

September 21, 2020

4. **APPLICATION:** Z20-070  
**Location:** 5076 S. HIGH ST. (43207), being 496.07± acres located at the southeast corner of South High Street and Rathmell Road (510-180711; Far South Columbus Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development, C-2, Commercial, ARLD and AR-12, Apartment Residential, R-2F, Residential, and SR, Suburban Residential Districts.  
**Request:** L-M-2, Limited Manufacturing District (H-110).  
**Proposed Use:** Limited industrial development.  
**Applicant(s):** PFK Company II, LLC et al; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

Dear Mr. Brown,

City staff reviewed the above referenced rezoning application, and the following considerations are a result of the review:

1. The Zoning Staff has the following comments:
  - 1) The provided site plan does not reflect the actual development of the site. It only shows general locations of driveways and setbacks. The zoning text commitment to a site plan should be revised accordingly.
  - 2) The building setback is 150 feet from the Hartman Ponds residential subdivision, yet the height district states that no building shall exceed a height of 80 feet within 150 feet of the Hartman Ponds residential subdivision. This would assume that buildings under 80 feet in height are permitted within the 150 foot building setback. The height notation of 80 feet for buildings within 150 feet of Harman Ponds is not necessary and should be removed, as no buildings of any height would be permitted in this area.
  - 3) In Text III.C.1. – Existing trees would need to meet headlight screening requirements of 3312.21.
  - 4) In Text III.C.5. – This commitment is subjective (impossible to administer) and a variance that cannot be placed in an L-M-2 district. What is the rationale for not providing loading or mechanical screening for new development and for the City to support not requiring it?
  - 5) Height limits and tree preservation areas should be identified on site plan.
  - 6) The setbacks depicted on the site plan should reflect right-of-way dedication.
  - 7) Provide the recommendation from the Far South Area Commission when finalized. \*Be advised that if changes occur to the proposal after the commission makes a recommendation, it is the applicant's responsibility to notify them of the changes.

Contact Shannon Pine at [spine@columbus.gov](mailto:spine@columbus.gov) if you have any questions.

2. The Department of Development, Planning Division has the following comments:

Planning requests additional information on this proposal. The *South Central Accord* (1997) recommends this area for a mix of High-Density Residential and Commercial Uses, which were based on the existing zoning and permitted uses at the time of the plan's adoption. Although the proposed industrial use is inconsistent with the commercial and residential recommendations of the plan, *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018), of which this area has early adoption, states the protection and expansion of employment-related uses is a priority (p.

17). Staff notes the potential employment generated by the proposal and may find the use supportable, but requests additional information on site design, landscaping and screening, and building elevations to review for consistency with C2P2 design guidelines. Contact the Planning Division at [planninginfo@columbus.gov](mailto:planninginfo@columbus.gov) if you have any questions.

3. Department of Public Service, Division of Traffic Management has the following comments:

- 1) A traffic impact study will be required in conjunction with this application. Additional commitments may be needed based on the results of the approved traffic impact study.
- 2) Please add a commitment that a new traffic impact study would be required if the use of the site were to change to a use that would be anticipated to generate a significant increase in the number of trips as compared to the number that is assumed in the approved traffic impact study for this application.
- 3) Access to South High Street will be subject to the approval of the City of Columbus and the Ohio Department of Transportation.
- 4) There will need to be additional details provided on where the site will have its primary access and parking areas.
- 5) Right-of-way dedication of 80 feet from the centerline of South High Street, 60 feet from the centerline of Rathmell Road, and 50 feet from the centerline of Parsons Avenue will be required per CCC 4309.17.
- 6) Pavement improvements may be required along Rathmell Road and/or Parsons Avenue in conjunction with this project.

Contact Daniel Moorhead at [demoorhead@columbus.gov](mailto:demoorhead@columbus.gov) if you have any questions.

4. The Recreation and Parks Department has the following comment: A Parkland Dedication Ordinance (PDO) is required upon development. Contact Kathy Spatz at [kaspatz@columbus.gov](mailto:kaspatz@columbus.gov) to discuss PDO requirements.

5. The Health Department Healthy Places Program has the following comment: Healthy Places recommends that shared use paths at least 10 feet in width be provided along the High Street and Parsons Avenue frontages. Contact Scott Ulrich at [stulrich@columbus.gov](mailto:stulrich@columbus.gov) if you have any questions.

6. The Department of Public Utilities, Division of Sewerage and Drainage has the following comments: See RP 12476 for Tributary; mainline extension will be needed. Any possible lot splits will be applicable to the alignment of any mainline extension. A storm CC plan will be required for the proposed development (City of Columbus Stormwater Drainage Manual applies). Contact Pat Hale at [jphale@columbus.gov](mailto:jphale@columbus.gov) if you have any questions.

Final materials must be submitted to Shannon Pine by **Tuesday, October 20, 2020 to be placed on the November 12, 2020 Development Commission meeting. Modifications received after this date may not be considered.** Thank you in advance for your timeliness and cooperation in this matter.

Departments. It is **the Applicant's responsibility to identify all variances required for the proposal**, and to contact and discuss the proposal with those City Departments responsible for reviewing it. You may request a preliminary review of your site plan by contacting the Engineering Plan Review Section at [engineeringinfo@columbus.gov](mailto:engineeringinfo@columbus.gov) or 614-645-6396. Staff from each of the agencies will provide feedback on your proposal. Site plans are subject to review by these departments during plan review processes. Any conflict with applicable policies or regulations of these departments could result in a denial of your site plan.

Sincerely,



Shannon Pine  
Planning Manager  
(614) 645-2208



111 N. Front Street – Columbus OH 43215 – 614-645-7433 – [bzs.columbus.gov](http://bzs.columbus.gov)

Director's Office	(614) 645-7776	Research/Records Center	(614) 645-6082
Building Plan Review	(614) 645-7562	Zoning Clearance	(614) 645-8637
Customer Service Center	(614) 645-6090	Zoning Public Hearings	(614) 645-4522
Engineering Plan Review	(614) 645-0032	Zoning Confirmation Letters	(614) 645-8637