

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 12, 2012**

- 7. APPLICATION:** **Z12-012 (ACCELA # 12335-00000-00044)**
Location: **2605 & 2525 ROHR ROAD (43125)**, being 25.75± acres located on the south side of Rohr Road, 230± feet west of Alum Creek Drive. (495-268866, Far South Columbus Area Commission).
Existing Zoning: R, Rural District.
Request: M, Manufacturing District.
Proposed Use: Industrial use.
Applicant(s): The Pizzuti Companies; Two Miranova Place, Suite 800; Columbus, Ohio 43215.
Property Owner(s): Vision Service Plan; 3333 Quality Drive; Rancho Cordova, CA 95670.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

BACKGROUND:

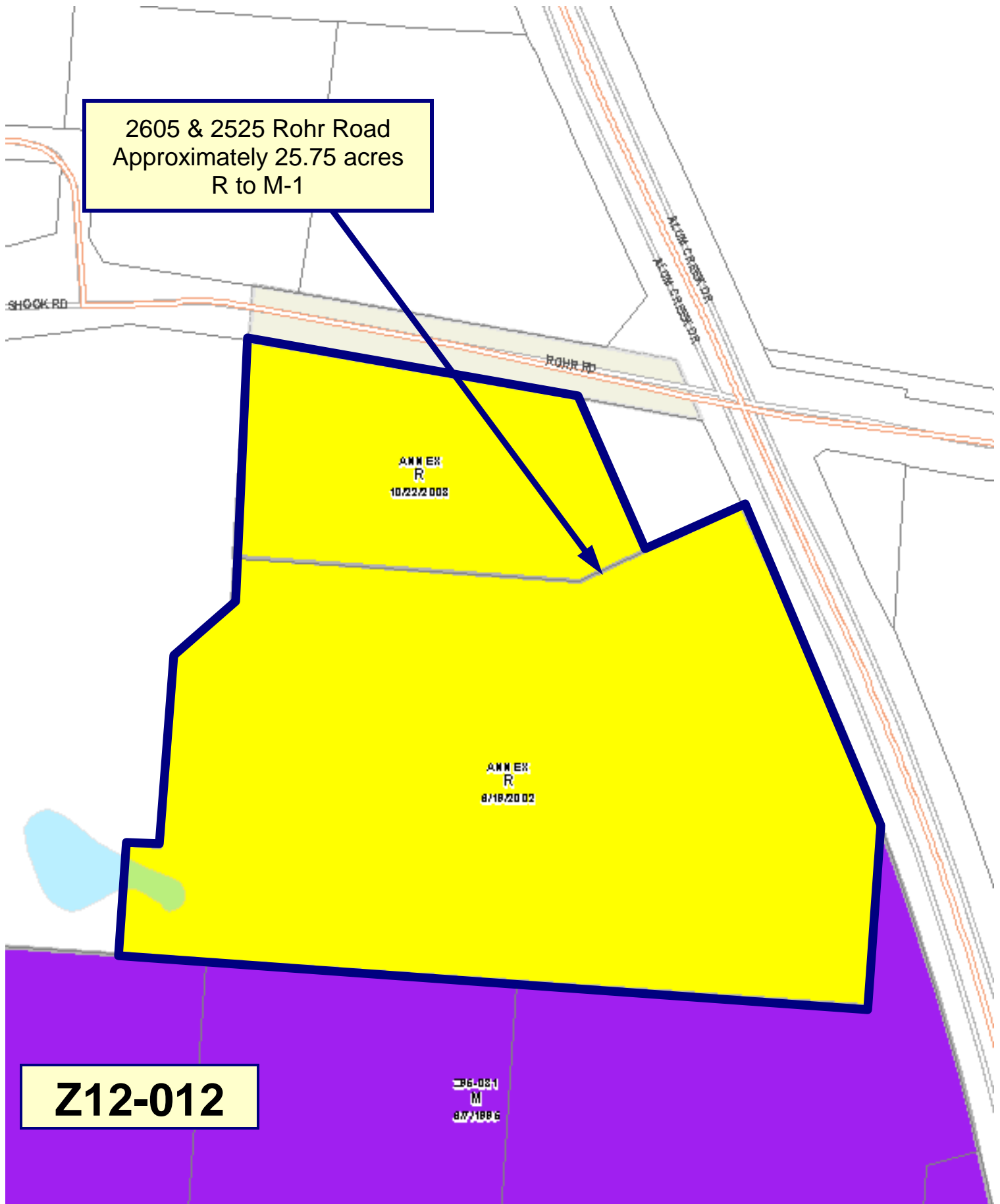
- This application is to rezone this site from the R, Rural District to the M, Manufacturing District. Large industrial buildings have already been developed on the site
- To the north across Rohr Road is farm land and a truck service facility located at the southwest corner of Rohr Road and Alum Creek Drive in Hamilton Township. To the south is industrial development zoned in the M, Manufacturing District in the City of Columbus. To the east across Alum Creek Drive is industrial development in Groveport. To the west is vacant land in Hamilton Township.
- The site falls within the boundaries of the *South Central Accord* (1997), which calls for light industrial development on the site.
- The *Columbus Thoroughfare Plan* identifies Alum Creek Drive as a 4-2D arterial and Rohr Road as a C collector requiring 60 feet and 30 feet of right-of-way respectively from the centerline.

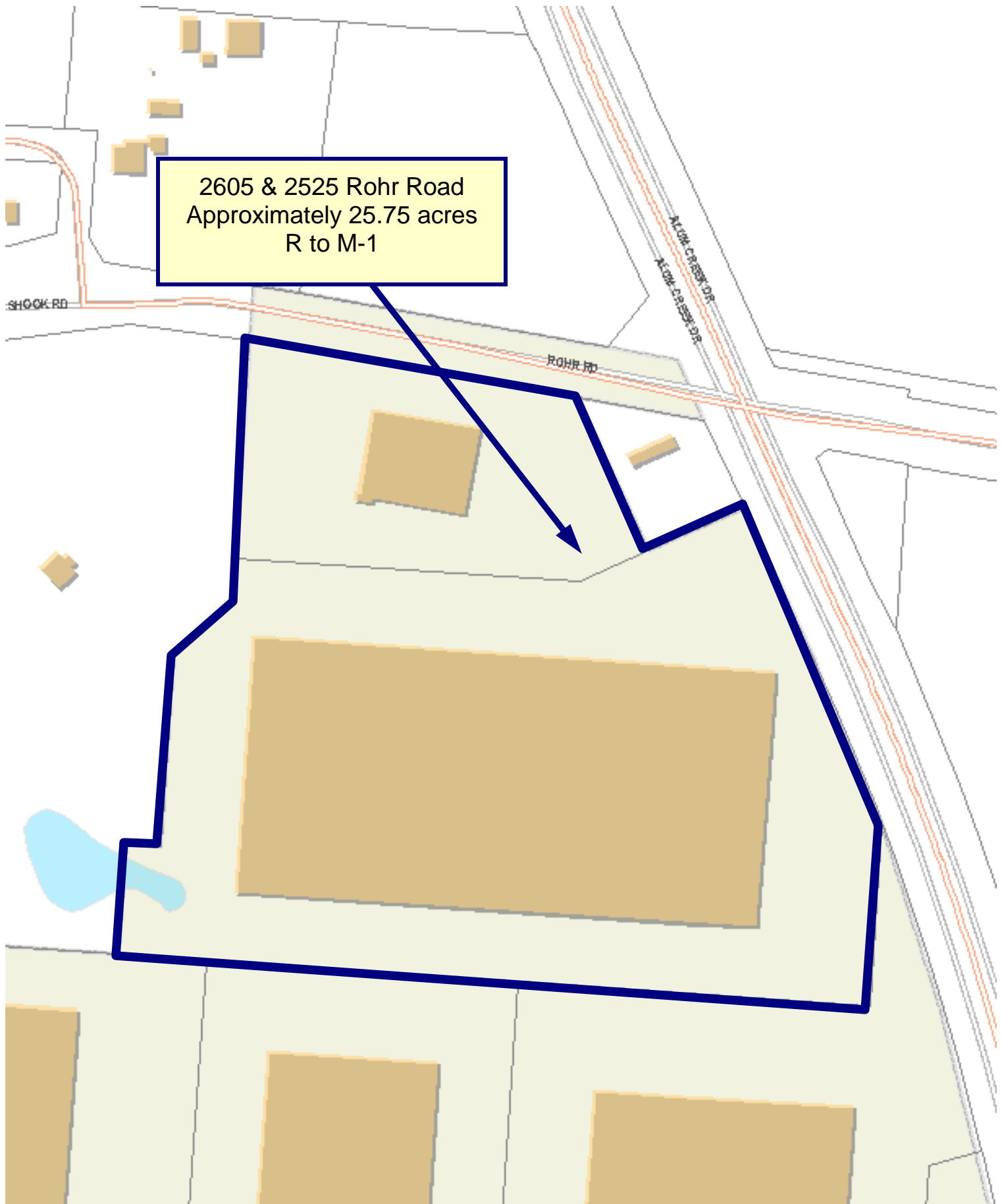
CITY DEPARTMENTS RECOMMENDATION: Disapproval.*

The requested M, would potentially allow commercial uses at this site which is not consistent with the *South Central Accord*. Staff recommended either excluding the commercial uses with a limitation text or rezoning to the M-1 or M-2 Manufacturing Districts. As of the preparation of this report, the applicant was considering those options but had not come to a decision. It is the hope of Staff that this matter can be resolved prior to the Development Commission meeting.

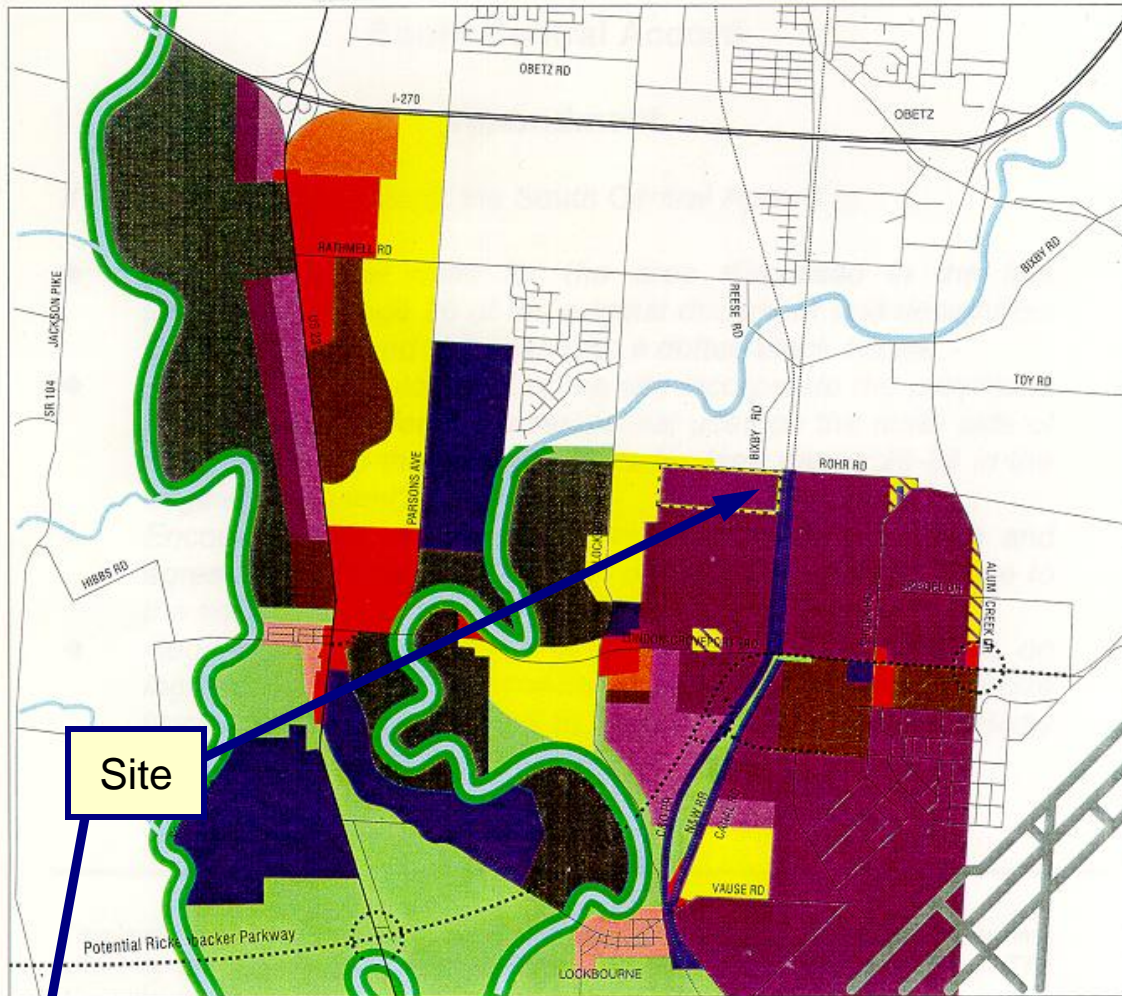
* **Approval.**

Since the last Staff Report was issued, the applicants have amended their request to the M-1, Manufacturing District. This revised proposal is consistent with the *South Central Accord*, as well as the zoning and development patterns of the area.



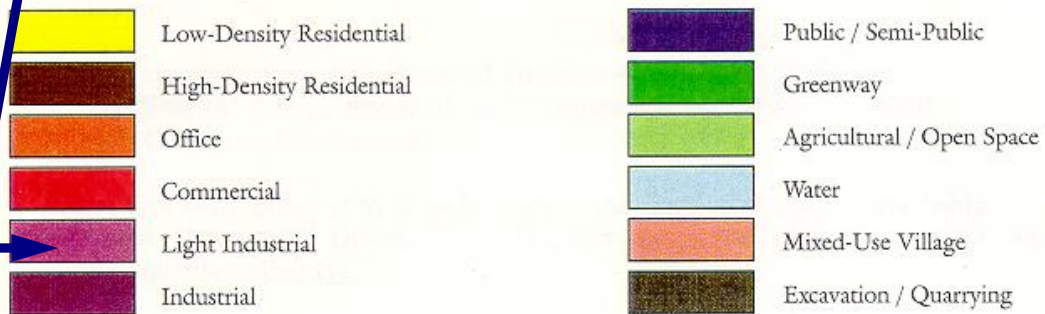


Revised Land Use Map
Adopted by Columbus City Council
October 23, 2000



South Central Accord

Future Land Use



Page 1 of 1

Hitt, Dana

From: Robin Watson [robingetsreal@yahoo.com]
Sent: Tuesday, April 24, 2012 11:02 PM
To: Hamons Shannon
Cc: Hitt, Dana
Subject: 2605m& 2525 Rohr Rd

Mr Hamons ,

Please accept this email as verification that the zoning listed below was heard before the Far South Area Commission April 5 2012. It was determined by vote to recommend the zoning of these parcels be changed from R (rural) to M (manufacturing)

Z12-012 (ACCELA # 12335-00000-00044)

Location: 2605 & 2525 ROHR ROAD (43125), being 25.75± acres located on the south side of Rohr Road, 230± feet west of Alum Creek Drive. (495-268866).
Existing Zoning: R, Rural District.
Request: M-1, Manufacturing District.
Proposed Use: Industrial use.
Applicant(s): The Pizzuti Companies; Two Miranova Place, Suite 800; Columbus, Ohio 43215.
Property Owner(s): Vision Service Plan; 3333 Quality Drive; Rancho Cordova, CA 95670.
Planner: Dana Hitt; 645-2395;

Robin Watson
Scioto-Southland Civic Association -President
Far-South Area Commission - Zoning Chair
614-306-4602

4/25/2012



Mayor Michael B. Coleman

REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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 # 212-012

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Shannon Hamons
 of (COMPLETE ADDRESS) c/o The Pizzuti Companies, Two Miranova Place, Suite 800, 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
 Business or individual's address
 Address of corporate headquarters
 City, State, Zip
 Number of Columbus based employees
 Contact name and number

1. Vision Service Plan 3333 Quality Drive Rancho Cordova CA Contact: _____ Phone: _____ Columbus Employees: _____	2. DCT Creekside IV LLC P.O. Box 173382 Denver CO 80217 Contact: _____ Phone: _____ Columbus Employees: _____
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Shannon Hamons

Subscribed to me in my presence and before me this 30 day of JANUARY, in the year 2012

SIGNATURE OF NOTARY PUBLIC

R. G. Schwind

My Commission Expires:



RON G. SCHWIND
 Notary Public, State of Ohio
 My Commission Expires

This Project Disclosure Statement expires six months after date of notarization. 11-30-16

Notary Seal Here

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
 For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer