

Z19-008; Final Received 11/11/2019

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 12, 2019**

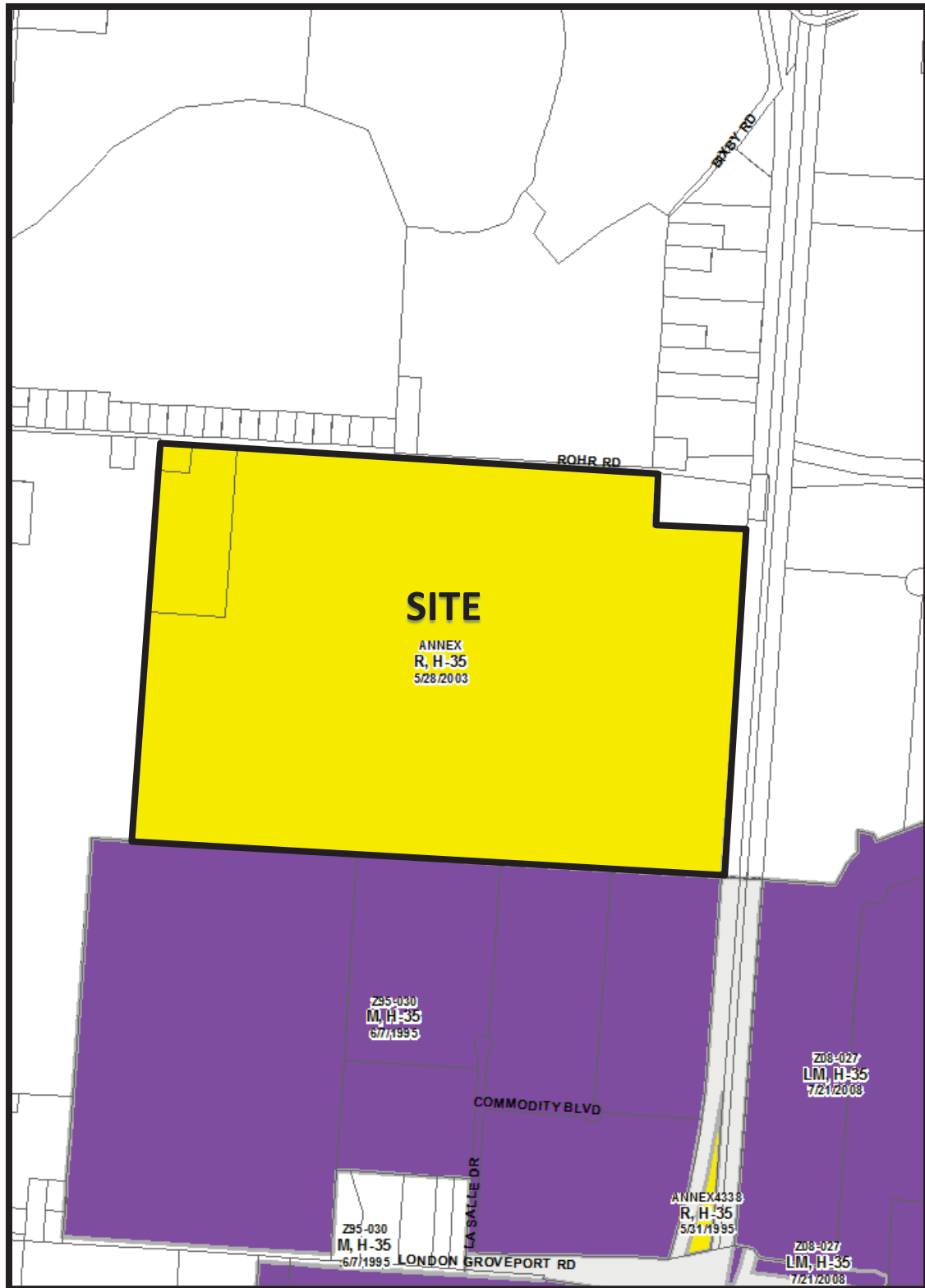
- 4. APPLICATION: Z19-008**
Location: **1489 ROHR ROAD (43137)**, being 229.99± acres located on the south side of Rohr Road, 1,100± feet east of Lockbourne Road (495-266702, 495-266703, and 495-266704; Far South Columbus Area Commission).
Existing Zoning: R, Rural District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Industrial development.
Applicant(s): Warden Capital LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): NHAH Farm Partnership Ltd.; c/o Joellen and Gary Hahn; 2046 Gingerwood Court; Grove City, OH 43123.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

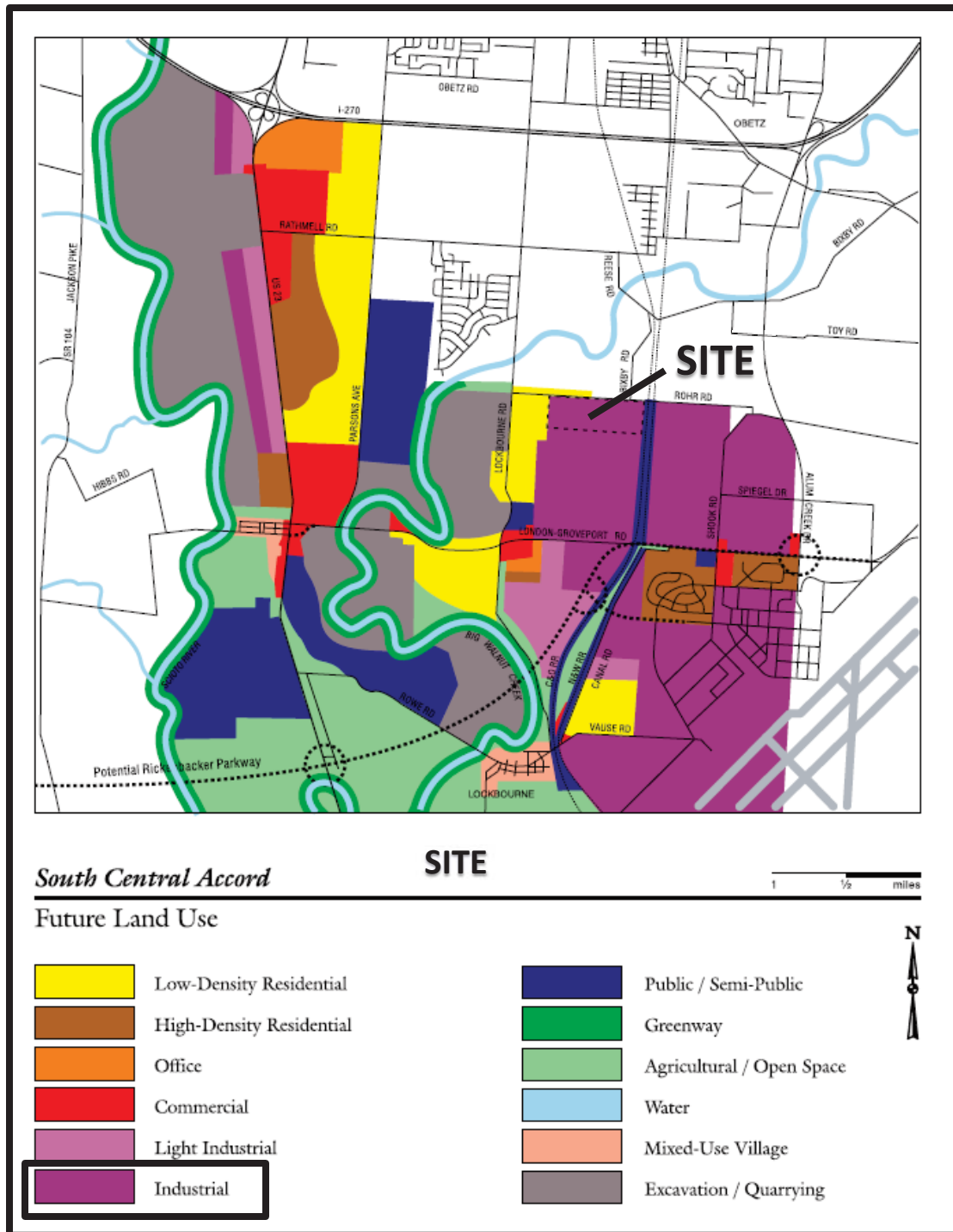
- The site consists of three parcels, is developed with a single unit dwelling, and is primarily used for farm/rural uses in the R, Rural District. The applicant is requesting the L-M, Limited Manufacturing District to permit construction of industrial/warehouse/distribution buildings in the L-M, Limited Manufacturing District.
- To the north of the site, across Rohr Road, are single-unit dwellings in Hamilton Township. To the south are manufacturing uses in the M, Manufacturing District. To the west is a farm in Hamilton Township. To the east is a manufacturing use in Hamilton Township.
- The site is located within the boundaries of the *South Central Accord Plan* (1997), which recommends “Industrial” land uses at this location. The plan also stresses the importance of providing adequate buffering between residential and industrial uses comprised of mounding with vegetative buffers.
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval.
- The limitation text commits to a site plan and includes provisions for setbacks, access, buffering and landscaping, and lighting.
- The *Columbus Thoroughfare Plan* identifies Rohr Road as a Suburban Community Connector with 80 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow an industrial development that is compatible with the density and development standards of adjacent manufacturing developments. The proposal is also consistent with the land use and buffering recommendations of the *South Central Accord Plan*. Upon review and approval of the traffic impact study required for this application, there may be some outstanding traffic-related modifications or commitments added to the limitation text.



Z19-008
1489 Rohr Road
Approximately 229.99 acres
R to L-M



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THE CITY OF
COLUMBUS
ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

219-008

Address

1489 Rohrer Rd

Group Name

FSCAC

Meeting Date

Specify Case Type

- ☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Please see agreed Limitation
Text

Note: AC Approval based upon commitments established in limitation text.

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

Yes 10 NO 0

Bucky Walcott

FSCAC Zoning Chair

614-922-7040

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, 757 Carolyn Avenue, Columbus, Ohio 43224.

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.APPLICATION #: Z19-008STATE OF OHIO
COUNTY OF FRANKLIN**Jill Tangeman, Esq.**

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43215

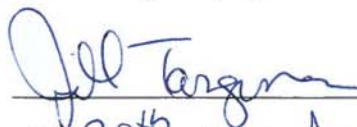
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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. Warden Capital LLC 1432 Tyne Blvd. Nashville, TN 37215 c/o Hawkins Entrekin #615-418-7174 0 Columbus Employees	2.
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 30th day of August, in the year 2019

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

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

MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2022

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer