

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 13, 2023**

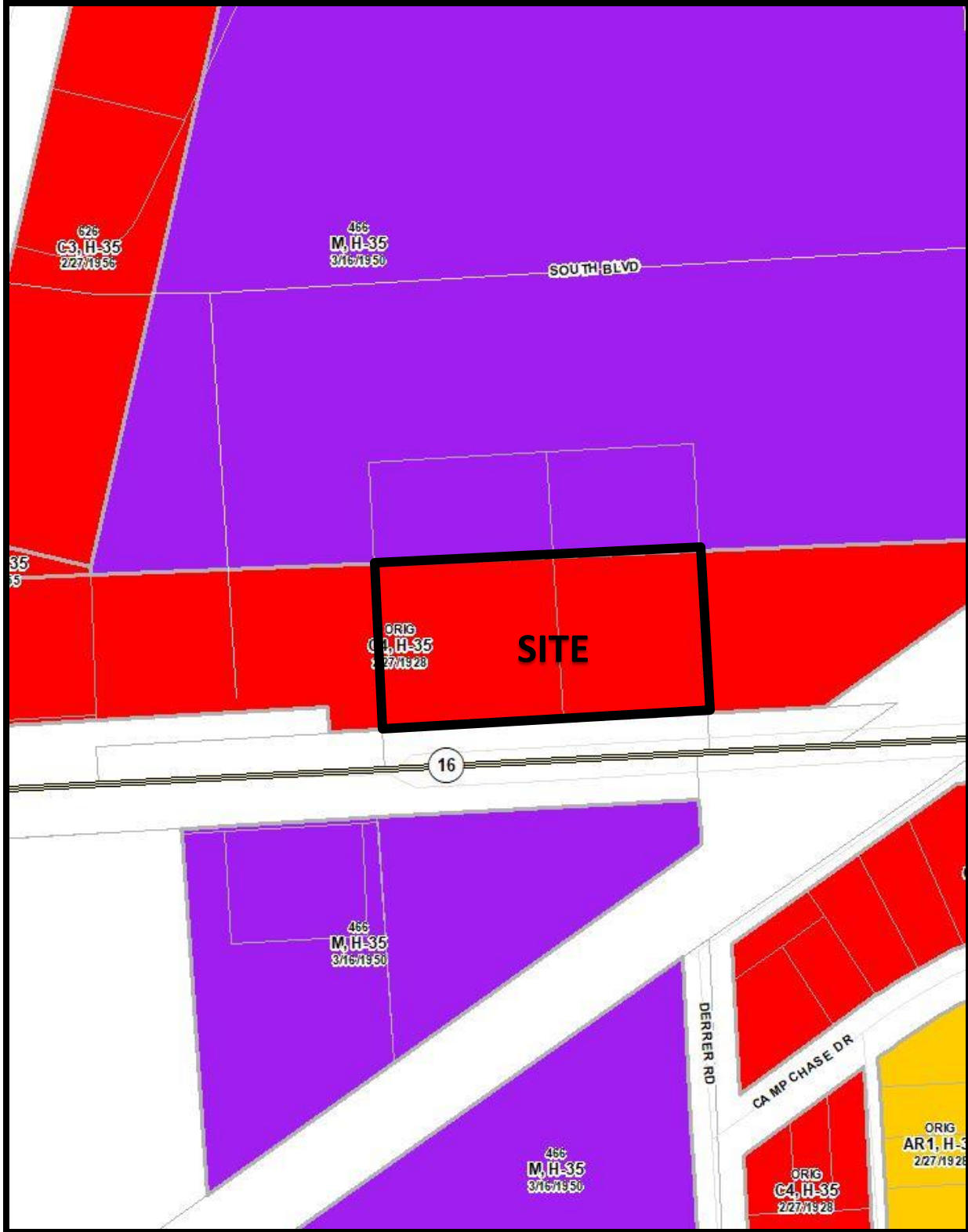
- 3. APPLICATION: Z22-099**
Location: **3440 W. BROAD ST. (43204)**, being 1.20± acres located on the north side of West Broad Street, 475± east of North Wilson Road (Part of 010-006891 & 010-006683; Greater Hilltop Area Commission).
Existing Zoning: C-4, Commercial District.
Request: M, Manufacturing District (H-35).
Proposed Use: Vehicle storage and wholesaling.
Applicant(s): Grant Avenue Properties Ltd.; Donald T. Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The site consists of part of two parcels developed with a commercial building, split zoned in the C-4, Commercial District along West Broad Street, and M, Manufacturing District at the rear. The requested M, Manufacturing District will permit vehicle storage and wholesaling at this location. Additionally, the site is within the boundaries of the West Broad Street/Greater Hilltop Regional Commercial Overlay (RCO).
- To the north of the site is community shopping center in the M, Manufacturing District. To the south is undeveloped land in the M, Manufacturing District. To the east and west is a community shopping center in the C-4, Commercial and M, Manufacturing districts.
- Concurrent CV22-159 has been filed and includes variances for driveway, landscaping and screening, and setback requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning area of the *Hilltop Land Use Plan* (2019), which recommends “Mixed Use 3 (>45 du/ac)” land uses at this location. The Plan also includes the complete adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation had not been received at the time this staff report was finalized.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of West Broad Street as a Signature Corridor requiring 120 feet of right-of-way

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested M, Manufacturing District will permit the existing commercial building to be used for vehicle storage and wholesaling. While the proposed M district is inconsistent with the *Hilltop Land Use Plan's* (2019) recommended land use of "Mixed Use 3 (>45 du/ac)", a recommendation which supports commercial, institutional, and residential uses, the request conforms existing conditions, is consistent with the existing zoning of the northern half of each parcel, and does not include physical changes to the site.



Z22-099
3440 W. Broad St.
Approximately 1.20 acres
C-4 to M



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Approximately 1.20 acres
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3440 W. Broad St.
Approximately 1.20 acres
C-4 to M

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

Case Number Z22-099 / CV22-159

Address 3440 West Broad Street

Group Name Greater Hilltop Area Commission

Meeting Date 3/7/2023

- Specify Case Type
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation
- Approval
 - Disapproval
- (Check only one)

LIST BASIS FOR RECOMMENDATION:

Applicant agrees to following conditions - Area Commission approval conditional upon these three items.

1. Property owner agrees to install a row of shrubs in front of the building on the property within ninety days of the effective date of the ordinance involving CV22-159.
2. The property owner, its successors or assigns, and its tenants, agents, and contractors shall not park tractor trailers on the 1.2 acre property overnight.
3. All storage on the 1.2 acre property shall be enclosed in the building on the property.

Vote 14 For, 1 abstention due to potential perceived conflict

Signature of Authorized Representative  Rachel F. Wenning

Recommending Group Title Greater Hilltop Area Commission

Daytime Phone Number 614 623 5069

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 #: Z22-099

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 T. Plank
of (COMPLETE ADDRESS) Plank Law Firm, LPA, 411 East Town Street, Floor 2, 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Tom VanStavern 1534 Glenn Avenue, Columbus, Ohio 43212 0	2.
3.	4.

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 28th day of June, in the year 2023

[Signature]
SIGNATURE OF NOTARY PUBLIC

[Signature] Notary Seal Here
My Commission Expires _____



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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