

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 14, 2006**

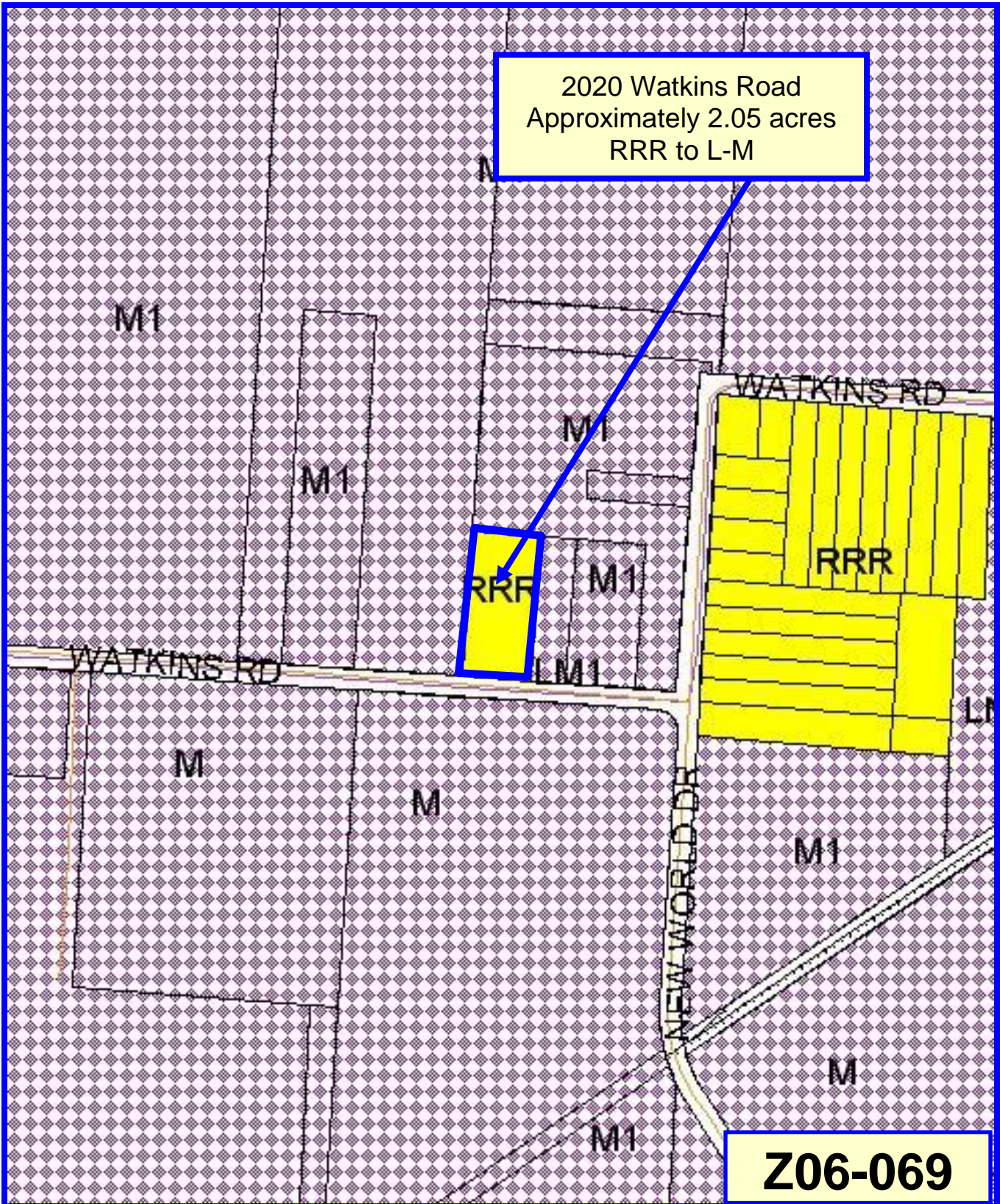
1.    **APPLICATION:**               **Z06-069**  
      **Location:**               **2020 WATKINS ROAD (43207)**, being 2.05± acres located on the north side of Watkins Road, 416± feet west of New World Drive (010-112131).  
      **Existing Zoning:**       RRR, Restricted Rural Residential District.  
      **Request:**                L-M, Limited Manufacturing District.  
      **Proposed Use:**         Industrial development.  
      **Applicant(s):**         Susan Enneking; c/o Douglas J. Schockman, Atty.; 175 South Third Street, Suite 700; Columbus, OH 43215.  
      **Property Owner(s):**   Susan Enneking, Trustee of the Sangria Trust; 3663 Alum Creek Drive; Columbus, OH 43207.  
      **Planner:**                Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

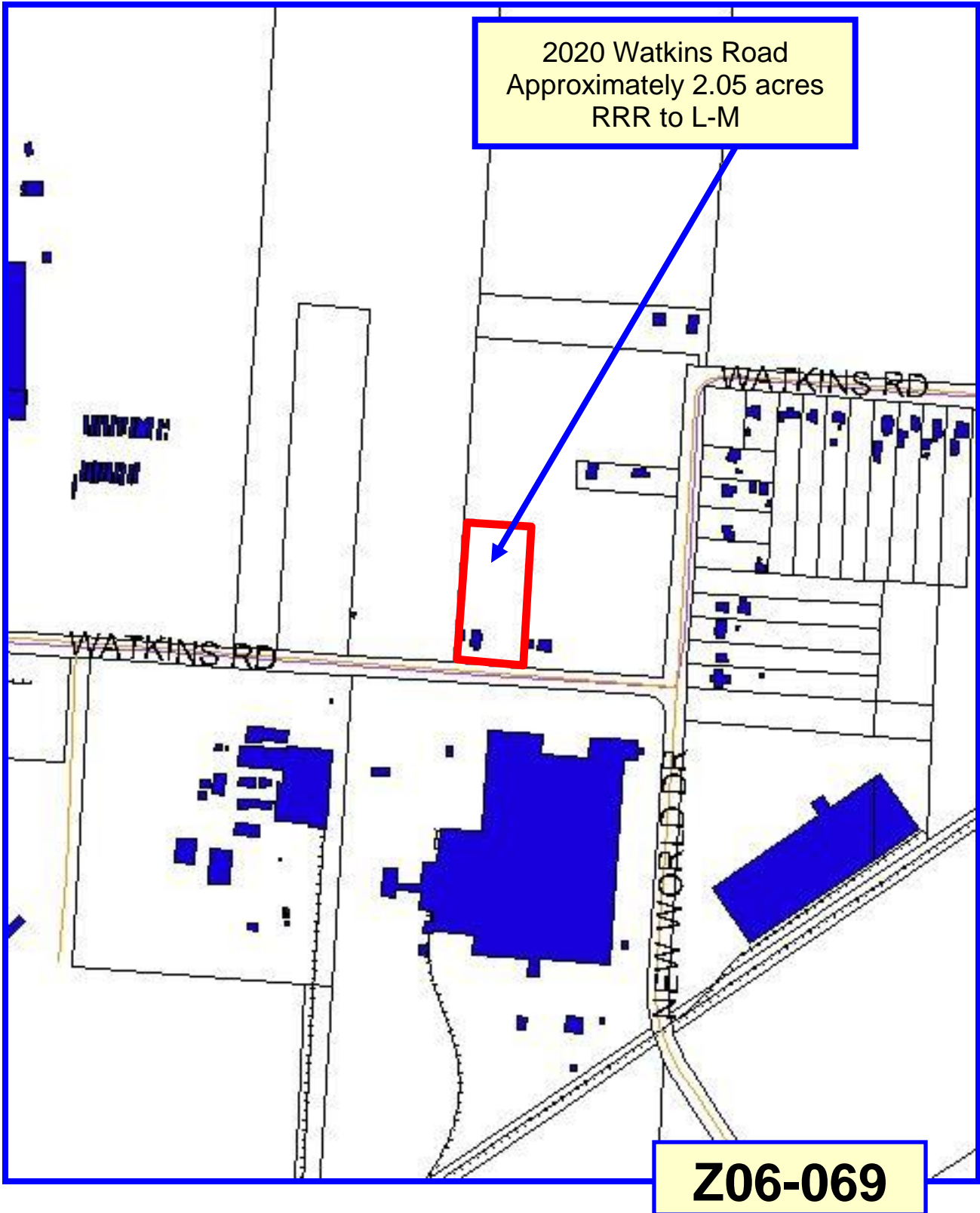
**BACKGROUND:**

- o The 2.05± acre site is undeveloped and is zoned in the RRR, Restricted Rural Residential District. The applicant requests the L-M, Limited Manufacturing District for industrial and office uses.
- o To the north is an outside storage lot in the M-1, Manufacturing District. To the east is a single-family dwelling and an outside storage lot in the L-M-1, Limited Manufacturing District. To the west are undeveloped land and a warehouse in the M-1, Manufacturing District. To the south across Watkins Road is a warehouse/factory in the M, Manufacturing District.
- o The site is located within the planning area of the *South Alum Creek Neighborhood Plan* (2003) which recommends manufacturing and industrial uses for the site.
- o The limitation text incorporates use restrictions, landscaping, and lighting controls that are more stringent than surrounding industrial zoning districts.
- o The *Columbus Thoroughfare Plan* identifies Watkins Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-M, Limited Manufacturing District will allow industrial and office development. The limitation text incorporates use restrictions, landscaping, and lighting controls. The requested L-M, Limited Manufacturing District is consistent with the land use recommendations of the *South Alum Creek Neighborhood Plan* (2003), and with the zoning and development patterns of the area.



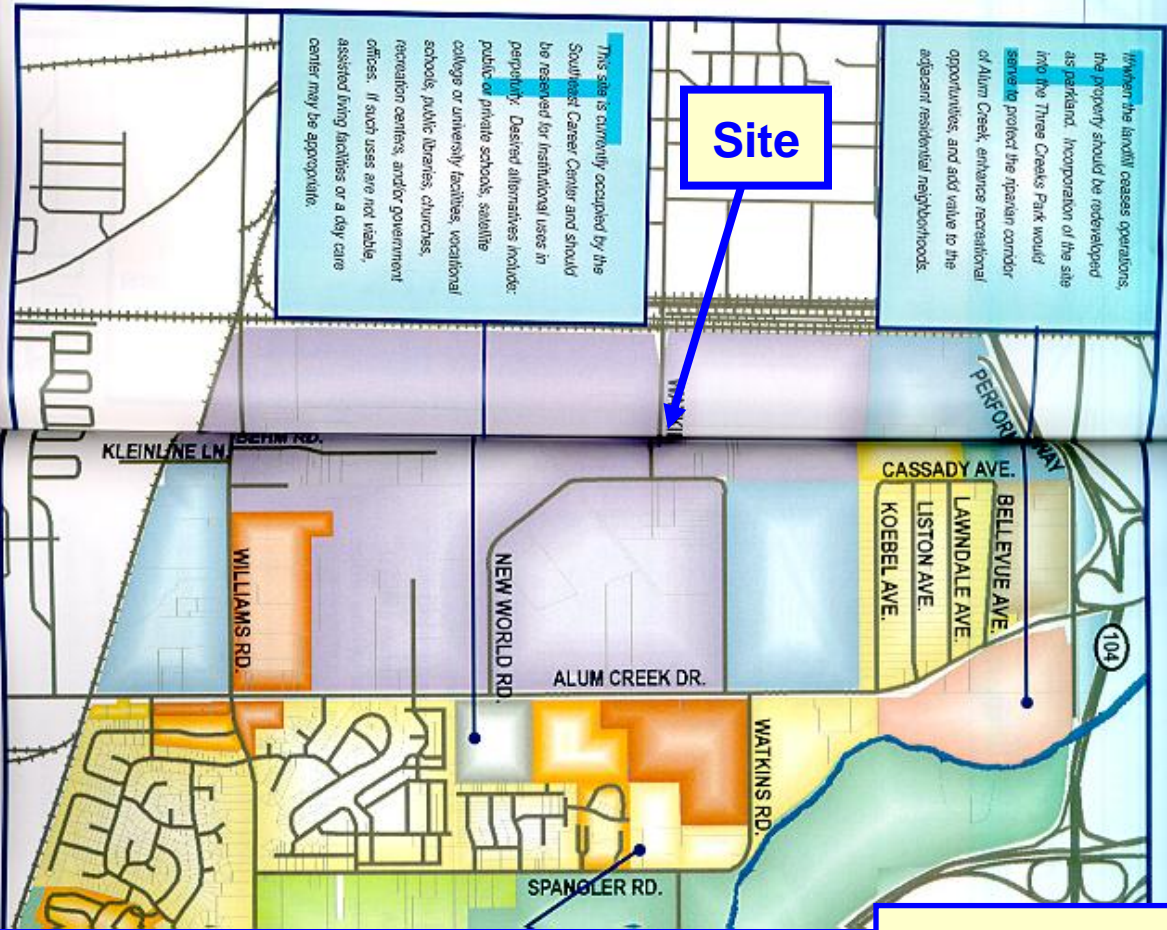


# Recommended Land Use



**LEGEND**

- Railroads
- Road
- Water
- Cemetery
- Landfill
- Metropark
- Rural Residential
- Single Family Residential
- Multi-Family Residential
- Office and Retail Commercial
- Institutional, Office, and Warehouse
- Manufacturing and Industrial
- Institutional



**Z06-069**

## Manufacturing and Industrial

### Zoning and Land Use Policies

- S** 1. Support rezoning or council variance applications that would implement the Recommended Land Use Map, further the purpose and goals of this document, pose no threat to the public health or safety, satisfy the setback requirements and development standards set forth in the zoning code, and provide full-time employment opportunities.
2. Retain, support, and protect the residential character that exists east of Alum Creek Drive. Confine the establishment or expansion of manufacturing zoning districts to areas west of Alum Creek Drive, as indicated on the Recommended Land Use Map.
3. Rezone the residential properties on Behm Road and Walkins Road west of Alum Creek Drive, collectively, to an "LM" (Limited Manufacturing) classification. Proceed only if and when all of the properties can be included in the rezoning.
4. Do not support any rezoning or council variance application that would permit the establishment of a new use that would involve, as a primary function, the processing, production, transportation, storage, or emission of an environmentally hazardous substance.
5. Do not support any rezoning or council variance application that would permit the establishment of a power plant, junk yard, land-fill/dump, refinery, hazardous waste disposal facility, slaughterhouse, adult bookstore, or an adult entertainment establishment.
6. Support and establish the following uses:
- ◀ construction and trade-related businesses
  - ◀ research and development facilities
  - ◀ warehousing and distribution uses
  - ◀ technology-based businesses
  - ◀ parts and equipment suppliers
  - ◀ furniture and woodworking operations



Construction site at New World Drive and Alum Creek Drive.

#### DEVELOPMENT STANDARDS

1. Sources of exterior lighting should consist of cut-off type fixtures, be directed downward, and be placed to prevent glare/spillover on adjoining properties. Fixtures should be limited to a maximum height of 18 feet above grade.
2. Height limitations, minimum setbacks, landscaping requirements, design standards, and use restrictions prescribed by the zoning code should be applied unless a clear and compelling demonstration of hardship is presented.
3. For any new development, one 2.5" caliper deciduous shade tree should be planted for every 5,000 sq. ft. of total floor area.
4. Maintain and ensure the survival of trees, shrubs, and other plants. Required landscape materials should be maintained in healthy condition (or replaced if dead) for a minimum period of two years after installation.
5. Dumpsters visible from adjoining properties should be fully enclosed by an opaque fence.



**MARION-FRANKLIN  
CIVIC ASSOCIATION**  
P.O. Box 77618  
Columbus, Ohio 43207



November 17, 2006

Douglas J. Schockman  
Lane, Alton & Horst LLC  
175 South third Street  
Suite 700  
Columbus, Ohio 43215

Dear Sir,

The rezoning request application #206-069 for the property at 2020 Watkins Road, Columbus, Ohio 43207, that was brought before the members of the Marion-Franklin Civic Association on October 10, 2006, has been denied by a vote of nineteen(19) to zero(0). We are definitely not in favor of this property being rezoned from RRR(residential) to M(manufacture).

Sincerely,

A handwritten signature in cursive script that reads "Robert L. Patterson".

Robert Patterson, President  
Marion-Franklin Civic Association

**COLUMBUS DEVELOPMENT COMMISSION**  
Basis for Recommendation

Date: December 14, 2006

Application #: Z06-069	Requested: L-M	Address: 2020 WATKINS ROAD (43207)					
# Hearings:	Length of Testimony: 6:17 → 6:32 (15)	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval	Position: <input type="checkbox"/> Conditional Approval				
# Speakers Support: (2)	Development Commission Vote: (5) Yes (16) No (0) Abstain	Area Comm/ Civic Assoc: <input type="checkbox"/> Approval <input type="checkbox"/> Disapproval	<input type="checkbox"/> Conditional Approval				
<b>Position</b> Y=Yes N=No (write out ABSENT or ABSTAIN)	YES Fitzpatrick	YES Ingwersen	YES Barnes	ABSENT Anderson	YES Cooley	ABSENT Onwukwe	YES Conroy
+ = Positive or Proper - = Negative or Improper							
Land Use	+	+			+		
Use Controls							
Density or Number of Units							
Lot Size							
Scale							
Environmental Considerations							
Emissions							
Landscaping or Site Plans							
Buffering or Setbacks							
Traffic Related Commitments							
Other Infrastructure Commitments							
Compliance with City Plans * →	VERIFY W/ CITY COUNCIL PREVIOUS COMMITMENTS						
Timeliness of Text Submission	VERIFY W/ CITY COUNCIL PREVIOUS COMMITMENTS						
Area or Civic Assoc. Recommendation	VERIFY W/ CITY COUNCIL PREVIOUS COMMITMENTS						
Governmental or Public Input	VERIFY W/ CITY COUNCIL PREVIOUS COMMITMENTS						
<b>MEMBER COMMENTS:</b>							
<b>FITZPATRICK:</b> PROPERTY IS SURROUNDED WITH "M" ZONED LAND. *CITY COUNCIL SHOULD REVIEW & ANALYZE ANY PREVIOUS COMMITMENTS. AND MARION FRANKLIN CIVIC ASSOC							
<b>INGWERSEN:</b> HOMEOWNERS TO THE EAST FEEL A PRIOR COMMITMENT BY COUNCIL PRECLUDES THIS REZONING. PLEASE REVIEW							
<b>BARNES:</b> ANY PRIOR "AGREEMENTS" W/ RESIDENTIAL NEIGHBORS REGARDING REZONING SHOULD BE THOROUGHLY ADDRESSED AND CONSIDERED BY COUNCIL.							
<b>ANDERSON:</b>							
<b>COOLEY:</b> LAND USE APPROPRIATE - HOWEVER, ANY BROADER CONTEXTUAL AGREEMENTS SHOULD BE HANDLED							
<b>ONWUKWE:</b>							
<b>CONROY:</b> Homeowners in RRR block to east re: prior commitment when plan was developed. This strong concern should be reviewed by council in light of rezoning request.							

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 # 206-069

Being first duly cautioned and sworn (NAME) Douglas J. Schockman  
of (COMPLETE ADDRESS) 175 S. Third St., Suite 700, Columbus, Ohio 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

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

1. Lizard Leasing, Inc. dba Toronto Container Depot 3663 Alum Creek Drive Columbus, Ohio 43207 Approximately 20 employees	2.
3. Susan Enneking (614) 497-0497	4.

SIGNATURE OF AFFIANT

*Douglas J. Schockman*

Subscribed to me in my presence and before me this 15<sup>th</sup> day of September, in the year 2006

SIGNATURE OF NOTARY PUBLIC

*Jamie L. Wells*

My Commission Expires:

11-26-07

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

Notary Seal Here



JAMIE L. WELLS  
Notary Public, State of Ohio  
My Commission Expires 11-26-07