

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2005**

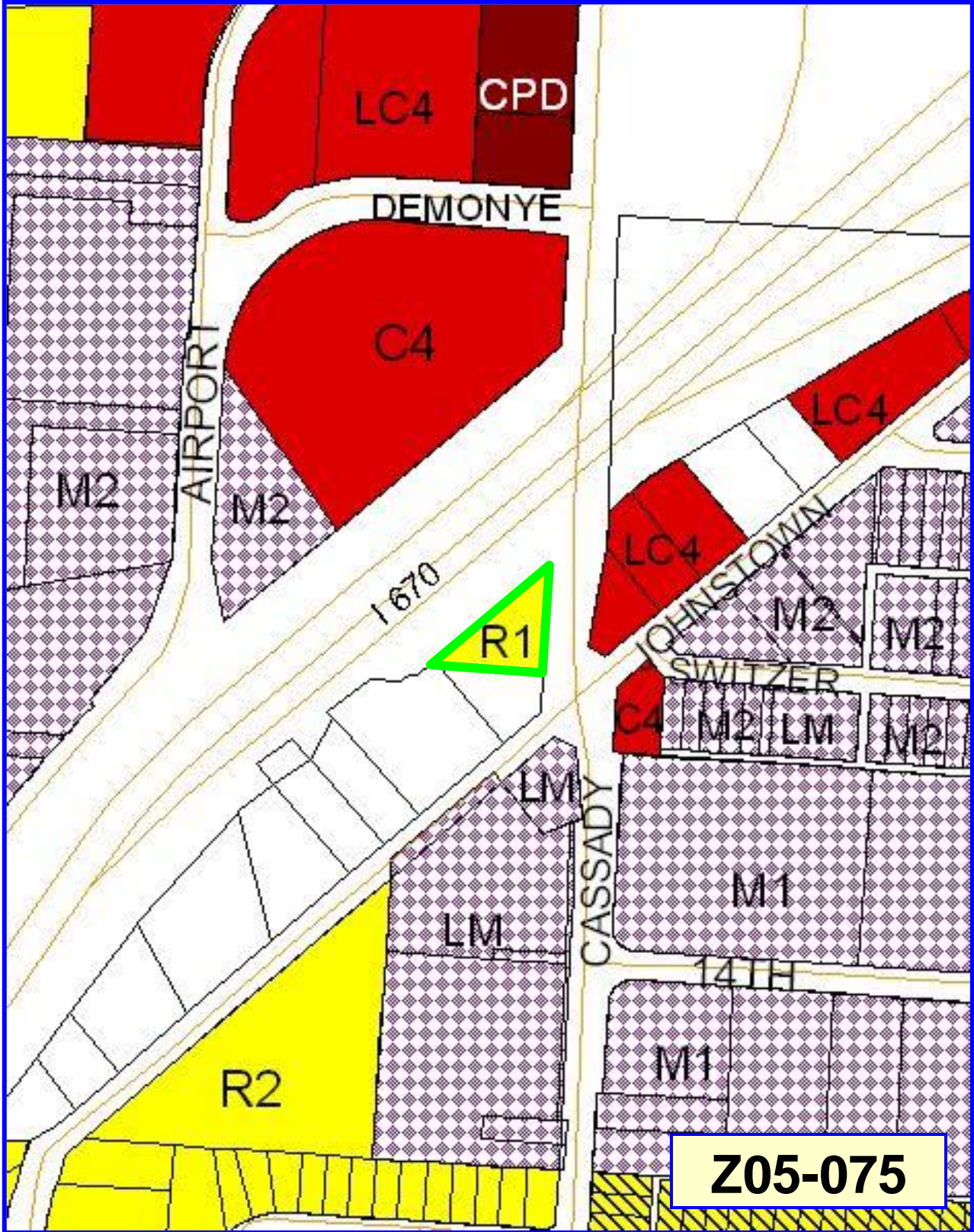
- 8. APPLICATION: Z05-075**
Location: **1243 NORTH CASSADY AVENUE (43219)**, being 0.94± acres located on the west side of North Cassady Avenue, 50± north of Johnstown Road (010-020299).
Existing Zoning: R-1, Residential District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Commercial and industrial development.
Applicant(s): Port Columbus Enterprises, LLC; c/o Jill Tangeman, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
Property Owner(s): Port Columbus Enterprises LLC; c/o Robert J. Weiler; 41 South High Street; Columbus, OH 43215.
Planner: Walter Green, 645-2485, wagreen@columbus.gov

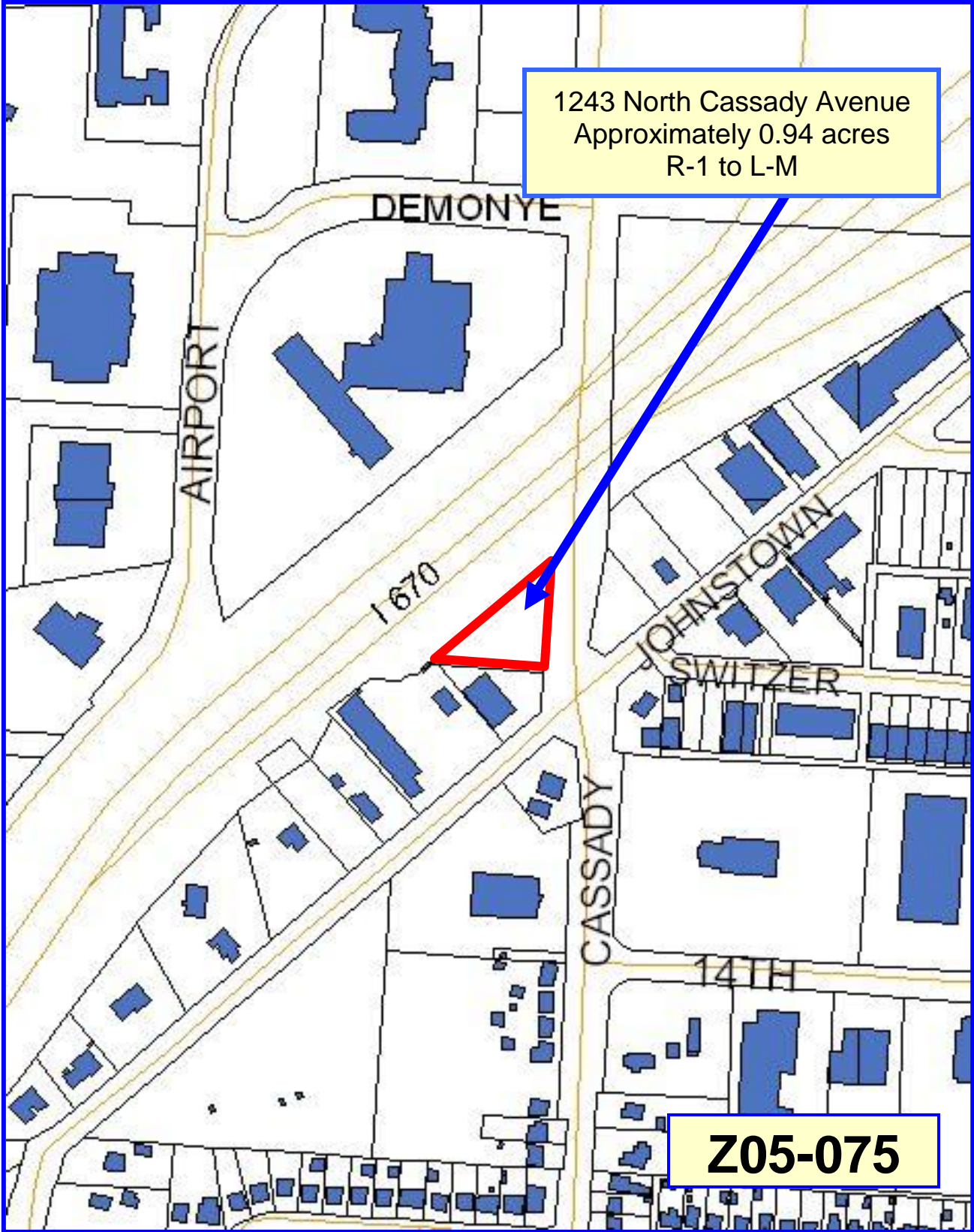
BACKGROUND:

- o The 0.94± acre site is undeveloped and zoned in the R-1, Rural District. The applicant requests the L-M, Limited Manufacturing District for commercial or manufacturing development. The limitation text allows all of the less objectionable manufacturing uses and all of the C-4, Commercial District uses, except for automobile and light truck dealers, bars, cabarets and nightclubs.
- o To the north and west is I-670. To the east is a commercial building zoned in the L-C-4, Limited Commercial District. To the south is a commercial building in Mifflin Township.
- o The limitation text includes standards for access, landscaping along I-670, and outdoor lighting.
- o The site is located within the *I-670 Corridor Development Plan* (1989), in the Airport Subarea. The plan states that “The prime development objective of the Airport Sub Area is to create a ‘Gateway’ to the City of Columbus that will be remembered by business people traveling to the area.” The plan notes that open space and intense landscaping should occur along the freeway side of development sites to support the “green-belt” theme identified by the plan. The limitation text includes requirements for shade trees and an evergreen hedge along I-670.
- o The *Columbus Thoroughfare Plan* identifies Cassady Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

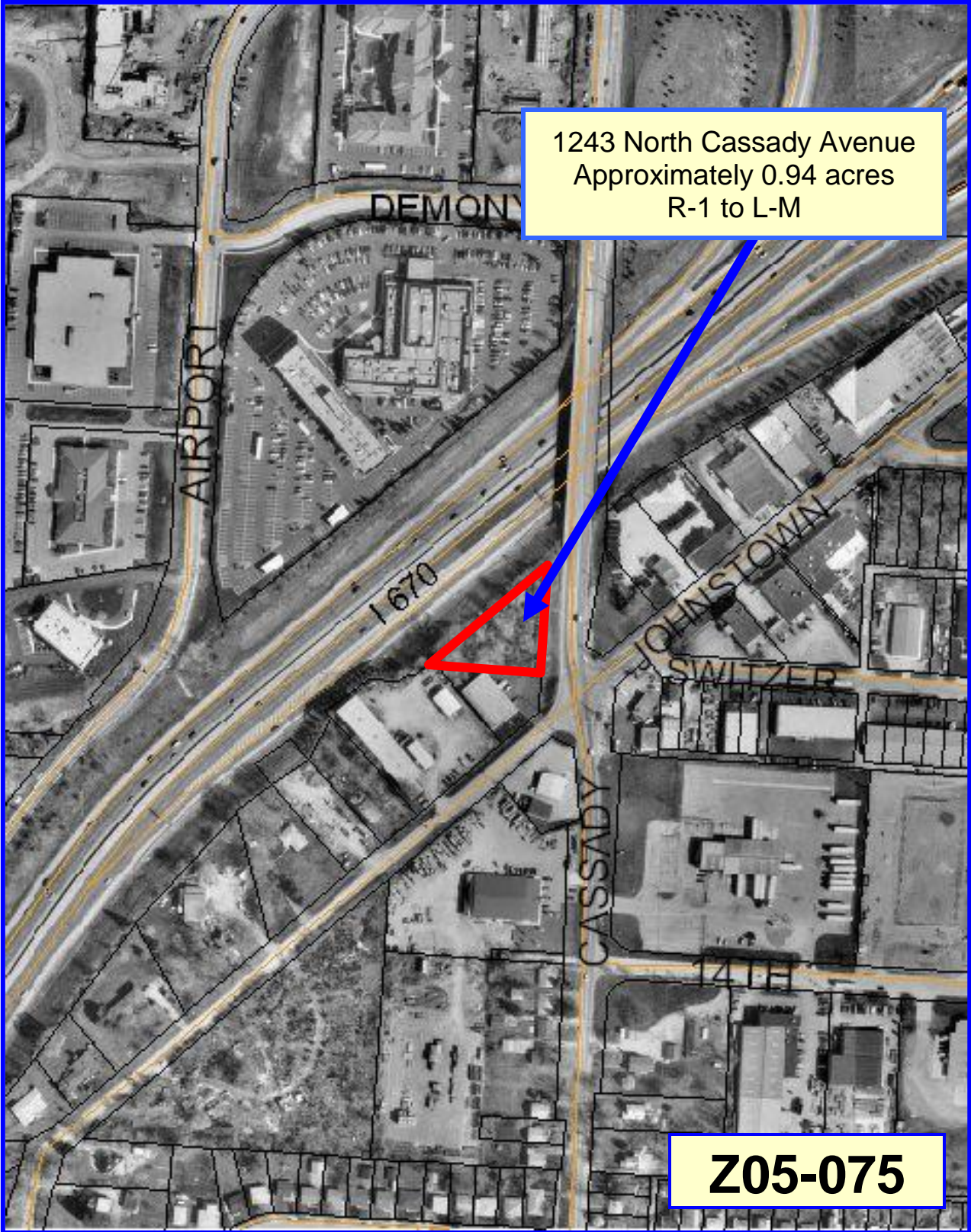
The requested L-M, Limited Manufacturing District, with the limitations committed to in the text, is compatible with the development and zoning patterns of the area. The limitations include standards for access, landscaping along I-670, and outdoor lighting. The site is located within the *I-670 Corridor Development Plan* (1989), in the Airport Subarea which recommends landscaping along the freeway side of adjacent properties to support the "green-belt" theme and create a 'Gateway ' to the City of Columbus that will be remembered by business people traveling in the area. The limitation text includes requirements for shade tree and an evergreen hedge along I-670.





1243 North Cassady Avenue
Approximately 0.94 acres
R-1 to L-M

Z05-075



1243 North Cassady Avenue
Approximately 0.94 acres
R-1 to L-M

Z05-075

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 # _____

Being first duly cautioned and sworn (NAME) Jill S. Tangeman
of (COMPLETE ADDRESS) 52 E. Gay Street, Columbus, Ohio 43216
deposes and states that (he/she) is the 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Port Columbus Enterprises c/o The Robert J. Weiler Co. 41 S. High Street, Suite 1010 Columbus, Ohio 43216 Contact: Skip Weiler / #221-4286	2.
3.	4.

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 14th day of September, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires: _____

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

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
October 16, 2007