

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 13, 2018**

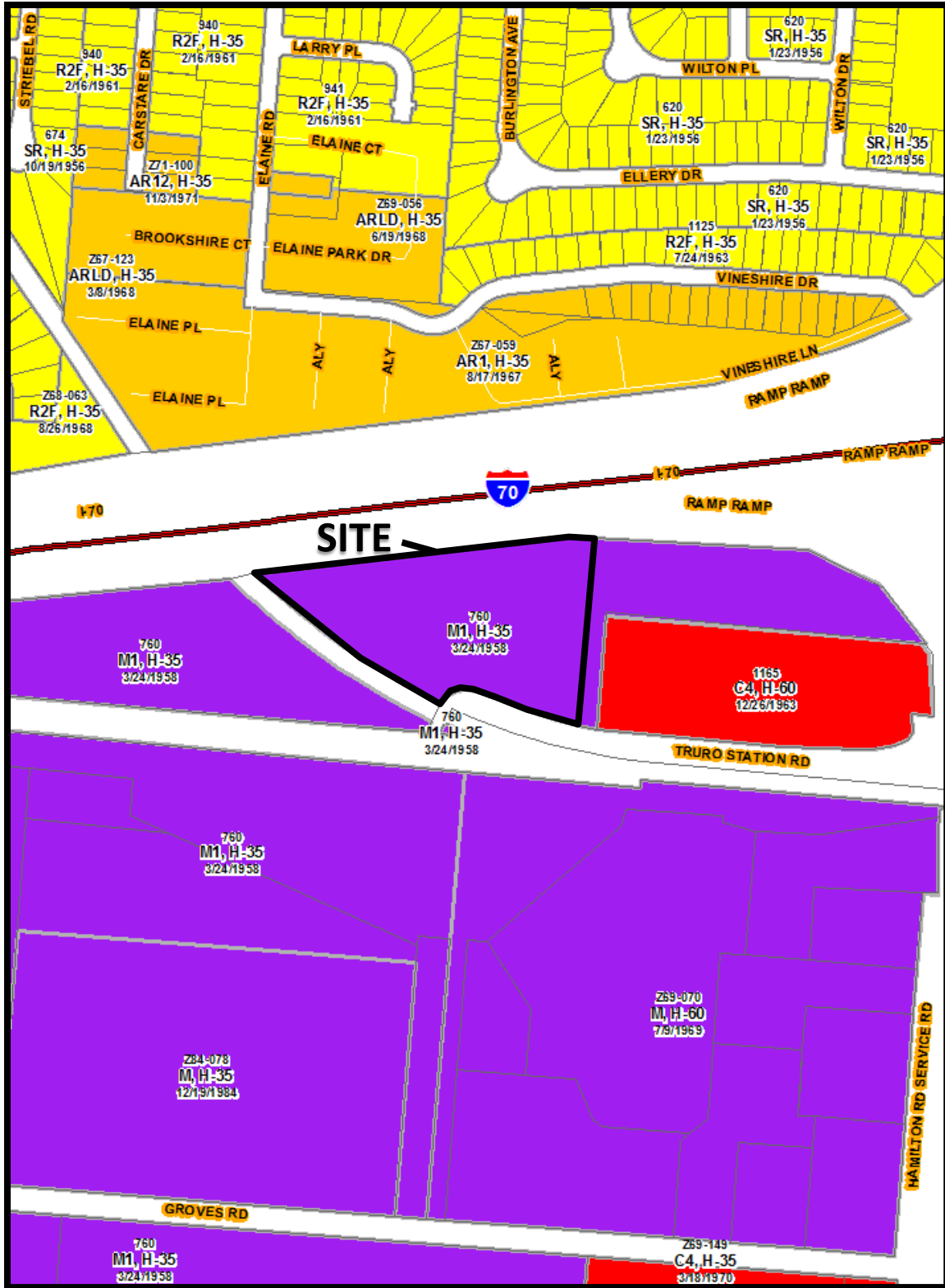
- 7. APPLICATION: Z18-012**  
**Location:** 4147 TRURO STATION ROAD (43232), being 7.12± acres located west of the terminus of Truro Station Road, just south of Interstate 70 (010-013583; Mideast Area Community Collaborative).  
**Existing Zoning:** M-1, Manufacturing District.  
**Request:** M, Manufacturing District.  
**Proposed Use:** Concrete and asphalt recycling.  
**Applicant(s):** 0000 Truro Station LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 7.12± acre site consists of a single parcel being used for stone, asphalt, topsoil, and compactable fill storage/recycling and is zoned in the C-4, Commercial District. The applicant requests the M, Manufacturing District to permit industrial uses, including concrete, asphalt, and dirt recycling.
- The site is adjacent to I-70 and surrounded by manufacturing uses including self-storage, warehousing, and stone, asphalt, topsoil, and compactable fill storage/recycling, which required a Special Permit on an adjacent property.
- The site is located within the planning area of the *Hamilton Road Corridor Revitalization Plan (2008)*, which recommends “Industrial / Warehouse” land uses for this location.
- The site is located within the boundaries of the Mideast Area Community Collaborative, whose recommendation is for approval of the requested M district.
- Concurrent Board of Zoning Adjustment application (BZA18-036) has been filed to request a Special Permit for the concrete, asphalt, and dirt recycling, for a portable building to be used as an office, and includes a site plan commitment. That request will be heard by the Board of Zoning Adjustment and will not be considered at this Development Commission meeting. In order to mitigate the impact on adjacent properties, Planning Division staff has requested landscaping and screening be implemented along site frontages.

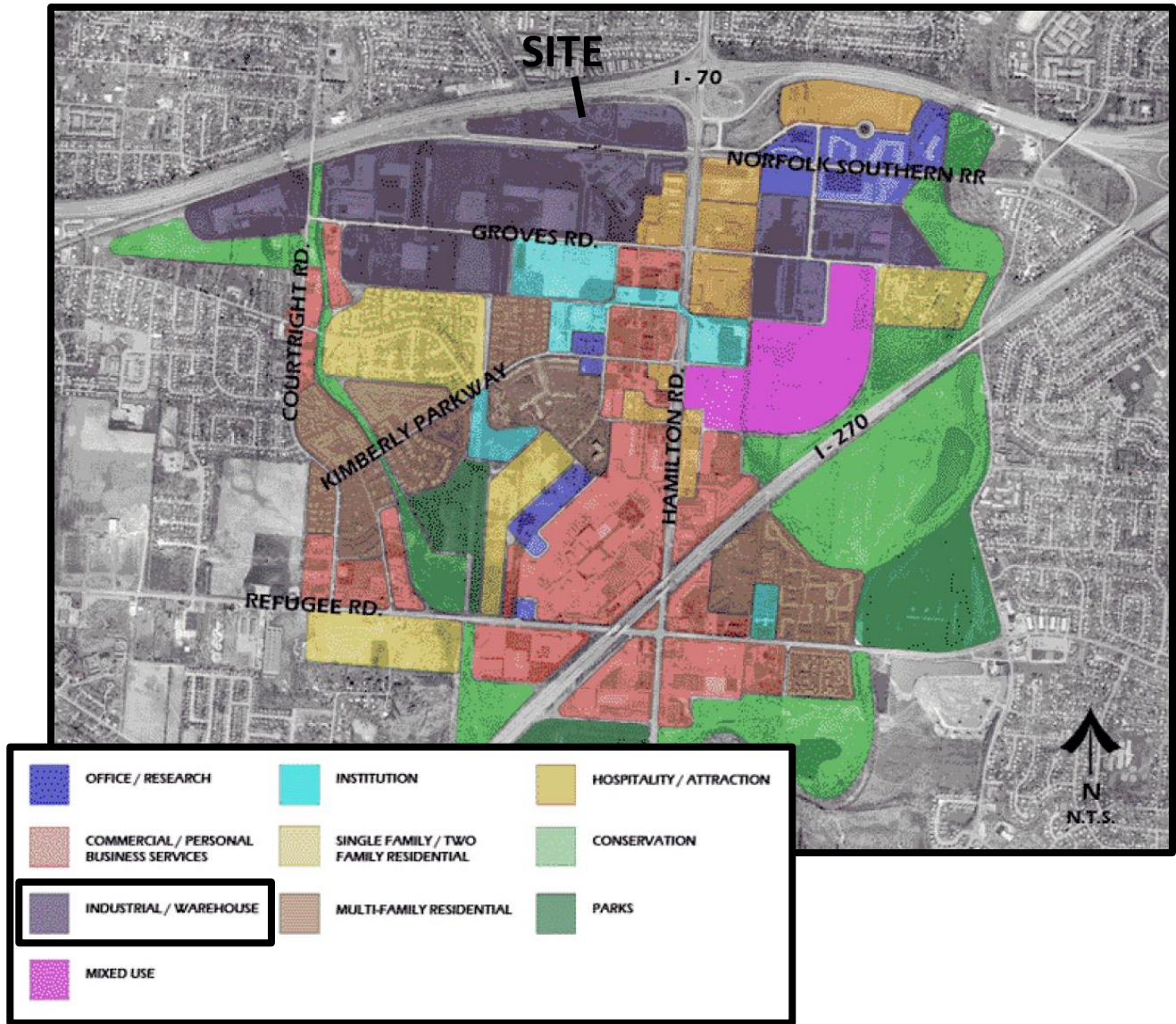
**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested M, Manufacturing District will allow stone, asphalt, topsoil, and compactable fill storage/recycling to be continued on the site pending approval of Special Permit BZA18-036. The proposed M district is consistent with the recommendation of the *Hamilton Road Corridor Revitalization Plan*, and is compatible with surrounding land uses.



Z18-012  
4174 Truro Station Road  
Approximately 7.12 acres  
M-1 to M

Hamilton Road Corridor Revitalization Plan (2008)



Z18-012  
4174 Truro Station Road  
Approximately 7.12 acres  
M-1 to M



Z18-012  
4174 Truro Station Road  
Approximately 7.12 acres  
M-1 to M

**Standardized Recommendation Form**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

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

(PLEASE PRINT)

Case Number: Z18-012

Address: 4174 Truro Station Road

Group Name: Mideast Area Community Collaborative

Meeting Date: \_\_\_\_\_

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

Recommendation:  Approval  
(Check only one and list basis for recommendation below)  Disapproval

**NOTES:** THE MACC DOES NOT OPPOSE THE REZONING REQUEST. WE WISH TO NOTE THAT THE ENTITY REQUESTING THE REZONING WAS OPERATING IN VIOLATION OF THE ZONING CODE PRIOR TO MAKING THIS REQUEST.

Vote: REVIEWED BY COMMITTEE

Signature of Authorized Representative: *[Signature]*  
SIGNATURE  
Vice-President  
RECOMMENDING GROUP TITLE  
440-320-8368  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

**Rezoning Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

**PROJECT DISCLOSURE STATEMENT**

All parties having a 5% or more interest in the project that is the subject of this application should be listed.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: 218-012

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
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. 0000 Truro Station LLC 1530 West Church Street Newark, OH 43055 Joe Fitch (614) 989-2210	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 5<sup>th</sup> day of November, in the year 2018

SIGNATURE OF NOTARY PUBLIC

9/4/2020



*This Project Disclosure Statement expires six months after date of notarization.*  
Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

**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 all checks payable to the Columbus City Treasurer**