

214-058 Exhibit: Tree Preservation Areas as Marked



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 9, 2015**

1. **APPLICATION:** **Z14-058 (14335-00000-00915)**
Location: **3535 WESTERVILLE ROAD (43224)**, being ~~8.37~~ **8.59***± acres located on the west side of Westerville Road, 1600± feet north of Innis Road (010-252440; Northeast Area Commission).
Existing Zoning: R, Rural District.
Request: L-M-2, Manufacturing District.
Proposed Use: Commercial landscaping and property maintenance company.
Applicant(s): Pinnacle Property Maintenance, LLC; c/o Laura MacGregor Comek; 300 East Broad Street, Suite 450; Columbus, OH 43215.
Property Owner(s): Amvets Post 89 Department of Ohio; 3535 Westerville Road; Columbus, OH 43224.
Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

BACKGROUND:

- The property is currently developed with a private club/fraternal organization in the R, Rural District. The applicant requests the L-M-2, Limited Manufacturing District in order to redevelop the site with a landscaping and property maintenance company.
- To the north is undeveloped property in the M-2, Manufacturing District and to the south is residential property zoned in the R, Rural District and Mifflin Township. To the west and southwest is a parking lot zoned in the L-M-2, Limited Manufacturing District. To the east across Westerville Road is an apartment complex in the AR-12, Apartment Residential District.
- The site is located within the boundaries of the *Northeast Area Plan* (2007), which recommends office, commercial, or light industrial uses for the site. Staff supports the proposed use with limitations to preserve the front setback as well as a portion of the rear of the property, including parts of the perimeter.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The limitation text permits all M-2 uses, and includes provisions for a future cross-access easement, tree preservation, and screening.
- The *Columbus Thoroughfare Plan* identifies Westerville Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**Site acreage was adjusted on April 27, 2015 based on legal description after staff report was completed.*

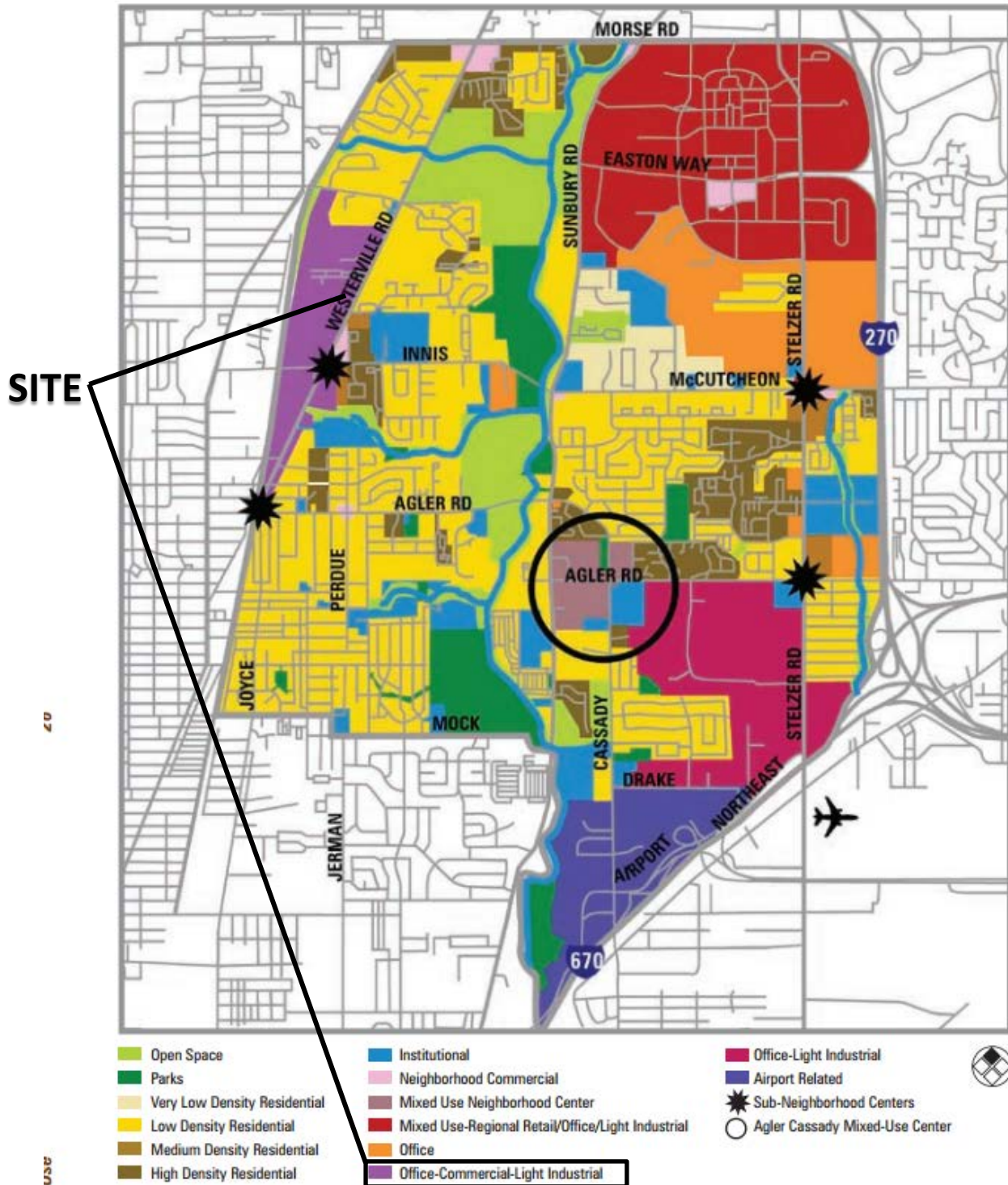
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M-2, Limited Manufacturing District, is consistent with the land use recommendations of *The Northeast Area Plan*, and would allow the site to be developed in a manner consistent and compatible with surrounding uses. Staff supports the intended use of the property with the included provisions for access, screening, and tree preservation.

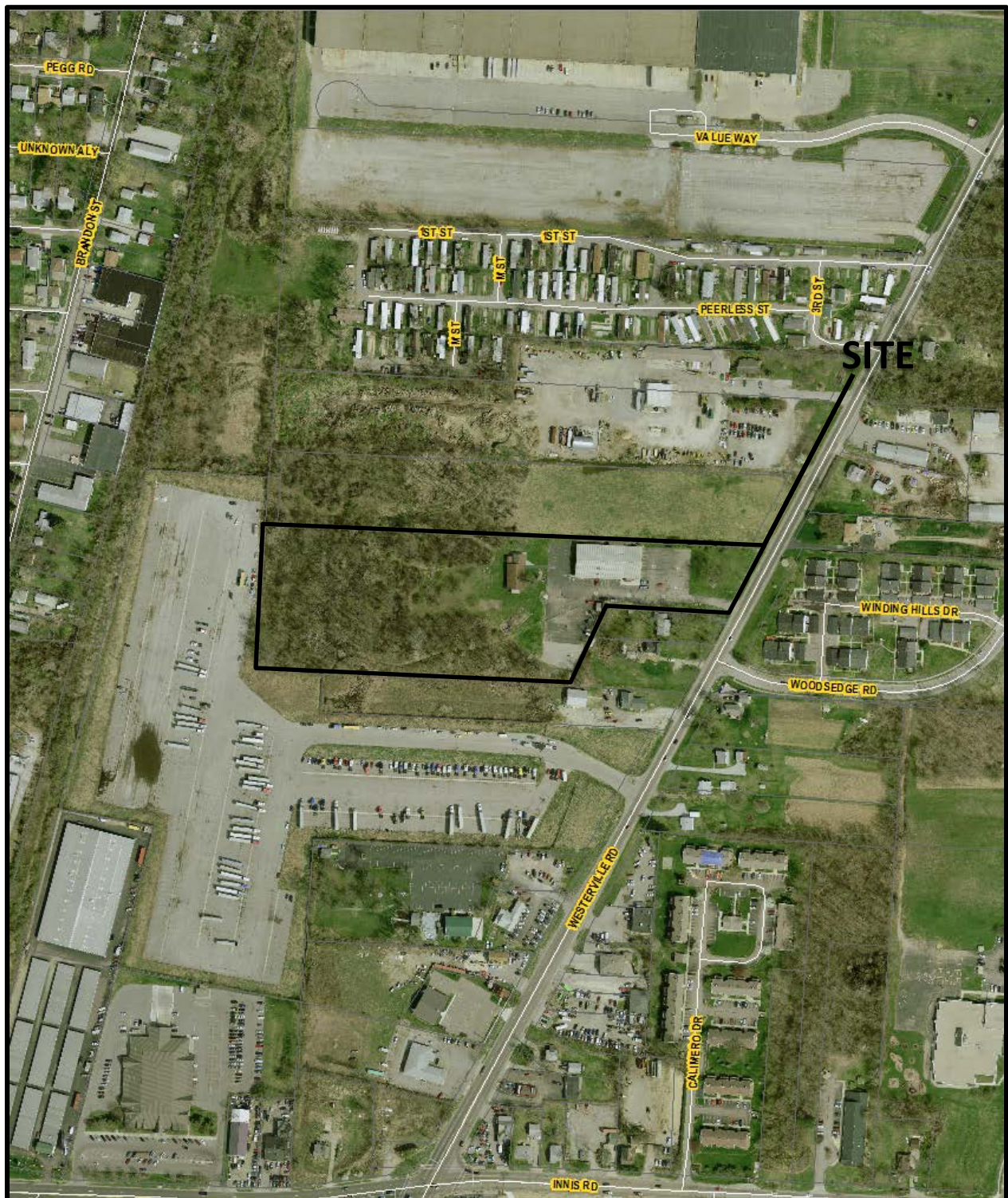
Z14-058
3535 Westerville Road
Approximately 8.59 acres
Rezoning from R to M-2



Figure 5. Land Use Plan



Z14-058
 3535 Westerville Road
 Approximately 8.59 acres
 Rezoning from R to M-2



Z14-058
3535 Westerville Road
Approximately 8.59 acres
Rezoning from R to M-2

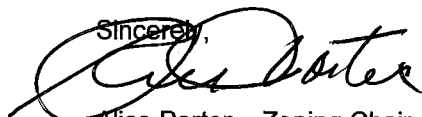


February 17, 2015

Ms. Eliza Thrush
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH 43224

Ms. Thrush:

Subject: Z14-058 (14335-00000-00915) property known as 3535 Westerville Road, Columbus, OH 43224. The North East Area Commission at a public meeting on February 5, 2015, voted to approve the application.

Sincerely,

Alice Porter – Zoning Chair

Cc: Elwood Rayford – Chairperson
Pinnacle Properties



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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.

APPLICATION # Z14-058

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Todd Spencer

of (COMPLETE ADDRESS) 5100 Parkcenter Avenue, Suite 100, Dublin, OH 43017

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. Amvets Post 89 Department of Ohio 3535 Westerville Road Columbus, OH 43224 Columbus Based Employees - N/A Clancy Carrel 614-475-9007	2. Pinnacle Property Maintenance, LLC 3141 Silver Drive Columbus, OH 43224 Columbus Based Employees - 36 Brett Obenauf 614-271-5885
3.	4.

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

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 5th day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC

[Signature]
9-5-15

My Commission Expires:

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



ELIZABETH I. MOORE
Notary Public, State of Ohio
My Commission Expires 09-05-2015

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