



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
HEARING OFFICER
(September 13, 2106 Meeting)**

STAFF REPORT

Docket No. / Project Title: C/DS-16-32 (Faurecia/Landmark Development)
Staff: Melissa Begley
Hearing Officer: Melissa Begley

Applicant: Landmark Development
Property Size: 73 Acres
Current Zoning: I-3 (Industrial: Heavy)
Location: 830 West 450 South, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed variance from Zoning Ordinance Section 7.3(Part 2)(A) is for the purpose of waiving the requirement to install sidewalks along the 450 South frontage.

Preliminary Hearing Officer Decision:

Approval, all criteria have been met.

Zoning Ordinance Considerations:

District Intent: The intent of the I-3 (Industrial: Heavy) zoning district is as follows: To provide locations for industrial manufacturing, production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of high intensity industrial uses in locations that minimize land use conflicts and provide necessary supporting infrastructure.

Development Standards: Zoning Ordinance Section 7.3(Part 2)(A) states that all development in Multi-Family Residential, Commercial, Public/Semi-Public, and Industrial zoning districts shall provide public sidewalks in all adjoining street and road rights-of-way.

Current Property Information:	
Land Use:	Faurecia Emission Controls
Site Features:	1 industrial building, parking lot and guard house
Flood Hazards:	A portion of the property is located in the floodway, the 100 year floodway fringe, and the 500 year floodway fringe.
Vehicle Access:	450 South (Principle Arterial, Industrial, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	I-3 (Industrial: Heavy)	Undeveloped industrial land / airport property
South:	I-3 (Industrial: Heavy) AP (Agriculture: Preferred)	Undeveloped industrial land Agricultural fields
East:	I-3 (Industrial: Heavy)	Undeveloped industrial land / airport property, AK Tube
West:	I-3 (Industrial: Heavy)	Undeveloped Industrial land / airport property, Fire Station #6

Interdepartmental Review:	
City Engineering:	Engineering is in support of this variance. This sidewalk may be installed by means other than the developer.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. A 413,975 square foot manufacturing facility for Faurecia was recently constructed on the subject property. The applicant is requesting to waive the requirement to install a sidewalk along the 450 South road frontage, as was shown on their approved site plan.
2. 450 South is an Arterial, Industrial, Suburban street that connects State Road 11 to I-65. This road is largely used by industrial traffic to and from the Woodside industrial parks.
3. The nearest sidewalk is located in the Brookside Estates subdivision, approximately 1.6 miles to the north. The installation of sidewalks are exempted along local roads or streets in industrial zoning districts, so there are no existing sidewalks within the Woodside industrial park areas and several properties along 450 South have recently been developed without sidewalks. A comprehensive project will be needed to create a network of sidewalks in this area.
4. The City of Columbus Comprehensive Plan recognizes sidewalks as an integral part of the City's Transportation network. Policy A-2-15 of the Plan encourages sidewalks in all areas of the community and urges the installation in new developments.

Provisional Findings of Fact/Decision Criteria:

The Board of Zoning Appeals Hearing Officer may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Hearing Officer may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Provisional Findings: The absence of sidewalks along the frontage of the subject property will not be injurious to the public health or safety of the community. The nearest sidewalk is over 1.6 miles away and therefore omitting a sidewalk at this location will not create a gap in the existing

pedestrian system. *This criterion has been met.*

- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: Adjacent properties on SR 58 do not have public sidewalks. An absence of a sidewalk will therefore not create a gap in the existing sidewalk network. The use and value of the adjacent properties will not be affected. *This criterion has been met.*

- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: Due to the existing developed properties that do not have sidewalks, the installation of sidewalks at this location will only likely be established with a comprehensive street or trail improvement project. *This criterion has been met.*

Hearing Officer Options:

In reviewing a request for development standards variance the Hearing Officer may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Hearing Officer, (4) deny the petition (with or without prejudice), or (5) forward the petition to the full Board of Zoning Appeals.