

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

1. **APPLICATION:** **Z05-084**
 Location: **3984 SCIOTO DARBY CREEK ROAD (43123)**, being 2.01± acres located on the north side of Scioto Darby Creek Road, 370± feet west of I-270 (560-001005).

 Existing Zoning: L-M-2, Limited Manufacturing District.
 Request: L-M-2, Limited Manufacturing District.
 Proposed Use: Limited industrial and office development.
 Applicant(s): Norman and Rebecca Evans; c/o Michael T. Shannon, Atty., Crabbe, Brown and James; 500 South Front Street, Suite 1200; Columbus, OH 43215.

 Property Owner(s): Norman and Rebecca Evans; 16304 Willow Stream Lane; Ft. Meyers, FL 33917.

 Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- o This application was tabled by the Development Commission on December 9, 2005, to allow the applicant time to address the concerns of an adjacent property owner. The 2.01± acre site is developed with a single-family dwelling and storage building and is zoned in the L-M-2, Limited Manufacturing District. The applicant requests the L-M-2, Limited Manufacturing District to allow additional industrial and office uses on the property. The current L-M-2 District allows contractor's storage within one building only. In conjunction with this rezoning request, a companion Council variance application has been filed to permit the non-conforming single-family dwelling, as well as other variances necessary to legitimize the existing site conditions.

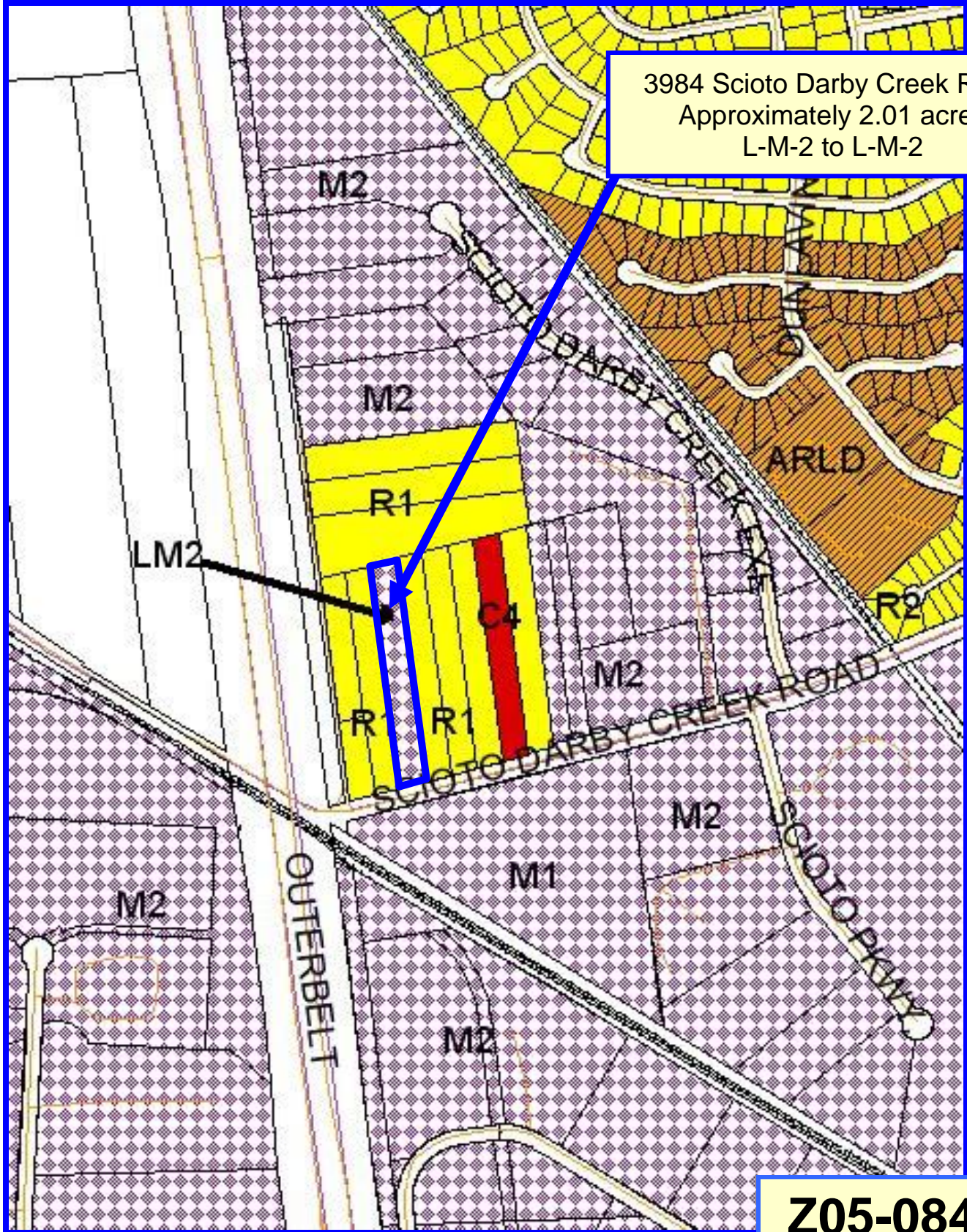
- o To the north, east and west are single-family dwellings zoned in the R-1, Residential District. Industrial development in the M-2, Manufacturing District abuts the remaining residential zoning districts to the north and east. To the south across Scioto Darby Creek Road is an electrical substation in the M-1, Manufacturing District.

- o The limitation text incorporates use restrictions, screening, and lighting controls that are consistent with surrounding industrial zoning districts. Although the limitation text has not been changed since the previous Development Commission meeting, the applicant has committed to a landscaped 25-foot no build zone along the north property line as referenced in a letter from the applicant dated January 5, 2006, which is included in this report.

- o The *Columbus Thoroughfare Plan* identifies Scioto Darby Creek Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

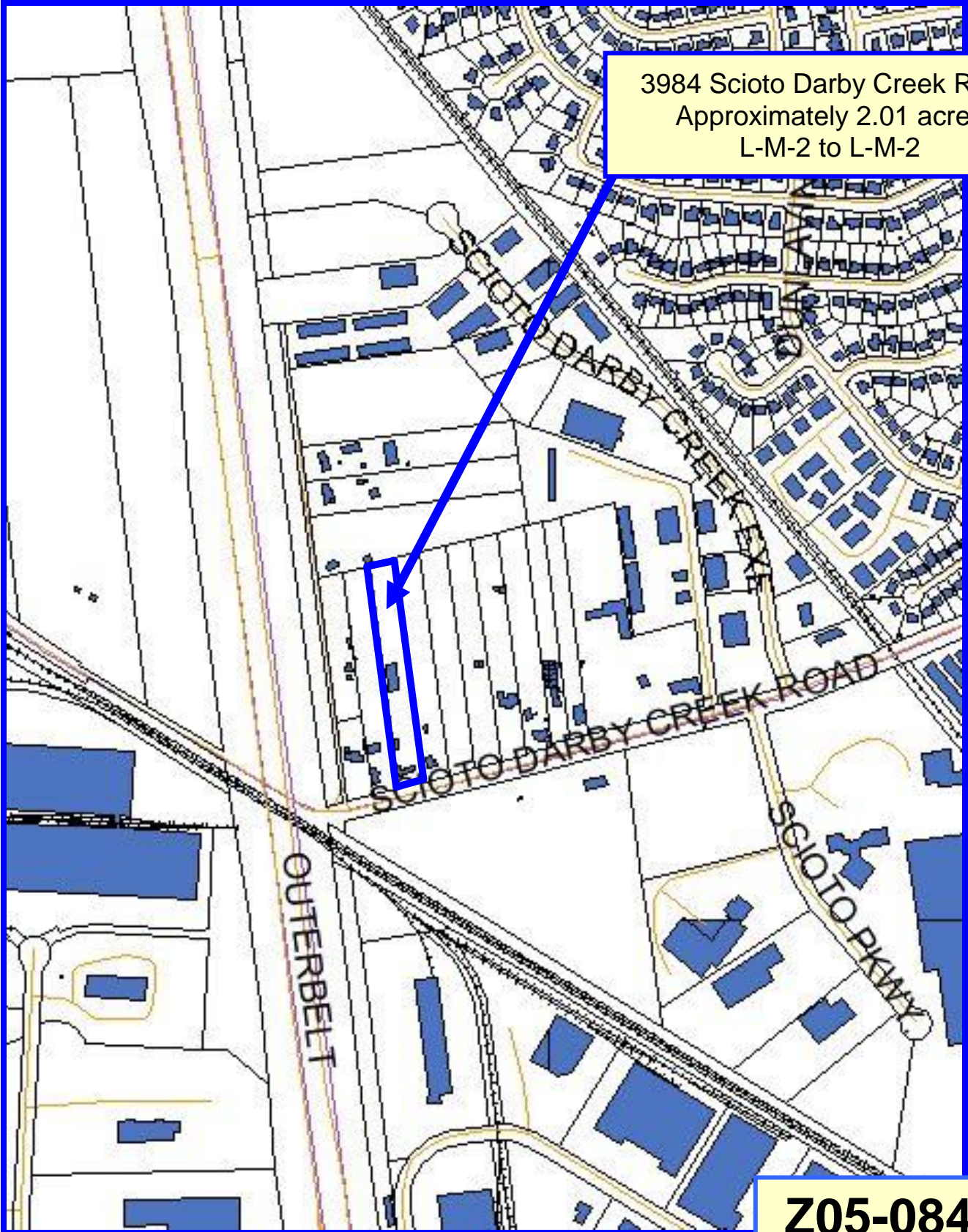
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M-2, Limited Manufacturing District will allow industrial and office development. Although the site abuts residential zoning on three sides, the established development pattern for the area has been for industrial development. The limitation text incorporates use restrictions, screening, and lighting controls which allow the proposed L-M-2, Limited Manufacturing District to be more compatible with the surrounding development.



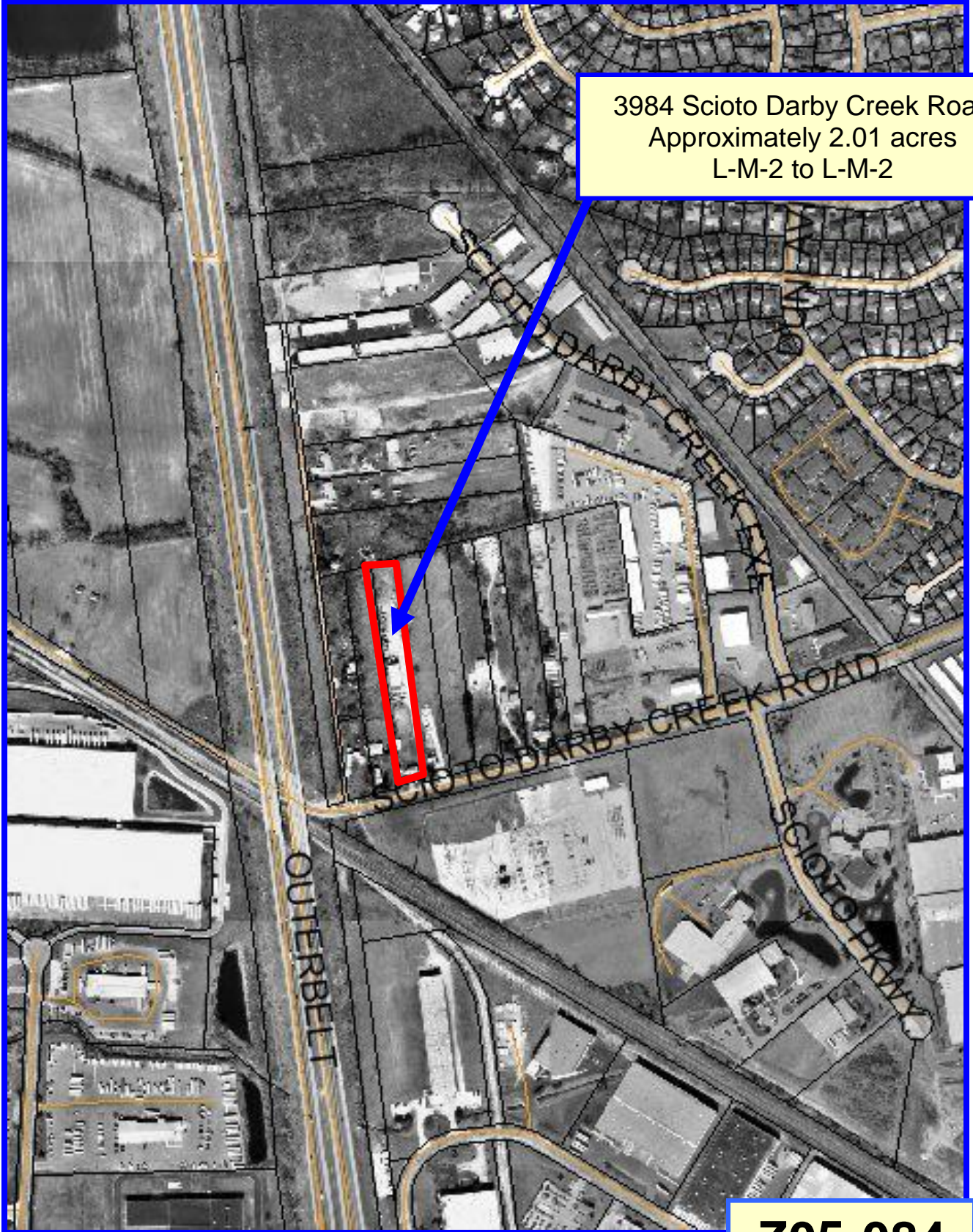
3984 Scioto Darby Creek Road
Approximately 2.01 acres
L-M-2 to L-M-2

Z05-084



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Z05-084

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 # 205-084

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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Norman & Rebecca Evans 16304 Willow Stream Lane Ft. Meyers, FL 33917 Contact: Michael Shannon, Esq. (614) 228-5511 Columbus-Based Employees: -0-	2.
3.	4.

SIGNATURE OF AFFIANT

Subscribed and sworn to in my presence and before me this 14th day of October, in the year 2005

NOTARY PUBLIC

My Commission Expires

Project Disclosure Statement expires six months after date of notarization.

Notary Seal

Michael T. Shannon
Carol A. Stewart
 CAROL A. STEWART
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES 06/28/2009