

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 12, 2009**

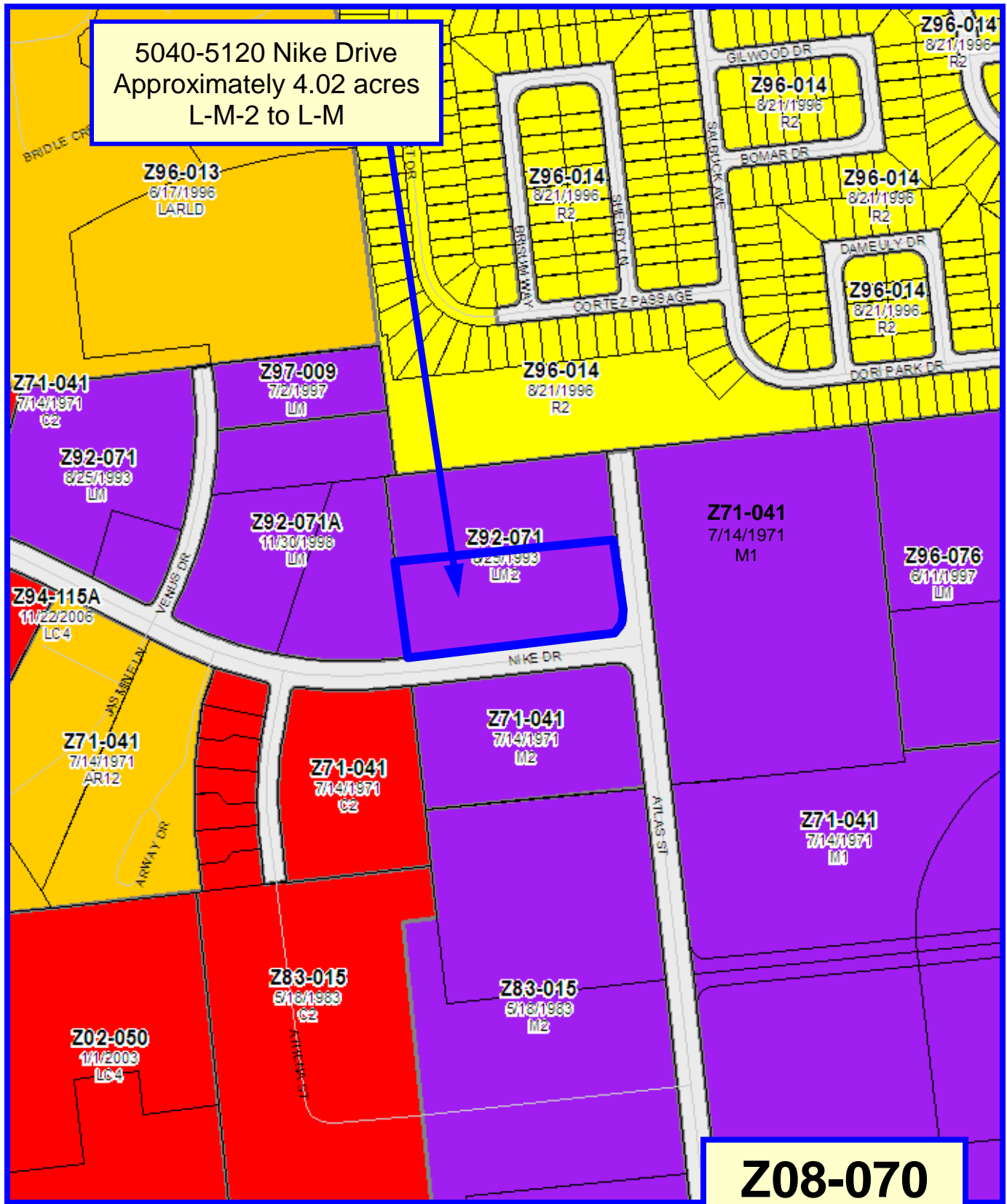
- 6. APPLICATION: Z08-070**
Location: **5040-5120 NIKE DRIVE (43026)**, being 4.02± acres located at the northwest corner Nike Drive and Atlas Street (560-160652).
Existing Zoning: L-M-2, Limited Manufacturing District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Limited industrial and commercial development.
Applicant(s): Craig Frazier; c/o Robert W. Johnson, Architect; 5120 Nike Drive, Suite B; Hilliard, Ohio 43026.
Property Owner(s): Frazier Development, Inc.; 436 Ternstedt Lane; Columbus, Ohio 43228.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

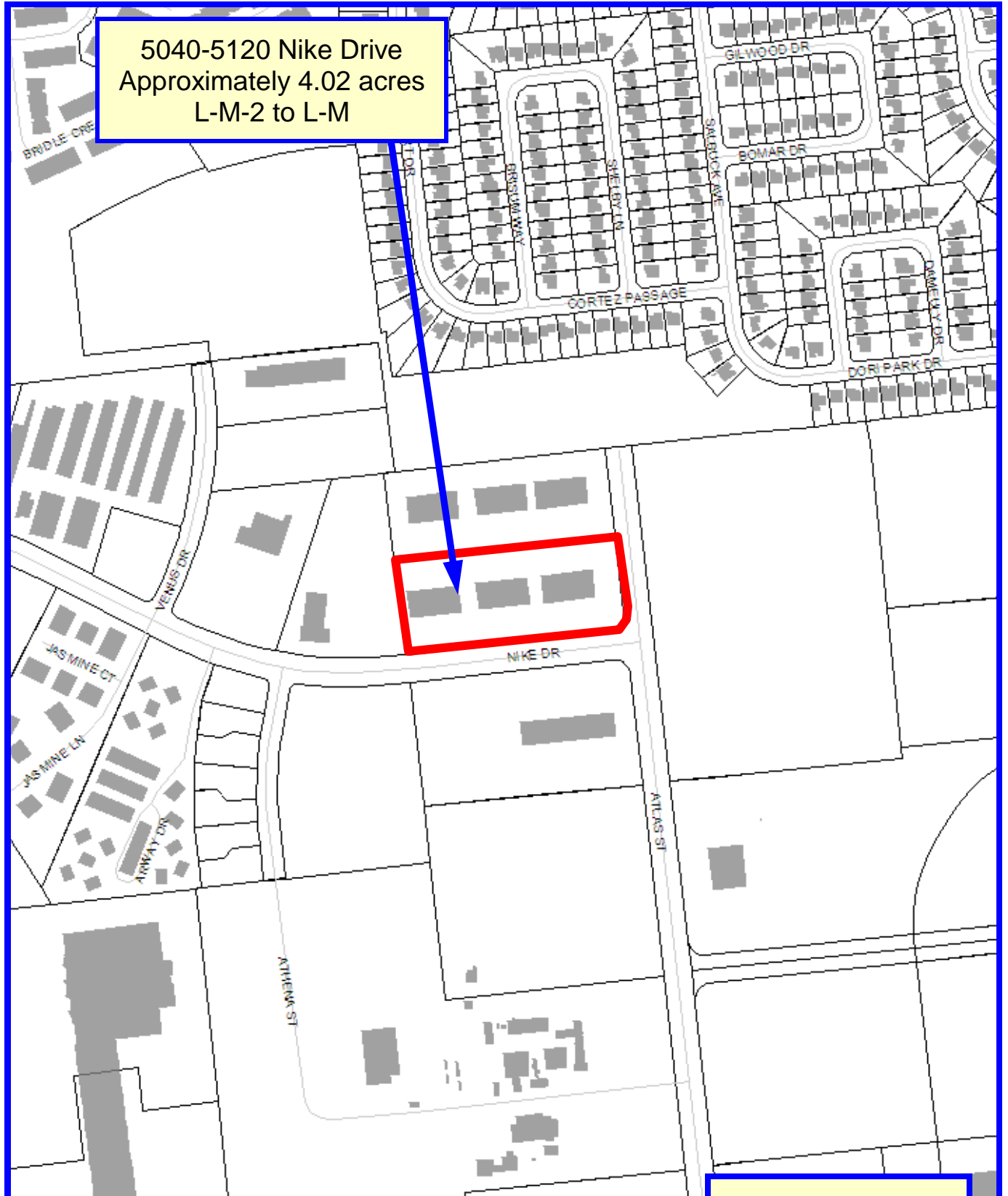
BACKGROUND:

- The 4.02± acre site is developed with three office-warehouse buildings in the L-M-2, Limited Manufacturing District. The applicant requests the L-M, Limited Manufacturing District to allow limited commercial and industrial uses.
- To the north is office/warehouse development in the L-M-2, Limited Manufacturing District. To the east is a school technology facility in the M-1, Manufacturing District. To the south across Nike Drive is an office/warehouse in the M-2, Manufacturing District. To the west is an office-warehouse in the L-M, Limited, Manufacturing District.
- The site is located in the planning area of the *West Columbus Interim Development Plan* (1991), which recommends industrial uses for this location. Staff believes that the commercial uses that the applicant is proposing in the limitation text are consistent with the industrial development pattern.
- The L-M text contains use restrictions, setback commitments, landscaping and sidewalk provisions.

CITY DEPARTMENTS RECOMMENDATION: Approval.

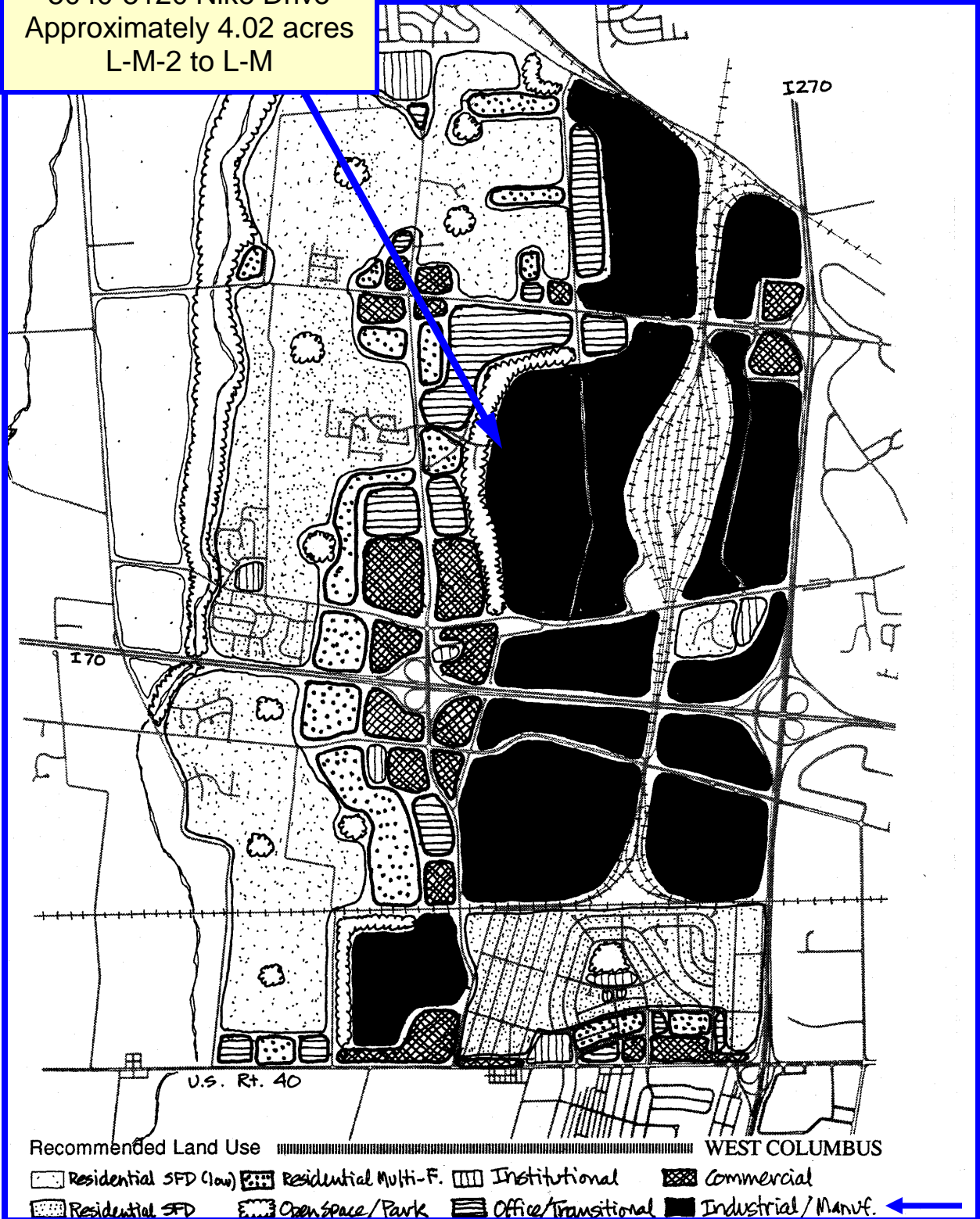
The requested L-M, Limited Manufacturing District would permit limited commercial and industrial development. The proposed commercial uses are consistent with the established zoning and development patterns of the area.





Z08-070

5040-5120 Nike Drive
Approximately 4.02 acres
L-M-2 to L-M



Z08-070

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 # 208-070

Being first duly cautioned and sworn (NAME) Craig Frazier
 of (COMPLETE ADDRESS) 3249 Pebble Beach Rd Grove City Ohio 43123
 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 FRAZIER Development
 Business or individual's address 450 Ternstedt Lane
 Address of corporate headquarters Columbus, Ohio 43228
 City, State, Zip
 Number of Columbus based employees 4
 Contact name and number CRAIG FRAZIER
614-206-3071

1.	2.
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 20TH day of DECEMBER, in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



WAYNE DAGENHART
 Notary Public, State of Ohio
 My Commission Expires Nov. 20, 2013