

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

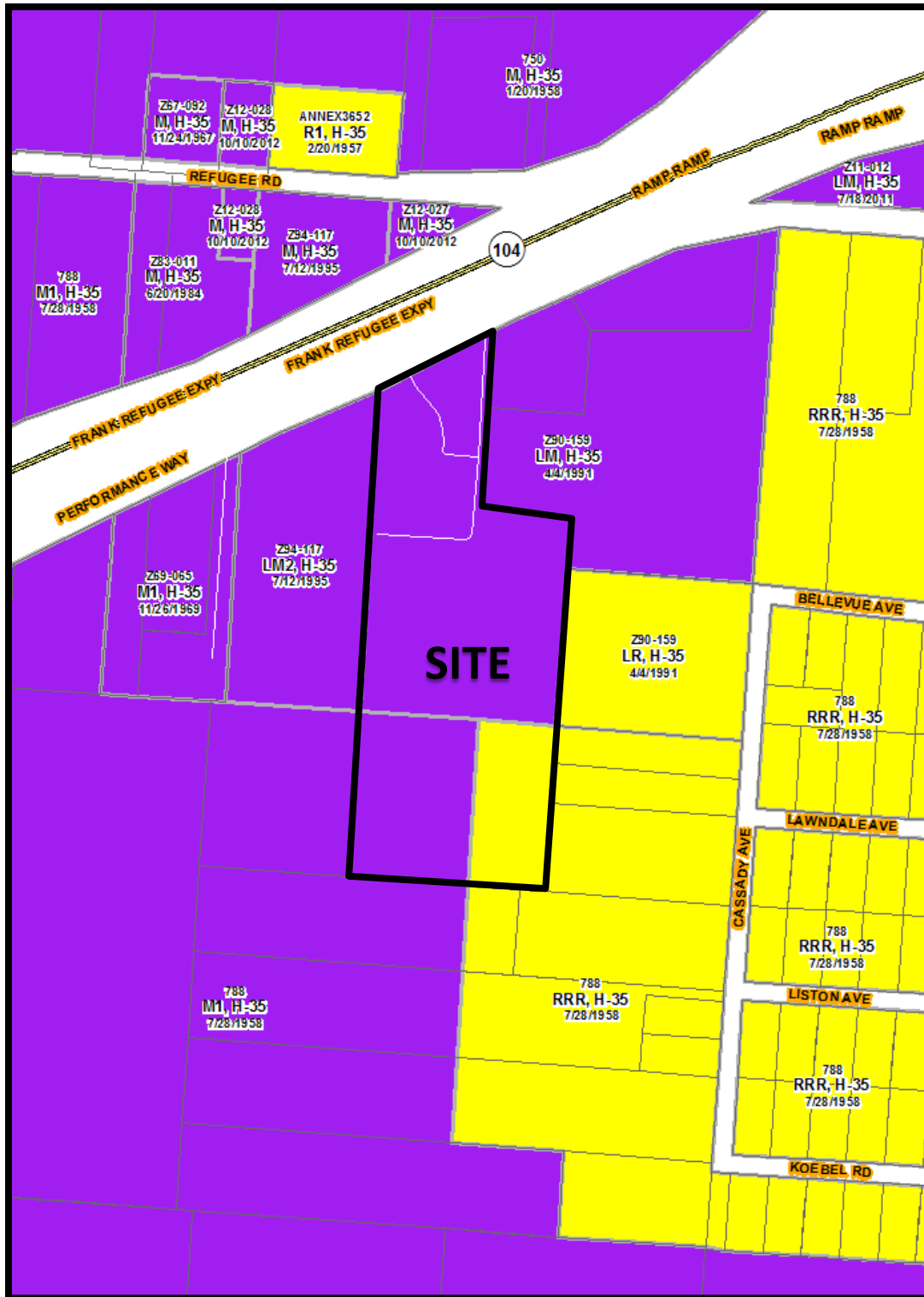
- 10. APPLICATION:** **Z18-066**
Location: **2323 PERFORMANCE WAY (43207)**, being 14.68± acres located on the south side of Performance Way, 2,525± feet west of Alum Creek Drive (010-102565; Far South Area Commission).
Existing Zoning: RRR, Restricted Rural Residential District, M-1, Manufacturing District, and L-M, Limited Manufacturing District.
Request: M-2, Manufacturing District (H-35).
Proposed Use: Heavy equipment sales/service facility.
Applicant(s): Jon St. Julian; c/o Brent D. Rosenthal, Atty.; 366 East Broad Street; Columbus, OH 43215.
Property Owner(s): CEC Real Estate Performance LLC; 2323 Performance Way; Columbus, OH 43207.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

- The 14.68± acre site consists of a single parcel developed with a heavy equipment sales/service facility in the RRR, Restricted Rural Residential, M-1, Manufacturing, and L-M, Limited Manufacturing districts. The applicant proposes the M-2, Manufacturing District to bring the zoning in line with the industrial/storage uses currently occurring on the site. A Board of Zoning Adjustment (BZA15-079) was approved to vary 3312.43, Required surface for parking, to permit gravel surface for a parking lot per an approved site plan for which zoning clearance was granted. However, that plan did not accurately portray the nature in which the parcel was then developed for the storage of heavy equipment. The storage areas to the south of the property did not comply with setbacks and also utilized property zoned in the RRR, Restricted Rural Residential District.
- The site is bordered on all sides by industrial uses in a variety of manufacturing districts. Also to the east of the site are single-unit dwellings in the RRR, Restricted Rural Residential District.
- Concurrent CV18-090 has been filed to conform existing parking by reducing the front yard setback and to reduce the setback for the open storage of materials in the M-2 district along the RRR zoned properties to the east. It also commits to a site plan. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning area of the *South Alum Creek Neighborhood Plan* (2004), which recommends “institutional, office, and warehouse” and “single-family residential” uses at this location.
- The site is located within the boundaries of the Far South Area Commission, whose recommendation is for approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

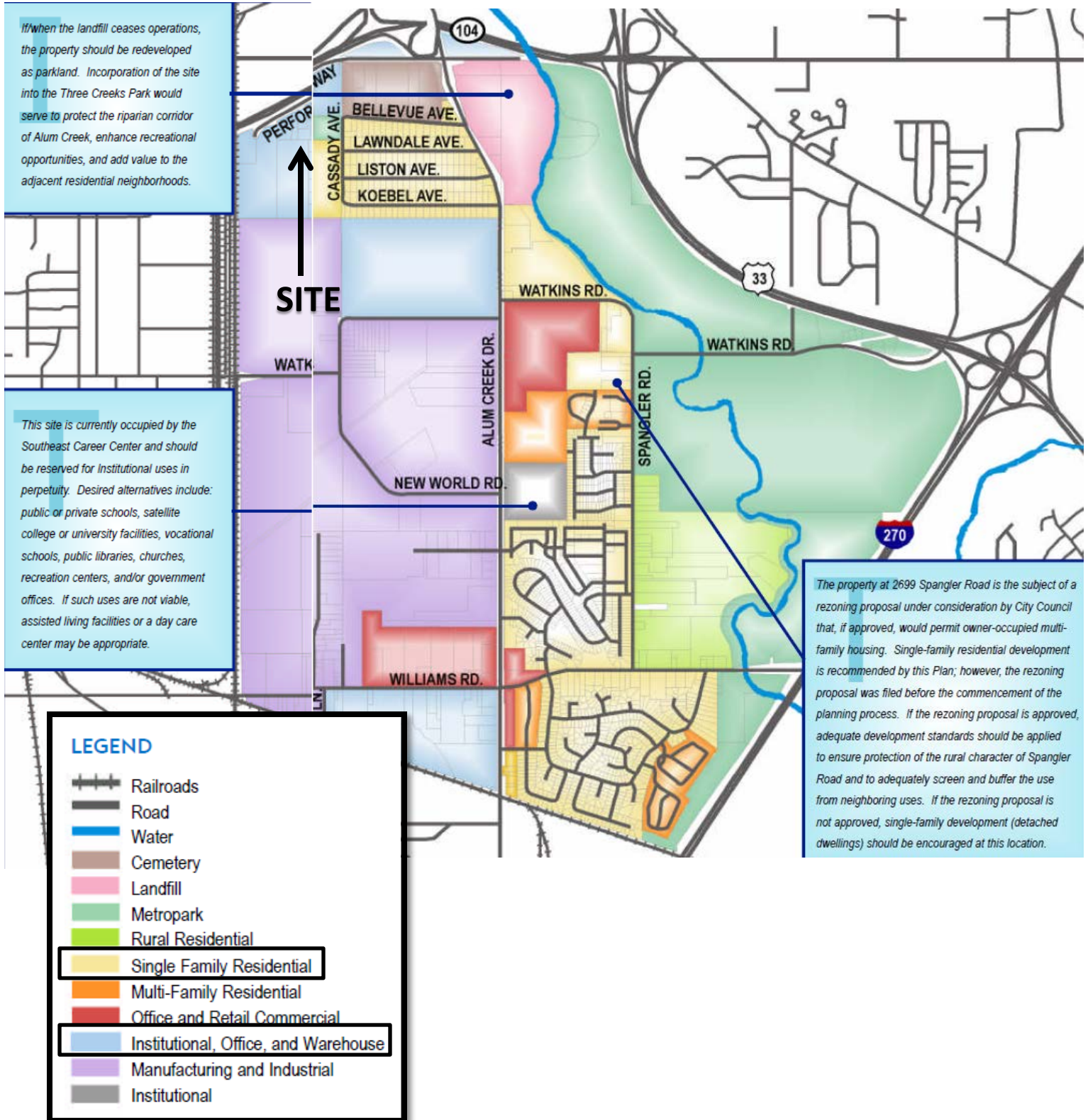
The requested M-2, Manufacturing District would permit less objectionable manufacturing uses on the site. Staff supports the proposed M-2 uses despite the land use recommendations of the *South Alum Creek Neighborhood Plan* for residential uses on a portion of the site as there are compatible uses surrounding the property. With adequate buffering which could be incorporated in the concurrent Council variance site plan, the request is also compatible with the neighboring residential development.



Z18-066
2323 Performance Way
Approximately 14.69 acres
From RRR, L-M, & M-1 to M-2

South Alum Creek Neighborhood Plan

“Institutional, Office, and Warehouse” and “Single Family Residential” Recommended



Z18-066
2323 Performance Way
Approximately 14.69 acres
From RRR, L-M, & M-1 to M-2



Z18-066
2323 Performance Way
Approximately 14.69 acres
From RRR, L-M, & M-1 to M-2

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:

218-066 / CV 18-090

Address:

2323 - 2329 Performance Way

Group Name:

FSCAC

Meeting Date:

Feb. 7, 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:

The Far South Cols Area Commission
Voted On the Rezoning App. 218-066 / CV 18-090
To Approve.

10 Commissioners in Attendance.

Vote:

Yes No O
10 0 0

Signature of Authorized Representative:

Becky Walcott
SIGNATURE
FSCAC

RECOMMENDING GROUP TITLE

614-927-7040
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.

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 #: Z18-066

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brent D. Rosenthal
of (COMPLETE ADDRESS) 366 East Broad Street, Columbus, Ohio 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. CEC Real Estate Performance LLC Attn: Jon St. Julian 2323 Performance Way Columbus, OH 43207-2473	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 14th day of MAY, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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



DOROTHY M. CRAFT

Notary Public, State of Ohio

My Commission Expires 11-21-2020

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