

Whirlpool Corporation
- Council Variance Application - 6661 Shook Road

STATEMENT OF HARDSHIP

This statement is submitted in support of Applicant Whirlpool Corporation's request for a variances related to the two-acre parcel located at 6661 Shook Road situated at the Northeast corner of the intersection of Shook Road and London-Groveport Road. The two-acre subject property is currently zoned for Rural Residential use and a variance is needed to permit its inclusion for Limited Manufacturing use until such time as the parcel can be rezoned to fit within the development described below. Variances are also requested relating to its current Rural Residential zoning for side yard requirements and rear yard requirements for this development at the intersection of Shook and London-Groveport Roads.

The two-acre subject property is adjacent to and surrounded on two sides by a larger, 162-acre parcel, located at 1912 London-Groveport Road. This parcel is currently zoned for Limited Manufacturing and will house the Whirlpool Corporation's new Regional Distribution Center ("RDC") in close proximity to Rickenbacker International Airport. In addition to its substantial investment, Whirlpool Corporation expects to employ 300 individuals at the new RDC by 2012.

The Applicant intends to file a rezoning application for the subject property in the near future. However, council variances are necessary to establish proper used of the subject property for the uninterrupted development of the RDC while weather and time permit on both the 162-acre parcel and the subject property. Upon rezoning, the subject property, which is currently vacant, will make up the Southeastern corner of the RDC development site. Variances are requested and needed expeditiously to ensure the timely issuance of necessary construction permits and continued planning of the RDC.

Both the 162-acre parcel and the two-acre subject property are in close proximity to Rickenbacker International Airport. Both properties are within the jurisdiction of the City of Columbus Comprehensive Plan, the South Central Accord and its amendments and are essential for the continued industrial development of the Rickenbacker development area. The 162-acre parcel currently is zoned Limited Manufacturing in accordance with these development characteristics. The approval of this council variance and eventual rezoning of the two-acre subject property will simply include it in within the same development characteristics as the parcel surrounding it.

A proposed site plan for the Whirlpool RDC is being submitted along with this council variance application. The subject property lies at the Southeastern corner of the proposed site development plan and on which part of the RDC Building B will be located.

Variations Requested:

Applicant requests variations from the permitted use of the existing zoning district of the subject property as follows:

- (1) Variance from C.C.C. Section 3332.02 – Rural Residential Use
- (2) Variance from C.C.C. Section 3332.26 – Minimum Side Yard
- (3) Variance from C.C.C. Section 3332.27 – Rear Yard Requirements

The variations from the above Sections of the Columbus City Code are necessary to bring the two-acre subject property into the same zoning classification as the 162-acre parcel surrounding it and upon which the Whirlpool RDC will be constructed. Moreover, the additional variations are necessary for the construction of the RDC building structure and the parking space to be constructed on that site. 64 percent of the 6661 Shook Road parcel will be covered by pavement relating to the construction of parking at that site. Thus, variations from the Section 3332.25 - .27 side yard and rear yard requirements are necessary for the construction of the parking. The remaining 36 percent of the two-acre parcel will be greenspace for landscaping and set backs from Shook Road and London-Groveport Road.

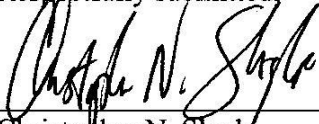
At the time of rezoning the two-acre subject parcel, the entire tract upon which the RDC will be located will be established as Limited Manufacturing District zoning providing for the continued development and permitted use under current zoning and South Central Accord guidelines.

This request is consistent with current development guidelines and limitations of the South Central Accord for industrial development in this area. The granting of this request will not adversely impact surrounding property owners in any way nor will it impair the delivery of governmental services. The development will include transportation and interchange upgrades along Ohio State Route 317 and Shook Road currently being planned and negotiated with the City of Columbus and Ohio Department of Transportation. The development on both parcels, along with a Northern parcel within the jurisdiction of the Village of Obetz, but being brought to Columbus by boundary modification, is bound on two sides by roadways and is consistent with other industrial use facilities adjacent to the RDC location.

For the reasons stated above, Applicant request the above-referenced variations from the permitted Rural Residential use and yard standards on the subject property to allow for Limited Manufacturing use, construction, and development of Whirlpool Corporation's Regional Distribution Center proposed for the subject property and adjacent parcels.

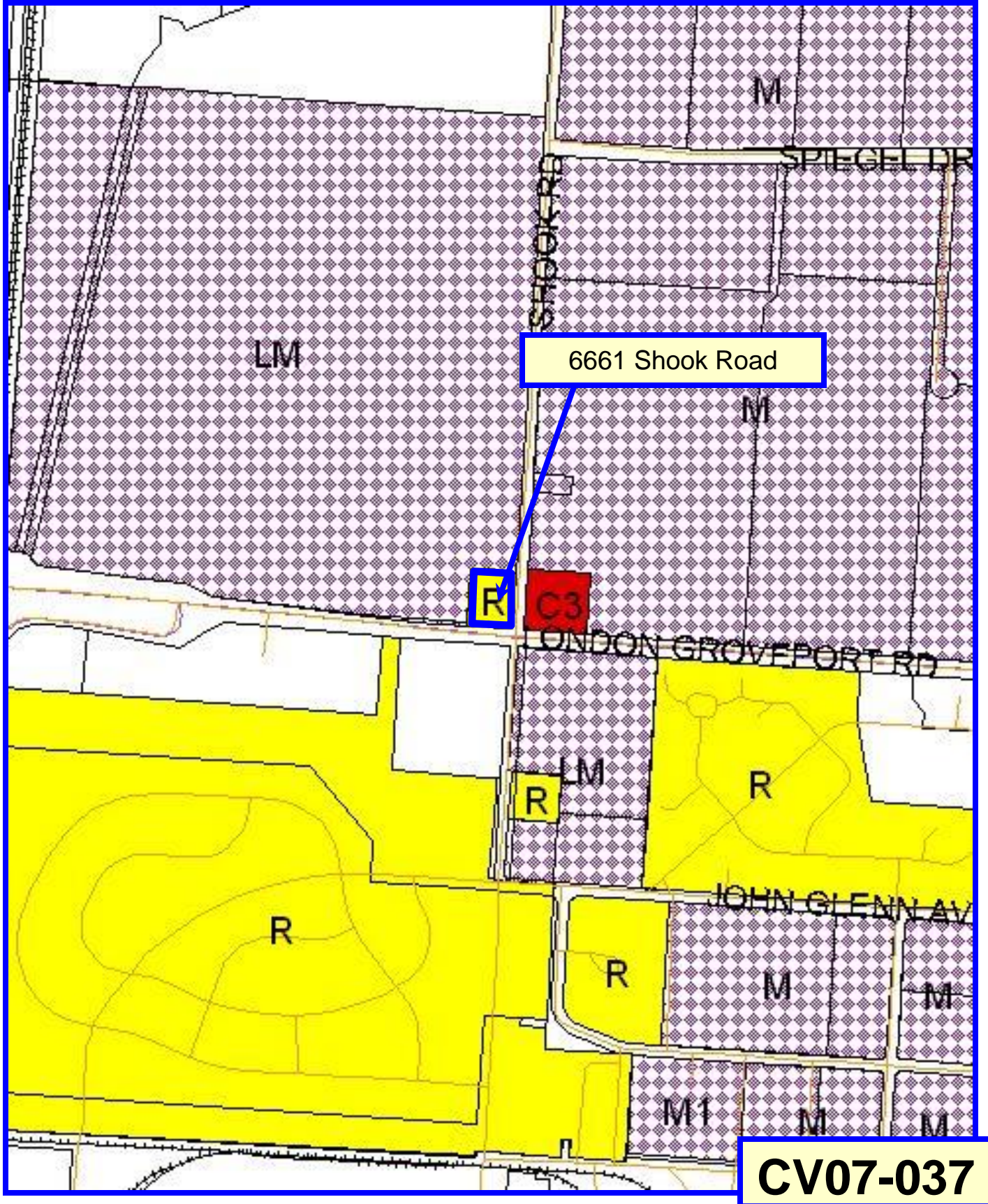
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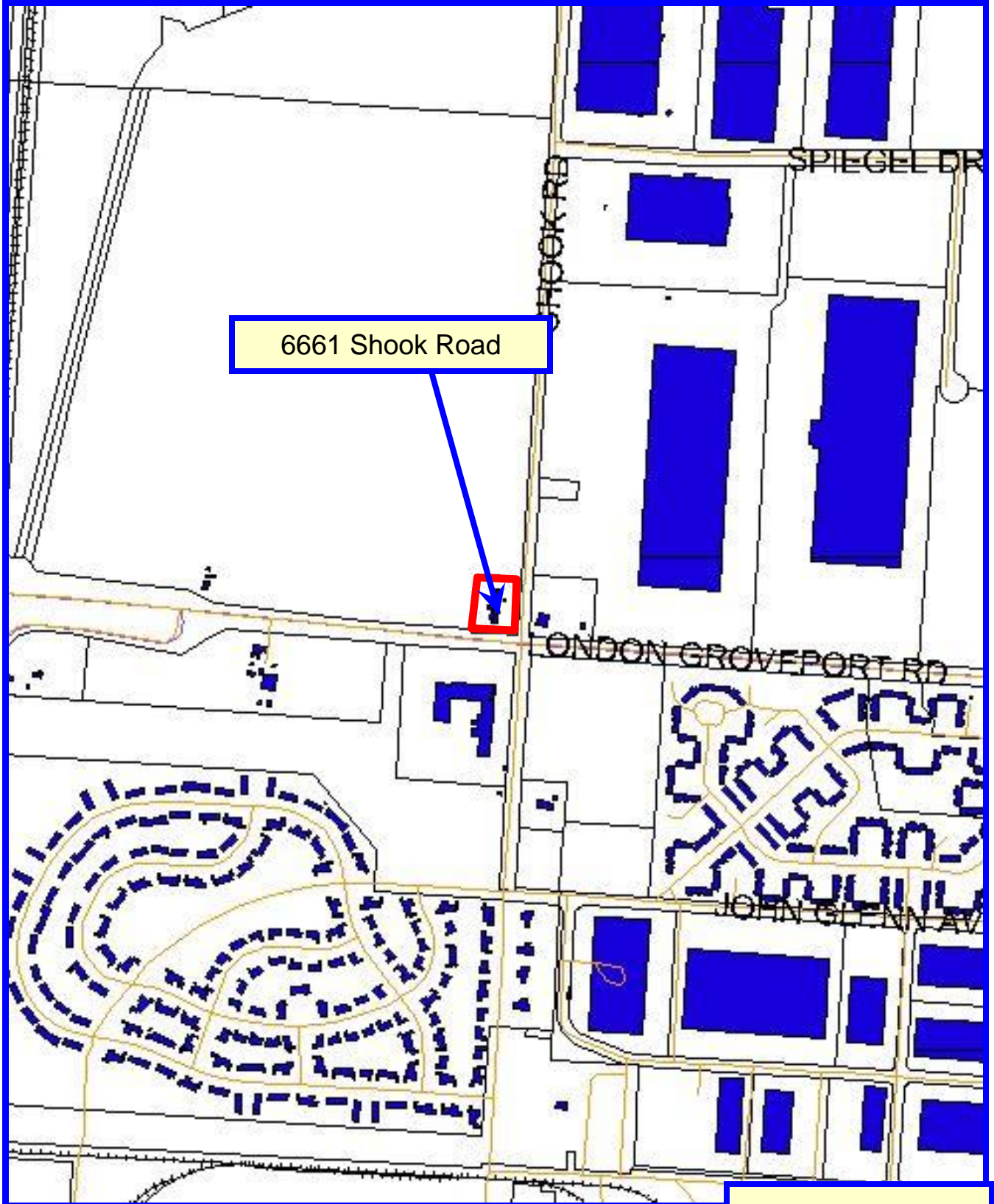
Respectfully submitted,



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E-mail: cslagle@bricker.com

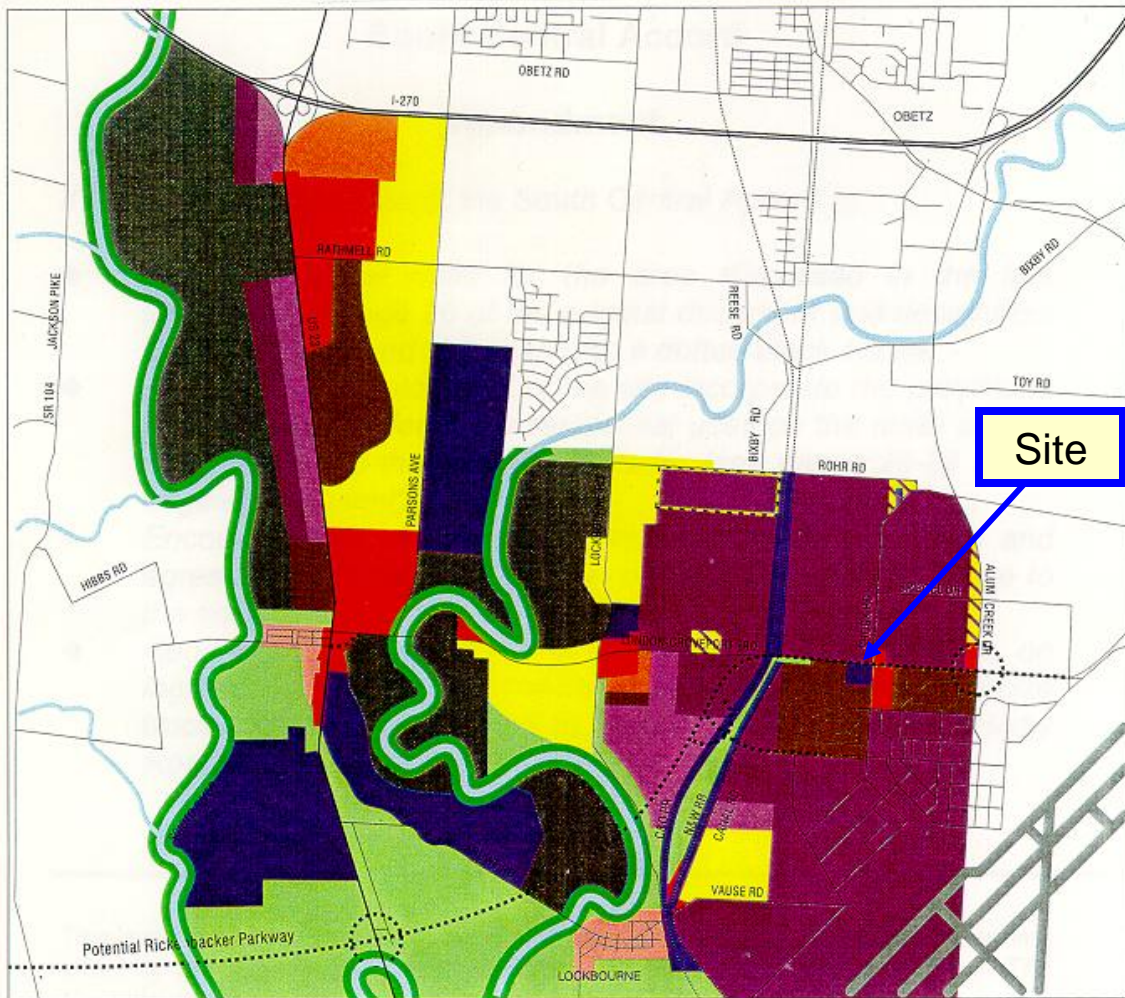
Counsel for Applicant, Whirlpool Corporation





CV07-037

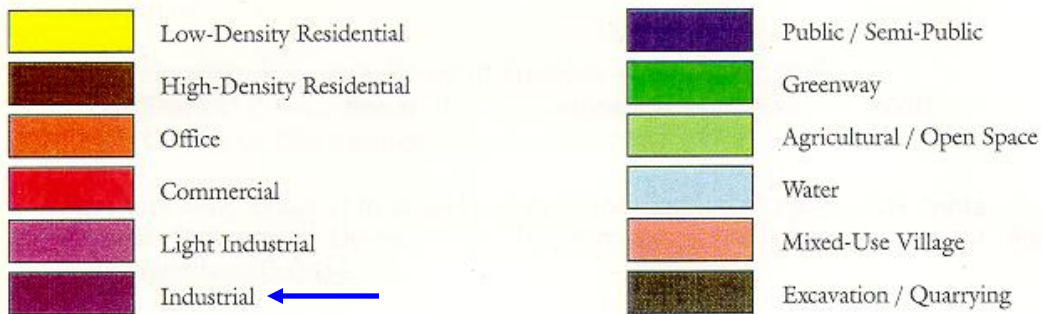
Revised Land Use Map
 Adopted by Columbus City Council
 October 23, 2000



South Central Accord

1 1/2 miles

Future Land Use



CV07-037

SCIOTO SOUTHLAND CIVIC ASSOCIATION

C/O Good Shepherd Church
210 Obetz Road
Columbus, Ohio
43207

October 18, 2007

City Of Columbus
Department of Development
Building Services Division
757 Carolyn Avenue
Columbus, Ohio 43224

To Whom It May Concern,

This letter is in regards to the zoning of 6661 Shook Road, Columbus, Ohio 43137.

Parcel number: 495-234996

Applicant: Agent: Christopher N. Slagle, Esq.

Property Owners: Pizzuti Land LLC

Scioto Southland Civic Association has approved this rezoning by a majority vote of the membership taken at the Monday, October 8, 2007 meeting. Should you have any questions, please contact me at 614-491-3270.

Sincerely,

Mindi Hardgrow, Secretary
Scioto Southland Civic Association



Council of South Side Organizations
Post Office Box 77542
Columbus, Ohio 43207

October 20, 2007

To: Christopher Slagle @ Bricker & Eckler LLP
Shannon Pine, City of Columbus
Dick Makley, City of Columbus

The Council of South Side Organizations endorses the request for Whirlpool Variance application # CV07-037. This letter is to confirm that the membership voted in support of the request at the October 11, 2007 meeting.

Council of South Side Organizations met with Whirlpool and Pizzuti regarding the council variance request and voted to approve the application.

If you have any questions, contact Robert Patterson, Zoning Chair.
Mr. Patterson can be reached at 491-0840.

Sincerely,

Robert Patterson

Robert Patterson
Zoning Chair



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV07-037

Being first duly cautioned and sworn (NAME) Christopher N. Slagle
of (COMPLETE ADDRESS) Bricker & Eckler LLP, 100 South Third St. 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 formats

Name of business or individual
Business of individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Pizzuti Land LLC Two Miranova Place, Ste. 800 Columbus, OH 43215 50 Columbus based employees Contact: <u>Scott West</u> Ph: 614-280-4079	Whirlpool Corporation 2000 North M-63 Benton Harbor, MI 49022 300 Columbus based employees (est. 2012) Contact: <u>Leslie Wendel</u> Ph: 269-923-5361

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 18th day of October, in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

06-28-2009

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

Notary Seal Here



LAURA M. KULINA
Notary Public, State of Ohio
My commission expires 06-28-2009