

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 11, 2019**

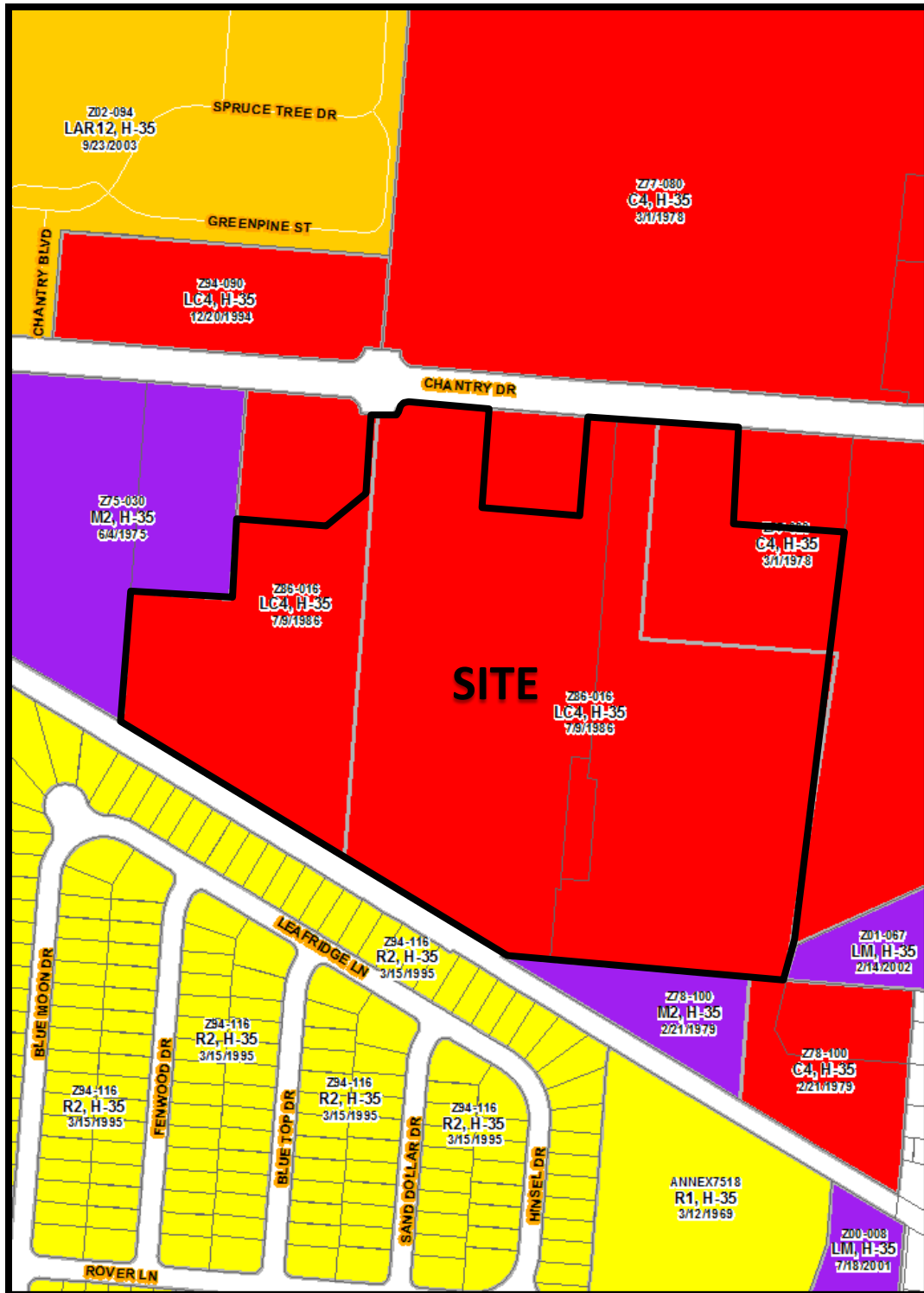
1. **APPLICATION:** **Z19-035**
 Location: **5803 CHANTRY DR. (43232)**, being 34.3± acres located on the south side of Chantry Drive, 880± feet west of Brice Road (010-219083, 010-224226 & 010-227316; Far East Area Commission).
 Existing Zoning: C-4, Commercial District and L-C-4, Limited Commercial District.
 Request: L-M, Limited Manufacturing District (H-35).
 Proposed Use: Warehousing, wholesaling distribution uses.
 Applicant(s): C-I Ross, LP, c/o Jeffrey L. Brown; 337 West Broad Street, Suite 460; Columbus, OH 43201.
 Property Owner(s): C-I Ross, LP; 1990 Niles Cortland Road Northeast; Cortland, OH 44410.
 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

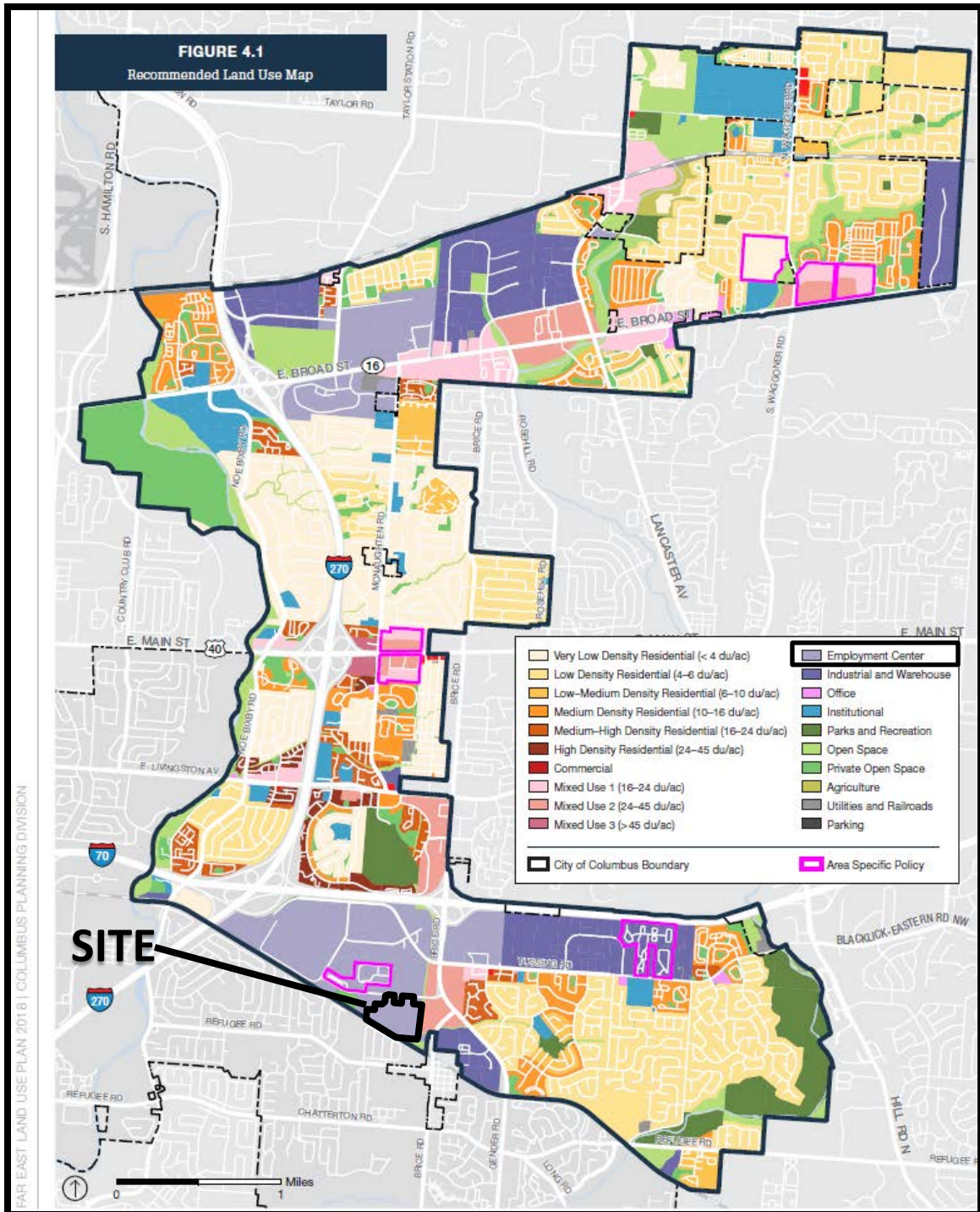
- The 34.3± acre site consists of three parcels developed with a mostly vacant shopping center in the C-4, Commercial and L-C-4, Limited Commercial districts. The applicant is requesting the L-M, Limited Manufacturing District to permit warehousing, wholesaling, and distribution uses while also permitting all commercial uses.
- North of the site is a multi-unit residential district in the L-ARLD, Limited Apartment Residential District and retail uses in the C-4, Commercial District. South of the site are single-unit dwellings in the R-2, Residential District and undeveloped land in the M-2, Manufacturing District. East of the site are commercial uses in the C-4, Commercial District. West of the site are manufacturing uses in the M-2, Manufacturing District.
- The site is within the planning boundaries of the *Far East Land Use Plan* (2018), which recommends “employment center” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) design guidelines.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation had not been received at the time this report was written.
- The limitation text establishes use restrictions and graphics controls.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The proposed L-M, Limited Manufacturing District permits warehousing, wholesaling, and distribution uses while also permitting all commercial uses. The limitation text establishes use restrictions and graphics controls. The proposed L-M, Manufacturing District is consistent with *South East Land Use Plan*, maintains the existing commercial uses permitted, and does not introduce incompatible uses to the area.



Z19-035
5803 Chantry Drive
Approximately 34.3 acres
C-4 & L-C-4 to L-M



Z19-035
5803 Chantry Drive
Approximately 34.3 acres
C-4 & L-C-4 to L-M



Z19-035
5803 Chantry Drive
Approximately 34.3 acres
C-4 & L-C-4 to L-M

Standardized Recommendation Form

ORD #0383-2020; Z19-035; Page 5 of 6
111 N. 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:

Z19-035

Address:

5803 CHANTRY DR

Group Name:

Meeting Date:

6-4-19

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:

WITH A QUORUM OF 4 COMMISSIONERS VOTE WAS UNANIMOUS TO APPROVE

Vote:

Signature of Authorized Representative:


SIGNATURE

LARRY MARSHALL

RECOMMENDING GROUP TITLE

614 619 3278

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.

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 #: Z19-035

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

1. C-I Ross LP 1990 Niles Cortland Road NE Cortland, OH 44410 Brian Ross 888-817-7677 0 (number of Columbus based employees)	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 23rd day of January, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2020



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