

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 14, 2016**

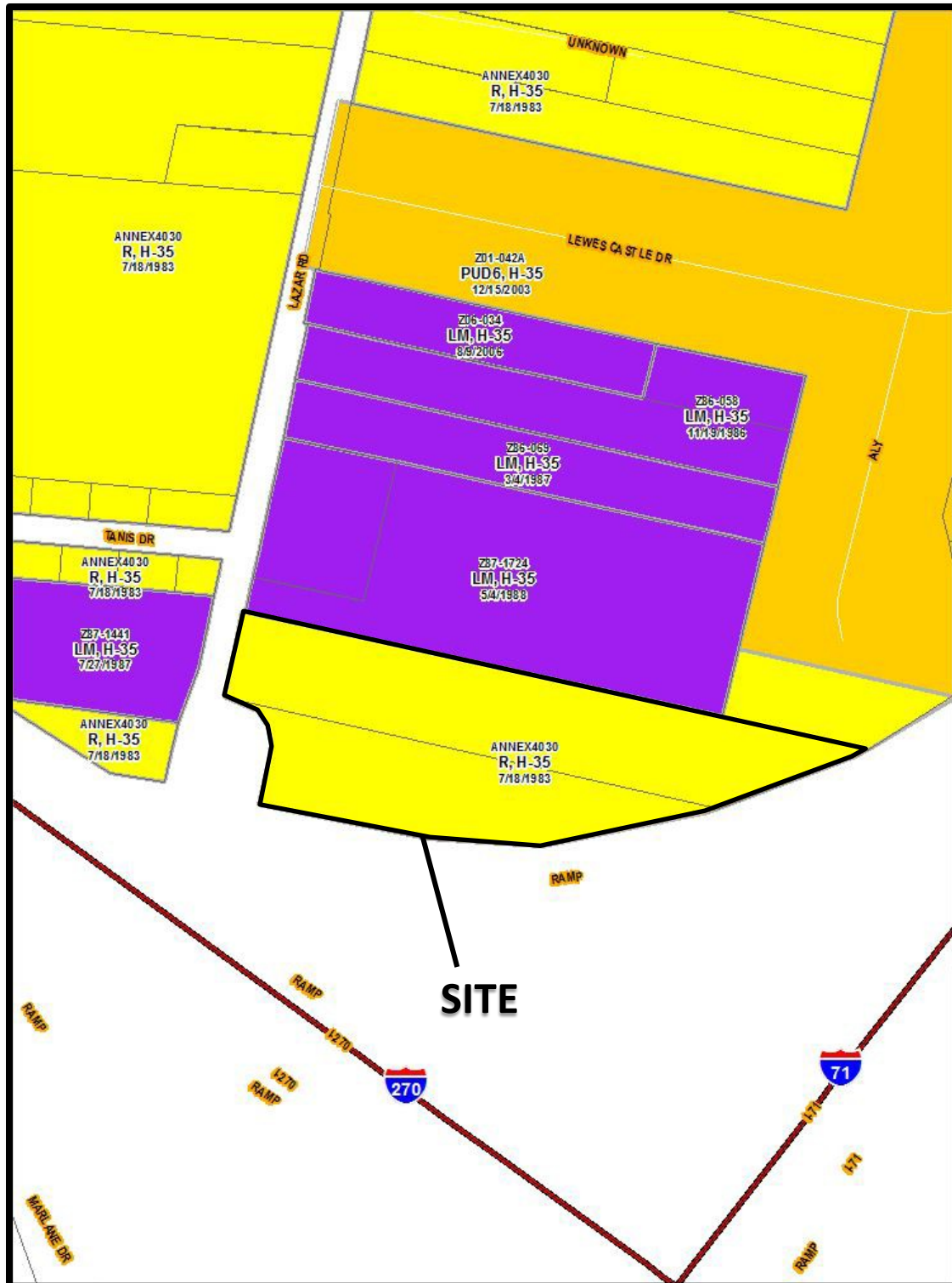
- 5. APPLICATION: Z15-035**
Location: **2976 LAZAR ROAD (43213)**, being 1.6± acres located on the east side of Lazar Road, 90± feet south of Tanis Drive (570-193905 & 570-193906; Southwest Area Commission).
Existing Zoning: R, Rural District.
Request: L-M-2, Limited Manufacturing District.
Proposed Use: Contractor's office and storage.
Applicant(s): Jeffrey LaValley; 2976 Lazar Road; Grove City, OH 43213.
Property Owner(s): Jeffrey LaValley and Lori Cross; 2976 Lazar Road; Grove City, OH 43213.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- The 1.6± acre site consists of two parcels developed with a contractor's office that was converted from a single-unit dwelling, a storage yard, and storage buildings zoned in the R, Rural District. The applicant proposes the L-M-2, Limited Manufacturing District to allow contractor's office and storage uses in order to comply with a zoning code violation. The uses were established without evidence of Zoning Clearance or a building permit to change the property from residential to industrial uses. Container storage yard and building material salvage yard uses that were also illegally established on the property are being discontinued, and are not being requested as permitted uses with this proposal.
- To the north are warehouses and storage yards in the L-M, Limited Manufacturing District, and undeveloped land in the R, Rural District. To the west across Lazar Road are an auto salvage yard zoned in the L-M, Limited Manufacturing District, and a single-unit dwelling in the R, Rural District. Interstate 270 borders the site to the east and south.
- The site is within the planning area of the *Southwest Area Plan* (2009), which recommends low density residential uses for this location. Staff recognizes that the subject site is adjacent to properties zoned L-M, Limited Manufacturing District, and supports deviation from the Plan's land use recommendations for proposals that contain appropriate use restrictions and development standards.
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for approval of the requested district.
- The limitation text includes use restrictions, setbacks, screening, and tree preservation. A concurrent Council variance will be filed to vary existing site conditions for driveway width and gravel surface. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested L-M-2, Limited Manufacturing District will permit limited industrial uses, including contractor's office and storage uses. The proposal contains appropriate use restrictions and development standards to be compatible with adjacent industrial and residential districts.



Z15-035
2976 Lazar Road
Approximately) "+ acres
R to L-M-2

Future Land Use Map

The intent of the Southwest Area Plan's future land use map is to preserve open space along

stream channels, reinforce established residential areas, introduce office uses and revitalize Central Point and Southwest Square as the primary commercial nodes for the area.

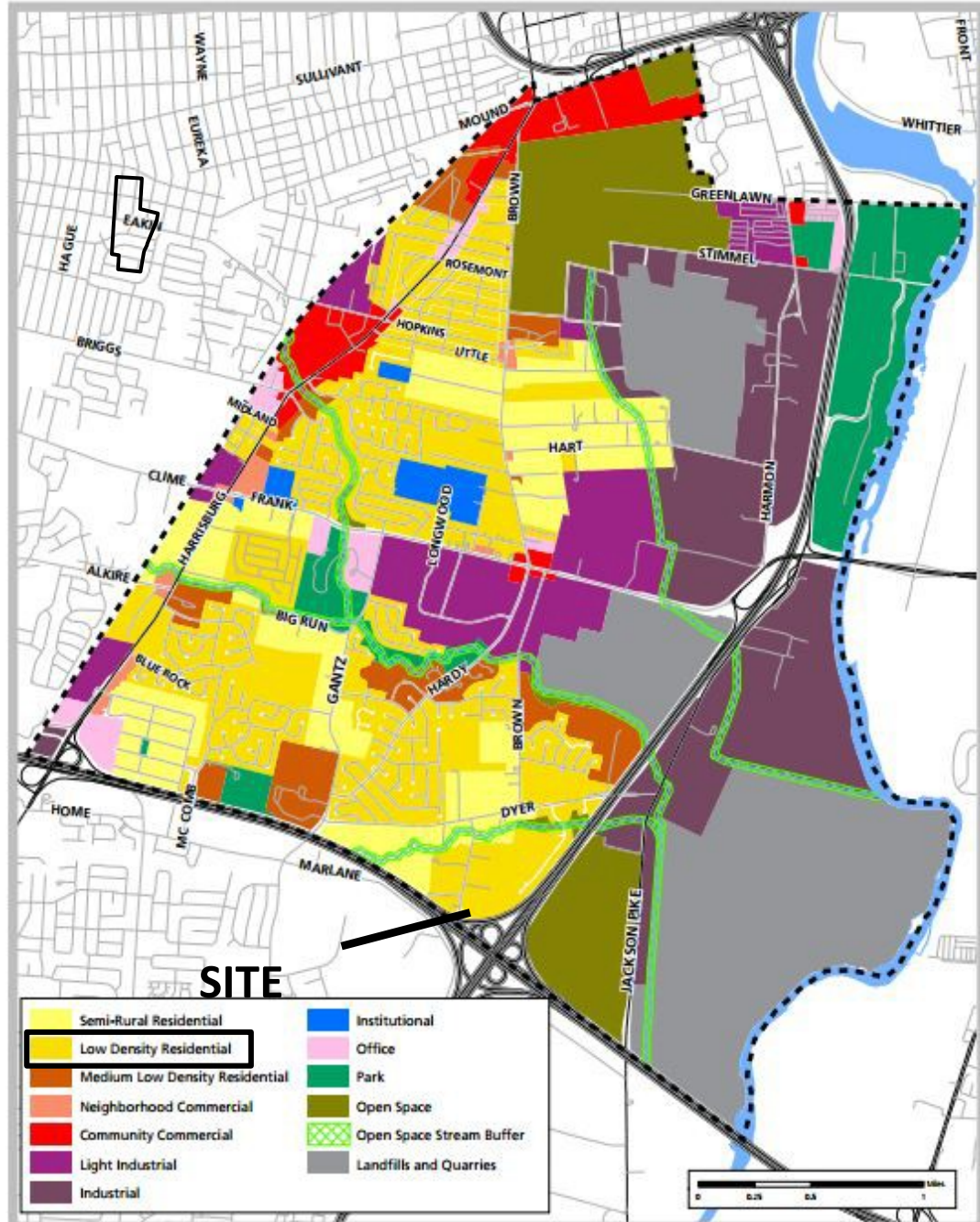


Figure 10: Future Land Use

Z15-035
 2976 Lazar Road
 Approximately 10+ acres
 Southwest Area Plan
f&\$\$-L



Z15-035
2976 Lazar Road
Approximately) "+ acres
R to L-M-2

Pine, Shannon L.

From: Coe, Stefanie <scoe@mpwservices.com>
Sent: Friday, July 08, 2016 7:40 AM
To: Pine, Shannon L.
Subject: Re: Z15-035; 2976 Lazar Road

Shannon,

I have not had time to type the minutes or send you our recommendation but yes he met with us and the commission voted to support his application with the condition that the container business be removed from the site. We also understood his business may need some outside storage but wanted it fenced.

Thanks

Stefanie Lynn Coe

Sent from my iPhone

On Jul 7, 2016, at 1:33 PM, Pine, Shannon L. <SPine@Columbus.gov<<mailto:SPine@columbus.gov>>> wrote:

Hello, Stefanie! I hope all is well! Here is the version of the L-M-2 text that will be going forward to Development Commission next week. Has the applicant (Jeff LaValley) formally met with SWAC? Jeff told me that he met with you, and that the AC was OK with the proposal conditioned on the container storage being removed, but I could not find any correspondence from you. The container storage has been omitted from the proposal, and a 50' tree preservation buffer has been added along the I-270 frontage.

If you are able to send me the recommendation by tomorrow at noon, I would appreciate it! Staff Reports go out tomorrow afternoon.

Jeff will be filing a concurrent Council Variance application to permit the existing gravel surfaces and driveway width of less than 20 feet. We will send that application to you when it is filed.

Let me know if you have any questions.

Sincerely,

Shannon Pine
Planning Manager

City of COLUMBUS
Department of Building & Zoning Services Zoning/Council Activities Section
757 Carolyn Avenue
Columbus, OH 43224
Direct: 614.645.2208
Public Hearings: 614.645.4522
Fax: 614.645.2463
E-mail: spine@columbus.gov<<mailto:spine@columbus.gov>>
<http://cp.mcafee.com/d/FZsSd1MQrhos76zAsed7bPNKVJ6XMMVVBVx4SztUsYOYYYCrhhhs7efcEFCQknNPPRS4kPt5FgY5mGuSGgrFN6FATqFXqF1KD4qCjr5QjhOWe7fZvCbLnosjWZOWq8VPxP1EVuKOeVqWtAkIrTpVkffGhBrwqrhdFCXYCyqenHK>

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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 #: 215-035

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Lalley
of (COMPLETE ADDRESS) 3650 Mountview Rd. Upper Arlington, OH 43220
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>Fountech</u> <u>2976 Lazar Rd.</u> <u>Grove City, OH 43123</u> <u>7 Employees</u> <u>Jeffrey L. Lalley 614-832-3882</u>	2.
3.	4.

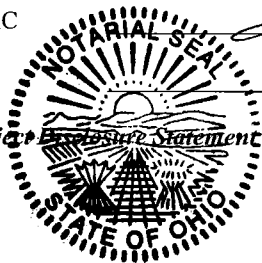
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10 day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



JOHN W. DELPH
NOTARY PUBLIC

FOR THE
STATE OF OHIO

My Commission Expires
December 29, 2020

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

Notary Seal Here

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