

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2022**

1. **APPLICATION:** **Z22-009**
 Location: **3336 E. 5TH AVE. (43219)**, being 3.45± acres located at the northwest corner of East Fifth Avenue and Stelzer Road (010-034598 and 5 others; East Columbus Civic Association).

 Existing Zoning: R-4, Residential District.
 Request: M, Manufacturing District (H-35).
 Proposed Use. Manufacturing uses.
 Applicant(s): MAK Engineering Services LLC; c/o Nia Harrington; 225 South Main Street; Mount Vernon, OH 43056.

 Property Owner(s): Willmete Trainers, LLC; 6401 East Cheney Drive; Paradise Valley, AZ 85253.

 Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

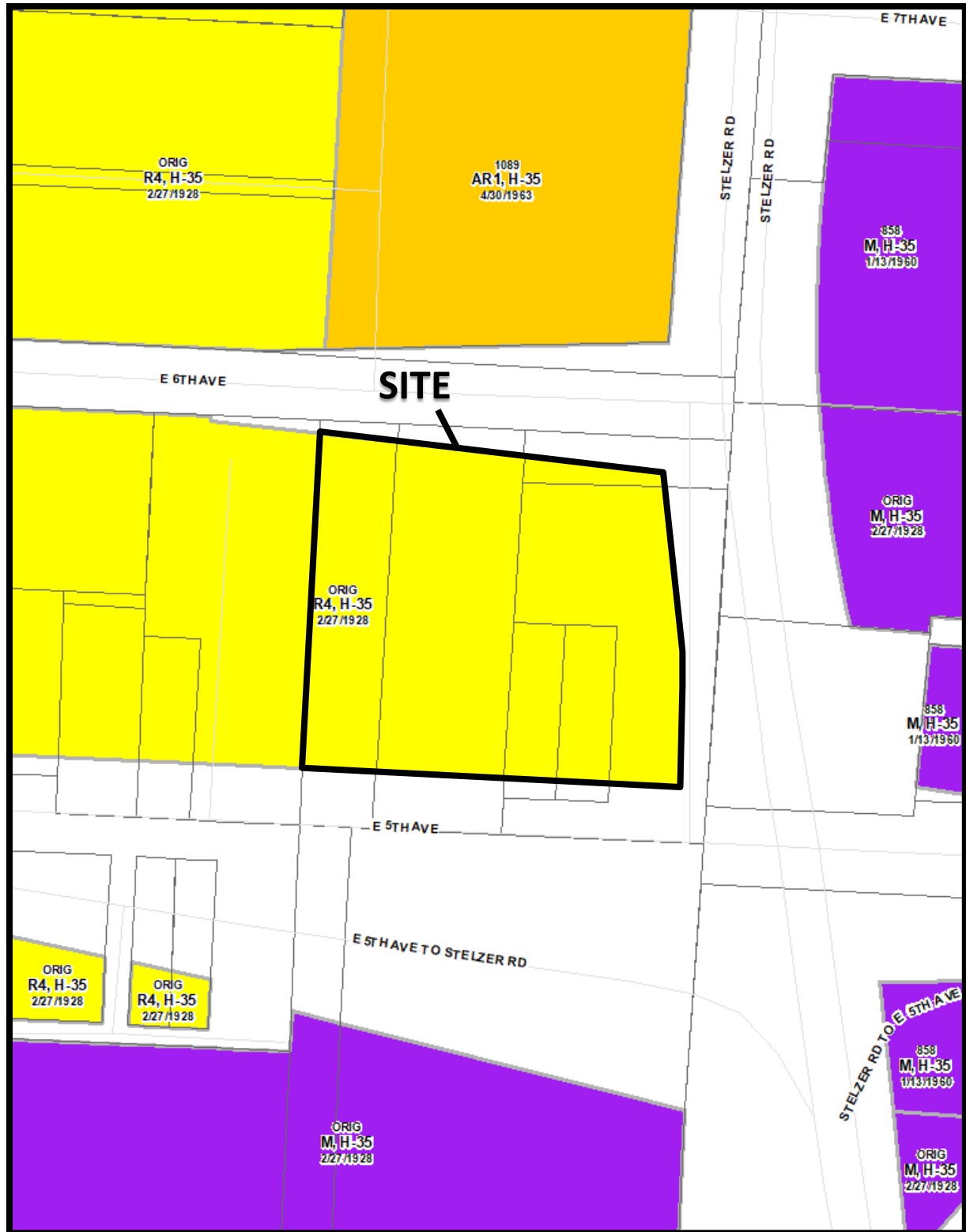
BACKGROUND:

- The site is undeveloped in the R-4, Residential District. The requested M, Manufacturing District will permit unspecified manufacturing uses. Note: the zoning code includes the following provisions for manufacturing uses adjacent to residential uses:
 - More objectionable uses listed in C.C. 3363.09, Other chemicals, petroleum, coal and allied products—more objectionable uses, to 3363.16, Other more objectionable uses permitted only in M-manufacturing districts, shall not be located within less than 600 feet from the boundaries of any residential or apartment residential district, except as otherwise provided in C.C. 3311.28, Requirements.
 - The open storage of materials other than junk, waste products, salvage or wrecked automobiles may be permitted in the M-manufacturing district when located at least 100 feet from any residential or apartment residential district, and at least 30 feet from any street right-of-way line and not less than 20 feet from other lot line except that the storage of livestock feed, coal and similar materials shall not be closer than 300 feet to any residential and apartment residential districts, and shall be handled so as to control dust effectively.
- To the north of the site is a multi-unit residential development in the AR-1, Apartment Residential District. To the south is a towing company and car lot in the M, Manufacturing District. To the east across Seltzer Road are warehouses in the M, Manufacturing District. To the west is a multi-unit residential development in the R-4, Residential District.
- This site is within the planning boundaries of the *Port Columbus Joint Economic Development Strategy* (2008) which recommends “Residential” land uses at this location and the *East Columbus Neighborhood Plan* (2012) which recommends “Medium-High Density Mixed Residential” land uses at this location.
- The site is located within the boundaries of the East Columbus Civic Association, whose recommendation is for approval.

- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of East Fifth Avenue as an Urban Commuter Corridor requiring 100 feet of right-of-way and this portion of Stelzer Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

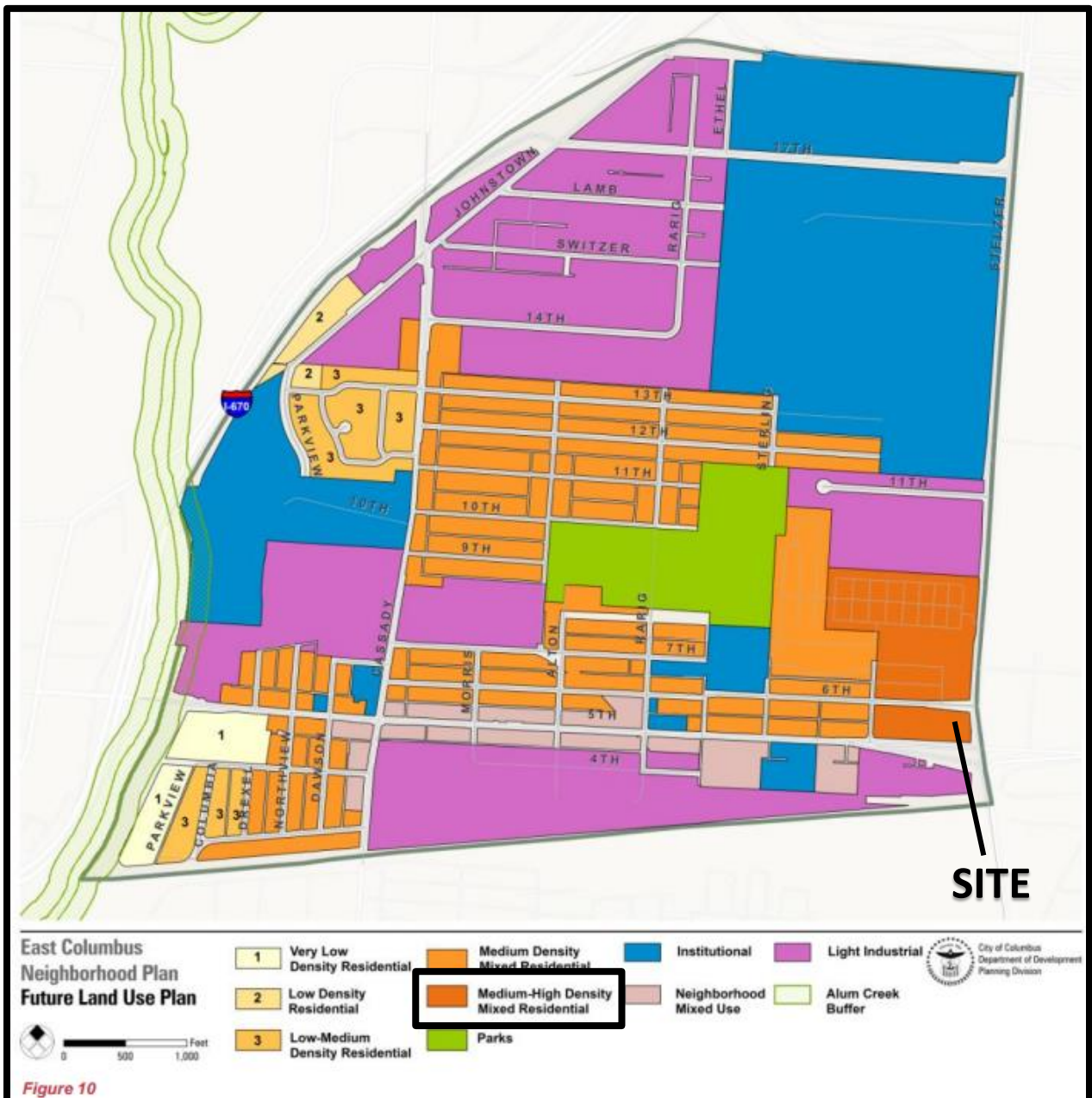
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested M, Manufacturing District will allow an industrial development that is compatible with the development standards of adjacent industrial uses. While the proposal is inconsistent with the residential land use recommendations of the *Port Columbus Joint Economic Development Strategy* and the *East Columbus Neighborhood Plan*, Planning Division staff is supportive of the non-residential uses at this location, recognizing that East 5th Avenue and Stelzer Road are both commercial mixed use corridors.



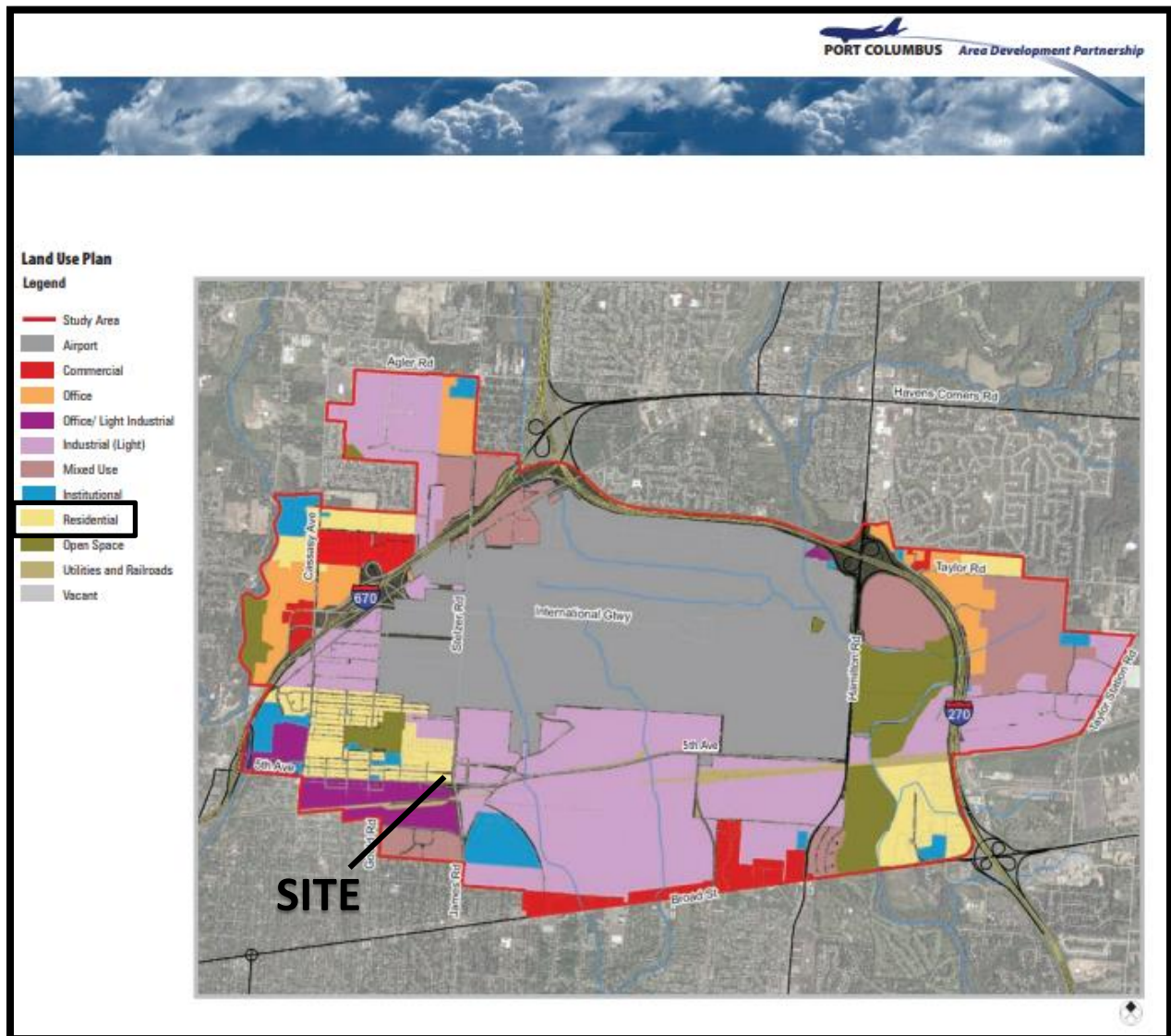
Z22-009
3336 E. 5th Ave.
Approximately 3.45 acres
R-4 to M

East Columbus Neighborhood Plan (2012)



Z22-009
3336 E. 5th Ave.
Approximately 3.45 acres
R-4 to M

Port Columbus Joint Economic Development Strategy (2008)



Z22-009
3336 E. 5th Ave.
Approximately 3.45 acres
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Z22-009
3336 E. 5th Ave.
Approximately 3.45 acres
R-4 to M

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**
(PLEASE PRINT)

Case Number Z22-009

Address 3336 E 5th Ave

Group Name East Columbus Civic Association

Meeting Date 03/26/2022

Specify Case Type

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation ☒ Approval
(Check only one) ☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Expansion of a small business that is already located in the neighborhood.
Plans will revitalize the area that has been abandon and vandalized.
They have the backing of the local community including the fire department.

VoteApproved**Signature of Authorized Representative**Michael Johnsondotloop verified
04/06/22 4:45 PM EDT
OADQ-MW5B-1NPK-X0Z3**Recommending Group Title**Chairman of East Columbus Civic Association**Daytime Phone Number**

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.

Date: June 9, 2022

Application #: Z22-009		Requested: M		Address: 3336 E. 5th Ave. (43219)				
# of Hearings: _____		Length of Testimony: (7) 4:30 → 4:37		Staff: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval Position: <input type="checkbox"/> Conditional Approval				
# Speakers Support: _____ Opposition: (6)		Development Commission Vote: (5) Yes (1) No (6) Abstain		Area Comm/ <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval Civic Assoc: <input type="checkbox"/> Conditional Approval				
Position Y=Yes N=No (write out ABSENT or ABSTAIN)		Y Fitzpatrick	Y Ingwersen	Y Anderson	Y Keyes-Shanklin	NO Conroy	Y Onwukwe	ABSENT Golden
+ = Positive or Proper - = Negative or Improper								
Land Use		+	+	+	+	-	±	
Use Controls								
Density or Number of Units								
Lot Size								
Scale							+	
Environmental Considerations								
Emissions								
Landscaping or Site Plans								
Buffering or Setbacks								
Traffic Related Commitments								
Other Infrastructure Commitments								
Compliance with City Plans				-		-		
Timeliness of Text Submission								
Area or Civic Assoc. Recommendation		+	+	+	+	+	+	
Governmental or Public Input		+	+	+	+	+	+	
MEMBER COMMENTS:								
FITZPATRICK:		COMPATIBLE AND APPROPRIATE						
INGWERSEN:		NEEDED INFILL AT A TRANSITIONAL CORNER						
ANDERSON:		Some reservation about Non-compliance w/ the Plan; agree in part w/ Ms. Conroy, but following the lead of Staff.						
KEYES-SHANKLIN:		Find appropriate as increase in job opportunities in the area.						
CONROY:		While this site is in need of development this represents an intrusion of Medium density residential - all other Medium density uses are across 5th or Steltzer. In sets a dangerous precedent for to so drastically violate the Plan especially w/ schools nearby.						
ONWUKWE:		Though divided from the residential recommendation. The building scale and being a JOB CREATOR, it is appropriate.						
GOLDEN:								

Rezoning Application

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-009

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) Mankinde Tolulope
of (COMPLETE ADDRESS) 772 North Dawson Columbus OH 43219
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. MAK Engineering Owner: Mankinde Tolulope 772 N Dawson Columbus OH 43219 614-589-6895 6 - local contractors	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 27th day of January, in the year 2022


SIGNATURE OF NOTARY PUBLIC

9/14/26
My Commission Expires

Notary Seal Here



Carly Guyer
Notary Public, State of Ohio
My Comm. Expires September 14, 2026

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