

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 10, 2011**

- 3. APPLICATION: Z10-029 (10335-00000-00542)**
- Location:** **1160 WEST BROAD STREET (43222)**, being 0.93± acres located at the northeast corner of West Broad Street and North Yale Avenue (010-024832; Franklinton Area Commission).
- Existing Zoning:** M, Manufacturing, and R-4, Residential Districts.
- Request:** L-M, Limited Manufacturing District.
- Proposed Use:** Medical office development.
- Applicant(s):** Anthony Thomas Candy Co.; c/o David Hodge, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Anthony Thomas Candy Co.; 1771 Arlingate Lane; Columbus, OH 43228.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov.

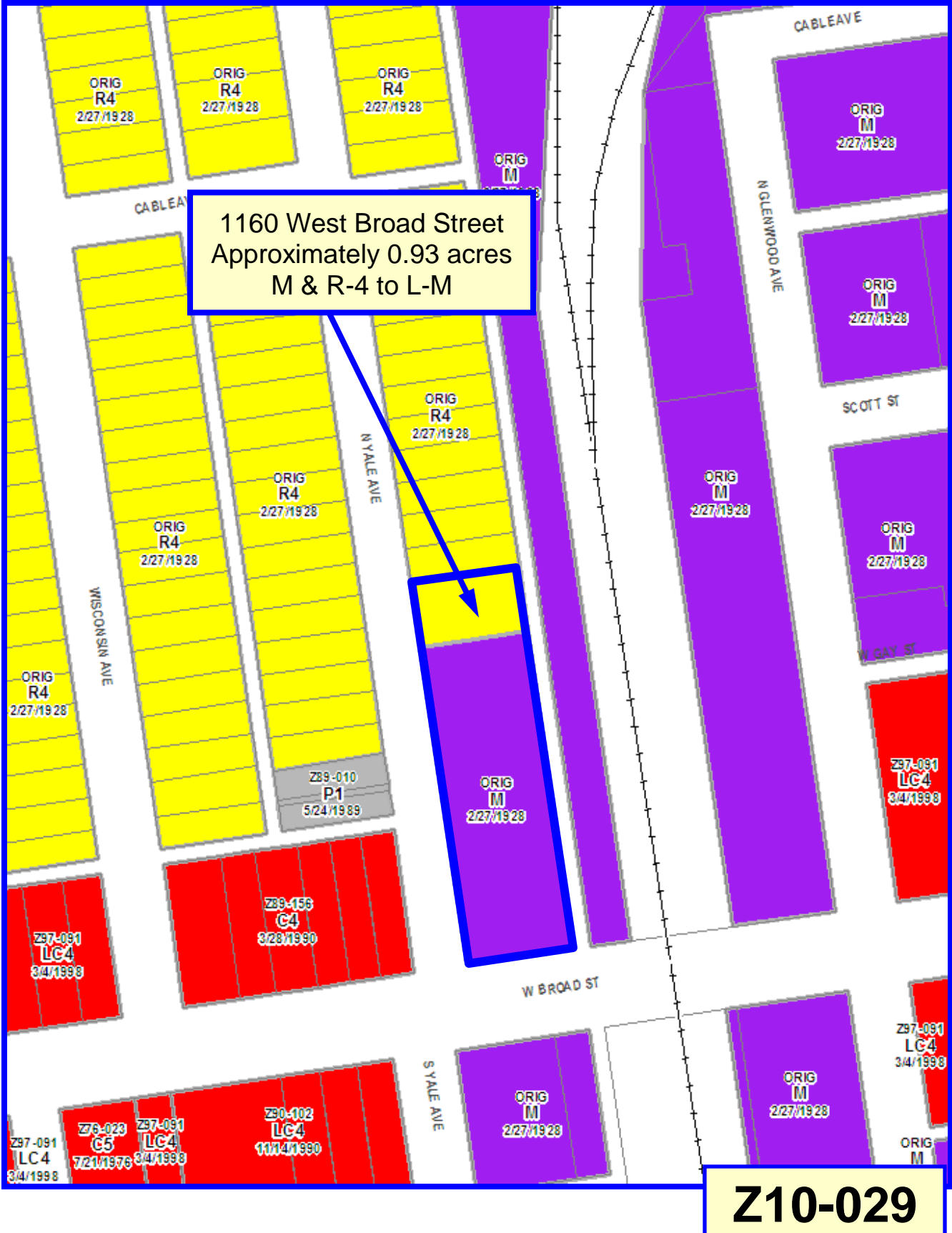
BACKGROUND:

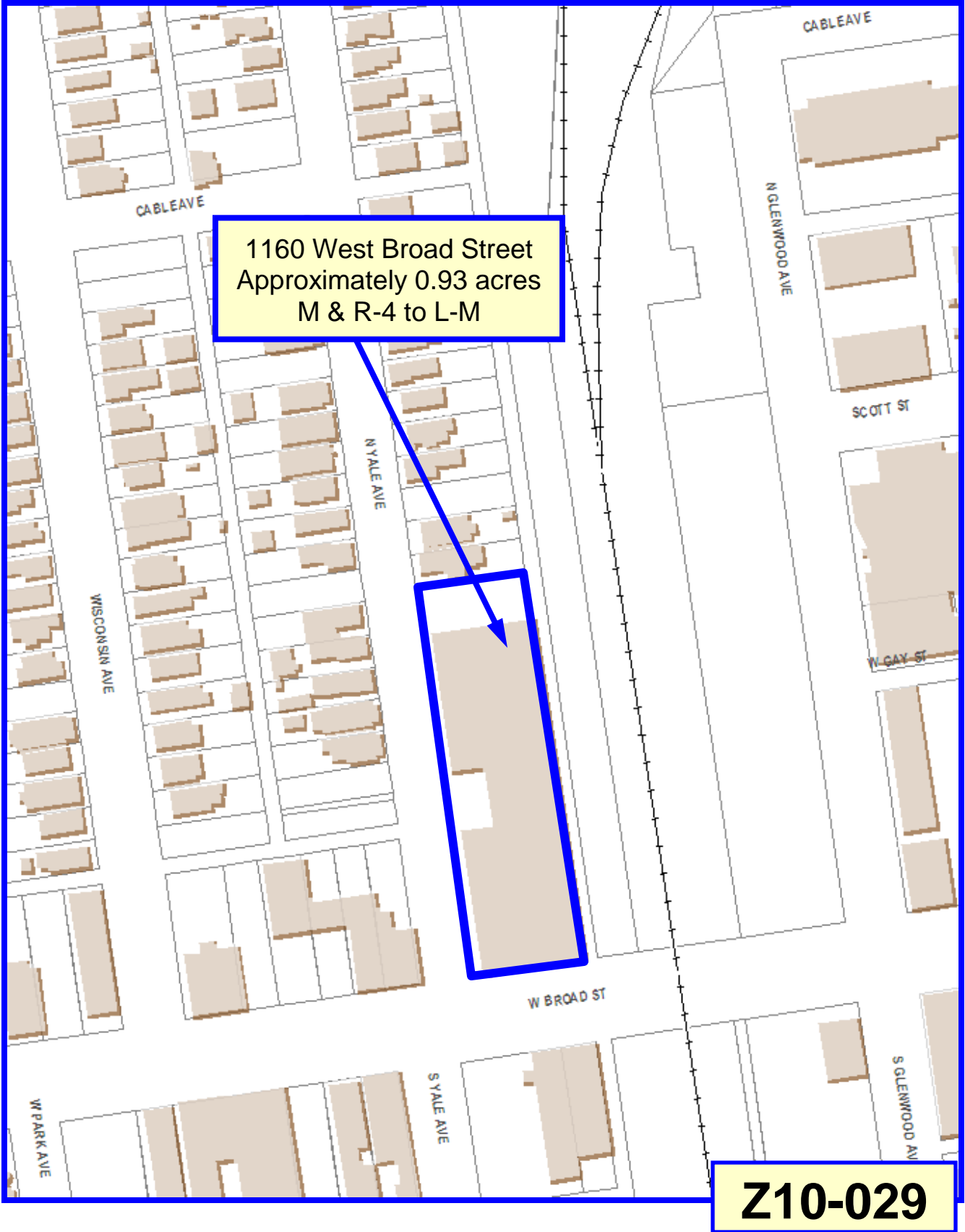
- The 0.93± acre site is developed with an office/warehouse building zoned in the M, Manufacturing District. It was recently discovered that the rear portion of the building and the parking lot are zoned in the R-4, Residential District. The applicant requests the L-M, Limited Manufacturing District for the entire building site to correct the residential zoning and will ultimately allow a medical health center while still retaining manufacturing uses. The site is located within the Urban Commercial Overlay (UCO). The applicant has filed a companion Council Variance request for variances to UCO and parking lot screening standards for existing building and site conditions.
- To the north is a two-unit dwelling in the R-4, Residential District. To the east is a parking lot in the M, Manufacturing District adjacent to railroad tracks. To the south across West Broad Street is a discount department store in the M, Manufacturing District. To the west across North Yale Avenue are an office/retail building in the C-4, Commercial District, a parking lot in the P-1, Private Parking District, and a mixture of single, two, or multi-unit dwellings in the R-4, Residential District.
- The site is located within the planning area of *The Franklinton Plan* (2003), which recommends commercial development along West Broad Street and single-family residential development for the rear portion of the site. Since the majority of the site is zoned in the M District, abuts railroad tracks, and has been historically used for industrial purposes, Staff is supportive of the requested L-M District which also allows commercial uses.
- The site is located within the boundaries of the Franklinton Area Commission whose recommendation had not been received at the time this report was written.

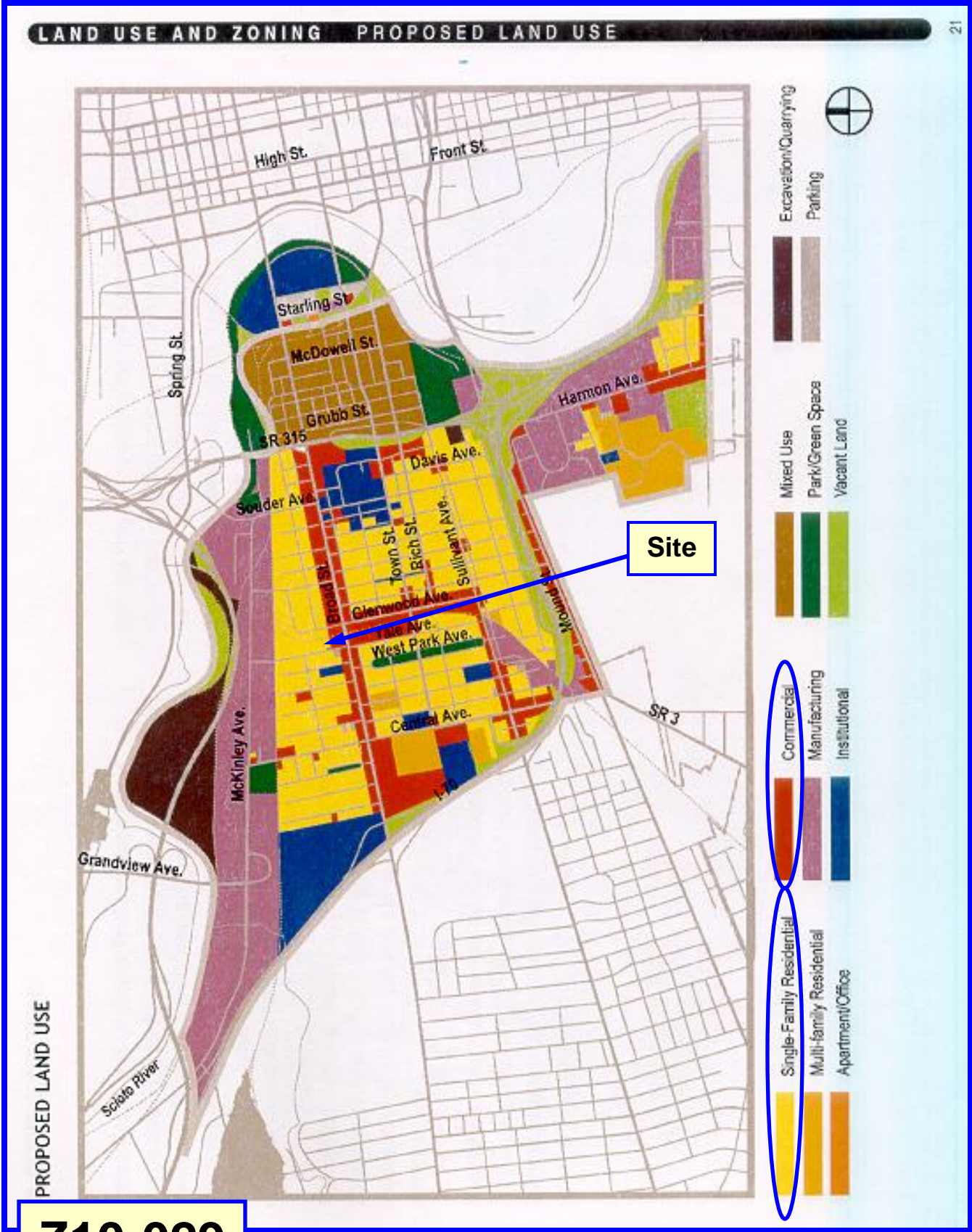
- The L-M text includes use restrictions and a commitment to install pedestrian crossing signage at the parking lot access on North Yale Avenue as requested by the Columbus Public Health Healthy Places Program.
- The *Columbus Thoroughfare Plan* identifies West Broad Street as a 6-2 arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will secure proper zoning for the rear portion of the building and parking lot, and will ultimately allow the building to be re-used for a medical health center while retaining industrial uses. The request is consistent with the zoning and development patterns in the area.









1160 West Broad Street
Approximately 0.93 acres
M & R-4 to L-M

Z10-029

-----Original Message-----

From: cjstewart [mailto:cjstewart@aol.com]

Sent: Thursday, February 10, 2011 10:50 AM

To: Pine, Shannon L.

Subject: Re: Franklinton Area Commission Recommendations

The Franklinton Area Commission voted on February 8, 2011 to support the 1160 West Broad Street zoning and Council Variance request.

Minutes of the meeting follow:

Franklinton Area Commission

Minutes

February 8, 2011

Present: Judy Box, Allan Brown, Brenda Dutton, Pauline Edwards, Matthew Egner, Jennifer Flynn, David Hooie, Rebecca Hunley, Philip Johnson, Joanne Ranft, Tom Rathbun, Jim Sweeney, Bruce Warner, Chris Winchester, and Donna Woods

Absent: Adrienne Corbett, Sherry Koch, and Carol Stewart

Vice Chair Matt Egner called the meeting to order.

Jeff Brown, attorney from Smith and Hale representing Lower Lights Christian Health Center, requested FAC support of the LLCHC council variance to change the zoning of the parking lot and north portion of the Anthony Thomas Warehouse from residential to match the zoning on the rest of the warehouse. **Judy Box made a motion to support LLCHC's request for a council variance. Pauline Edwards seconded the motion. David Hooie and Donna Woods abstained from the voting. All other commissioners present voted in favor of the motion. The motion passed.**

Matt Egner adjourned the meeting. The next FAC meeting will be on March 8, 2011 at 6:30 p.m. in the Franklinton Branch of the Columbus Public Library.

Submitted February 8, 2011

Donna Woods, FAC 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 # 210-029

Being first duly cautioned and sworn (NAME) David Hodge / Smith & Hale LLC
of (COMPLETE ADDRESS) 37 W. Broad St., 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. Anthony Thomas Candy Co. 1777 Arlingate Ln. Columbus, OH 43228	2. Lower Lights Christian Health Center 1251 West Broad St. Columbus, OH 43222
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 30th day of November, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Aaron Underhill

My Commission Expires: _____

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

Notary Seal Here



AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.