

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 8, 2004**

- 7. APPLICATION: Z03-099**
- Location:** **807 KINNEAR ROAD (43212)**, being 3.75± acres located on the south side of Kinnear Road, 120± feet east of Rhonda Avenue (130-011850)
- Existing Zoning:** R, Rural District.
- Request:** L-M, Limited Manufacturing District.
- Proposed Use:** Office development.
- Applicant(s):** Nittany Lions, LLC; c/o David L. Hodge, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
- Property Owner(s):** Nittany Lions, LLC, 1930 Cambridge Boulevard, Columbus, Ohio 43212.
- Planner:** Shannon Pine, 645-2208; spine@columbus.gov

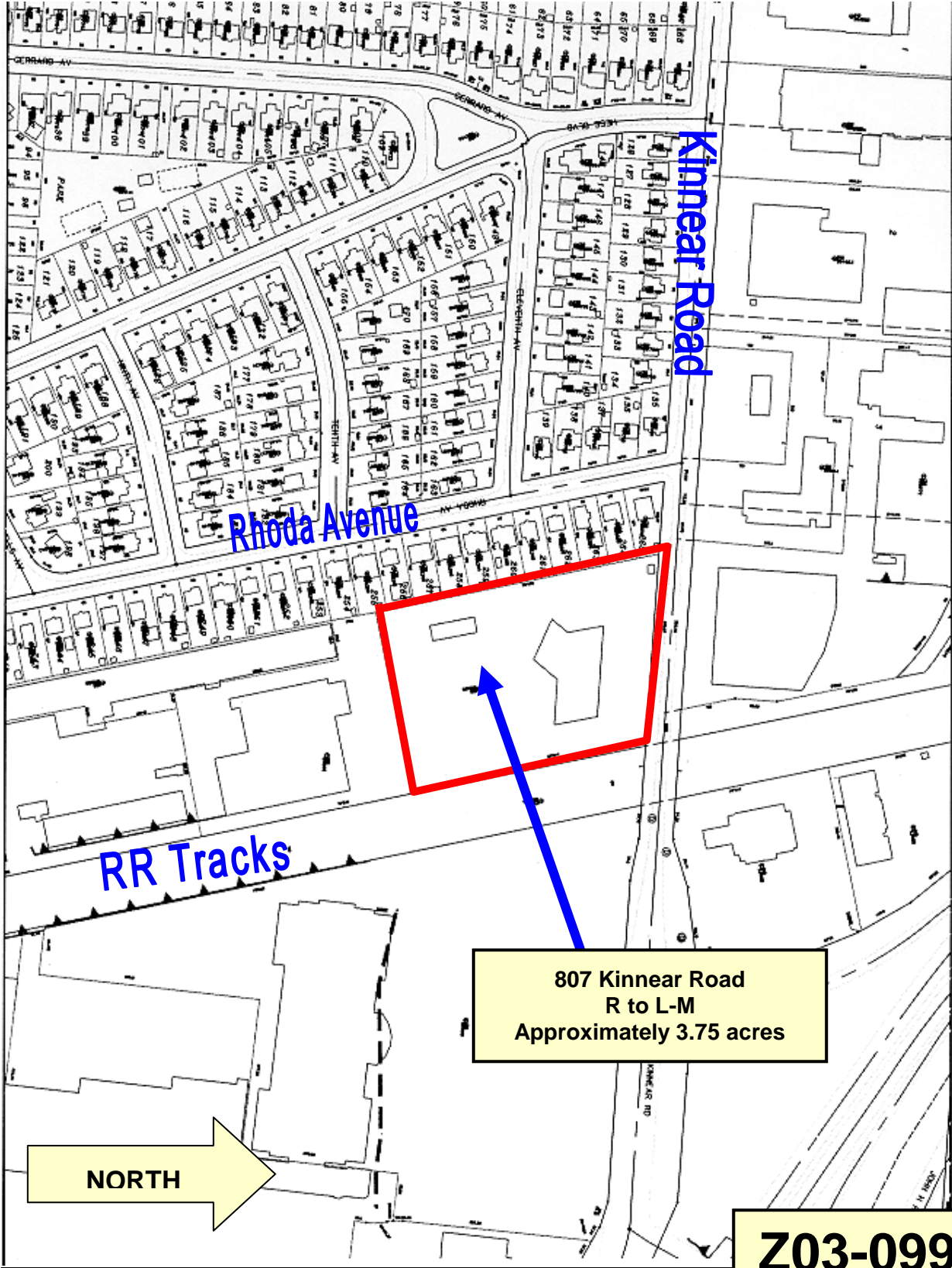
BACKGROUND:

- o The 3.75-acre site is developed with an office building and was zoned LI, Limited Industrial in Clinton Township prior to annexation on October 22, 2003. The applicant requests the L-M, Limited Manufacturing District to permit commercial, less objectionable manufacturing and telecommunication antenna uses as part of a comparable zoning.
- o The limitation text includes use restrictions and development standards that will occur with redevelopment of the site.
- o The site is surrounded by industrial uses to the north and south, Conrail tracks and a shopping center/movie theater to the east, and single-family residential development to the west, all in Clinton Township.
- o The *Columbus Thoroughfare Plan* identifies Kinnear Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District for an existing office building with use restrictions and development standards is consistent with the established zoning and development patterns of the area.





NORTH

807 Kinnear Road
R to L-M
Approximately 3.75 acres

Z03-099

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



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 # 203-099

Being first duly cautioned and sworn (NAME) David L. Hodge
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Nittany Lions, LLC</u>	<u>1930 Cambridge Blvd., Columbus, OH 43212</u>

SIGNATURE OF AFFIANT David L. Hodge
 Subscribed to me in my presence and before me this 24 day of June, in the year 2004
 SIGNATURE OF NOTARY PUBLIC Jennifer T. Huette
 My Commission Expires: April 25, 2009
This Project Disclosure Statement expires six months after date of notarization.

