

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 11, 2012**

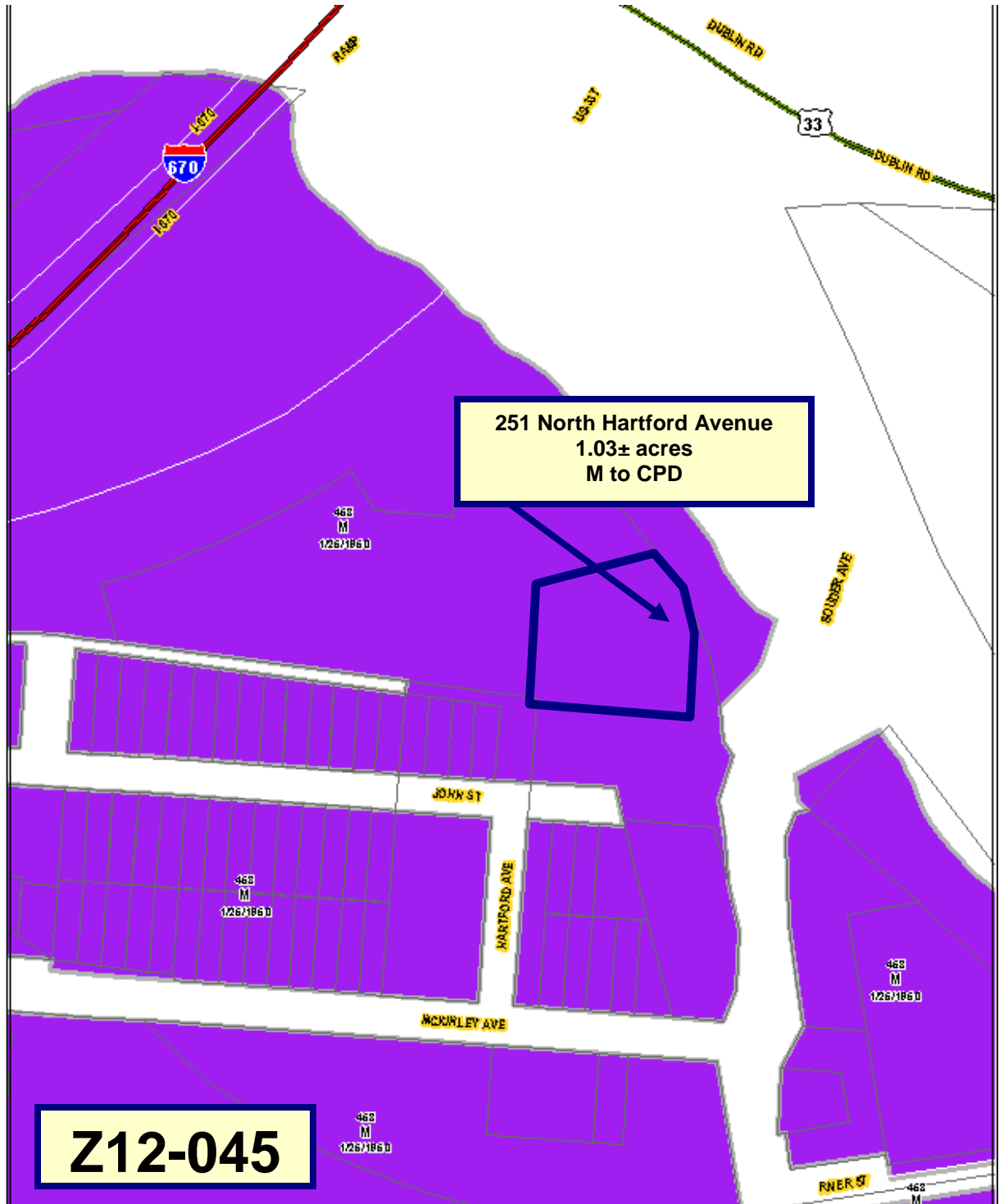
- 4. APPLICATION: Z12-045 (12335-00000-00446)**
Location: **251 NORTH HARTFORD AVENUE (43213)**, being 1.03± acres located 117± feet north of the northeast corner of John Street and North Hartford Avenue. (Franklinton, 010-041738).
Existing Zoning: M, Manufacturing District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Corporate Offices.
Applicant(s): Orange Barrel Media; c/o Jeffrey L. Brown & David L. Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Columbus Bituminous Concrete Corp; P.O. Box 398; Columbus, OH 43216
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

BACKGROUND:

- o The 1.03± acre site is developed with a former concrete mixing plant zoned in the M, Manufacturing District. The applicants are establishing their offices at this site on the portion to be zoned CPD and wish to incorporate Graphics variances on the CPD portion. The applicants will also use some of site the currently zoned M for their manufacturing, but that aspect is not part of this rezoning.
- o To the north and east are a trail and the Scioto River zoned in the M, Manufacturing District. To the south is an abandoned industrial operation in the M, Manufacturing District. To the west is a contractor's storage yard in the M, Manufacturing District.
- o The site is within the planning area of the *Franklinton Plan* (2003), which recommends manufacturing development for the site.
- o The applicant's use would be allowed at this site without a rezoning. The applicant is requesting a 200 foot height district, with a limit of 150 feet. The proposal will allow two off premise banners. The maximum size of each banner is proposed to be 120 ft. x 75 ft. A third side of structure shall be solar panels. The applicant has committed to not allowing LED signs on the proposed structure at the request of Staff.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Staff recommends approval of the requested CPD, Commercial Planned Development District. While it has been the long standing policy of BZS Staff to not include any substantive graphics commitments in any limitation or CPD text other than two boilerplate statements stating that the applicants will comply with the Graphics Code or file a Graphics Plan with the Graphics Commission, there is a provision in the CPD chapter that allows the applicant to utilize the CPD to address Graphics issues. BZS Staff policy has been that all Graphics issues should be handled by the Graphics Commission which was created specifically to handle Graphics issues, and rezonings should focus on land use issues and physical development standards. Incorporating Graphics Commitments in Zoning Texts circumvents Graphics Commission, whose sole focus is on Graphics issues. The applicant's proposed use would be allowed at this site without a rezoning. Although Staff is concerned about the precedent of handling graphics issues in this way, Staff has no objection to the proposed land use, development standards or the proposed graphic plan and standards.





Franklinton Area Commission

183 Hawkes Ave., Columbus, Ohio 43223

September 18, 2012

Jeff Brown
Smith & Hale LLC
37 W. Broad Street, Suite 725
Columbus, Ohio 43215

Dear Mr. Brown,

Thank you for your presentation at the Franklinton Area Commission meeting on Tuesday, September 11th. We enjoyed learning more about the development of the future Orange Barrel Media location. The Franklinton Area Commission extends our support for rezoning (application #Z12-045) of the proposed Orange Barrel Media headquarters at 251 N. Hartford Ave. We look forward to welcoming Orange Barrel Media to our community.

Sincerely,

A handwritten signature in black ink, appearing to be "Matt Egner", with a long horizontal line extending to the right.

Matt Egner,
Chair, Franklinton Area Commission

Chairperson: Matthew Egner, 614.638.3653
Vice Chairperson: Judy Box, 937.537.6501
Secretary: Summer Sherman, 614.479.3416
Treasurer: Phillip R. Johnson, 614.888.2096



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) Smith & Hale LLC, 37 West Broad Street, Suite 725, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Orange Barrel Media 3400 Southwest Blvd. Grove City, OH 43123 Pete Scantland, 205-9108 / zero employees	2. Columbus Bituminous Concrete Corp. P.O. Box 398 Columbus, OH 43216
3. Westpatrick Corp. P.O. Box 670 Columbus, OH 43123 Pete Scantland - 205-9108 / zero employees	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 19th day of April, in the year 2013

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

My Commission Expires:

9/4/15

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



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer