

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 13, 2008**

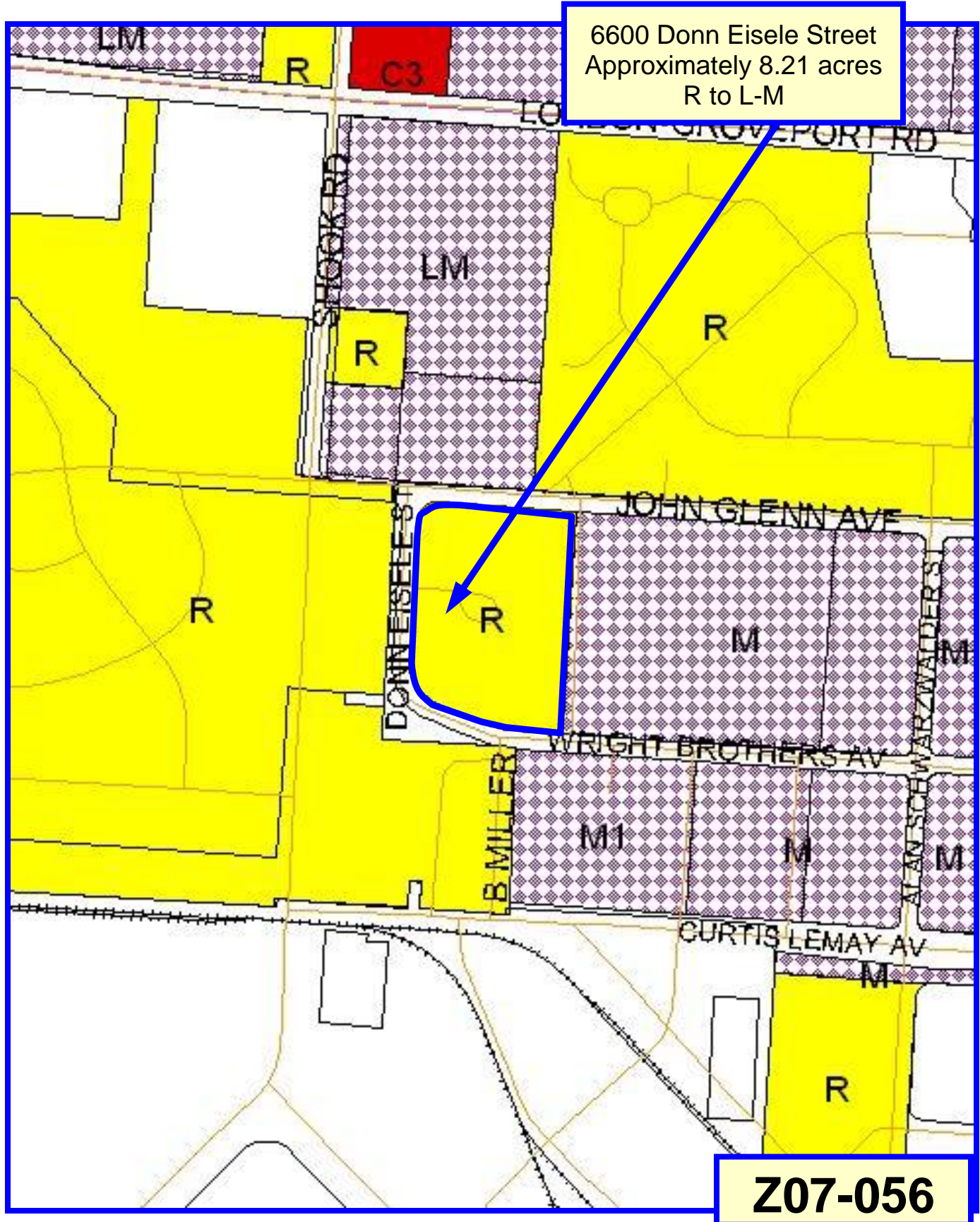
1. **APPLICATION:** **Z07-056**
Location: **6600 DONN EISELE STREET (43217)**, being 8.21± acres located at the southeast corner of Donn Eisele Street and John Glenn Avenue (495-270772).
Existing Zoning: R, Rural District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Conform existing warehouse development.
Applicant(s): Glenn Wright Development Company, LLC and City of Columbus Department of Development; c/o Richard G. Murray, II, Atty.; Kemp, Schaeffer, Rowe & Lardiere Co., L.P.A.; 88 West Mound Street; Columbus, OH 43215.
Property Owner(s): Glenn Wright Development Co., LLC; c/o Edward Burke Carey; 140 East Town Street, Suite 1150; Columbus, OH 43215.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

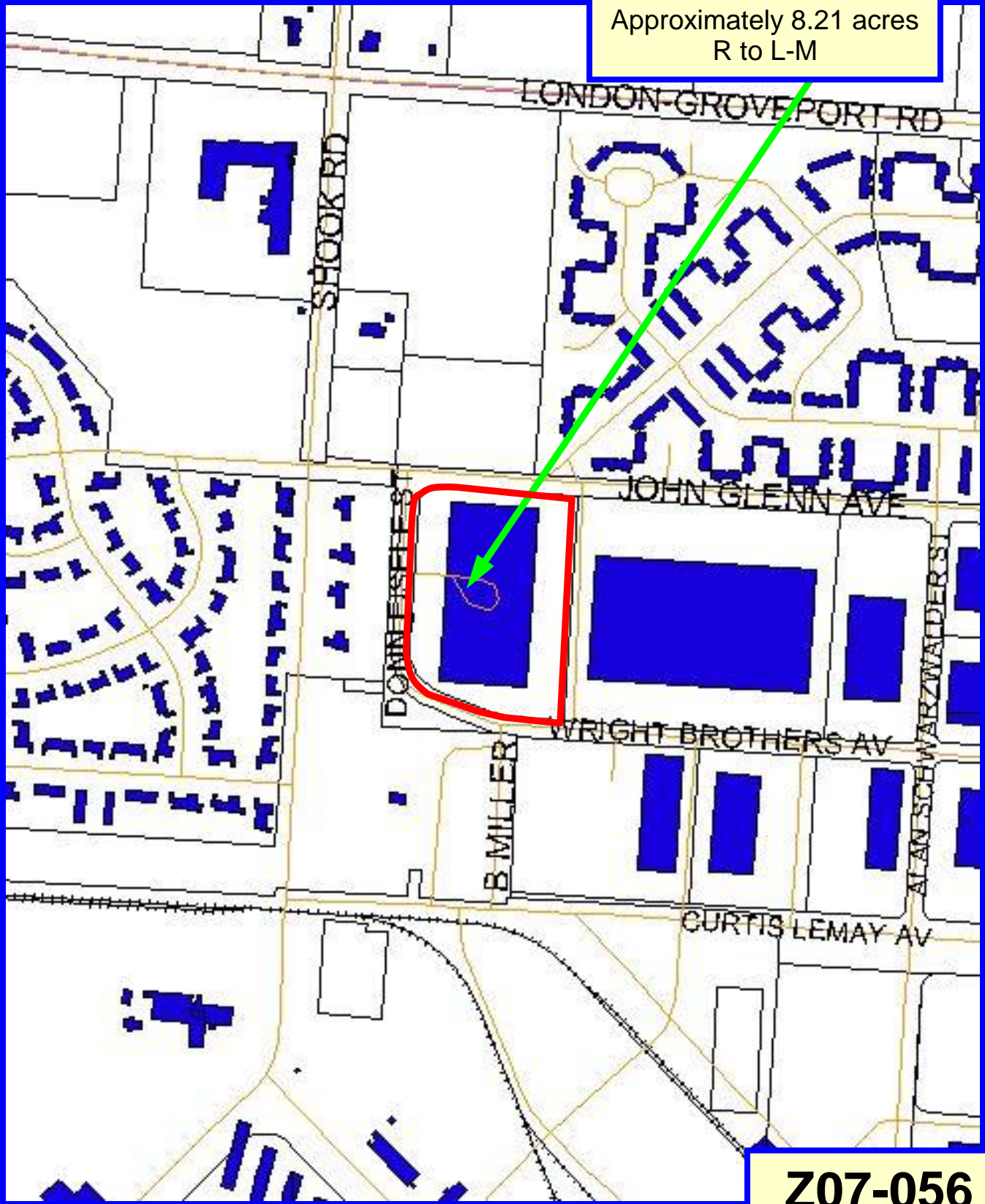
- o The 8.21± acre site is developed with an existing warehouse that was built prior to the 2004 annexation into the City of Columbus. The applicants request the L-M, Limited Manufacturing District to secure proper zoning for the existing use of the property.
- o To the north across John Glenn Avenue are industrial development in the M, Manufacturing District and multi-family residential development in the R, Rural District. To the east is industrial development in the M, Manufacturing District. To the south across Wright Brothers Avenue are vacant land in the R, Rural District and industrial development in the M-1, Manufacturing District. To the west across Donn Eisele Street is a mixture of single and two-family residential development in the R, Rural District.
- o The site is located within the Rickenbacker District of the *South Central Accord* (2004), which recommends industrial uses for this location. The Accord contains buffering provisions for properties that abut residential districts within the Rickenbacker District.
- o The limitation text excludes adult entertainment uses and contains buffering and landscaping standards to address the provisions of the *South Central Accord*.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will legitimize the current warehouse development, while allowing future industrial or commercial development. The proposed L-M, Limited Manufacturing District is consistent with the zoning and development patterns of the area, and with the land use recommendations of the *South Central Accord* (2004).

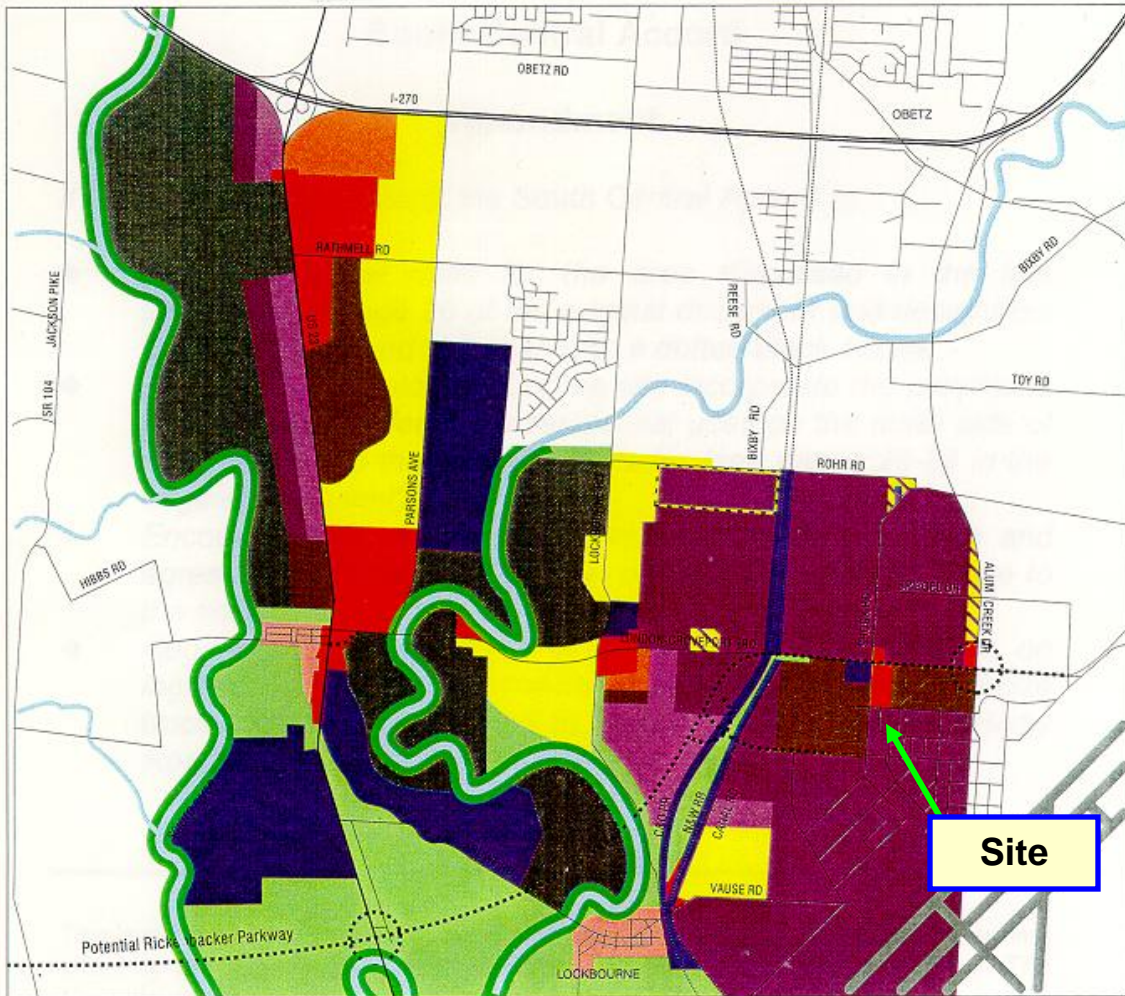


6600 Donn Eisele Street
Approximately 8.21 acres
R to L-M



Z07-056








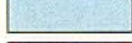




Revised Land Use Map
Adopted by Columbus City Council
October 23, 2000



South Central Accord

1 1/2 miles

Future Land Use

- | | |
|--|---|
|  Low-Density Residential |  Public / Semi-Public |
|  High-Density Residential |  Greenway |
|  Office |  Agricultural / Open Space |
|  Commercial |  Water |
|  Light Industrial |  Mixed-Use Village |
|  Industrial ← |  Excavation / Quarrying |



Z07-056

Lockbourne District

The Accord recommends protection of Lockbourne as a mixed-use village. While substantial expansion of the village is unlikely due to the presence of floodplain and limitations regarding sewer and water service, the village will continue to provide a focus for the southern portion of the district.

The Accord calls for continued use of the area south of Lockbourne for agriculture and the establishment of a Big Walnut Creek greenway. It also recommends the connection of Lockbourne to Shadeville by use of the Columbus Feeder Canal alignment for a bicycle and pedestrian path. Lockbourne currently owns a portion of this alignment.

Rickenbacker District

The Accord recommends that land use in this large area east of the CSX and Norfolk Southern rail lines be primarily industrial. The Rickenbacker International Airport and associated properties comprise well over 50% of the district. Two multi-family residential complexes on the airport's northern edge and a cluster of large-lot single-family residential on the airport's western border are the other dominant land uses. The area also includes a school, a few businesses, a church, and two small single-family residential clusters.

The portion of the district north of SR 317 is primarily agricultural in use but is largely zoned for manufacturing with several construction projects already underway. Both Groveport to the east and Obetz to the north of the district call for industrial land uses along its borders. The Accord recognizes this trend by illustrating the area as industrial with existing residential gradually transitioning to industrial uses. The Accord recommends large setbacks between industrial and residential land uses to minimize negative impacts resulting from this transition.

The Accord calls for the preservation of the large-lot single-family area to Rickenbacker's west as well as the multi-family complexes to the north. The Accord also recognizes the continued use of the elementary school located at the intersection of SR 317 and Shook Road as well as expanded commercial uses at that intersection.

The Rickenbacker Parkway alignment endorsed by the Accord would use the existing SR 317 right-of-way through this area. Access management along Alum Creek Drive in the district with service roads to provide access to the interior of the large industrial tracts is also recommended.

It is the recommendation of the South Central Accord to:

- Require mounded buffering between residential and industrial uses (both existing and planned), including sand and gravel extraction. Buffering should meet or exceed standards that follow.
 - Encourage industrial operators to be sensitive to other land uses and residents with respect to hours of operation, truck traffic patterns, and noise levels.
 - Encourage representatives of the City of Columbus and Hamilton Township to develop and adopt design guidelines for industrial development in the planning area to ensure compatibility with existing residential land uses, appropriate circulation patterns, and consistent appearance.
 - Use Columbus Feeder Canal bed as a link between Lockbourne and Shadeville, with potential use as a pedestrian and bicycle corridor.
 - Recognize that not all existing residences will exist in the future, but protect all existing residences in the short term through the use of extensive buffering and setbacks.
 - Recognize the likely transition of farmland to other land uses, while allowing for the continued viable use of undeveloped parcels for agricultural activities until recommended land uses are introduced.
 - Encourage continued use of floodplain areas and excess public property for agricultural purposes.
 - Encourage Columbus and Hamilton Township representatives to work with quarry operators to ensure that abandonment and restoration activities lead to land uses which are compatible with the community.
 - Encourage preservation of natural and geologic features, including wetlands and glacial kame deposits.
-

■ Buffering Standards

The Rickenbacker Port Authority has designed standards to deal with buffering between manufacturing and less intense uses. These standards should serve as minimum requirements for buffering between manufacturing and adjacent residential uses in the South Central area, unless separated by a road with a Thoroughfare Plan classification of 4-2D or greater:

- A 6' to 8' continuous, undulating mound, serpentine in design, shall be installed, concurrent with the development of any property which includes the 100' mound area. The face of the mound shall not be located closer than 15' to the residential property line. The mound will be designed and graded so that water will not be trapped between the mound and the residential property.
- The area between the top of the mound and the residential property shall be landscaped with evergreen trees. Five evergreen trees, of 5' to 8' in height, and five additional evergreen trees, of 3' to 5' in height, shall be planted per 100' of mound. Trees shall not be planted in rows.
- The evergreen trees shall be limited to a mix of six species: White Fir, Norway Spruce, Black Hills Spruce, Douglas Fir, White Spruce, and Colorado Green Spruce.
- No deciduous trees shall be planted between the top of the mound and the residential area.
- The entire mound shall be seeded.

The illustration on the following page represents these standards.



Landscape buffering along Spiegel Drive.

Pine, Shannon L.

From: TED EISLEBEN [beesign@sbcglobal.net]
Sent: Wednesday, January 30, 2008 3:32 PM
To: Richard G. Murray
Cc: Pine, Shannon L.; Mindy Hardgrow; Robin Watson; Baldwin, Mathew S.; Bob Blakemen; Williams, Michelle A.; St. Clair, Jo Anne
Subject: Re: Donn Eisele - Limitation Text

Richard,
Sorry for the delay, please accept this notice as the approval of the limited text submitted for the property on Donn Eisel Dr. Any changes would of course require additional review.
Thank you for your patience.

Ted Eisleben
Zoning Chair, Scioto Southland Civic Association

----- Original Message -----
From: Richard G. Murray <Richard@ksrlegal.com>
To: beesign@sbcglobal.net
Sent: Thursday, January 17, 2008 12:00:10 PM
Subject: Donn Eisele - Limitation Text

Ted:

Attached is a copy of the zoning text approved by Kevin Wheeler (Planning) and Shannon Pine. If you would, please review and provide any comments, questions or concerns you may have. If you approve of same, if you could cc me on the approval e-mail to Shannon or otherwise drop me a line, it would be greatly appreciated.

It was a pleasure meeting you and I appreciate the time and assistance you have given us. Thank you.

**** My e-mail address has changed to richard@ksrlegal.com. Please update your address books and contacts accordingly ****

Richard G. Murray, II
Kemp, Schaeffer & Rowe Co., LPA
88 West Mound Street
Columbus, Ohio 43215
Phone: (614) 224-2678
Direct: (614) 232-8682
Fax: (614) 469-7170

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2/1/2008

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 # 207-056

Being first duly cautioned and sworn (NAME) Richard G. Murray, II
of (COMPLETE ADDRESS) 88 West Mound 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. Edward Burke Carey 140 East Town Street, Suite 1150 Columbus, Ohio 43215 461-0300	2. Capital Square, Ltd. 62 East Broad Street, Suite 200 Columbus, Ohio 43215 461-5046
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 3rd day of December, in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

10-17-10

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



KATHY L. TAYNOR
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCTOBER 17, 2010