

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 11, 2006**

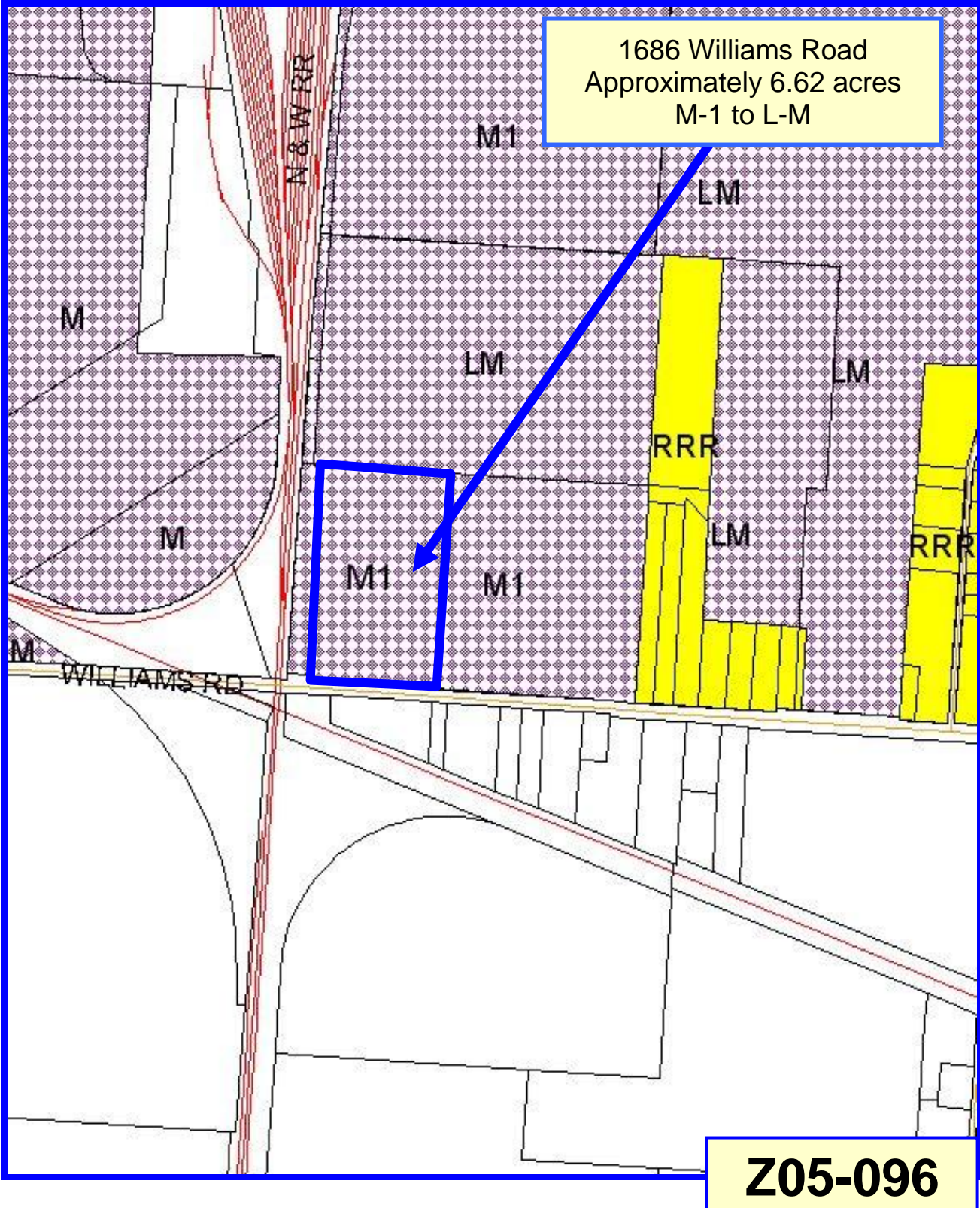
4. **APPLICATION:** **Z05-096**
 Location: **1686 WILLIAMS ROAD (43207)**, being 6.62± acres located on the north side of Williams Road, 1820± feet west of Kleinline Lane (530-112961).
 Existing Zoning: M-1, Manufacturing District.
 Request: L-M, Limited Manufacturing District.
 Proposed Use: Storage and sales of salvaged automobiles.
 Applicant(s): Universal Properties of Ohio II, LLC; 1686 Williams Road; Columbus, OH 43207.
 Property Owner(s): The Applicant.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

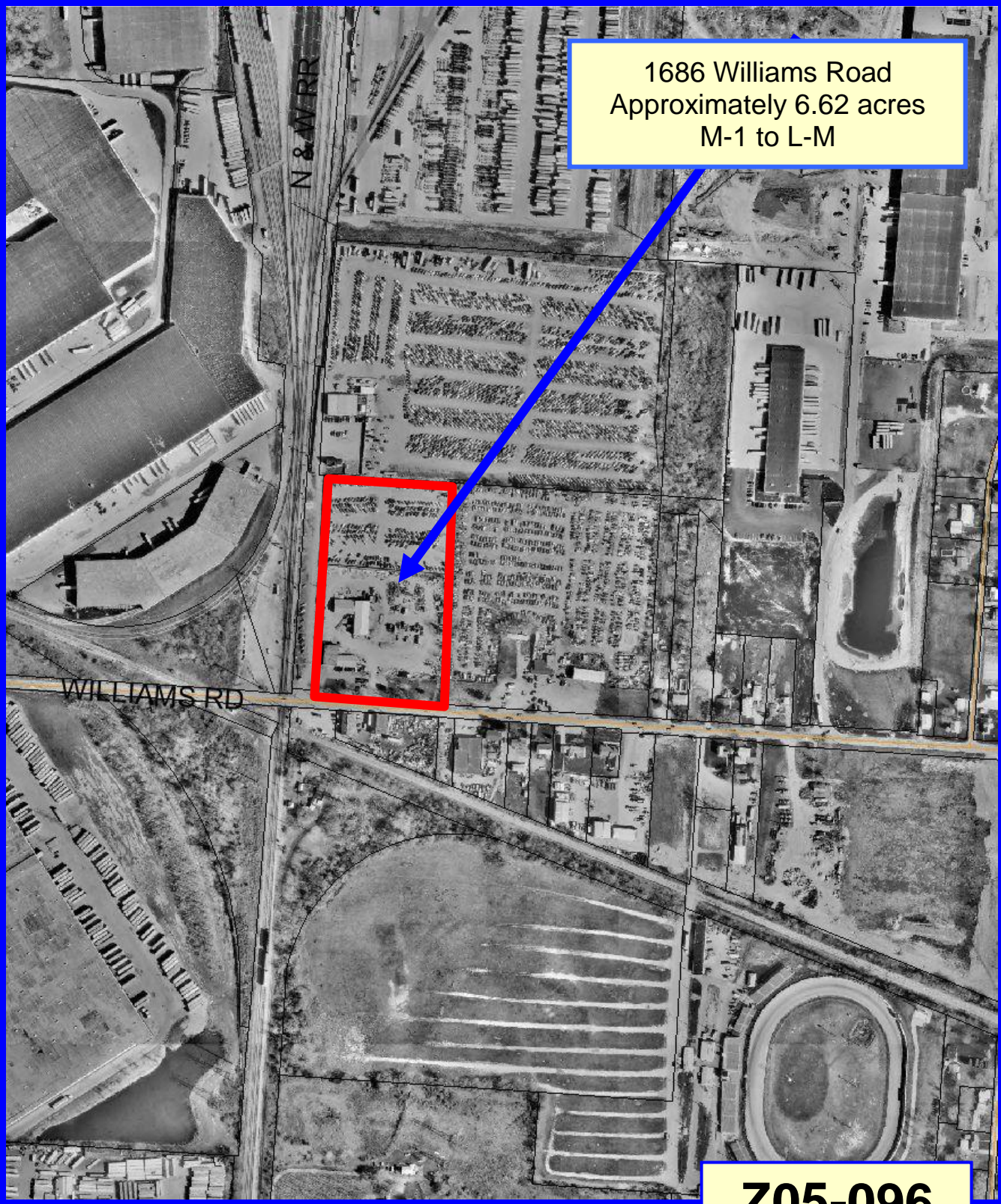
- o The 6.62± acre site is developed with a contractor's office and storage facility and is zoned in the M-1, Manufacturing District. The applicant requests the L-M, Limited Manufacturing District to allow on-site storage and sales of wrecked automobiles to be purchased by licensed salvage dealers. No sales will occur to the general public. The property to the north of the site operates the same type of business and wishes to expand onto this site. A Special Permit application has been filed to allow the salvage business, and will be heard by the Board of Zoning after the rezoning process is completed.
- o To the north is an automobile storage and salvage sales facility in the L-M, Limited Manufacturing District. To the east is a salvage yard in the M-1, Manufacturing District. To the south across Williams Road are a bar and a salvage yard in Hamilton Township. To the west are railroad tracks and a warehouse in the M, Manufacturing District.
- o The limitation text incorporates use restrictions that are consistent with surrounding industrial zoning districts and includes screening.
- o The site is in the planning area of the *South Alum Creek Neighborhood Plan* (2004), which recommends industrial uses for this location.
- o The *Columbus Thoroughfare Plan* identifies Williams Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow the storage and sales of salvaged automobiles contingent upon the approval of a pending Special Permit application. The proposed limitation text incorporates use restrictions that are consistent with surrounding industrial zoning districts and includes screening. The proposed L-M, Limited Manufacturing District is consistent with the zoning and development patterns of the area, and the recommendation of the *South Alum Creek Neighborhood Plan* (2004).



Z05-096



1686 Williams Road
Approximately 6.62 acres
M-1 to L-M

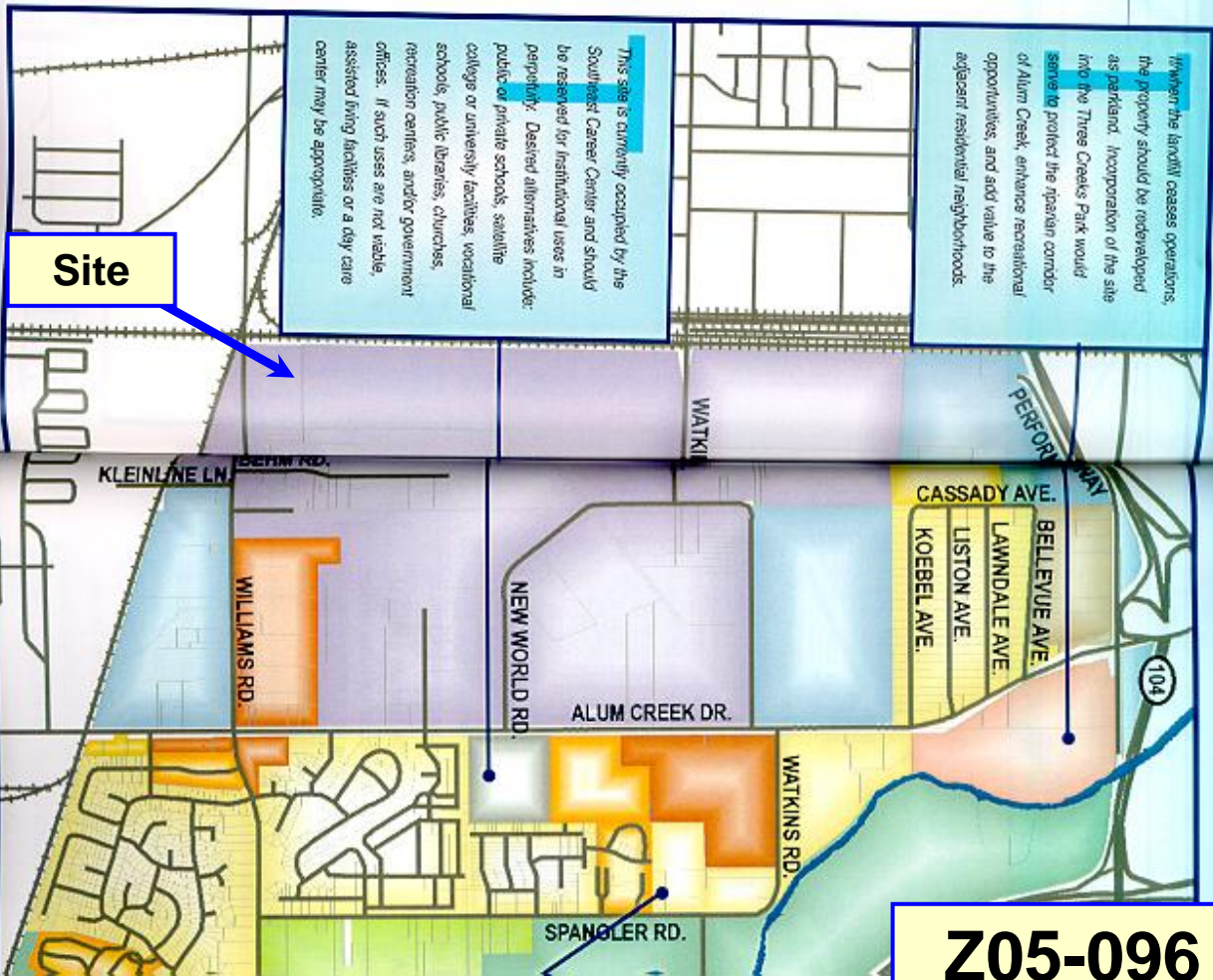
Z05-096

South Alum Creek Neighborhood Plan (2004)

Recommended Land Use



- LEGEND**
- Railroads
 - Road
 - Water
 - Cemetery
 - Landfill
 - Metro park
 - Rural Residential
 - Single Family Residential
 - Multi-Family Residential
 - Office and Retail Commercial
 - Institutional, Office, and Warehouse
 - Manufacturing and Industrial
 - Institutional



Z05-096

This site is currently occupied by the Southeast Career Center and should be reserved for institutional uses in perpetuity. Desired alternatives include: public or private schools, satellite college or university facilities, vocational schools, public libraries, churches, recreation centers, and/or government offices. If such uses are not viable, assisted living facilities or a day care center may be appropriate.

When the landfill ceases operations, the property should be redeveloped as parkland. Incorporation of the site into the Three Creeks Park would serve to protect the riparian corridor of Alum Creek, enhance recreational opportunities, and add value to the adjacent residential neighborhoods.

South Alum Creek Neighborhood Plan (2004)

Manufacturing and Industrial

Zoning and Land Use Policies

- S
1. Support rezoning or council variance applications that would implement the Recommended Land Use Map, further the purpose and goals of this document, pose no threat to the public health or safety, satisfy the setback requirements and development standards set forth in the zoning code, and provide full-time employment opportunities.
 2. Retain, support, and protect the residential character that exists east of Alum Creek Drive. Confine the establishment or expansion of manufacturing zoning districts to areas west of Alum Creek Drive, as indicated on the Recommended Land Use Map.
 3. Rezone the residential properties on Behm Road and Walkins Road west of Alum Creek Drive, collectively, to an "LM" (Limited Manufacturing) classification. Proceed only if and when all of the properties can be included in the rezoning.
 4. Do not support any rezoning or council variance application that would permit the establishment of a new use that would involve, as a primary function, the processing, production, transportation, storage, or emission of an environmentally hazardous substance.
 5. Do not support any rezoning or council variance application that would permit the establishment of a power plant, junk yard, land-fill/dump, refinery, hazardous waste disposal facility, slaughterhouse, adult bookstore, or an adult entertainment establishment.
 6. Support and establish the following uses:
 - ◀ construction and trade-related businesses
 - ◀ research and development facilities
 - ◀ warehousing and distribution uses
 - ◀ technology-based businesses
 - ◀ parts and equipment suppliers
 - ◀ furniture and woodworking operations



Construction site at New World Drive and Alum Creek Drive.

DEVELOPMENT STANDARDS

1. Sources of exterior lighting should consist of cut-off type fixtures, be directed downward, and be placed to prevent glare/spillover on adjoining properties. Fixtures should be limited to a maximum height of 18 feet above grade.
2. Height limitations, minimum setbacks, landscaping requirements, design standards, and use restrictions prescribed by the zoning code should be applied unless a clear and compelling demonstration of hardship is presented.
3. For any new development, one 2.5" caliper deciduous shade tree should be planted for every 5,000 sq. ft. of total floor area.
4. Maintain and ensure the survival of trees, shrubs, and other plants. Required landscape materials should be maintained in healthy condition (or replaced if dead) for a minimum period of two years after installation.
5. Dumpsters visible from adjoining properties should be fully enclosed by an opaque fence.



PO Box 77542
Columbus, Ohio 43207

John Eramo and Sons, Inc
1686 Williams Road
Columbus, Ohio 43207
November 18, 2005

Dear Mr. Eramo:

Please allow this letter to serve as notification that during the Council of South Side Organization's November monthly meeting the membership did **vote** in to **support** your zoning variances request.

The Council of South Side Organization supports the community's decision on this issue. Based on the information provided by to the community and Council the **zoning /variances will be supported.**

If you or any interested parties have any questions, please contact the zoning chairperson, Mr. Robert L. Patterson at 491-0840.

Sincerely

Robert L. Patterson
CSSO Second Vice-President
Zoning Chairperson

rlp/dld
Cc: CSSO file
community



**MARION-FRANKLIN
CIVIC ASSOCIATION**
P.O. Box 77618
Columbus, Ohio 43207



November 15, 2005

Rocco Eramo, President
John Eramo & Sons Inc.
1686 Williams Road
Columbus, Oh 43207

Dear Mr Eramo,

The Marion-Franklin Civic Association would like to thank you for attending our meeting on November 15, 2005 and presenting your request for a variance/^{R.P.} zoning to sell your property to Co-Parts so that they can build a parking lot. The consensus of the Marion-Franklin Civic Association is in full approval of your request

If you need further information or have any questions, please feel free to call our President, Mr Robert Patterson at 491-0840.

Sincerely,

A handwritten signature in cursive script that reads "Robert L. Patterson".

Robert Patterson, President

Debbie Davis, Secretary

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 # Z05-096

Being first duly cautioned and sworn (NAME) Rocco A. Eramo
of (COMPLETE ADDRESS) 1686 Williams Road, Columbus, Ohio 43207
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)

<p>1. Universal Properties of Ohio II, LLC 1686 Williams Road Columbus, Ohio 43207 No Employee Rocco A. Eramo, Manager <i>5 Members</i> (614) 207-2740</p>	<p>2. Company Purchasing Property Gregory R. DePasquale, Vice President COPART, Inc. 4665 Business Center Drive Fairfield, CA 94534 Columbus Employee <i>16</i></p>
<p>3.</p>	<p>4. Gregory R. DePasquale (707) 639-5001</p>

SIGNATURE OF AFFIANT

Rocco A. Eramo

Subscribed to me in my presence and before me this 27th day of NOVEMBER, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Rosemarie Knight

My Commission Expires:

March 10, 2008

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

Notary Seal Here



ROSEMARIE KNIGHT
Notary Public, State of Ohio
My Commission Expires 03-10-10