

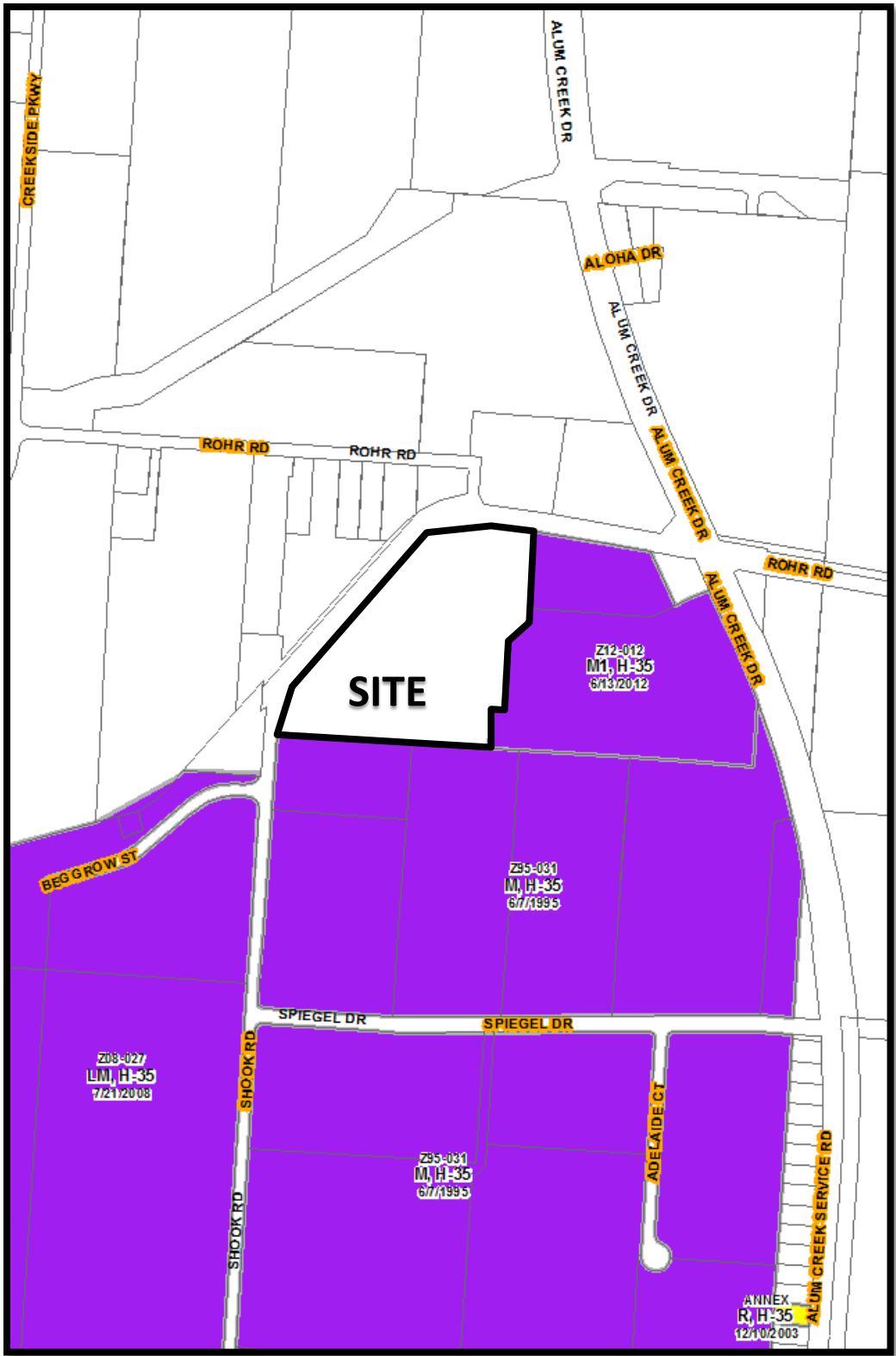
**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 9, 2017**

2. APPLICATION: Z16-087
Location: **6054 SHOOK ROAD (43137)**, being 21.27± acres located at the northwest corner of Shook Road and Rohr Road (150-000186; Far South Columbus Area Commission).
Existing Zoning: R, Rural District (Annexation Pending).
Request: L-M, Limited Manufacturing District.
Proposed Use: Office/warehouse.
Applicant(s): Pizzuti/Creekside CC, LLC; c/o Michael T. Shannon, Atty.; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

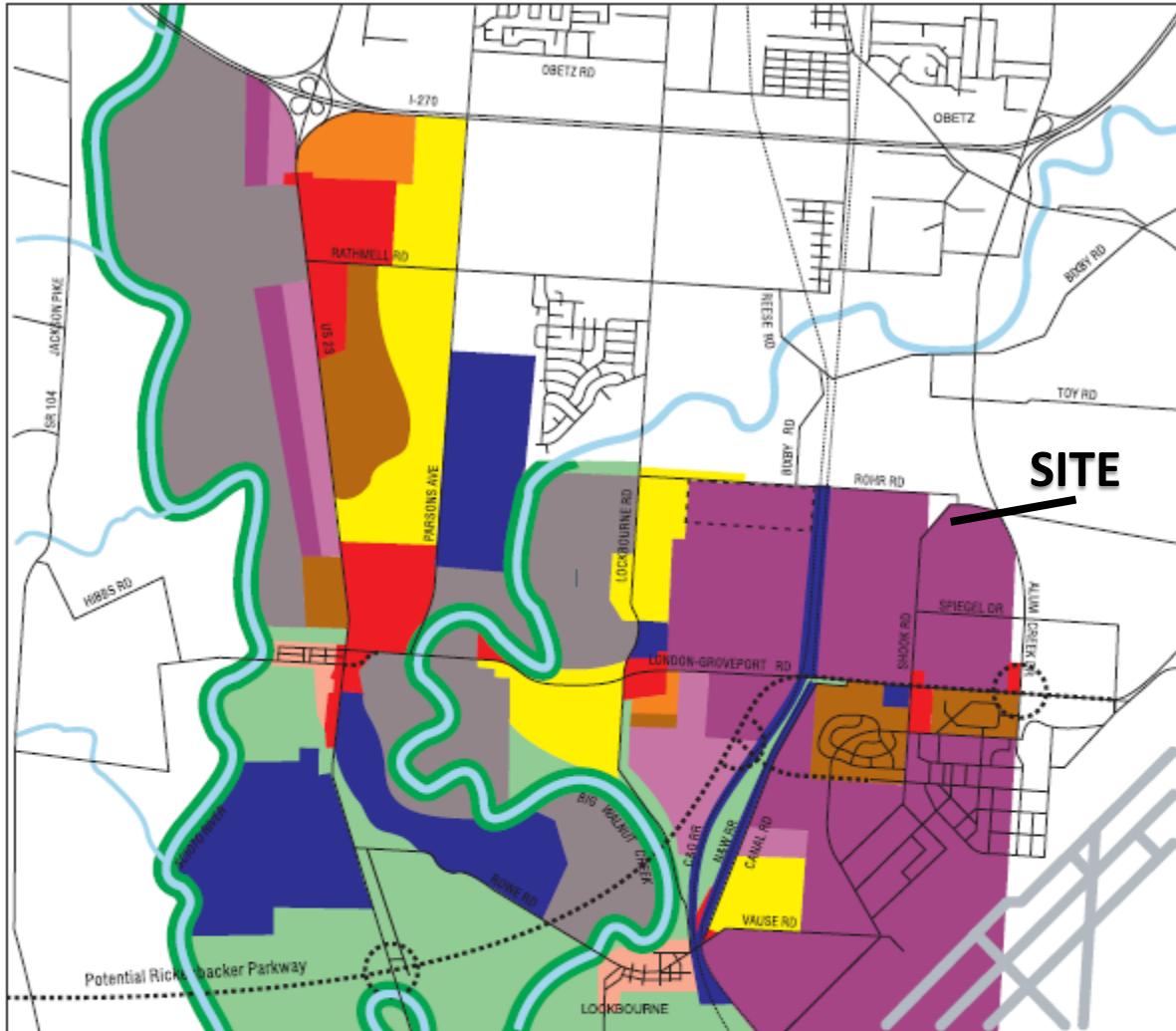
- The 21.27± acre site consists of one parcel developed with an office/warehouse building, and is currently undergoing annexation from Hamilton Township. A rezoning to the L-M, Limited Manufacturing District is comparable to the township zoning, GI, General Industrial District.
- To the north of the site are single-unit dwellings in Hamilton Township. To the south and east are office/warehouses in the M, and M-1, Manufacturing districts. To the west are single-unit dwellings and undeveloped land in Hamilton Township.
- Concurrent CV16-083 has been filed to vary the minimum parking setback. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the *South Central Accord Plan* (1997), which recommends “Industrial” land uses for this location.
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions and development standards that address setback and graphics/signage commitments.
- The *Columbus Thoroughfare Plan* identifies Rohr Road as a C arterial requiring a minimum of 30 feet of right-of-way from the centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

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



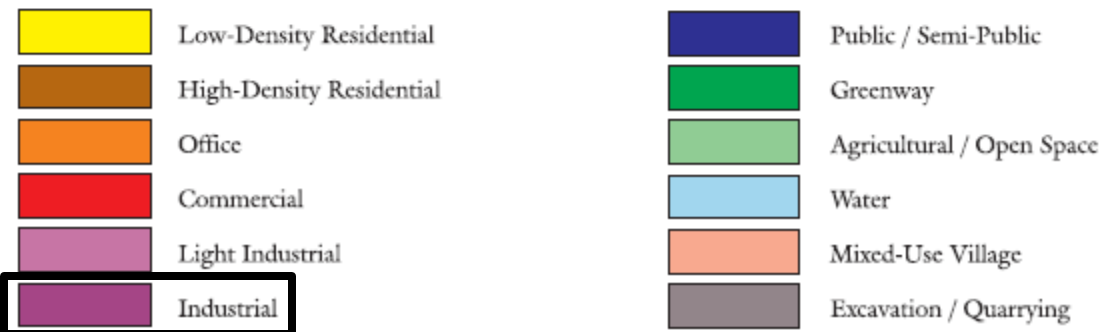
Z16-087
6054 Shook Road
Approximately 21.27 acres
R to L-M



South Central Accord



Future Land Use



Z16-087
 6054 Shook Road
 Approximately 21.27 acres
 R to L-M



Z16-087
6054 Shook Road
Approximately 21.27 acres
R to L-M

Priebe, Kelsey R.

From: Becky Walcott <bwalcott65@gmail.com>
Sent: Sunday, February 05, 2017 1:03 PM
To: Priebe, Kelsey R.
Cc: robingetsreal@yahoo.com; mshannon@cbjlayers.com
Subject: Rezoning Application 216-087 and Council Variance CV16-083

Kelsey,

The Far South Columbus Area Commission voted to approve both :

Votes

Yes – 10

No- 0

Thank You,

Becky Walcott
Far South Columbus Area Commission
Vice Chair
Zoning Chair
614-491-6786
Bwalcott65@gmail.com

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 # 216-087

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric J. Zartman, Esq.
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. Pizzuti 629 North High Street, Suite 500 Columbus, Ohio 43215 Scott West, Executive VP 614-280-4141	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 27th day of December, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019

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