

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

- 10. APPLICATION: Z07-059**
- Location:** **5132 FISHER ROAD (43228)**, being 3.8± acres located on the north side of Fisher Road, 100± feet east of Milepost Road (570-152099).
- Existing Zoning:** R-1, Residential District.
- Request:** M, Manufacturing District.
- Proposed Use:** Manufacturing development.
- Applicant(s):** Troon Management Ltd; c/o W. Vincent Rakestraw; 4930 Reed Road, Suite 200; Columbus, OH 43220.
- Property Owner(s):** John W. Hauer; 10633 Shields Road; Ostrander, OH 43220.
- Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The applicant is requesting a rezoning from the R-1, Residential District to the M, Manufacturing District. This site is developed with a vacant house.
- To the north is an industrial building zoned in the M, Manufacturing District. To the south across Fisher Road is a factory zoned in the M, Manufacturing District. To the east is vacant land in Franklin County. To the west are industrial buildings zoned in the M are manufacturing and office uses in Franklin County.
- The site is located within the boundaries of the *West Columbus Interim Development Concept* (1991) which proposes the site be developed with industrial or manufacturing uses.
- The *Columbus Thoroughfare Plan* identifies Fisher Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

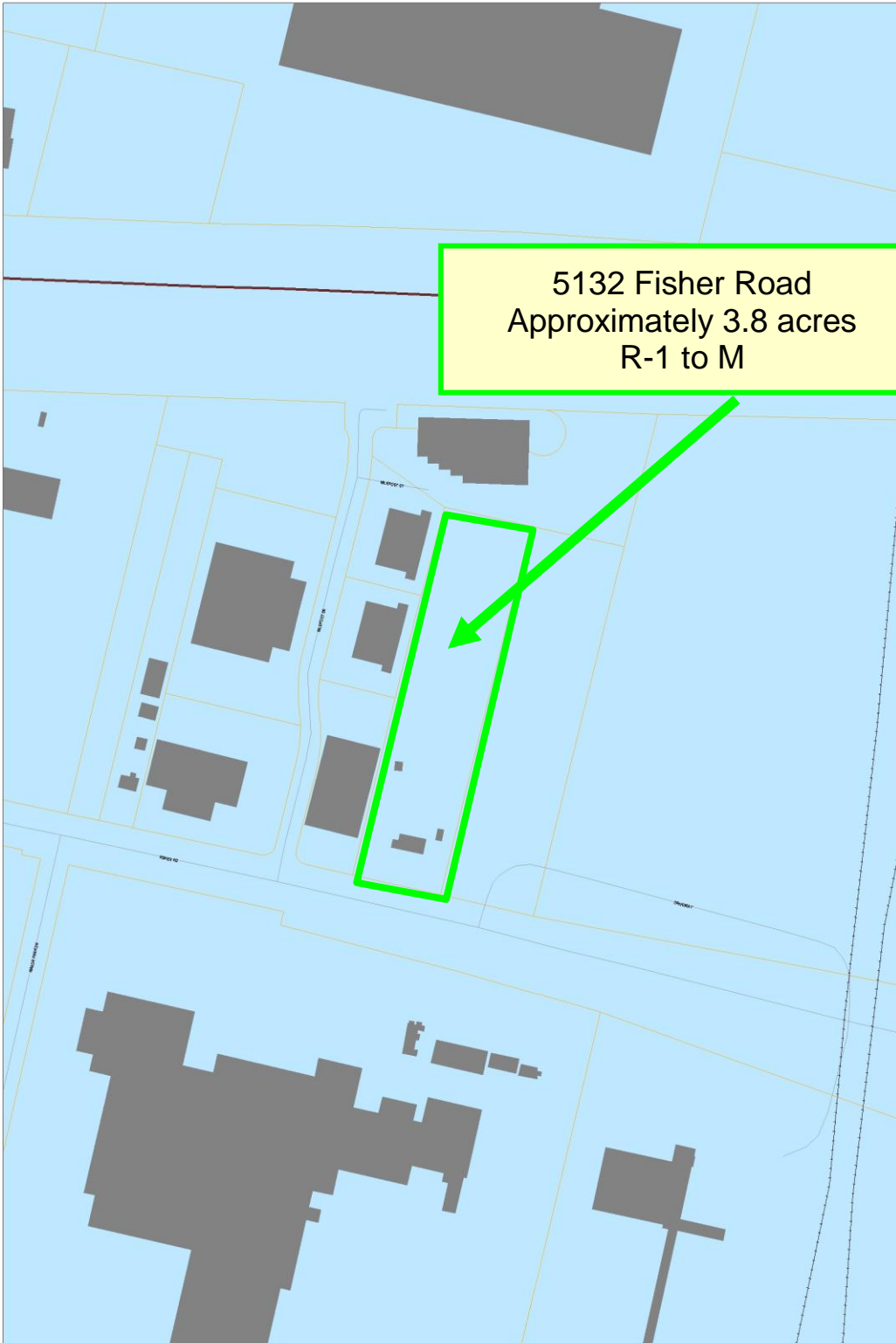
**CITY DEPARTMENTS RECOMMENDATION:** Approval.

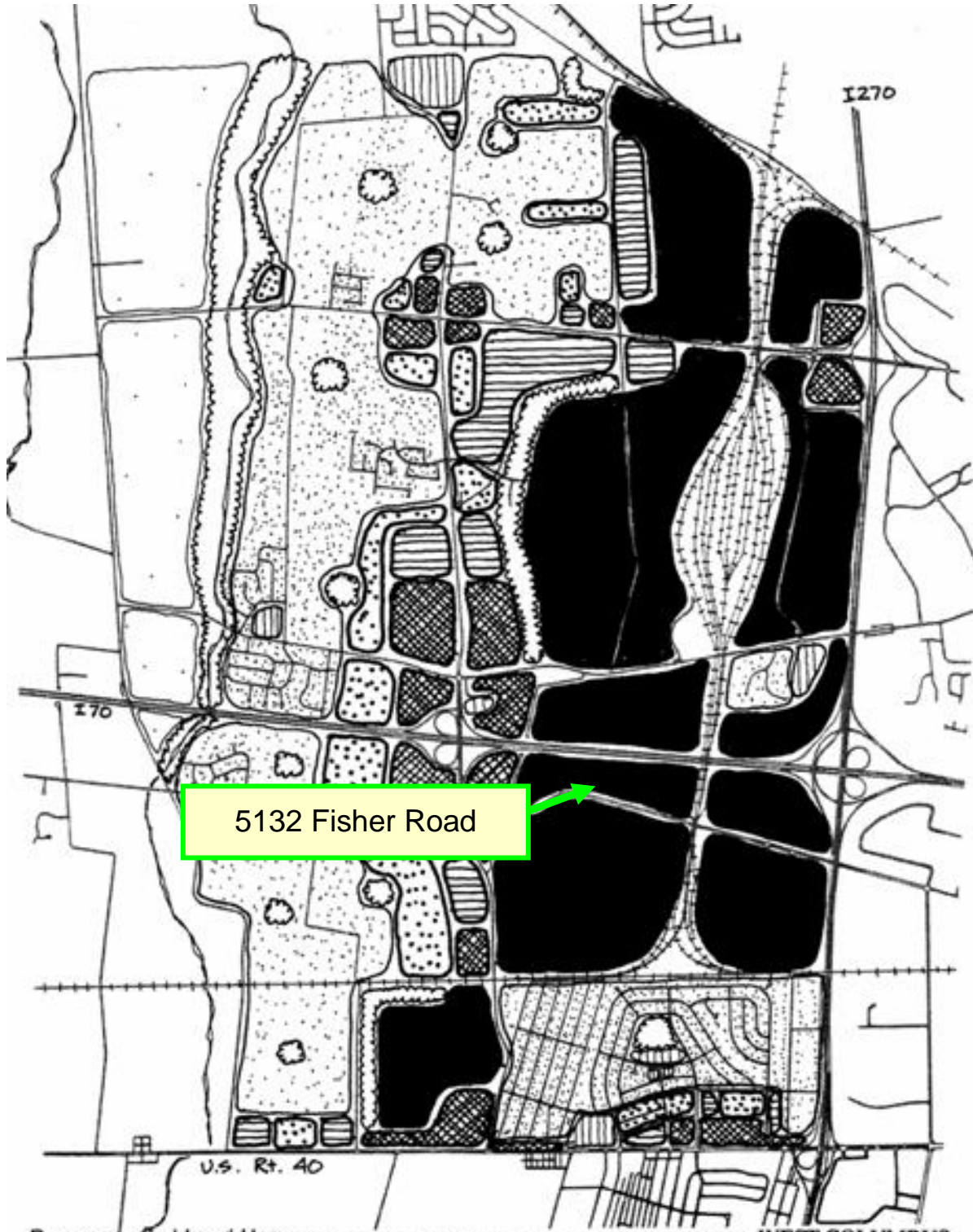
The requested M, Manufacturing District will allow manufacturing and/or commercial development. This is one of the few remaining residentially zoned properties in an area which is predominantly zoned for manufacturing. Staff finds the current residential zoning to be unsuited to the area and supports this rezoning to the M, Manufacturing District because it will make the zoning and land uses consistent with the existing surrounding manufacturing zoning and land uses in accordance with the *West Columbus Interim Development Concept* (1991).



5132 Fisher Road  
Approximately 3.8 acres  
R-1 to M

**Z07-059**





5132 Fisher Road

- Recommended Land Use
- |                       |                      |                     |                   |
|-----------------------|----------------------|---------------------|-------------------|
| Residential SFD (low) | Residential Multi-F. | Institutional       | Commercial        |
| Residential SFD       | Open Space/Park      | Office/Transitional | Industrial/Manuf. |





# 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 # 207-059

Being first duly cautioned and sworn (NAME) W. Vincent Rakestraw  
of (COMPLETE ADDRESS) 4930 Reed Road, Suite 200, Columbus OH 43220  
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 partn corporations or entities having a 5% or more interest in the project which is the ;  
subject of this application in the f g 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. Troon Management, Ltd. 4930 Reed Rd., Suite 200 Columbus OH 43220 0 employees W. Vincent Rakestraw (614) 228-1000	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

W. Rakestraw

Subscribed to me in my presence and before me this 13<sup>th</sup> day of December in the year 2007

SIGNATURE OF NOTARY PUBLIC

Brenda J. Pinion

My Commission Expires:

Feb. 3, 2008

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

Notary Seal Here

**BRENDA J. PINION**  
Notary Public, State of Ohio  
My Comm. Expires 02-03-08