

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 13, 2005**

5. **APPLICATION:** **Z04-077**
 Location: **884 MANSFIELD STREET (43219)**, being 0.62± acres located on the East side of Mansfield Street, 195± feet south of East Fifth Avenue (North Central Area Commission; 010-009212).

 Existing Zoning: R-3, Residential and P-1, Private Parking Districts.
 Request: L-M, Limited Manufacturing District.
 Proposed Use: Manufacturing.
 Applicant(s): M&B Properties; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street; Columbus, Ohio 43215.
 Property Owner(s): M&B Properties; 1515 East Fifth Avenue; Columbus, Ohio 43219.
 Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The 0.62± acre site is undeveloped and is zoned in the R-3, Residential and P-1, Private Parking Districts. The applicant requests the L-M, Limited Manufacturing District to allow expansion of the sign manufacturing business to the north.
- To the north is a sign manufacturing company owned by the applicant zoned in the M, Manufacturing District. To the south, east and west are single-family dwellings zoned in the R-3, Residential District.
- The CPD, Commercial Planned Development District text limits the use to C-4, Commercial uses. Development standards addressing lot coverage, landscape materials, lighting and building materials are provided.
- The site lies within the boundaries of the *North Central Plan* (2002), which proposes single-family residential land uses for the site. Given that this is an expansion of an existing light manufacturing use, deviation is supported due to the use limitations which limit the intensity of the uses to those comparable to the existing sign manufacturing operation to the north. Additionally, buffering around the site and the prohibition of truck traffic on Mansfield Street has been provided in the limitation text to ensure compatibility with the existing residences.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

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