

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 10, 2003**

- 13. APPLICATION: Z03-014**  
**Location:** 7909 STATION STREET (43235), being 1.25± acres located at the northwest corner of Station and Oak Streets.  
**Existing Zoning:** R, Rural District.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Office/warehouse and storage.  
**Applicant(s):** Park Storage Inc.; c/o John P. Kennedy and Michael T. Shannon, Attys.; 500 South Front Street, Suite 1200; Columbus, Ohio 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Dana Hitt, AICP, 645-2395; dahitt@columbus.gov

**BACKGROUND:**

- The 1.25± acre site is zoned in the R, Rural District and is being developed with an office-warehouse complex that was begun when the property was under the jurisdiction of Franklin County. The applicant requests the L-M, Limited Manufacturing District to develop unspecified manufacturing and office uses. The applicant is also requesting a Council Variance to legitimize existing non-conforming development standards.
- To the north is a bar and carry-out zoned in the R, Rural District. To the south across Oak Street is a warehouse in Sharon Township and undeveloped land in the R, Rural District which is the subject of case Z03-013. To the east are the CSX and Norfolk Southern Railroad tracks.. To the west is a single-family dwelling in Sharon Township.
- The site lies within Subarea C.4 of *The Far North Plan* (1994), which proposes limiting development to neighborhood-scale uses that service the immediate area, such as a bakery, dry cleaner, pizza restaurant or delicatessen, beauty shop and day care facility.
- The limitation text excludes all more objectionable manufacturing uses and prohibits outdoor storage. The applicant has committed to complying with the Draft Lighting Policy.
- The Transportation Division has concerns regarding the ability of trucks to access this site. As of this report, the applicant has not addressed those concerns.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

Deviation from *The Far North Plan* (1994) is justified because the proposed uses include neighborhood scale commercial uses as called for in the Plan. Additionally, the presence of RI, Restricted Industrial Zoning on the property to the south make this proposal consistent with the established development and zoning pattern of the area.