

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 10, 2020**

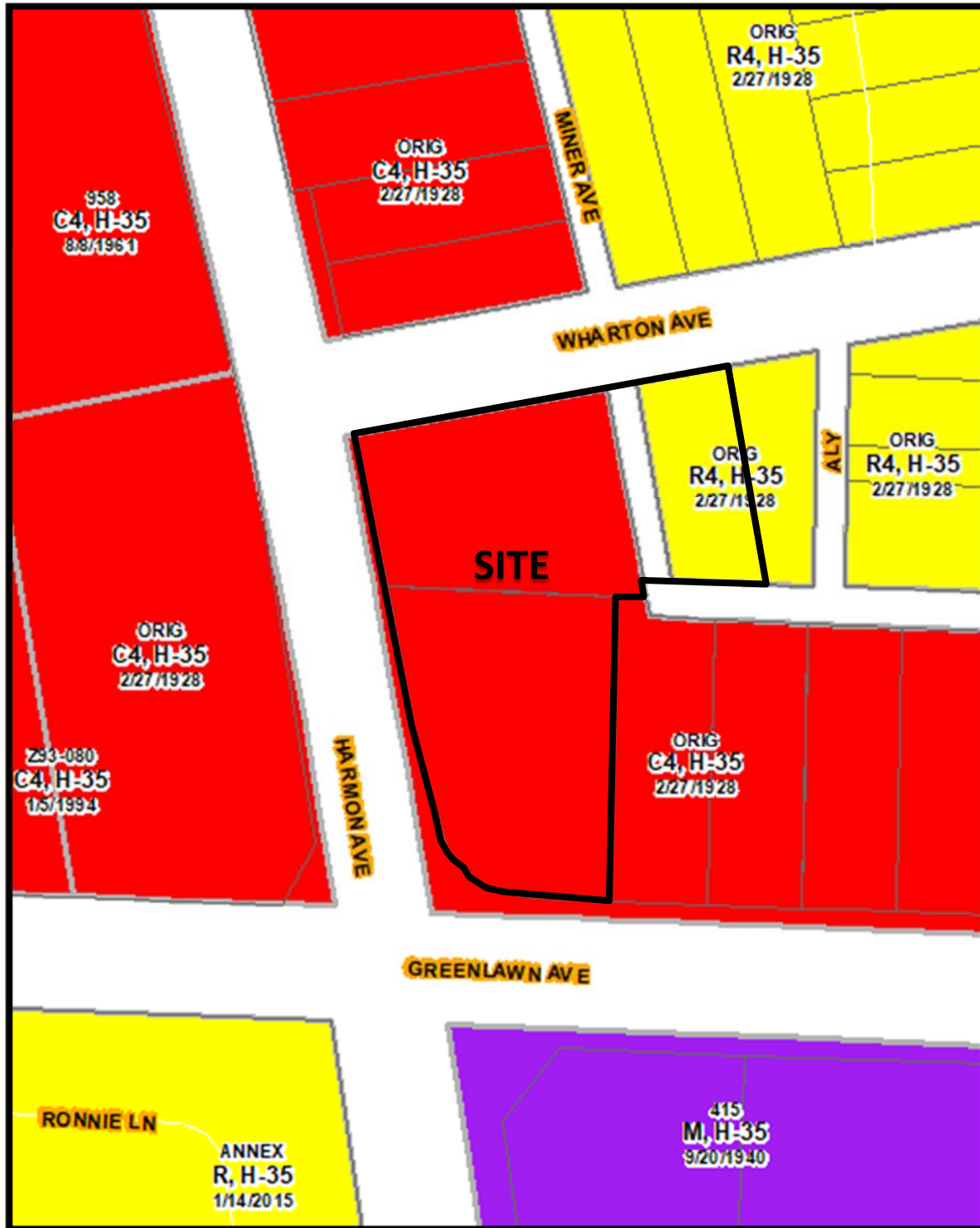
- 1. APPLICATION: Z20-032**
Location: **972 HARMON AVE. (43223)**, being 0.72± acres located at the northeast corner of Harmon Avenue and Greenlawn Avenue (010-063331 & 010-005632; No Group).
Existing Zoning: C-4, Commercial District and R-4, Residential District.
Request: M, Manufacturing District (H-35).
Proposed Use: Contractor's storage yard.
Applicant(s): HK Phillips Restoration, Inc.; c/o Jeffrey L. Brown, Atty.; Smith and Hale, LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

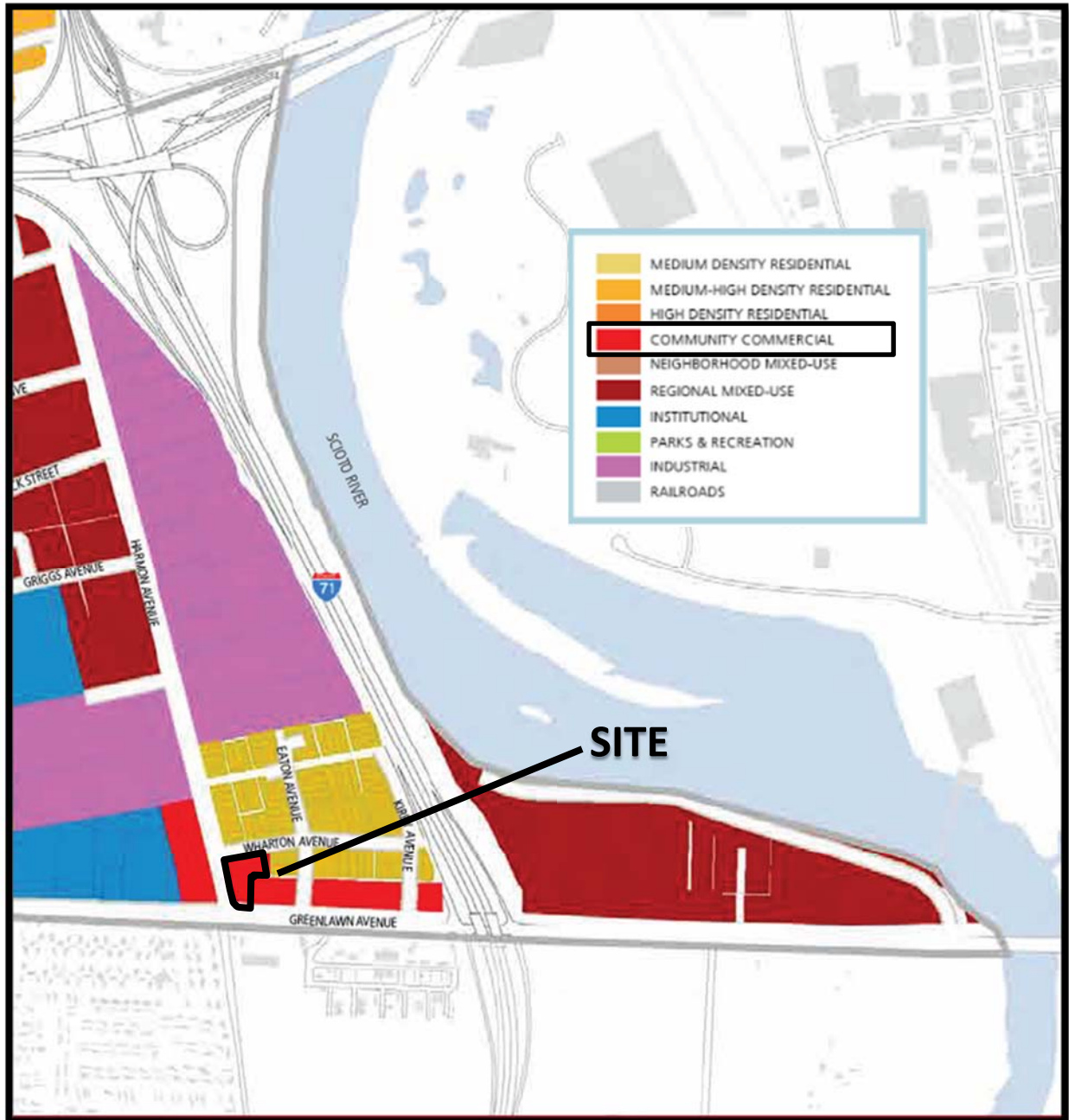
- The 0.72± acre site consists of three parcels developed with multiple buildings and a contractor's storage yard, all operating as one entity, in the C-4, Commercial and R-4, Residential districts. The site is subject to Code Violation Order #18470-07731 for establishing storage in the R-4 district in violation of an approved site plan and without zoning clearance. The requested M, Manufacturing District will conform the existing storage use on site.
- North of the site are single-unit dwellings in the C-4, Commercial and R-4, Residential districts. South of the site is a gas station in the M, Manufacturing District. East of the site is a single-unit dwelling in the R-4, Residential District and office building in the C-4, Commercial District. West of the site is an equipment rental company in the C-4, Commercial District.
- Concurrent CV20-037 has been filed and includes variances to reduce parking lot landscaping, parking setbacks, building setbacks, and storage setbacks. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *West Franklinton Plan* (2014), which recommends community commercial land uses at this location. Additionally, this site is within an area that has adopted *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- The *Columbus Multimodal Thoroughfare Plan* identifies Harmon Avenue as an Urban Community Connector requiring 80 feet of right-of-way and identifies Greenlawn Avenue as an Urban Commuter Corridor requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested M, Manufacturing District will conform the existing contractor's storage yard and office. The proposed zoning district permits all commercial uses which is consistent with the *West Franklinton Plan's* land use recommendation for community commercial uses. Additionally, the proposal is compatible with adjacent zoning on the southeast corner of Harmon and Greenlawn Avenues.



Z20-032
927 Harmon Ave.
Approximately 0.72 acres
C-4 & R-4 to M



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927 Harmon Ave.
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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 #: Z20-032

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 (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. Harold K Phillips 972 Harmon Avenue Columbus, OH 43223 Spike Phillips 614-443-9355 0 number of Columbus based employees	2. Harold K Phillips Restoration Inc. 972 Harmon Avenue Columbus, OH 43223 Spike Phillips 614-443-9355 0 number of Columbus based employees
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 17th day of May, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2025

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



Here **Natalie C. Timmons**
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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