

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 14, 2024**

1. **APPLICATION:** **Z23-048**
Location: **2976 LAZAR RD. (43123)**, being 5.68± acres located on the east side of Lazar Road, 90± feet south of Tanis Drive (570-193906 & 570-193905; Southwest Area Commission).
Existing Zoning: L-M-2, Limited Manufacturing District.
Request: L-M-2, Limited Manufacturing District (H-35).
Proposed Use: Limited manufacturing uses.
Applicant(s): Good Nature; c/o Dave Perry, Agent; Dave Perry Co.; 411 East Town Street, Floor 1; Columbus, OH 43215 and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Floor 2; Columbus, OH 43215.
Property Owner(s): Lazarcharmangrano, LLC; c/o Alec McClennan; 7621 Old Rockside Road, Independence, OH 44131.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

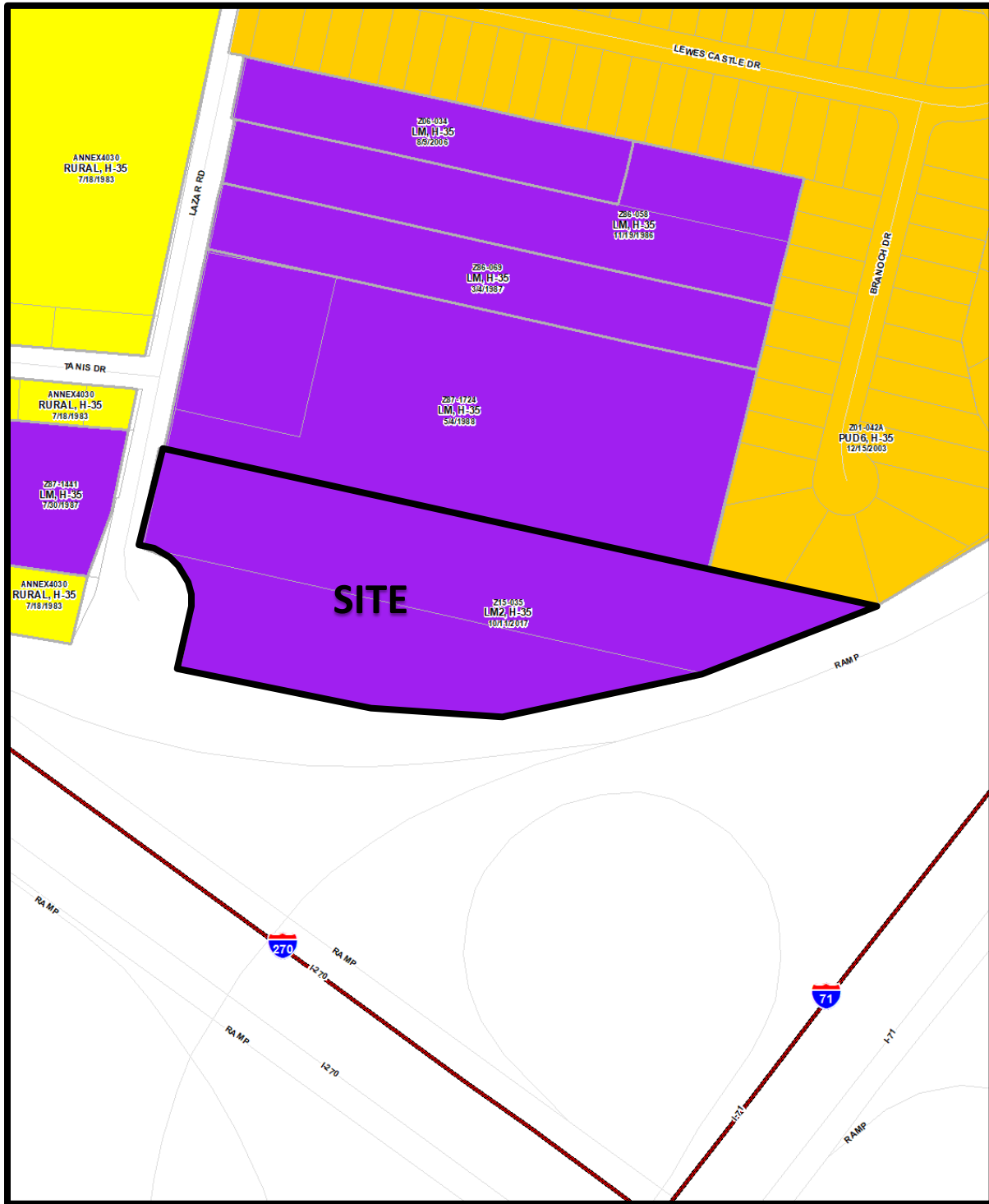
BACKGROUND:

- The site consists of two parcels developed with limited manufacturing uses in the L-M-2, Manufacturing District. The requested L-M-2, Limited Manufacturing District adds the following less-objectionable manufacturing use to the allowable uses of the property: blending of insecticides, fungicides, disinfectants, and related industrial and household chemical compounds, along with a residence for a watchman on the property.
- To the north of the site is a transportation shipping service in the L-M, Limited Manufacturing District. To the south and east of the site is right-of-way for I-270 and I-71. To the west of the site is a single-unit dwelling in the R, Rural District, and an automobile parts store and single-unit dwelling in the L-M, Limited Manufacturing District.
- The site is located within the planning boundaries of the *Southwest Area Plan* (2009), which recommends “Low Density Residential” land uses at this location.
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions and supplemental development standards that address parking setbacks, buffering and screening, outdoor storage provisions, and graphics.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M-2, Limited Manufacturing District will allow the site to continue to be used as an organic lawn care company with the addition of less-objectionable manufacturing uses related to the blending of insecticides, fungicides, disinfectants, and related industrial and household chemical compounds. The limitation text establishes appropriate use restrictions and

supplemental development standards. Staff notes that the property is currently zoned for limited manufacturing uses, with this request adding a specific less-objectionable use category with minimal physical changes to the lot. Additionally, the limitation text includes commitments demonstrating screening, buffering, and preservation of existing vegetation.



Z23-048
2976 Lazar Rd.
Approximately 5.68 acres
L-M-2 to L-M-2

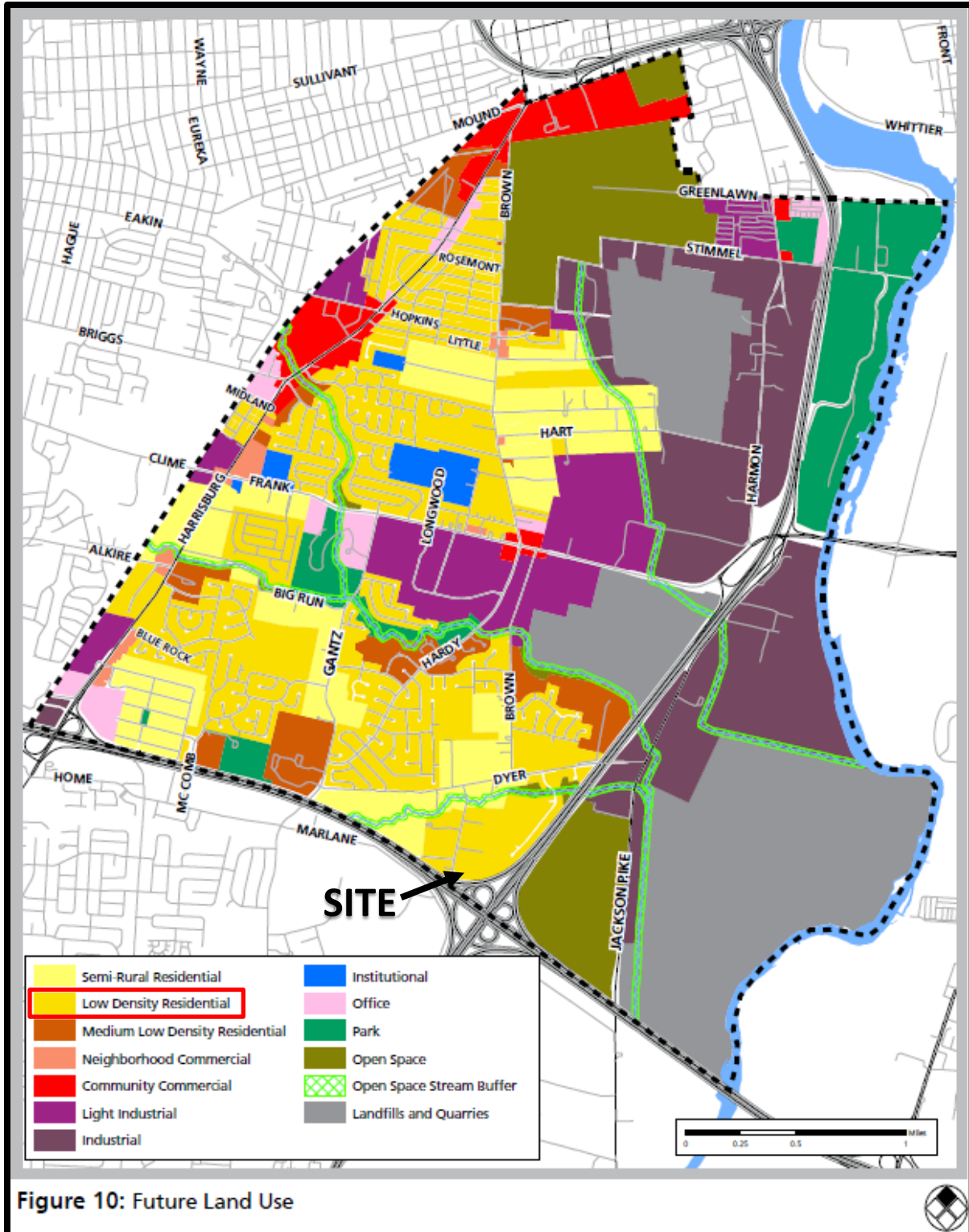


Figure 10: Future Land Use

Z23-048
2976 Lazar Rd.
Approximately 5.68 acres
L-M-2 to L-M-2



Z23-048
2976 Lazar Rd.
Approximately 5.68 acres
L-M-2 to L-M-2

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Good Nature Landscaping *223-048*

Address *2976 Lazar Rd.*

Group Name Southwest Area Commission

Meeting Date 2/13/24

Specify Case Type BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation Approval - **unanimous** approval

(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION: The only difference between this updated information vs the original information was the fact that we (the area commission) has asked if possible to provide screening at the back of the property where the new homes were - they said that they would contact the new owners and ask permission to plant trees at the back of their property as their own property was over a foot of asphalt/compacted gravel which wasn't conducive to plant roots

When the company presented we were told that Moronda Homes which is the builder was not in agreement to planting any kind of a buffer on the homeowner's land so in updated plans Good Nature Landscaping is creating a buffer zone at the very back which will remain wild and grow to create a natural visual buffer between the 2 properties

The Southwest Area Commission understood the decision to go this route and was in agreement

Vote Approval by all 3 in attendance

Signature of Authorized Representative

Patty Spencer

Recommending Group Title Zoning Chair Southwest Area Commission

Daytime Phone Number 614-214-5727

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z23-048

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

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 43215

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

<p>1. Lazarcharmangrano, LLC; 7621 Old Rockside Road, Cleveland, OH 44131 Number of Columbus-based employees: Zero (0) Contact: Alec McClennan, (614) 885-5296</p>	<p>2. Good Nature, 2976 Lazar Road, Grove City, OH 43123 Number of Columbus-based employees: 10 Contact: Alec McClennan, (614) 885-5296</p>
<p>3. _____</p>	<p>4. _____</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 14th day of February in the year 2024

SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

This Project Disclosure Statement expires six (6) months after date of notarization.