

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 10, 2008**

- 4. APPLICATION: Z08-008**
Location: **561 & 567 LAZELLE ROAD (43081)**, being 4.7± acres located on the south side of Lazelle Road, 740± feet east of Sancus Boulevard. (610-166663).
Existing Zoning: L-C-3, Limited Commercial District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Landscape sales.
Applicant(s): Mark R. Ciminello; 5444 Medallion Drive East; Westerville, OH 43082.
Property Owner(s): The Applicant.
Planner: Dana Hitt, AICP; 645-2395; dahitt@columbus.gov

BACKGROUND:

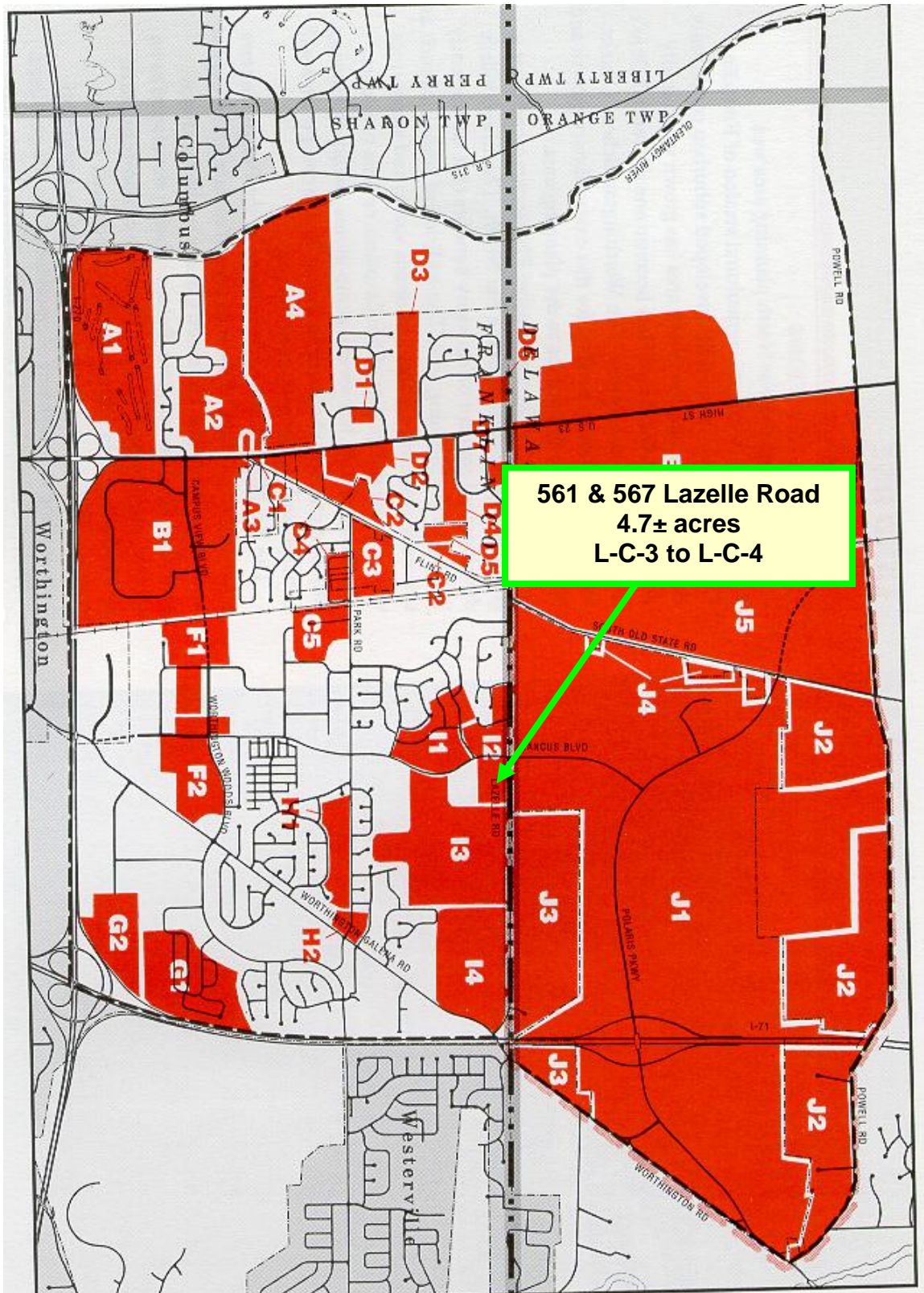
- The applicant's property was rezoned in to the L-C-3, Limited Commercial District to permit the existing nursery. The applicant wishes to expand but since the approval of the original L-C-3 zoning the Zoning Code has been changed to disallow nurseries in the C-3 District. Therefore if the applicant wanted to expand he would have to seek a Special Permit before the Board of Zoning Adjustment. The applicant wishes to rezone to the L-C-4 to conform his non-conforming nursery and so he will not have to seek a special permit every time he wishes to expand.
- To the north across Lazelle Road is a driving range zoned in the L-C-4, Limited Commercial District. To the south is a multi-family development zoned in the AR-12, Apartment Residential District. To the east, is a park in the R, Rural District. To the west is retail development zoned in the L-C-3, Limited Commercial District.
- The site lies within the boundaries of Subarea I 2 of the *Far North Plan* (1994), which supports the development of neighborhood oriented commercial development. Due to the limitation of the zoning to a nursery or garden center and since the nursery already exists and has not caused an adverse impact on the adjacent neighbors Staff supports this deviation from the *Plan*.
- The proposed limitation text limits the applicant to landscaping sales and a nursery only. The proposed text is based off the L-C-3 limitation text that was approved in 1984. Since the 1984 rezoning to the L-C-3, Limited Commercial District, the properties surrounding this site have developed with the nursery being already present. The applicant is committing to install an evergreen buffer if he builds a building within 240 feet of the south property line, which is now used for tree storage.

- The *Columbus Thoroughfare Plan* identifies Lazelle Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed limitation text limits the applicant to landscaping sales and a nursery only. The proposed text is based off the L-C-3 limitation text that was approved in 1984. Since the 1984 rezoning to the L-C-3, Limited Commercial District, the properties surrounding this site have developed with the nursery being already present. The applicant has agreed to install a buffer if he builds a building within 240 feet of the south property line. The requested L-C-4, Limited Commercial District is consistent with the zoning and development patterns of the area.





F.N.C.C.C.

8147 Flint Road
Columbus, OH 43235
April 8, 2008

RE: Z08--008

Development Commission
City of Columbus
757 Carolyn Avenue
Columbus, OH 43224

Dana Hitt

We heard this rezoning at our April FNCCC meeting April 1, 2008.

The proposed rezoning is for an existing property at 561 & 567 Lazelle Road. They are requesting a change from LC-3 to LC-4, for garden and landscape sales .

The FNCCC wishes to express our opinion that the rezoning be **APPROVED**.

The vote was unanimous.

Thank you for your consideration and forwarding of this notice to the members of the Development Commission.

Truly,

Daniel Province, President of FNCCC

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 # 208-008

Being first duly cautioned and sworn (NAME) Mark R. Ciminello
of (COMPLETE ADDRESS) 5444 Medallion Dr. E., Westerville, Ohio 43082
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. Mark R. Ciminello 5444 Medallion Dr. E. Westerville, Ohio 43082	2. Joseph A. Ciminello 7858 Colverton Sq. New Albany, Ohio 43054
3. Ciminello's Incorporated 567 Lazelle Road Westerville, Ohio 43081 Contact: Mark R. Ciminello Phone: (614)-885-3779 35 Columbus based employees	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28th day of January, in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

7-10-2012

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



Linda S. Fairchild
Notary Public, State of Ohio
My Commission Expires 07-10-2012