

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 12, 2007**

- 13. APPLICATION: Z07-023**
Location: **1887 SOUTH THIRD STREET (43207)**, being 0.40± acres located on the west side of South Third Street, at the northwest and south west corners of South Third Street and Hinkle Avenue. (010-037886).
Existing Zoning: R, Rural District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Manufacturing uses.
Applicant(s): Le Pneu, Inc; c/o R. Adam Evans; 4809 Dierker Road; Upper Arlington, OH 43220.
Property Owner(s): Le Pneu, Inc; 1890 South High Street, Columbus, OH 43207.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

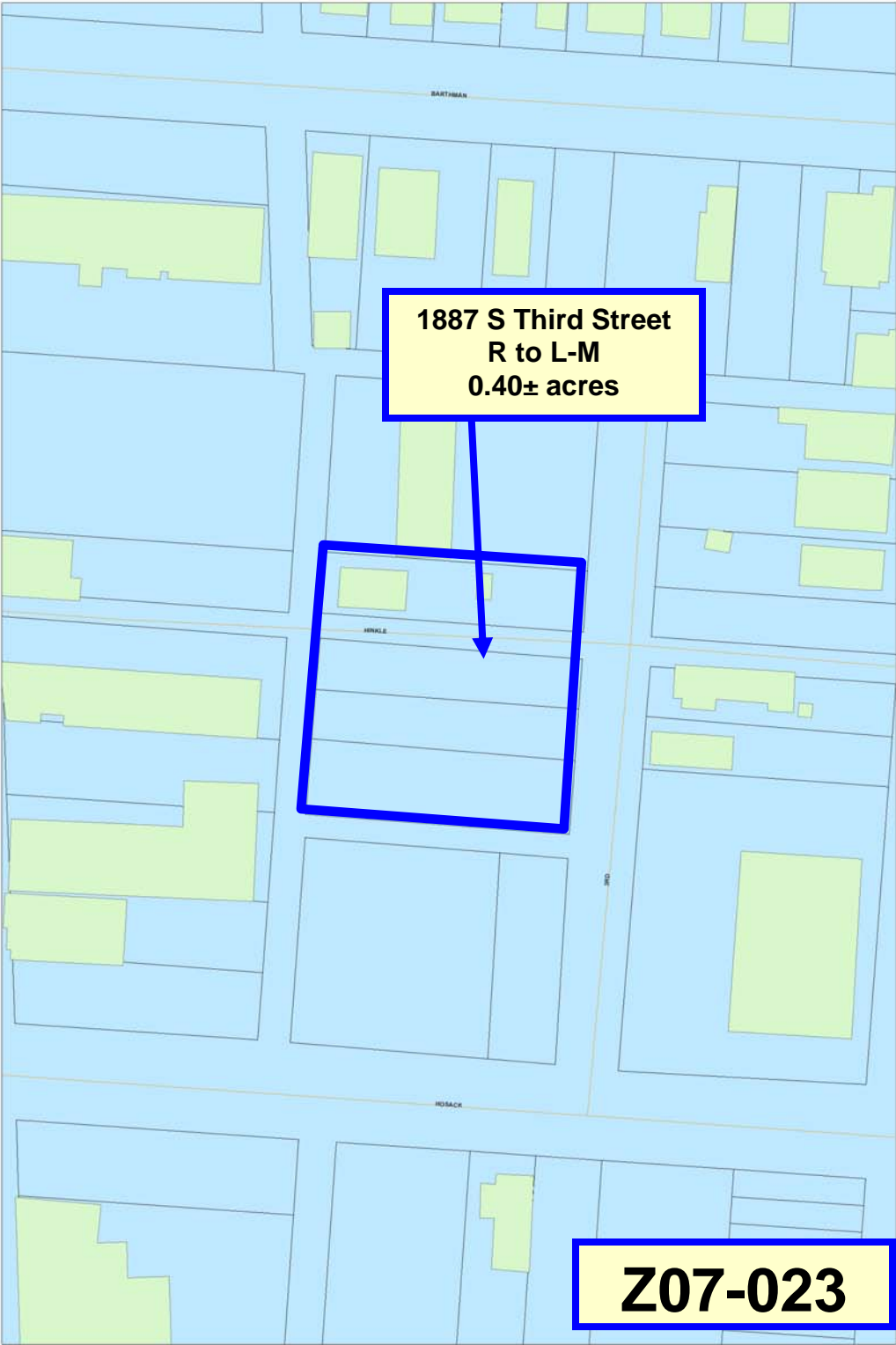
- The applicant is requesting the L-M, Limited Manufacturing District for the expansion of an existing tire service that fronts on High Street.
- To the north is a storage yard zoned in the R, Rural District. To the east across the alley are single-family dwellings and an industrial use zoned in the R, Rural District. To the south is vacant land zoned in the R, Rural District. To the west are commercial and industrial uses zoned in the M, Manufacturing District.
- The site is located within the boundaries of *The South Side Plan* (2002) but is not specifically addressed.
- The applicant has limited the proposed uses and is agreeing to install a 6 foot high board on board fence along the east property line and to plant trees. The L-M, Limited Manufacturing Text prohibits overhead doors from facing the east property line toward the residences. Outdoor storage is also prohibited.

CITY DEPARTMENTS RECOMMENDATION: Disapproval.

The proposed L-M, Limited Manufacturing District could be compatible with the adjacent residences due to the orientation of the bay doors to the north away from the residences. The buffering provided for in the text helps ensure compatibility with the adjacent residences. However Staff finds that the manufacturing uses should be further limited to just warehousing as specified in Sections 3363.02(b) and (d). Furthermore, the size of the trees to be planted for buffering has not been specified nor has the standard replacement policy for dead landscaping been included. Unfortunately time constraints did not allow for

these issues to be resolved before preparation of this Report. Staff is confident that we can resolve these issues with the Applicant prior to the Hearing.





L I M I T A T I O N T E X T

PROPOSED DISTRICT: L-M District
PROPERTY ADDRESS: 1887 South Third Street, Columbus, OH 43207
OWNER: Le Pneu, Inc C/O R. Adam Evans
APPLICANT: Le Pneu, Inc C/O R. Adam Evans
DATE OF TEXT: 6/5/2007
APPLICATION NUMBER: Z07-023

1. INTRODUCTION: The subject property consists of four parcels totaling approximately .445 acres. All of the property is annexed into the City of Columbus and all parcels are currently zoned R. To the West of the subject site is zoned M and operated by Shope's Tire Service which is affiliated with the Applicant. To the North, East and South the properties are zoned R. To the South is undeveloped land similar to the applicants. It is zoned R, however, it is owned by a Corporation and we believe intended for commercial use of some type.

2. PERMITTED AND PROHIBITED USES:

- a) All Less objectionable M uses are permitted except Building material sales or storage; Lumber yard; Storage in bulk for Fuel; Truck or transfer terminal or freight house or bus garage; Railroad yards (limited); Stables; Wagon sheds; Manufacturing, compounding, processing, assembling, packaging of Insecticides, fungicides, disinfectants and related industrial and household chemical compounds (blending only); Automobile, truck, trailer motorcycle and bicycle (assembly only); Blacksmithing, horseshoeing; Boat manufacture (vessels less than five tons); Metal products (fabrication); Plating, electrolytic process; Silverware and plated ware; Wagon shop; Monument shop; Manufacturing of Plastic products.
- b) All C5 uses are prohibited except Auto service stations.
- c) All C4 uses are prohibited.
- d) All C3 uses are prohibited.
- e) All C2 uses are permitted except Banks with a pick up unit.
- f) All C1 uses are permitted.

3. DEVELOPMENT STANDARDS:

A. Building Orientation and Access Commitments.

- 1. Overhead bay doors, loading docks or garage doors shall be oriented toward the north property line.
- 2. Any new buildings shall be oriented more toward High Street and the existing M zoned buildings than toward Third Street where there are residential structures.

B. Screening Commitments.

- 1. A six-foot board on board fence shall be installed along the East property line. Deciduous trees shall be planted, evenly spaced, at a ratio of one tree per twenty lineal feet on the inside of the fence.

C. Lighting Commitments.

1. Light standards shall not exceed 28 feet in height except lights located within 100 feet of a residentially used or zoned property shall not exceed 18 feet in height.
2. Lights shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.
3. For aesthetic compatibility, lights shall be from the same or similar type and color.
4. Lighting shall not exceed .1 foot-candle along the property line of a residentially used or zoned property.

D. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

SIGNATURE: _____
Le Pneu, Inc
By: Ronald Beach
Its: President
Date



Z07-023