

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 8, 2018**

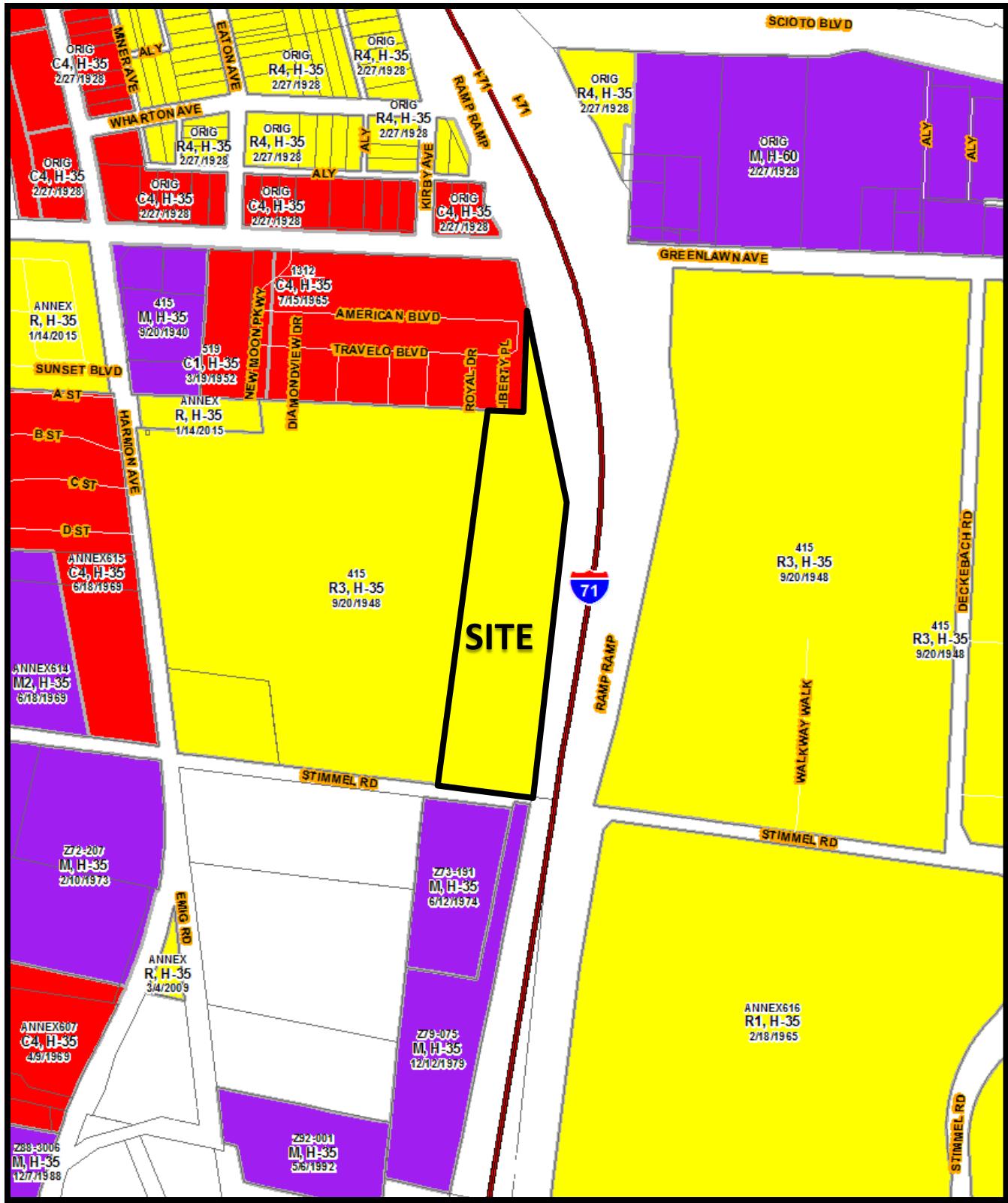
<b>2. APPLICATION:</b>	<b>Z17-049</b>
<b>Location:</b>	<b>550 STIMMEL ROAD (43226)</b> , being 7.02± acres located at the northwest corner of Stimmel Road and I-71 (010-136824; Southwest Area Commission).
<b>Existing Zoning:</b>	R-3, Residential District.
<b>Request:</b>	L-M, Limited Manufacturing District.
<b>Proposed Use:</b>	Warehouse, storage, and sales establishment.
<b>Applicant(s):</b>	Mike Baumann Plumbing, Inc.; c/o Michael T. Shannon, Atty.; 500 South Front Street, Suite 1200; Columbus, OH 43215.
<b>Property Owner(s):</b>	Huntington National Bank, Property Division; P.O. Box 182334; Columbus, OH 43218.
<b>Planner:</b>	Michael Maret; 614-645-2749; <a href="mailto:mjmaret@columbus.gov">mjmaret@columbus.gov</a>

**BACKGROUND:**

- The 7.02± acre site consists of a single parcel developed with an office and kennel, previously utilized by Pilot Dogs Inc., and zoned R-3, Residential District. The applicant proposes to use the site as a warehouse, storage, and sales establishment in the L-M, Limited Manufacturing District.
- The site is bordered to the north by a manufactured home development and RV sales lot in the C-4, Commercial District. To the south are industrial and commercial businesses zoned in the M, Manufacturing District. To the east is Interstate I-71. To the west is McCoy Park, zoned in the R-3, Residential District.
- The site is located within the boundaries of the *Southwest Area Plan* (2009), which recommends “office” uses for this location.
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for approval.
- The development text restricts the uses on the site to less objectionable uses in the M, Manufacturing District and office uses of the C-2, Commercial District. In addition, the text limits office uses to a maximum of 87,000 square feet.

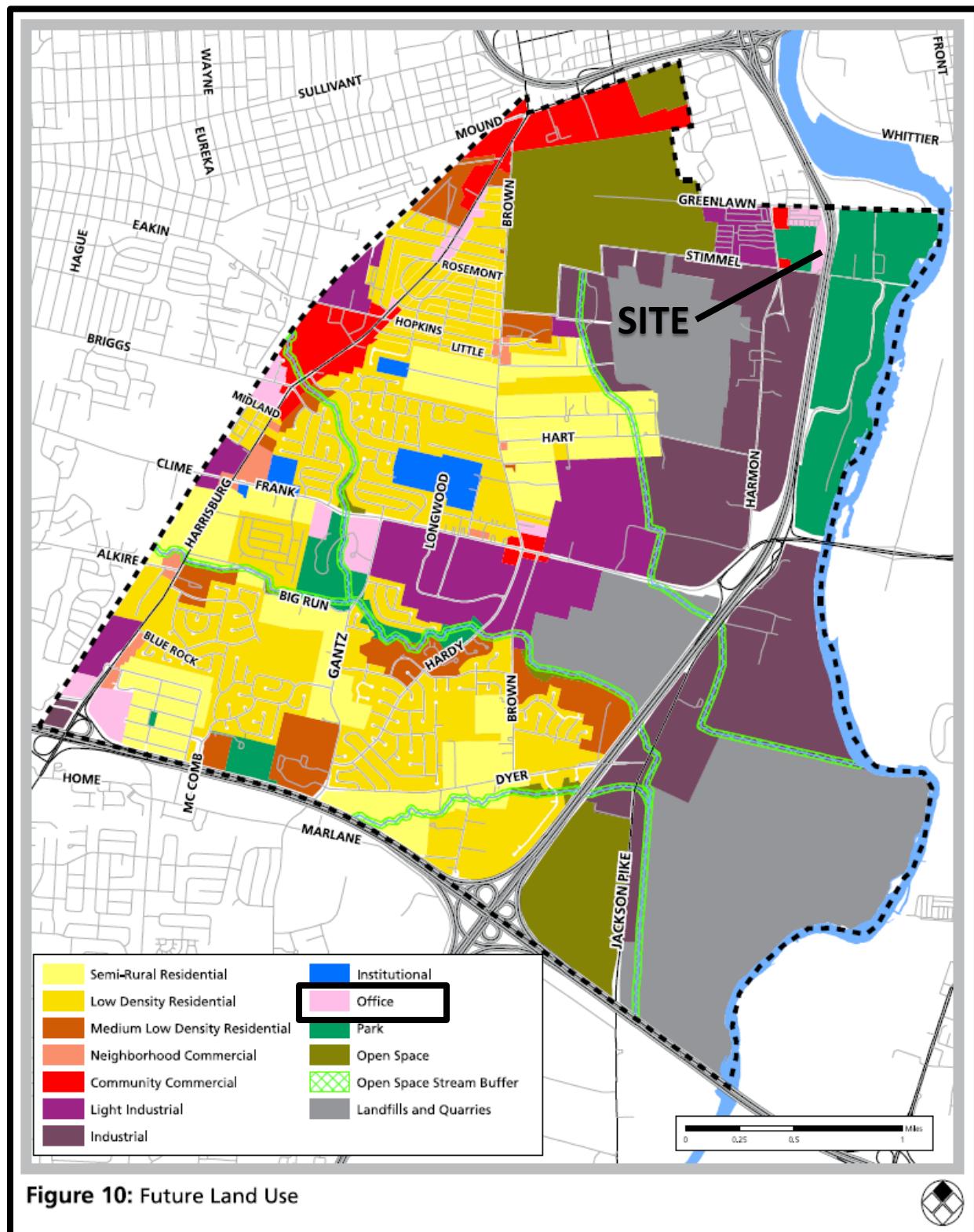
**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested L-M, Limited Manufacturing District will allow the previous Pilot Dogs facility to be converted to a warehouse, storage, and sales establishment. While the proposal is not completely consistent with the land use recommendations of the *Southwest Area Plan*, it does not add incompatible uses to the area as retail commercial uses will not be permitted.

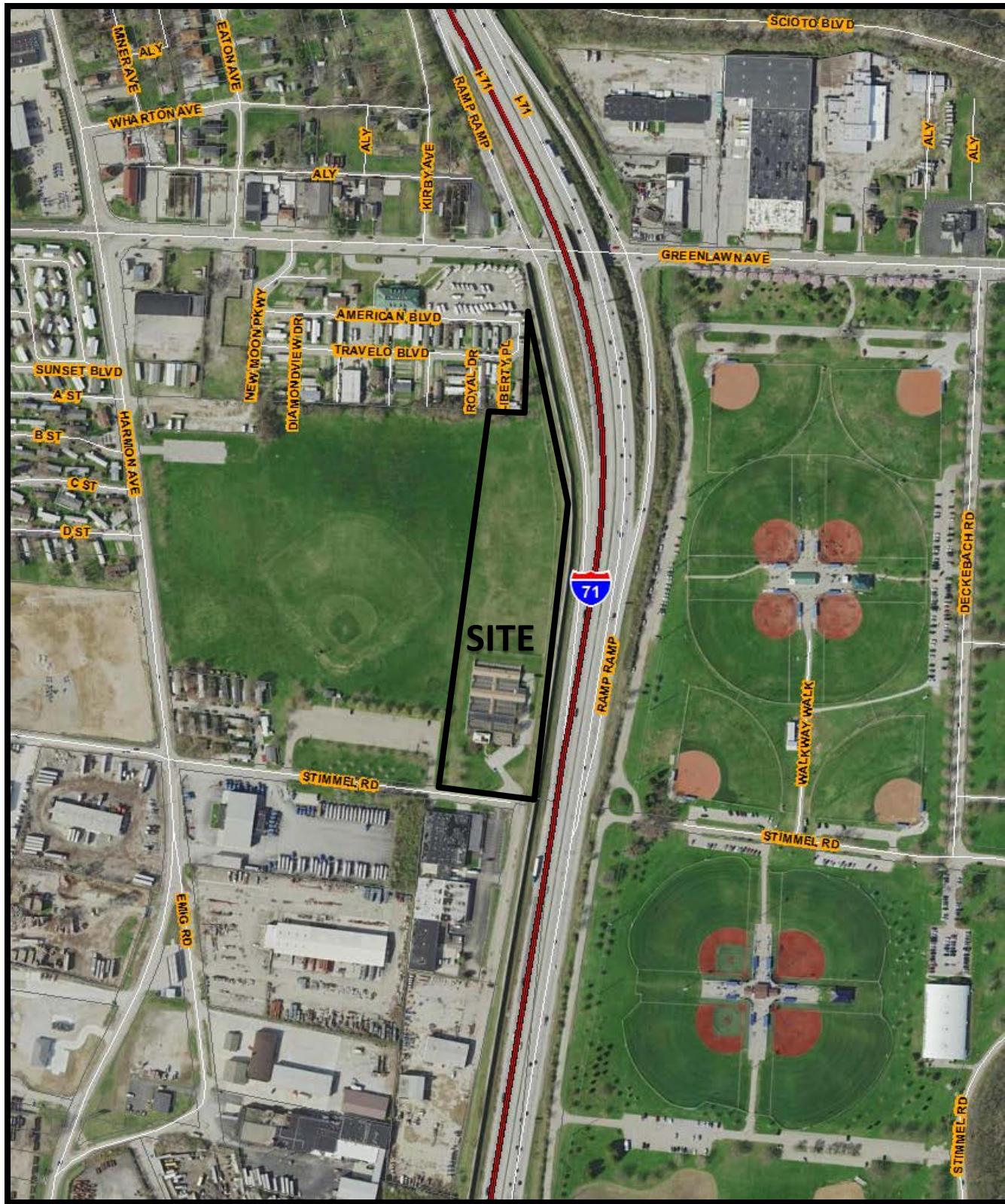


Z17-049  
550 Stimmel Road  
Approximately 7.02 acres  
R-3 to L-M

## Southwest Area Plan (2009)



Z17-049  
 550 Stimmel Road  
 Approximately 7.02 acres  
 R-3 to L-M



Z17-049  
550 Stimmel Road  
Approximately 7.02 acres  
R-3 to L-M

**Maret, Michael J.**

**From:** Coe, Stefanie <scoe@mpwservices.com>  
**Sent:** Monday, January 22, 2018 11:36 AM  
**To:** Maret, Michael J.  
**Subject:** FW: 550 Stimmel Road Rezoning Application

Here is the email.

Thank You,

**Stefanie Coe | Secretary & General Counsel | Director of Corporate Health & Safety**  
Office: 800.827.8790 x5638 | Direct: 740.928.7041 | Cell: 614.519.0436

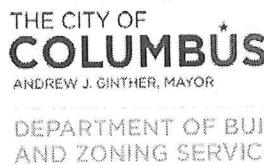
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**From:** Coe, Stefanie  
**Sent:** Sunday, January 21, 2018 2:10 PM  
**To:** Eric Zartman  
**Cc:** Michael Shannon ; Carol Stewart  
**Subject:** RE: 550 Stimmel Road Rezoning Application

This email is to confirm that the Southwest Area Commission heard this application at our January 17, 2018 meeting and voted unanimously to support the application.

If you need any further information please let me know.

**Stefanie Coe**  
**Chair, Southwest Area Commission**  
**614.519.0436**



## REZONING APPLICATION

## Department of Building &amp; Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.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 #: 217-049STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman  
 of (COMPLETE ADDRESS) 500 South Front Street, Suite 1200, Columbus, Ohio 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. Mike Baumann Plumbing Inc. 2855 South High Street Columbus, Ohio 43207 Contact, Michael T. Shannon, Esq. 3. 614-229-4506	2.
	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 November, in the year 2017

SIGNATURE OF NOTARY PUBLIC

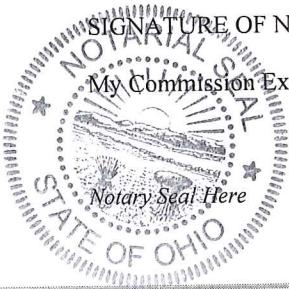
CAROL A. STEWART

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES NOVEMBER 20, 2019

This Project Disclosure Statement expires six months from the date of notarization.

My Commission Expires:



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 all checks payable to the Columbus City Treasurer