

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 10, 2004**

- 7. APPLICATION: Z03-114**
- Location:** **1165 WILLIAMS ROAD (43207)**, being 5.25± acres located at the southeast corner of Williams and Lockbourne Roads. (510-138819)
- Existing Zoning:** M-1, Manufacturing District.
- Request:** L-M, Limited Manufacturing District.
- Proposed Use:** Unspecified commercial or manufacturing development.
- Applicant(s):** John Duncan; c/o Donald T. Plank, Atty.; Plank and Braham, 145 East Rich Street; Columbus, Ohio 43215.
- Property Owner(s):** Schottenstein Holding Co.; c/o Donald T. Plank, Atty.; Plank and Braham, 145 East Rich Street; Columbus, Ohio 43215.
- Planner:** Don Bier, 645-0712, drbier@columbus.gov

BACKGROUND:

- o The vacant 5.25± acre site is zoned in the M-1, Manufacturing District. The applicant is requesting the L-M, Limited Manufacturing District for commercial and less objectionable manufacturing land-uses.
- o An auto service station and single-family dwellings zoned in the M, Manufacturing District are located to the north across Lockbourne Road. A credit union zoned in the C-3, Commercial District is located to the northwest. An industrial shop and vacant land zoned in M, Manufacturing District are located east of the site. A large warehouse is located south of the site in the M, Manufacturing District. A retail store and single-family dwellings are located west of the site across Williams Road.
- o The proposed limitation text allows M, Manufacturing District commercial and less objectionable manufacturing uses (per C.C. 3363.01 through 3363.08). More objectionable manufacturing uses permitted by the existing unrestricted M-1, Manufacturing District are prohibited. Development standards in the limitation text address traffic commitments, street trees along Williams and Lockbourne Roads, and lighting and graphics restrictions. The limitation text lacks any building design and material commitments, provisions for interior connecting sidewalks, headlight screening and a cap on the percentage of the site that can be developed.
- o The *Columbus Thoroughfare Plan* identifies Williams and Lockbourne Roads as a 4-2 arterials requiring 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Conditional Approval.

The range of M, Manufacturing District commercial and manufacturing uses requested by the applicant are consistent with zoning and development at or near the intersection of Williams Road and Lockbourne Road. The limitation text prohibits the more objectionable manufacturing land-uses permitted by the current unrestricted M-1, Manufacturing District. The text also provides development standards to address Transportation Division issues, provides street trees, and lighting and graphics restrictions. Staff approval is conditioned on resolution of the issues outlined in the email sent to the applicant on June 3, 2004 detailing outstanding limitation text zoning issues.