

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

April 30, 2025

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

Subject: (EXCP-04-25-0605) Special Exception Use request to allow for a Club or Lodge, Not for Profit at 6655 Lynch Road.

Columbus Firefighters Association has submitted an application for the Special Exception Use cited above. The property is located in a Residential Estate – 1 (RE1) zoning district. The site for the proposed Club or Lodge, Not for Profit is located at 6655 Lynch Road. The purpose of the Special Exception Use is to allow for the operation of a Club or Lodge, Not for Profit located within the Residential Estate – 1 (RE1) zoning district.

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?

Lynch Road will provide adequate free flow movement. This proposed new structure will be an accessory use to the property. There is an existing primary structure.

(2) Traffic and Pedestrian Safety : Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?

Access into and out of the property in question will provide for adequate traffic and pedestrian safety and emergency access.

(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?

Services such as water, utilities, police, and fire protection are adequate. This is an existing building.

(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?

The property is surrounded by Residential Estates – 1 (RE1). Noise, light, flare and odor should be limited due to the nature of the business.

(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?

The hours of operation for this use will not have an adverse impact on the neighboring properties in the area.

(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?

The primary building is existing and the new accessory structure will be set back 250 feet from the road.

Council District: District 6 (Allen)

Four (4) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

Approval: 0 Responses

Opposition: 0 Responses

Additional Information: New accessory structure will be 35 feet by 65 feet for storage purposes.

The Planning Advisory Commission recommended ***approval*** and the Planning Department recommended ***approval***.

Attachments:

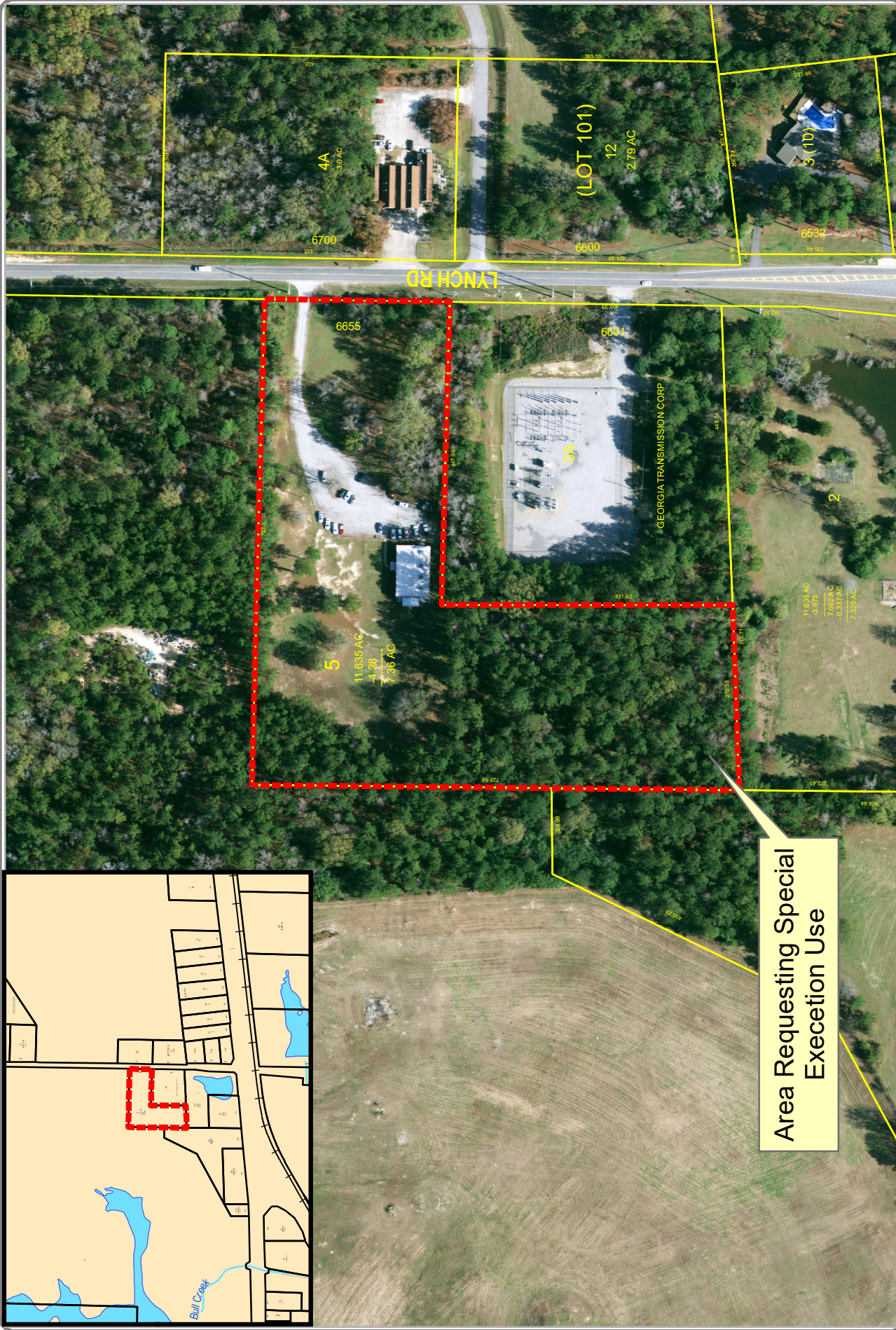
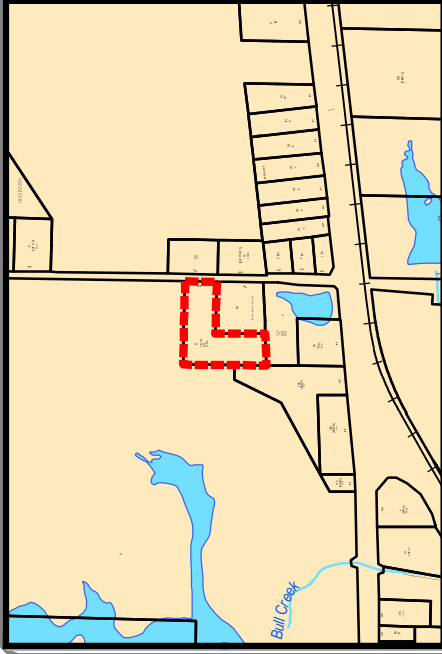
Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map
Concept Plans

Respectfully,

Will Johnson
Director, Planning Department

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map



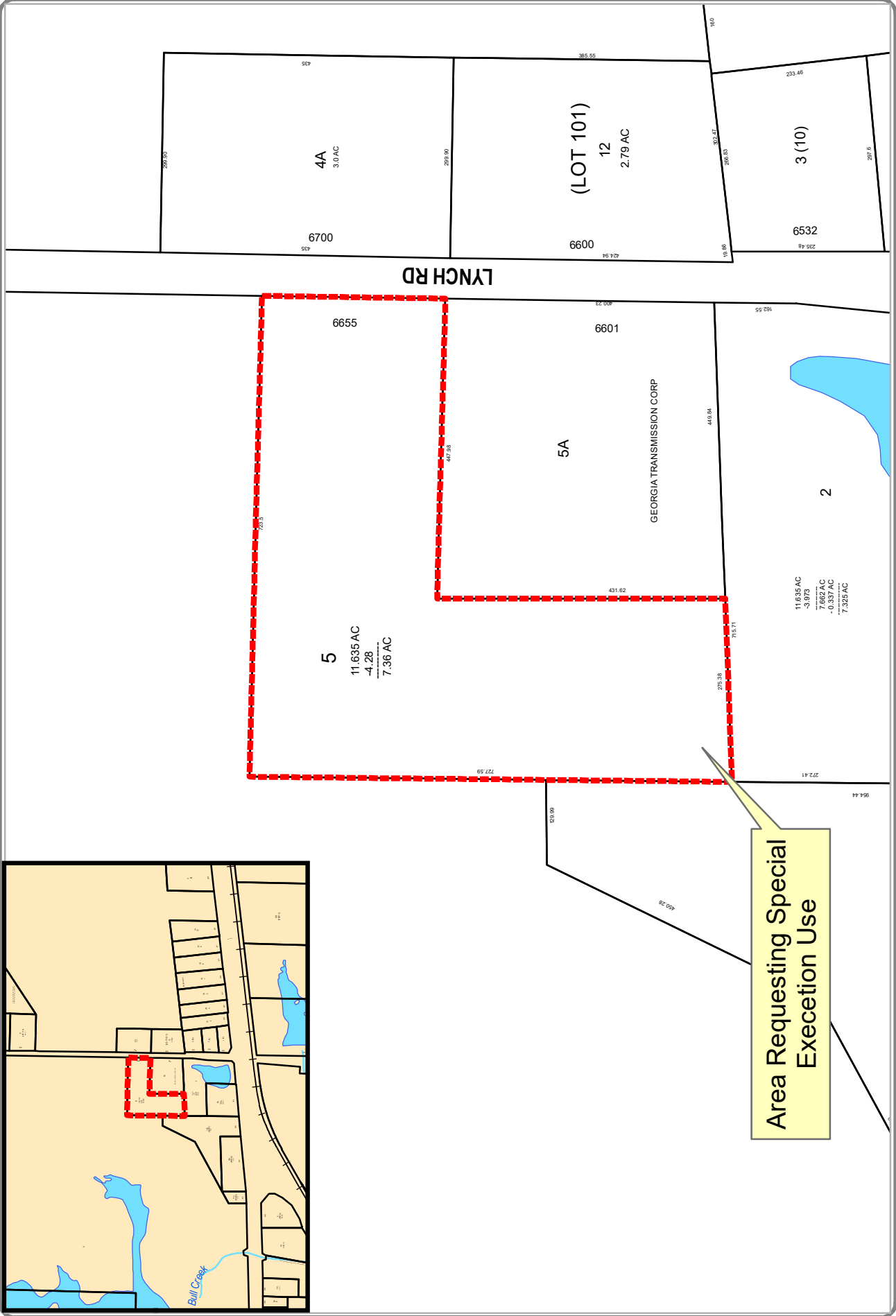
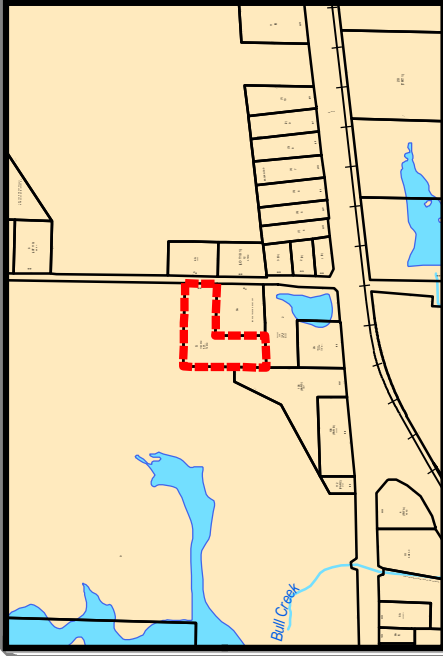
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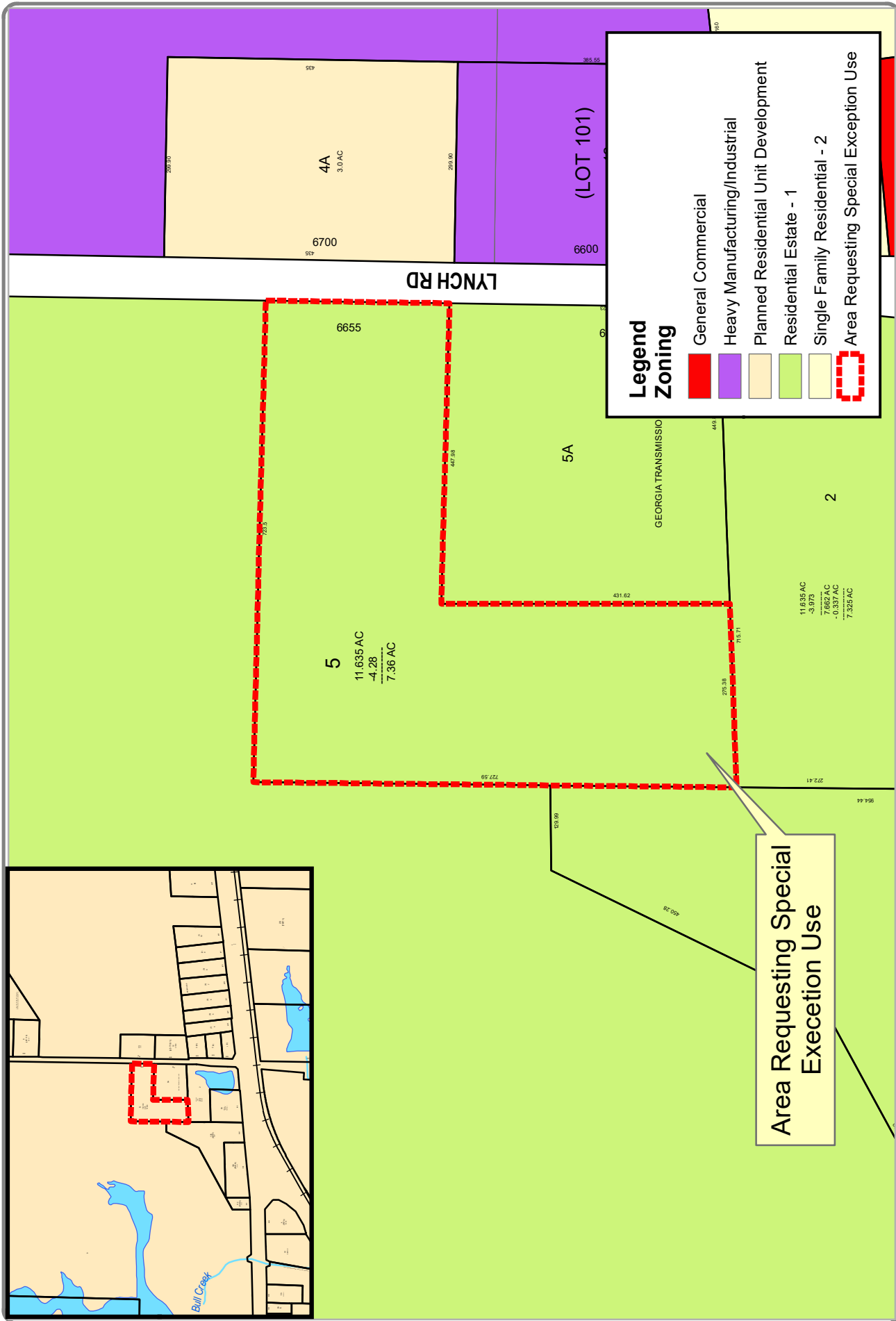
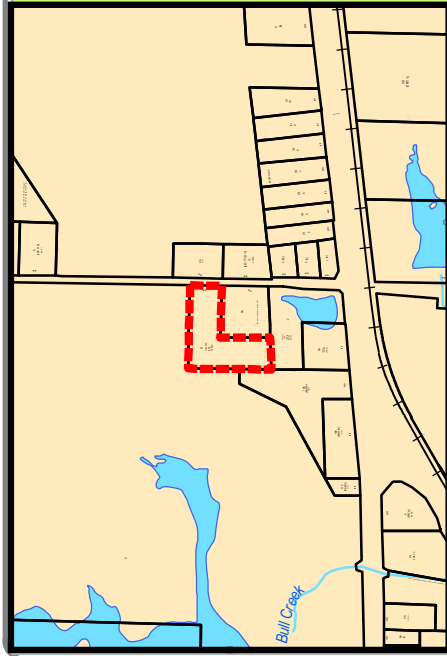
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The data contained is subject to constant change.
Map information is believed to be correct but is not guaranteed.

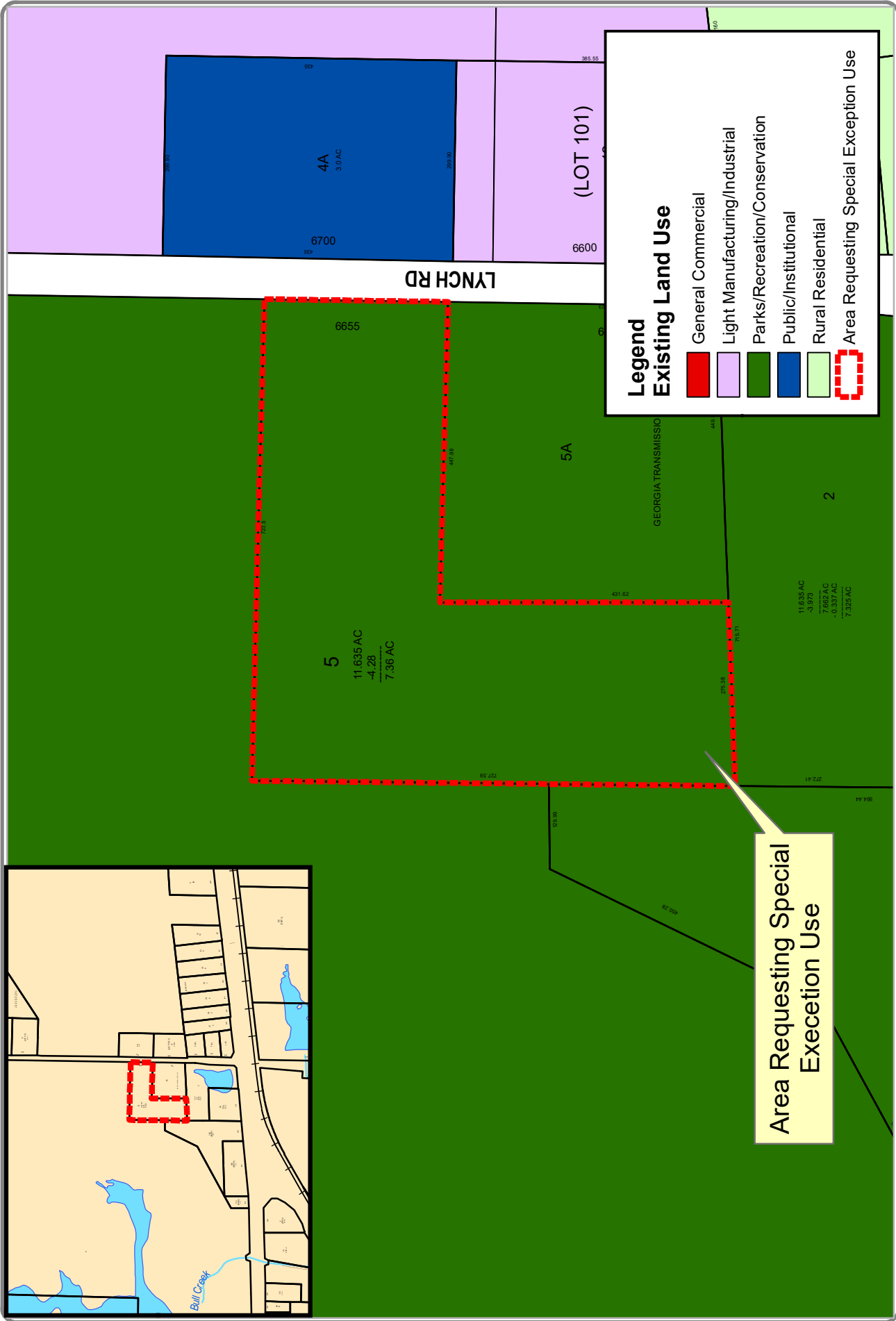
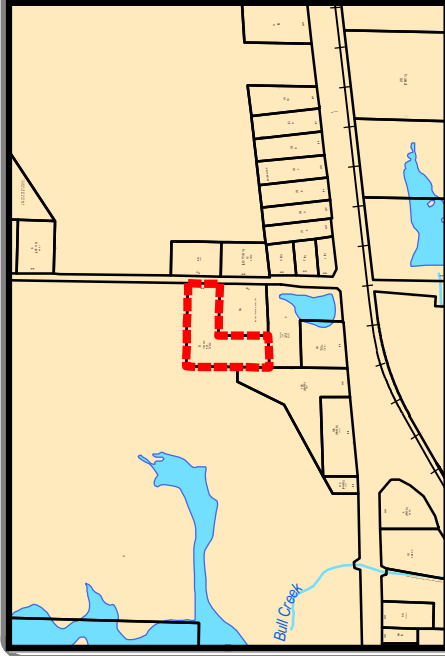
Aerial Map for EXCP 04 - 25 - 0605
Map 128 Block 001 Lot 005
Planning Department-Planning Division
Prepared By Planning GIS Tech
Data Source: IT/GIS
Author: DavidCooper

0 100 200 Feet
1 inch = 200 feet





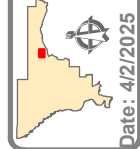
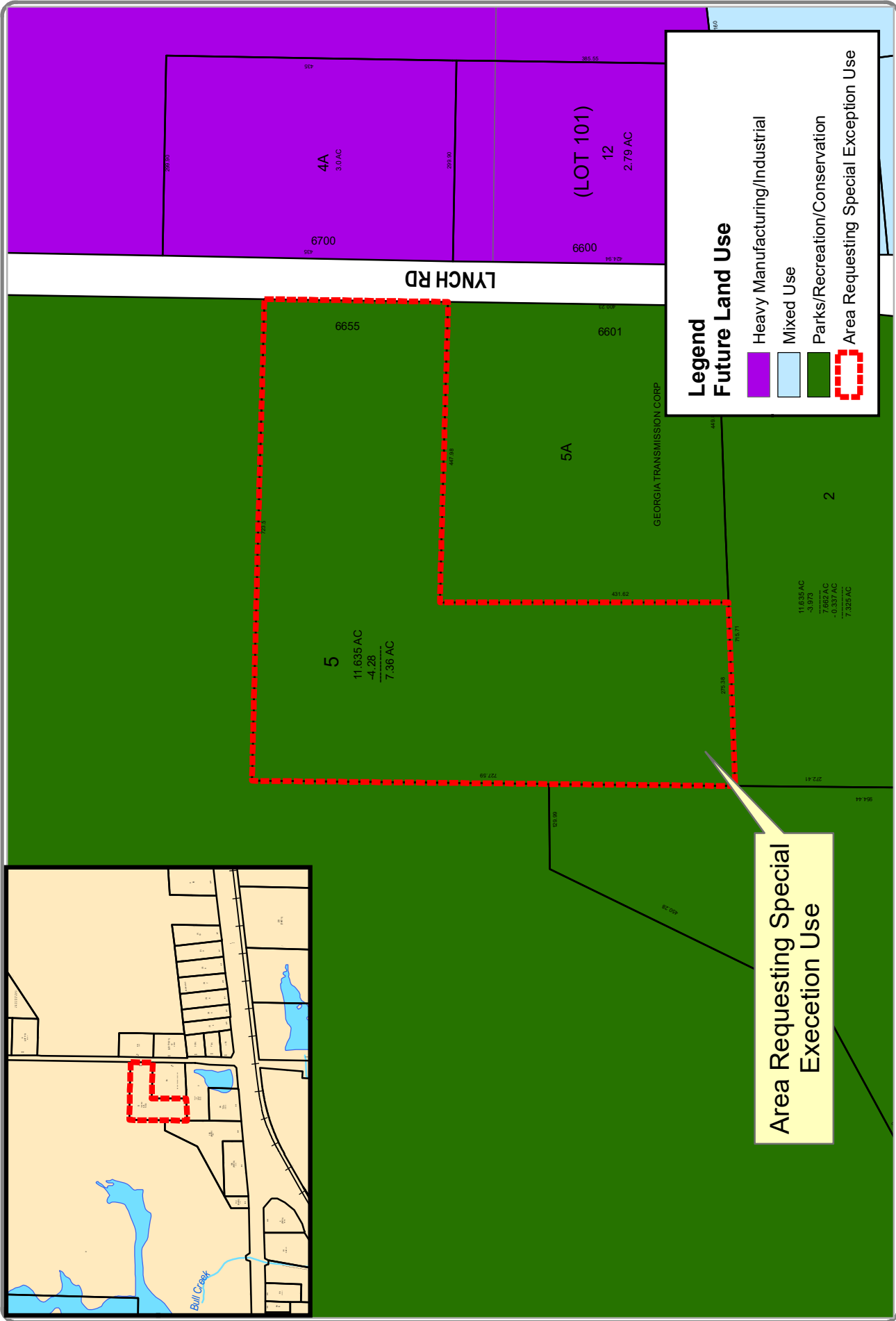
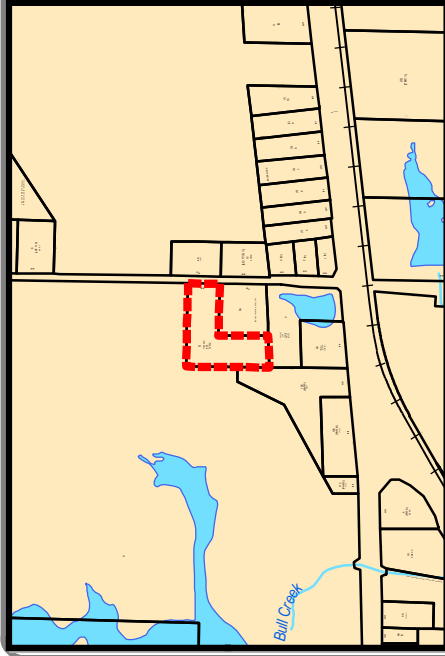




Legend
Existing Land Use

- General Commercial
- Light Manufacturing/Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Rural Residential
- Area Requesting Special Exception Use

**Area Requesting Special
 Execution Use**



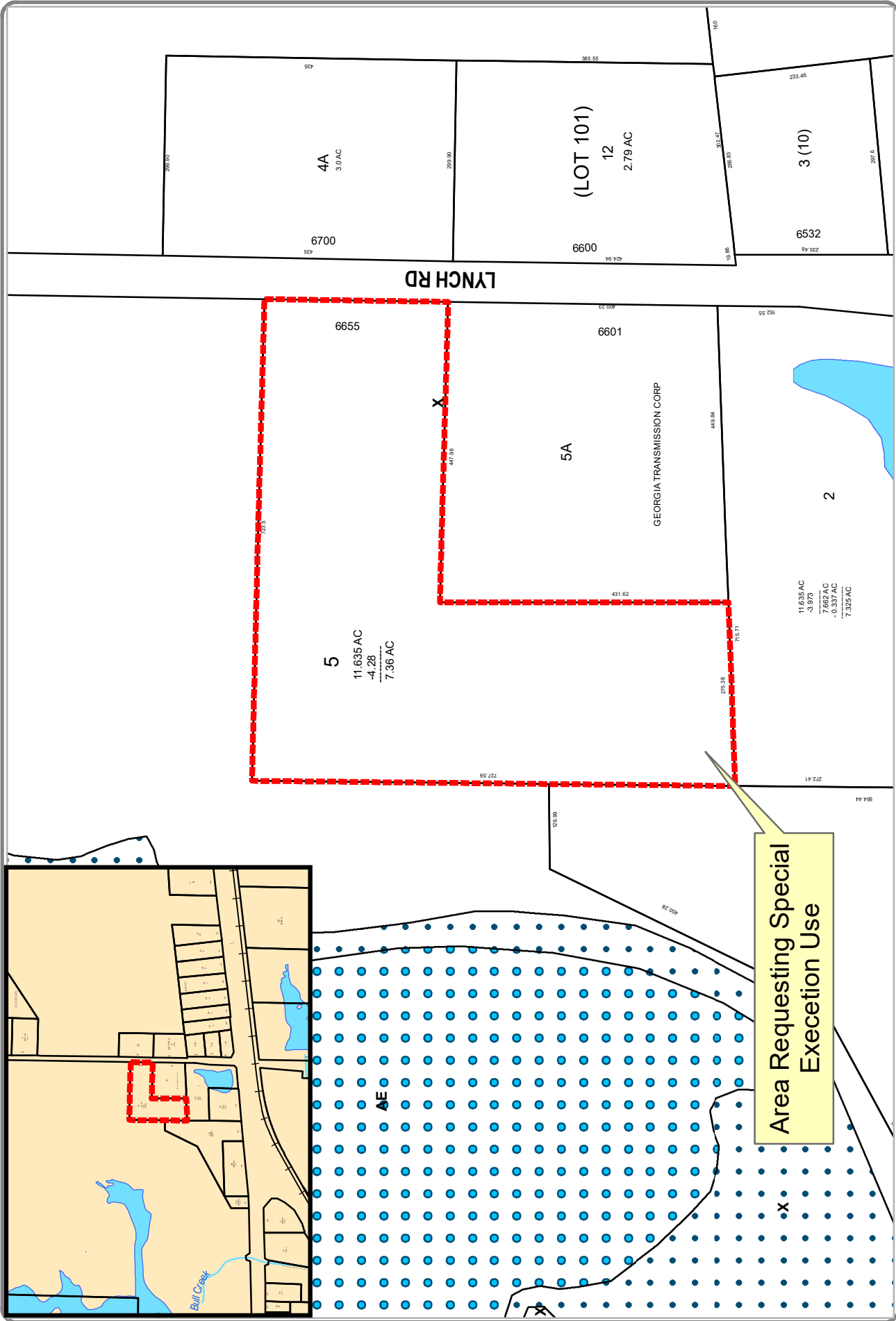
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Future Land Use Map for EXCP 04 - 25 - 0605
Map 128 Block 001 Lot 005
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 100 200 Feet
 1 inch = 200 feet
 Data Source: IT/GIS
 Author: DavidCooper





Any construction within the dripline or a tree within the public right-of-way must be permitted by the City Arborist. Ord. No. 20-A-1.1 (20)

APPROVAL OF THESE PLANS DOES NOT RELIEVE THE OWNER OR CONTRACTOR FROM COMPLYING WITH ALL ORDINANCES AND LAWS OF THE CONSOLIDATED GOVERNMENT OF COLUMBUS

This approval in no way relieves the property owner, contractor or other agent of his damage to adjacent properties and liability resulting therefrom and shall not constitute an assumption of liability by the City of Columbus for damages caused by construction and/or grading performed under said plans and permits.

This Property

- ☒ is not located in a flood plain
- ☐ is located in a flood plain and requires an elevation certificate

An elevation certificate (has) (has not) been issued

LAND 03-25-0423

Steel Building and L Shaped Sidewalk
6655 Lynch Road

**REVIEW OF
SOIL EROSION AND SEDIMENTATION
CONTROL ORDINANCE**

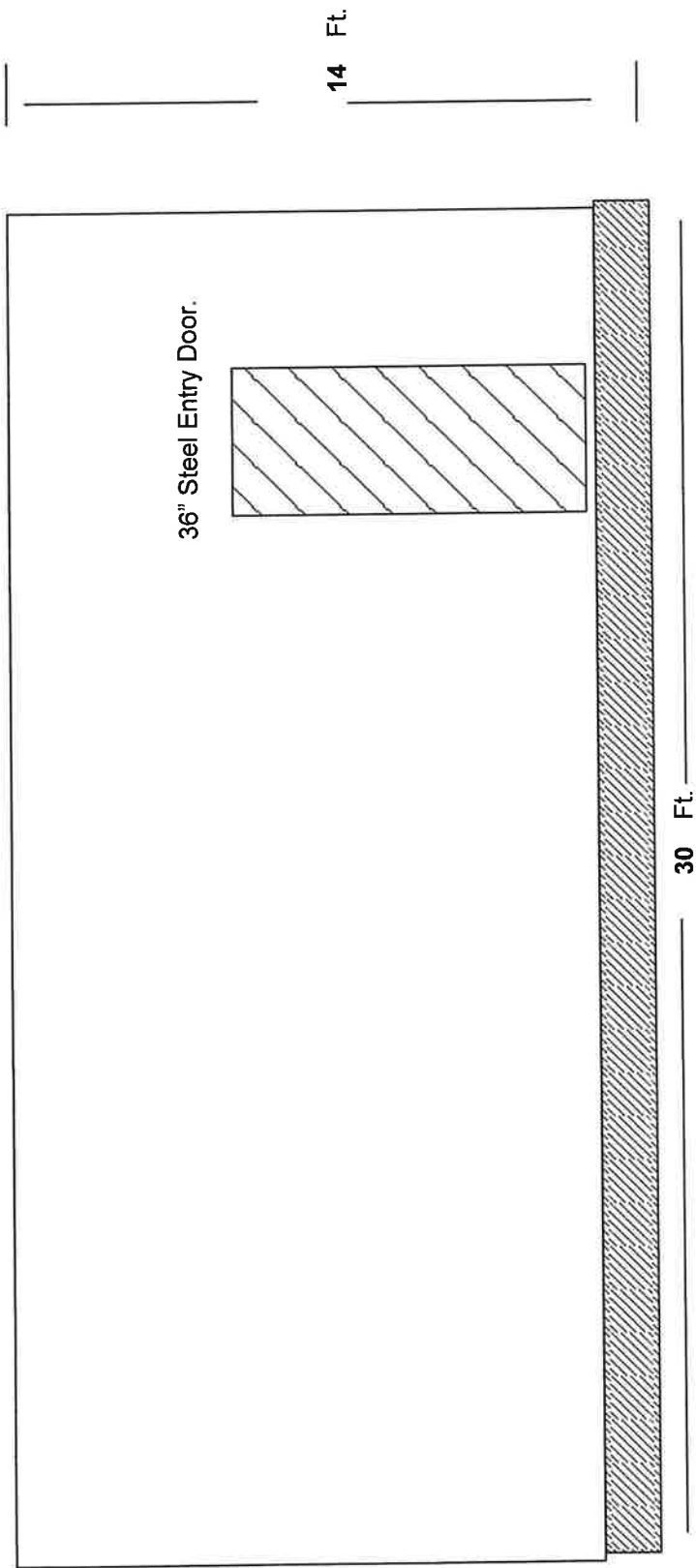
☒ Approved

3/10/25

DEPARTMENT OF ENGINEERING

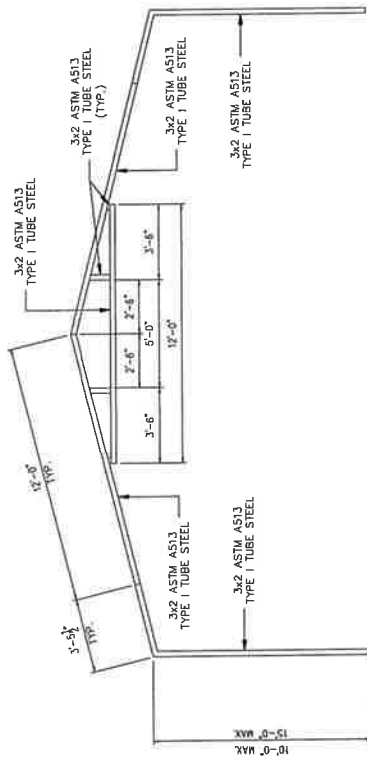
Customer: Columbus Firefighters Association

Bldg Size: Lgth: 65 Width: 30 Wall Hght: 14

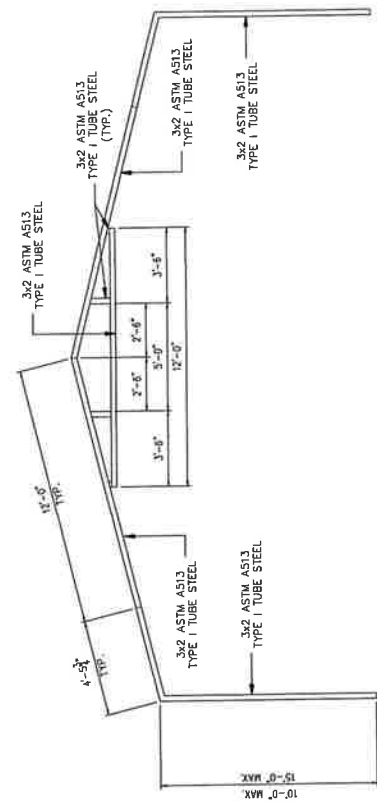


View : Right End Wall

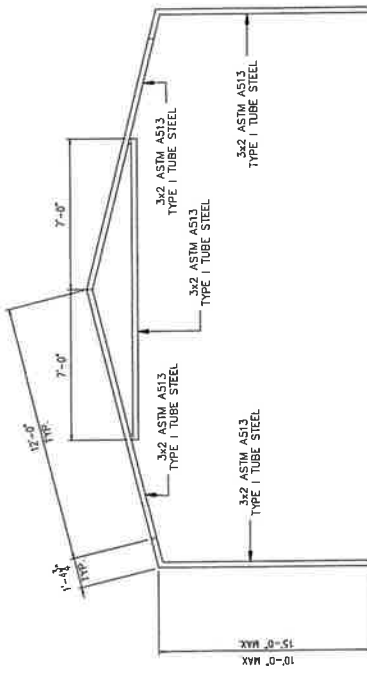
**INTEGRATED STRUCTURAL
SERVICES, INC**
40 Shattuck Road - Natick, MA 01908
Phone: (770) 542-0831 - Email: corporate@integrated.com

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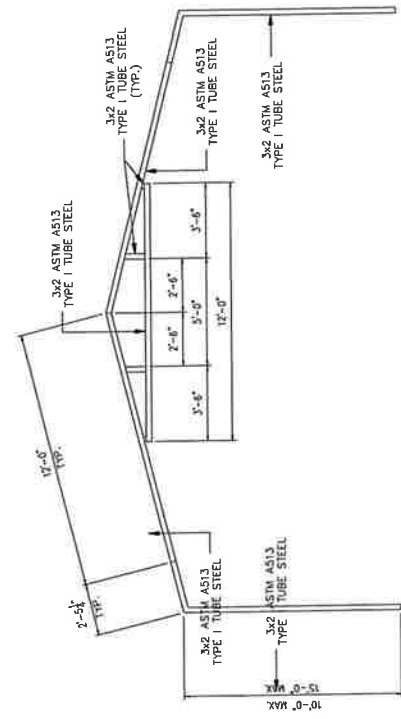
30' WIDE



32' WIDE



26' WIDE

28' WIDE