

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 13, 2018**

1. **APPLICATION:** **Z18-037**
 Location: **2388 ROKEBY STREET (43232)**, being 15.48 ± acres located at the terminus of Eastland Commerce Center Drive, 940± feet south of Groves Road (010-242999 and/or portions of 3 others; Greater South East Area Commission).

 Existing Zoning: AR-1, Apartment Residential, M-2, Manufacturing, and L-M, Limited Manufacturing Districts.
 Request: M-2, Manufacturing District.
 Proposed Use: Manufacturing uses and storage of trucks and trailers.
 Applicant(s): Marshall Acquisitions, LLC; c/o Donald T. Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.

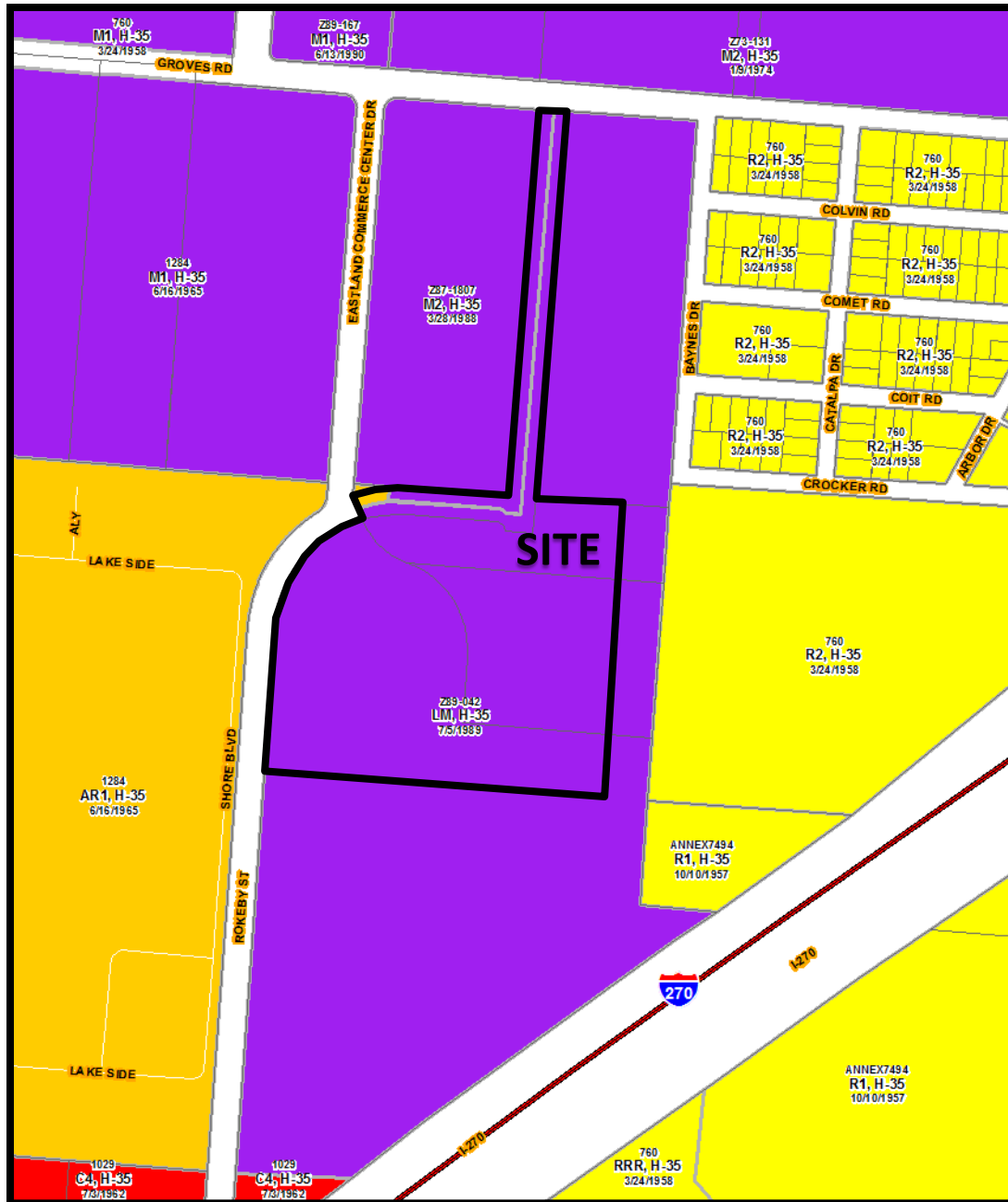
 Property Owner(s): The applicant and Gurgun Muharrem et al.; 4706 Sibel Drive; Powell, OH 43065.
 Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

- The 15.48± acre site consists of a three parcels and a portion of another, all undeveloped, and predominantly zoned in the L-M, Limited Manufacturing District. One parcel consisting of dedicated right-of-way also includes AR-1, Apartment Residential District and M-2, Manufacturing District. The applicant proposes the M-2, Manufacturing District to permit truck trailer storage and other manufacturing uses.
- The site is bordered to the north by undeveloped land in the L-M, Limited Manufacturing District and truck/trailer storage in the M-2, Manufacturing District to the south and east by undeveloped lands in the R-1 and R-2, Residential districts, and L-M, Limited Manufacturing District, and to the west by apartments in the AR-1, Apartment Residential District.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation had not been received at the time this report was finalized.
- The site is within the planning area of the *Hamilton Road Corridor / Eastland Area Revitalization Plan* (2007), which recommends “mixed use” at this location.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

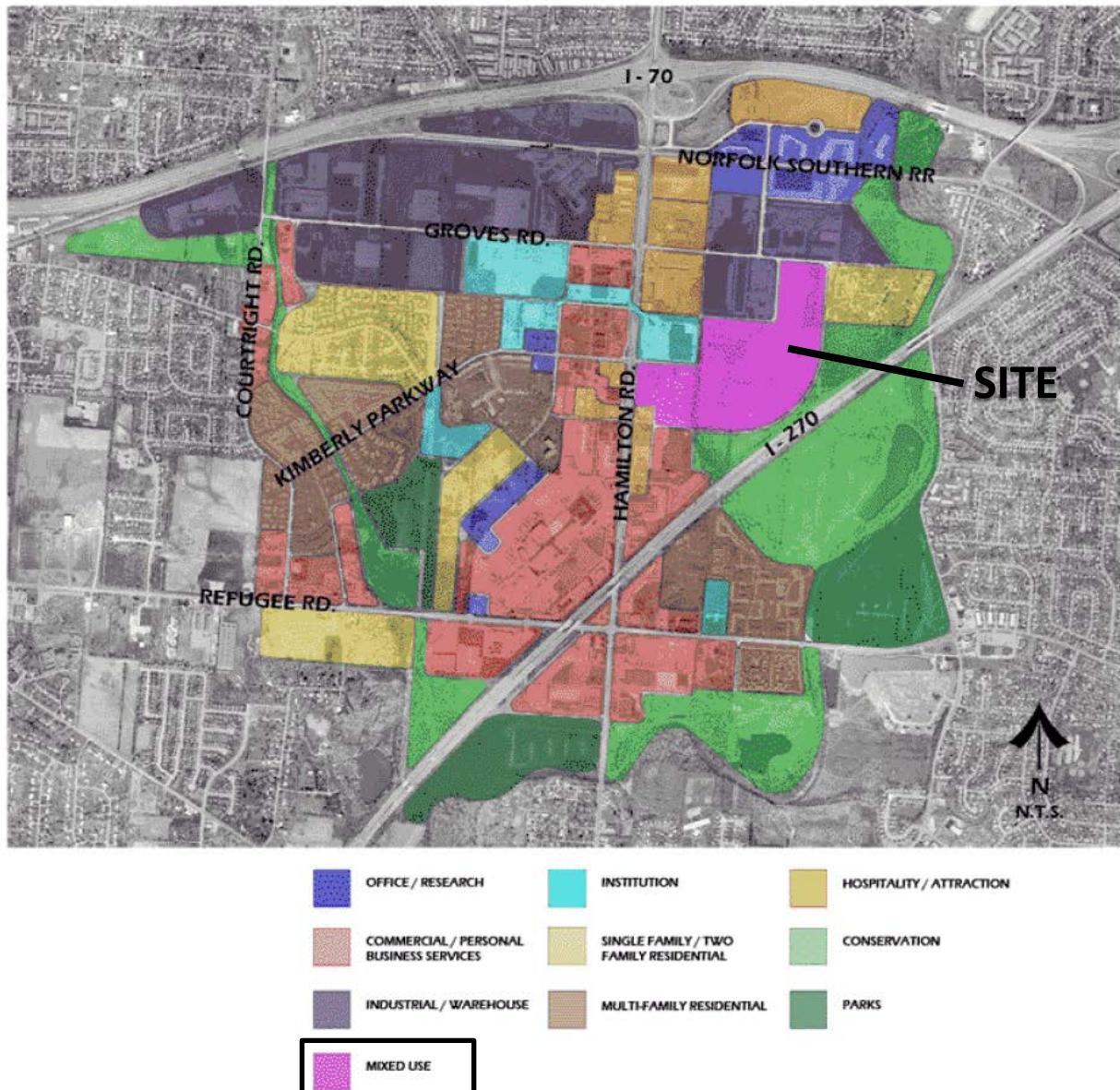
The requested M-2, Manufacturing District classification will match adjacent zoning of property already utilized for storage of trucks and trailers. Staff supports manufacturing uses in this area as existing screening will be maintained in the required setback of 50 feet along the adjacent public street. A 25 foot building setback and 100 foot storage setback also applies to contiguous residential districts.



Z18-037
2388 Rokeby Street
Approximately 15.48 acres
AR-1, M-2, and L-M to M-2

Hamilton Road Corridor Eastland Area Revitalization Plan (2007) – “Mixed Use” Recommended

Map 5.1: Hamilton Road Corridor/Eastland Area Future Land Use



Z18-037

2388 Rokeby Street

Approximately 15.48 acres

AR-1, M-2, and L-M to M-2



Z18-037
2388 Rokeby Street
Approximately 15.48 acres
AR-1, M-2, and L-M to M-2

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number:

Z18-037

Address:

2388 ROXBURY ST, CORPS, OH 43232

Group Name:

GREATER SOUTH EAST AREA COMMISSION

Meeting Date:

8-28-2018

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:

MOTION TO APPROVE REZONING OF DESCRIBED
PARCEL.

Vote:

9 AFFIRMATIVE 0 NEGATIVE

Signature of Authorized Representative:

L. Schacht
SIGNATURE

ZONING CHAIR

RECOMMENDING GROUP TITLE

6144965482

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 218-037

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald T. Plank
of (COMPLETE ADDRESS) Plank Law Firm, LPA, 411 East Town Street, 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

1. Marshall Acquisitions, LLC 2190 South Hamilton Road Columbus, Ohio 43232 Columbus-based employees: 0 Robert Marshall (50%)/Brenda Marshall (50%) Contact: Robert or Brenda Marshall - (614) 868-9750	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald T. Plank

Subscribed to me in my presence and before me this 20th day of June, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Rebecca J. Mott

My Commission Expires:

no expiration

This Project Disclosure Statement expires six months after date of REBECCA MOTT, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Notary Seal Here

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer