

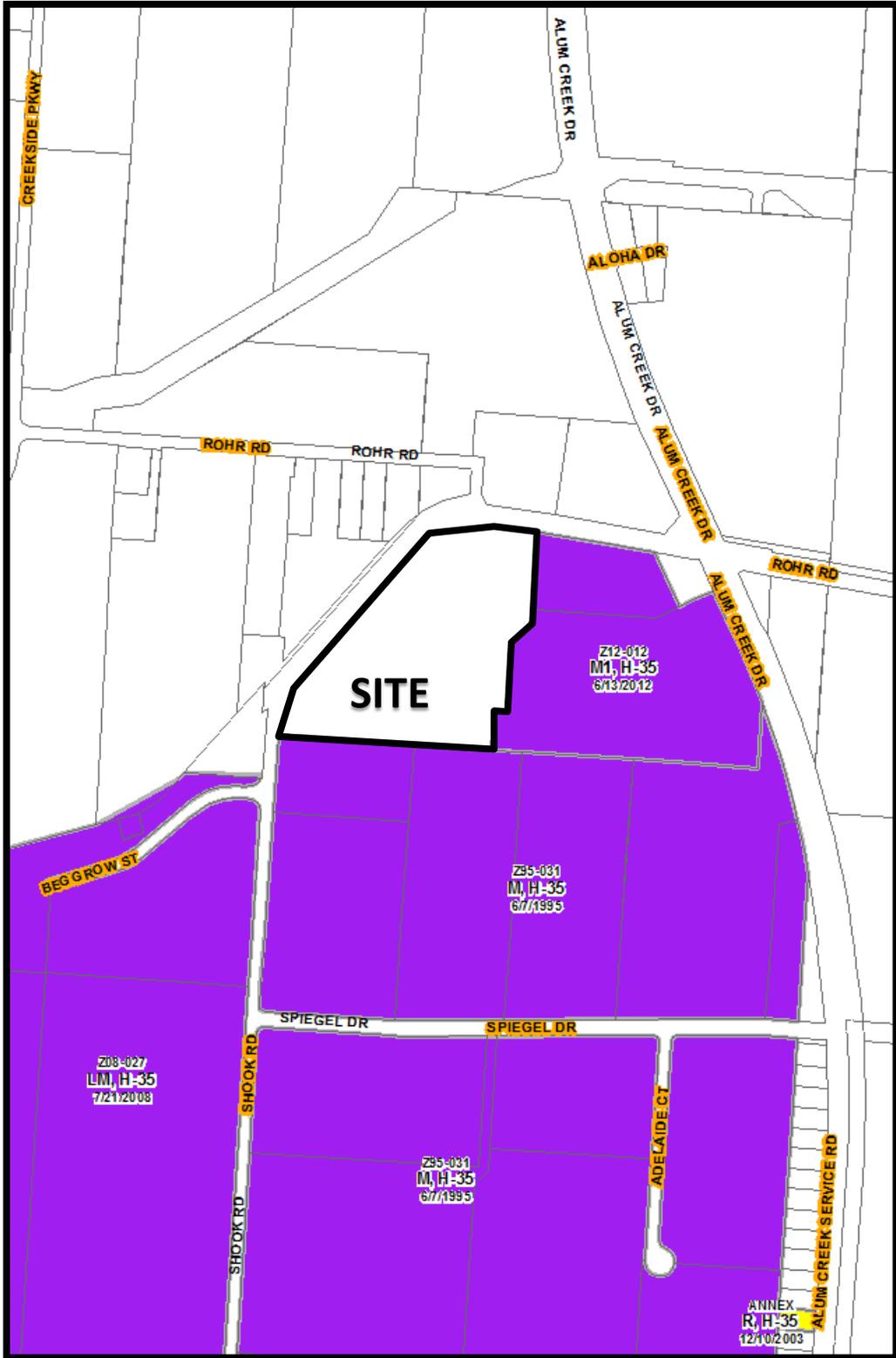
**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 9, 2017**

2. APPLICATION: Z16-087
Location: **6054 SHOOK ROAD (43137)**, being 26.0± acres located at the northwest corner of Shook Road and Rohr Road (150-000186; Far South Columbus Area Commission).
Existing Zoning: R, Rural District (Annexation Pending).
Request: L-M, Limited Manufacturing District.
Proposed Use: Office/warehouse.
Applicant(s): Pizzuti/Creekside CC, LLC; c/o Michael T. Shannon, Atty.; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

- The 26.0± acre site consists of one parcel developed with an office/warehouse building, and is currently undergoing annexation from Hamilton Township. A rezoning to the L-M, Limited Manufacturing District is comparable to the township zoning, GI, General Industrial District.
- To the north of the site are single-unit dwellings in Hamilton Township. To the south and east are office/warehouses in the M, and M-1, Manufacturing districts. To the west are single-unit dwellings and undeveloped land in Hamilton Township.
- Concurrent CV17-083 has been filed to vary the minimum parking setback. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the *South Central Accord Plan* (1997), which recommends “Industrial” land uses for this location.
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions and development standards that address setback and graphics/signage commitments.
- The *Columbus Thoroughfare Plan* identifies Rohr Road as a C arterial requiring a minimum of 30 feet of right-of-way from the centerline.

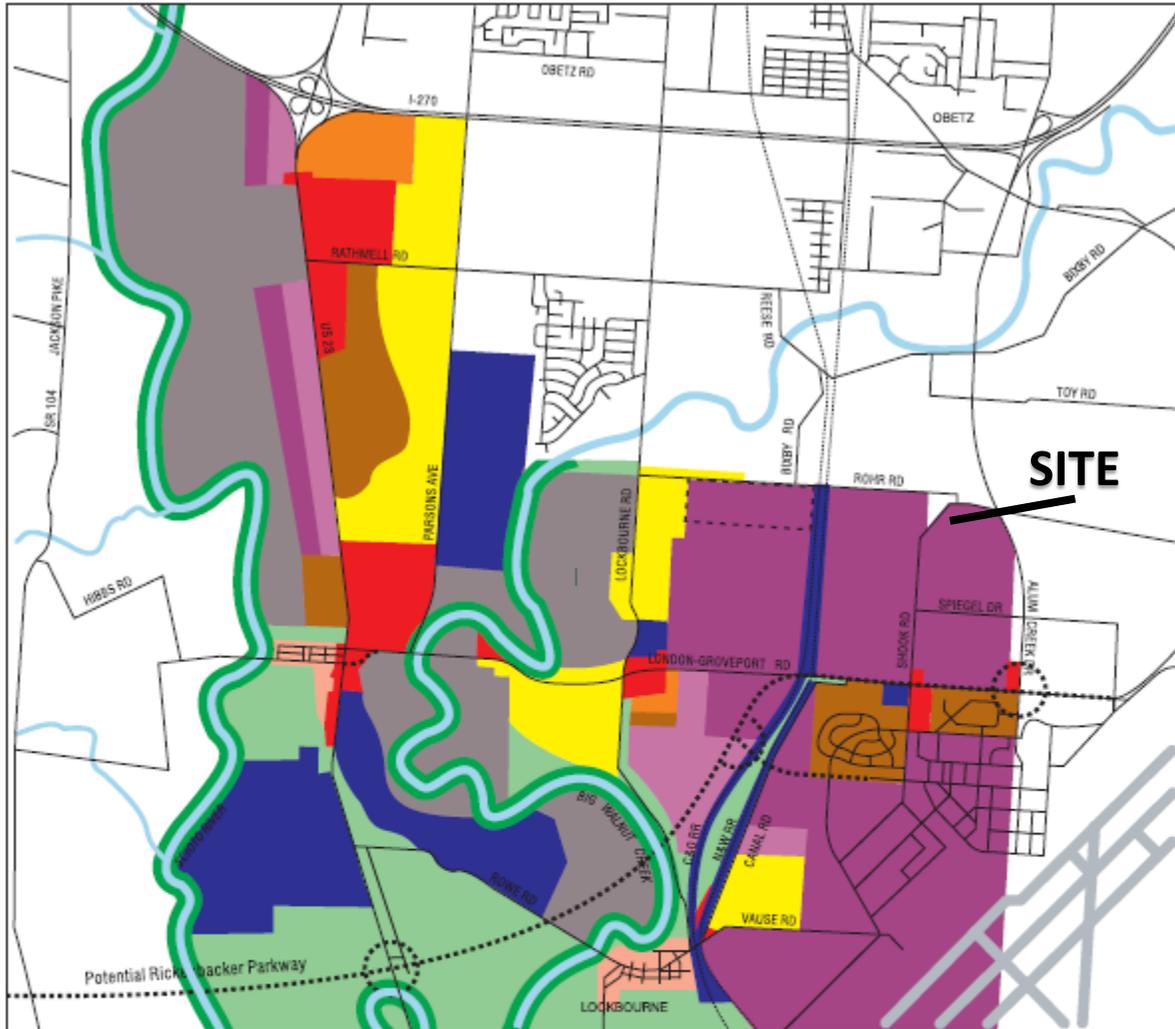
CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow limited industrial development that is compatible with the density and development standards of adjacent industrial developments. The proposal is also consistent with the land use recommendations of the *South Central Accord Plan*.



Z16-087
6054 Shook Road
Approximately 26.0 acres
R (Annexation Pending) to L-M

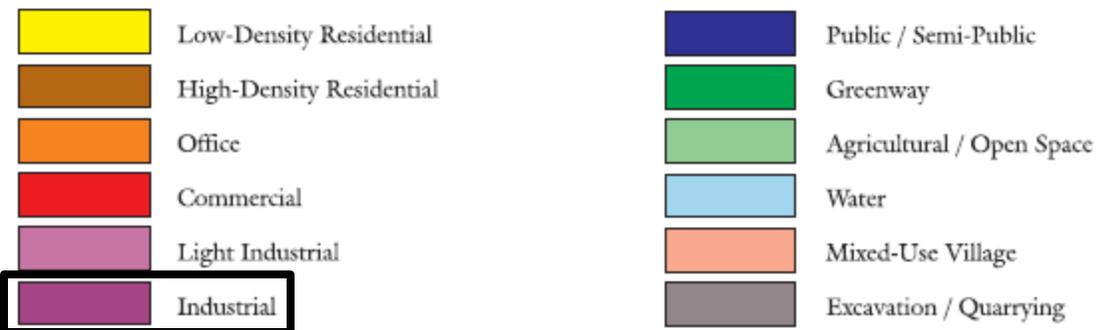
South Central Accord (1997)



South Central Accord



Future Land Use



Z16-087
 6054 Shook Road
 Approximately 26.0 acres
 R (Annexation Pending) to L-M



Z16-087
6054 Shook Road
Approximately 26.0 acres
R (Annexation Pending) to L-M

LIMITATION TEXT

CURRENT DISTRICT: Rural-Annexation
PROPOSED DISTRICT: Limited Manufacturing
PROPERTY ADDRESS: 6054 Shook Road
PARCEL NO.: 150-000186
PROPERTY OWNER: Pizzuti/Creekside XX, LLC
APPLICANT: Pizzuti/Creekside XX, LLC, c/o
Michael T. Shannon, Esq.
500 South Front Street, Suite 1200
Columbus, Ohio 43215
DATE OF TEXT: December 27, 2016
APPLICATION NO.: Z16-087

I. Introduction: Applicant Pizzuti/Creekside XX, LLC seeks to rezone the subject Site located at 6054 Shook Road. The Site was recently annexed from Hamilton Township. The Site is already developed with an existing 268,949 square foot warehouse with office use. Uses within the warehouse include 252,807 square feet of warehouse use and 16,142 square feet of office use.

The Site is situated within the Far South Area Commission and subject to the South Central Accord, which recommends industrial development. The Site is not subject to a Commercial Overlay or Planning Overlay.

II. Permitted Uses:

Those uses permitted under Chapter 3363.01 - 3363.08 of the Columbus City Code excluding all commercial uses except for office uses.

III. Development Standards: Unless otherwise indicated by this Limitation Text, the applicable development standards are contained in Chapter 3363 M, Manufacturing of the Columbus City Code.

A. *Density, Height, Lot, and/or Setback Commitments:*

N/A

B. *Access, Loading, Parking and/or other Traffic Related Commitments:*

N/A

C. *Buffering, Landscaping, Open Space, and/or Screening Commitments:*

N/A

D. *Building Design and/or Exterior Treatment Commitments:*

N/A

E. *Lighting and/or other Environmental Commitments:*

N/A

F. *Graphics and/or Signage Commitments*

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the M, Manufacturing District. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. *Miscellaneous:*

N/A

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions.

Respectfully Submitted,

Michael T. Shannon, Esq.
Attorney for Applicant

Priebe, Kelsey R.

From: Becky Walcott <bwalcott65@gmail.com>
Sent: Sunday, February 05, 2017 1:03 PM
To: Priebe, Kelsey R.
Cc: robingetsreal@yahoo.com; mshannon@cbjlayers.com
Subject: Rezoning Application 216-087 and Council Variance CV16-083

Kelsey,

The Far South Columbus Area Commission voted to approve both :

Votes

Yes – 10

No- 0

Thank You,

Becky Walcott
Far South Columbus Area Commission
Vice Chair
Zoning Chair
614-491-6786
Bwalcott65@gmail.com