

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 14, 2015**

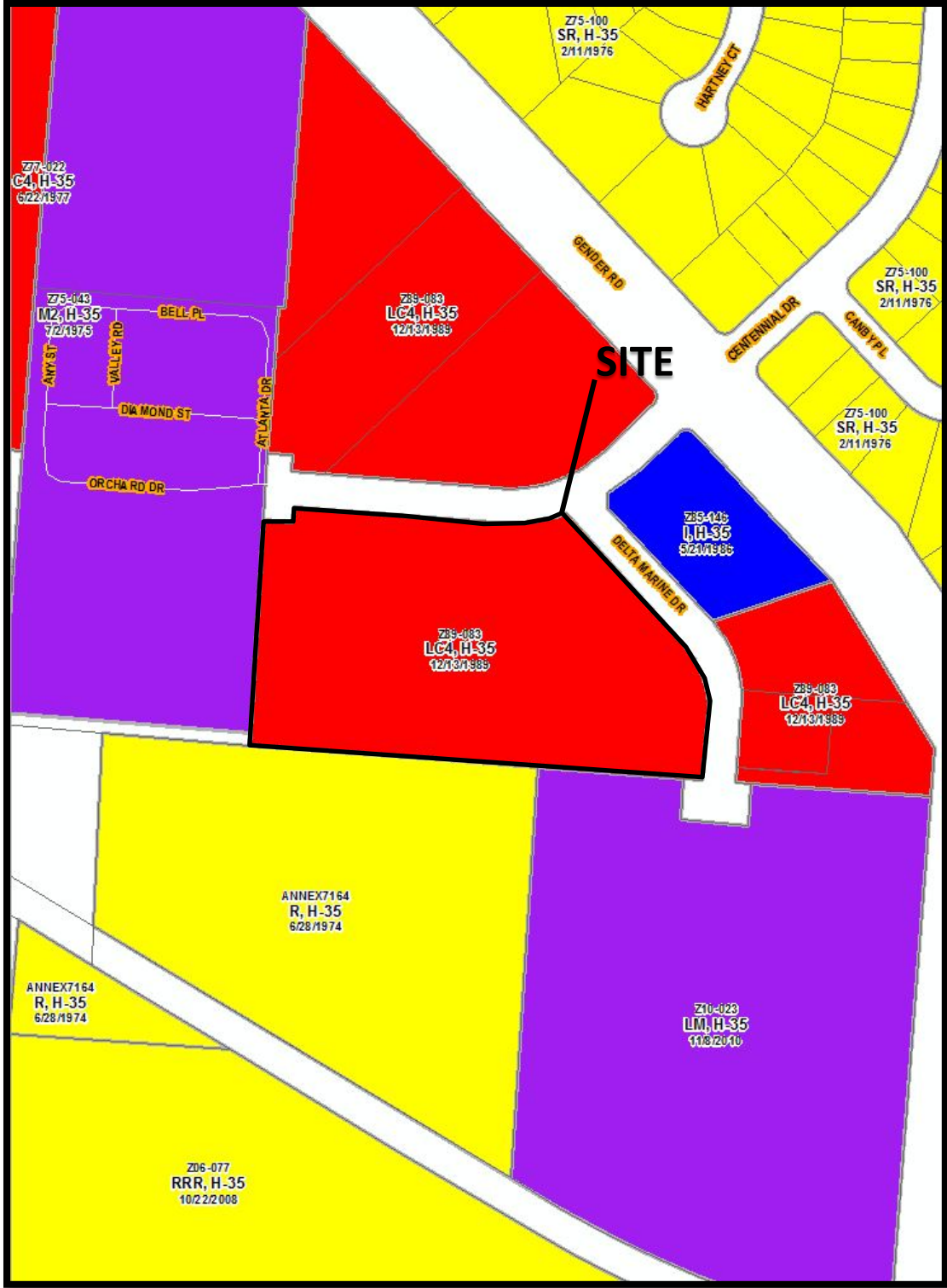
- 6. APPLICATION: Z15-008**
- Location:** **3051 DELTA MARINE DRIVE (43068)**, being 5.26± acres located at the southwest corner of Delta Marine and Centennial Drives (530-166429; Far East Area Commission).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** L-M, Limited Manufacturing District.
- Proposed Use:** Contractor's office and outdoor equipment storage.
- Applicant(s):** David Donley, Donley Concrete Cutting, c/o Jackson B. Reynolds, III; Smith and Hale; 37 West Broad Street; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Eliza Thrush, 645-1341, ecthrush@columbus.gov

BACKGROUND:

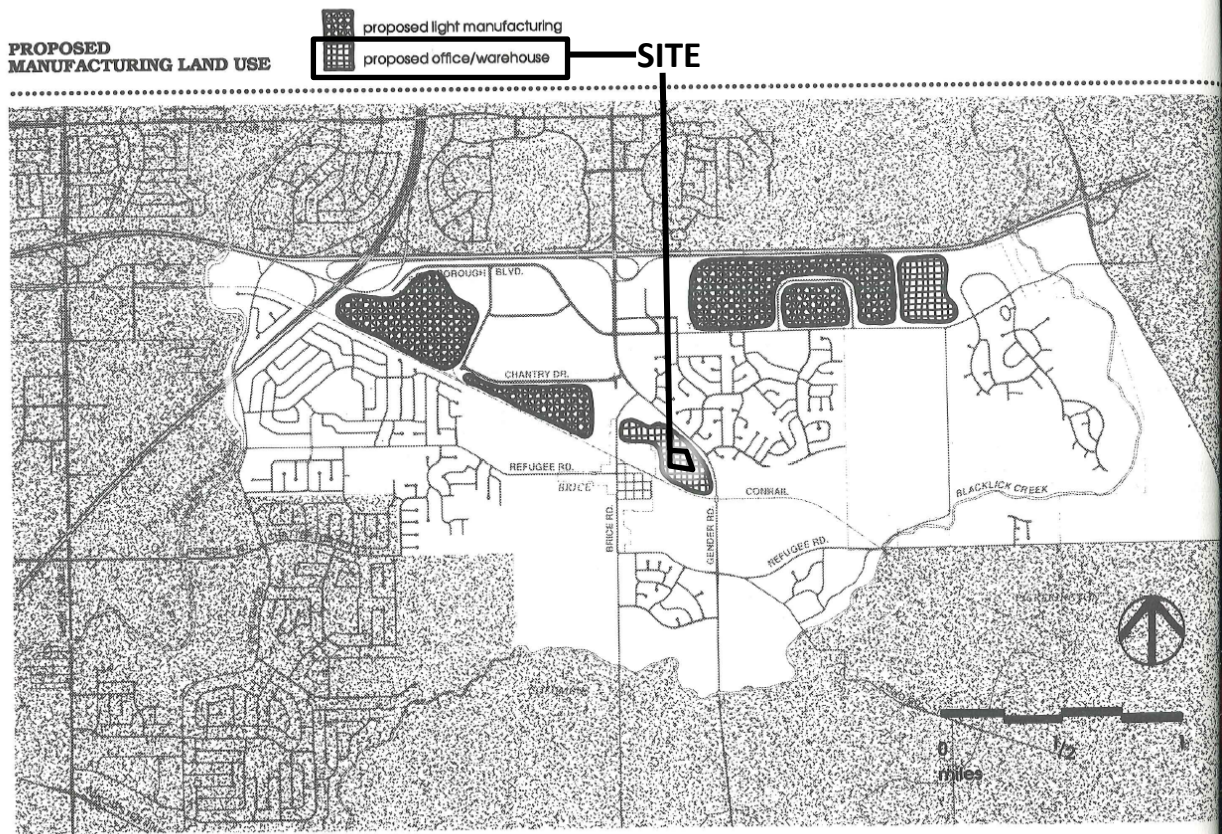
- The 5.26 acre site is developed with a warehouse/office and is zoned L-C-4, Limited Commercial District. The applicant proposes rezoning to the L-M, Limited Manufacturing District to allow a contractor's office and equipment storage.
- To the north is commercial development in the L-C-4, Limited Commercial District. To the east is a daycare center in the I, Institutional District and commercial development in the L-C-4, Limited Commercial District. To the south is industrial development in the L-M, Limited Manufacturing and R, Rural (pending L-M) Districts. To the west is industrial development in the M-2, Manufacturing District.
- The site is located within the planning area of the *Brice Tussing Area Plan* (1990), which recommends office/warehouse uses for the site.
- The proposed limitation text would permit a contractor's office with storage of equipment as well as other limited manufacturing and commercial (C-4) uses, and includes provisions for maintaining green space and mature trees.
- The site is located within the boundaries of the Far East Area Commission whose recommendation is for approval of the requested L-M District.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed L-M, Limited Manufacturing District, would permit an existing commercial development to be used as a contractor's office with outdoor equipment storage. The proposal is consistent with the land use recommendation of the *Brice Tussing Area Plan* and surrounding development. In consideration of the nearby commercial and residential developments, the limitation text includes permitted uses and provisions for access and the preservation of existing green space and mature trees.



Z15-008
3051 Delta Marine Drive
Approximately 5.26 acres
L-C-4 to L-M



Z15-008
3051 Delta Marine Drive
Approximately 5.26 acres
L-C-4 to L-M
Brice/Tussing Area Plan (1990)

FUTURE MANUFACTURING DEVELOPMENT

Undeveloped and appropriately zoned land is available for manufacturing development. Freeway access and railroad spurs attract these types of uses. Light manufacturing should be encouraged to locate in areas designated for manufacturing uses, providing the community with a sound economic base and jobs.

The location of these uses in areas other than those specifically identified for manufacturing uses should be discouraged. At the

same time, high quality development through the establishment of development standards, particularly for freeway-oriented uses, should be encouraged.



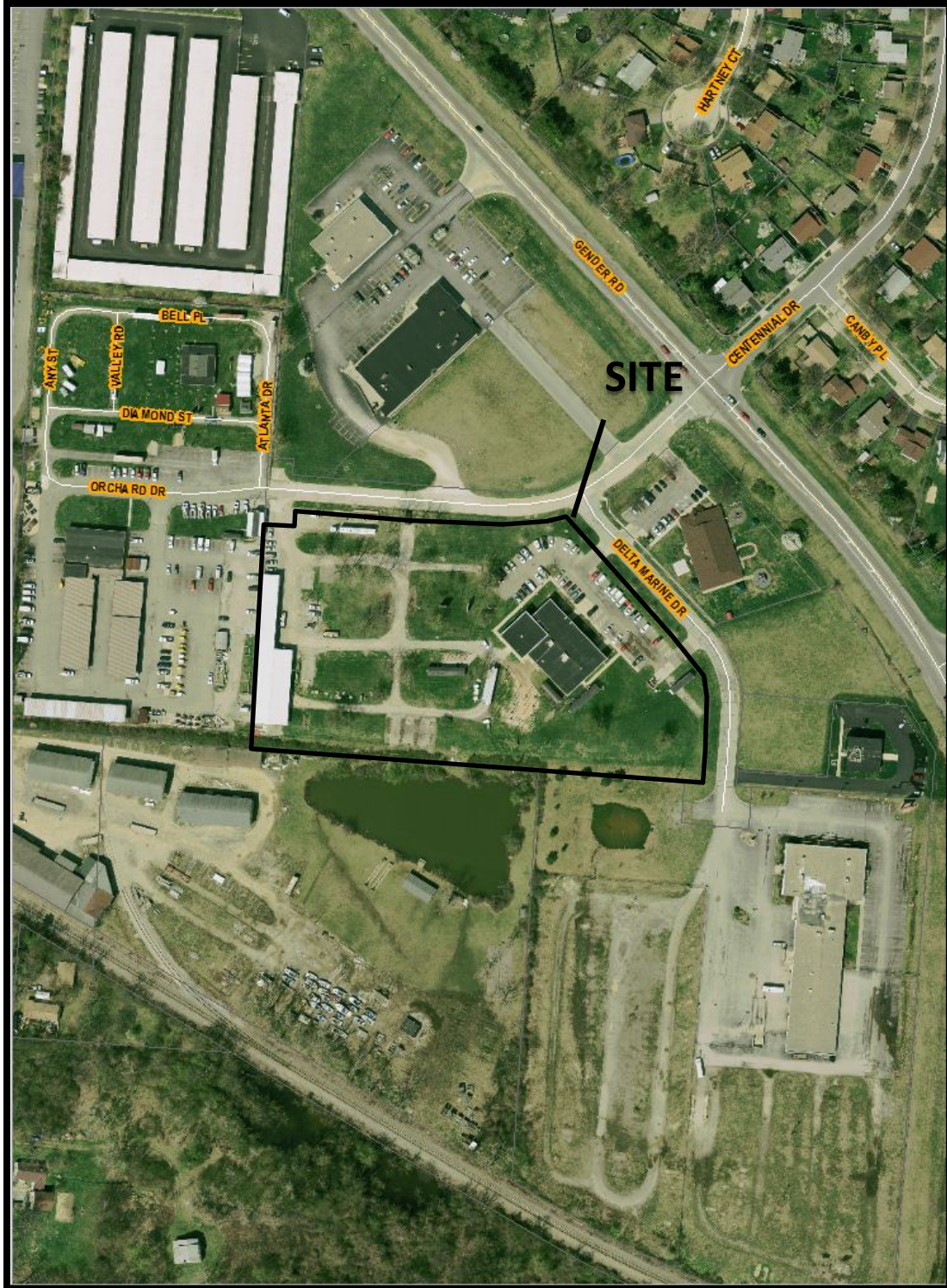
MANUFACTURING LAND USE RECOMMENDATIONS

- Designate the area between Interstate 70 and Tussing Road as a manufacturing corridor. This corridor will provide prime industrial sites that generate jobs.
- Encourage high quality industrial development utilizing freeway orientation. (Development standards.)
- Provide adequate buffering between manufacturing uses and neighboring residential uses to the east.
- Provide office development as an appropriate transitional use between manufacturing and residential uses.

APPLICABLE CITY POLICIES

- * Encourage a pleasing view from the highway when development occurs along the Interstate system.
- * Use zoning to protect residential neighborhoods from intrusion by manufacturing uses.
- * Reserve prime manufacturing sites for manufacturing uses.





Z15-008
3051 Delta Marine Drive
Approximately 5.26 acres
L-C-4 to L-M

Thrush, Eliza C.

From: Larry Marshall <ldmarshall1965@yahoo.com>
Sent: Wednesday, April 08, 2015 9:39 AM
To: Thrush, Eliza C.; Cedar Run; Gene Tyree; LaCour, Lynne D.
Cc: Jack Reynolds
Subject: Fw: Z15-008 Donley Concrete

Ms. Thrush,

This is to advise that the Far east Area Commission met last night and with 10 of 11 commissioners Present, voted unanimously in favor of Z15-008 Donley Concrete.

Mr. Donley stated he will bring 50 new jobs to the area.

The Commissioners were unanimous in stating this is the type of occupancy use that the FEAC wants attracted to the Light Manufacturing Districts in the Brice Tussing area.

The Far east Area Commissioners expressed their support and offered their resources to assist him in any way they could.

The Coordinator of the Tussing Block Watch (1200 members) personally extended a welcome to Mr. Conley and stated that she wanted to meet with him to welcome him to the neighborhood.

Larry Marshall
Zoning Chair
Far east Area Commission
2500 Park Crescent Dr., Columbus Oh

----- Forwarded Message -----

From: Larry Marshall <ldmarshall1965@yahoo.com>
To: Cedar Run <cedarrunbw@gmail.com>
Sent: Monday, April 6, 2015 2:34 PM
Subject: Re: Z15-008 Conley Concrete

Jennifer,

Attached is the REZONING application as well as my Staff report and a copy of Donley's website.

As long as there is no dumping of concrete such as the operation next to the storage units on Tussing, this should be a welcomed use.

I have 3 graphics applications, which will need to wait until May. Because Z15-008 will hopefully allow for a new business to start up next to Lowes, I thought it would be advantageous to move this up to tonight's meeting before the "Planning Committee" provides the FEAC with their recommendations.

Larry

Rezoning Application

DEPARTMENT OF BUILDINGS
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # Z15-008

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite #460, 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

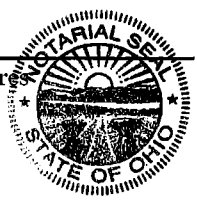
<p>1. David Donley c/o Donley Concrete Cutting Co. PO Box 272 Pickerington, OH 43147 0 employees in Columbus</p>	<p>2.</p>
<p>3. David Donley- 206-4133</p>	<p>4.</p>

SIGNATURE OF AFFIANT *Jackson B. Reynolds, III*

Sworn to before me and signed in my presence this 20th day of FEBRUARY, in the year 2015

Natalie C. Timmons
SIGNATURE OF NOTARY PUBLIC

9/4/15
My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

This Project Disclosure expires six (6) months after the date of notarization.

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 checks payable to the Columbus City Treasurer