

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 10, 2008**

- 5. APPLICATION: Z08-027**
Location: **1900 LONDON-GROVEPORT ROAD (43137)**, being 191.5± acres located at the northwest corner of Shook and London-Groveport Roads (495-286103).
Existing Zoning: R, Rural, and L-M, Limited Industrial District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Industrial development.
Applicant(s): Whirlpool Corporation; c/o Christopher N. Slagle, Atty.; 100 South Third Street; Columbus, OH 43215.
Property Owner(s): Pizzuti Land LLC; 2 Miranova Place, Suite 800; Columbus, OH 43215.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

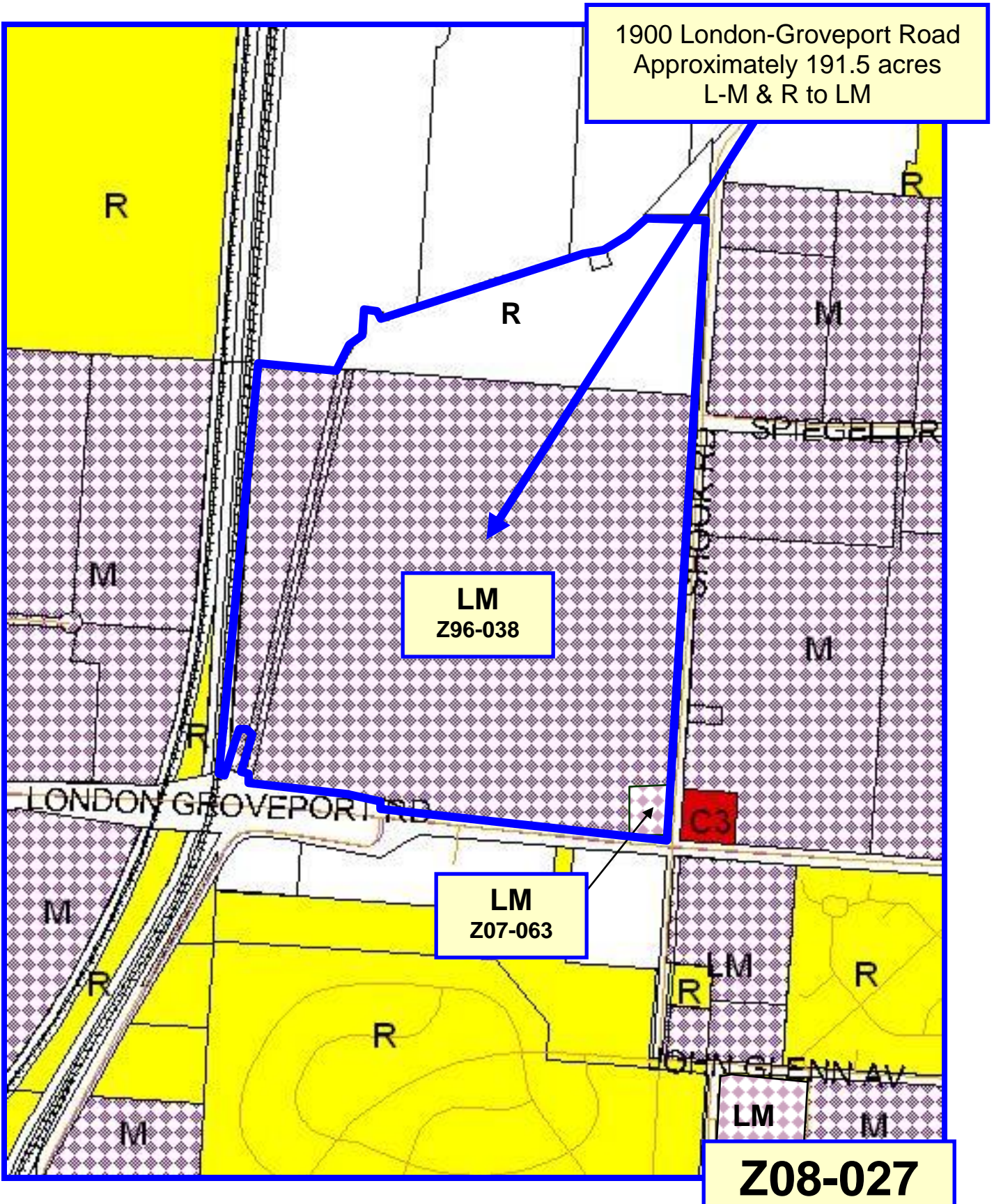
- The 191.5± acre site is zoned L-M, Limited Manufacturing, and R, Rural Districts. Part of the site is subject of a boundary adjustment with Obetz, and as a result, this application is being handled as a comparable zoning request. A two-acre tract at the southeast corner of the site was zoned to the L-M District in May 2008 (Z07-063). The requested L-M, Limited Manufacturing District was submitted to zone the portion of the site from Obetz, change the transportation commitments of Z96-038, and consolidate all of the zoning districts of the proposed development (currently under construction) into one L-M district.
- To the north is a single-family dwelling in Hamilton Township, and a warehouse in Obetz. To the east across Shook Road is a restaurant in the C-3, Commercial District, and industrial development in the M, Manufacturing District. To the south across London-Groveport Road are vacant land and a single-family dwelling in Hamilton Township.
- The site is located in the Rickenbacker District within the boundaries of the *South Central Accord* (2004), which recommends industrial uses for this location. The Rickenbacker District contains buffering provisions for developments which are adjacent to less intense and residential uses.
- The limitation text contains similar development standards of surrounding L-M Districts, including transportation and landscaping commitments. The text also contains mounding and buffering provisions, but not in complete accordance with the *South Central Accord* recommendations. The applicant is still negotiating with the Planning Division on adequate buffering along the north property line, and will resolve any remaining issues prior to the City Council meeting.
- As a result of the proposed development, extensive roadway improvements are needed. At the time that this report was written, not all of the required transportation commitments had been finalized. The applicant will continue to work with Transportation Division to

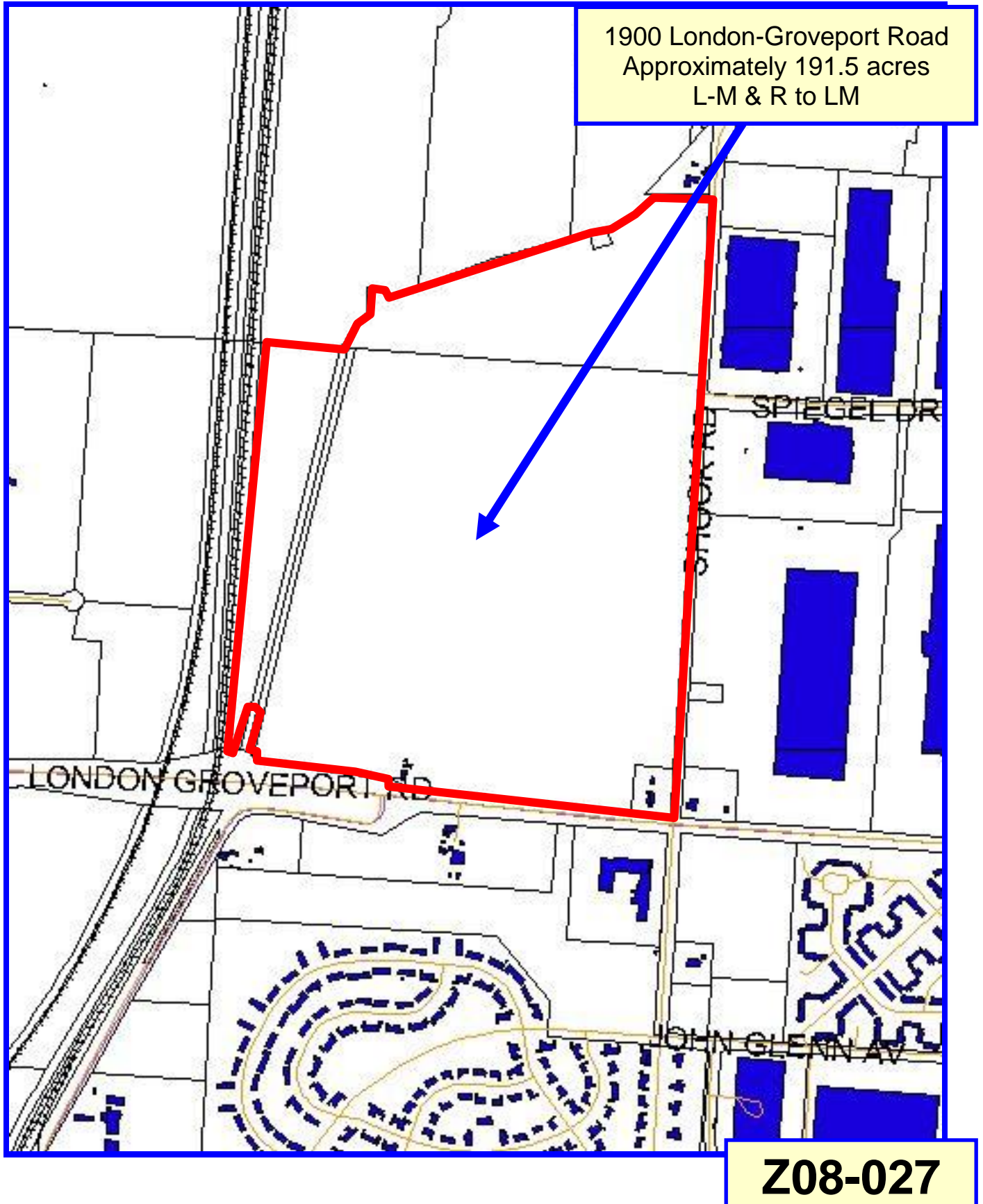
finalize these commitments prior to the City Council meeting.

- The applicant has filed a companion Council variance (CV08-020) for reduced building setbacks along London-Groveport and Shook Roads for the placement of eight-foot tall security fencing.
- The *Columbus Thoroughfare Plan* identifies London-Groveport Road as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Conditional approval.

The requested L-M, Limited Manufacturing District would permit industrial development with adequate limitations. As a result of the proposed development, extensive roadway improvements are needed. Not all of the required transportation and buffering commitments have been finalized, but Staff is confident that the applicant will continue to work with both the Planning Division and the Transportation Division to finalize these commitments prior to the City Council meeting. The request is consistent with the land use recommendations of the *South Central Accord*, and with the established zoning and development patterns of the area.

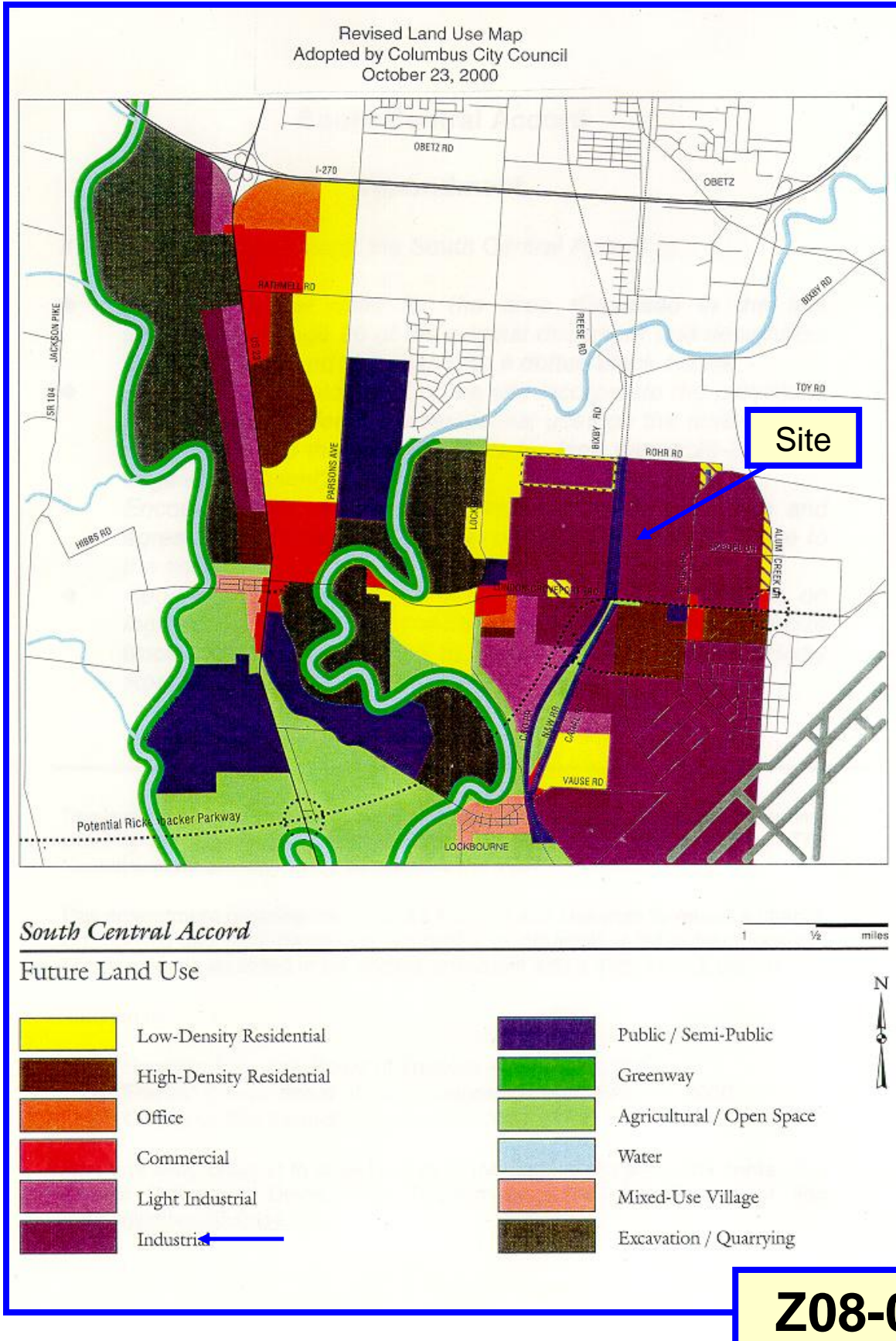






1900 London-Groveport Road
Approximately 191.5 acres
L-M & R to LM

Z08-027



Lockbourne District

The Accord recommends protection of Lockbourne as a mixed-use village. While substantial expansion of the village is unlikely due to the presence of floodplain and limitations regarding sewer and water service, the village will continue to provide a focus for the southern portion of the district.

The Accord calls for continued use of the area south of Lockbourne for agriculture and the establishment of a Big Walnut Creek greenway. It also recommends the connection of Lockbourne to Shadeville by use of the Columbus Feeder Canal alignment for a bicycle and pedestrian path. Lockbourne currently owns a portion of this alignment.

Rickenbacker District

The Accord recommends that land use in this large area east of the CSX and Norfolk Southern rail lines be primarily industrial. The Rickenbacker International Airport and associated properties comprise well over 50% of the district. Two multi-family residential complexes on the airport's northern edge and a cluster of large-lot single-family residential on the airport's western border are the other dominant land uses. The area also includes a school, a few businesses, a church, and two small single-family residential clusters.

The portion of the district north of SR 317 is primarily agricultural in use but is largely zoned for manufacturing with several construction projects already underway. Both Groveport to the east and Obetz to the north of the district call for industrial land uses along its borders. The Accord recognizes this trend by illustrating the area as industrial with existing residential gradually transitioning to industrial uses. The Accord recommends large setbacks between industrial and residential land uses to minimize negative impacts resulting from this transition.

The Accord calls for the preservation of the large-lot single-family area to Rickenbacker's west as well as the multi-family complexes to the north. The Accord also recognizes the continued use of the elementary school located at the intersection of SR 317 and Shook Road as well as expanded commercial uses at that intersection.

The Rickenbacker Parkway alignment endorsed by the Accord would use the existing SR 317 right-of-way through this area. Access management along Alum Creek Drive in the district with service roads to provide access to the interior of the large industrial tracts is also recommended.

It is the recommendation of the South Central Accord to:

- ♦ Require mounded buffering between residential and industrial uses (both existing and planned), including sand and gravel extraction. Buffering should meet or exceed standards that follow.
 - ♦ Encourage industrial operators to be sensitive to other land uses and residents with respect to hours of operation, truck traffic patterns, and noise levels.
 - ♦ Encourage representatives of the City of Columbus and Hamilton Township to develop and adopt design guidelines for industrial development in the planning area to ensure compatibility with existing residential land uses, appropriate circulation patterns, and consistent appearance.
 - ♦ Use Columbus Feeder Canal bed as a link between Lockbourne and Shadeville, with potential use as a pedestrian and bicycle corridor.
 - ♦ Recognize that not all existing residences will exist in the future, but protect all existing residences in the short term through the use of extensive buffering and setbacks.
 - ♦ Recognize the likely transition of farmland to other land uses, while allowing for the continued viable use of undeveloped parcels for agricultural activities until recommended land uses are introduced.
 - ♦ Encourage continued use of floodplain areas and excess public property for agricultural purposes.
 - ♦ Encourage Columbus and Hamilton Township representatives to work with quarry operators to ensure that abandonment and restoration activities lead to land uses which are compatible with the community.
 - ♦ Encourage preservation of natural and geologic features, including wetlands and glacial kame deposits.
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■ *Buffering Standards*

The Rickenbacker Port Authority has designed standards to deal with buffering between manufacturing and less intense uses. These standards should serve as minimum requirements for buffering between manufacturing and adjacent residential uses in the South Central area, unless separated by a road with a Thoroughfare Plan classification of 4-2D or greater:

- ♦ A 6' to 8' continuous, undulating mound, serpentine in design, shall be installed, concurrent with the development of any property which includes the 100' mound area. The face of the mound shall not be located closer than 15' to the residential property line. The mound will be designed and graded so that water will not be trapped between the mound and the residential property.
- ♦ The area between the top of the mound and the residential property shall be landscaped with evergreen trees. Five evergreen trees, of 5' to 8' in height, and five additional evergreen trees, of 3' to 5' in height, shall be planted per 100' of mound. Trees shall not be planted in rows.
- ♦ The evergreen trees shall be limited to a mix of six species: White Fir, Norway Spruce, Black Hills Spruce, Douglas Fir, White Spruce, and Colorado Green Spruce.
- ♦ No deciduous trees shall be planted between the top of the mound and the residential area.
- ♦ The entire mound shall be seeded.

The illustration on the following page represents these standards.



Landscape buffering along Spiegel Drive.

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 # 208-027

Being first duly cautioned and sworn (NAME) Christopher N. Slagle
 of (COMPLETE ADDRESS) Bricker & Eckler LLP, 100 South Third Street, 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
 Business or individual's address
 Address of corporate headquarters
 City, State, Zip
 Number of Columbus based employees
 Contact name and number

1. Pizzuti Land LLC Two Miranova Place, Ste. 800 Columbus, OH 43215 50 Columbus-based Employees Scott West - 614.280.4079	2. Whirlpool Corporation 2000 North M-63 Benton Harbor, MI 49022 300 Columbus-based Employees (est. 2012) Leslie Wendell - 269.923.5361
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28th day of April, in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

NO EXPIRATION

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

Notary Seal Here



CAVETT R. KREPS
 Attorney at Law
 Notary Public, State of Ohio
 My Commission Has No Expiration
 Section 147.03 R.C.