

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 8, 2003**

- 8. APPLICATION: Z02-100**
Location: **845 HARRISBURG PIKE (43223)**, being 4.14± acres located on the west side of Harrisburg Pike, 290± feet south of Withers Avenue.
Existing Zoning: R, Rural District
Request: L-M, Limited Manufacturing District.
Proposed Use: Office and warehouse.
Applicant(s): William Lewis; c/o Arnold S. White, Atty.; 1335 Dublin Road; Suite 201 C; Columbus, Ohio 43215.
Property Owner(s): Charles M. Lewis Family, LLC.; 845 Harrisburg Pike; Columbus, Ohio 43223.
Planner: Don Bier, 645-2208; drbier@columbus.gov

BACKGROUND:

- The 4.14± -acre site is developed with an office/warehouse building that is zoned in the R, Rural District. The existing building was developed prior to annexation of the site to the City of Columbus in 1979. The former owner did not apply for a comparable zoning. The current owner is requesting the L-M, Limited Manufacturing District to make the existing warehousing business a conforming use. The applicant has provided a site plan for the limited purpose of establishing existing conditions on the site, some of which do not meet M, Manufacturing District standards.
- A bowling alley located in Franklin Township is located to the north. An automobile towing company, single-family and two-family dwelling located in Franklin Township are located to the east across Harrisburg Pike. Undeveloped land zoned in the L-M-2, Limited Manufacturing District is located to the south and west.
- The L-M, Limited Manufacturing District limitation text includes appropriate use restrictions that allow C-2, Commercial uses, M, Manufacturing District less objectionable uses and telecommunication antennas. The text also includes development standards that address existing building, parking and maneuvering setbacks, existing site access, the installation of any new lighting, graphics restrictions, application to the Board of Zoning Adjustment to vary M, Manufacturing District standards, and Department of Recreation and Parks Department commitments.
- Harrisburg Pike is identified by the *Columbus Thoroughfare Plan* as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval. The applicant is requesting the L-M, Limited Manufacturing District to make an existing office and warehouse building a conforming use. The limitation text includes use restrictions that allow C-2, Commercial uses, less objectionable M,

Manufacturing District uses and telecommunication antennas and development standards that address existing building, parking and maneuvering setbacks, installation of new lighting and application to the B.Z.A. for variances to existing non-conforming M, Manufacturing District development standards. The proposed uses are consistent with L-M-2, Limited Manufacturing District zoning to the south and west.