

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

- 3. APPLICATION: Z14-060 (ACCELA #14335-00000-00929)**  
**Location:** **2497 BANCROFT STREET (43211)**, being 0.52± acres located at the southwest corner of Bancroft Street and Genessee Avenue (010-070911 and 010-070909; Northeast Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Limited industrial and commercial development.  
**Applicant(s):** Donald J. Compton & Anna B. Compton, Trustees; c/o Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 614-645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

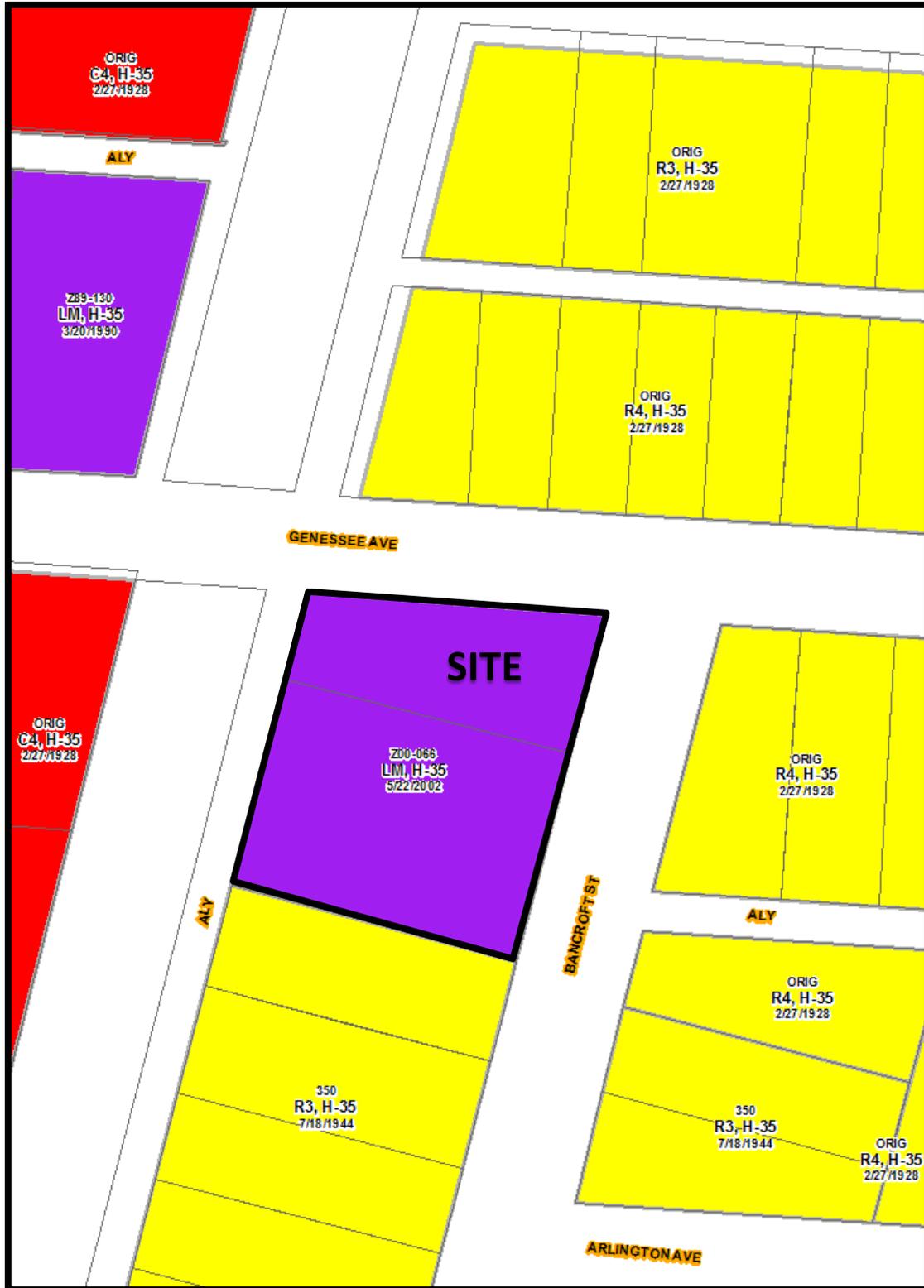
**BACKGROUND:**

- This application was tabled by the applicant at the October 11, 2018, Development Commission, but was not presented for discussion. The site is developed with a two-unit dwelling and an industrial Quonset hut building zoned in the L-M, Limited Manufacturing District (Z00-066) which permits C-2, Commercial District and less objectionable manufacturing uses. The site is being used as an automobile sales and service/repair facility. There is an active zoning code violation on this property for operating said uses without Zoning Clearance and without a Special Permit for the salvage yard aspect of the business (cars have been kept outside to harvest parts from for cars that are repaired to sell). The applicant requests the L-M, Limited Manufacturing District to add to the permitted uses, including a use in Section 3363.16 for automobile salvage uses, and C-4 district uses for automobile sales and service/repair.
- Surrounding the site to the north, east, and south are dwellings in the R-4 and R-3, Residential districts. To the west is abandoned railroad property and commercial and industrial development in the C-4, Commercial District.
- The site is within the boundaries of the *Northeast Area Plan (2007)*, which recommends low density residential land uses at this location. Deviation was supported with Application #Z00-066 due to the existing nonconforming industrial use occurring on the property at that time. Planning Division staff has indicated support for this proposal with a commitment to enhanced landscaping on the Genessee Avenue frontage, screening of the residential uses to the south, and a limitation of salvage operations to within a building. Additionally, inoperable vehicles should be limited to the open air area on the northwest

- portion of the site or within a building, and should not extend into the unbuilt alley ROW to the west or the linear former rail corridor parcel to the west.
- The limitation text contains use restrictions and development standards for access, landscaping, screening, building materials commitments, and lighting and graphics controls. Salvage-related activities for the business are limited to only occurring within the existing building.
  - CV18-088 has been filed to address the reduced parking setbacks and distance separation requirements while committing to a site plan. That request will be heard by City Council and will not be considered at this Development Commission meeting.
  - The site is located within the boundaries of the Northeast Area Commission whose recommendation is for approval, although the written recommendation has not been received.

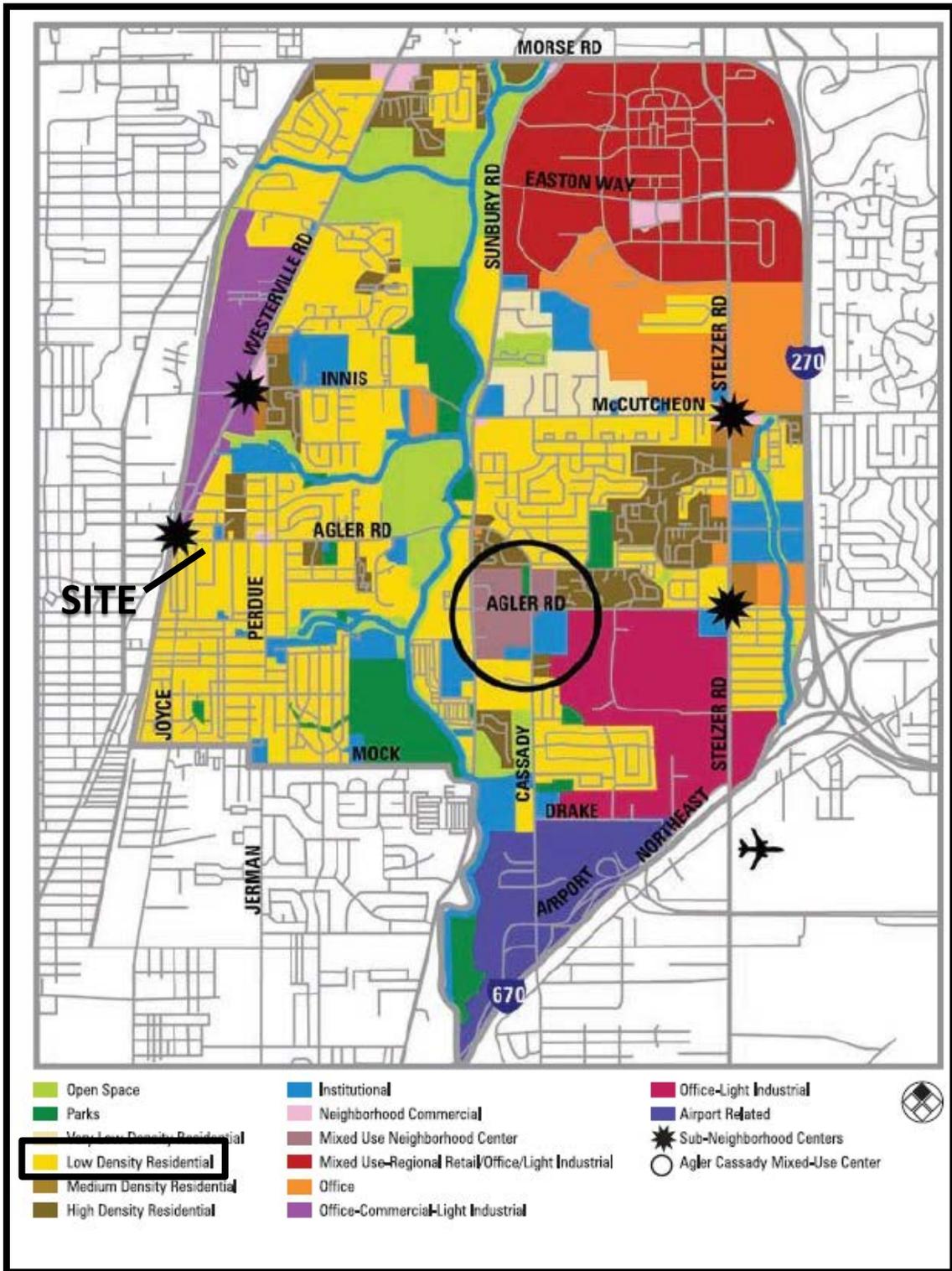
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-M, Limited Manufacturing District will legitimize an automobile sales and service/repair facility. Deviation from the land use recommendation of the *Northeast Plan* was supported for the existing L-M district due to the nonconformity of the site at that time, and because appropriate use restrictions and screening were proposed to mitigate the impact on adjacent residential uses. The proposed automobile-oriented uses are supported due to additional landscaping and screening being provided, and because salvage-related activities are only permitted within the building.



Z14-060  
2497 Bancroft Street  
Approximately 0.52 acres  
L-M to L-M

Northeast Area Plan (2007)



Z14-060  
2497 Bancroft Street  
Approximately 0.52 acres  
L-M to L-M



Z14-060  
2497 Bancroft Street  
Approximately 0.52 acres  
L-M to L-M

# North East Area Commission

"Together we can build a stronger community"

December 6, 2018

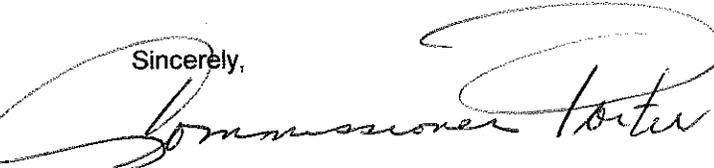
Ms. Shannon Pine  
Department of Development  
Building & Development Services  
111 North Front Street  
Columbus, OH 43215

Ms. Pine:

Subject: 14335-00000-00929, Z14-060, property known as 2497 Bancroft, Columbus, OH 43211. The North East Area Commission at a public meeting on November 20, 2018, voted to approve this application based on conditions listed below.

- a. Remove multicolor streamers that outline the establishment
- b. NO cars shall be parked beyond the yellow stripe outlined in the photo that represents the parking lot of cars for sale
- c. NO parking in/on vacant lot
- d. NO parking on/near residential driveways
- e. NO parking across the street near residential property
- f. Operator provide current letter of owner/operator intentions to abide by set guidelines

Sincerely,



Commissioner Porter

Elwood Rayford – NEAC Chair  
Jeffery Brown – Attorney

## 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 #: Z14-060

STATE OF OHIO  
COUNTY OF FRANKLIN

Jeffrey L. Brown

Being first duly cautioned and sworn (NAME) \_\_\_\_\_  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus OH 43215

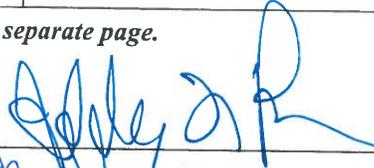
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual (include contact name and number)  
Business or individual's address; City, State Zip Code  
Number of Columbus based employees  
(Limited to 3 lines per box)

1. Donald J and Anna B Compton TRS. 1100 Urlin Avenue Columbus, OH 43212 Donald Compton 614-325-3835 no Columbus based employees	2.
3.	4.

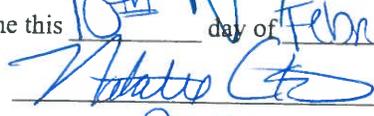
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 10<sup>th</sup> day of February, in the year 2020

SIGNATURE OF NOTARY PUBLIC



9/4/2020



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020  
*This Project Disclosure Statement expires six months after date of notarization.*

**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**