

**SITE DEVELOPMENT DATA**

ARCHITECT: **WALKER MAZUR**  
 1500 W. 10TH ST. SUITE 500  
 COLUMBUS, OH 43215  
 CONTACT: JASON OSBORN  
 EMAIL: jason@walkermazur.com

SITE ENGINEER: **JOHN WATSON**  
 300 WASHINGTON TOWN ROAD SUITE H  
 FRANKLIN, OH 43141  
 CONTACT: JOHN.WATSON@WATSONENGINEERING.COM  
 EMAIL: john@watsonengineering.com

EXISTING UTILITIES: UNKNOWN  
 PROPOSED UTILITIES: LIGHT INDUSTRIAL  
 PROPOSED DRAINAGE DISTRICT: LIMITED MAINTENANCE LHM

TOTAL SITE AREA: 1.61 AC  
 PROPOSED BUILDING AREA: 10,300 SF (63%)  
 PROPOSED PAVED AREA: 2,400 SF (15%)  
 PROPOSED OPEN SPACE: 3,400 SF (21%)

REQUIRED PARKING SPACES: 11 SPACES (1 PER 100 SF)  
 PROPOSED PARKING SPACES: 11 SPACES (1 PER 100 SF)

REQUIRED SIGNAGE: 1 SIGNAGE (1 PER 100 SF)  
 PROPOSED SIGNAGE: 1 SIGNAGE (1 PER 100 SF)

REQUIRED PLANTING: 1 PLANTING (1 PER 100 SF)  
 PROPOSED PLANTING: 1 PLANTING (1 PER 100 SF)

TOTAL REQUIRED PLANTING SPACES: 11 SPACES (1 PER 100 SF)

**CODED NOTES**

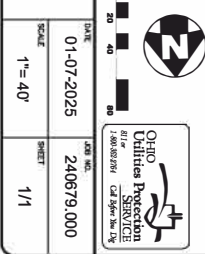
- 1 CLEAR WIDTH (MIN. 10' 0")
- 2 SHORTER, PROTRUSING, 2' HORIZONTAL PER MIN.

REVISION DESCRIPTION	INITIAL	DATE

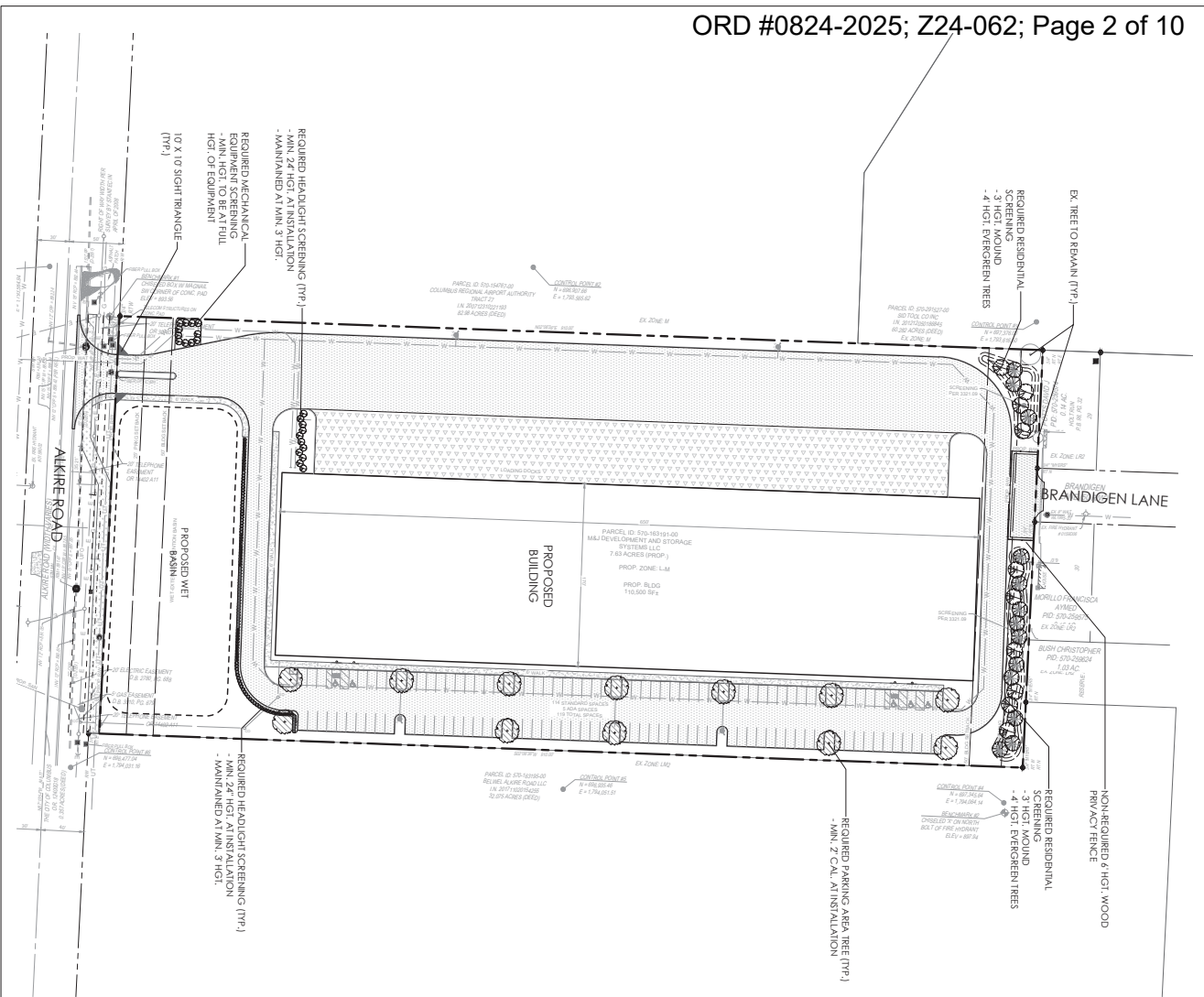
**ZONING SITE PLAN**

FAIRWAY INDUSTRIAL  
 ALKIRE ROAD  
 CITY OF COLUMBUS  
 FRANKLIN COUNTY, OHIO

DATE: 01-07-2025  
 SCALE: 1" = 40'  
 SHEET: 1/1



*Jason Watson 3-17-25*

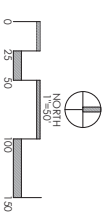


**COLUMBUS ZONING CODE LANDSCAPE REQUIREMENTS**

CODE	PROPOSED
<b>PARKING LANDSCAPING AND SCREENING - .3312(21)(A)</b>	119 SURFACE PARKING SPACES = 12 TREES
THE PERCENT OF ANY PARKING LOT CONTAINING TEN PARKING SPACES OR MORE SHALL BE LANDSCAPED. LANDSCAPING SHALL BE PROVIDED AT A MINIMUM RATIO OF 1 SHADE TREE FOR EVERY 10 PARKING SPACES. TREES TO BE 2" CALIPER MIN. AT INSTALLATION.	
<b>PARKING LANDSCAPING AND SCREENING - .3312(21)(D)</b>	SCREENING PROVIDED AS A COMBINATION OF 3 HIGH MOUNDING AND EVERGREEN TREES.
1. LOT FOR EACH LIGHT SCREENING SCREENING SHALL BE PROVIDED IN A LANDSCAPED AREA AT LEAST FOUR FEET WIDER AND SHD CONSIST OF AN OPAQUE FENCE (EXCEPT A CHAINLINK FENCE), LANDSCAPED EARTH MOUND OF 13" VERTICAL; HORIZONTAL SLOPE, WALL, PLANTING OR COMBINATION THEREOF INSTALLED, REPAIRED, REPLACED AND MAINTAINED TO A TOTAL HEIGHT OF 6 FEET W/INCL. 2" MIN. AT 10' FROM GRADE AND TO AN OPAQUE OF NOT LESS THAN 75 PERCENT.	SCREENING PROVIDED AS A COMBINATION OF 3 HIGH MOUNDING AND EVERGREEN TREES. EVERGREEN TREES SHALL BE MIN. 4" HGHT. AT INSTALLATION.
<b>SCREENING 3321.09</b>	
B. A PROPERTY WITH A NON-RESIDENTIAL ZONING CLASSIFICATION ADJUTING RESIDENTIALLY ZONED PROPERTY SHALL PROVIDE SCREENING THAT SHALL INCLUDE A FENCE, WALL, LANDSCAPED MOUND, DENSER PLANTED PLANTING SCREENING, OR A COMBINATION THEREOF TO PREVENT THE EQUIPMENT FROM BEING VISIBLE FROM ANY ADJACENT PUBLIC STREET OR ADJACENT RESIDENTIAL DISTRICT.	
C. REQUIRED SCREENING SHALL BE NO LESS THAN 5' ABOVE FINISHED GRADE AND TO YEAR ROUND OPACITY OF NOT LESS THAN 75 PERCENT PLANT MATERIAL WHEN USED SHALL BE MAINTAINED WITHIN THREE FEET OF PLANTING.	
<b>SCREENING OF MECHANICAL SYSTEMS 3321.11</b>	
MECHANICAL OR OTHER UTILITY EQUIPMENT ON THE GROUND SHALL BE FULLY SCREENED TO THE HEIGHT OF THE EQUIPMENT BY WALL FENCE, LANDSCAPE MATERIAL OR A COMBINATION THEREOF TO PREVENT THE EQUIPMENT FROM BEING VISIBLE FROM ANY ADJACENT PUBLIC STREET OR ADJACENT RESIDENTIAL DISTRICT.	
WHENEVER LIVE PLANTS ARE INSTALLED, ALONE OR IN COMBINATION WITH OTHER MATERIALS FOR THE PURPOSES OF THIS SECTION, THE PLANTS SHALL BE MAINTAINED TO A MINIMUM HEIGHT OF 3 FEET AT ALL TIMES AND A DENSITY OF NOT LESS THAN 75 PERCENT OPACITY WITHIN THREE FEET OF INSTALLATION.	

*See 3-17-25*

**PRELIMINARY**  
NOT FOR CONSTRUCTION



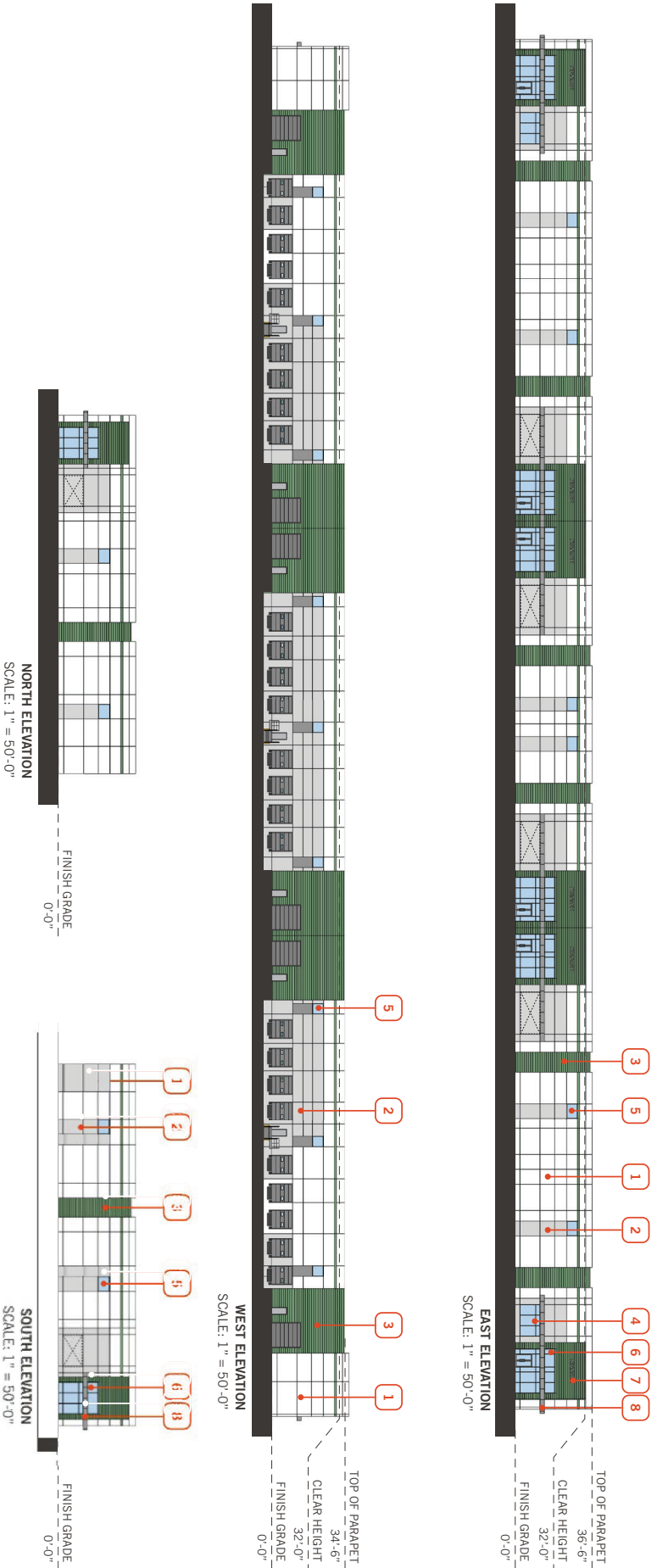
REVISIONS

LANDSCAPE REQUIREMENTS PLAN

ALKIRE ROAD STORAGE  
PREPARED FOR:  
FAIRWAY COMPANIES  
3100 TREMONT ROAD, SUITE 200  
COLUMBUS, OH 43221

**Faris Planning & Design**  
LAND PLANNING LANDSCAPE ARCHITECTURE  
4876 Cemetery Road Hilliard, OH 43026  
p (614) 487-1964 www.farisplanninganddesign.com

DATE	02/25/25
PROJECT	24134
SHEET	LR-1



**KEYNOTES**

- 1** CONG. TILT PAINTED  
SW 6995 - SUPERWHITE
- 2** CONG. TILT PAINTED  
SW 7072 - ONLINE
- 3** CONG. TILT PAINTED  
SW 6734 - ESPALER
- 4** ALUMINIUM STOREFRONT  
CLEAR ANODIZED
- 5** GLAZING  
VITRO OPTI-GRAY
- 6** SPANDEK GLAZING  
VITRO OPTI-GRAY
- 7** SIGNAGE
- 8** PAINTED METAL CANOPY  
SW 7073 - NETWORK GRAY

*See Elevation 3-17-25*

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 13, 2025**

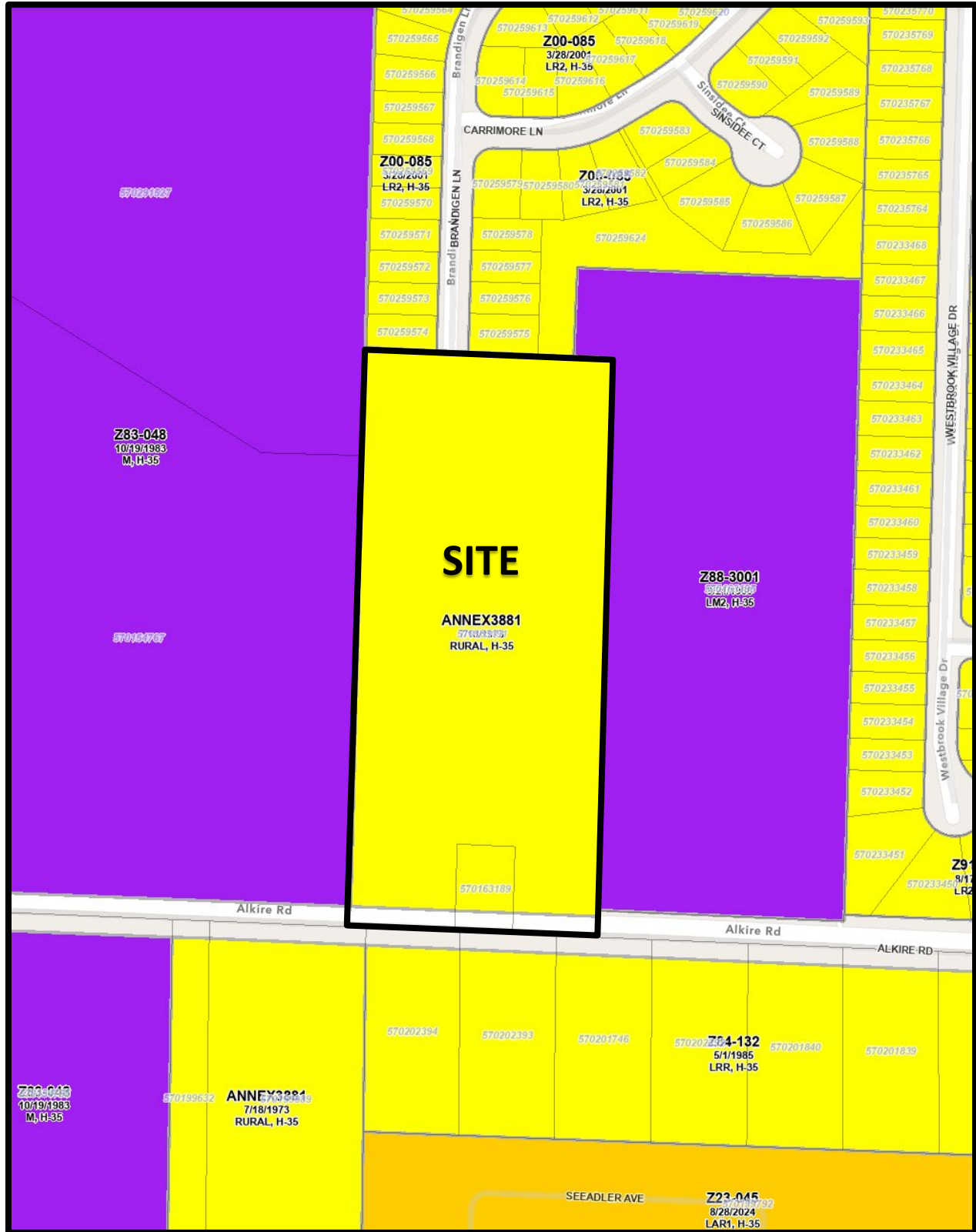
- 1. APPLICATION: Z24-062**  
**Location:** **4810 ALKIRE RD. (43228)**, being 8.12± acres located on the north side of Alkire Road, 798± feet west of Holt Road (570-163189 and 570-163191; Westland Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** L-M, Limited Manufacturing District (H-60).  
**Proposed Use:** Less-objectionable manufacturing and commercial uses.  
**Applicant(s):** Fairway Companies; c/o Mark Catalano; 3100 Tremont Road, Suite 200; Columbus, Ohio 43221.  
**Property Owner(s):** M&J Storage Systems LLC & AK; c/o David Hodge, Underhill and Hodge LLC, Atty.; 8000 Walton Parkway, Suite 170; New Albany, OH 43054.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

**BACKGROUND:**

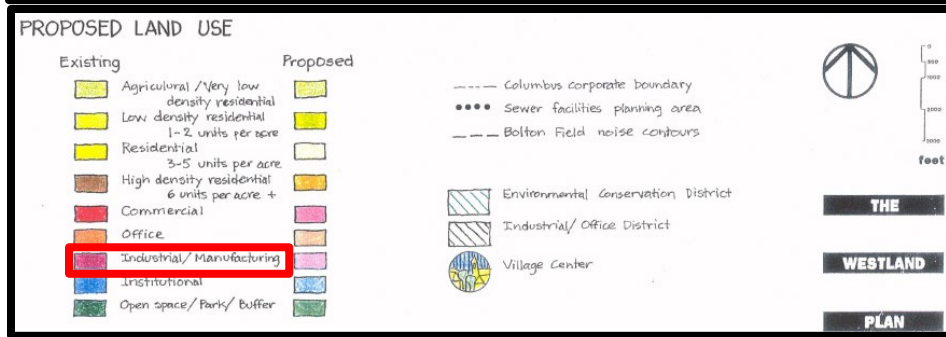
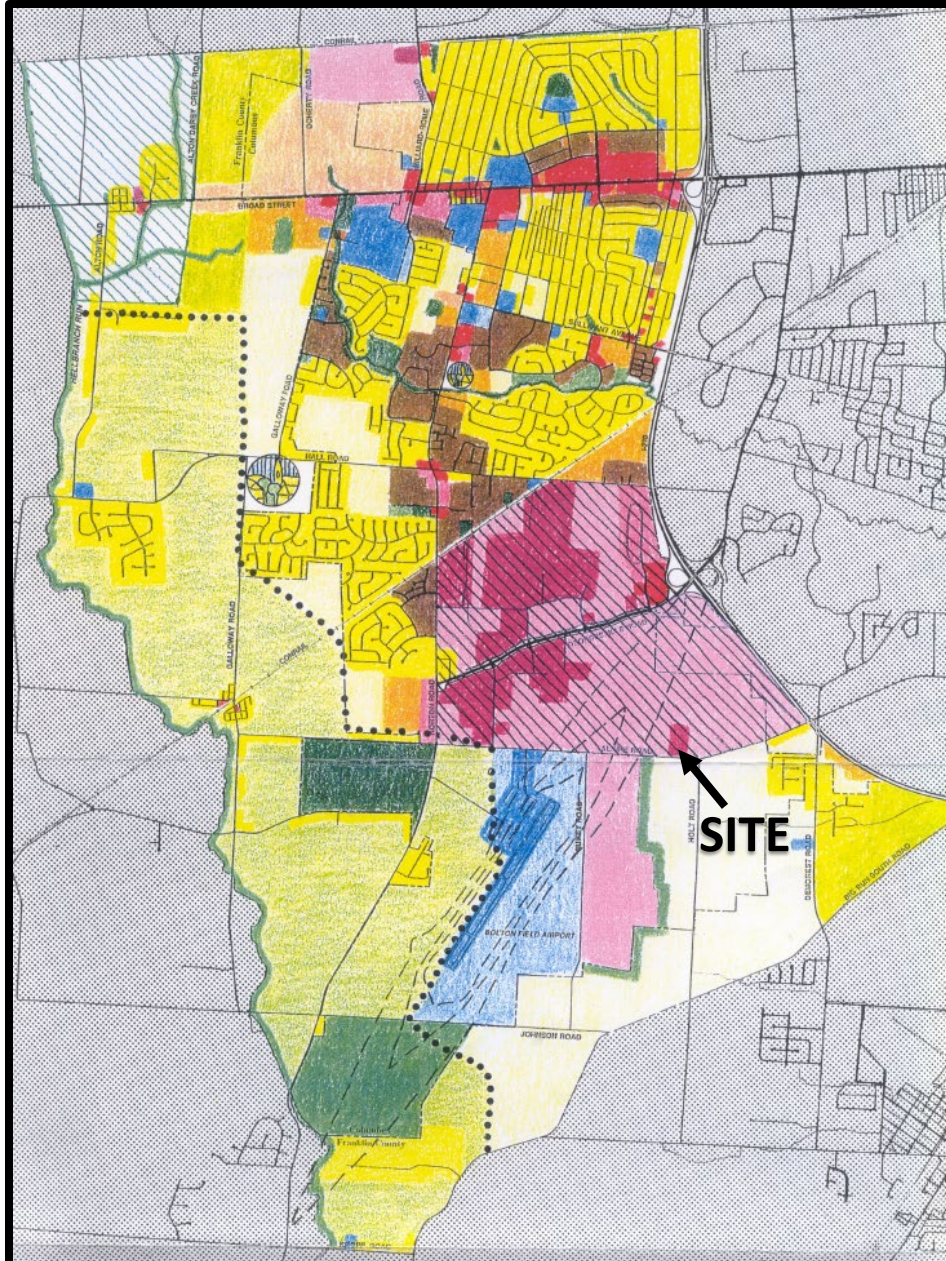
- The site consists of one undeveloped parcel and one parcel developed with a single-unit dwelling, both in the R, Rural District. The requested L-M, Limited Manufacturing District will allow limited manufacturing and commercial uses as permitted by Sections 3363.01 through 3363.08, Manufacturing District.
- To the north of the site are single-unit dwellings in the L-R-2, Limited Residential District. To the south are single-unit dwellings in the L-RR, Limited Rural Residential District. To the east is a packaging warehouse in the L-M-2, Limited Manufacturing District. To the west is an undeveloped parcel in the M, Manufacturing District.
- The site is within the planning boundaries of the *Westland Area Plan* (1994), which recommends “Industrial/Manufacturing” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions allowing less-objectionable manufacturing and commercial uses and supplemental development standards addressing setbacks, building height, traffic access, loading, and building design. Additionally the text include commitments to develop the site in accordance with the submitted site plan and building elevations.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Alkire Road as a Suburban Commuter Corridor requiring 100 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-M, Limited Manufacturing District will allow limited manufacturing and commercial uses in accordance with the submitted limitation text, site plan and building elevations. Staff supports the proposal as the proposed building elevations and the landscaping and screening along the northern edge, as shown on the site plan, are consistent with C2P2 design guidelines. The Department of Public Service is coordinating, in consideration of the recently adopted Bike Plus Plan and LinkUs initiatives, to verify whether a sidewalk or shared-use path would be most appropriate to be constructed along the Alkire Road frontage of this site in conjunction.



Z24-062  
4810 Alkire Rd.  
Approximately 8.12 acres  
R to L-M



Z24-062  
 4810 Alkire Rd.  
 Approximately 8.12 acres  
 R to L-M



Z24-062  
4810 Alkire Rd.  
Approximately 8.12 acres  
R to L-M



## Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

**Case Number** Z24-062

**Address** 4810 Alkire Road

**Group Name** Westland Area Commission

**Meeting Date** February 19, 2025

**Specify Case Type**


- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

**Recommendation**  Approval  
(Check only one)  Disapproval

**LIST BASIS FOR RECOMMENDATION:**

The Westland Area Commission accepted a motion to approve the request to re-zone the property at 4810 Alkire Road from the R, Rural district to the Limited Manufacturing district, to allow the site to be developed with warehouse and office use, with the condition that a guardrail be installed along Alkire Road in front of the proposed retention pond.

**Vote** 10-0

**Signature of Authorized Representative** 

**Recommending Group Title** Michael McKay, Chairman, Zoning Committee

**Daytime Phone Number** 614-745-5452

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



# 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 #: Z24-062

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 260, 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. FAIRWAY COMPANIES 3100 TREMONT ROAD, SUITE 200 COLUMBUS, OHIO 43221 (4 Columbus-based employees)	2. M&J DEVELOPMENT AND STORAGE SYSTEMS LLC 4969 BIG RUN S ROAD GROVE CITY, OH 43123 (Zero Columbus-based employees)
3. AK 4810 ALKIRE RD GROVE CITY OH 43123 (Zero Columbus-based employees)	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 5th day of March, in the year 2025

[Signature]  
SIGNATURE OF NOTARY PUBLIC

1-26-30  
My Commission Expires



**ELIZABETH CARON**  
Notary Public, State of Ohio  
My Commission Expires  
January 26, 2030

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