

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 14, 2021**

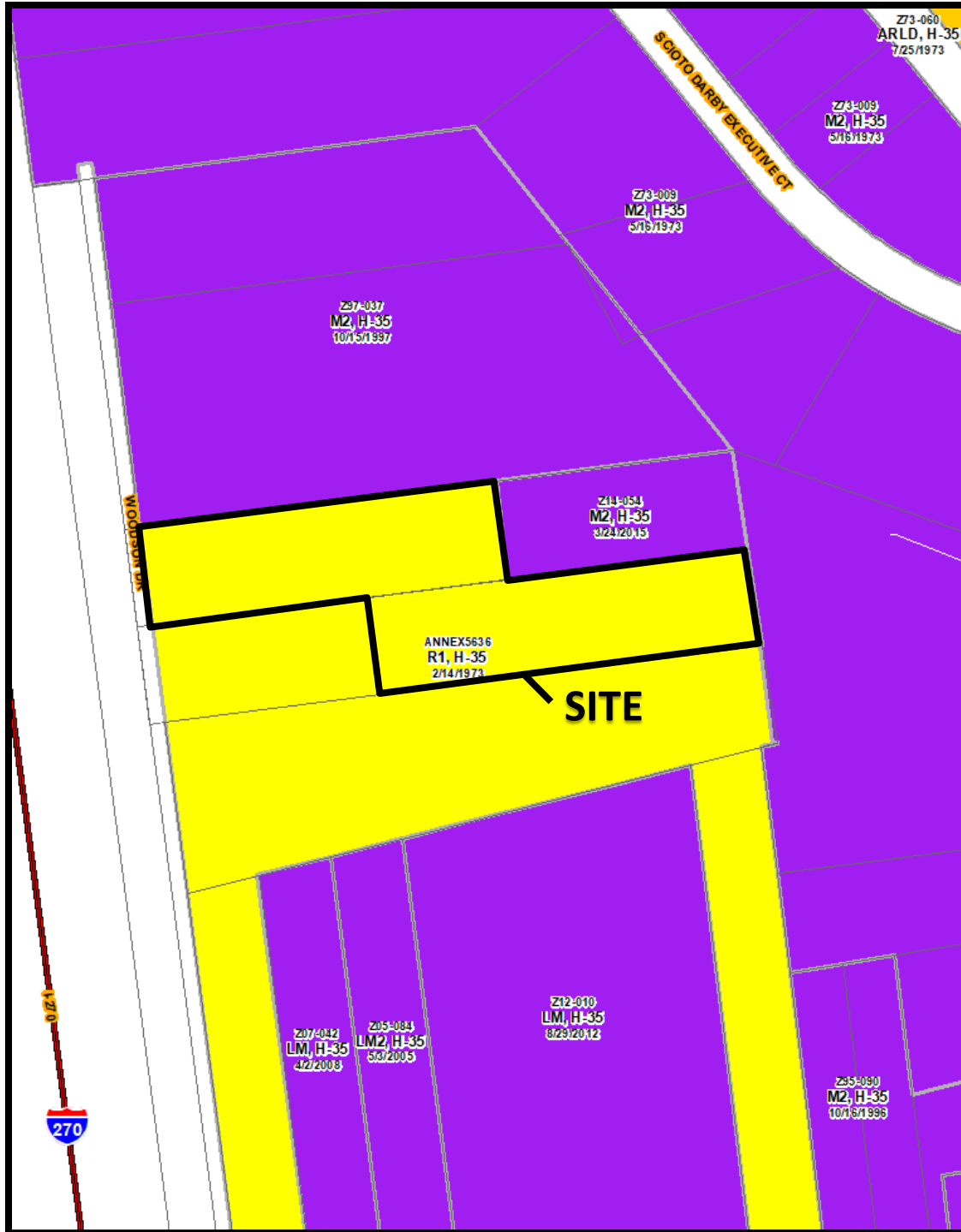
- 5. APPLICATION: Z21-068**
- Location:** **2970-2990 WOODSON DR. (43026)**, being 3.2± acres located on the east side of Woodson Road, 1,100± feet north of Scioto Darby Creek Road (560-162427 and 560-162440; West Scioto Area Commission).
- Existing Zoning:** R-1, Residential District.
- Request:** M-2, Manufacturing District (H-35).
- Proposed Use:** Boat and RV Storage Business
- Applicant(s):** Dennis Hecker and Cathy Hecker; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site is developed with a single-unit dwelling in the R-1, Residential District. The applicant proposes the M-2, Manufacturing District for expansion of an adjacent boat and RV storage business.
- To the north of the site is undeveloped land in the M-2, Manufacturing District. To the south is a single-unit dwelling in the R-1, Residential District. To the east of the site is a boat and RV storage business in the M-2, Manufacturing District. To the west is Interstate 270.
- Concurrent CV21-083 has been filed to reduce the building setback and setback of open storage of materials. The site plan included with the Council variance is still being considered by staff and subject to change. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends “Light Industrial” land uses at this location. The Plan also states that screening and buffering are important elements of development and site design. Screening between incompatible land uses is particularly important, especially between industrial uses and existing or planned residential uses.
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested M-2, Manufacturing District will allow a boat and RV storage business that is compatible with the development standards of the adjacent self-storage facility. The proposal is also consistent with the land use recommendations of the *Trabue/Roberts Area Plan*.



Z21-068
2970-2990 Woodson Dr.
Approximately 3.2 acres
R1 to M-2



Z21-068
2970-2990 Woodson Dr.
Approximately 3.2 acres
R!%to M-2

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

Address:

Group Name:

Meeting Date:

Specify Case Type:

- BZA Variance / Special Permit**
- Council Variance**
- Rezoning**
- Graphics Variance / Plan / Special Permit**

Recommendation:

(Check only one and list basis
for recommendation below)

- Approval**
- Disapproval**

NOTES:

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrppgt."Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-068

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

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Dennis and Cathy Hecker, 4191 Clairmont Road, Columbus, OH 43220; # Cols based emps: Zero (0) Contact: Dennis Hecker, (614) 657-6249</p>	<p>2. -----</p>
<p>3. -----</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 26th day of July, in the year 2021

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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