

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2011**

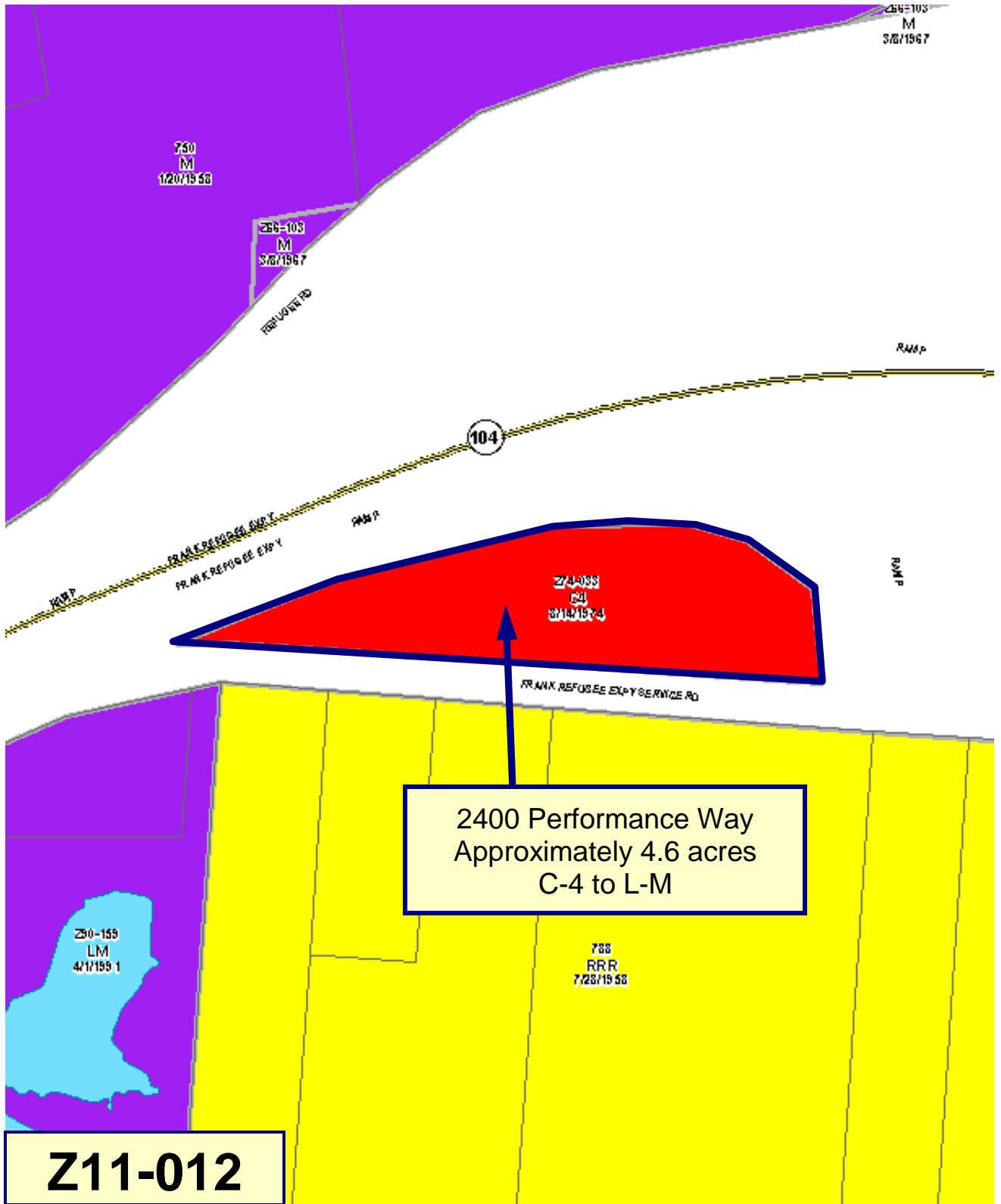
- 2. APPLICATION: Z11-012 (ACCELA # 11335-00000-00168)**
Location: **2400 PERFORMANCE WAY (43207)**, being 4.6± acres located north side of Performance Way, 665± feet west of Alum Creek Drive. (010-231283; Far South Columbus Area Commission).
Existing Zoning: C-4, Commercial District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Contractors Storage Yard.
Applicant(s): Arledge Construction; c/o Michael T. Shannon, Atty; Crabbe, Brown & James LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): P & P Investment Co. 2323 Performance Parkway; Columbus, Ohio 43207.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

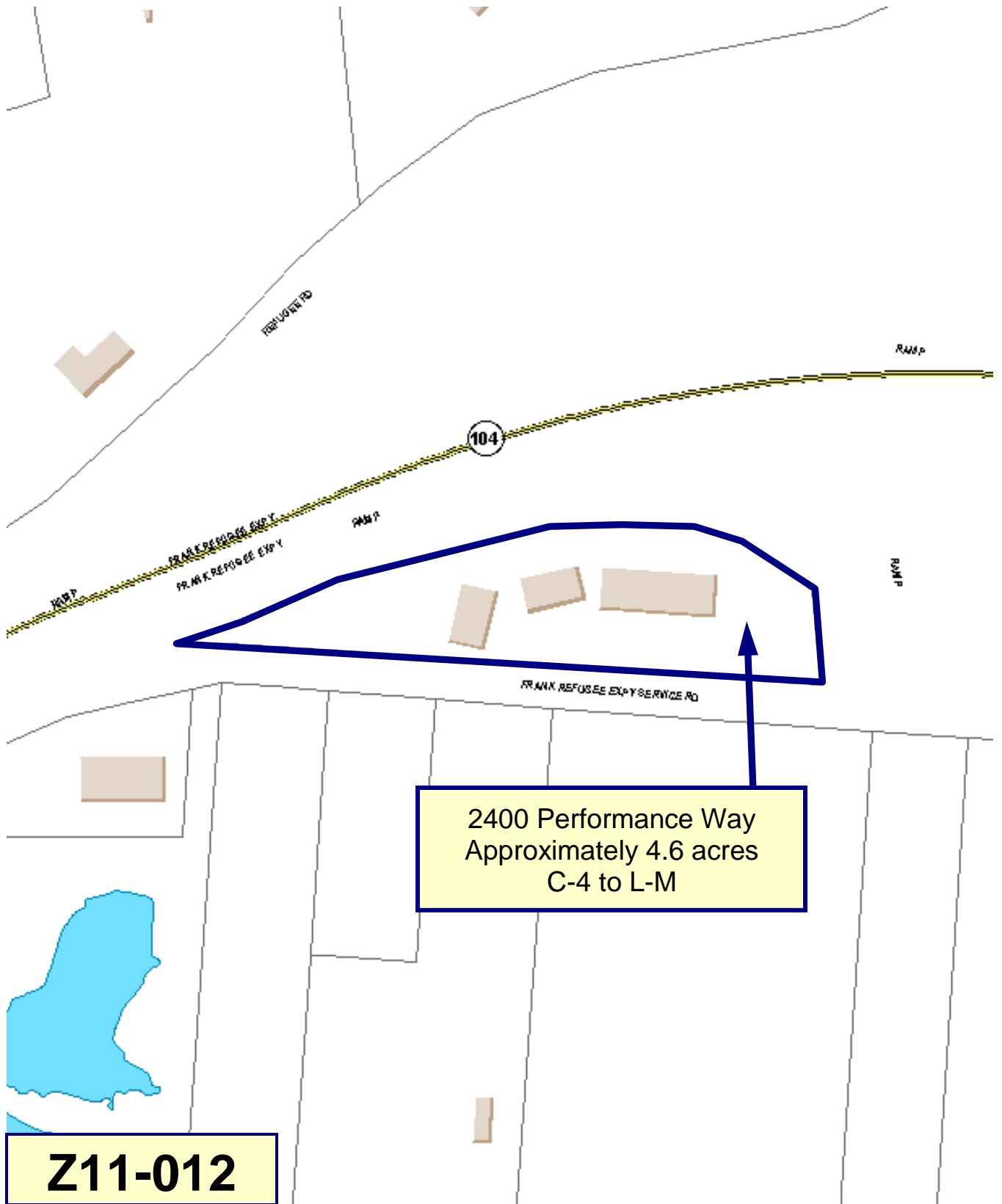
BACKGROUND:

- o This applicant wishes to rezone from the C-4, Commercial District to the L-M, Limited Manufacturing District to occupy some existing buildings with a contractor's storage yard with some outdoor storage as well as allowing for additional less objectionable manufacturing uses.
- o To the north, east, and west is State Route 104. To the south across Performance Parkway is a cemetery zoned in the RRR, Restricted Rural Residential District.
- o The site lies within the boundary of *The South Alum Creek Plan (2003)*, which proposes that the site be developed with institutional, office and warehouse uses.
- o The L-M text includes use limitations, lighting limitations and limits on public address systems.

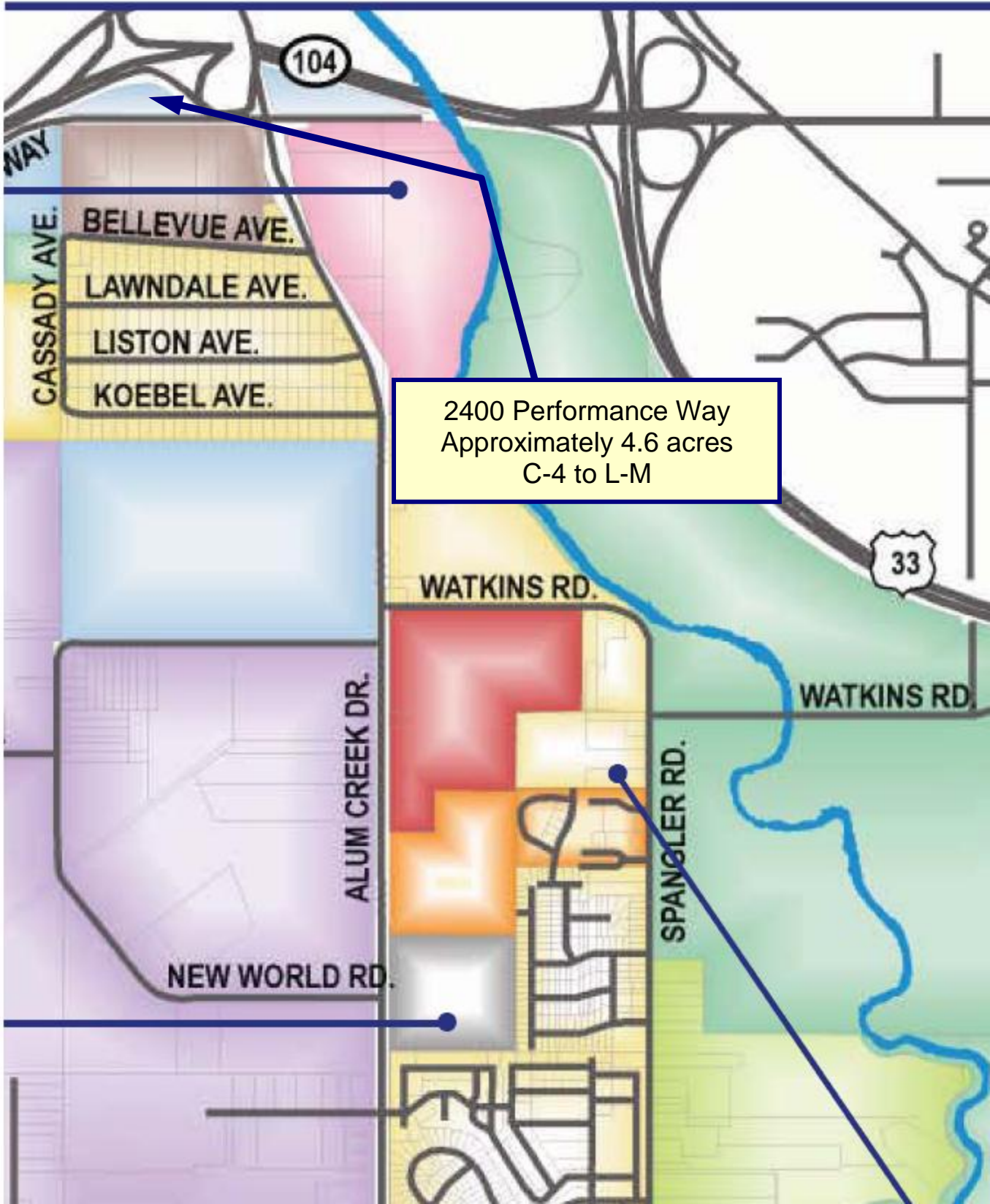
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The request will allow a contractor's storage yard to occupy some existing buildings as well as allowing for the possibility of additional less objectionable manufacturing uses. The proposal is consistent with the land use recommendations of the *The South Alum Creek Plan (2003)*, and with the zoning and development patterns of the area.





South Alum Creek Neighborhood Plan



As the Zoning Chair for the FSCAC it was reported to me by the zoning co-chair Bob Patterson that on the regular meeting of June 2, 2011 a vote was taken on rezoning case # Z11-012 and was unanimously passed for recommendation. If there are any questions please feel free to call me.

Ted Eisleben-- Zoning Chair, Far South Columbus Area Commission
Beesign Signs Inc.
720 Harmon Plaza
Columbus, Ohio 43223
614-449-3233
www.beesignsigns.com



REZONING APPLICATION

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

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 # 211-012

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael T. Shannon, Esq.
of (COMPLETE ADDRESS) 500 S. Front St., Suite 1200, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Arledge Construction, Inc. 9447 McCord Road Orient, Ohio 43146 Columbus Based Employees: 30 Contact: Craig Arledge	2. P&P Investment Co. 2323 Performance Parkway Columbus, Ohio 43207
3. 614.875.4761	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Michael Shannon

Subscribed to me in my presence and before me this 25th day of March, in the year 2011

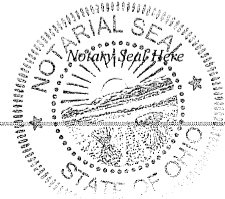
SIGNATURE OF NOTARY PUBLIC

Carol A. Stewart

My Commission Expires:

CAROL A. STEWART
NOTARY PUBLIC-STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014

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



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