

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2022**

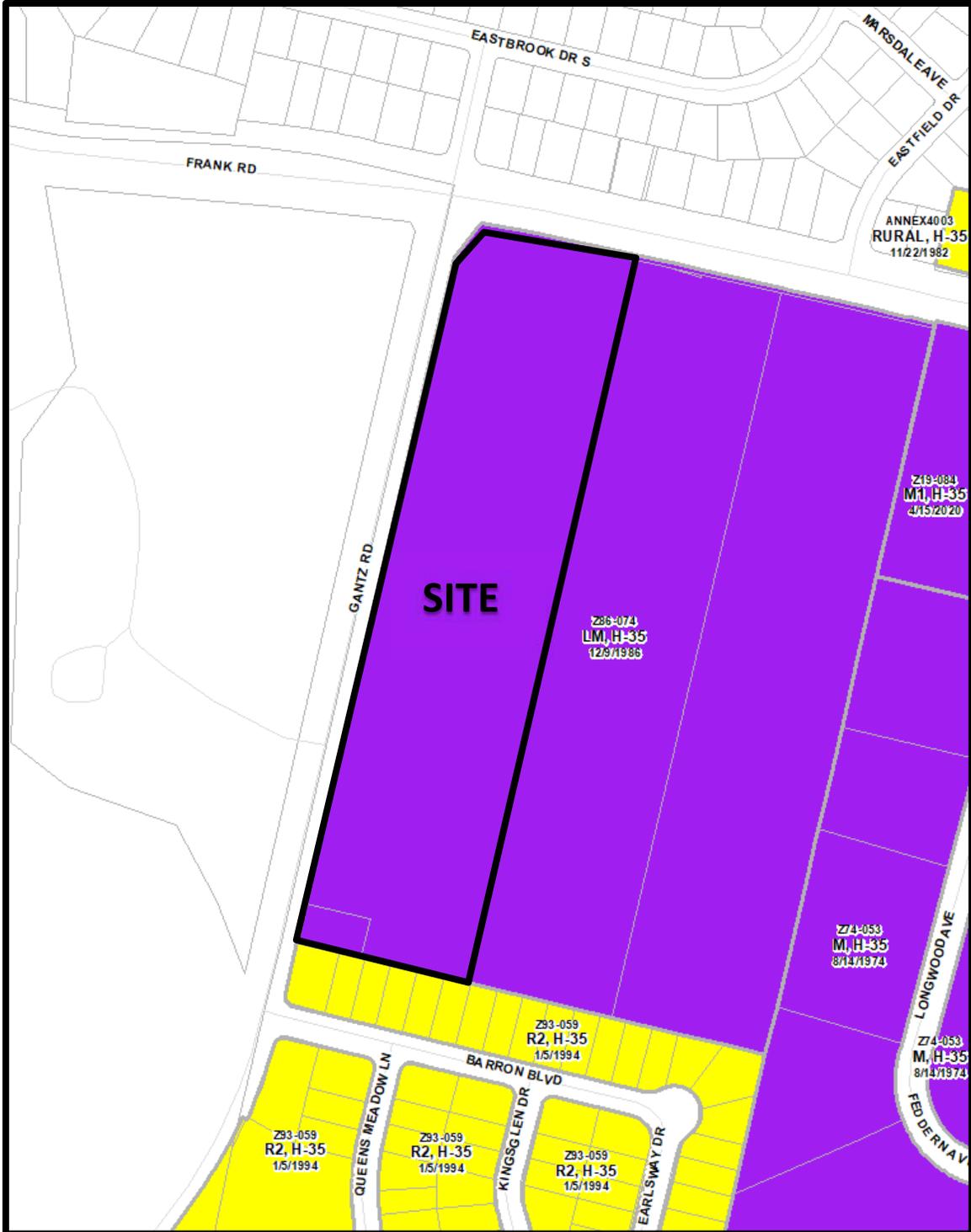
- 6. APPLICATION: Z22-080**
Location: 1709 FRANK RD. (43223), being 10.68± acres located at the southeast corner of Frank Road and Gantz Road (570-126842 & 570-126841; Southwest Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Request: M-2, Manufacturing District (H-35).
Proposed Use: Food manufacturing.
Applicant(s): T. Marzetti Company; c/o Holly Gross, Agent; 41 South High Street, Suite 2600; Columbus, OH 43215.
Property Owner(s): T. Marzetti Company; c/o Lisa Rathburn; 8333 Green Meadows Drive, Suite C; Lewis Center, OH 43035.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

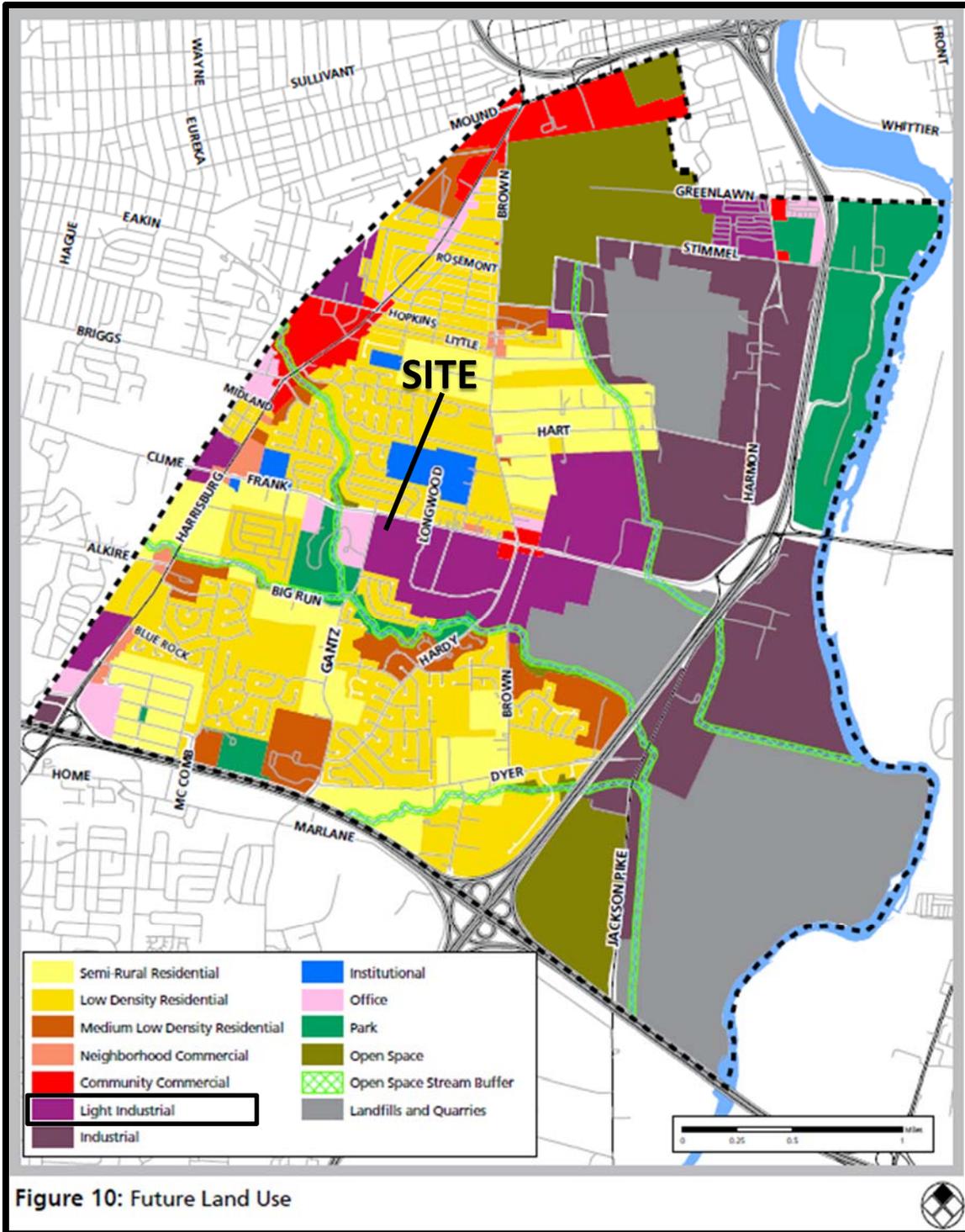
- The 10.48± acre site consists of two parcels developed with an existing food manufacturing plant in the L-M, Limited Manufacturing District. The requested M-2, Manufacturing District will permit a small expansion on the northern side of the building that would be otherwise prohibited by the existing L-M limitation text.
- North of the site are single-unit dwellings in the R-24, Suburban Apartment Residential District in Franklin Township. South of the site are single-unit dwellings in the R-2, Residential District. East of the site is a truck terminal in the L-M, Limited Manufacturing District. West of the site is a school in the R, Rural District in Franklin Township.
- Concurrent Council variance (CV22-107) has been filed to vary the building setbacks along Frank Road and Gantz Road. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Southwest Area Plan* (2009), which recommends “Light Industrial” land uses at this location. The Plan also includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Frank Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested M-2, Manufacturing District permits the existing food manufacturing plant and the proposed building addition. The requested M-2 district is consistent with the *Southwest Area Plan’s* land use recommendation, C2P2 Design Guidelines, and does not introduce a new or incompatible use to the area.



Z22-080
1709 Frank Rd.
Approximately 10.68 acres
L-M to M-2



Z22-080
1709 Frank Rd.
Approximately 10.68 acres
L-M to M-2



Z22-080
1709 Frank Rd.
Approximately 10.68 acres
L-M to M-2



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
 (PLEASE PRINT)

Case Number	Z22-080 & CV22-107
Address	1709 FRANK RD
Group Name	SOUTHWEST AREA COMMISSION
Meeting Date	10/18/22
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

As they were in a hurry to get this project off the group I did a site visit the day prior to our Commission meeting - below are our meeting notes
 Marzetti, 1709 Frank Road Lisa Rathburn , VP of Engineering Ben Breyley, Project Manager with Hixson Holly Gross, Benesch Law Firm Facility is the Allen Dairy - history, was an operating dairy before bought by Marzetti Trying to sustain facility, maintenance upgrades, hot water boiler, cold water chiller, HVAC, not expanding the operations Make veggie and fruit dip and make Chic-fil-A dip cups Oldest part of the building that is there, zoned in the mid-80, limited manufacturing Want to rezone to M2 and do the construction that is in the area Get out of the right away for the municipality, improvement Two trees did have to go, open to replacement of the trees 165 people employed there Bike and walk to work, live in the surrounding area Motion to approve the re-zoning and the council variance with the recommendation to replace the two trees anywhere on the property - Olibisi Liz - second Result - Unanimous Approval

Vote	Approved
Signature of Authorized Representative	Signature on File
Recommending Group Title	Zoning Chair
Daytime Phone Number	614-214-5727

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-080

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) Holly F. Gross
of (COMPLETE ADDRESS) 41 S. High St. Ste. 2600, 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 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. T. Marzetti Company (Marzetti Manufacturing) 380 Polaris Parkway, Suite 400 Westerville, OH 43082 561 Columbus-based employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Holly F. Gross

Sworn to before me and signed in my presence this 27th day of September, in the year 2022

Heather L. Moore
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



HEATHER L. MOORE
Notary Public, State of Ohio
My Commission Expires 02/28/2026

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