

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 8, 2025**

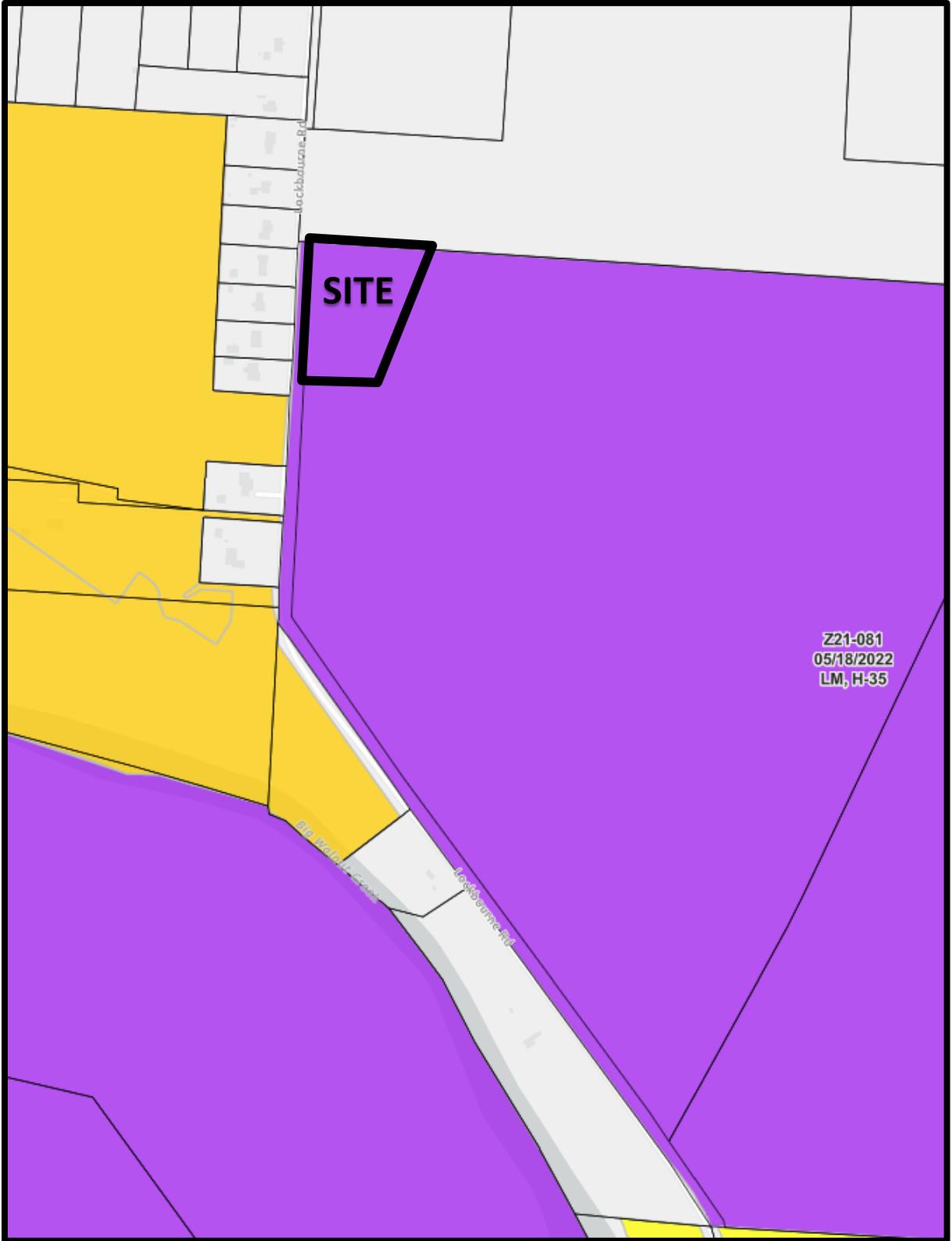
- 4. APPLICATION: Z25-004**
Location: **6680 LOCKBOURNE RD. (43137)**, being 1.92± acres located on the east side of Lockbourne Road, 1,300± feet south of London-Groveport Road (Part of 495-263119; Far South Columbus Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Electrical sub-station.
Applicant(s): South Central Power Company; c/o Curtis H. Knapp, Atty.; 1160 Dublin Road; Columbus, OH 43215.
Property Owner(s): Prushing Farms Partners LLC; c/o Pinchal & Co.; 4400 Post Oak Parkway, Suite 2350; Houston, TX 77027.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The 1.92 ± acre site consists of one undeveloped parcel in the L-M, Limited Manufacturing District. The applicant requests a new L-M, Limited Manufacturing District to allow an electrical sub-station at this location. A rezoning is required because the existing limitation text for this site (Z21-081) does not allow for the proposed use and designated this location as a “Restricted Area” which included more stringent restrictions.
- To the north is agricultural land in Hamilton Township zoned R, Rural District. To the east and south is undeveloped land in the L-M, Limited Manufacturing District. To the west are single-unit dwellings in Hamilton Township zoned R, Rural District.
- The site is within the planning boundaries of the *South Central Accord* (1997), which recommends “Light-Industrial” and “Agricultural/Open Space” land uses at this location. The Plan also includes the early adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval.
- The limitation text establishes use restrictions and supplemental development standards that address building setbacks, traffic access, and landscaping and screening and includes a commitment to develop the site in accordance with the submitted site plan.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of East Whittier Street as an Urban Community Connector requiring 80 feet of right-of-way.

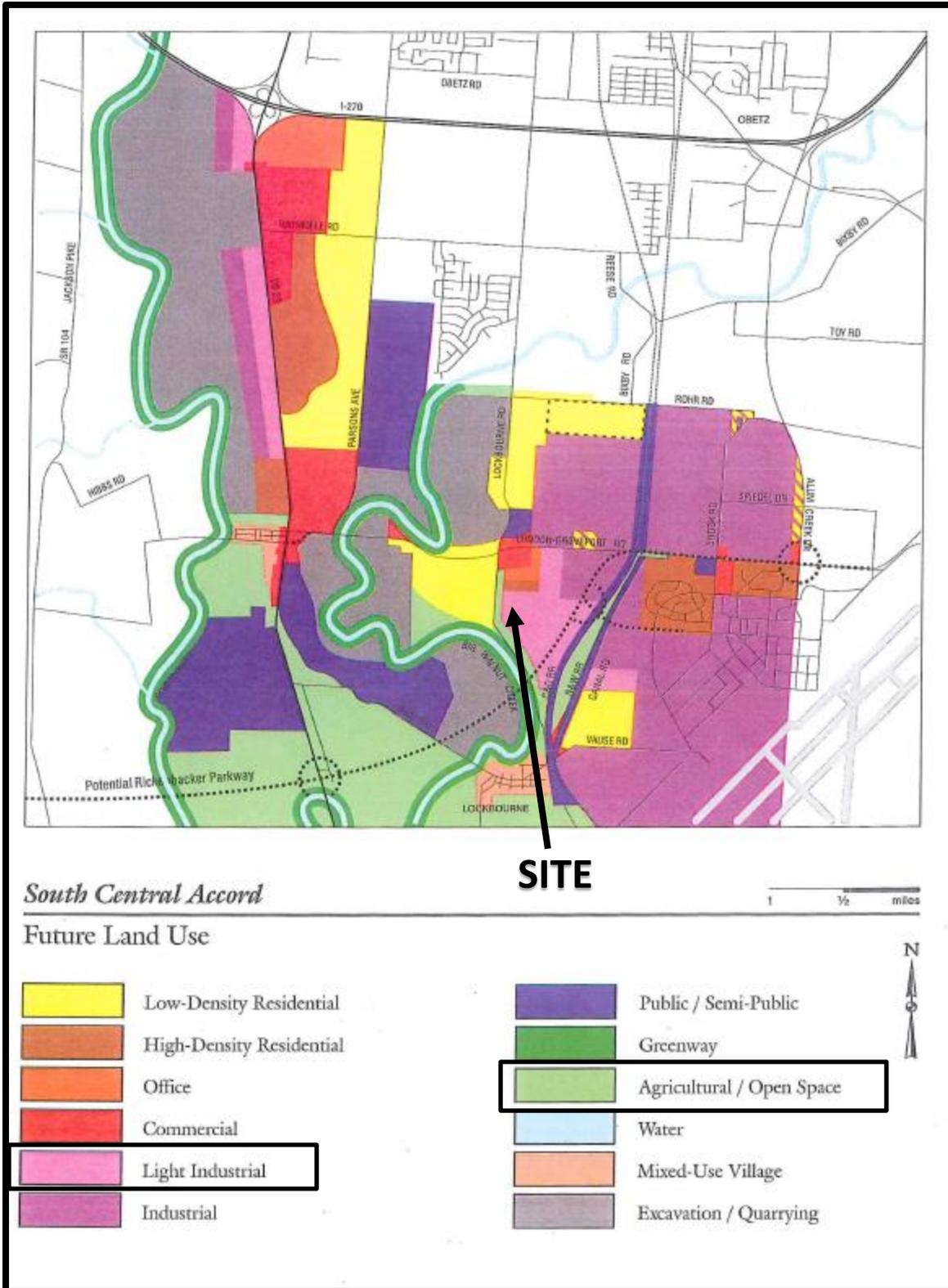
CITY DEPARTMENTS' RECOMMENDATION: Conditional Approval

The requested L-M, Limited Manufacturing District will allow an electrical sub-station at this location. Staff notes the proposal is generally consistent with the Plan's land use recommendation and the landscaping and screening provided in the text is consistent with C2P2 design guidelines when industrial development is adjacent to residential uses. ~~Staff also notes that this portion of Lockbourne Road is under the jurisdiction of the Franklin County Engineer's Office, who are not supportive of direct access to Lockbourne Road. Staff's recommendation will change to approval upon receipt of a revised limitation text addressing the permitted uses for an electrical sub-station only, as well as additional commitments pertaining to access.~~ **Due to the necessary storm sewer infrastructure needed for connection to the east instead of Lockbourne Road, the Franklin County Engineer's Office is supportive of the proposed electrical sub-station accessing directly onto Lockbourne Road.**



Z25-004
6680 Lockbourne Rd.
Approximately 1.92 acres
L-M to L-M

South Central Accord (1997)



Z25-004
6680 Lockbourne Rd.
Approximately 1.92 acres
L-M to L-M



Z25-004
6680 Lockbourne Rd.
Approximately 1.92 acres
L-M to L-M

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z25-004

Address 6680 Lockbourne Rd

Group Name FAR SOUTH COLUMBUS AREA COMM.

Meeting Date 5/1/2025

Specify Case Type

- BZA Variance / Special Permit**
- Council Variance**
- Rezoning**
- Graphics Variance / Plan / Special Permit**

Recommendation **Approval**
(Check only one) **Disapproval**

LIST BASIS FOR RECOMMENDATION:

Vote 6-0

Signature of Authorized Representative 

Recommending Group Title Far South Columbus Area Commission

Daytime Phone Number 614-390-6687

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-004

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Curtis H. Knapp, Esq.
of (COMPLETE ADDRESS) 1160 Dublin Road, Ste. 500, Columbus, Ohio 43215

deposes and states that they are the APPLICANT, AGENT, OR 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:

For Example: Name of Business or individual
Contact name and number
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees

1. South Central Power Company Peter Rothaar 740-689-6297 720 Mill Park Drive, Lancaster, Ohio 43130 No. Columbus Based Employees _____ 0	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT C.H. Knapp

Sworn to before me and signed in my presence this 11th day of Feb., in the year 2025

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires N/A

Notary Seal Here



RACHEL L. ANDERSEN
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

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