

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 14, 2019**

1. **APPLICATION:** **Z18-084**
 Location: **6932 SHOOK ROAD (43137)**, being 14.77± acres located on the east side of Shook Road, 190± feet north of Rickenbacker Parkway West (Parts of 512-234384 & 512-232660; Far South Columbus Area Commission).

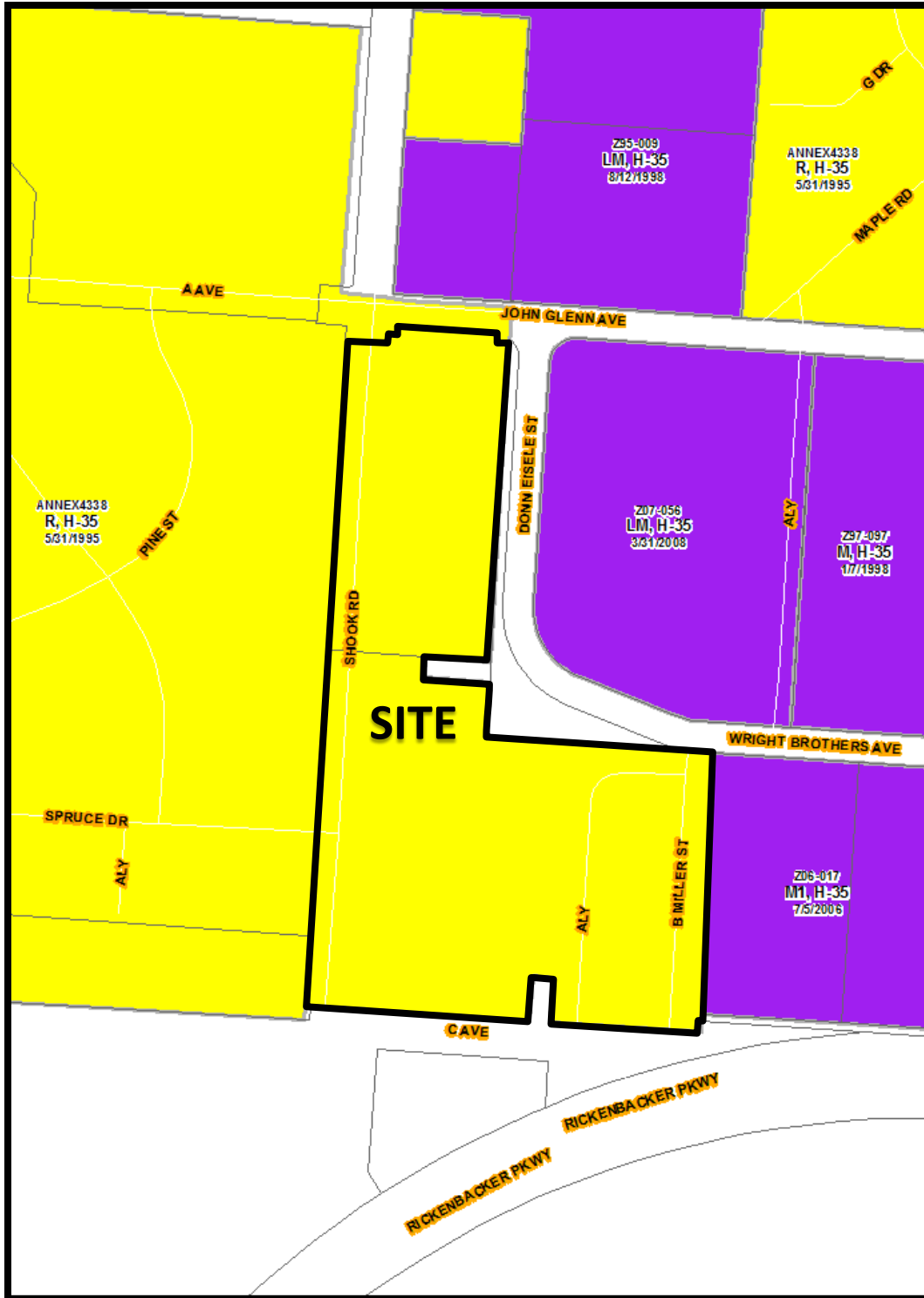
 Existing Zoning: R, Rural District.
 Request: L-M, Limited Manufacturing District (H-35).
 Proposed Use: Industrial use.
 Applicant(s): Crawford Hoying Development Partners; c/o Nelson Yoder; 6640 Riverside Drive, Suite 500; Dublin, OH 43017.
 Property Owner(s): Gordo LLC; c/o Brent Crawford; 6640 Riverside Drive, Suite 500; Dublin, OH 43017.
 Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

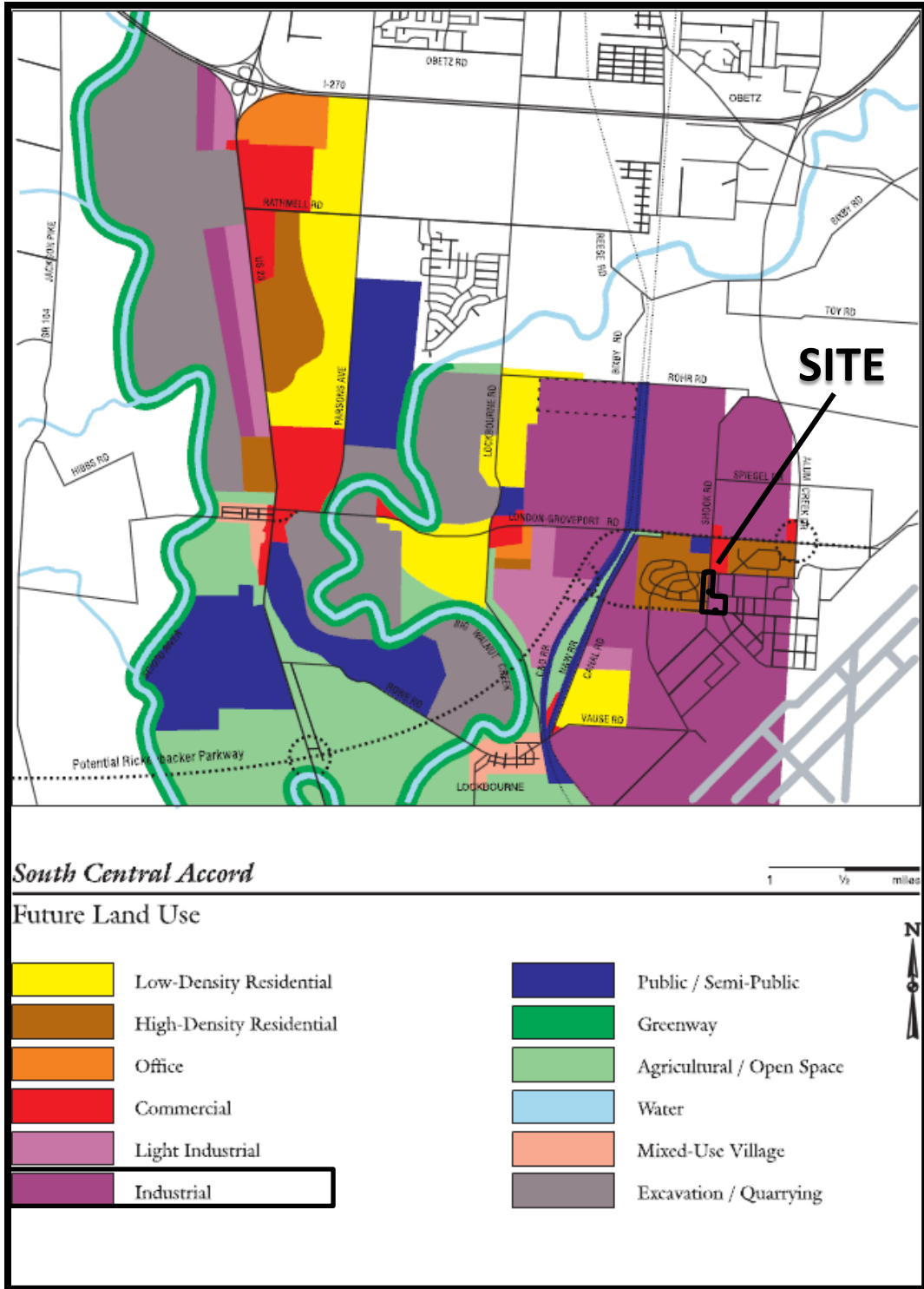
- The site is primarily undeveloped and contains four single-unit dwellings in the R, Rural District. The applicant is requesting the L-M, Limited Manufacturing District to permit an industrial development.
- To the north of the site is a warehouse in the L-M, Limited Manufacturing District. To the south is the Rickenbacker Airport in Franklin County. To the east are warehouses in the L-M and M-1, Limited Manufacturing and Manufacturing districts. To the west are single-unit dwellings in the R, Rural District.
- The site is located within the boundaries of the *South Central Accord Amendment* (2000), which recommends “Industrial” land uses at this location. The Plan also recommends that industrial sites be sensitive to adjacent land uses and that mounding and landscaping be used as a buffer between residential and industrial uses.
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation had not been received at the time this report was finalized.
- The limitation text contains use restrictions, and includes development standards addressing buffering and landscaping.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow an industrial development that is compatible with adjacent developments. The proposal is also consistent with the land use and landscaping recommendations of the *South Central Accord Amendment*.



Z18-084
6932 Shook Road
Approximately 14.77 acres
From R to L-M



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THE CITY OF
COLUMBUS
ANDREW J. BINTNER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: ~~7111111~~ E18-084

Address: 6932 SHOOK RD

Group Name: FAR SOUTH AREA COMMISSION

Meeting Date: 2/7/2019 3/7/2019

- Specify Case Type:
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation:
(Check only one and list basis
for recommendation below)
- Approval
 - Disapproval

NOTES:

TRUCK ACCESS PROHIBITED INTO REZONING AREA FROM NORTH/SOUTH
SECTION OF SHOOK ROAD BETWEEN 'A' AVENUE AND THE SOUTHERN EDGE
OF SITE.

Vote: YES 8 / NO 0

Signature of Authorized Representative: Becky Walcott

VICE CHAIR ZONING CHAIR, FAR SOUTH AREA COMMISSION

614-927-7040
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

KRPriebe@columbus.gov
(Please email to Kelsey Priebe by 9 AM tomorrow, Friday 3/8)

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z18-084

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeremiah E. Thomas of (COMPLETE ADDRESS) 6640 Riverside Drive, Suite 500, Dublin, OH 43017 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

Table with 4 columns and 2 rows containing handwritten entries for Gordo LLC and Steeplechase Village Ltd.

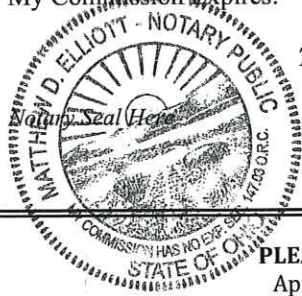
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before me this 26th day of December, in the year 2018

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: N/A



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

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