

Madison Township

Pickaway County, Ohio

Application for Zoning District Amendment

To amend the text or map of the Madison Township Zoning Resolution, the applicant shall follow the provisions of Ohio Revised Code Section 519.12, as may be amended, and the Madison Township Zoning Resolution.

☒ Zoning District Change, or
Zoning Text Amendment

Owner / Applicant Information (Owners or lessees of property):

Property Owner(s): W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C.

Address: c/o Walton Street Capital, L.L.C. 900 North Michigan Ave. Suite 1900

City: Chicago State: Illinois_ Zip: 60611

Telephone:(214) 888-2349 email: HolmesJ@waltonst.com

Applicant Information (primary contact if designated agent for owner or lessee):

Name: Ryan Scribner, The Montrose Group

Address: 100 E Broad St. Suite 2320

City:

Columbus State: OH Zip: 43215

Telephone:740-248-9352 email: rscribner@montrosegroupllc.com

Attach additional sheet for information for multiple owners and/or lessees

Subject property

Pickaway County Auditor Tax Identification Number (parcel ID): F16-0-001-00-059-01

Parcel street address Please

see attached list

Area (acres) of subject property: 0.992

Required contents of Application, Section 6.03 of Zoning Resolution

Current Use and Zoning District: Rural Residential (RR)

Proposed Use and Zoning District: Rickenbacker Business Development District (RBD)

Describe the request (use separate sheet if necessary): W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. owns 0.992 acres on Walnut Creek Pike and intends to construct class-A industrial warehouse/manufacturing facilities for the Anduril Arsenal-1 project. This is consistent with the RBD zoning district and other projects in Madison Township zoned RBD. This land was identified in the Rickenbacker Impact Zone as identified by the Madison Township zoning map. The property is in the Northern Pickaway Community Reinvestment Area and the Annexation Moratorium Area. W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. will work to remedy stormwater runoff from these buildings, address appropriate buffers and follow the design guidelines established by the Rickenbacker Business Development District. The Anduril Arsenal-1 project has been qualified as a megaproject consistent with standards provided in Ohio Revised Code Section 122.17. As such, the proposed rezoning in this application is exempt from the referendum procedures as defined in Ohio Revised Code Section 519.12.

- ☒ Attach legal description of record; survey drawing; or, subdivision plat
- ☒ Proposed amendment to the text of the Madison Township Zoning Resolution (if applicable) stating specific sections of the Resolution that are proposed for amendment(s), and attached as a separate exhibit.
- ☒ Map drawn to scale showing property lines, streets, existing and proposed zoning, and such other items as the Zoning Inspector may require.
- ☒ A list of property owners and their address as appearing on the Pickaway County Auditor current tax list, within 500 feet, contiguous to, and directly across the street from the parcel(s) proposed to be rezoned. This requirement may be waived if more than 10 parcels are proposed to be rezoned.
- ☒ Statement as to how the proposed amendment will impact adjacent and proximate properties.
- ☒ Additional information as may be requested by the Zoning Inspector to determine conformance with, and provide enforcement of the Madison Township Zoning Resolution.
- ☒ Fee paid and application filed with Madison Township Zoning Commission



Applicant signature

10/15/25

Date

Applicant certifies that all information contained herein is true and accurate

W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. 5901
Madison Township, Pickaway County
Application for Zoning District Change

1. Applicant Information

Name: W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. Attn: James Holmes
Address: c/o Walton Street Capital, L.L.C. 900 North Michigan Ave. Suite 1900
City: Chicago State: Illinois Zip Code: 60611
Telephone: (214) 888-2349 Email: HolmesJ@waltonst.com

Applicant's designated agent

Name: Ryan Scribner, The Montrose Group
Address: 100 E. Broad St., Suite 2320
City: Columbus State: OH Zip Code: 43215
Telephone: 740-248-9352 Email: rscribner@montrosegroupllc.com

2. Parcel Listing

W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. Parcel Listing		
Parcel Number	Owner	Owner Mailing Address
F1600010005901	W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C.	900 NORTH MICHIGAN AVE SUITE 1900, CHICAGO, IL 60601

3. Adjacent Property Owners

W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. Adjacent Property Owners		
Parcel Number	Owner	Owner Mailing Address
F1600010006000	W-CTR SCARBROUGH LAND HOLDINGS VIII LLC	900 NORTH MICHIGAN AVE SUITE 1900, CHICAGO IL 60601
F1600010005900	W-CTR SCARBROUGH LAND HOLDINGS VII L.L.C.	4343 VON KARMAN AVE STE 200, NEWPORT BEACH CA 92660
F1600010006001	STIMMEL PROPERTIES LLC	1235 STIMMEL RD, COLUMBUS OH 43223
F1600010004000	MCCRAY FARMS INC	5782 PERRILL RD, ASHVILLE OH 43103
F1600010004001	MCCRAY C JEFFREY & CHARLOTTE E	5782 PERRILL RD, ASHVILLE OH 43103

- 4. Statement as to how proposed amendment will impact adjacent and proximate properties.** W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. owns 0.922 acres on Airbase Rd and Walnut Creek Pike and intends to construct class-A industrial warehouse/manufacturing facilities. This is consistent with the RBD zoning district and other projects in Madison Township zoned RBD. This land was identified in the

Rickenbacker Impact Zone as identified by the Madison Township zoning map. The property is in the Northern Pickaway Community Reinvestment Area and the Annexation Moratorium Area. W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. will work to remedy stormwater runoff from these buildings, address appropriate buffers and follow the design guidelines established by the Rickenbacker Business Development District.

a. Utility Assessment

- i. **Watermain:** The developer will extend the public watermain along Airbase Rd to the eastmost development entrance.
- ii. **Sanitary Sewer:** Sanitary sewer will be installed to the frontage of the development by the City of Columbus per their in-progress Phase 2 plans. The developer will provide the required easements for this project.
- iii. **Stormwater:** The developer and their engineer will establish a site plan to manage onsite stormwater via retention/detention basins and proper outlet structures
- iv. **Traffic Assessment.** The developer and their engineer will work with the Pickaway County Engineer's office and their traffic engineer to address traffic impacts anticipated to be created by this development. The traffic engineer will analyze pre-determined intersections using historical traffic patterns and calculated traffic volume increases for the area to assess turn lanes and/or signals at the intersections. The report will be reviewed by the Pickaway County Engineer's office as well as the Ohio Department of Transportation District 6 Office. The improvements identified in the final Traffic Impact Study will be required to be completed by the developer of the property. It is the developer's intent that all access to and from the new development will come from Rickenbacker Parkway. The traffic study will confirm the requirements for the both the extension and improvements of Rickenbacker Parkway and Airbase Road.

Parcel Number F16-0-001-00-059-01

0.992 ACRE BOUNDARY SURVEY

Situated in the State of Ohio, County of Pickaway, Madison Township, being in the South Half of Section 17, Township 10 North, Range 21 West of the Mathew's Survey of Congress Lands East of Scioto River, and being all of the 1.000 acre parcel conveyed to Paul D & Michelle A Hughes, Parcel Number F16-0-001-00-059-01, in Official Record 234, Page 574, said 0.992 acre tract being more particularly described as follow:

Beginning at a point on the southerly line of Section 17 in the centerline of Walnut Creek Road and the centerline of Perrill Road, said point being **South 85° 38' 09" East**, a distance of **3411.86 feet** from a stone found at the southwest corner of Section 17;

Thence, with the section line, **North 85° 38' 09" West**, a distance of **251.48 feet** to an iron pin previously set on the line of a 239.240 acre parcel conveyed to W-CTR Scarbrough Land Holdings VII in Official Record 803, Page 3923, Parcel Number F1600010005900, in Official Record 668, Page 2740, and being the southwest corner of this 0.992 acre parcel, passing an iron pin found at 30.00;

Thence with the lines of said a 239.240 acre parcel the following two (2) bearings and distances:

1. **North 06° 05' 43" West**, a distance of **174.92 feet** to an iron pin previously set;
2. **South 85° 35' 43" East**, a distance of **251.48 feet** to a point in Walnut Creek Road on the west line of a 63.2 acre parcel conveyed to McCray Farms Inc in Deed Book 281, Page 329, passing an iron pin found at **221.48 feet**;

Thence with Walnut Creek Road and said 63.2 acre parcel, **South 06° 06' 21" East**, **174.74 feet** to the **Place of Beginning**, containing **0.992 Acre**, more or less, according to a survey made by Verdantas in January and February of 2025.

Subject to all easements, rights-of-way, restrictions, conditions, and agreements of record.

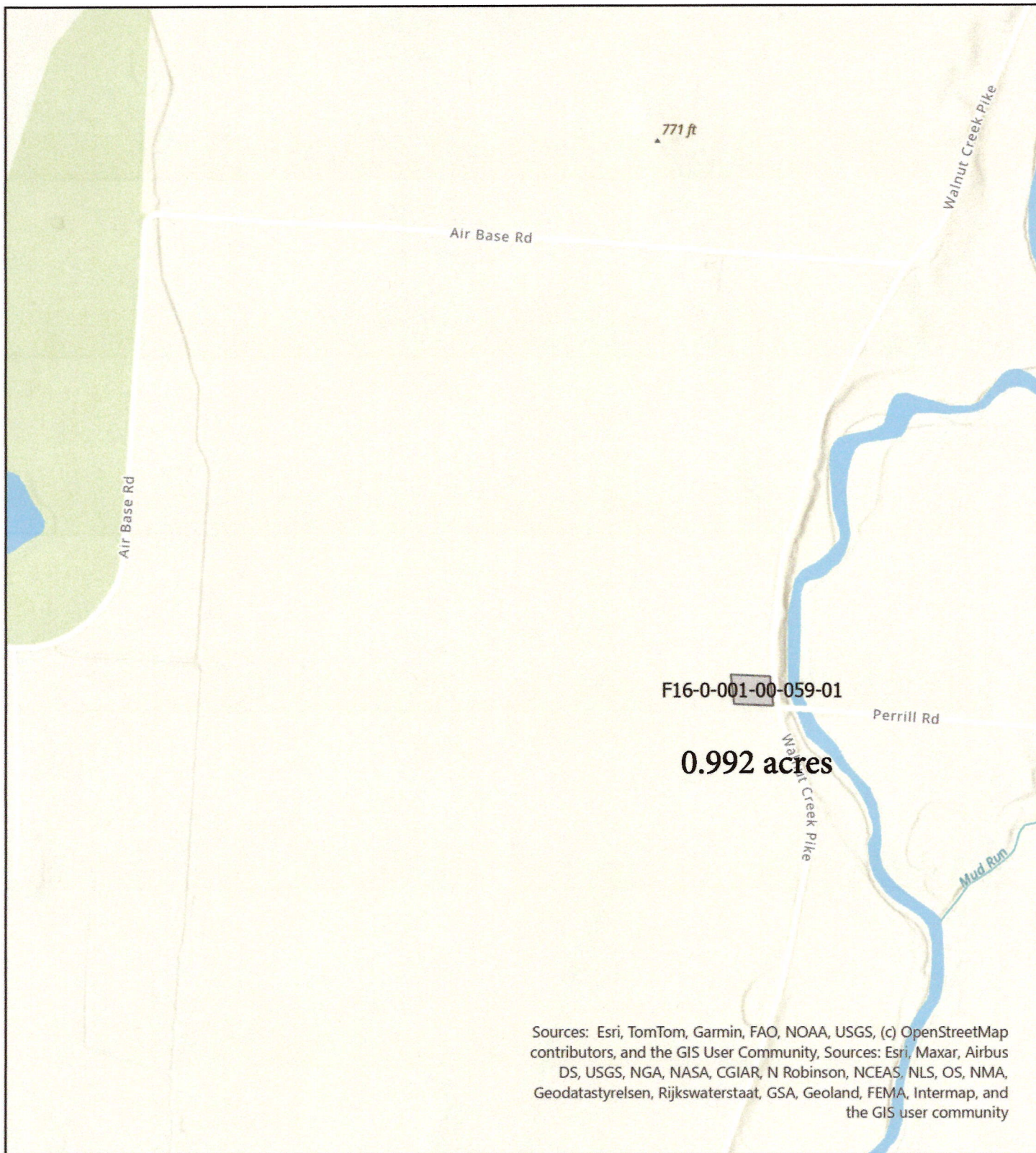
All iron pins previously set are 5/8" diameter rebar by 30" in length capped and stamped "Hull 8283"

Bearings in the above description are based on the Ohio State Plane Coordinate System, South Zone, NAD83.

February 6, 2025

Bryan D. Butler, PS Surveyor No. 8904

SURVEY PLAT AND LEGAL DESCRIPTION
MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY: JAF DATE: 02/10/2025



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

MASTER PLAN CONCEPT YIELD SUMMARY

PHASE 1	750,000 SF
PHASE 2	915,000 SF
HUB BUILDING	225,000 SF
PHASE 3	750,000 SF
PHASE 4	750,000 SF
PHASE 5	450,000 SF
PHASE 6	750,000 SF
PHASE 7	900,000 SF

TOTAL ~ 5,490,000 SF

PHASE 1	600 SPACES
PHASE 2	500 SPACES
HUB BUILDING	600 SPACES
PHASE 3	750 SPACES
PHASE 4	750 SPACES
PHASE 5	450 SPACES
PHASE 6	750 SPACES
PHASE 7	400 SPACES

TOTAL ~ 4,800 SPACES

