



Southside Industrial Development Policies

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City of Columbus

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SOUTHSIDE INDUSTRIAL DEVELOPMENT POLICIES

In response to neighborhood concerns about industrial development on the south side, the city of Columbus has developed policies to guide industrial growth and expansion in the impacted area.

The geographic area of concern is described as follows:

- State Route 104 to the north;
- Alum Creek Drive, Watkins Road and Spangler Road on the east;
- Williams Road on the south; and
- N&W Railroad to the west.

Development Department staff acknowledge existing residential areas as strong, viable, stable communities that warrant protection from the negative impacts generally associated with manufacturing uses.

However, staff is also cognizant of developers interests in siting or expanding industrial uses in the community. This activity is generally supported by the City for the following reasons:

- Large parcels of land are available for development.
- Much of the area is currently zoned for manufacturing uses or in the process of seeking similar zoning.
- Industries have access to railroad spurs and the outerbelt.
- Industrial development provides an economic boost to the community by providing jobs for local residents and tax revenues for the City.

While the benefits of locating manufacturing uses in the area are substantial, the Department will not support any industrial use that is unsafe, environmentally hazardous or not in the best interests of the community.

City Policies Guiding Industrial Development:

- The Development Department will not support manufacturing uses within the study area beyond the boundaries indicated on the attached map.
- Light industrial development that includes warehousing, distribution, and other less objectionable uses, is the preferred land use in areas adjacent to the Alum Crest community, Strack and Behm roads, and on the east side of Alum Creek Drive.
- The Development Department will support requests for manufacturing zoning districts for land abutting residential areas under the following conditions.
 - Manufacturing sites that provide adequate buffering and screening to minimize impact to residential neighbors.
 - Building height that is limited to 35 feet.
 - Lot coverage that is sensitive to adjacent residential areas.
- Rezoning requests for heavy industrial uses will receive individualized review. The Development Department will consult with the Environmental Protection Agency (EPA) and the Columbus Health Department to determine their appropriateness. The Development Department will not support a rezoning request that includes environmentally hazardous manufacturing uses.
- Board of Zoning Adjustment variance applications for manufacturing uses will be reviewed for their appropriateness. Adequate buffering and screening will be sought at that time.
- Developers and businesses that build, expand, or file applications for permits, rezonings or variances will be strongly encouraged to communicate their plans to representatives of impacted communities. The Development Department will routinely inform businesses and community leaders of proposed plans.
 - All proposed site plans will be approved by the Department of Public Utilities and Aviation to ensure adequate and proper storm drainage.
- The Development Department will not provide financial assistance to projects that are determined to be environmentally hazardous.

These policies will remain in effect until such time as they may be modified by the completion and City Council adoption of the Columbus Comprehensive Plan.