

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 17, 2021**

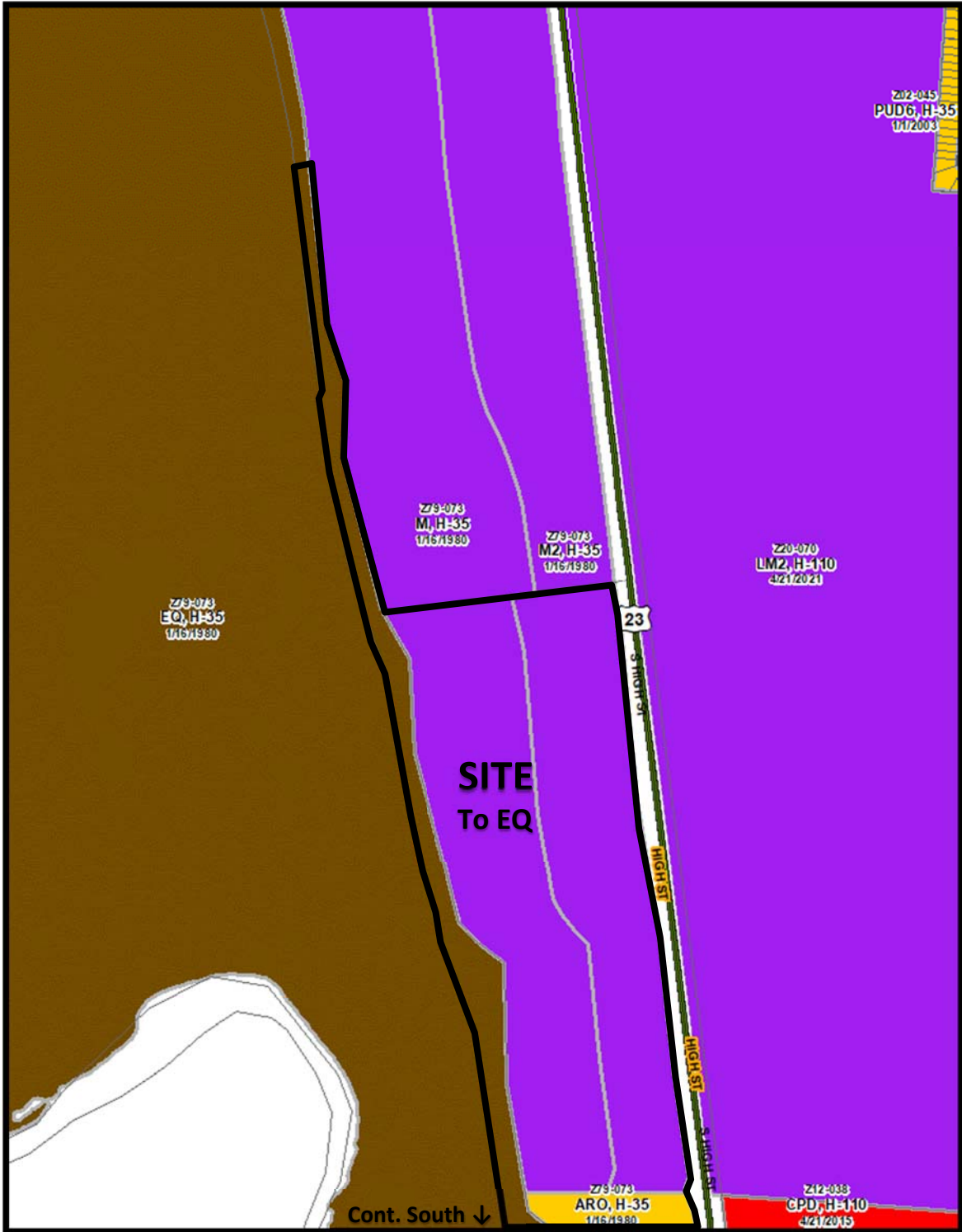
- 7. APPLICATION: Z21-074**
- Location:** **4755 S. HIGH ST. (43207)**, being 160.48± acres located on the west side of South High Street, 3,500± feet south of Rathmell Road (510-297192 & part of 510-291662; Far South Columbus Area Commission).
- Existing Zoning:** M, Manufacturing, M-2, Manufacturing, AR-O, Apartment Office, and R, Rural districts.
- Request:** EQ, Excavation and Quarrying District (H-35).
- Proposed Use:** Excavation and quarrying.
- Applicant(s):** PFK Company II, LLC, et al; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

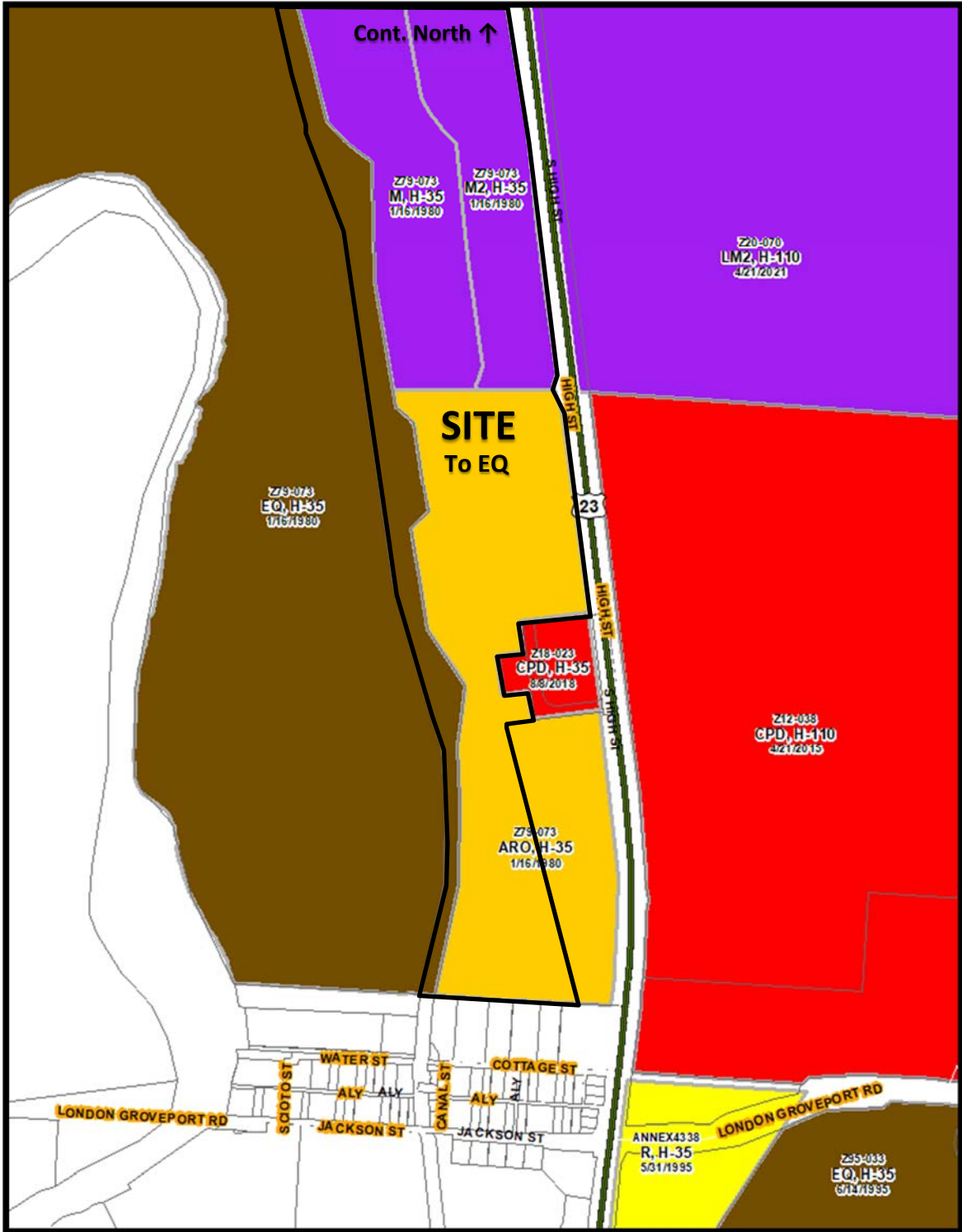
- The 160.48± acre site consists of part of one parcel and the entirety of another parcel in the M, Manufacturing, M-2, Manufacturing, AR-O, Apartment Office, and R, Rural districts. The requested EQ, Excavation and Quarrying District will permit excavation and quarrying uses.
- North of the site is a quarrying and excavation use in the M and M-2, Manufacturing districts. South of the site are single-unit dwellings in the R, Rural District in Hamilton Township. East of the site is undeveloped land in the L-M-2, Limited Manufacturing District, a fuel sales station in the CPD, Commercial Planned Development District, and the Scioto Downs racino in the CPD, Commercial Planned Development District. West of the site is a quarrying and excavation use in the EQ, Excavation and Quarrying District.
- The site is within the planning boundaries of the *South Central Accord Amendment* (2000), which recommends “Industrial,” “Light Industrial,” and “High-Density Residential” land uses at this location. Additionally, the site is subject to early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of South High Street as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

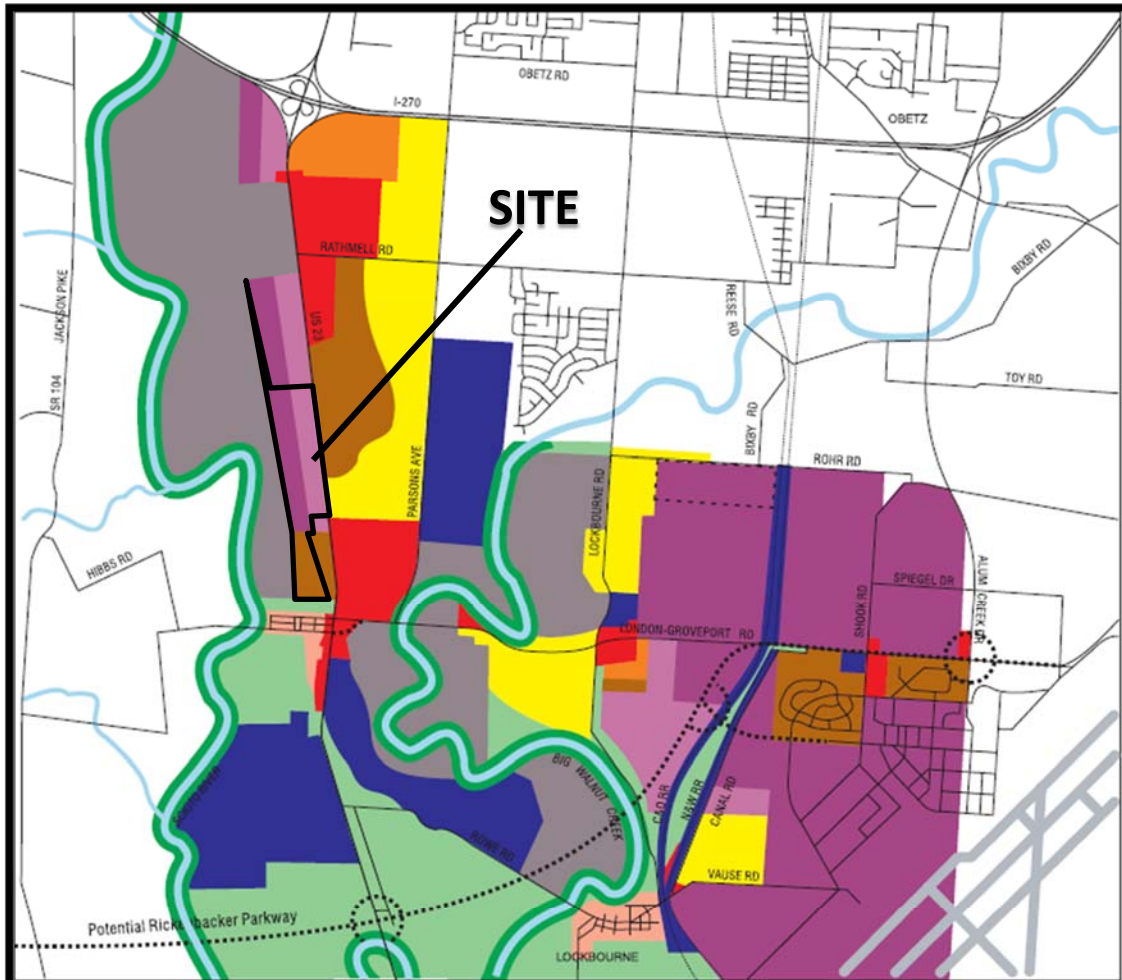
The requested EQ, Excavation and Quarrying District will permit excavation and quarrying uses. While the *South Central Accord Amendment* recommends "Industrial" land uses for only a portion of the site and "Light Industrial," and "High Density Residential" for the remainder, the requested EQ district is consistent with the existing development and zoning pattern north and west of the site. Staff notes that the EQ district standards provide sufficient buffering from adjacent residential to the south, which is considered consistent with C2P2 Design Guidelines.



Z21-074
4755 S. High St.
Approximately 160.5 acres
M, M-2, AR-O & R to EQ
Page 1 of 2



Z21-074
4755 S. High St.
Approximately 160.5 acres
M, M-2, AR-O & R to EQ
Page 2 of 2



South Central Accord

1 1/2 miles

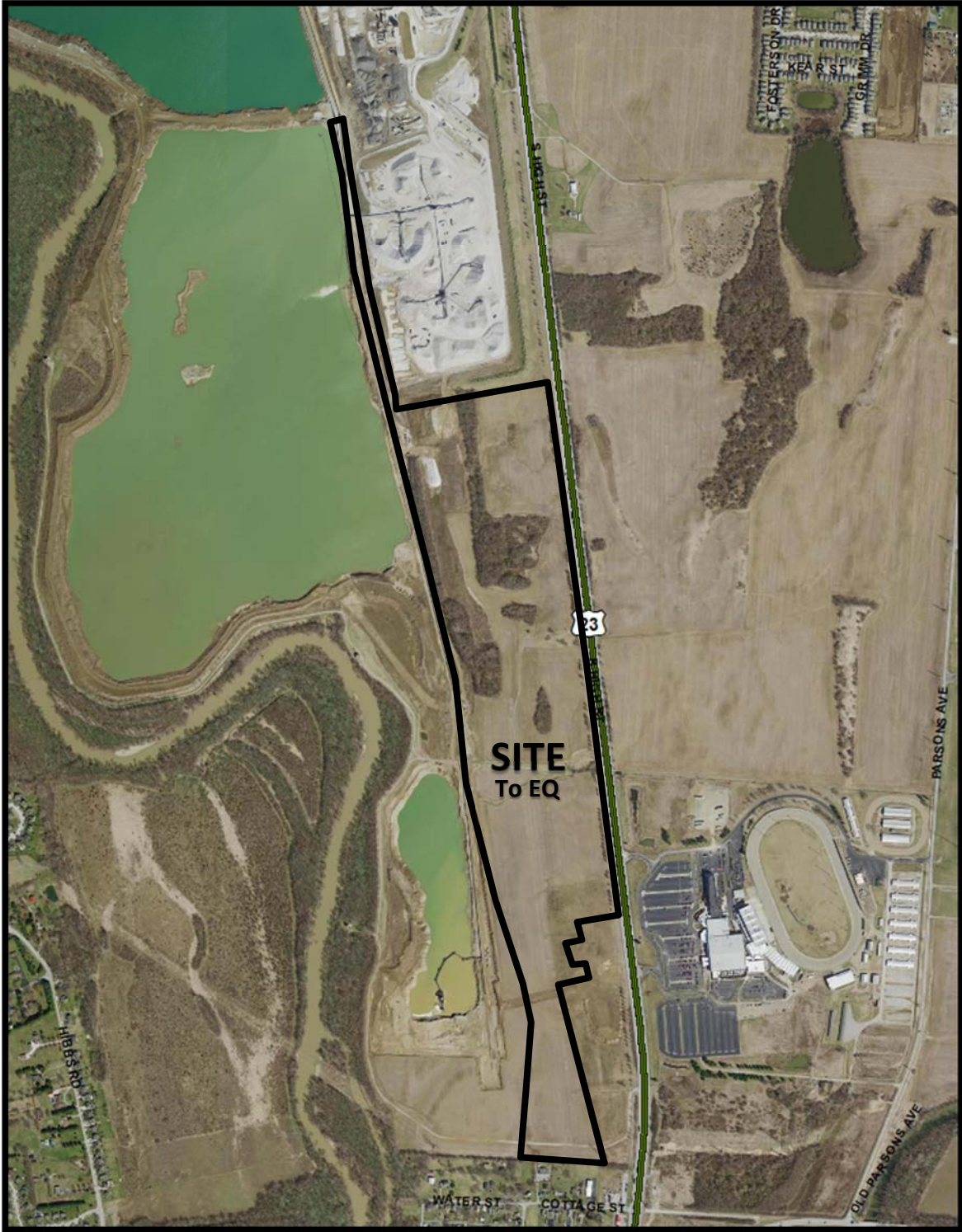
Future Land Use

- Low-Density Residential
- High-Density Residential
- Office
- Commercial
- Light Industrial
- Industrial

- Public / Semi-Public
- Greenway
- Agricultural / Open Space
- Water
- Mixed-Use Village
- Excavation / Quarrying



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Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

Case Number _____

Address _____

Group Name _____

Meeting Date _____

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

Recommendation **Approval**
(Check only one) **Disapproval**

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative Michael D. Walker, Sr

Recommending Group Title _____

Daytime Phone Number _____

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-074

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

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown of (COMPLETE ADDRESS) 37 West Broad Street STE 460 Columbus, OH 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 (including contact name and number) Business or individual's address; City, State, Zip Code Number of Columbus-based employees (Limited to 3 lines per box)

Table with 2 columns and 2 rows listing parties with their names, addresses, and employee counts.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 23rd day of August, in the year 2021

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires 9/4/2025



Natalie C. Timmons Notary Public, State of Ohio My Commission Expires 09-04-2025

This Project Disclosure Statement expires six (6) months after date of notarization.