

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2011**

- 2. APPLICATION: Z10-025 (10335-00000-00478)**
Location: **4037 LOCKBOURNE ROAD (43207)**, being 1.9± acres located at the corner of Lockbourne Road and Vernon Avenue (010-243368, Far South Columbus Area Commission).
Existing Zoning: R, Rural District.
Request: L-C-4, Limited Commercial District.
Proposed Use: To bring the site into zoning conformance.
Applicant(s): Robert Lytle c/o Jackson B. Reynolds, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Robert Lytle; 4041 Lockbourne Road; Columbus, OH 43207.
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

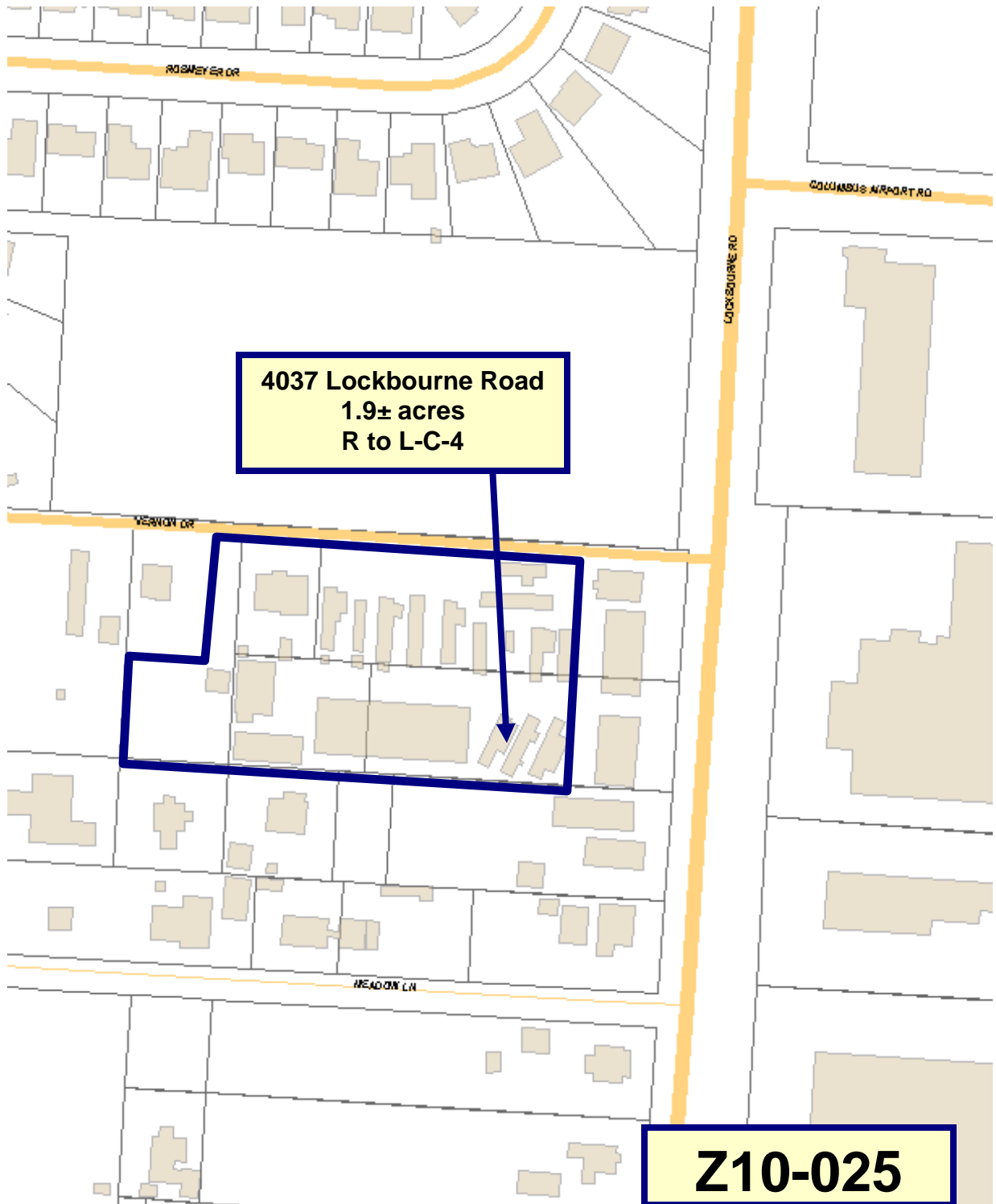
BACKGROUND:

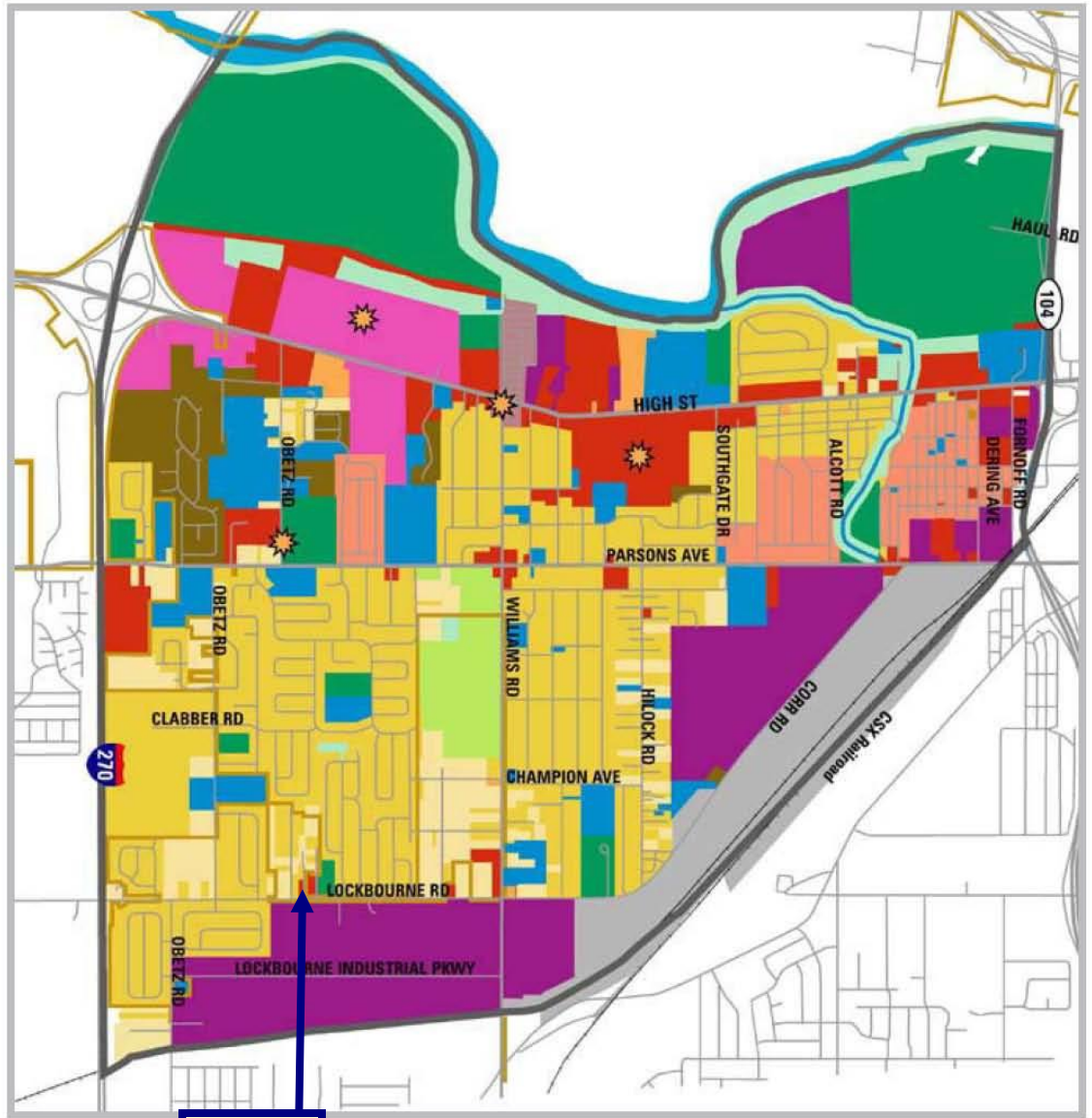
- o The applicant is applying for a rezoning and concurrent Council variance to bring the existing site configuration and uses into zoning conformance. The 1.9± acre site was developed under Franklin County zoning regulations and was annexed in 1998. The applicant did not apply for a comparable rezoning at that time. The site contains a fishing bait processing and packaging operation, mobile homes and storage units.
- o To the north is a park in the in the R-2, Residential District. To the east across Lockbourne Road is industrial development in the M-1, Manufacturing District. To the south and west are single-unit dwellings in Franklin County.
- o The site lies within the boundaries of the *Scioto Southland Area Plan (2007)*, which recommends commercial development for this location.
- o The L-C-4 text includes use limitation, landscaping, and screening provisions.
- o The Columbus Thoroughfare Plan identifies Lockbourne Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed L-C-4, Limited Commercial District would allow a range of commercial uses. The existing mobile homes will become nonconforming and may remain in accordance with the nonconforming use regulations in the Zoning Code. The concurrent Council variance, which is not part of this hearing, will conform the existing fishing bait processing and packaging operation and storage units should City Council approve it. The request is compatible and consistent with development in the area and will bring more in conformance with the *Scioto Southland Area Plan (2007)*.







Site

- Figure 10**
Land Use Plan
- Open Space
 - Parks
 - Farm/Rural
 - Single-Family (1-2 du/acre)
 - Single-Family (4-6 du/acre)
 - Single-Family (6-8 du/acre)
 - Multifamily (12-16 du/acre)
 - Institutional
 - Mixed-Use Community Commercial
 - Mixed-Use Regional Commercial
 - Commercial
 - Office
 - Light Manufacturing
 - Railroad
 - Columbus/Corporate Boundary
 - Neighborhoods Centers

From: Baldwin, Mathew S. [mailto:MSBaldwin@columbus.gov]
Sent: Thursday, April 28, 2011 5:19 PM
To: Hitt, Dana
Cc: Jack Reynolds; TED EISLEBEN
Subject: Zoning reference: Z10-025 / CV10-036

Mr. Hitt -

At its April 4, 2011 regular meeting, the Scioto Southland Civic Association voted to support the recommendation to approve the proposed re-zoning on Lockbourne Road referenced above. If you have any questions, please call Ted Eisleben, our Zoning Chair at 449-3233. Thank you.

Matthew S. Baldwin
Corresponding Secretary
Scioto Southland Civic Association

From: Baldwin, Mathew S. [mailto:MSBaldwin@columbus.gov]
Sent: Thursday, April 28, 2011 5:24 PM
To: Hitt, Dana
Cc: Jack Reynolds; TED EISLEBEN
Subject: Zoning reference: Z10-025 / CV10-036

Mr. Hitt -

At its April 7, 2011 meeting, the Far South Columbus Area Commission voted to support the recommendation to approve the proposed re-zoning on Lockbourne Road referenced above. If you have any questions, please call Ted Eisleben, our Zoning Chair at 449-3233. Thank you.

Matthew S. Baldwin
Corresponding Secretary
Far South Columbus Area Commission

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 # Z10-025

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad St., Ste. 725, 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. Robert Lytle 4041 Lockbourne Rd. Columbus, OH 43207 491-0152	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 25th day of May, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15

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



Here **Natalie C. Timmons**
Notary Public, State of Ohio
My Commission Expires 09-04-2015