

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

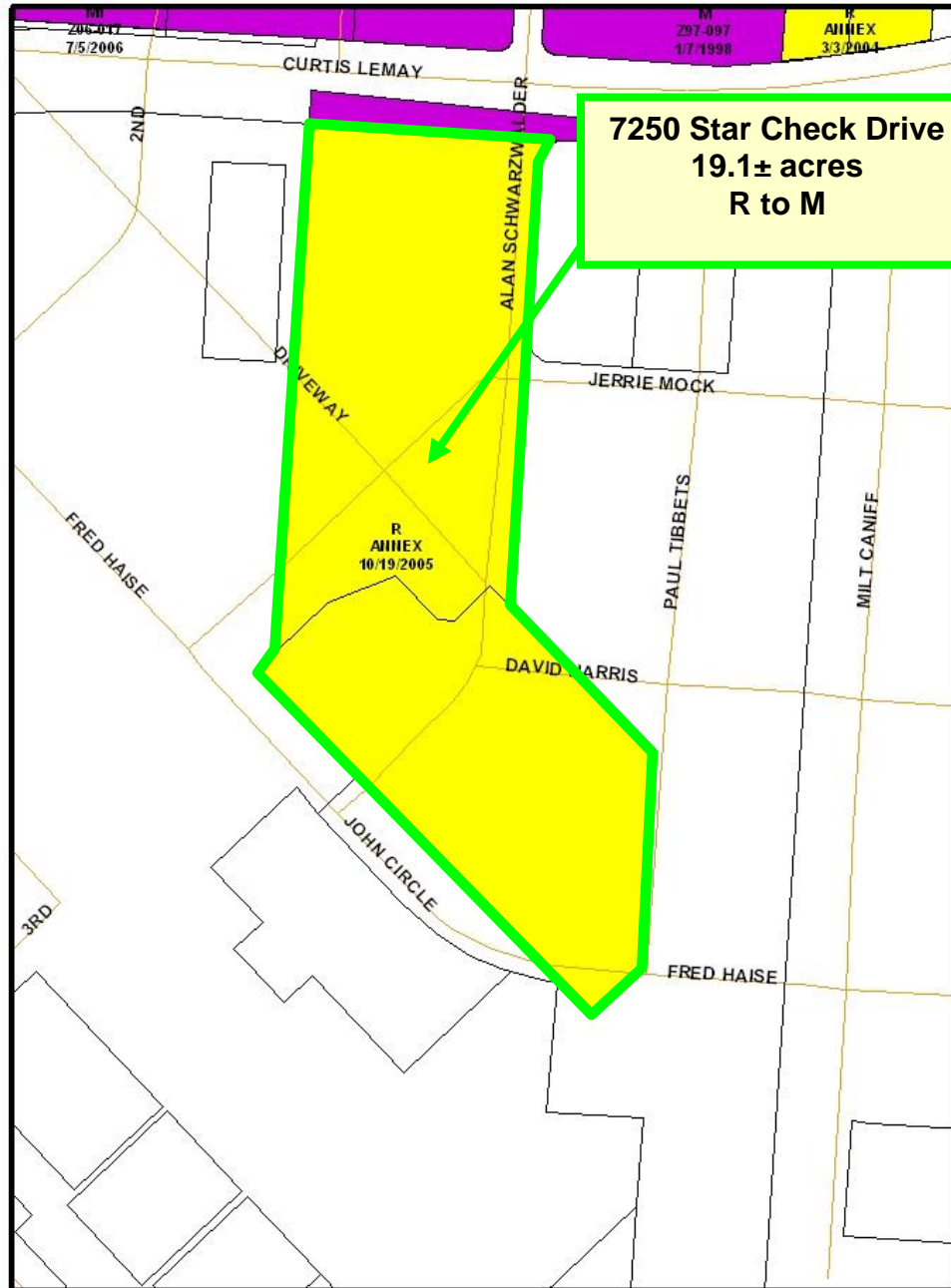
- 3. APPLICATION: Z07-058**  
**Location:** **7250 STAR CHECK DRIVE (43217)**, being 19.1± acres located at the northwest corner of Fred Haise Avenue and Paul Tibbets Street (South Central Accord, 495-278311).  
**Existing Zoning:** R, Rural District.  
**Request:** M, Manufacturing District.  
**Proposed Use:** Manufacturing, Office or Commercial development.  
**Applicant(s):** City of Columbus and Columbus Municipal Airport Authority; 109 North Front Street; Columbus, OH 43215.  
**Property Owner(s):** Columbus Municipal Airport Authority; 4600 International Gateway, Columbus, OH 43219.  
**Planner:** Dana Hitt, AICP; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

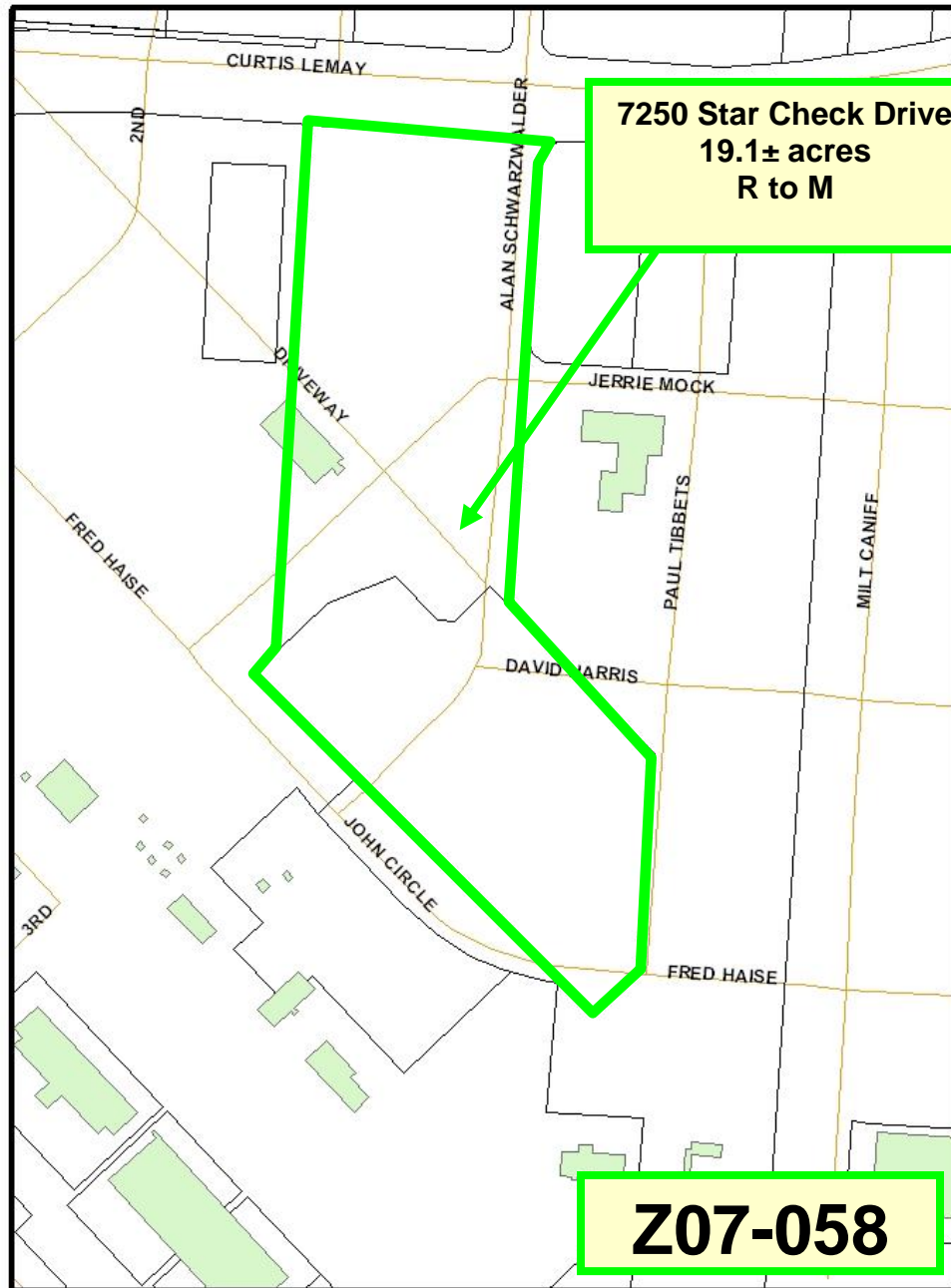
**BACKGROUND:**

- o The southernmost portion of the 19.1± acre site is the site of an existing air cargo company that was built in Franklin County and annexed into the City in 2005 and the northern portion of the site is currently vacant. All property is assigned the R, Rural zoning district upon annexation. The applicant is requesting the M, Manufacturing District to allow manufacturing commercial or office uses on the property.
- o To the north across Rickenbacker Parkway West (formerly Curtis LeMay Road), are warehouse and industrial uses zoned in the M, Manufacturing District. To the west is vacant land Franklin County. A hotel and a building used for storage are to the east in Franklin County. To the south is the tarmac for Rickenbacker International Airport.
- o The proposed rezoning lies within the boundaries of the South Central Accord (1997) which recommends light industrial use of the site. The proposal is consistent with both the South Central Accord's land use recommendations and the existing use.

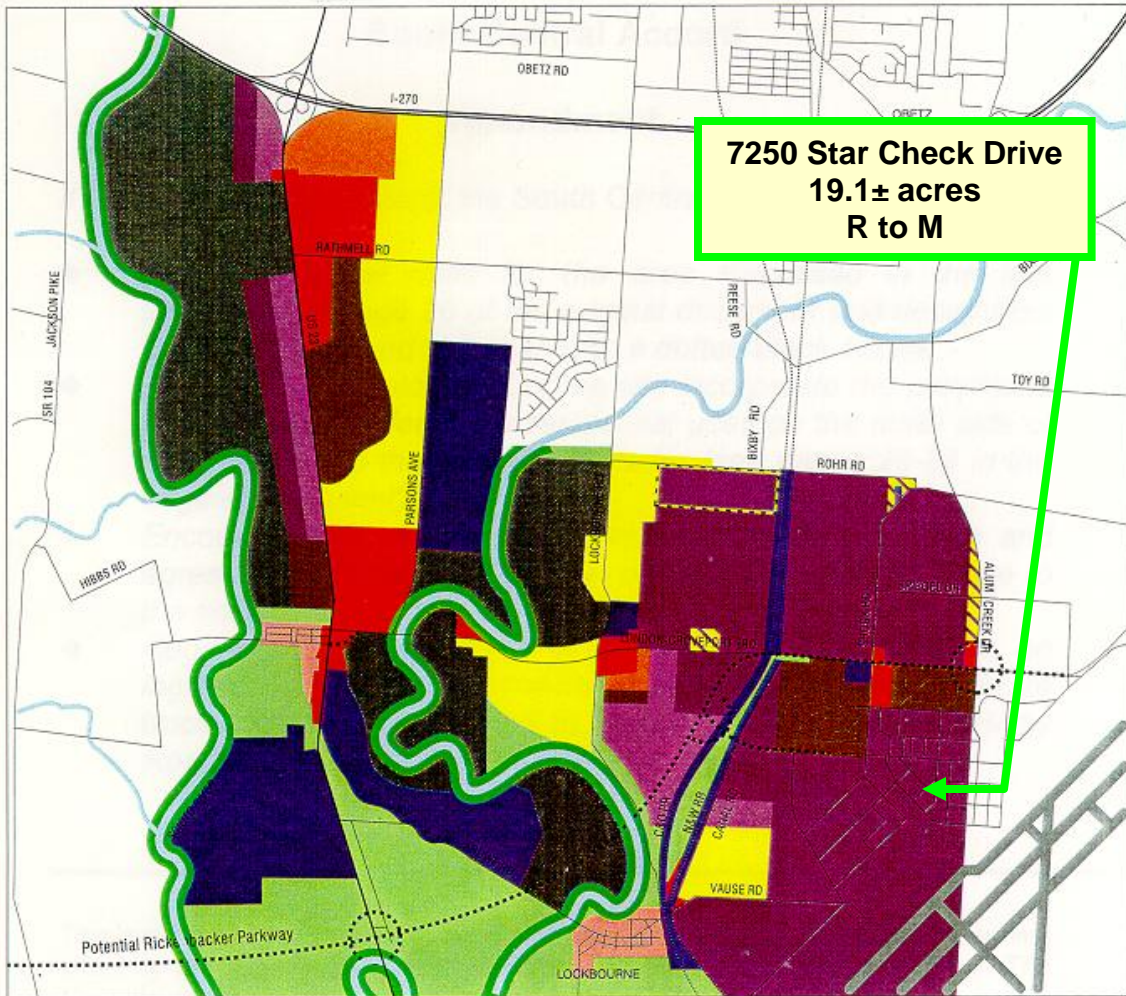
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested M, Manufacturing District will allow manufacturing and/or commercial uses. This area is predominantly zoned for manufacturing. This is one of the few remaining residentially zoned properties in this area. 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 surrounding zoning and land uses.





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








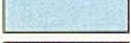






**7250 Star Check Drive  
19.1± acres  
R to M**

*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    |



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 # Z07-058

Being first duly cautioned and sworn (NAME) ROBERT E. TANNER, General Counsel  
~~Blaine Roberts, President & CEO, Columbus Regional Airport Authority~~  
of (COMPLETE ADDRESS) 4600 International Gateway, Columbus, Ohio 43219

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. Columbus Municipal Airport Authority 4600 International Gateway Columbus, Ohio 43219	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 4th day of December, in the year 2007

SIGNATURE OF NOTARY PUBLIC

Connie M. Tursic

My Commission Expires:

\_\_\_\_\_

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

Notary Seal Here



**CONNIE M. TURSIC**  
Notary Public, State of Ohio  
My Commission Expires May 20, 2011