

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 9, 2004**

6. **APPLICATION:** **Z04-083**
 Location: **6980 TUSSING ROAD (43068)**, being 2.8± acres located on the north side of Tussing Road, 236± feet east of Arrowsmith Drive (540-164978).

 Existing Zoning: R, Rural District.
 Request: L-M, Limited Manufacturing District.
 Proposed Use: Carwash and office/warehouse development.
 Applicant(s): Feelines Homes, Ltd.; c/o David Perry, Agent., The David Perry Company; 145 East Rich Street; Columbus, OH 43215.
 Property Owner(s): The Applicant; c/o Donald Plank, Atty., Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
 Planner: Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- The 2.8± acre site is currently zoned in the R, Rural District and is developed with a single-family dwelling. The applicant is requesting the L-M, Limited Manufacturing District for office/warehouse and carwash development.
- Office warehouse and manufacturing uses in the M-2, Manufacturing District are located north and west of the site. A single-family dwelling in the M-2, Manufacturing District is located east of the site. Single-family dwellings in the R-2, Residential District are located south of the site across Tussing Road.
- The site is located within the boundaries of the Brice/Tussing Area Plan (1990), which recommends light manufacturing uses at this site. The proposed carwash is acceptable at this location because the application of M-2, Manufacturing District setback and landscaping requirements will maintain a compatible development layout along this section of Tussing Road.
- The limitation text limits uses to less objectionable manufacturing uses and a carwash. Text development standards address traffic requirements, building and parking setbacks, street trees and headlight screening along Tussing Road, a landscaped buffer along the east property line, and lighting and graphics restrictions.
- The *Columbus Thoroughfare Plan* identifies Tussing Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant's request for the L-M, Limited Manufacturing District for office/warehouse use is consistent with *Brice-Tussing Plan* (1990) land use recommendations and staff can support the proposed carwash because it will be developed with M-2, Manufacturing District setback and landscaping standards. The limitation text permits less objectionable manufacturing uses and a carwash, and includes customary development standards that address traffic, buffering and screening, lighting and graphics.