

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 14, 2019**

7.	APPLICATION:	Z18-083
	Location:	1300 BRIGGS CENTER DRIVE (43223) , being 5.82± acres located at the terminus of Briggs Center Drive (part of 010-212858; Southwest Area Commission).
	Existing Zoning:	L-M, Limited Manufacturing District.
	Request:	L-M, Limited Manufacturing District (H-35).
	Proposed Use:	Update development standards and site plan.
	Applicant(s):	3C Body Shop; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
	Property Owner(s):	3C Body Shop; 2300 Briggs Road; Columbus, OH 43223.
	Planner:	Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

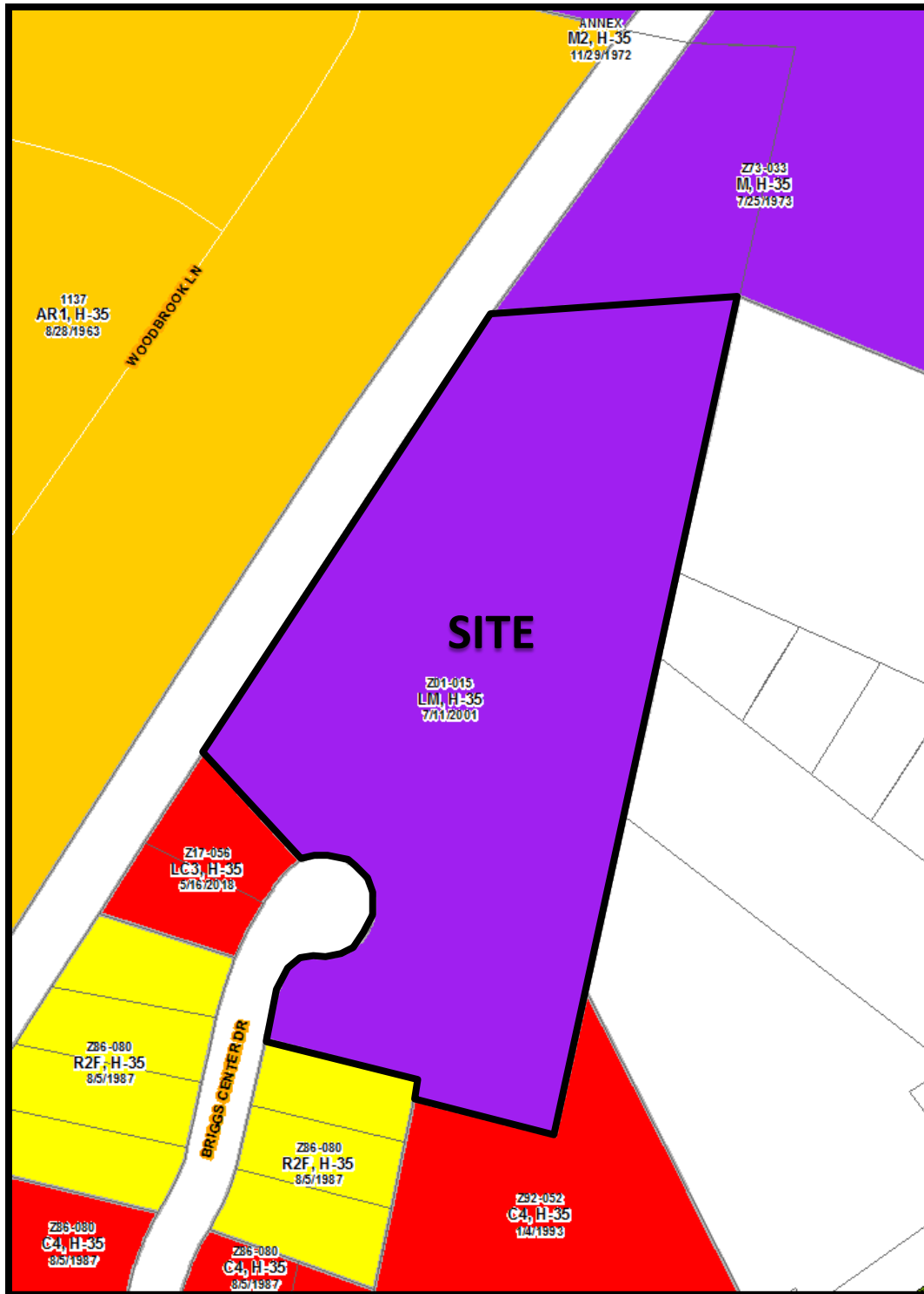
BACKGROUND:

- The 5.82± acre site is developed with parking and outdoor storage for an auto body repair facility in the L-M, Limited Manufacturing District (Z01-015). In 2001, the site was granted a Special Permit (01311-00000-00003) to allow outdoor storage of wrecked and inoperable vehicles within 600 feet of a residential district. A building permit (01720-00000-00264) for a parking lot had expired, and there is no subsequent record of final site compliance for the parking lot development currently on this site. This request updates the limitation text and site plan to allow construction of a new storage building.
- North of the site is rail right-of-way and undeveloped land in the M, Manufacturing District. South of the site is an undeveloped parcel in the R-2F, Residential District and an automotive repair company in the C-4, Commercial District. East of the site is an assortment of commercial uses in the LI, Limited Industrial District and CS, Community Service District in Franklin Township. West of the site is rail right-of-way and multi-unit residential development in the AR-1, Apartment Residential District and a parking lot in the L-C-3, Limited Commercial District.
- The site is within the boundaries of the *Southwest Area Plan* (2009), which recommends “Community Commercial” and “Open Space Stream Buffer” land uses at this location.
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for approval.
- The limitation text maintains the existing permitted uses, and includes supplemental development standards that address building height, traffic access, landscaping, exterior building treatments, and lighting. Included in the text is a commitment to the submitted site plan.

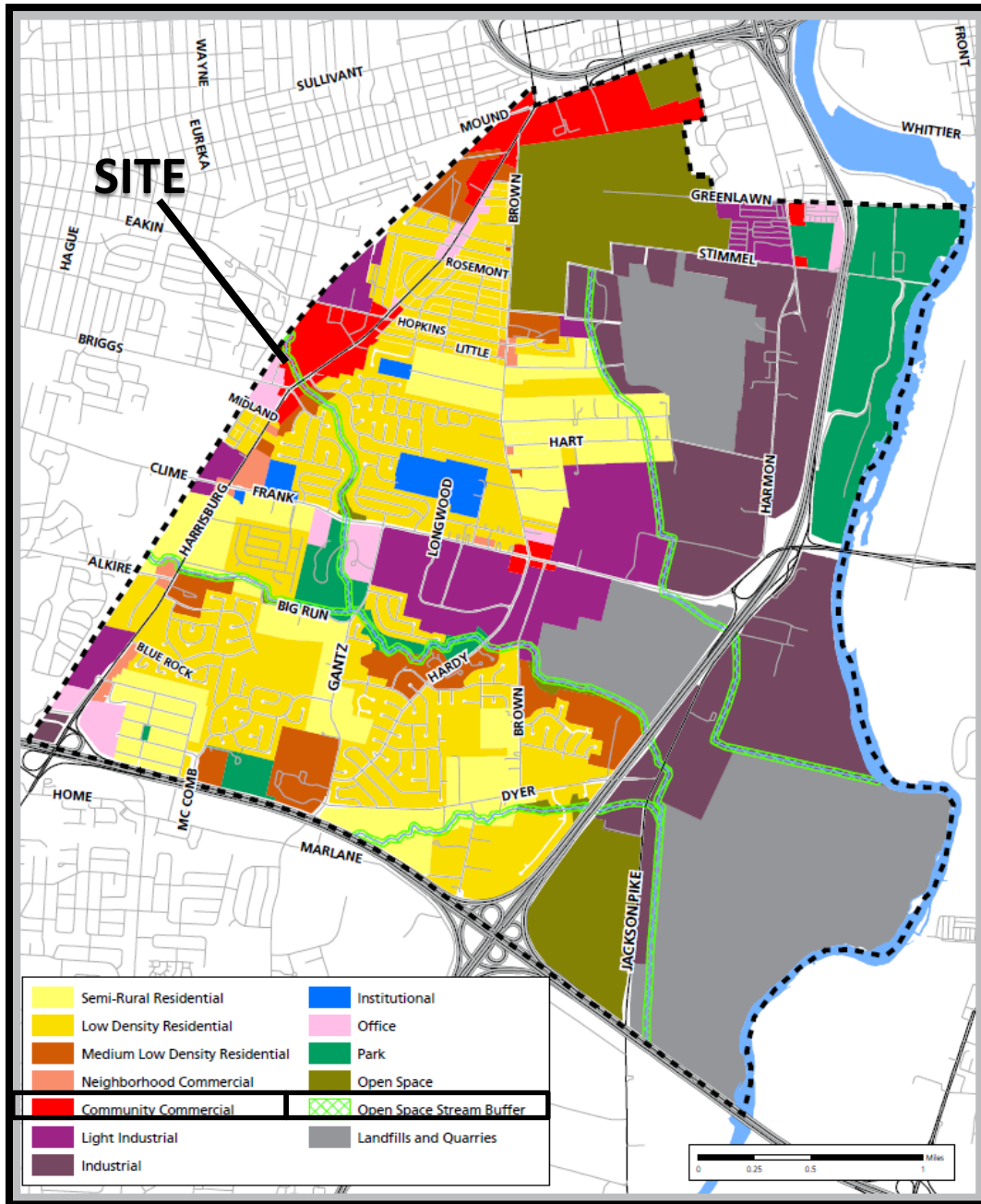
CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval.~~ ***Approval.**

The proposed L-M, Limited Manufacturing District updates the limitation text and site plan to allow construction of a new storage building. The limitation text maintains the existing permitted uses, includes updated development standards, and commits to a site plan. While the requested L-M, Limited Manufacturing District is consistent with the *Southwest Area Plan's* land use recommendation of "Community Commercial", Staff is concerned with areas within the stream corridor protection zone that bisects the site. Staff does not support any construction of buildings or parking lots, including any filling or dredging of the site within the stream corridor protection zone. The limitation text and site plan submitted with this application did not adequately address this concern at the time this report was finalized.

***Prior to the March 14 Development Commission meeting, the applicant did submit a limitation text and site plan that adequately addressed staff's concerns regarding the stream corridor protection zone.**



Z18-083
1300 Briggs Center Drive
Approximately 5.82 acres
From L-M to L-M



Southwest Area Plan (2009)

Z18-083
 1300 Briggs Center Drive
 Approximately 5.82 acres
 From L-M to L-M



Z18-083
1300 Briggs Center Drive
Approximately 5.82 acres
From L-M to L-M

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

Z18-083

Address:

1300 Briggs Centre Drive

Group Name:

Southwest AC

Meeting Date:

January 16, 2019

Specify Case Type:

- ☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis
for recommendation below)

- ☒ Approval
☐ Disapproval

NOTES:

Vote:

8-0

Signature of Authorized Representative:

SIGNATURE

Chair Southwest Area Commission

RECOMMENDING GROUP TITLE

6145190436

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or
MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 218-083

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215
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. 3C Body Shop 2300 Briggs Road Columbus, OH 43223 Kenn Darst (614) 274-8245	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 18th day of December, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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