


Z21-008 Final Received 6/13/2022
 11/15/22

<p>Issue Dates: 12/27/21: Issued For Zoning 03/11/22: Issued For Development Commission</p>	<p>BUILDING FOOTPRINT AND PARKING LAYOUT ARE CONCEPTUAL ONLY AND MAY CHANGE DURING FINAL ENGINEERING DESIGN</p>	<p>CANAL WINCHESTER/ CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO WINCHESTER PIKE ASSEMBLEDGE INDUSTRIAL ZONING AREA CONCEPTUAL SITE PLAN</p>	<p>PLAN PREPARED FOR:</p>	<p>PLAN PREPARED BY:  781 Science Boulevard, Suite 100 Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755 ENGINEERS SURVEYORS</p>
<p>Date: 06/14/2022 Scale: 1" = 80' Drawn By: JLB Checked By: JMW</p>	<p>Project Number: 19-0001-1004 Drawing Number: 111</p>			

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2022**

- 4. APPLICATION: Z21-008**
Location: **6201 WINCHESTER PIKE (43110)**, being 42.2± acres located 400± feet west of the southwest corner of Winchester Pike and Gender Road (portions of 010-224901 & 010-260326; Greater South East Area Commission).
Existing Zoning: L-C-4, Limited Commercial District, L-M-2, Limited Manufacturing District, & CPD, Commercial Planned Development District.
Request: L-M-2, Limited Manufacturing District (H-60).
Proposed Use: Industrial and distribution uses.
Applicant(s): WX2 Ventures LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

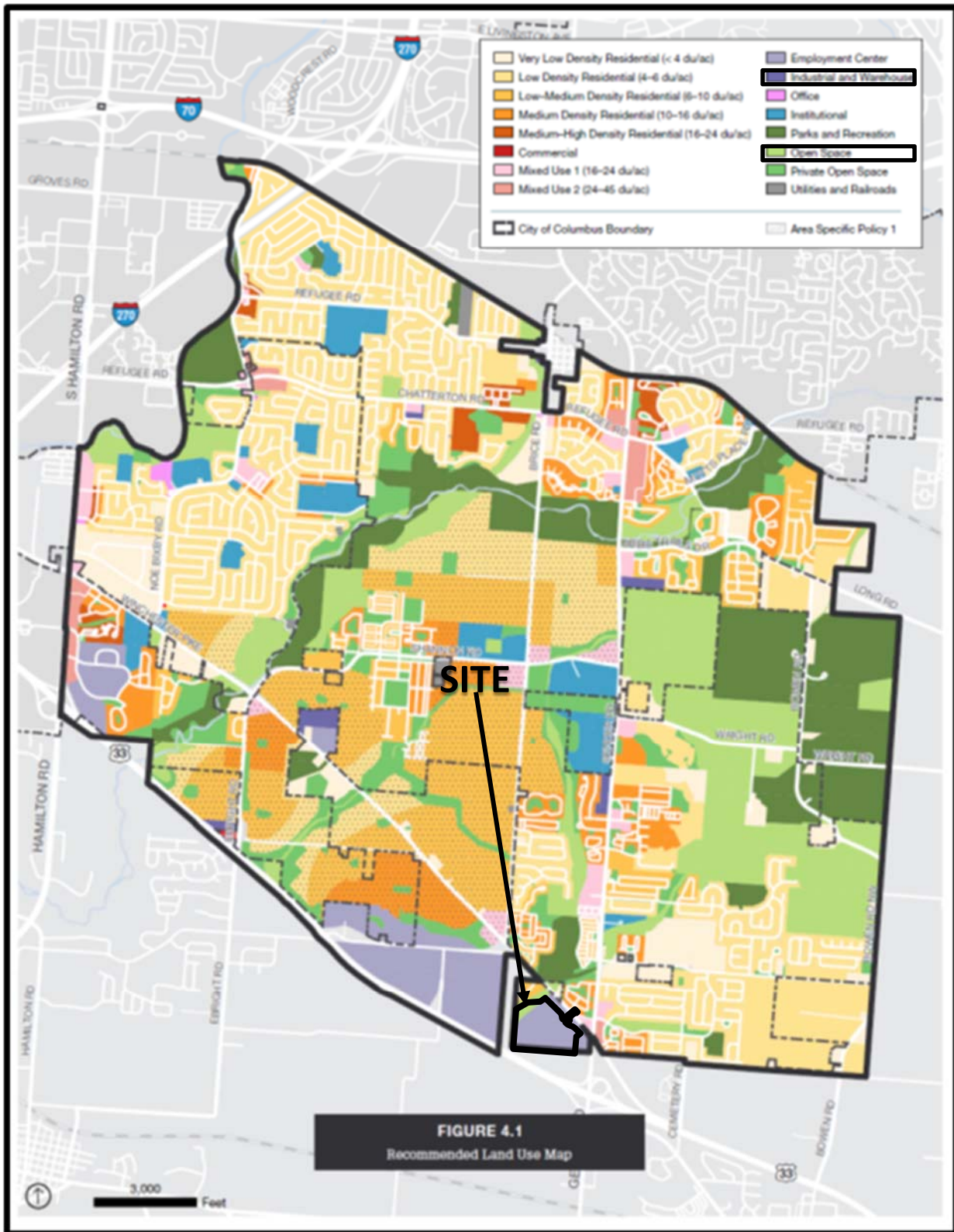
- The 42.2± acre site consists of portions of two undeveloped parcels zoned in the L-C-4, Limited Commercial, L-M-2, Limited Manufacturing, and CPD, Commercial Planned Development districts (Z93-036), with the north and west portions of the site located in the floodplain. The requested L-M-2, Limited Manufacturing District will permit development of an industrial warehouse and distribution facility.
- To the north is undeveloped land, and northeast across Winchester Pike is an apartment complex, both in the L-AR-12, Limited Apartment Residential District. To the east is a car wash and undeveloped land in the CPD, Commercial Planned Development District, and further east is a pending zoning to the CPD, Commercial Planned Development District for a fuel sales facility (Z19-083). To the south is an automobile dealership, and to the west is undeveloped industrial land, both in Canal Winchester.
- The site is located within the *South East Land Use Plan* (2018), which recommends “Employment Center” and “Open Space” land uses for this location. *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018) are also applicable to the site.
- The site is located within the boundaries of the Greater South East Area Commission whose recommendation is for disapproval of the requested L-M-2 district.
- The limitation text includes use restrictions, setbacks, access and traffic provisions, internal street trees, landscaping and screening, pedestrian paths, lighting and preservation area controls, and a commitment to the attached site plan which reflects site access, setbacks, landscaping, and pedestrian paths (building and parking layout is conceptual).

- A traffic impact study has been approved for this application, and the necessary traffic-related commitments are included in the limitation text.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Winchester Pike as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M-2, Limited Manufacturing District will permit industrial development consistent with the land use recommendation of the *South East Land Use Plan*. The site plan includes appropriate landscape screening along the boundaries of the site, shade trees along the access drive, and the inclusion of a trail segment going toward the stream corridor, as recommended by C2P2 Design Guidelines. *The Planning Division continues to encourage consultation with the Recreation and Parks Department on potential dedication and future trail development of the stream corridor.

*The Applicant is in conversation with the Recreation and Parks Department regarding parkland dedication of the stream corridor.

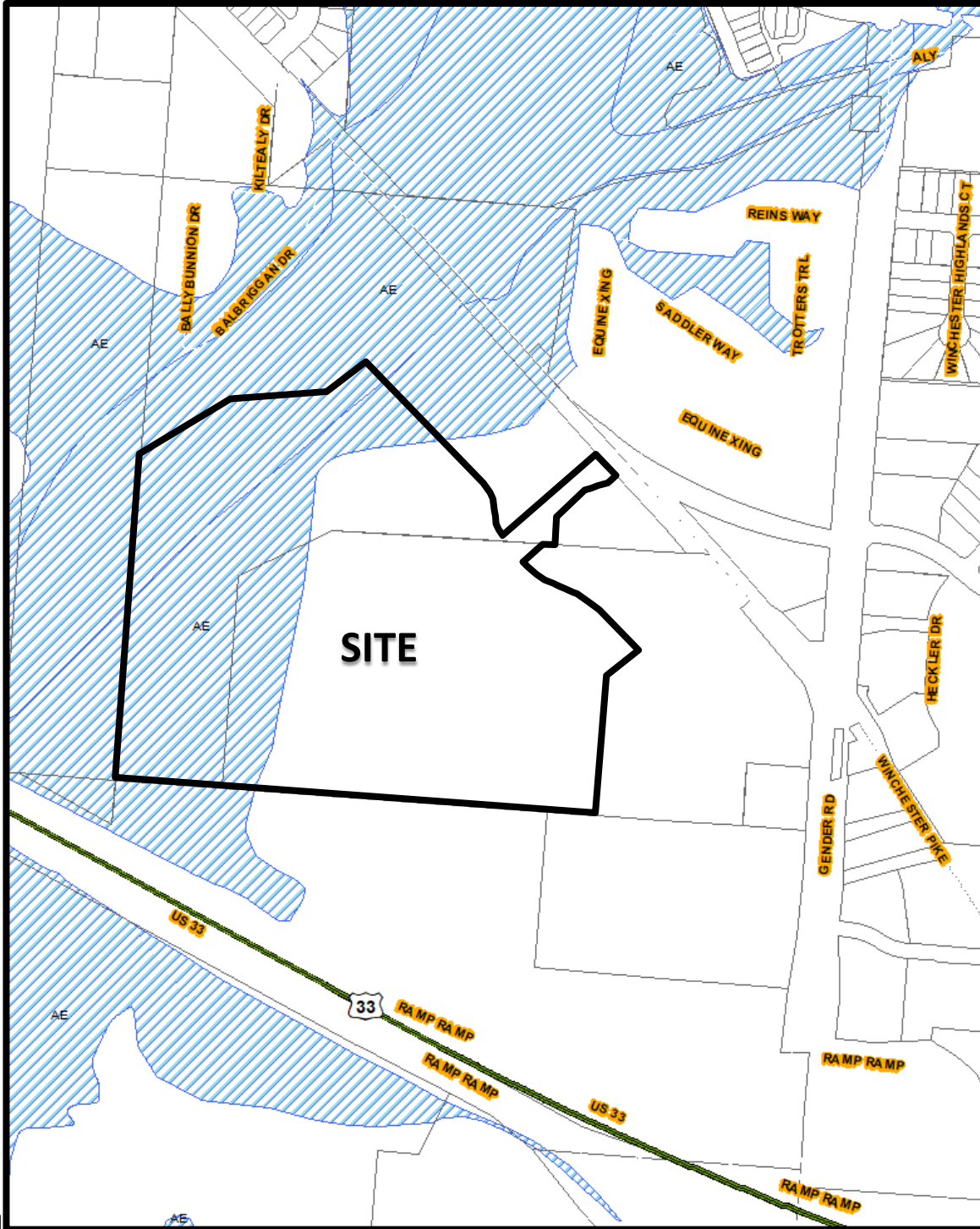


Southeast Land Use Plan (2018)

Z21-008
6201 Winchester Pike
Approximately 42.2 acres
CPD, L-C-4, & L-M-2 to L-M-2



Z21-008
6201 Winchester Pike
Approximately 42.2 acres
CPD, L-C-4, & L-M-2 to L-M-2



FLOOD PLAIN MAP

Z21-008
6201 Winchester Pike
Approximately 42.2 acres
CPD, L-C-4, & L-M-2 to L-M-2



DEPARTMENT OF BUILDING AND ZONING SERVICES

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: Z21-008

Address: 6201 WINCHESTER PIKE

Group Name: GREATER SOUTHEAST AREA COMMISSION

Meeting Date: APRIL 27, 2021

- Specify Case Type: [] BZA Variance / Special Permit, [] Council Variance, [x] Rezoning, [] Graphics Variance / Plan / Special Permit

- Recommendation: (Check only one and list basis for recommendation below) [] Approval, [x] Disapproval

NOTES:

Applicant returned to the Greater South East Area Commission on June 28, 2022, and received a revised recommendation for approval (unanimous).

Vote: APPROVAL - 2 AGAINST - 8

Signature of Authorized Representative: [Signature]

ZONING COMMITTEE + COMMISSION CHAIR

614-378-3953

Application Z21-008

The Greater South East Area Commission heard this application at both our March and April General meeting. During the March meeting the applicant asked that we table the discussion of this application until they were able to complete a traffic study and get the Staff review back. Community and Commission members were vocal at both meetings with their disagreement regarding the application. There are a lot of unknowns with the project if the Rezoning is approved. The Community and Commission are concerned about this development now adding the tractor trailer traffic that will be coming in and out of the site. The developer is proposing a building of approximately 500,000 square feet for an unknown Tenant or Tenants. There is approximately 1.7 Million square feet of new warehousing that is being built within eye site of this location. With a large portion of that still being finished up, the Commission is concerned that the area is being flooded with warehousing and that this proposed warehouse will sit empty for some time or eventually become a property that will sit vacant and become a blighted property.

Community and Commission members would prefer that the current Zoning stay the same and the site remain zoned as is. The feeling is that the current commercial zoning would bring diverse businesses and economic growth that would be far more beneficial to the area than this proposed application. These benefits would include jobs for a diverse population for young and old, additional needed infrastructure updates that a heavy economic area could bring, as well as attract additional people to want to live and visit within our area as the community and commission see this intersection as a valuable area with great potential.

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 #: Z21-008

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.

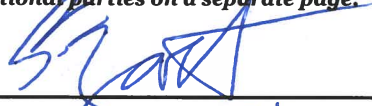
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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)

<p>1. WX2 Ventures LLC 781 Science Boulevard, Suite 100 Columbus, Ohio 43230</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

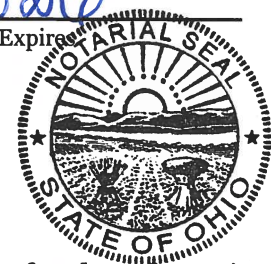
SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 7th day of January, in the year 2022


SIGNATURE OF NOTARY PUBLIC

01-11-2026
My Commission Expires

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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