

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 13, 2008**

9. **APPLICATION:** **Z07-063**
 Location: **6661 SHOOK ROAD (43137)**, being 2.0± acres located at the northwest corner of Shook and London-Groveport Roads (495-286103).

 Existing Zoning: R, Rural District.
 Request: L-M, Limited Manufacturing District.
 Proposed Use: Industrial development.
 Applicant(s): Whirlpool Corporation; c/o Christopher N. Slagle, Atty.; 100 South Third Street; Columbus, OH 43215.

 Property Owner(s): Pizzuti Land LLC; 2 Miranova Place, Suite 800; Columbus, OH 43215.

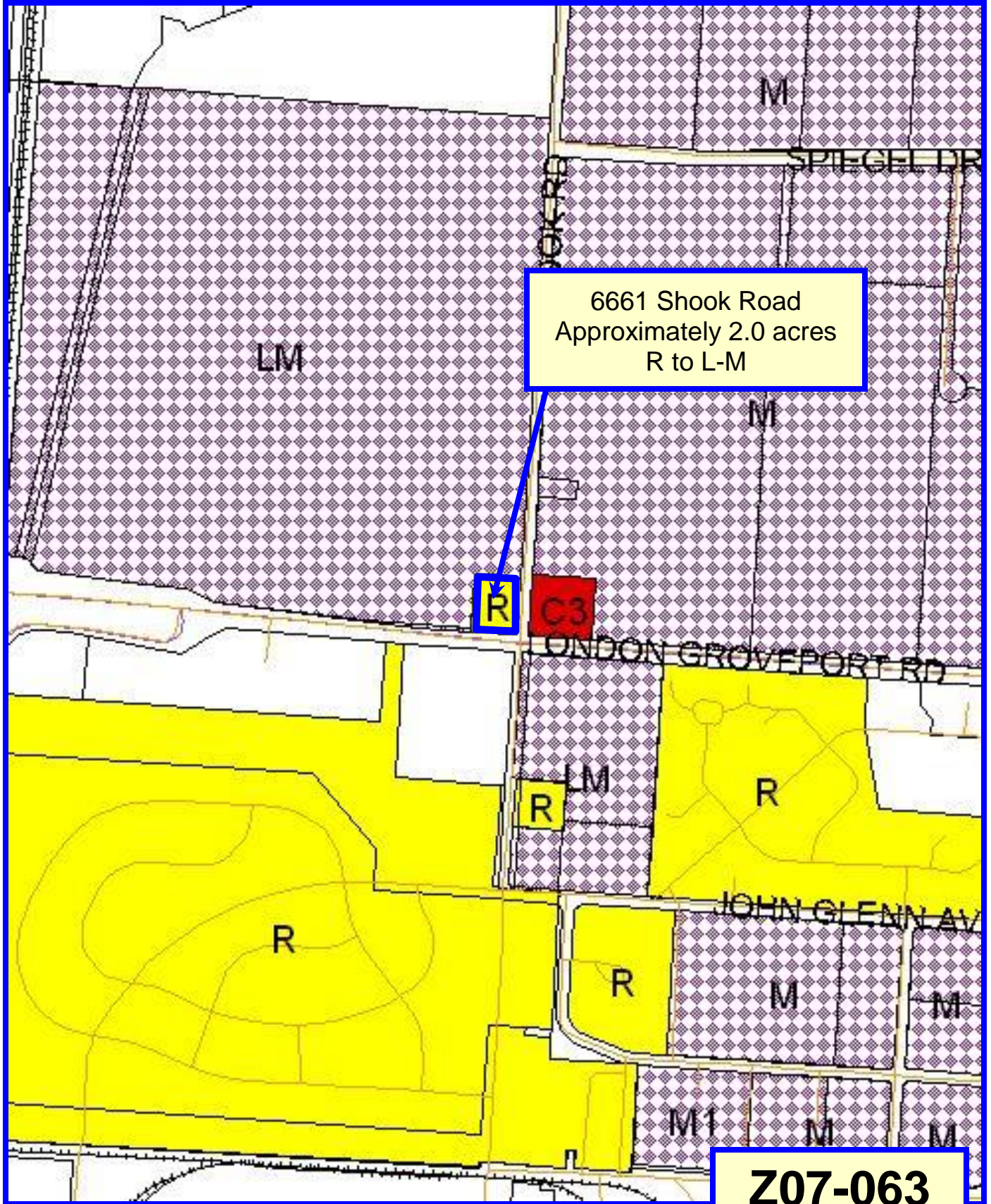
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

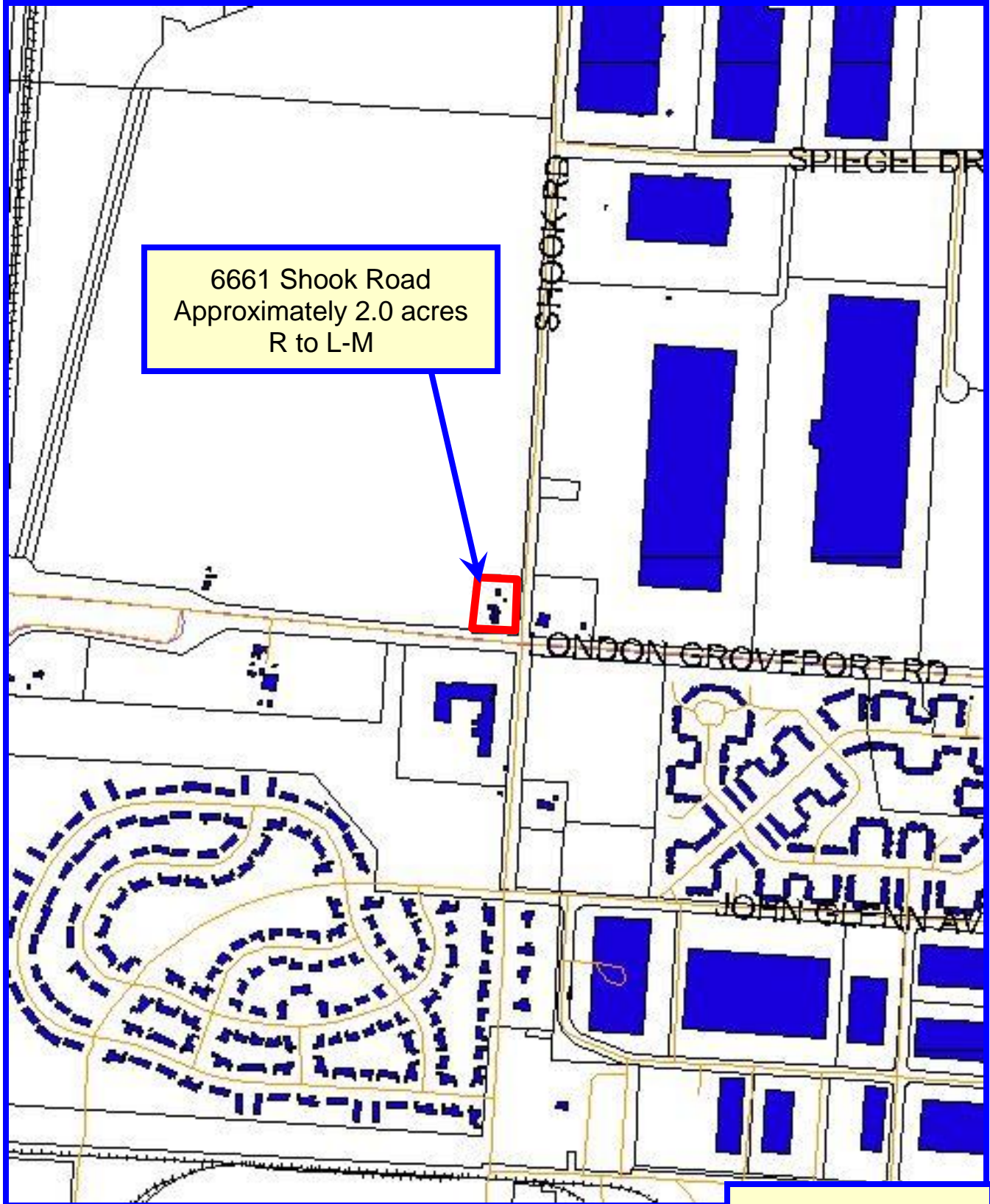
BACKGROUND:

- The 2.0± acre site is zoned R, Rural District. It is surrounded by land in the L-M, Limited Manufacturing District (Z96-038) that is intended to be developed with a large distribution center. A Council variance was approved in December 2007 (CV07-037) to allow encroachment of a portion of a warehouse building and surface parking onto the subject site. The requested L-M, Limited Manufacturing District was submitted to fulfill a condition of the Council variance that a rezoning application be filed to an appropriate zoning district within six months of the date of passage of the variance.
- To the north and west is undeveloped land in the L-M, Limited Manufacturing District. To the east across Shook Road is a restaurant in the C-3, Commercial District, and a warehouse in the M, Manufacturing District. To the south across London-Groveport Road is a vacant school building in Hamilton Township.
- The site is located within the boundaries of the *South Central Accord* (2004), which recommends industrial uses for this location.
- The limitation text contains similar development standards of the surrounding L-M District, including landscaping commitments and access restrictions.
- The *Columbus Thoroughfare Plan* identifies London-Groveport Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District would permit industrial development with adequate limitations. The request is consistent with the land use recommendations of the *South Central Accord*, and with the established zoning and development patterns of the area.

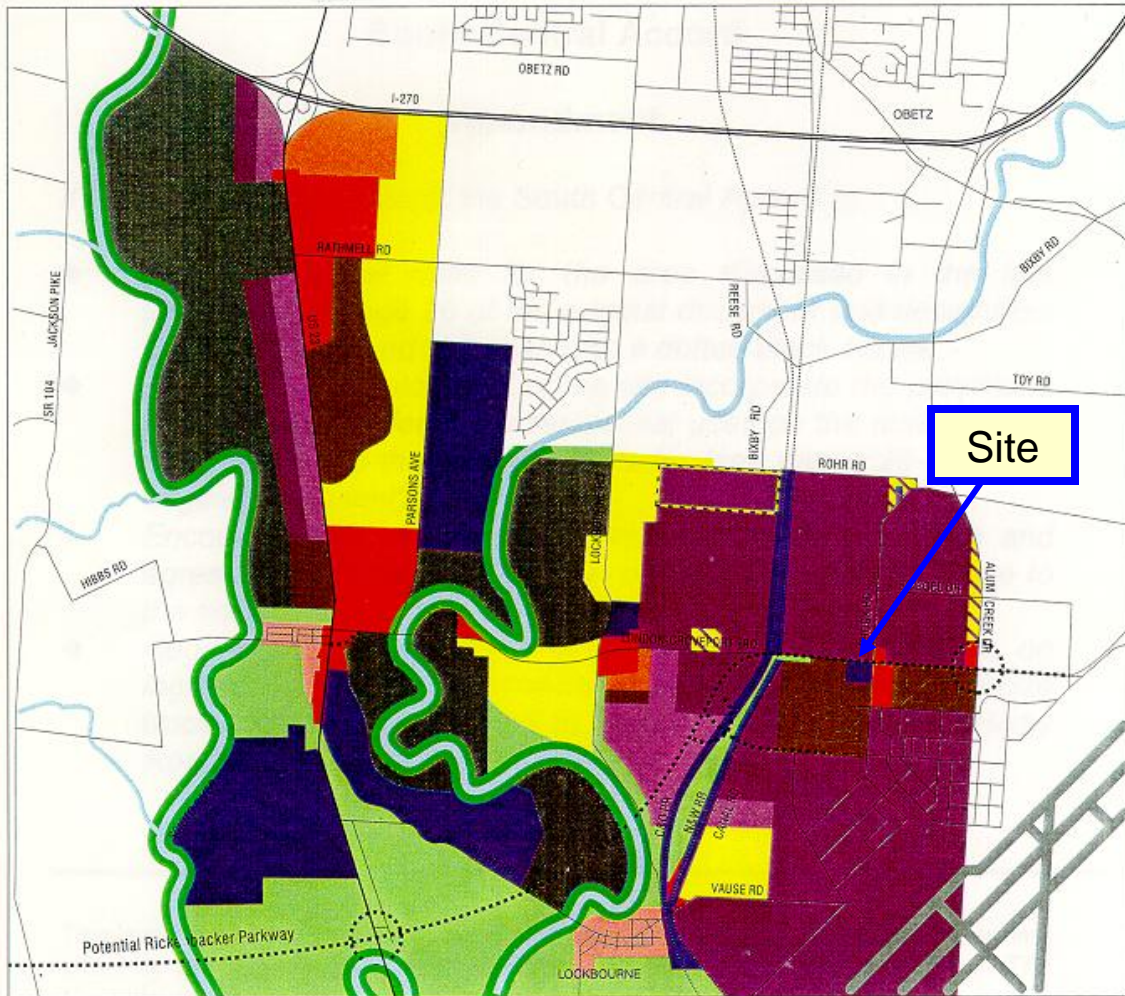




6661 Shook Road
Approximately 2.0 acres
R to L-M

Z07-063






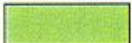






Revised Land Use Map
 Adopted by Columbus City Council
 October 23, 2000



South Central Accord

1 1/2 miles

Future Land Use

- | | | | |
|---|--------------------------|---|---------------------------|
|  | Low-Density Residential |  | Public / Semi-Public |
|  | High-Density Residential |  | Greenway |
|  | Office |  | Agricultural / Open Space |
|  | Commercial |  | Water |
|  | Light Industrial |  | Mixed-Use Village |
|  | Industrial ← |  | Excavation / Quarrying |



Z07-063

SCIOTO SOUTHLAND CIVIC ASSOCIATION

C/O Good Shepherd Church
210 Obetz Road
Columbus, Ohio
43207

October 18, 2007

City Of Columbus
Department of Development
Building Services Division
757 Carolyn Avenue
Columbus, Ohio 43224

To Whom It May Concern,

This letter is in regards to the zoning of 6661 Shook Road, Columbus, Ohio 43137.

Parcel number: 495-234996

Applicant: Agent: Christopher N. Slagle, Esq.

Property Owners: Pizzuti Land LLC

Scioto Southland Civic Association has approved this rezoning by a majority vote of the membership taken at the Monday, October 8, 2007 meeting. Should you have any questions, please contact me at 614-491-3270.

Sincerely,

Mindi Hardgrow, Secretary
Scioto Southland Civic Association

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 207-063

Being first duly cautioned and sworn (NAME) Christopher N. Slagle
of (COMPLETE ADDRESS) Bricker & Eckler LLP, 100 S. Third St., Columbus, OH 43215
deposes and states that (he/she) is 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:

- 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. Pizzuti Land LLC Two Miranova Place, Ste. 800 Columbus, OH 43215 50 Columbus-based Employees Scott West (614) 280-4079	2. Whirlpool Corporation 2000 North M-63 Benton Harbor, MI 49022 300 Columbus-based Employees (est. 2012) Leslie Wendel (269) 923-5361
3.	4.

Check here if listing additional parties on a separate page

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27th day of December, in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

11/1/2010

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

Notary Seal Here



Staci A. King
Notary Public, State of Ohio
My Commission Expires Nov. 1, 2010