

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 9, 2019**

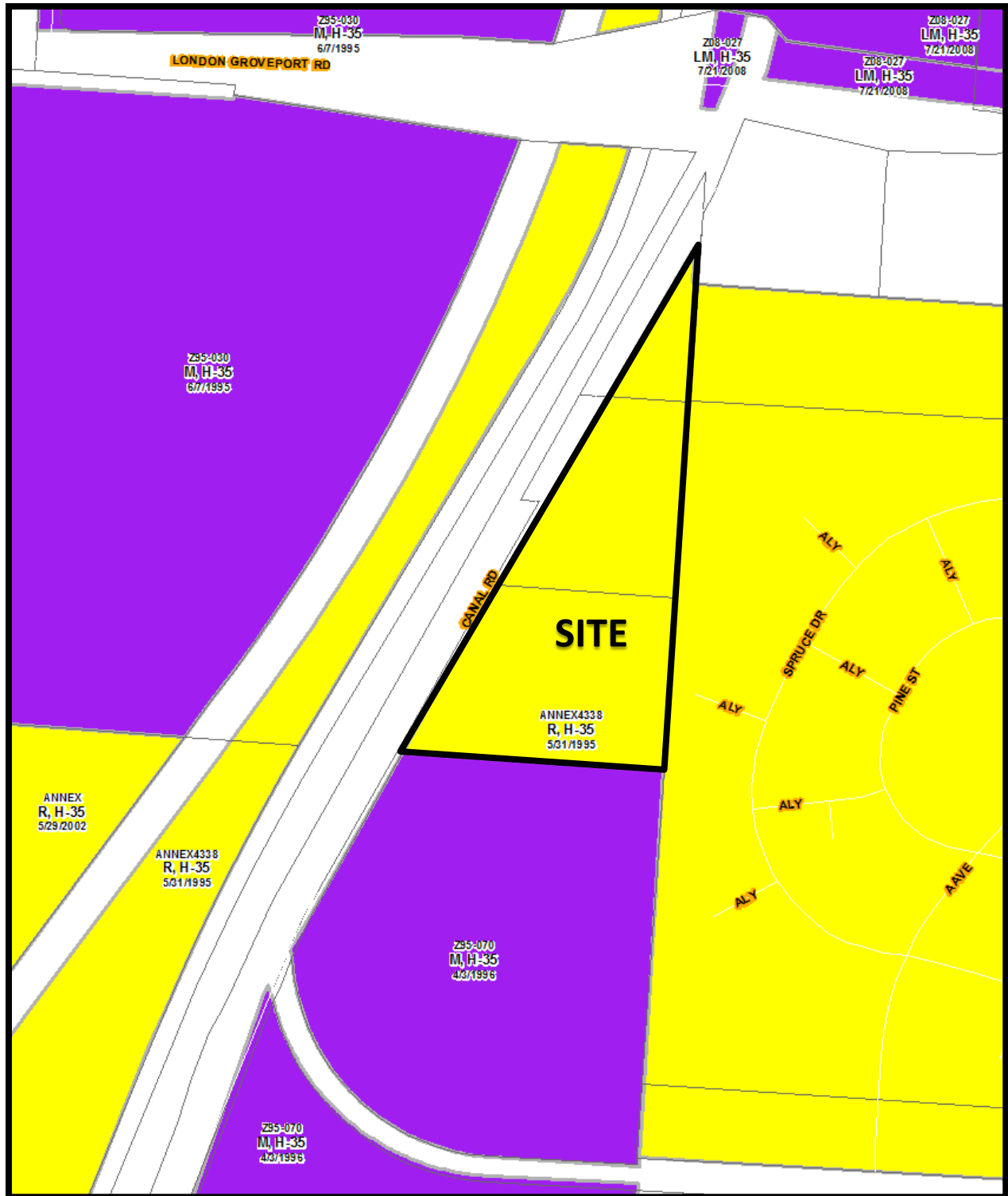
- 2. APPLICATION: Z19-020**
Location: **6780 CANAL RD (43137)**, being 12.4± acres located on the east side of Canal Road, 1,165± feet south of London Groveport Road (512-232639 and 2 others; Far South Columbus Area Commission).
Existing Zoning: R, Rural District.
Request: M, Manufacturing District (H-35).
Proposed Use: Storage and sales tractor trailers.
Applicant(s): Arch City Group LLC; c/o Thaddeus M. Boggs, Atty.; 10 West Broad Street, Suite 2300; Columbus, OH 43215.
Property Owner(s): Same as applicant.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

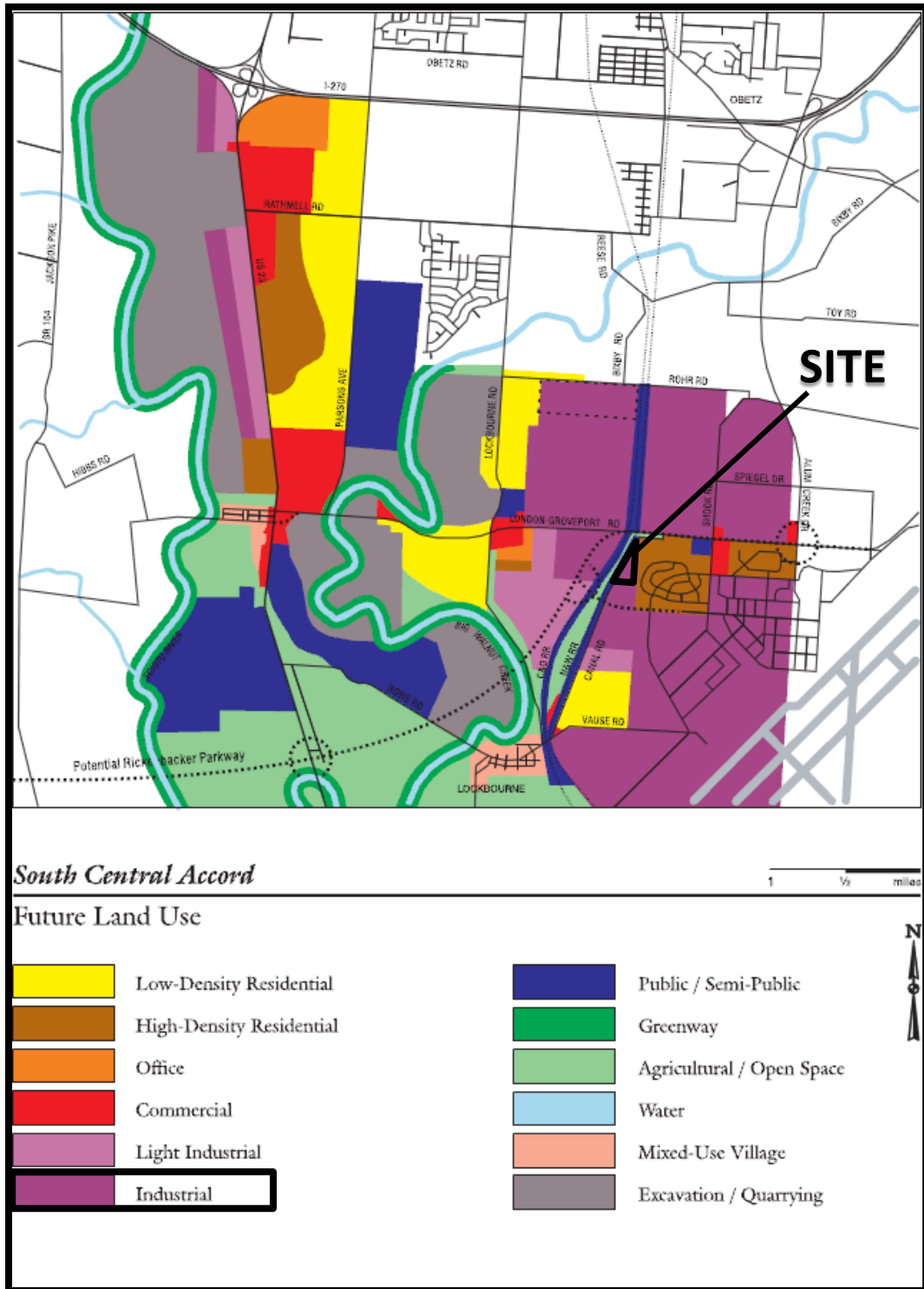
- o The 12.53± acre site consists of three undeveloped parcels in the R, Rural District. The applicant is requesting the M, Manufacturing District to permit the expansion of industrial uses from the parcel to the south.
- o To the north are undeveloped lands and distribution centers in the M, Manufacturing and L-M, Limited Manufacturing districts. To the south is a tractor trailer storage and sales facility in the M, Manufacturing District. To the east is a multi-unit residential development in the R, Rural District. To the west are railroad right-of-ways.
- o The site is located within the boundaries of the *South Central Accord Amendment* (2000), which recommends "Industrial" land uses at this location
- o The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval. However, Staff had not received the recommendation form at the time this report was finalized.
- o Concurrent CV19-019 has been filed to reduce the open storage setbacks from the adjacent residential district, public street, and interior lot lines. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- o The *Columbus Thoroughfare Plan* identifies Canal Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

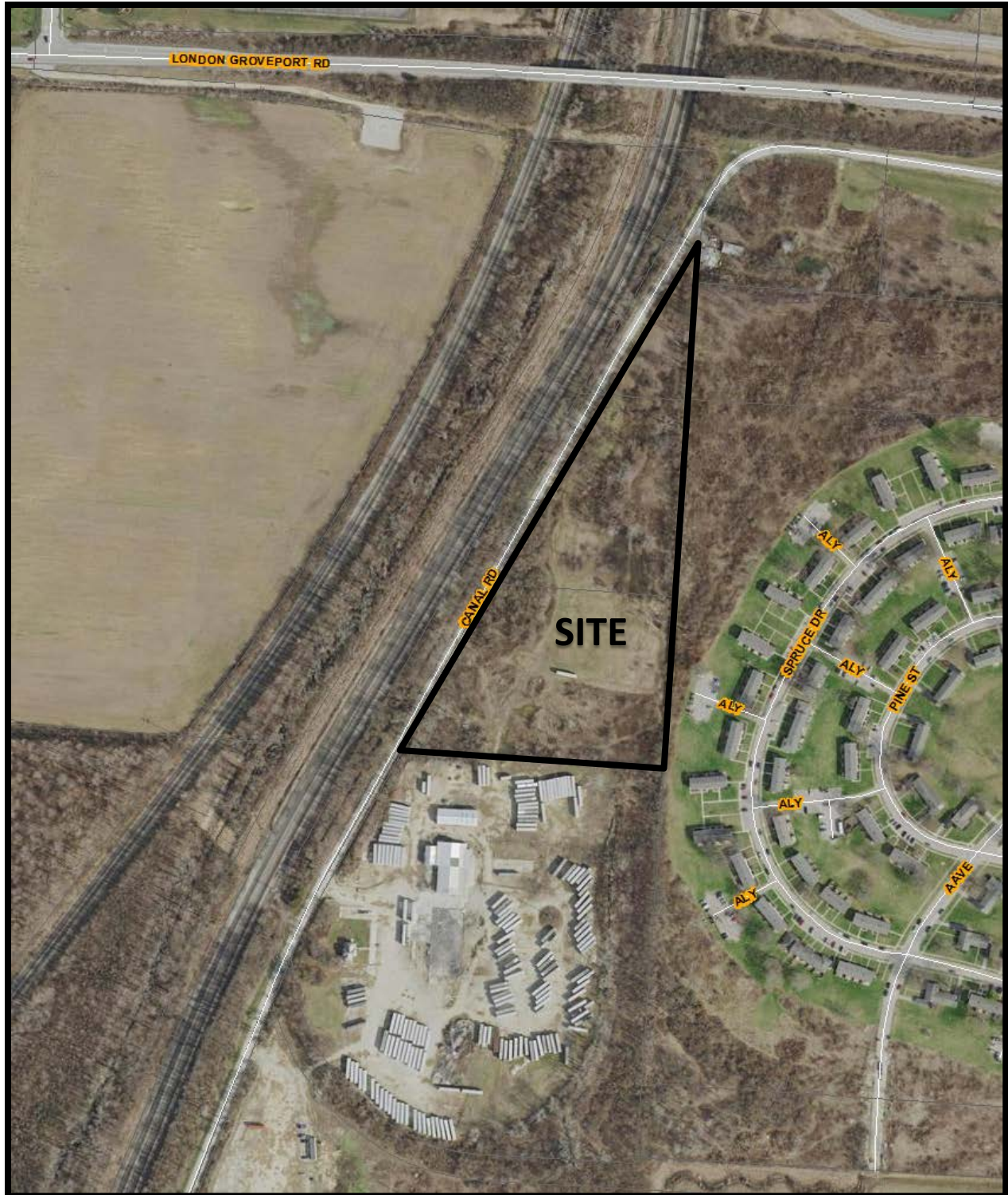
The requested M, Manufacturing District will allow industrial uses, including the expansion of a tractor trailer storage and sales facility, that is consistent with the recommendations of the *South Central Accord Amendment* for industrial uses on the site.



Z19-020
6780 Canal Road
Approximately 12.(acres
R to M



Z19-020
 6780 Canal Road
 Approximately 12.0 acres
 R to M



Z19-020
6780 Canal Road
Approximately 12.(acres
R to M

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number:

Address:

Group Name:

Meeting Date:

Specify Case Type:

Recommendation:
(Check only one)

219-020 / CV19-019

6780 Canal Road

Far South Co's Area Commission

4/4/19

BZA Variance / Special Permit

X Council Variance

X Rezoning

Graphics Variance / Plan / Special Permit

X

Approval

Disapproval

☐☐☐☐☐

NOTES:

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

9 = yes 0 = NO Obstarin = 02

Becky Walcott

FSCAC

614-927-7040

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, 757 Carolyn Avenue, Columbus, OH 43224.

THE CITY OF
COLUMBUS
ANDREW J. CANTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance 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 #:

CV19-19/Z19-020

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) THADDEUS M. BOGGSof (COMPLETE ADDRESS) 10 WEST BROAD STREET, SUITE 2300, 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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

1. ARCH CITY GROUP LLC 5195 HAMPSTED VILLAGE CENTER WAY, PMB 99 NEW ALBANY, OHIO 43054 2 MEMBERS	2. ARCH CITY TRAILER LEASING & SALES, INC. 5195 HAMPSTED VILLAGE CENTER WAY, PMB 99 NEW ALBANY, OHIO 43054 ~5 EMPLOYEES
3.	4.

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

SIGNATURE OF AFFIANT

Thaddeus M. BoggsSubscribed to me in my presence and before me this 29 day of August, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Aissa

My Commission Expires:

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

Notary Seal Here



INAAM AISSA
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
06-23-2022

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