

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 14, 2013**

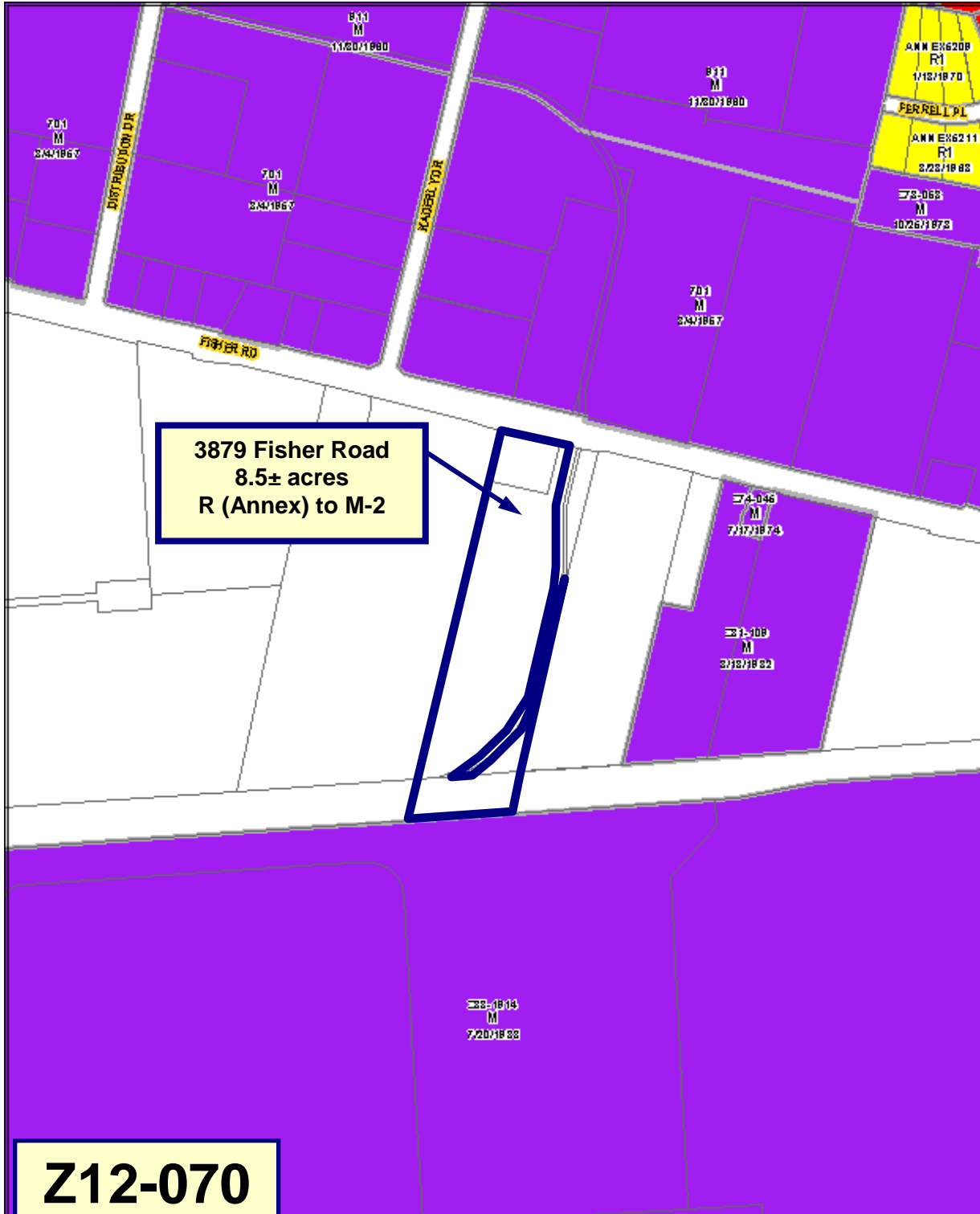
- 2. APPLICATION: Z12-070 (ACCELA # 12335-00000-00732)**  
**Location:** **3789 FISHER ROAD (43228)**, being 8.5± acres located on the south side of Fisher Road, 607± feet east of Kaderly Drive (140-007399; Greater Hilltop Area Commission).  
**Existing Zoning:** R, Rural (Annex) District.  
**Request:** M-2, Manufacturing District.  
**Proposed Use:** Industrial use.  
**Applicant(s):** Jim Lincoln c/o Chris Lescody, PE; 8740 Orion Place Suite 100, Columbus OH 43240.  
**Property Owner(s):** DR Properties; 8755 US Highway 87 East; San Antonio, TX 78263.  
**Planner:** Dana Hitt, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

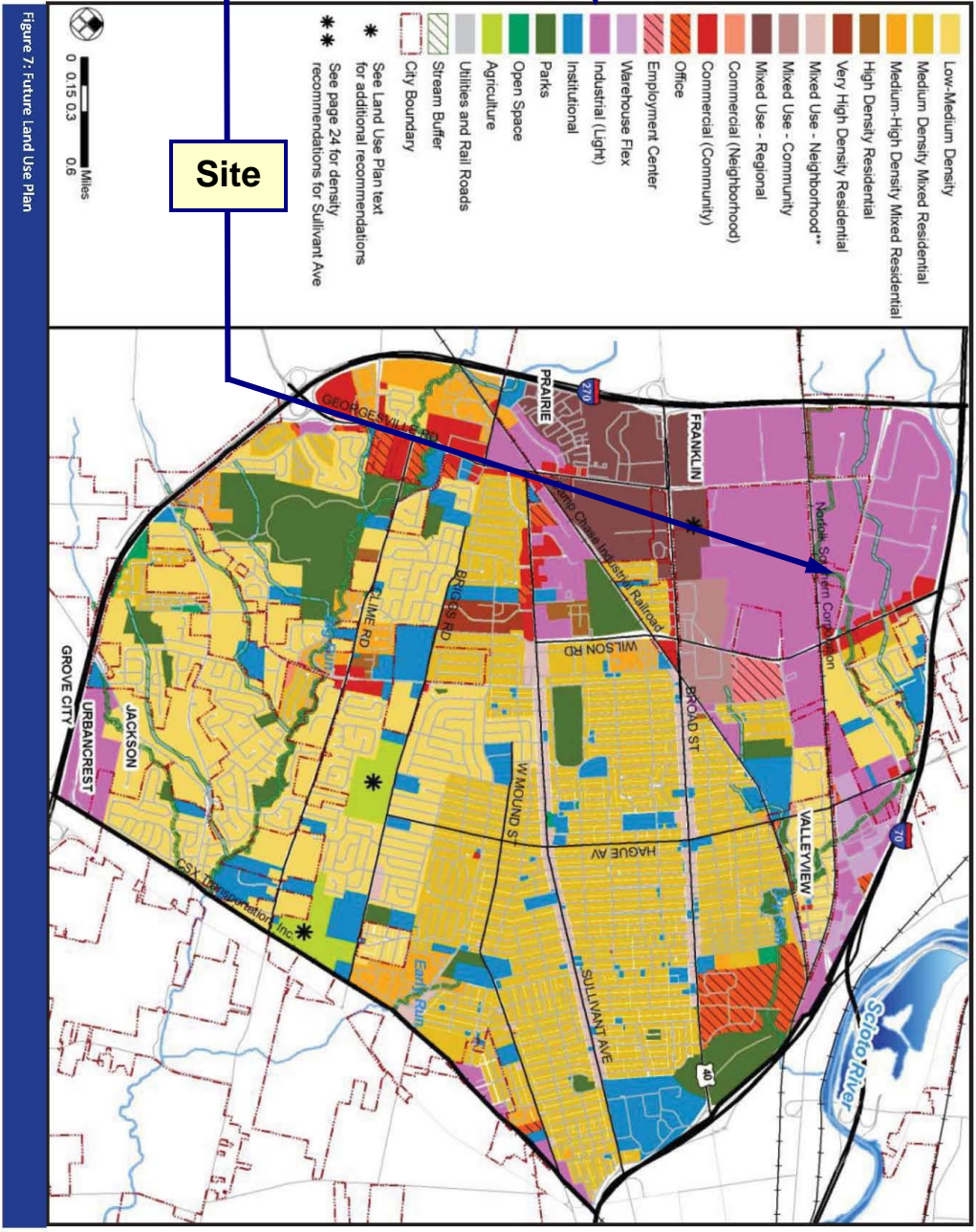
**BACKGROUND:**

- The site is an actively used industrial site recently annexed into the City. In Franklin County the site was zoned General Industrial.
- To the north across Fisher Road is an industrial building zoned in the M, Manufacturing District. To the south is an active railroad, beyond which is a factory zoned in the M, Manufacturing District. To the east is a fuel tank farm and to the west is a trailer storage lot, both in Franklin County.
- The site is located within the boundaries of the *The Greater Hilltop Plan Amendment* (2010), which proposes the site be developed with light industrial uses.
- The *Columbus Thoroughfare Plan* identifies Fisher Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested M-2, Manufacturing District will allow limited manufacturing development. Staff supports this rezoning to the M-2, Manufacturing District because it is consistent with the existing surrounding manufacturing zoning and land uses in accordance with the *The Greater Hilltop Plan Amendment* (2010).





Site

- Low-Medium Density
  - Medium Density Mixed Residential
  - Medium-High Density Mixed Residential
  - High Density Residential
  - Very High Density Residential
  - Mixed Use - Neighborhood\*\*
  - Mixed Use - Community
  - Mixed Use - Regional
  - Commercial (Neighborhood)
  - Commercial (Community)
  - Office
  - Employment Center
  - Warehouse Flex
  - Industrial (Light)
  - Institutional
  - Parks
  - Open Space
  - Agriculture
  - Utilities and Rail Roads
  - Stream Buffer
  - City Boundary
- \* See Land Use Plan text for additional recommendations  
 \*\* See page 24 for density recommendations for Sullivant Ave

Figure 7: Future Land Use Plan



### REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

#### STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME Greater Hilltop Area Commission MEETING DATE 1/8/2013  
CASE NUMBER Z12-070/12335-0000-00732 Case Type  Council Variance  Rezoning  
ZONING ADDRESS 3879 Fisher Rd, 43228 APPLICANT JIM LINCOLN  
PERSON[S] REPRESENTING APPLICANT AT MEETING JOSEPH WALKER

#### CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area Commission see note at the bottom.

#### Applicant Response

|          | Yes                      | No                       |
|----------|--------------------------|--------------------------|
| 1. _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. _____ | <input type="checkbox"/> | <input type="checkbox"/> |

#### Recommendations

Approval  Disapproval  Conditional approval (list conditions and applicant response above)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recommending Commission / Association / Accord Partner Vote: For 13 Against 0

Signature / Title of Authorized Representative Meg Jaffe, Co-Chair, Zoning Committee

Daytime Phone Number 614-653-7653

**NOTE TO AREA COMMISSIONS:** Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval". If, at the time the ordinance is sent to Council, any condition that has checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer