

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 10, 2017**

- 3. APPLICATION: Z17-016**  
**Location:** **2965 LAMB AVENUE (43219)**, being 1.11± acres located at the southeast corner of Lamb Avenue and Johnstown Road (010-158262).  
**Existing Zoning:** M-2, Manufacturing District.  
**Request:** M, Manufacturing District.  
**Proposed Use:** Manufacturing uses.  
**Applicant(s):** Madwil III, LLC; c/o Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215  
**Property Owner(s):** The Applicant.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

- The 1.11± acre site consists of a portion of a single parcel zoned in the M-2, Manufacturing District, which is currently undeveloped. The remaining portion of the parcel is zoned M, Manufacturing District. The applicant is requesting the M, Manufacturing District to remove the split zoning and permit all manufacturing uses throughout.
- To the north and west of the site are commercial and manufacturing uses in the L-C-4, Limited Commercial and M-2, Manufacturing districts. To the south and east are office and manufacturing uses in the M, Manufacturing and M-2, Manufacturing districts.
- The site is located in the planning areas of both the *Port Columbus Joint Economic Development Strategy (2008)* and *East Columbus Neighborhood Plan (2012)*, which recommend “light industrial uses” for this location.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

The requested M, Manufacturing District will permit manufacturing and additional commercial uses on the M-2 portion of a recently combined parcel that also includes property in the M, Manufacturing District. The proposed zoning designation is slightly more intense than the land use recommendations of the *Port Columbus Joint Economic Development Strategy* and *East Columbus Neighborhood Plan*, but staff notes the existence of M, Manufacturing zoning on adjacent sites and in the vicinity of this location. The lack of residential zoning in the immediate area and the small size of the property also factored into staff’s recommendation.



Z17-016  
2965 Lamb Avenue  
Approximately 1.16 acres  
M-2 to M



**East Columbus Neighborhood Plan Future Land Use Plan**

1	Very Low Density Residential	Medium Density Mixed Residential	Institutional	Light Industrial
2	Low Density Residential	Medium-High Density Mixed Residential	Neighborhood Mixed Use	Alum Creek Buffer
3	Low-Medium Density Residential	Parks		

City of Columbus Department of Development Planning Division

Figure 10

East Columbus Neighborhood Plan (2012) – “Light Industrial” Recommended

Z17-016  
2965 Lamb Avenue  
Approximately 1.16 acres  
M-2 to M



Z17-016  
2965 Lamb Avenue  
Approximately 1.16 acres  
M-2 to M

**REZONING APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

**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.

APPLICATION # 217-016

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald T. Plank  
of (COMPLETE ADDRESS) Plank Law Firm, LPA, 411 E. Town St., FL 2, 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. Madwil III, LLC 4970 Timberlawn Ct. Greenville, OH 45331 # of Columbus based employees: 0	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 15<sup>th</sup> day of May, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires No expiration



Christopher R. Kessler, Attorney At Law  
This Project Disclosure Statement expires six months after date of notarization.  
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