

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 13, 2022**

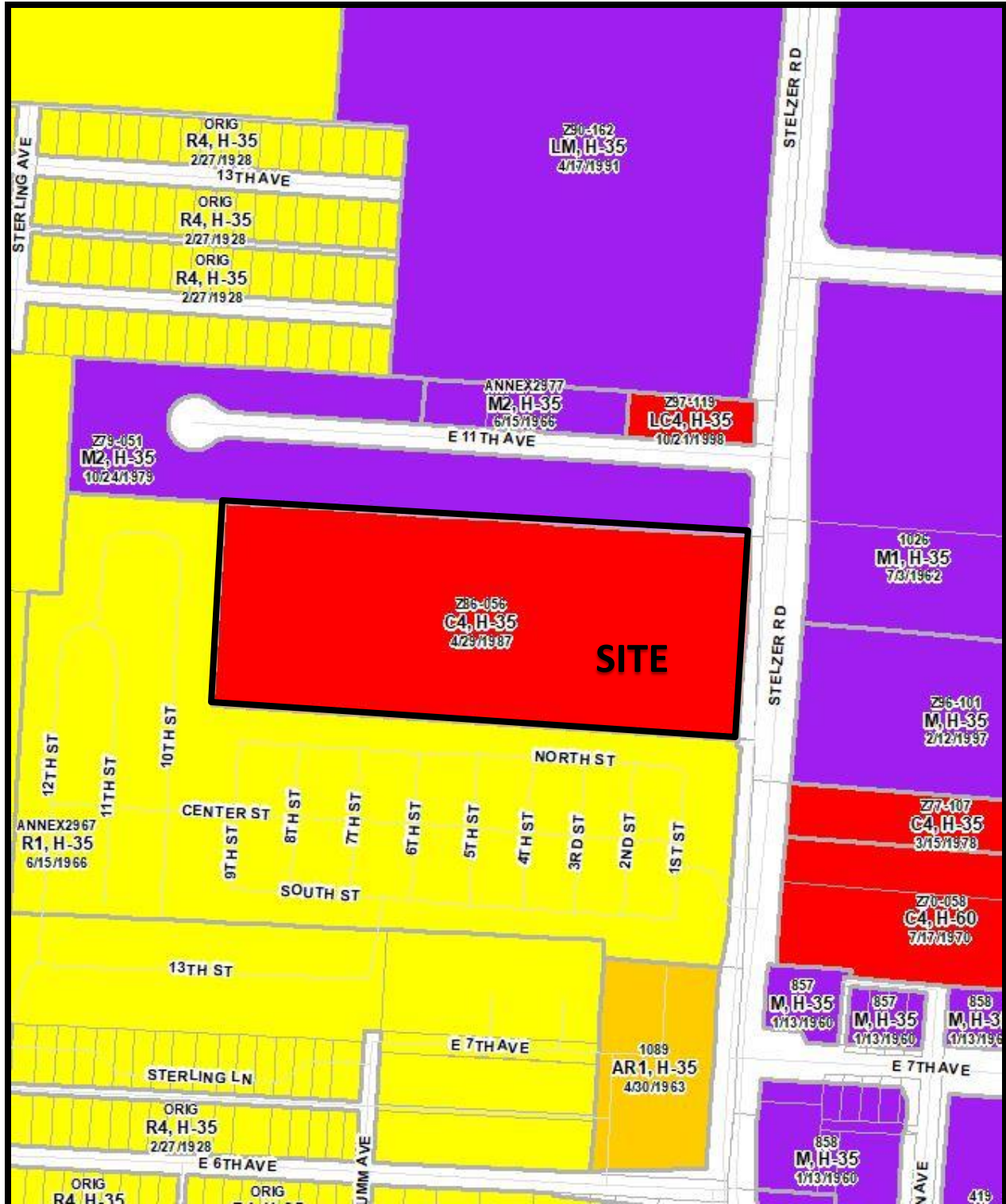
- 9. APPLICATION: Z22-044**
- Location:** 885 STELZER RD. (43219), being 13.49± acres located on the west side of Stelzer Road, 180± feet south of East 11<sup>th</sup> Avenue (010-146738; East Columbus Civic Association).
- Existing Zoning:** C-4, Commercial District.
- Request:** M-2, Manufacturing District (H-60).
- Proposed Use:** Logistics/distribution & manufacturing.
- Applicant(s):** CL Stelzer, LLC; c/o David Robinson, Atty.; 100 East Broad Street, Suite 2320; Columbus, OH 43215.
- Property Owner(s):** Woodland Plaza LTD; c/o Buechner, Haffer; Meyers & Koenig Co, LPA; Attn. Gloria S. Haffer; 221 E. 4<sup>th</sup> Street, Suite 2300; Cincinnati, OH 45202.
- Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

**BACKGROUND:**

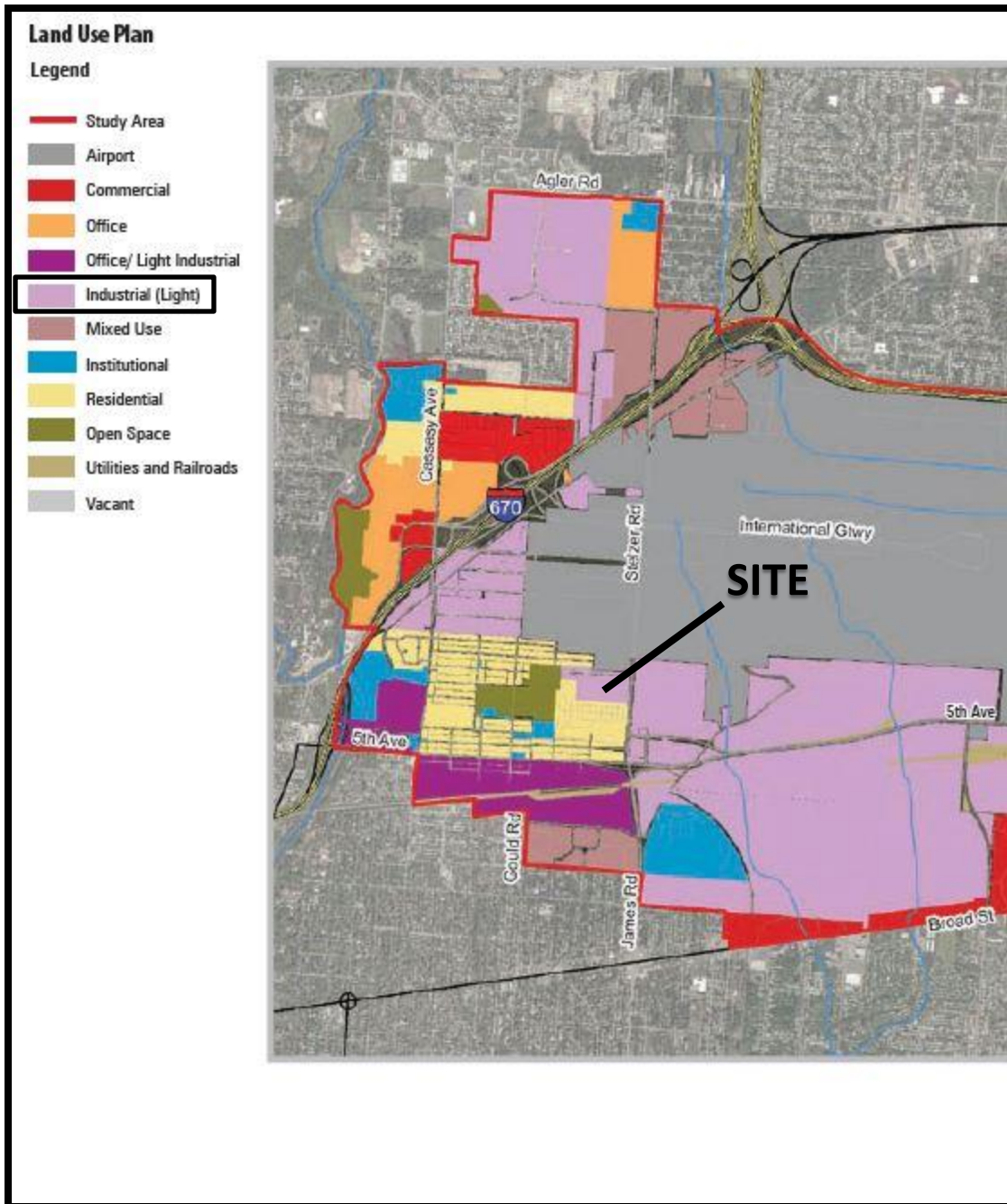
- This application was tabled at the September 2022 Development Commission meeting as the Commission had additional questions, however the applicant was not present for the meeting. The 13.49± acre site consists of a single undeveloped parcel in the C-4, Commercial District. The requested M-2, Manufacturing District will permit all less-objectionable manufacturing uses, including logistics and distribution uses at this location.
- To the north is industrial warehouse use in the M-2, Manufacturing District. To the south and west is a manufactured home park in the R-1, Residential District. To the east is a parking facility, and undeveloped land in the M, Manufacturing District.
- The site is within the planning boundaries of the *East Columbus Neighborhood Plan* (2012) and the *Port Columbus Joint Economic Development Strategy* (2008), which both recommend light industrial land uses at this location. Additionally, the site is located within the boundaries of the I-670 Graphics Control Overlay.
- The site is located within the boundaries of the East Columbus Civic Association, whose recommendation is for approval.
- A traffic access study has been completed and approved for the proposed development.
- The *Columbus Multimodal Thoroughfare Plan* identifies the portion of Stelzer Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested M-2, Manufacturing District will permit all less objectionable manufacturing uses including logistics and distribution uses at this location. The proposed uses are not considered to be an introduction of an incompatible use and are consistent with both the *East Columbus Neighborhood Plan (2012)* and the *Port Columbus Joint Economic Development Strategy's* (2008) recommendations for light industrial land uses. Planning Division staff are in full support of the proposal as the additional landscaping to screen parking from Stelzer Road, and conceptual elevations are consistent with the *East Columbus Neighborhood Plan's* design guidelines. Staff continue to encourage preservation of existing trees where possible to screen from adjacent residential uses, and to work with the City Forester regarding street trees along Stelzer Road but does not condition support on this request.



Z22-044  
885 Stelzer Rd.  
Approximately 13.49 acres  
C-4 to M-2



Z22-044  
885 Stelzer Rd.  
Approximately 13.49 acres  
C-4 to M-2



Z22-044  
885 Stelzer Rd.  
Approximately 13.49 acres  
C-4 to M-2

August 8, 2022

Joseph Rose  
Planner II  
City of COLUMBUS  
Department of Building & Zoning Services  
111 N. Front St. Columbus, OH 43215

RE: Rezoning Application #Z22-044 (885 Stelzer Rd.)

Dear Joe-

The East Columbus Civic Association heard a presentation from Nate Green of the Montrose Law Firm representing CL Stelzer, LLC applicant for rezoning application #Z22-044, 885 Stelzer Rd at its August 6, 2022, meeting. As President of the East Columbus Civic Association, I wanted to communicate that I found that the rezoning request from C-4 to M-2 with a H-60 height district is in agreement with the East Columbus Neighborhood Plan which was adopted by Columbus City Council on April 23, 2012, and the Port Columbus Area Development Partnership Joint Economic Development Strategy from April, 2008 as they both identify this area for light industrial development. Mr. Green communicated that CL Stelzer, LLC supports a development plan that provides proper buffering is put in place to mitigate potential negative impacts on residences to the south of this property. As President of the East Columbus Civic Association, I wanted to express my recommendation that the City of Columbus approve this rezoning application.

Please feel free to contact me at [michaelandecho@gmail.com](mailto:michaelandecho@gmail.com) if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Michael Johnson', with a long horizontal line extending to the right.

Michael Johnson  
President  
East Columbus Civic Association



# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-044

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David J. Robinson

of (COMPLETE ADDRESS) 100 East Broad Street, Suite 2320 Columbus, Ohio 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 (including contact name and number)

Business or individual's address; City, State, Zip Code

Number of Columbus-based employees

(Limited to 3 lines per box)

1. CL Stelzer, LLC C/O Birch Services, PO Box 23069 Chagrin Falls, OH 44023 Attn: Terry Coyne, (216) 218-0259 <i>0 Columbus Based employees</i>	2. <i>Woodland Plaza LTD</i> <i>c/o Buechner, Haffer, Meyers &amp; Koenig, LLC</i> <i>Attn: Gloria S. Haffer 513-357-4350</i> <i>221 E. 4th St. Suite 2300</i> <i>Cincinnati, OH 45202</i> <i>0 Columbus Based</i> <i>employees</i>
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*David J. Robinson*

Sworn to before me and signed in my presence this 2<sup>nd</sup> day of June, in the year 2022

*Kristina L. Boynton Acklin*  
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



**KRISTINA L. BOYNTON ACKLIN,**  
**ATTORNEY AT LAW**  
NOTARY PUBLIC, STATE OF OHIO  
My commission has no expiration date.

**This Project Disclosure Statement expires six (6) months after date of notarization.**