

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 12, 2008**

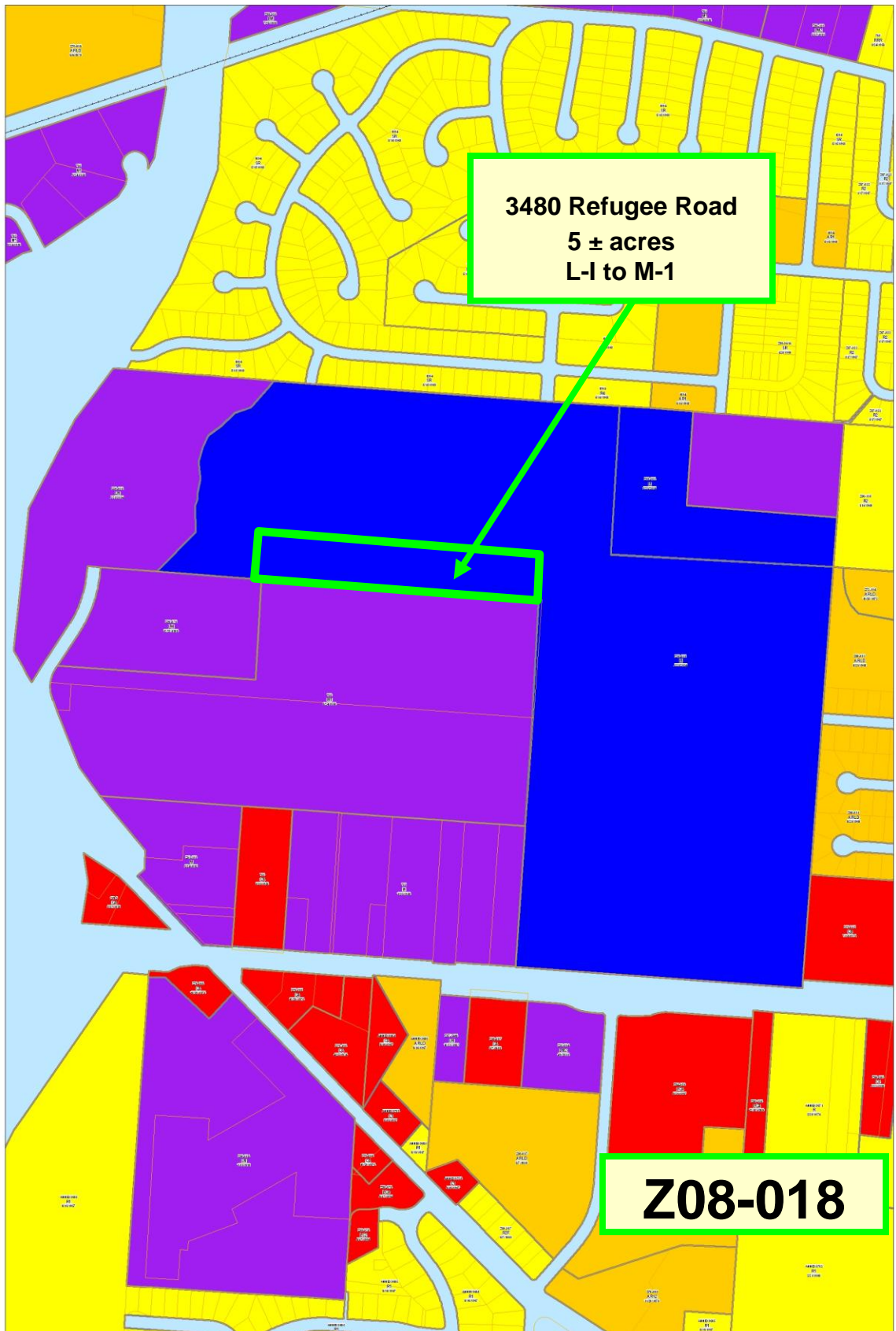
- 1. APPLICATION: Z08-018**
Location: **3480 REFUGEE ROAD (43232)**, being 5.0± acres located 1740± feet north of Refugee Road, 1440± feet east of Winchester Pike.
Existing Zoning: L-I, Limited Institutional District.
Request: M-1, Manufacturing District.
Proposed Use: Semi-trailer storage.
Applicant(s): Crown Enterprises Inc. c/o Larry Jacobs; 12225 Stephens Road, Warren, Michigan 48089.
Property Owner(s): First Church of God; 3480 Refugee Road; Columbus, Ohio 43232.
Planner: Dana Hitt, AICP, 645-2395; dahitt@columbus.gov

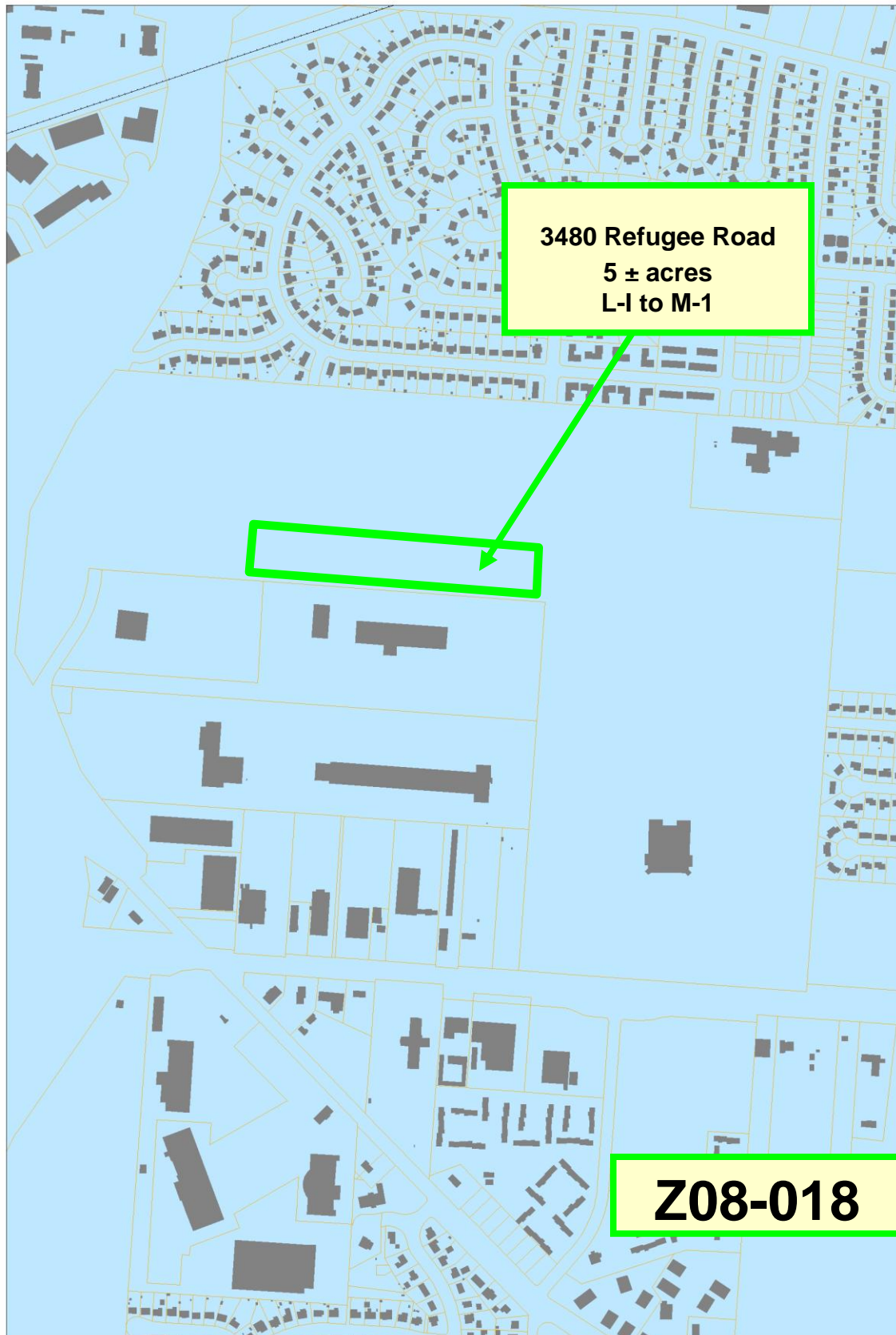
BACKGROUND:

- The site is undeveloped. The applicant owns the semi-trailer depot immediately to the south and is applying for a rezoning from the L-I, Limited Institutional District to the M-1, Manufacturing District in order to permit the storage of semi-trailers and to provide additional room for tractor trailers to maneuver. This site was rezoned in 2003 by the current property owner from the M-1, Manufacturing District to the L-I, Limited Institutional District as part of a 124± acre rezoning to permit elderly housing, recreational and educational facilities.
- To the north, west and east is vacant land zoned in the L-I, Limited Institutional District. To the south is a semi-trailer depot zoned in the in the M-1, Manufacturing District.
- The undeveloped land zoned in the L-I, Limited Institutional District to the north contains development standards to screen and buffer the development from the proposed expansion of the semi-trailer depot in case the land in the L-I District is ever developed.
- The *Columbus Thoroughfare Plan* identifies Refugee Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS ☐ **RECOMMENDATION:** Approval.

The requested M-1, Manufacturing District is compatible with surrounding development and consistent with the established zoning pattern of the area. The L-I, Limited Institutional to the north contains development standards to screen and buffer the development from the proposed expansion of the semi-trailer depot.





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~~ Michigan
COUNTY OF ~~FRANKLIN~~ MacombAPPLICATION # Z08-018

Being first duly cautioned and sworn (NAME) Larry Jacobs
 of (COMPLETE ADDRESS) 19239 Greenwood Dr Southfield, MI 48075
 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. <u>Crown Enterprises, Inc</u> <u>12225 Stephens Road</u> <u>Warren, MI 48089</u> <u>0 - Columbus employees</u> | 2. |
| 3. <u>Contact Larry Jacobs</u> <u>800 221 7588 2475</u> | 4. |

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

SIGNATURE OF AFFIANT

Larry JacobsSubscribed to me in my presence and before me this 24th day of March, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Melissa Anne Raikes

My Commission Expires:

Sept. 30, 2012*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here

