

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 9, 2021**

- 2. APPLICATION: Z21-081**
Location: **6680 LOCKBOURNE RD. (43137)**, being 180± acres located on the east side of Lockbourne Road, 1,250± feet south of London-Groveport Road (495-263119; Far South Columbus Area Commission).
Existing Zoning: R, Rural District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Limited industrial and commercial development.
Applicant(s): Pinchal & Company, LLC; c/o Donald Plank, Atty.; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Peters Family Farms, Inc.; c/o Donald Plank, Atty.; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 180± acre site consists of one parcel developed with agricultural uses and a private cemetery in the R, Rural District. The applicant requests the L-M, Limited Manufacturing District permitting a limited number of more objectionable uses, less objectionable uses, and office use at this location.
- North of the site is agricultural land in the M, Manufacturing District and R, Rural District within Hamilton Township. South of the site is agricultural land in the R, Rural District. East of the site is railroad right-of-way. West of the site is undeveloped land in the PUD-4, Planned Unit Development District and single-unit dwellings in the R, Rural District in Hamilton Township.
- The site is within the planning boundaries of the *South Central Accord* (2000), which recommends “Light Industrial” and “Agricultural/Open Space” land uses at this location. The site is also subject to the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation was not available at the time this report was finalized.
- The limitation text establishes use restrictions, including more stringent use restrictions for the northwestern part of the site, and supplemental development standards that address building setbacks, parking setbacks, traffic access and improvements, screening that includes mounding and evergreen trees, preservation of the existing private cemetery, and a commitment to develop the site as demonstrated on the submitted site plan.
- At the time this Staff Report was finalized, a traffic impact study is in progress in

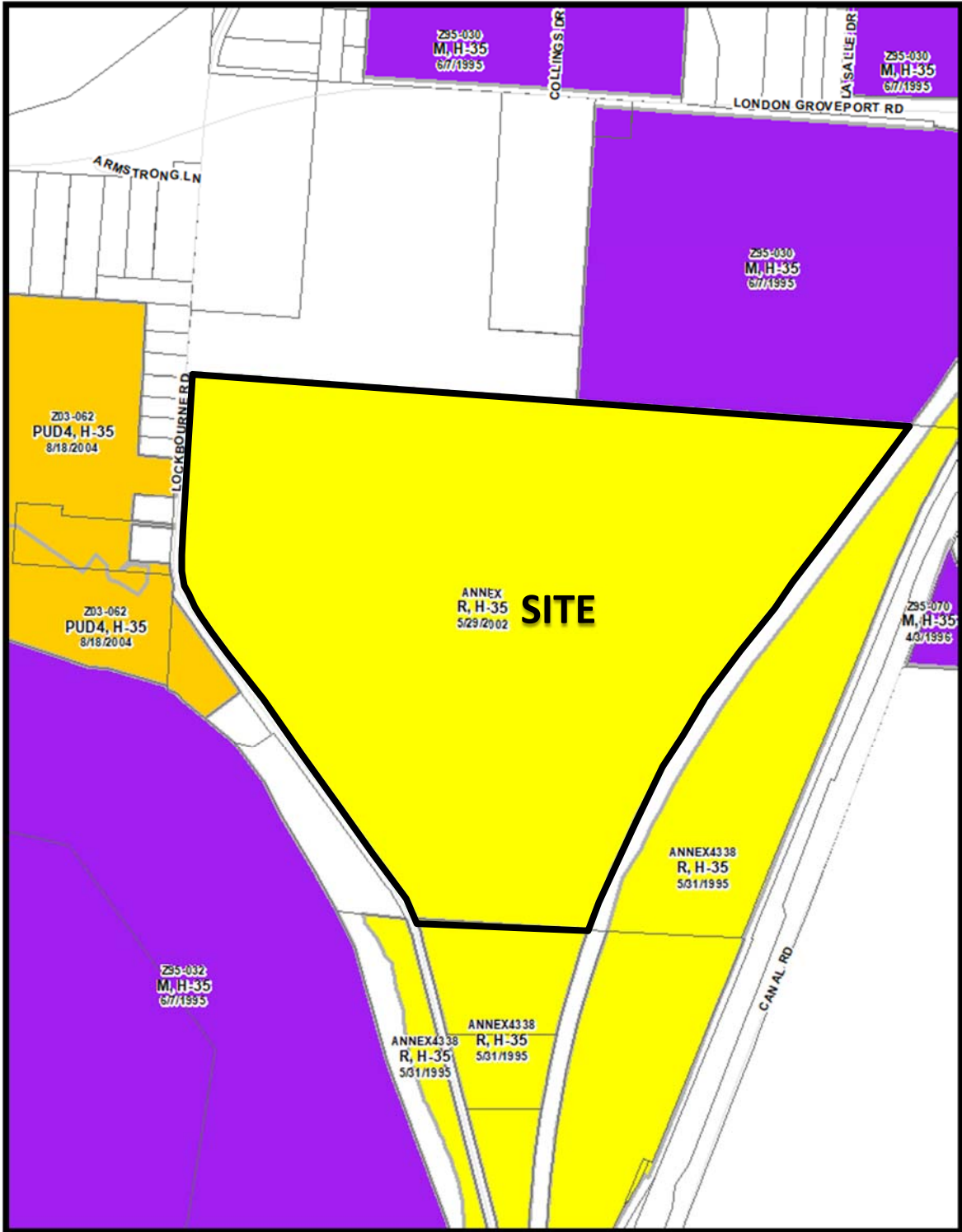
conjunction with this application. Additional commitments or access revisions may be needed based on the results of the approved traffic impact study.

- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Lockbourne Road as a Suburban Community Connector requiring 80 feet of right-of-way.

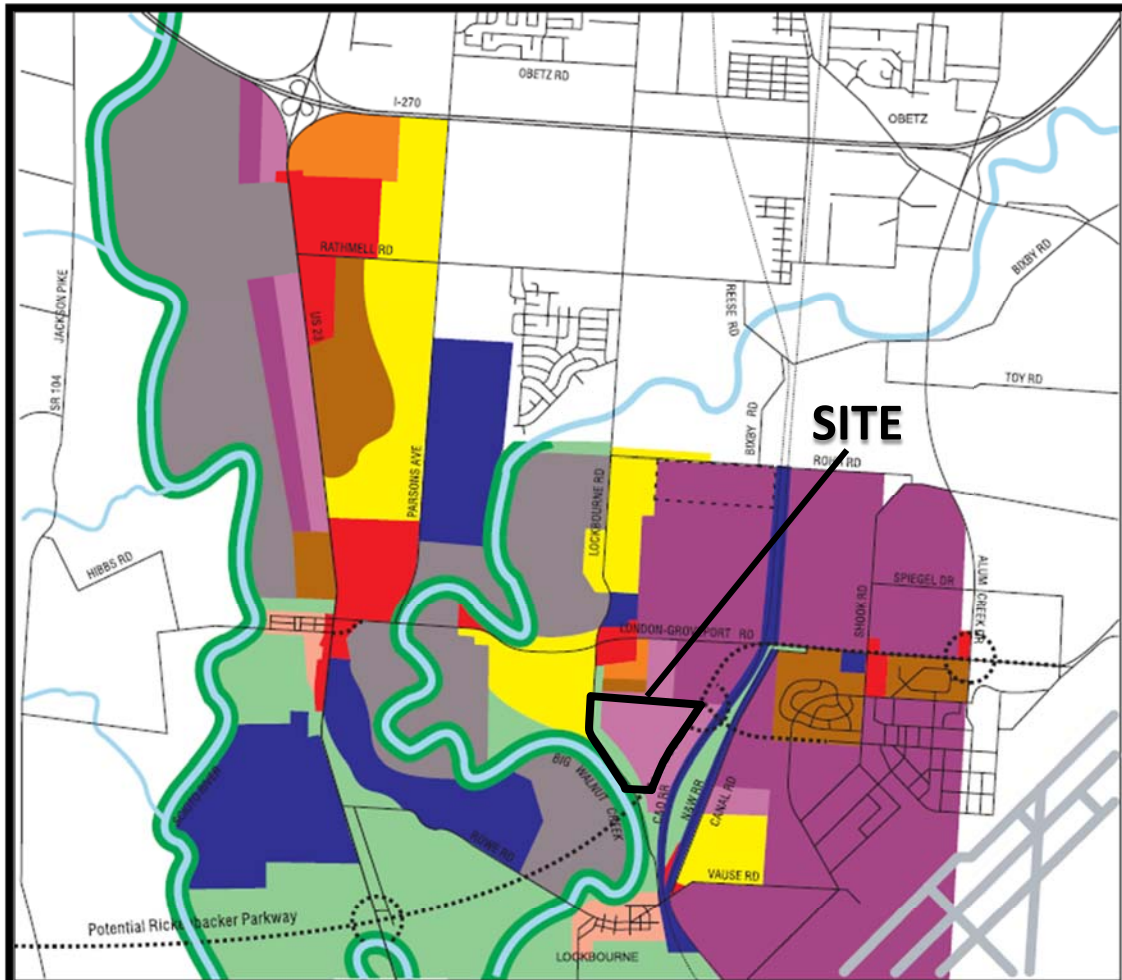
CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional~~ *Approval.

The requested L-M, Limited Manufacturing District will permit limited more objectionable manufacturing uses, less objectionable manufacturing uses, and commercial office uses. The limitation text includes appropriate use restrictions and development standards. Included in the text is a commitment to develop the site as demonstrated on the submitted site plan. The request is consistent with the *South Central Accord's* recommendation for "Light Industrial" land uses at this location. With the inclusion of mounding and landscaping along Lockbourne Road and the southern property line, and preservation of the existing private cemetery, staff supports this request. The City Departments recommendation will be updated to approval upon an approved traffic impact study with the necessary commitments added to the limitation text and/or reflected on the site plan to the satisfaction of the Division of Traffic Management.

***A Traffic Impact Study was completed and traffic related commitments have been included in the limitation text to the satisfaction of the Department of Public Service, and therefore City Departments' recommendation is for approval.**










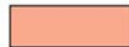

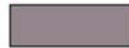


Z21-081
6680 Lockbourne Rd.
Approximately 180 acres
R to M

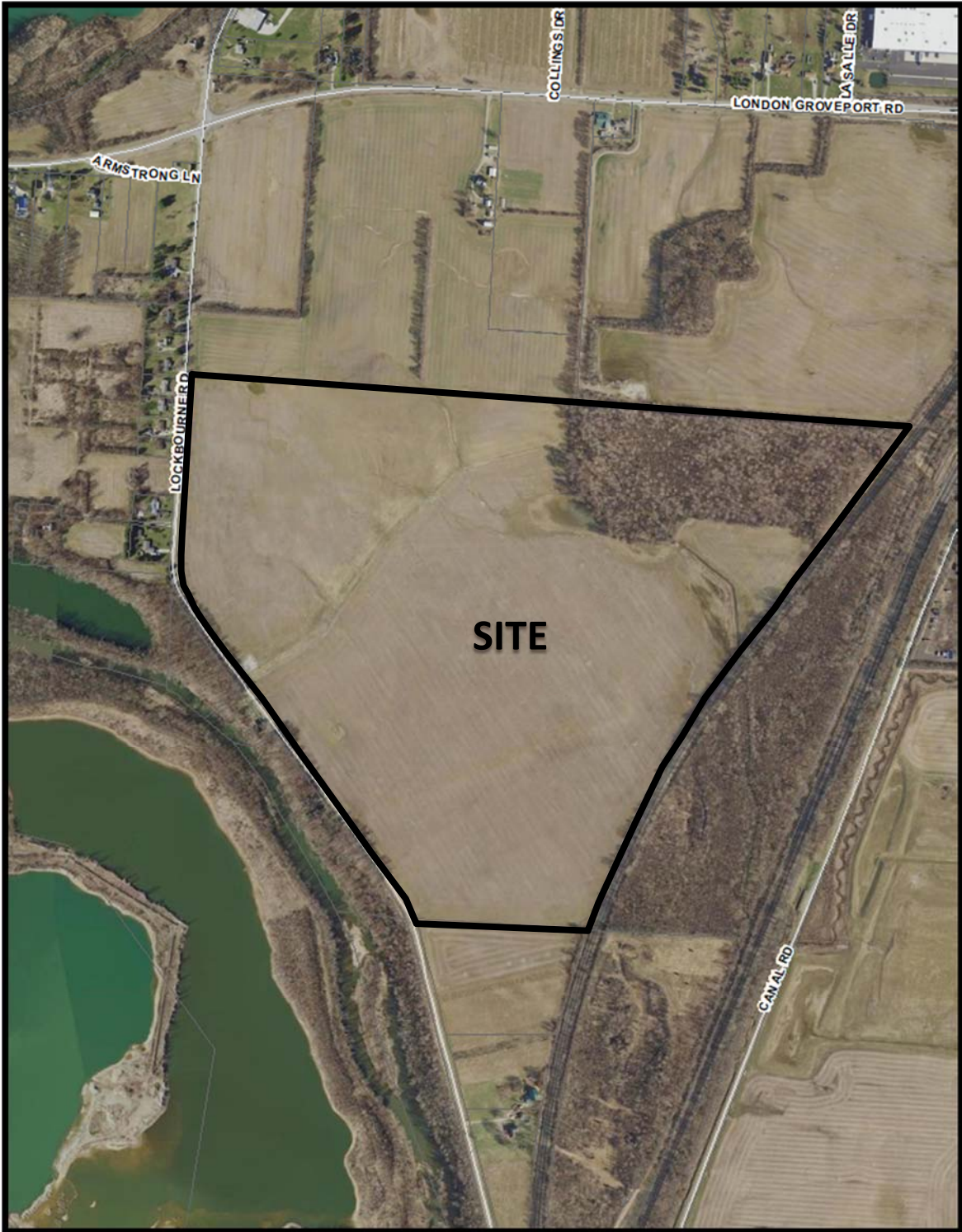


South Central Accord

Future Land Use

	Low-Density Residential		Public / Semi-Public
	High-Density Residential		Greenway
	Office		Agricultural / Open Space
	Commercial		Water
	Light Industrial		Mixed-Use Village
	Industrial		Excavation / Quarrying

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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:

(Check only one and list basis for recommendation below)

- Approval**
- Disapproval**

NOTES:

Vote: _____

Signature of Authorized Representative: Michael D. Walker, Sr
SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN\q<Cuuki pgf 'Rrcppgt.'Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Meeting Date: 12/9/2021

Application #: Z21-081	Request: L-M	Address: 6680 LOCKBOURNE RD. (43137)					
# Hearings: _____	Length of Testimony: _____ <i>4:23 → 5:23</i>	Staff _____ Approval _____ Disapproval _____	Position: <input checked="" type="checkbox"/> Conditional Approval				
# Speakers Support: _____ Opposition: <i>(0)</i>	Development Commission Vote: <i>(4)</i> Yes <i>(0)</i> No <i>(0)</i> Abstain	Area Comm/ Civic Assoc: _____ Approval _____ Disapproval <input checked="" type="checkbox"/> _____ Conditional Approval					
Position Y=Yes N=No (type out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Anderson	Golden	Conroy	Onwukwe	
	<i>Y</i>	<i>Y</i>	<i>N</i>	<i>ABSENT</i>	<i>ABSENT</i>	<i>Y</i>	
+ = Positive or Proper - = Negative or Improper							
Land Use	<i>+</i>		<i>+</i>			<i>+</i>	
Use Controls	<i>+</i>					<i>+</i>	
Density or Number of Units							
Lot Size							
Scale							
Environmental Considerations			<i>-</i>				
Emissions			<i>-</i>				
Landscaping or Site Plans	<i>+</i>					<i>±</i>	
Buffering or Setbacks	<i>+</i>					<i>+</i>	
Traffic Related Commitments	<i>+</i>		<i>-</i>			<i>+</i>	
Other Infrastructure Commitments			<i>-</i>				
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation			<i>-</i>				
Governmental or Public Input			<i>-</i>				
MEMBER COMMENTS:							
FITZPATRICK: <i>APPROPRIATE USE, WITH EFFECTIVE LANDSCAPE BUFFERS, AND (CO) STORM WATER DETENTION BASINS.</i>							
INGWERSEN: <i>APPROPRIATE USE & BUFFERS & COMMITMENT TO PRESERVE THE CEMETERY & ENHANCE ITS ENTRANCE.</i>							
ANDERSON: <i>Strong opposition by Area Comm'n & local gov't. Environmental concerns.</i>							
GOLDEN:							
CONROY:							
ONWUKWE: <i>Appropriate use. Steps have been taken to address environmental & neighbors concern</i>							

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 #: Z21-081

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) Donald T. Plank, Plank Law Firm, LPA
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, 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 (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. Pinchal & Company, LLC Members: Mace Pinchal/50%; Brian McMackin/50% Columbus based employees: 0	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 8th day of February, in the year 2022

[Signature]
SIGNATURE OF NOTARY PUBLIC

[Signature]
My Commission Expires

Notary Seal Here



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no-expiration date
Sec. 147.03 R.C.

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