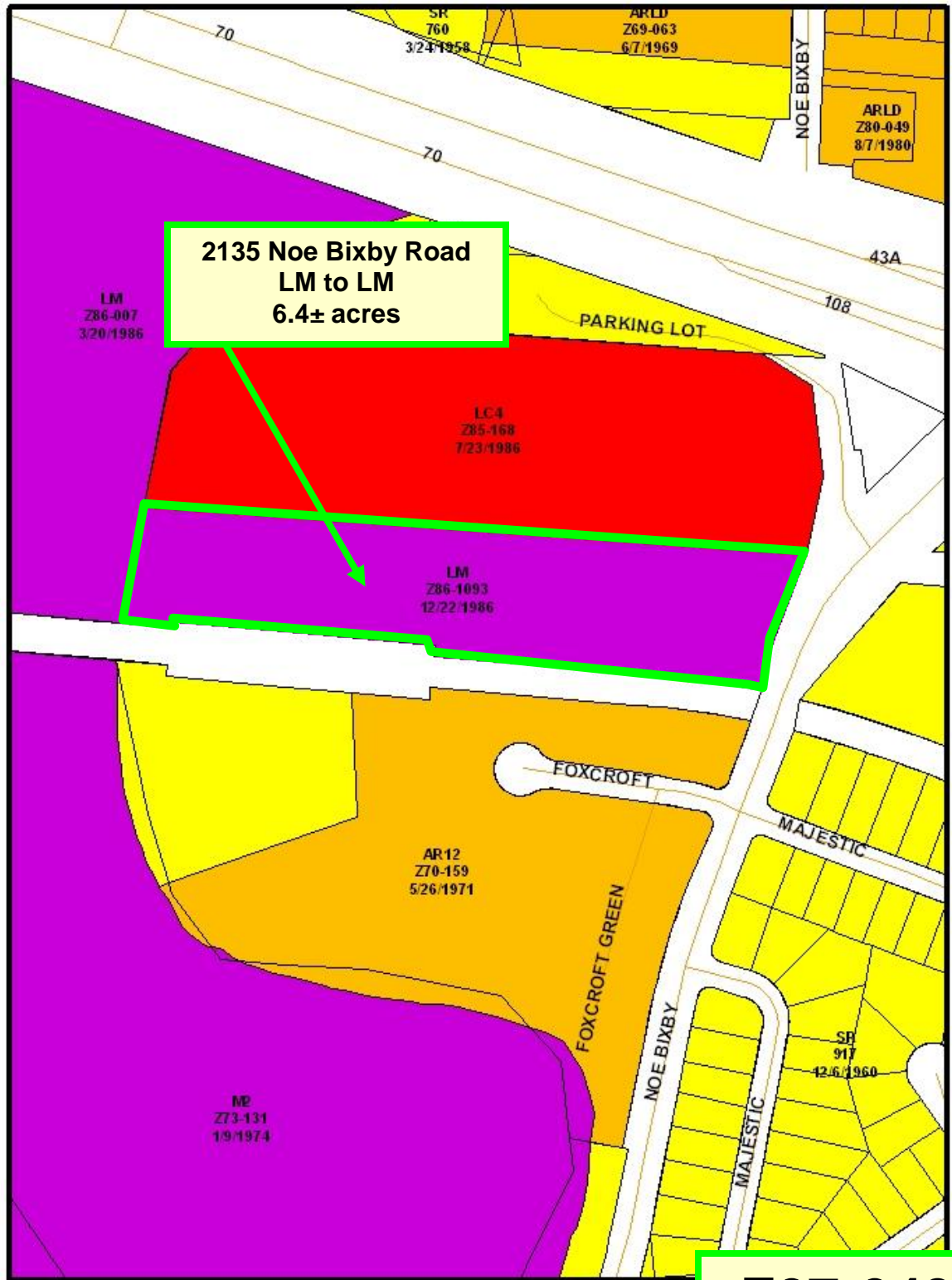
- 6. APPLICATION: Z07-043**
- Location:** **2135 NOE BIXBY ROAD (43232)**, being 6.4± acres located on the west side of Noe Bixby Road, 200± feet north of Foxcroft Court (010-205282).
- Existing Zoning:** L-M, Limited Manufacturing District.
- Request:** L-M, Limited Manufacturing District.
- Proposed Use:** Manufacturing use.
- Applicant(s):** Thomas Bal; c/o Michael T. Shannon, Atty.; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200, Columbus, OH 43206.
- Property Owner(s):** Thomas & Mary Bal; 1315 Idlewild Drive, Columbus, OH 43232.
- Planner:** Dana Hitt, AICP; 645-2395; dahitt@columbus.gov

BACKGROUND:

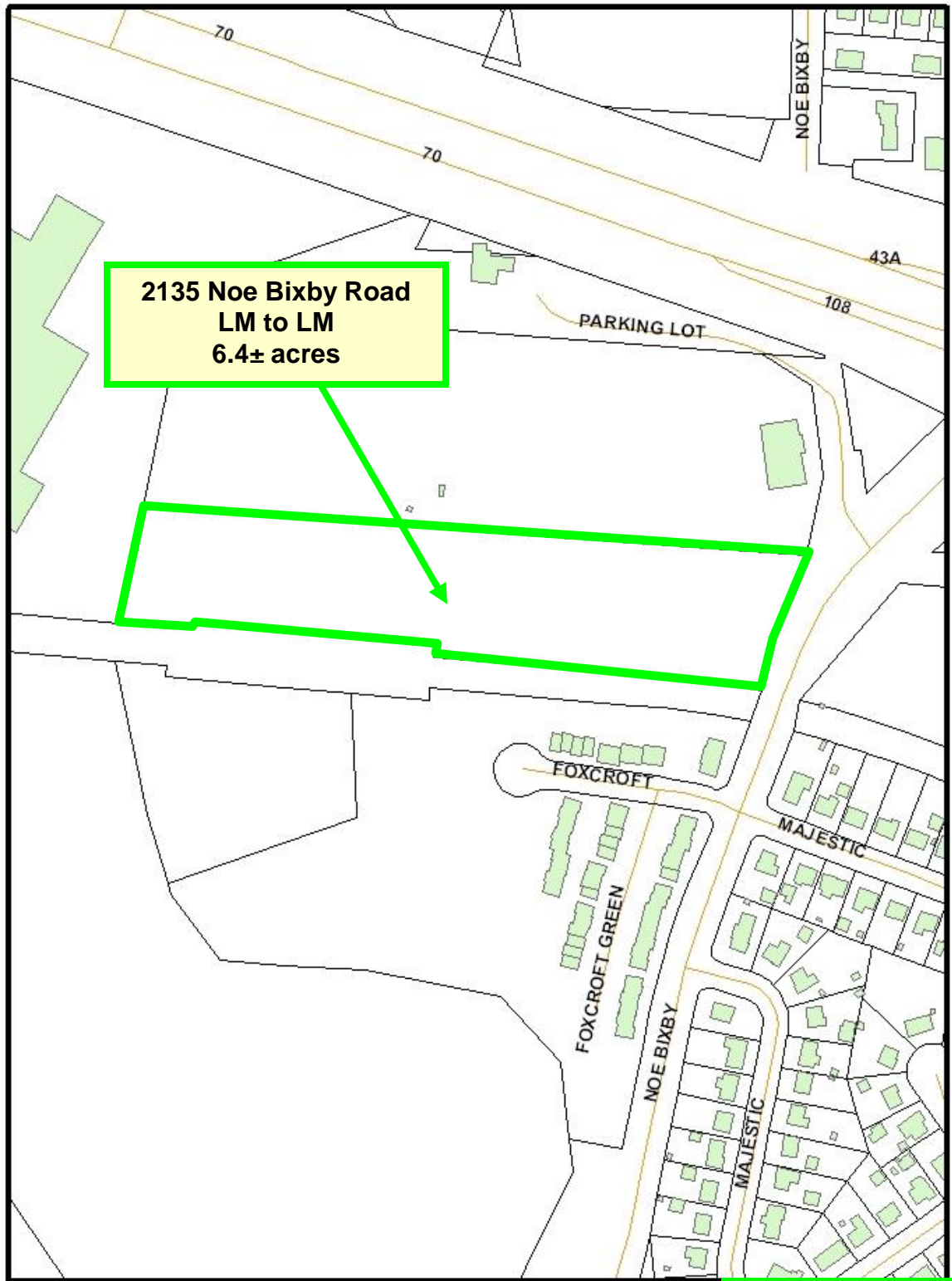
- The applicant is applying for a rezoning to the L-M to build a research and development office with a light manufacturing / metal fabrications business along with a residence. The residential use is the subject of a concurrent Council variance and is not part of this application. The current L-M District is committed exclusively to self-storage; therefore a rezoning is needed to permit the light manufacturing use. The ability to conduct self-storage is maintained with this application
- To the north is a fraternal organization zoned in the L-C-4, Limited Commercial District. To the south beyond the railroad tracks are multi-family dwellings zoned in the AR-12, Apartment Residential District. To the east across Noe Bixby Road is a single family dwelling zoned in the SR, Suburban Residential District. To the west beyond Big Walnut Creek are office uses zoned in the M, Manufacturing District.
- The applicant is committing to the site plan which limits development to a pad that has been raised out of the flood plain. The location of the pad results in large setbacks from the front, side and rear. The applicant is committing to maintain the existing landscaping of this heavily wooded site.
- The *Columbus Thoroughfare Plan* identifies Noe Bixby Road as a “C” arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

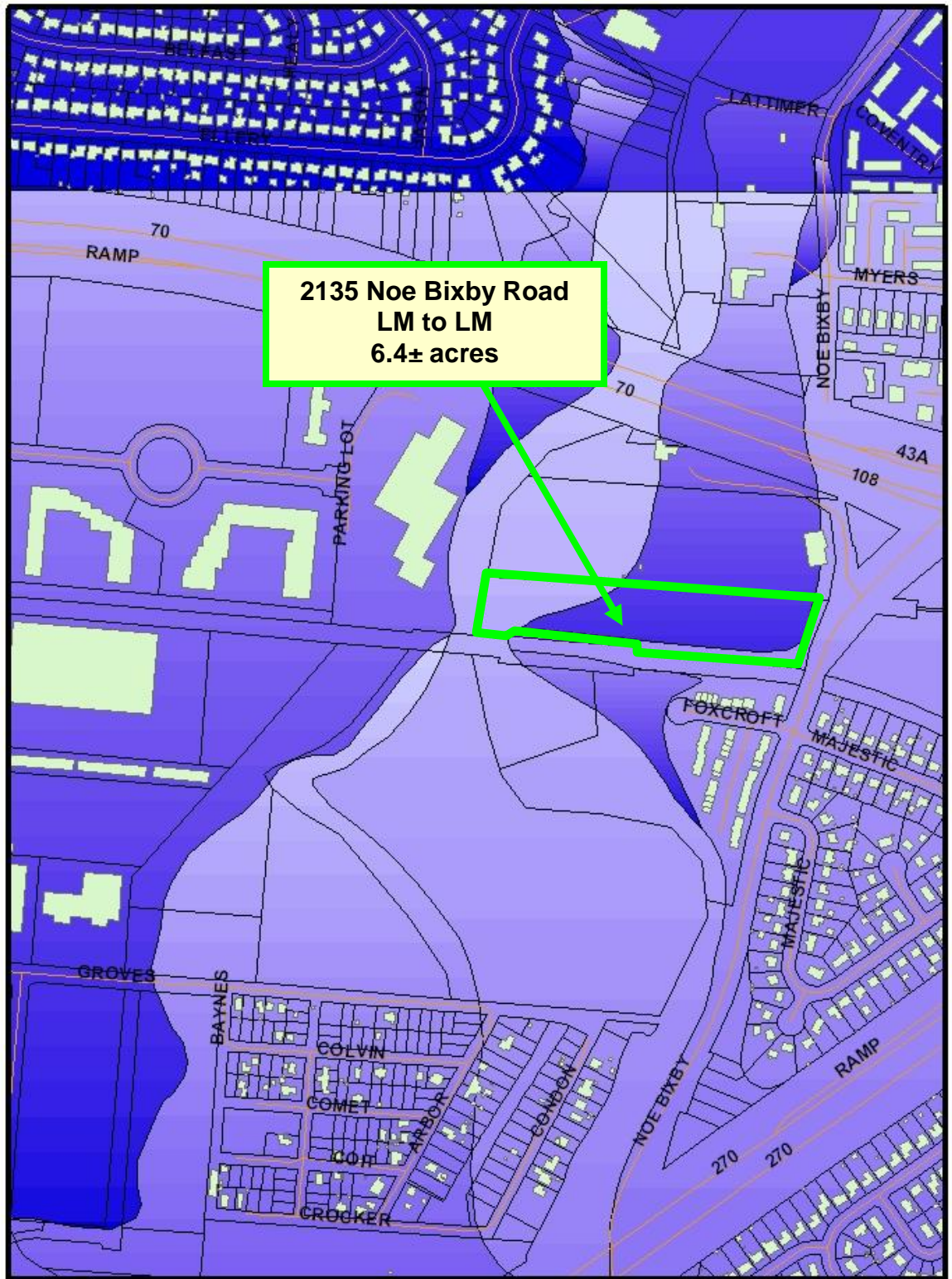
Due to the commitment to the site plan with limited development area along with the commitment to maintain the existing vegetation, the proposed L-M, Limited Manufacturing District is compatible with the zoning and development patterns of the area.



Z07-043



Z07-043



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 # Z07-043 / CV07-032

Being first duly cautioned and sworn (NAME) Michael T. Shannon, Esq.
of (COMPLETE ADDRESS) 500 S. Front St., Suite 1200, Columbus, Ohio 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

1. <u>Thomas and Mary Bal</u> <u>1315 Idlewild Drive</u> <u>Columbus, Ohio 43232</u> <u>Contact: Michael T. Shannon, Esq. (614) 229-4506</u> <u>Columbus-Based Employees: -0-</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Michael T. Shannon

Subscribed to me in my presence and before me this 16th day of January, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Rita J. Martin

My Commission Expires:

11/02/10

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

Notary Seal Here



RITA J. MARTIN
Notary Public, State of Ohio
My Commission Expires 11-02-10