

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 9, 2019**

- 1. APPLICATION: Z19-019**
- Location:** 6770 SHOOK RD (43137), being 16.27± acres located at the southeast corner of Shook Road and London Groveport Road (512-232659 & 512-232662; Far South Columbus Area Commission).
- Existing Zoning:** R, Rural and L-M, Limited Manufacturing districts.
- Request:** L-M, Limited Manufacturing District (H-60).
- Proposed Use:** Warehouse and distribution.
- Applicant(s):** Pinchal & Company, LLC c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.
- Property Owner(s):** Gordo, LLC, et al.; c/o Brent Crawford; 6640 Riverside Drive, Suite 500; Columbus, OH 43017.
- Planner:** Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

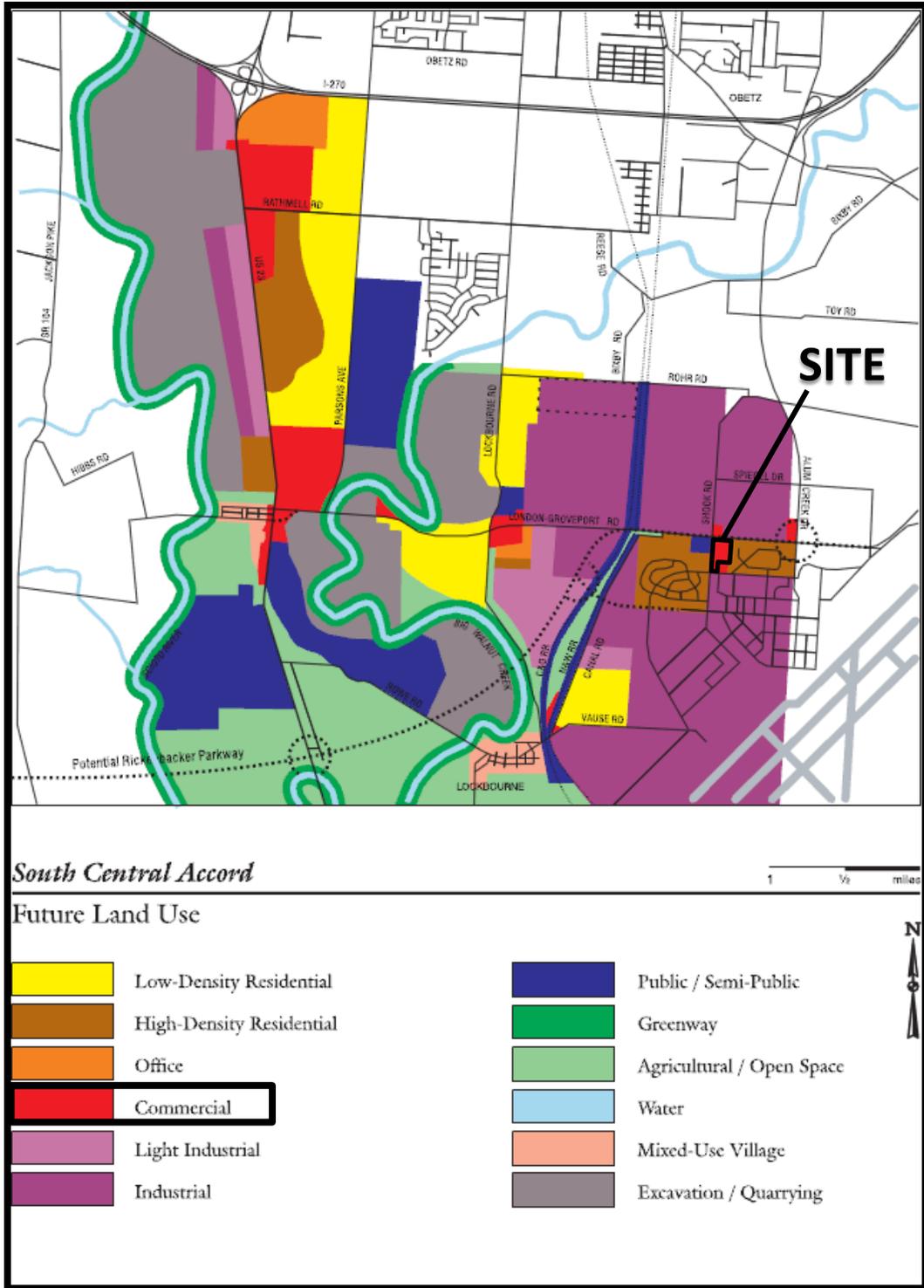
- The site consists of two parcels, one undeveloped in the L-M, Limited Manufacturing District and the other containing a single-unit dwelling in the R, Rural District. The applicant is requesting the L-M, Limited Manufacturing District to permit an industrial development.
- To the north of the site are warehouses in the M, Manufacturing District and a commercial development in the C-3, Commercial District. To the south are warehouses and proposed industrial development in the L-M, Limited Manufacturing District, and Rickenbacker Airport in Franklin County. To the east and west are multi-unit apartments in the R, Rural District.
- The site is located within the boundaries of the *South Central Accord Amendment (2000)*, which recommends “Commercial” 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 is for approval.
- The limitation text establishes use restrictions and includes development standards addressing height, setbacks, access, 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. While the proposal is not consistent with the land use recommendation of the *South Central Accord Amendment*, it does not add an incompatible use to the area and meets the screening and buffering recommendations for industrial properties from residential uses.



Z19-019
6770 Shook Road
Approximately 16.27 acres
R & L-M to L-M



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 6770 Shook Road
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Approximately 16.27 acres
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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:

219-019

Address:

6770 Shook Rd

Group Name:

FAR South Cols Area Comm

Meeting Date:

4/4/19

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:

Vote:

Y = 4 / N = 3 Oppositions = 4

Signature of Authorized Representative:

Becky Walcott

SIGNATURE

FSCAC

RECOMMENDING GROUP TITLE

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.

JENNIFER GALLAGHER
Director

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
PUBLIC SERVICE

June 21, 2019

Gina M. Balsamo, P.E.
Carpenter Marty Transportation, Inc.
6612 Singletree Dr.
Columbus, OH 43229

RE: Shook Road Industrial Traffic Access Study

Dear Ms. Balsamo:

This letter is a follow-up to the approval letter dated May 31, 2019 for a revised traffic access study dated May 9, 2019 prepared for a proposed area of development located at the southeast corner of the intersection of Shook Road and London Groveport Road, which was the subject of preliminary site compliance plan 19601-00052 and is the subject of rezoning application Z19-019 and final site compliance plan 19345-411.

In lieu of constructing a 345 feet long westbound left turn lane at the intersection of London Groveport Road and Site Drive 3, access to London Groveport Road at Site Drive 3 shall be restricted to right-in, right-out, and left-out movements with no further analysis required. Likewise, the limitation text for rezoning application Z19-019 will not need to include language regarding construction of a westbound left turn lane at the intersection of London Groveport Road and Site Drive 3.

With this requirement change and as noted in the approval letter dated May 31, 2019, the City of Columbus, Division of Traffic Management accepts this study and its conclusions.

An E-plan scope of work will be issued for the right-of-way improvements that are required in conjunction with this project.

If you have any further questions, please contact me at (614) 724-0589.

Thank you for your cooperation throughout this process.

Respectfully,



Daniel E. Moorhead, P.E., PTP
Division of Traffic Management

cc: D. Blechschmidt – City of Columbus, Department of Public Service
B. Hayes – City of Columbus, Department of Public Service
M. Maret – City of Columbus, Department of Building and Zoning Services
B. Hebble – Franklin County Engineer's Office
D. Laurent – Carpenter Marty Transportation
D. Perry – David Perry Company, Inc.

111 N. Front Street | Columbus OH 43215 | (614) 645.8290 | Fax (614) 645.7805
City of Columbus 311 Call Center (614) 645-3111

columbus.gov





DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: 219-019

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 43215

deposes and states that (he/she) is the APPLICANT, AGENT or SOLELY 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 2 columns and 2 rows containing details for ARCO Design/Build Midwest, Inc., Columbus Municipal Airport Authority, Gordo, LLC, and Pinchal & Company, LLC.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Donald Plank

Donald Plank

Subscribed to me in my presence and before me this 25th day of February, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of MaryAlice Wolf

My Commission Expires:

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

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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