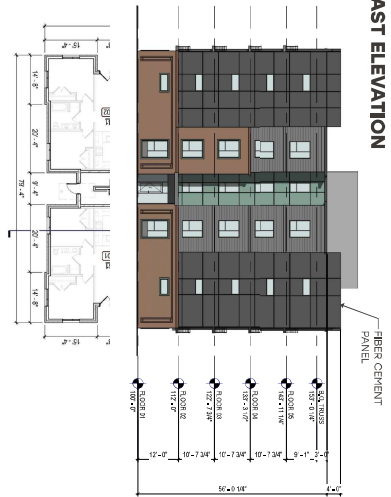


EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



PERCENTAGE OF WINDOWS

EAST ELEVATION	11% WINDOWS
NORTH ELEVATION	24% WINDOWS
WEST ELEVATION	15% WINDOWS
SOUTH ELEVATION	24% WINDOWS
BUILDING ONE TOTAL	22% WINDOWS

MATERIAL LEGEND

1. ALUMINUM COMPOSITE PANEL
2. METAL SIDING
3. FIBER CEMENT PANEL
4. FIBER CEMENT SIDING
5. BRICK MASONRY
6. WOOD LOOK SOFT FRAMING

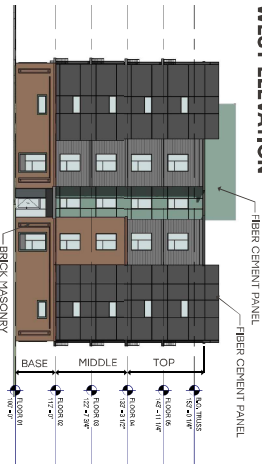
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

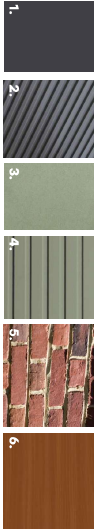


PERCENTAGE OF WINDOWS

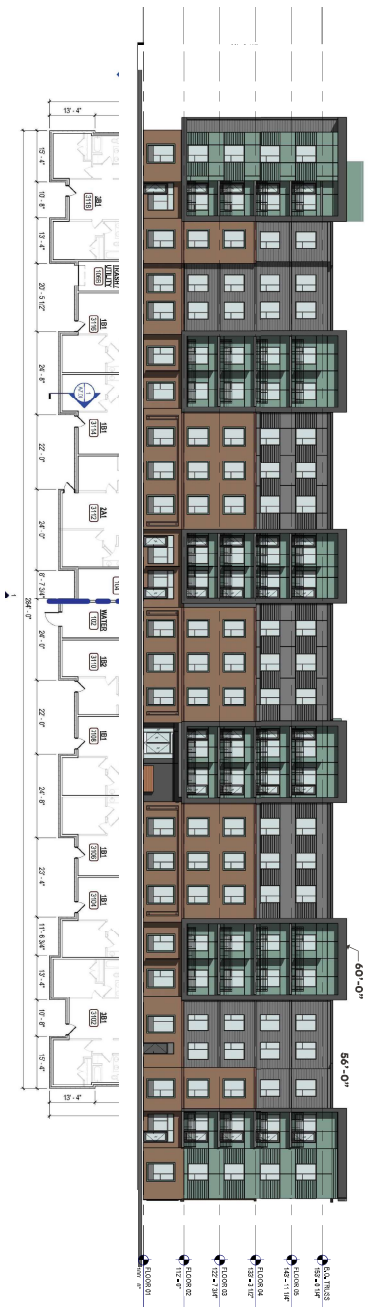
EAST ELEVATION	12% WINDOWS
NORTH ELEVATION	23% WINDOWS
WEST ELEVATION	11% WINDOWS
SOUTH ELEVATION	23% WINDOWS
BUILDING TWO TOTAL	21% WINDOWS

MATERIAL LEGEND

1. ALUMINUM COMPOSITE PANEL
2. METAL SIDING
3. FIBER CEMENT PANEL
4. FIBER CEMENT SIDING
5. BRICK MASONRY
6. WOOD LOOK SOFT FRAMING



**WEST ELEVATION**

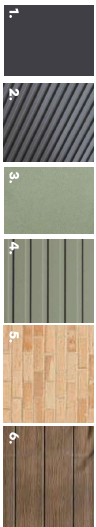


**EAST ELEVATION**



## MATERIAL LEGEND

1. ALUMINUM COMPOSITE PANEL
2. METAL SIDING
3. FIBER CEMENT PANEL
4. FIBER CEMENT SIDING
5. BRICK MASONRY
6. WOOD LOOK SOFT FIBER CEMENT



1.12.26  
Eigent

**CITY COUNCIL – ZONING COMMITTEE  
STAFF REPORT  
COUNCIL VARIANCE**

**APPLICATION:** **CV25-103**  
**Location:** **1981 S. HIGH ST. (43207)**, being 16.41± acres located on the west side of South High Street, 565± feet south of Hosack Street (010-008499 and 4 others; Columbus South Side Area Commission).  
**Requested Zoning:** AR-O, Apartment Office District (H-110).  
**Proposed Use:** Apartment complex.  
**Applicant(s):** Lotus Company, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120, New Albany, OH 43054.  
**Property Owner(s):** 1981 South High LLC; 2050 South High Street, Columbus, OH 43207.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

**BACKGROUND:**

- The 16.41± acre site consists of five parcels developed with an industrial use in the M, Manufacturing District. The site is subject to a Council variance (CV22-104; Ordinance #2606-2025), which allows multi-unit residential development, as an unspecific density, with increased building heights of sixty feet. The site will be rezoned to the AR-O, Apartment Office District and developed with an apartment complex containing approximately 455 units as part of concurrent rezoning Z25-056 (ORD #0287-2026).
- This concurrent Council variance request includes variances to parking lot screening, parking setbacks, required parking, dumpster area, building lines, and perimeter yard.
- North of the site are industrial uses in the M, Manufacturing District. West of the site is a quarry in the EQ, Excavation and Quarrying District. East of the site is railroad right-of-way. South of the site are office and warehouse uses in the M, Manufacturing District.
- The site is within the planning boundaries of the *South Side Plan* (2014), which recommends “Industrial” land uses at this location. The site is also subject to early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). This site has also been identified in the *Columbus Growth Strategy* (2026) for “Mixed-Use 3” land uses.
- The site is located within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval.
- Staff concurs with the Applicant’s analysis of the seven practical difficulties in achieving this proposed development and support the requested variances.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested Council variance will allow reduced development standards for a multi-unit residential development consistent with recent urban infill apartment complex developments. Additionally, the C2P2 Design Guidelines recommend parking reductions be considered based on pedestrian accessibility, access to transit, size and nature of use. As such, staff are supportive of the requested parking variance based on the site's access to transit, pedestrian access, and the inclusion of this site for "Mixed-Use 3" in the *Columbus Growth Strategy*.

---

## **STATEMENT OF HARDSHIP**

### **Columbus City Code Section 3307.10 - Variances by City Council.**

City council may grant the following zoning variances:

- A.** Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B.** Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

**The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:**

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes      No

2. Whether the variance is substantial.

Yes      No

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes      No



# Council Variance Application

ORD #0288-2026-CV25-103, Page 7 of 17

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes      No

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes      No

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes      No

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes      No

**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.**

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):**

Signature of Applicant

David Hodge

Date

## STATEMENT IN SUPPORT OF COUNCIL VARIANCE APPLICATION

**APPLICATION:** CV25-103  
**Location:** 1981 South High Street, Columbus, Ohio (43207), being 16.41± acres located on the west side of South High Street (Columbus South Side Area Commission).  
**Parcel Numbers:** 010-008499, 010-112264, 010-066158, 010103973 and 010-0066159  
**Existing Zoning:** M, Limited Manufacturing District.  
**Proposed Zoning:** AR-O, Apartment-Office  
**Proposed Use:** Multi-unit residential development.  
**Applicant:** Lotus Company; 215 South State Street, 13th Floor, Salt Lake City, UT, 43214.  
**Property Owner:** 1981 South High LLC; 2050 South High Street; Columbus, OH, 43207.  
**Attorney/Agent:** David Hodge; Underhill & Hodge LLC; 8000 Walton Parkway, Suite 120; New Albany, OH 84111.  
**Planner:** Alyssa Saltzman  
**Date:** January 12, 2025

### **I. Introduction and Project Description:**

The subject site consists of approximately 16.41 acres located along the west side of South High Street, north of State Route 104, within the Steelton industrial corridor on Columbus's South Side. The property is presently configured as four separate parcels containing a mixture of vacant land and former industrial yard area. Historically, this area supported a variety of manufacturing and rail-related uses associated with the broader Steelton district, which once contained factories, warehouses, and distribution facilities dating to the early twentieth century. Today, those uses have largely been abandoned or redeveloped into creative and employment space to the east at The Fort, while the subject property remains largely underutilized.

The proposed rezoning and companion Council Variance will facilitate redevelopment of this underutilized industrial tract into a high-quality residential community consisting of multiple apartment buildings organized around a newly created public street network. The development will provide approximately 455 dwelling units. While the overall Steelton Village initiative envisions a mix of uses throughout the district, this specific site will be developed entirely for residential use and will serve as a significant housing anchor that supports and complements the mixed-use activity of the surrounding area.

This redevelopment represents an important continuation of reinvestment within the Steelton corridor. By transforming an underutilized industrial property into new housing and public infrastructure, the project advances the goals of the South Side Plan to foster reinvestment, expand housing options, and strengthen pedestrian-oriented design along South High Street. The proposed AR-O zoning and associated variances therefore represent a well-balanced and community-benefiting step in the evolution of this corridor.



## **II. Requested Variances:**

The Applicant respectfully requests the following variances:

### **Parcel 1**

1. Section 3312.49 - Required parking. The Applicant requests a variance to reduce the minimum number of required parking from 143 to zero.
2. Section 3321.01 - Dumpster area. The Applicant requests a variance to allow the dumpster area within the required front setback.
3. Section 3333.18 - Building lines. The Applicant requests a variance to reduce the minimum building line from 25 feet to 3 feet from the new public street.

### **Parcel 2**

1. Section 3312.21(B) - Perimeter parking lot screening. The Applicant requests a variance to not require landscaping or screening within the area between the right-of-way and the parking setback line, to not require perimeter parking lot screening for parking areas within 80 feet of residentially zoned property, and to not require screening in portions of parking lots abutting any public street.
2. Section 3312.27 - Parking setback line. The Applicant requests a variance to reduce the minimum parking setback line from 25 feet to 7 feet from the new public street and to 2 feet from Viaduct Drive Extension.
3. Section 3312.49 - Required parking. The Applicant requests a variance to reduce the minimum number of required parking from 541 to 415.
4. Section 3333.18 - Building lines. The Applicant requests a variance to reduce the minimum building line from 25 feet to 3 feet from the new public street.
5. Section 3333.255 - Perimeter yard. The Applicant requests a variance to reduce the minimum perimeter yard from 25 feet to 12 feet adjacent to Building B.

## **III. Discussion of the Duncan Factors:**

Reasonable Return Without the Variances. Strict application of current dimensional and parking standards would require deep building setbacks, forward parking fields, and full code minimum parking, which collectively prevent an urban, walkable, mixed-use pattern and would re-entrench an automobile-oriented site plan contrary to the South Side Plan. Given the narrow build-to envelopes created by the new public street and the Viaduct Drive Extension, as well as the goal of bringing buildings to the street, the ability to reasonably redevelop the property without the requested relief is limited. The variances allow buildings to occupy appropriate urban frontages, right-size parking through shared supply and transportation demand management, and feasibly redevelop this long underutilized site.

Substantiality. Each request is calibrated to implement urban design best practices. Building line reductions from 25 feet to 2-3 feet are consistent with a mixed-use corridor,

producing an engaged street edge. Parking setback reductions and limited perimeter screening waivers enable parking to be placed to the side and rear rather than between buildings and the street, while interior landscaping and street trees maintain visual quality. Parking quantity variances tailor supply to actual demand within a mixed-use district that will include shared parking, bicycle parking, and connectivity improvements. The vision clearance adjustments are limited to specific low-speed driveways within a newly street network and will be implemented with clear sight lines using low plantings and appropriate signage.

**Impact on Neighborhood Character and Adjoining Properties.** The project replaces obsolete industrial conditions with high quality residential buildings, new public streets, sidewalks, and landscape improvements. Bringing buildings to the street frames a safer pedestrian realm and supports nearby small businesses, including those within the broader Steelton neighborhood. Parking areas are internalized, and the requested screening flexibility is paired with building placement, interior tree canopy, and edge treatments to avoid adverse visual or noise impacts on adjacent properties.

**Effect on Government Services.** The site is served by urban infrastructure. Creating a new public street and extending Viaduct Drive will distribute traffic and improve emergency access. The project coordinates with City standards for public right-of-way, utilities, fire access, and stormwater, so no negative service impacts are anticipated. Right-sized parking reduces impervious area and long-term maintenance burdens while supporting a balanced transportation system.

**Knowledge of the Restriction.** The Applicant acknowledges the existing standards. However, City policy anticipates and encourages evolution of this corridor to a mixed-use, pedestrian-oriented pattern. The variances are not sought to confer a special privilege, but to realize a plan-supported urban design within the constraints of a legacy industrial site and new public street dedications.

**Feasible Alternatives.** Alternatives that strictly comply with setbacks, screening, and parking minimums would force suburban site planning that undermines the public realm and contradicts adopted policy. Those alternatives would either push buildings back behind large parking fields or over-supply parking, neither of which is appropriate for the South High Street corridor. The requested variances are the minimum necessary to achieve a cohesive, context-sensitive urban form.

**Spirit and Intent, and Substantial Justice.** The spirit and intent of the code are advanced by placing buildings along public streets, improving pedestrian safety and comfort, and providing adequate but not excessive parking. The relief sought enables a high-quality redevelopment of a challenging site, delivers public streets and connectivity, and protects the public health, safety, and general welfare while aligning with adopted planning policy.

#### **IV. City Council Criteria for Area Variances:**

Consistency with Adopted Plans and Policies. The South Side Plan supports mixed-use reinvestment along South High Street and encourages urban building placement that strengthens the pedestrian realm. By transitioning from legacy manufacturing to apartment and mixed-use in the AR-O district and by bringing buildings to the street with new public streets and sidewalks, the project directly implements those policies.

Compatibility with Adjacent Development. The proposed urban form is compatible with the emerging Steelton context and nearby commercial and residential uses. High-quality architecture, street trees, lighting, and internalized parking create an orderly and attractive pattern of development. Targeted edge treatments ensure that the limited screening waivers do not adversely affect residentially zoned properties.

Protection of Public Health, Safety, and Welfare. The public street dedications improve block structure and emergency access. Vision clearance adjustments are paired with low plantings and signage to maintain sight distance at low-speed, stop-controlled driveways. Right-sized parking, enhanced pedestrian connections, and bicycle facilities promote safety and reduce conflicts.

Advancement of the Purpose and Intent of the Zoning Code. The relief facilitates a cohesive, walkable, and economically productive mixed-use district. It aligns with the code's purposes by promoting orderly development, efficient circulation, and the enhancement of the public realm while avoiding unnecessary hardship created by legacy parcel geometry and new public right-of-way.

## **V. Conclusion:**

For these reasons, the Applicant respectfully requests approval of the companion Council Variance. The requested relief is carefully tailored, plan-consistent, and necessary to transform an underutilized site into a vibrant, connected, and walkable district that benefits the South Side community.

GENERAL PROJECT INFORMATION			
PROPOSED BUILDING HEIGHT	24' 0"		
BUILDING USE	RESIDENTIAL AND MIXED USE		

PARCEL 1 PARKING CALCULATION			
USE	UNITS	REQUIRED	PROVIDED
BUILDING A, PARKING	95	143	0
BUILDING B, PARKING	0	0	0
RECYCLED TREES	3	3	3

PARCEL 1 BUILDING SITE FOOTPRINT			
PROPOSED BUILDING FOOTPRINT (SQ. FT.)	14,273		
PROPOSED BUILDING SITE FOOTPRINT (SQ. FT.)	23,319		

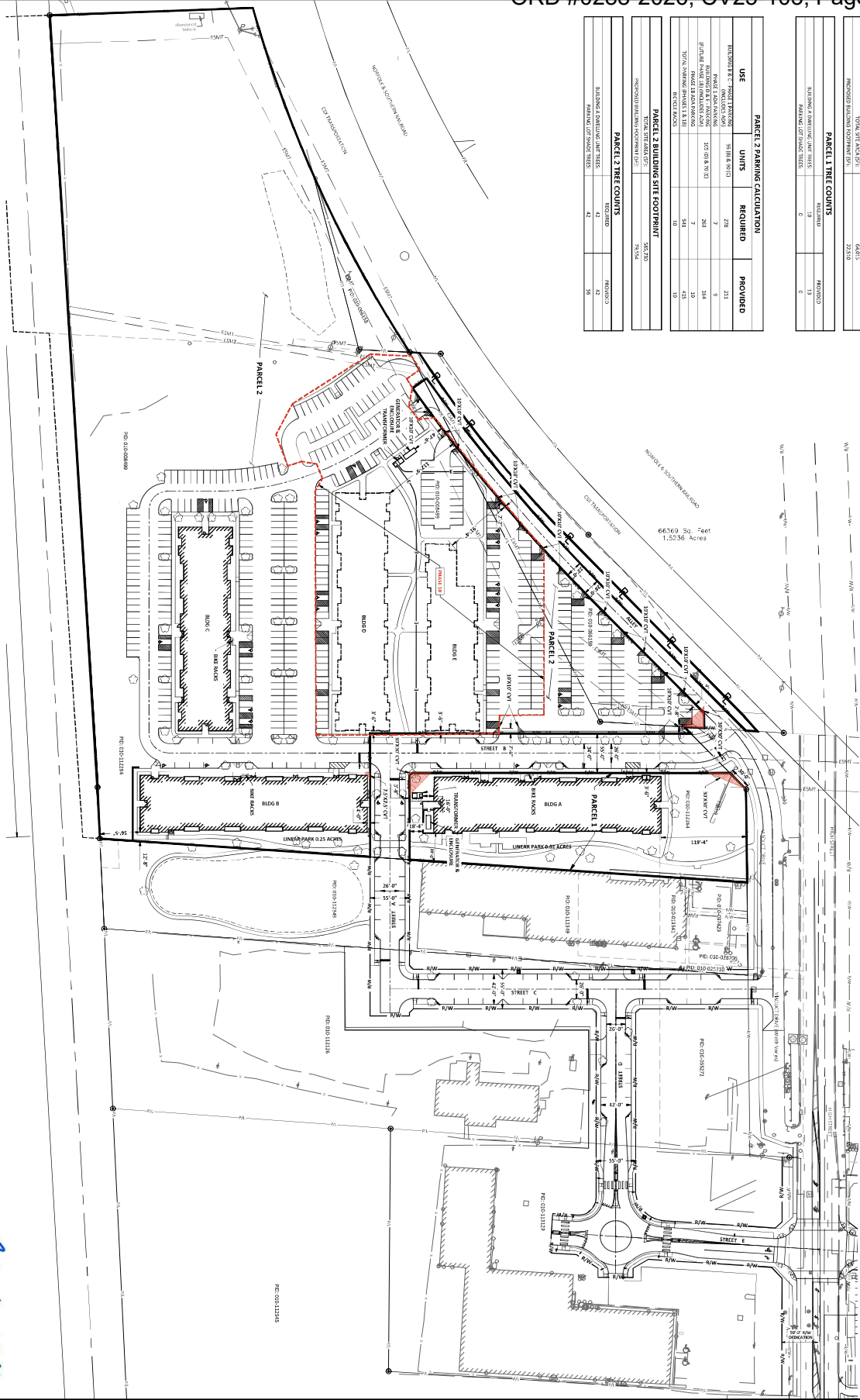
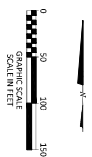
PARCEL 1 TREE COUNTS			
BUILDING A, TREES	0	0	0
BUILDING B, TREES	0	0	0
PARKING LOT TREES	0	0	0

PARCEL 2 PARKING CALCULATION			
USE	UNITS	REQUIRED	PROVIDED
BUILDING B, C, TRAILER PARKING	95 (B) & 90 (C)	219	211
BUILDING A, TRAILER PARKING	0	0	0
RECYCLED TREES	3	3	3
TOTAL TREES	98	222	214
TOTAL TREES (MINIMUM REQUIRED)	98	222	214
TOTAL TREES (PROVIDED)	98	222	214

PARCEL 2 BUILDING SITE FOOTPRINT			
PROPOSED BUILDING FOOTPRINT (SQ. FT.)	36,250		
PROPOSED BUILDING SITE FOOTPRINT (SQ. FT.)	50,000		

PARCEL 2 TREE COUNTS			
BUILDING A, TREES	0	0	0
BUILDING B, TREES	0	0	0
PARKING LOT TREES	42	42	54

\*SITE PLAN IS FOR REFERENCE ONLY



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*Signature*  
1-17-26

PRELIMINARY

NOT FOR CONSTRUCTION

REVISION

NO.	DATE	DESCRIPTION
1	2024.09	13 JANUARY 2026
2	2024.09	13 JANUARY 2026
3	2024.09	13 JANUARY 2026

PROJECT NUMBER

2024.09

DATE

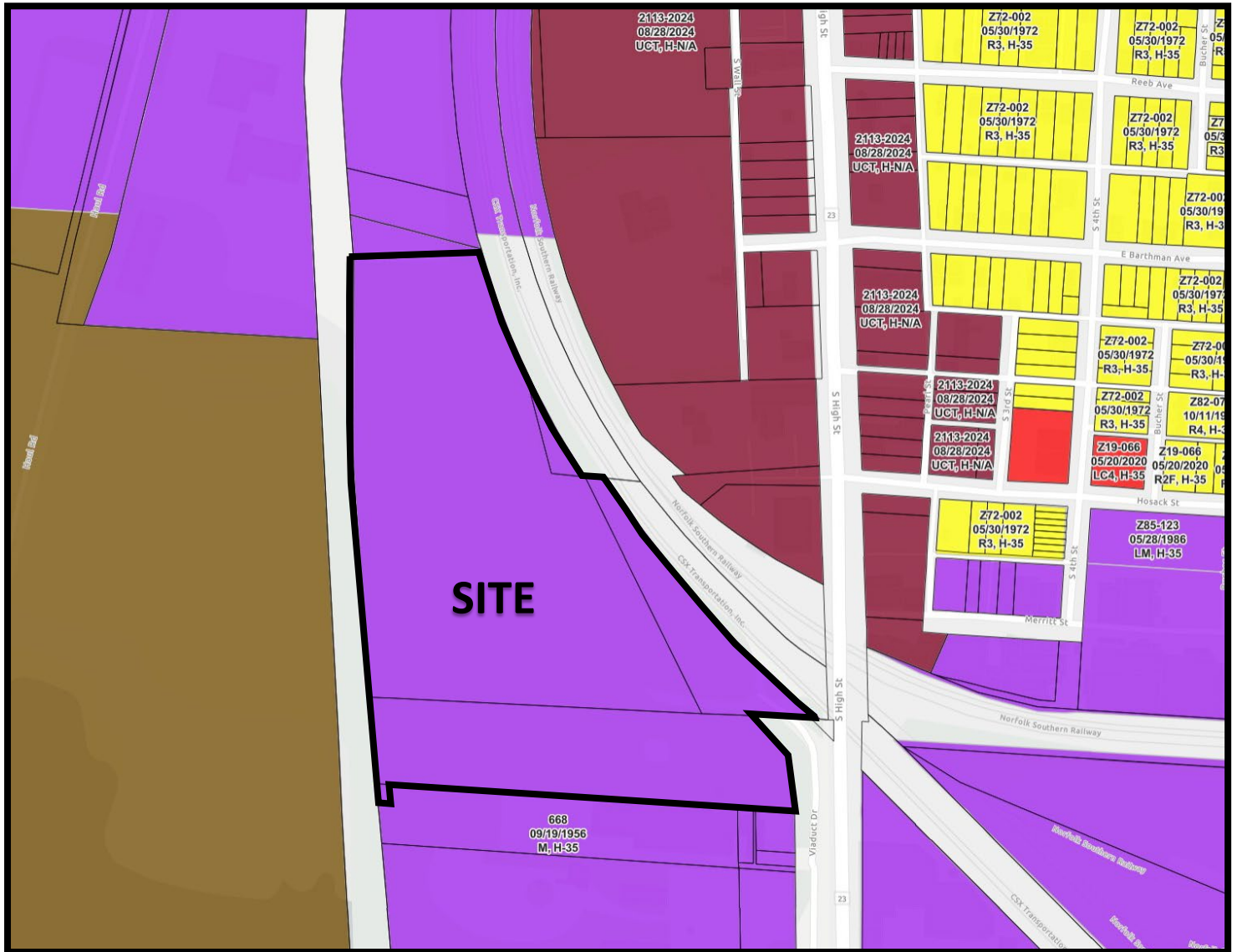
13 JANUARY 2026

SHEET NAME

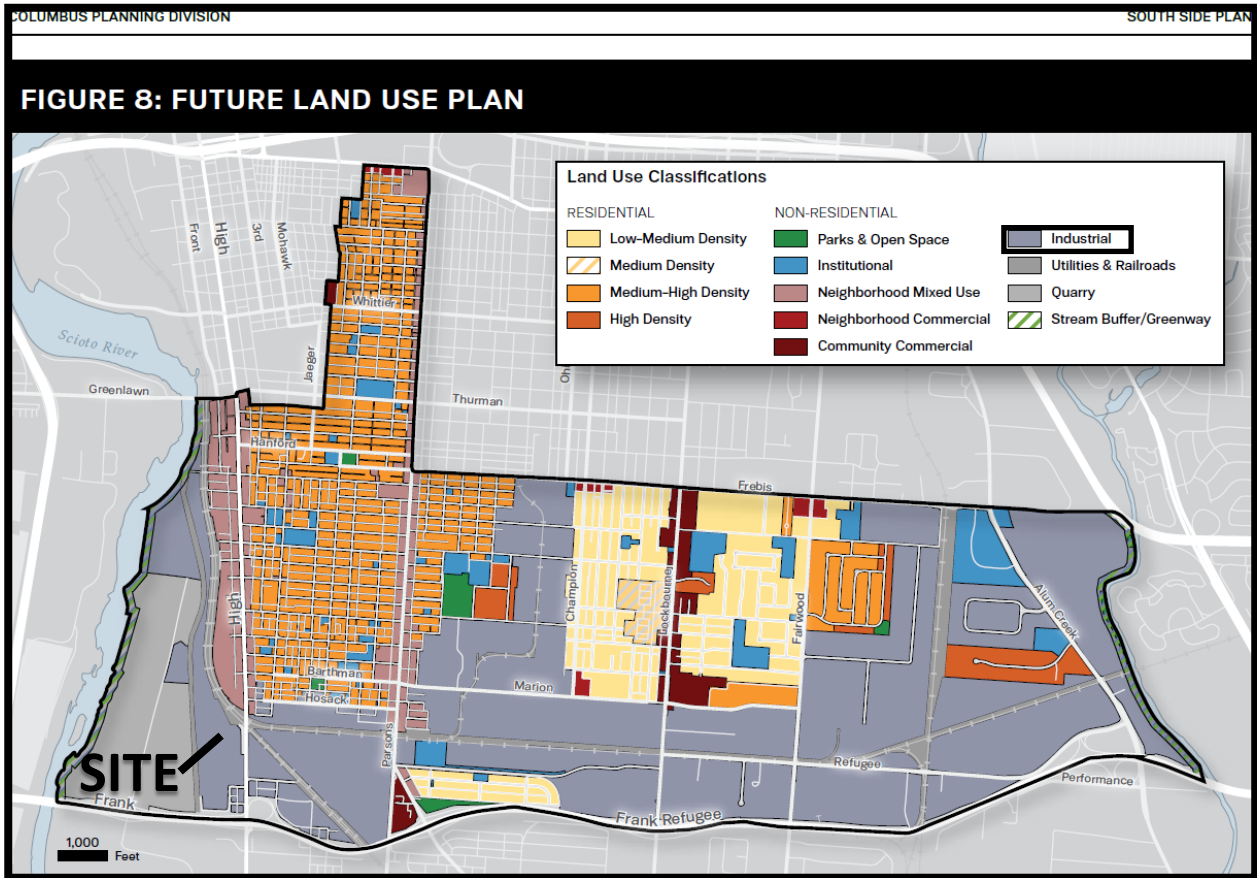
MASTER SITE PLAN

SHEET NUMBER

C1.00



CV25-103  
1981 South High Street  
Approximately 16.41 acres



CV25-103  
1981 South High Street  
Approximately 16.41 acres





CV25-103  
1981 South High Street  
Approximately 16.41 acres



**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

<b>Case Number</b>	<u>Z25-056 &amp; CV25-103</u>
<b>Address</b>	<u>1951 S. HIGH STREET</u>
<b>Group Name</b>	<u>COLUMBUS SOUTH SIDE AREA COMM.</u>
<b>Meeting Date</b>	<u>December 16, 2025</u>
<b>Specify Case Type</b>	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
<b>Recommendation</b> (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Rezoning and variances associated with parcels 1 and 2 approved by all commissioners.

<b>Vote</b>	<u>10-0-0</u>
<b>Signature of Authorized Representative</b>	<u>Kathryn F. Green</u> <small>Digitally signed by Kathryn F. Green Date: 2025.12.16 20:26:42 -05'00'</small>
<b>Recommending Group Title</b>	<u>Zoning Chair</u>
<b>Daytime Phone Number</b>	<u>614-565-1476</u>

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

## Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-103

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) Eric Zartman

of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 120, New Albany, Ohio 43054

deposes and states that they are 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:

For Example:      Name of Business or individual  
                            Contact name and number  
                            Business or individual's address; City, State, Zip Code  
                            Number of Columbus-based employees

1. Lotus Company 215 South State Street, 13th Floor Salt Lake City, Utah 84111 (Zero Columbus-based employees)	2. 1981 South High LLC 2050 South High Street Columbus, Ohio 43207 (Zero Columbus-based employees)
3. CSX Transportation Inc. 500 Water Street Jacksonville, Florida 32202 (Zero Columbus-based employees)	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 17 day of Oct, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Justin M. Fox  
Attorney At Law  
Notary Public, State of Ohio  
My Commission Does Not Expire  
Sec.147.03 R.C.

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