

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

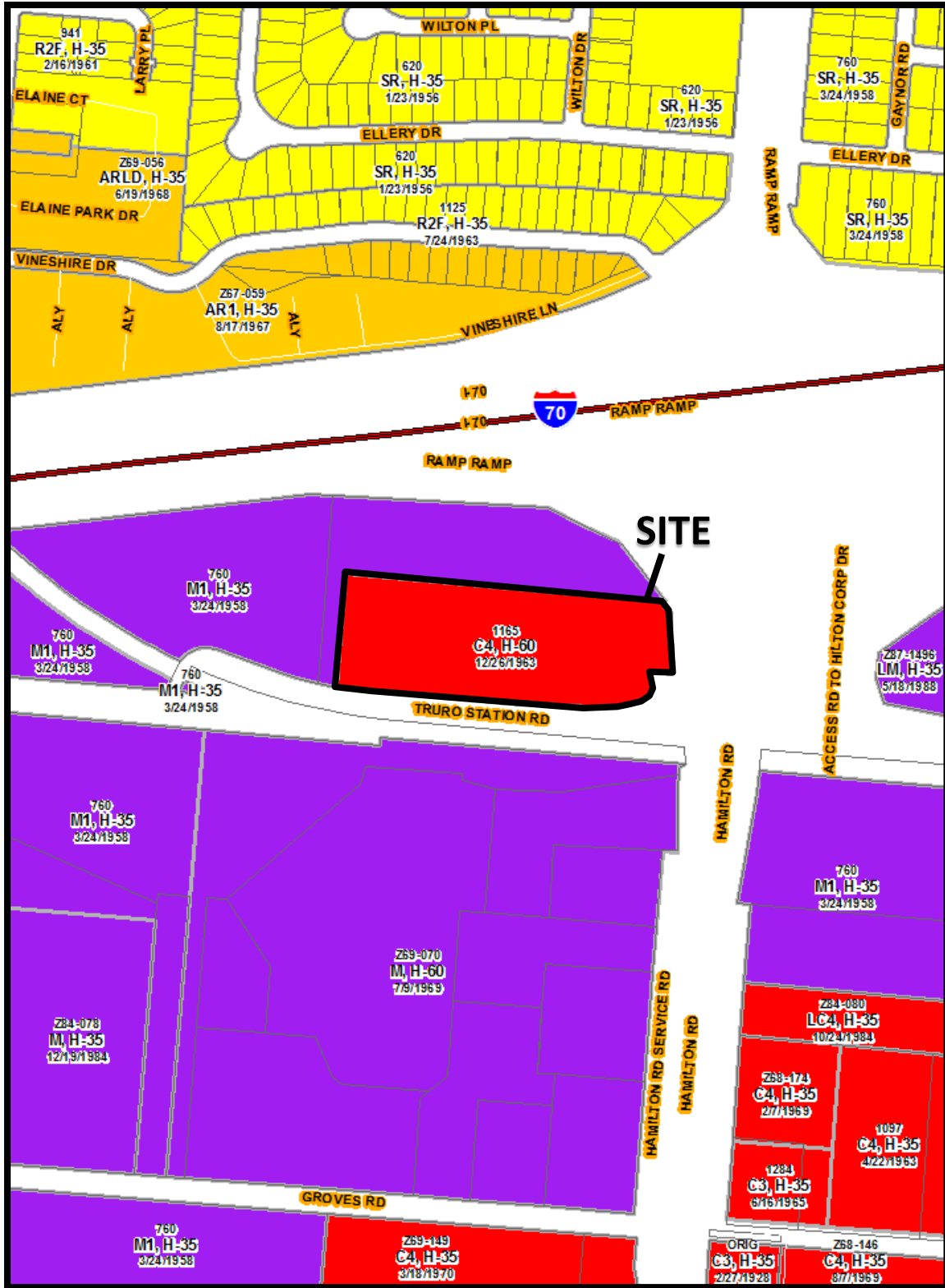
- 6. APPLICATION: Z18-010**
- Location:** **4240 TRURO STATION ROAD (43232)**, being 8.9± acres located at the northwest intersection of Truro Station Road and South Hamilton Road (010-109361; Mideast Area Community Collaborative).
- Existing Zoning:** C-4, Commercial District.
- Request:** M, Manufacturing District.
- Proposed Use:** Concrete, asphalt, and dirt recycling.
- Applicant(s):** 0000 Truro Station LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 8.9± acre site consists of a single parcel being used for stone, asphalt, topsoil, and compactable fill storage/recycling and is zoned in the C-4, Commercial District. The applicant requests the M, Manufacturing District to permit industrial uses, including concrete, asphalt, and dirt recycling.
- The site is adjacent to South Hamilton Road and surrounded by manufacturing uses including self-storage, warehousing, and stone, asphalt, topsoil, and compactable fill storage/recycling, which required a Special Permit on an adjacent property.
- The site is located within the planning area of the *Hamilton Road Corridor Revitalization Plan* (2008), which recommends “Industrial / Warehouse” land uses for this location.
- The site is located within the boundaries of the Mideast Area Community Collaborative, whose recommendation is for approval of the requested M district.
- Concurrent Board of Zoning Adjustment application (BZA18-035) has been filed to request a Special Permit for the concrete, asphalt, and dirt recycling, for a portable building to be used as an office, and includes a site plan commitment. That request will be heard by the Board of Zoning Adjustment and will not be considered at this Development Commission meeting. In order to mitigate the impact on adjacent properties, Planning Division staff has requested landscaping and screening be implemented along site frontages.
- The *Columbus Thoroughfare Plan* identifies South Hamilton Road as a 6-2DS arterial requiring a minimum of 1100 feet of right-of-way from centerline.

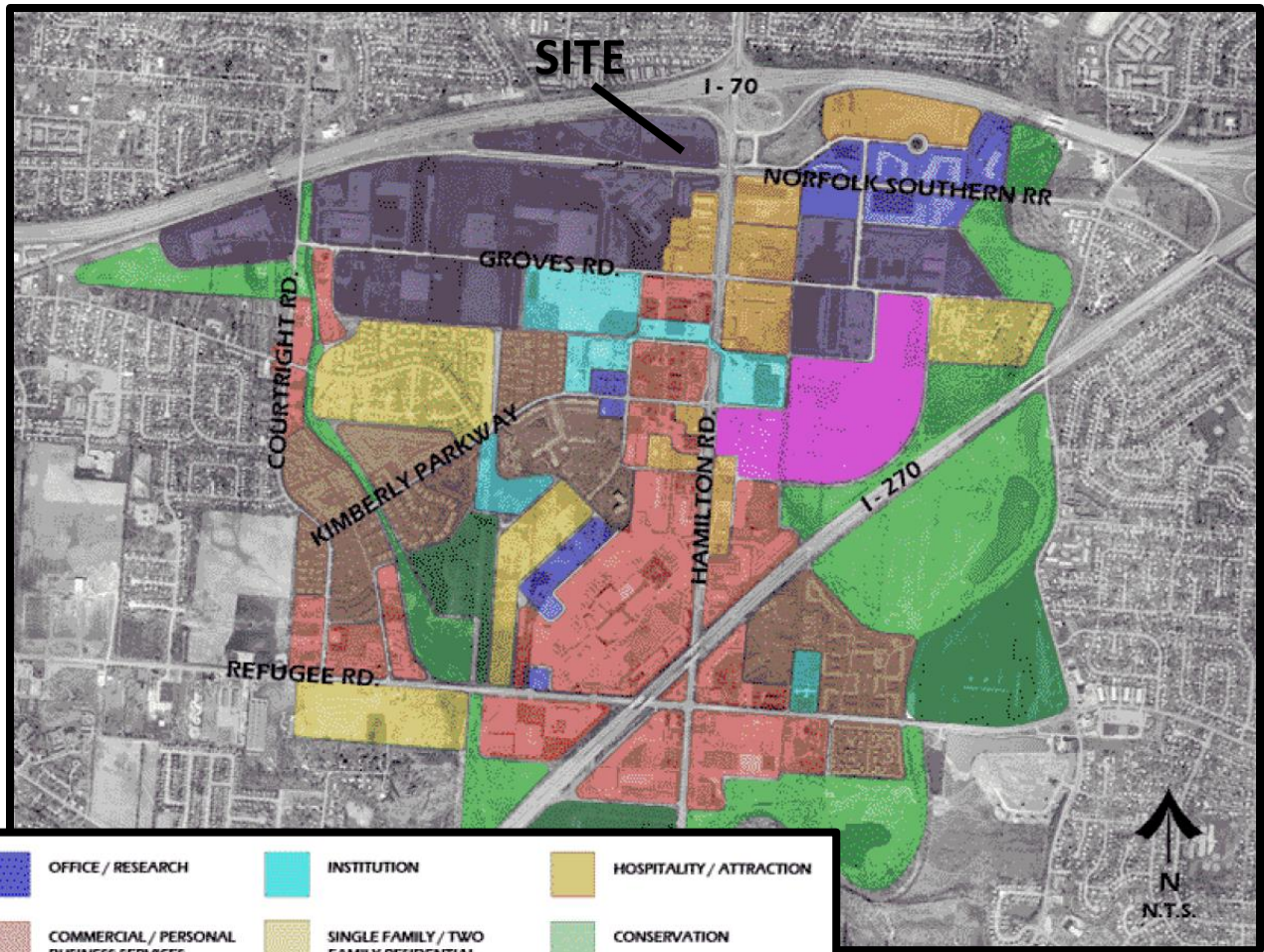
CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested M, Manufacturing District will allow stone, asphalt, topsoil, and compactable fill storage/recycling to be continued on the site pending approval of Special Permit BZA18-035. The proposed M district is consistent with the recommendation of the *Hamilton Road Corridor Revitalization Plan*, and is compatible with surrounding land uses.



Z18-010
4240 Truro Station Road
Approximately 8.9 acres
C-4 to M

Hamilton Road Corridor Revitalization Plan (2008)



	OFFICE / RESEARCH		INSTITUTION		HOSPITALITY / ATTRACTION
	COMMERCIAL / PERSONAL BUSINESS SERVICES		SINGLE FAMILY / TWO FAMILY RESIDENTIAL		CONSERVATION
	INDUSTRIAL / WAREHOUSE		MULTI-FAMILY RESIDENTIAL		PARKS
	MIXED USE				

Z18-010
4240 Truro Station Road
Approximately 8.9 acres
C-4 to M



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4240 Truro Station Road
Approximately 8.9 acres
C-4 to M

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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: Z18-010

Address: 4240 Truro Station Road

Group Name: Midwest Area Community Collaborative

Meeting Date: _____

Specify Case Type: BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation: Approval
 Disapproval
(Check only one and list basis for recommendation below)

NOTES: SEE Z18-012

Vote: REVIEWED BY COMMITTEE

Signature of Authorized Representative: *[Signature]*
SIGNATURE

VICE PRESIDENT
RECOMMENDING GROUP TITLE

440-320-8368
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.

Standardized Recommendation Form

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

(PLEASE PRINT)

Case Number: Z18-012

Address: 4174 Truro Station Road

Group Name: Mideast Area Community Collaborative

Meeting Date: _____

Specify Case Type: BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation: Approval
(Check only one and list basis for recommendation below) Disapproval

NOTES: THE MACC DOES NOT OPPOSE THE REZONING REQUEST. WE WISH TO NOTE THAT THE ENTITY REQUESTING THE REZONING WAS OPERATING IN VIOLATION OF THE ZONING CODE PRIOR TO MAKING THIS REQUEST.

Vote: REVIEWED BY COMMITTEE

Signature of Authorized Representative: *[Signature]*
SIGNATURE
Vice-President
RECOMMENDING GROUP TITLE
440-320-8368
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.

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 #: 218-010

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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. 0000 Truro Station LLC 1530 West Church Street Newark, OH 43055 Joe Fitch - (614) 989-2210 0 Columbus based employees	2.
3.	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 5th day of November, in the year 2018

SIGNATURE OF NOTARY PUBLIC

(Handwritten signature)
9/4/2020

My Commission Expires:



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

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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