


















- ## KEY NOTES

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|---|---|
|  | PROPOSED STANDARD DOVetail ASPHALT PAVEMENT |
|  | PROPOSED HEAVY DOVetail ASPHALT PAVEMENT    |
|  | PROPOSED CONCRETE SIDEWALK                  |
|  | PROPOSED HEAVY DOVetail PAVEMENT            |
|  | PROPOSED POROUS ASPHALT PAVEMENT            |
|  | PROPOSED POROUS CONCRETE PAVEMENT           |
|  | PROPOSED POROUS CONCRETE SIDEWALK           |
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|  | PROPOSED POROUS CONCRETE SIDEWALK           |

●NOT FOR CONSTRUCTION●

## SITE PLAN

**COTA**DRA WING NO.  
C1.3

| ISSUES AND REVISIONS |                         |
|----------------------|-------------------------|
| R#                   | Description             |
| 1                    | 1/20/22 DE KAN ECU      |
| 2                    | 8/20/22 EASY GMP        |
| 3                    | 8/8/22 90% CD/ GMP R2   |
| 4                    | 8/8/22 100% CD          |
| 5                    | 9/20/22 100% CD/ GMP R2 |
| 6                    | 9/20/22 PR 5041 SET     |
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8/22/23

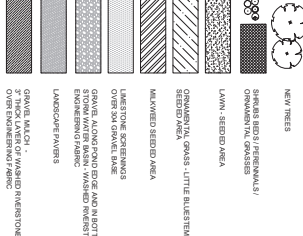


## PLANT LIST

VALUABLE STRUCTURES OR PLANT BEDS SHALL BE SEEDED TO LAWN. EXTEND LAWN SEEDED AREAS NEED TO REPAIR ALL AREAS IMPACTED BY CONSTRUCTION.

ALL AREAS IDENTIFIED AS LAWN AND ALL AREAS WITHIN THE CONSTRUCTION LIMITS NOT TO BE FINISHED WITH PAVEMENT.

## LEGEND



DATA NOT

- [illegible]





**STAFF REPORT  
DEVELOPMENT COMMISSION  
SPECIAL ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 8, 2023**

- 3. APPLICATION:** [Z23-002](#)  
**Location:** **6675 SHOOK RD. (43137)**, being 9.31± acres located at the southwest corner of Shook Road and London-Groveport Road (150-000429; Far South Columbus Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Central Ohio Transit Authority (COTA) c/o Brian Metz, Agent.; 400 West Nationwide Boulevard, Suite 225; Columbus, OH 43215.  
**Property Owner(s):** Columbus Regional Airport Authority; 4600 International Gateway; Columbus, OH 43219.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The 9.31± acre site consists of one undeveloped parcel in the R, Rural District. The requested CPD, Commercial Planned Development District will permit a COTA mobility center with mixed-uses and future commercial development on the site.
- North and east of the site are warehouses in the L-M, Limited Manufacturing District. South of the site is undeveloped land in the R, Rural District. West of the site is a single-unit dwelling in the R, Rural District in Hamilton Township.
- The site is within the planning boundaries of the *South Central Accord Amendment* (2000), which recommends “Public/Semi-Public” land uses at this location and includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation is for approval.
- The CPD text includes use restrictions and supplemental development standards that address building and parking setbacks, traffic access and improvement, and landscaping, and includes a commitment to develop the site in accordance with the submitted CPD and landscaping plans. Additionally, the text includes code modifications to the building and parking setbacks from Shook Road and London-Groveport Road.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of London-Groveport Road as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

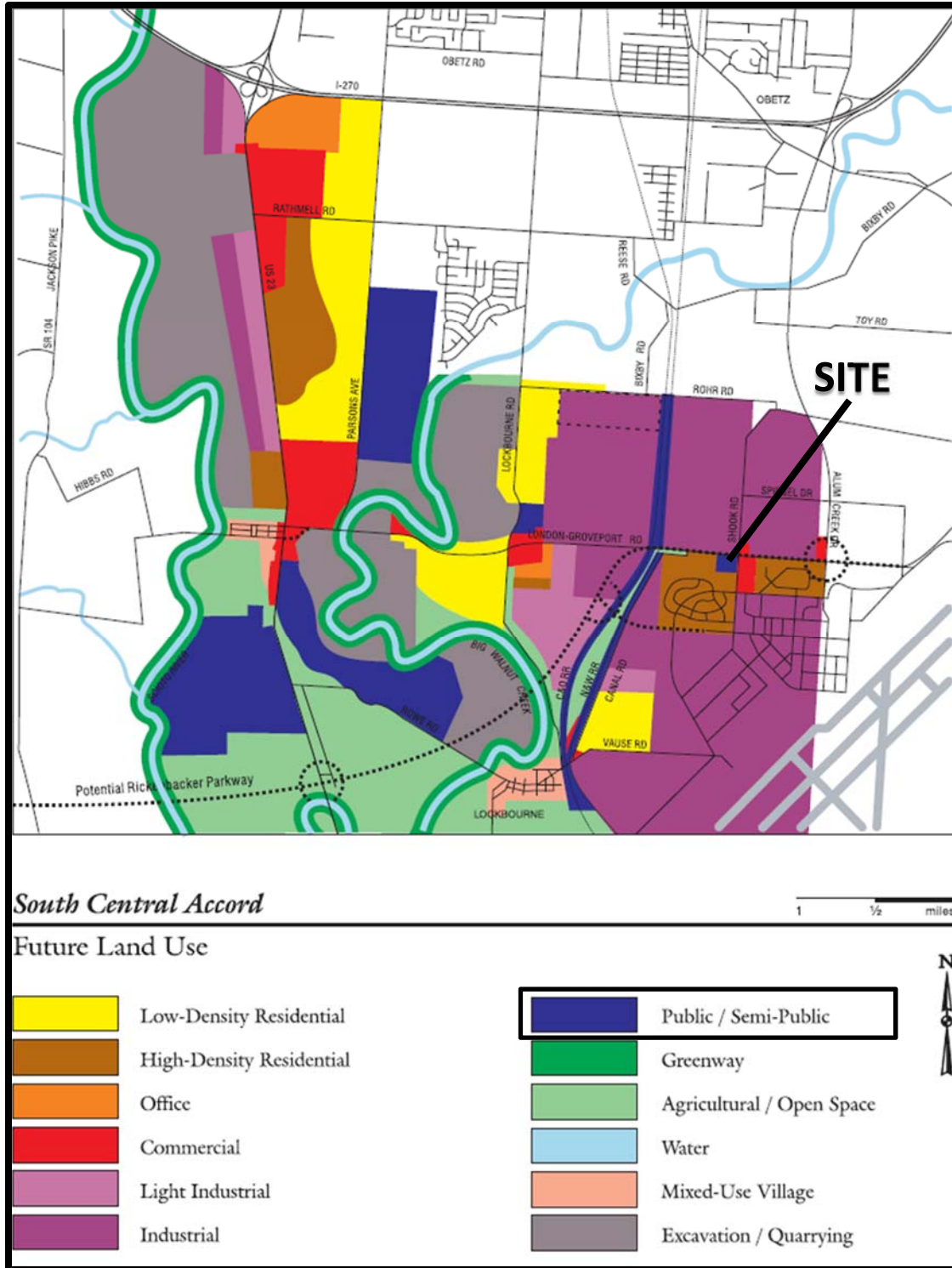
**CITY DEPARTMENTS’ RECOMMENDATION:** Conditional \*Approval.

The proposed CPD, Commercial Planned Development district permits a COTA mobility center with mixed-uses and future commercial development on the site. The proposed CPD district includes a site plan that demonstrates southward connection for future access, landscape screening of the parking lot along the site's southern boundary, and clarification on the number of bicycle parking spaces, all of which are consistent with C2P2 guidelines for connectivity and screening. A traffic impact study involving the Ohio Department of Transportation remains in progress and may result in the need for access and circulation modifications that could significantly alter the site's configuration. Staff's recommendation will be for approval upon the review and inclusion of finalized traffic commitments within the CPD text to the satisfaction of the Department of Public Service. **\*City Departments' recommendation has been updated to approval.**





Z23-002  
6678 Shook Rd.  
Approximately 9.31 acres  
R to CPD



Z23-002  
 6678 Shook Rd.  
 Approximately 9.31 acres  
 R to CPD



Z23-002  
6678 Shook Rd.  
Approximately 9.31 acres  
R to CPD



## 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 / NEIGHBORHOOD GROUP**  
(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**  
(Check only one)      **Approval**  
                                 **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.



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Rezoning Application

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

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z23-002

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) Brian Metz  
of (COMPLETE ADDRESS) 400 W. Nationwide Blvd, suite 225, 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)

|   |  |
|---|--|
| 1. COTA-Joe Massey 614-783-8240<br>33 North High Street, Columbus Ohio 43215<br>800 Columbus based employees            | 2. CRAA-Suzanne Bell<br>4600 International Gateway Columbus OH 43219<br>1,200 Columbus based employees |
| 3. TranSystems-Brian Metz-614-266-7923<br>400 W. Nationwide Blvd, Suite 225 Columbus<br>OH, 22 Columbus based employees | 4.   |

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 8th day of August, in the year 2023

SIGNATURE OF NOTARY PUBLIC

7-17-2025  
My Commission Expires

Notary Seal Here



LORI R WELSH  
Notary Public  
State of Ohio  
My Comm. Expires  
July 17, 2025

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