

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2016**

- 9. APPLICATION: Z16-019**
- Location:** **433 LONDON-GROVEPORT ROAD (43137)**, being 195.06± acres located on the south side of London-Groveport Road, 880± feet east of Parsons Avenue (part of 495-232643; Far South Columbus Area Commission).
- Existing Zoning:** EQ, Excavation and Quarrying District.
- Request:** L-M, Limited Manufacturing District.
- Proposed Use:** Limited industrial development.
- Applicant(s):** ACT Commodities, LLC; c/o William J. Loveland, Atty.; 3300 Riverside Drive, Suite 125; Upper Arlington, OH 43221.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- o The 195.06± acre site is a former quarry being used for a concrete batch plant and container transport/storage, and is zoned EQ, Excavation and Quarrying District. The requested L-M, Limited Manufacturing District will permit continuation of the batch plant and container transport uses, and will also permit limited industrial development, including grain storage.
- o To the north is undeveloped land in the EQ, Excavation and Quarrying District. Also north are a VFW and a single-unit dwelling, both in Hamilton Township. To the east are single-unit dwellings in Hamilton Township, and undeveloped land in the PUD, Planned Unit Development District. To the south is undeveloped land in the EQ, Excavation and Quarrying, and R, Rural districts. To the west is undeveloped land in the EQ, Excavation and Quarrying District.
- o The site is located within the boundaries of the South Central Accord (2004), which recommends “Excavation/Quarrying” land uses for this location, based on the former use. The Accord notes that quarry reclamation often results in reclaimed areas that may serve as recreational, residential, or office uses. A limited range of industrial uses that incorporate appropriate buffering and screening of adjacent residential areas can be supported.
- o The site is located within the boundaries of the Far South Columbus Area Commission who recommends approval of the requested L-M district.
- o The L-M text proposes less objectionable uses and one more objectionable use specifically for “Flour, feed and grain milling or storage” use, as permitted by Section 3363.14 of the Zoning Code. Office uses permitted in the C-2 Office Commercial District are also permitted, and are limited to a maximum of 25,000

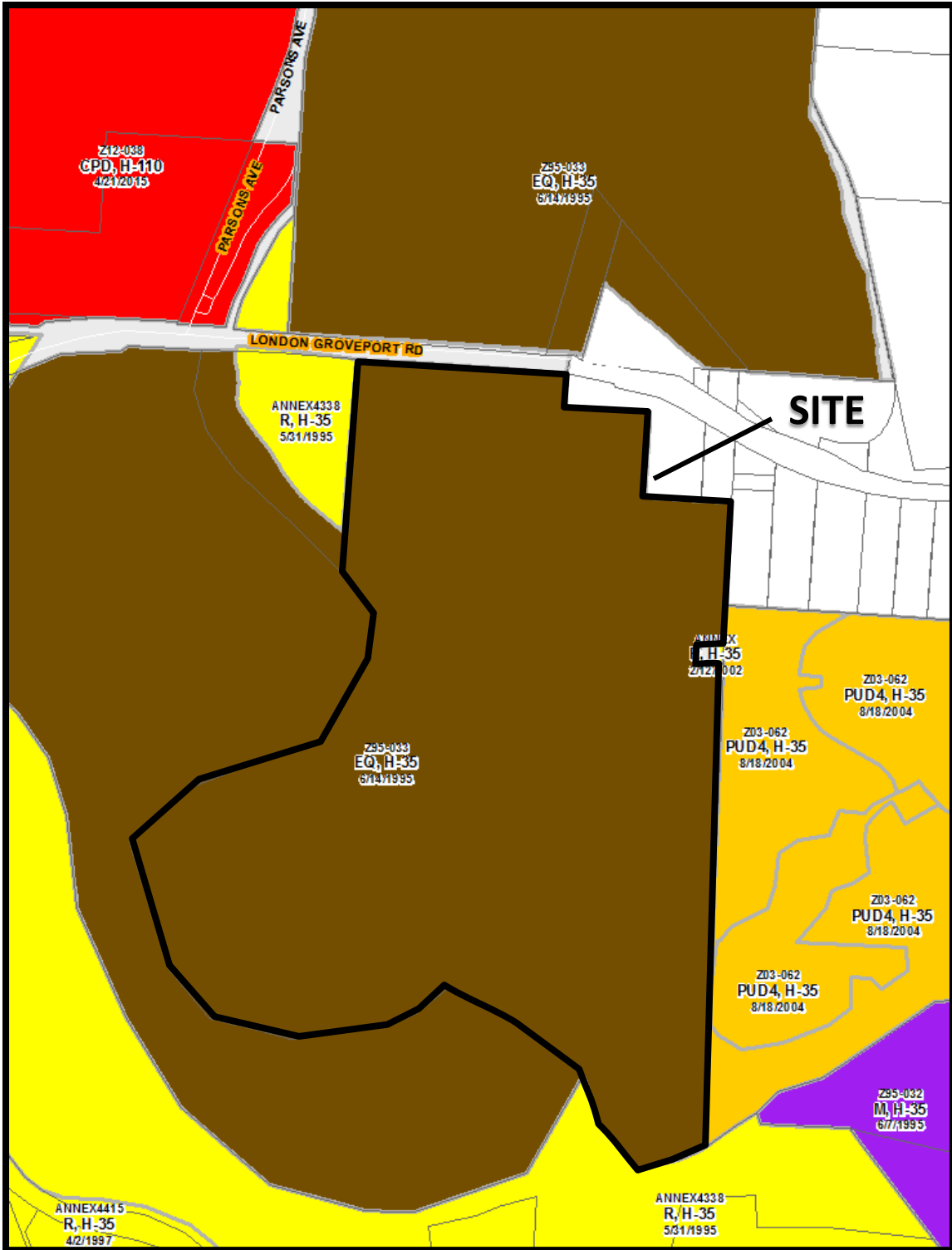
square feet. No other commercial uses are proposed. The text also provides setbacks and a landscaped no-build buffer area adjacent to residential uses and zoning designations. *The revised limitation text had not been thoroughly reviewed at the time this report was finalized, but Staff will continue to work with the applicant to have any necessary revisions made prior to City Council consideration.

- o The *Columbus Thoroughfare Plan* identifies London-Groveport Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from the centerline.

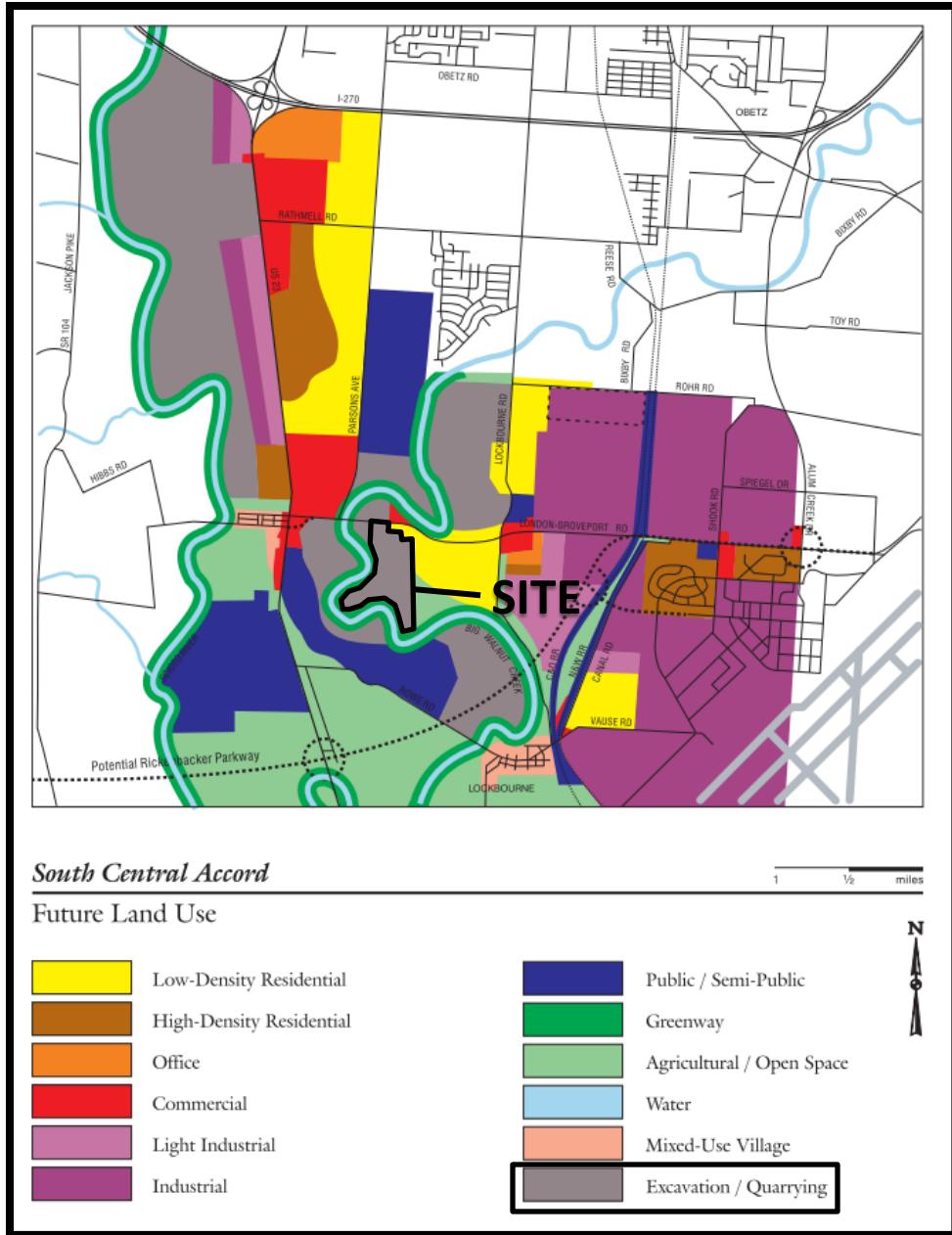
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow limited industrial development with appropriate use restrictions and buffered setbacks in consideration of adjacent residential uses and zoning. The proposal is consistent with other Limited Manufacturing districts that abut residential areas, and provides an appropriate reuse of a former quarrying site.

*The L-M text and accompanying buffer plan are now fully supported by the Planning Division.



Z16-019
433 London Groveport Road
Approximately 195.06 acres
EQ to L-M



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Pine, Shannon L.

From: Becky Walcott <bwalcott65@gmail.com>
Sent: Wednesday, April 20, 2016 8:48 AM
To: Pine, Shannon L.
Subject: Rezoning Application N16-019 433 London Groveport Road

Shannon,

The Far South Cols. Area Commission voted to approve this application.

Thank You,

Becky Walcott
Far south Columbus Areas Commission
Zoning Chair
[Bwalcott65@gmail.com](mailto:bwalcott65@gmail.com)
614-491-6786

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # Z16-019

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) William L. Loveland
of (COMPLETE ADDRESS) 3300 Riverside Drive, Suite 125, Upper Arlington, Ohio 43221
deposes and states that (he/she) is the [REDACTED] 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. ACT Commodities, LLC 433 London-Groveport Road Columbus, Ohio 43137	2. Contact: Robert Landis 433 London-Groveport Road Columbus, Ohio 43137 740-503-3979
3. The batch plant employs ± 25 people Working at or from the site. A.G. Container Transport, LLC employs ± 60 people at or from the site.	4.

SIGNATURE OF AFFIANT *William L. Loveland*

Sworn to before me and signed in my presence this 23rd day of February, in the year 2017

SIGNATURE OF NOTARY PUBLIC *Della M. Cross*

My Commission Expires _____

Notary Seal Here



DELLA M. CROSS
Notary Public, State of Ohio
My Commission Expires May 2, 2021

Project Disclosure expires six (6) months after the date of notarization.

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 checks payable to the Columbus City Treasurer