

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 9, 2015**

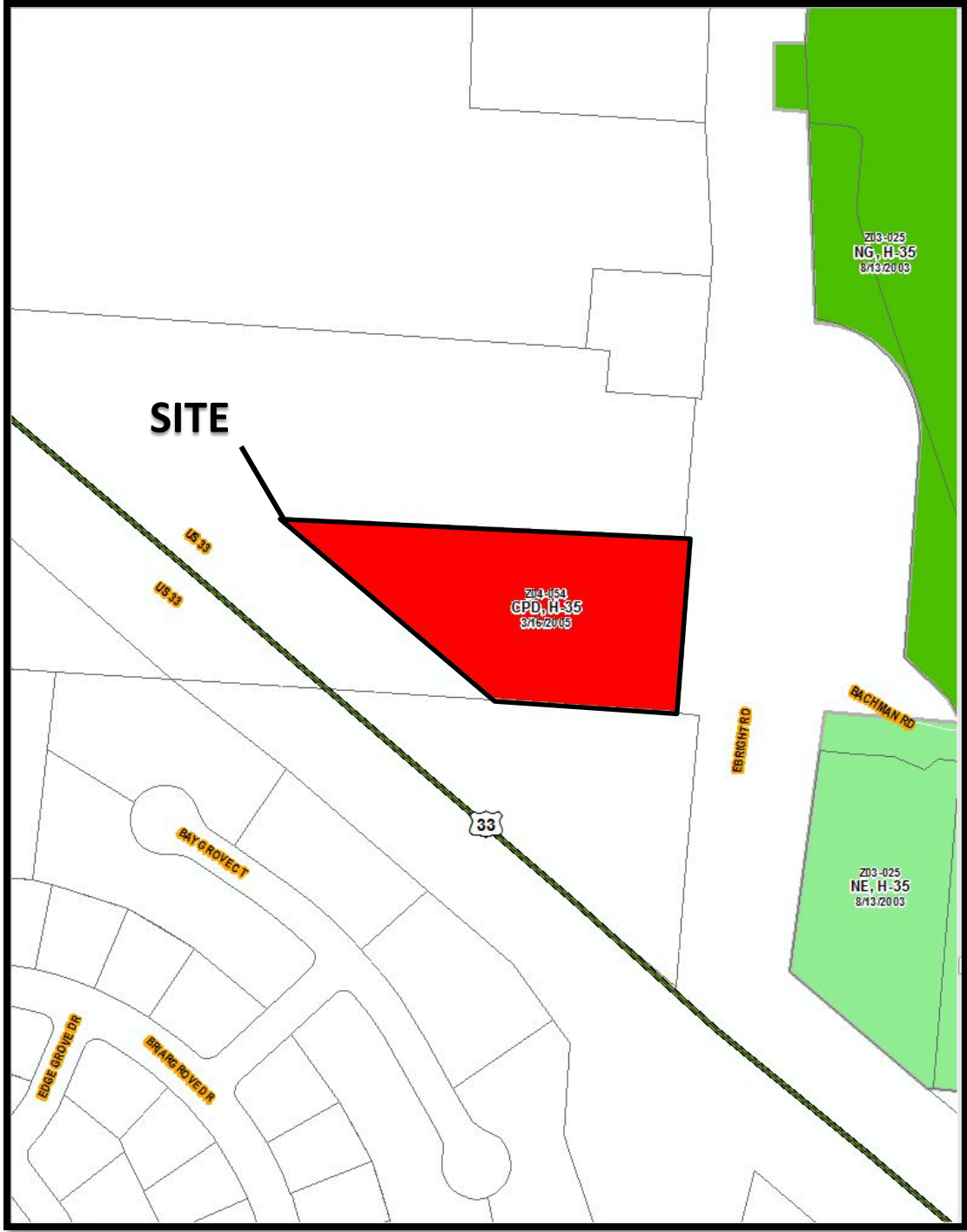
- 2. APPLICATION: Z15-012**
- Location:** **5221 EBRIGHT ROAD (43110)**, being 2.63± acres located on the west side of Ebright Road, 180± feet north of US 33 (430-273438; Greater Southeast Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** L-M, Limited Manufacturing District.
- Proposed Use:** Contractor's office with storage.
- Applicant(s):** Bright Innovations, LLC; c/o Jackson B. Reynolds, III, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

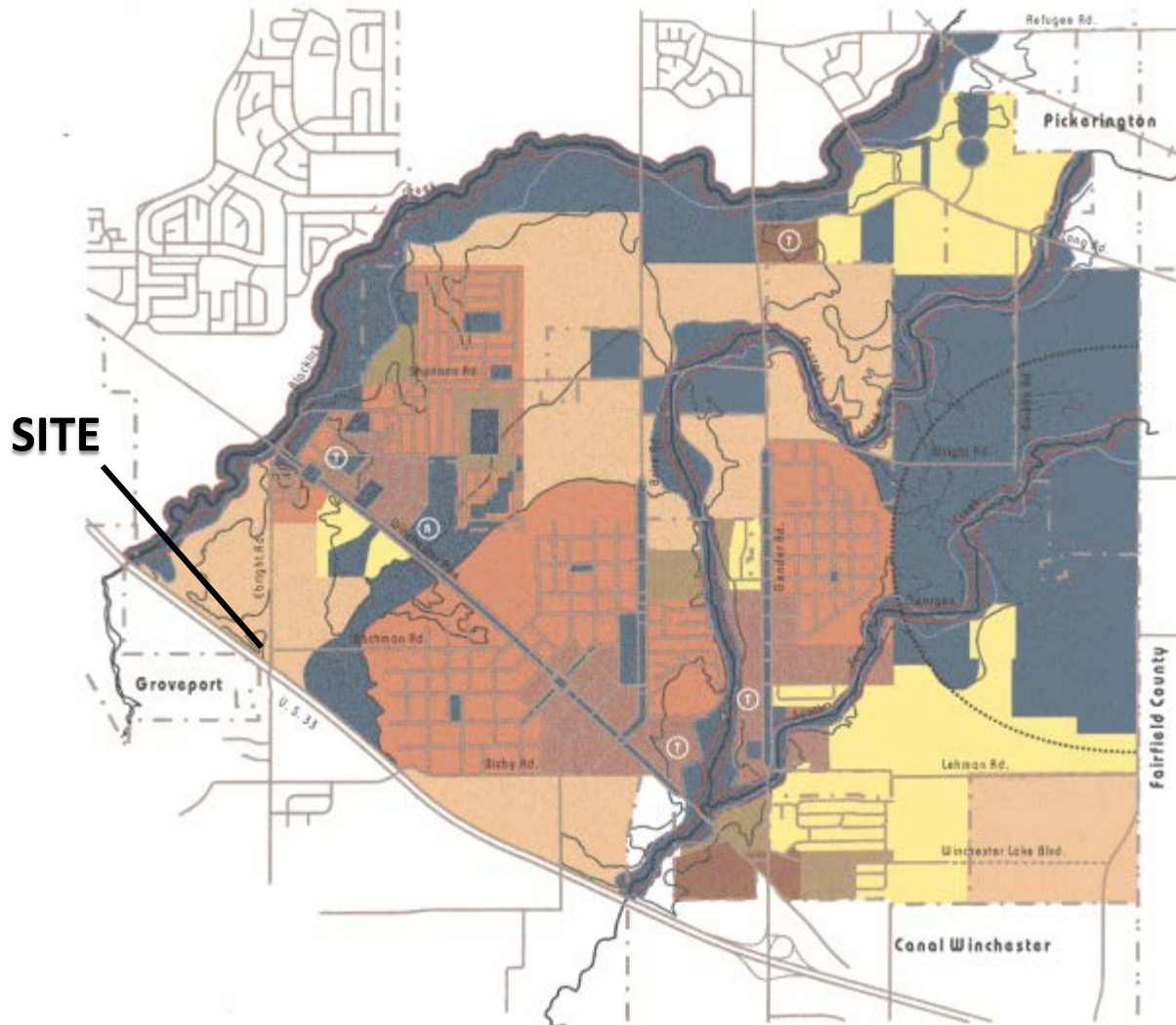
- The site is zoned in the CPD, Commercial Planned Development District (Z04-054) which permits C-4 and C-5 commercial uses with some C-4 use limitations. The site was previously used as a retail nursery and landscaping business. The applicant requests the L-M, Limited Manufacturing District for a contractor's office with storage.
- The site is surrounded by an office/warehouse to the north in the SCPD, Select Commercial Planned District in Madison Township, undeveloped land to the east in the NG, Neighborhood General, and NE, Neighborhood Edge Districts, and US 33 to the south and west.
- The site is located within the boundaries of the *Southeast Area Plan (2000)*, which recommends hamlet/open space residential uses. Due to the existing use and zoning of the subject site, and the industrial use to the north, Staff supports deviation from the Plan recommendation.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation had not been available at the time this report was written.
- Development standards for landscaping and lighting controls have been carried over from the current CPD district, and screening and use restrictions are proposed with C-5 uses now being prohibited.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-M, Limited Manufacturing District would allow a contractor's office with storage. Due to the existing use and zoning of the subject site, and the industrial use to the north, Staff supports deviation from the *Southeast Area Plan* land use recommendations for hamlet/open space residential uses. The proposed use restrictions and development standards mitigate negative impacts on future residential development to the east across Ebright Road.



Z15-012
5221 Ebright Road
Approximately 2.63 acres
CPD to L-M



Southeast Area

Proposed Land Use
Map 10
12-00

	Neotraditional Village/Neighborhood Center
	Neotraditional Village/Neighborhood
	Remist/Open Space Subdivision
	Residential
	Multi-Family Residential
	Institutional
	Parks
	Commercial
	Floodway
	150' Protective Buffer
	Floodplain
	Buffer for Pickerington Ponds

- Rec Center
- Transit Stops



Department of
Trade and Development
Planning Office

Southeast Area Plan

Z15-012
 5221 Ebright Road
 Approximately 2.63 acres
 CPD to L-M
Southeast Area Plan (2000)



Z15-012
5221 Ebright Road
Approximately 2.63 acres
CPD to L-M

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David & Shari Chambers

614-920-0596

p.1



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z15-012

Address 5221 Ebright Rd. Canal Winchester, OH

Group Name Greater South East Area Commission 4/2/10

Meeting Date July 6, 2015

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
- Disapproval

NOTES:

Vote Unanimous

Signature of Authorized Representative David K. Chambers

Recommending Group Title Greater South East Area Commission

Daytime Phone Number 614-774-4050

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 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.

APPLICATION # 215-012

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West 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

1. Bright Innovations LLC 5141 Bixford Avenue Canal Winchester, OH 43110 0 employees Diana Ward (614) 836-9159	2.
3.	4.

SIGNATURE OF AFFIANT Jackson B. Reynolds III

Sworn to before me and signed in my presence this 22nd day of January, 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