

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 8, 2006**

6. **APPLICATION:** **Z06-034**
 Location: **2890 LAZAR ROAD (43123)**, being 1.35± acres located on the east side of Lazar Road, 370± feet north of Tanis Drive (570-193891; Southwest Area Commission).

 Existing Zoning: R, Rural District.
 Request: L-M, Limited Manufacturing District.
 Proposed Use: Contractor's office and storage.
 Applicant(s): Gary Nagle; 2890 Lazar Road; Grove City, OH 43123.
 Property Owner(s): Jerry Hein Sr.; 1251 Greenleaf Street; Columbus, OH 43223.

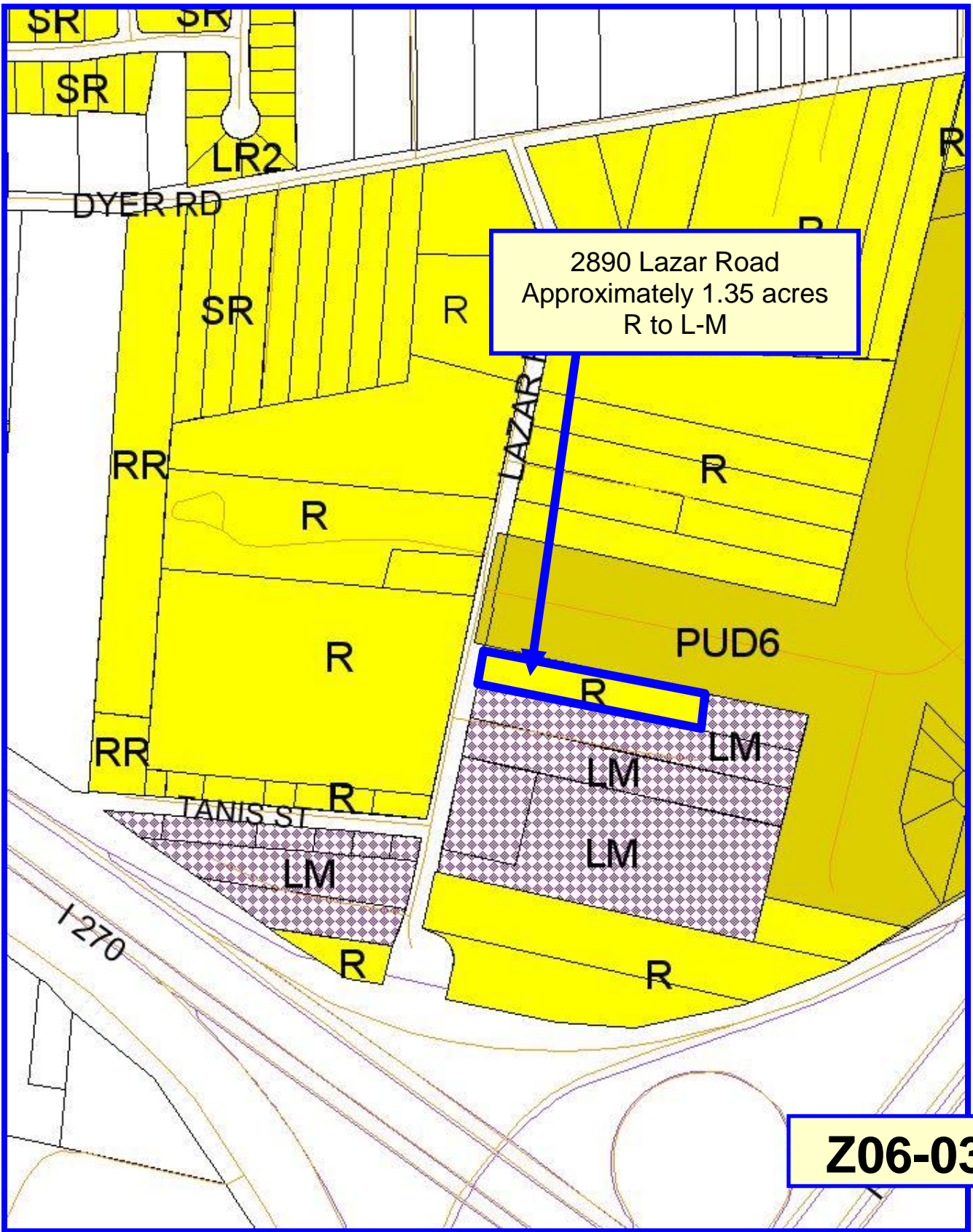
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- o The 1.35± acre site is developed with a single-family dwelling and is zoned in the R, Rural District. The applicant requests the L-M, Limited Manufacturing District for a contractor's office and storage development, and to allow the existing single-family dwelling to be used as a dwelling unit for a resident security person.
- o To the north is undeveloped land in the PUD-6, Planned Unit Development District. Industrial development in the L-M, Limited Manufacturing District abuts the property to the east and south. To the west across Lazar Road is undeveloped land in the R, Rural District.
- o The site lies within the boundaries of the Southwest Area Commission whose recommendation is for approval of the proposed rezoning.
- o The limitation text incorporates use restrictions, landscaping, and lighting controls that are more stringent than surrounding industrial zoning districts.

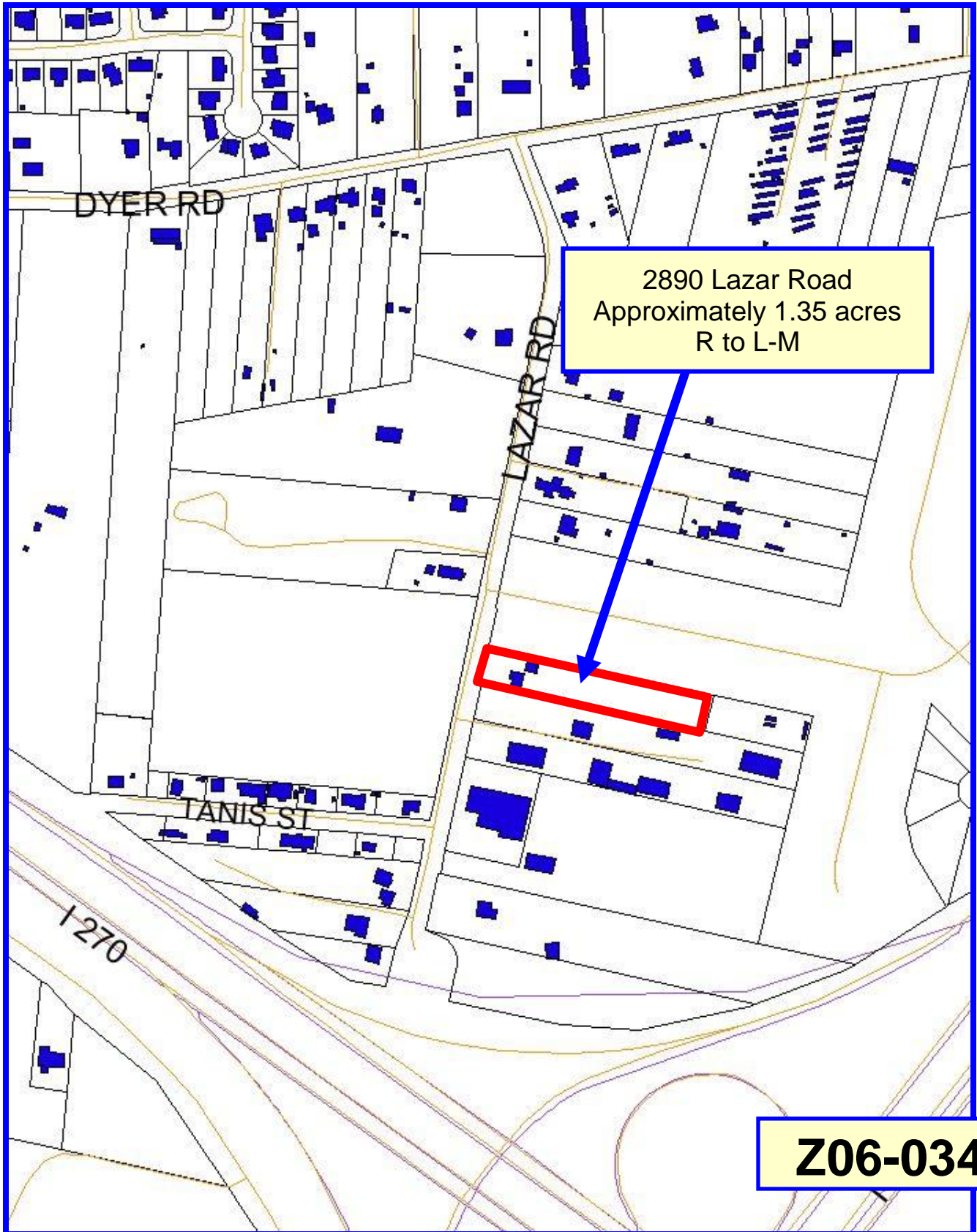
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow a contractor's office and storage development along with a residence for a security person. The limitation text incorporates use restrictions, landscaping, and lighting controls. The requested L-M, Limited Manufacturing District is consistent with the zoning and development patterns of the area.



2890 Lazar Road
Approximately 1.35 acres
R to L-M

Z06-034





City of Columbus
Mayor Michael B. Coleman

**Department of Development
Building Services**

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS
STANDARDIZED RECOMMENDATION FORM

Group Name: Southwest Area Commission Meeting Date: 4/19/2006
Case Number: Z06-034 Application 06235-0-00034 Case Type: Council Variance Rezoning
Zoning Address: 2690 Lazar Rd Applicant: Gary Nagel
Person(s) Representing Applicant at Meeting: Gary Nagel

Conditions Requested by Group (Add continuation sheet if needed): Area Commissions see note at 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"/>

Recommendation

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

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

Recommending Commission / Association / Accord Partner Vote: For X Against _____

Signature / Title of Authorized Representative: Ray Bortone

Daytime Phone Number: 614-283-6372

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved in writing by the recommending body or party.

206-034

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 # 06335-0-00034

Being first duly cautioned and sworn (NAME) Gary Nagle
of (COMPLETE ADDRESS) 2890 Lazar Rd. Grove City, OH 43123
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. Jerry Hein Sr 1251 Greenleaf Rd. Columbus, OH 43223 Jerry Hein - 614-276-8777	2. Gary Nagle 2890 Lazar Rd. Grove City OH 43123
3.	4.

SIGNATURE OF AFFIANT

Gary Nagle

Subscribed to me in my presence and before me this 28 day of March, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Tiffany Hardesty

My Commission Expires:

July 22, 2010

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

Notary Seal Here



TIFFANY HARDESTY
Notary Public, State of Ohio
My Commission Expires July 22, 2010