



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 0648-2008, **Version:** 1

Rezoning Application Z07-063

APPLICANT: Whirlpool Corporation; c/o Christopher N. Slagle, Atty.; 100 South Third Street; Columbus, OH 43215.

PROPOSED USE: Industrial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on March 13, 2008.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The requested L-M, Limited Manufacturing District will permit industrial development with appropriate development standards. Council variance Ord. # 1521-2007 (CV07-037) was approved in December 2007, to allow encroachment of a portion of a warehouse building and surface parking onto the subject site. The requested L-M, Limited Manufacturing District was submitted to fulfill a condition of the Council variance that a rezoning application be filed to an appropriate zoning district within six months of the date of passage of the variance. The site is located within the planning area of the *South Central Accord* (2004), which recommends industrial uses for this location. The proposed L-M, Limited Manufacturing District is consistent with the zoning and development patterns of the area, and with the land use recommendations of the *South Central Accord*.

To rezone **6661 SHOOK ROAD (43137)**, being 2.0± acres located at the northwest corner of Shook and London-Groveport Roads, **From:** R, Rural District **To:** L-M, Limited Manufacturing District (Rezoning # Z07-063).

WHEREAS, application #Z07-063 is on file with the Building Services Division of the Department of Development requesting rezoning of 2.0± acres from R, Rural District, to L-M, Limited Manufacturing District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-M, Limited Manufacturing District will permit industrial development with appropriate development standards, and will fulfill a condition of Ord. # 1521-2007 (CV07-037) for the filing of a follow-up rezoning application. The site is located within the planning area of the *South Central Accord* (2004), which recommends industrial uses for this location. The proposed L-M, Limited Manufacturing District is consistent with the zoning and development patterns of the area, and with the land use recommendations of the *South Central Accord*, now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

6661 SHOOK ROAD (43137), being 2.0± acres located at the northwest corner of Shook and London-Groveport Roads, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 36, Township 4, Range 22, United States Military Lands, being all of that 2.00 acre tract as conveyed to Puzzuti Land, LLC by deed of record in Instrument Number 200707160123440 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

BEGINNING at Franklin County Geodetic Survey Monument 9930, the southeasterly corner of Grantor's tract, being the

centerline intersection of Shook Road and London Groveport Road (State Route 317);

thence North 85° 50' 57" West, with the centerline of said London Groveport Road (State Route 317), a distance of 264.00 feet to a southeasterly corner of Grantor's tract;

thence North 03° 37' 38" East, with the easterly line of that 0.178 acre tract as conveyed to City of Columbus by deed of record in Instrument Number 200009010176507 and the westerly line of that 156.253 acre tract as conveyed to Puzzuti Land, LLC by deeds of record in Instrument Number 200611210233257 and Instrument Number 200611210233258, crossing the right-of-way of said London Groveport Road (State Route 317), a distance of 330.00 feet to a northwesterly corner thereof;

thence South 85° 50' 57" East, with a southerly line of said 156.253 acre tract, a distance of 264.00 feet to a point in the centerline of said Shook Road;

thence South 03° 37' 38" West, with the centerline of said Shook Road, a distance of 330.00 feet to the POINT OF BEGINNING, and containing 2.00 acre of land, of which 0.442 acre lie with the right-of-way of Shook Road and London Groveport Road (State Route 317).

This description was prepared from record information only and should be used for zoning purposes only.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

To Rezone From: from R, Rural District,

To: L-M, Limited Manufacturing District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-M, Limited Manufacturing District on this property.

SECTION 3. That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved L-M, Limited Manufacturing District and Application among the records of the Building Services Division as required by Section 3370.03 of the Columbus City Codes; said text being titled "**LIMITATION OVERLAY TEXT**," signed by Christopher N. Slagle, Attorney for the Applicant, dated March 7, 2008, and the text reading as follows:

LIMITATION OVERLAY TEXT

Proposed Zoning District:	Limited Manufacturing
Property Address:	6661 Shook Road
Property Owner:	Pizzuti Land LLC
Applicant:	Whirlpool Corporation
Date:	3/7/08

1. Introduction: Applicant Whirlpool Corporation seeks to rezone the 2-acre parcel located at 6661 Shook Road (495-234526) for those uses permitted under Chapter 3363 M, Manufacturing of the Columbus City Code. The Limitation Text below provides applicable limitations for the parcel located at 6661 Shook Road. The purpose of this rezoning and development is Whirlpool Corporation's new Regional Distribution Center located near Rickenbacker Airport.

The development of this parcel falls under the development standards of the South Central Accord, which recommends industrial development.

2. Permitted Uses: Those uses permitted by Chapter 3363 M, Manufacturing of the Columbus City Code, including industrial development.

3. Development Standards: Unless otherwise indicated, the applicable development standards are contained in Chapter 3363 M, Manufacturing of the Columbus City Code.

- a. **Height:** A height district of thirty-five (35) feet is hereby established on the L-M, Limited Manufacturing District on this property.
- b. **Density, Height, Lot, and /or Setback Commitments:** Standards are per the underlying zoning classification contained in Chapter 3363 M, Manufacturing of the Columbus City Code.
- c. **Access, Loading, Parking and/or other Traffic Related Commitments:** No vehicular access shall be permitted from the subject site (the parcel located at 6661 Shook Road) to Shook Road or London-Groveport Road.
- d. **Buffering, Landscaping, Open Space, and / or Screening Commitments:** Buffering and landscaping shall be per the limitations set forth below and in accordance with the South Central Accord.
 - i. Buffering and landscaping along the parcel's eastern boundary (Shook Rd) and southern boundary (London -Groveport Rd) will provide limited vegetative buffering and landscaping screening. Owner agrees to plant evergreen, other deciduous and non-deciduous trees at regular, evenly-spaced intervals as well as clustered groupings of trees for a natural appearance along both road frontages. Single trees shall be placed at evening spaced intervals of 1 every 50 feet and tree clusters shall be placed at evenly spaced intervals of 1 cluster every 80 feet. Non-deciduous trees shall be a minimum of 5 feet tall at installation. Deciduous trees shall be a minimum of 2" caliper at installation.
 - ii. Evergreen trees should be limited to any of seven species: White Fir, Norway Spruce, Black Hills Spruce, Douglas Fir, White Spruce, Austrian Pine or Colorado Green Spruce. Deciduous trees should be limited to Red Maples, Frontier Elms and/or Ginkos.
 - iii. All trees and landscaping shall be reasonably maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.
- e. **Miscellaneous Items:**
 - i. Owner agrees to provide appropriate lighting to increase pedestrian safety.
 - ii. Owner also agrees, upon completion, to provide bike racks for those employees seeking their use.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.